

(Preliminary Consult./New Construction)

6708 Meadows Lane

(Chevy Chase Locational Atlas District)











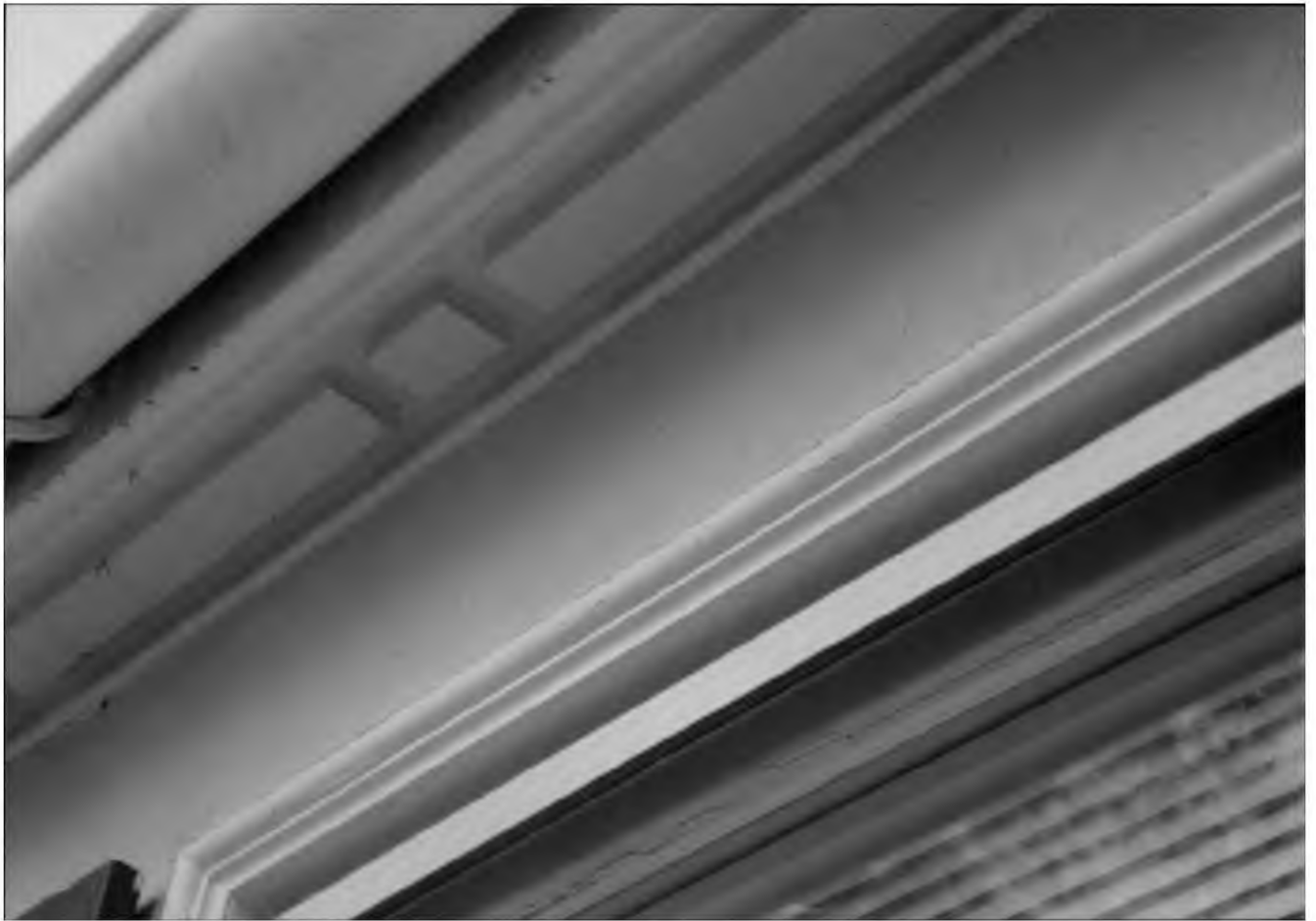




















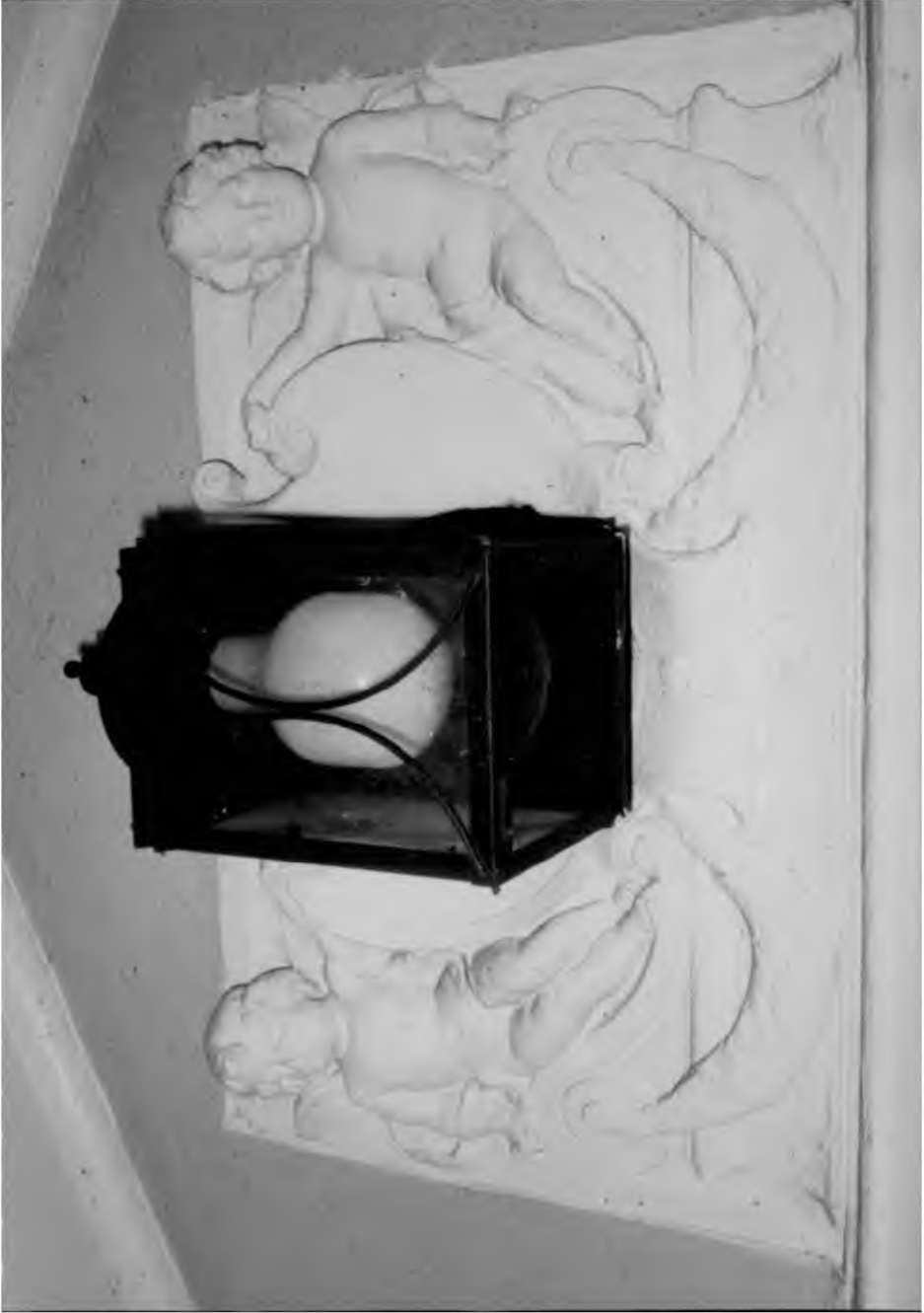


















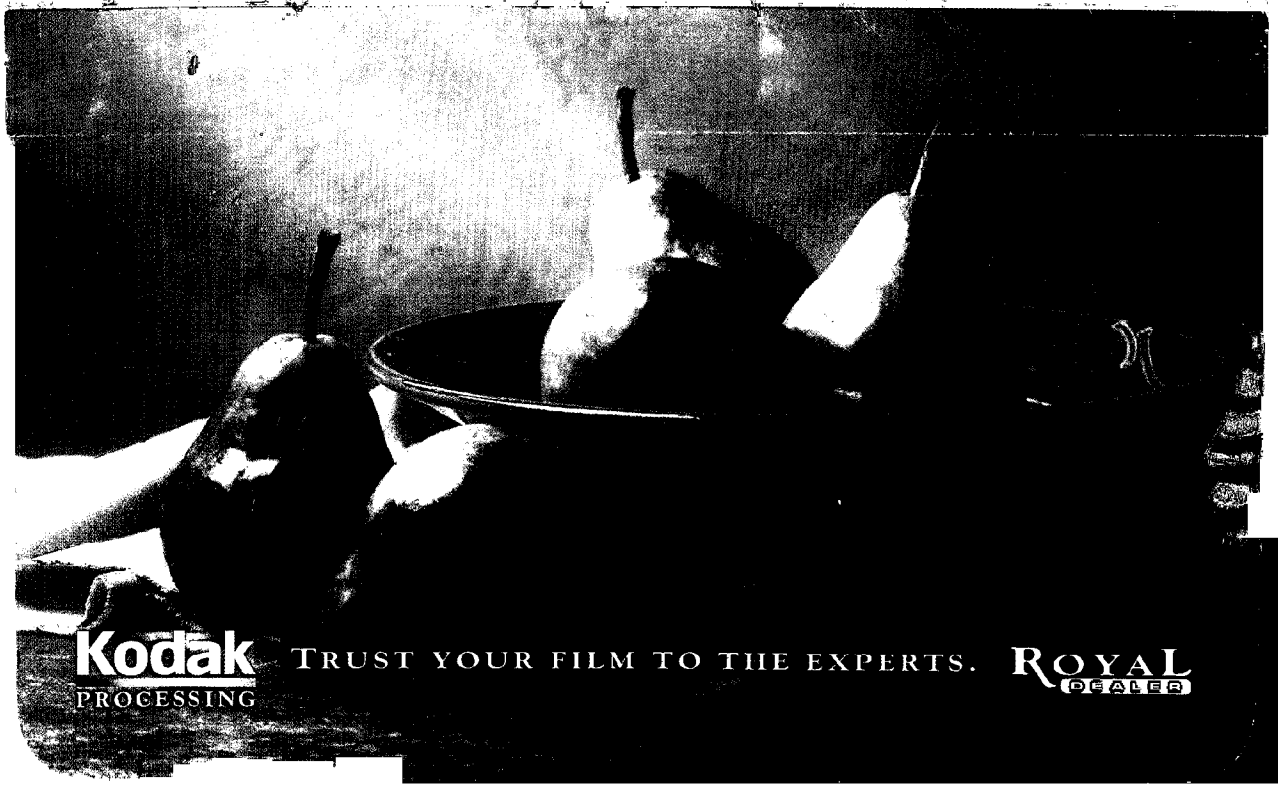




ROYAL
DEALER

TRUST YOUR FILM TO THE EXPERTS.

Kodak
PROCESSING



Kodak
PROCESSING

TRUST YOUR FILM TO THE EXPERTS.

ROYAL
DEALER

Reprints or Prints From Slides

Do Not Cut Negatives • Be Sure You Have Chosen The Correct Negative Number

Glossy
 Matte

Neg. #/ Slide	Qty	Size	Neg. #/ Slide	Qty	Size	Neg. #/ Slide	Qty	Size	Neg. #/ Slide	Qty	Size	Neg. #/ Slide	Qty	Size
0			8			16			24			32		
0A			8A			16A			24A			32A		
1			9			17			25			33		
1A			9A			17A			25A			33A		
2			10			18			26			34		
2A			10A			18A			26A			34A		
3			11			19			27			35		
3A			11A			19A			27A			35A		
4			12			20			28			36		
4A			12A			20A			28A			36A		
5			13			21			29			37		
5A			13A			21A			29A			37A		
6			14			22			30			38		
6A			14A			22A			30A			38A		
7			15			23			31			39		
7A			15A			23A			31A			39A		

KPL-R

ENLARGEMENTS

Neg/ Slide	Qty	Size	Mask	Vert./ Horiz.
Neg/ Slide	Qty	Size	Mask	Vert./ Horiz.
Neg/ Slide	Qty	Size	Mask	Vert./ Horiz.
Neg/ Slide	Qty	Size	Mask	Vert./ Horiz.
Neg/ Slide	Qty	Size	Mask	Vert./ Horiz.

• Please do not cut negatives • One size negative per order • No duplicate neg. or slide#









upper window - c. 1980

lower windows - original
pulley/riding lifts
brass handholds

staves - original

Partic of door -
and metal supports









































6/24/98 - Cherry Chase

Love

6807 Meadows

Dr. JOHN WHITE

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

**Historic Preservation Section
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: John White FAX NUMBER: 202-208-2425

FROM: Sue

DATE: 5/7

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 4

NOTE: Draft consent agreement

Michael Feder

217-7499 Sax

217-7905. 5th floor

Memo to Michael

Memo to HPC

DRAFT

CONSENT AGREEMENT

Montgomery County, Maryland (hereinafter the "County"), by and through its lawful agent, the Montgomery County Historic Preservation Commission (hereinafter the "HPC"), and _____ (hereinafter the "Owner") do hereby consent and agree to the following stipulation of facts and resolution of issues regarding review of Historic Area Work Permit Applications by the HPC for modifications to an existing historic structure at 6807 Meadow Lane, Chevy Chase, Maryland 20815 (hereinafter the "Property").

A. Stipulation of Facts

- 1) The Property contains _____ square feet of land as further identified as Parcel _____ located at tax map grid coordinate _____, and is also described by the deed found at Liber _____, Folio _____ among the Land Records of the County; and
- 2) The Property is currently improved with a historic one-and-one-half story structure listed in the Locational Atlas & Index of Historic Sites in Montgomery County Maryland in Historic Site #35/13, Chevy Chase Historic District, and
- 3) The Property and the surrounding historic district (#35/13-1, Chevy Chase Historic District, Town of Chevy Chase) have been surveyed by the HPC staff, but have not been reviewed for designation for inclusion in the Montgomery County Master Plan for Historic Preservation; and
- 4) The process for designation for inclusion in the Master Plan is not scheduled to be completed before 2001; and
- 5) The Owner seeks to demolish the structure; and
- 6) The Owner proposes to construct a new dwelling on the Property; and
- 7) The process for determination of Master Plan designation of a Locational Atlas property for which a demolition permit is requested is stated in The Montgomery County Code Chapter 24A-10, Preservation of Historic Resources, Moratorium on Alteration or Demolition; and
- 8) The Owner requested a waiver of the requirements of Chapter 24A-10 in order to expedite the development of the Property; and
- 9) The Owner requested that the Property be considered as subject to the same review process by the HPC as is required for a Master Plan Site; and

DRAFT

CONSENT AGREEMENT

page 2

- 10) Given the historic nature of the district and the needs of the owner to expedite modification of the Property, the HPC is willing to approve the waiver request subject to certain conditions.

B. Resolution of Issues

The parties agree as follows:

- 1) The Owner agrees to make Historic Area Work Permit Applications governed by the procedures established in Section 24A-7; and
- 2) The Owner agrees to abide by the decisions of the HPC in carrying out these ~~to~~ procedures as if the Property were a designated site, including the right ~~the~~ appeal such decisions to the Board of Appeals; and
- 3) This agreement will become null and void at such time as the Property has been designated a historic resource within a historic district in the Montgomery County Master Plan for Historic Preservation, or it has been determined by the County Council that the historic district will not be included in the Master Plan; and
- 4) The Owner agrees to record this agreement in the County Land Records as a covenant to the deed for the Property and stipulate that the agreement is binding on current and future owners of the Property; and
- 5) The Owner agrees to be subject to all applicable provisions of 24A including, but not limited to 24A-11.
- 6) Effective with the execution date of this agreement, this agreement shall constitute an irrevocable change in status; the Property is no longer an Atlas site, and all changes to the site are to be evaluated as a Master Plan, using the process for approval or denial of Historic Area Work Permit Applications, until such time as the Property is or is not formally designated.
- 7) The Owner, for itself, its agents, legal representatives and assigns, releases and forever discharges Montgomery County, Maryland, its agencies and officer, agents and employees, from any and all claims they may now have or that might subsequently be connected with the review of the modifications for the Property. This release includes but is not limited to, a release and covenant not to sue the aforementioned persons in any administrative forum, State or Federal court upon any claim connected with the review of the modifications for this Property.

DRAFT
CONSENT AGREEMENT
page 3

IN WITNESS WHEREOF, this consent agreement is executed upon signature of all parties.

(owner's name)

Date: _____

Montgomery County Council

Montgomery County
Historic Preservation Commission

Date: _____

Approved as to form and legality
Office of the County Attorney

By: _____

Date: _____

MONTGOMERY COUNTY CODE
CHAPTER 24A
PRESERVATION OF HISTORIC RESOURCES

Sec. 24A-1. Purpose

It is the purpose of this chapter to provide for the identification, designation and regulation, for purposes of protection, preservation and continued use and enhancement of those sites, structures with their appurtenances and environmental settings, and districts of historical, archeological, architectural or cultural value in that portion of the county which is within the Maryland-Washington Regional District. Its further purpose is to preserve and enhance the quality of life in the county, safeguard the historical and cultural heritage of the county, strengthen the local economy, stabilize and improve property values in and around such historic areas, foster civic beauty, and to preserve such sites, structures and districts for the education, welfare, and continued utilization and pleasure of the citizens of the county, the state, and the United States of America.

Sec. 24A-2. Definitions

(a) For the purposes of this chapter the following words and phrases shall have the meanings respectively ascribed to them.

"Appurtenances and environmental setting" The entire parcel, as of the date on which the Historic Resource is designated on the Master Plan, and structures thereon, on which is located a historic resource, unless reduced by the District Council or the commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

"Board" The county board of appeals of Montgomery County, Maryland.

"Commission" The historic preservation commission of Montgomery County, Maryland as described hereinafter.

"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, which results in any of the following conditions:

(a) The deterioration of exterior features so as to create or permit a hazardous or unsafe condition to exist.

(b) The deterioration of exterior walls, roofs, chimneys, windows, the lack of adequate waterproofing, or deterioration of interior features or foundations which will or could result in permanent damage, injury or loss of the exterior features.

"Director" The director of the department of environmental protection of Montgomery County, Maryland or his designee.

"Exterior features" The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type or style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

"Historic District" A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

"Historic resource" A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture. This includes, but is not limited to, all properties on the "Locational Atlas and Index of Historic Sites in Montgomery County".

"Historic site" Any individual historic resource that is significant and contributes to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

"Permit" An historic area work permit issued by the director authorizing work on an historic site or an historic resource located within an historic district.

"Planning Board" The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission.

Sec. 24A-3. Master Plan for historic preservation criteria for designation of historic sites or districts.

(a) As part of the general plan for the physical development of that portion of the county within the Maryland-Washington Regional District, there shall be prepared, adopted and approved a master plan for historic preservation which shall constitute an amendment to the general plan for the Maryland-Washington Regional District. Such plan shall designate historic sites and historic districts and describe their boundaries; it shall propose means for the integration of historic preservation into the planning process; and it shall suggest other measures to advance the goals of historic preservation.

(b) In considering historic resources for designation as historic sites or historic districts, the planning board shall apply the following criteria:

1. Historical and cultural significance. 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

2. Architectural and design significance. 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 (ordinance No. 9-4 (1)).

Sec. 24A-4. Historic Preservation Commission - Generally

(a) Created. There is hereby created a commission to be known as the "historic preservation commission of Montgomery County, Maryland."

(b) Membership. The commission shall consist of 9 members appointed by the county executive with the confirmation of the county council. Each member must be a resident of the county. The 4 fields of history, architecture, preservation and urban design shall be represented by a minimum of 1 member qualified by special interest, knowledge or training. The remaining members of the commission shall, to the extent possible, be selected to represent the geographical, social, economic and cultural concerns of the residents of the county.

(c) Officers. The county executive shall appoint the chairman and vice-chairman of the commission, who shall serve at his pleasure, but such appointments occurring after the commission's first year of operation shall be made after due consideration has been given to the recommendation of the commission.

(d) Term. The terms of the members of the commission shall be for a three-year period and members shall continue to serve until their successors are appointed and qualified.

(e) Vacancy. Any vacancy in the membership of the commission caused by the expiration of a term by resignation or death, or by a superseding incapacity to discharge duties, by a removal for cause, or by any other cause creating such vacancy, shall be filled for a new term, or for the remainder of the term for which there is a vacancy as the case may be, in the same manner as provided herein for the nomination and appointment of the initial numbers of the commission.

(f) Removal for cause. A member may be removed for cause from the commission by the county executive.

(g) Compensation. The members of the commission shall serve without compensation but they may be reimbursed for actual expenses incurred in performance of their duties, provided such expenses are permitted by the budget and approved by the chief county administrative officer.

(h) **Regulations.** The commission must adopt, under method (2) of section 2A-15 of this Code, rules, guidelines and regulations that are necessary for the proper transaction of the business of the commission. This includes provisions governing contested cases before the Commission.

1. **Meetings.** The commission shall hold such regular meetings which, in its discretion, are necessary to discharge its duties. Such meetings shall be open to the public.

2. **Staff.** There may be appointed and assigned to the commission such employees, and the chief administrative officer shall make available to the commission, such services and facilities of the county as are necessary or appropriate for the proper performance of its duties, and the county attorney shall serve as counsel to the commission.

Sec. 24A-5. Same - Powers and Duties

The commission has the following powers and duties:

(a) To research historic resources and to recommend to the planning board that certain of them be designated as historic sites or historic districts on the master plan for historic preservation and, hence, be subject to the provisions of this chapter.

(b) To recommend to the Planning Board, as needed, any update to the inventory of historic resources which is contained in the "Locational Atlas and Index of Historic Sites in Montgomery County".

(c) To act upon applications for historic area work permits and other matters referred to it for action pursuant to the provisions of this chapter.

(d) To appoint members to local advisory panels to assist and advise the commission in the performance of its functions.

(e) To recommend programs and legislation to the council and the planning board to encourage historic preservation in the Maryland-Washington Regional District.

(f) To review any legislation and proposals affecting historic preservation, including preparation of master plans, and to make recommendations on such legislation and proposals to appropriate authorities.

(g) To serve as a clearinghouse for information on historic preservation for county government, individuals, citizens' associations, historical societies and local advisory committees; to provide information and educational materials for the public; to undertake activities to advance the goals of historic preservation in the county.

(h) To employ or hire consultants or other temporary personnel, consistent with county contract provisions, as deemed necessary to assist the commission in the accomplishment of its functions; such consultants or other personnel shall be compensated as may be provided for in the county budget.

(i) To administer any revolving funds or grant programs to assist in historic preservation.

(j) To advise the planning board, in the event of subdivision of land containing an historic resource, on the appurtenances and environmental setting necessary to preserve it.

(k) To delineate the extent of appurtenances and environmental setting associated with a historic site or resource.

Sec. 24A-6. Historic Area Work Permits - Generally

(a) Required. An historic area work permit for work on public or private property containing an historic resource must be issued pursuant to the provisions of this chapter before:

1. Constructing, reconstructing, moving, relocating, demolishing or in any manner modifying, changing or altering the exterior features of any historic site or any historic resource located within an historic district;
2. Performing any grading, excavating, construction, or substantially modifying, changing or altering the environmental setting of an historic site or an historic resource located within an historic district;
3. Erecting or causing to be erected any sign or advertisement (with the exception of those signs which temporarily advertise for sale an historic site or an historic resource located within an historic district, or which for a temporary period advertise a political viewpoint) on the exterior or on the environmental setting of any historic site or any historic resource located within an historic district.

(b) Exceptions. Nothing in this section shall be construed to require the issuance of an historic area work permit for any ordinary maintenance, repair of exterior features, any customary farming operations or any landscaping, which will have no material effect on [an] historic resource located within an historic district, of which such features are a part. For the purposes of clarification of this section, the commission shall develop and publish guidelines regarding what activities constitute ordinary maintenance and shall send a copy of these guidelines by registered mail to all owners of historic resources designated on the master plan.

(c) Disclosure Requirements

1. Applicants for permits to demolish or substantially alter the exterior features of any historic site, or historic resource located within an historic district, are required to disclose its identification as such in writing on any application there for.
2. Any person who shall undertake any work as stated in (a) of this section without first obtaining an historic area work permit shall be subject to the penalties established in section 24A-11.

(d) Advice of Commission prior to application. The commission shall adopt procedures to encourage owners of historic resources to seek the advice of the commission prior to filing an application for an historic area work permit, on the appurtenances and environmental setting appropriate to the resource, construction methods and materials, financial information concerning historic preservation, or any other matter under this chapter affecting the issuance of a permit.

24A-7. Same - Application procedures: Appeals.

(a) Applications. Applications for issuance of an historic area work permit shall be filed with the director. The application shall be in such form and contain such information as may be required to provide information as shall be necessary for the commission to evaluate and act upon such applications in accordance with the provisions of this chapter.

(b) Referral of Application. Upon the filing of a completed application, within 3 days the director shall forward the application and all attachments to the commission for its review.

(c) Public Appearance. Upon receipt of the application, the commission shall schedule a public appearance at a commission meeting at which time it will consider the application.

(d) Notice. After scheduling of a public appearance, the commission shall forward notice of the public appearance to those citizens or organizations which the commission feels may have an interest in the proceedings.

Upon being advised by the commission of the scheduling of a public appearance, the director shall forward the application and all attachments to the planning board for its review and comments which, if any, are to be made to the commission prior to the public appearance.

(e) Conduct of Commission Meeting. At the public appearance, the procedure will be informal and formal rules of evidence will not be applicable. Interested persons will be encouraged to comment and minutes of the proceedings will be kept.

(f) Action by the commission.

(1) Within 45 days after the filing of an application or, in the event the record is left open by the commission within 15 days after the close of the record, the commission shall make its decision public.

(2) The commission may instruct the director to:

- a. Issue the permit; or
- b. Issue the permit subject to such conditions as are necessary to insure conformity with the provisions and purposes of this chapter; or
- c. Deny the permit.

(3) In the event of a denial of a permit, the applicant shall receive a written notification of the reasons for such denial.

(4) If, after a public appearance, the commission finds that denial of the permit applied for will result in the denial of reasonable use of the property, or impose undue hardship on the owner, and within a period of 120 days after said finding no economically feasible plan for the preservation of the structure has been demonstrated by those seeking preservation, the commission must then instruct the director to issue a permit with, if applicable, such reasonable conditions which will further the intent and purposes of this chapter.

(5) Failure of the commission to act on an application within the time periods provided in the provisions of this subsection shall require that the application be deemed granted. By his written consent, the applicant may extend the time period for commission action.

(g) Miscellaneous Provisions.

(1) The applicant for a permit shall have the responsibility of providing information sufficient to support the application and the burden of persuasion on all questions of fact which are to be determined by the commission. Properties subject to deeds of easement held by other historic preservation organizations shall submit proof of approval of exterior architectural review by the organization holding the easement.

(2) Any permit issued by the director may be subject to such conditions imposed by the commission as are reasonably necessary to assure that work in accordance with the permit shall proceed and be performed in a manner not injurious to those characteristics and qualities of the historic resource which are of historical, architectural, archeological or cultural value.

(3) In the event that there is a conflict between the permit and the requirements of the building code, the permit would control provided that all health and safety requirements are met.

(4) The director is responsible for the enforcement of this chapter.

(h) Appeal. In the event that any party is aggrieved by a decision of the commission, within 30 days from the date on which the commission's decision is made public, such party aggrieved may appeal to the Board of Appeals which will review the commission's decision de novo. The Board of Appeals has full and exclusive authority hear and decide all appeals taken from decisions of the Commission in the administration of this chapter. The Board of Appeals has the authority to affirm, modify or reverse the order or decision of the Commission.

(1) Appeals from decision of the County Board of Appeals shall be in accordance with Section 2-114 of this Code.

24A-8. Same - Criteria for issuance.

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

(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 insure 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
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; 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.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.

(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.

24A-9. Demolition by Neglect.

In the event of a case of demolition by neglect of an historic resource on public or private property, the following provisions shall apply:

(a) If the historic resource has been designated on the Master Plan as an historic site, or an historic resource within an historic district, the director shall issue a written notice to all persons of record with any right, title or interest in the subject property, or person occupying said premises, of the conditions of deterioration and shall specify the minimum items of repair or maintenance necessary to correct or prevent further deterioration. The notice shall provide that corrective action shall commence within 30 days of the receipt of such notice and be completed within a reasonable time thereafter. The notice shall state that the owner of record of the subject property, or any person of record with any right, title or interest therein may within 10 days after the receipt of the notice, request a hearing on the necessity of the items and conditions contained in such notice.

In the event a public hearing is requested it shall be held by the commission upon 30 days written notice mailed to all persons of record with any right, title or interest in the subject property and to all citizens and organizations which the director feels may have an interest in the proceedings.

1. After a public hearing on the issue of necessity of improvements to prevent demolition by neglect, if the commission finds that such improvements are necessary, it shall instruct the director to issue a final notice to be mailed to the record owners and all parties of record with any right, title or interest in the subject property advising of the items of repair and maintenance necessary to correct or prevent further deterioration. The owners shall institute corrective action to comply with the final notice within 30 days of receipt of the revised notice.

2. In the event the corrective action specified in the final notice is not instituted within the time allotted, the director may institute, perform and complete the necessary remedial work to prevent deterioration by neglect and the expenses incurred by the director for such work, labor and materials shall be a lien against the property, and draw interest at the highest legal rate, the amount to be amortized over a period of 10 years subject to a public sale if there is a default in payment.

3. Failure to comply with the original or final notice shall constitute a violation of this chapter for each day that said violation continues and shall be punishable as set forth in Section 24A-11.

4. In the event that the commission finds that, notwithstanding the necessity for such improvements, action provided in paragraphs (1) and (2) of this subsection would impose a substantial hardship on any or all persons with any right, title or interest in the subject property, then the commission shall seek alternative methods to preserve the historic site, or historic resource located within an historic district. If none are confirmed within a reasonable time, the director shall not proceed in accordance with paragraphs (1) and (2).

(b) If the historic resource is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to said Atlas, published by the Maryland-National Capital Park and Planning Commission, the director shall advise the planning board which, after receiving the recommendation of the commission, shall conduct a public hearing to determine whether the historic resource will be designated as an historic site or historic district in the master plan for historic preservation.

1. Where the planning board determines that the historic resource will not be included in the master plan for historic preservation, no further action will be taken.

2. Where the planning board determines that the historic resource in all likelihood will be included in the master plan for historic preservation, the planning board shall initiate an amendment to the master plan for historic preservation pursuant to the provisions of Article 28 of the Annotated Code of Maryland.

(a) In the event that said amendment is adopted and the historic resource is placed on the master plan for historic preservation as an historic site, or an historic resource within an historic district, the director shall give written notice to all persons with any right, title, or interest in the subject property of the conditions of deterioration and shall specify the items of repair or maintenance necessary to stabilize the condition of the historic resource and prevent further deterioration.

(b) Such notice shall provide that such stabilization work shall commence

within 30 days of receipt of the notice and shall be completed within a reasonable time thereafter.

(c) In the event that stabilization action is not instituted within the time allotted, or not completed within a reasonable time thereafter, the director may institute, perform and complete the necessary stabilization work and the expenses incurred by the director for such work, labor or materials shall be a lien against the property, and draw interest at the highest legal rate, the amount to be amortized over a period of 10 years subject to a public sale if there is a default in payment.

24A-10. Moratorium on Alteration or Demolition

(a) Application for Permits for Historic Resources on Locational Atlas. Any applicant for a permit to demolish or substantially alter the exterior features of any historic resource which is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to said atlas, published by the Maryland- National Capital Park and Planning Commission, but which is not designated as an historic site or historic district on the master plan for historic preservation shall be required to disclose said fact on the application.

(b) Referral to the Planning Board. Upon receipt of such application, the director shall promptly forward the same to the planning board to make a finding, after a public hearing, as to the significance of the historic resources and to determine whether in its opinion, after due consideration has been given to the recommendations of the commission, it will be designated as an historic site, or an historic resource within an historic district, listed in the master plan for historic preservation. The Planning Board's public hearing on an application to demolish or substantially alter any historic resource listed in the locational atlas satisfies the requirements of Section 33A-6 of the Code for a public hearing on a preliminary draft amendment to the Historic Preservation Master Plan if all notice requirements of that Section are met.

(c) Determination by the Planning Board.

(1) Where the planning board determines that the historic resource will not be included in the master plan for historic preservation, the director shall forthwith issue the permit.

(2) Where the planning board determines that the historic resource in all likelihood will be included in the master plan for historic preservation, the director shall withhold issuance of the permit once for a maximum period of 195 days from the date the application for demolition is filed. If, as a result of the master plan process, the property is designated an historic site or an historic resource within an historic district, the application shall be governed by the procedures established in Section 24A-7.

If after a public appearance as provided for in Section 24A-7, the commission determines that failure to grant the permit applied for will have the effect of denying the property owner of all reasonable use of his property or causing him to suffer undue hardship, then the commission must instruct the director to issue the permit subject to such conditions, if any, as are found to be necessary to insure conformity with the purposes and requirements of this chapter.

(d) Time Limits for Planning Board Action

(1) Within 60 days after the filing of an application, or within 15 days after the closing of the record following a public hearing, whichever occurs later, the planning board shall render its findings and determinations with respect to an application.

(2) Failure to adhere to the limits specified in Section 24A-10 shall cause the permit to issue by operation of law, except in the event of a finding and further proceedings as provided in subsection (C)(2) of this section.

Sec. 24A-11. Violations and penalties.

Any person who violates a provision of this chapter, or fails to comply with any of the requirements thereof, or disobeys or disregards a decision of the commission, or fails to abide by the conditions of a permit, shall be subject to punishment for a class A violation as set forth in section 1-19 of chapter 1 of the County Code. Each day a violation continues to exist shall constitute a separate offense. (Ord. No.9-4 - 1; 1983 L.M.C. ch.22, 28.)

Sec. 24A-12. Severability

The provisions of this chapter are severable and if any provision, clause, sentence, section, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words, or parts of the chapter or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this chapter would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, section, word or part had not been included therein, and if the person or circumstance to which the chapter or part thereof is inapplicable had been specifically exempted therefrom.

Sec. 24A-13. Historic Preservation Easement Program.

(a) There is a county easement program to preserve historic resources in Montgomery County. The commission must administer the program in accordance with this section.

(b) (1) An owner of an historic resource may offer the county a preservation easement to protect or conserve interior or exterior features of the historic resource and its environmental setting or appurtenances by making application to the commission.

(2) Upon receipt of an application, the commission must immediately forward the application for review and comment to:

(A) the planning board if the historic resource is located within the Maryland-Washington Regional District; and

(B) the appropriate agency of a municipality if the historic resource is located within a municipality.

Review and comment under this paragraph must be made within 45 days and should include an evaluation of the proposal using the criteria specified in this section as well as identification of competing or supporting land use priorities or other relevant factors

or issues. Recommendations may include proposed easement terms and conditions.

(3) The commission must review the application to determine if acceptance of the preservation easement would further the county's historic preservation goals. In making its determination, the commission should consider, among other relevant factors:

- (A) the relative significance of the historic structure;
- (B) the structural condition;
- (C) the owner's planned or completed preservation efforts;
- (D) the existing zoning and nature of the surrounding neighborhood; and
- (E) whether an easement will promote the long-term survival of the historic resource.

(c) If the historic resource is designated as an historic site in the county master plan for historic preservation, either as an individual site or located within an historic district, the county may acquire an easement upon positive recommendation of the commission and approval of the county executive. If the historic resource is not designated as an historic site in the master plan, the additional approval of the county council is required prior to any acceptance by the county. The commission must forward any comments received under subsection (b)(2) to the county executive and the county council, as appropriate.

(d) A preservation easement under this section should be granted in perpetuity and include appropriate terms and conditions that:

- (1) restrict changes and alterations;
- (2) require maintenance, repairs, and administration;
- (3) authorize public access;
- (4) provide a right of governmental inspection;
- (5) provide for a right of assignment to the Maryland Historical Trust or other appropriate agency or entity; and
- (6) establish enforcement remedies.

(e) The county may hold a preservation easement jointly with the Maryland Historical Trust.

(f) A preservation easement must be recorded by the grantor among the land records of the county at the grantor's cost. The grantor must notify the supervisor of assessments and the Office of the Public Tax Advocate of the recordation of the preservation easement.

(g) A preservation easement may be extinguished by judicial proceeding if an unexpected change in the conditions applicable to the property, such as casualty, make it impossible

or impractical to continue to use it for preservation purposes. The terms of an easement related to extinguishment should identify appropriate changes in condition, provide that the county share in any proceeds from a subsequent sale or exchange of the property after the easement is extinguished, and be in accordance with any applicable executive regulations. The sharing in proceeds may include the recapture of property taxes saved by the grantor or its successor in interest, either in part or in full, as a result of the easement.

(h) The commission may enter into a cooperative agreement with the Maryland Historical Trust or other appropriate agencies or entities for technical assistance in administering the historic easement program. This may include assistance in property evaluation, negotiation, and inspection.

(i) (1) The easement program authorized under this section is in addition to, and does not supersede or otherwise affect, any other county or municipal program or policy requiring the donation of a preservation easement as a condition of financial assistance. It must operate in conjunction with other county or municipal easement programs.

(2) The grant of an easement under this section does not eliminate or otherwise alter any county or municipal regulatory requirement applicable to the historic resource, including any requirement to obtain an historic area work permit.

(j) The county executive, with the advice of the commission, may adopt regulations under method (2) to administer the historic preservation easement.

To assist the County in its administration of the historic preservation easement program, the supervisor of assessments is requested to maintain records of both the assessment of the property as restricted under this program by easement and the assessment that would apply if the property was not subject to an easement.

Adopted July 24, 1979
Cited Montgomery County 1984
Revised 1987, 1989

Niho Fadden,
of County Council

2,

cover letter

DRAFT
CONSENT AGREEMENT

Montgomery County, Maryland (hereinafter the "County"), by and through its lawful agent, the Montgomery County Historic Preservation Commission (hereinafter the "HPC"), (*or is it the County Council or Planning Board?*) and _____ (hereinafter the "Owner") do hereby consent and agree to the following stipulation of facts and resolution of issues regarding review of Historic Area Work Permit Applications by the HPC for modifications to an existing historic structure at 6807 Meadow Lane, Chevy Chase, Maryland 20815 (hereinafter the "Property").

A. Stipulation of Facts

- 1) The Property contains _____ square feet of land as further identified as Parcel _____ located at tax map grid coordinate _____, and is also described by the deed found at Liber _____, Folio _____ among the Land Records of the County; and
- 2) The Property is currently improved with a historic one-and-one-half story structure listed in the Locational Atlas & Index of Historic Sites in Montgomery County Maryland in Historic Site #35/13, Chevy Chase Historic District, and
- 3) The Property and the surrounding historic district (#35/13-1, Chevy Chase Historic District, Town of Chevy Chase) have been surveyed by the HPC staff, but have not been reviewed for designation for inclusion in the Montgomery County Master Plan for Historic Preservation; and
- 4) The process for designation for inclusion in the Master Plan is not scheduled to be completed before 2001; and
- 5) The Owner seeks to demolish the structure; and
- 6) The Owner proposes to construct a new dwelling on the Property; and
- 7) The process for determination of Master Plan designation of a Locational Atlas property for which a demolition permit is requested is stated in The Montgomery County Code Chapter 24A-10, Preservation of Historic Resources, Moratorium on Alteration or Demolition; and
- 8) The Owner requested a waiver of the requirement that the property or the historic district in which it is located be subject to the designation process as defined in Chapter 24A-10; and
- 9) The Owner requested that the Property be considered as subject to the same review process by the HPC as is required for a Master Plan Site; and

3 of 24A-10

in order to expedite the development of
this
Project



DRAFT
CONSENT AGREEMENT

10) Given the historic nature of the district and the needs of the owner to expedite modification of the Property, the HPC (or whomever) is willing to approve the waiver request subject to certain conditions.

B. Resolution of Issues

The Parties agree as follows:

The HPC will review Historic Area Work Permit Applications for the Property when the conditions below have been agreed to ~~completed~~ by the Owner

upon receiving completed app. & document that this agreement has been recorded.

- 1) The Owner agrees to make Historic Area Work Permit Applications governed by the procedures established in Section 24A-7; and
- 2) The Owner agrees to abide by the decisions of the HPC in carrying out these procedures as if the Property were a designated site, including the right the appeal such decisions to the Board of Appeals; and
- 3) This agreement will become null and void at such time as the Property has been designated a historic resource within a historic district in the Montgomery County Master Plan for Historic Preservation, or it has been determined by the County Council that the historic district will not be included in the Master Plan; and

4) The Owner agrees to record this agreement in the County Land Records as a covenant to the deed for the Property and stipulate that the agreement is binding on current and future owners of the Property; and

5) The Owner agrees to be *subject to all applicable provisions of 24A incl but not ldd to A-11* - something about Section 24A-11. Violations and Penalties; and or is this covered under 4)?

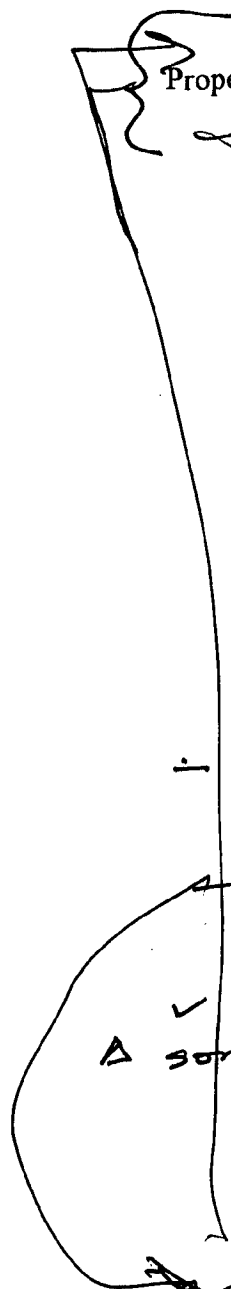
6) *Something about once this is signed he can't go back to being an Atlas site - is bound by the terms of this agreement?*

7) The Owner, for itself, its agents, legal representatives and assigns, releases and forever discharges Montgomery County, Maryland, its agencies and officer, agents and employees, from any and all claims they may now have or that might subsequently ~~rise out of~~ *be* connected with the review of the modifications for the Property. This release includes but is not limited to, a release and covenant not to sue the aforementioned persons in any administrative forum, State or Federal court upon any ~~claims arising out of or~~ *claim* connected with the review of the modifications for this Property. *ok.*

8) *2 HPC w/*

*Private demo permit does not cover
request to Atlas site - also
appeal to BOA.
it is or is not former Atlas site
time*

*Effectives w/ the ex date of this agreement
this ag. shall constitute an irrevocable
change in status; ~~the affected property~~
an ~~no longer an Atlas site - is com~~
all act are to evaluated as a ~~not~~ *site until**



DRAFT

CONSENT AGREEMENT

IN WITNESS WHEREOF, this consent agreement is executed upon signature of all parties.

(owner's name)

~~(Who?)~~ Mont County Council

Date: _____

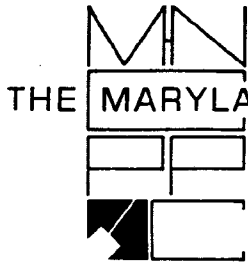
HPC
Date: _____

Approved as to form and legality
Office of the County Attorney

By: _____
(Who?)

Date: _____

Post-it™ Fax Note	7671	Date	4/7	# of pages	3
To	C. Hitchens	From	Perry		
Co./Dept.		Co.		or	3400
Phone #		Phone #	301563		3407
Fax #	217 2662	Fax #			



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

**Historic Preservation Section
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

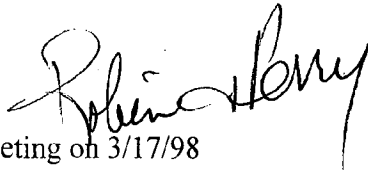
TO: Christopher Hitch ~~FAX~~ NUMBER: 301-217-2662
FROM: Perry Kephart PHONE NUMBER: 301-563-3407
DATE: 3-31-98

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE:

Here is a first attempt - we
couldn't leave it to his lawyer
because the historic preservation
stuff is, we thought, too much of
a foreign language to most lawyers.
Anyway - what else do we need
to say - have a concern that we're
leaving something out.
Thanks - Perry.

TO: HPC Staff
FROM: Mary
RE: Short staff meeting on 3/17/98



I would like to have a short staff meeting tomorrow morning, at 9:30am, as some of us already discussed. I know you don't normally have such meetings but we have a meeting with Jeff on Wednesday regarding Chevy Chase Village and a current question on dealing with owners in Town of Chevy Chase (see below). I would like to be prepared for that.

AGENDA

A. Dealing with Town of Chevy Chase

Question: Do we need any new or special procedures to deal with requests from DPS to consider property owners' permit applications to demolish or make substantial alterations?

Background:

1. Likely time frame for designation is three years. In the meantime, we need to be prepared for what might be increasing requests and avoid duplication of "West Lenox St." phenomenon i.e. facilitated designation process for a portion of the town.
2. Request came in to Clare last week regarding a proposed demolition
3. Joey did a "drive by" on Friday - her view
4. Is it appropriate to anticipate an increase in such applications?
5. Is our current way of working with DPS on these applications adequate?
6. If NO, is it a question of changing procedures, more resources, etc.?
Is there any need to make clear to Jeff or others how we will handle them or what we need?
7. If YES, is there any need to say anything to anybody?
8. We all need clarity - especially Sue who handles so many calls

B. Mailing to Chevy Chase Village property owners

Question: Clare with Mary's help is preparing mailing for CC Village owners.
What are your responses to the contents thus far?

C. Any other sharing?

Ozlands. Keys Property - 1-90065 ^H 3/22/90 ^{D.} 4/16

22/13

22/14

March 3, 1998



FAX from John White

TO: Clair Cavicchi Montg. Cnty. Historic Preserv. Comm Staff
NAME COMPANY

FAX #: 301-563-3412

VOICE VERIFICATION#: 301-563-3400

FROM: John White 6807 Meadow Lane, Chevy Chase, MD 20815
NAME ADDRESS

VOICE PHONE : (W) 202-208-1812
(H) 301-718-3780

DATE: 03-18-98

COMMENTS: My letter to the staff of the HPC detailing my current
plight regarding building at 6807 Meadow Lane in the
Town of Chevy Chase. I've also included a copy of the
summer 1991 real-estate fact sheet from Kelley Company,
Inc., which I mention in my letter.

- do preliminary consultation

TRANSMITTAL CONSISTS OF COVER SHEET PLUS SIX PAGES.

PLEASE CALL THE ABOVE "FROM" TELEPHONE NUMBER IF YOU DID NOT RECEIVE THE FAX IN ITS ENTIRETY.

1) stay w/in non substantial *Min def review.*
2) goto hq review -

DATE: March 18, 1998

TO: The Staff of the Montgomery County Historic Preservation Commission

Since February 10, the efforts of my wife, Elizabeth, and I to construct over this summer a new house on our property at 6807 Meadow Lane in the Town of Chevy Chase have been at a standstill. That was the day we found out that, to get a demolition permit for the existing house, we needed to obtain the approval of the Montgomery County Historic Preservation Commission.

I am writing you this letter, about one month later, to present to you the situation in which we now find ourselves.

We purchased the property at 6807 Meadow Lane (which is a corner lot) in the Town of Chevy Chase in August of 1991 for almost the full list price of \$385,000, which was well above its innate market value if drastic renovations are not allowable. We did this in spite of the fact that there were many serious drawbacks to the house, including but not limited to:

- a) a structurally-unattractive architectural style,
- b) no normal access to the sleeping quarters above the main floor,
- c) a damp, leaky, rundown, low-ceilinged cellar that spans only $\frac{1}{2}$ the footprint of the house,
- d) leaking galvanized piping,
- e) a mixture of old, outdated electrical wiring and "Harry-Homeowner" electrical wiring.
- f) a small, dark, cheaply-finished kitchen,
- g) an extremely poor design for traffic-flow among the main floors mostly-undersized rooms
- h) poorly-fitting windows and exterior doors, with almost no storm windows or doors,
- i) leaking gutters all the way around the house,
- j) a tiny, poorly-maintained wooden garage that was useful as a storage shed and little else, and,
- k) a long driveway and a front patio in desperate need of replacement.

The reason we were willing to pay almost full price for the property in 1991 was that the list price for the property was very comparable to the sales price of large (and therefore, rare) empty lots in Chevy Chase. For example, the 1991 list price of 6807 Meadow Lane was only about \$30,000 more than the recent sales price for a comparably-sized empty lot just around the corner on Woodside Place onto which a large custom home was built around 1990. The real estate "fact sheet" from Kelley Company, Inc. on the house even stated the following:

THIS HOME OFFERS TERRIFIC POTENTIAL FOR EXPANSION WITH
NO CONCERN OF OVERIMPROVEMENT.

So, we were willing to pay a small premium for the 6807 Meadow Lane property, because we planned to dramatically improve the property someday by, effectively, razing the existing structures and building a more substantial house of a style consistent and compatible with the houses of our neighbors.

Around 1993, we re-financed our mortgage, which, because of fees and points, added approximately \$10,000 to our investment in the property.

In December of 1996, Elizabeth's mother, Mazie, (then 81) suffered a stroke, which left her unable to care for herself. In January of 1997, Elizabeth's father, John, (then 83 and suffering from high blood pressure) suffered a severe heart attack. Elizabeth, who is a teacher for Montgomery County Public Schools, immediately flew to Florida to take care of her parents until the situation stabilized; she remained there for more than 3 weeks. And then, in December of 1997, John was diagnosed with bladder cancer, for which he now is undergoing chemotherapy treatment.

In early January, as together we faced the inevitable further deterioration of Elizabeth's parents' health, we realized that the time had come to do that which we had always intended: replace the existing insufficient structures on our property with one that would properly suit the needs of our family - a house that would:

- a) have sufficient space, facilities, layout, and flow so as to permit the proper care for the grandparents of our daughter Jacqueline, in their remaining years;
- b) be a sound architectural design
- c) allow us to recoup our initial, substantial overpayment for the property at 6807 Meadow Lane.

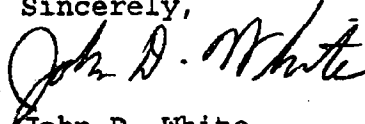
Elizabeth and I initially looked at performing a major renovation on the house. However, all the designs that would fit inside the allowable building envelope (which is smaller than one would expect for a 12,000 sf lot because the 6807 Meadow Lane corner lot faces two streets) would appear forced and would be unattractive to potential future buyers. In addition, the total cost per square foot for quality renovation is estimated to be \$140-220/sf, which, even if a design existed that would be a good financial investment, we could not afford because of the scale of renovation we require.

So, we turned to the possibility of constructing an entirely new house. After talking to several reputable builders, we have established that we can, indeed, build today the type of house we want in about 5 months at a price close to the \$100/sf we can afford BUT ONLY IF WE CAN DEMOLISH THE CURRENT STRUCTURES. And,

of course, once we looked into the process of demolition, we found the law required us to obtain approval for such work from the Montgomery County Historic Preservation Commission.

I have already listed above the some of the major defects in the property's structures. Below, I have echoed some of these defects and added others. Please forgive me for the fact that these lists are not finished products, but I felt that getting the information to you sooner so that you could better appreciate our situation was most important.

Sincerely,



John D. White
(H) 301-718-3780
(W) 202-208-1812

Some of the Problems with Present House at 6807 Meadow Lane

- 1) The existing house is too small, poorly-designed, and poorly laid-out for our current, near-term, and long-term needs (current: 2 adults, one 5-year old child, 2 50-lb. dogs; near-future: 2 elderly adults (grandparents) with existing, serious health issues (heart condition, stroke, cancer), and possibly a live-in nurse.
- 2) Renovation would be:
 - a) much too costly (very expensive (\$140-220/sf, with EVERY aspect of the entire house needing renovation and expansion (creating a new dining room, family room, kitchen, and a raised roof in addition to total renovation of all of the house's systems and other spaces would still leave us with a house with no basement, or garage, or decent driveway, or curb appeal.)
 - b) a very bad financial investment which we would never recoup on re-sale due to the house's innate and irreversible poor-design characteristics (e.g., only ½ cellar (spans only ¼ of house footprint and the main floor joists are less than 7 feet above the foundation cement's (leaky) floor), foundation walls leaking and floor seeping water when it rains, exterior appearance of house has zero curb appeal)), no space for an addition AND a back yard,);
 - c) too long timewise (taking a year or more);
 - d) long-term dislocating and disruptive to our family and potentially life-threatening to the elderly, infirm grandparents.

- 3) Most of the house's main areas and systems are in need of major repair, upgrade, or replacement. A partial list of areas needing major investments are:
- a) the cellar (not a basement) - only $\frac{1}{2}$ cellar (that leaks when it rains (walls leak and middle of floor has cracks that seep water). Even with a de-humidifier running almost constantly, anything placed in the cellar for an extended period mildews. The stairs to the basement are dangerously uneven and worn, and must be replaced.
 - b) water service - the house has extensive galvanized piping that now leaks in many places, has caused clogged pipes and low water pressure, and needs to be entirely replaced.
 - c) electrical system - has old electrical wiring - potential fire hazard - always tripping circuit breakers.
 - d) sewer - has a sewer line that has backed up into the house about 4 times so far, despite our repeated "Roto-rootering" of the line.
 - e) floors - the house has worn-down pine floors that cannot be re-finished and must be replaced; also, in certain parts of the house, the floor shakes when a person walks across it.
 - f) windows - not the originals, yet they do not all fit properly into frames - let in lots of drafts. Many do not open at all, and many others have broken/rotted sash-cords.
 - g) exterior doors - do not fit correctly into frames, and so let in lots of drafts.
 - h) HVAC system installed by previous owner doesn't properly heat and cool the house - needs extensive ducting repair/replacement, some register re-location & replacement, and possible re-sizing of the AC/furnace unit.
 - i) storm windows, doors, screens - none on 90% of the windows and doors.
 - j) small refrigerator has to be turned off about once every other day (due to a loud noise it makes) - we're trying not to invest in another if at all possible, prior to building.
 - k) bathroom shower pan leaks extensively into the floor below it.
 - l) bathroom shower piping leaks, causing bathroom floor now to rot
 - m) previous water (and termite/ant?) damage has caused floor to give way in one place and be close to giving way in others.
 - n) suspected carpenter-ant damage (extent unknown) in floor by the back door and in the garage roof and walls.

- o) fireplace is inoperable - damper is rusted closed. Flue is in unknown (but probably deteriorated) condition.
- p) chimney needs to be re-built, at least above the roofline.
- q) gutters leak in many places and are broken in two places - need immediate attention;
- r) exterior stucco is cracked in many places and has fallen off in a few places
- s) driveway is a combination of $\frac{1}{2}$ being completely-fractured and water-undermined concrete and the other $\frac{1}{2}$ being a blacktop top layer which is peeling off of a brick underlayer.
- t) hot water heater will need to be replaced within the year.
- u) brick steps from driveway to walkway in front of house have settled unevenly and the left side has broken off.
- v) small brick front porch has some bricks that are loose; iron roof supports are rusting, and the single remaining iron railing has rusted through.
- w) Wood on front portico has rotted through.
- x) kitchen is very small and narrow, and its design and aesthetics are extremely poor - to be a positive marketable part of the house, it would need to be completely expanded and renovated.
- y) access to attic-area bedrooms - has no regular stair access, but only a narrow spiral staircase. A regular staircase needs to be installed.
- z) dormer on back of finished-off attic leaks, causing mildew and rotting problems in the wall with the sliding glass door
- aa) Tiny "garage" with makeshift front doors has holes in roof and sides and is rotting in places

Of course, this list doesn't address the fact that the house also needs to be repainted and will need new roof in another year or two...

Summer 1991

KELLEY COMPANY, INC. REALTORS

4600 WAVERLY AVENUE

P.O. BOX 570

GARRETT PARK, MD 20896-0670

301-933-8333

FAX: 301-982-8348

WELCOME

6807 Meadow Lane Chevy Chase MD 20815

Chevy Chase Section IV

\$385,000.00

* TAXES: \$2,678.00

LEGAL DESCRIPTION: LOT 10
BLOCK 7 CHEVY CHASE SEC IV

POSSESSION AT SETTLEMENT

LOT SIZE 12,101 Sq. Ft.

FIRST FLOOR:

FIRST FLOOR PLAN OFFERS ENTRY FOYER, NICE SIZED LIVING ROOM, MODERN KITCHEN WITH STEP DOWN BREAKFAST ROOM, 2 LARGE BEDROOMS AND FULL BATH, PLUS SUITE THAT INCLUDES SITTING ROOM, SMALL BEDROOM AND 2ND FULL BATH.

SECOND FLOOR:

OFFERS 3 BEDROOMS AND A FULL BATH, ONE BEDROOM IS A BRIGHT AND SUNNY ROOM WITH GLASS SLIDING DOORS, IDEAL AS UPSTAIRS DEN. THERE IS ALSO A LARGE HALL STORAGE CLOSET.

LOWER LEVEL:

THERE IS A WORK AREA WITH STATIONARY SINK PLUS LAUNDRY AREA ON THIS LEVEL.

CUSTOM FEATURES:

LARGE PATIO OFF KITCHEN OVERLOOKS WONDERFUL REAR YARD. 1 CAR GARAGE (CONVEYS "AS IS") SPECTACULAR 12,101 SQ FT YARD IS FULL OF WONDERFUL AZALEAS AND FLOWERING PLANTS.

* ASSESSMENT BY MONTGOMERY COUNTY "LAND VALUE" \$359,020.00--
"IMPROVEMENTS" \$52,300.00-----TOTAL FULL VALUE \$411,320.00

THE CHEVY CHASE AREA THAT SURROUNDS THIS HOME IS NOTED FOR ITS FINE COLLECTION OF LARGE HOMES OF DIVERSE ARCHITECTURAL STYLES. MANY OF THE SURROUNDING HOMES ARE VALUED IN THE \$500,000.00 TO \$750,000.00 PRICE RANGE.

THIS HOME OFFERS TERRIFIC POTENTIAL FOR EXPANSION WITH NO CONCERN OF OVERIMPROVEMENT.

LISTER: GENE KELLEY

HOME # 301-654-7359

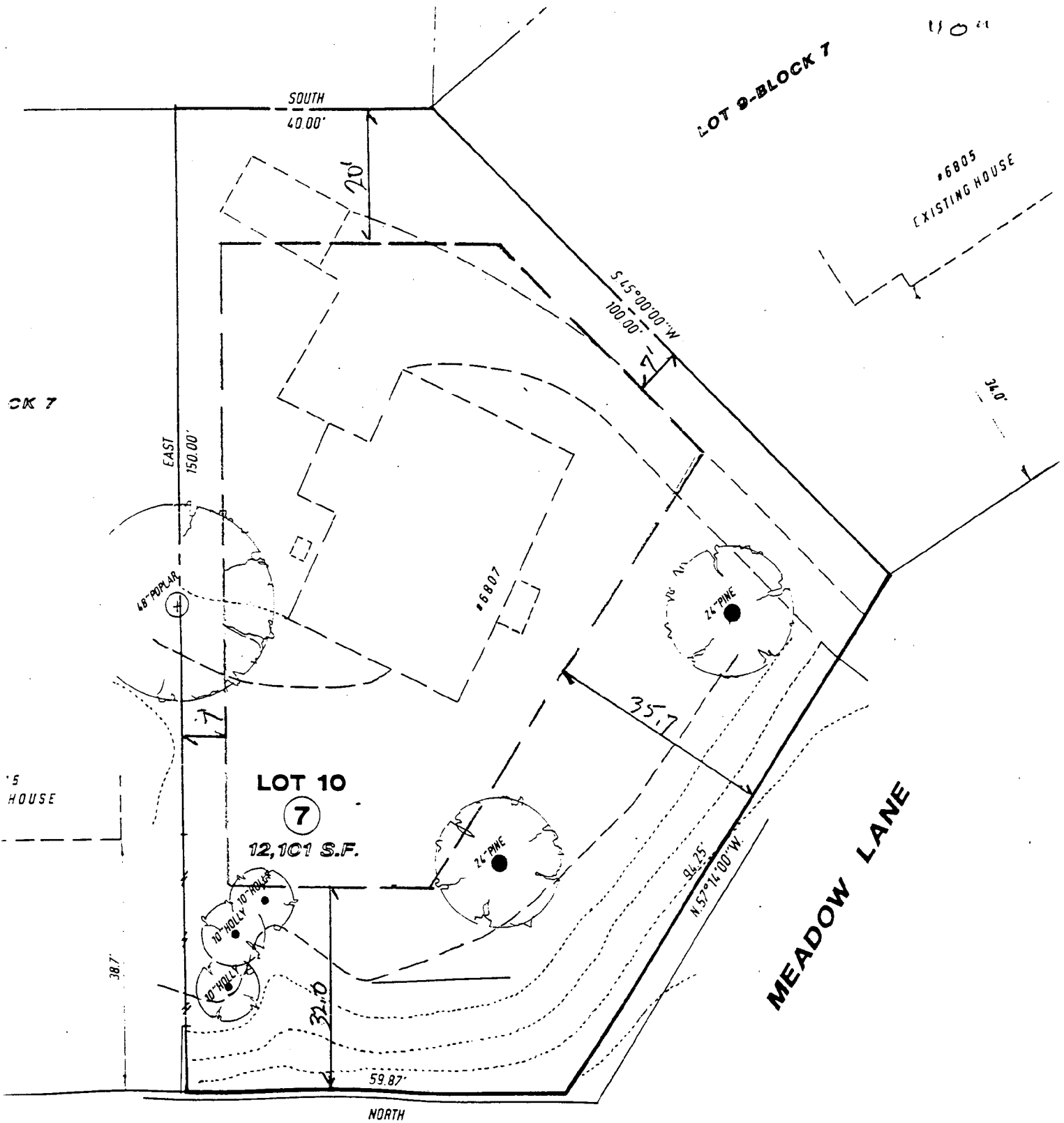
OFFICE 301-933-8333

The above information is deemed reliable but is not guaranteed.

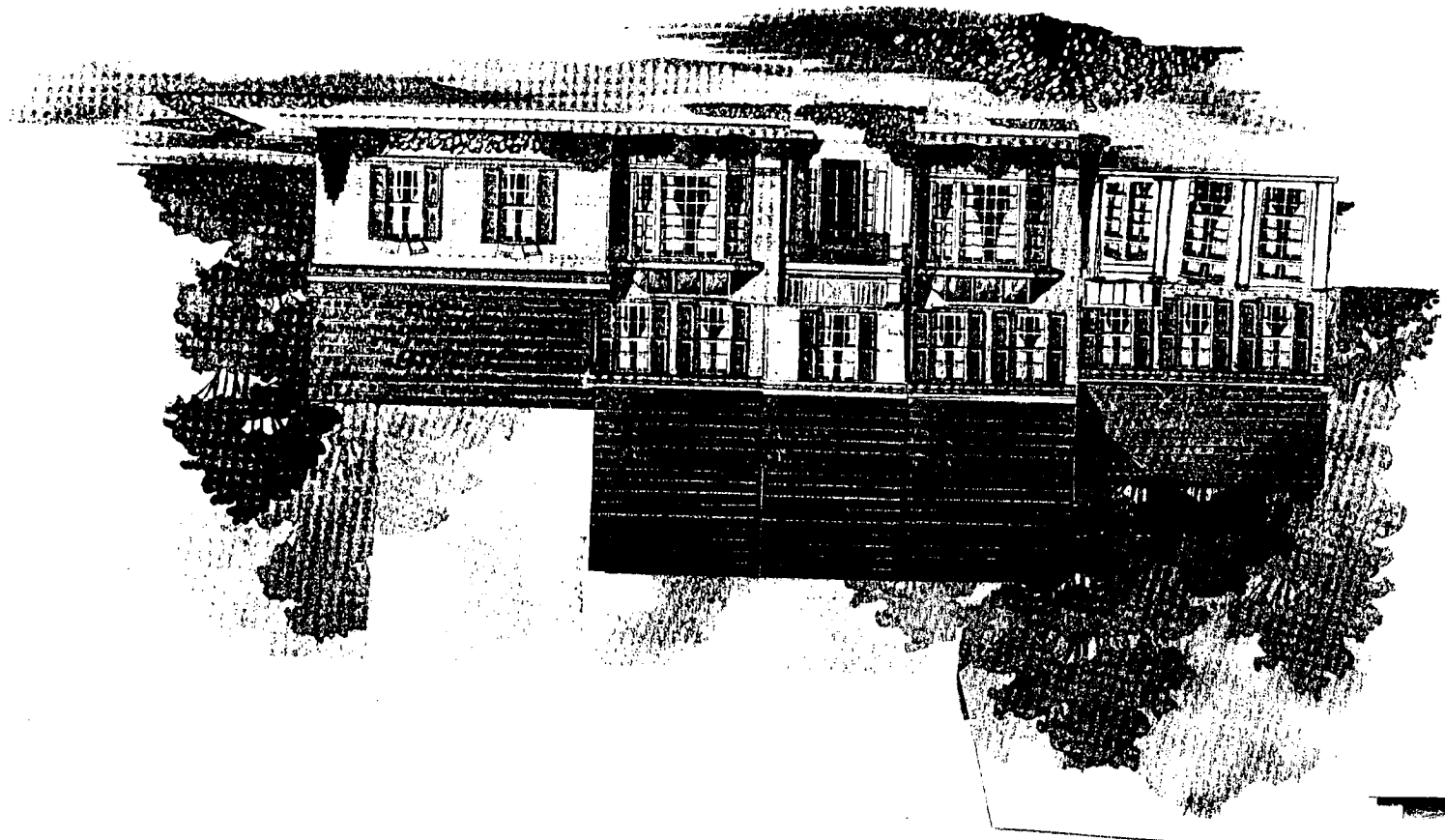


The complete REAL ESTATE SERVICE for Montgomery County
Convenient to Beltsville, Chevy Chase, Kensington and Rockville





WOODSIDE PLACE
ZONING SETBACKS APPLYING 1941 CODE
SUBJECT TO ANY NEIGHBORHOOD REQ.





ROBERT BELL - ARCHITECTS
3230 P Street, N.W., Washington, D.C.2007
rbell@erols.com
t. 202-333-8412
f. 202-333-5150

March 30, 1998

Perry Kephart
Montgomery County HPRB staff

t. 301-563-3400
f. 301-563-3412

Post-it™ Fax Note 7671		Date	3/30	# of pages	4
To		From	P. Kephart		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #	563.3412		
217 3639					

Dear Ms. Kephart,

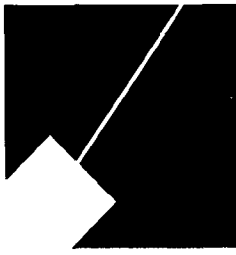
Enclosed is a set of photos from 1978 before its present remodeling. Unfortunately the I do not have any photos in the office of the present elevations. But I have enclosed our drawing of that elevation as well as the elevation showing the second addition to the structure made in 1987 which also altered the front facade by adding a wing equal to 2/3 of the width of the original. The house has now be remodeled where well over 75% of the house has been changed. I am flattered that the original historic staff report had mistaken the present facade ~~as~~ the original- but I would hate to have to defined changing the 1978 facade I had designed- it would make me feel just too old.

If this is not sufficient information please call me and I will drive out there to photograph it this lunch time.

Sincerely yours,

Robert A. Bell

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

March 30, 1998

MEMORANDUM

TO: Tootle Shipley, Department of Permitting Services

FROM: Perry Kephart, Historic Preservation Section 

RE: 5 Grafton Street, Chevy Chase

We were contacted by Robert Bell, the owner of the Bungalow at 5 Grafton Street, after my meeting with you to discuss proposed plans for alterations that he had submitted to your department.

He has demonstrated to our satisfaction that the front facade of the resource has already been significantly altered and much of the material is not original. Pictures of the building from 1978 and drawings from 1979 and 1989 confirm that the changes to the front facade, the windows, the front dormer and the overall massing of the property are extensive.

We would recommend that the changes to the property that he is currently proposing not be considered substantial alterations to a historic resource.

Thank you for your patience with this matter. Please call me at 301-563-3400 if you have any questions.

Post-it™ Fax Note	7671	Date	3/30	# of pages	1
To	Robt Bell	From	P Kephart		
Co./Dept.		Co.			
Phone #		Phone #	563 3400		
Fax #	202 333 8412	Fax #	301 563 3412		

IMPORTANT MESSAGE

FOR Perry

DATE 4/7 TIME 2pm A.M. P.M.

M John White

OF Elizabeth

PHONE 202-208-1812

AREA CODE NUMBER EXTENSION

FAX

MOBILE

AREA CODE NUMBER TIME TO CALL

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE He will be in Florida
April 10-25. You may call
him there at 941-394-3892
or 941-394-5218.
or Chris - CA or Vmail

SIGNED [Signature]

IMPORTANT MESSAGE

FOR Perry

DATE 4/7 TIME 10:15 A.M.
P.M.

M John White

OF _____

PHONE 202-208-1812

AREA CODE NUMBER EXTENSION

FAX

MOBILE

AREA CODE NUMBER TIME TO CALL

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE _____

me

SIGNED

CONNIE TERRY

6807 MEADOW LANE, TOWN OF CHEVY CHASE
(EARLIER KNOWN AS 6307 MEADOW LANE)

SUMMARY OF HISTORICAL INFORMATION

A map dated 1907 (source?) shows a cluster of four dwellings between the old water tower and Chevy Chase College in an area that corresponds to the current location of the subject lot at the corner of Meadow Lane and Woodside Place. Further research is needed.

Deed research (see below) shows that Chevy Chase Land Company sold subdivided Lot 10 to Edwin Wilson in 1919. Other members of the Wilson family presumably inherited the property and sold it to William H. Tayloe in 1922. Tayloe is listed in Polk's directory of 1927-28 as living at 6307 [now 6807] Meadow Lane. Sanborn map of 1927 shows a one-story frame house at this address, although Klinge maps of 1931 and 1941 show a two-story dwelling. The Sanborn 1958 update shows a one story dwelling. The conclusion is that this was always a one-story house, probably dating from the mid-1920s. (Note that a one or one and a half story Cape Cod was constructed in 1924 at 3800 Williams Lane.) Houses on the other side of Meadow Lane apparently are correctly shown as two story dwellings on the Klinge maps.

RESEARCH OF LAND RECORDS

October 17, 1919
288:173

Chevy Chase Land Company, Montgomery County, to Edwin W. Wilson, D.C., for \$2722.72, Lot 10, Block 7, in subdivision made by Chevy Chase Land Company known as "Chevy Chase, Section 4," recorded in plat book #2, p. 104. Covenants include restrictions limiting use of premises to residential purposes; a 25-foot setback from the front property line with stables, etc. to be erected only at the rear (with the notation that "In the case of corner lots any and all lines bordering upon a street, avenue, or pathway shall be considered a front line"); no house to cost less than \$4000; single family occupancy only with a side yard setback of 5 feet and 10 feet from nearest adjacent house; all restrictions apply to successors and assigns.

September 20, 1922
324:40

Mabel Wilson Beale, Swarthmore, PA and Carroll Beale, husband, D.C.; Walter M. Wilson and Patience McKey Wilson, wife, Colorado Springs, Colo.; and E. Percival Wilson and Elizabeth Keech Wilson, wife, Montgomery County, to William H. Tayloe of Montgomery County. Lot 10, Block 7, Chevy Chase Section 4, with same restrictions as deed filed at 288:173.

March 26, 1956
2193:276

Elizabeth W. Tayloe, an unmarried woman, and Louise Plater Tayloe, an unmarried woman, devisees under will of William H.

Taylor (died on or about December 10, 1937) and also of Estelle Taylor (died on June 5, 1955), with the notation that Elisabeth W. Taylor is also known of record as Elizabeth W. Taylor, to Mabel L. Alexander and Esther M. Baughman, Lot 10, Block 7, Section 4 of Chevy Chase.

August 26, 1968

3785:100

Mabel L. Alexander and Esther M. Baughman to Richard A. Garner and Margaret O. Garner, wife, Lot 10, Block 7, Section 4 of Chevy Chase.

January 14, 1970

3953:26

Richard A. Garner and Margaret O. Garner to Charles E. Garner and wife Lucy V. Garner, Lot 10, Block 7, Section 4 of Chevy Chase.

October 16, 1972

4287:563

Charles E. Garner and wife Lucy V. Garner to Richard A. Garner, Lot 10, Block 7, Section 4 of Chevy Chase.

August 12, 1991

9889:303

Richard A. Garner, sole owner, to John O. White and Elizabeth M. White, husband and wife, for \$379,500, 6807 Meadow Lane, Chevy Chase, Maryland 20015.

Included in 6807 Meadowbrook
file for reference to construction



CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA #

date of photo TB4-17

ADDRESS 3800 Williams

Contact Sheet # C

ARCHITECTURAL STYLE

CATEGORY: 1 C 2 NC OOP

- 1. Gothic Revival
- 2. Renaissance Revival
- 3. Tudor Revival
- 4. Classical Revival
- 5. Mission
- 6. Dutch Colonial
- 7. Colonial Revival
- 8. Four Square
- 9. Craftsman
- 10. Bungalow
- 11. Art Deco
- 12. Other Cape Cod

NUMBER OF STORIES

1 1.5 2 2.5 3 or more
(indicate #)

NUMBER OF BAYS

1 2 3 4 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- 1. Wood - clapboard
- 2. Wood - shingle
- 3. Brick
- 4. Stone
- 5. Concrete
- 6. Aluminum/Vinyl
- 7. Stucco
- 8. Other

2nd story

- 1. Wood - clapboard
- 2. Wood - shingle
- 3. Brick
- 4. Stone
- 5. Concrete
- 6. Aluminum/Vinyl
- 7. Stucco
- 8. Other

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

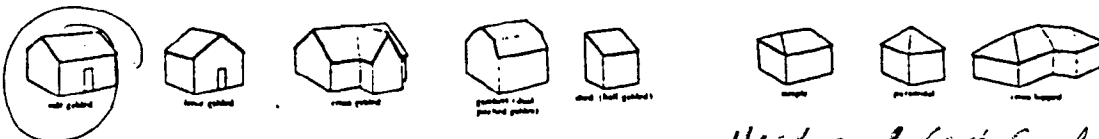
2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

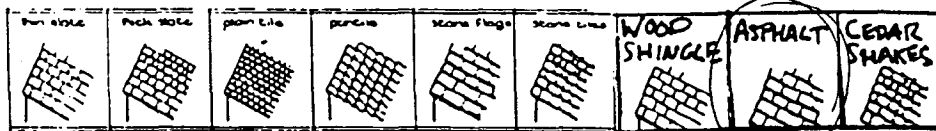
ROOF SHAPE

Gabled:

Hipped:



ROOF MATERIALS



Mealyard Const. Co. built a house
on this site 18 Williams in 1924.

S-S, Minutes Nov. 10,
1924

DATE/ERA OF CONSTRUCTION 1924

pre-1916 1916-27 1927-45 post-45 unknown

notes on back

... specially and generally the property hereby conveyed; that they seized of the land hereby conveyed; that they have a right to convey said land; that the said part of the second part shall quietly enjoy said land; that they done no act to encumber said land; and that they will execute such further assurances of said land as may be requisite.

WITNESS our hands and seals.

Test ²⁶⁶ Joseph O. Murray (SEAL)
C.R. Rowdybush ²⁷² Otilia W. Murray (SEAL)

(Internal Revenue \$2.00)

STATE OF MARYLAND, COUNTY OF MONTGOMERY, SS:

I HEREBY CERTIFY that on this 29th day of October 1919, before the subscriber, a Notary Public personally appeared Joseph O. Murray and Otilia W. Murray, his wife, and did each acknowledge the foregoing Deed to be their act.

IN TESTIMONY WHEREOF, I Have affixed my official seal this 29th day of October A.D. 1919.

C.R. Rowdybush

Notary Public in and for Montgomery Co. Md.

Charles R. Rowdybush
Notary Public
Montgomery Co.
Maryland.

EXAMINED

⁴³⁸ At the request of Edwin W. Wilson the following deed was recorded November 5th, A.D. 1919 at 8:59 o'clock, A.M., to wit:

Mailed to
Thos. J. ...
Wash. D.C.
March 15, 1920

THIS DEED, Made this 17th day of October in the year one thousand nine hundred and nineteen: by and between The Chevy Chase Land Company, of Montgomery County, Maryland (a corporation duly organized under and by virtue of the laws of the State of Maryland), party of the first part, and Edwin W. Wilson, of the District of Columbia, party of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Twenty-seven hundred and twenty-two and 72/100 dollars to it paid by the said party of the second part, and of the covenants and agreements of the said party of the second part as hereinafter set forth, does hereby grant and convey unto the said party of the second part, in fee simple, the following described land and premises with the improvements, easements and appurtenances thereunto belonging, situate in the County of Montgomery, State of Maryland, namely: LOT numbered Ten (10) in Block numbered seven (7) in the subdivision made by The Chevy Chase Land Company of Montgomery County, Maryland, known as "Chevy Chase, Section Four" as per plat of said subdivision recorded in Plat Book #2 page 104, of the Land Records of Montgomery County, Maryland.

TO HAVE AND TO HOLD the said land and premises, with the improvements, easements

and appurtenances, unto and to the use of the said party of the second part, his heirs and assigns, in fee-simple.

IN CONSIDERATION of the execution of this Deed the said party of the second part, for himself and for his heirs and assigns, hereby covenants and agrees with the party of the first part, its successors and assigns (such covenants and agreements to run with the land), as follows, viz:

1. That all houses upon the premises hereby conveyed shall be built and used for residence purposes exclusively, except stables, carriage-houses, sheds or other outbuildings, for use in connection with such residences, and that no trade, business, manufacture or sales, or nuisance of any kind shall be carried on or permitted upon said premises.

2. That no structure of any description shall be erected within twenty-five (25) feet of the front line of said premises; and that no stable, carriage-house, shed or outbuilding shall be erected except on the rear of said premises.

In the case of corner lots any and all lines bordering upon a street, avenue, or parkway shall be considered a front line.

3. That no house shall be erected on said premises at a cost less than Four thousand (4000) Dollars.

4. That any house erected on said premises shall be designed for the occupancy of a single family and no part of any house or of any structure appurtenant thereto shall be erected or maintained within five (5) feet of the side lines of premises hereby conveyed, nor within (10) ten feet of the nearest adjacent house.

5. That a violation of any of the aforesaid covenants and agreements may be enjoined and the same enforced at the suit of The Chevy Chase Land Company, of Montgomery County, Maryland, its successors and assigns (assigns including any person deriving title mediately or immediately from said Company to any lot or square in the Section of the Subdivision of which the land hereby conveyed forms a part).

AND the said party hereto of the first part hereby covenants to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

IN TESTIMONY WHEREOF, on the day and year first hereinbefore written, the said The Chevy Chase Land Company, of Montgomery County, Maryland, has caused these presents to be signed with its corporate name by Edward J. Stellwagen its President attested by George E. Fleming its Secretary, and its corporate seal to be hereunto affixed, and does hereby constitute and appoint George E. Fleming its true and lawful Attorney-in-fact, for it and in its name, place and stead to acknowledge these presents as its act and deed before any person or officer duly authorized to take such acknowledgment, and to deliver the same as such.

The Chevy Chase Land Company of

Montgomery County, Maryland.

By: _____ By: Edward J. Stellwagen President.

61 The Chevy Chase Land Company
of Montgomery Co.
Maryland.

Attest: Geo. E. Fleming
Secretary.

(Internal Revenue \$3.00)

DISTRICT OF COLUMBIA, TO WIT:

I, William L. Miller a Notary Public in and for the said District of Columbia, do hereby certify that George E. Fleming who is personally well-known to me to be the person named as Attorney-in-fact in the foregoing and annexed Deed, dated the 17th day of October, 1919, to acknowledge the same personally appeared before me in the said District of Columbia, and as Attorney-in-fact as aforesaid, and by virtue of the power and authority in him vested by the aforesaid Deed, acknowledged the same to be the act and deed of the said The Chevy Chase Land Company, of Montgomery County, Maryland, and delivered the same as such.

GIVEN under my hand and seal this 17th day of October A.D., 1919.

Wm. L. Miller

Notary Public, D.C.

My Commission expires March 10, 1921.

William L. Miller

Notary Public

District of Columbia.

EXAMINED

*Referenced to
James H. Cissel
4/15/20.*

At the request of James H. Cissel the following deed was recorded November 5th, A.D. 1919 at 10.56 o'clock, A.M., to wit:

THIS DEED, Made this 1st day of November in the year nineteen hundred and nineteen hundred and nineteen by Benjamin F. Leighton and Sarah A. Leighton, his wife, and Samuel R. Bond and Mary H. Bond, His wife, of Montgomery County, in the State of Maryland;

WITNESSETH, That for and in consideration of the sum of Ten Dollars (\$10.) and divers other good and valuable considerations us thereunto moving, we, the said Benjamin F. Leighton and Sarah A. Leighton, his wife, and Samuel R. Bond and Mary H. Bond, His wife, do grant unto James H. Cissel, also of said County and State, all those lots, pieces or parcels of land, situate, lying and being in Montgomery County, in the State of Maryland, being parts or tracts of land called "Additional Manorial Lot", being part of "Palkland Manor", "Girls Portion" and "Charles and William", and contained within the metes and bounds, courses and distances following, to wit:

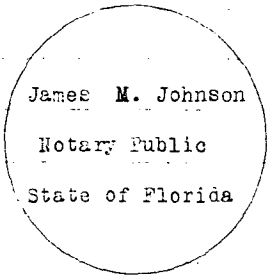
BEGINNING at a gas pipe driven on the North side of a small stream, said point being the North corner of the five and fifteen hundredths (5.15) acre lot purchased from Messrs. Leighton and Bond by J. D. Farbrough, in November nineteen hundred and fifteen.

(Internal Revenue \$2.50)

State of Florida, Osceola County, to wit:-

I hereby certify that on this 20th day of November in the year nineteen hundred and twenty two, before the subscriber, a Notary Public of the State of Florida in and for Osceola county, personally appeared Frank C. Betts and Adele E. Betts, his wife, and did each acknowledge the foregoing and annexed deed to be their respective act and deed.

Given under my hand and notarial seal this 20th day of November A.D. 1922.



James M. Johnson
Notary Public State of Florida

My commission expires 12-14-22

#####

At the request of William H. Tayloe the following deed was recorded Nov. 25th A.D. 1922 at 10:47 o'clock A.M. to wit:-

This deed, made this 20th day of September in the year of our Lord one thousand nine hundred and twenty two, by and between Mabel Wilson Beale, of Swarthmore, Pennsylvania and Carroll Beale, her husband, of the District of Columbia; Walter M. Wilson and Patience McKey Wilson, his wife, of Colorado Spring Colorado; and E. Percival Wilson and Elizabeth Keech Wilson, his wife, of Montgomery County, Maryland, parties of the first part, and William H. Tayloe of Montgomery County, Maryland, party of the second part:

Witnesseth, that in consideration of ten dollars (\$10.00) lawful money of the United States to them in hand paid before the sealing and delivery of these presents, the said parties of the first part do grant and convey unto William H. Tayloe party of the second part, his heirs and assigns in fee simple, the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate in the county of Montgomery, state of Maryland, namely;

Lot numbered ten (10) in block numbered seven (7) in the subdivision made by The Chevy Chase Land Company of Montgomery County, Maryland, known as "Chevy Chase Section Four" as per plat of said subdivision recorded in plat book #2, page 104, of the land records of Montgomery County, Maryland.

To have and to hold the said land and premises, with the improvements easements, and appurtenances, unto and to the use of the said party of the second part, his heirs and assigns in fee simple.

In consideration of the execution of this deed, the said party of the second part, for himself and for his heirs and assigns, hereby covenants

and agrees with the assigns (such cove

1. Th
for residence purp
outbuildings, for
manufacture or sal
premises.

2. Th
part of the front
shall be erected a

In th
or parkway shall

3. Th
tousand (4000) a

4. Th
of a single family
be erected or main
conveyed, nor with

5. Th
enjoined and the s

administrators or
immediately from

section of the su
and

the property here
be requisite.

Witne

Attest:

Andrew A. Clark a

Bruce Baird as to

Annie B. Bickel, a

Majorie Harritt a

Annie B. Bickel,

Majorie Harritt a

Bruce Baird, as to

District of Colu

line

a Notary Public in

Elizabeth Keech a

In t

and agrees with the parties of the first part, their heirs, executors, administrators and assigns (such covenants and agreements to run with the land), as follows viz:

1. That all houses upon the premises hereby conveyed shall be built and used for residence purposes exclusively except stables, carriage-houses shed, or other outbuildings, for use in connection with such residences, and that no trade, business, manufacture or sales, or nuisance of any kind shall be carried on or permitted upon said premises.

2. That no structure of any description shall be erected within twenty five (25) feet of the front line of said premises; and that no stable carriage house shed or outbuilding shall be erected except on the rear of said premises;

In the case of corner lots any and all lines bordering upon a street avenue or parkway shall be considered a front line.

3. That no house shall be erected on said premises at a cost less than four thousand (\$4000) dollars.

4. That any house erected on said premises shall be designed for the occupancy of a single family, and no part of any house or of any structure appurtenant thereto shall be erected or maintained within five (5) feet of the side lines of premises hereby conveyed, nor within (10) ten feet of the nearest adjacent house.

5. That a violation of any of the aforesaid covenants and agreements may be enjoined and the same enforced at the suit of the grantors herein their heirs, executors, administrators or assigns (assigns including any person deriving title mediately or immediately from said grantors to any lot or square or part of a lot or square in the section of the subdivision of which the land hereby conveyed forms a part).

and the said parties of the first part hereby covenants to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

Witness their hands and seals.

Attest:	40	Mabel Wilson Beale	(Seal)
Andrew A. Clark as to M.W.B.	21	Carroll Beale	(Seal)
Bruce Baird as to C. B.	43	Walter M. Wilson	(Seal)
Annie R. Eichel, as to E. K. W.	47	Patience McKey Wilson	(Seal)
Majorie Merritt as to M. W.	48	E. Percival Wilson	(Seal)
Annie R. Eichel, as to P.M.W.	49	Elizabeth Keech Wilson	(Seal)
Majorie Merritt as to P.M.W.			
Bruce Baird, as to E.P.W and E.K. W.			

(Internal Revenue \$3.50)

District of Columbia, ss:-

I hereby certify that on this 3rd day of October 1922, before the subscriber a Notary Public in and for said District personally appeared E. Percival Wilson, and Elizabeth Keech Wilson, his wife, and did each acknowledge the foregoing deed to be their act.

In testimony whereof I have affixed my official seal this 3rd day of October

2193:276

Made this 26th day of March 1956, by and between

ELIZABETH W. TAYLOR, AN UNMARRIED WOMAN and LOUISE FLATER TAYLOR, AN UNMARRIED WOMAN
Devises under the Last Will and Testament of William H. Taylor, deceased, who died
on or about December 10, 1937, and also of Estelle Taylor, deceased, who died on
June 5, 1955; (Elizabeth W. Taylor being also known of record as Elizabeth W. Taylor
of the first part hereto of the first part, and

MABEL L. ALEXANDER AND ESTHER M. RAUCHMAN

of the first part hereto of the second part

Witnesseth, that in consideration of the sum of Ten (10) Dollars, lawful
money of the United States

the receipt of which is hereby acknowledged, the said parties of the first part do grant and
convey unto the said parties of the second part, in fee simple AS JOINT TENANTS

all that piece or parcel of ground, with the improvements, easements and appurtenances
thereunto belonging, situate, lying and being in the County of Montgomery

State of Maryland, being the same land which the said
Records of said County in Liber No. at folio and being described

as follows, to wit:

Lot numbered Ten (10), in Block numbered Seven (7), in a subdivision called
"Chevy Chase - Section 4", as per plat recorded in Plat Book No. 2, plat 104, one
of the Land Records for said Montgomery County;

SUBJECT to covenants of record.



This Deed

61368
 Made this 26th day of August in the year Nineteen hundred and sixty-eight by and between MABEL L. ALEXANDER and ESTHER M. BAUGHMAN, ^{1968 AUG 30 PM 2:57} ^{26.00} ^{9.00}
 Joint Tenants, parties of the first part, and RICHARD A. GARNER and wife, MARGARET G. GARNER, parties of the second part.

Witnesseth. that for and in consideration of the sum of Ten Dollars (\$10.00), said parties of the first part do grant unto the said parties of the second part, in fee simple, as Tenants by the Entirety

the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate, lying and being in Montgomery County, Maryland, namely;

Lot numbered Ten (10) in Block numbered Seven (7) in a subdivision known as "SECTION 4 - CHEVY CHASE" as per plat recorded in Plat Book 2 at Plat 104 among the Land Records of Montgomery County, Maryland.

BEING property conveyed to Mabel L. Alexander and Esther M. Baughman, as Joint Tenants by Elisabeth W. Tayloe, unmarried, Louise Piater Tayloe, unmarried, devisees under the last Will and Testament of William H. Tayloe, deceased, who died Dec. 10, 1937 and also of Estelle Tayloe, deceased, who died June 5, 1955 (Elisabeth W. Tayloe also known as Elizabeth W. Tayloe) by deed dated March 26, 1956 and recorded April 17, 1956 in Liber 2193 at folio 276 among the afoesaid Land Records.

To Have and to Hold the same unto and to the use of the said parties hereto of the second part, in fee simple, as Tenants by the Entirety

And the said parties of the first part hereby covenant to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

Witness their hands and seals on the day and year first herebefore written.
 Signed, sealed and delivered in presence of,
 Michael A. Thomas
 Mabel L. Alexander (SEAL)
 Mabel L. Alexander

AUG-30-68 PAID 5 7 9 CLK.C.T.H.C.
 SEP-30-68 PAID 5 3 0 CLK.C.T.H.C.
 RYACK 56.00
 DEB --- ACK 9.00

FORM MD. 1 & D. C.

1368

This Deed

Made this 14th day of January in the year Nineteen hundred and Seventy by and between RICHARD A. GARNER and wife, MARGARET O.

GARNER, Tenants by the Entirety, parties of the first part; and CHARLES E. GARNER And wife, LUCY V. GARNER, parties of the second part.

Witnesseth, that for and in consideration of the sum of Ten Dollars (\$10.00), said parties of the first part do grant unto the said parties of the second part, in fee simple, as Tenants by the Entirety,

the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate, lying and being in Montgomery County, Maryland, namely:

Lot numbered Ten (10) in Block numbered Seven (7) in a subdivision known as "SECTION 4 - CHEVY CHASE", as per plat recorded in Plat Book 2 at Plat 104 among the Land Records of Montgomery County, Maryland.

BEING property conveyed to Richard A. Garner and wife, Margaret O. Garner Tenants by the Entirety by Mabel L. Alexander and Esther M. Baughman, Joint Tenants by Deed dated August 26th, 1968 and recorded August 30, 1968 in Liber 3785 at folio 100 among the Land Records of Montgomery County, Maryland.

1970 APR -9 PM 12:35

To Have and to Hold the same unto and to the use of the said parties hereto of the second part, in fee simple, as Tenants by the Entirety.

And the said parties of the first part hereby covenant to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

Witness their hands and seals on the day and year first herebefore written.

Signed, sealed and delivered in presence of,

William P. Dainley
William P. Dainley

Richard A. Garner (SEAL)
Richard A. Garner
Margaret O. Garner (SEAL)
Margaret O. Garner

This Deed

Made this *16th* day of October in the year Nineteen hundred and Seventy two by and between CHARLES E. GARNER and wife, LUCY V. GARNER, Tenants by the Entirety, parties of the first part; and RICHARD A. GARNER, party of the second part.

~~Witness~~ that for and in consideration of the sum of Ten Dollars (\$10.00), said parties of the first part do grant unto the said part y of the second part, in fee simple,

the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate, lying and being in Montgomery County, Maryland, namely:

Lot numbered Ten (10) in Block numbered Seven (7) in a subdivision known as "SECTION 4 - CHEVY CHASE", as per plat recorded in Plat Book 2 at Plat 104 among the Land Records of Montgomery County, Maryland.

BEING property conveyed to Charles E. Garner and wife, Lucy V. Garner, Tenants by the Entirety, by Richard A. Garner and wife, Margaret O. Garner, Tenants by the Entirety, by Deed dated January 14th, 1970 and recorded April 9th 1970 in Liber 3953 at folio 26 among the Land Records of Montgomery County, Maryland.

1972 OCT 17 PM 1:40

To Have and to Hold the same unto and to the use of the said part y hereto of the second part, in fee simple,

And the said parties of the first part hereby covenant to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

Witness their hands and seals on the day and year first herebefore written.

WITNESS:

Helmut E. Arnold
for Beth

Charles E. Garner (SEAL)
Charles E. Garner
Lucy V. Garner (SEAL)
Lucy V. Garner

8.00

DEED --- ACS

CLK. ST. M. C.

PAID 3360

OCT-17-72

CLERK'S OFFICE
MONTG. CO., MD.

Ohio Deed

REG 889 FOLIO 03

FILED
BETHE A. SKEELSON
CLERK'S OFFICE
MONTGOMERY COUNTY

91 AUG 13 P 1:24.0

Record No./Parcel Identifier

Made this 12th day of August, 19 91, by and between

RICHARD A. GARNER, Sole Owner
party(ies) of the first part; and
JOHN O. WHITE and ELIZABETH M. WHITE, Husband and Wife
party(ies) of the second part

Witnesseth, that in consideration of the sum of \$ 379,500.00 receipt of which is hereby
acknowledged and which party(ies) of the first part certify under the penalties of perjury as the actual considera-
tion paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of
the first part (does) grant and convey unto the party(ies) of the second part in fee simple as Tenants by the
entirety all that property situate in MONTGOMERY County, State of Maryland,

lot numbered TEN (10) in Block numbered SEVEN (7), in the subdivision
known as SECTION 4, CHEVY CHASE, as per plat thereof duly recorded
among the Land Records of Montgomery County, Maryland in Plat Book 2
at Plat No. 104.

REC'D FOR TRANSFER
State Department of
Assessments & Taxation
Montgomery County

SLC R-16906

Date
AGRICULTURE TRANSFER TAX IN THE
AMOUNT OF \$ N/A
SIGNATURE CSY

674
RECORDS
DEED
SITING
REPORT
DEED
PAGES
16.00
3.00
2.00
5.00

which has an address of 6807 Meadow Lane, Chevy Chase, Maryland 20915

Subject to covenants, easements and restrictions of record.

To Have and To Hold said land and premises above described or mentioned and hereby intended to
be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every ti-
tle, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for
the proper use only, benefit and behalf forever of said party(ies) of the second part in fee simple.
Being the same property described in Liber 4287 folio 563 among the said Land Records.

And the said party(ies) of the first part covenants that it will warrant specially the property hereby con-
veyed and that it will execute such further assurances of said land as may be requisite or necessary.

In Testimony Whereof, the said party of the first part has set its hand(s) and seal(s) the year and day
first above written.

(SEAL) Richard A. Garner (SEAL)
RICHARD A. GARNER

(SEAL) _____ (SEAL)

State of Maryland, County of MONTGOMERY ss.

I Hereby Certify that on this 12th day of August, 19 91
before me, the undersigned subscriber, did personally appear
RICHARD A. GARNER

known to me or satisfactorily proved to be the person(s) whose name(s) are set forth in the within deed, and did fur-
ther acknowledge that he executed the foregoing deed for the purposes therein contained.

Witness My Hand And Notarial Seal.

My commission expires 8/1/94

Randall H. Rothstein
Notary Public

I certify that this instrument was prepared under the supervision of an attorney admitted
to practice before the Court of Appeals of Maryland.

Form #29

Randall H. Rothstein
Attorney
16799

IMPORTANT MESSAGE

FOR Clare
DATE 3/11 TIME 10:15 A.M.
M John White P.M.
OF 0:202-208-1812
PHONE H: 301-718-3780
AREA CODE NUMBER EXTENSION
 FAX
 MOBILE AREA CODE NUMBER TIME TO CALL

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE wants to demolish his
house at: 6807 Meadows Lane
Cherry Chase MD

(he talked w/ Perry yesterday - she
referred him to you.)

SIGNED

14 W. Lensx →

Meadow + Underwood

7301 Meadow + 7303

2 houses

Cape Cod

house + lot

c1992

before 1995

→ Stamford west of Ridgewood

Conn + B.

6700 Bradley

6705 Conn Ave

DPS training - files before

1st story +

NC + demolition

testimony, national
decision to demolish

• Doesn't want to quality for credit resource
house more = keeping

→ compromise

new design has elements of area

ugly little house 2 m-rooms

upstairs wasn't finished off

Builder - has sketched ideas out

Not be hurt economically

Real estate not

good for neighborhood

Before 1994 DEP issued permits on non-M.P. sites
Woodbriar - plan was to keep front facade.

Options Renovation

- 1 - Major change - keep front wall
lot doesn't allow large house - present house
would have to be relocated

• Renovation permit
not demo.

Avoid expedited review of H.D

Follow law

2 - If demolition → lot - review.

- Give district info as backup to individual site
City house - not individual

a

~~Historic~~ resource that meets age criterion for area
we want to ultimately designate.

H.D. #

a resource in the area
part of streetscape
not representative of district

our interest is in the streetscape, relation w/ other bldgs

not outside law

How to get admin bldgs w/ context.

Want to avoid designating district.

CONSENT
~~Consent~~ agreed

3 - Voluntary agreement to follow requirements of ordinance

In lieu of demo process that could lead to designation

agrees to go thru HAWP process

• public hearing

• Historic review
• Prelim consent
• PhyBd present solution

Following ordinance to avoid
most measures of ordinance.

FAX from John White

TO: Clair Cavicchi Montg. Cnty. Historic Preserv. Comm Staff
NAME COMPANY

FAX #: 301-563-3412

VOICE VERIFICATION#: 301-563-3400

FROM: John White 6807 Meadow Lane, Chevy Chase, MD 20815
NAME ADDRESS

VOICE PHONE : (W) 202-208-1812
(H) 301-718-3780

DATE: 03-18-98

COMMENTS: My letter to the staff of the HPC detailing my current
plight regarding building at 6807 Meadow Lane in the
Town of Chevy Chase. I've also included a copy of the
summer 1991 real-estate fact sheet from Kelley Company,
Inc., which I mention in my letter.

TRANSMITTAL CONSISTS OF COVER SHEET PLUS SIX PAGES.

PLEASE CALL THE ABOVE "FROM" TELEPHONE NUMBER IF YOU DID NOT
RECEIVE THE FAX IN ITS ENTIRETY.

DATE: March 18, 1998

TO: The Staff of the Montgomery County Historic Preservation Commission

Since February 10, the efforts of my wife, Elizabeth, and I to construct over this summer a new house on our property at 6807 Meadow Lane in the Town of Chevy Chase have been at a standstill. That was the day we found out that, to get a demolition permit for the existing house, we needed to obtain the approval of the Montgomery County Historic Preservation Commission.

I am writing you this letter, about one month later, to present to you the situation in which we now find ourselves.

We purchased the property at 6807 Meadow Lane (which is a corner lot) in the Town of Chevy Chase in August of 1991 for almost the full list price of \$385,000, which was well above its innate market value if drastic renovations are not allowable. We did this in spite of the fact that there were many serious drawbacks to the house, including but not limited to:

- a) a structurally-unattractive architectural style,
- b) no normal access to the sleeping quarters above the main floor,
- c) a damp, leaky, rundown, low-ceilinged cellar that spans only $\frac{1}{2}$ the footprint of the house,
- d) leaking galvanized piping,
- e) a mixture of old, outdated electrical wiring and "Harry-Homeowner" electrical wiring.
- f) a small, dark, cheaply-finished kitchen,
- g) an extremely poor design for traffic-flow among the main floors mostly-undersized rooms
- h) poorly-fitting windows and exterior doors, with almost no storm windows or doors,
- i) leaking gutters all the way around the house,
- j) a tiny, poorly-maintained wooden garage that was useful as a storage shed and little else, and,
- k) a long driveway and a front patio in desperate need of replacement.

The reason we were willing to pay almost full price for the property in 1991 was that the list price for the property was very comparable to the sales price of large (and therefore, rare) empty lots in Chevy Chase. For example, the 1991 list price of 6807 Meadow Lane was only about \$30,000 more than the recent sales price for a comparably-sized empty lot just around the corner on Woodside Place onto which a large custom home was built around 1990. The real estate "fact sheet" from Kelley Company, Inc. on the house even stated the following:

THIS HOME OFFERS TERRIFIC POTENTIAL FOR EXPANSION WITH
NO CONCERN OF OVERIMPROVEMENT.

So, we were willing to pay a small premium for the 6807 Meadow Lane property, because we planned to dramatically improve the property someday by, effectively, razing the existing structures and building a more substantial house of a style consistent and compatible with the houses of our neighbors.

Around 1993, we re-financed our mortgage, which, because of fees and points, added approximately \$10,000 to our investment in the property.

In December of 1996, Elizabeth's mother, Mazie, (then 81) suffered a stroke, which left her unable to care for herself. In January of 1997, Elizabeth's father, John, (then 83 and suffering from high blood pressure) suffered a severe heart attack. Elizabeth, who is a teacher for Montgomery County Public Schools, immediately flew to Florida to take care of her parents until the situation stabilized; she remained there for more than 3 weeks. And then, in December of 1997, John was diagnosed with bladder cancer, for which he now is undergoing chemotherapy treatment.

In early January, as together we faced the inevitable further deterioration of Elizabeth's parents' health, we realized that the time had come to do that which we had always intended: replace the existing insufficient structures on our property with one that would properly suit the needs of our family - a house that would:

- a) have sufficient space, facilities, layout, and flow so as to permit the proper care for the grandparents of our daughter Jacqueline, in their remaining years;
- b) be a sound architectural design
- c) allow us to recoup our initial, substantial overpayment for the property at 6807 Meadow Lane.

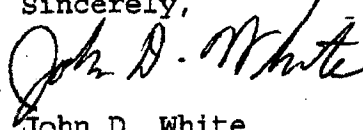
Elizabeth and I initially looked at performing a major renovation on the house. However, all the designs that would fit inside the allowable building envelope (which is smaller than one would expect for a 12,000 sf lot because the 6807 Meadow Lane corner lot faces two streets) would appear forced and would be unattractive to potential future buyers. In addition, the total cost per square foot for quality renovation is estimated to be \$140-220/sf, which, even if a design existed that would be a good financial investment, we could not afford because of the scale of renovation we require.

So, we turned to the possibility of constructing an entirely new house. After talking to several reputable builders, we have established that we can, indeed, build today the type of house we want in about 5 months at a price close to the \$100/sf we can afford BUT ONLY IF WE CAN DEMOLISH THE CURRENT STRUCTURES. And,

of course, once we looked into the process of demolition, we found the law required us to obtain approval for such work from the Montgomery County Historic Preservation Commission.

I have already listed above the some of the major defects in the property's structures. Below, I have echoed some of these defects and added others. Please forgive me for the fact that these lists are not finished products, but I felt that getting the information to you sooner so that you could better appreciate our situation was most important.

Sincerely,



John D. White
(H) 301-718-3780
(W) 202-208-1812

Some of the Problems with Present House at 6807 Meadow Lane

- 1) The existing house is too small, poorly-designed, and poorly laid-out for our current, near-term, and long-term needs (current: 2 adults, one 5-year old child, 2 50-lb. dogs; near-future: 2 elderly adults (grandparents) with existing, serious health issues (heart condition, stroke, cancer), and possibly a live-in nurse.
- 2) Renovation would be:
 - a) much too costly (very expensive (\$140-220/sf, with EVERY aspect of the entire house needing renovation and expansion (creating a new dining room, family room, kitchen, and a raised roof in addition to total renovation of all of the house's systems and other spaces would still leave us with a house with no basement, or garage, or decent driveway, or curb appeal.)
 - b) a very bad financial investment which we would never recoup on re-sale due to the house's innate and irreversible poor-design characteristics (e.g., only ½ cellar (spans only ½ of house footprint and the main floor joists are less than 7 feet above the foundation cement's (leaky) floor), foundation walls leaking and floor seeping water when it rains, exterior appearance of house has zero curb appeal)), no space for an addition AND a back yard,);
 - c) too long timewise (taking a year or more);
 - d) long-term dislocating and disruptive to our family and potentially life-threatening to the elderly, infirm grandparents.

- 3) Most of the house's main areas and systems are in need of major repair, upgrade, or replacement. A partial list of areas needing major investments are:
- a) the cellar (not a basement) - only $\frac{1}{2}$ cellar (that leaks when it rains (walls leak and middle of floor has cracks that seep water). Even with a de-humidifier running almost constantly, anything placed in the cellar for an extended period mildews. The stairs to the basement are dangerously uneven and worn, and must be replaced.
 - b) water service - the house has extensive galvanized piping that now leaks in many places, has caused clogged pipes and low water pressure, and needs to be entirely replaced.
 - c) electrical system - has old electrical wiring - potential fire hazard - always tripping circuit breakers.
 - d) sewer - has a sewer line that has backed up into the house about 4 times so far, despite our repeated "Roto-rootering" of the line.
 - e) floors - the house has worn-down pine floors that cannot be re-finished and must be replaced; also, in certain parts of the house, the floor shakes when a person walks across it.
 - f) windows - not the originals, yet they do not all fit properly into frames - let in lots of drafts. Many do not open at all, and many others have broken/rotted sash-cords.
 - g) exterior doors - do not fit correctly into frames, and so let in lots of drafts.
 - h) HVAC system installed by previous owner doesn't properly heat and cool the house - needs extensive ducting repair/replacement, some register re-location & replacement, and possible re-sizing of the AC/furnace unit.
 - i) storm windows, doors, screens - none on 90% of the windows and doors.
 - j) small refrigerator has to be turned off about once every other day (due to a loud noise it makes) - we're trying not to invest in another if at all possible, prior to building.
 - k) bathroom shower pan leaks extensively into the floor below it.
 - l) bathroom shower piping leaks, causing bathroom floor now to rot
 - m) previous water (and termite/ant?) damage has caused floor to give way in one place and be close to giving way in others.
 - n) suspected carpenter-ant damage (extent unknown) in floor by the back door and in the garage roof and walls.

- o) fireplace is inoperable - damper is rusted closed. Flue is in unknown (but probably deteriorated) condition.
- p) chimney needs to be re-built, at least above the roofline.
- q) gutters leak in many places and are broken in two places - need immediate attention;
- r) exterior stucco is cracked in many places and has fallen off in a few places
- s) driveway is a combination of $\frac{1}{2}$ being completely-fractured and water-undermined concrete and the other $\frac{1}{2}$ being a blacktop top layer which is peeling off of a brick underlayer.
- t) hot water heater will need to be replaced within the year.
- u) brick steps from driveway to walkway in front of house have settled unevenly and the left side has broken off.
- v) small brick front porch has some bricks that are loose; iron roof supports are rusting, and the single remaining iron railing has rusted through.
- w) Wood on front portico has rotted through.
- x) kitchen is very small and narrow, and its design and aesthetics are extremely poor - to be a positive marketable part of the house, it would need to be completely expanded and renovated.
- y) access to attic-area bedrooms - has no regular stair access, but only a narrow spiral staircase. A regular staircase needs to be installed.
- z) dormer on back of finished-off attic leaks, causing mildew and rotting problems in the wall with the sliding glass door
- aa) Tiny "garage" with makeshift front doors has holes in roof and sides and is rotting in places

Of course, this list doesn't address the fact that the house also needs to be repainted and will need new roof in another year or two...

Summer 1991

KELLEY COMPANY, INC. REALTORS

4600 WAVERLY AVENUE

P.O. BOX 570

GARRETT PARK, MD 20896-0670

301-933-8333

FAX: 301-933-8348

WELCOME

6807 Meadow Lane Chevy Chase MD 20815

Chevy Chase Section IV

\$385,000.00

* TAXES: \$2,678.00

LEGAL DESCRIPTION: LOT 10
BLOCK 7 CHEVY CHASE SEC IV

POSSESSION AT SETTLEMENT

LOT SIZE 12,101 Sq. Ft.

FIRST FLOOR:

FIRST FLOOR PLAN OFFERS ENTRY FOYER, NICE SIZED LIVING ROOM, MODERN KITCHEN WITH STEP DOWN BREAKFAST ROOM, 2 LARGE BEDROOMS AND FULL BATH, PLUS SUITE THAT INCLUDES SITTING ROOM, SMALL BEDROOM AND 2ND FULL BATH.

SECOND FLOOR:

OFFERS 3 BEDROOMS AND A FULL BATH, ONE BEDROOM IS A BRIGHT AND SUNNY ROOM WITH GLASS SLIDING DOORS, IDEAL AS UPSTAIRS DEN. THERE IS ALSO A LARGE HALL STORAGE CLOSET.

LOWER LEVEL:

THERE IS A WORK AREA WITH STATIONARY SINK PLUS LAUNDRY AREA ON THIS LEVEL.

CUSTOM FEATURES:

LARGE PATIO OFF KITCHEN OVERLOOKS WONDERFUL REAR YARD. 1 CAR GARAGE (CONVEYS "AS IS") SPECTACULAR 12101 SQ FT YARD IS FULL OF WONDERFUL AZALEAS AND FLOWERING PLANTS.

* ASSESSMENT BY MONTGOMERY COUNTY "LAND VALUE" \$359,020.00--
"IMPROVEMENTS" \$52,300.00-----TOTAL FULL VALUE \$411,320.00

THE CHEVY CHASE AREA THAT SURROUNDS THIS HOME IS NOTED FOR ITS FINE COLLECTION OF LARGE HOMES OF DIVERSE ARCHITECTURAL STYLES. MANY OF THE SURROUNDING HOMES ARE VALUED IN THE \$500,000.00 TO \$750,000.00 PRICE RANGE.

THIS HOME OFFERS TERRIFIC POTENTIAL FOR EXPANSION WITH NO CONCERN OF OVERIMPROVEMENT.

LISTER: GENE KELLEY

HOME # 301-654-7359

OFFICE 301-933-8333

The above information is deemed reliable but is not guaranteed.



The complete REAL ESTATE SERVICE for Montgomery County
Convenient to Beltsville, Chevy Chase, Kensington and Rockville



March 17, 1998

TO: Jeff Zyontz
FROM: HPC Staff
RE: Situation developing with homeowner in Chevy Chase

This is to give you a little info on the above situation before our meeting tomorrow.

Homeowner (Mr. White) has approached the Town of DPS to get a permit to demolish his house at 6807 Meadow Lane and build another. The Town referred it to our office and has indicated their general support for the owner's request to demolish. Clare & Perry have discussed his request, recommending he consider a) waiting until designation process is complete and then follow HAWP process, c) proposing a design which would alter the present house to accommodate his needs but which would not be a substantial alteration in terms of the Ordinance, or c) proceed with permit application to demolish which would "kick in" the master plan process for a portion of, or the whole town. Mr. White holds that other properties have been demolished (prior to 1994) and that his house is not a historically important house and structurally inferior and that alteration would not meet his needs. He has provided staff a drawing of what he wants to build.

ISSUES:

1. If Mr. White proceeds with requesting a demolition permit, it will require Clare to interrupt progress on the Phase II designation process and focus on Section 4. It would probably also impact on her other responsibilities, including the Silver Spring project.
2. There is nothing to prevent other requests from other Sections in the future with the same implications for staff deployment.
3. There is a potential PR nightmare in requiring a 195 day wait or a three year wait for full designation after which staff would still have to deal with what might be a denial of this application or having to be overruled in favor of demolition.

QUESTION: Given that this same scenario can re-occur, is there some way, legally, to develop

a procedure which would allow HPC to apply the existing HAWP process to applications from Chevy Chase Locational Atlas sites? This would be an orderly process, the owner still has the right of appeal, and it would help to preserve a potentially designated district.

On another matter, we need to discuss the contents of the mailing to Chevy Chase Village owners. Particularly, whether we need to include the Resolution (not yet ready as per Jean Arthur) and the Amendment. We have completed a cover letter and a four-page piece on, "THE MONTGOMERY COUNTY HISTORIC PRESERVATION ORDINANCE: What it means for property owners in designated historic districts.

TO: HPC Staff
FROM: Mary
RE: Short staff meeting on 3/17/98

I would like to have a short staff meeting tomorrow morning, at 9:30am, as some of us already discussed. I know you don't normally have such meetings but we have a meeting with Jeff on Wednesday regarding Chevy Chase Village and a current question on dealing with owners in Town of Chevy Chase (see below). I would like to be prepared for that.

AGENDA

A. Dealing with Town of Chevy Chase

Question: Do we need any new or special procedures to deal with requests from DPS to consider property owners' permit applications to demolish or make substantial alterations?

Background:

1. Likely time frame for designation is three years. In the meantime, we need to be prepared for what might be increasing requests and avoid duplication of "West Lenox St." phenomenon i.e. facilitated designation process for a portion of the town.
2. Request came in to Clare last week regarding a proposed demolition
3. Joey did a "drive by" on Friday - her view
4. Is it appropriate to anticipate an increase in such applications?
5. Is our current way of working with DPS on these applications adequate?
6. If NO, is it a question of changing procedures, more resources, etc.?
Is there any need to make clear to Jeff or others how we will handle them or what we need?
7. If YES, is there any need to say anything to anybody?
8. We all need clarity - especially Sue who handles so many calls

B. Mailing to Chevy Chase Village property owners

Question: Clare with Mary's help is preparing mailing for CC Village owners.
What are your responses to the contents thus far?

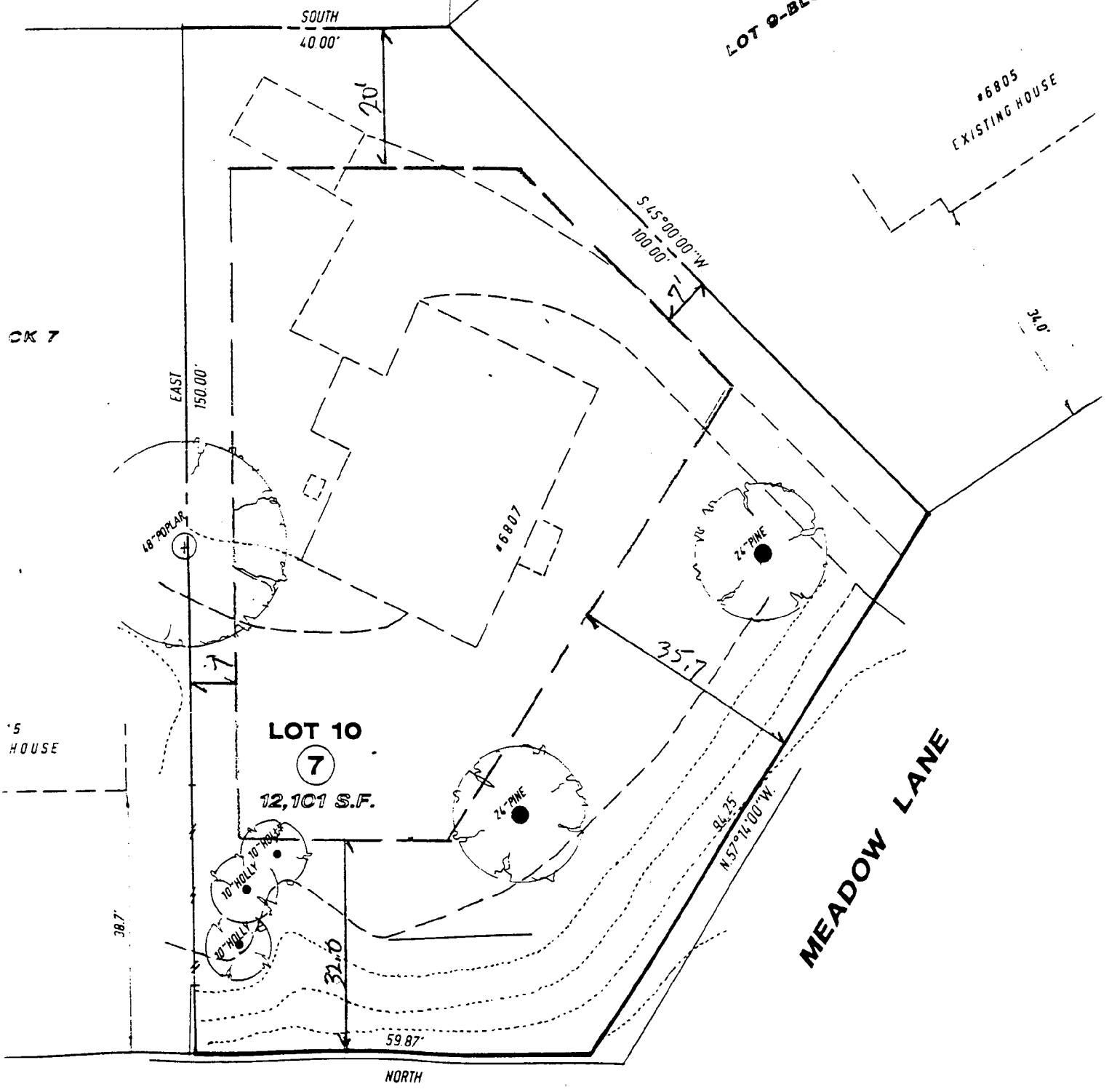
C. Any other sharing?

1. MPI Awards
2. Amassing info on present work load for HAWPs
3. Training on effective meetings

1104

LOT 9-BLOCK 7

#6805
EXISTING HOUSE



WOODSIDE PLACE

**ZONING SETBACKS APPLYING 1941 CODE
SUBJECT TO ANY NEIGHBORHOOD REQ.**

7. **Description:** **Summary paragraph and general description of the resource and its various elements as it exists today (i.e., August 1998):**

The house at 6807 Meadow Lane is a 1½ story, four bay Colonial Revival Cottage clad in stucco (using a wire mesh base) with a peaked roof portico over the front entrance. The roof is asphalt shingle (age unknown). The windows are 1/1. Currently, there are decorative panel shutters (with no evidence of original shutters) and aluminum storm windows on each window. The original windows are of two types. The large 1/1 windows across the front facade and on the front of the two side facades have corded sash weights and interior recessed brass sash lifts. Screw holes remain in the top of the lower sash where center locking hardware was used. The second type of original windows are narrow 1/1 windows in paired and triplicate sets. These are seen on the side and rear facades. At the rear is a peaked roof dormer over a center bumpout that is a recent addition. The front gutter is the original steel half-round with clip brackets. The downspouts are not original.

The second-from-left bay contains the painted front door, and the other three, one 1/1 oversized windows. The house also contains a centrally-located 2-flue brick chimney, and the small front brick porch has metal vertical supports for the gabled porch roof, along with small plaster rosettes where the porch roof beams connect to the house, and a plaster cherub over the front door. Simple, small rectangular designs are on the house's wood soffits.

A simple, small, single-car, box-style, clapboard-sided garage with a gable roof sits in the south-east corner of the property, with significant insect damage on the roof and walls.

The first floor has narrow pine flooring with diagonal pine sub-flooring.

The cellar is under the rear half of the original footprint. It contains ceramic fixtures, galvanized piping, cement walls, two 6-light wood awning windows (one on the driveway side and the other on the "Woodside Place" side), and a crawl space under the front half of the house. The floor is poured concrete with a central drain hole. A center interior staircase is comprised of 10 wooden steps with a simple wood railing. There is no exterior egress from the cellar.

8. Significance: Summary paragraph of significance and general statement of history and support:

Chevy Chase is historically significant in the context of suburban development in Montgomery County. In the late 19th and early 20th century, scores of subdivision sites were created - first along the B&O Railroad, then along streetcar lines, and then on routes accessible by automobile. Among all of these communities in the county, Chevy Chase stands apart for its comprehensiveness. The Section 4 portion of the Town of Chevy Chase is significant for representing a continuation of Francis Newlands' vision that began with Section 2, the Village.

The house at 6807 Meadow Lane appears to have been constructed before 1935, probably in the 1920's, based on changes to the property shown on the 1933 Sanborn Plats that are not shown on the 1909 Thomas Fisher Plan, and from recorded deeds 1/ for the site. There is no indication

1/ On October 17, 1919 [reference 288:173], Chevy Chase Land Company sold Lot 10, Block 7 in the Chevy Chase Land Company subdivision known as Section 4 to Edwin W. Wilson. Recorded in Plat Book #2, p.104.

On September 20, 1922 [reference 324:40], Carroll and Mabel Wilson Beale (husband and wife), Walter M. and Patience McKey Wilson (husband and wife), and E. Percival and Elizabeth Keech Wilson (husband and wife) sold Lot 10, Block 7 of Chevy Chase Section 4 to William H. Tayloe.

On March 26, 1956 [reference 2193:276], Elizabeth W. Tayloe (unmarried) and Louise Plater Tayloe (unmarried) sold Lot 10, Block 7 of Chevy Chase Section 4 to Mabel L. Alexander and Esther M. Baughman.

On August 26, 1968 [reference 3785:100], Mabel L. Alexander and Esther M. Baughman sold Lot 10, Block 7 of Chevy Chase Section 4 to Richard A. And Margaret O. Garner (husband and wife).

On January 14, 1970 [reference 3953:26], Richard A. and Margaret O. Garner (husband and wife) sold Lot 10, Block 7 of Chevy Chase Section 4 to Charles E. and Lucy V. Garner (husband and wife).

On October 16, 1972 [reference 4287:563], Charles E. and Lucy V. Garner (husband and wife) sold Lot 10, Block 7 of Chevy Chase Section 4 to Richard A. and Margaret O. Garner (husband and wife).

(continued...)

(from recorded deeds, the writer's and the Montgomery County Historic Preservation Commission staff's knowledge of history, etc.) that the house possesses individual historic significance, or has been a contributor to local or national history, or has been associated with local or national historic figures.

Nor does the house possess architectural or design significance, because it does not:

- embody a distinctive type, period, or method of construction,
- represent the work of a master,
- possess high artistic value, or
- represent an established and familiar visual feature of the neighborhood.

Although it has been in place for many decades, the house has undergone too many changes and has been too significantly altered to be distinguished as being a familiar feature of the neighborhood. Also, for this same reason, it can not be characterized as being of any particular style or period. This appears to have been one of a group of one story cottages constructed by a developer, using moderately priced materials after World War I in the Town of Chevy Chase.

1/ (...continued)

On August 12, 1991 [reference 9889:303], Richard A. Garner, sole owner, sold 6807 Meadow Lane (Lot 10, Block 7 of Chevy Chase Section 4) to John D. and Elizabeth M. White (husband and wife).

White's House at 6807 Meadow Lane in Chevy Chase Section 4:
 First Floor Window sizes:

Window Type	Number	Window Size (inches)
A	3	69" X 41"
B	3	69" X 35"
C	4	69" X 28"
D	3	69" X 23"
E	6	56" X 23"

Breakfast nook: 2 : each 69" X 41" (Type 'A')

Fam Rm Bathroom: one: 56" X 23" (Type 'E')

Fam Rm: 3: (on NE-facing wall): each 69" X 23" (Type 'D')

Fam Rm: 3: (on NW-facing wall): each 69" X 28" (Type 'C')

Dining Rm: one: (on NW-facing wall): 69" X 28" (Type 'C');

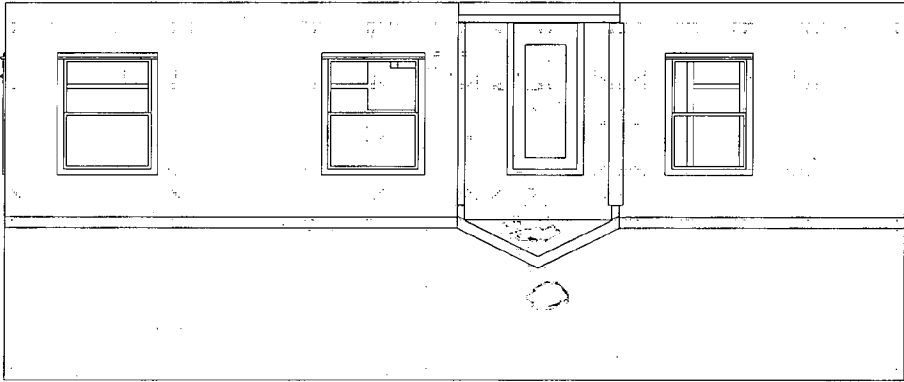
one: (on SW (Meadow Lane) -facing wall): 69" X 35"
 (Type 'B')

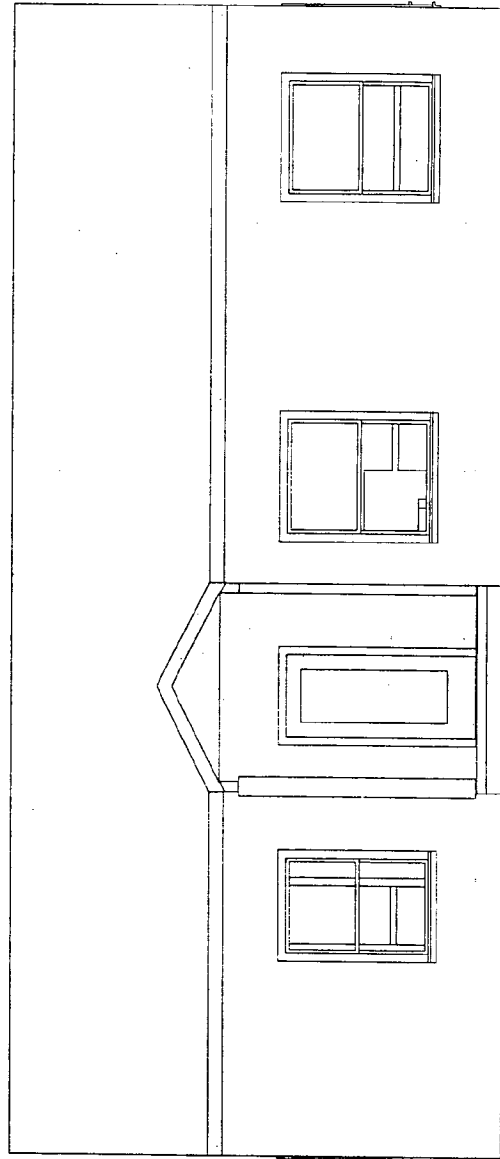
Living Rm: 3: one: (next to front door): 69" X 41" (Type 'A')

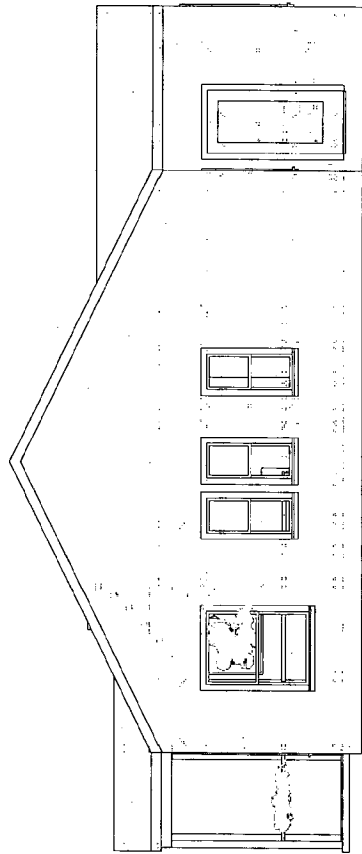
two: (one facing Meadow Lane &
 one facing driveway): 69" X 35" (Type 'B')

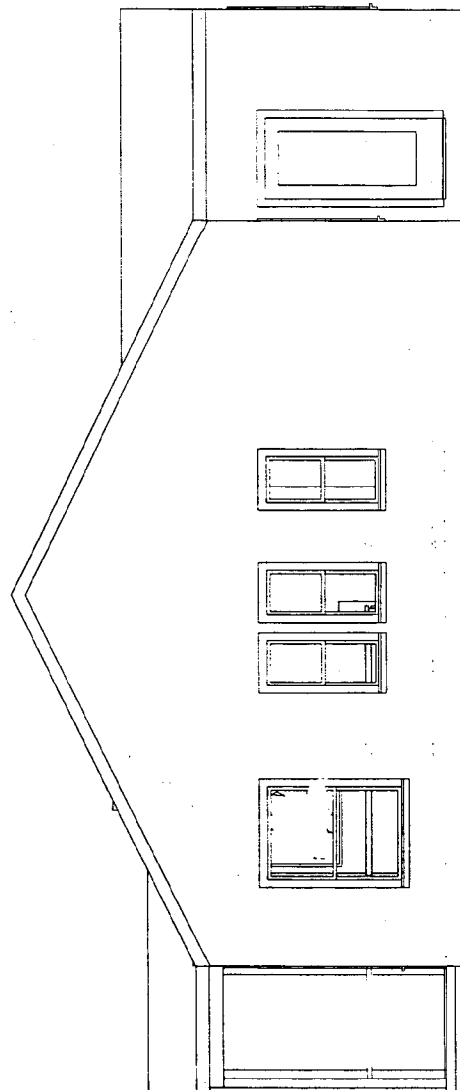
Den (by Jacq's Rm): 2: 56" X 23" (Type 'E')

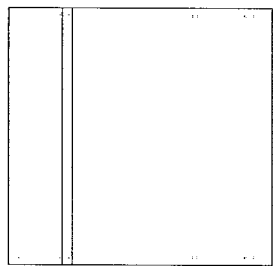
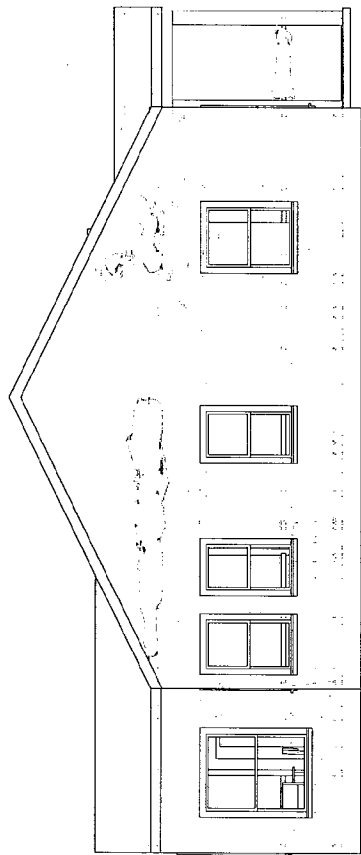
Jacqueline's Rm & Bathrm: 3: 56" X 23" (Type 'E')

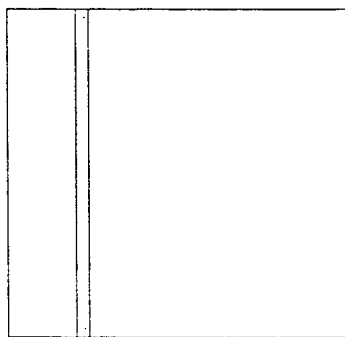
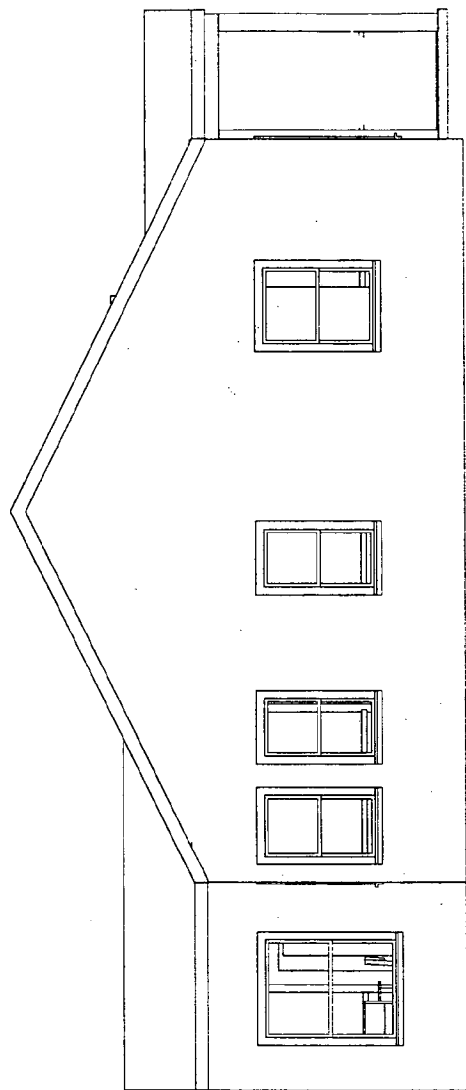


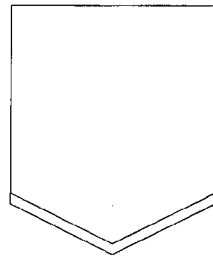


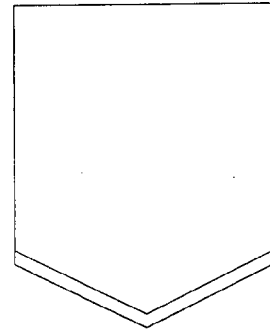
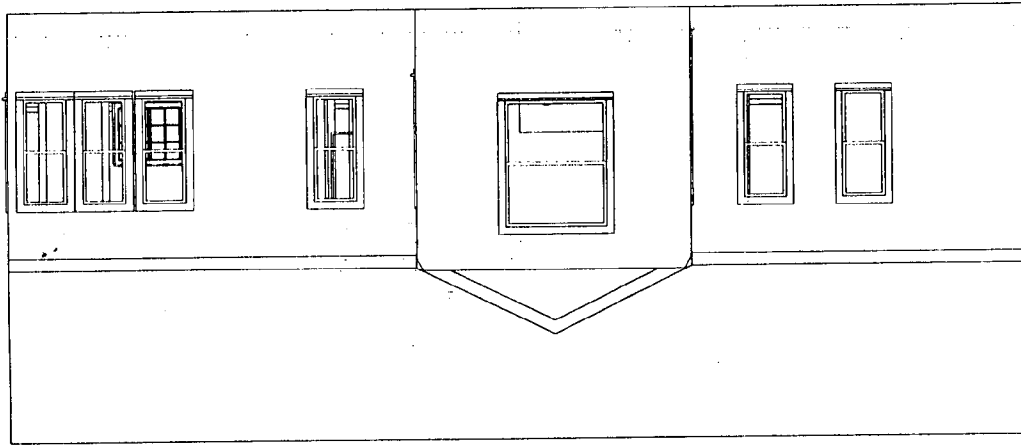












7. Description: Summary paragraph and general description of the resource and its various elements as it exists today (i.e., August 1998):

age unknown

The house at 6807 Meadow Lane is a 1½ story, four bay Colonial Revival Cottage clad in stucco with a peaked roof portico over the front entrance. The roof is asphalt shingle. The windows are 1/1, ~~in a number of styles~~, with aluminum storm windows, and decorative panel shutters. At the rear is a peaked roof dormer over a center bumpout that is a recent addition.

no evidence of orig. shutters

The second-from-left bay contains the painted front door, and the other three, one 1/1 oversized windows. The house also contains a centrally-located 2-flue brick chimney, and the small front brick porch has metal vertical supports for the gabled porch roof, along with small plaster rosettes where the porch roof beams connect to the house, and a plaster cherub over the front door. Simple, small rectangular designs are on the house's non-functional wood soffits.

A simple, small, single-car, box-style, clapboard-sided garage with a gable roof sits in the south-east corner of the property, with significant insect damage on the roof and walls.

The house's half-cellar suffers from many regular water leaks and seapages. Insects and water have significantly damaged the flooring of the first level (in the breakfast room, the southeast first floor bedroom, and in the northeast first floor bathroom). Also, there are apparent cracks and chips in the stucco exterior, and the metal supports for the front porch are in the middle stages of rusting away.

original windows are 2 types:

large (dim?) 1/1 across front facade & on front of 2 side facade. w/ string & pulley lifts & brass finger holds - no locks ~~remain~~ remain
 narrow (dim?) 1/1 in paired & triplicate sets @ ctr
 (evenly spaced?)

wood floor - diagonal ~~wood~~ pine ^{sub} flooring w/ narrow pine flooring ~~over~~

front gutters is original steel 1/2 rounds with clips & brackets. downspouts are found.

K:\ELIZA\CCNEWS\OHSDCM1N.WPD

rear cellar - 1/2 of orig footprint - ~~brick~~ cement walls. ceramic tubs, galvanized pipes wood. windows - crawl space under front half - floor is poured cement w/ drain hole. center int. stair (no ext) 10 steps wood railing &

8. Significance: Summary paragraph of significance and general statement of history and support:

Chevy Chase is historically significant in the context of suburban development in Montgomery County. In the late 19th and early 20th century, scores of subdivision sites were created - first along the B&O Railroad, then along streetcar lines, and then on routes accessible by automobile. Among all of these communities in the county, Chevy Chase stands apart for its comprehensiveness. The Section 4 portion of the Town of Chevy Chase is significant for representing a continuation of Francis Newlands' vision that began with Section 2, the Village.

The house at 6807 Meadow Lane appears to have been constructed before 1935, probably in the 1920's, based on changes to the property shown on the 1933 Sanborn Plats that are not shown on the 1909 Thomas Fisher Plan, and from recorded deeds ^{1/} for the site. There is no indication

^{1/} On October 17, 1919 [reference 288:173], Chevy Chase Land Company sold Lot 10, Block 7 in the Chevy Chase Land Company subdivision known as Section 4 to Edwin W. Wilson. Recorded in Plat Book #2, p.104.

On September 20, 1922 [reference 324:40], Carroll and Mabel Wilson Beale (husband and wife), Walter M. and Patience McKey Wilson (husband and wife), and E. Percival and Elizabeth Keech Wilson (husband and wife) sold Lot 10, Block 7 of Chevy Chase Section 4 to William H. Tayloe.

On March 26, 1956 [reference 2193:276], Elizabeth W. Tayloe (unmarried) and Louise Plater Tayloe (unmarried) sold Lot 10, Block 7 of Chevy Chase Section 4 to Mabel L. Alexander and Esther M. Baughman.

On August 26, 1968 [reference 3785:100], Mabel L. Alexander and Esther M. Baughman sold Lot 10, Block 7 of Chevy Chase Section 4 to Richard A. And Margaret O. Garner (husband and wife).

On January 14, 1970 [reference 3953:26], Richard A. and Margaret O. Garner (husband and wife) sold Lot 10, Block 7 of Chevy Chase Section 4 to Charles E. and Lucy V. Garner (husband and wife).

On October 16, 1972 [reference 4287:563], Charles E. and Lucy V. Garner (husband and wife) sold Lot 10, Block 7 of Chevy Chase Section 4 to Richard A. and Margaret O. Garner (husband and wife).

(continued...)

(from recorded deeds, the writer's and the Montgomery County Historic Preservation Commission staff's knowledge of history, etc.) that the house possesses individual historic significance, or has been a contributor to local or national history, or has been associated with local or national historic figures.

Nor does the house possess architectural or design significance, because it does not:

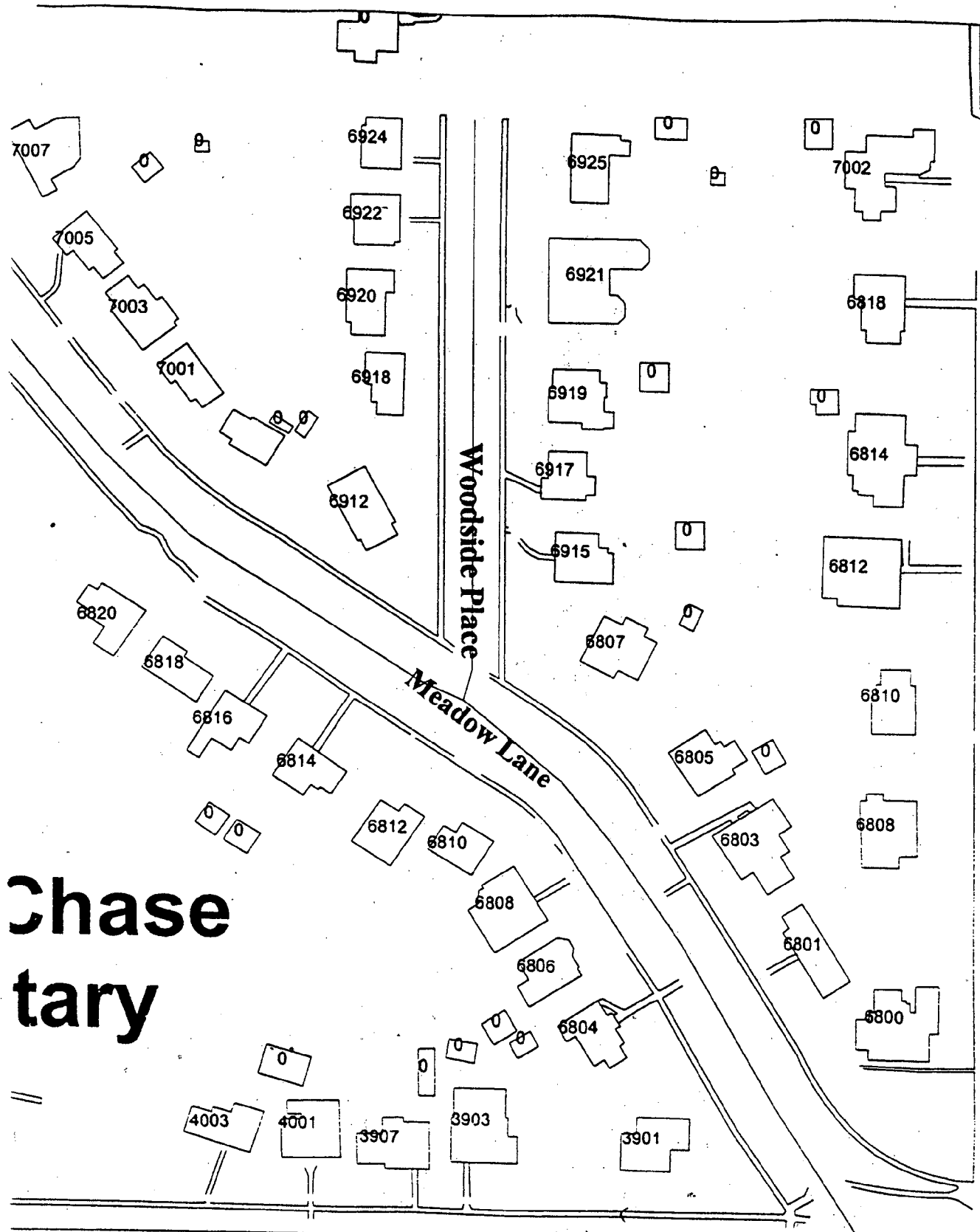
- embody a distinctive type, period, or method of construction,
- represent the work of a master,
- possess high artistic value, or
- represent an established and familiar visual feature of the neighborhood.

Although it has been in place for many decades, the house has undergone too many changes and has been too significantly altered to be distinguished as being a familiar feature of the neighborhood. Also, for this same reason, it can not be characterized as being of any particular style or period.

*appear to
have been one of a group of 1 story cottages
constructed by ~~the~~ developer post WWI
in the TCC*

1/ (...continued)

On August 12, 1991 [reference 9889:303], Richard A. Garner, sole owner, sold 6807 Meadow Lane (Lot 10, Block 7 of Chevy Chase Section 4) to John D. and Elizabeth M. White (husband and wife).



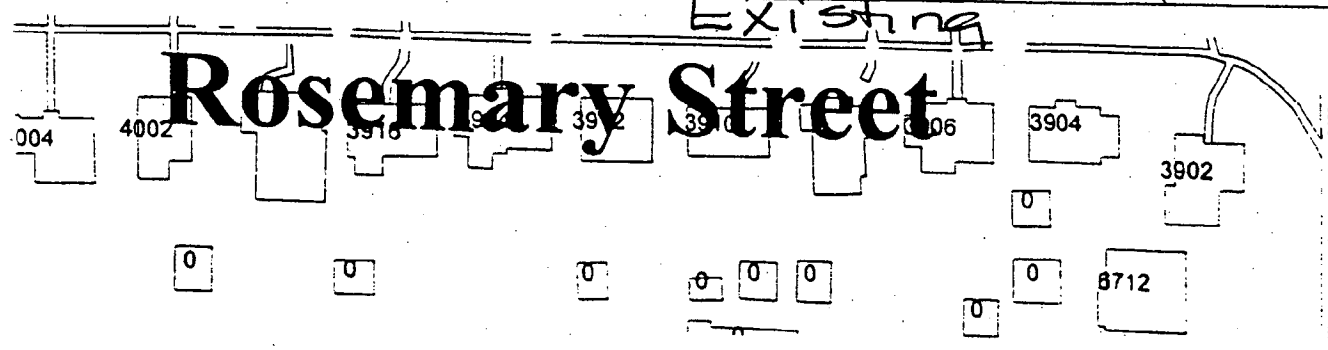
**Chase
tary**

Connecticut Ave.

Existing

Existing

Rosemary Street



18

NOTE: This survey for the purpose only — not to be used for placing of fence or determining property lines.

BUILDING LOCATION PLAT
Lot 20, Block 7
CHEVY CHASE
Section 4
Montgomery County, Maryland

Scale: 1"=30'
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

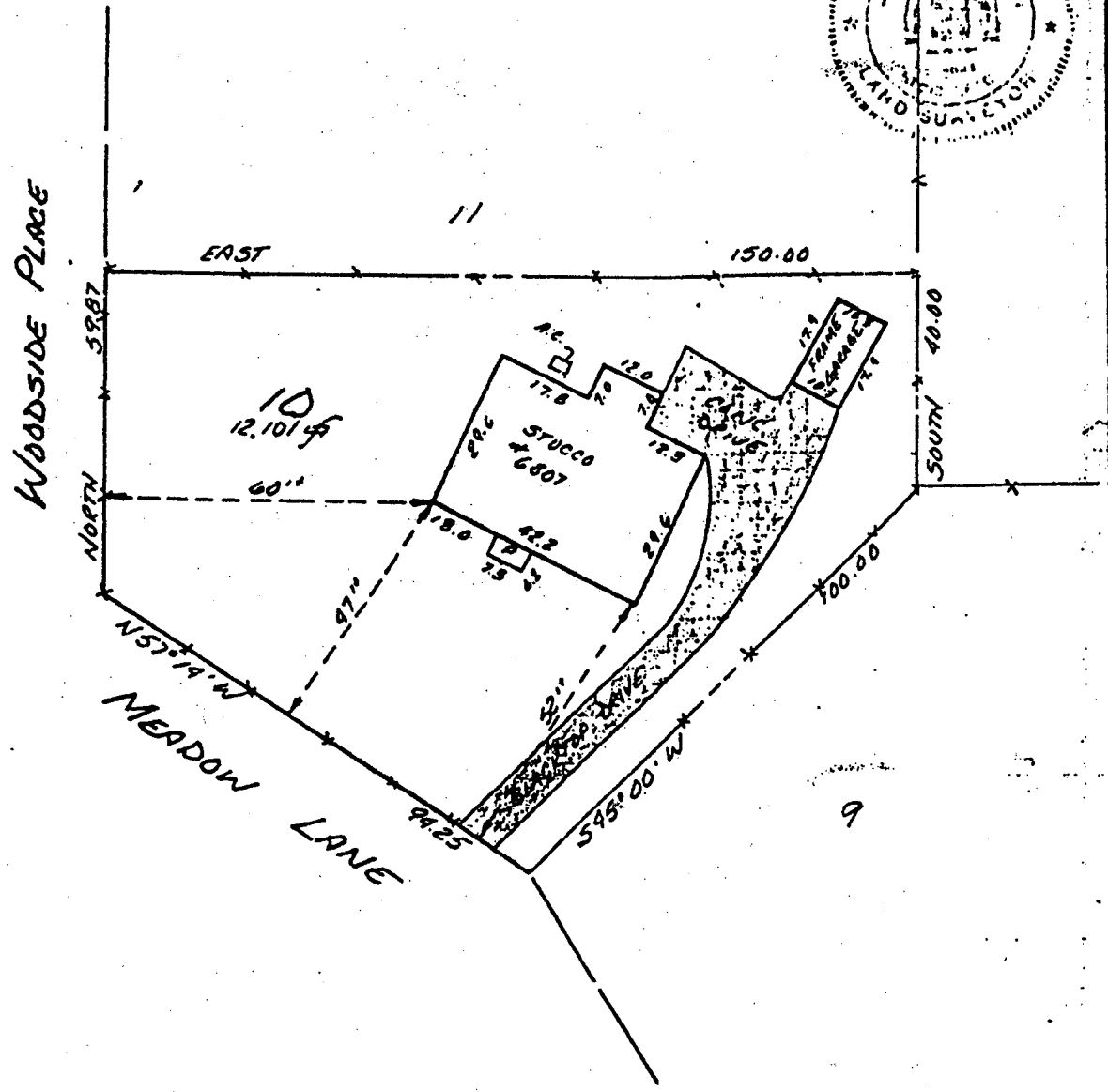
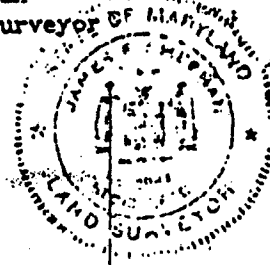
Date: February 27, 1986

Frey, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 588-3110

Plat Book 2
Plat No. 104

By: *James F. Sheehan*
James F. Sheehan
Professional Land Surveyor of MARYLAND
Md. No. 3984

Recertified January 18, 1991



The building hereon does not lie within flood hazard Zone A or Zone B as determined by Department of Marine and Urban Development and Federal Insurance Administration.

My notes:

7. . . . The roof is asphalt shingle, age *unknown*. The windows are 1/1 with *no evidence of original shutters*. Currently there are decorative panel shutters and aluminum storm windows on each window. The original windows are of two types. The large 1/1 windows across the front facade and on the front of the two side facades have corded sash weights and interior recessed brass sash lifts. Screw holes remain in the top of the lower sash where center locking hardware was used. The second type of original windows are narrow 1/1 windows in paired and triplicate sets. These are seen on the side and rear facades.

. . . house's wood soffits.

wood floors - narrow pine flooring with diagonal pine subflooring.

front gutter is original steel half-round with clip brackets. The downspouts are not original.

cellar is under rear half of the original footprint - ceramic fixtures, galvanized pipes, cement walls, 6 light wood awning windows, crawl space under front half - floor is poured concrete with a center drain hole - center interior stair (no exterior egress) is 10 steps, made of wood with simple wood railing.

On last page:

8. . . . appear to have been one of a group of one story cottages constructed by a developer, using moderately priced materials, after World War I in the Town of Chevy Chase.

on wire mesh?
stucco siding description?

7. Description: Summary paragraph and general description of the resource and its various elements as it exists today (i.e., August 1998):

age unknown

The house at 6807 Meadow Lane is a 1 1/2 story, four bay Colonial Revival Cottage clad in stucco with a peaked roof portico over the front entrance. The roof is asphalt shingle. The windows are 1/1, ~~in a number of styles~~, with aluminum storm windows, and decorative panel shutters. At the rear is a peaked roof dormer over a center bumpout that is a recent addition.

no evidence of orig shutters

The second-from-left bay contains the painted front door, and the other three, one 1/1 oversized windows. The house also contains a centrally-located 2-flue brick chimney, and the small front brick porch has metal vertical supports for the gabled porch roof, along with small plaster rosettes where the porch roof beams connect to the house, and a plaster cherub over the front door. Simple, small rectangular designs are on the house's ~~non-functional~~ wood soffits.

A simple, small, single-car, box-style, clapboard-sided garage with a gable roof sits in the south-east corner of the property, with significant insect damage on the roof and walls.

The house's half-cellar suffers from many regular water leaks and seapages. Insects and water have significantly damaged the flooring of the first level (in the breakfast room, the southeast first floor bedroom, and in the northeast first floor bathroom). Also, there are apparent cracks and chips in the stucco exterior, and the metal supports for the front porch are in the middle stages of rusting away.

original windows are 2 types:

large (dim?) 1/1 across front facade & on front of 2 side facade. w/ strings & pulley lefts & brass finger holds - no locks ~~remain~~ holes remain
narrow (dim?) 1/1 in paired & triplicate sets @ ctr
(evenly spaced?)

wood floors - diagonal ~~wood~~ pine sub flooring w/ narrow pine flooring ~~over~~

front gutters is original steel 1/2 rounds with clips & brackets. downspouts are found.

near cellar - 1/2 of orig footprint - ~~basement~~ walls blight paining windows - crawl space under front half - floor is poured concrete (no ext) 10' deep wood ~~wood~~

8. Significance: Summary paragraph of significance and general statement of history and support:

Chevy Chase is historically significant in the context of suburban development in Montgomery County. In the late 19th and early 20th century, scores of subdivision sites were created - first along the B&O Railroad, then along streetcar lines, and then on routes accessible by automobile. Among all of these communities in the county, Chevy Chase stands apart for its comprehensiveness. The Section 4 portion of the Town of Chevy Chase is significant for representing a continuation of Francis Newlands' vision that began with Section 2, the Village.

The house at 6807 Meadow Lane appears to have been constructed before 1935, probably in the 1920's, based on changes to the property shown on the 1933 Sanborn Plats that are not shown on the 1909 Thomas Fisher Plan, and from recorded deeds ^{1/} for the site. There is no indication

1/ On October 17, 1919 [reference 288:173], Chevy Chase Land Company sold Lot 10, Block 7 in the Chevy Chase Land Company subdivision known as Section 4 to Edwin W. Wilson. Recorded in Plat Book #2, p.104.

On September 20, 1922 [reference 324:40], Carroll and Mabel Wilson Beale (husband and wife), Walter M. and Patience McKey Wilson (husband and wife), and E. Percival and Elizabeth Keech Wilson (husband and wife) sold Lot 10, Block 7 of Chevy Chase Section 4 to William H. Tayloe.

On March 26, 1956 [reference 2193:276], Elizabeth W. Tayloe (unmarried) and Louise Plater Tayloe (unmarried) sold Lot 10, Block 7 of Chevy Chase Section 4 to Mabel L. Alexander and Esther M. Baughman.

On August 26, 1968 [reference 3785:100], Mabel L. Alexander and Esther M. Baughman sold Lot 10, Block 7 of Chevy Chase Section 4 to Richard A. And Margaret O. Garner (husband and wife).

On January 14, 1970 [reference 3953:26], Richard A. and Margaret O. Garner (husband and wife) sold Lot 10, Block 7 of Chevy Chase Section 4 to Charles E. and Lucy V. Garner (husband and wife).

On October 16, 1972 [reference 4287:563], Charles E. and Lucy V. Garner (husband and wife) sold Lot 10, Block 7 of Chevy Chase Section 4 to Richard A. and Margaret O. Garner (husband and wife).

(continued...)

(from recorded deeds, the writer's and the Montgomery County Historic Preservation Commission staff's knowledge of history, etc.) that the house possesses individual historic significance, or has been a contributor to local or national history, or has been associated with local or national historic figures.

Nor does the house possess architectural or design significance, because it does not:

- embody a distinctive type, period, or method of construction,
- represent the work of a master,
- possess high artistic value, or
- represent an established and familiar visual feature of the neighborhood.

Although it has been in place for many decades, the house has undergone too many changes and has been too significantly altered to be distinguished as being a familiar feature of the neighborhood. Also, for this same reason, it can not be characterized as being of any particular style or period.

*appear to
have been one of a group of 1 story cottages
constructed by ~~an~~ developer post WWI
in the TCC*

1/ (...continued)

On August 12, 1991 [reference 9889:303], Richard A. Garner, sole owner, sold 6807 Meadow Lane (Lot 10, Block 7 of Chevy Chase Section 4) to John D. and Elizabeth M. White (husband and wife).



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

**Historic Preservation Section
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

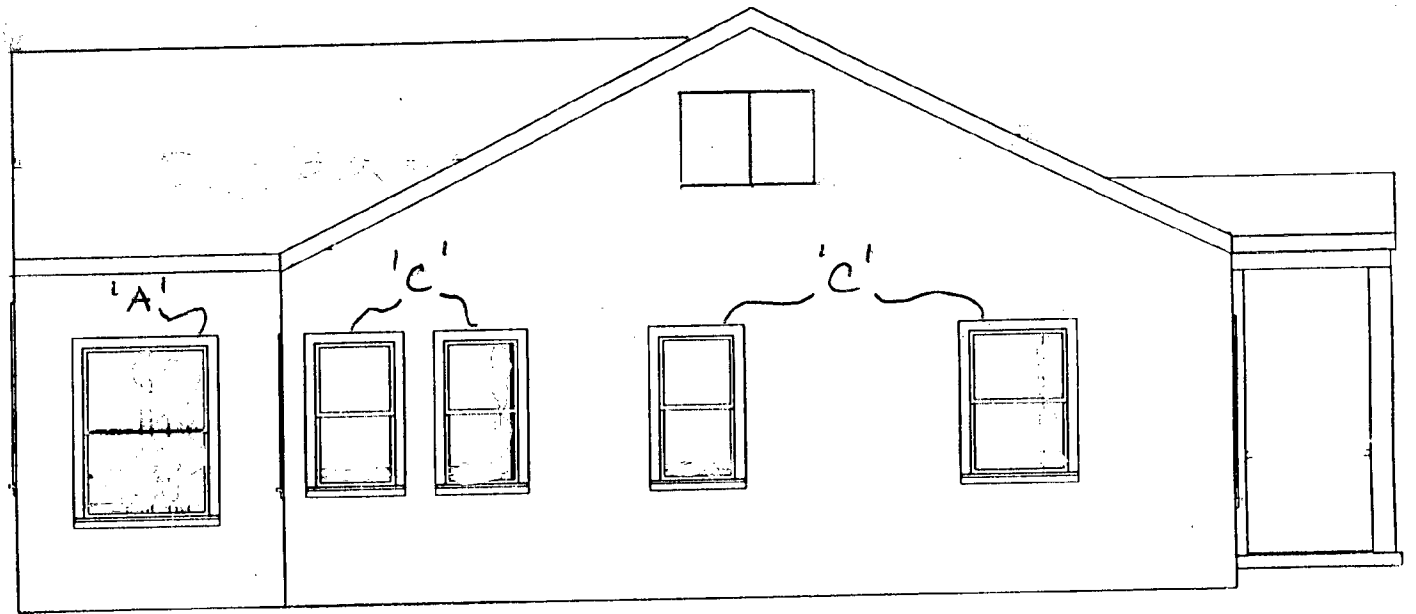
TO: John White FAX NUMBER 202 208 2425

FROM: Perry Kephart

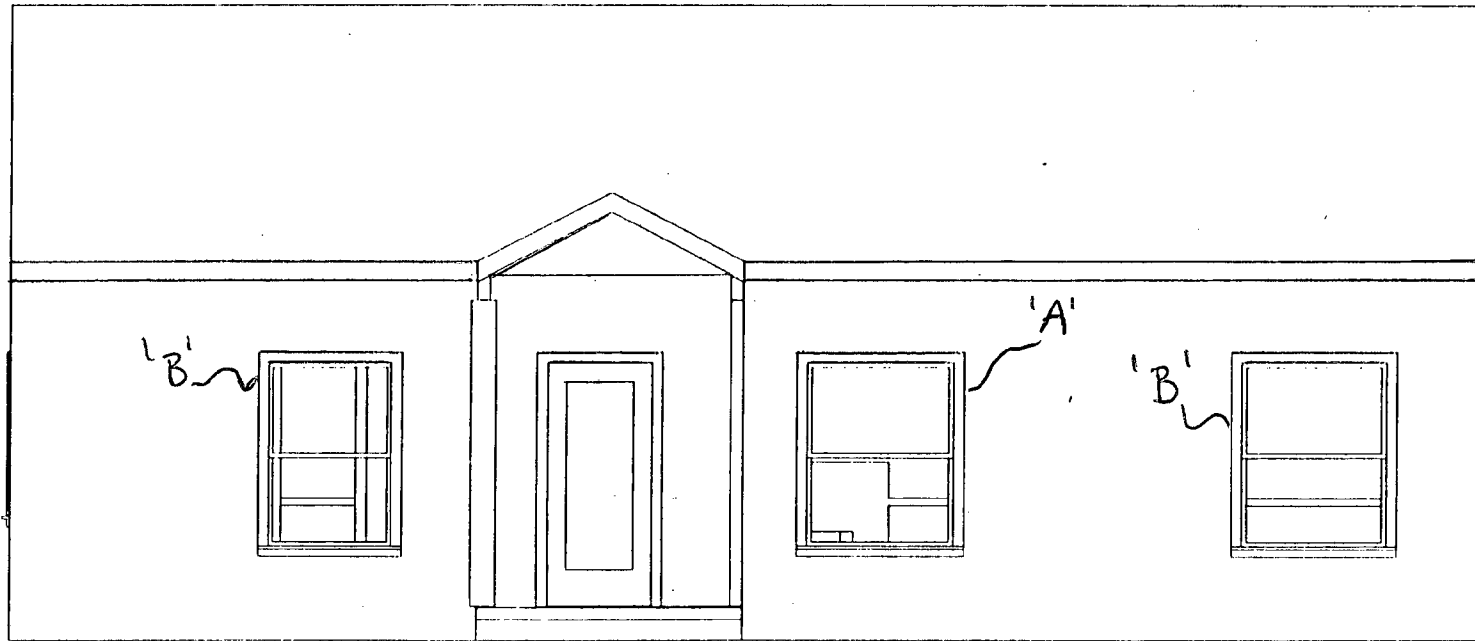
DATE: 10.13.98

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 5

NOTE:

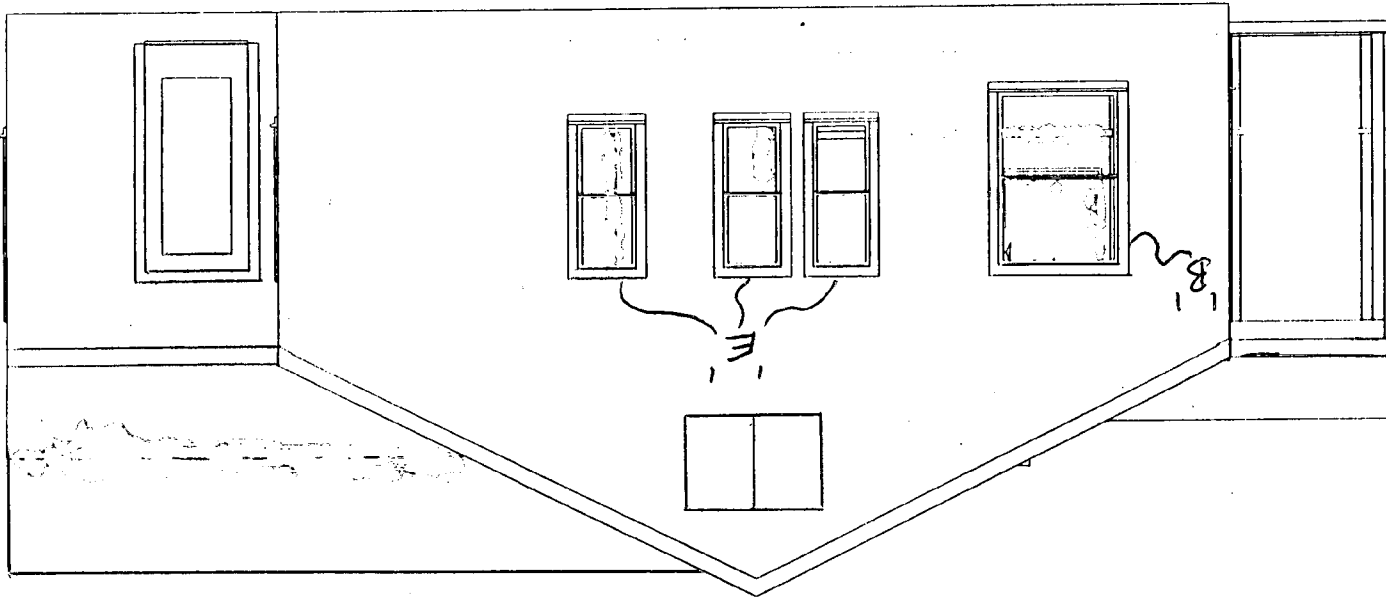


Left Elevation

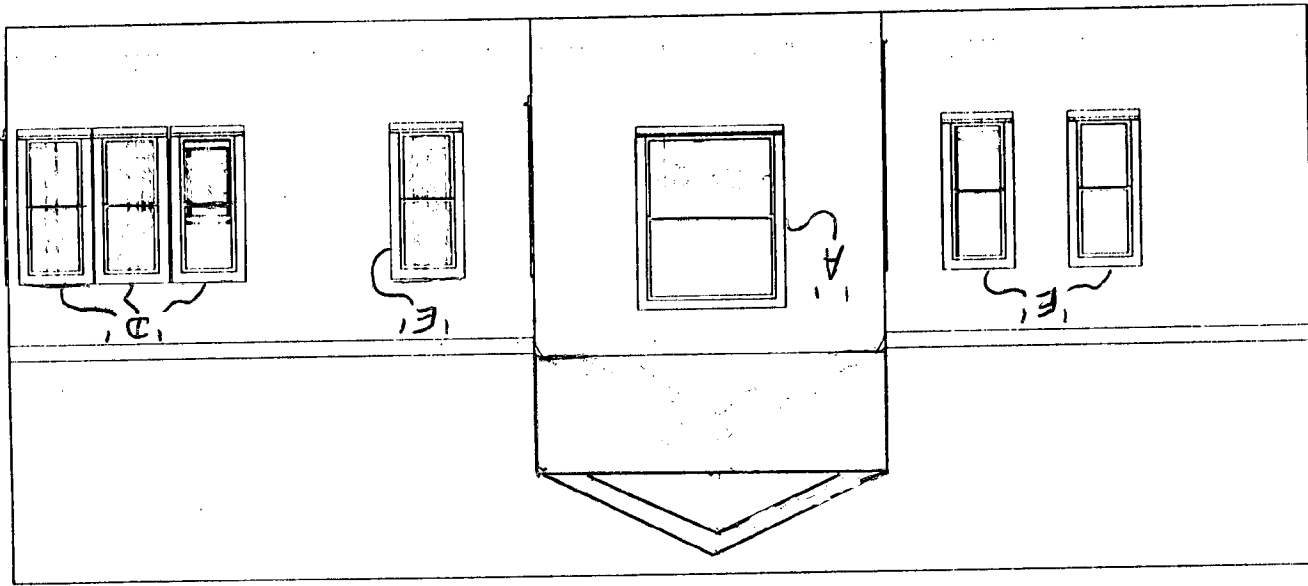


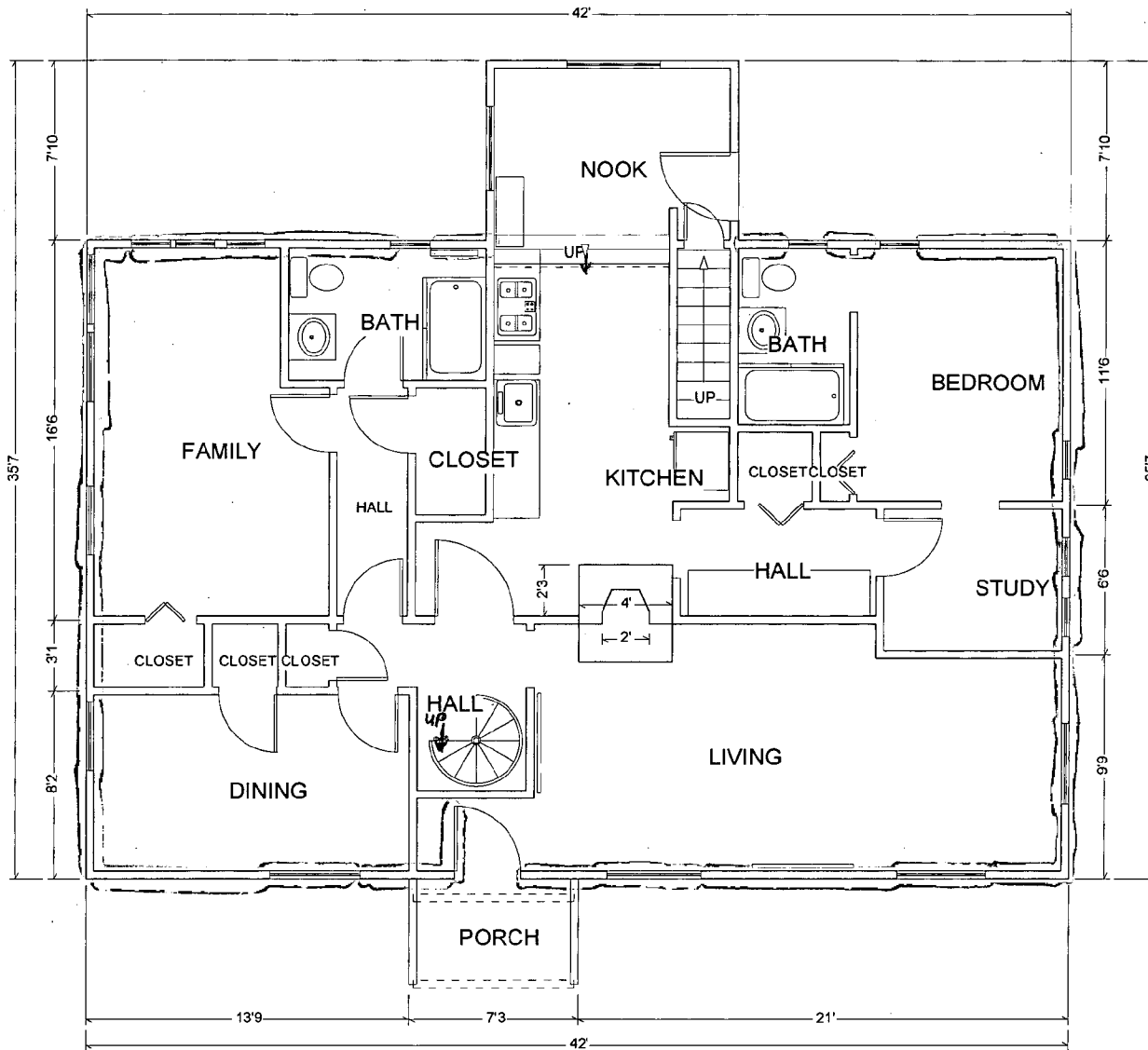
Front Elevation

Right Elevation

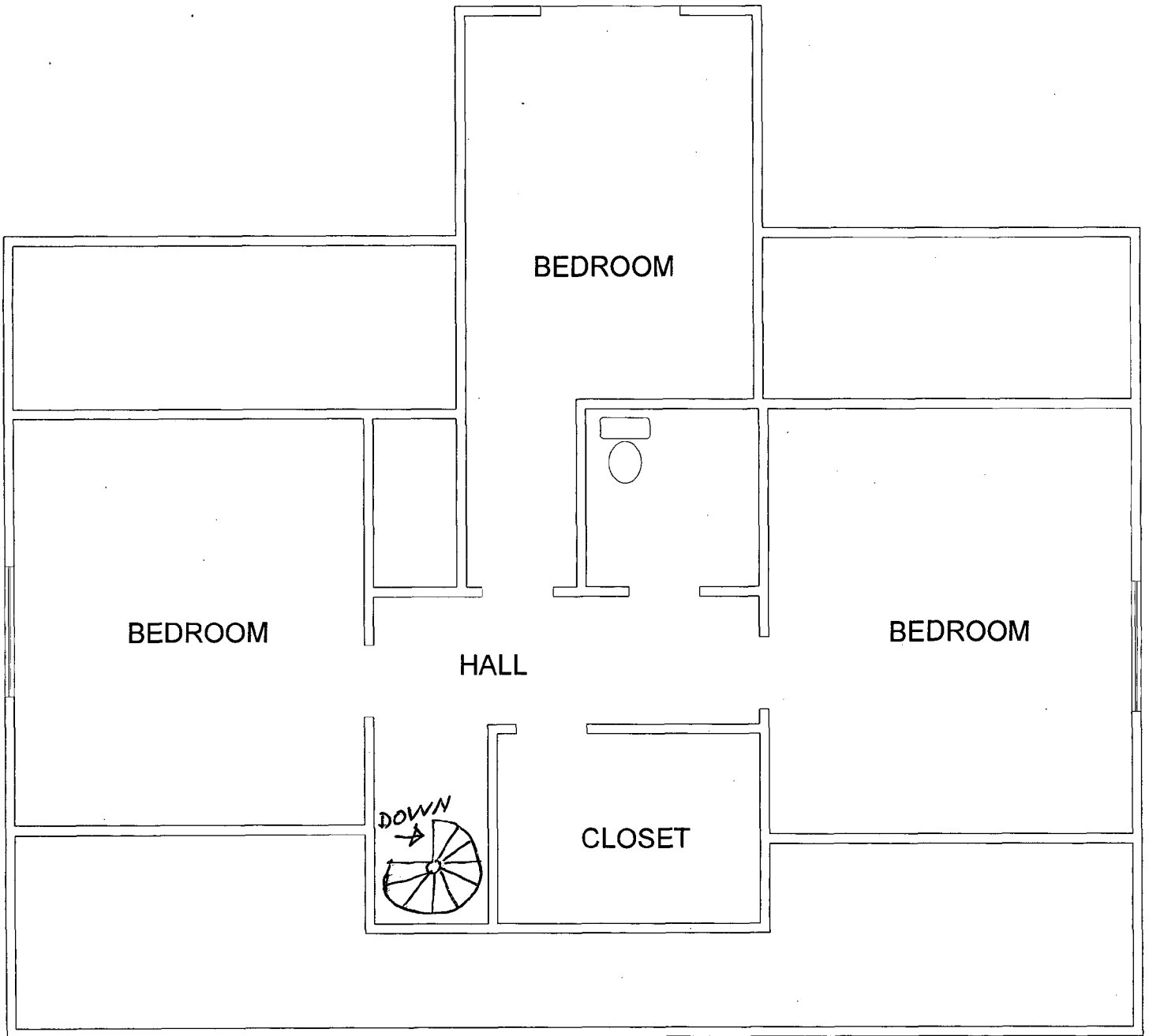


Rear Elevation





6807 Meadow Lane
 First Floor
 1997



LIVING AREA
1197 sq ft

6807 Meadow Lane

9. Major Bibliographical References

Survey No.

MARYLAND INVENTORY OF Historic Properties Maryland Historical Trust State Historic Sites Inventory Form

Survey No.

Magi No.

DOE yes no

10. Geographical Data

Acreage of nominated property 12,101 SF

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Verbal boundary description and justification
South east corner lot where Meadow Lane and Woodside Place cross.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title John White, owner

organization _____ date 8/28/98

street & number 6807 Meadow Lane telephone 301-718-3780

city or town Chevy Chase, MD state MD zip code 20815

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

PS-2746

1. Name (indicate preferred name)

historic _____
and/or common The Whites' Cottage (preferred) ^(Section Hg Town of Chevy Chase)

2. Location

street & number 6807 Meadow Lane not for publication _____
Town of Chevy Chase vicinity of _____ congressional district 8th
state MD county Montgomery

3. Classification

<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name John White

street & number 6807 Meadow Lane telephone no.: 301-718-3780

city, town Chevy Chase state and zip code MD 20815

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County ^{Circuit} Courthouse liber 4287

street & number 50 Maryland Avenue folio 563

city, town Rockville state MD

6. Representation in Existing Historical Surveys

title Montgomery County Atlas of Historic Places

date 1976 federal state county local

depository for survey records _____

city, town _____ state _____

7. Description

30 100 100 000 100 000

Survey No.

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

8. Significance

Survey No.

Period

prehistoric
 1400-1499
 1500-1599
 1600-1699
 1700-1799
 1800-1899
 1900-

Areas of Significance—Check and justify below

<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
	<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ~ 1926

Builder/Architect Unknown

check: Applicable Criteria: A B C D
and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

GUIDELINES FOR COMPLETING THE
MARYLAND INVENTORY OF HISTORIC PROPERTIES

FORM

Standing Structures
and
Non-Archaeological Sites

MARYLAND
HISTORICAL



TRUST

July 1, 1991

Maryland Historical Trust
Division of Historical and
Cultural Programs
Department of Housing and
Community Development
100 Community Place
Crownsville, MD 21032-2023

TABLE OF CONTENTS

Part 1: Introduction.....1

 What is the Maryland Inventory of Historic Properties.....2

 What qualifies a property for inclusion.....2

 What does it mean to be included.....2

 Why include a property.....2

 What is the purpose of these guidelines.....2

 Who may prepare a form.....3

 The form.....3

 How much information is necessary.....4

 Amending existing inventory forms.....4

 Related programs.....4

Part 2: Completing the form.....5

 The various sections of the form.....5-11

 Accompanying documentation.....12-13

 Submit completed forms to.....14

Appendix A: Guidelines for describing properties.....15-18

Appendix B: Areas of significance.....19-21

Appendix C: Criteria for evaluation.....22-23

Appendix D: Guidelines for photographic coverage.....24

Appendix E: Instructions for labeling photographs (prints and slides).....25-26

Appendix F: Maryland Comprehensive Historic Preservation Plan
.....27-28

PART 1: INTRODUCTION

WHAT IS THE MARYLAND INVENTORY OF HISTORIC PROPERTIES?

The Maryland Inventory of Historic Properties is a broadly based record of Maryland's historical and cultural heritage. It consists of information on more than 60,000 properties, including districts, sites, buildings, structures, and objects of known value to the prehistory, history, upland and underwater archaeology, architecture, engineering, and culture of the state. Although generally neither analytical nor evaluative in nature, the Maryland Inventory of Historic Properties provides a general basis upon which decisions regarding significance of historic properties can be made.

The Maryland Inventory of Historic Properties was created by an act of the Maryland Legislature. The act is recorded in the Annotated Code of Maryland, Article 83B, Title 5, Subtitle 6, Section 5-615. It is maintained by the Maryland Historical Trust, Division of Historical and Cultural Programs, Maryland Department of Housing and Community Development. The inventory is divided into two parts: standing structures (buildings, structures, objects, and non-archaeological sites) and archaeological sites.

Non-archaeological sites generally include parks, gardens, cemeteries, ruins, or buildings, structures, and industrial works. Some of these properties could also be recorded on archaeological site forms.

WHAT QUALIFIES A PROPERTY FOR INCLUSION IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES?

To be included in the inventory, a property must possess at least a minimum of historic significance in one or more of four aspects of Maryland history:

- A. association with historic events;
- B. association with important persons;
- C. distinctive design, artistic or physical character, or representative of the work of a master; or
- D. potential to provide important information about history or prehistory.

WHAT DOES IT MEAN TO BE INCLUDED IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES?

The Maryland Inventory of Historic Properties was established primarily for information and record purposes. Inclusion in the inventory is a recognition by the state that a property makes a contribution to the historical and cultural heritage of Maryland. Protective and financial benefits often associated with historic properties are not automatically extended to inventory properties. Inventory properties also are not automatically evaluated in regard to significance or eligibility for inclusion in the Maryland Register of Historic Properties or the National Register of Historic Places.

WHY INCLUDE A PROPERTY IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES?

As the broadest of catalogues of historic properties in Maryland, the inventory is an important source of information for the study of Maryland's history and culture. It provides information on a variety of historic properties with a wide range of levels of significance. It is used by scholars and planners to identify the state's heritage, evaluate that heritage, and plan its preservation. Inclusion in the inventory serves as a "red flag" to note that a property has historic significance and may require further study.

WHAT IS THE PURPOSE OF THESE GUIDELINES?

These guidelines are for completing the form for entering standing structures into the Maryland Inventory of Historic Properties. The guidelines for completing inventory forms for Maryland Historical Trust funded projects may be different. Such instructions will be spelled out in the project contract. A different form is used for the archaeological section of the inventory. For information on the archaeological inventory (forms, inventory number assignment, etc.), please contact Maureen Kavanagh, Administrator of Archaeological Research, Maryland Historical Trust, at (301)514-7600.

WHO MAY PREPARE A MARYLAND INVENTORY OF HISTORIC PROPERTIES FORM?

Any person or organization may prepare the inventory form and accompanying documentation. For questions regarding documentation for standing structures, please contact Marcia Miller, Administrator of Architectural Research, Maryland Historical Trust, at (301)514-7600. Survey or inventory numbers for standing structures can only be assigned in coordination with Barbara Shepherd, Inventory Registrar, Maryland Historical Trust, at (301)514-7600.

THE FORM

The form generally used for entering standing structures into the Maryland Inventory of Historic Properties is a yellow, four-page document, which is labeled the Maryland Historical Trust State Historic Sites Inventory Form. It is commonly referred to as the "yellow form." The form can be supplemented with continuation sheets, which the preparer creates on plain white bond paper. Instructions for labeling continuation sheets are given in the section of this manual on completing the form.

Photocopied and computer-generated versions of the inventory form can be used if the copies clearly duplicate the original form. A National Register application form may also be substituted for the "yellow form." If the forms are being completed as part of a Maryland Historical Trust funded project, written approval from the Trust project monitor to use photocopied, computer-generated, National Register application forms, or any other forms must be given before the project commences.

If the purpose of documenting a property is to request formal determination of eligibility of the property for inclusion in the Maryland Register of Historic Properties or the National Register of Historic Places, the property probably should be recorded on National Register application forms. This issue should be discussed in the planning stages of the project with Peter E. Kurtze, Administrator of Evaluation and Registration, Maryland Historical Trust, at (301)514-7600.

HOW MUCH INFORMATION IS NECESSARY?

This question is possibly the most frequently asked question by those preparing inventory forms. The answer is not simple and depends on why the form is being completed. For entry into the inventory, a minimal amount of information is sufficient. A minimal amount means that all sections of the form and accompanying documentation are completed with just the basic data. At least one photograph must be submitted, and the description and significance sections are short rather than comprehensive. This approach at least gives recognition to the property.

For evaluating historic significance, however, more information is necessary. In addition to the minimal information, a comprehensive description and information addressing the relationship of the property to the history of the community and/or the state and other similar properties is required as well as multiple photographs illustrating various aspects of the property and completion of the Maryland Comprehensive Historic Preservation Plan data. For a determination that a property is eligible for the Maryland or National registers, at least one criteria (Appendix C) must be justified. For a determination of ineligibility, all criteria must be addressed.

AMENDING EXISTING INVENTORY FORMS

Use continuation sheets (see page 12, CONTINUATION SHEETS) to add or correct information for existing inventory forms. An entirely new inventory form incorporating the old and new information can also be prepared.

RELATED PROGRAMS

The Maryland Historical Trust also maintains the Maryland Register of Historic Properties and the National Register of Historic Places in Maryland. These registers record a wide variety of properties but reflect levels of documentation and evaluation not generally associated with the Maryland Inventory of Historic Properties. For information and questions on the Maryland and National registers, please contact Peter E. Kurtze, Administrator of Evaluation and Registration, Maryland Historical Trust, at (301)514-7600. All properties entered into the Maryland and National registers are automatically included in the Maryland Inventory.

PART 2: COMPLETING THE MARYLAND INVENTORY OF
HISTORIC PROPERTIES FORM

Standing Structures Form

SURVEY OR INVENTORY NUMBER:

If known, include the survey or inventory number in the appropriate spaces on the form and on all continuation sheets. If a survey or inventory number is not known or not already assigned, please contact Barbara Shepherd, Inventory Registrar, Maryland Historical Trust, at (301)514-7600. Survey or inventory numbers are assigned only in coordination with the Inventory Registrar.

MAGI NUMBER:

Disregard this item.

DOE (Determination of Eligibility):

If this property has already been formally determined eligible for listing in the National Register of Historic Places or the Maryland Register of Historic Properties, place an "X" in the space for yes. If you do not know if such action has ever been taken, leave this space blank.

SECTION 1: NAME

This section identifies the various names by which the property has been known. The term "property" refers to the entire historic resource being documented. A property may be an individual building, site, structure, or object or it may be a district consisting of numerous buildings, sites, structures, or objects.

Historic Name: The historic name of the property will be used to identify it in the Maryland Inventory of Historic Properties and in any publications. The historic name is preferred for general reference because it continues to be meaningful regardless of changes in ownership or use. The historic name is generally the name associated with the significance of the property.

Common Name: In the space provided enter any other names by which the property has been commonly known. These may reflect its history, current ownership, or popular use and may or may not fall into the category of historic name. In some circumstances, there is reason to use a common name for the property rather than the historic name. In this situation, enter (preferred) after the appropriate name and explain the reason in Section 8: Significance.

If the property being documented is part of a historic district or thematic or multiple property study for which a separate inventory form has been prepared, include the name of the district or study in parenthesis to the right of the historic or preferred name.

BE CONSISTENT THROUGHOUT THE FORM - USE THE HISTORIC OR PREFERRED NAME FOR ALL LABELS, INCLUDING PHOTOGRAPHS.

SECTION 2: LOCATION

Street and Number:

For individual buildings, structures, sites, and objects, enter the name and number of the street or road where the property is located. If the road has a route number rather than a name, give the number and indicate whether it is a federal, state, or county road. If a property does not have a specific address, give the names of the nearest roads (for example, U.S. Route 1 and Middletown Road; bridge on Hampton Road over the Tiber River).

For districts enter either the inclusive street address numbers for all primary buildings and structures (for example, 12-157 South Street, 414 Eutaw Street, and 40-819 Maple Avenue) or a rough description of the boundaries (for example, roughly bounded by Perdue, South, Roland, and Belmont streets; eight blocks in downtown Gouldville).

Not for Publication:

If the location of the property generally should not be made public, put an "X" in the space and explain why on a Continuation Sheet. If this is not applicable, enter "N/A" in the space.

City, Town:

Enter the name of the city or town where the property is located. If the property is not located within the boundaries of a city or town, place an "X" in the space for vicinity.

Congressional District, State, and County:

Enter the U.S. congressional district(s), state(s), and county(s) in which the property is located.

SECTION 3: CLASSIFICATION

Mark "X" in the spaces that apply to the property. Categories should be chosen based on the conditions of the property at the time the form is completed.

SECTION 4: OWNER OF THE PROPERTY

Give the names and addresses of ALL owners of the property at the time the inventory form is completed. Use state assessment records as the source of this information. For multiple owners of ten or less, list each owner. Use a continuation sheet if necessary. For more than ten owners, enter "multiple ownership" and give the name of a contact person if appropriate.

SECTION 5: LOCATION OF LEGAL DESCRIPTION

Usually, the legal description is in the land records office in the courthouse of the county in which the property is located. The deed reference to liber (deed book) and folio (page) is usually included in the assessment records.

SECTION 6: REPRESENTATION IN EXISTING HISTORICAL SURVEYS

List any prior historical or architectural studies in which this property has been included. This should be confined to broad surveys. Site specific surveys should be referenced in Section 8: Significance and Section 9: Major Bibliographic References.

SECTION 7: DESCRIPTION

Condition, Integrity:

Place an "X" in the space that describes the property.

Description:

Provide a narrative describing the property as it exists today, noting the features that create the historic character plus changes that have been made over time and the impact of these changes on the property's historic character.

Begin with a summary paragraph that briefly describes the property. In additional paragraphs, elaborate upon the historic and non-historic features that characterize the property. Follow the guidelines given in Appendix A for describing properties.

The description should be concise, factual, and well organized. Use common professional terminology when possible. Use illustrations if necessary to describe features for which common terminology is not known.

Resource Count:

On the form, before the description, give the count of resources on this property that contribute to its significance. For an individual building, the count will be one; for a farmstead, it may be eight; and for a district it could be 300. Present this as CONTRIBUTING RESOURCE COUNT, with the number following a colon.

SECTION 8: SIGNIFICANCE *— explain common name in §1*
Period of Significance: *For #2, need congressional district*

Check the time period or periods during which the property achieved significance. Because this may mean date of construction, major alteration, or association with an individual or event, it may be necessary to check more than one time period. If the property is important for its architectural character, the period of significance will be the date when built or erected or remodeled. For significance from association with a person or event, the period will be just for the period of association, which may be dates of occupation of a property or the specific date of an event. If a property is significant for more than one reason, the Period of Significance will be broad in coverage.

Areas of Significance:

Check all areas of significance that are directly related to the property. These terms are defined in Appendix B. Do not use the term "local history" as an area of significance.

Specific Dates:

Enter the specific year(s) of the event(s) or association(s) for which the property is significant. As noted above under Period of Significance, for a property important for its architectural character, only the date of construction or remodeling should be included. For significance acquired by association with a person or event, list only the specific date of the occupation of the property

or specific date the event occurred. If a property is significant for more than one reason, the specific date will be multiple years.

If not enough information is known about the property to list specific dates, enter "Unknown."

Builder/Architect:

Enter the name of any known architect, builder, designer, landscape architect, engineer, or artist responsible for the design or construction of the property. This is not the name of the person for whom the property was developed. If the architect or builder is not known, write "unknown."

Applicable Criteria (see Appendix C):

Indicate in one or more spaces the criteria for which you believe this property is significant. All marked criteria must be explained in the significance statement. Do not include criteria that may apply but for which you do not have enough information to justify.

A property derives significance from:

- A. Association with an event or historical trend.
- B. Association with an important person.
- C. Architectural, construction, engineering, or aesthetic characteristics.
- D. Ability to provide information.

Applicable Exception - Consideration (see Appendix C):

This section is not usually marked except for resources being evaluated for eligibility for listing in the Maryland Register of Historic Properties or the National Register of Historic Places.

The Maryland and National registers generally exclude the following categories of resources:

- A. Properties owned or used for religious purposes
- B. Properties that have been moved
- C. Birthplaces or graves of individual persons
- D. Cemeteries
- E. Reconstructed properties
- F. Commemorative properties

- G. Properties less than fifty years old or those associated with events that occurred in the last fifty years

Level of Significance:

Indicate the geographical context in which the property has been evaluated and compared to other similar properties on the local, state, or national level. Be sure this comparison is reflected in the statement of significance.

Significance:

Provide a narrative stating the significant qualities and associations that make the property important. Begin with a summary paragraph that explains briefly why the property is significant in the areas checked and how it meets the indicated criteria. In additional paragraphs, provide information to support your assertions regarding the significance of the resource.

Include a discussion of the context in which the resource has been studied and the information that explains its significance in relation to other properties of its type with precisely defined geographic boundaries (a neighborhood, city, county, region, state, or the nation).

Background information on events, development of the property (dates of construction, factors leading to its construction, etc.), and biographical data on persons associated with the property should be included. Professional evaluation of the importance of the property in architectural history and/or an assessment of the types of information the property may be expected to provide should also be included if available.

Employ primary sources for research whenever possible and carefully document all sources of information. Use footnotes when appropriate. Copies of source documents, chain of title, etc. may be included but are not usually required.

SECTION 9: MAJOR BIBLIOGRAPHICAL REFERENCES

Enter the primary and secondary sources of information used in documenting and evaluating this property. These may include land records, published works, oral interviews, library and historical society files, photograph collections, and drawings. Do not include general reference works unless they provide specific information about the property or have assisted in evaluating the significance of the property. The format for bibliographical entries should be clear and consistent.

SECTION 10: GEOGRAPHICAL DATA

Acreage of Nominated Property:

Enter the number of acres included with this property. This may be the acreage to which the present owner(s) hold title or it may be a different acreage drawn to encompass the historic property and exclude non-historic buildings, structures, objects, and sites in the area.

Quadrangle and Scale:

List the name(s) of the United States Geological Survey quadrangle map(s) on which the property is located. The scale of the quadrangles generally used by the Maryland Historical Trust is 1:24000.

Verbal Boundary Description and Justification:

Provide a verbal description of the boundaries for the property being documented. This description may be the name of a city lot (block and lot number), a sequence of metes and bounds, or the dimensions of a parcel of land fixed upon a given point such as the intersection of two streets, a natural feature, or a man-made structure. It may also refer to a line drawn on a map accompanying this form.

Regardless of the size of the property, provide a brief and concise narrative explaining the rationale for selecting the boundaries listed in the verbal boundary description. This may be merely an acknowledgement that the boundaries correspond to those to which the owner holds title or it may be a lengthier explanation of why some land is included and some is not.

SECTION 11: FORM PREPARED BY

Enter the name, title, organization, address, and daytime telephone number(s) of the person(s) who compiled the inventory form. If the description and significance sections were prepared by several people, identify who prepared which part. If the number of contributors is large, you may prefer to list only one person as coordinator and acknowledge the others in the bibliography section. This section is intended to identify a person who can be contacted if a question arises or if additional information is needed. Also enter the date the form was completed. If the form is completed long after the property is inspected, include the date of field inspection below Section 11.

ACCOMPANYING DOCUMENTATION

CONTINUATION SHEETS

Use continuation sheets when the space on the inventory form is insufficient to enter all the information necessary to document the property. Type the survey or inventory number, name of the property and county in which it is located, and the number of the section being continued at the top of the sheet. Number the pages according to the section being continued, following the section number with a decimal point and a page number. For example, continuation sheets for Section 7: Description should be numbered 7.1, 7.2, 7.3, etc.

MAPS

Locational Map:

Submit a map clearly locating the property within the city or broader geographical context for each inventory form. Whenever possible, submit an 8 1/2" X 11" photocopy made from the appropriate section of the United States Geological Survey quadrangle map with the location of the property clearly circled.

This map should include a typed label that lists the survey or inventory number, property name, town or town vicinity, county, and map or quadrangle name.

Resource Sketch Map:

If the property contains a number of buildings, structures, objects, and/or sites, prepare a map that illustrates the approximate location of these resources within the boundaries of the property. This map does not need to be drawn to scale but does need to be labeled as to survey or inventory number, name of property, town or town vicinity, and county and titled Resource Sketch Map.

Historic Maps:

Historic maps should be included when possible. The property should be clearly marked on an 8 1/2" X 11" photocopy, if possible, and the map labeled as to survey or inventory number, name of property, town or town vicinity, county, and source and date of the map. If it is not readily obvious what the historic map illustrates, please explain clearly on the map or in Section 8: Significance.

PHOTOGRAPHS

Submit clear and descriptive black and white prints and color slides with each inventory form. The negatives for the black and white prints should also be included.

The photographs should be recent and give an honest visual representation of the historical integrity and significant features of the property. The number of views needed will vary according to the complexity of the property. Photographs must clearly depict the current condition of the property, including both positive and negative aspects. Prints of historic photographs may supplement documentation and may be particularly useful in cases where alterations make a property's historic integrity questionable.

Refer to Appendix D for guidelines for photographic coverage.

Refer to Appendix E for labeling instructions.

SKETCH FLOOR PLAN

Provide a plan of the room arrangement of the principal historic building(s) that characterizes the property. The plan need not be drawn to precise scale, but it should be generally proportional and should indicate overall exterior dimensions. It may be drawn either freehand or hardline, but must be clear and detailed. Graph paper is helpful for organizing the drawing. The plan should illustrate the principal floor (generally the first floor) and needs to include additions, porches, etc. Denote the arrangement of rooms, chimney or fireplace locations, and the placement of stairs, doors, and windows. Conventional symbols for representing these elements should be used.

The plan should include the scale and a north arrow and must be labeled with the survey or inventory number, name of the property, town or town vicinity, county, year drawn, name of person who prepared it, and the floor represented. Plans should be drawn to fit an 8 1/2" X 11" sheet of paper.

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

On a separate continuation sheet identify the applicable statewide historic context delineated in the Maryland Comprehensive Historic Preservation Plan. Using the framework and terminology given in Appendix F, list the geographic organization(s), chronological and developmental period(s), and most prominent theme(s) represented by the property being documented.

SUBMIT COMPLETED FORMS TO:

**Marcia M. Miller
Administrator of Architectural Research
Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, Maryland 21032-2023
(301)514-7600**

**Please include a cover letter to explain why you would like
the property entered in the inventory.**

APPENDIX A

GUIDELINES FOR DESCRIBING PROPERTIES

Buildings, Structures, and Objects

- A. **Type of structure**, such as dwelling, church, or commercial block.
- B. **Building placement**, such as detached or in a row.
- C. **General characteristics:**
 - 1. overall shape of plan and arrangement of interior spaces;
 - 2. number of stories;
 - 3. number of vertical divisions or bays;
 - 4. construction materials, such as brick, wood, or stone, and wall finish, such as type of bond, coursing, or shingling;
 - 5. roof shape, such as gabled, hip, or shed; and
 - 6. structural system, such as balloon frame, reinforced concrete, or post and beam.
- D. **Specific features**, by type, location, number, material, and condition:
 - 1. porches, including verandas, porticos, stoops, and attached sheds;
 - 2. windows;
 - 3. doors;
 - 4. chimneys;
 - 5. dormers; and
 - 6. other.
- E. **Important decorative elements**, such as finials, pilasters, bargeboards, brackets, halftimbering, sculptural relief, balustrades, corbelling, cartouches, and murals or mosaics.
- F. **Significant interior features**, such as floor plans, stairways, functions of rooms, spatial relationships, wainscoting, flooring, paneling, beams, vaulting, architraves, mouldings, and chimneypieces.
- G. **Number, type, and location of outbuildings**, with dates, if known.
- H. **Other man-made elements**, including roadways, contemporary structures, and landscape features.

APPENDIX A (continued)

- I. **Alterations or changes to the property, with dates, if known.**
A restoration is considered an alteration even if an attempt has been made to restore the property to its historic form (see L below). If there have been numerous alterations to a significant interior, also submit a sketch of the floor plan illustrating and dating the changes.
- J. **Deterioration due to vandalism, neglect, lack of use, or weather, and the effect it has had on the property's historic integrity.**
- K. **For moved properties:**
 - 1. date of move;
 - 2. descriptions of location, orientation, and setting historically and after the move;
 - 3. reasons for the move;
 - 4. method of moving; and
 - 5. effect of the move and the new location on the historic integrity of the property.
- L. **For restored and reconstructed buildings:**
 - 1. date of restoration or reconstruction;
 - 2. the historical basis for the work done;
 - 3. the amount of remaining historic material and replacement material;
 - 4. the effect of the work on the property's historic integrity, and
 - 5. for reconstructions, whether the work was done as part of a master plan.
- M. **For properties where landscape or open space adds to the significance or setting of the property, such as rural properties, college campuses, or the grounds of public buildings:**
 - 1. the historic appearance and current condition of natural features; and
 - 2. land uses, landscape features, and vegetation that characterized the property during the period of significance, including gardens, walls, paths, roadways, grading, fountains, orchards, fields, forests, rock formations, open space, and bodies of water.
- N. **For industrial properties where equipment and machinery is intact:**
 - 1. the types, approximate date, and function of machinery; and
 - 2. their relationship to the historic industrial operations of the property.

APPENDIX A (continued)

Architectural and Historic Districts

- A. **Natural and man-made elements** comprising the district, including prominent topographical features and structures, buildings, sites, objects, and other kinds of development.
- B. **Architectural styles** or periods represented and predominant characteristics, such as scale, proportions, materials, color, decoration, workmanship, and quality of design.
- C. **General physical relationship of buildings** to each other and to the environment, including facade lines, street plans, squares, open spaces, density of development, landscaping, principal vegetation, and important natural features. Any changes to these relationships over time. Some of this information may be provided on the Resource Sketch Map.
- D. **Appearance of the district during the time** when the district achieved significance and any changes or modifications since.
- E. **General character** of the district, such as residential, commercial, or industrial, and the **types of buildings and structures**, including outbuildings and bridges, found in the district.
- F. **General condition of buildings**, including alterations, additions, and any restoration or rehabilitation activities.
- G. **Identity of the buildings**, groups of buildings or other resources that do and do not contribute to the district's significance in the form of a list or coded sketch map.
- H. **Most important contributing buildings**, sites, structures, and objects. Common kinds of other contributing resources.
- I. **Qualities** distinguishing the district from its surroundings.
- J. **Presence of any archaeological resources** that may yield important information as well as any related paleo-environmental data.
- K. **Open spaces** such as parks, agricultural areas, wetlands, and forests, including vacant lots or ruins that were the site of activities important in history or prehistory.

APPENDIX A (continued)

L. For industrial districts:

1. Industrial activities and processes, both historic and current, within the district; important natural and geographical features related to these processes or activities, such as waterfalls, quarries, or mines.
2. Original and other historic machinery still in place.
3. Linear systems within the district, such as canals, railroads, and roads including their approximate length and width and the location of terminal points.

M. For rural districts:

1. Geographical and topographical features such as valleys, vistas, mountains, and bodies of water that convey a sense of cohesiveness or give the district its rural or natural characteristics.
2. Examples and types of vernacular, folk, and other architecture, including outbuildings, within the district.
3. Man-made features and relationships making up the historic and contemporary landscape, including the arrangement and character of fields, roads, irrigation systems, fences, bridges, and vegetation.
4. The historic appearance and current condition of natural features such as vegetation, principle plant materials, open space, cultivated fields, or a forest.

APPENDIX B

AREAS OF SIGNIFICANCE

AGRICULTURE	The process and technology of cultivating soil, producing crops, and raising livestock and plants.
ARCHITECTURE	The practical art of designing and constructing buildings and structures to serve human needs.
ARCHAEOLOGY	The study of prehistoric and historic cultures through excavation and the analysis of physical remains.
PREHISTORIC	Archaeological study of aboriginal cultures before the advent of written records.
HISTORIC- ABORIGINAL	Archaeological study of aboriginal cultures after the advent of written records.
HISTORIC- NON-ABORIGINAL	Archaeological study of non-aboriginal cultures after the advent of written records.
ART	The creation of painting, printmaking, photography, sculpture, and decorative arts.
COMMERCE	The business of trading goods, services, and commodities.
COMMUNICATIONS	The technology and process of transmitting information.
COMMUNITY PLANNING AND DEVELOPMENT	The design or development of the physical structure of communities.
CONSERVATION	The preservation, maintenance, and management of natural or man-made resources.
ECONOMICS	The study of the production, distribution, and consumption of wealth; the management of monetary and other assets.
EDUCATION	The process of conveying or acquiring knowledge or skills through systematic instruction, training, or study.

APPENDIX B (continued)

ENGINEERING	The practical application of scientific principles to design, construct, and operate equipment, machinery, and structures to serve human needs.
ENTERTAINMENT/ RECREATION	The development and practice of leisure activities for refreshment, diversion, amusement or sport.
ETHNIC HERITAGE	The history of persons having a common ethnic or racial identity.
ASIAN	The history of persons having origins in the Far East, Southeast Asia, or the Indian subcontinent.
BLACK	The history of persons having origins in any of the black racial groups of Africa.
EUROPEAN	The history of persons having origins in Europe.
HISPANIC	The history of persons having origins in the Spanish-speaking areas of the Caribbean, Mexico, Central American, and South America.
NATIVE AMERICAN	The history of persons having origins in any of the original peoples of North America, including American Indian and Alaskan Eskimo cultural groups.
OTHER	The history of persons having origins in other parts of the world, such as the Middle East or North Africa.
EXPLORATION/ SETTLEMENT	The investigation of unknown or little known regions; the establishment and earliest development of new settlements or communities.
HEALTH/MEDICINE	The care of the sick, disabled, and handicapped; the promotion of health and hygiene.
INDUSTRY	The technology and process of managing materials, labor, and equipment to produce goods and services.

APPENDIX B (continued)

INVENTION	The art of originating by experiment or ingenuity an object, system, or concept of practical value.
LANDSCAPE ARCHITECTURE	The practical art of designing or arranging the land for human use and enjoyment.
LAW	The interpretation and enforcement of society's legal code.
LITERATURE	The creation of prose and poetry.
MARITIME HISTORY	The history of the exploration, fishing, navigation, and use of inland, coastal, and deep sea waters.
MILITARY	The system of defending the territory and sovereignty of a people.
PERFORMING ARTS	The creation of drama, dance, and music.
PHILOSOPHY	The theoretical study of thought, knowledge, and the nature of the universe.
POLITICS/ GOVERNMENT	The enactment and administration of laws by which a nation, State, or other political jurisdiction is governed; activities related to political process.
RELIGION	The organized system of beliefs, practices, and traditions regarding mankind's relationship to perceived supernatural forces.
SCIENCE	The systematic study of natural law and phenomena.
SOCIAL HISTORY	The history of efforts to promote the welfare of society; the history of society and the lifeways of its social groups.
TRANSPORTATION	The process and technology of conveying passengers or materials.
OTHER	Any area not covered by the above categories.

APPENDIX C

CRITERIA FOR EVALUATION

NOTE: The criteria used for evaluating properties for the Maryland Inventory of Historic Properties and the Maryland Register of Historic Properties is identical to those used for the National Register of Historic Places.

The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all peoples who have made a contribution to our country's history and heritage. The criteria are designed to guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register.

The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria considerations: Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. a religious property deriving primary significance from architectural or artistic distinction or historic importance; or

APPENDIX C (continued)

- b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- d. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- g. a property achieving significance within the past 50 years if it is of exceptional importance.

APPENDIX D

GUIDELINES FOR PHOTOGRAPHIC COVERAGE

The number of photographic views depends on the size and complexity of the property. Submit as many photographs as needed to depict the current condition and significant aspects of the property. Include representative views of both contributing and noncontributing resources. Prints of historic photographs may supplement documentation and may be particularly useful in describing the history integrity of properties that have undergone many alterations or changes.

Buildings, Structures, and Objects

- Submit one or more views to show the principal facades and the environment or setting in which the property is located.
- Additions, alterations, intrusions, and dependencies should appear in the photographs.
- Include views of interiors, outbuildings, landscaping, or unusual details if the significance of the property is entirely or in part based on them.

Architectural and Historical Districts

- Submit photographs representing the major building types and styles, pivotal buildings and structures, representative noncontributing resources, and any important topographical or spatial elements defining the character of the district.
- Streetscapes, landscapes, or aerial views are recommended.
- Views of individual buildings are not necessary, if streetscapes and other views clearly illustrate the significant historical and architectural qualities of the district.
- Key all photographs to the Resource Sketch Map for the district or prepare a separate photograph map.

APPENDIX E

INSTRUCTIONS FOR LABELING PHOTOGRAPHIC PRINTS

For black and white prints the following information must be provided for each print (in this order):

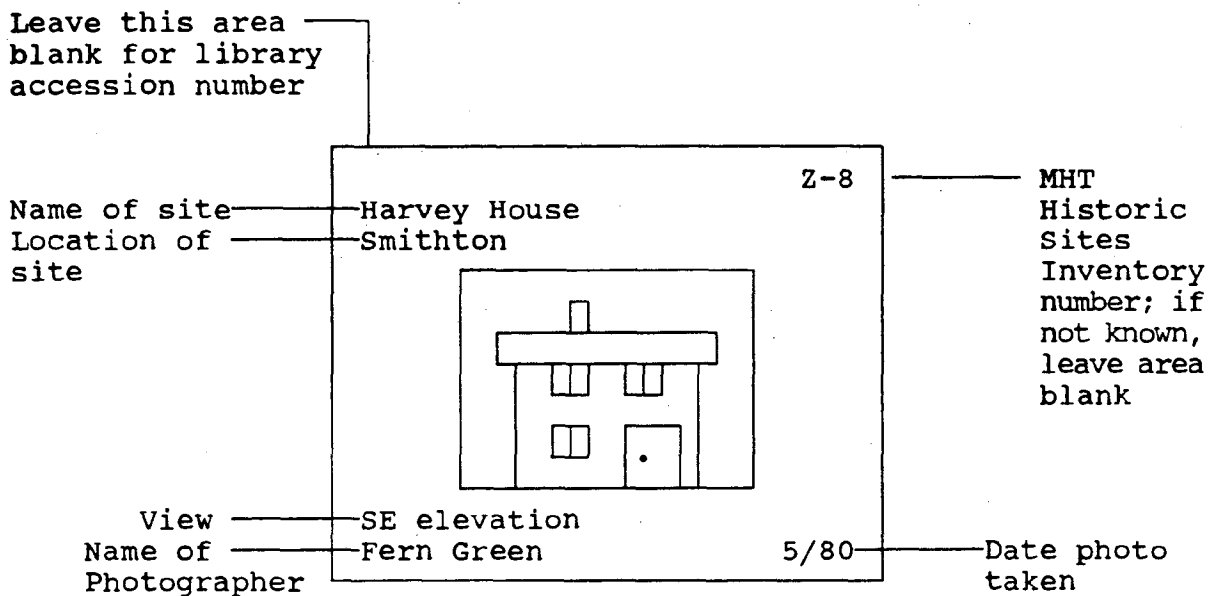
- Inventory number if known
- Historic name of property or, for districts, the name and survey number of the historic district
- County and state where property is located
- Name of photographer
- Date of photograph
- Location of negative. If the negative is given to the Maryland Historical Trust, write Maryland SHPO. If the negative is retained by others, give specific information such as the photographer with his address, the government and the specific agency, such as the City of Baltimore, Commission for Historical and Architectural Preservation, or Washington County Department of Planning. Do not use initials for agencies other than the SHPO.
- Description of subject of photograph such as view indicating direction of camera (ex: view east on Main Street from Third Street), elevation of resource (ex: NW elevation of the house or corncrib or bridge, etc.), other (ex: main house, first floor SW parlor; tenant house, second floor back hall, etc.) or for districts, a specific resource (ex: Reese House, 20 Main Street, SE elevation).
- Number of photograph keyed to total number of photographs (ex: 1 of 36, 1/36).

DO NOT USE SELF-ADHESIVE LABELS as they fall off the print over time.

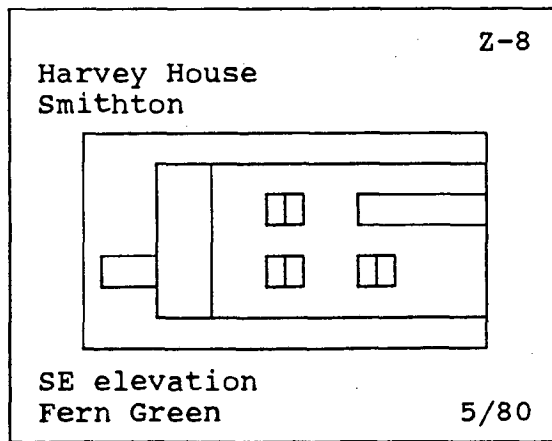
Use a soft pencil, number 1 lead preferred, to write the information on the back.

APPENDIX E (continued)

For slides follow the guide below, using a fine tip pen with permanent ink. Self-adhesive labels applied to slide mounts are not acceptable, cardboard mounts are preferred to plastic.



SLIDES ARE ALWAYS LABELED THE SAME WAY, EVEN WITH A HORIZONTAL SHOT AS BELOW



APPENDIX F

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN STATEWIDE HISTORIC CONTEXTS

I. Geographic Organization:

- 1) Eastern Shore (all Eastern Shore counties and Cecil County)
- 2) Western Shore (Anne Arundel, Calvert, Charles, St. Mary's and Prince George's counties)
- 3) Piedmont (Harford, Baltimore, Carroll, Frederick, Howard, and Montgomery counties, and Baltimore City)
- 4) Western Maryland (Washington, Allegany, and Garrett counties)

II. Chronological/Development Periods:

- 1) Paleo-Indian 10000-7500 B.C.
- 2) Early Archaic 7500-6000 B.C.
- 3) Middle Archaic 6000-4000 B.C.
- 4) Late Archaic 4000-2000 B.C.
- 5) Early Woodland/Archaic 2000-500 B.C.
- 6) Middle Woodland 500 B.C.-A.D. 900
- 7) Late Woodland A.D. 900-1600
- 8) Contact and Settlement Period A.D. 1570-1750
- 9) Rural Agrarian Intensification A.D. 1680-1815
- 10) Agricultural-Industrial Transition A.D. 1815-1870
- 11) Industrial/Urban Dominance A.D. 1870-1930
- 12) Modern Period A.D. 1930-Present

III. Prehistoric Period Themes:

- 1) Subsistence
- 2) Settlement
- 3) Political
- 4) Demographic
- 5) Religion
- 6) Technology
- 7) Environmental Adaptation

IV. Historic Period Themes:

- 1) Agriculture
- 2) Architecture, Landscape Architecture, and Community Planning
- 3) Economic (Commercial and Industrial)
- 4) Government/Law
- 5) Military
- 6) Religion
- 7) Social/Education/Cultural
- 8) Transportation

APPENDIX F (continued)

FRAMEWORK FOR IDENTIFYING COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:

Chronological/Developmental Period(s):

Prehistoric/Historic Period Theme(s):

Resource Type:

Category (see Section 3 of survey form):

Historic Environment (urban, suburban, village, or rural):

Historic Function(s) and Use(s):

Known Design Source (write none if unknown):

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

**Historic Preservation Section
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: John White FAX NUMBER: 202 208 2425

FROM: Perry Kephart

DATE: 10.13.98

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 5

NOTE:

My notes:

7. . . . The roof is asphalt shingle, *age unknown*. The windows are 1/1 *with no evidence of original shutters*. *Currently there are decorative panel shutters and aluminum storm windows on each window. The original windows are of two types. The large 1/1 windows across the front facade and on the front of the two side facades have corded sash weights and interior recessed brass sash lifts. Screw holes remain in the top of the lower sash where center locking hardware was used. The second type of original windows are narrow 1/1 windows in paired and triplicate sets. These are seen on the side and rear facades.*

. . . house's *wood soffits*.

wood floors - narrow pine flooring with diagonal pine subflooring.

front gutter is original steel half-round with clip brackets. The downspouts are not original.

cellar is under rear half of the original footprint - ceramic fixtures, galvanized pipes, cement walls, 6 light wood awning windows, crawl space under front half - floor is poured concrete with a center drain hole - center interior stair (no exterior egress) is 10 steps, made of wood with simple wood railing.

On last page:

8. . . . appear to have been one of a group of one story cottages constructed by a developer, using moderately priced materials, after World War I in the Town of Chevy Chase.

7. Description: Summary paragraph and general description of the resource and its various elements as it exists today (i.e., August 1998):

age unknown
 The house at 6807 Meadow Lane is a 1½ story, four bay Colonial Revival Cottage clad in stucco with a peaked roof portico over the front entrance. The roof is asphalt shingle. The windows are 1/1, ~~in a number of styles~~, with aluminum storm windows, and decorative panel shutters. At the rear is a peaked roof dormer over a center bumpout that is a recent addition. *no evidence of orig shutters*

The second-from-left bay contains the painted front door, and the other three, one 1/1 oversized windows. The house also contains a centrally-located 2-flue brick chimney, and the small front brick porch has metal vertical supports for the gabled porch roof, along with small plaster rosettes where the porch roof beams connect to the house, and a plaster cherub over the front door. Simple, small rectangular designs are on the house's ~~non-functional~~ wood soffits.

A simple, small, single-car, box-style, clapboard-sided garage with a gable roof sits in the south-east corner of the property, with significant insect damage on the roof and walls.

The house's half-cellar suffers from many regular water leaks and seapages. Insects and water have significantly damaged the flooring of the first level (in the breakfast room, the southeast first floor bedroom, and in the northeast first floor bathroom). Also, there are apparent cracks and chips in the stucco exterior, and the metal supports for the front porch are in the middle stages of rusting away.

original windows are 2 types:

large (dim?) 1/1 across front facade & on front of 2 side facade. w/ string & pulley 1.813 & brass finger holds - no locks ~~remain~~ remain (holes remain) @ ctr

narrow (dim?) 1/1 in paired & triplicate sets (evenly spaced?)

wood floors - diagonal ~~wood~~ pine ^{sub} flooring w/ narrow pine flooring ~~over~~

front gutters is original steel 1/2 rounds with clips & brackets. downspouts are found.

K:\ELIZ\CCNEWS\OHSDCMTN.WPD

near cellar - 1/2 of orig footprint - ceramic fixtures, galvanized pipes wood. treatment walls blight painting windows - crawl space under front half - floor is poured cement w/ drain hole. center int. stair (no ext) 10 steps ^{wood} ^{wood} railing

8. **Significance:** Summary paragraph of significance and general statement of history and support:

Chevy Chase is historically significant in the context of suburban development in Montgomery County. In the late 19th and early 20th century, scores of subdivision sites were created - first along the B&O Railroad, then along streetcar lines, and then on routes accessible by automobile. Among all of these communities in the county, Chevy Chase stands apart for its comprehensiveness. The Section 4 portion of the Town of Chevy Chase is significant for representing a continuation of Francis Newlands' vision that began with Section 2, the Village.

The house at 6807 Meadow Lane appears to have been constructed before 1935, probably in the 1920's, based on changes to the property shown on the 1933 Sanborn Plats that are not shown on the 1909 Thomas Fisher Plan, and from recorded deeds 1/ for the site. There is no indication

1/ On October 17, 1919 [reference 288:173], Chevy Chase Land Company sold Lot 10, Block 7 in the Chevy Chase Land Company subdivision known as Section 4 to Edwin W. Wilson. Recorded in Plat Book #2, p.104.

On September 20, 1922 [reference 324:40], Carroll and Mabel Wilson Beale (husband and wife), Walter M. and Patience McKey Wilson (husband and wife), and E. Percival and Elizabeth Keech Wilson (husband and wife) sold Lot 10, Block 7 of Chevy Chase Section 4 to William H. Tayloe.

On March 26, 1956 [reference 2193:276], Elizabeth W. Tayloe (unmarried) and Louise Plater Tayloe (unmarried) sold Lot 10, Block 7 of Chevy Chase Section 4 to Mabel L. Alexander and Esther M. Baughman.

On August 26, 1968 [reference 3785:100], Mabel L. Alexander and Esther M. Baughman sold Lot 10, Block 7 of Chevy Chase Section 4 to Richard A. and Margaret O. Garner (husband and wife).

On January 14, 1970 [reference 3953:26], Richard A. and Margaret O. Garner (husband and wife) sold Lot 10, Block 7 of Chevy Chase Section 4 to Charles E. and Lucy V. Garner (husband and wife).

On October 16, 1972 [reference 4287:563], Charles E. and Lucy V. Garner (husband and wife) sold Lot 10, Block 7 of Chevy Chase Section 4 to Richard A. and Margaret O. Garner (husband and wife).

(continued...)

(from recorded deeds, the writer's and the Montgomery County Historic Preservation Commission staff's knowledge of history, etc.) that the house possesses individual historic significance, or has been a contributor to local or national history, or has been associated with local or national historic figures.

Nor does the house possess architectural or design significance, because it does not:

- embody a distinctive type, period, or method of construction,
- represent the work of a master,
- possess high artistic value, or
- represent an established and familiar visual feature of the neighborhood.

Although it has been in place for many decades, the house has undergone too many changes and has been too significantly altered to be distinguished as being a familiar feature of the neighborhood. Also, for this same reason, it can not be characterized as being of any particular style or period.

*appear to
have been one of a group of history cottages
constructed by ~~the~~ developer post WWI
in the TCC*

1/ (...continued)

On August 12, 1991 [reference 9889:303], Richard A. Garner, sole owner, sold 6807 Meadow Lane (Lot 10, Block 7 of Chevy Chase Section 4) to John D. and Elizabeth M. White (husband and wife).

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 8.12.98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *gh*

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

_____ Approved _____ Denied

Approved with Conditions: _____

1) The permit set of drawings is to be submitted to HPC staff to be stamped as approved before submission to DPS.

2) Adequate protection of the trees is to be provided during construction

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: 6807 Meadowlark Chevy Chase

Address: John D & Elizabeth White

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DPS/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 8-12-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



Montgomery County Maryland

Department of Permitting Services

250 Hungerford Drive, 2nd Floor
Rookville, Maryland 20850-4153
301/217-6370

FOR OFFICE USE ONLY ZONING	
Classification:	_____
Sheet Number:	_____
Board of Appeals:	_____
Checked By:	_____

BUILDING PERMIT APPLICATION

DPS - #1

Contact Person: John White Telephone No.: 202/208-1812 FAX No.: 1
 Name of Applicant: John & Elizabeth White Daytime Phone No.: 202/208-1812
 Address: 6807 Meadow Lane City: Chevy Chase State: MD Zip: 20815
 Contractor: To be selected Contractor Reg. No.: _____
 Contractor Address: _____ Contractor Phone No.: 1
 Plans Prepared By: _____ Registration No.: _____ Telephone No.: 1

LOCATION OF BUILDING/PREMISE

Street Number 6807 Street Name: Meadow Lane
 Town/City Town of Chevy Chase Election District 07
 Nearest Cross Street: Woodside Place
 Lot 10 Block 7 OR Liber _____ Folio _____ Parcel _____
 Subdivision Chevy Chase Section H

PART ONE

1A. TYPE OF PERMIT ACTION:

- Construct Extend/Add Alter/Renovate
 Demolish Move Install
 Repair

1B. PRINCIPLE USE: (Check one)

- Assembly Boarding House Business* Educational Industrial
 Commercial Swim. Pool Hotel Institutional Mercantile Motel
 Multi-Family Restaurant Place of Worship Public Utility Fence
 Single Family Storage Townhouse Misc. Structure: _____

PERCO CTRM WSSC
Washington GAS Bell Atl.

1C. Construction Cost Estimate \$ 400

*If Business, please specify use: _____

1D. If typical plans and details previously approved give permit no: _____

1E. If this is a revision of a previously approved active permit, give permit no: _____

1F. Is this property in a municipality, special taxing districts or homeowner's association? Yes No

1G. Is this property a historical resource? Yes No IF YES: Master Plan Atlas

PART TWO 2A. TYPE OF SEWAGE DISPOSAL:

- WSSC Septic Other: _____

2B. TYPE OF WATER SUPPLY:

- WSSC Well Other: _____

PART THREE IS THIS AN IMPACT TAX AREA? Yes No

Do you have approved development impact tax credits you intend to apply to this application? Yes No If yes, attach a copy of approved credit determination from DPS. How much credit do you wish to apply to this application? \$ _____

PART FOUR IS THIS A DEVELOPMENT APPROVAL PAYMENT (DAP)? Yes No If yes, submit copy of agreement.

TO BE READ BY APPLICANT

Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction comply at all times with the plans as approved by all applicable government agencies. I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in this building permit application are true and correct to the best of my knowledge, information and belief.

7/20/98
Date

John D. White
Signature of Applicant
(Property Owner or Owner's Authorized Agent*)

John D. White
Name (Print)

*If authorized agent, complete Affidavit on back of application

Approved Disapproved Signature _____ Date _____
For Chief, Permitting Services

Application/Permit No. 9807240061 Filing Fee: \$ 150.00 Receipt No.: 72713
 EDAP: _____ Receipt No.: _____ Permit Fee: \$ _____
 DAP: _____ Receipt No.: _____ Balance: \$ _____ Receipt No.: _____
 Impact Tax: \$ _____ Receipt No.: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Submitted separately

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Submitted separately

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: John White
Daytime Phone No.: 202-208-1812

Tax Account No.:
Name of Property Owner: John D. & Elizabeth M. White Daytime Phone No.: 202-208-1812
Address: 6807 Meadow Lane Chevy Chase MD 20815
Contractor: Stanley-Martin Custom Homes Phone No.: 703-760-8112
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 6807 Street: Meadow Lane
Town/City: Chevy Chase Nearest Cross Street: Woodside Place
Lot: 10 Block: 7 Subdivision: Chevy Chase Section 4
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [X] Extend [] Alter/Renovate [] Wreck/Raze [X]
Move [] Install [] Revision [] Repair [] Revocable []
AC [X] Slab [] Room Addition [] Porch [X] Deck [] Shed []
Solar [] Fireplace [X] Woodburning Stove [] Single Family [X]
Fence/Wall (complete Section 4) [] Other: []

1B. Construction cost estimate: \$ 400,000

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [X] WSSC 02 [] Well 03 [] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[] On party line/property line [] Entirely on land of owner [] On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: John D. White Date: 6/9/98

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued: (5)

- b) Photographs of the existing house viewed from the public rights of way (Woodside Place and Meadow Lane) are attached. Note that the right side elevation photo (ref:(5)(a), above) was taken from the yard of 6805 Meadow Lane, and the rear elevation photo (ref:(5)(b), above) was taken from the rear yard of 6915 Woodside Place.

6) **TREE SURVEY:**

All trees 6" or larger in diameter (at approximately 4' above ground) are noted on the site plan.

7) **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS:**

Adjacent:

- a) Leslie & David Freer, 6805 Meadow Lane, Chevy Chase, MD, 20815.
b) Lydia and Marco Adelfio, 6915 Woodside Place, Chevy Chase, MD, 20815.
c) ?, 6810 Connecticut Avenue, Chevy Chase, MD, 20815.
d) Linda & Tom Wright, 6812 Connecticut Avenue, Chevy Chase, MD, 20815.

Confronting:

- e) Cynthia & Michael McKee, 6808 Meadow Lane, Chevy Chase, MD, 20815.
f) Mr. Frank Engler, 6810 Meadow Lane, Chevy Chase, MD, 20815.
g) Caroline & Michael Michaelis, 6812 Meadow Lane, Chevy Chase, MD, 20815.
h) Mr. & Mrs. Gene Kelley, 6912 Woodside Place, Chevy Chase, MD, 20815.

Bring lamp

examples

2) Docum.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	6807 Meadow Lane	Meeting Date:	08/12/98
Resource:	<u>Town of Chevy Chase (35/81)</u> Locational Atlas Historic District	Review:	HAWP
Case Number:	35/81-98A	Tax Credit:	None
Public Notice:	07/29/98	Report Date:	08/05/98
Applicant:	John White	Staff:	Perry Kephart
PROPOSAL:	Demolition & New Construction	RECOMMEND:	Approve With Conditions

DATE OF CONSTRUCTION: ca. 1920 (Existing Structure)

SIGNIFICANCE: Potential Non-Contributing Resource in the Town of Chevy Chase
Locational Atlas Historic District.

ARCHITECTURAL DESCRIPTION

1½ story, four bay Colonial Revival Cottage clad in stucco with a peaked roof portico over the front entrance. The roof is asphalt shingle. The windows are 1/1, in a number of styles, with aluminum storm windows, and decorative panel shutters. At the rear is a peaked roof dormer over a center bumpout section that is a recent addition.

PROPOSAL

1. The applicant proposes to demolish the structure and replace it with a larger residence.
2. The applicant proposes to construct a Neo-Colonial Revival 2½ story, three bay, house with a rear two-car garage on the right side and a three bay wing on the left side of the main block. The house is to have exterior masonry chimneys at either side of the house and an additional flue on the rear roof plane of the addition. The side addition is proposed to have a recessed, screened front porch under the second story accessed by a pair of multi-paned french doors leading from the addition and by a single multi-paned french door leading from the side wall of the main block. There are full-length windows proposed to flank the paired french doors.

The front facade will have a copper-roofed bay window on either side of a Federal Style front door with a curved transom and sidelights. There is a pedimented portico with Doric porch

supports that will be the same design as those on the side porch. The front porch is proposed to have three steps leading to grade. A small shed roof portico is also proposed for the rear entrance. The rear entrance is to be a pair of multi-paned french doors.

Two skylights are proposed on the rear roof plane of the main block.

The windows for the most part are to be 9/9 below and 6/6 above. They are proposed to be double-glazed with shadow bar muntins. A glass block privacy window is proposed for the rear of the side addition. The shutters are to be louvered wood panels to fit the windows, to be inoperable, but to have holdbacks. The house is to be clad in painted, lapped *Hardiplank* (a sample was submitted to the commission at the preliminary consultation). Composite shingle is proposed for the roof. The garage is to have two bays with overhead paneled doors and an additional exit through a glass paneled door at the rear of the structure. Between the garage and the house is a bump-out on the side to provide access from the house to the garage. In front of this section are exterior railed steps leading to a below grade basement under the main block and the side addition. Grading is proposed at the rear of the addition to provide for a basement window well. The garage is to be constructed on grade.

3. Some paving is proposed to bring the existing driveway on the right side of the property to provide a paved apron in front of the garage entrance. No trees are expected to be negatively impacted either by the proposed construction or by paving.

4. A 6' high open work plank fence with a 1x4 cap board is proposed to be installed to extend along the rear property line from the existing wood fence at the Woodside Place property line to the rear corner of the garage, at which point a wood gate is proposed. A second section is proposed to run from the rear corner of the house back to the rear fence with a gate to be installed near the house.

STAFF DISCUSSION

Background

The applicant is attempting to expedite the demolition and replacement of a property in the Town of Chevy Chase by stepping outside the normal review process that submitting a demolition permit to the Department of Permitting Services would initiate. Applicant has appeared before the HPC for two Preliminary Consultations to discuss his proposal to demolish the existing structure and to replace it with a new house of the structure.

HPC is being asked to review the proposals for all intents and purposes as a Master Plan site within a historic district. The applicant has explained his concerns regarding modification of the existing resource.

Demolition

Demolition of a structure within a historic district is always carefully reviewed and

infrequently approved by the HPC. The demolition can be considered from three perspectives.

A. Historic Merit:

How does the property contribute to the historicity of the district in which it is located? Chevy Chase is historically significant in the context of suburban development in Montgomery County. In the late 19th and early 20th century, scores of subdivision sites were created--first along the B&O Railroad, then along streetcar lines, and then on routes accessible by automobile. Among all these communities in the county, Chevy Chase stands alone in its comprehensiveness. Section 4, the Town, is significant for representing a continuation of Francis Newlands' vision that began with Section 2, the Village.

From the information compiled in the survey of the proposed district to date, the house at 6807 Meadow Lane appears to have been constructed before 1935, probably in the 1920's, based on changes to the property shown on the 1933 Sanborn Plats that are not shown on the 1909 Thomas Fisher Plan, and from recorded deeds for the site.

There is nothing in the research to date to indicate that the house is to be considered for its individual historic significance, or for any contributions to local or national history, or for any associations with local or national historic figures.

B. Architectural Merit:

Architectural or design significance would be attributed to the house if it embodied distinctive type, period or method of construction, or if it represented the work of a master, or possessed high artistic values, or represented an established and familiar visual feature of a neighborhood. The house does not appear to meet these criteria. It is not representational, and although it has been in place for many decades, it has undergone too many changes and has been too significantly altered to be distinguished as being a familiar feature of the neighborhood. For this reason, also, it cannot be characterized as being of any particular style or period.

C. Condition of the Structure:

The subject property has been described by the applicant in the attached pages as being structurally unsound. That in itself is not a reason for demolition of a property that is of either historical or architectural significance. In the case of this house, the structural problems with the house should, in staff's opinion, be given weight. It would be inappropriate to ask the applicant to restore a house that would not be considered a contributing resource for any reason other than in its original state, it was an early house in the district.

Demolition of a 70 or 80 year old structure is always problematic. As this house has lost substantially all architectural integrity as a result of the many modifications to its design and materials, staff would concur with the applicant's proposal that it be demolished. We would recommend that a condition of approval be documentation and photography of the structure before it is taken down.

New Construction:

The proposals for demolition and for new construction that the applicant has made are the result of extensive discussion with the staff and with the HPC at two preliminary consultations. Staff feels that the applicant has responded to the concerns of the Commission and of the neighbors. The house is at the upper limits in terms of height relative to the elevation of the neighboring houses, but as it does not exceed them, staff would not consider this an issue.

The proposals submitted at the consultations have been slightly modified in the interim to include two rear skylights, a glass block window, a screened porch, and a rear fence. Although there are no specific guidelines within which to review these proposed changes, the window and rear fence the screened porch are at the rear of the property, and staff would suggest that review of them should be lenient. Because of the placement of the proposed construction on a corner lot nearly perpendicular to the neighboring structure on Woodside Place, rear skylights that face onto the neighbor's side yard may be problematic. The screened porch, in staff's opinion, is a familiar feature of the historic district and is appropriate to the revival style that is being emulated in this new construction.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with conditions** the HAWP application as being consistent with Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

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.

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.

and with the following conditions:

1. The permit set of construction drawings is to be stamped as approved by the HPC staff before being submitted to the Department of Permitting Services.
2. Applicant to work with staff to document and photograph existing structure before removal, based on HABS/HAER Standards.
3. Adequate protection is to be provided for trees adjacent to the building site

during construction.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: John White
Daytime Phone No.: 202-208-1812

Tax Account No.: _____
Name of Property Owner: John D. & Elizabeth M. White Daytime Phone No.: 202-208-1812
Address: 6807 Meadow Lane Chevy Chase MD 20815
Street Number City Street Zip Code
Contractor: Stanley-Martin Custom Homes Phone No.: 703-760-8112
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 6807 Street: Meadow Lane
Town/City: Chevy Chase Nearest Cross Street: Woodside Place
Lot: 10 Block: 7 Subdivision: Chevy Chase Section 4
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 400,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

John D. White Signature of owner or authorized agent
6/9/98 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

6

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Submitted Separately

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Submitted Separately

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

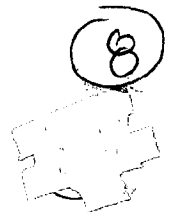
7

(H)

Historic Preservation Commission

Item 4.

- Exterior Veneer: Hardiplank 7.5" Beaded Cementitious Siding on all (4) sides.
- Shutters to be Mid-American Master series "Williamsburg" raised panel.
- Gutters: 5" wide x 3.5" deep - aluminum. Downspouts: 2" x 3" - aluminum. Color to match cornice.
- Fireplace: Majestic DVR36RN direct vent fireplace located on rear wall.
- Foundation walls: Poured concrete walls 9' tall.
 - Exposed foundation walls to be painted to match Hardiplank siding.
- Floor system: Engineered floor system = TJI's at 19.2" O.C.
- Subfloor: 3/4" O.S.B.
- Exterior walls to be constructed with 2 x 4 's at 16" O.C.
- Insulation: Ext. walls = R13, Ceilings, Overhangs, Bays = R30, Basement walls = R11.
- Exterior Sheathing: 7/16" O.S.B.
- Roofing: G.A.F. "Slateline" -- 30 yr. shingle:
 - (2) front bays to be copper,
 - Front door portico to be G.A.F. "Slateline",
 - Portico off Dining room to be a rubber roof membrane. Mule Hide Products,
 - Rear Library 4' offset to be G.A.F. "Slateline".
- Front Stoop to have brick pavers.
- Portico rails and columns off Fam rm to be wood.
- All cornice to be wood. Facia, Freeze (where applicable), and soffit.
- Windows to be Barber and Ross wood, insulated, double hung with sandwiched divided lites. Except Kitchen and Masterbath: Barber and Ross wood, insulated, casements with sandwiched divided lites.
 - Fiberglass mesh screens
- Front door: 3 x 0 x 6 x 8 - Rigid Guard insulated steel (6) panel w/ 1 x 0 sidelites (ea. side) and 1 x 0 transom above.
 - French doors (Fam rm), Atrium door (Bkfst rm) to be Rigi-Guard (15) lite.
 - Garage svc dr. and areaway door to be Rigid-Guard (9) lite.
- Overhead garage door to be Clopay 1000 - Insulated steel door, (4) section and (4) panel.
- Exterior wood to Receive (3) coats of paint. Prime coat, first coat, second coat.
 - Mfg: McCormick.
 - All projections above roof to be painted to match roof shingles -- such as: Flues, vents, etc.
- Exterior door hardware to be Schlage F-series, "Plymouth" -- polish brass.
- Exterior light fixtures: Polish Brass



Modifications to Plans submitted for
6807 Meadow Lane in the Town of Chevy Chase
(7/20/98)

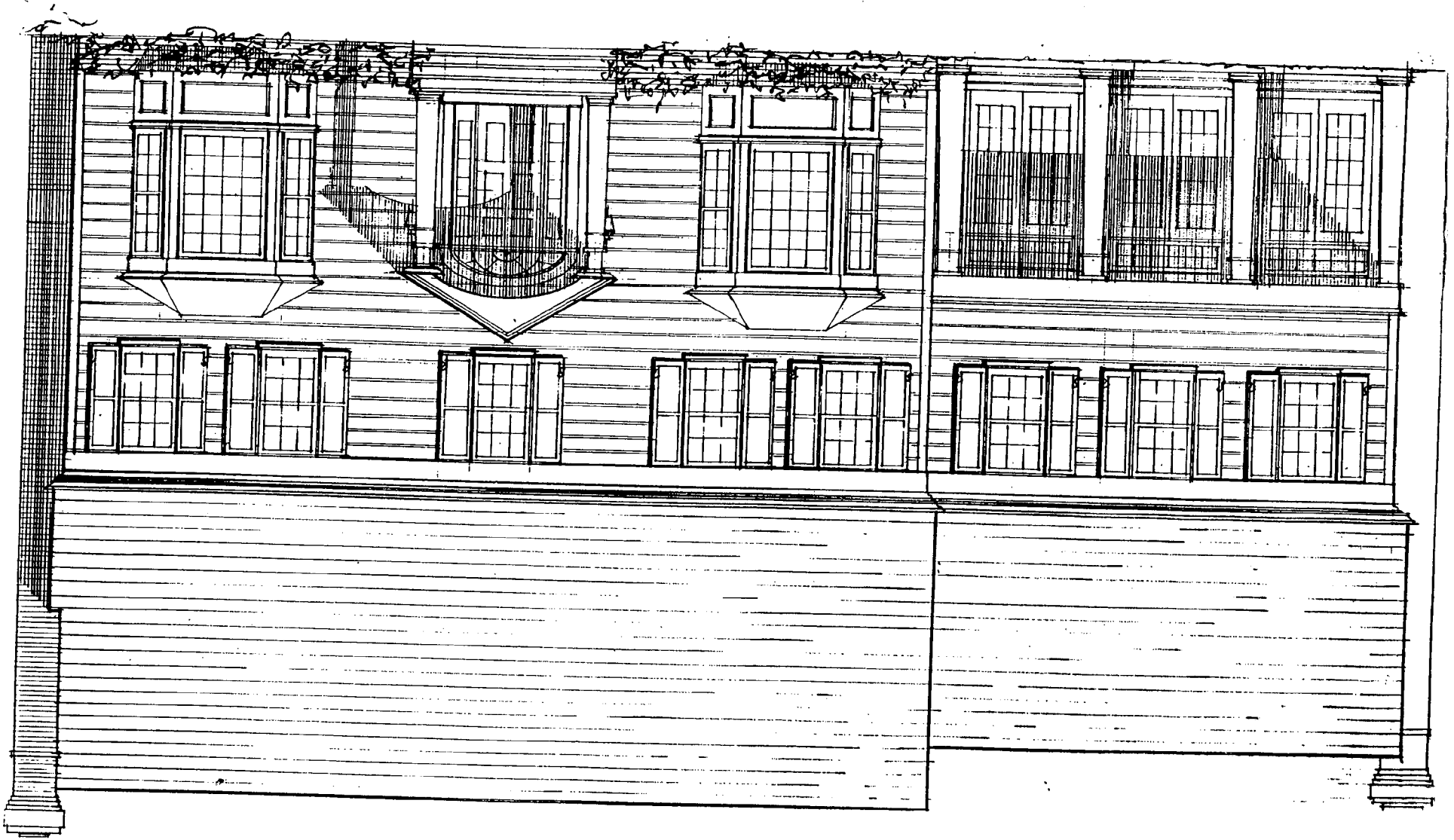
- 1) Front Elevation: Change first and third french doors on porch to full length divided light windows with same transoms.
- 2) Front Elevation: Add screening to the porch with french doors, using minimal support lathing so French doors are as visible as possible. Also eliminate the front porch steps and retain the side porch steps and put a screen door at the side steps.
- 3) Right Side Elevation: Add a window on the second floor approximately in the center of the wall (for a bathroom).
- 4) Rear Elevation: Change the window on the far right of the second level to a glass block window and possibly reposition it to the left somewhat (maybe in the middle) of that wing of the house.
- 5) Rear Elevation: Add a "kitchen sink" window between Garage and backyard French doors.
- 6) Rear Elevation: Change the garage window in the center of the wall to a half-divided light (9 pane) door repositioned to the far left of the garage wall.
- 7) Rear Elevation: Add two (2) skylights on left rear roof of main house.
- 8) Site Plan: Add a 6'8" backyard fence (type yet to be determined - it may be an alternating board type to allow breezes to pass through) made up of 4 sections:
 - a) from Woodside front setback building line, along shared property line with Adelfios, to 48" poplar tree.
 - b) from 48" poplar tree, along shared property line with Adelfios, to the northernmost corner of the Garage (left rear corner of garage on site plan oriented with Meadow Lane at bottom of page). Note that Woodside Place runs on a line going north-to-south.
 - c) from northernmost point of house (left rear corner of house on site plan oriented with Meadow Lane at bottom of page) to the Adelfio property line. Section will contain a door.
 - d) from NE corder of Garage go Adelfio property line. Section will contain a door.

Comment: Please give me feedback on acceptability of these changes.

Question: By what date and time do we need to get Perry Kephart the finalized drawings in time for the 8/12 HPC meeting?

Front Elevation
6/24/98

01

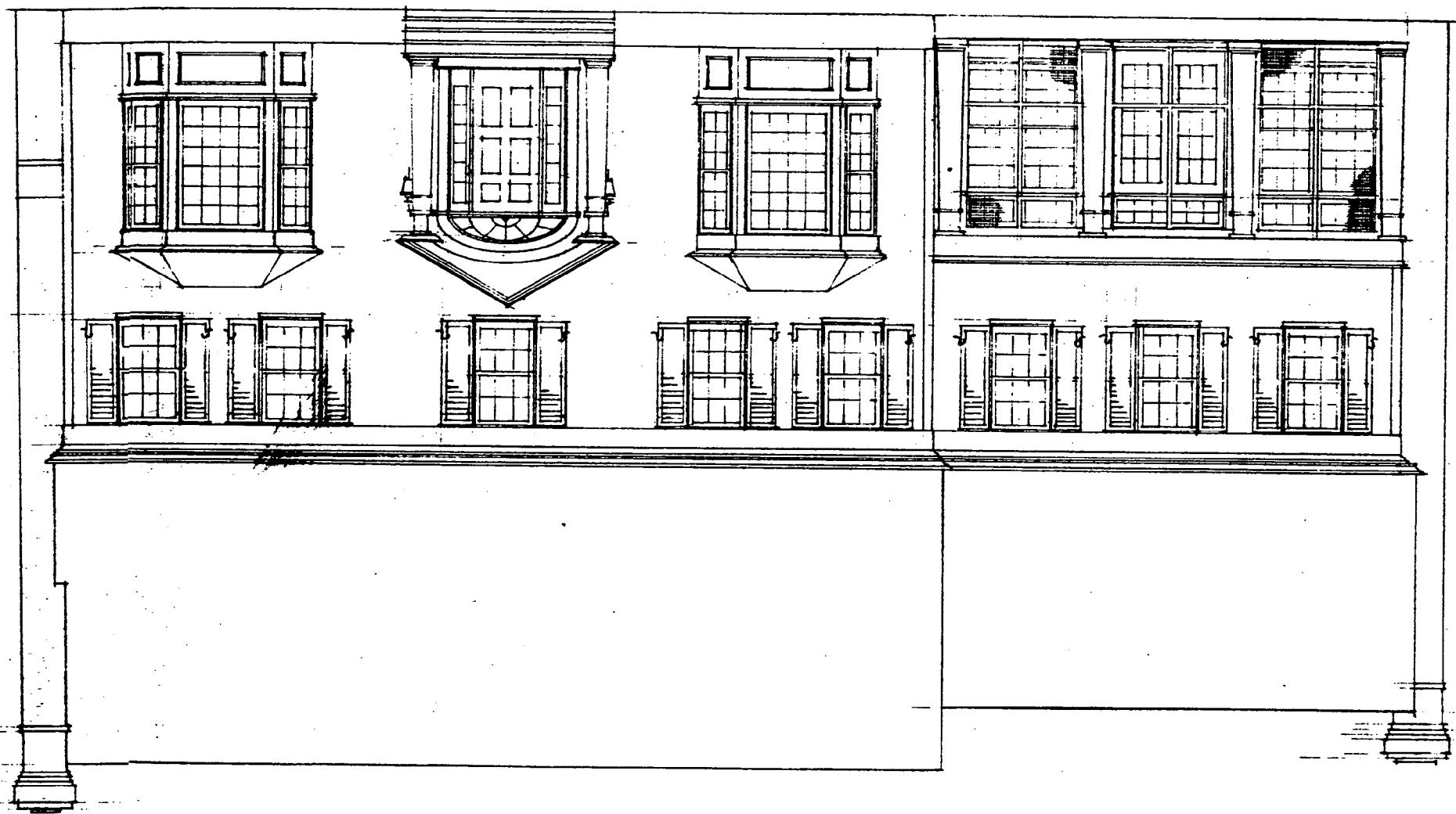


(with screen porch)

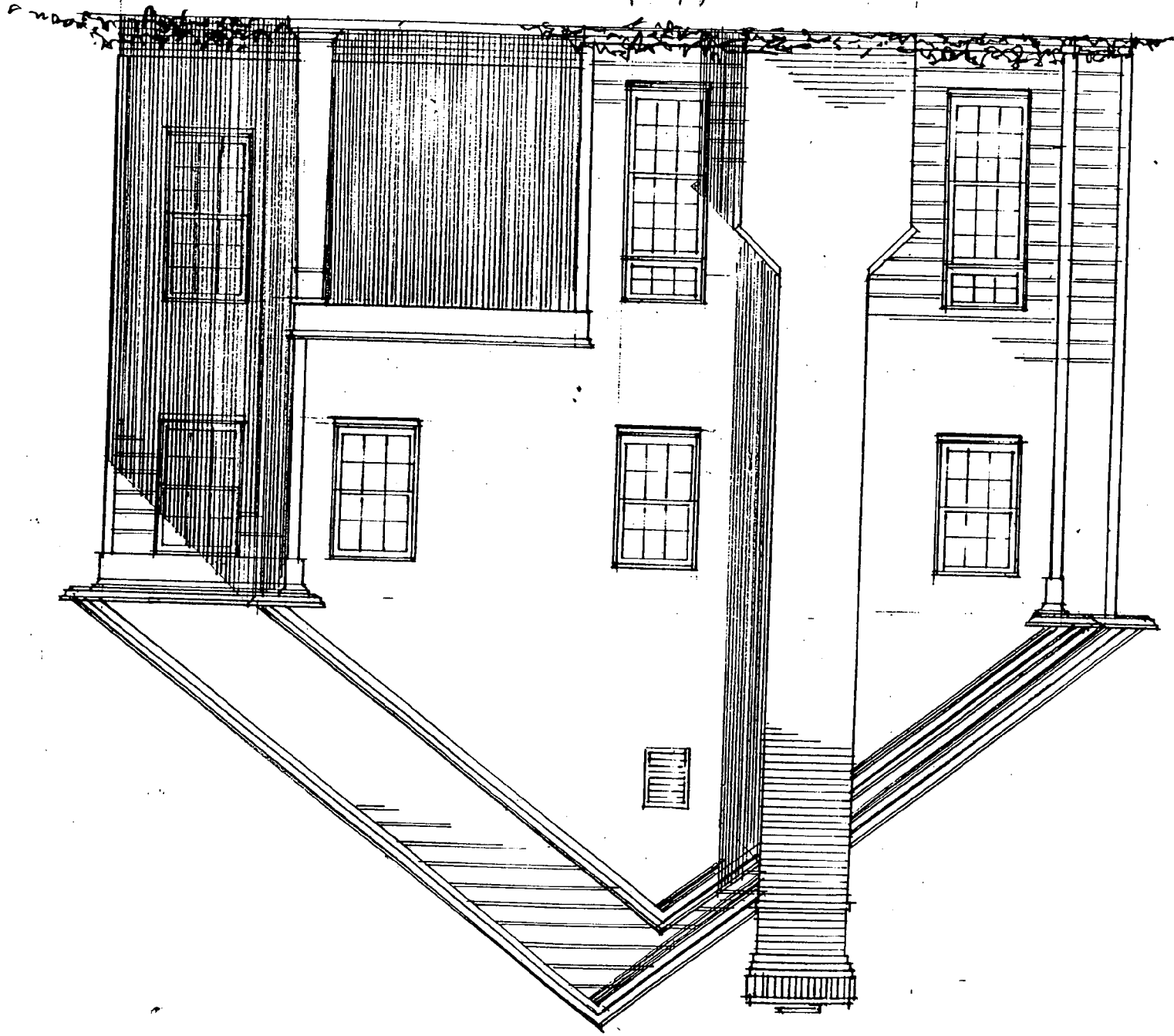
8/12/98

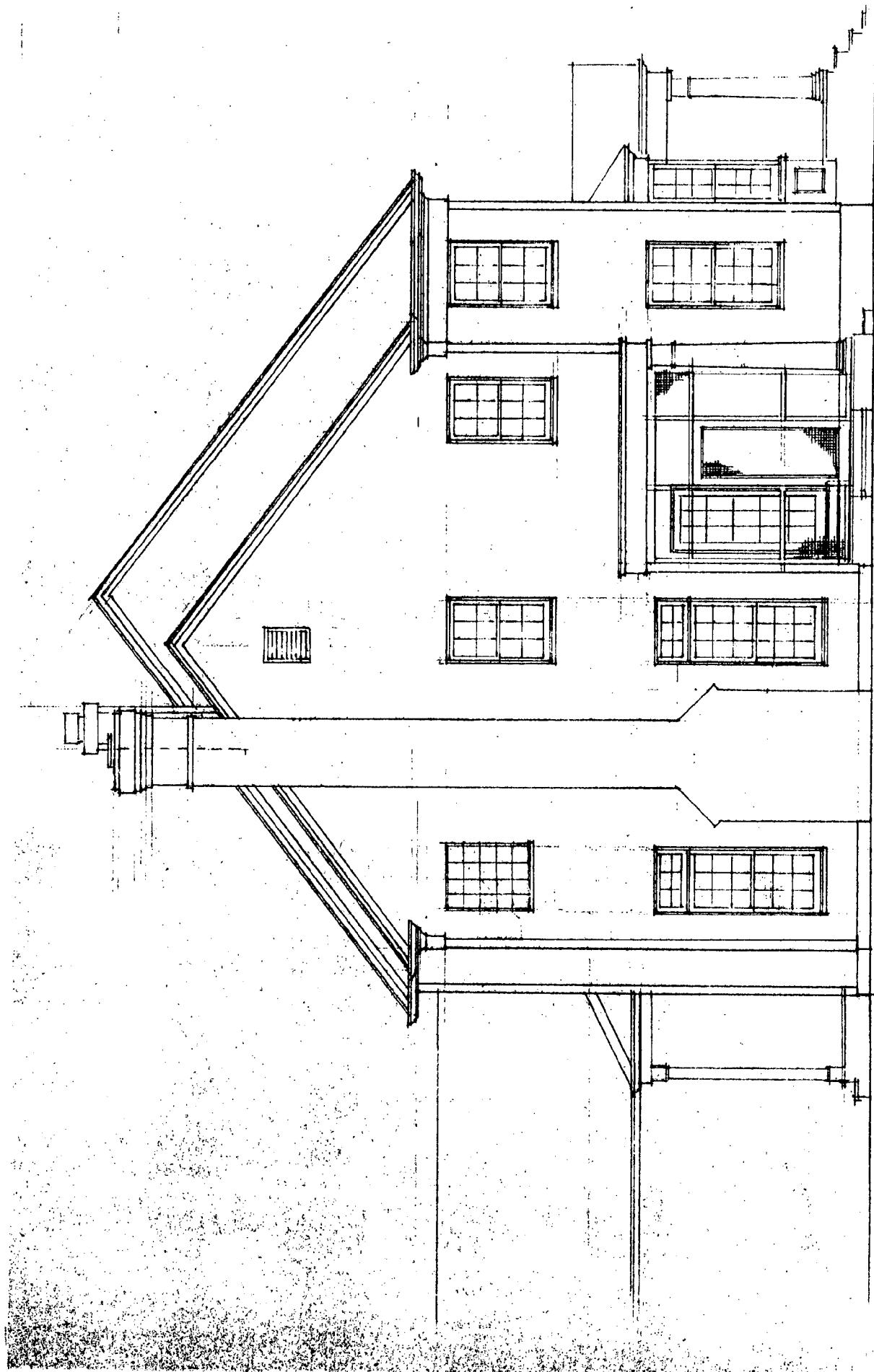
2ND FLY

idea



6/24/98

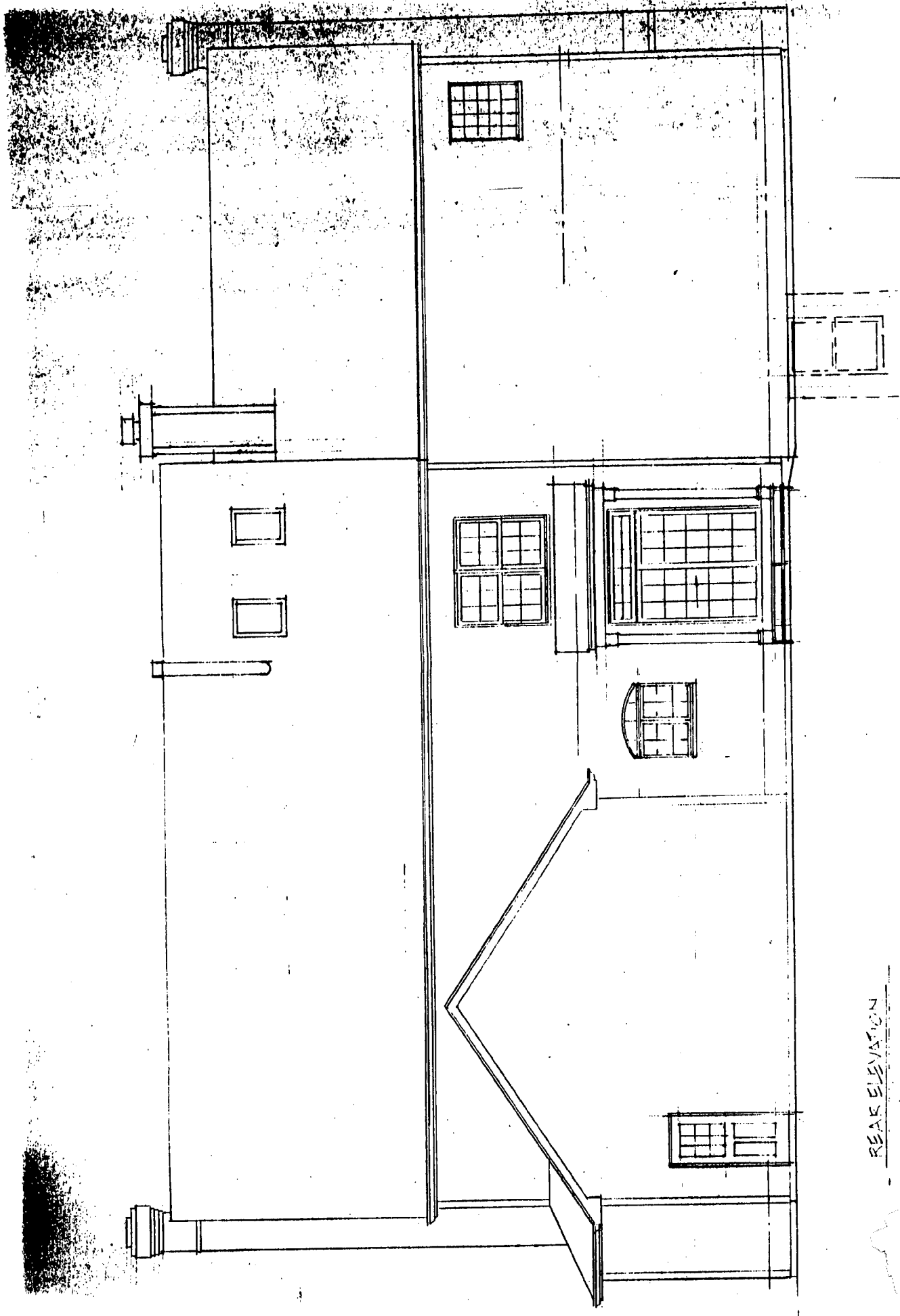




LEFT SIDE ELEV.

8/12/98

1/a



REAR ELEVATION

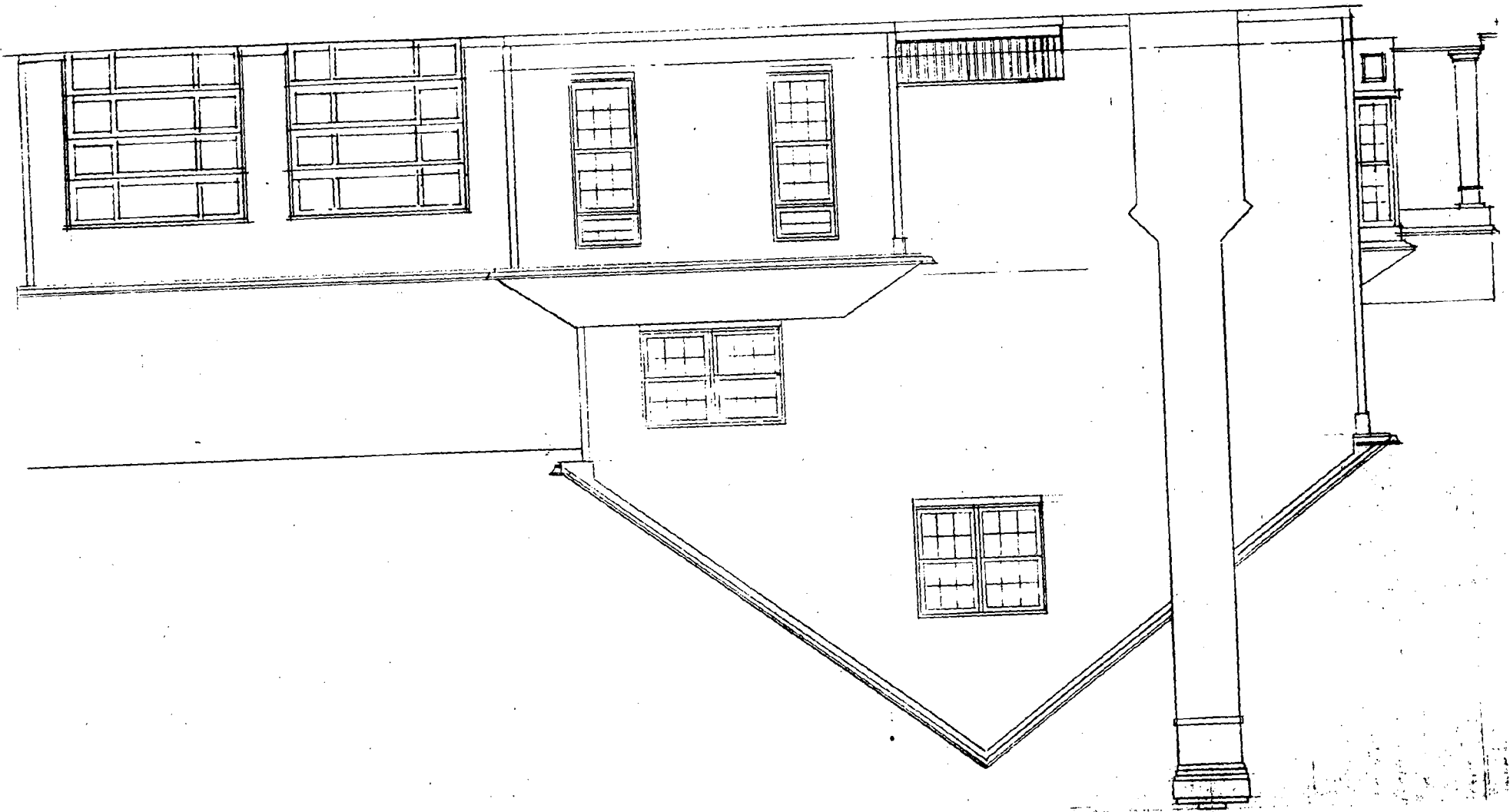
8/12/98

A2

13

8/2/98

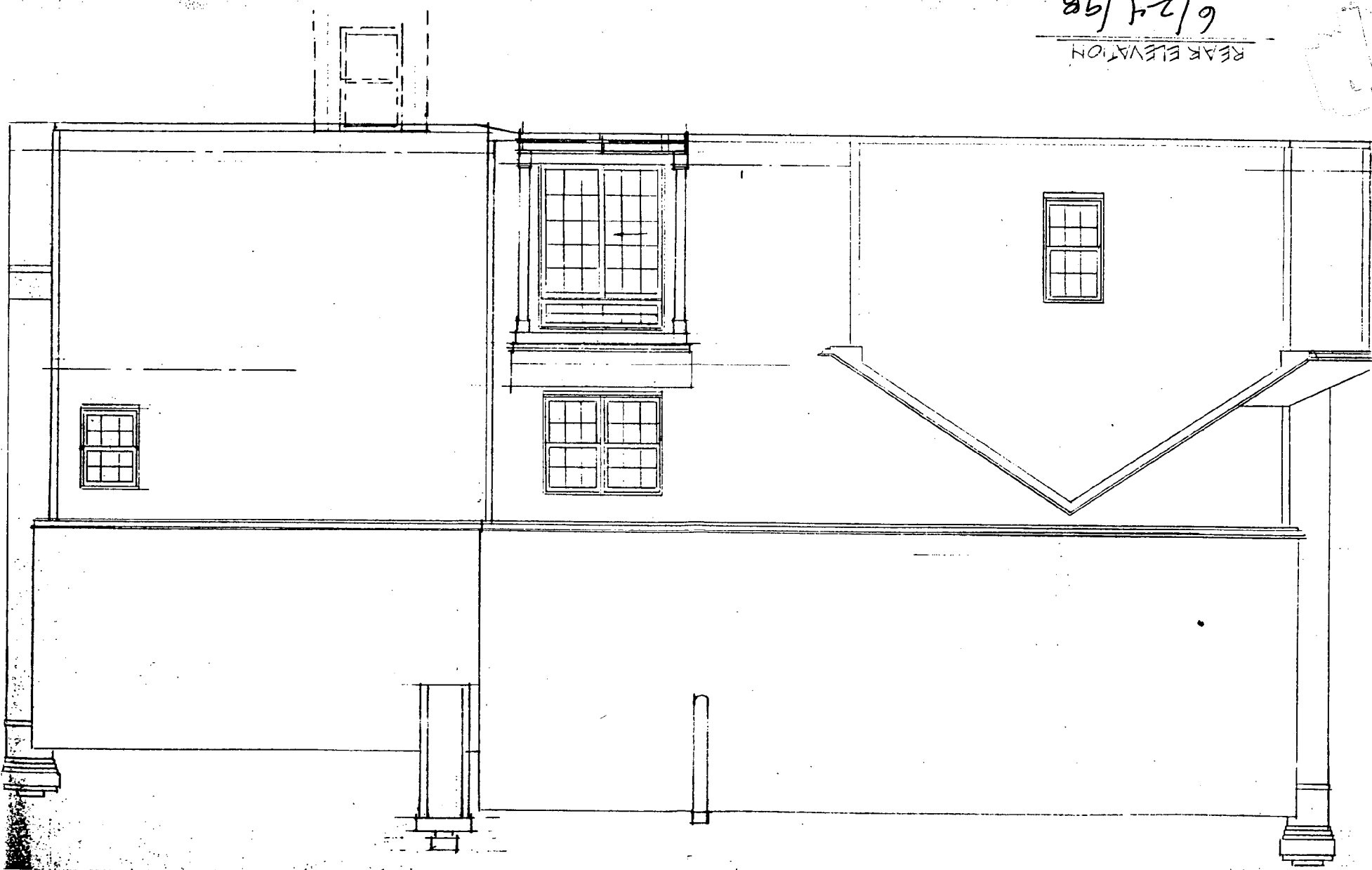
RIGHT SIDE ELEVATION



①

6/24/98

REAR ELEVATION



PARCEL 850

PT. LOT 5

LOT 9-BLOCK 7

#6805 EXISTING HOUSE

BLOCK 7

6915 NG HOUSE

LOT 10

7

12,101 S.F.

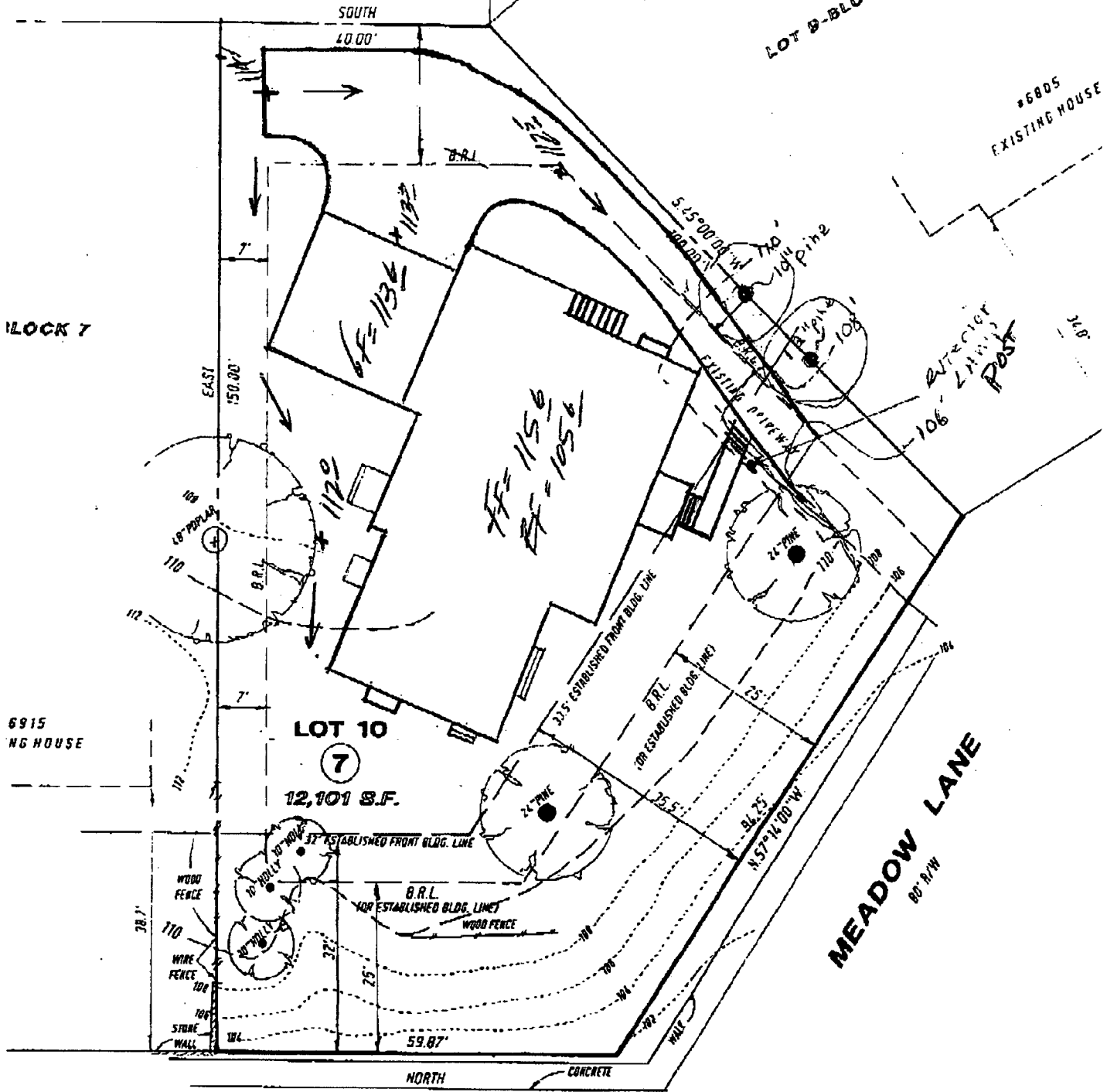
MEADOW LANE
80' R/W

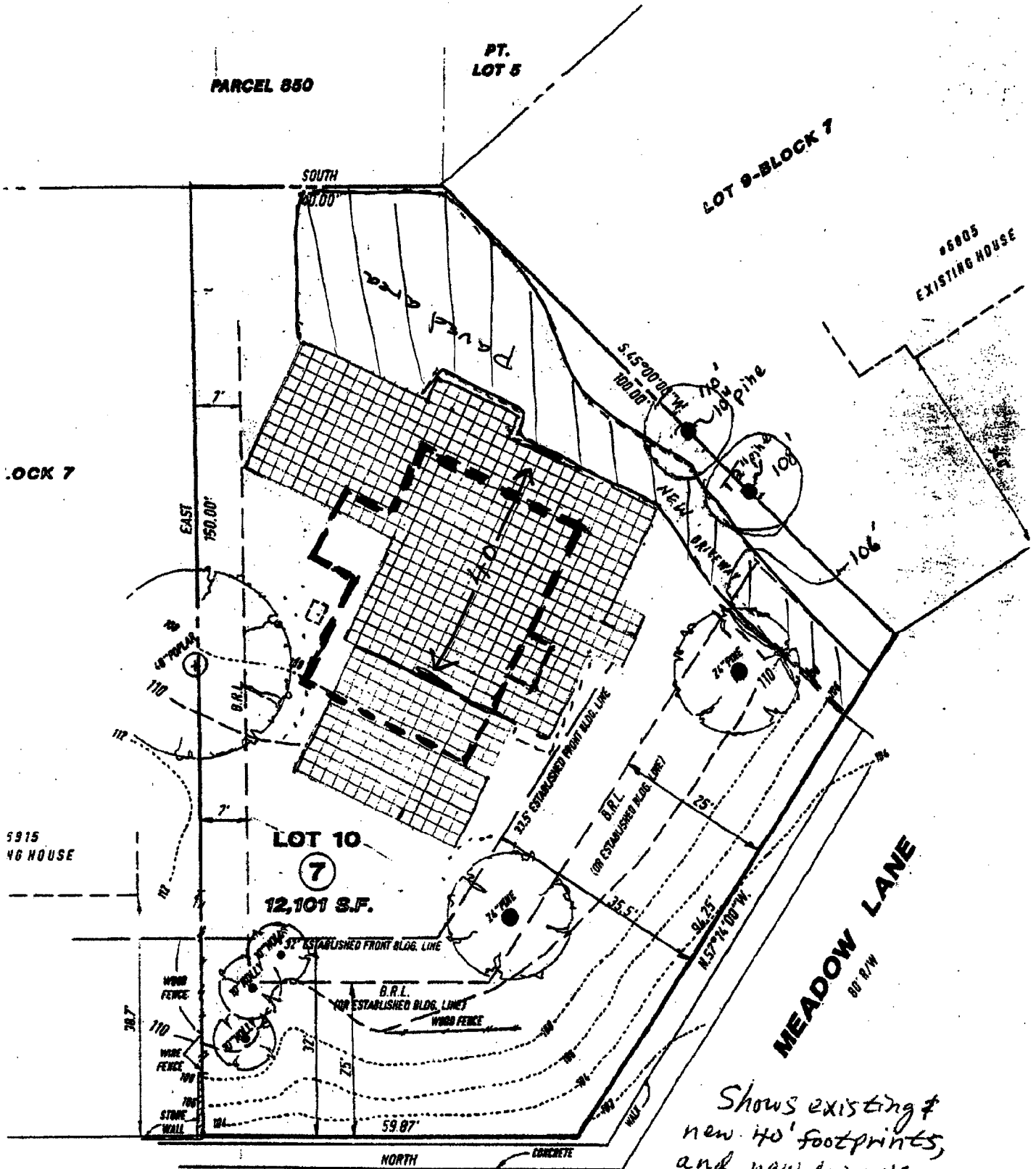
WOODSIDE PLACE

50' R/W

SEWER MANHOLE

15





Shows existing & new 40' footprints, and new driveway & apron by garage. 6/3/98.

WOODSIDE PLACE

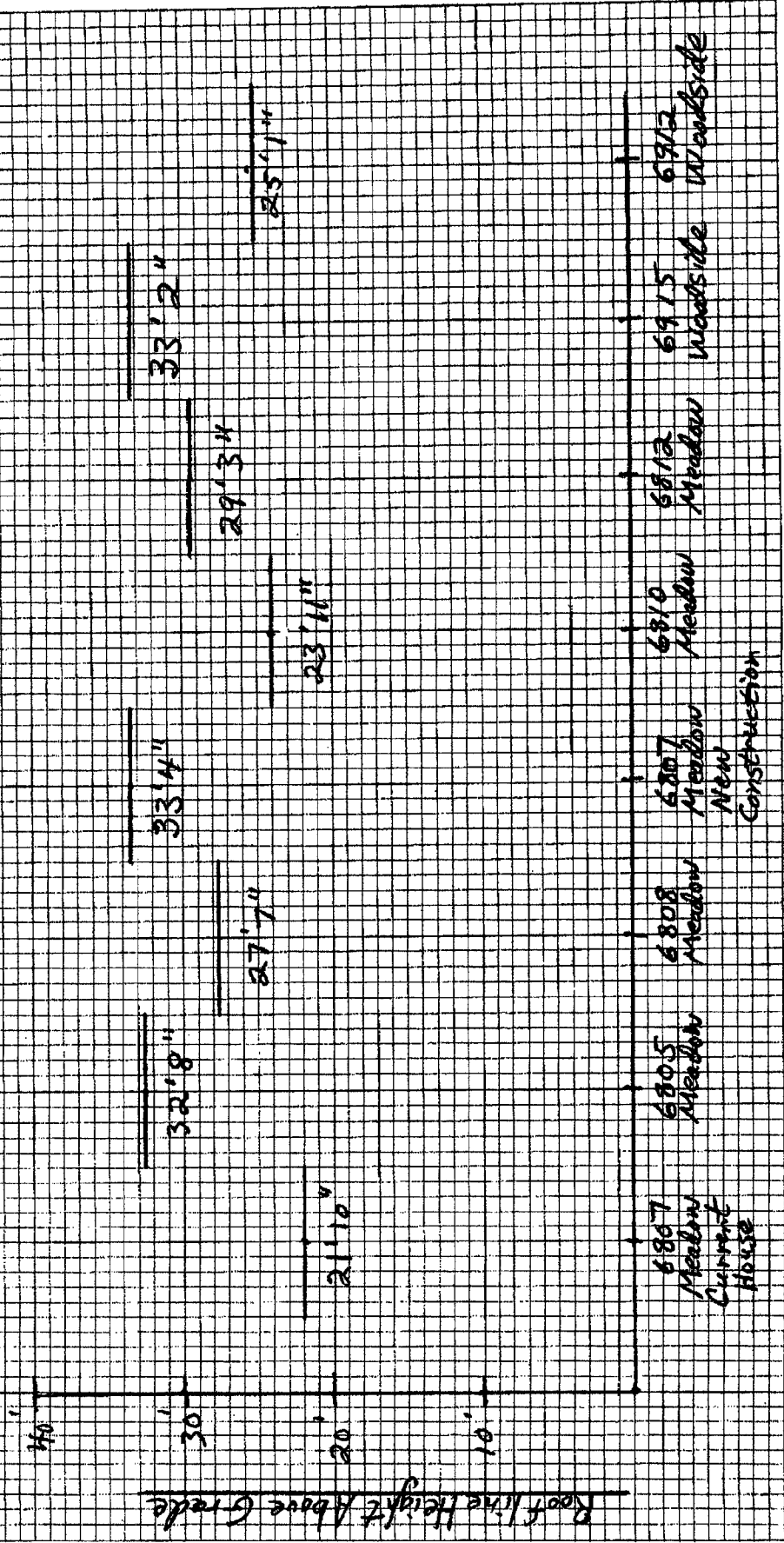
50' R/W

 proposed house
 existing house
 SETBACK MARKER

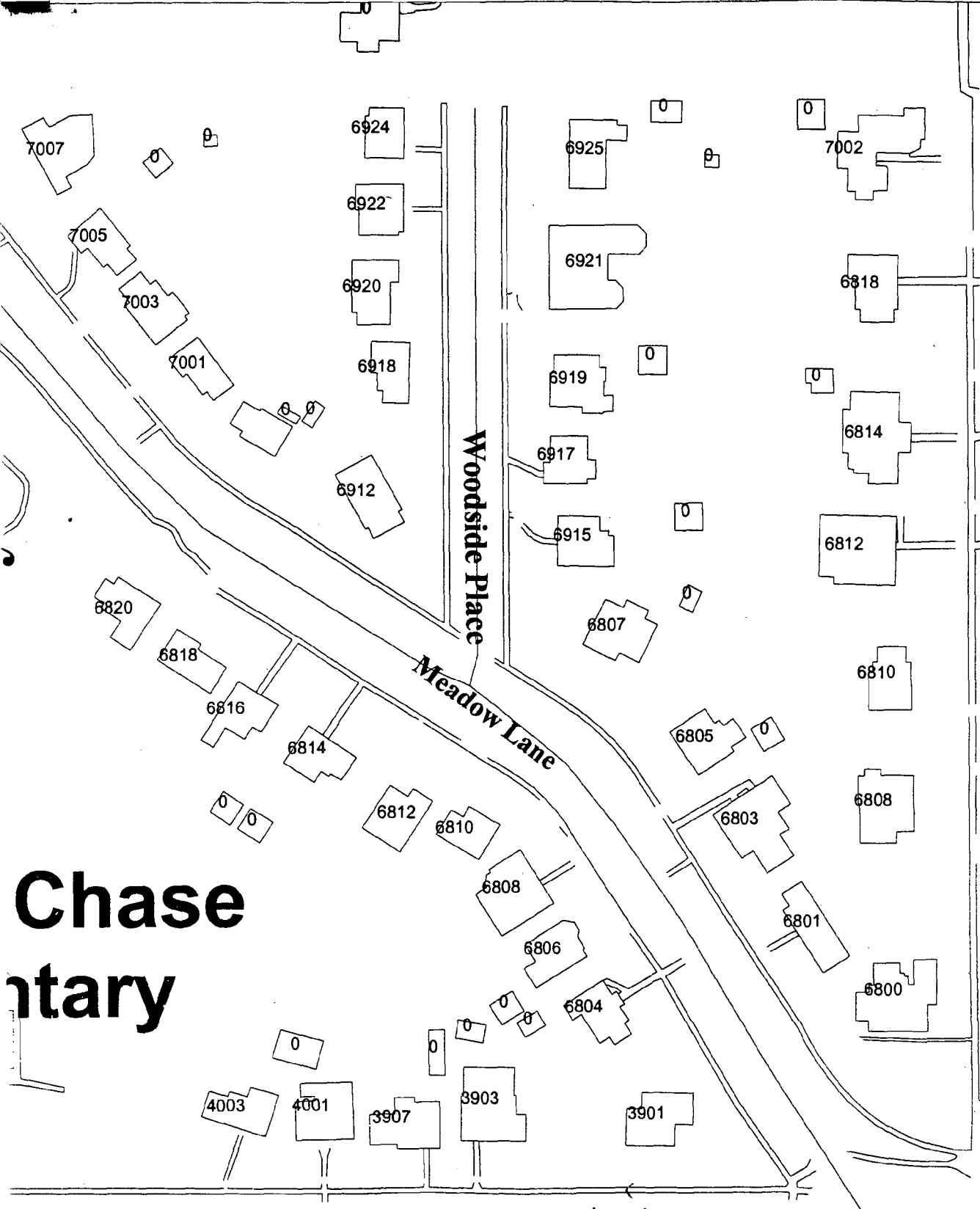
16

FP-10A-10 X 10 TO 1 INCH
10th LINE HEAVY

Comparison of Heights of Houses Afoot 6807 Meadow Lane



17



**Chase
ntary**

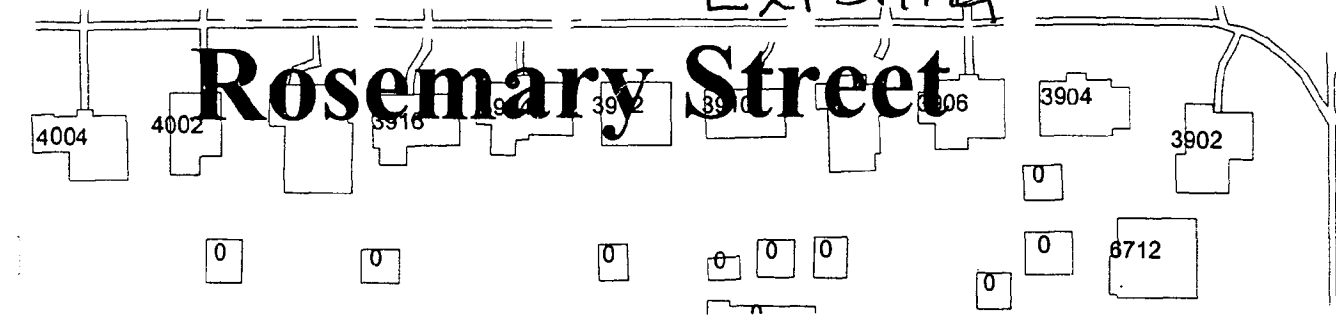
Connecticut Ave.

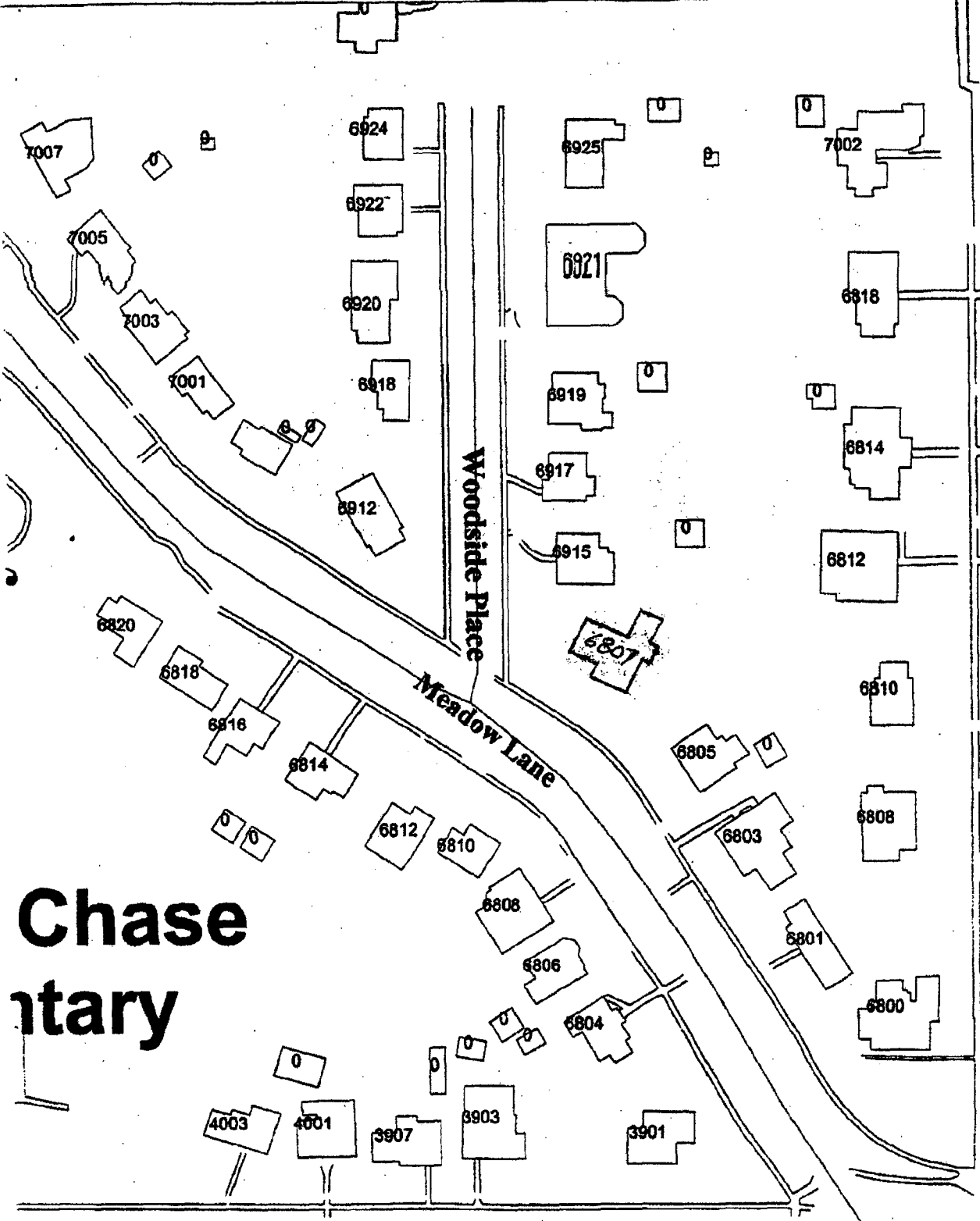
burgisix

Existing

Rosemary Street

18





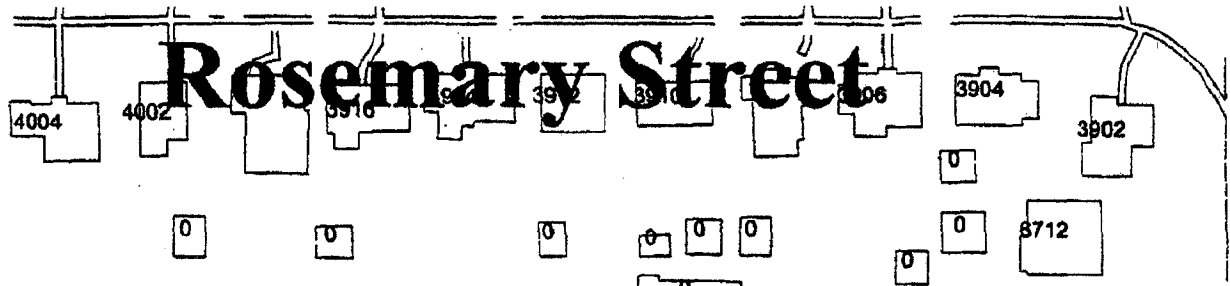
**Chase
itary**

Connecticut Ave.

Meadow Lane

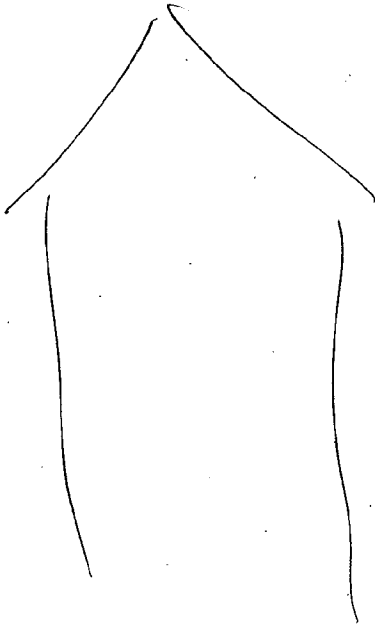
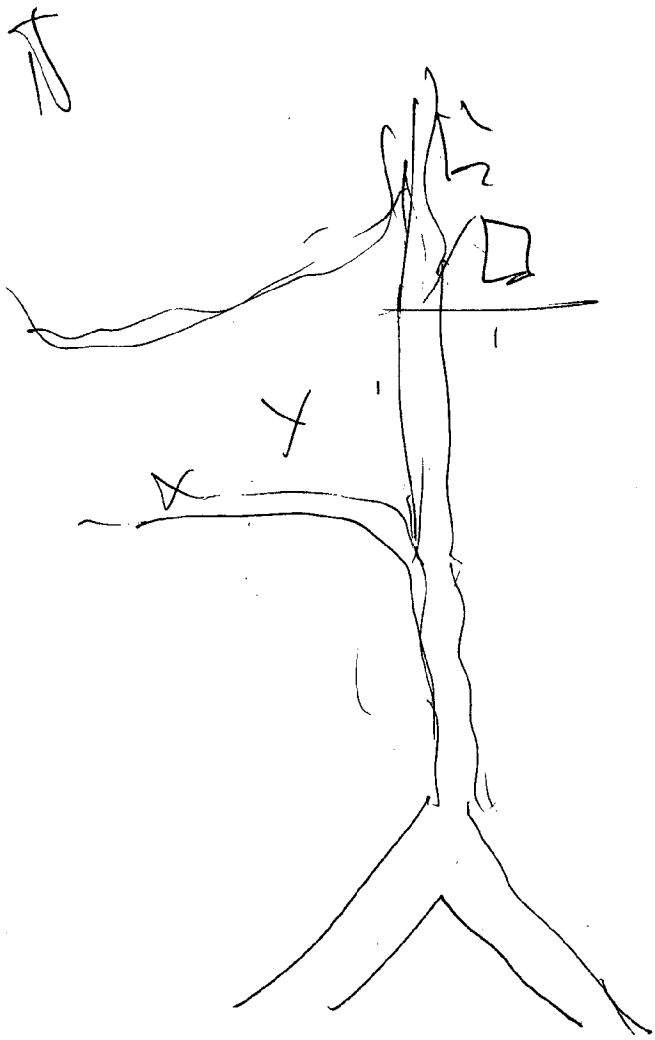
Woodside Place

Proposed

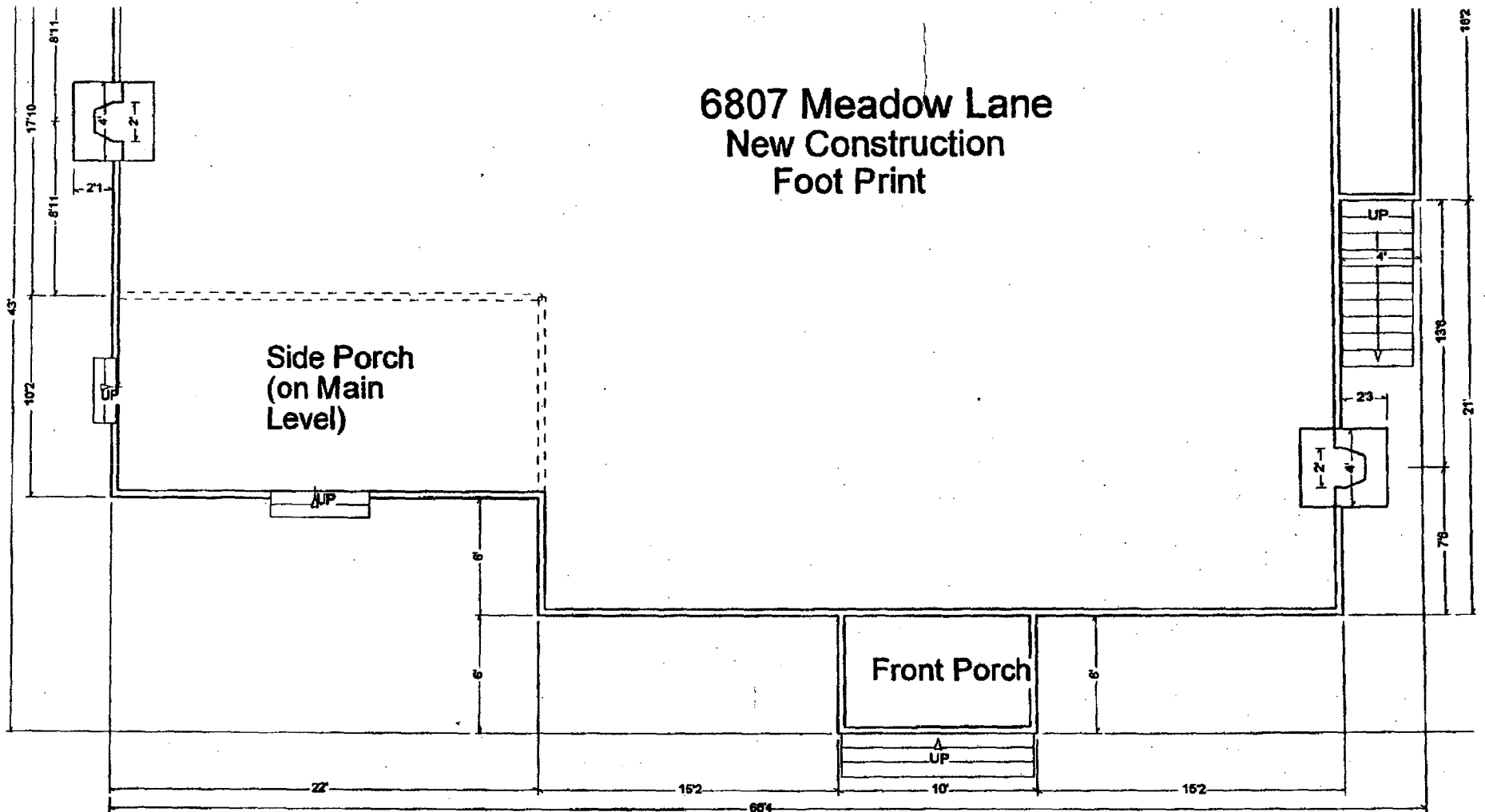


Proposed

19



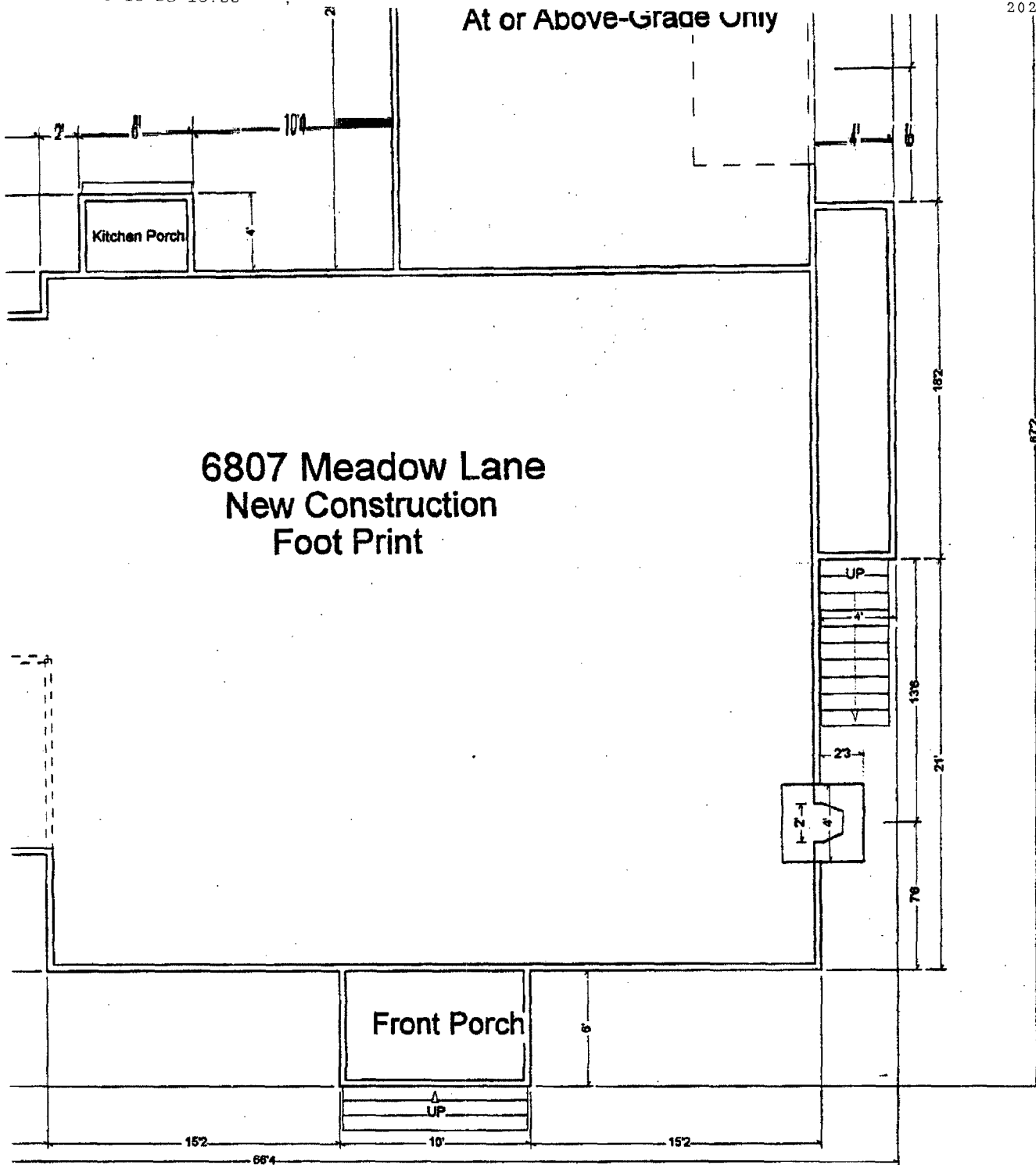
6807 Meadow Lane
New Construction
Foot Print



6/16/98

21

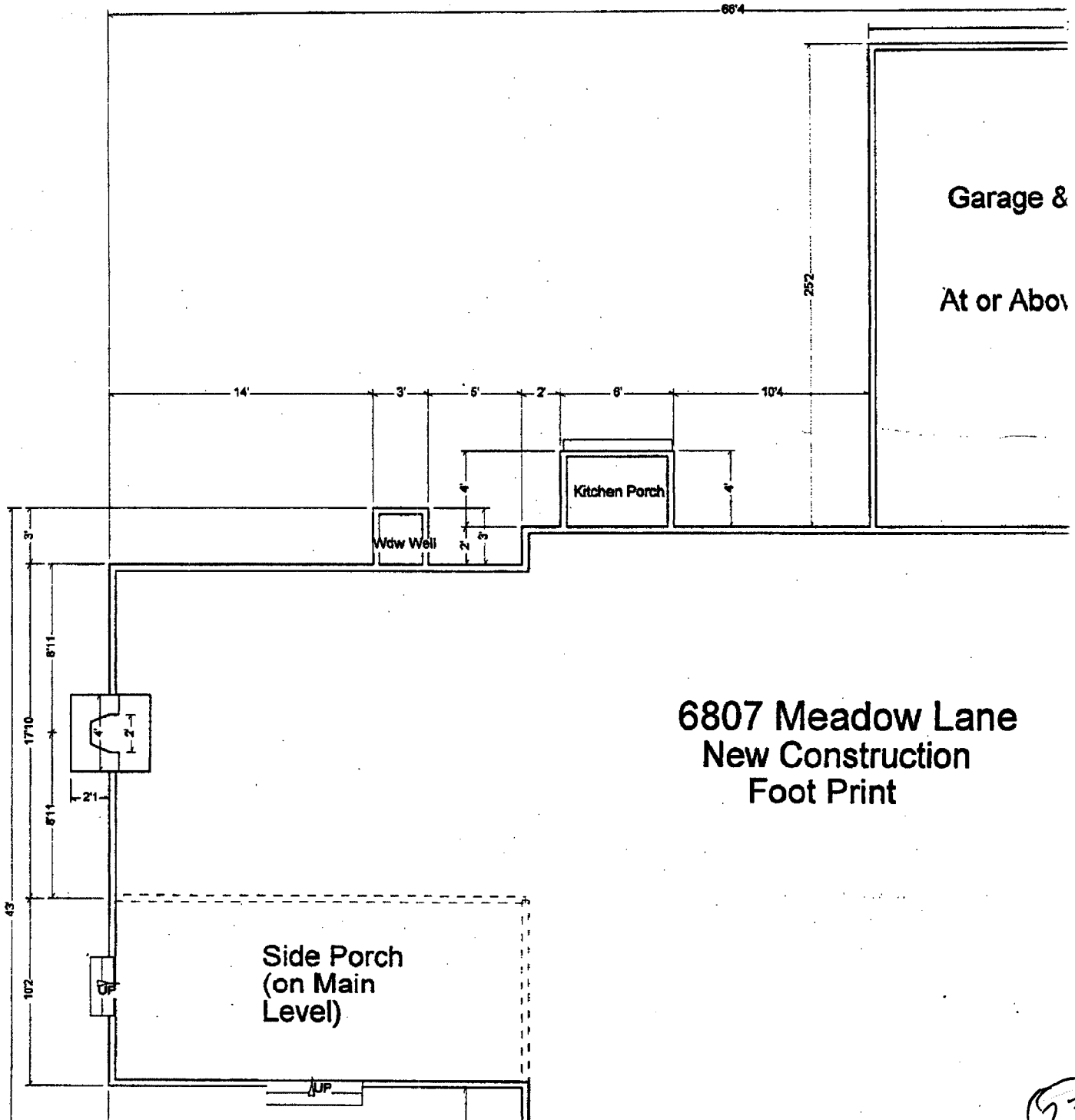
At or Above-Grade Only



6807 Meadow Lane
New Construction
Foot Print

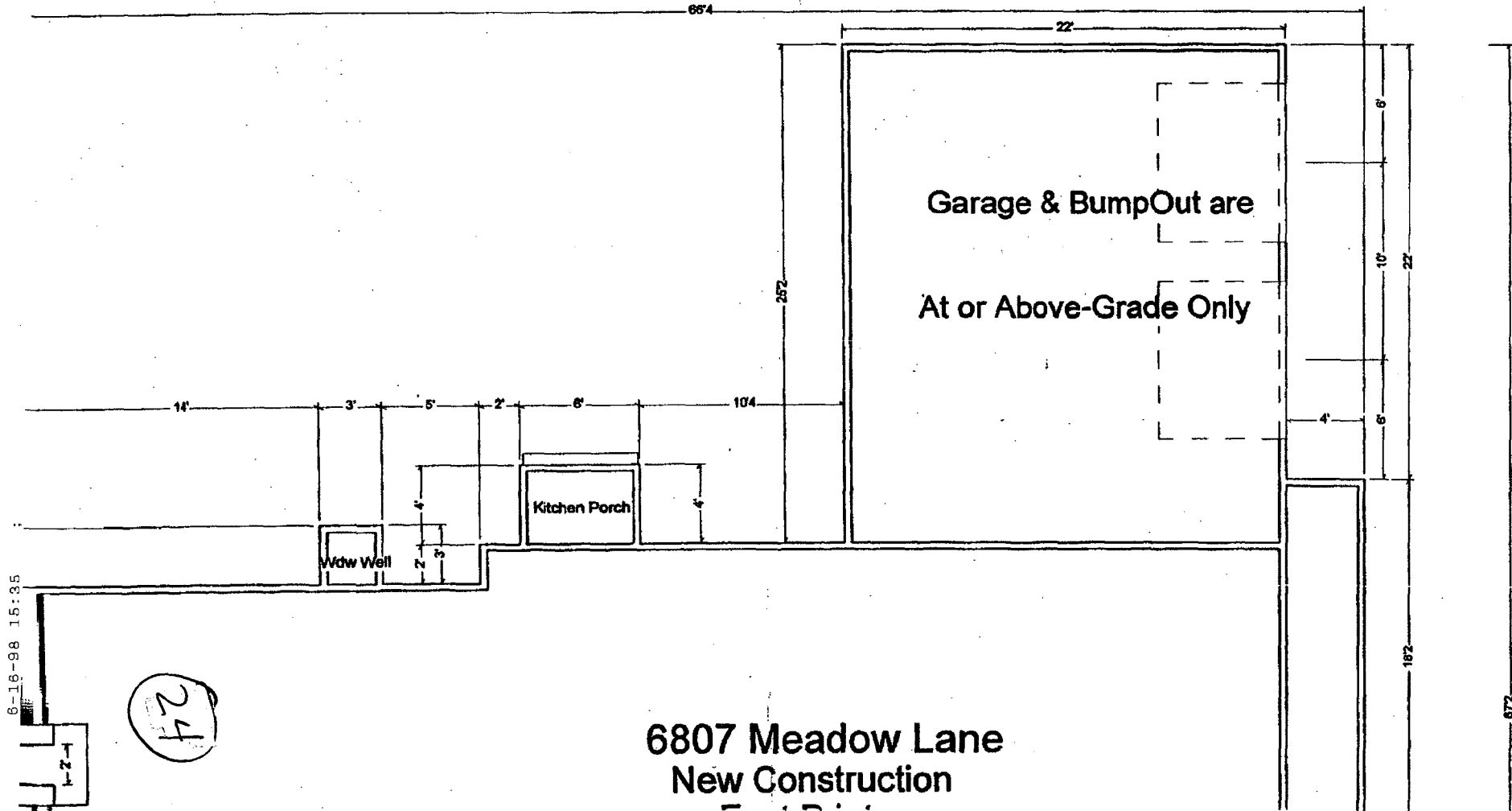
6/16/98

22



**6807 Meadow Lane
New Construction
Foot Print**

23



6807 Meadow Lane
 New Construction

6-16-98 15:35

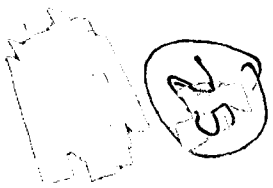
24

672

Existing House
6307 Meadow Lane



Front Elevation
View from Meadow Lane



26

Left Elevation
Distance from grade to peak of roof is 21' 10"



Existing House
6807 Meadow Lane

Existing House
6807 Meadow Lane



Right Elevation
View is from backyard of 6805 Meadow Lane

27

Existing House

6807 Meadow Lane



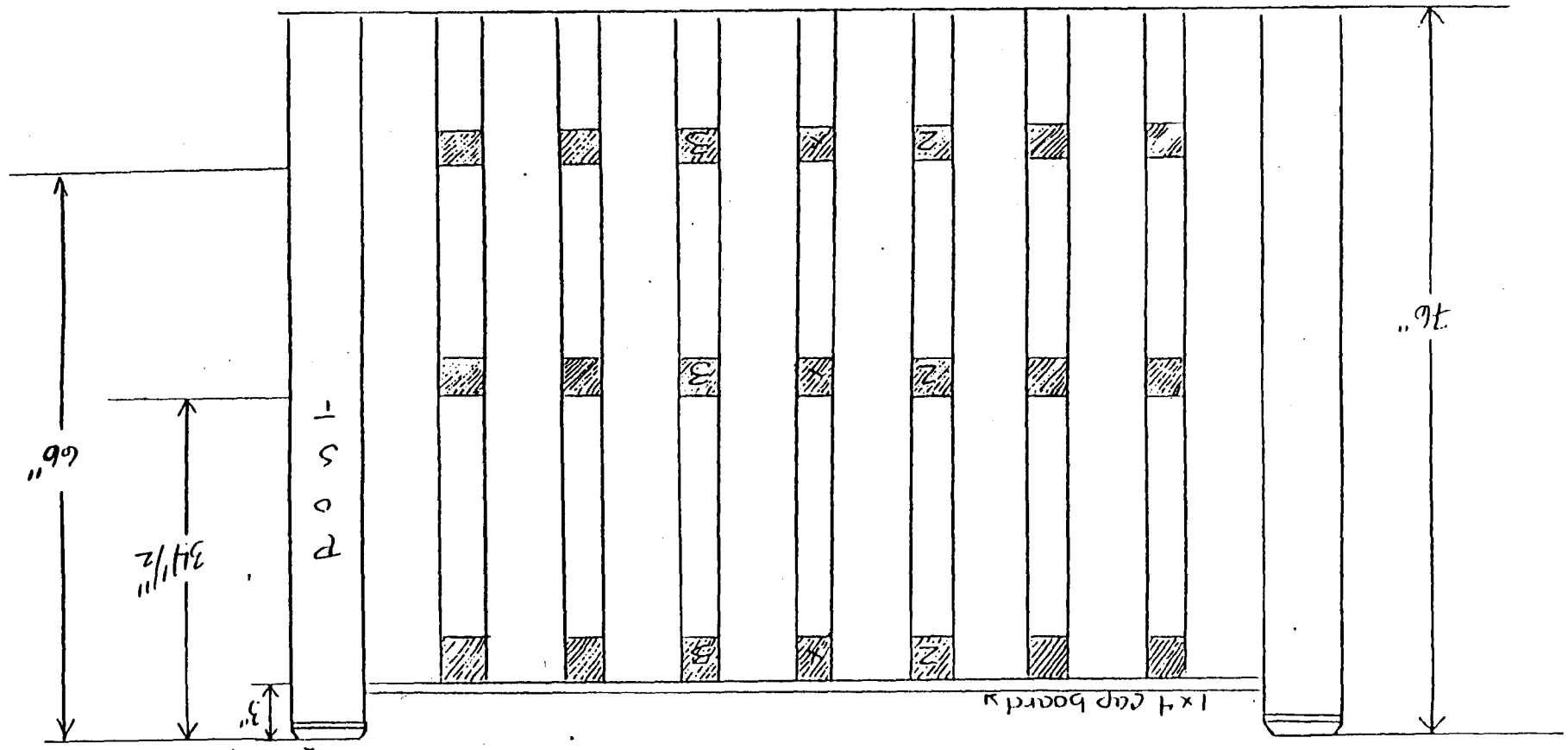
Rear Elevation

view is from rear yard of 6915 Woodside Place

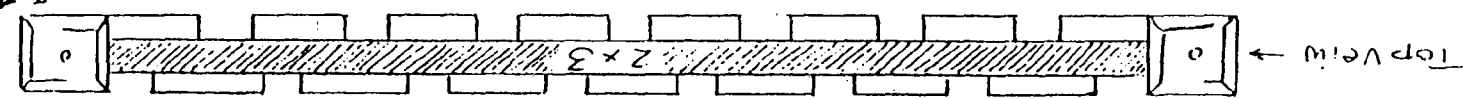
28

Boards spaced 2 1/2" if 1x4's; 3/2 to 3 3/4" if 1x6's
Tread or face nailed
Drop frame 1" if using 2x4's
Lower fence

6. Board on Board Fence



post cap
post cap



Overlap Boards 1" on their side.

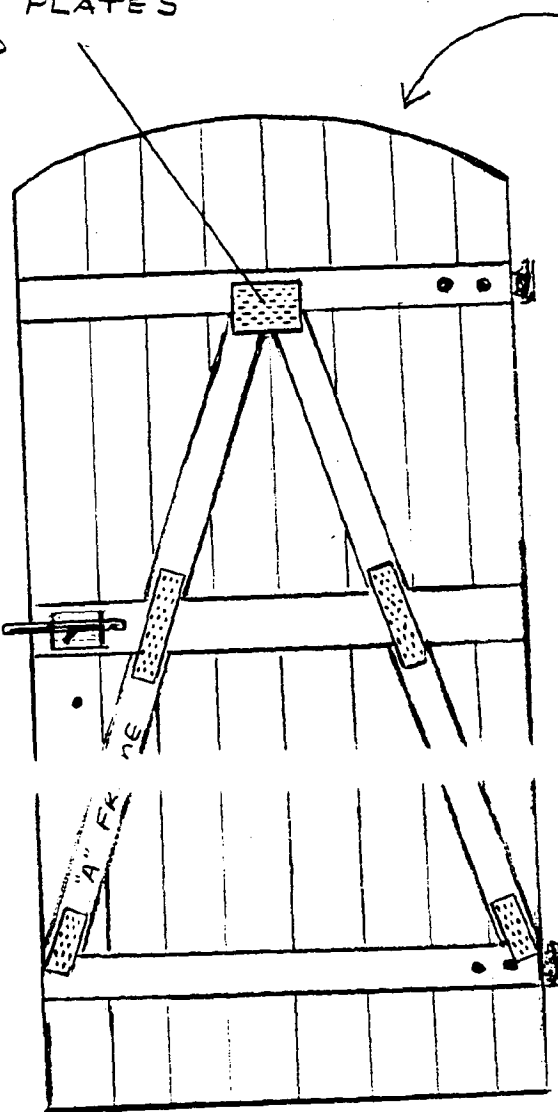
Top View →

GALVANIZED
TRUSS/GATE PLATES
STANDARD

ROUNDED TOP
STANDARD

3" BLACK T HINGES
STANDARD

BLACK
THUMBLATCH
STANDARD



MARCO & LYDIA ADELFIG
6915 WOODSIDE PLACE
CHEVY CHASE, MD 20815

June 1, 1998

M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Commissioners:

We are writing about Mr. John White's revised proposal for new construction at 6807 Meadow Lane, Chevy Chase. We are unable to attend the June 10 hearing. At the preliminary consultation on May 27, I questioned the overall scale of the new house relative to the buildable area on the lot, and its proximity to our house. I voiced particular concerns about the elimination of the side yard, mainly because of its effect on our southern exposure. The Commissioners also questioned the relative size of the proposed house and its effect on the historic greenspace and encouraged Mr. White to consider appropriate modifications.

One of the Commissioners suggested that Mr. White consider moving the attached garage around to the back of the house, thereby proposing a modified "L-shaped" house. With this modification, coupled with a driveway shift and a shift of the entire house closer to the southeast setback line, Mr. White's revised proposal (as shown in the attached sketch prepared by Mr. White) has fully addressed our concerns about proximity and the elimination of the side yard. Even though the footprint of the revised proposal is actually somewhat larger than the original proposal, the other changes will preserve much of the side yard and bring the northern corner of the house a good distance away from our house.

Accordingly, we urge you to act favorably and expeditiously on Mr. White's revised proposal.

Sincerely,


Marco & Lydia Adelfio

Cc: John & Elizabeth White

May 27, 1998

M - NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

To Whom it May Concern:

Re: Support for John White's application for
demolition and new construction at 6807 Meadow
Lane, Chevy Chase, MD 20815.

We are neighbors across from the White house,
and think a new home would be an asset to
our community.

We hope John & Elizabeth White will
be able to build their dream home on
their lot.

Sincerely,
Gene & Eugene Kelley
6912 Woodside Place
Chevy Chase, MD 20815

57

50

62

6918 Woodside Place
Chevy Chase, Maryland 20815
(301) 654-3861

May 12, 1998

Ms. Perry Kephart
Montgomery County Historic Preservation Commission
1109 Spring Street, 8th Floor
Silver Spring, Maryland 20910

Dear Ms. Kephart:

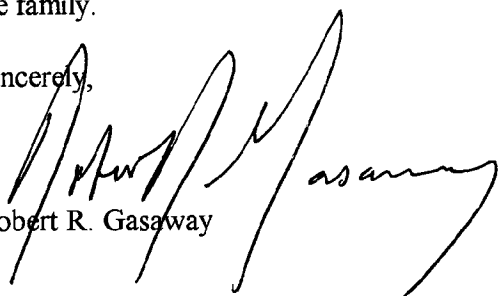
I understand that our neighbors, John and Elizabeth White, have business before the Montgomery County Historic Preservation Commission in connection with obtaining permits for the demolition of their present home and the construction of a new one.

As you know, the Whites live at 6807 Meadow Lane, on the corner of Meadow Lane and Woodside Place in Chevy Chase. We live across Woodside Place from the Whites, one house up from the house directly across from them. Because we live so close, we would be concerned if construction on that property were not in keeping with the style and character of our neighborhood.

The Whites have, however, shared with us and other neighbors their plans for their new house. I must say that from those drawings the new house appears to be both handsome and of an architectural style that would blend nicely with that of other homes close by. The scale of the home would also appear consistent with that of others homes on the same stretch of Meadow Lane. Although our other neighbors are also aware of the Whites' plans, we know of no complaints about them.

As homeowners who chose Chevy Chase because we liked the feel of it, my wife and I certainly support the HPC's worthy goal of maintaining the aesthetic integrity of the neighborhood. But we also know, as you no doubt do, that these matters must be addressed with healthy doses of common sense and flexibility. John and Elizabeth have put considerable effort and expense into planning a new home. They have chosen an architectural style in keeping with their neighborhood. That have shared plans with neighbors and indicated a willingness to listen to any concerns. Under these circumstances, it seems to us that it should be easy for the HPC to address this issue quickly, work with the Whites, and approve final plans so that construction can begin. I hope you will urge the entire commission to act now so that our beautiful neighborhood can become even more beautiful with the addition of a new home for the White family.

Sincerely,


Robert R. Gasaway

35

Draft

6807 MEADOW LANE, TOWN OF CHEVY CHASE
(EARLIER KNOWN AS 6307 MEADOW LANE)

(c. 1922-1926)

SUMMARY OF HISTORICAL INFORMATION

Deed research (see below) shows that Chevy Chase Land Company sold subdivided Lot 10 to Edwin Wilson in 1919. Other members of the Wilson family presumably inherited the property and sold it to William H. Tayloe in 1922. Tayloe is listed in Polk's directory of 1927-28 as living at 6307 [now 6807] Meadow Lane. Sanborn map of 1927 shows a one-story frame house at this address, although Klinge maps of 1931 and 1941 show a two-story dwelling. The Sanborn 1958 update shows a one story dwelling. The conclusion is that this was always a one-story house, probably dating from the mid-1920s. (Note that a similar one-story cottage was constructed in 1924 at 3800 Williams Lane.)

RESEARCH OF LAND RECORDS

October 17, 1919
288:173

Chevy Chase Land Company, Montgomery County, to Edwin W. Wilson, D.C., for \$2722.72, Lot 10, Block 7, in subdivision made by Chevy Chase Land Company known as Chevy Chase, Section 4, recorded in plat book #2, p. 104. Covenants include restrictions limiting use of premises to residential purposes; a 25-foot setback from the front property line with stables, etc. to be erected only at the rear (with the notation that "In the case of corner lots any and all lines bordering upon a street, avenue, or pathway shall be considered a front line"); no house to cost less than \$4000; single family occupancy only with a side yard setback of 5 feet and 10 feet from nearest adjacent house; all restrictions apply to successors and assigns.

September 20, 1922
324:40

Mabel Wilson Beale, Swarthmore, PA and Carroll Beale, husband, D.C.; Walter M. Wilson and Patience McKey Wilson, wife, Colorado Springs, Colo.; and E. Percival Wilson and Elizabeth Keech Wilson, wife, Montgomery County, to William H. Tayloe of Montgomery County. Lot 10, Block 7, Chevy Chase Section 4, with same restrictions as deed filed at 288:173.

March 26, 1956
2193:276

Elizabeth W. Tayloe, an unmarried woman, and Louise Plater

Taylor, an unmarried woman, devisees under will of William H. Taylor (died on or about December 10, 1937) and also of Estelle Taylor (died on June 5, 1955), with the notation that Elisabeth W. Taylor is also known of record as Elizabeth W. Taylor, to Mabel L. Alexander and Esther M. Baughman, Lot 10, Block 7, Section 4 of Chevy Chase.

August 26, 1968
3785:100

Mabel L. Alexander and Esther M. Baughman to Richard A. Garner and Margaret O. Garner, wife, Lot 10, Block 7, Section 4 of Chevy Chase.

January 14, 1970
3953:26

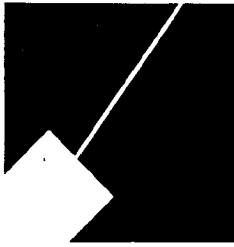
Richard A. Garner and Margaret O. Garner to Charles E. Garner and wife Lucy V. Garner, Lot 10, Block 7, Section 4 of Chevy Chase.

October 16, 1972
4287:563

Charles E. Garner and wife Lucy V. Garner to Richard A. Garner, Lot 10, Block 7, Section 4 of Chevy Chase.

August 12, 1991
9889:303

Richard A. Garner, sole owner, to John O. White and Elizabeth M. White, husband and wife, for \$379,500, 6807 Meadow Lane, Chevy Chase, Maryland 20015.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760MCPB
Supplemental Agenda
7-9-98

July 6, 1998

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Acting Chief
County-Wide Planning Division

FROM: Perry Kephart, Historic Preservation Planner *EPK*
County-Wide Planning Division

SUBJECT: Proposed Amendment to Chapter 24A of the Montgomery County Code (Preservation of Historic Resources) to permit Property Owners within Historic District Identified on the Locational Atlas the Option of Consenting to the Jurisdiction of HPC for the purposes of expediting permits and avoiding a review of a fragmented District

RECOMMENDATION

Approval to transmit the proposed Chapter 24A Amendment Concept to the County Council.

BASIS FOR THE PROPOSAL

The District Council requested in **Resolution No. 13-81, dated March 28, 1995**, that the Planning Board propose an alternative for review by the Historic Preservation Commission of Historic Area Work Permits for individual properties within the context of Locational Atlas Districts. (See the last bullet of circle page 2.) A request by a property owner to demolish a structure in an atlas district has brought the necessity for the current action.

Up until last week, HPC legal and staff expected that a consent agreement between the owner and HPC could be adopted administratively and no change to the County code would be necessary. Council legal staff has advised otherwise. Council member Krahnke would like to introduce emergency legislation on July 14 in order that an amendment would have the opportunity to be adopted by Council before summer recess.

BACKGROUND

Pursuant to the procedures described in Chapter 24-A-10 of the Montgomery County Code, Preservation of Historic Resources, application for a demolition permit in Chevy Chase Village precipitated the review and subsequent designation of an eleven property historic district (Chevy Chase Village, Phase One) by the County Council on March 28, 1995. The existing legislative procedure requires a review of the proposed district within 195 days from the date of the application. (See attachment Chapter 24 A -10 (c) 2. on circle page 13.) From the landowner's perspective, this is a delay in the issuance of a permit. From the County's perspective, this is a labor intensive expedited procedure that can lead to piecemeal review and poor historic preservation practices. As part of the action taken in adopting Phase I of the Chevy Chase Historic District, the Council requested that the Planning Board suggest to the Council an alternative(s) for reviewing Historic Area Work Permits that would avoid the designation of fragmented historic districts, or the review, one by one, of individual sites within the Atlas districts.

At this time, the Town of Chevy Chase Historic District (T-CC) is one section of a large Atlas Site (**Chevy Chase/Chevy Chase Village, #35/13**) that is presently being surveyed by staff as part of the ongoing preparation of Locational Atlas Sites for Master Plan for Historic Preservation designation, or non-designation. The Chevy Chase Village designation is complete. Historic Preservation staff is currently focusing its work effort on preparation of designation material for individual historic sites in Section 3, Section 5, and Martin's Addition, and on other areas of the county.

The owner of a property in the center of the Town of Chevy Chase is seeking to demolish his residence (a non-contributing resource) and construct a new house. This district is not now in the process of designation review. Should this owner apply for a demolition permit, the district would have to be evaluated within 195 days. This would be a great imposition not only on staff but also the Town of Chevy Chase which has indicated the desire for a high degree of coordination and consultation. Additionally, for a number of reasons, both familial and financial, the property owner wishes to expedite the project.

CONSENT AGREEMENT AS AN ALTERNATIVE TO FRAGMENTED DESIGNATION

A Consent Agreement procedure is proposed to provide the alternative requested by the District Council and also provide a solution to the current applicant's problem. Basically, the legislation would be amended to permit the property owner in a Locational Atlas District the option of agreeing that his property will be treated, for all intents and purposes, as a Master Plan Site until such time as the historic district is either designated, or not, several years from now. This "designation" would include:

1. Review of changes to the property by the Historic Preservation Commission through the regular Historic Area Work Permit Application process. This would mean that any denials could be taken to the Board of Appeals.
2. The property would be eligible for tax credits if it were not demolished. The proposed new construction would not.

The use of a Consent Agreement is not meant to circumvent the authority of the County Council, but to accommodate a citizen who has been caught between the lengthy procedures designed to protect Atlas sites and those delineated in Chapter 24A to protect Master Plan sites. It is an alternative for the property owner to avoid the 195-day district review but not a requirement. It allows for a far more expedited response yet maintains the integrity of the proposed district until such time as the County Council can make a final determination.

Chevy Chase and Woodside are the only remaining large historic district Atlas sites with multiple properties and extensive survey and research programs. It is not expected that there will be a need for similar Consent Agreements except in unusual circumstances such as have arisen in the case of this property owner.

PK:kcw

Attachments

Resolution No. 13-81 Chevy Chase Phase I Circle Page 1
Montgomery County Code Chapter 24A Circle Page 4
Draft Consent Agreement Circle Page 17

PRESERVE2.WPD

Resolution No.: 13-81
Introduced: March 28, 1995
Adopted: March 28, 1995

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Planning Board Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Chevy Chase Village Historic District (Phase One)

Background

1. On December 19, 1994, the Planning Board submitted the Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Chevy Chase Village Historic District (Phase One).
2. On February 2, 1995, the Executive submitted comments on the Final Draft Amendment to the Master Plan. In his comments, the Executive recommended creation of a Chevy Chase Village Historic District (Phase One) of only one block of West Lenox Street, west of Connecticut Avenue. The Executive stated that this compromise would provide an immediate level of protection for threatened properties, but allow further review of the entire Village.
3. The Chevy Chase historic district was considered because of an application for substantial alteration of a structure within the boundaries. The property is subject to a 195-day moratorium under Montgomery County Code §24A-10. The moratorium period ends on April 4, 1995.
4. On March 14, 1995, the Planning, Housing and Economic Development Committee held a public hearing on the Chevy Chase Village historic district on behalf of the County Council. Five Councilmembers who are not members of the PHED Committee also were present at the hearing.
5. On March 20, 1995, the PHED Committee held a worksession on the amendment. Four other Councilmembers attended the Committee's worksession.
6. The Committee discussed its options as: 1) designating a historic district with the boundaries submitted by the Planning Board or those recommended by the County Executive; or 2) returning the Plan to the Planning Board for a more comprehensive review of the Atlas site.

7. The Committee by a 2-0 vote recommended that the Plan be returned to the Planning Board for a more comprehensive evaluation of the entire Chevy Chase area. The Committee believes that the Chevy Chase area does have historicity, but feels that the area needs to be looked at as a whole and more time is necessary to educate the community and to give all residents the opportunity to participate in the process. The Committee acknowledged that not designating a historic district leaves the area which was recommended for designation, as well as all of the Atlas sites, vulnerable to alterations and demolitions. The Committee also acknowledged that it is impossible to totally prevent substantial alterations without designating the site as a historic resource, so to help ease the problem, the Committee recommended that language be added that the Board does not have to evaluate the entire district every time a permit for substantial alteration or demolition is filed.

8. On March 28, 1995, the County Council sitting as the District Council held a worksession on the Final Draft Amendment and voted, through a substitute motion, to designate the houses on West Lenox Street between the park and Magnolia Parkway as a historic district. The Council believes that this one block is an appropriate first phase of the Chevy Chase historic district. The structures in the one block have been reviewed and categorized by the Historic Preservation Commission and the Planning Board. The block provides an appropriate context in which to evaluate a request for demolition - the issue which initiated this amendment. The boundaries of this first phase area preserve an intact block of contributing and outstanding resources. The Council supports the categorization of the structures in the district as recommended in the Plan.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:


- The Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Chevy Chase Village Historic District Master Plan (Phase One) dated December, 1994 is modified to designate one block of West Lenox Street between the park and Magnolia Parkway as a historic district. In designating the one block, the Council's intent is that all remaining areas of the Chevy Chase Atlas historic district, including the areas in Chevy Chase Village which were part of this Plan, remain on the Atlas for further and future consideration as part of a comprehensive evaluation of the entire Atlas resource (or district). The Council approves the modified Chevy Chase Village Historic District Master Plan Amendment attached thereto.

- During the period while this and any other large Atlas district are being reviewed, the District Council requests that the Planning Board propose an alternative or alternatives for reviewing permits that would focus more on

individual properties with the context of an Atlas district. The alternative(s) brought to the Council should identify changes that can be implemented by regulation as well as any which would amend the Montgomery County Code. The purpose of these changes would be to respect owners' rights, preserve the district for review, and review changes to individual buildings in the context of a district, not trigger a review of the entire district, nor bring houses to the Planning Board and County Council one by one unless absolutely necessary to protect the owners' rights or the resource.

- The District Council believes it is appropriate to complete the review of Atlas districts and sites in as timely a manner as funding allows. The Council adopts a goal to complete the review of the Chevy Chase Atlas district in phases and in concert with the communities affected in as close to two years as possible.

This is a correct copy of Council action.


Kathleen A. Freedman, CMC
Secretary of the Council

MONTGOMERY COUNTY CODE
CHAPTER 24A
PRESERVATION OF HISTORIC RESOURCES

Sec. 24A-1. Purpose

It is the purpose of this chapter to provide for the identification, designation and regulation, for purposes of protection, preservation and continued use and enhancement of those sites, structures with their appurtenances and environmental settings, and districts of historical, archeological, architectural or cultural value in that portion of the county which is within the Maryland-Washington Regional District. Its further purpose is to preserve and enhance the quality of life in the county, safeguard the historical and cultural heritage of the county, strengthen the local economy, stabilize and improve property values in and around such historic areas, foster civic beauty, and to preserve such sites, structures and districts for the education, welfare, and continued utilization and pleasure of the citizens of the county, the state, and the United States of America.

Sec. 24A-2. Definitions

(a) For the purposes of this chapter the following words and phrases shall have the meanings respectively ascribed to them.

"Appurtenances and environmental setting" The entire parcel, as of the date on which the Historic Resource is designated on the Master Plan, and structures thereon, on which is located a historic resource, unless reduced by the District Council or the commission, and to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

"Board" The county board of appeals of Montgomery County, Maryland.

"Commission" The historic preservation commission of Montgomery County, Maryland as described hereinafter.

"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, which results in any of the following conditions:

(a) The deterioration of exterior features so as to create or permit a hazardous or unsafe condition to exist.

(b) The deterioration of exterior walls, roofs, chimneys, windows, the lack of adequate waterproofing, or deterioration of interior features or foundations which will or could result in permanent damage, injury or loss of the exterior features.

"Director" The director of the department of environmental protection of Montgomery County, Maryland or his designee.

"Exterior features" The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type or style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

"Historic District" A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

"Historic resource" A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture. This includes, but is not limited to, all properties on the "Locational Atlas and Index of Historic Sites in Montgomery County".

"Historic site" Any individual historic resource that is significant and contributes to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

"Permit" An historic area work permit issued by the director authorizing work on an historic site or an historic resource located within an historic district.

"Planning Board" The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission.

Sec. 24A-3. Master Plan for historic preservation criteria for designation of historic sites or districts.

(a) As part of the general plan for the physical development of that portion of the county within the Maryland-Washington Regional District, there shall be prepared, adopted and approved a master plan for historic preservation which shall constitute an amendment to the general plan for the Maryland-Washington Regional District. Such plan shall designate historic sites and historic districts and describe their boundaries; it shall propose means for the integration of historic preservation into the planning process; and it shall suggest other measures to advance the goals of historic preservation.

(b) In considering historic resources for designation as historic sites or historic districts, the planning board shall apply the following criteria:

1. Historical and cultural significance. 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

2. Architectural and design significance. 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 (ordinance No. 9-4 (1)).

Sec. 24A-4. Historic Preservation Commission - Generally

- (a) Created. There is hereby created a commission to be known as the "historic preservation commission of Montgomery County, Maryland."
- (b) Membership. The commission shall consist of 9 members appointed by the county executive with the confirmation of the county council. Each member must be a resident of the county. The 4 fields of history, architecture, preservation and urban design shall be represented by a minimum of 1 member qualified by special interest, knowledge or training. The remaining members of the commission shall, to the extent possible, be selected to represent the geographical, social, economic and cultural concerns of the residents of the county.
- (c) Officers. The county executive shall appoint the chairman and vice-chairman of the commission, who shall serve at his pleasure, but such appointments occurring after the commission's first year of operation shall be made after due consideration has been given to the recommendation of the commission.
- (d) Term. The terms of the members of the commission shall be for a three-year period and members shall continue to serve until their successors are appointed and qualified.
- (e) Vacancy. Any vacancy in the membership of the commission caused by the expiration of a term by resignation or death, or by a superseding incapacity to discharge duties, by a removal for cause, or by any other cause creating such vacancy, shall be filled for a new term, or for the remainder of the term for which there is a vacancy as the case may be, in the same manner as provided herein for the nomination and appointment of the initial members of the commission.
- (f) Removal for cause. A member may be removed for cause from the commission by the county executive.
- (g) Compensation. The members of the commission shall serve without compensation but they may be reimbursed for actual expenses incurred in performance of their duties, provided such expenses are permitted by the budget and approved by the chief county administrative officer.

(h) Regulations. The commission must adopt, under method (2) of section 2A-15 of this Code, rules, guidelines and regulations that are necessary for the proper transaction of the business of the commission. This includes provisions governing contested cases before the Commission.

1. Meetings. The commission shall hold such regular meetings which, in its discretion, are necessary to discharge its duties. Such meetings shall be open to the public.

2. Staff. There may be appointed and assigned to the commission such employees, and the chief administrative officer shall make available to the commission, such services and facilities of the county as are necessary or appropriate for the proper performance of its duties, and the county attorney shall serve as counsel to the commission.

Sec. 24A-5. Same - Powers and Duties

The commission has the following powers and duties:

(a) To research historic resources and to recommend to the planning board that certain of them be designated as historic sites or historic districts on the master plan for historic preservation and, hence, be subject to the provisions of this chapter.

(b) To recommend to the Planning Board, as needed, any update to the inventory of historic resources which is contained in the "Locational Atlas and Index of Historic Sites in Montgomery County".

(c) To act upon applications for historic area work permits and other matters referred to it for action pursuant to the provisions of this chapter.

(d) To appoint members to local advisory panels to assist and advise the commission in the performance of its functions.

(e) To recommend programs and legislation to the council and the planning board to encourage historic preservation in the Maryland-Washington Regional District.

(f) To review any legislation and proposals affecting historic preservation, including preparation of master plans, and to make recommendations on such legislation and proposals to appropriate authorities.

(g) To serve as a clearinghouse for information on historic preservation for county government, individuals, citizens' associations, historical societies and local advisory committees; to provide information and educational materials for the public; to undertake activities to advance the goals of historic preservation in the county.

(h) To employ or hire consultants or other temporary personnel, consistent with county contract provisions, as deemed necessary to assist the commission in the accomplishment of its functions; such consultants or other personnel shall be compensated as may be provided for in the county budget.

(i) To administer any revolving funds or grant programs to assist in historic preservation.

(j) To advise the planning board, in the event of subdivision of land containing an historic resource, on the appurtenances and environmental setting necessary to preserve it.

(k) To delineate the extent of appurtenances and environmental setting associated with a historic site or resource.

Sec. 24A-6. Historic Area Work Permits - Generally

(a) Required. An historic area work permit for work on public or private property containing an historic resource must be issued pursuant to the provisions of this chapter before:

1. Constructing, reconstructing, moving, relocating, demolishing or in any manner modifying, changing or altering the exterior features of any historic site or any historic resource located within an historic district;
2. Performing any grading, excavating, construction, or substantially modifying, changing or altering the environmental setting of an historic site or an historic resource located within an historic district;
3. Erecting or causing to be erected any sign or advertisement (with the exception of those signs which temporarily advertise for sale an historic site or an historic resource located within an historic district, or which for a temporary period advertise a political viewpoint) on the exterior or on the environmental setting of any historic site or any historic resource located within an historic district.

(b) Exceptions. Nothing in this section shall be construed to require the issuance of an historic area work permit for any ordinary maintenance, repair of exterior features, any customary farming operations or any landscaping, which will have no material effect on [an] historic resource located within an historic district, of which such features are a part. For the purposes of clarification of this section, the commission shall develop and publish guidelines regarding what activities constitute ordinary maintenance and shall send a copy of these guidelines by registered mail to all owners of historic resources designated on the master plan.

(c) Disclosure Requirements

1. Applicants for permits to demolish or substantially alter the exterior features of any historic site, or historic resource located within an historic district, are required to disclose its identification as such in writing on any application there for.
2. Any person who shall undertake any work as stated in (a) of this section without first obtaining an historic area work permit shall be subject to the penalties established in section 24A-11.

(d) Advice of Commission prior to application. The commission shall adopt procedures to encourage owners of historic resources to seek the advice of the commission prior to filing an application for an historic area work permit, on the appurtenances and environmental setting appropriate to the resource, construction methods and materials, financial information concerning historic preservation, or any other matter under this chapter affecting the issuance of a permit.

24A-7. Same - Application procedures: Appeals.

(a) Applications. Applications for issuance of an historic area work permit shall be filed with the director. The application shall be in such form and contain such information as may be required to provide information as shall be necessary for the commission to evaluate and act upon such applications in accordance with the provisions of this chapter.

(b) Referral of Application. Upon the filing of a completed application, within 3 days the director shall forward the application and all attachments to the commission for its review.

(c) Public Appearance. Upon receipt of the application, the commission shall schedule a public appearance at a commission meeting at which time it will consider the application.

(d) Notice. After scheduling of a public appearance, the commission shall forward notice of the public appearance to those citizens or organizations which the commission feels may have an interest in the proceedings.

Upon being advised by the commission of the scheduling of a public appearance, the director shall forward the application and all attachments to the planning board for its review and comments which, if any, are to be made to the commission prior to the public appearance.

(e) Conduct of Commission Meeting. At the public appearance, the procedure will be informal and formal rules of evidence will not be applicable. Interested persons will be encouraged to comment and minutes of the proceedings will be kept.

(f) Action by the commission.

(1) Within 45 days after the filing of an application or, in the event the record is left open by the commission within 15 days after the close of the record, the commission shall make its decision public.

(2) The commission may instruct the director to:

a. Issue the permit; or

b. Issue the permit subject to such conditions as are necessary to insure conformity with the provisions and purposes of this chapter; or

c. Deny the permit.

(3) In the event of a denial of a permit, the applicant shall receive a written notification of the reasons for such denial.

(4) If, after a public appearance, the commission finds that denial of the permit applied for will result in the denial of reasonable use of the property, or impose undue hardship on the owner, and within a period of 120 days after said finding no economically feasible plan for the preservation of the structure has been demonstrated by those seeking preservation, the commission must then instruct the director to issue a permit with, if applicable, such reasonable conditions which will further the intent and purposes of this chapter.

(5) Failure of the commission to act on an application within the time periods provided in the provisions of this subsection shall require that the application be deemed granted. By his written consent, the applicant may extend the time period for commission action.

(g) Miscellaneous Provisions.

(1) The applicant for a permit shall have the responsibility of providing information sufficient to support the application and the burden of persuasion on all questions of fact which are to be determined by the commission. Properties subject to deeds of easement held by other historic preservation organizations shall submit proof of approval of exterior architectural review by the organization holding the easement.

(2) Any permit issued by the director may be subject to such conditions imposed by the commission as are reasonably necessary to assure that work in accordance with the permit shall proceed and be performed in a manner not injurious to those characteristics and qualities of the historic resource which are of historical, architectural, archeological or cultural value.

(3) In the event that there is a conflict between the permit and the requirements of the building code, the permit would control provided that all health and safety requirements are met.

(4) The director is responsible for the enforcement of this chapter.

(h) Appeal. In the event that any party is aggrieved by a decision of the commission, within 30 days from the date on which the commission's decision is made public, such party aggrieved may appeal to the Board of Appeals which will review the commission's decision de novo. The Board of Appeals has full and exclusive authority hear and decide all appeals taken from decisions of the Commission in the administration of this chapter. The Board of Appeals has the authority to affirm, modify or reverse the order or decision of the Commission.

(1) Appeals from decision of the County Board of Appeals shall be in accordance with Section 2-114 of this Code.

24A-8. Same - Criteria for issuance.

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

(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 insure 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
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; 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.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.

(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.

24A-9. Demolition by Neglect.

In the event of a case of demolition by neglect of an historic resource on public or private property, the following provisions shall apply:

(a) If the historic resource has been designated on the Master Plan as an historic site, or an historic resource within an historic district, the director shall issue a written notice to all persons of record with any right, title or interest in the subject property, or person occupying said premises, of the conditions of deterioration and shall specify the minimum items of repair or maintenance necessary to correct or prevent further deterioration. The notice shall provide that corrective action shall commence within 30 days of the receipt of such notice and be completed within a reasonable time thereafter. The notice shall state that the owner of record of the subject property, or any person of record with any right, title or interest therein may within 10 days after the receipt of the notice, request a hearing on the necessity of the items and conditions contained in such notice.

In the event a public hearing is requested it shall be held by the commission upon 30 days written notice mailed to all persons of record with any right, title or interest in the subject property and to all citizens and organizations which the director feels may have an interest in the proceedings.

1. After a public hearing on the issue of necessity of improvements to prevent demolition by neglect, if the commission finds that such improvements are necessary, it shall instruct the director to issue a final notice to be mailed to the record owners and all parties of record with any right, title or interest in the subject property advising of the items of repair and maintenance necessary to correct or prevent further deterioration. The owners shall institute corrective action to comply with the final notice within 30 days of receipt of the revised notice.

2. In the event the corrective action specified in the final notice is not instituted within the time allotted, the director may institute, perform and complete the necessary remedial work to prevent deterioration by neglect and the expenses incurred by the director for such work, labor and materials shall be a lien against the property, and draw interest at the highest legal rate, the amount to be amortized over a period of 10 years subject to a public sale if there is a default in payment.

3. Failure to comply with the original or final notice shall constitute a violation of this chapter for each day that said violation continues and shall be punishable as set forth in Section 24A-11.

4. In the event that the commission finds that, notwithstanding the necessity for such improvements, action provided in paragraphs (1) and (2) of this subsection would impose a substantial hardship on any or all persons with any right, title or interest in the subject property, then the commission shall seek alternative methods to preserve the historic site, or historic resource located within an historic district. If none are confirmed within a reasonable time, the director shall not proceed in accordance with paragraphs (1) and (2).

(b) If the historic resource is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to said Atlas, published by the Maryland-National Capital Park and Planning Commission, the director shall advise the planning board which, after receiving the recommendation of the commission, shall conduct a public hearing to determine whether the historic resource will be designated as an historic site or historic district in the master plan for historic preservation.

1. Where the planning board determines that the historic resource will not be included in the master plan for historic preservation, no further action will be taken.


2. Where the planning board determines that the historic resource in all likelihood will be included in the master plan for historic preservation, the planning board shall initiate an amendment to the master plan for historic preservation pursuant to the provisions of Article 28 of the Annotated Code of Maryland.

(a) In the event that said amendment is adopted and the historic resource is placed on the master plan for historic preservation as an historic site, or an historic resource within an historic district, the director shall give written notice to all persons with any right, title, or interest in the subject property of the conditions of deterioration and shall specify the items of repair or maintenance necessary to stabilize the condition of the historic resource and prevent further deterioration.

(b) Such notice shall provide that such stabilization work shall commence

within 30 days of receipt of the notice and shall be completed within a reasonable time thereafter.

(c) In the event that stabilization action is not instituted within the time allotted, or not completed within a reasonable time thereafter, the director may institute, perform and complete the necessary stabilization work and the expenses incurred by the director for such work, labor or materials shall be a lien against the property, and draw interest at the highest legal rate, the amount to be amortized over a period of 10 years subject to a public sale if there is a default in payment.



24A-10. Moratorium on Alteration or Demolition

(a) Application for Permits for Historic Resources on Locational Atlas. Any applicant for a permit to demolish or substantially alter the exterior features of any historic resource which is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to said atlas, published by the Maryland- National Capital Park and Planning Commission, but which is not designated as an historic site or historic district on the master plan for historic preservation shall be required to disclose said fact on the application.

(b) Referral to the Planning Board. Upon receipt of such application, the director shall promptly forward the same to the planning board to make a finding, after a public hearing, as to the significance of the historic resources and to determine whether in its opinion, after due consideration has been given to the recommendations of the commission, it will be designated as an historic site, or an historic resource within an historic district, listed in the master plan for historic preservation. The Planning Board's public hearing on an application to demolish or substantially alter any historic resource listed in the locational atlas satisfies the requirements of Section 33A-6 of the Code for a public hearing on a preliminary draft amendment to the Historic Preservation Master Plan if all notice requirements of that Section are met.

(c) Determination by the Planning Board.

(1) Where the planning board determines that the historic resource will not be included in the master plan for historic preservation, the director shall forthwith issue the permit.

(2) Where the planning board determines that the historic resource in all likelihood will be included in the master plan for historic preservation, the director shall withhold issuance of the permit once for a maximum period of 195 days from the date the application for demolition is filed. If, as a result of the master plan process, the property is designated an historic site or an historic resource within an historic district, the application shall be governed by the procedures established in Section 24A-7.

If after a public appearance as provided for in Section 24A-7, the commission determines that failure to grant the permit applied for will have the effect of denying the property owner of all reasonable use of his property or causing him to suffer undue hardship, then the commission must instruct the director to issue the permit subject to such conditions, if any, as are found to be necessary to insure conformity with the purposes and requirements of this chapter.

(d) Time Limits for Planning Board Action

(1) Within 60 days after the filing of an application, or within 15 days after the closing of the record following a public hearing, whichever occurs later, the planning board shall render its findings and determinations with respect to an application.

(2) Failure to adhere to the limits specified in Section 24A-10 shall cause the permit to issue by operation of law, except in the event of a finding and further proceedings as provided in subsection (C)(2) of this section.

Sec. 24A-11. Violations and penalties.

Any person who violates a provision of this chapter, or fails to comply with any of the requirements thereof, or disobeys or disregards a decision of the commission, or fails to abide by the conditions of a permit, shall be subject to punishment for a class A violation as set forth in section 1-19 of chapter 1 of the County Code. Each day a violation continues to exist shall constitute a separate offense. (Ord. No.9-4 - 1; 1983 L.M.C. ch.22, 28.)

Sec. 24A-12. Severability

The provisions of this chapter are severable and if any provision, clause, sentence, section, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words, or parts of the chapter or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this chapter would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, section, word or part had not been included therein, and if the person or circumstance to which the chapter or part thereof is inapplicable had been specifically exempted therefrom.

Sec. 24A-13. Historic Preservation Easement Program.

(a) There is a county easement program to preserve historic resources in Montgomery County. The commission must administer the program in accordance with this section.

(b) (1) An owner of an historic resource may offer the county a preservation easement to protect or conserve interior or exterior features of the historic resource and its environmental setting or appurtenances by making application to the commission.

(2) Upon receipt of an application, the commission must immediately forward the application for review and comment to:

(A) the planning board if the historic resource is located within the Maryland-Washington Regional District; and

(B) the appropriate agency of a municipality if the historic resource is located within a municipality.

Review and comment under this paragraph must be made within 45 days and should include an evaluation of the proposal using the criteria specified in this section as well as identification of competing or supporting land use priorities or other relevant factors

or issues. Recommendations may include proposed easement terms and conditions.

(3) The commission must review the application to determine if acceptance of the preservation easement would further the county's historic preservation goals. In making its determination, the commission should consider, among other relevant factors:

- (A) the relative significance of the historic structure;
- (B) the structural condition;
- (C) the owner's planned or completed preservation efforts;
- (D) the existing zoning and nature of the surrounding neighborhood; and
- (E) whether an easement will promote the long-term survival of the historic resource.

(c) If the historic resource is designated as an historic site in the county master plan for historic preservation, either as an individual site or located within an historic district, the county may acquire an easement upon positive recommendation of the commission and approval of the county executive. If the historic resource is not designated as an historic site in the master plan, the additional approval of the county council is required prior to any acceptance by the county. The commission must forward any comments received under subsection (b)(2) to the county executive and the county council, as appropriate.

(d) A preservation easement under this section should be granted in perpetuity and include appropriate terms and conditions that:

- (1) restrict changes and alterations;
- (2) require maintenance, repairs, and administration;
- (3) authorize public access;
- (4) provide a right of governmental inspection;
- (5) provide for a right of assignment to the Maryland Historical Trust or other appropriate agency or entity; and
- (6) establish enforcement remedies.

(e) The county may hold a preservation easement jointly with the Maryland Historical Trust.

(f) A preservation easement must be recorded by the grantor among the land records of the county at the grantor's cost. The grantor must notify the supervisor of assessments and the Office of the Public Tax Advocate of the recordation of the preservation easement.

(g) A preservation easement may be extinguished by judicial proceeding if an unexpected change in the conditions applicable to the property, such as casualty, make it impossible

or impractical to continue to use it for preservation purposes. The terms of an easement related to extinguishment should identify appropriate changes in condition, provide that the county share in any proceeds from a subsequent sale or exchange of the property after the easement is extinguished, and be in accordance with any applicable executive regulations. The sharing in proceeds may include the recapture of property taxes saved by the grantor or its successor in interest, either in part or in full, as a result of the easement.

(h) The commission may enter into a cooperative agreement with the Maryland Historical Trust or other appropriate agencies or entities for technical assistance in administering the historic easement program. This may include assistance in property evaluation, negotiation, and inspection.

(i) (1) The easement program authorized under this section is in addition to, and does not supersede or otherwise affect, any other county or municipal program or policy requiring the donation of a preservation easement as a condition of financial assistance. It must operate in conjunction with other county or municipal easement programs.

(2) The grant of an easement under this section does not eliminate or otherwise alter any county or municipal regulatory requirement applicable to the historic resource, including any requirement to obtain an historic area work permit.

(j) The county executive, with the advice of the commission, may adopt regulations under method (2) to administer the historic preservation easement.

To assist the County in its administration of the historic preservation easement program, the supervisor of assessments is requested to maintain records of both the assessment of the property as restricted under this program by easement and the assessment that would apply if the property was not subject to an easement.

Adopted July 24, 1979
Cited Montgomery County 1984
Revised 1987, 1989

CONSENT AGREEMENT

Montgomery County, Maryland (hereinafter the "County"), by and through its lawful agent, the Montgomery County Historic Preservation Commission (hereinafter "HPC"), and _____ (hereinafter the "Owners") do hereby consent and agree to the following stipulation of facts and resolution of issues regarding review of Historic Area Work Permit Applications by the HPC for modifications to an existing historic structure at _____ (hereinafter the "Property").

A. Stipulation of Facts

- 1) The Property contains _____ square feet of land as further identified as Lot Number ___, Block Number ___ in Subdivision _____, and is also described by the deed found at Liber ___ Folio ___ among the Land Records of Montgomery County; and
- 2) The Property is currently improved with a historic _____ structure listed in the Locational Atlas & Index of Historic Sites in Montgomery County Maryland in Historic Site # _____, _____ Historic District, and
- 3) The Property and the surrounding historic district have been surveyed by the HPC staff, but have not been reviewed for designation for inclusion in the Montgomery County Master Plan for Historic Preservation; and
- 4) The process for designation for inclusion in the Master Plan is not scheduled to be completed before ____; and
- 5) The Owner seeks to demolish (or substantially alter) the structure; and
- 6) The Owner proposes to construct a new dwelling (or modify the existing dwelling) on the Property; and
- 7) The process for determination of Master Plan designation of a Locational Atlas property for which a demolition permit is requested is stated in The Montgomery County Code Chapter 24A-10, Preservation of Historic Resources, Moratorium on Alteration or Demolition; and
- 8) The Owner requested a waiver of the requirements of Chapter 24A-10 in order to expedite the development of the Property; and
- 9) The Owner requested that the Property be considered as subject to the same review process by the HPC as is required for a Master Plan Site; and

CONSENT AGREEMENT

page 2

- 10) Given the historic nature of the district and the needs of the owner to expedite modification of the Property, the HPC is willing to approve the waiver request subject to certain conditions.

B. Resolution of Issues

The parties agree as follows:

- 1) The Owner agrees to make Historic Area Work Permit Applications governed by the procedures established in Section 24A-7; and
- 2) The Owner agrees to abide by the decisions of the HPC in carrying out these procedures as if the Property were a designated site, including the right to appeal such decisions to the Board of Appeals; and
- 3) This agreement will become null and void at such time as the Property has been designated a historic resource within a historic district in the Montgomery County Master Plan for Historic Preservation, or it has been determined by the County Council that the historic district will not be included in the Master Plan; and
- 4) The Owner agrees to record this agreement in the County Land Records as a covenant to the deed for the Property and stipulate that the agreement is binding on current and future owners of the Property; and
- 5) The Owner agrees to be subject to all applicable provisions of 24A including, but not limited to 24A-11.
- 6) Effective with the execution date of this agreement, this agreement shall constitute an irrevocable change in status; the Property is no longer an Atlas site, and all changes to the site are to be evaluated as a Master Plan, using the process for approval or denial of Historic Area Work Permit Applications, until such time as the Property is or is not formally designated.
- 7) The Owner, for itself, its agents, legal representatives and assigns, releases and forever discharges Montgomery County, Maryland, its agencies and officer, agents and employees, from any and all claims they may now have or that might subsequently be connected with the review of the modifications for the Property. This release includes but is not limited to, a release and covenant not to sue the aforementioned persons in any administrative forum, State or Federal court upon any claim connected with the review of the modifications for this Property.

CONSENT AGREEMENT

page 3

IN WITNESS WHEREOF, this consent agreement is executed upon signature of all the parties.

Owner's Name

Date

Montgomery County Historic Preservation Commission

Date

MESSAGE

TO Perry
DAY 6/17 TIME 8:30~~4~~ 10 A.M.
P.M.

WHILE YOU WERE OUT

M John White
OF _____
PHONE 202-208-1812

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTED TO SEE YOU	<input type="checkbox"/>	URGENT	<input type="checkbox"/>

Message: _____

Compliments of:



8770 GEORGIA AVENUE
SILVER SPRING, MD 20910
(301) 588-3003
FAX: (301) 589-7065



Montgomery County Maryland

Department of Permitting Services

250 Hungerford Drive, 2nd Floor Rockville, Maryland 20850-4153 301/217-6370

FOR OFFICE USE ONLY ZONING

Classification: Sheet Number: Board of Appeals: Checked By:

BUILDING PERMIT APPLICATION

DPS - #1

Contact Person: John White Telephone No.: 202 1203 1812 FAX No.: 1 Name of Applicant: John & Elizabeth White Daytime Phone No.: 202 1203 1812 Address: 6807 Meadow Lane City: Chevy Chase State: MD Zip: 20815 Contractor: To be selected Contractor Reg. No.: Contractor Address: Contractor Phone No.: 1 Plans Prepared By: Registration No.: Telephone No.: 1

LOCATION OF BUILDING/PREMISE

Street Number 6807 Street Name: Meadow Lane Town/City Town of Chevy Chase Election District 07 Nearest Cross Street Woodside Place Lot 10 Block 7 OR Liber Folio Parcel Subdivision Chevy Chase Section H

PART ONE 1A. TYPE OF PERMIT ACTION:

- Construct Extend/Add Alter/Renovate Demolish Move Install Repair

1B. PRINCIPLE USE: (Check one)

- Assembly Boarding House Business* Educational Industrial Commercial Swim. Pool Hotel Institutional Mercantile Motel Multi-Family Restaurant Place of Worship Public Utility Fence Single Family Storage Townhouse Misc. Structure:

PEPCO CTM WSSC Washington GAS Bell Atl.

1C. Construction Cost Estimate \$ 400 *If Business, please specify use: 1D. If typical plans and details previously approved give permit no: 1E. If this is a revision of a previously approved active permit, give permit no: 1F. Is this property in a municipality, special taxing districts or homeowner's association? Yes No 1G. Is this property a historical resource? Yes No IF YES: Master Plan Atlas

PART TWO 2A. TYPE OF SEWAGE DISPOSAL:

- WSSC Septic Other:

2B. TYPE OF WATER SUPPLY:

- WSSC Well Other:

PART THREE IS THIS AN IMPACT TAX AREA? Yes No

Do you have approved development impact tax credits you intend to apply to this application? Yes No If yes, attach a copy of approved credit determination from DPS. How much credit do you wish to apply to this application? \$

PART FOUR IS THIS A DEVELOPMENT APPROVAL PAYMENT (DAP)? Yes No If yes, submit copy of agreement.

TO BE READ BY APPLICANT

Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction comply at all times with the plans as approved by all applicable government agencies. I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in this building permit application are true and correct to the best of my knowledge, information and belief.

7/20/98 Date

John D. White Signature of Applicant (Property Owner or Owner's Authorized Agent*)

John D. White Name (Print)

*If authorized agent, complete Affidavit on back of application

Approved Disapproved Signature For Chief, Permitting Services Date

Application/Permit No. 9807240061 Filing Fee: \$ 150.00 Receipt No.: 72713 EDAP: Receipt No.: Permit Fee: \$ Balance: \$ Receipt No.: DAP: Receipt No.: Impact Tax: \$ Receipt No.:

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	6807 Meadow Lane	Meeting Date:	06/24/98
Resource:	<u>Town of Chevy Chase (35/81)</u> Locational Atlas Historic District	Review:	HAWP
Case Number:	35/81-98A	Tax Credit:	None
Public Notice:	06/10/98	Report Date:	06/17/98
Applicant:	John White	Staff:	Perry Kephart
PROPOSAL:	Demolition & New Construction	RECOMMEND:	Approve With Conditions.

DATE OF CONSTRUCTION: ca. 1920 (Existing Structure)

SIGNIFICANCE: Potential Non-Contributing Resource in the Town of Chevy Chase
Locational Atlas Historic District.

ARCHITECTURAL DESCRIPTION

1½ story, four bay Colonial Revival Cottage clad in stucco with a peaked roof portico over the front entrance. The roof is asphalt shingle. The windows are 1/1, in a number of styles, with aluminum storm windows, and decorative panel shutters. At the rear is a peaked roof dormer over a center bumpout section that is a recent addition.

PROPOSAL

1. The applicant proposes to demolish the structure and replace it with a larger residence.
2. The applicant proposes to construct a Neo-Colonial Revival 2½ story, three bay, house with a rear two-car garage and three bay wing on the left side of the main block. The house is to have exterior masonry chimneys at either side of the house and an additional flue on the rear roof plane of the addition. The side addition is proposed to have a recessed front porch under the second story accessed by three pair of transomed, multi-paned french doors leading from the addition and by a single multi-paned french door leading from the side wall of the main block.

The front facade will have a copper-roofed bay window on either side of a Federal Style front door with a curved transom and sidelights. There is a pedimented portico with Doric porch supports that will be the same design as those on the side porch. The front porch is proposed to

①

have three steps leading to grade. A small shed roof portico is also proposed for the rear entrance. The rear entrance is to be a pair of multi-paned french doors.

The windows for the most part are to be 9/9 below and 6/6 above. They are proposed to be double-glazed with shadow bar muntins. The shutters are to be louvered wood panels to fit the windows, but inoperable. The house is to be clad in painted, lapped Hardiplank. Composite shingle is proposed for the roof. The garage is to be two bay with overhead paneled doors. Between the garage and the house is a bumpout on the side to provide access. In front of this section are exterior railed steps leading to a below grade basement under the main block and the side addition. Grading is proposed at the rear of the addition to provide for a basement window well. The garage is to be constructed on grade.

Some paving is proposed to bring the existing driveway on the right side of the property up to provide a paved apron in front of the garage entrance. No trees are expected to be negatively impacted either by the proposed construction or by paving.

STAFF DISCUSSION

1. Background

The applicant is attempting to expedite the demolition and replacement of a property in the Town of Chevy Chase by stepping outside the normal review process that submitting a demolition permit to the Department of Permitting Services would initiate. Applicant has appeared before the HPC for two Preliminary Consultations to discuss his proposal to demolish the existing structure and to replace it with a new house of the structure.

HPC is being asked to review the proposals for all intents and purposes as a Master Plan site within a historic district. The applicant has explained his concerns regarding modification of the existing resource.

2. Demolition

Demolition of a structure within a historic district is always carefully reviewed and infrequently approved by the HPC. The demolition can be considered from three perspectives.

A. Historic Merit:

How does the property contribute to the historicity of the district in which it is located? Chevy Chase is historically significant in the context of suburban development in Montgomery County. In the late 19th and early 20th century, scores of subdivision sites were created--first along the B&O Railroad, then along streetcar lines, and then on routes accessible by automobile. Among all these communities in the county, Chevy Chase stands alone in its comprehensiveness. Section 4, the Town, is significant for representing a continuation of Francis Newlands' vision that began with Section 2, the Village.

From the information compiled in the survey of the proposed district to date, the house at 6807 Meadow Lane appears to have been constructed before 1935, probably in the 1920's, based on changes to the property shown on the 1933 Sanbourn Plats that are not shown on the 1909 Thomas Fisher Plan, and from recorded deeds for the site.

There is nothing in the research to date to indicate that the house is to be considered for its individual historic significance, or for any contributions to local or national history, or for any associations with local or national historic figures.

B. Architectural Merit:

Architectural or design significance would be attributed to the house if it embodied distinctive type, period or method of construction, or if it represented the work of a master, or possessed high artistic values, or represented an established and familiar visual feature of a neighborhood. The house does not appear to meet these criteria. It is not representational, and although it has been in place for many decades, it has undergone too many changes and has been too significantly altered to be distinguished as being a familiar feature of the neighborhood. For this reason, also, it cannot be characterized as being of any particular style or period.

C. Condition of the Structure:

The subject property has been described by the applicant in the attached pages as being structurally unsound. That in itself is not a reason for demolition of a property that is of either historical or architectural significance. In the case of this house, the structural problems with the house should, in staff's opinion, be given weight. It would be inappropriate to ask the applicant to restore a house that would not be considered a contributing resource for any reason other than in its original state, it was an early house in the district.

Demolition of a 70 or 80 year old structure is always problematic. As this house has lost substantially all architectural integrity as a result of the many modifications to its design and materials, staff would concur with the applicant's proposal that it be demolished. We would recommend that a condition of approval be documentation and photography of the structure before it is taken down.

3. New Construction:

The proposals for demolition and for new construction that the applicant has made are the result of extensive discussion with the staff and with the HPC at two preliminary consultations. Staff feels that the applicant has responded to the concerns of the Commission and of the neighbors. The house is at the upper limits in terms of height relative to the elevation of the neighboring houses, but as it does not exceed them, staff would not raise this as an issue.

STAFF RECOMMENDATION

Staff recommends that the Commission approve with conditions the HAWP application

as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

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.

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.

and with the following conditions:

1. The permit set of construction drawings is to be stamped as approved by the HPC staff before being submitted to the Department of Permitting Services.
2. The existing structure is to be documented and photographed before removal.
3. Adequate protection is to be provided for trees adjacent to the building site during construction.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

4



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: John White
Daytime Phone No.: 202-208-1812

Tax Account No.: _____
Name of Property Owner: John D. & Elizabeth M. White Daytime Phone No.: 202-208-1812
Address: 6307 Meadow Lane Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: Stark - Martin Custom Homes Phone No.: 703-760-8112
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 6307 Street: Meadow Lane
Town/City: Chevy Chase Nearest Cross Street: Woodside Place
Lot: 15 Block: 7 Subdivision: Chevy Chase Section 4
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 400,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

John D. White 6/9/98
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit: 2/4/98

SEE REVERSE SIDE FOR INSTRUCTIONS

25/81-98A

5

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Submitted + full separately

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Submitted separately

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

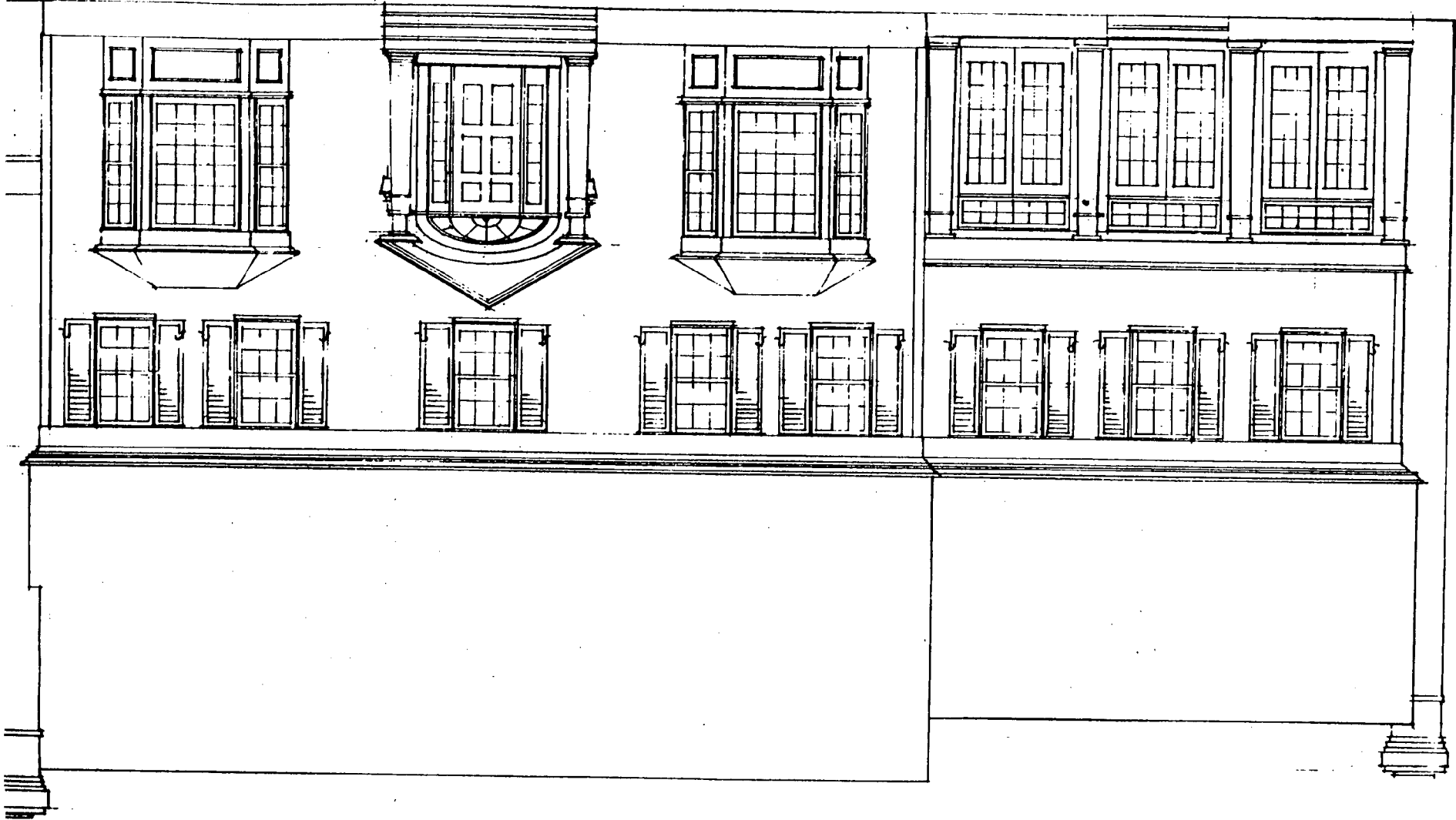
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6

FRONT ELEVATION

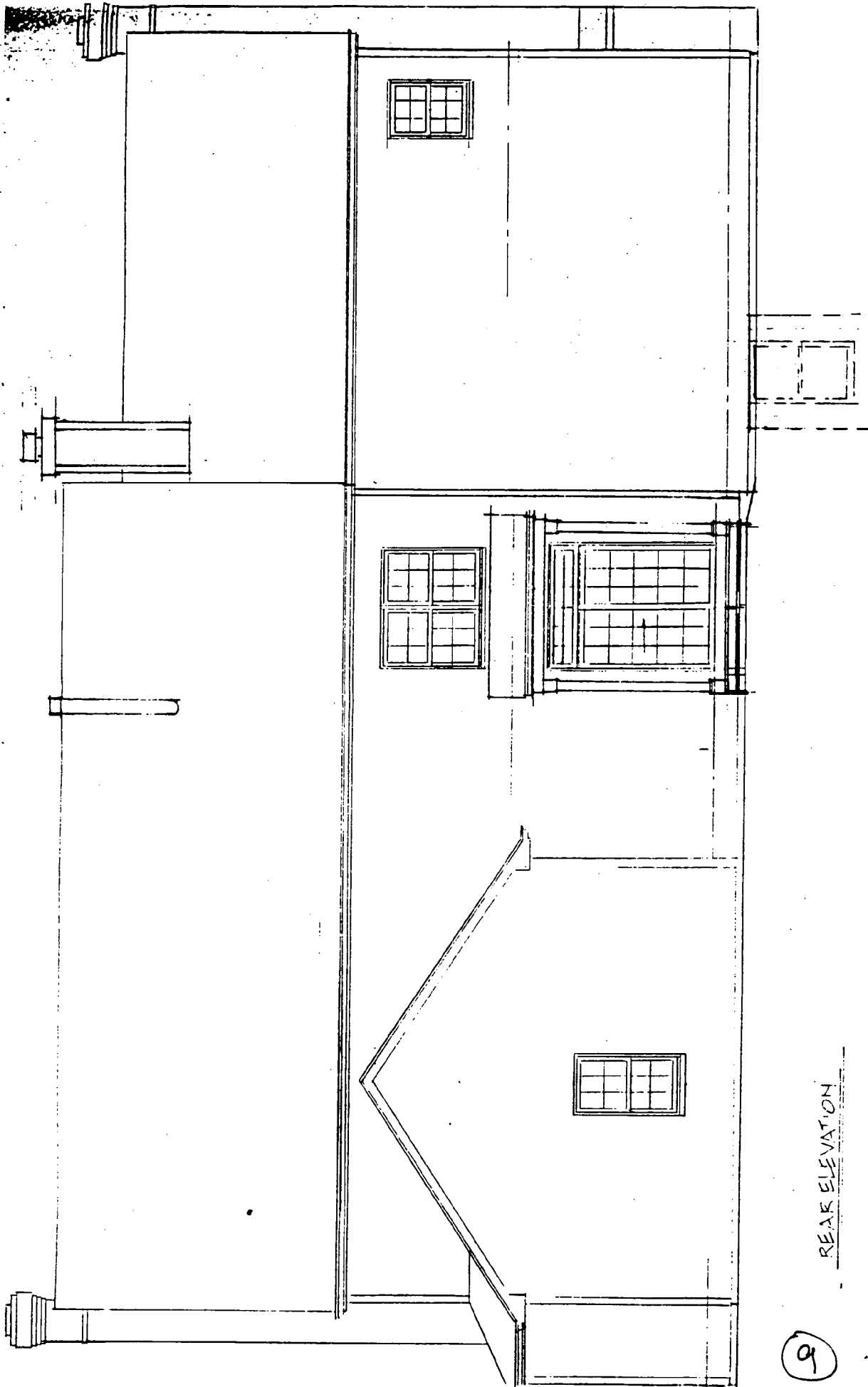
7





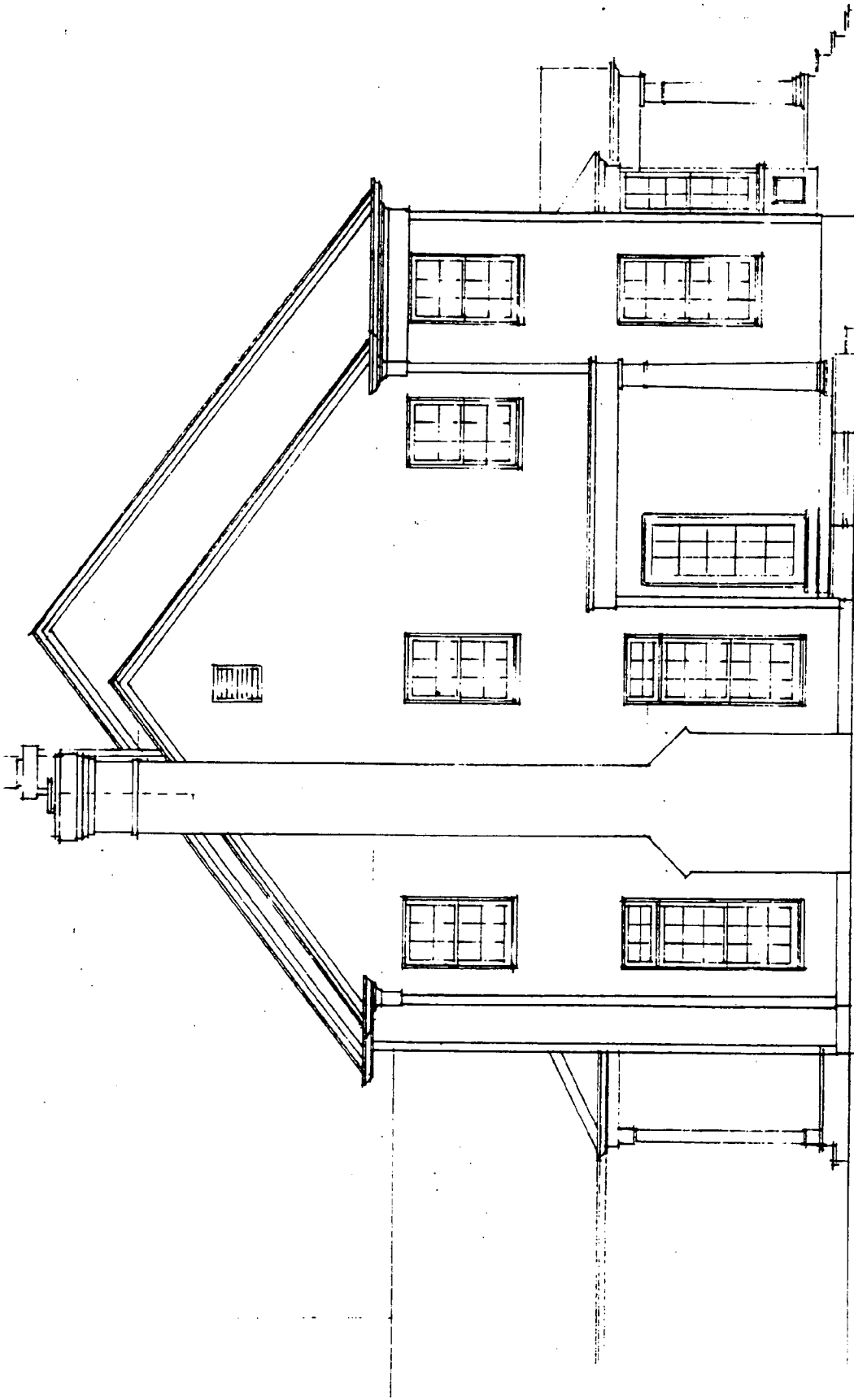
RIGHT SIDE ELEVATION

B

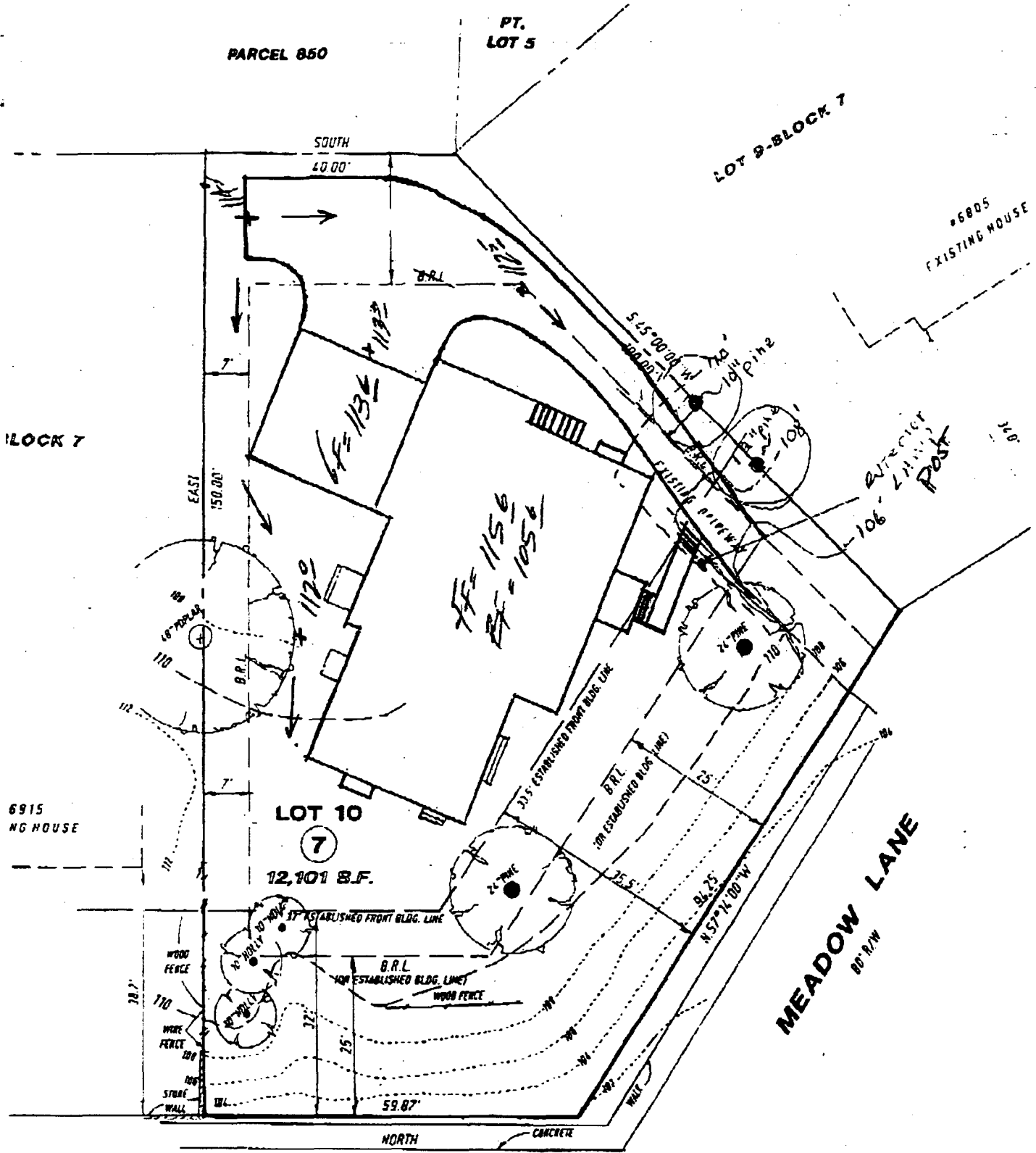


REAR ELEVATION

9



LEFT SIDE ELEV.

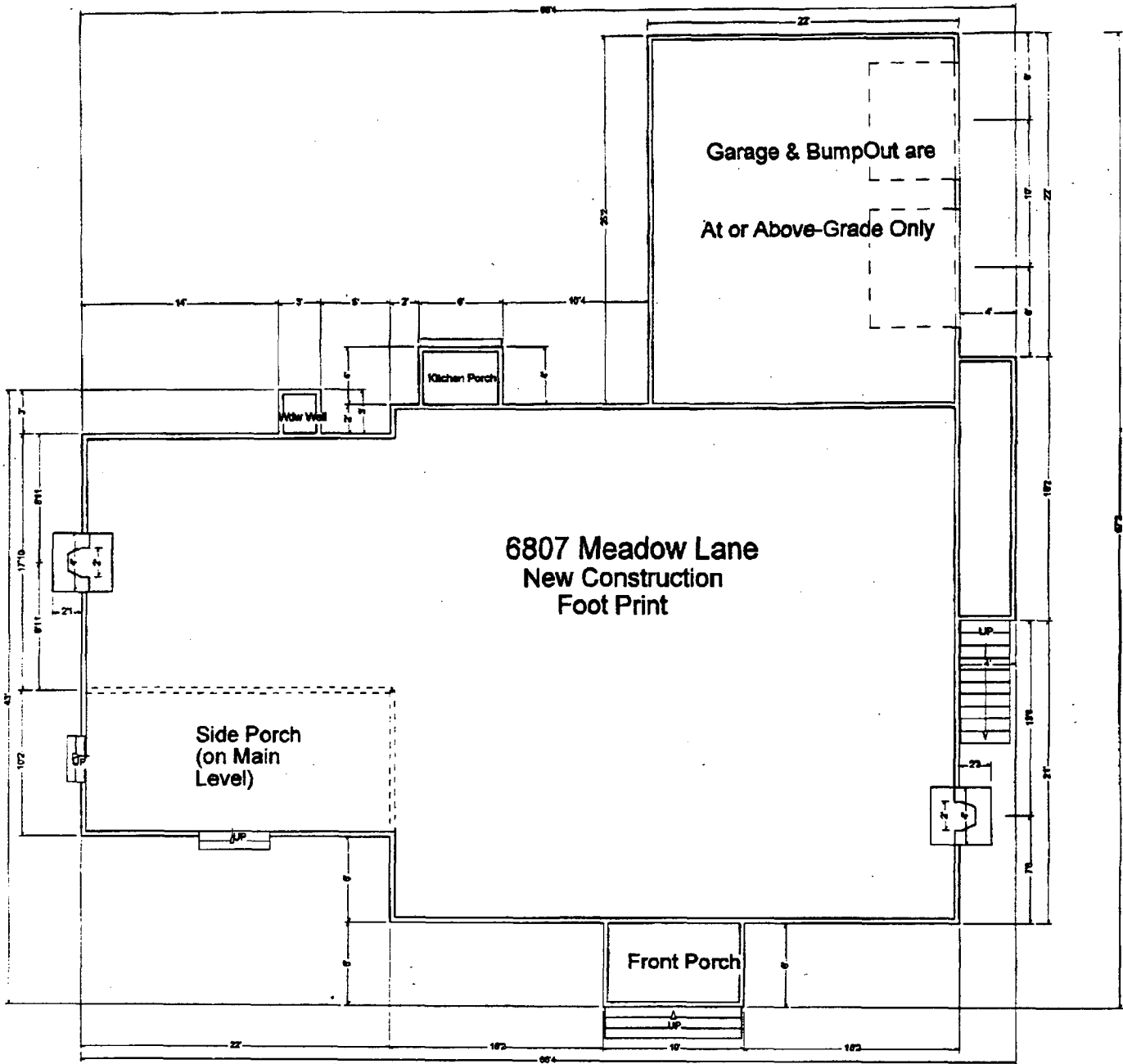


WOODSIDE PLACE

56' R/W

SEWER MANHOLE

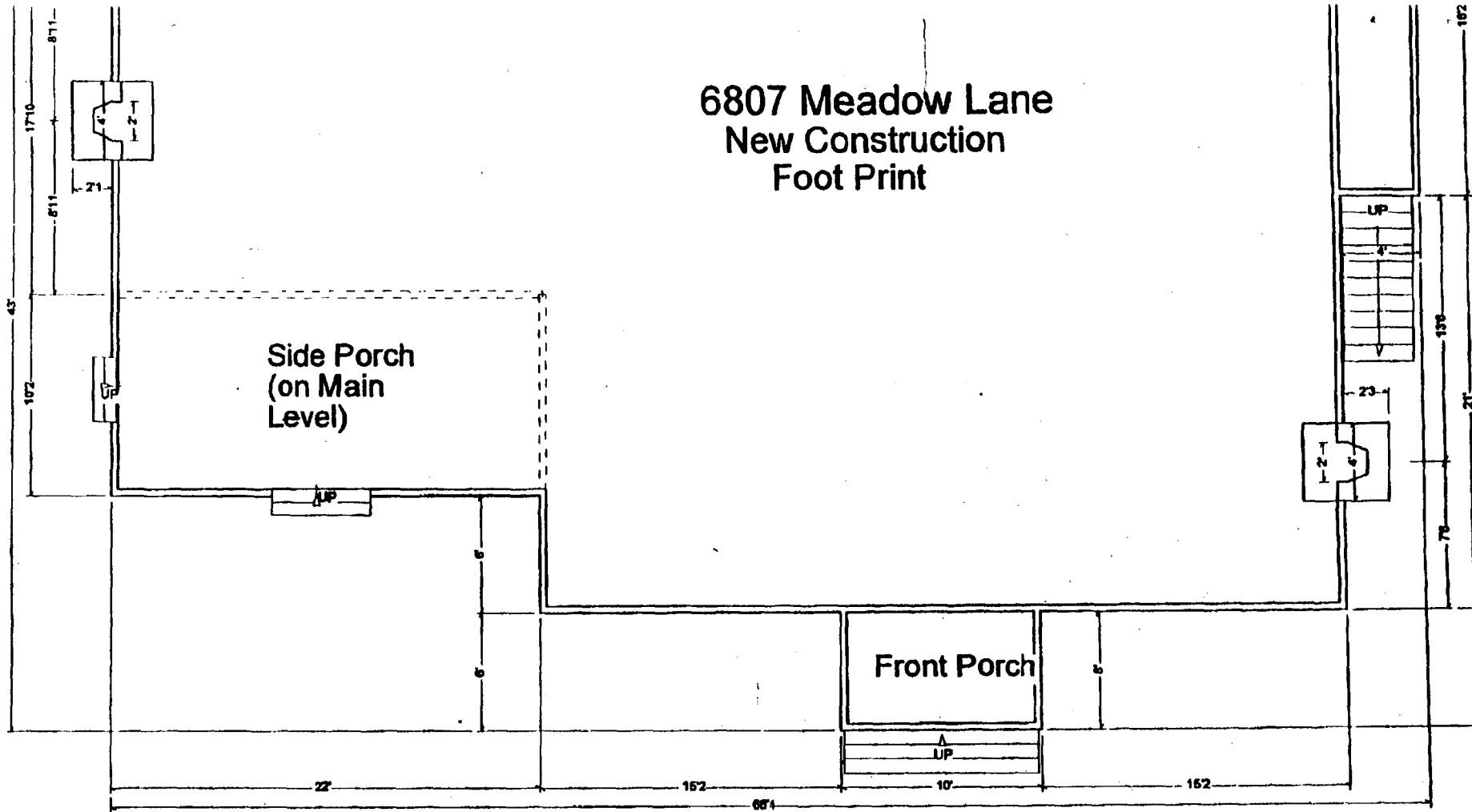
11



6/16/98

12

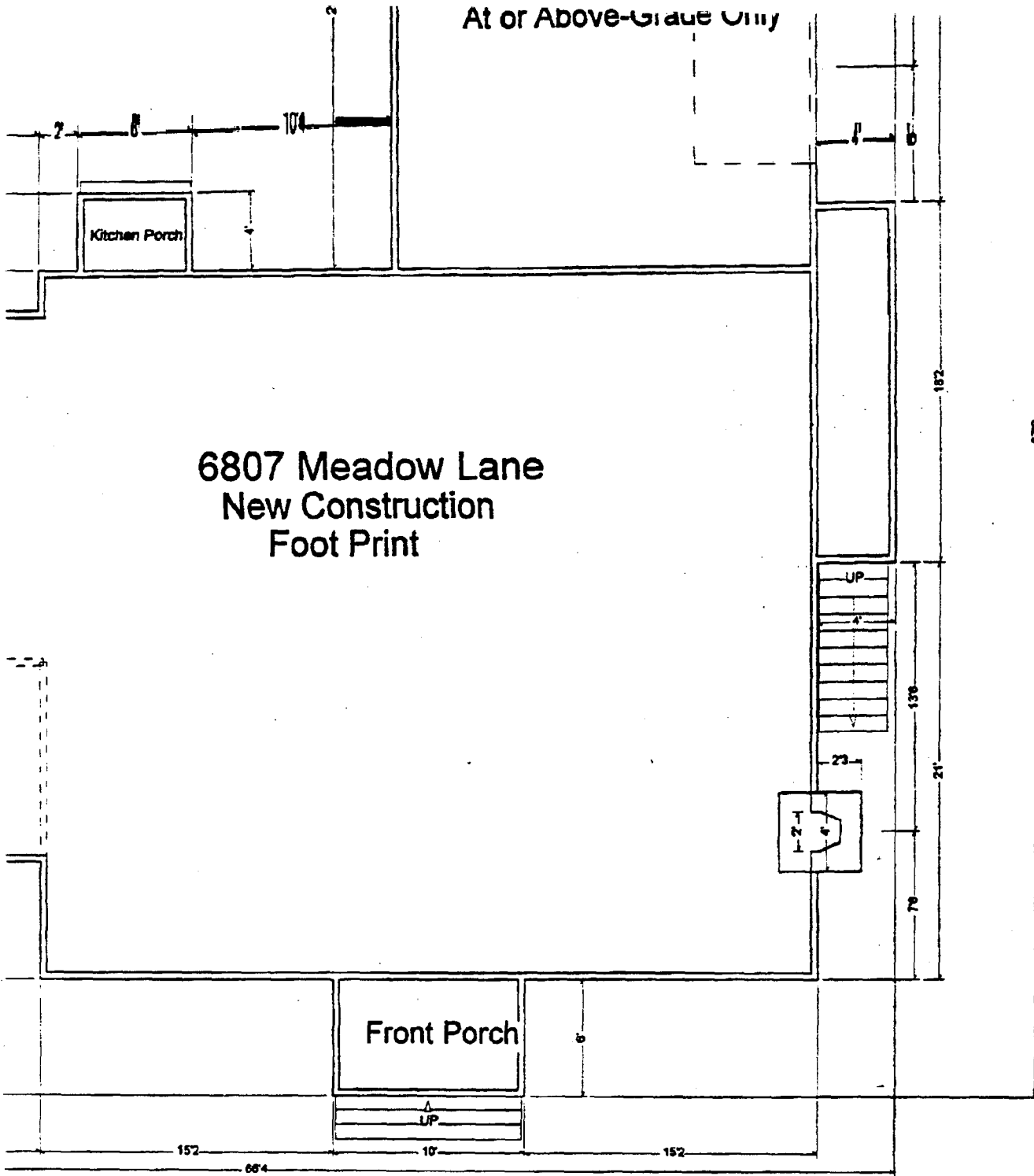
6807 Meadow Lane
New Construction
Foot Print



6/16/98

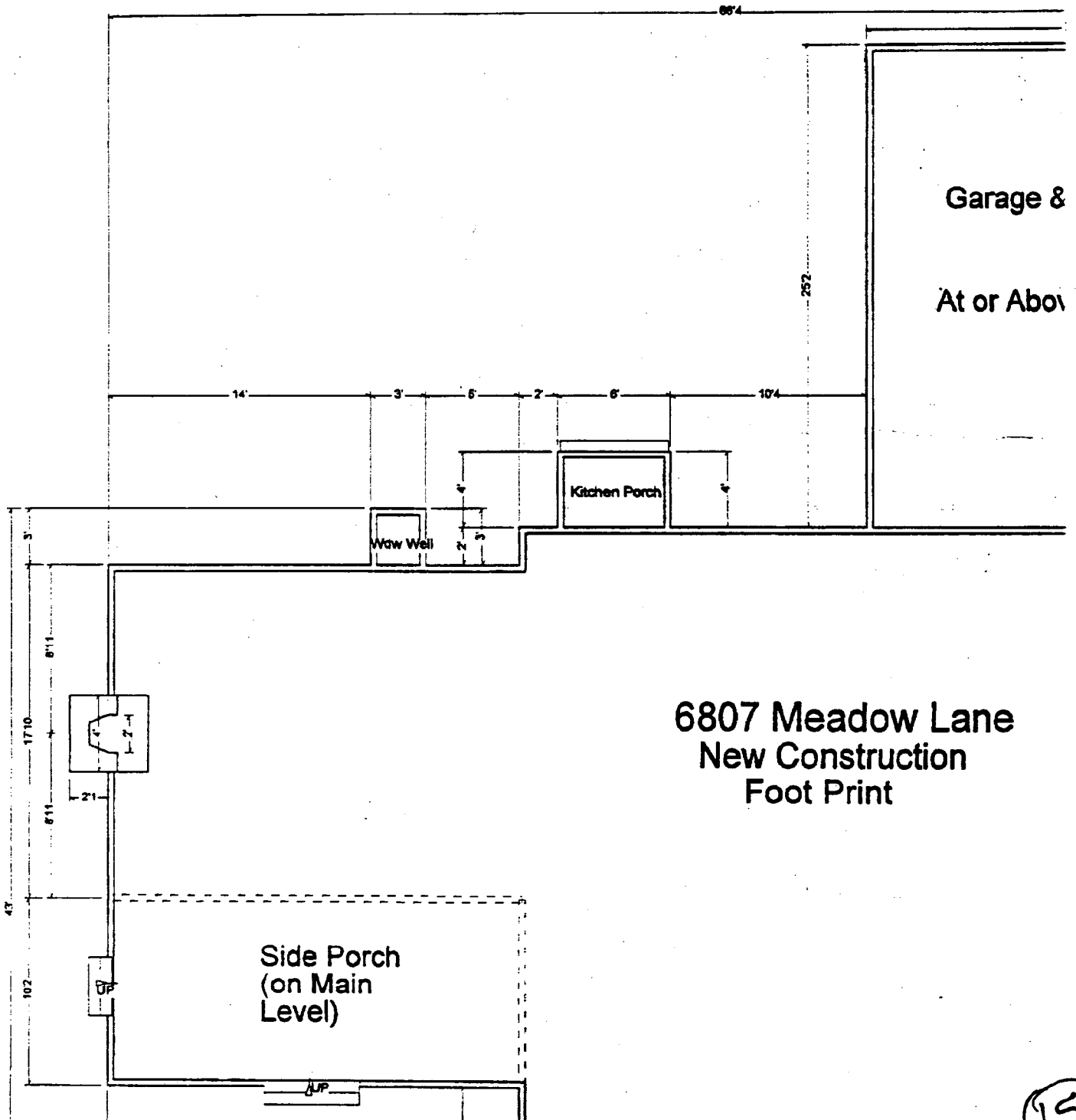
13

At or Above-Graue Only



6/14/75

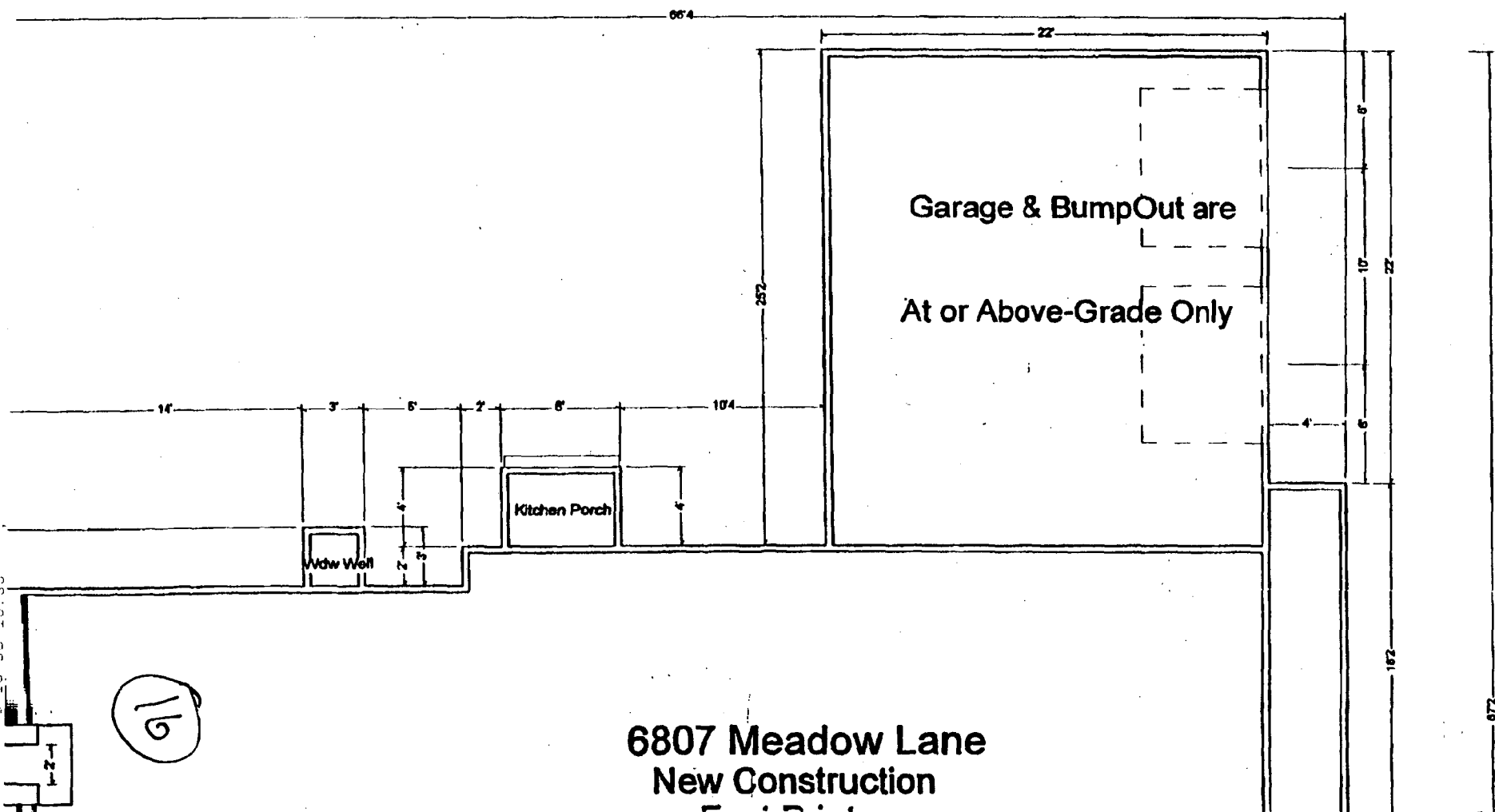
14



**6807 Meadow Lane
New Construction
Foot Print**

15

0
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



(4)

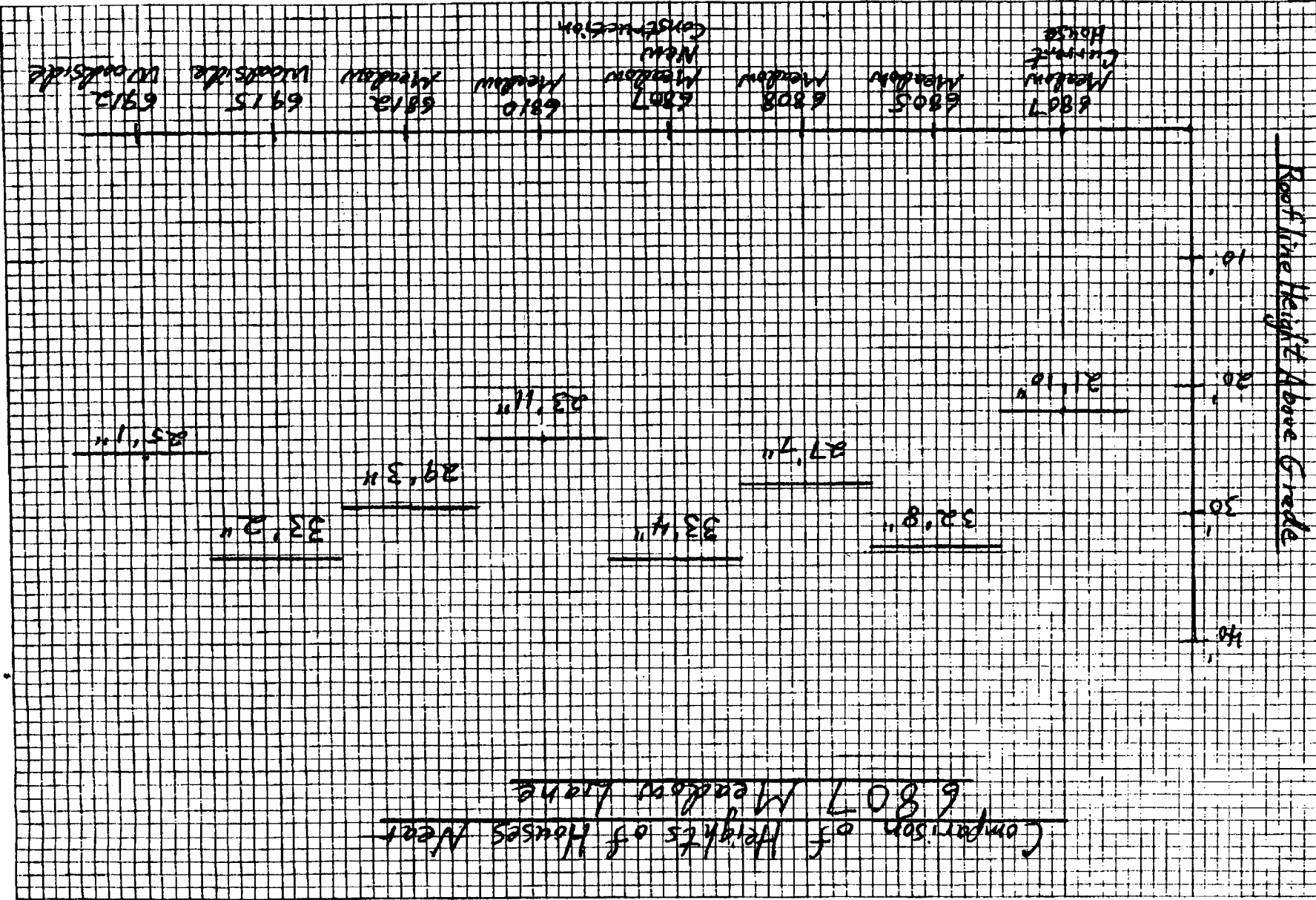
Historic Preservation Commission

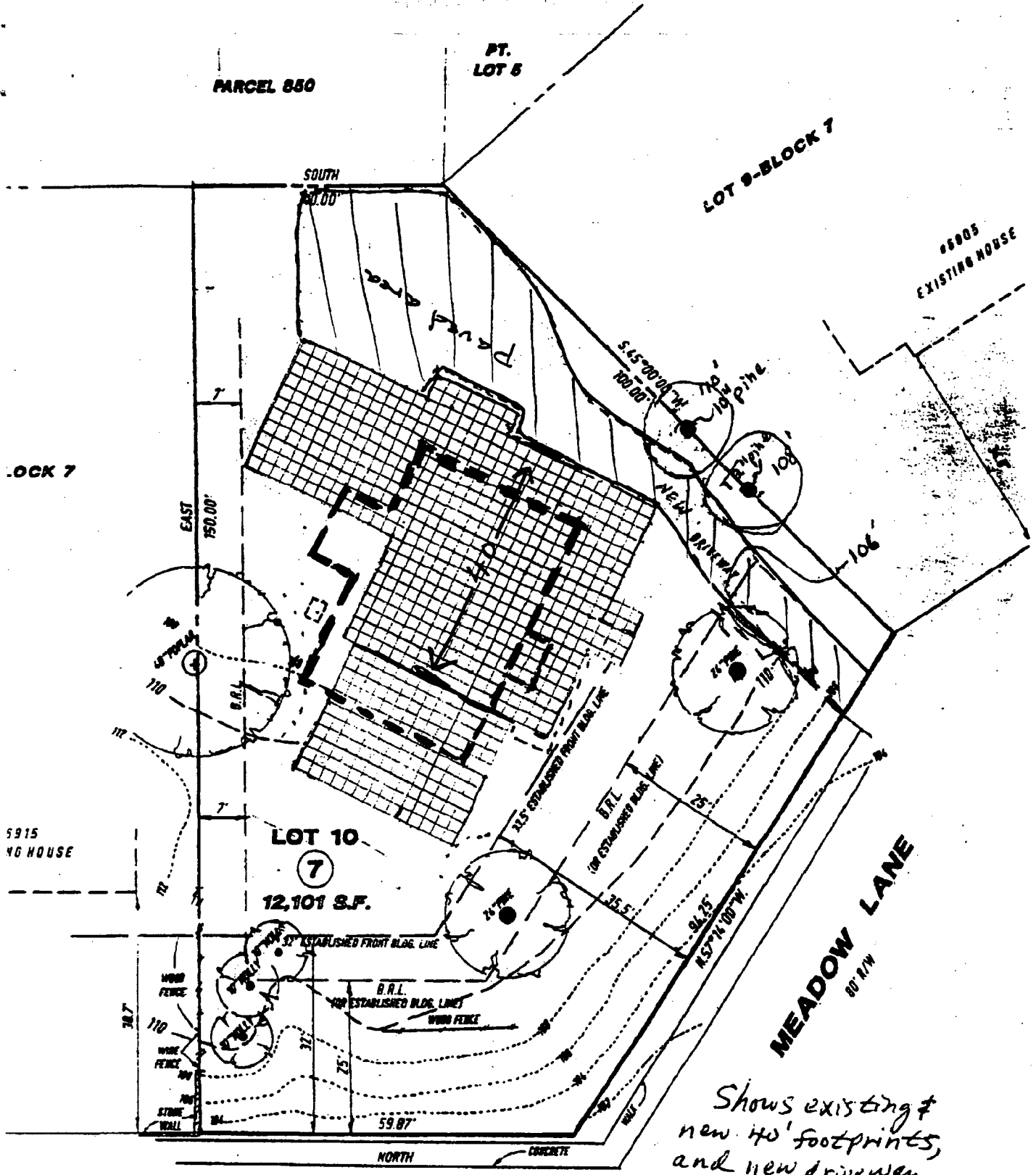
Item 4.

- Exterior Veneer: Hardiplank 7.5" Beaded Cementitious Siding on all (4) sides.
- Shutters to be Mid-American Master series "Williamsburg" raised panel.
- Gutters: 5" wide x 3.5" deep - aluminum. Downspouts: 2" x 3" - aluminum. Color to match cornice.
- Fireplace: Majestic DVR36RN direct vent fireplace located on rear wall.
- Foundation walls: Poured concrete walls 9' tall.
 - Exposed foundation walls to be painted to match Hardiplank siding.
- Floor system: Engineered floor system = TJI's at 19.2" O.C.
- Subfloor: 3/4" O.S.B.
- Exterior walls to be constructed with 2 x 4 's at 16" O.C.
- Insulation: Ext. walls = R13, Ceilings, Overhangs, Bays = R30, Basement walls = R11.
- Exterior Sheathing: 7/16" O.S.B.
- Roofing: G.A.F. "Slateline" -- 30 yr. shingle:
 - (2) front bays to be copper,
 - Front door portico to be G.A.F. "Slateline",
 - Portico off Dining room to be a rubber roof membrane. Mule Hide Products,
 - Rear Library 4' offset to be G.A.F. "Slateline".
- Front Stoop to have brick pavers.
- Portico rails and columns off Fam rm to be wood.
- All cornice to be wood. Facia, Freeze (where applicable), and soffit.
- Windows to be Barber and Ross wood, insulated, double hung with sandwiched divided lites. Except Kitchen and Masterbath: Barber and Ross wood, insulated, casements with sandwiched divided lites.
 - Fiberglass mesh screens
- Front door: 3 x 0 x 6 x 8 - Rigid Guard insulated steel (6) panel w/ 1 x 0 sidelites (ea. side) and 1 x 0 transom above.
 - French doors (Fam rm), Atrium door (Bkfst rm) to be Rigi-Guard (15) lite.
 - Garage svc dr. and areaway door to be Rigid-Guard (9) lite.
- Overhead garage door to be Clopay 1000 - Insulated steel door, (4) section and (4) panel.
- Exterior wood to Receive (3) coats of paint. Prime coat, first coat, second coat.
 - Mfg: McCormick.
 - All projections above roof to be painted to match roof shingles -- such as: Flues, vents, etc.
- Exterior door hardware to be Schlage F-series, "Plymouth" -- polish brass.
- Exterior light fixtures: Polish Brass

(17)

81







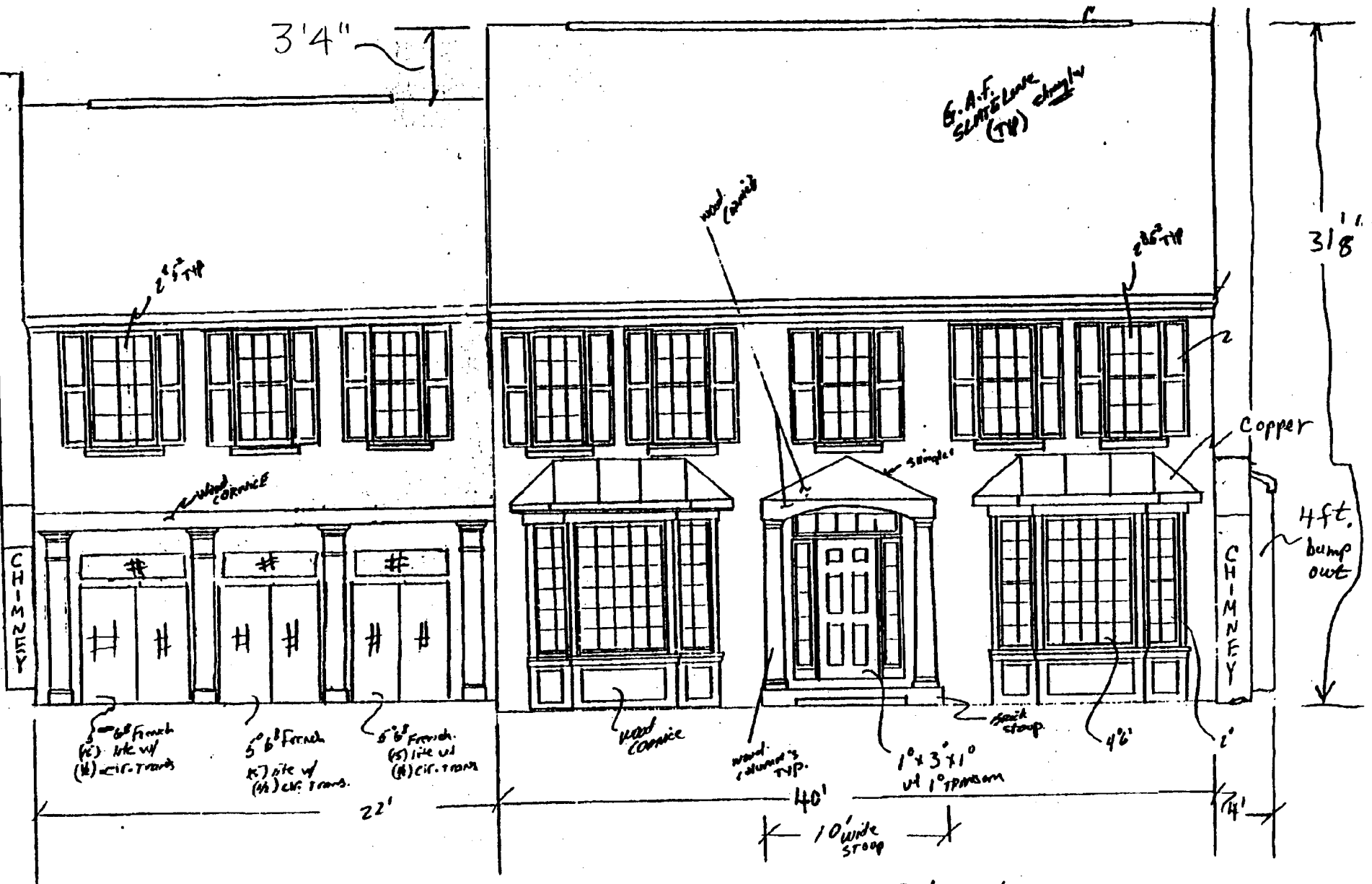
Shows existing & new 40' footprints, and new driveway & apron by garage. 6/3/98.

WOODSIDE PLACE

50' R/W

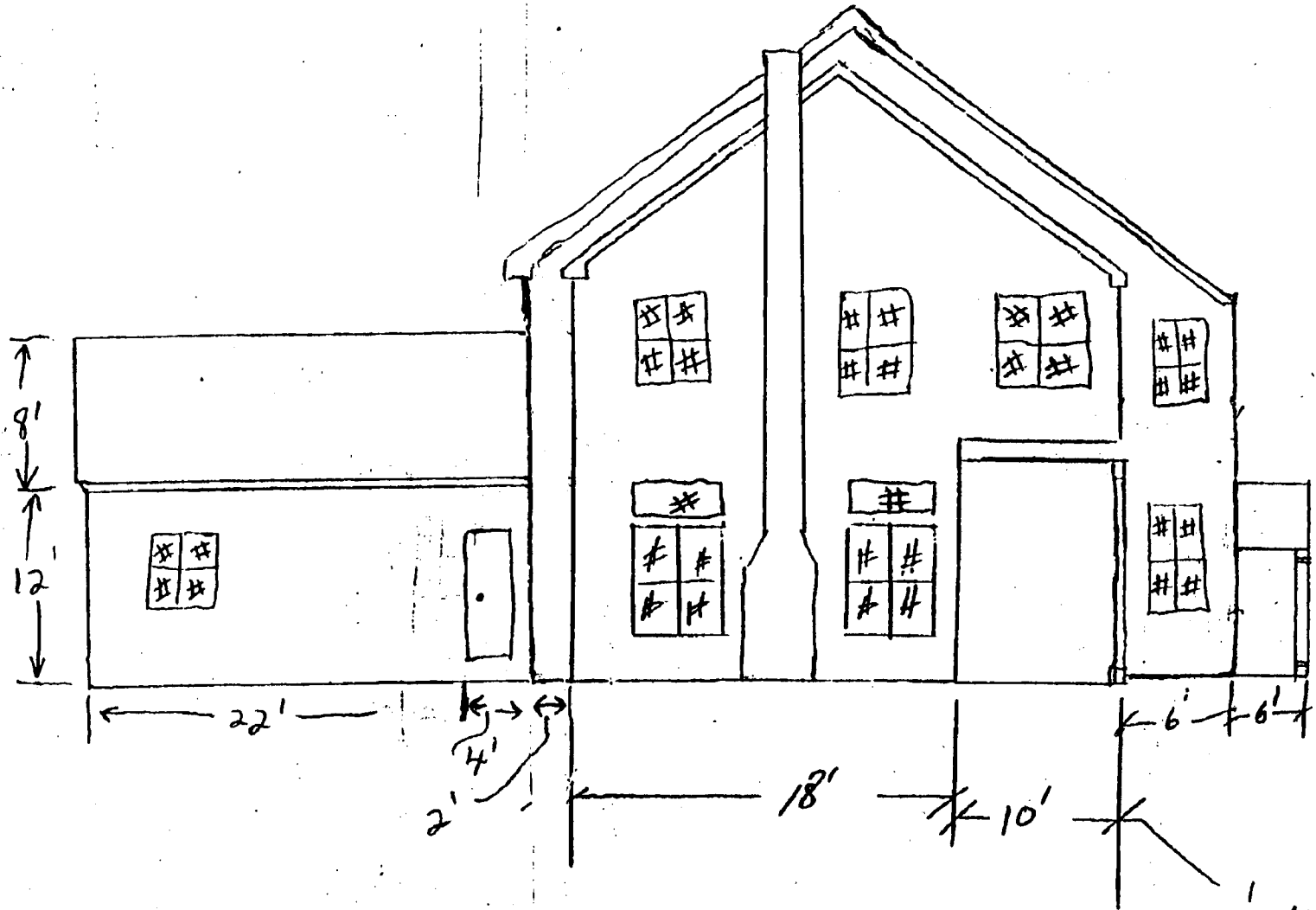
 proposed house
 existing house

(19)



Front Elevation
 Proposed Structure at
 6807 Mendocino Lane
 6/10/98

NO



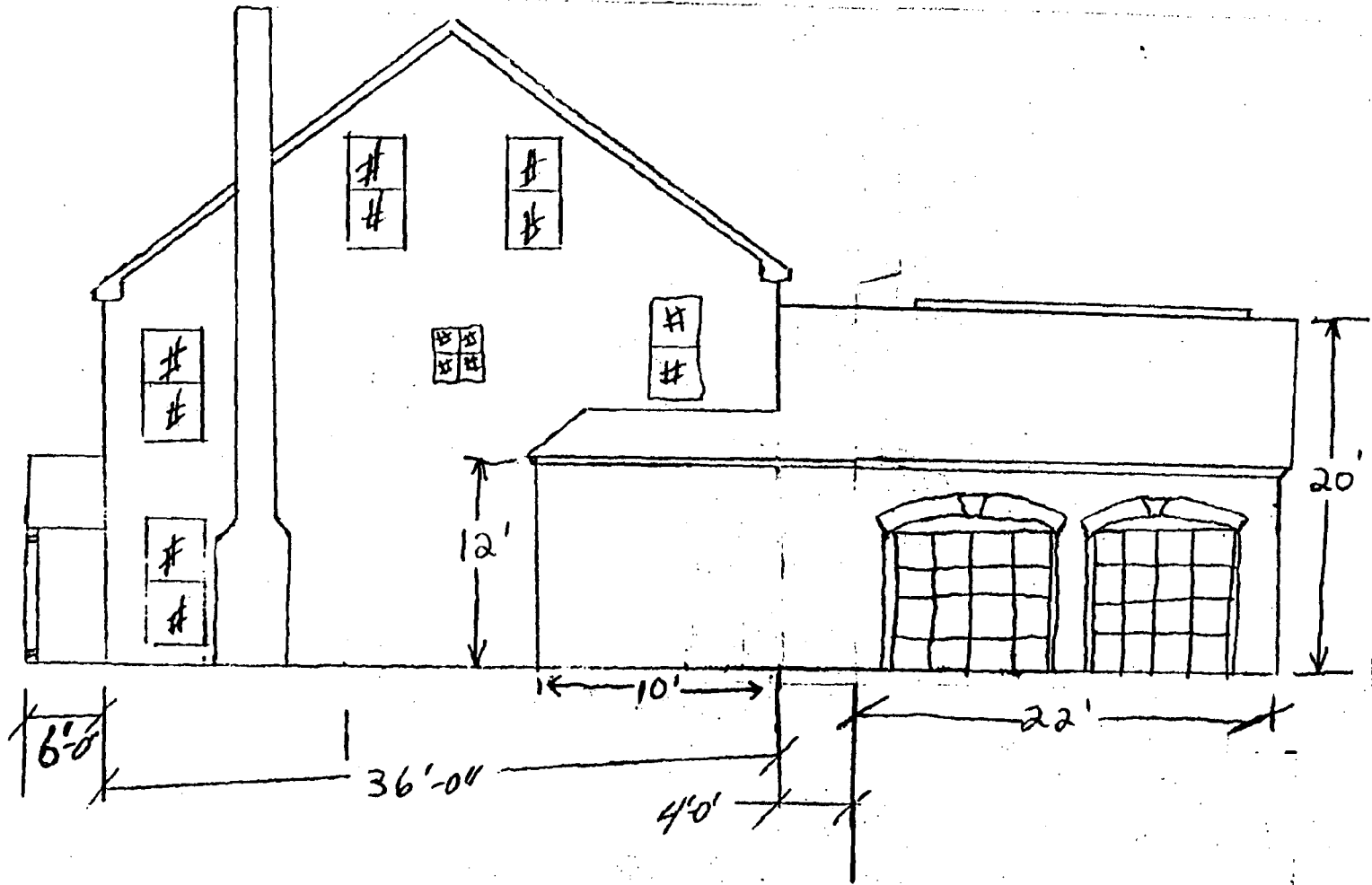
1 IN BATH - 1 IN Bed
 = 10' covered Family
 porch

Left Elevation
 Proposed Structure at
 6807 Meadow Lane
 6/10/98

21

08985-10
 17128

2021#10/14

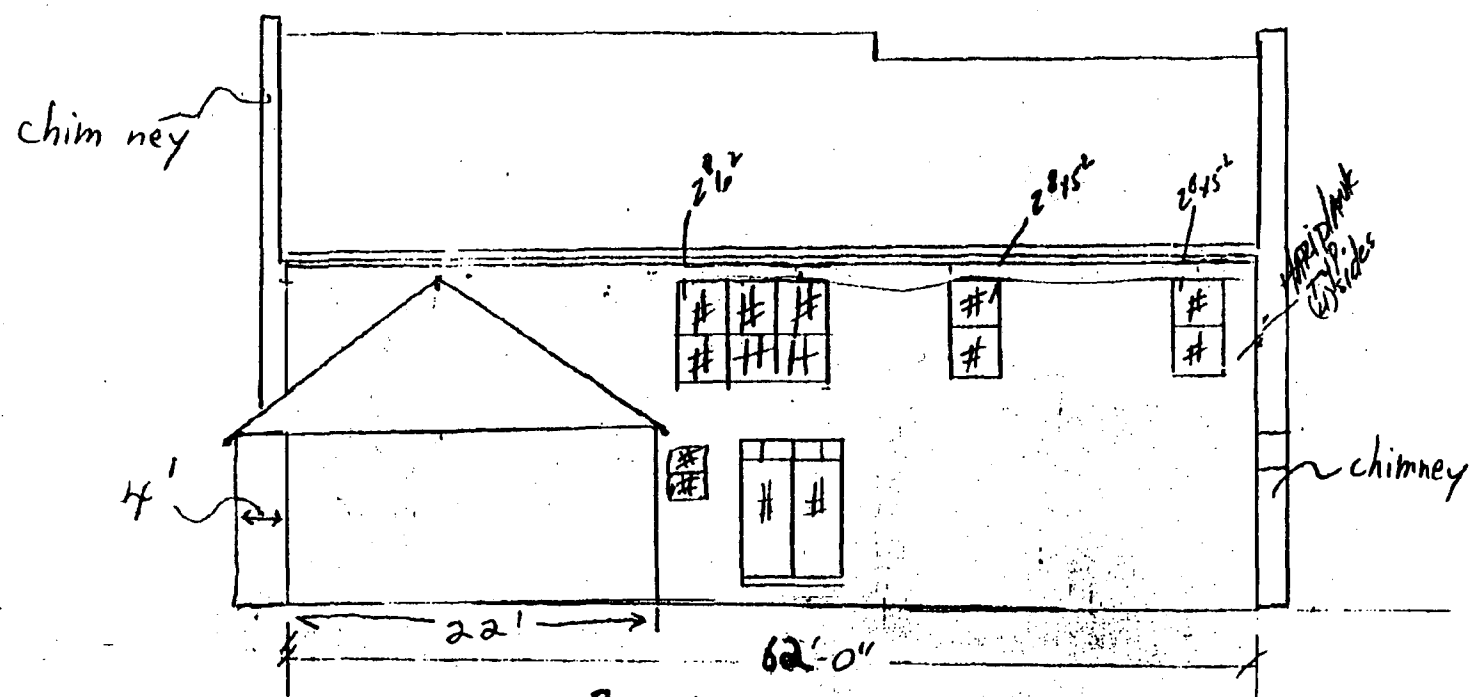


Right Elevation
Proposed Structure at
6807 Meadow Lane
6/10/98

5- 2-98 17:12B

22

(3)

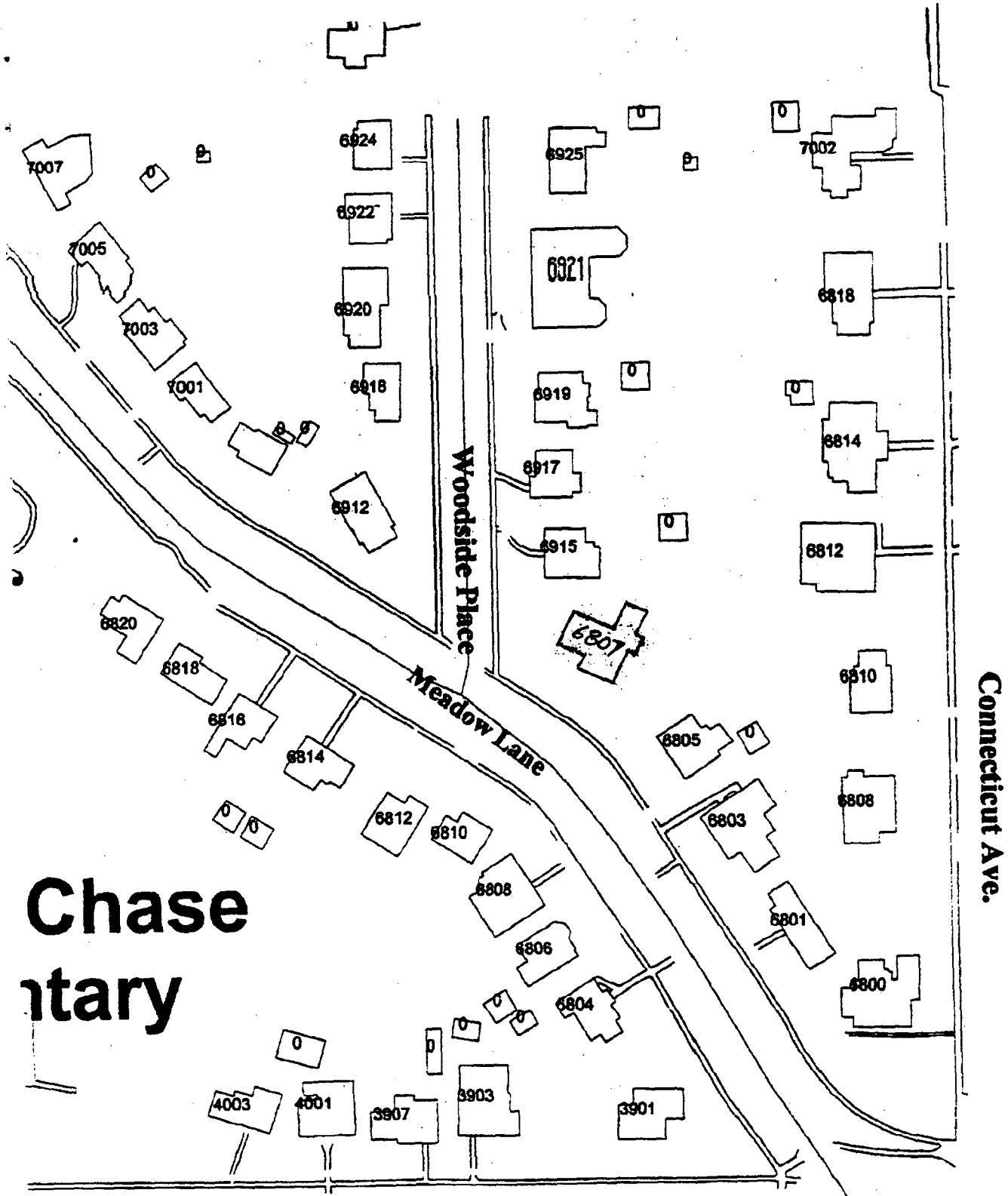


Rear elevation

Proposed Structure
at 6807 Meadow Lane

6/10/98

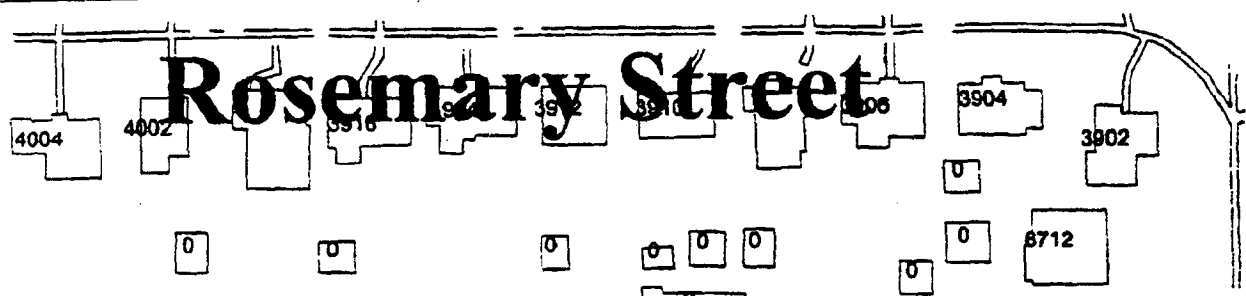
23



**Chase
Elementary**

Connecticut Ave.

Proposed



Rosemary Street

Proposed

25

Existing House
6907 Meadow Lane



Front Elevation
View from Meadow Lane

26

- b) Photographs of the existing house viewed from the public rights of way (Woodside Place and Meadow Lane) are attached. Note that the right side elevation photo (ref:(5)(a), above) was taken from the yard of 6805 Meadow Lane, and the rear elevation photo (ref:(5)(b), above) was taken from the rear yard of 6915 Woodside Place.

- 6) **TREE SURVEY:**
All trees 6" or larger in diameter (at approximately 4' above ground) are noted on the site plan.

- 7) **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS:**
Adjacent:
 - a) Leslie & David Freer, 6805Meadow Lane, Chevy Chase, MD, 20815.
 - b) Lydia and Marco Adelfio, 6915 Woodside Place, Chevy Chase, MD, 20815.
 - c) ?, 6810 Connecticut Avenue, Chevy Chase, MD, 20815.
 - d) Linda & Tom Wright, 6812 Connecticut Avenue, Chevy Chase, MD, 20815.Confronting:
 - e) Cynthia & Michael McKee, 6808 Meadow Lane, Chevy Chase, MD, 20815.
 - f) Mr. Frank Engler, 6810 Meadow Lane, Chevy Chase, MD, 20815.
 - g) Caroline & Michael Michaelis, 6812 Meadow Lane, Chevy Chase, MD, 20815.
 - h) Mr. & Mrs. Gene Kelley, 6912 Woodside Place, Chevy Chase, MD, 20815.

May 27, 1998

M. NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

To Whom it May Concern:

Re: Support for John White's application for
demolition and new construction at 6807 Meadow
Lane, Chevy Chase, MD 20815.

We are neighbors across from the White house,
and think a new home would be an asset to
our community.

We hope John & Elizabeth White will
be able to build their dream home on
their lot.

Sincerely,
Gene & Eugene Kelley
6912 Woodside Place
Chevy Chase, MD 20815

28

MARCO & LYDIA ADELPHIO
6915 WOODSIDE PLACE
CHEVY CHASE, MD 20815

June 1, 1998

M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Commissioners:

We are writing about Mr. John White's revised proposal for new construction at 6807 Meadow Lane, Chevy Chase. We are unable to attend the June 10 hearing. At the preliminary consultation on May 27, I questioned the overall scale of the new house relative to the buildable area on the lot, and its proximity to our house. I voiced particular concerns about the elimination of the side yard, mainly because of its effect on our southern exposure. The Commissioners also questioned the relative size of the proposed house and its effect on the historic greenspace and encouraged Mr. White to consider appropriate modifications.

One of the Commissioners suggested that Mr. White consider moving the attached garage around to the back of the house, thereby proposing a modified "L-shaped" house. With this modification, coupled with a driveway shift and a shift of the entire house closer to the southeast setback line, Mr. White's revised proposal (as shown in the attached sketch prepared by Mr. White) has fully addressed our concerns about proximity and the elimination of the side yard. Even though the footprint of the revised proposal is actually somewhat larger than the original proposal, the other changes will preserve much of the side yard and bring the northern corner of the house a good distance away from our house.

Accordingly, we urge you to act favorably and expeditiously on Mr. White's revised proposal.

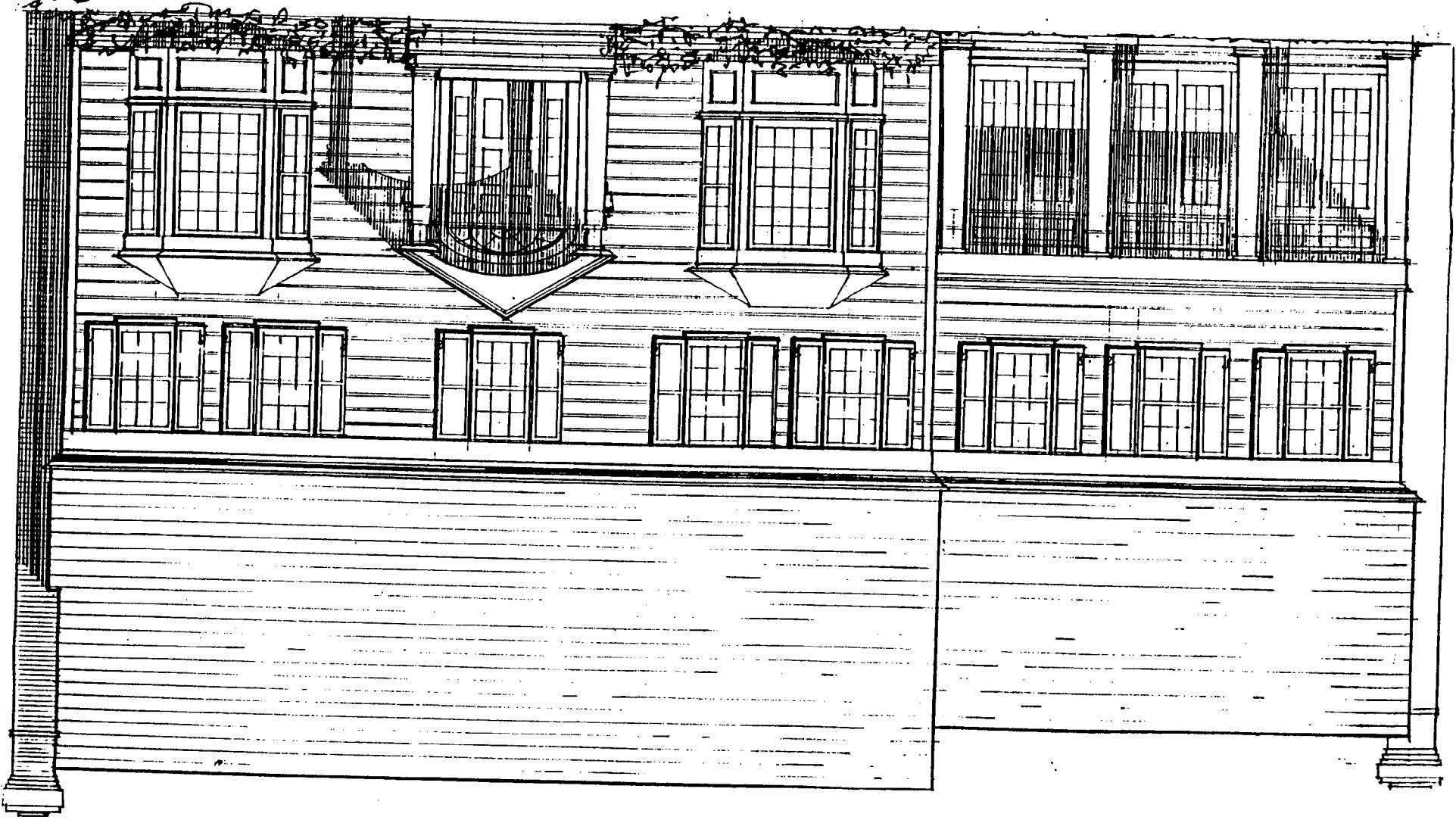
Sincerely,

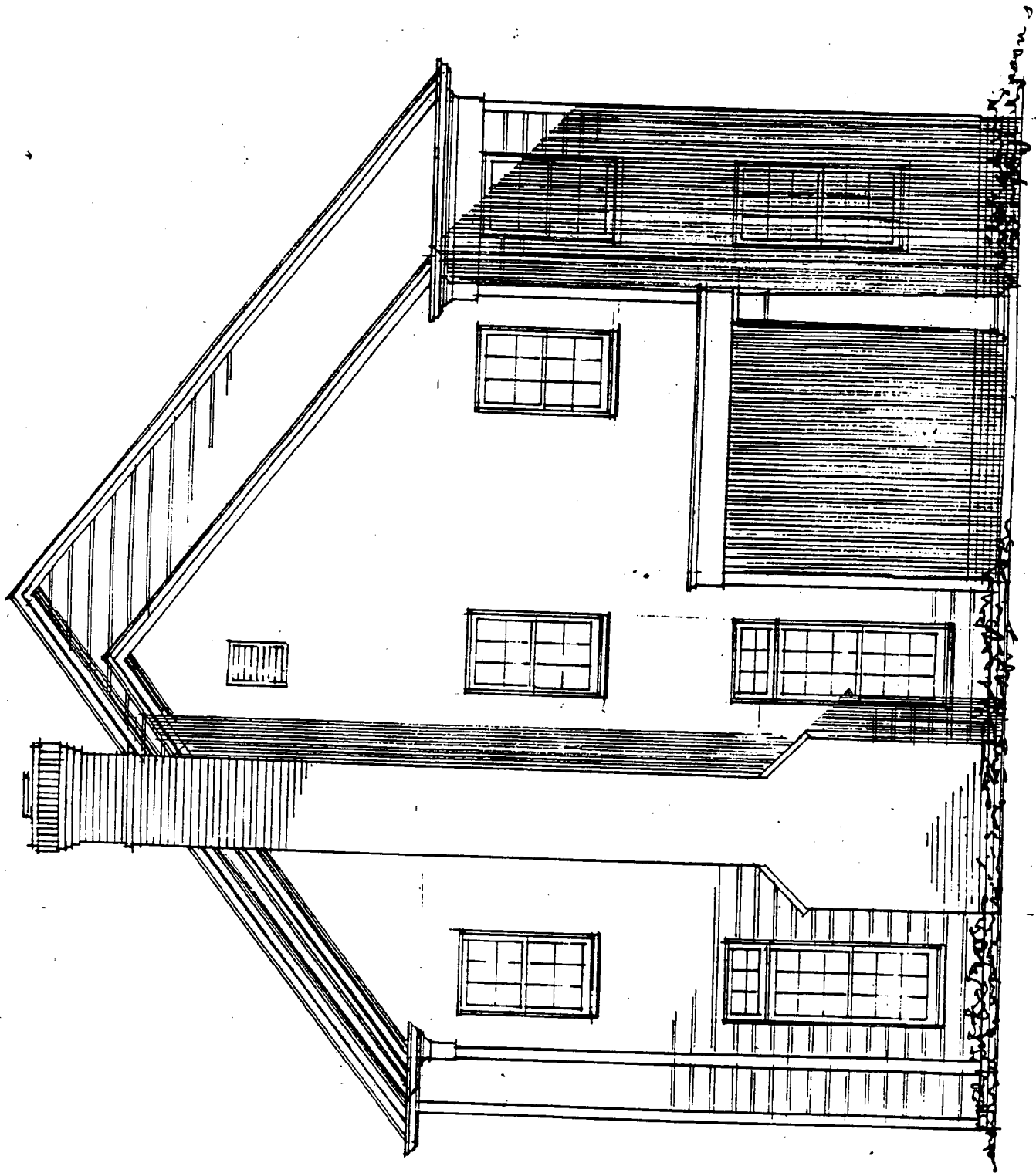
Marco Adelfio Lydia Adelfio
Marco & Lydia Adelfio

Cc: John & Elizabeth White

29

30





31

MARCO & LYDIA ADELFINO
6915 WOODSIDE PLACE
CHEVY CHASE, MD 20815

June 1, 1998

M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Commissioners:

We are writing about Mr. John White's revised proposal for new construction at 6807 Meadow Lane, Chevy Chase. We are unable to attend the June 10 hearing. At the preliminary consultation on May 27, I questioned the overall scale of the new house relative to the buildable area on the lot, and its proximity to our house. I voiced particular concerns about the elimination of the side yard, mainly because of its effect on our southern exposure. The Commissioners also questioned the relative size of the proposed house and its effect on the historic greenspace and encouraged Mr. White to consider appropriate modifications.

One of the Commissioners suggested that Mr. White consider moving the attached garage around to the back of the house, thereby proposing a modified "I-shaped" house. With this modification, coupled with a driveway shift and a shift of the entire house closer to the southeast setback line, Mr. White's revised proposal (as shown in the attached sketch prepared by Mr. White) has fully addressed our concerns about proximity and the elimination of the side yard. Even though the footprint of the revised proposal is actually somewhat larger than the original proposal, the other changes will preserve much of the side yard and bring the northern corner of the house a good distance away from our house.

Accordingly, we urge you to act favorably and expeditiously on Mr. White's revised proposal.

Sincerely,


Marco & Lydia Adelfio

Cc: John & Elizabeth White

MARCO & LYDIA ADELFINO
6915 WOODSIDE PLACE
CHEVY CHASE, MD 20815

June 1, 1998

M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Commissioners:

We are writing about Mr. John White's revised proposal for new construction at 6807 Meadow Lane, Chevy Chase. We are unable to attend the June 10 hearing. At the preliminary consultation on May 27, I questioned the overall scale of the new house relative to the buildable area on the lot, and its proximity to our house. I voiced particular concerns about the elimination of the side yard, mainly because of its effect on our southern exposure. The Commissioners also questioned the relative size of the proposed house and its effect on the historic greenspace and encouraged Mr. White to consider appropriate modifications.

One of the Commissioners suggested that Mr. White consider moving the attached garage around to the back of the house, thereby proposing a modified "I-shaped" house. With this modification, coupled with a driveway shift and a shift of the entire house closer to the southeast setback line, Mr. White's revised proposal (as shown in the attached sketch prepared by Mr. White) has fully addressed our concerns about proximity and the elimination of the side yard. Even though the footprint of the revised proposal is actually somewhat larger than the original proposal, the other changes will preserve much of the side yard and bring the northern corner of the house a good distance away from our house.

Accordingly, we urge you to act favorably and expeditiously on Mr. White's revised proposal.

Sincerely,


Marco & Lydia Adelfino

Cc: John & Elizabeth White

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6807 Meadow Lane **Meeting Date:** 06/10/98
Resource: Town of Chevy Chase **Review:** Second Preliminary
 Locational Atlas Historic District Consultation
Case Number: N/A **Tax Credit:** None
Public Notice: 05/27/98 **Report Date:** 06/03/98
Applicant: John White **Staff:** Perry Kephart
PROPOSAL: New Construction **RECOMMEND:** Proceed to HAWP.

DATE OF CONSTRUCTION: ca. 1920 (Existing Structure)

SIGNIFICANCE: Potential Non-Contributing Resource in the Town of Chevy Chase
 Locational Atlas Historic District.

ARCHITECTURAL DESCRIPTION

1½ story, four bay Colonial Revival Cottage clad in stucco with a peaked roof portico over the front entrance. The roof is asphalt shingle. The windows are 1/1, in a number of styles, with aluminum storm windows, and decorative panel shutters. At the rear is a peaked roof dormer over a center bumpout section that is a recent addition.

PROPOSAL

The applicant proposes to demolish the structure and replace it with a larger residence. The application will be made in two parts: 1) demolition of a resource within a historic district and 2) construction of a new residence. A description of the house to be demolished and preliminary sketches of the proposed construction are included in this staff report.

The purpose of the second preliminary consultation is to continue the discussion from the Preliminary Discussion on May 27, 1998 of the design for a proposed new residence.

STAFF DISCUSSION

Review of May 27, 1998 Preliminary Consultation:

1. Background

The applicant is attempting to expedite the demolition and replacement of a property in the Town of Chevy Chase by stepping outside the normal review process that submitting a demolition permit to the Department of Permitting Services would initiate. As a result of discussions with staff, the applicant has requested that the demolition and replacement of the structure be the subject of a preliminary consultation before he signs a consent agreement that would allow the HPC to review the property for all intents and purposes as a Master Plan site. The applicant has explained his concerns regarding modification of the existing resource.

2. Demolition

Demolition of a structure within a historic district is always carefully reviewed and infrequently approved by the HPC. The demolition can be considered from three perspectives:

A. Historic Merit:

How does the property contribute to the historicity of the district in which it is located? Chevy Chase is historically significant in the context of suburban development in Montgomery County. In the late 19th and early 20th century, scores of subdivision sites were created--first along the B&O Railroad, then along streetcar lines, and then on routes accessible by automobile. Among all these communities in the county, Chevy Chase stands alone in its comprehensiveness. Section 4, the Town, is significant for representing a continuation of Francis Newlands' vision that began with Section 2, the Village.

From the information compiled in the survey of the proposed district to date, the house at 6807 Meadow Lane appears to have been constructed before 1935, probably in the 1920's, based on changes to the property shown on the 1933 Sanborn Plats that are not shown on the 1909 Thomas Fisher Plan, and from recorded deeds for the site.

There is nothing in the research to date to indicate that the house is to be considered for its individual historic significance, or for any contributions to local or national history, or for any associations with local or national historic figures.

B. Architectural Merit:

Architectural or design significance would be attributed to the house if it embodied distinctive type, period or method of construction, or if it represented the work of a master, or possessed high artistic values, or represented an established and familiar visual feature of a neighborhood. The house would probably not meet these criteria. It is not representational, and although it has been in place for many decades, it has undergone too many changes to be distinguished as being a familiar feature of the neighborhood. For this reason, also, it cannot be characterized as being of any particular style or period.

C. Condition of the Structure:

The subject property has been described by the applicant in the attached pages as being structurally unsound. That in itself is not a reason for demolition of a property that is of either historical or architectural significance. In the case of this house, the structural problems with the house should, in staff's opinion, be given weight. It would be inappropriate to ask the applicant to restore a house that would not be considered a contributing resource for any reason other than in its original state, it was an early house in the district.

New Construction:

The applicant has submitted additional preliminary sketches of a Neo-Colonial Revival house that is similar in scale and design to the Colonial Revival houses prevalent in the district. Although substantially larger than the existing house, staff is of the opinion that the basic design is appropriate to the setting. The applicant has responded to concerns expressed by the HPC as follows:

1. The garage wing shown on the right side has been moved around to the right rear of the residence. The front facing garage doors are proposed to face to the side. A bumpout to accommodate access to the garage from the main block has been added. A paving plan includes a paved apron to allow maneuverability from the side loading garage. The existing driveway that connected in a straight line to the street has been modified to curve to the right to allow for changes proposed in (2) below.
2. The house site has been moved as far to the right as possible within the established building line. This change and the relocation of the garage increase the side yard open space from that in the previous proposal by approximately 12'. The neighbors at the rear of the property on Woodside Place have indicated to the applicant that this change alleviates their concern about the house filling up the heretofore open space between the two residences.
3. The height of the side addition has been lowered by approximately 1'4" and the windows in the side section have been aligned vertically with those in the main block.
4. The rear side porch has been eliminated and the depth of the front side porch increased from 8' to 10'. The transoms have been changed from half circles to one light rectangles in the interests of simplification.
5. The windows are to be double-glazed with attached "true muntins". The shutters are to be full width inoperable wood panels. The cement composition "Hardiplank" wood substitute siding has not been changed.

Other notable changes made in the May 27 design include:

1. Increase in the width of the main block from 36' to 40' and of the depth from 35' to 36'. The side addition dimensions have not been modified. The lengthening of the main block to accommodate interior space requirements was accomplished by

increasing the footprint on the right side. This change will necessitate curving a portion of the driveway into a portion of the dripline of the 10" Pine Tree.

2. Masonry chimneys have been added at each end of the house. The design is in keeping with that of the house.

In staff's opinion, the modifications from the previously submitted design are responsive to the concerns of the HPC. The additional changes delineated by the applicant are either at the rear or side of the house, away from the public right-of-way, or are changes that are appropriate to the scale and design of the proposed construction. Shifting the driveway to the right will potentially impact one tree, but the applicant has suggested using whatever paving is appropriate to help prevent impaction over the root structure. The staff arborist will be consulted as to the ability of this species to adjust to the proposed changes.

STAFF RECOMMENDATION

Staff recommends that the Applicant proceed to a Historic Area Work Permit Application.

- b) Photographs of the existing house viewed from the public rights of way (Woodside Place and Meadow Lane) are attached. Note that the right side elevation photo (ref:(5)(a), above) was taken from the yard of 6805 Meadow Lane, and the rear elevation photo (ref:(5)(b), above) was taken from the rear yard of 6915 Woodside Place.

6) **TREE SURVEY:**

All trees 6" or larger in diameter (at approximately 4' above ground) are noted on the site plan.

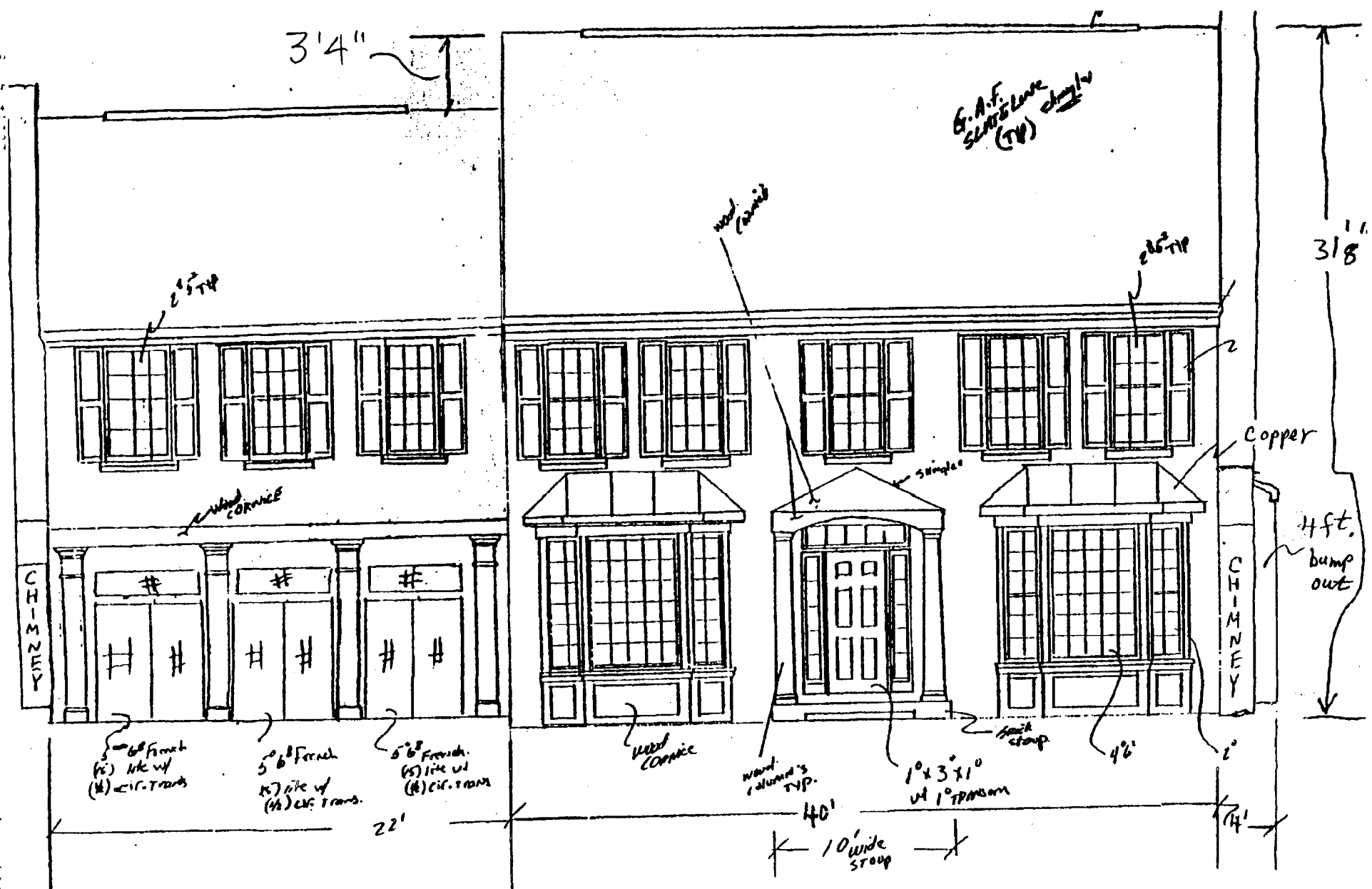
7) **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS:**

Adjacent:

- a) Leslie & David Freer, 6805 Meadow Lane, Chevy Chase, MD, 20815.
- b) Lydia and Marco Adelfio, 6915 Woodside Place, Chevy Chase, MD, 20815.
- c) ?, 6810 Connecticut Avenue, Chevy Chase, MD, 20815.
- d) Linda & Tom Wright, 6812 Connecticut Avenue, Chevy Chase, MD, 20815.

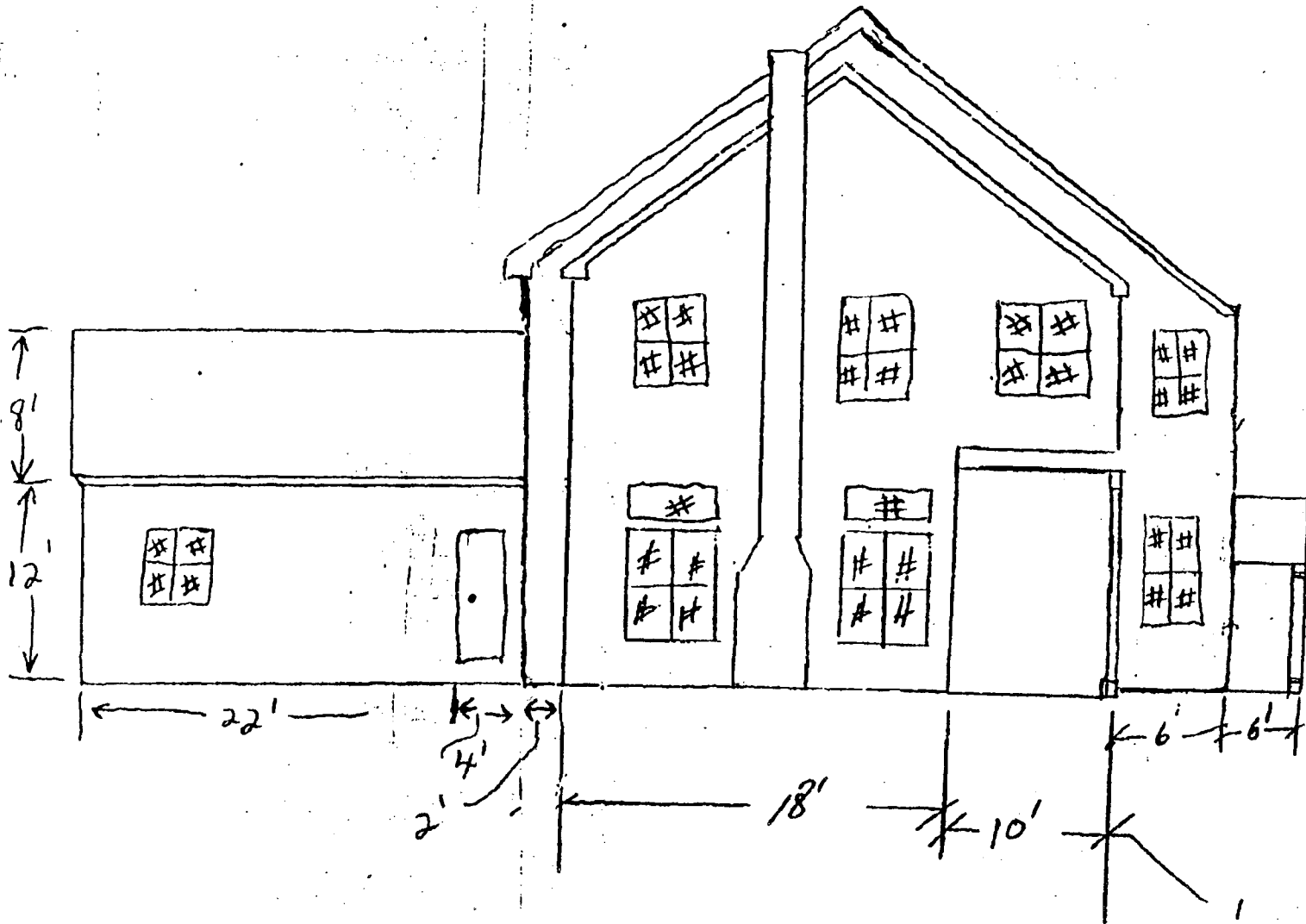
Confronting:

- e) Cynthia & Michael McKee, 6808 Meadow Lane, Chevy Chase, MD, 20815.
- f) Mr. Frank Engler, 6810 Meadow Lane, Chevy Chase, MD, 20815.
- g) Caroline & Michael Michaelis, 6812 Meadow Lane, Chevy Chase, MD, 20815.
- h) Mr. & Mrs. Gene Kelley, 6912 Woodside Place, Chevy Chase, MD, 20815.



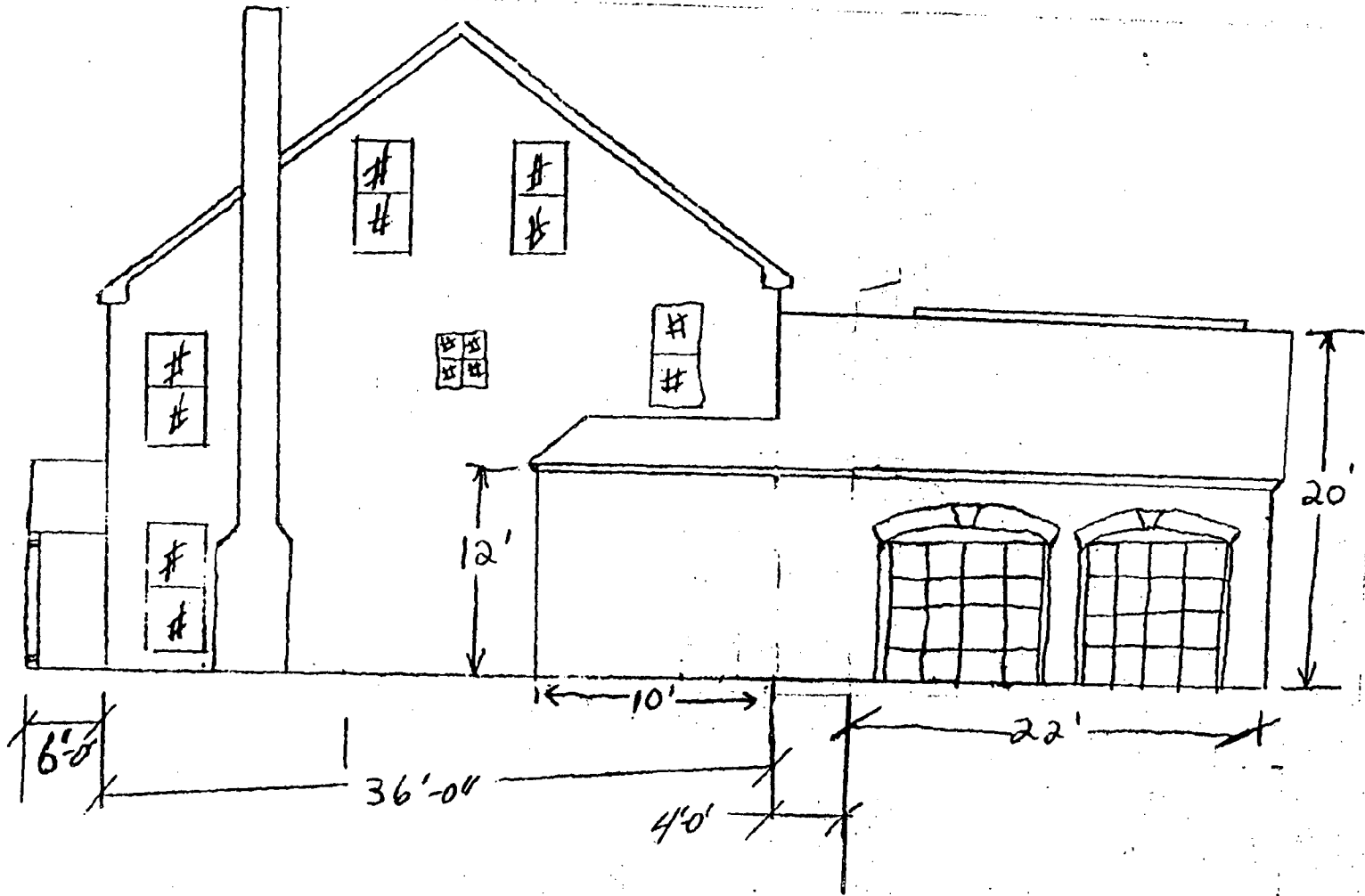
Front Elevation
 Proposed Structure at
 6807 Mendocino Lane
 6/10/98





Left Elevation
 Proposed Structure at
 6807 Meadow Lane
 6/10/98

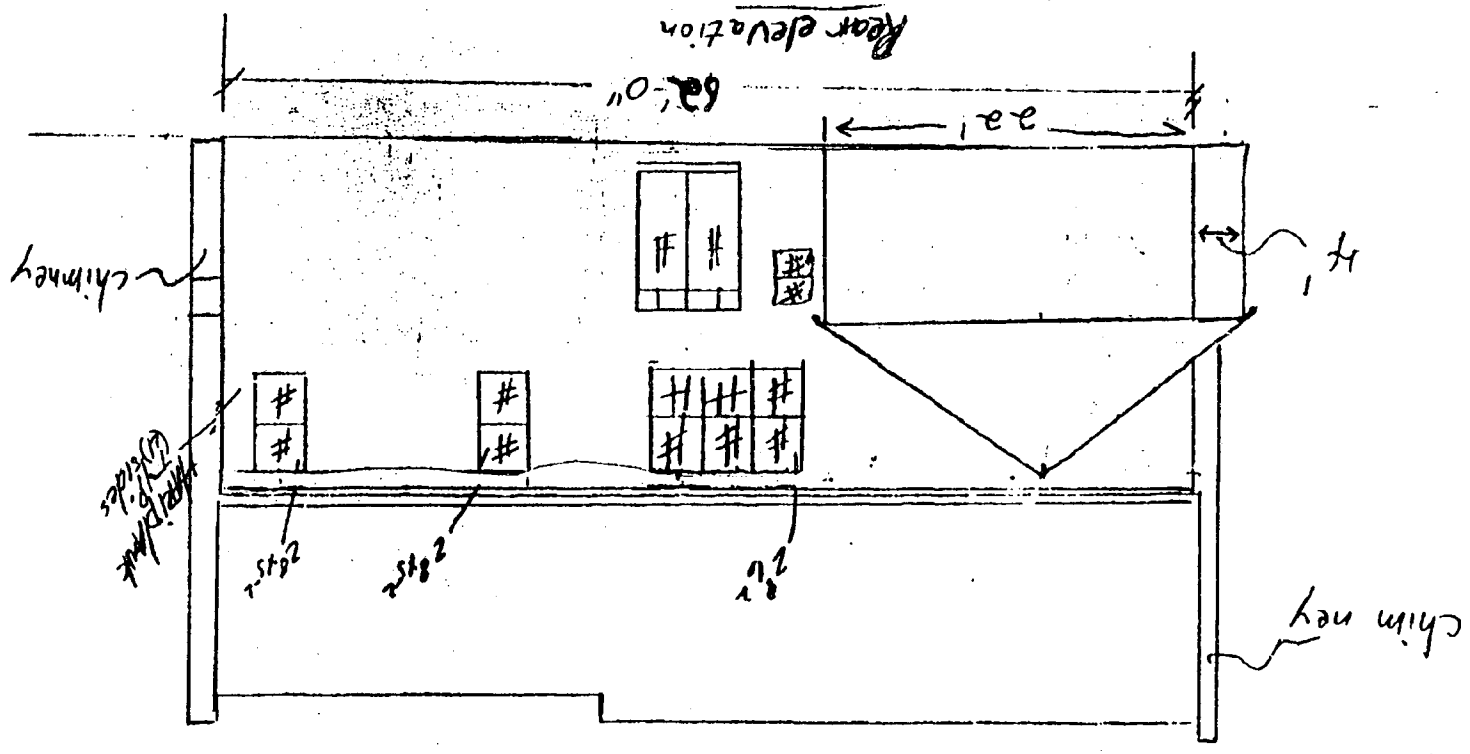
1 BATH - 14 Bed
 = 10' covered Family Porch



Right Elevation
 Proposed Structure at
 6807 Meadow Lane
 6/10/98

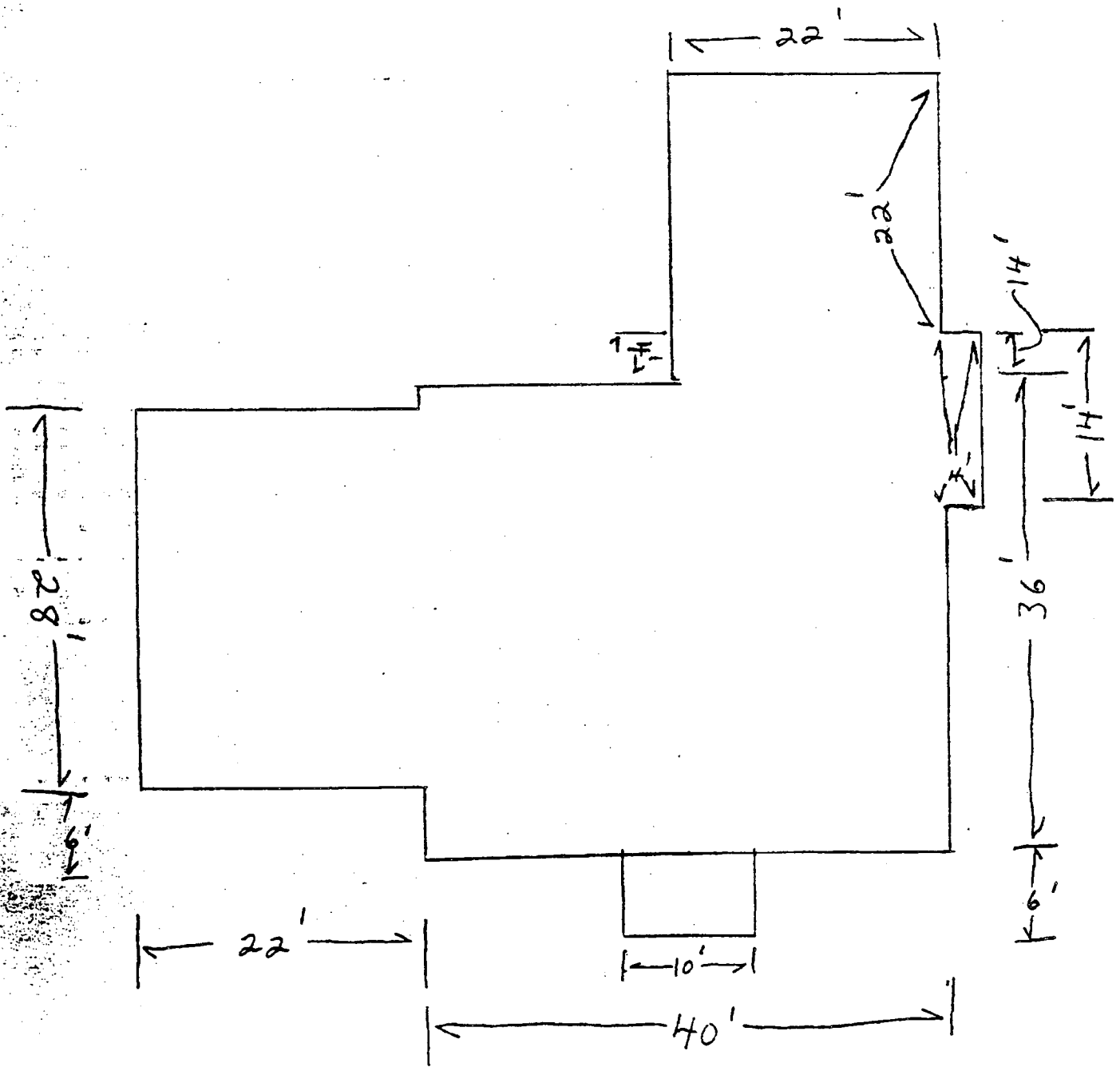
9

Proposed Structure
at 6807 Meadow Lane
6/10/98



(3)

Revised Foot print of
6807 Meadow Lane, Chevy Chase



PARCEL 850

PT. LOT 5

LOT 9-BLOCK 7

#6805 EXISTING HOUSE

OCK 7

315 G HOUSE

LOT 10

7

12,101 S.F.

MEADOW LANE
80' R/W

(2)(a)

6807

Existing Structures

1" = 20'

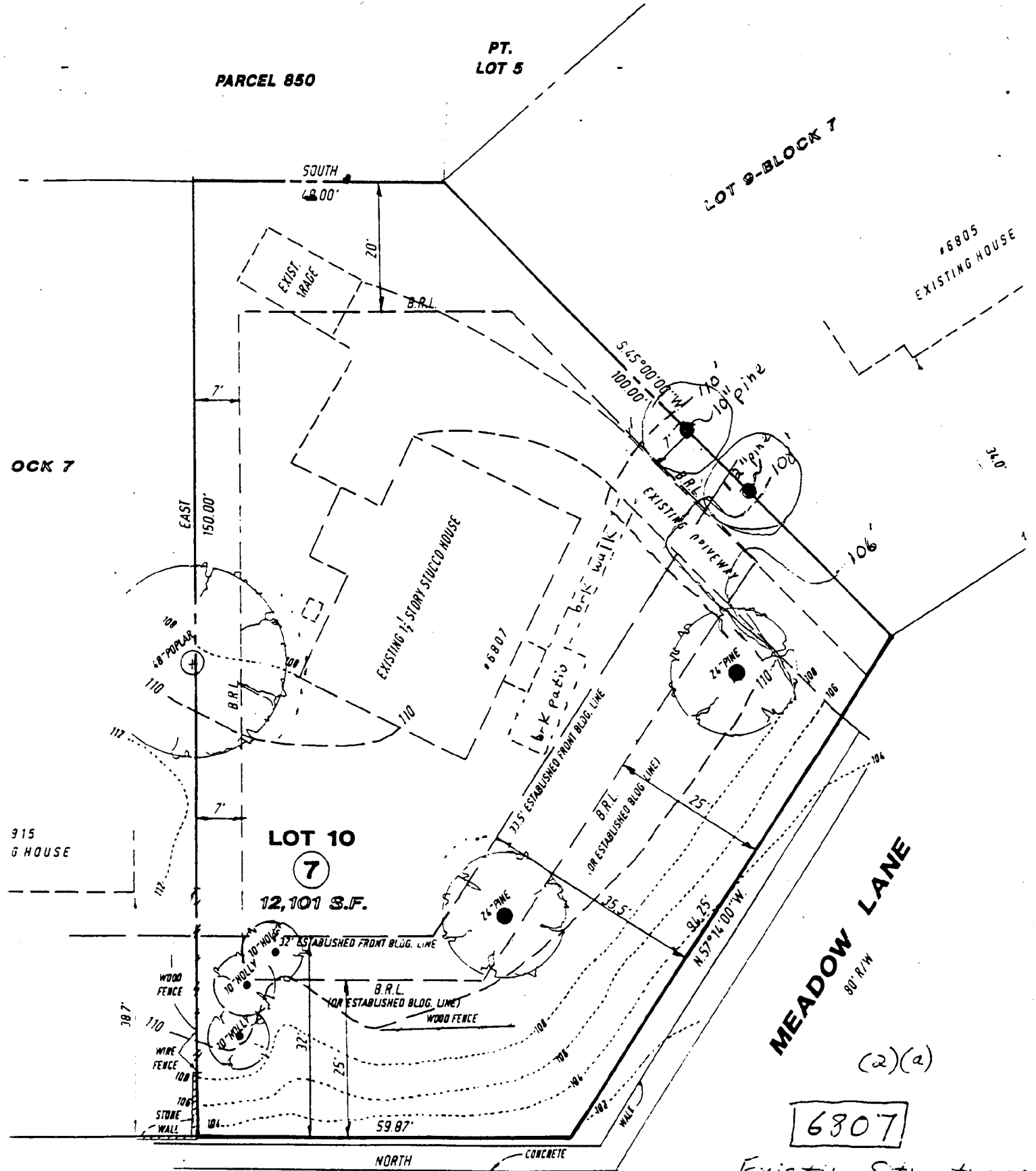
SEWER MANHOLE

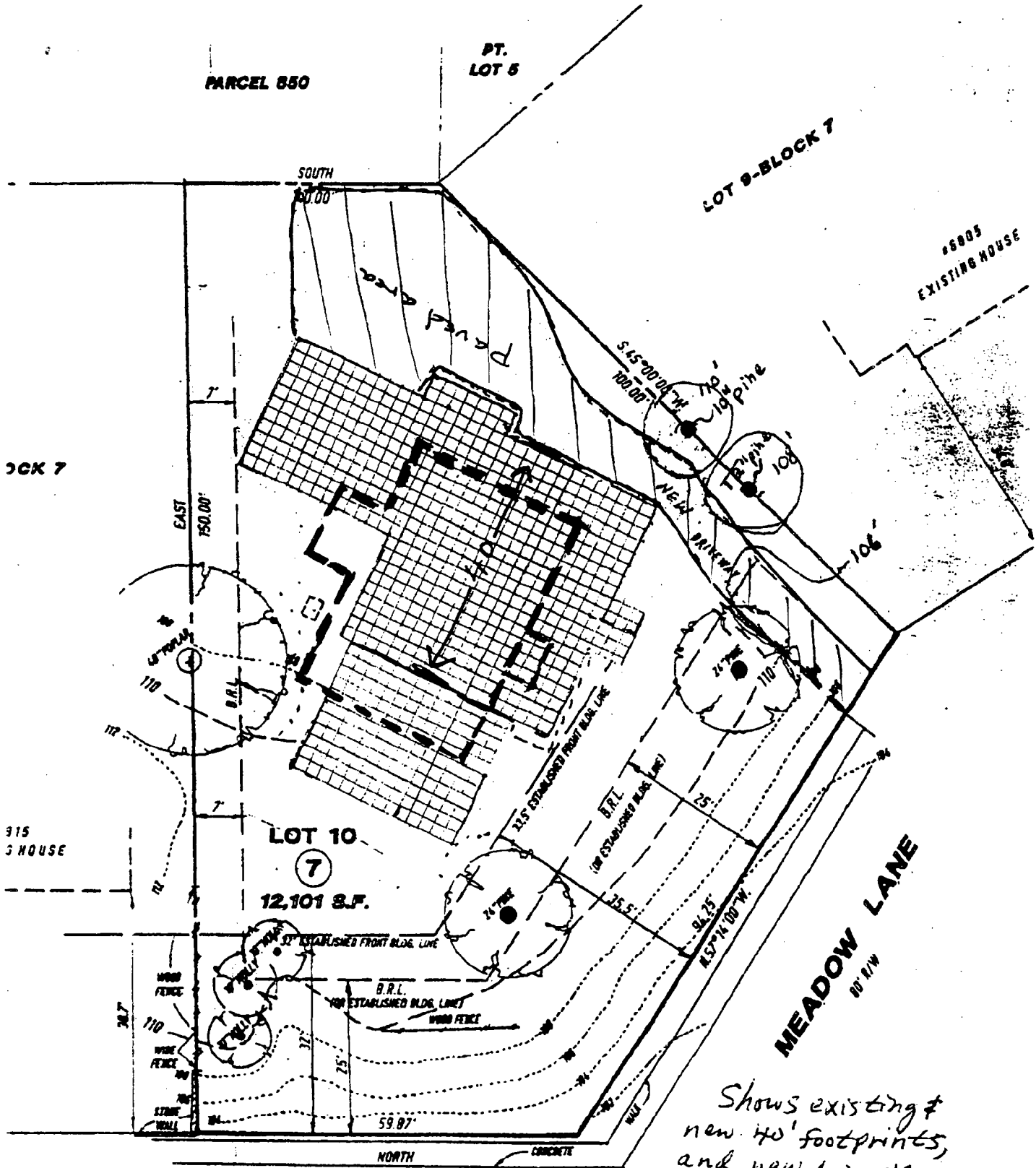
12

WOODSIDE PLACE

50' R/W

February 1993


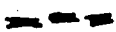




Shows existing & new 40' footprints, and new driveway & apron by garage. 6/3/98.

WOODSIDE PLACE

50' R/W

-  Proposed house
-  Existing house

Proposed Modifications to Preliminary Proposal to HPC by
Mr. & Mrs. White regarding 6807 Meadow Lane, Chevy Chase, MD
(6/2/98)

When we submitted our initial proposal in early March to the staff of the Historic Preservation Commission (HPC), it was preliminary, and we re-iterated this point at the HPC meeting on 5/27. Our initial proposal was a compromise between a combination of elements, the configuration of which both maximized (we thought) its chances of approval and (we knew) maximized our ability to use our property in the manner we wanted, while staying within the front, side, and rear setbacks, as mandated by the County Code.

Now, with this submittal, we are responding to the HPC's comments on our initial plan at the 5/27 meeting. We are revising our plan in two major ways: (1) relocating the garage behind the house, thus reducing the overall massing and impression of the structure as viewed from Meadow Lane) and (2) moving the house away from our front setback on Woodside Place, thus reducing our use of the side yard. Please note that it was exactly this type of major reconfiguration of our proposal which we (fearfully) anticipated we'd have to make after presenting it to the HPC.

Relocating the garage behind the house reduces the overall impression of the structure as viewed from Meadow Lane), which addresses a concern of the HPC. However, it also forces us to use a good part of the southeast portion of our lot as a driveway instead of as a garden, and it also effectively isolates the southeast portion of the property from that on the other side of the garage - a significant compromise.

Moving the house away from our front setback on Woodside Place reduces the impact of our construction in the side yard and doubles the distance to the side yard (Adelfio) property line, thus addressing two other concerns of the HPC. But, it should be noted that this is being done at the cost to us of placing the left front corner of the house at the point of encroachment into the driveway, which forces us to move the driveway toward the pine trees on the south side of the driveway. This re-siting of the house also has the effect of re-directing the view on the Woodside extension porch away from the existing mature trees and toward a gap between the mature trees on the lot.

Again, it was exactly these types of major reconfiguration of our design which we thought might occur, that caused us to abandon further refinement of it until hearing the HPC's initial comments on it.

Just for the record, we also want to mention that two of the characteristics of the new house we always wanted were: a) a gracious set of scissor stairs from the front

entrance up to the second floor, with a landing between the first and second floor; and, b) pocket doors at the entrances to the living room and dining room. The houses on either side of us have such staircases, and some of the older houses in Chevy Chase Village have such pocket doors.

In our house, the benefits of such a staircase would extend well beyond its graciousness. Once such a staircase was in place, other interior configurations would have become possible...

We would have a better chance to implement such types of interior design modifications in the new house if we made our main house width 40 feet (2 feet wider than the houses on either side of us) and front-to-back dimension 40 feet as well. But, given a width of the main house of 40 feet^{1/} the maximum front-to-back dimension of the main house we can fit into this area is 36 feet. A 2-foot shift of the driveway to the south causes one pine tree's drip line to be partially traversed by the driveway for about 10 lineal feet. We propose to mitigate the impact of this traversal by using special paving designed for such situations as this to minimize the impact of a driveway on established trees.

As was noted above, with the main house repositioned next to the driveway and the garage appended to its rear, we cannot possibly expand the depth of the main house to 40 feet. The most we can expand and still stay comfortably within the County Code's setbacks is 2 feet, to a total depth of 36 feet.

Also, as was stated above, the major re-location of the garage to the rear of the main house, and the re-location of the entire house to a point adjacent to the driveway has significantly impacted our plans for the design of the interior. So, to try to preserve the possibility of creating the interior we always planned to have and to have the maximum leeway in approaching such an interior design, we have set the exterior dimensions of the main house at 40 feet wide by 36 feet front-to-back.

As can probably discerned from this revised plan, we have struggled mightily in the time since the 5/27 HPC meeting to reconcile our needs (as detailed in the letter to the HPC staff in early March) with the impressions we received from the Commissioners at the meeting, and the conversations we've had since then with the Commission

1/ Given that the maximum encroachment into the side yard is 12 feet, and that the separation from the Adelfio lot line is 14 feet, a 40 foot width of the main house causes the southeast corner of the main house to encroach 2 feet into the driveway), because at this point, one of the corners of the garage is on the verge of encroaching on the Adelfio side lot setback line.

staff. By significant compromise on our part, we have reconciled these sometimes-conflicting requirements into the revisions of our plan, which we present in detail below.

To re-state once more our position in response to the expressed concerns of the Montgomery County Historic Preservation Commission (HPC) as expressed on 5/27/98 in a preliminary consultation, we have revised our plan for new construction to reduce the massing of the house, to preserve more of the side yard, and to reduce the proximity of the new construction to the existing house at 6915 Woodside Place (the Adelfio's). We have also made other minor modifications to be responsive to the comments of the HPC and its staff. These changes are as follows:

- 1) We have re-oriented the attached two-car front entry garage so that it is now a side-entry garage. We have relocated the garage behind the house, so that it is now recessed approximately 4 feet behind the driveway-facing 4-foot bump-out (described below), and the view from its front is across the existing driveway. This significantly reduces the massing of the house.
- 2)
 - a) We shifted the footprint of the house away from Woodside so that it now intrudes into the existing driveway two feet at its southwest corner, thus preserving an additional 11 feet in the width of the side yard. This reduces the amount of the current side yard needed for new construction by more than 50%, and uses only 12 feet of the approximately 30-foot width of the existing side yard. This preserves significantly more of the side yard.
 - b) We relocated the northeast corner of the wing extending in the direction of Woodside Place further away from the side yard property line shared with the Adelfio's, so that the corner is now almost 14 feet, not 7 feet, away from the line. We note in passing that this relocation places our new construction almost 4 feet farther away from the side-yard property line than is the Adelfio's existing house from the same line. This significantly reduces the proximity of the new construction to the Adelfio's house.

Mr. Adelfio told us verbally on Sunday, 5/31, that this just-described relocation of the house resolves his family's issues with our new construction.

It is worthwhile to additionally note that the new construction, is not only entirely behind the set-backs required by the County Code, but also is more than 50 feet away at its nearest point from the curbs of both Meadow Lane

and Woodside Place. Thus, with this siting we have preserved the property's present impression of spaciousness from all points along its two streetscapes.

- 3) We reduced the height of the wing extending in the direction of Woodside Place by 8 inches with respect to grade, and lined up the roof lines and second-floor window levels of the extension and the main house. This reduces the massing of the house.
- 4) We removed the small side porch next to the large side porch. This reduces the massing of the house.

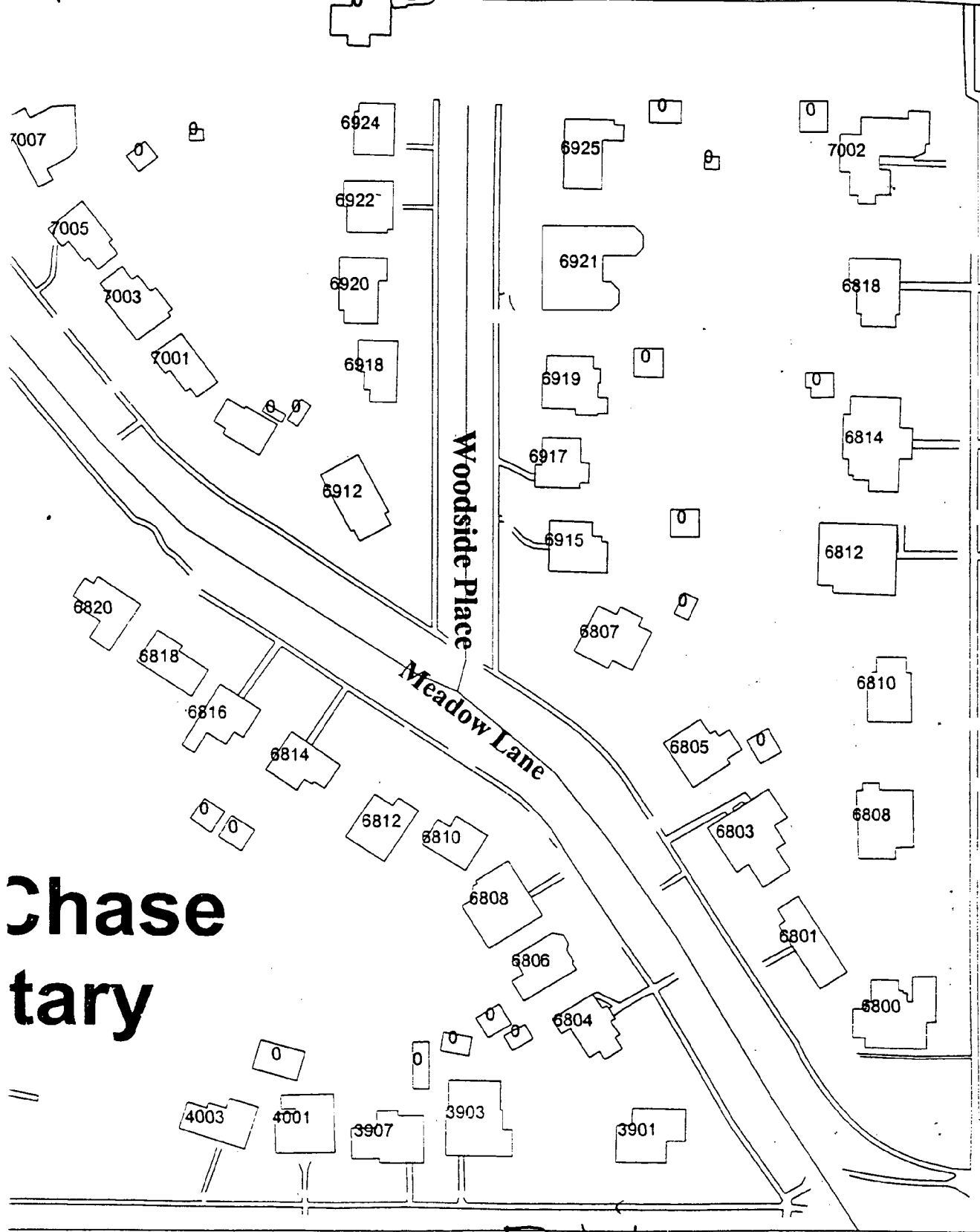
In the preliminary meeting, we related to the HPC that the design submitted to the staff in early March required further refinement. We have now further refined the design, in large part to deal with the re-arrangements noted above. However, even with those design items we have added that are not directly tied to comments by the HPC, we now find our previous interior design is no longer acceptable because of the re-configuration of the original plan. In other words, this means (again) that we'll have to perform major re-work of the interior design. These additional refinements are as follows:

- 5) We have introduced on approximately the last 10 feet of the southeast corner of the house on the first floor only a 4 foot "bump-out" necessary to accommodate an entry hallway to the kitchen from the relocated attached garage. The roof of this bump-out will be a shed-type with a hip-roof on the corner farthest from the garage, and a continuation of the garage roof on the corner nearest the garage.
- 6) When we re-located the garage to the back of the house behind the 4 foot first-floor bump-out that existed on the original preliminary design submitted in early March, it created an approximately 8' X 4' rectangular indentation in the perimeter. To preserve the simplicity of the exterior design, we have enclosed this space for use somehow on the first floor, and it is covered by the garage roof.
- 7) We added a basement access-way (stairs and landing at lower level) on the driveway side of the house, with the steps beginning about 9 feet from the front of the house and descending toward the rear of the house and below the newly-proposed 4-foot bump-out of the rear-most 10 feet of the driveway-side of the house.
- 8) We added a window-well with a 3-foot width in the middle of the foundation on the "Adelfio" side of the extension toward Woodside Place. The window is entirely below grade, and the window-well will be constructed within the cavity left by

the demolition of the foundation of the existing house, so the well will not impact the large tree on the property line shared with the Adelfio's.

- 9) We eliminated the two-foot indentation on the first floor of the Woodside Place extension on the Adelfio side, so that the entire wall on the Adelfio side lies within the same plane. The two-foot space was transferred to the width of the porch on the opposite side, increasing it from 8 feet to 10 feet.
- 10) We added a very traditional chimney on the extension toward Woodside Place on the side facing Woodside Place. The chimney centerline is approximately one-third the distance from the Adelfio-side of the house, as measured along the Woodside-Place side.
- 11) We added a very traditional chimney centered approximately 7 feet from the front of the driveway side of the house.
- 12) We added windows as symmetry/cohesiveness dictated. We will be submitting preliminary sketches shortly for acceptability.
- 13) We increased the front portico depth (front to rear) from about 4 feet to about 6 feet, and the width from approximately 8 feet to about 10 feet.
- 14) We increased the width of the main house from 36 feet to 40 feet, and the front-to-back dimension of the main house from 34 feet to 36 feet, for the reasons noted above. This raises the height of the main house roof line by 8 inches, to 31' 8". The exposed foundation below the center of this roof line is 18", so the total height of the mainhouse roof line from grade is 33' 4".
- 15) As a result of all the above changes, the footprint of the proposed house has increased over the originally-submitted preliminary design by 360 sf to 2,200 sf for the living space and by 32 sf to 516 sf for the garage. The portico footprint increased from 32 sf to 60 sf. [Note that the original house has a living space footprint of 1,176, a garage footprint of 240 sf, and a front portico footprint of 32 sf (excluding the steps to grade, and 48 sf with inclusion of the steps.)]
- 15) Additionally, to address the comments of the HPC at the meeting and the HPC staff, we have:
 - a) eliminated the three half-round transom-like windows over the 3 sets of french doors on the porch, and replaced them with rectangular transoms;

- b) changed the specification of the type of "divided light" windows to be of a type which actually has the faux glass frame muttons protruding from the face of each such window.
- c) changed the specification of the shutters to be of the type which appear that they would fully cover the windows if closed and which appear to have "tie-backs".



**Chase
tary**

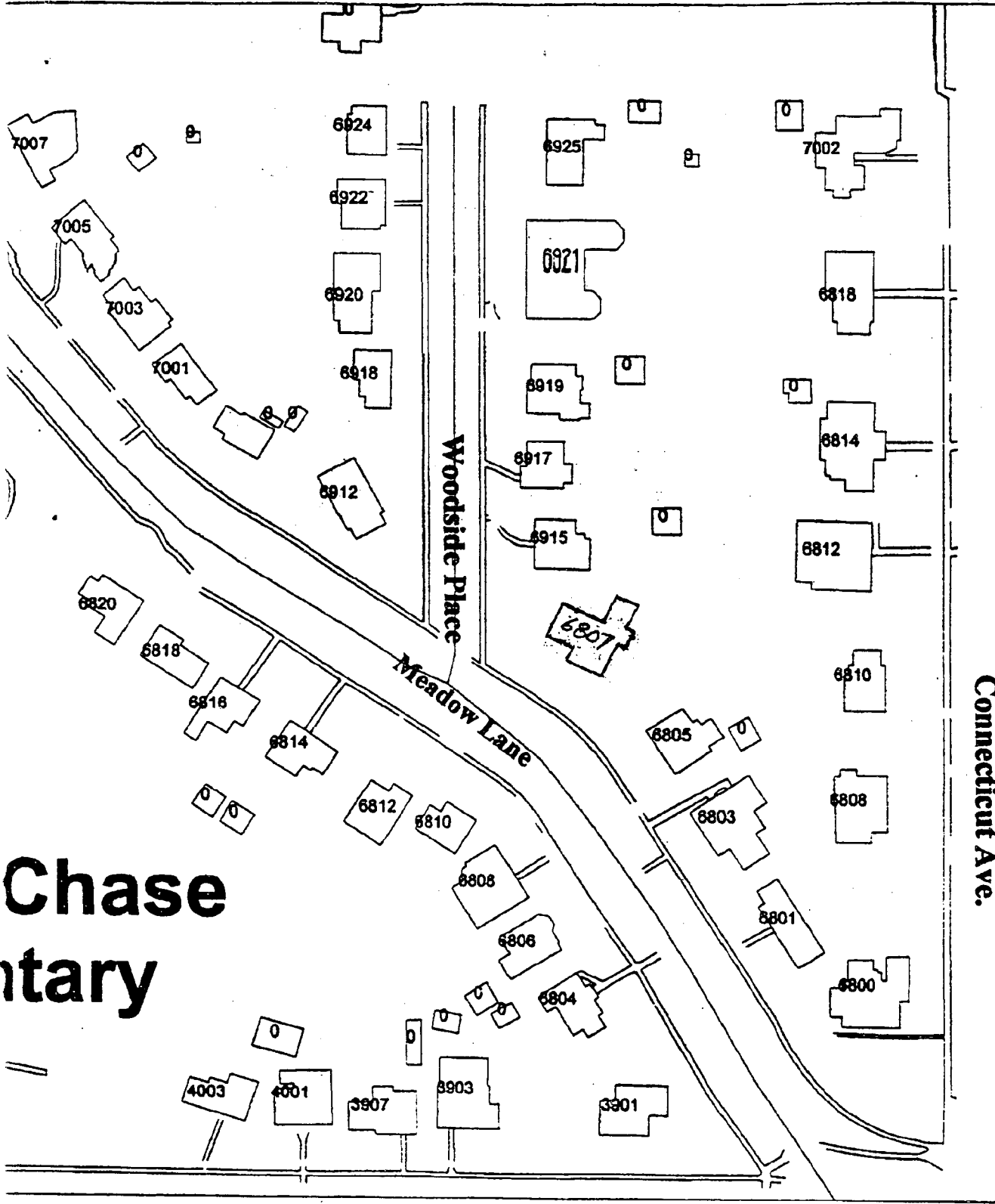
Connecticut Ave.

business

Existing

Rosemary Street

20



**Chase
itary**

Connecticut Ave.

Woodside Place

Meadow Lane

Rosemary Street

Proposed

Proposed

(21)

22

View from Meadow Lane

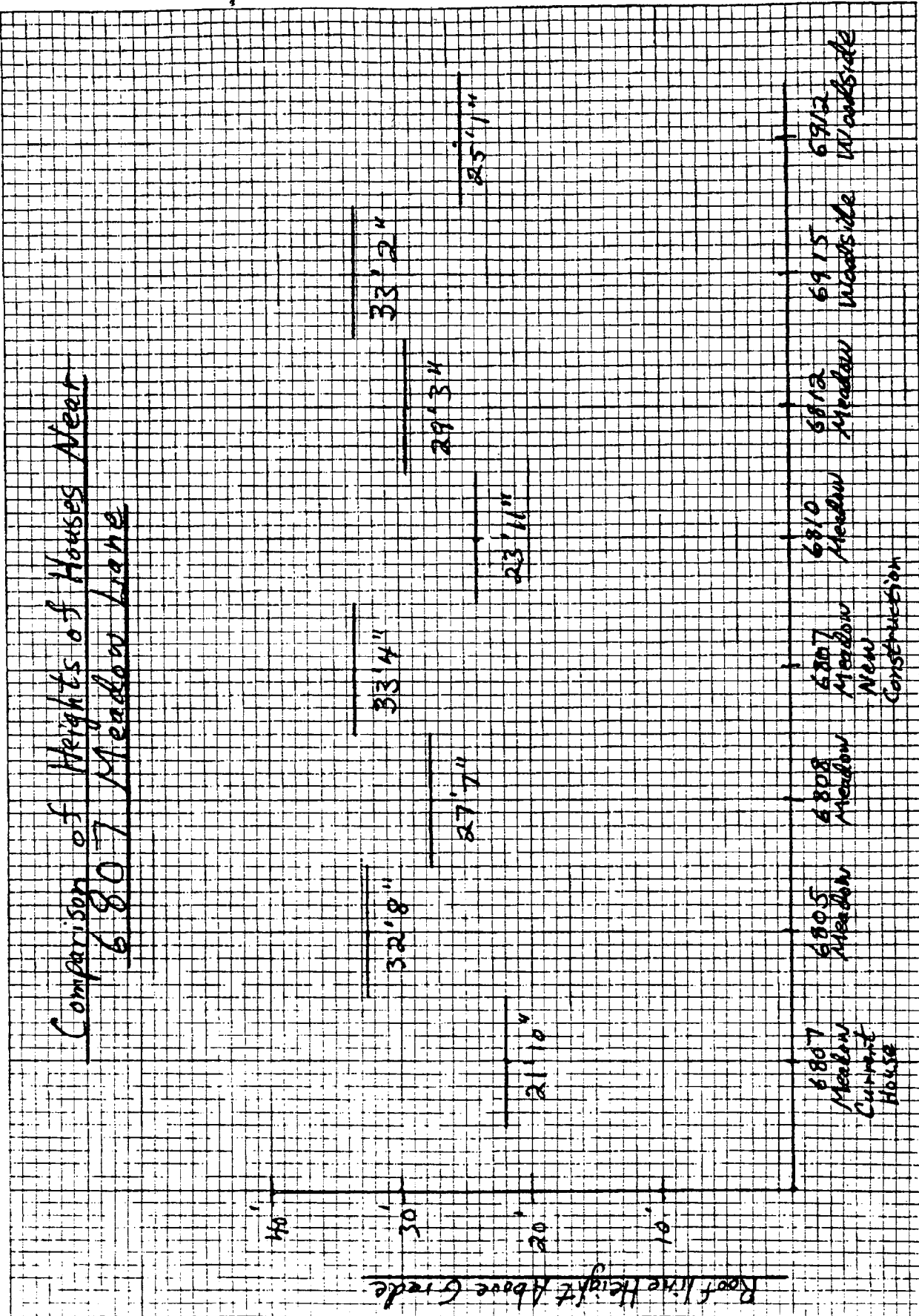
Front Elevation



Existing House
6.907 Meadow Lane

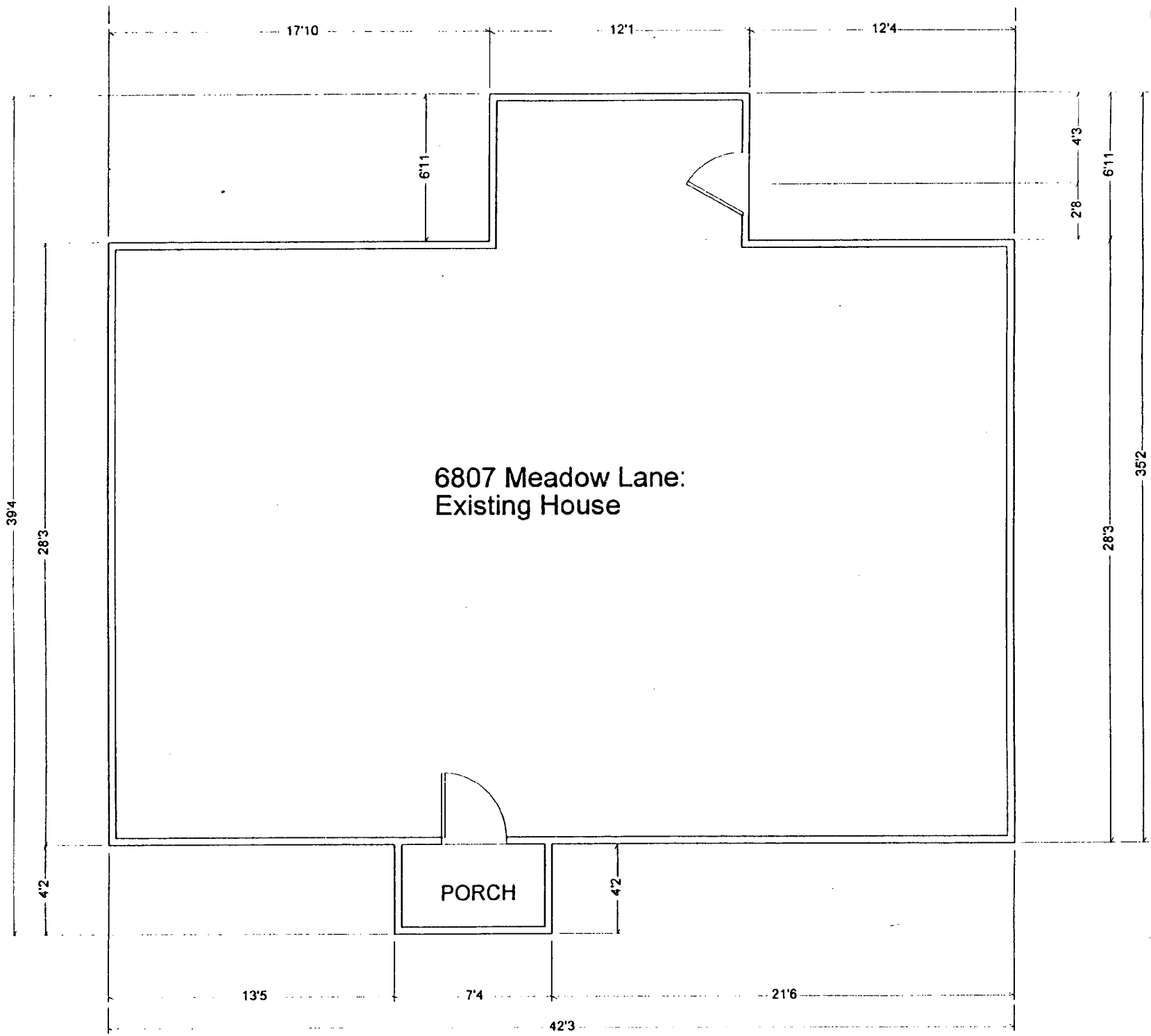
ENGINE-10 x 10 TO 1 INCH
BY THE WAY

Comparison of Heights of Houses Near 6807 Meadow Lane



23

(2)

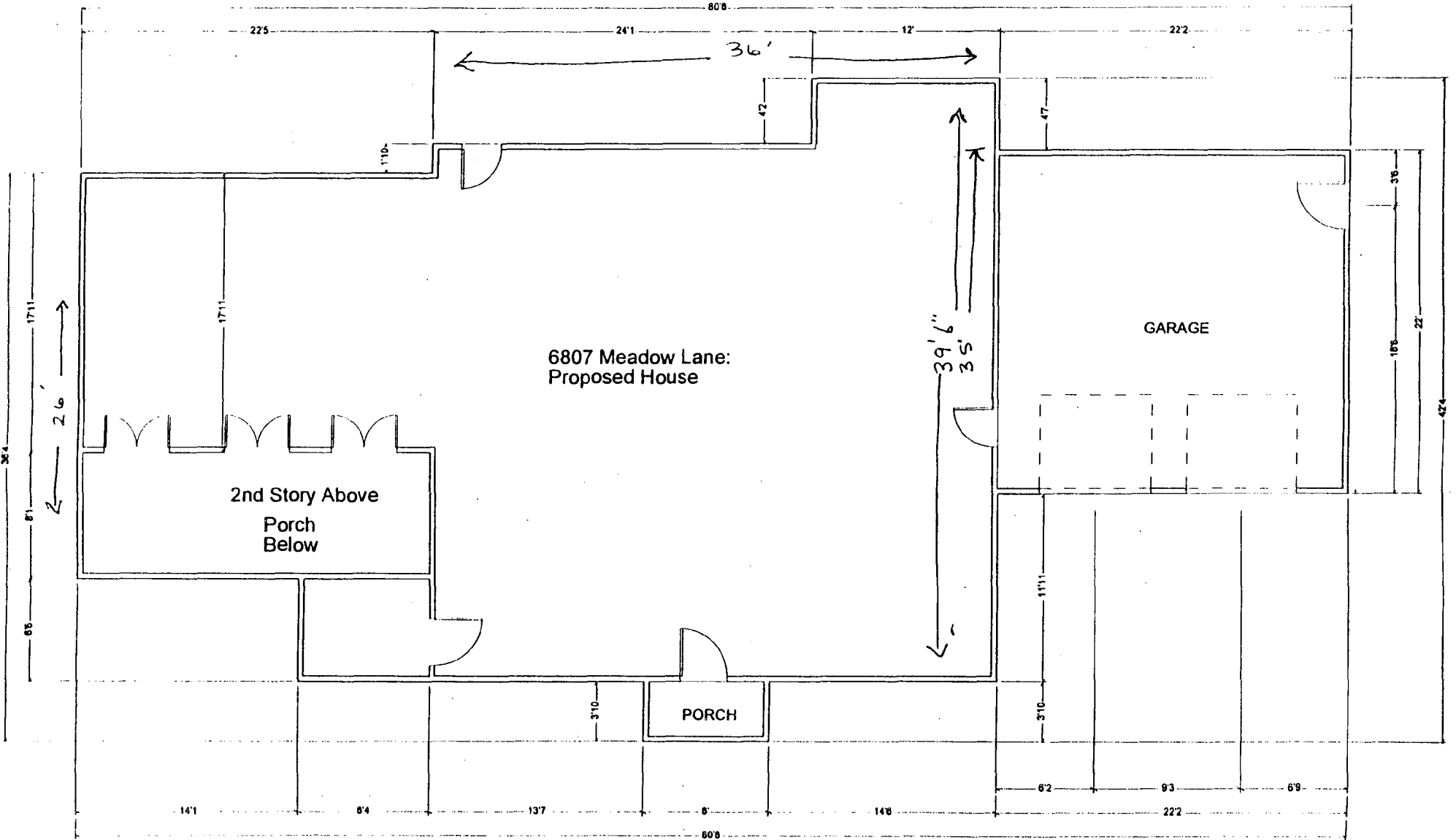


6807 Meadow Lane:
Existing House

PORCH

(1)

(3)



25

Proposal 1

(4)

Historic Preservation Commission

Item 4.

- Exterior Veneer: Hardiplank 7.5" Beaded Cementitious Siding on all (4) sides.
- Shutters to be Mid-American Master series "Williamsburg" raised panel.
- Gutters: 5" wide x 3.5" deep - aluminum. Downspouts: 2" x 3" - aluminum. Color to match cornice.
- Fireplace: Majestic DVR36RN direct vent fireplace located on rear wall.
- Foundation walls: Poured concrete walls 9' tall.
 - Exposed foundation walls to be painted to match Hardiplank siding.
- Floor system: Engineered floor system = TJI's at 19.2" O.C.
- Subfloor: 3/4" O.S.B.
- Exterior walls to be constructed with 2 x 4 's at 16" O.C.
- Insulation: Ext. walls = R13, Ceilings, Overhangs, Bays = R30, Basement walls = R11.
- Exterior Sheathing: 7/16" O.S.B.
- Roofing: G.A.F. "Slateline" -- 30 yr. shingle:
 - (2) front bays to be copper,
 - Front door portico to be G.A.F. "Slateline",
 - Portico off Dining room to be a rubber roof membrane. Mule Hide Products,
 - Rear Library 4' offset to be G.A.F. "Slateline".
- Front Stoop to have brick pavers.
- Portico rails and columns off Fam rm to be wood.
- All cornice to be wood. Facia, Freeze (where applicable), and soffit.
- Windows to be Barber and Ross wood, insulated, double hung with sandwiched divided lites. Except Kitchen and Masterbath: Barber and Ross wood, insulated, casements with sandwiched divided lites.
 - Fiberglass mesh screens
- Front door: 3 x 0 x 6 x 8 - Rigid Guard insulated steel (6) panel w/ 1 x 0 sidelites (ea. side) and 1 x 0 transom above.
 - French doors (Fam rm), Atrium door (Bkfst rm) to be Rigi-Guard (15) lite.
 - Garage svc dr. and areaway door to be Rigid-Guard (9) lite.
- Overhead garage door to be Clopay 1000 - Insulated steel door, (4) section and (4) panel.
- Exterior wood to Receive (3) coats of paint. Prime coat, first coat, second coat.
 - Mfg: McCormick.
 - All projections above roof to be painted to match roof shingles -- such as: Flues, vents, etc.
- Exterior door hardware to be Schlage F-series, "Plymouth" -- polish brass.
- Exterior light fixtures: Polish Brass

26

May 27, 1998

M. NC PPC
8787 Georgia Avenue
Silver Spring, MD 20910

To whom it may concern:

Re: Support for John White's application for
demolition and new construction at 6807 Meadow
Lane, Chevy Chase, MD 20815.

We are neighbors across from the White house,
and think a new home would be an asset to
our community.

We hope John & Elizabeth White will
be able to build their dream home on
their lot.

Sincerely,
Gene & Eugene Kelley
6912 Woodside Place
Chevy Chase, MD 20815

27

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6807 Meadow Lane
Meeting Date: 05/27/98
Resource: Town of Chevy Chase
Locational Atlas Historic District
Review: Preliminary Consultation
Case Number: N/A
Tax Credit: None
Public Notice: 05/13/98
Report Date: 05/20/98
Applicant: John White
Staff: Perry Kephart
PROPOSAL: Demolition and New Construction
RECOMMEND: Proceed to
HAWP.

DATE OF CONSTRUCTION: ca. 1920

SIGNIFICANCE: Potential Non-Contributing Resource in the Town of Chevy Chase
Locational Atlas Historic District.

ARCHITECTURAL DESCRIPTION

1½ story, four bay Colonial Revival Cottage clad in stucco with a peaked roof portico over the front entrance. The roof is asphalt shingle. The windows are 1/1, in a number of styles, with aluminum storm windows, and decorative panel shutters. At the rear is a peaked roof dormer over a center bumpout section that is a recent addition.

PROPOSAL

The applicant proposes to demolish the structure and replace it with a larger residence. The application will be made in two parts; 1) demolition of a resource within a historic district and 2) construction of a new residence. A description of the house to be demolished and preliminary sketches of the proposed construction are included in this staff report.

STAFF DISCUSSION

1. Background

The applicant is attempting to expedite the demolition and replacement of a property in the Town of Chevy Chase by stepping outside the normal review process that submitting a demolition permit to the Department of Permitting Services would initiate. As a result of discussions with staff, the applicant has requested that the demolition and replacement of the structure be the subject of a preliminary consultation before he signs a consent agreement

(1)

that would allow the HPC to review the property for all intents and purposes as a Master Plan site. The applicant has explained his concerns regarding modification of the existing resource.

2. Demolition

Demolition of a structure within a historic district is always carefully reviewed and infrequently approved by the HPC. The demolition can be considered from three perspectives.

A. Historic Merit:

How does the property contribute to the historicity of the district in which it is located? Chevy Chase is historically significant in the context of suburban development in Montgomery County. In the late 19th and early 20th century, scores of subdivision sites were created--first along the B&O Railroad, then along streetcar lines, and then on routes accessible by automobile. Among all these communities in the county, Chevy Chase stands alone in its comprehensiveness. Section 4, the Town, is significant for representing a continuation of Francis Newlands' vision that began with Section 2, the Village.

From the information compiled in the survey of the proposed district to date, the house at 6807 Meadow Lane appears to have been constructed before 1935, probably in the 1920's, based on changes to the property shown on the 1933 Sanborn Plats that are not shown on the 1909 Thomas Fisher Plan, and from recorded deeds for the site.

There is nothing in the research to date to indicate that the house is to be considered for its individual historic significance, or for any contributions to local or national history, or for any associations with local or national historic figures.

B. Architectural Merit:

Architectural or design significance would be attributed to the house if it embodied distinctive type, period or method of construction, or if it represented the work of a master, or possessed high artistic values, or represented an established and familiar visual feature of a neighborhood. The house would probably not meet these criteria. It is not representational, and although it has been in place for many decades, it has undergone too many changes to be distinguished as being a familiar feature of the neighborhood. For this reason, also, it cannot be characterized as being of any particular style or period.

C. Condition of the Structure:

The subject property has been described by the applicant in the attached pages as being structurally unsound. That in itself is not a reason for demolition of a property that is of either historical or architectural significance. In the case of this house, the structural problems with the house should, in staff's opinion, be given weight. It would be inappropriate to ask the applicant to restore a house that would not be considered a contributing resource for any reason other than in its original state, it was an early house in the district.

3. New Construction

The applicant has submitted preliminary sketches of a Neo-Colonial Revival house that is similar in scale and design to the Colonial Revival houses prevalent in the district. Although substantially larger than the existing house, staff is of the opinion that the basic design is appropriate to the setting. The applicant is to be commended for the care with which the mature trees on the lot are to be preserved. The use of contemporary materials such as vinyl siding should be considered, although staff would recommend that functional shutters and shadow bar muntins should be used, i.e., that both paste-on shutters and snap-in muntins should be avoided.

STAFF RECOMMENDATION

Staff recommends that the Applicant proceed to a Historic Area Work Permit Application.

BASE JURVEY AREA Findings

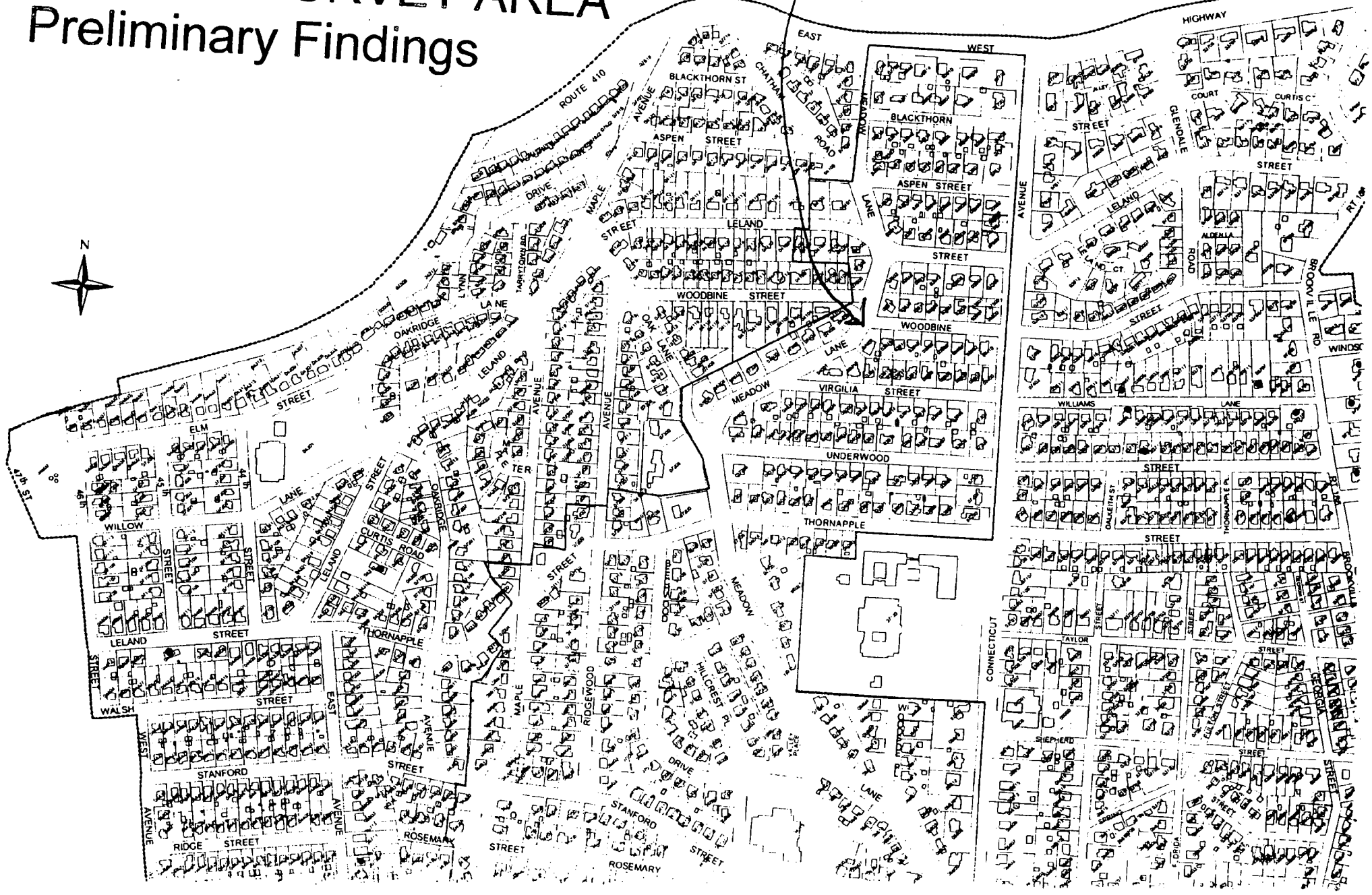
4

6807



CHEVY CHASE PHASE II SURVEY AREA Preliminary Findings

5



Items Associated with John White's Preliminary Meeting with HPC Regarding
Demolition and an Application for a HAWP for
6807 Meadow Lane in the Town of Chevy Chase

1) **WRITTEN DESCRIPTION OF PROJECT:**

- a) Description of existing structure(s) and environmental setting, including their historical features and significance:
 - i) See the attached letter to HPC staff from John White, dated 3/18/98, concerning his situation with the current structures.
 - ii) Also, as an addendum to that letter, please note that none of the Whites' neighbors with whom they have so far discussed their situation (of having to obtain the approval of the HPC to modify their house) were aware that the HPC has any review authority over what modifications are made to the houses in the neighborhood. Virtually every neighbor with whom this situation was discussed repeated the same sentiment/belief: "But that's not in effect yet, so the HPC shouldn't have any role in the process!" From these conversations, and those with numerous real estate agents with whom we have recently discussed our situation, we have the sense that the most, if not all, owners in the Town of Chevy Chase and real estate agents who might represent them have no idea that the HPC for years has had jurisdiction over their properties.
 - iii) As a second addendum to that letter, we want to re-iterate that half of the current house is built over a crawl space. Only exposed dirt is under the floor joists of that half of the house which is closest to Meadow Lane. Therefore, it's obvious that any construction effort to preserve this wall AND make the house an attractive home for resale by constructing a full, finishable basement would require very complex engineering and construction methods. The methods would be required to both preserve the front wall while constructing a full-basement foundation underneath it AND while removing the present extremely leaky, seepy, and too-shallow foundation. Such methods would be very costly to employ and would present us with severe economic hardship if we had to employ them. If such methods were employed, the resulting high construction costs would eliminate for us any chance to re-coup our monetary investment in this property.
 - iv) The letter referred to in (1)(a)(i) does not address the issues of historical features and significance, so we will address them here:

The resolution of the historical resource issues for 6807 Meadow Lane closely parallels that of the house at 14 W. Lenox in the Village of Chevy Chase. The structures at 6807 Meadow Lane were built at the end of the period for which they are included, and contain no historical features or historical significance. The architecture of the structures is not a good example or representation of any recognizable style, period, or particular craftsman's work. Therefore it has no historical significance of an architectural nature. Nor do the structures have any other historical significance, since nothing of historical import ever occurred in any of the structures or on the grounds of the property, and no historical person(s) were ever associated with them. Because of the above lack of any historical significance, the structures at 6807 Meadow Lane are non-contributing resources.

- b) General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The project will demolish the two non-contributing-resource structures (i.e., a single-story house and detached garage), and will replace them with a center-hall-colonial-styled house with an attached two-car garage. The style of the new structure is designed to blend in well with the architectural styles already existing in the neighborhood. The environmental setting, in general, will be preserved. The proposed historic district will, therefore, not be adversely affected by this project. The front-yard setbacks for the project, established by a professional surveyor, are fully in keeping with those required by the County to preserve the look of the streetscape. The new structures will be built within those setbacks, as per the County building code.

2) **SITE PLAN:**

a) Shown with existing structures.

b) Shown with proposed structures.

3) **PLANS AND ELEVATIONS:**

Attached for both existing and proposed structures.

4) **MATERIALS SPECIFICATIONS:**

Attached.

5) **PHOTOGRAPHS:**

a) Photographs of each facade of the existing house structure are attached.

- b) Photographs of the existing house viewed from the public rights of way (Woodside Place and Meadow Lane) are attached. Note that the right side elevation photo (ref:(5)(a), above) was taken from the yard of 6805 Meadow Lane, and the rear elevation photo (ref:(5)(b), above) was taken from the rear yard of 6915 Woodside Place.

- 6) **TREE SURVEY:**
All trees 6" or larger in diameter (at approximately 4' above ground) are noted on the site plan.

- 7) **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS:**
Adjacent:
 - a) Leslie & David Freer, 6805Meadow Lane, Chevy Chase, MD, 20815.
 - b) Lydia and Marco Adelfio, 6915 Woodside Place, Chevy Chase, MD, 20815.
 - c) ?, 6810 Connecticut Avenue, Chevy Chase, MD, 20815.
 - d) Linda & Tom Wright, 6812 Connecticut Avenue, Chevy Chase, MD, 20815.Confronting:
 - e) Cynthia & Michael McKee, 6808 Meadow Lane, Chevy Chase, MD, 20815.
 - f) Mr. Frank Engler, 6810 Meadow Lane, Chevy Chase, MD, 20815.
 - g) Caroline & Michael Michaelis, 6812 Meadow Lane, Chevy Chase, MD, 20815.
 - h) Mr. & Mrs. Gene Kelley, 6912 Woodside Place, Chevy Chase, MD, 20815.

(i)(a)(i)

DATE: March 18, 1998

TO: The Staff of the Montgomery County Historic Preservation Commission

Since February 10, the efforts of my wife, Elizabeth, and I to construct over this summer a new house on our property at 6807 Meadow Lane in the Town of Chevy Chase have been at a standstill. That was the day we found out that, to get a demolition permit for the existing house, we needed to obtain the approval of the Montgomery County Historic Preservation Commission.

I am writing you this letter, about one month later, to present to you the situation in which we now find ourselves.

We purchased the property at 6807 Meadow Lane (which is a corner lot) in the Town of Chevy Chase in August of 1991 for almost the full list price of \$385,000, which was well above its innate market value if drastic renovations are not allowable. We did this in spite of the fact that there were many serious drawbacks to the house, including but not limited to:

- a) a structurally-unattractive architectural style,
- b) no normal access to the sleeping quarters above the main floor,
- c) a damp, leaky, rundown, low-ceilinged cellar that spans only $\frac{1}{2}$ the footprint of the house,
- d) leaking galvanized piping,
- e) a mixture of old, outdated electrical wiring and "Harry-Homeowner" electrical wiring.
- f) a small, dark, cheaply-finished kitchen,
- g) an extremely poor design for traffic-flow among the main floors mostly-undersized rooms
- h) poorly-fitting windows and exterior doors, with almost no storm windows or doors,
- i) leaking gutters all the way around the house,
- j) a tiny, poorly-maintained wooden garage that was useful as a storage shed and little else, and,
- k) a long driveway and a front patio in desperate need of replacement.

The reason we were willing to pay almost full price for the property in 1991 was that the list price for the property was very comparable to the sales price of large (and therefore, rare) empty lots in Chevy Chase. For example, the 1991 list price of 6807 Meadow Lane was only about \$30,000 more than the recent sales price for a comparably-sized empty lot just around the corner on Woodside Place onto which a large custom home was built around 1990. The real estate "fact sheet" from Kelley Company, Inc. on the house even stated the following:

THIS HOME OFFERS TERRIFIC POTENTIAL FOR EXPANSION WITH NO CONCERN OF OVERIMPROVEMENT.

So, we were willing to pay a small premium for the 6807 Meadow Lane property, because we planned to dramatically improve the property someday by, effectively, razing the existing structures and building a more substantial house of a style consistent and compatible with the houses of our neighbors.

Around 1993, we re-financed our mortgage, which, because of fees and points, added approximately \$10,000 to our investment in the property.

In December of 1996, Elizabeth's mother, Mazie, (then 81) suffered a stroke, which left her unable to care for herself. In January of 1997, Elizabeth's father, John, (then 83 and suffering from high blood pressure) suffered a severe heart attack. Elizabeth, who is a teacher for Montgomery County Public Schools, immediately flew to Florida to take care of her parents until the situation stabilized; she remained there for more than 3 weeks. And then, in December of 1997, John was diagnosed with bladder cancer, for which he now is undergoing chemotherapy treatment.

In early January, as together we faced the inevitable further deterioration of Elizabeth's parents' health, we realized that the time had come to do that which we had always intended: replace the existing insufficient structures on our property with one that would properly suit the needs of our family - a house that would:

- a) have sufficient space, facilities, layout, and flow so as to permit the proper care for the grandparents of our daughter Jacqueline, in their remaining years;
- b) be a sound architectural design
- c) allow us to recoup our initial, substantial overpayment for the property at 6807 Meadow Lane.

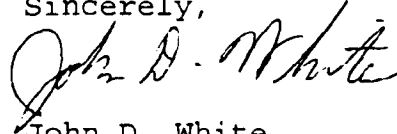
Elizabeth and I initially looked at performing a major renovation on the house. However, all the designs that would fit inside the allowable building envelope (which is smaller than one would expect for a 12,000 sf lot because the 6807 Meadow Lane corner lot faces two streets) would appear forced and would be unattractive to potential future buyers. In addition, the total cost per square foot for quality renovation is estimated to be \$140-220/sf, which, even if a design existed that would be a good financial investment, we could not afford because of the scale of renovation we require.

So, we turned to the possibility of constructing an entirely new house. After talking to several reputable builders, we have established that we can, indeed, build today the type of house we want in about 5 months at a price close to the \$100/sf we can afford BUT ONLY IF WE CAN DEMOLISH THE CURRENT STRUCTURES. And,

of course, once we looked into the process of demolition, we found the law required us to obtain approval for such work from the Montgomery County Historic Preservation Commission.

I have already listed above the some of the major defects in the property's structures. Below, I have echoed some of these defects and added others. Please forgive me for the fact that these lists are not finished products, but I felt that getting the information to you sooner so that you could better appreciate our situation was most important.

Sincerely,



John D. White
(H) 301-718-3780
(W) 202-208-1812

Some of the Problems with Present House at 6807 Meadow Lane

- 1) The existing house is too small, poorly-designed, and poorly laid-out for our current, near-term, and long-term needs (current: 2 adults, one 5-year old child, 2 50-lb. dogs; near-future: 2 elderly adults (grandparents) with existing, serious health issues (heart condition, stroke, cancer), and possibly a live-in nurse.
- 2) Renovation would be:
 - a) much too costly (very expensive (\$140-220/sf, with EVERY aspect of the entire house needing renovation and expansion (creating a new dining room, family room, kitchen, and a raised roof in addition to total renovation of all of the house's systems and other spaces would still leave us with a house with no basement, or garage, or decent driveway, or curb appeal.)
 - b) a very bad financial investment which we would never recoup on re-sale due to the house's innate and irreversible poor-design characteristics (e.g., only ½ cellar (spans only ½ of house footprint and the main floor joists are less than 7 feet above the foundation cement's (leaky) floor), foundation walls leaking and floor seeping water when it rains, exterior appearance of house has zero curb appeal)), no space for an addition AND a back yard,);
 - c) too long timewise (taking a year or more);
 - d) long-term dislocating and disruptive to our family and potentially life-threatening to the elderly, infirm grandparents.

- 3) Most of the house's main areas and systems are in need of major repair, upgrade, or replacement. A partial list of areas needing major investments are:
- a) the cellar (not a basement) - only $\frac{1}{2}$ cellar (that leaks when it rains (walls leak and middle of floor has cracks that seep water). Even with a de-humidifier running almost constantly, anything placed in the cellar for an extended period mildews. The stairs to the basement are dangerously uneven and worn, and must be replaced.
 - b) water service - the house has extensive galvanized piping that now leaks in many places, has caused clogged pipes and low water pressure, and needs to be entirely replaced.
 - c) electrical system - has old electrical wiring - potential fire hazard - always tripping circuit breakers.
 - d) sewer - has a sewer line that has backed up into the house about 4 times so far, despite our repeated "Roto-rooting" of the line.
 - e) floors - the house has worn-down pine floors that cannot be re-finished and must be replaced; also, in certain parts of the house, the floor shakes when a person walks across it.
 - f) windows - not the originals, yet they do not all fit properly into frames - let in lots of drafts. Many do not open at all, and many others have broken/rotted sash-cords.
 - g) exterior doors - do not fit correctly into frames, and so let in lots of drafts.
 - h) HVAC system installed by previous owner doesn't properly heat and cool the house - needs extensive ducting repair/replacement, some register re-location & replacement, and possible re-sizing of the AC/furnace unit.
 - i) storm windows, doors, screens - none on 90% of the windows and doors.
 - j) small refrigerator has to be turned off about once every other day (due to a loud noise it makes) - we're trying not to invest in another if at all possible, prior to building.
 - k) bathroom shower pan leaks extensively into the floor below it.
 - l) bathroom shower piping leaks, causing bathroom floor now to rot
 - m) previous water (and termite/ant?) damage has caused floor to give way in one place and be close to giving way in others.
 - n) suspected carpenter-ant damage (extent unknown) in floor by the back door and in the garage roof and walls.

- o) fireplace is inoperable - damper is rusted closed. Flue is in unknown (but probably deteriorated) condition.
- p) chimney needs to be re-built, at least above the roofline.
- q) gutters leak in many places and are broken in two places - need immediate attention;
- r) exterior stucco is cracked in many places and has fallen off in a few places
- s) driveway is a combination of $\frac{1}{2}$ being completely-fractured and water-undermined concrete and the other $\frac{1}{2}$ being a blacktop top layer which is peeling off of a brick underlayer.
- t) hot water heater will need to be replaced within the year.
- u) brick steps from driveway to walkway in front of house have settled unevenly and the left side has broken off.
- v) small brick front porch has some bricks that are loose; iron roof supports are rusting, and the single remaining iron railing has rusted through.
- w) Wood on front portico has rotted through.
- x) kitchen is very small and narrow, and its design and aesthetics are extremely poor - to be a positive marketable part of the house, it would need to be completely expanded and renovated.
- y) access to attic-area bedrooms - has no regular stair access, but only a narrow spiral staircase. A regular staircase needs to be installed.
- z) dormer on back of finished-off attic leaks, causing mildew and rotting problems in the wall with the sliding glass door
- aa) Tiny "garage" with makeshift front doors has holes in roof and sides and is rotting in places

Of course, this list doesn't address the fact that the house also needs to be repainted and will need new roof in another year or two...

Summer 1991

KELLEY COMPANY, INC. REALTORS

4600 WAVERLY AVENUE

P.O. BOX 570

GARRETT PARK, MD 20896-0570

301-933-8333

FAX: 301-932-8348

WELCOME

6807 Meadow Lane Chevy Chase MD 20815

Chevy Chase Section IV

\$385,000.00

* TAXES: \$2,678.00

LEGAL DESCRIPTION: LOT 10
BLOCK 7 CHEVY CHASE SEC IV

POSSESSION AT SETTLEMENT

LOT SIZE 12,101 Sq. Ft.

FIRST FLOOR:

FIRST FLOOR PLAN OFFERS ENTRY FOYER, NICE SIZED LIVING ROOM, MODERN KITCHEN WITH STEP DOWN BREAKFAST ROOM, 2 LARGE BEDROOMS AND FULL BATH, PLUS SUITE THAT INCLUDES SITTING ROOM, SMALL BEDROOM AND 2ND FULL BATH.

SECOND FLOOR:

OFFERS 3 BEDROOMS AND A FULL BATH, ONE BEDROOM IS A BRIGHT AND SUNNY ROOM WITH GLASS SLIDING DOORS, IDEAL AS UPSTAIRS DEN. THERE IS ALSO A LARGE HALL STORAGE CLOSET.

LOWER LEVEL:

THERE IS A WORK AREA WITH STATIONARY SINK PLUS LAUNDRY AREA ON THIS LEVEL.

CUSTOM FEATURES:

LARGE PATIO OFF KITCHEN OVERLOOKS WONDERFUL REAR YARD. 1 CAR GARAGE (CONVEYS "AS IS") SPECTACULAR 12'01 SQ FT YARD IS FULL OF WONDERFUL AZALEAS AND FLOWERING PLANTS.

* ASSESSMENT BY MONTGOMERY COUNTY "LAND VALUE" \$359,020.00--
"IMPROVEMENTS" \$52,300.00-----TOTAL FULL VALUE \$411,320.00

THE CHEVY CHASE AREA THAT SURROUNDS THIS HOME IS NOTED FOR ITS FINE COLLECTION OF LARGE HOMES OF DIVERSE ARCHITECTURAL STYLES. MANY OF THE SURROUNDING HOMES ARE VALUED IN THE \$500,000.00 TO \$750,000.00 PRICE RANGE.

THIS HOME OFFERS TERRIFIC POTENTIAL FOR EXPANSION WITH NO CONCERN OF OVERIMPROVEMENT.

LISUER: GENE KELLEY

HOME # 301-654-7359

OFFICE 301-933-8333

The above information is deemed reliable but is not guaranteed.



The complete REAL ESTATE SERVICE for Montgomery County
Convenient to Beltsville, Chevy Chase, Kensington and Rockville



14

PARCEL 850

PT. LOT 5

LOT 9-BLOCK 7

#6805
EXISTING HOUSE

LOCK 7

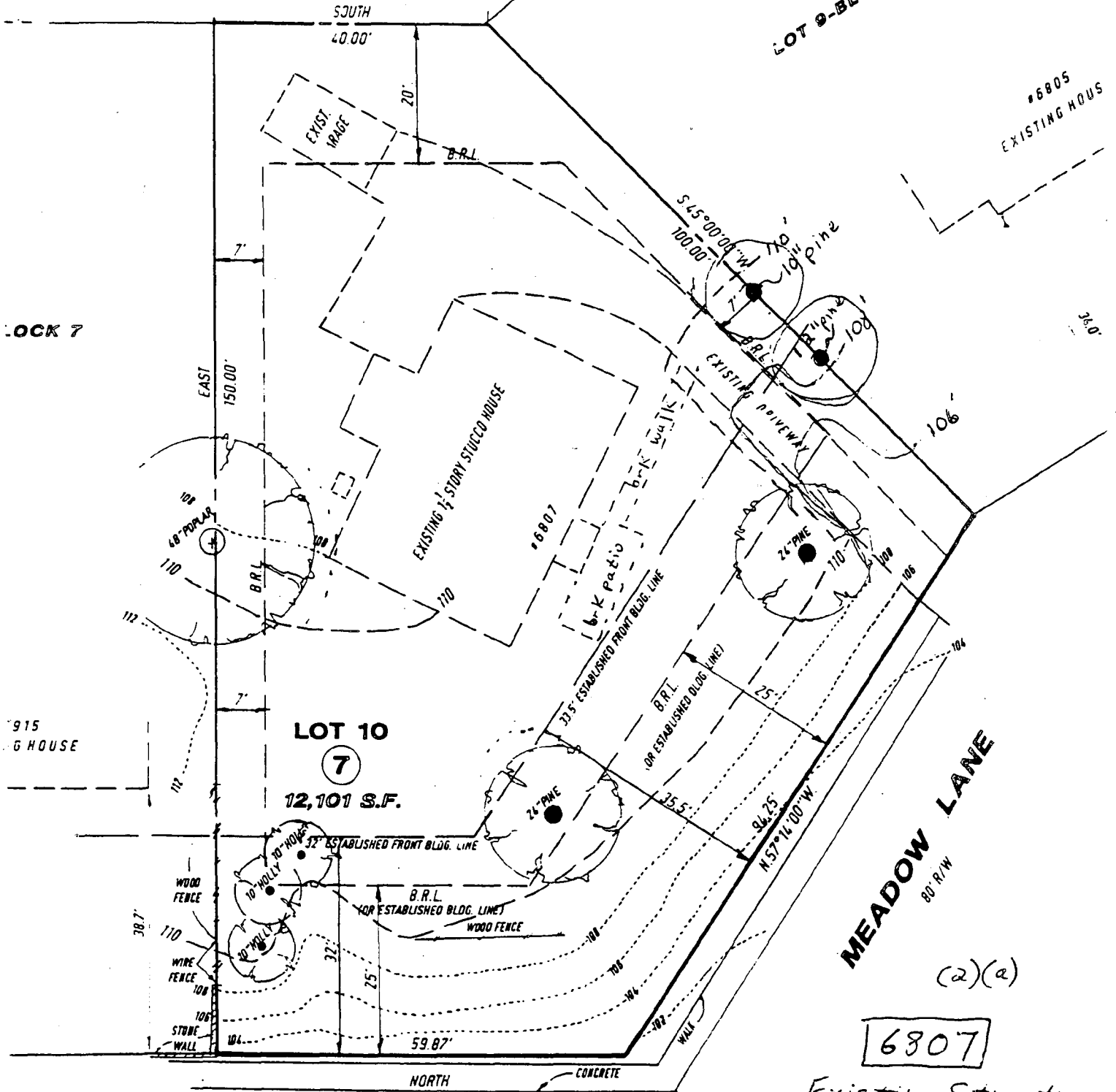
#915
G HOUSE

LOT 10

7

12,101 S.F.

MEADOW LANE
80' R/W



WOODSIDE PLACE

50' R/W

February 1998

(2)(a)
6807
Existing Structure

1" = 20'

SEE MANHOLE

15

PARCEL 850

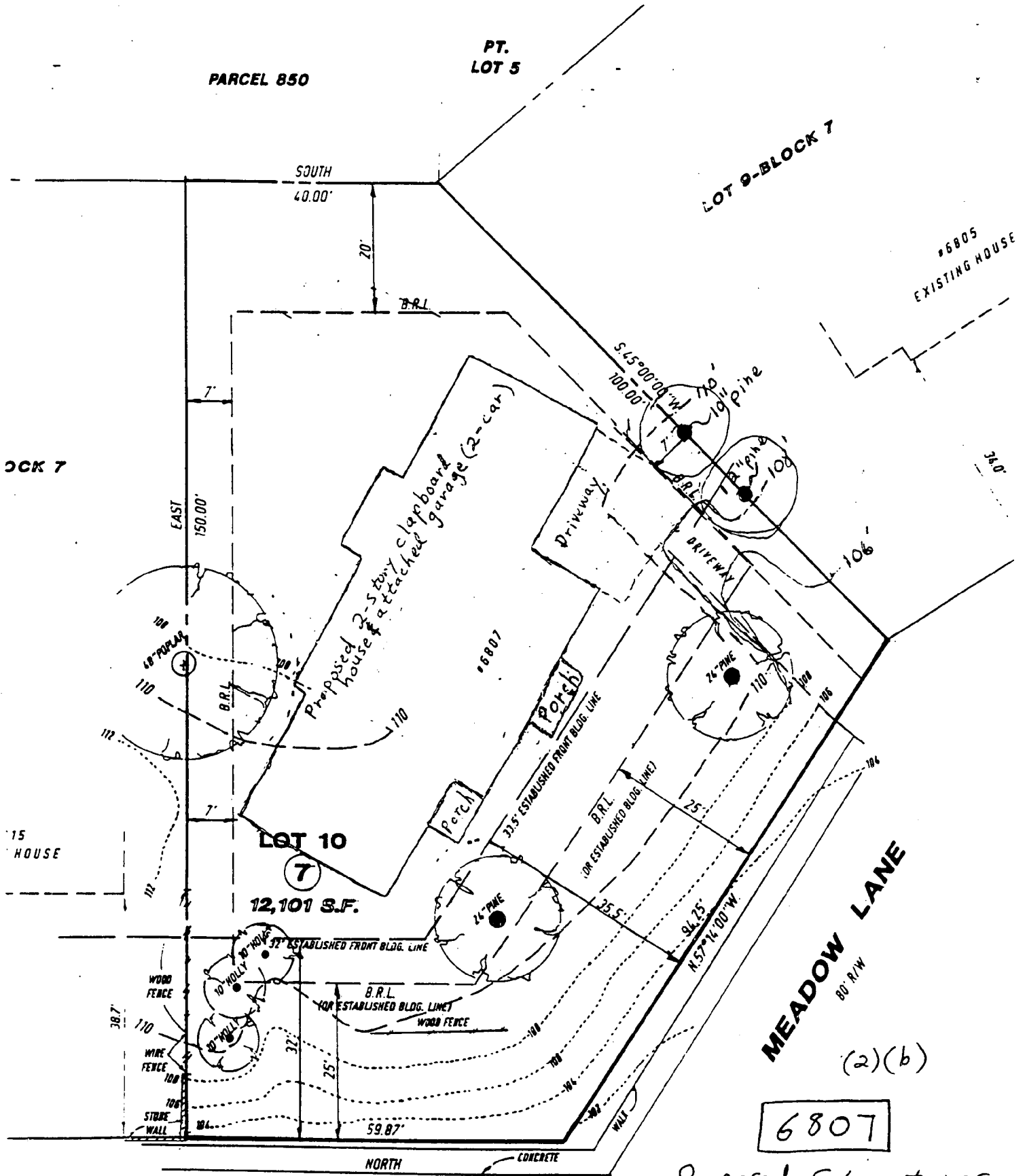
PT. LOT 5

LOT 9-BLOCK 7

#6805 EXISTING HOUSE

OCK 7

15 HOUSE



LOT 10
7
12,101 S.F.

MEADOW LANE
80' R/W

6807

Proposed Structures

1" = 20'

February 1998

WOODSIDE PLACE

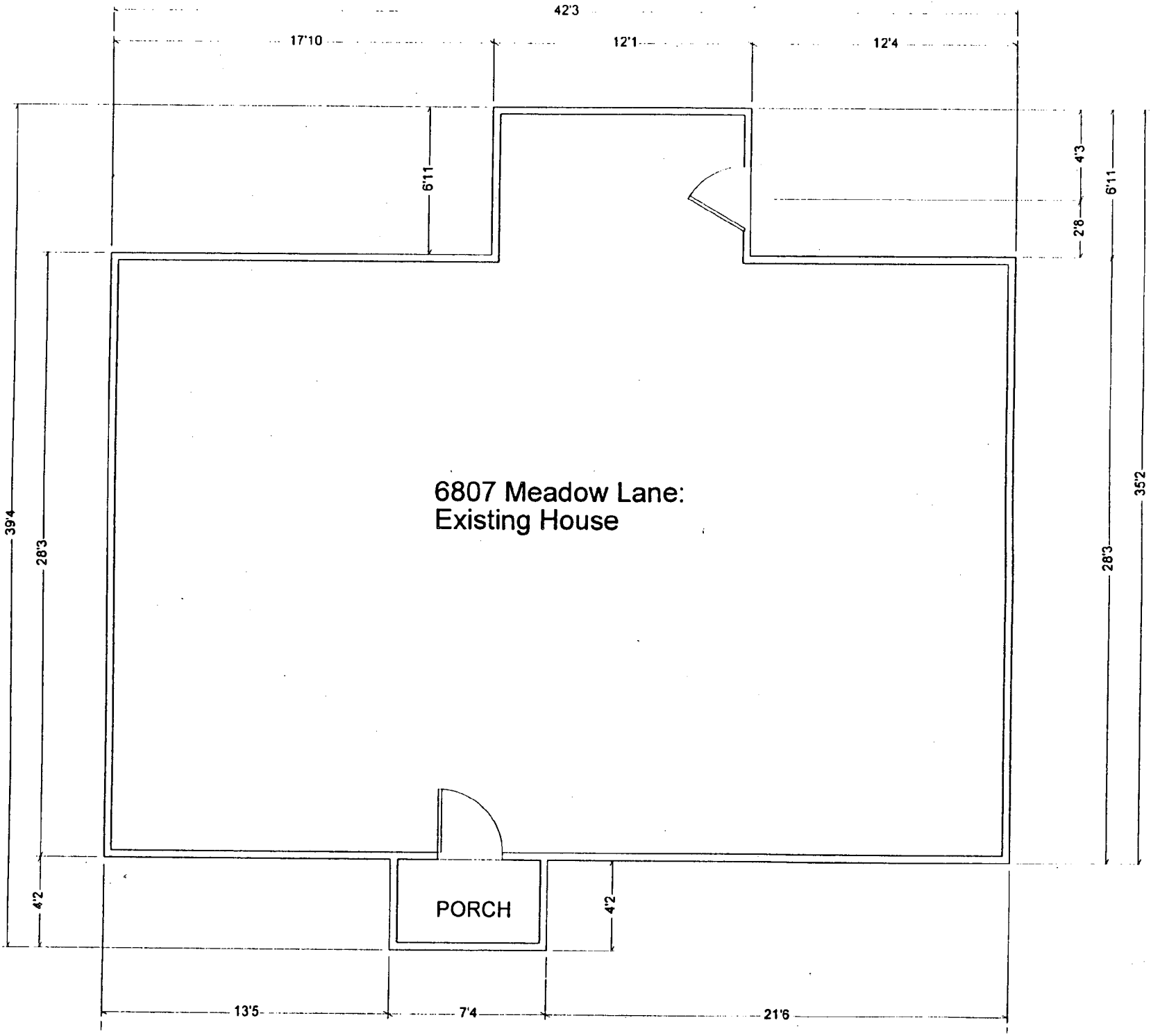
50' R/W

(2)(b)

16

SEWER MANHOLE

(3)



(17)

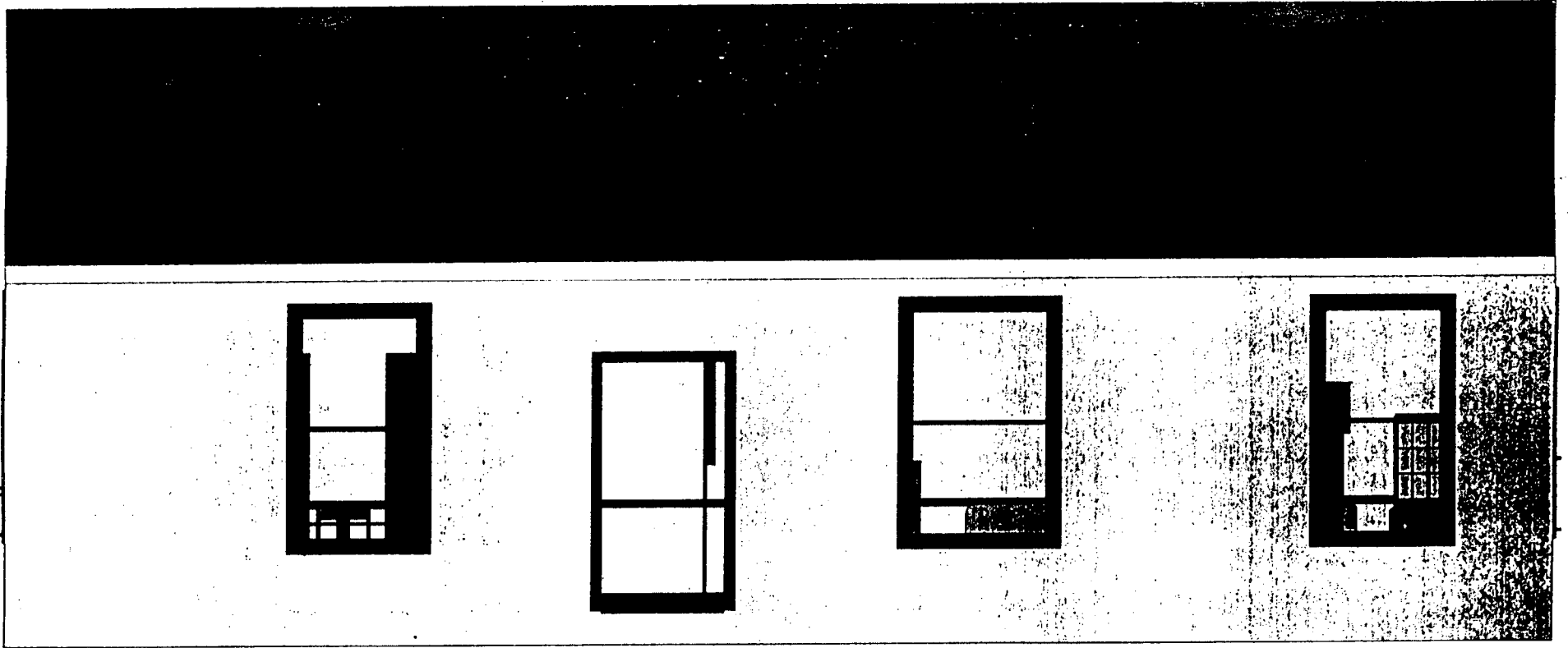
001

View from Meadow Lane

Front Elevation



Existing House
6507 Meadow Lane



6807 Existing House
Front Elevation
Without foundation

(61)

Left Elevation
Distance from grade to peak of roof is 21' 10"



Existing House
6807 Meadon Lane

View is from backyard of 6805 Meadow Lane

Right Elevation



6807 Meadow Lane

Existing House

Existing House

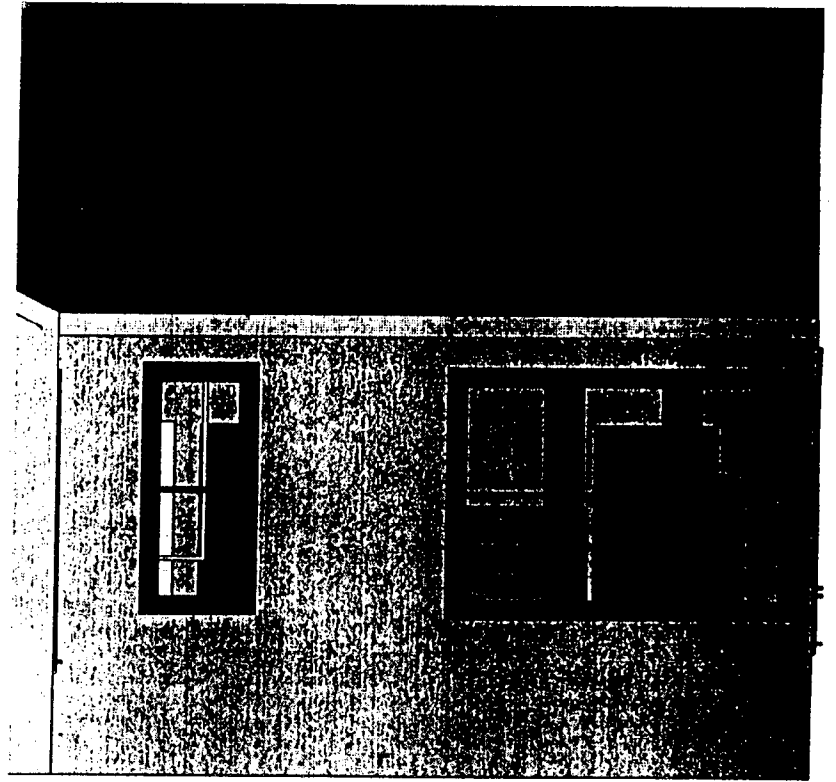
6807 Meadow Lane



Rear Elevation

view is from rear yard of 6915 Woodside Place

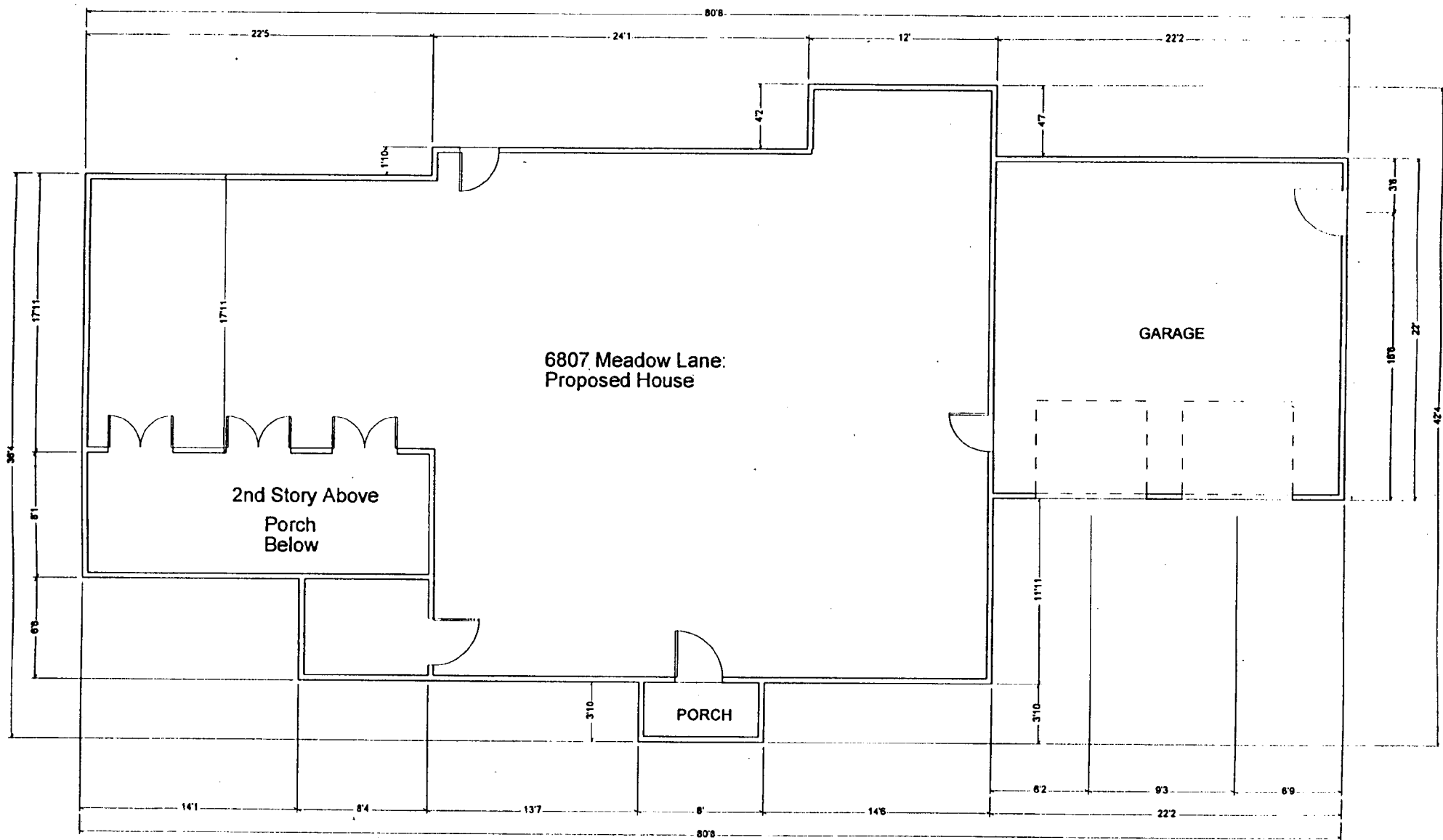
22



6807 Existing House
Left Rear Elevation
without foundation

23

(3)



2A

62

6918 Woodside Place
Chevy Chase, Maryland 20815
(301) 654-3861

May 12, 1998

Ms. Perry Kephart
Montgomery County Historic Preservation Commission
1109 Spring Street, 8th Floor
Silver Spring, Maryland 20910

Dear Ms. Kephart:

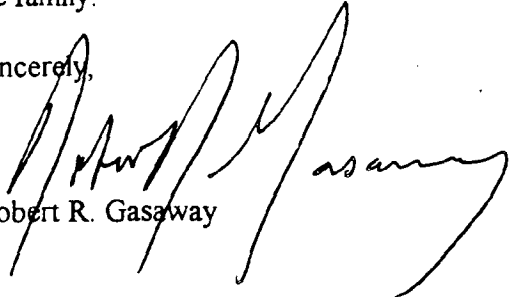
I understand that our neighbors, John and Elizabeth White, have business before the Montgomery County Historic Preservation Commission in connection with obtaining permits for the demolition of their present home and the construction of a new one.

As you know, the Whites live at 6807 Meadow Lane, on the corner of Meadow Lane and Woodside Place in Chevy Chase. We live across Woodside Place from the Whites, one house up from the house directly across from them. Because we live so close, we would be concerned if construction on that property were not in keeping with the style and character of our neighborhood.

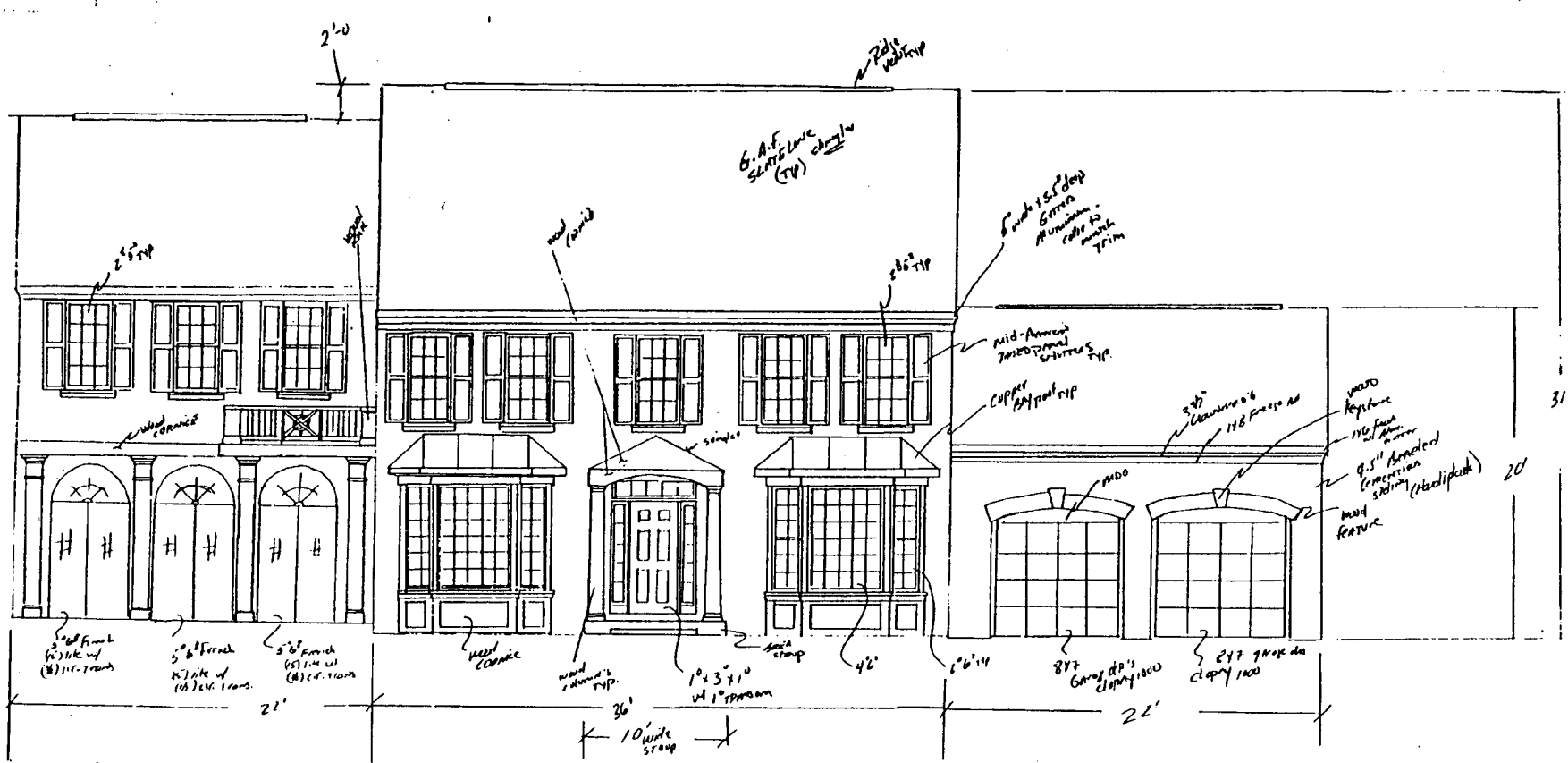
The Whites have, however, shared with us and other neighbors their plans for their new house. I must say that from those drawings the new house appears to be both handsome and of an architectural style that would blend nicely with that of other homes close by. The scale of the home would also appear consistent with that of others homes on the same stretch of Meadow Lane. Although our other neighbors are also aware of the Whites' plans, we know of no complaints about them.

As homeowners who chose Chevy Chase because we liked the feel of it, my wife and I certainly support the HPC's worthy goal of maintaining the aesthetic integrity of the neighborhood. But we also know, as you no doubt do, that these matters must be addressed with healthy doses of common sense and flexibility. John and Elizabeth have put considerable effort and expense into planning a new home. They have chosen an architectural style in keeping with their neighborhood. That have shared plans with neighbors and indicated a willingness to listen to any concerns. Under these circumstances, it seems to us that it should be easy for the HPC to address this issue quickly, work with the Whites, and approve final plans so that construction can begin. I hope you will urge the entire commission to act now so that our beautiful neighborhood can become even more beautiful with the addition of a new home for the White family.

Sincerely,


Robert R. Gasaway

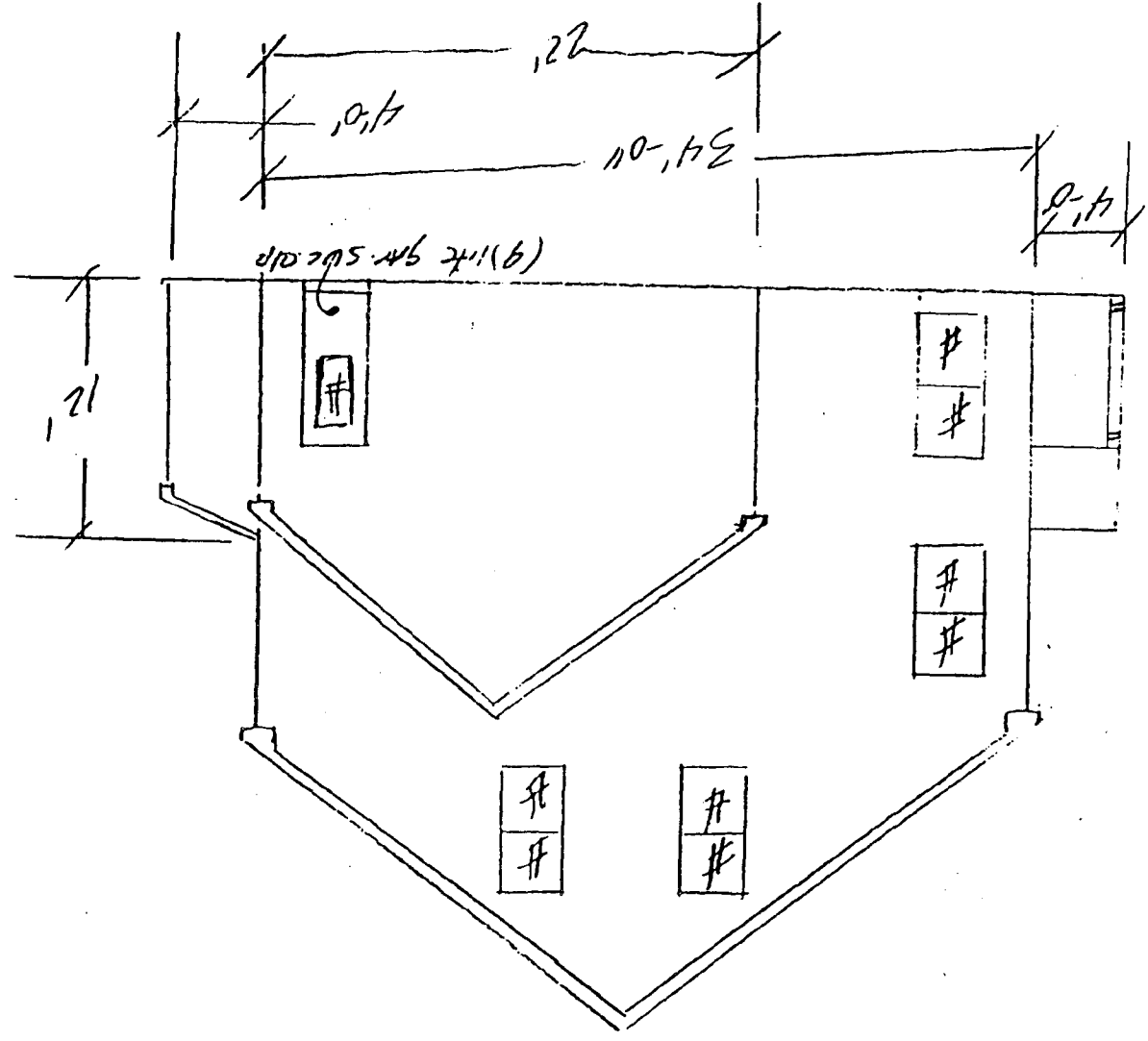
25



Front Elevation
 Proposed Structure at
 6807 Meadow Lane

62

Right Elevation
Proposed Structure at
6807 Meadon Lane

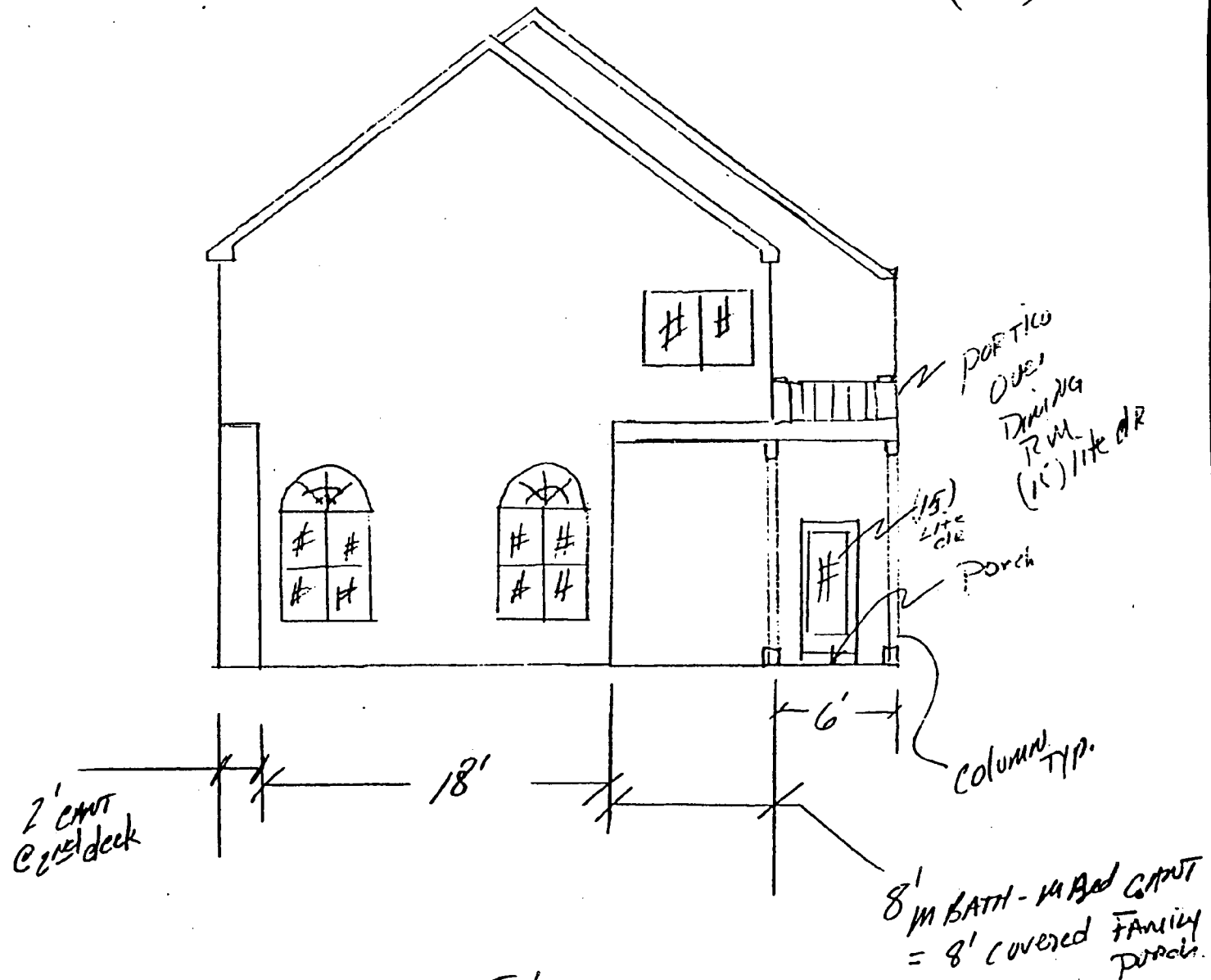
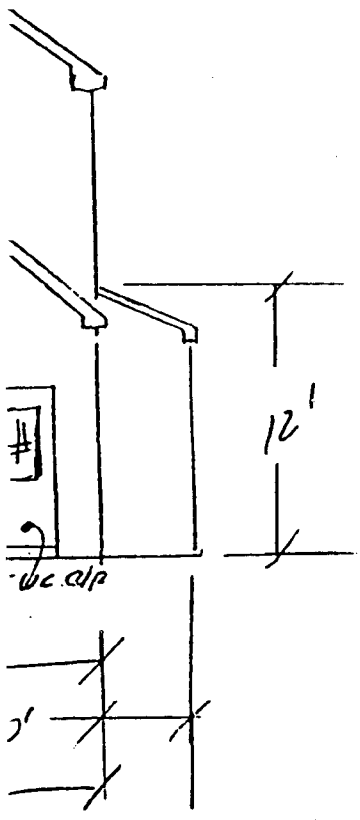


2' cant
@ 2nd deck

(3)

(3)

(3)



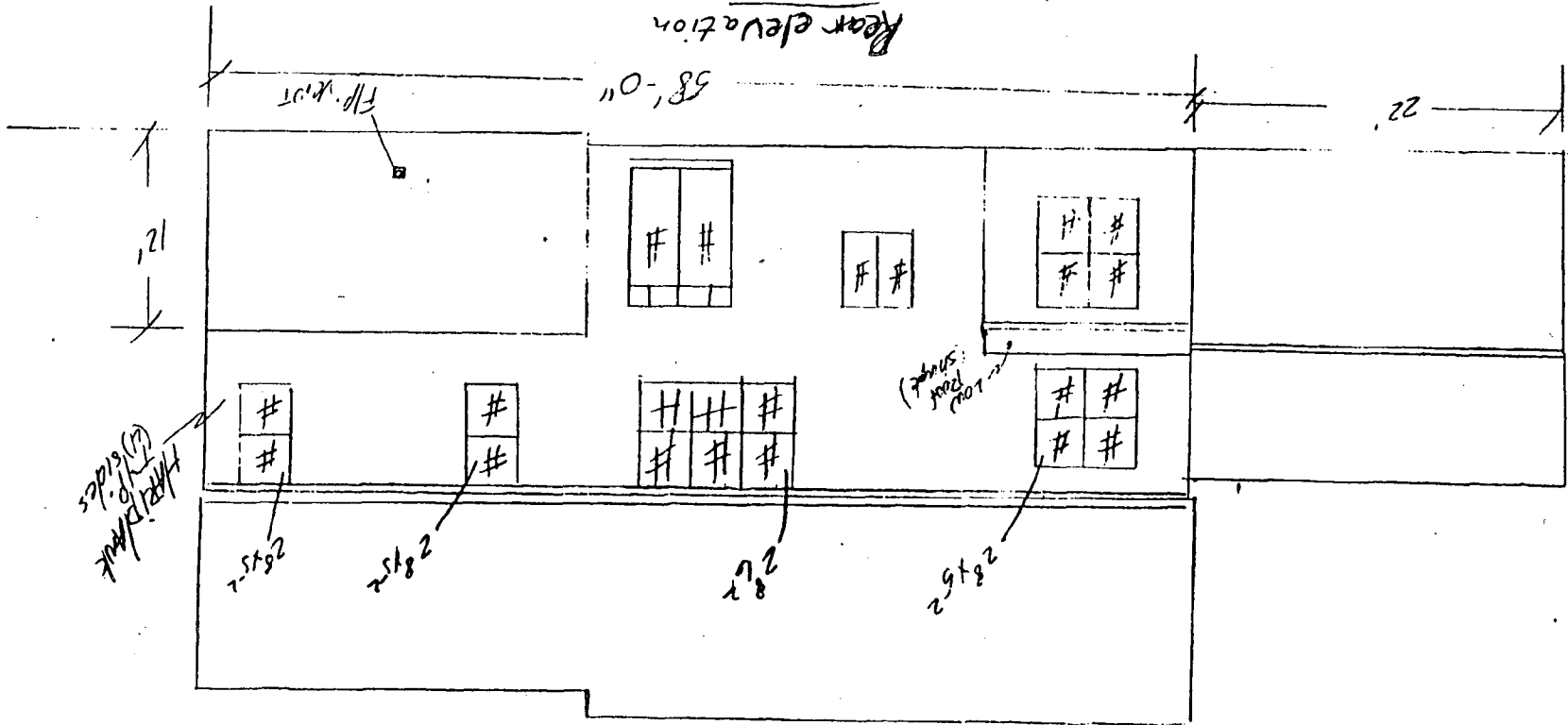
t (30)

Left Elevation
 Proposed Structure at
 1217 Meadow Lane

(3)

Proposed Structure
at 6807 Meadow Lane

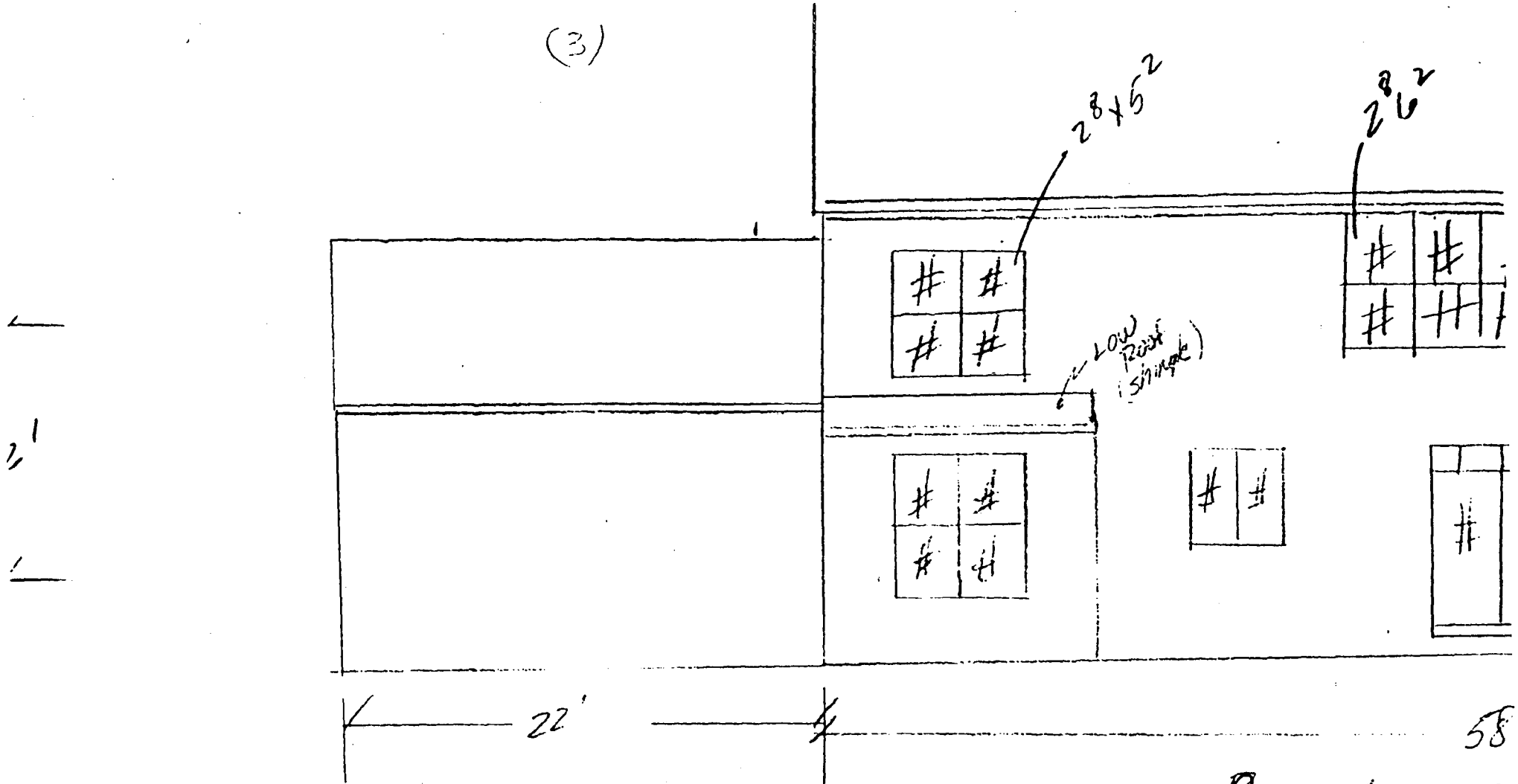
Rear elevation



Hand-drawn
(1) 6/10/15

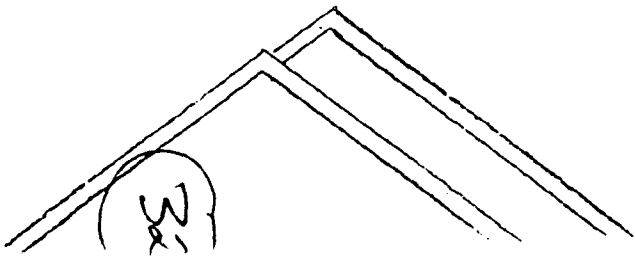
(3)

(3)



Rear elevation

Proposed Struc.
at 6807 Mead.



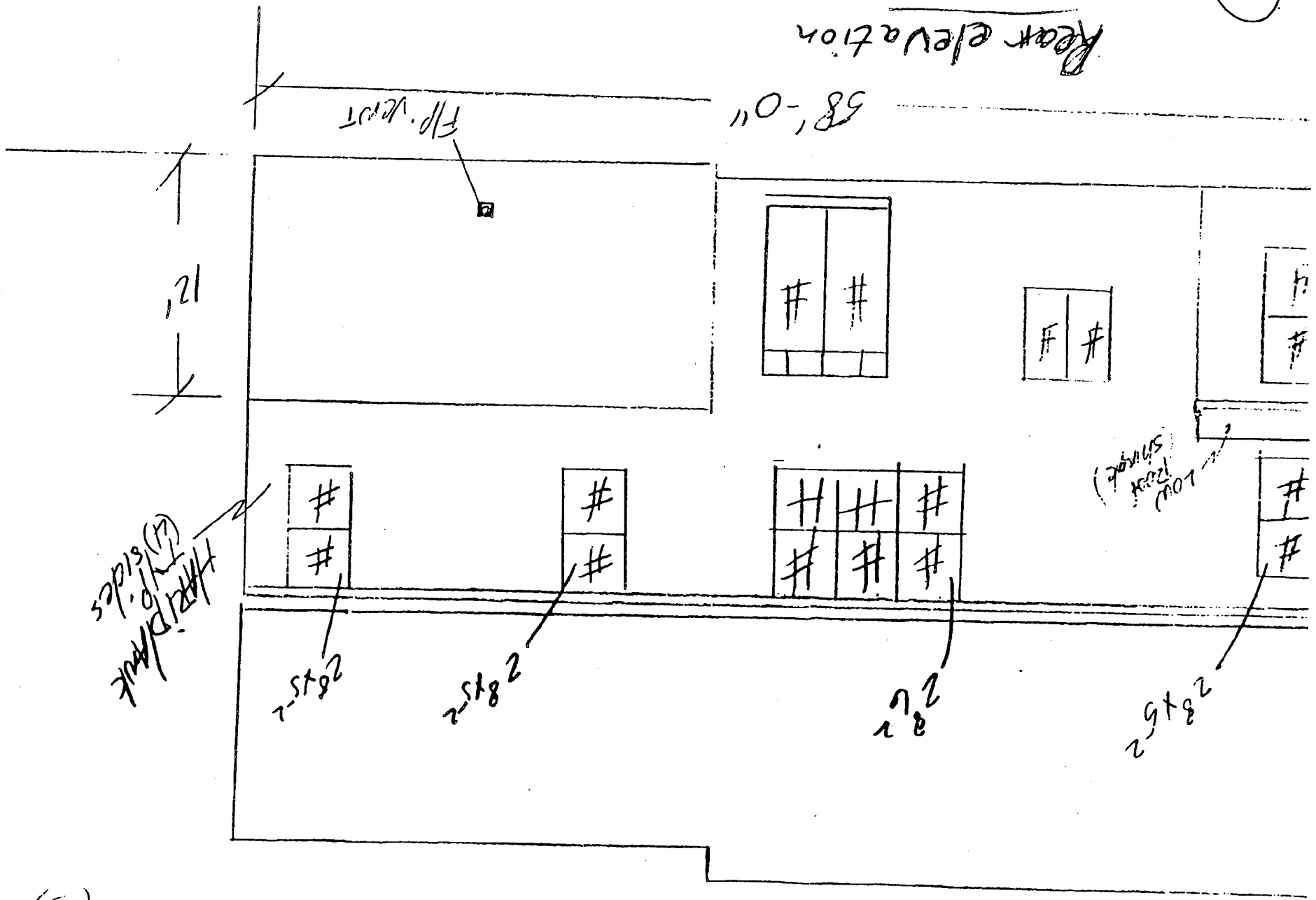
33

Proposed Structure
at 6807 Marshall Ave

Rear elevation

58'-0"

Flp. vent



(3)

(4)

Historic Preservation Commission

Item 4.

- Exterior Veneer: Hardiplank 7.5" Beaded Cementitious Siding on all (4) sides.
- Shutters to be Mid-American Master series "Williamsburg" raised panel.
- Gutters: 5" wide x 3.5" deep - aluminum. Downspouts: 2" x 3" - aluminum. Color to match cornice.
- Fireplace: Majestic DVR36RN direct vent fireplace located on rear wall.
- Foundation walls: Poured concrete walls 9' tall.
 - Exposed foundation walls to be painted to match Hardiplank siding.
- Floor system: Engineered floor system = TJI's at 19.2" O.C.
- Subfloor: 3/4" O.S.B.
- Exterior walls to be constructed with 2 x 4 's at 16" O.C.
- Insulation: Ext. walls = R13, Ceilings, Overhangs, Bays = R30, Basement walls = R11.
- Exterior Sheathing: 7/16" O.S.B.
- Roofing: G.A.F. "Slateline" -- 30 yr. shingle:
 - (2) front bays to be copper,
 - Front door portico to be G.A.F. "Slateline",
 - Portico off Dining room to be a rubber roof membrane. Mule Hide Products,
 - Rear Library 4' offset to be G.A.F. "Slateline".
- Front Stoop to have brick pavers.
- Portico rails and columns off Fam rm to be wood.
- All cornice to be wood. Facia, Freeze (where applicable), and soffit.
- Windows to be Barber and Ross wood, insulated, double hung with sandwiched divided lites. Except Kitchen and Masterbath: Barber and Ross wood, insulated, casements with sandwiched divided lites.
 - Fiberglass mesh screens
- Front door: 3 x 0 x 6 x 8 - Rigid Guard insulated steel (6) panel w/ 1 x 0 sidelites (ea. side) and 1 x 0 transom above.
 - French doors (Fam rm), Atrium door (Bkfst rm) to be Rigi-Guard (15) lite.
 - Garage svc dr. and areaway door to be Rigid-Guard (9) lite.
- Overhead garage door to be Clopay 1000 - Insulated steel door, (4) section and (4) panel.
- Exterior wood to Receive (3) coats of paint. Prime coat, first coat, second coat.
 - Mfg: McCormick.
 - All projections above roof to be painted to match roof shingles -- such as: Flues, vents, etc.
- Exterior door hardware to be Schlage F-series, "Plymouth" -- polish brass.
- Exterior light fixtures: Polish Brass

34

CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone 654-7300

JERRY M. SCHIRO
Village Manager
DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS
MARGOT W. ANDERSON
Chairman
ORM W. KETCHAM
Vice Chairman
GEORGE L. KINTER
Secretary
JOHN D. TALBOTT
Treasurer
SOUTH TRIMBLE, III
Assistant Treasurer
MARTHA C. JONES
Boardmember
RICHARD S. RODIN
Boardmember

April 23, 1998

Ms. Mary Gardner
Acting Historic Preservation Planner
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Ms. Gardner:

Margot Anderson, Chair of the Village Board of Managers, forwarded the following names of residents to serve on the Village Local Advisory Panel.

- Thomas Bourke, 36 Quincy Street
- Anne (Andi) Adams, 5625 Grove Street
- Robert Elliott, 17 West Irving Street
- Nancy Elliot, 37 West Irving Street
- Corbin Harwood, 3 West Irving Street
- Peter Wellington, 18 West Lenox Street
- Betsy Stephens, 11 Magnolia Parkway

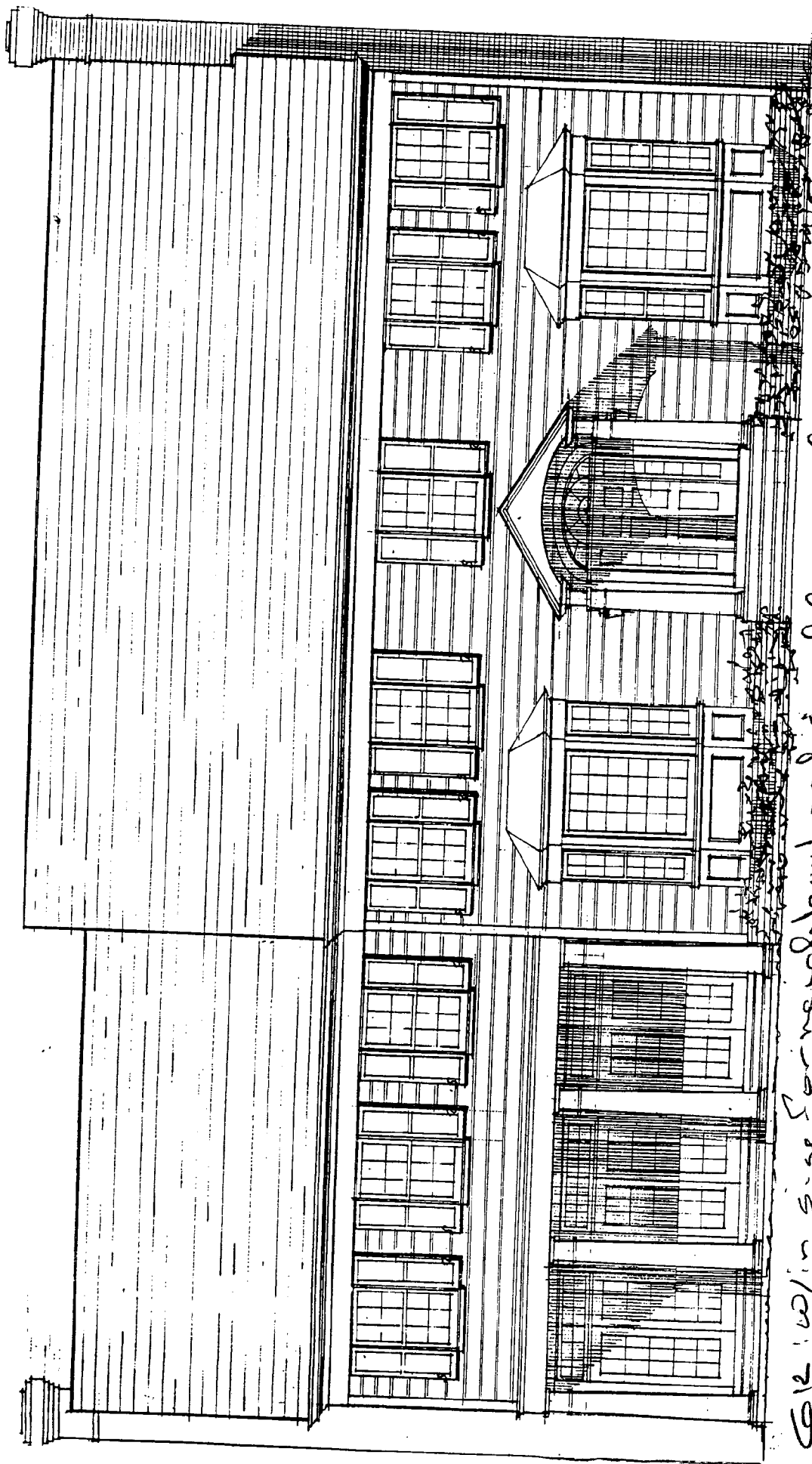
These are names for HPC approval

Should you have any questions, please feel free to contact the Village office at 301-654-7300.

Sincerely,

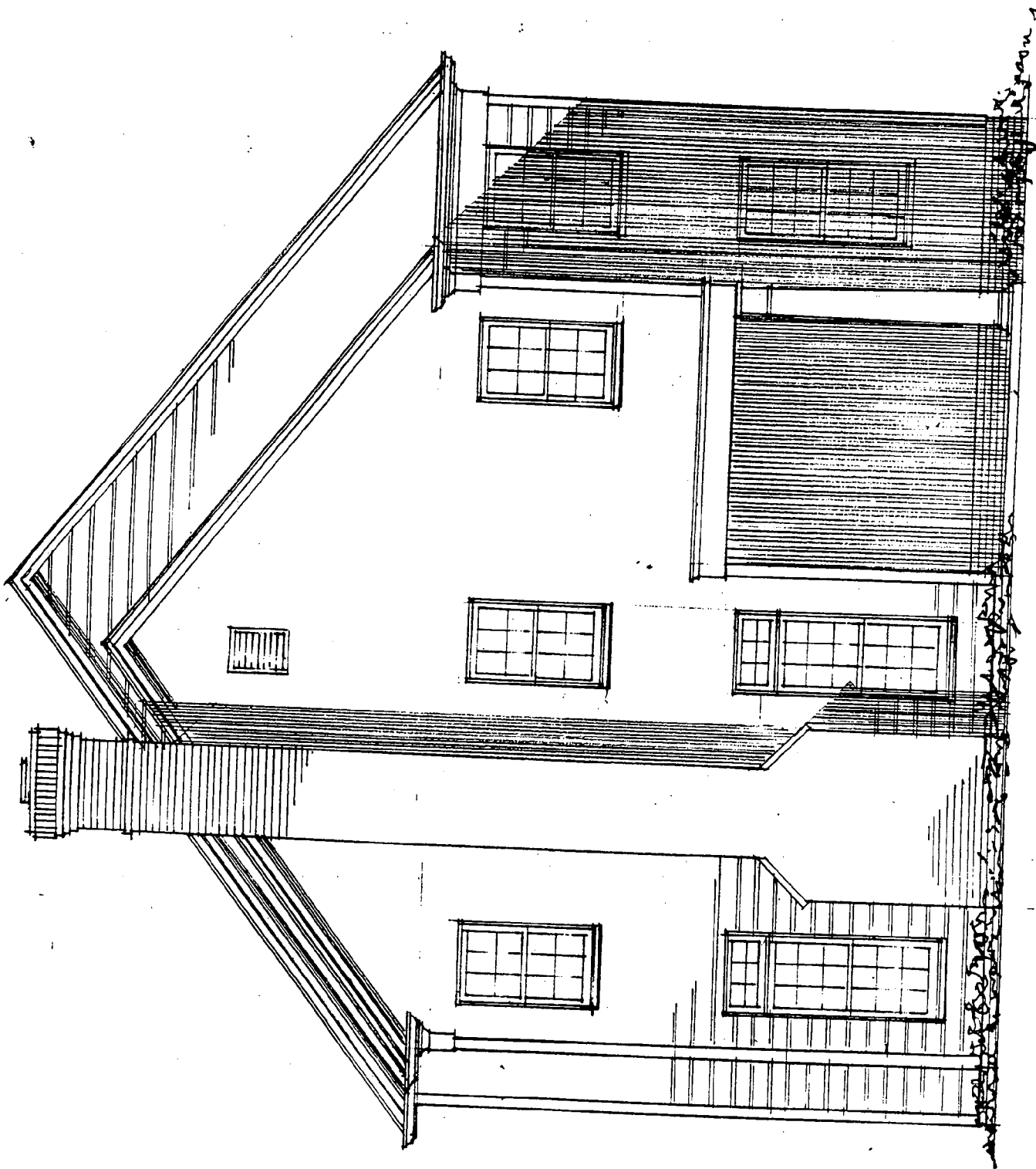
Susan S. Bossard
Susan S. Bossard
Chevy Chase Village

cc: File



612 100 in size for neighborhood & addressed concern of
 EE. Why not parallel bldg line -
 m - not ok for 200 but ok to be 100
 HJ - 20V
 TF - 6W

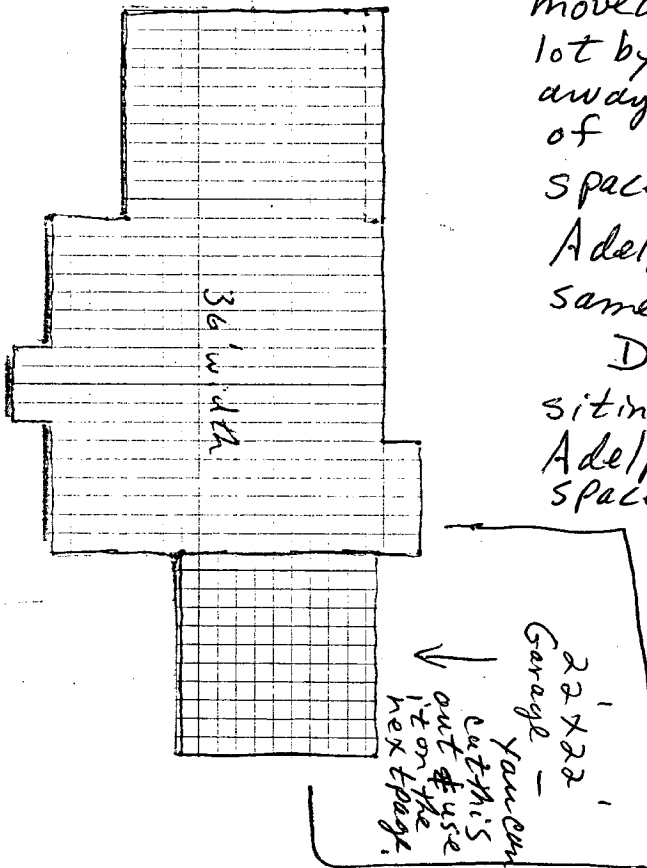
ss. Loss of small is a loss of variety in neighborhood.



5/29/98

Perry,

Below is a [1" = 20'] footprint of a 36'-main-house-width which was part of our preliminary proposal. On the next page is a copy of our site plan with the rear of the original/existing house visible, and with a 40'-main-house-width footprint superimposed, with the 22'x22' garage relocated to the rear of the main house, and with the house footprint moved away from the Adelphio's and the side yard. [Note that the main house width has increase by 4', but also that there is about 8 more feet of side yard now (I reduced my intrusion into the existing side yard from 24' to 16' - a 33% reduction.) Also, the NE corner of the house has moved away from the Adelphio's



lot by about 5', and is now 12' away from the side lot line instead of 7' - an increase of 70% in space, and 2' more than the Adelphio's house is away from the same line. &

Do you think this is a reasonable siting plan now, with respect to the Adelphio's and the side-yard green space issue that concerned the

Commission? Preliminarily, the Adelphio's think it's a big improvement, and I hope to get a final OK from them by this weekend. Also, I'm looking at either leaving the garage

where it now shows on the next page's site plan, or hanging it off the end of the house as I've indicated ~~in~~ with the blue dots. Does it matter to you which garage configuration I choose? Finally, I increase the width to 40' to accommodate the full bath on the first floor. Do you agree with me that this is a valid part of the compromise I'm proposing here? Please let me know. Thanks! John White 301-718-3780; 202-208-1812. (over)

P.S.

Also attached are 2 maps of the Town of Chevy Chase which I propose to use as part of my study of the relationship of the ~~the~~ new site plan to the houses in the neighborhood, and to identify ~~some~~ other homes in the town with features similar to those I'm including in our architectural design. How does this sound to you?

Lastly, to show ~~the~~ a comparison of the height of our proposed house to those "around" us, is it sufficient that I measure the roof-to-grade height of the Adelphe's and the Freer's (at 6805 Meadow Ln) since we're all on about the same level? Do I have to measure/include other houses in this study of relative heights, too?

then
- quote

**HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM**

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc.). This provides a complete record and assists with future notification on this case. This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.

DATE: 5/27/98

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: III (B)

NAME: Michael Schwitzer

COMPLETE MAILING ADDRESS: 8000 Towson Crescent drive
ste. 800 - Vienna, VA. ~~2088~~ 21882

REPRESENTING (INDIVIDUAL/ORGANIZATION): JOHN. White

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation..... 7 minutes
- Comment by affected property owners on Master Plan designation..... 3 minutes
- Comment by adjacent owners/interested parties..... 3 minutes
- Comment by citizens association/interested groups..... 5 minutes
- Comment by elected officials/government representatives..... 7 minutes

**HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM**

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc.). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 5/27/98

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: III. B: John White...

NAME: John White

COMPLETE MAILING ADDRESS: 6807 Meadow Ln.
Cherry Chase, MD 20815

REPRESENTING (INDIVIDUAL/ORGANIZATION): Self

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation..... 7 minutes
- Comment by affected property owners on Master Plan designation..... 3 minutes
- Comment by adjacent owners/interested parties..... 3 minutes
- Comment by citizens association/interested groups..... 5 minutes
- Comment by elected officials/government representatives..... 7 minutes

**HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM**

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc.). This provides a complete record and assists with future notification on this case. This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.

DATE: 5/27/98

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: III. B. (6807 MEADOW)

NAME: MARCO ADELFI

COMPLETE MAILING ADDRESS: 6915 WOODSIDE PLACE
CHEVY CHASE

REPRESENTING (INDIVIDUAL) ORGANIZATION): ADJACENT OWNER

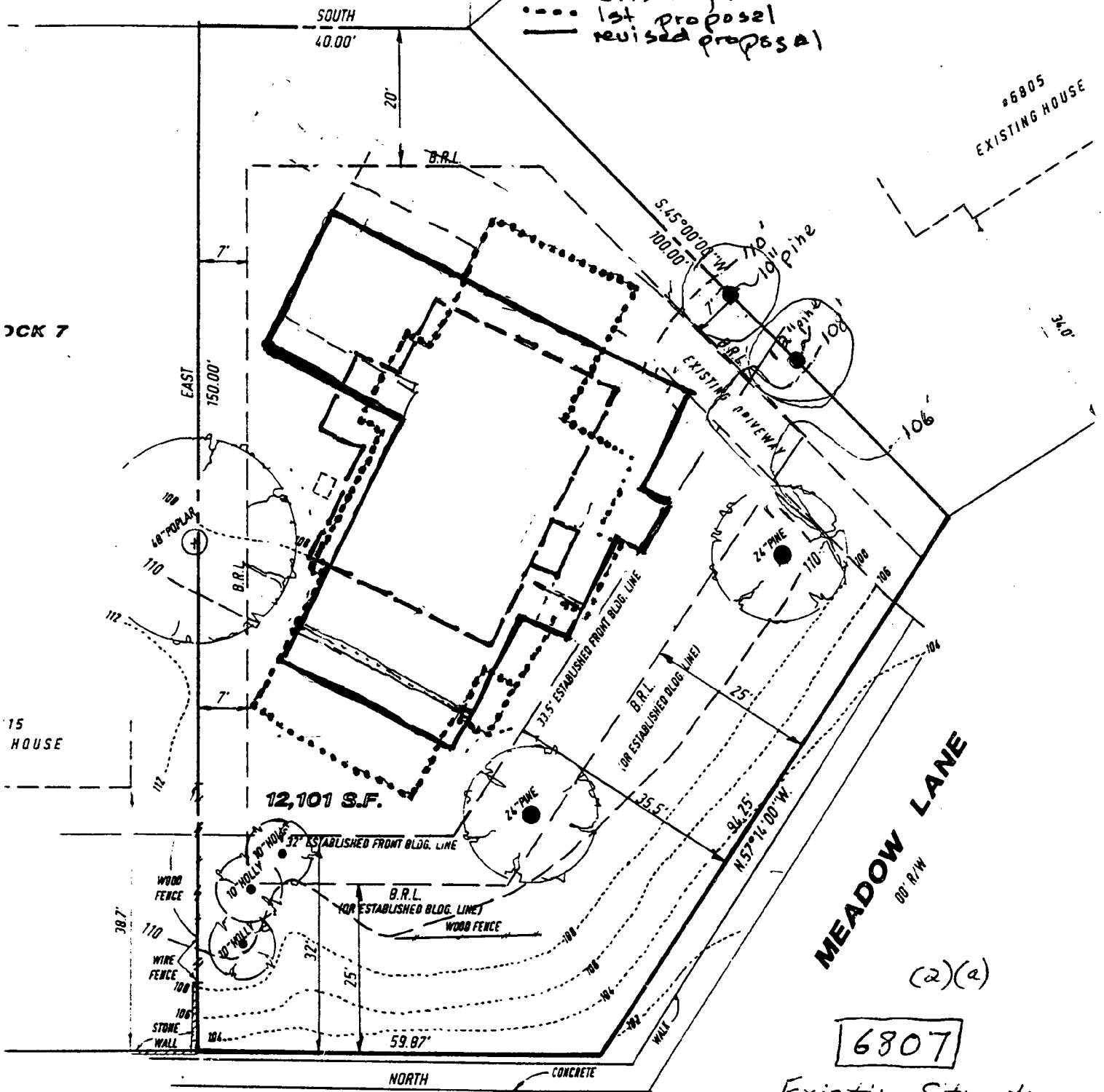
The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation..... 7 minutes
- Comment by affected property owners on Master Plan designation..... 3 minutes
- Comment by adjacent owners/interested parties..... 3 minutes
- Comment by citizens association/interested groups..... 5 minutes
- Comment by elected officials/government representatives..... 7 minutes

PARCEL 850

PT.
LOT 5

--- Existing house
 - - - 1st proposal
 ——— revised proposal



CK 7

15
HOUSE

#6805
EXISTING HOUSE

12,101 S.F.

MEADOW LANE
80' R/W

WOODSIDE PLACE
50' R/W

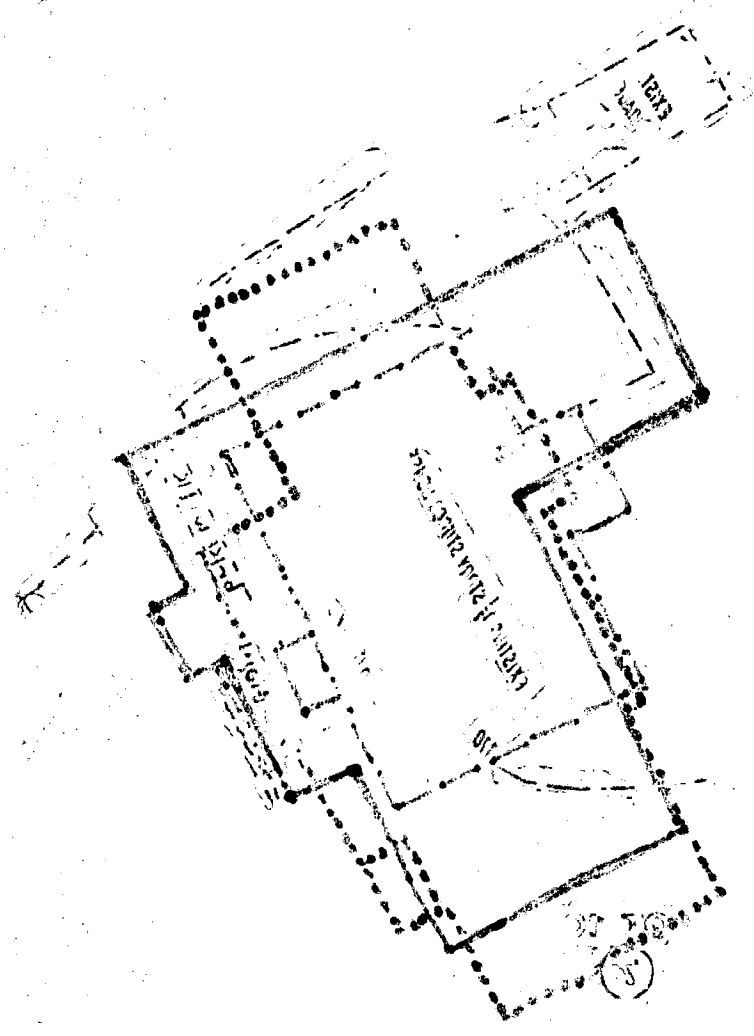
February 1998

(2)(a)
 [6807]
 Existing Structures
 1" = 20'

SEWER MANHOLE

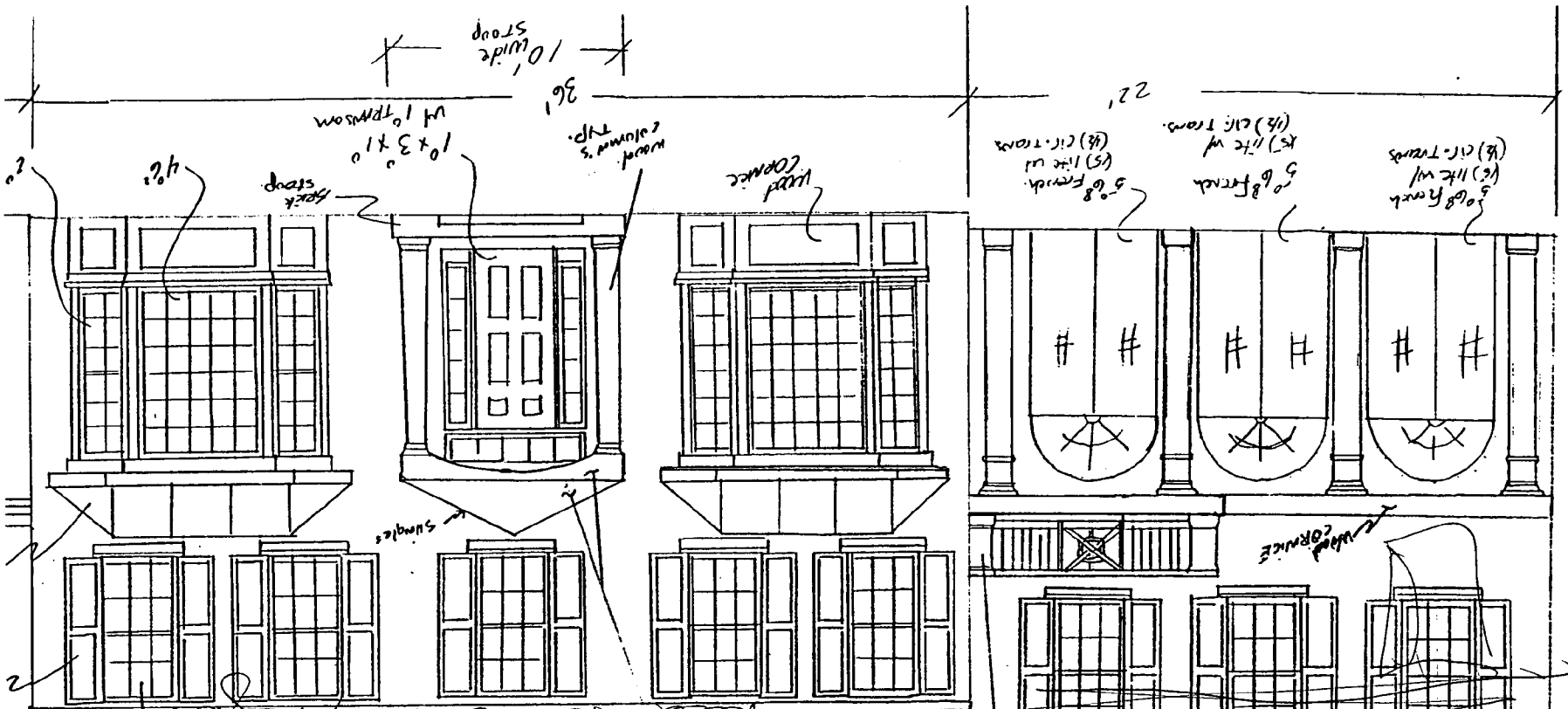
15

12500
12500
12500



30

Front Elevation
Proposed Structure at
1477 Manhattan Avenue



ML-w/Remotion (3)
- Revised Design
addressed green building
criteria and feedback
from the neighbors
I refer to Remotion
new materials new square
need to work with
samples

It is arranged in way
used glass - too expensive
- Samples Glass Panel
5' 8" STP
wood cornice

FR
1477

What's Up With Tear-Downs?

by Ted Hild

Tear-downs are a hot topic in historic preservation today. People in all parts of the country are getting more and more worried about this phenomenon, which occurs when someone tears down an existing building and puts a new one in its place. That's nothing new in the history of urban development, but now it's happening to the first-generation housing stock in older suburban communities, and that's making more than a few people anxious.

Strictly speaking, a "tear-down" occurs any time a building is demolished to make way for a new one. The practice is not new. Tear-downs have been occurring since cities and towns were first built. It is in the nature of communities to replace themselves as part of a growth process, much as any organism sloughs off old cells in favor of new ones. Preservationists have been fighting tear-downs in this country for decades. In fact, to be a preservationist is to be anti-tear-down. If tear-downs have been with us always, then why such a surge of alarm?

Concern has increased because this is the first time in the urban history of the United States that the vast residential region of our suburbs has been threatened. In order to distinguish the issue from others, the term "tear-down" is used in the preservation community, the real estate industry, and among planners as a catch-phrase for the replacement of suburban houses with larger, more expensive ones. We have become accustomed to managing change in city cores and their oldest neighborhoods through preservation, but tear-downs took us by surprise. Change is inevitable, yet there was a perception that the older portions of our suburbs were "complete" and somehow immune to helter-skelter demolition.

First noticed about ten years ago, tear-downs are happening all over the country, typically in upscale neighborhoods. In the Hamptons on Long Island, a couple purchased a carriage house for \$2.75 million, then demolished it. In the same area another party bought a 2,000-square-foot house, tore it down and built a 4,750-square-foot summer home that had "more light" and was "less cramped." In Los Angeles it has become common for television and movie people to spend \$2 or \$3 million on a house, which they then replace with one costing two or three times that much. In Ohio, the real estate press reports the phenomenon statewide, in exclusive neighborhoods where new houses are three to four times larger than the ones demolished. The most expensive tear-down may be in Palm Beach, Florida, where someone paid \$11.75 million for a house only to raze it. The new structures, called "trophy houses" or "McMansions" are of questionable aesthetic merit and construction quality.

The trend does not appear to be leveling off. The annual number of tear-downs in Chicago's pricey North Shore suburbs quadrupled between 1991 and 1996 and this year may double the 1996 number. Reports from west suburban Hinsdale (featured in *Newsweek* in December, 1994) state amazingly

that ten percent of all the houses in the village have been replaced in the last eight years, which resulted in the formation of CHART—Citizens of Hinsdale Advocating Responsibility in Teardowns. As the name suggests, the organization is not necessarily opposed to tear-downs. It is not even, strictly speaking, a historic preservation group. The members contend that certain (but not all) tear-downs are just plain inappropriate for a variety of reasons.

Preservationists disapprove the loss of historically (and architecturally significant properties, which are often the most threatened because they tend to be smaller, centrally located in the community, and cheaper. There are many other consequences of tear-downs, however, to which many people object. The intrusion of oversized houses disrupting neighbor-



An example of a tear-down from Chicago's Hinsdale neighborhood: the new house on the right overwhelms its elderly neighbor by its size and indistinguishable motif. Photo by Ted Hild.

hood scale is the most obvious consequence, next to the loss of important resources. Current residents also decry the constant construction mess and noise as contractors' equipment first hauls away the remains of the old house and continues during construction of the new "mega-house."

More negative consequences are not visible from the street. In accord with the notion that the highest-priced house on the block will raise the assessment of all the others, neighbors are now paying higher real estate taxes, perhaps to the delight of local officials, but certainly to the chagrin of taxpayers. It has also been suggested that architectural extravaganzas dropped into older neighborhoods cause disruptions in the local hydrology. While no engineering studies document such a problem, communities report basement flooding where none occurred before.

Tear-downs also affect the social environment. Because the owners of the new houses are invariably upper-

income—very high upper-income—long-time residents fear the growth of elitism and its attendant difficulties. Tear-downs also cause divisiveness through resentment: there are stories told describing how the occupants of the new houses and residents of older homes stand in separate groups while waiting for the morning commuter train into the city. And, because the sheer size of many new houses obliterates back and side yards (and front yards in some cases), we can ask what the effect may be on suburban lifestyle. For instance, where and how will children play when confined to a postage stamp yard? These and other factors constitute an assault on elements of the suburban ideal of community, the severity of which remains to be seen.

Nonetheless, tear-downs proceed apace. Targeted homes are purchased by people who want a large home in an established neighborhood where they find the exist-

ing housing stock does not provide for their modern lifestyle. Local governments are caught between two competing interest groups. Appreciating, on one hand, the local revenue boost from the high assessments of replacement homes—gained without raising taxes—and the curious notion that all new construction is good construction, they face, on the other hand, the resistance of long-time residents (their friends and neighbors) and the potential for a destabilized community. Initially slow to respond, local governments are now examining and testing methods for managing the tear-down phenomenon

Under the authority of zoning or local land-use ordinances, municipalities may regulate height, set-back, or the size of a dwelling based on the percentage of the lot occupied by the footprint of the house or even the conventional commercial formula of Floor Area Ratio. Some communities have considered sixty- or ninety-day waiting periods before issuing demolition permits. Such ordinances must be carefully constructed to meet court tests; otherwise, the only impediment is the will of the local authority to implement public policy in

such a way as to provoke litigation. Historic preservation ordinances may also be utilized, but they are often limited in their authority or in the number of buildings they protect.

In May of 1997, the Illinois Historic Preservation Agency, the City of Lake Forest, and the Illinois Association of Historic Preservation Commissions combined to sponsor a one-day workshop entitled "What's Up With Tear-Downs?" A standing-room-only crowd of suburban municipal officials and concerned citizens, came to hear speakers and panel discussions delving into an analysis of the phenomenon and describing possible methods for mitigating the effects of tear-

downs. The workshop caught the attention of Chicago-area newspapers, which have been tracking the issue through periodic articles. Other communities throughout the metropolitan region would like to host similar work-

shops, which will be organized by the Illinois Association of Historic Preservation Commissions.

Tear-downs can be a problem for preservationists, but it is important to remember that the issue goes beyond historic preservation. As a consequence, preservationists have a good opportunity to gain experience and good connections by working on the tear-down issue with organizations not specifically concerned with historic preservation.

Efforts to deal with tear-downs will be more effective if the focus is limited to inappropriate tear-downs. There are only two questions to ask in determining the appropriateness of a tear-down: what is being torn down and what will be put in its place? Before issuing a demolition or building permit, municipal officials might consider whether any of the adverse consequences mentioned above might occur. That would be a good place to start.

Ted Hild is the Deputy State Historic Preservation Officer with the Illinois Historic Preservation Agency.

Tear-downs can be a problem for preservationists, but it is important to remember that the issue goes beyond historic preservation.

Calling All Commissions!

continued from page 2

of policy papers will support a stronger platform for the NAPC's advocacy efforts in support of local commissions.

Now that you know you can't possibly miss the opportunity to play a vital role in strengthening the preservation movement, we want to see you there! While final preparations are still underway, you can begin making your arrangements for Denver. The Forum will begin Friday, July 31 and will wrap up with a morning session on Sunday, August 2. The downtown Denver Marriott has been selected as the conference site, and is conveniently located a few blocks from Denver's 16th Street Mall, home to exciting shops and restaurants.

Within the next month, a registration mail-out will be sent to each of the over 2,200 commissions in the U.S. Be sure to complete your form and return it promptly to the NAPC to ensure your participation in this meeting. CLG funds may be used to attend this Forum. Check with your state office for availability of these and other potential funding sources.

The NAPC and the Mile High City await your arrival!

Pamela Stoddard is the Membership Manager for the National Alliance of Preservation Commissions.

DRAFT

CONSENT AGREEMENT

Montgomery County, Maryland (hereinafter the "county"), by and through its lawful agent, the Montgomery County Historic Preservation Commission (hereinafter the "HPC"), (*or is it the County Council or Planning Board?*) and _____ (hereinafter the "Owner") do hereby consent and agree to the following stipulation of facts and resolution of issues regarding review of Historic Area Work Permit Applications by the HPC for modifications to an existing historic structure at 6804 Meadow Lane, Chevy Chase, Maryland 20815 (hereinafter the "Property").

A. Stipulation of Facts

- 1) The Property contains _____ square feet of land as further identified as Parcel _____ located at tax map grid coordinate _____, and is also described by the deed found at Liber _____, Folio _____ among the Land Records of the County; and
- 2) The Property is currently improved with a historic one-and-one-half story structure listed in the Locational Atlas & Index of Historic Sites in Montgomery County Maryland in Historic Site #35/13, Chevy Chase Historic District, and
- 3) The Property and the surrounding historic district (#35/13-1, Chevy Chase Historic District, Town of Chevy Chase) have been surveyed by the HPC staff, but have not been reviewed for designation for inclusion in the Montgomery County Master Plan for Historic Preservation; and
- 4) The process for designation for inclusion in the Master Plan is not scheduled to be completed before 2001; and
- 5) The Owner seeks to demolish the historic structure; and
- 6) The Owner proposes to construct a new dwelling on the Property; and
- 7) The process for determination of Master Plan designation of a Locational Atlas property for which a demolition permit is requested is stated in The Montgomery County Code Chapter 24A-10, Preservation of Historic Resources, Moratorium on Alteration or Demolition; and
- 8) The Owner requested a waiver of the requirement that the property or the historic district in which it is located be subject to the designation process as defined in Chapter 24A-10; and
- 9) The Owner requested that the Property be considered as subject to the same review process by the HPC as is required for a Master Plan Site; and

CONSENT AGREEMENT

- 10) Given the historic nature of the district and the needs of the owner to expedite modification of the Property, the HPC (*or whomever*) is willing to approve the waiver request subject to certain conditions.

B. Resolution of Issues

The HPC (*or whomever*) will review Historic Area Work Permit Applications for the Property when the conditions below have been agreed to or completed by the Owner to the satisfaction of (*whomever*):

- 1) The Owner agrees to make Historic Area Work Permit Applications governed by the procedures established in Section 24A-7; and
- 2) The Owner agrees to abide by the decisions of the HPC in carrying out these procedures as if the Property were a designated site, including the right the appeal such decisions to the Board of Appeals; and
- 3) This agreement will become null and void at such time as the Property has been designated a historic resource within a historic district in the Montgomery County Master Plan for Historic Preservation, or it has been determined by the County Council that the historic district will not be included in the Master Plan; and
- 4) The Owner agrees to record this agreement in the County Land Records as a covenant to the deed for the Property and stipulate that the agreement is binding on current and future owners of the Property; and
- 5) The Owner agrees to be - *something about Section 24A-11. Violations and Penalties; and or is this covered under 4)?*
- 6) *Something about once this is signed he can't go back to being an Atlas site - is bound by the terms of this agreement?*
- 7) The Owner, for itself, its agents, legal representatives and assigns, releases and forever discharges Montgomery County, Maryland, its agencies and officer, agents and employees, from any and all claims they may now have or that might subsequently arise out of or connected with the review of the modifications for the Property. This release includes but is not limited to, a release and covenant not to sue the aforementioned persons in any administrative forum, State or Federal court upon any claims arising out of or connected with the review of the modifications for this Property.

IN WITNESS WHEREOF, this consent agreement is executed upon signature of all parties.

DRAFT

(owner's name)

(Who?)

Date: _____

Date: _____

Approved as to form and legality
Office of the County Attorney

By: _____
(Who?)

Date: _____

52

View is from rear yard of 6915 Woodside Place

Rear Elevation



6807 Meadow Lane

Existing House

Existing House
6807 Meadow Lane



Left Elevation

Distance from grade to peak of roof is 21' 10"

926

Lvl 4
IncrSF COMMEN

H?

Arms all B
doors & w
3 kpads: f

less than

incl. sf for
Elim 4' ext
Refrence:

New fam
3-sides br
incl.porch
new gar. l

adds 288
adds 144

both!
only one f
+80sf: LR

Existing House
6807 Meadow Lane



Front Elevation
View from Meadow Lane

27

Anything
1 wall ove
What coo
750 per M

door ice&
tile cost =

Need to s

Will install

on NW si

std - need
use cera

Will install

Will install

Right Elevation
View is from backyard of 6805 Meadow Lane



Existing House
6807 Meadow Lane

DRAFT

CONSENT AGREEMENT

Montgomery County, Maryland (hereinafter the "County"), by and through its lawful agent, the Montgomery County Historic Preservation Commission (hereinafter the "HPC"), (*or is it the County Council or Planning Board?*) and _____ (hereinafter the "Owner") do hereby consent and agree to the following stipulation of facts and resolution of issues regarding review of Historic Area Work Permit Applications by the HPC for modifications to an existing historic structure at 6804 Meadow Lane, Chevy Chase, Maryland 20815 (hereinafter the "Property").

A. Stipulation of Facts

- 1) The Property contains _____ square feet of land as further identified as Parcel _____ located at tax map grid coordinate _____, and is also described by the deed found at Liber _____, Folio _____ among the Land Records of the County; and
- 2) The Property is currently improved with a historic one-and-one-half story structure listed in the Locational Atlas & Index of Historic Sites in Montgomery County Maryland in Historic Site #35/13, Chevy Chase Historic District, and
- 3) The Property and the surrounding historic district (#35/13-1, Chevy Chase Historic District, Town of Chevy Chase) have been surveyed by the HPC staff, but have not been reviewed for designation for inclusion in the Montgomery County Master Plan for Historic Preservation; and
- 4) The process for designation for inclusion in the Master Plan is not scheduled to be completed before 2001; and
- 5) The Owner seeks to demolish the historic structure; and
- 6) The Owner proposes to construct a new dwelling on the Property; and
- 7) The process for determination of Master Plan designation of a Locational Atlas property for which a demolition permit is requested is stated in The Montgomery County Code Chapter 24A-10, Preservation of Historic Resources, Moratorium on Alteration or Demolition; and
- 8) The Owner requested a waiver of the requirement that the property or the historic district in which it is located be subject to the designation process as defined in Chapter 24A-10; and
- 9) The Owner requested that the Property be considered as subject to the same review process by the HPC as is required for a Master Plan Site; and

DRAFT

CONSENT AGREEMENT

- 10) Given the historic nature of the district and the needs of the owner to expedite modification of the Property, the HPC (*or whomever*) is willing to approve the waiver request subject to certain conditions.

B. Resolution of Issues

The HPC (*or whomever*) will review Historic Area Work Permit Applications for the Property when the conditions below have been agreed to or completed by the Owner to the satisfaction of (*whomever*):

- 1) The Owner agrees to make Historic Area Work Permit Applications governed by the procedures established in Section 24A-7; and
- 2) The Owner agrees to abide by the decisions of the HPC in carrying out these procedures as if the Property were a designated site, including the right the appeal such decisions to the Board of Appeals; and
- 3) This agreement will become null and void at such time as the Property has been designated a historic resource within a historic district in the Montgomery County Master Plan for Historic Preservation, or it has been determined by the County Council that the historic district will not be included in the Master Plan; and
- 4) The Owner agrees to record this agreement in the County Land Records as a covenant to the deed for the Property and stipulate that the agreement is binding on current and future owners of the Property; and
- 5) The Owner agrees to be - *something about Section 24A-11. Violations and Penalties; and or is this covered under 4)?*
- 6) *Something about once this is signed he can't go back to being an Atlas site - is bound by the terms of this agreement?*
- 7) The Owner, for itself, its agents, legal representatives and assigns, releases and forever discharges etc.

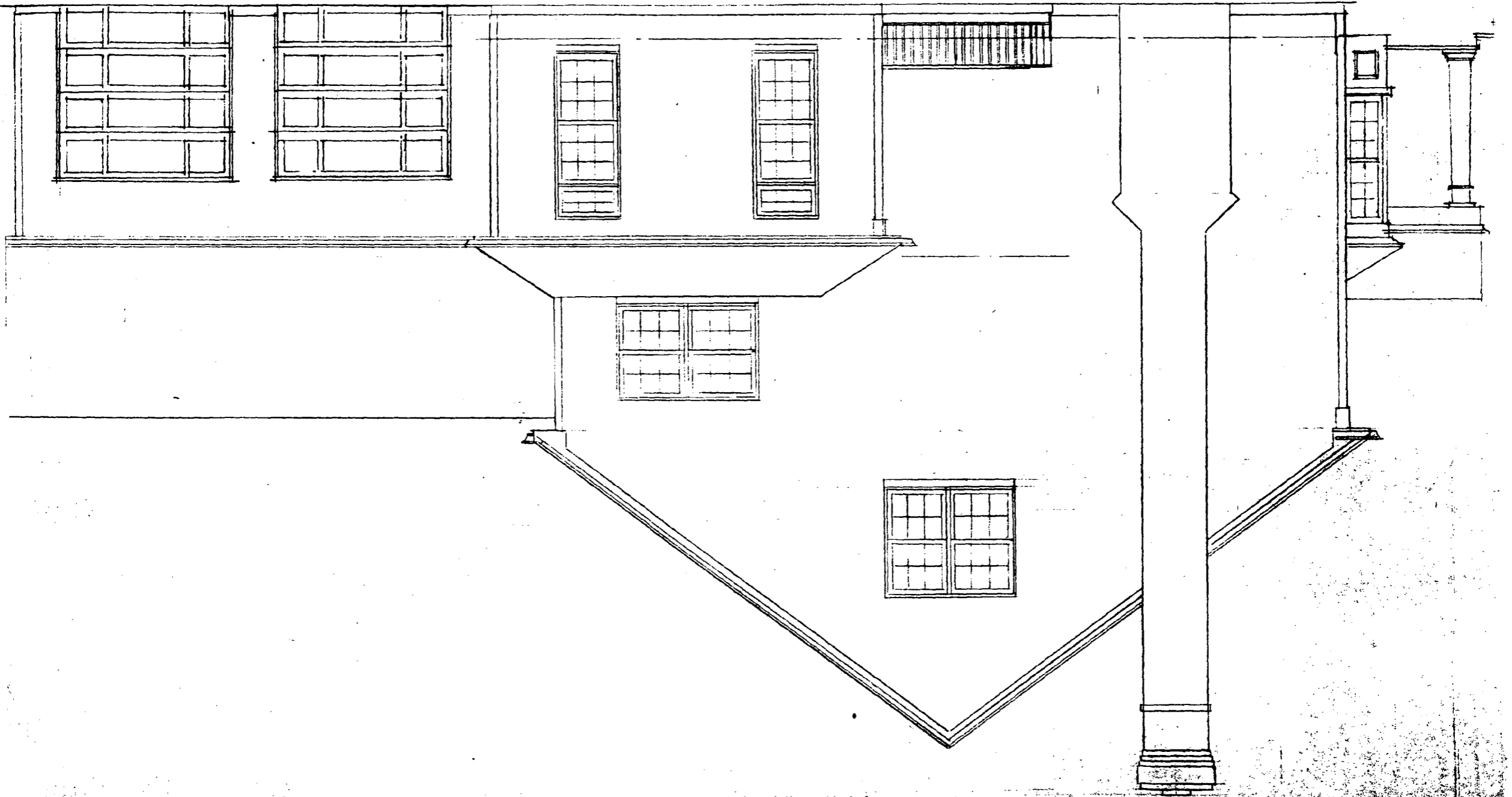


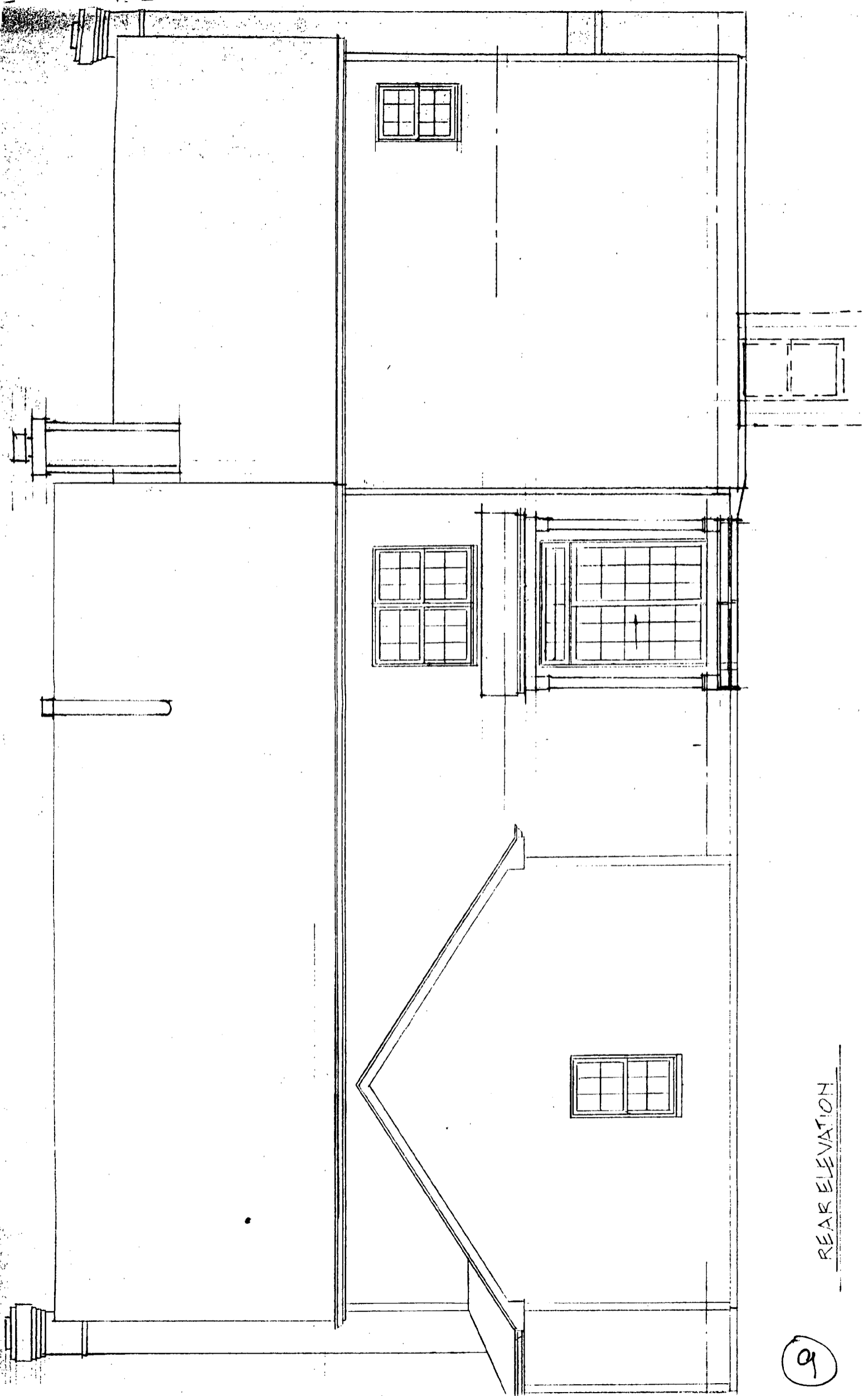
FRONT ELEV.

7

RIGHT SIDE ELEVATION

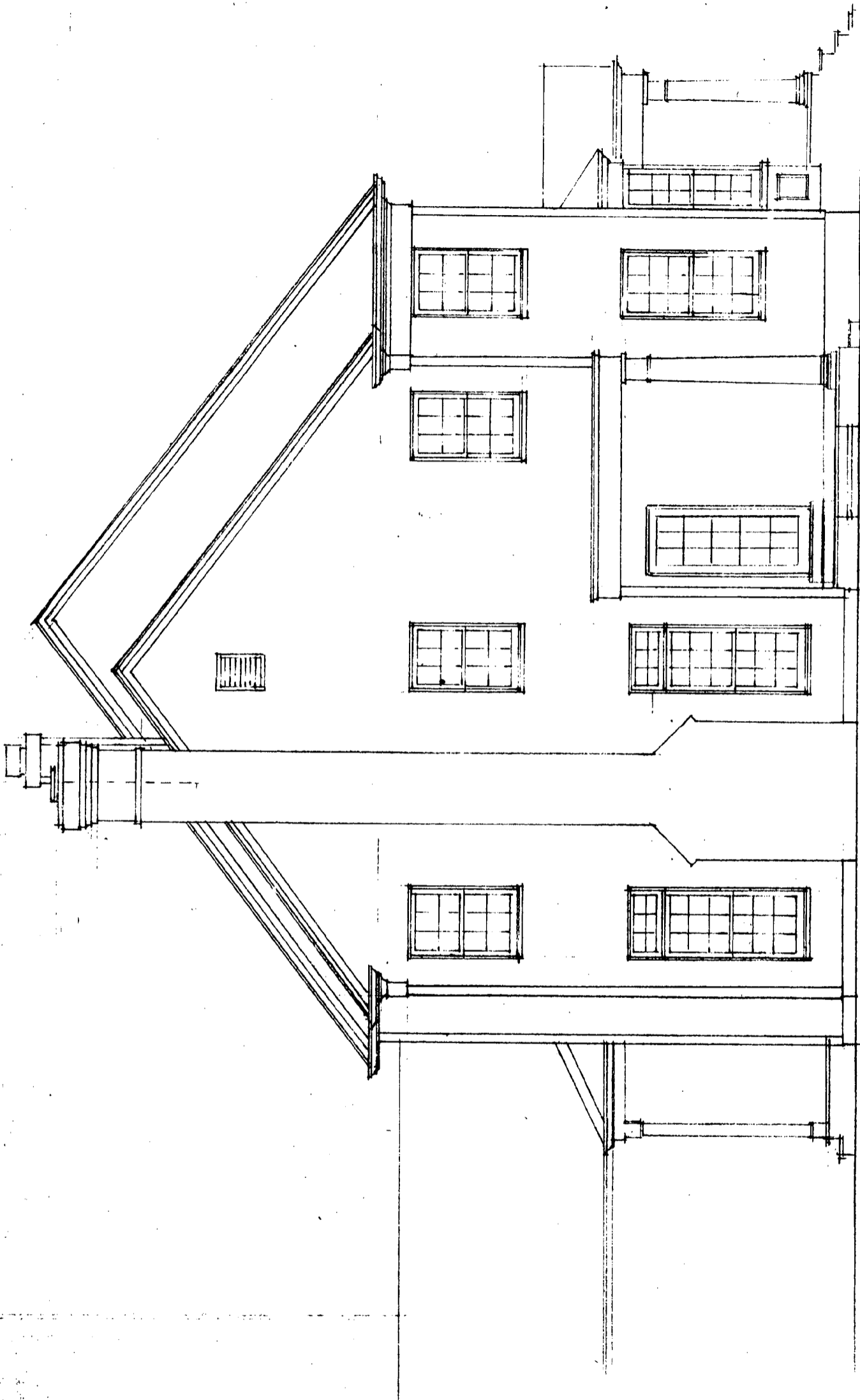
8





REAR ELEVATION

9



LEFT SIDE ELEV.

10