

29/6-96A 11200 River View Drive
(29/6 Marwood)

photo

~~list of neighbors~~

description of
grading



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

DATE: 10-23-96

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved Denied

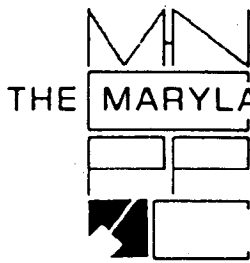
Approved with Conditions: _____

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

Applicant: Martin J. Mitchell

Address: 11200 River View Drive, Potomac

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



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

DATE: 10-23-96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

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 Environmental Protection (DEP), 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 DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 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 495-4570.

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

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

11030.00' A=481.27"

390

394
396

50F10

50F10

50F10

50F10

EET 1)

10260

390

11702

140F

10/23/90
TREE PROTECTION
(Y.P.)

Att Path location to reduce grading

OPEN PLAY AREA

PARCEL P

(FORMERLY PART OF LOT 47)

95,522 SQ. FT

4" WIDE
WOOD
MULCH
PATH W/
SEATING
AREA
(2 BENCHES)
SEE DETAIL
(HEET 911)

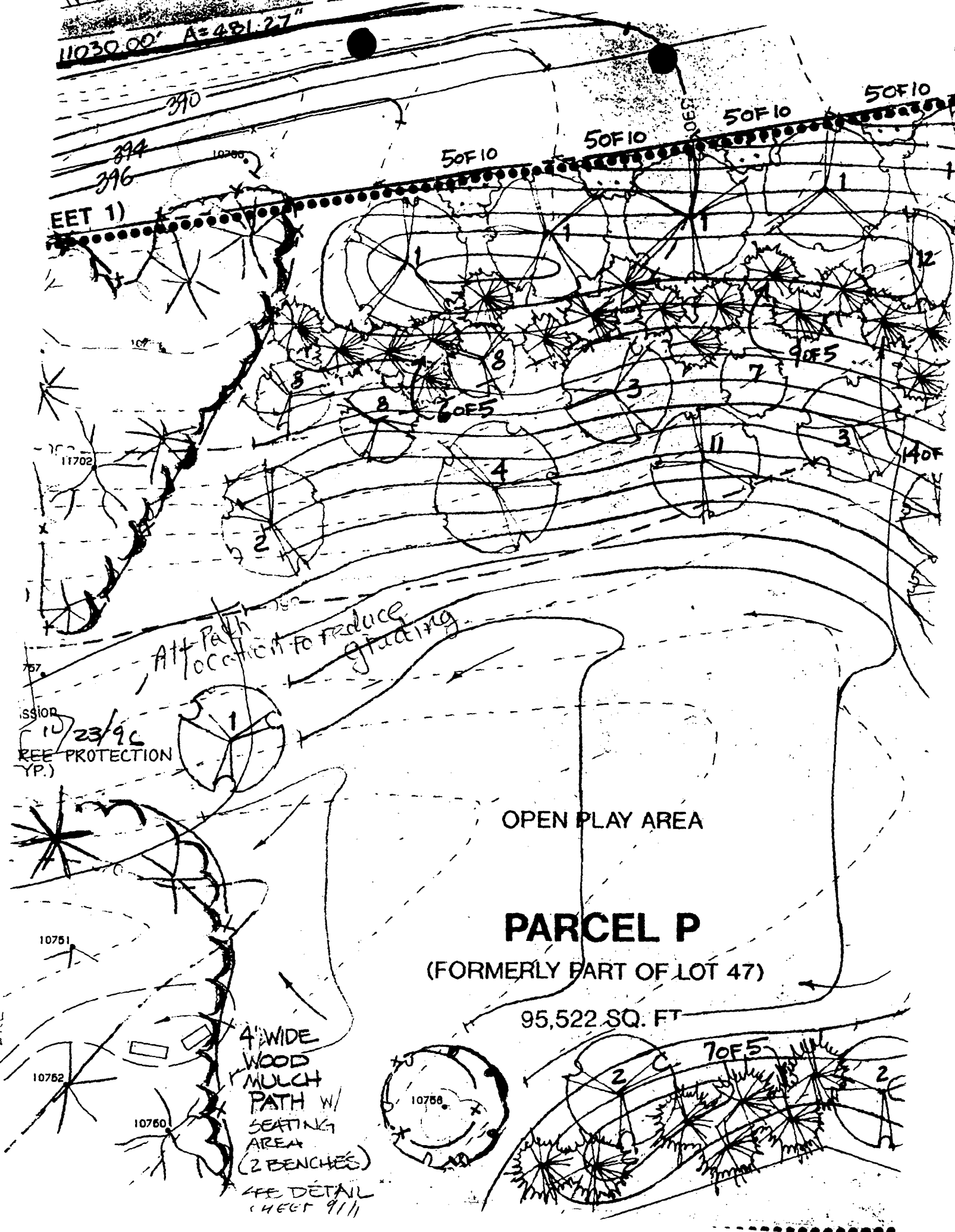
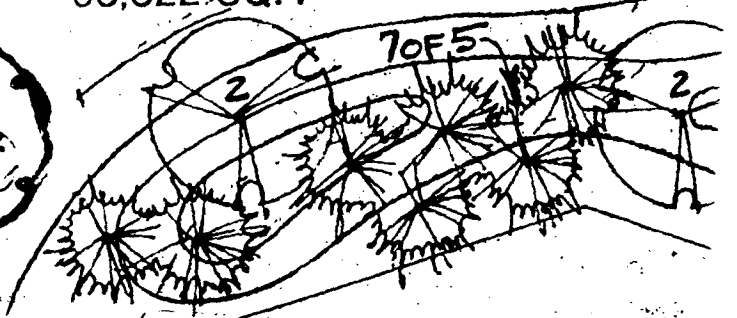
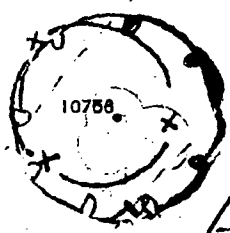
10756

70F5

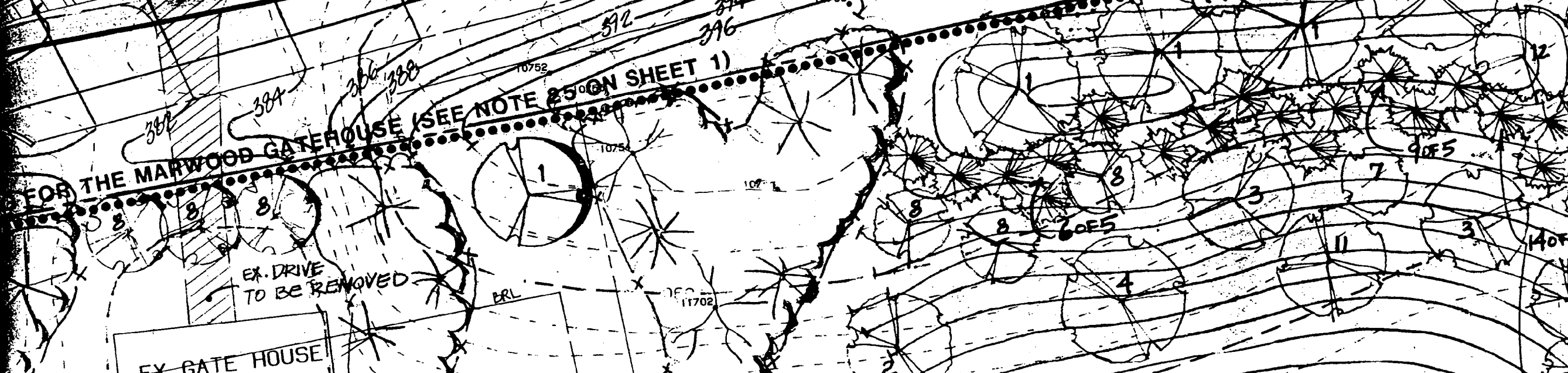
10751

10752

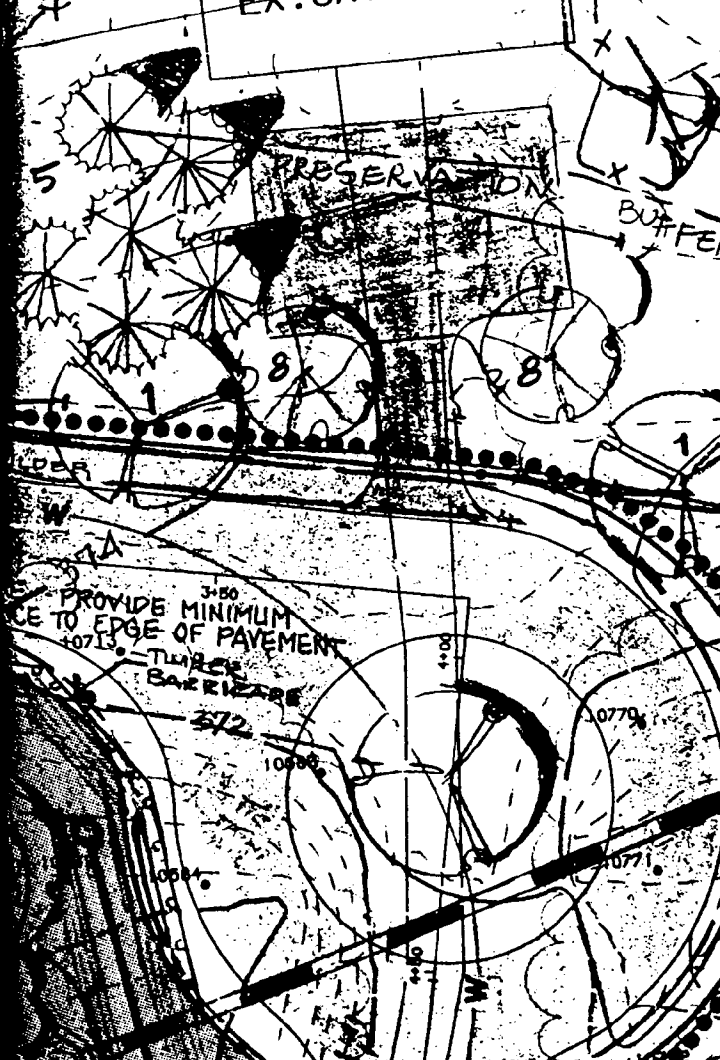
10760



MD SRC PLAT NO. 2075
R=11030.00' A=481.27"
50F10
50F10
50F10
50F10



LOT 82
(FORMERLY LOT 47)
25,500 SQ. FT.



APPROVED
Montgomery County
Historic Preservation Commission

OPEN PLAY AREA

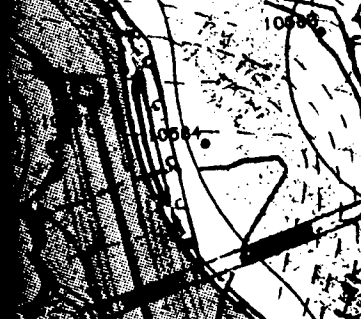
PARCEL P
(FORMERLY PART OF LOT 47)

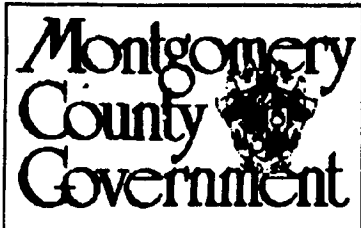
95,522 SQ. FT.

4' WIDE
WOOD
MULCH
PATH W/
SEATING
AREA
(2 BENCHES)

SEE DETAIL
SHEET 911

PROVIDE MINIMUM
3'-60"
CE TO EDGE OF PAVEMENT
TURBO
BARRIERS





RETURN TO: Department of Environmental Protection
 Division of Development Services and Reg.
 250 Hungerford Drive, Rockville, Maryland 208
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Mary Schmidt
 CONTACT PERSON Martin J. Mitchell

TAX ACCOUNT # n/a
 NAME OF PROPERTY OWNER Robert Jacoby DAYTIME TELEPHONE NO. (703) 821-3625
 ADDRESS 1568 Spring Hill Road #202 McLean VA 22101
 CONTRACTOR Mitchell & Best Homes CITY McLean STATE VA ZIP CODE 22101
 TELEPHONE NO. 301 762-9511
 CONTRACTOR REGISTRATION NUMBER BC-706 exp. 4/30/97
 AGENT FOR OWNER Martin J. Mitchell DAYTIME TELEPHONE NO. (301) 762-9511

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 11200 STREET River View Drive
 TOWN/CITY Potomac NEAREST CROSS STREET River Road
 LOT 82 BLOCK Sect. A SUBDIVISION MARWOOD
 LIBER FOLIO PARCEL & open space Parcel "P"

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other grade, install bench & path
 1B. CONSTRUCTION COST ESTIMATE \$ 5,000.00
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # n/a

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER n/a
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER n/a

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.

Martin J. Mitchell Signature of owner or authorized agent 9/30/96 Date

APPROVED For Chairperson, Historic Preservation Commission
 DISAPPROVED Signature *[Signature]* Date 10-23-96

APPLICATION/PERMIT NO: 9610030070 DATE FILED: DATE ISSUED:

SEE REVERSE SIDE FOR INSTRUCTIONS

Paradise 11/6

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:

The existing structure is the former gatehouse for the Marwood Mansion. It is situated at the foot of the structure. The structure has been part of the scenery on River Rd for 60+ years.

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

This permit is only for grading a 10' x 10' area on an adjoining parcel. There will be minimal effect to the setting.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

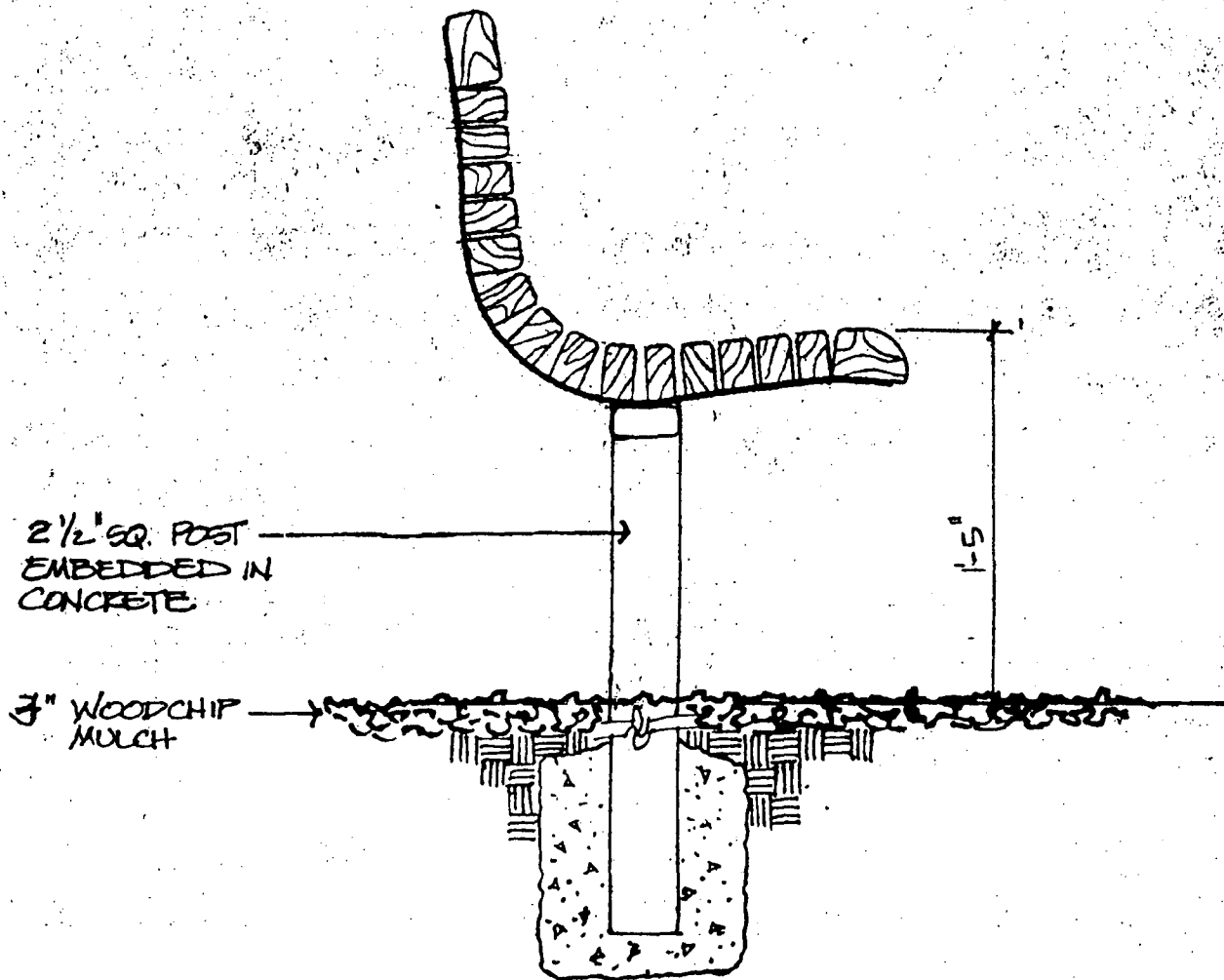
6. TREE SURVEY

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, (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.



K
22

BENCH DETAIL

Scale: 1/8" : 1'

IRON MOUNTAIN FORGE MOUNTAINEER MODEL 281
DOUBLE PEDESTAL STATIONARY PARK BENCH
6 FEET LONG, OR EQUAL

APPROVED
Montgomery County
Historic Preservation Commission

Rodney Lefrak 10/23/96

Key	Botanical · Common Name	Size	Root
1	Acer Saccharum Green Mountain · GM Maple or Equal	5-6" Cal.	B&B
2	Acer R. October Glory · October Glory Maple	4-5" Cal.	B&B

29/6

MARWOOD

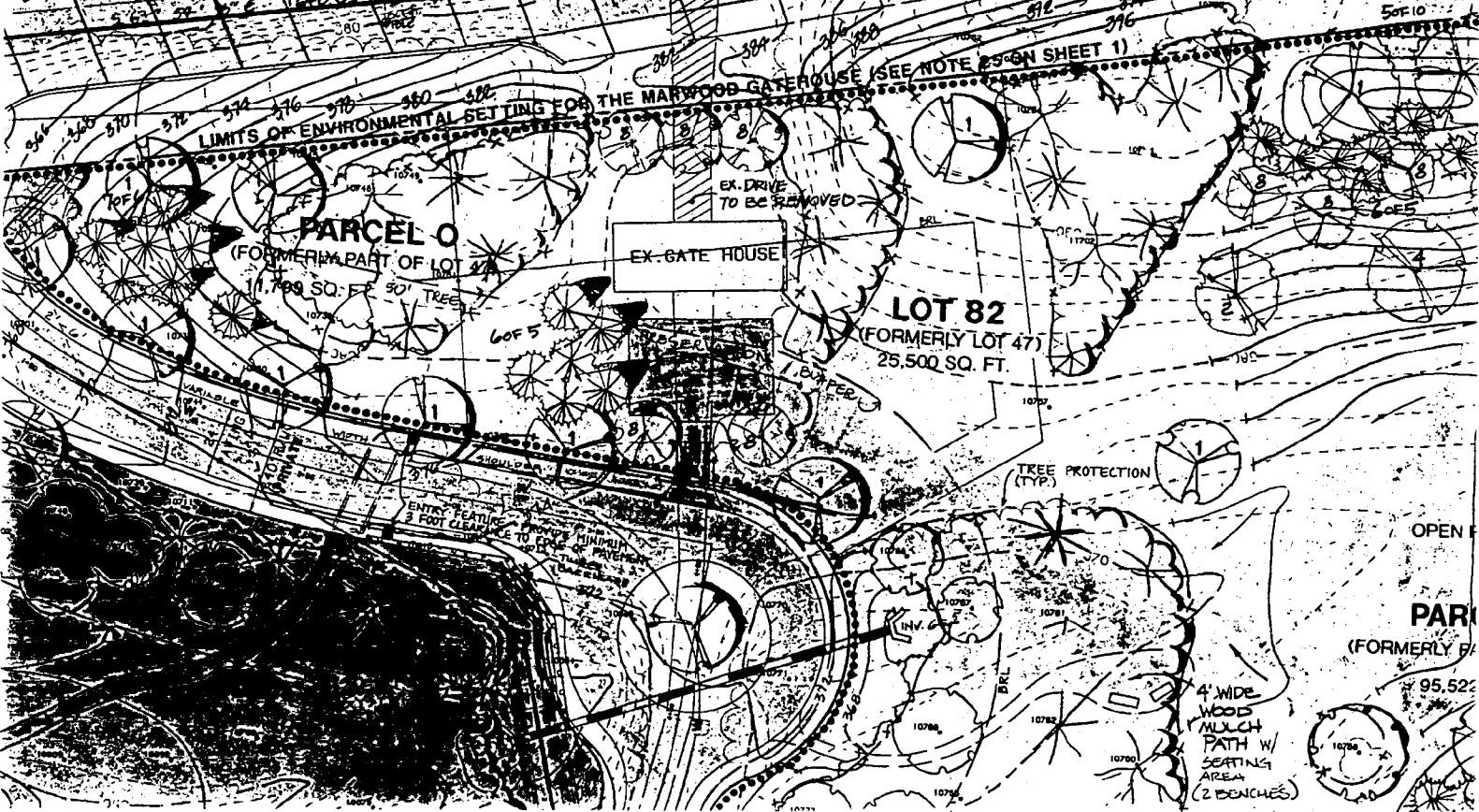
(1931)



R ROAD

MD. RTE. 197
3. F. 457 & L. 1174 F. 367
A PLATS #3075 & #6380

EXIST. RIGHT TURN
EXISTING THRU LANE
PROPOSED LEFT TURN LANE



LIMITS OF ENVIRONMENTAL SETTING FOR THE MARWOOD GATEHOUSE (SEE NOTE 25 ON SHEET 1)

PARCEL O
(FORMER PART OF LOT 47)
11,700 SQ. FT. 50' TREES

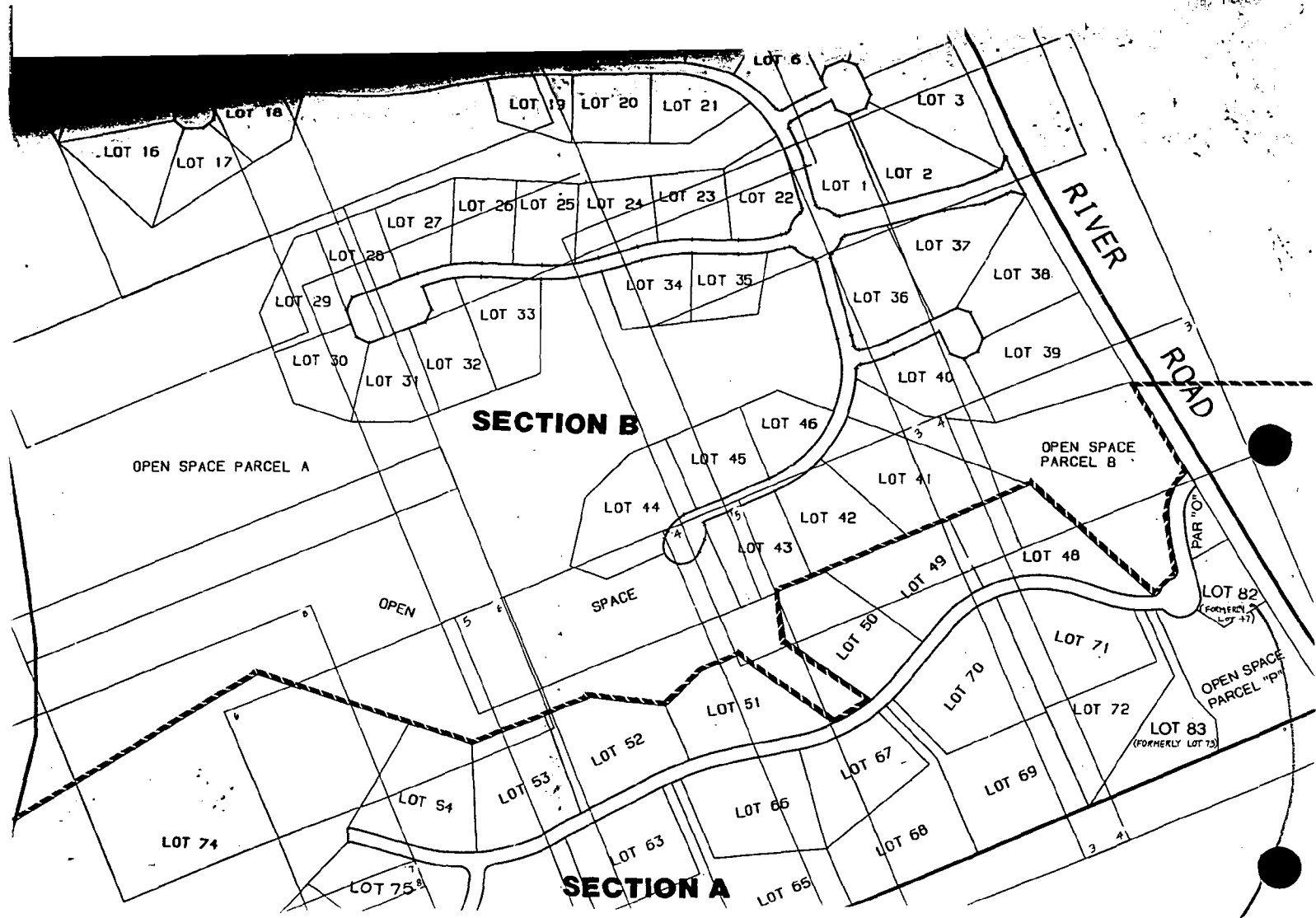
EX-GATE HOUSE

LOT 82
(FORMERLY LOT 47)
25,500 SQ. FT.

TREE PROTECTION (TYP.)

4' WIDE WOOD MULCH PATH W/ SEATING AREA (2 BENCHES)

OPEN PARK (FORMERLY P...)
95.522



11200 RIVER VIEW DRIVE

Ronald & Mary Kay Paulson
11202 River View Drive
Potomac MD 20854

Call Mitchell Best &
get footprint of
Historic Area

Does it include play area.
→ Δ next to Paulson

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.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with exactly matching materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;

IV. the Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - a. repair or replacement of masonry foundations with new materials that match the original closely.
 - b. installation of vents, venting pipes, and exterior grills,
 - c. new installation of gutters.
4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.
5. Removal of accessory buildings which are not original to the site nor otherwise historically significant.
6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.
7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Mary Schmidt
Martin J. Mitchell

CONTACT PERSON _____
DAYTIME TELEPHONE NO. 301 762-9511

TAX ACCOUNT # n/a

NAME OF PROPERTY OWNER Robert Jacoby DAYTIME TELEPHONE NO. (703) 821-3625
ADDRESS 1568 Spring Hill Road #222 McLean VA 22101

CONTRACTOR Mitchell & Best Homes CITY _____ STATE 301 ZIP CODE 762-9511
TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER BC-706 exp. 4/30/97

AGENT FOR OWNER Martin J. Mitchell DAYTIME TELEPHONE NO. (301) 762-9511

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 11200 STREET River View Drive
TOWN/CITY Potomac NEAREST CROSS STREET River Road
LOT 82 BLOCK Sect. A SUBDIVISION MARWOOD
LIBER _____ FOLIO _____ PARCEL & open space Parcel "P"

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
- Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other grade, install bench & path
- 1B. CONSTRUCTION COST ESTIMATE \$ 5,000.00
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # n/a

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER n/a
- 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER n/a

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.

Martin J. Mitchell 9/30/96
Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date _____

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:

The existing structure is the former gatehouse for the Marwood Mansion. It is situated on a tie road. The structure has been part of the scenery on River Rd for 60+ years.

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

This permit is only for grading a 0.4 acre area on an adjoining parcel. There will be minimal effect to the setting.

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

6

22 PLATT NO. 3075
R=11030.00' A=481.27'
50F10 50F10 50F10 50F10

THE MARWOOD GATEHOUSE (SEE NOTE 25 ON SHEET 1)
EX. DRIVE TO BE REMOVED
EX. GATE HOUSE
PRESERVATION

LOT 82
(FORMERLY LOT 47)
25,500 SQ. FT.

Alt. Path
(location to reduce grading)

OPEN PLAY AREA
2 BENCHES

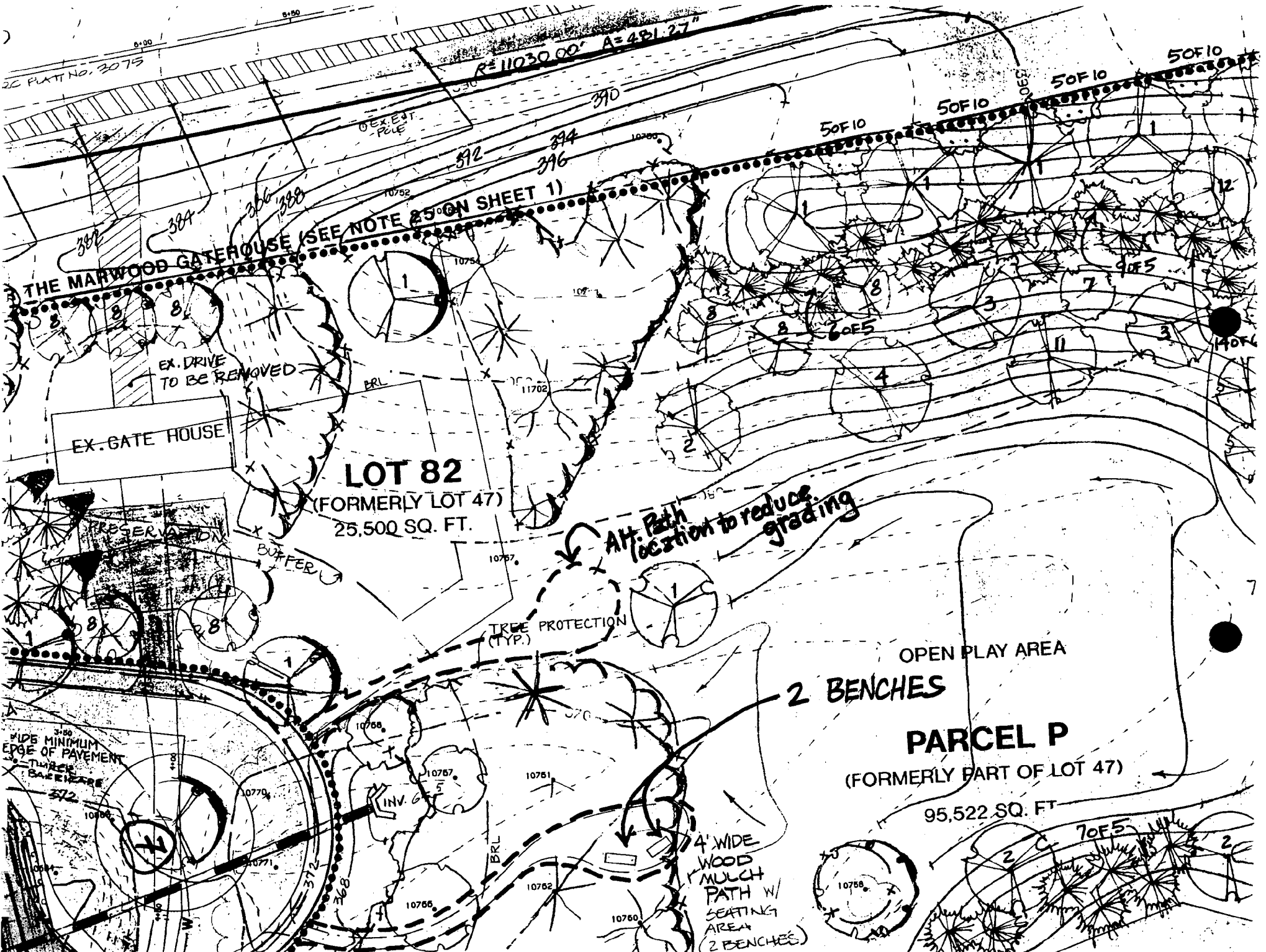
PARCEL P
(FORMERLY PART OF LOT 47)

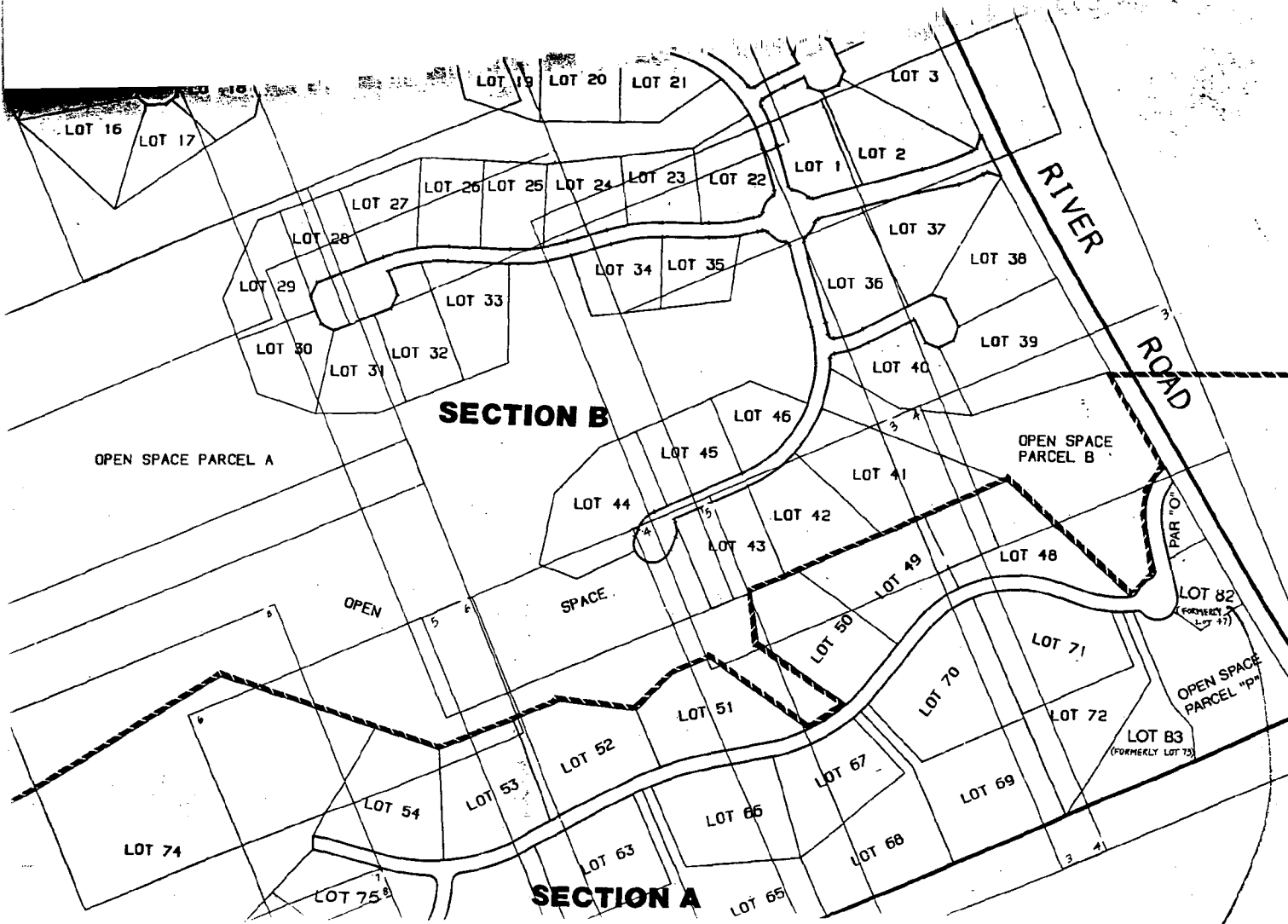
95,522 SQ. FT.

4' WIDE WOOD MULCH PATH W/ SEATING AREA (2 BENCHES)

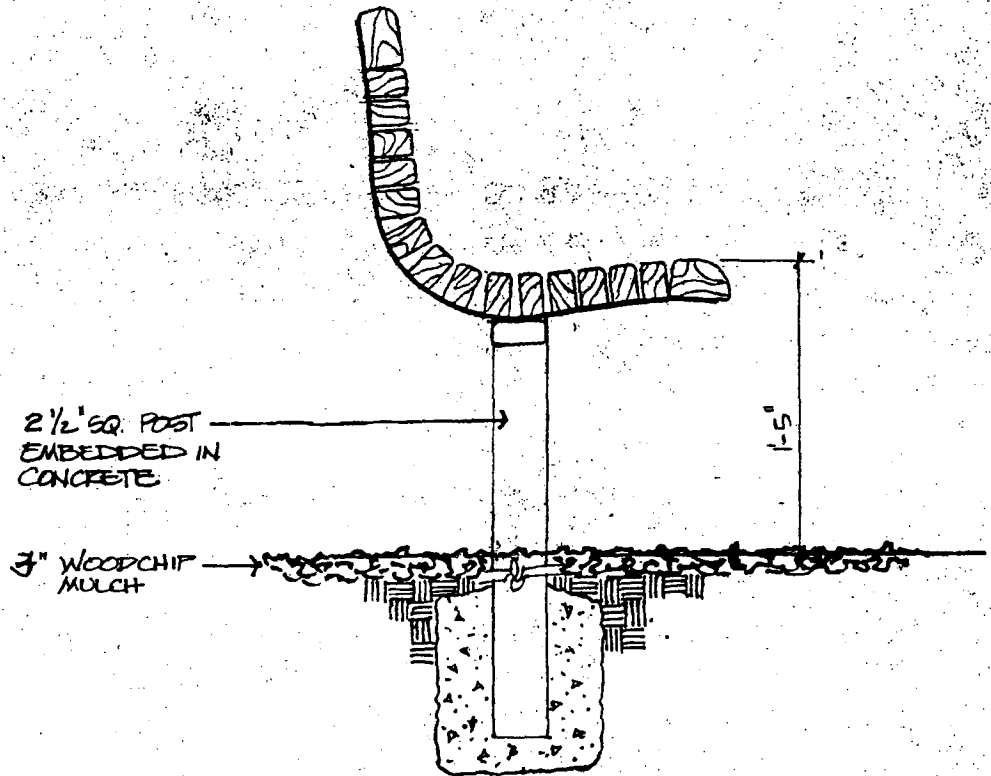
WIDE MINIMUM EDGE OF PAVEMENT
THICK BARRIERS

TREE PROTECTION (TYP.)





11200 RIVER VIEW DRIVE



K
22

BENCH DETAIL

Scale: 1/8" : 1'

IRON MOUNTAIN FORGE MOUNTAINEER MODEL 281
DOUBLE PEDESTAL STATIONARY PARK BENCH
6 FEET LONG, OR EQUAL

10

Key	Botanical · Common Name	Size	Root
1	Acer Saccharum Green Mountain · GM Maple or Equal	5-6" Cal.	B&B
2	Acer R. October Glory · October Glory Maple	4-5" Cal.	B&B
3	Fraxinus P. Summit · Summit Ash		