

35/18 W. Lynch House
Subdivision

1985



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907
(301) 495-4565

September 30, 1985

Mr. Richard M. Mandell
Sandy Spring Builders, Inc.
11832 Danville Drive
Rockville, MD 20852

Dear Mr. Mandell:

Attached is a copy of the list of specimen trees agreed to be retained as a condition of Planning Board's approval of your preliminary plan No. 1-85109.

In order to implement the tree retention plan, snow fencing must be placed around all trees at indicated radii prior to introducing any heavy equipment to the site. This would include the moving of the Lynch House if that option becomes a reality. The fencing must be 48" in height and be mounted on posts 6' apart. I've attached a manual for tree preservation provided by our Urban Design Division which provides additional guidance for grading near the dripline and for tree well construction.

To insure your investment in the existing specimen trees, the the State Forester recommends that a qualified professional be engaged to inspect and monitor these protective measures through development, and to treat/feed the trees after construction to help them through the first, post construction year. Since you are already working with Davey Tree, I would strongly encourage you to continue that relationship and, if necessary, extend it to include this critical followup care program.

As we agreed, Urban Design staff will inspect the fencing prior to construction to assure compliance with the plan. Please advise Lin Barfield at 495-4570 when the site is ready for inspection. Also, as I mentioned, I believe the state would be interested in measuring the elm tree prior to its removal, if possible. I would appreciate it if you or your removal company would give us some notice as to the date and time its scheduled to be taken down.

With regard to the demolition permit on the Lynch House, the release has been prepared for the Chairman's signature and awaits only confirmation from the Historic Preservation Commission that you have complied with condition #1 in coordinating with them on the salvaging of materials from the structure. Once confirmed, I will forward a copy to the Department of Environmental Protection and provide you with a copy as well.

Again, please let us know when the site is ready for inspection and, if possible, give us some advance notice on the scheduled removal of the elm. If you have any questions on the plan or concerning the release of the demolition permit, please do not hesitate to contact me.

Sincerely,



Marty Reinhart
Planner, Community
Planning North Division

MR:dws
Attachment

cc: Lin Barfield
Bobbi Hahn

PRELIMINARY PLAN #1-85109 - Carderock Springs

TREES TO BE RETAINED - Per condition #4

Lot 1 - 30" Walnut - 37' Radius from trunk to fencing

Lot 2 - 30" Walnut - 35' R. trunk to fencing
- 48" Oak - 22' R. trunk to fencing
- 6" Blue Spruce - 15' R. trunk to fencing
- 48" Walnut - 40' R. trunk to fencing

Lot 3 - 24" Black Cherry - 35' R. trunk to fencing
- 18" (Poplar) Magnolia - 20' R. trunk to fencing
- 30" Maple - 32' R. trunk to fencing
- 48" Maple - 27' R. trunk to fencing
- 24" Maple - 15' R. trunk to fencing

Lot 4 - 24" Pear - 15' R. trunk to fencing
- 36" Walnut - 35' R. trunk to fencing
- 30" Maple - 17' R. trunk to fencing

Lot 5 - Retain front hedgerow if possible

Lot 6 - Retain tree mass between lots if possible



Montgomery County Government

May 28, 1985

Mr. Charles Whelan
10834 Admirals Way
Rockville, Maryland 20854

Dear Mr. Whelan:

Montgomery County has many fine sites of historic or architectural significance, and preservation of these structures is an on-going concern of the County government. In January 1980, a Historic Preservation Commission was created under the Montgomery County Historic Preservation Ordinance. A copy of this ordinance, which describes the Commission and its responsibilities, is attached for your information and review.

As you can see, one of the Commission's legal duties is to evaluate sites (most of which have been previously identified by the Maryland-National Capital Park and Planning Commission in its 1976 Inventory) for their historical and architectural significance and provide recommendations as to whether or not the site would meet the criteria (Section 24A-3 of the Ordinance) for placement on the Montgomery County Master Plan for Historic Preservation. Placement on the Master Plan offers certain protections to the historic resource. An Historic Area Work Permit is required before constructing, moving, demolishing, or altering a building listed on the Master Plan. The permit is not required for any normal maintenance, interior work or customary farming operations. Whether the Historic Preservation Commission recommends a site favorably or unfavorably for Master Plan inclusion, all recommendations are forwarded to the Planning Board. The Board, in turn, holds a formal public hearing and makes a determination subject to the approval of the County Council.

The Historic Preservation Commission hopes to review 10 identified sites each month. Research compiled for the site and documented on a Maryland Historic Trust inventory form will be evaluated in an informal meeting. The public is welcome to attend these meetings. A copy of the research on your property is enclosed.

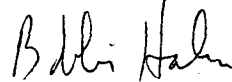
Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850, (301) 251-2798

We have scheduled your property, W. Lynch House, for review at the Commission's June 20, 1985 meeting which will be held in the second floor conference room, Executive Office Building, 101 Monroe Street, Rockville at 8:00 p.m. We hope you will be able to meet with us in order to indicate your views regarding placement of your property on the Master Plan. In order that they can make the best possible determination regarding your property, the Commissioners may visit the site sometime before the scheduled meeting. We hope that this will not inconvenience you in any way. Should you be unable to join us, there will be further opportunity for you, in this legal process, to comment on the Commission's recommendations during the Planning Board's public hearing. This hearing, when scheduled, will be advertised with direct notification going to all owners of properties being considered.

If I can be of any assistance, please do not hesitate to call me at 251-2799 any day from 9:15 to 3:45.

Sincerely,



Bobbi Hahn,
Executive Director
Historic Preservation
Commission

BH:gk
0421E

HISTORIC RESOURCES SURVEY AND DETERMINATION OF ELIGIBILITY REPORT

**I-495/I-95 Capital Beltway Corridor
Transportation Study**

**Montgomery and Prince George's
Counties, Maryland**

Volume III

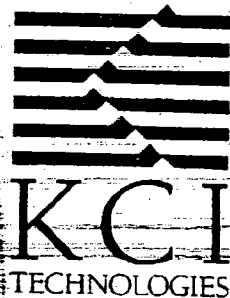
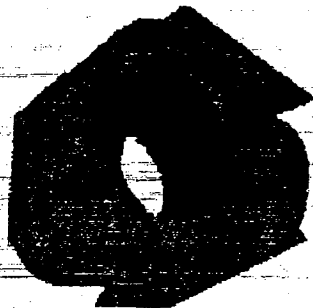
Volume IV

Prepared for:

**Maryland Department of Transportation
State Highway Administration**

Prepared by:

**KCI Technologies, Inc.
Hunt Valley, Maryland 21030**



MARYLAND HISTORICAL TRUST NR-ELIGIBILITY REVIEW FORM

Property Name: W. Lynch House Inventory Number: M:35-18

Address: 8313 Tomlinson Avenue, Bethesda, Montgomery County, Maryland 20817

Owner: Howard P. Stickley

Tax Parcel Number: Subdivision 142, Block U, Lot 4 Tax Map Number: GN122

Project: I-495/I-95 Capital Beltway Corridor Transportation Improvement Study Agency: State Highway Administration

Site visit by: _____ Staff: No Yes Name: _____ Date: _____

Eligibility recommended: _____ Eligibility not recommended: X

Criteria: A B C D Considerations: A B C D E F G None

Is property located within a historic district? No Yes Name of District: _____

Is district listed? No Yes

Documentation on the property/district is presented in: I-495/I-95 Capital Beltway Corridor Transportation Improvement Study
Historic Resources Survey and Determination of Eligibility Report

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo):*

The W. Lynch House was surveyed by Catherine Crawford of the Montgomery County Historic Preservation Commission in 1983. A determination of eligibility has not been made. The house, constructed circa 1887, is a 2-story, 3-bay, south-facing, wood-frame farmhouse set on a concrete foundation. A wide, open porch runs that length of the house. This has recently been restored to its original configuration as a 1980s description of the house indicates that it had been enclosed. The asphalt-shingle, side-gable roof has wide overhanging, boxed eaves and an entablature. The house has clapboard siding.

The building has recently received a large side addition that mimics the size, proportions, and material of the original house. Set back from the façade, it is attached to the rear ell. It is located immediately south of the beltway and is surrounded by suburban tract housing constructed circa 1980.

The house was listed in the Montgomery County Master Plan for Historic Preservation as an example of rural vernacular architecture. However, due to the compromise in its setting and association, as well as the recent construction of the large addition that diminishes the original farmhouse, it is not recommended for listing in the National Register.

Prepared by: Julianne Mueller, KCI Technologies, Inc., January 2000

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended:	Eligibility not recommended:
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments: _____	
_____ Reviewer, Office of Preservation Services	_____ Date
_____ Reviewer, NR Programs	_____ Date

**MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM**

Property Name: W. Lynch House

Inventory Number: M:35-18

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo):* (CONT'D)

The W. Lynch House, constructed circa 1887, is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Although the house was once associated with the agricultural history of Montgomery County, possibly qualifying it for listing in the National Register under Criterion A, changes to the house and property have resulted in a loss of integrity of setting, feeling, and association. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as the house on the property is an undistinguished example of a common vernacular building type that lacks distinguishing features and has been extensively altered by a large modern addition. Finally, investigations have not been conducted to determine whether the property has the potential to yield information important in history or pre-history, therefore, National Register Criterion D can not be assessed at this time.

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

Property Name: W. Lynch House

Inventory Number: M:35-18

**PRESERVATION VISION 2000; THE MARYLAND PLAN
STATEWIDE HISTORIC CONTEXTS**

I. Geographic Region:

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

II. Chronological/Developmental Periods:

- Rural Agrarian Intensification A.D. 1680-1815
 Agricultural-Industrial Transition A.D. 1815-1870
 Industrial/Urban Dominance A.D. 1870-1930
 Modern Period A.D. 1930-Present
 Unknown Period (prehistoric historic)

III. Historic Period Themes:

- Agriculture
 Architecture, Landscape Architecture, and Community Planning
 Economic (Commercial and Industrial)
 Government/Law
 Military
 Religion
 Social/Educational/Cultural
 Transportation

IV. Resource Type:

Category: Building

Historic Environment: Rural

Historic Function(s) and Use(s): Agricultural, Private Residence

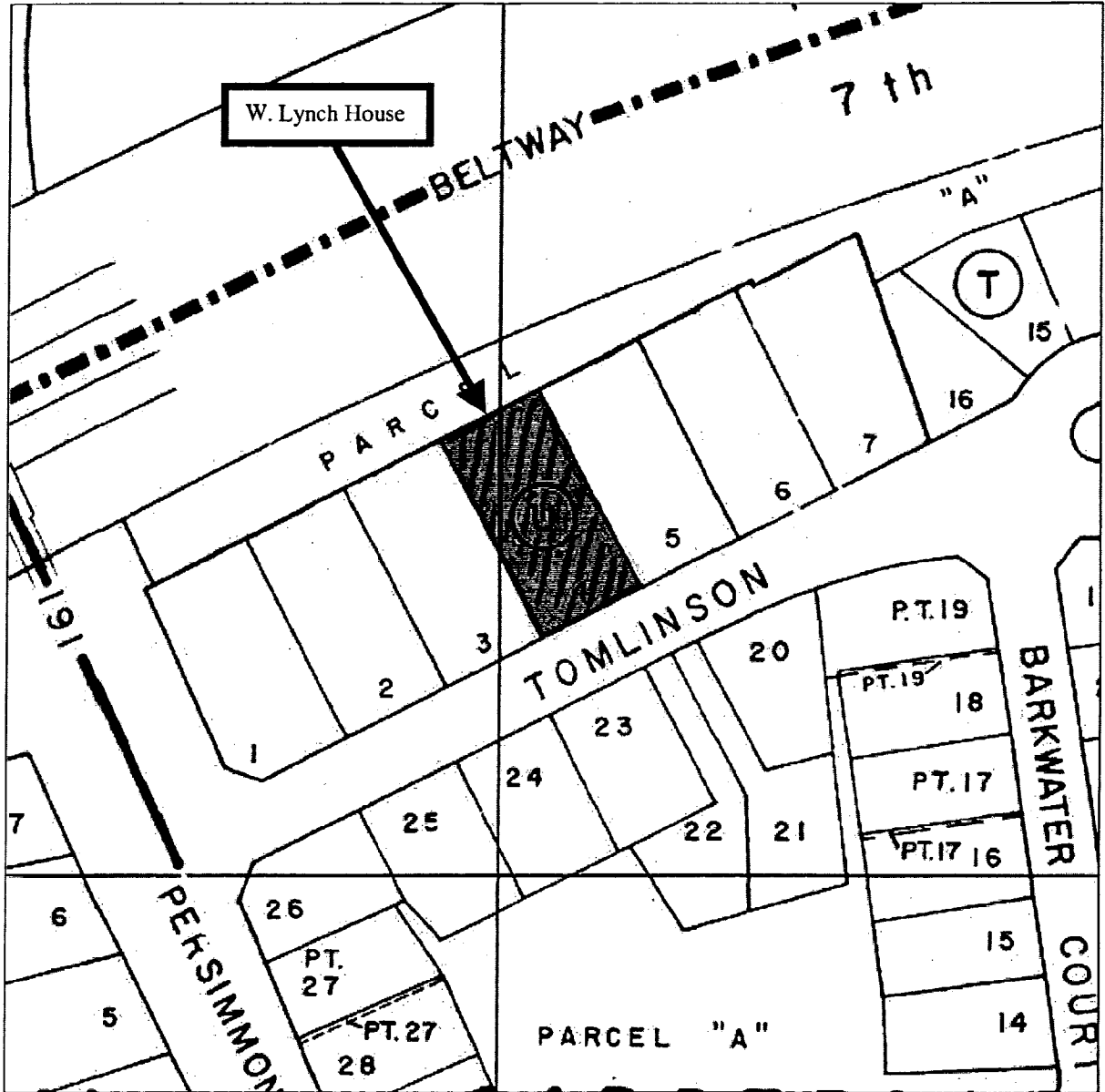
Known Design Source: None

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

Property Name: W. Lynch House

Inventory Number: M:35-18

Montgomery County Tax Map GN122, Subdivision 142, Block U, Lot 4



LELANDS CORNER 1.5 MI.
5562 II SW
(ROCKVILLE)

SENECA 11 MI.
POTOMAC 2.2 MI.

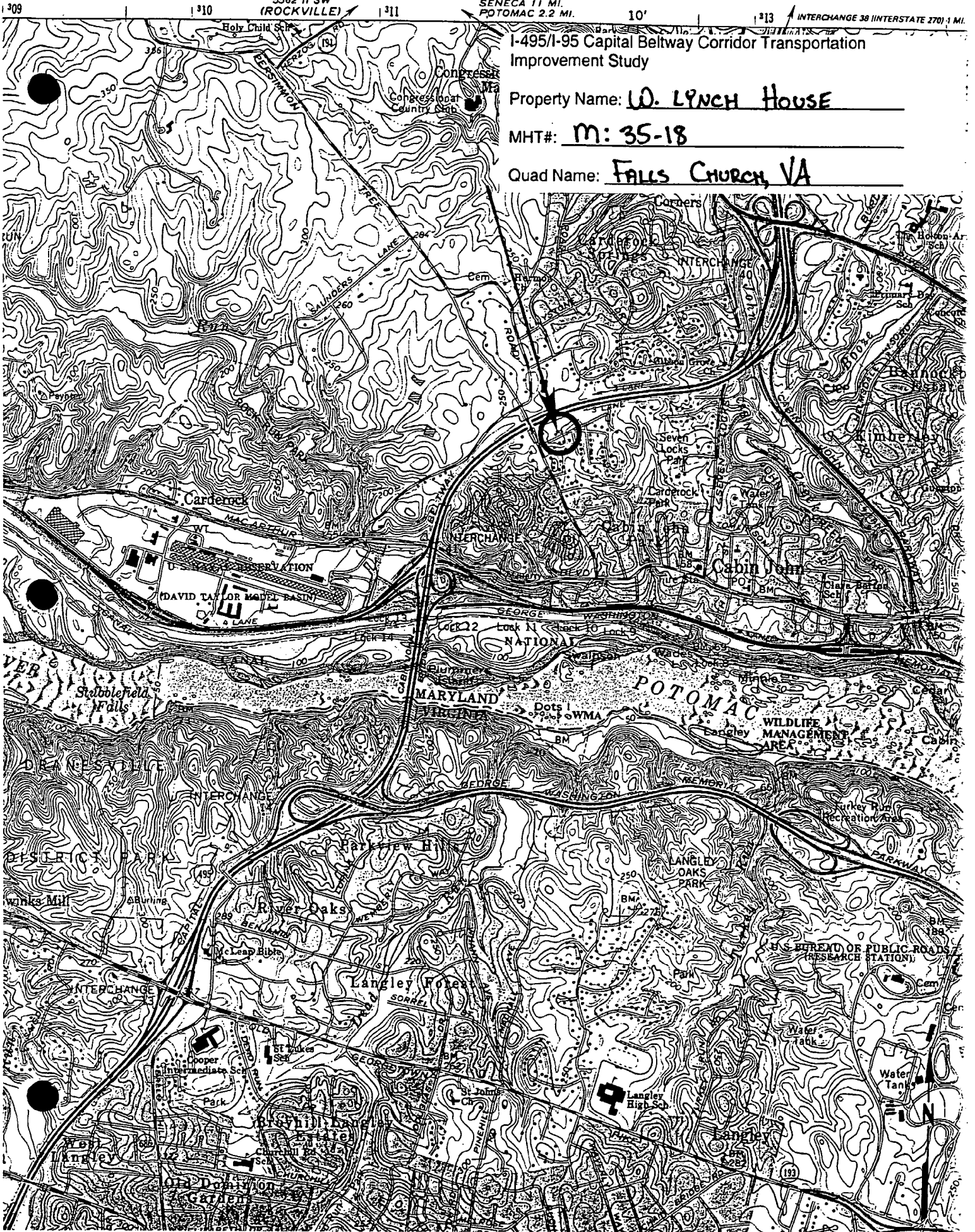
10' 13 INTERCHANGE 38 (INTERSTATE 270) 1 MI.

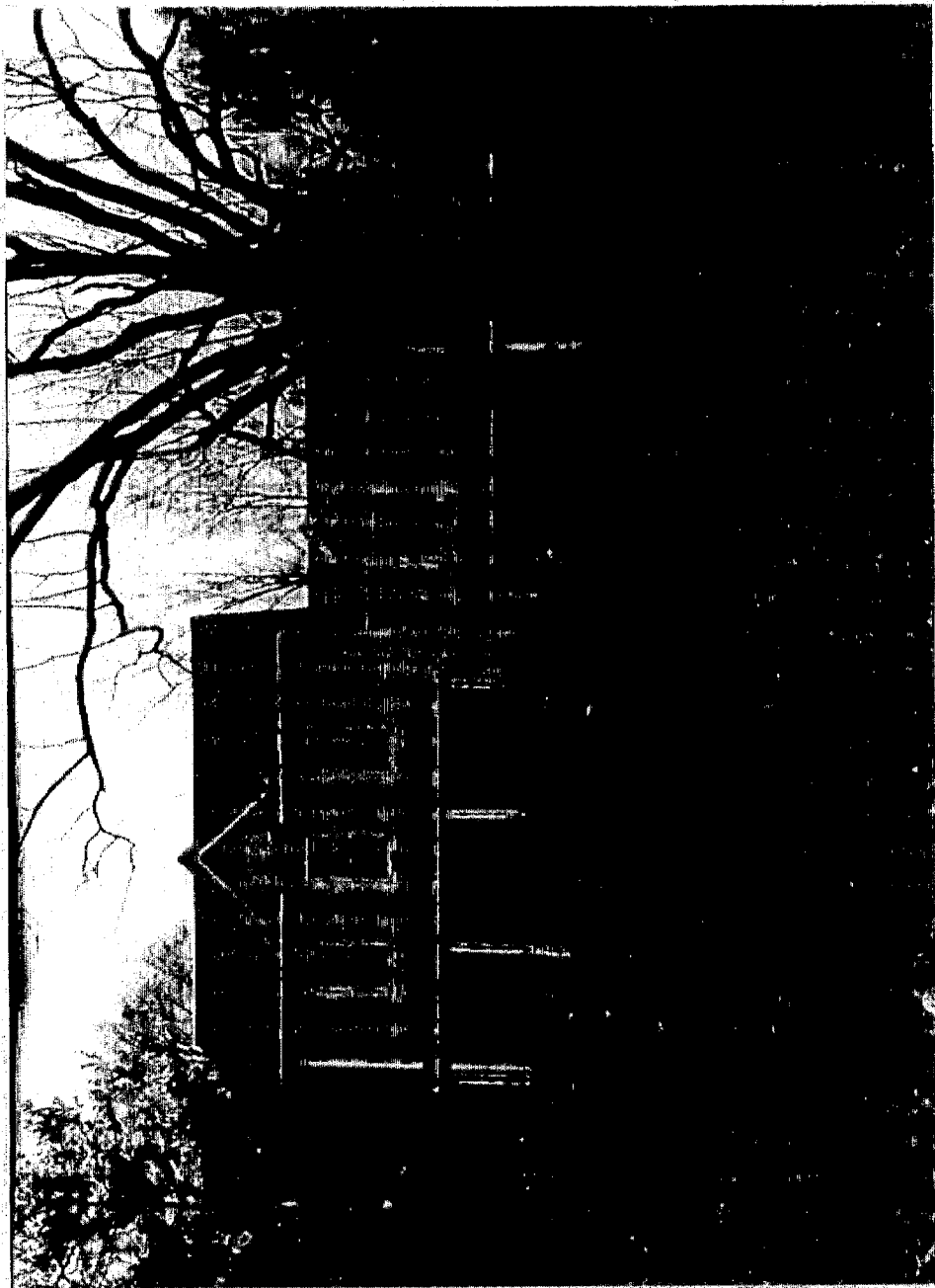
I-495/I-95 Capital Beltway Corridor Transportation
Improvement Study

Property Name: W. LYNCH HOUSE

MHT#: M: 35-18

Quad Name: FALLS CHURCH, VA





1. M: 35-18

2. W. LYNCH HOUSE

3. MONTGOMERY COUNTY, MD

4. JULIE MUELLER

5. 12199

6. MD SHPO

7. 8313 TOMLINSON AVE., BETHESDA, VIEW N

8. 1 OF 2

1. M: 35-18

2. W. LYNCH HOUSE

3. MONTGOMERY COUNTY, MD


4. JULIE MUELLER

5. 12199

6. MD SHPO

7. 8313 TOMLINSON AVE., BETHESDA, VIEW NW

8. 2 OF 2



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

Historian's Office
Needwood Mansion
6700 Needwood Road,
Rockville, MD 20855
(301) 948 - 1769

July 17, 1985

Nancy Noyes
67 East Street,
Annapolis, MD 21401

Dear Nancy:

Just a few thoughts on the Lynch House. The whole ugly affair appears to hinge upon two circumstances: the revelation to the Historic Preservation Commission (HPC) that the building is slated for demolition; and the misfortunate aside, contained on the inventory form, that "the only other area house of similar proportions is the 'Doctor Willett' house on Falls Rd. in nearby Potomac." The latter is, I believe, the crucial point of argument. Obviously the house cannot stand on its architectural merits alone; the Gothic Revival cottage, of which the Lynch House is an undistinguished example, was Montgomery County's tract-house of the late 19th century, and accounts for perhaps one-third of the sites on the county inventory. Moreover, nothing of significance can be said about the building's historical associations with person, place, event; the blacksmith John Lynch could hardly be considered an influential figure in either County or community history.

The issue still remains of whether this is the only house of its type remaining in the area -- a factor which, it should be noted, is not a criterion for Master Plan placement. Much depends, I imagine, on one's definition of "area." If a one-half mile radius is meant, then the contention is difficult to refute. If, on the other hand, it encompasses a five-mile radius, then we're in business. Using as match-criteria three-bays wide, two stories, center gable, center entrance, frame construction, late-19th century, there are six comparable houses within a five-mile radius: Dr. C. E. Willett House (29/9) on Falls Road; Elbert Perry Farm (25/18) on Piney Meeting House Road; the original block of the H. Garrett House (29/12) on Falls Road; the Wheatley House (listed under Oaklyn Houses, 29/22) on Falls Road; the Samuel Veirs House (within Davis Estate, 30/19) on Old Georgetown Rd; and the Z. N. Jones House (25/7) on DuFief Mill Road. The Veirs House and Jones House were turned down by the HPC

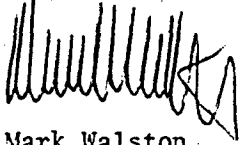
for Master Plan placement.

A little farther outside the five-mile radius are Maple Springs Farm (25/2) on Darnestown Road, and the Mills House (24/15) on Jones Lane; the Mills House was as well turned down by the HPC. (Xerox copies of houses photos are attached.)

From this quick check it can be seen that, while the Lynch House may be the "only house of its type" standing on Persimmon Tree Road, it is not alone within the area, and that comparable houses, for which a similar claim could be made, were dismissed by the HPC as insignificant.

This is about all I can offer at the moment. Hope it is of some use.

Sincerely,



Mark Walston
Historian
M-NCPPC

attachments



MILLS HOUSE (2A/15)
JONES LANE
DARNESTOWN, MD

NOT SIGNIFICANT



SAMUEL VEIRS (DAVIS ESTATE) 30/19
OLD GEORGETOWN ROAD
BETHESDA, MD

NOT SIGNIFICANT



ELBERT PERRY (25/18)
PINEY MEETING-HOUSE RD.
POTOMAC, MD.



14170 JONES LANE



MAPLE SPRINGS FARM (25/2)
10810 DARNESTOWN ROAD



BELWARD FARM (20/21)
10425 DARNESTOWN ROAD



(JOHN) W. LYNCH HOUSE (35/18)



Background and Discussion

On July 23, 1985, the Planning Board held a hearing under the moratorium provision of the Preservation Ordinance on the master plan status of the Lynch House, an Atlas historic resource associated with the subject property. At that time, the Board approved the release of the permit conditioned, in part, on the submittal by the applicant of a tree survey and proposals for preserving a maximum number of the hardwood trees associated with the site.

It was staff's conclusion that the associated trees constituted the major historical and natural resource to the neighborhood, and that a preservation plan should be required to further the purposes of the subdivision regulations and to augment the applicant's noise control program for the site which is affected by both the beltway and National Airport flight paths.

Staff and the applicant are in essential agreement on the proposed plan with one major exception, the preservation of the elm located on proposed lot 2. This is a significant specimen, American elm with an approximate trunk circumference of 72" and leaf canopy spread of approximately 84'.

Because of both its size and the unquestionable grace of the elm as a species, this tree literally dominates the present site. Understandably because of the vulnerability of the species to the Dutch elm disease, the applicant is reluctant to agree to the retention of the tree. It should be noted that the tree has already undergone some trauma in recent months with the loss of

two lower limbs. However, based on the best advice staff could garner in the two days we have had to review the plan, staff believes the tree could be saved.

MIN
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

MEMORANDUM

September 16, 1985

TO: Montgomery County Planning Board
FROM: Planning Staff *mf*
SUBJECT: Board Comment: Historic Area Work Permit -
Perry Store, Potomac Village

RECOMMENDATION

Forward the following comments to the Historic Preservation Commission (HPC) on the pending Historic Area Work Permit (HAWP) for the Perry Store:

- Approval of the relocation of the historic section of the store should be contingent on and consistent with the right-of-way established as part of the pending Master Plan Amendment process.
- HAWP approval of the proposed new construction should relate to the exterior architecture only and not be construed as blanket approval of the application site plan, as submitted. Site development including parking provisions, building coverage, green area, and setbacks should be consistent with the standards of the C-1 Zone.

BACKGROUND

On August 6, 1985, Chevy Chase Savings & Loan applied for a Historic Area Work Permit (HAWP) on the Perry Store located on the northeast quadrant of the intersection of River and Falls Roads in Potomac Village. The HAWP calls for the complete dismantling and reconstruction of the historic portion of the existing structure and the construction of an approximately 6,675 square foot addition out the rear of the store, creating new, architecturally consistent, store fronts along River Road. The site plan submitted with the application shows both the relocated store and the proposed new construction being built within the current Master Plan right-of-way. As the Board is aware, the State Highway Administration (SHA) has agreed to a reduced right-of-way that would allow for an acceptable level of improvement to the River and Falls Roads intersection, and accommodate the preservation of the Perry Store. This adjusted right-of-way is

reflected in a pending amendment to the Potomac Subregion Master Plan that is scheduled for public hearing on September 30, 1985. In view of the pending amendment and because of the impact the development of this quadrant on Potomac Village area, Planning staff requested, on behalf of the Board, that the Historic Preservation Commission (HPC) leave the record open on the HAWP until September 19th to allow the Board an opportunity to comment on the application. The record has been left open, but because of the applicant's desire to move forward on the project, the HPC has indicated that, upon comment by the Board, the record would be closed and action on the HAWP taken at the HPC's evening meeting of the 19th.

Because the related Master Plan issues will be more thoroughly examined in the context of the amendment process, the following memo briefly outlines staff concerns and recommendations for the Board's comment on the HAWP.

DISCUSSION

The application as submitted to the HPC relocates the historic portion of the Perry Store five feet inward from River Road and eleven feet deeper on the site from its existing position on Great Falls Road. The proposed method of relocation is to dismantle the building and reconstruct it in its new location using, to the extent possible, existing materials and replacing, in kind, any material too deteriorated to be reused. For the Board's information, the HPC has requested the applicant examine the feasibility of moving the entire building intact or at a minimum retaining and moving the front facade of the store. The applicant will be returning to the HPC with a cost comparison of these methods presumably on the 19th.

As noted, the application proposes an additional 6,675 square feet of new construction and also proposes a two-window, automatic teller, drive-in facility for the site. The elevations for the new construction show architecturally consistent storefronts extending along River Road, and a sympathetic architectural treatment for the automatic teller facility which is intended to approximate a blacksmith shed typical of the period.

In general, staff finds the application consistent with the overall preservation of the historically significant portion of the store. Staff agrees with the HPC's current position that, if possible, bracing and moving of the building intact, or, at a minimum, moving its front facade intact, would be a more historically appropriate method of relocation. Staff further finds that the scale and architecture of the proposed new construction could serve to enhance the village's streetscape.

The site plan as submitted, however, does not appear to meet the standards of the C-1 Zone. More importantly, the proposed development plan, without modification, could serve to

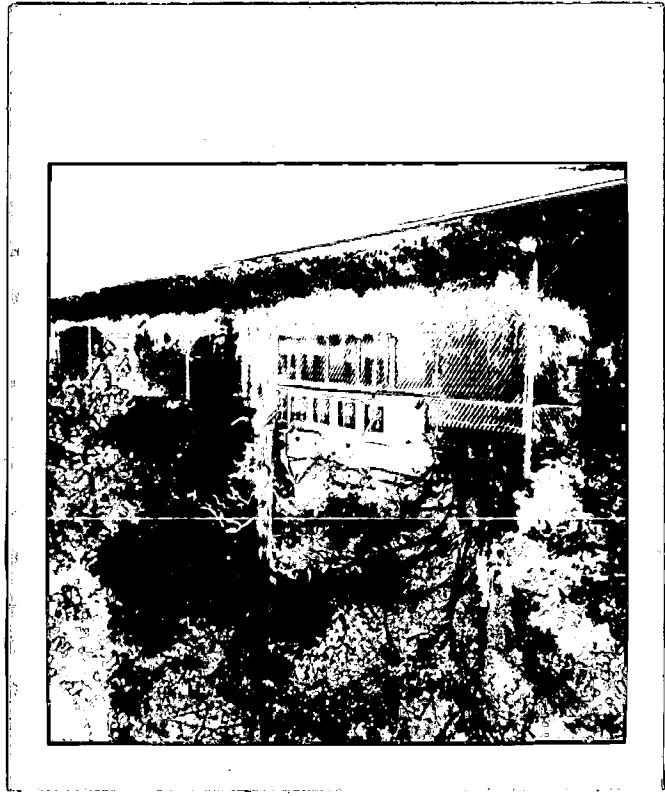
~~Case life expectancy could be extended ~~to~~
some 15 years.~~

Retention will require careful grading, ~~new~~ structure placement, and alternative driveway construction. It may also require sacrificing one of the two walnuts to the rear of the property. Staff is showing ~~both~~ the elm ~~to~~ a ~~building~~ on lot 3 ~~which could be affected if the Lynch house is~~ retained & relocated on the site under a ~~as~~ ^{an} ~~is~~ optioned in the preservation plan, ~~and is proposing to continue to work with the applicant to improve the percentages for the~~ ~~has to have to verify is present condition and to~~ and proposing to continue to work with the applicant

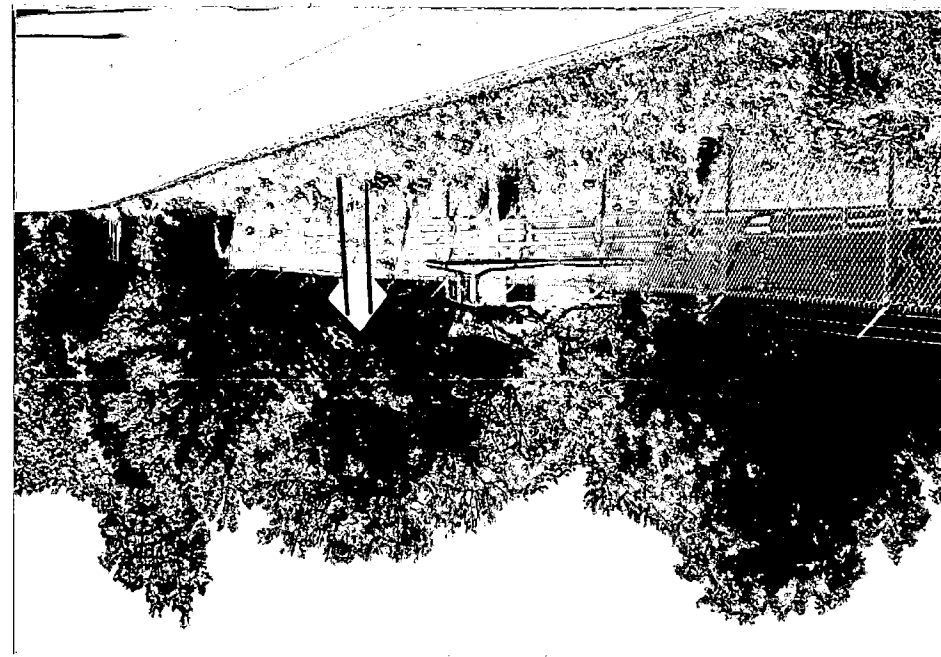
⑥ 2. N. JONES HOUSE (AS/7)
DUFFIE MILL ROAD (POTOMAC HORSE CTR.)



POOLE FARM (1982 photo)



⑤ POOLE FARM (AS/4)
13501 TRAVILAH ROAD





(A)

(JOHN) W. LYNCH HOUSE



(B)

STREET VIEWS



(C)



(D)



① DR. C. E. WILLETTS HOUSE (29/9)
10101 FALLS ROAD



② WHEATLEY (OARLYN) HOUSE (29/22)
9393 FALLS ROAD



③ H. GARRETT HOUSE (29/12)
10500 FALLS ROAD



④ ELBERT PERRY HOUSE (25/18)
11001 PINEY MEETINGHOUSE ROAD
(SEE XEROX ATTACHED)

Continental Inspection Agency, Inc.

REPRESENTED BY

Claxton Walker & Associates

CONSTRUCTION CONSULTANTS • HOME INSPECTIONS
10000 FALLS ROAD • POTOMAC, MARYLAND 20854
(301) 299-2755 • ANNAPOLIS AREA (301) 867-7447



THIS FIELD REPORT IS INCOMPLETE
IN & OF ITSELF & IS NOT
VALID FOR THIRD PARTY USE

FIELD REPORT

STRUCTURAL AND MECHANICAL INSPECTION OF PROPERTY

known as

Client

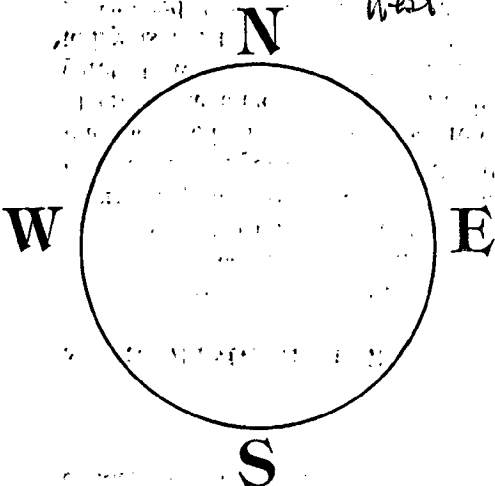
8317 Tomlinson Ave
Bethesda MD 20818

Richard Mandel

APPROXIMATE ORIENTATION

Building faces

SW and West



Description of Building:

Frame "farm house"

Reported Age ± 100

Recent Weather Heavy rain last night

Client Present

Signature of client present

NOTICE:

CONDITIONS: This report expresses the professional opinions of the inspector, based on his visual examination of the items and components herein listed. The inspection was limited primarily to visual impressions of readily accessible areas — no disassembly of equipment, opening of walls, floors, or ceilings, or excavation was performed. Any opinions regarding adequacy, capacity, or expected life of components are general estimates based on knowledge of similar components; occasional wide variations are to be expected between such estimates and future experiences. This report is not intended to be exhaustive, nor to imply that every component was inspected, nor to imply that every possible defect was discovered. It is intended to assist the client in evaluating the overall condition of the building. This report is made to the best of the inspector's knowledge and ability, however, NO EXPRESS OR IMPLIED WARRANTY IS GIVEN CONCERNING THE OPINIONS EXPRESSED BY THE INSPECTOR OR CONCERNING THE COMPONENTS THAT WERE INSPECTED. The client has been urged to accompany the inspector during the inspection, to take notes, and to ask questions about the inspection in order to get the most value possible from the inspection process. The general information sections printed on the backs of the inspection sheets are considered an integral part of the inspection report. Our service also includes follow-up telephone consulting and articles from our source library upon request. In the event a problem develops with any component inspected, we request you contact us prior to having any corrective work done. Failure to do so will relieve us of any responsibility concerning that component. This report is a contract between the client and the Continental Inspection Agency, Inc., and is made with the express agreement that the client understands the conditions stated herein. We conform to the ethical code of the American Society of Home Inspectors and meet or exceed its Standards of Practice. We have no interest, present or contemplated, in the property inspected and derive no benefits from the sale of or improvements to that property.

Date: 7/13/85 Inspector: T. Od Butler
Time Started: 8:20
Completed: 11:15 Rec.: \$ 255 Sign: [Signature]

15908

1. GROUNDS AND APPURTENANCES

- 1.1 Plantings, trees, etc. *B. bushes, contracting house*
- Retaining walls brick block mortared stone dry Condition *—*
- Fencing wood steel concrete Condition *—*
- 1.4 Driveways asphalt gravel concrete brick Condition *Functional*
- Walks asphalt flagstone concrete brick Condition *—*
- Patios flagstone concrete Condition *—*
- Decks *—* Condition *—*

1.8 General grading and drainage *Fair*

1.9 Grade and slope at house walls (see 1, p-2) *Level at rest - Should slope away from walls*

Window and Stair Wells *—*

Remarks *—*

2. EXTERIOR OF THE BUILDING

- 2.1 Visible foundations (also see section 5.5) *Soft mortar, typical for age - should be painted*
- 2.2 Exterior walls frame masonry Condition *No visible indications of problems*
- Siding brick stucco asbestos-cement wood aluminum Condition *But in some lower sections, but in generally good cond. for age*
- 2.3 Windows metal wood single double triple Condition *Broken glass, damaged muntins, loose putty*
- Storms and Screens *A few old wooden storms*
- 2.4 Doors, condition *Functional but not good fits* Storm Doors *—*
- 2.5 Paint condition *Fair to poor - lot of peeling*
- 10 → 2.6 Porches open screened glazed Condition *Rot in flooring*
- 2.7 Railings, lights, hose, bibbs, etc. *—*

Remarks *—*

3. ROOFING, GUTTERING, AND CHIMNEYS

- 3.1 Main roof, type gable gambrel hip shed Pitch steep shallow medium flat
- Material asphalt shingles asbestos-cement sh. metal wood shingles slate tile "built up"
- Condition *Needs scraping & painting, at least. looks OK on vnder-side*
- 3.2 Other roof sections *Same type*
- 3.3 Flashings *old, not right* Stack vents *OK*
- 3.4 Gutters, downspouts, splash blocks and water runoff provisions galv. steel aluminum copper
- Condition *Several leaks & disconnected sections*
- 3.5 Chimneys *Poor condition & unlined - need extensive rebuilding*
- 3.6 Cornices and Trim *Areas of rot and unusual damage*
- Remarks *metal roof chimneys heavily rusted*

4. GARAGE, CARPORT, AND OUT BUILDINGS

- 4.1 Roofing
- 4.2 Doors and Windows
- 4.3 Grading and Drainage
- Remarks

5. BASEMENT, CRAWLSPACE & FOUNDATIONS

Slab on Grade: General Condition
 adequate inadequate
 5.2 Crawlspace: Ventilation adequate inadequate
 marginal none Insulation adequate inadequate
 none Vapor barrier plastic concrete none
 General condition *access blocked by ductwork + low clearances. See summary*
 5.3 Basement finish mostly none Finish condition
 partly 5.4 Framing: 2 x 8s 16" o.c. 24" o.c. Spans *maximum 100 places. Condition see 5-9*
 2 x 10s block concrete 5.5 Foundation walls brick stone Condition *Soft mortar, not unusual for age*
 5.6 Floor *Concrete* Drain location *none*
 5.7 Water penetration: Signs *water on floor. Stains on walls. Furnace casing heavily rusted at floor. Signs of repeated water entry.*
 Assessment
 Sump pump system
 5.9 Rot and/or Termite damage spotted none (see 5 p4) damage seen Details *Termite and wet rot damage in several locations. See summary*
 Remarks *RM*

6. ELECTRIC SERVICE

6.1 Voltages available 120 208 480 volts Current available service cable *200*
 main panel *200* amperes
 sub panels *2* amperes *30 each*
 Number of circuits *16* Adequacy *OK*
 6.2 Type fuses ground fault interrupters Ground connection *Yes*
 circuit breakers copper aluminum Large gauge copper aluminum Small gauge copper aluminum (see 6 p4)
 6.3 Conductors: Serv. cable copper aluminum
 Remarks *Exposed wet boxes in cellar + attic*

7. PLUMBING

7.1 Water service pipe copper lead galvanized plastic Size *1"* Location *cellar*
 7.2 Interior water pipes copper galvanized plastic Condition *OK where visible*
 7.3 Waste pipes copper cast iron galvanized plastic Condition *OK where visible*
 7.4 Well system (see 7 p-4) *maintained 26-42 # pressure*
 7.5 Septic system (see 7 p-4) *Age + cleanup history uncertain. Reported past field problems and additions pre location; owner thinks current field. Does not code well for future*
 none double plastic/glass Condition
 single concrete washer
 Hookups none electric dryer vented washer
 gas dryer not vented dryer
 7.7 Hot water heater gas oil Capacity *30* gals. ample marginal inadequate
 electric
 Condition *1984 serial #, no visible problems*
 Remarks

8. HEATING

8.1 Type gas electric forced air gravity water steam Brand *Columbia*
 oil heat pump forced water baseboard
 8.2 Output capacity *?* b.t.u.h., or k.w. ample marginal adequate inadequate
 8.3 Condition *Did not respond to controls. Old unit, wear or past normal life. Extern. of casing heavily rusted*
 8.4 Distribution *could not test* Zones *one*
 8.5 Humidifier *NE (abandoned)* Electric filter *no*
 Remarks *Wood burning stoves not evaluated*

9. COOLING

9.1 Type central air electric heat pump Brand
 room units gas Zones
 9.2 Compressor running amperes; approx. capacity
 ample marginal adequate inadequate
 9.3 Condition (no test below 60°)
 9.4 Distribution Independent Yes of heating No
 Remarks

10. ATTICS

10.1 Insulation: Type roll/batt fiberglass mineral wool aluminum
Average inches deep 6 blown/poured cellulose felt
10.2 Ventilation gable louvers ridge thru-roof none
10.3 Whole-house attic fan Condition
11.4 Condensation or rot signs water stains, even old leaks but no signs of active leaking (heavy rain 143+ 4/19/17)
11.5 Framing type and condition stairs pull-down good poor
Access scuttle conventional Storage light objects only
Remarks

11. BATHROOMS

11.1 M.B.R. bathroom: Tile Fixtures
Plumbing shower walls in poor condition; possible wood damage behind
11.2 Hall bathroom: Tile none Fixtures chipped
Plumbing functional - possible leak(s) in toilet Ventilation window Other wet rot in floor by around toilet
11.3 bathroom: Tile determination difficult Fixtures
Plumbing Ventilation Other
11.4 bathroom: Tile Fixtures
Plumbing Ventilation Other
11.5 powder room: Tile Fixtures
Plumbing Ventilation Other
Remarks

12. KITCHEN

12.1 Sinks and plumbing sluggish drain
12.2 Cabinets and counters minimal, functional
12.3 Dishwasher none
12.4 Range gas electric Condition coils tested Oven gas electric microwave Condition coils tested
12.5 Refrigerator old, working Disposal none
12.6 Fan/hood exhaust recirculate Condition
12.7 Extra equipment compactor instant hot water Condition
Remarks

13. GENERAL INTERIOR

13.1 Walls cracks, loose plaster, patches
13.2 Ceilings
13.3 Floors sagging, esp. kitchen + 2nd floor. Typical of lightly framed old bldgs. Kitchen esp. a concern in re: termites and rot
13.4 Stairs
13.5 Doors (spot check) some r.b. frames, don't close
13.6 Window & Storms (spot check) cracked glass, missing sash cords, loose fits
13.7 Fireplaces
13.8 Security minimal Safety sample alarm
13.9 Electrical fixtures and outlets ample marginal inadequate Condition (spot check) some lights didn't work
Remarks

We strongly recommend a "walk through" a day or so before settlement, during which your agent and you re-check everything, especially all of the mechanical equipment, such as heat/cooling (see 8 & 9 p4), plumbing, major appliances, etc.

14. SUMMARY OF GENERAL CONDITION

The visible above-ground structure appears to be in satisfactory condition for a house of this age. The inaccessibility of the crawl spaces (which are under most of the house) are cause for concern. Given the visible termite and rot damage in the cellar area joisting, it would be reasonable to expect damage in the crawl spaces (which are more susceptible to such damage than open cellar/basement areas). Also, there must always be concern that damage extends beyond the joint system and into the framing of the walls.

Several areas of extensive rot & animal damage need repair or replacement. A complete exterior paint job, including considerable preparation, is needed soon. Many windows need repair, or even replacement. The brick chimneys are unsafe for use and would require extensive rebuilding.

There are indications that water has penetrated the basement walls repeatedly over the years. This is not unusual for an old house such as this, but correction would be likely to involve more than simple repointing and gutter control.

The septic system is very suspect; a new one could prove necessary within a few years or less.

The furnace did not operate. It may be "fixable" relatively cheaply for the time being; but it is old enough that remaining useful life may prove very short.

The kitchen and bathroom are outdated. The entire interior would require extensive renovation to bring it up to present standards.

Bringing the house up to today's standards would essentially involve a "gut" job on the interior, plus possibly extensive framing repairs/replacements, replacement of most existing plumbing/electrical/mechanical equipment - costing in the range of \$ 80-100,000.

MAINTENANCE SCHEDULE

	SPRING	FALL	ANNUALLY	NO. OF YRS.
1. GROUNDS AND APPURTENANCES				
a. Clean areaways, drains, and window wells	●	●		
b. Reseal asphalt drives and patch concrete				3-5
c. Remove dead wood from trees, and limbs within 4 feet of roofs		●		
d. Fill sink holes; check grade at house			●	
e. Prune shrubs after blooming				
f. Check woodwork for rot, termites, etc.			●	
2. BUILDING EXTERIORS				
a. Paint woodwork				3-7
b. Check putty, broken glass and caulking		●		
c. Clean and fix screens	●			
d. Install storm panels		●		
e. Touch up paint of rails, trim, etc.		●		
f. Check masonry joints for mortar cracks				2-3
g. Repair split boards and check all woodwork				As Rq
3. ROOFING, ETC.				
a. Check for damaged or loose shingles			●	
b. Re-cement vents and flashing				3-5
c. Check chimney for stoppages and loose masonry		●		
d. Check metal for parting				3-5
e. Check gutters for stoppage and leaks	●	●		
f. Check proper downspout runoff			●	
g. Look for leak signs			●	
h. Evaluate remaining life (on older roofs)			●	
4. & 5. BASEMENT, CRAWLSPACE AND GARAGE				
a. Check for termites and other woodboring insects	●			
b. Check for dampness (also crawlways) excess humidity and drainage	●			
c. Check sump pump operation	●	●		
d. Lubricate overhead doors				●
6. ELECTRICAL				
a. Check panel box for heat during operation of appliances and equipment	●	●		
b. Check all lamp cords, plugs and sockets			●	
c. Check any wires where subject to traffic and secure or seal properly			●	
d. Check and ground any equipment giving shock or tingling				As Rq
e. Visually inspect outside service wire for bare insulation and tree branches			●	
f. Check ground fault interrupter				6
7. PLUMBING				
a. Shut off outside hose bibbs and drain hose for winter		●		
b. Exercise main valve to prevent future jamming			●	
c. Drain a bucket or two of water from hot water heater and test pressure valve	●	●		
d. Check and replace washers, toilet valves				3-4
e. Service valves and pressure gauge and relays on well-pump systems				As Rq
f. Clean and pump septic tanks				3-6

	SPRING	FALL	ANNUALLY	NO. OF YRS.
8. HEATING				
Air Furnace				
a. Change filters				4
b. Oil fan and motor	●	●		
c. Clean burners		●		
d. Oil units should be checked by contractor Gas units should be checked by contractor			●	2-3
e. Clean humidifier (turn off for the summer)	●			
f. Service electronic air filters	●	●		
g. Re-balance room-to-room distribution		●		
Water				
a. Bleed radiators		●		
b. Exercise all valves to prevent rusting and sticking together			●	
c. Check expansion tank for waterlogging			●	
d. Test safety valve (open briefly)			●	
e. See 7d above	●			
f. Oil circulator pump			●	
9. COOLING				
a. Service to check electrical contact points, freon pressure, compressor slab level, cleanliness of condenser fins, etc.	●			
b. Re-balance room-to-room distribution	●			
c. Check condensate drain	●			
d. Change filters/check air cleaner	●			
10. ATTIC				
a. Smooth out disarranged insulation			●	
b. Check roof boards for fresh leak signs			●	
c. Check for leaks around vents and ducts			●	
d. Oil fans and clean discharge screens	●			
11. BATHROOMS				
a. Disassemble and clean shower head			●	
b. Check tub and shower caulking and grout			●	
c. Replace washers at dripping faucets				As Rq
12. KITCHEN				
a. Clean exhaust fan filters	●	●		
b. Vacuum refrigerator cooling coil	●	●		
13. GENERAL INTERIOR				
a. Lubricate and adjust all hardware				As Rq
b. Tighten hinges, adjust and plane doors				As Rq
c. Caulk and seal ceramic tile			●	
d. Check smoke detectors as directed	●	●		

Continental Inspection Agency, Inc.

REPRESENTED BY

Claxton Walker & Associates

WASHINGTON METRO. AREA (301) 299-2755
ANNAPOLIS AREA (301) 867-7447

Malcoms

MEMORANDUM

June 27, 1985

TO: David Wheeler
Permit Processing
DEP

FROM: Bobbi Hahn *bh*
Historic Preservation Commission

SUBJECT: Poplar Grove Baptist Church, Jones Lane, Gaithersburg
and W. Lynch House, 8317 Tomlinson Ave., Cabin John

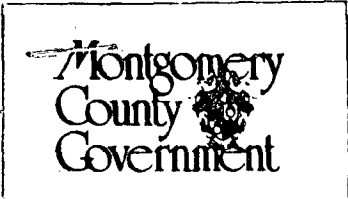
At its June 20, 1985 meeting the Historic Preservation Commission reviewed the plans of the Poplar Grove Baptist Church (Atlas historic site #24/16) to construct a new building on their property on Jones Lane. The Commission voted to approve the plans basically as submitted with the suggestion that the pitch of the roof be increased to reflect the roof-line of the historic church. A permit should be issued for whatever plans are submitted by the church.

Please be alert to the fact that an application for demolition may have been filed for the W. Lynch House, 8317 Tomlinson Ave., Cabin John. This is an Atlas historic site (#35/18) which the Commission is evaluating. The application must be forwarded to the Planning Board for action.

0478E

NEEDS TO BE SENT TO MNCPPC -

they HAVE 45 DAYS TO ACT -



Department of Environmental Protection
 Division of Construction Codes Enforcement
 101 Monroe Street, 4th Floor, Rockville, Maryland 20850
 251-2700

APPLICATION FOR BUILDING PERMIT

TAX ACCOUNT # 738060 ✓
 NAME OF PROPERTY OWNER Charles N. & S.H. Whelan TELEPHONE NO. 301-299-9031
 (Contract/Purchaser) Sandy Springs Builders, Inc. (Include Area Code) 301-984-6060
 ADDRESS 11832 Danville Dr. Rockville Md. 20852 CITY STATE ZIP
 CONTRACTOR Richard M. Mandell TELEPHONE NO. 301-9846060
 CONTRACTOR REGISTRATION NUMBER 1069
 PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE
 House Number 8317 Street Tomlinson Ave.
 Town/City Bethesda Md. Election District 7
 Nearest Cross Street Persimmon TRUSS ROAD
 Lot _____ Block _____ Subdivision CARDEN ROCK
 Liber 3393 Folio 588 Parcel _____
54 X 22 2 story FRAME House

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair
Wreck/Raze Move Install Revocable Revision
 Circle One: A/C Slab Room addition Swimming Pool
 Porch Deck Fireplace Shed Solar Woodburning stove
 Fence/Wall (complete Section 4) Other Dwellings

1B. CONSTRUCTION COST ESTIMATE \$ 1400

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # WO

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PG&E CAP Well & Septic

1E. IS THIS PROPERTY A HISTORICAL SITE? No: IT IS IN THE ATLAS NOT ON REGISTER

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
 01 () WSSC 02 X Septic
 03 () Other _____

2B. TYPE OF WATER SUPPLY
 01 () WSSC 02 X Well
 03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

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.

Richard M. Mandell Date 6/21/05
 Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED _____ For Chief, Division of Construction Codes Enforcement

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 8506 210121 FILING FEE: \$ 25.00
 DATE FILED: 6-21-05 PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE: \$ _____
 RECEIPT NO: _____ FEE WAIVED _____ OWNERSHIP CODE _____



Permissions / Hoopet # of stories

Department of Environmental Protection

Division of Construction Codes Enforcement
101 Monroe Street, 4th Floor, Rockville, Maryland 20850
251-2700

APPLICATION FOR BUILDING PERMIT

TAX ACCOUNT # 481768 ✓

NAME OF PROPERTY OWNER ALFRED C. JOHNSON TELEPHONE NO. 301-984-1664
 (Contract/Purchaser) SANDY SPRING BUILDERS INC (Include Area Code) 301-984-6060
 ADDRESS 11832 DANVILLE DR. ROCKVILLE MARYLAND 20852
CITY STATE ZIP

CONTRACTOR RICHARD M. MANDELL TELEPHONE NO. 301-984-6060
 CONTRACTOR REGISTRATION NUMBER 1069

PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7815 Street TOMLINSON AVE

Town/City CAROL JOHN MD. 20817 Election District 7

Nearest Cross Street SEVEN LOCKS RD.

Lot _____ Block _____ Subdivision CAROL JOHN PARK

Liber 3007 Folio 658 Parcel _____
26' X 28' 1 story Dwelling

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | |
|-------------------|------------|----------------|-----------|---------------------------------|-----------|---------------|---------------|
| Construct | Extend/Add | Alter/Renovate | Repair | Circle One: A/C | Slab | Room addition | Swimming Pool |
| <u>Wreck/Raze</u> | Move | Install | Revocable | Porch Deck | Fireplace | Shed | Solar |
| | | | Revision | Fence/Wall (complete Section 4) | Other | <u>SFD</u> | |
- 1B. CONSTRUCTION COST ESTIMATE \$ 400
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PePCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- | | |
|--|---|
| 2A. TYPE OF SEWAGE DISPOSAL
01 () WSSC 02 (X) Septic
03 () Other _____ | 2B. TYPE OF WATER SUPPLY
01 (X) WSSC 02 () Well
03 () Other _____ |
|--|---|



Department of Environmental Protection

Division of Construction Codes Enforcement
101 Monroe Street, 4th Floor, Rockville, Maryland 20850
251-2700

APPLICATION FOR BUILDING PERMIT

TAX ACCOUNT # 481757 ✓

NAME OF PROPERTY OWNER Alfred C. Johnson TELEPHONE NO. 301-984-1664
 (Contract/Purchaser) Sandy Springs Builders, Inc. (Include Area Code) 301-984-6060

ADDRESS 11832 Darville Dr. CITY Rockville MD. STATE 20852 ZIP

CONTRACTOR Richard M. Mandell TELEPHONE NO. 301-984-6060
 CONTRACTOR REGISTRATION NUMBER 1069

PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7807 Street Tomlinson Terrace

Town/City CABOT JOHN MD. 20817 Election District 7

Nearest Cross Street Tomlinson Ave

Lot _____ Block _____ Subdivision CABOT JOHN PARK

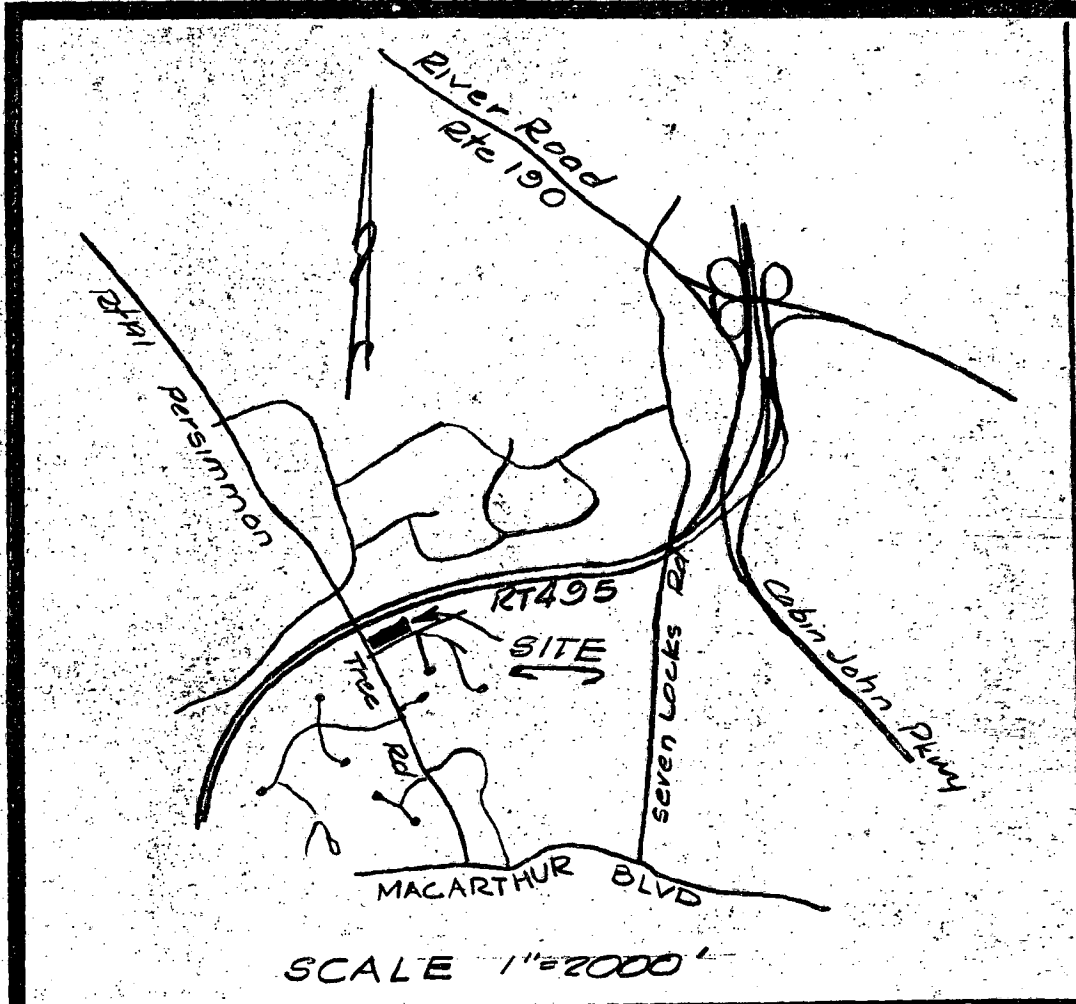
Liber 3007 Folio 658 Parcel _____

40' x 57' 2 story Frame Dwelling

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | |
|-------------------|------------|----------------|-----------|---------------------------------------|-----------|---------------|---------------|-------------------|
| Construct | Extend/Add | Alter/Renovate | Repair | Circle One: A/C | Slab | Room addition | Swimming Pool | |
| <u>Wreck/Raze</u> | Move | Install | Revocable | Porch Deck | Fireplace | Shed | Solar | Woodburning stove |
| | | | Revision | Fence/Wall (complete Section 4)-Other | | | | <u>SPD</u> |
- 1B. CONSTRUCTION COST ESTIMATE \$ 41100
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/ADDITIONS

- | | |
|---|---|
| 2A. TYPE OF SEWAGE DISPOSAL | 2B. TYPE OF WATER SUPPLY |
| 01 () WSSC 02 <input checked="" type="checkbox"/> Septic | 01 <input checked="" type="checkbox"/> WSSC 02 () Well |
| 03 () Other _____ | 03 () Other _____ |



Subdivision Plan # 1-85109, Carderock Springs
 involving Atlas site # 35/18, the W. Lynch House

L. Way

E Capital Beltway
Note Elev. of Roadway
Approx 20' below lots.

Approximate location
of historic house - engineer
did not show it on plan.

