

35/16-03A 6101 Wilson Lane
(MPS 35/16 - CW Lansdale House)

FF



HPC
35/16

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**HISTORIC AREA WORK
PERMIT**

IssueDate: 6/3/2003

Permit No: 303963

Expires:

X Ref:

Rev. No: 298262

Approved With Conditions

THIS IS TO CERTIFY THAT:

LONDON SCHOOL
6101 WILSON LANE
BETHESDA MD 208170000

HAS PERMISSION TO:

CONSTRUCT

PERMIT CONDITIONS:

FENCE/RETAINING WALL 6 FT. 6 IN.

PREMISE ADDRESS

6101 WILSON LA
BETHESDA MD 20817-0000

LOT
LIBER
FOLIO
PERMIT FEE: \$0.00

BLOCK
ELECTION DISTRICT
SUBDIVISION
TAX ACCOUNT NO.:

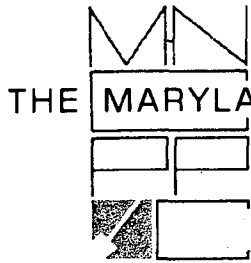
PARCEL
PLATE

ZONE
GRID

HISTORIC MASTER: Y
HISTORIC ATLAS:

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



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

Date: May 29, 2003

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *AF*
Historic Preservation

DPS # 303963
HAWP # 35/16-03A

SUBJECT: Historic Area Work Permit

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

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Landon School

Address: 6101 Wilson Lane, Bethesda, MD 20817

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN

DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: DAVID WANL

Daytime Phone No.: 301.320.1020

Tax Account No.: 03263276

Name of Property Owner: LANDON SCHOOL Daytime Phone No.: 301.320.3200

Address: 6101 WILSON LANE BETHESDA MD 20817
Street Number City State Zip Code

Contractor: HITT CONTRACTING Phone No.: 703.689.2208

Contractor Registration No.: 713609 846.9080

Agent for Owner: SEAN REGAN Daytime Phone No.: 703.689.2208

LOCATION OF BUILDING/PREMISE

House Number: 6101 Street: WILSON LANE

Town/City: BETHESDA Nearest Cross Street: BRADLEY BLVD.

Lot: N/A Block: N/A Subdivision: LANDON SCHOOL

Liber: 632,859,4986 Folio: 052,060,330 Parcel: "A"

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: \$ 250,000

1C. If this is a revision of a previously approved active permit, see Permit # 298-262

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 6 feet 6 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 Date

Approved: _____
Disapproved: _____ Signature: Jessica E. Velazquez Date: May 29, 2003

Application/Permit No.: 303963 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

SEE ATTACHED MEMORANDUM, W/ ATTACHMENTS,
DATED 1-5-96

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

SEE ATTACHED DESCRIPTION

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.**



THE LANDON SCHOOL
Entry Gates and Fence

Application for Historic Area Work Permit – Attachment to item 1b.

General Project Description

Landon School proposes to provide a new entry gate and landscaping, to better control access to the campus. The School also desires to replace the existing metal chain link fence along Wilson Lane with a new fence, comprised of painted metal picket fencing interspersed with masonry piers. The gate will also be of a similar construction. The fencing and gates are of a style and character much more in keeping with that of other built elements on the campus.

Effect on Historic Resources

These new elements should have minimal effect on the historic resource (Lansdale House), and no more effect than the existing playfields and associated structures. Specifically, the new fence and gates will maintain the visibility of the historic resources from Wilson Lane.

Effect on Environmental Setting

These new elements should have no adverse effect on the existing environmental setting. In fact, the additional landscaping at the gates should enhance and improve the environmental resources on the campus.

Effect on Historic District

Not applicable.

C S D

People ArchitectureSM

The Warehouse at Camden Yards

323 West Camden Street, Suite 700

Baltimore, Maryland 21201-8601

410.539.2080 ph 410.752.5263 fax

www.csdach.com

Cochran, Stephenson &
Donkervoet, Incorporated

Baltimore Dallas



THE LANDON SCHOOL
Perimeter Fence and Gate

August 28, 2002

Refer to attached drawings for additional information.

Perimeter Fence:

1. Provide fence along entire Wilson Lane frontage, EXCEPT for the areas directly adjacent to the School entry road. (Per attached Site Plan, the estimated length of fencing is approximately 1,400 linear feet. This should be verified by all bidders.)
2. Fencing is to be comprised of masonry piers, as described on the attached drawings, with painted metal fence panels in between.
3. Fence panels shall be 6'-6" high. There shall be three (3) panels in between each pier, except as required at ends of runs to allow lengths to work. Panel lengths shall be constructed to work with the dimensions shown on the attached sketches. Note – the pier-to-pier dimension is 26'-0". The piers are 2'-0" square. The panels are also attached to two (2) 3" square painted metal posts, 8'-0" center-to-center, per the attached drawing.
4. Fence panels to be "Lafayette" style by Long Fence, or approved similar style.
5. Fence pickets to be galvanized (inside and outside) tubular members, 3/4" size, spaced at 4" on center. Picket wall thickness to be min. 18 ga. Pickets to have pressed steel pointed tops.
6. Fence rails to be "U"-channels, 1 1/2" x 1 3/8", wall thickness minimum 11 ga. Rails shall be mechanically punched to receive rail pickets and rivets. Attach pickets to rail using two (2) 1/4" industrial drive rivets.
7. Posts shall be galvanized steel (inside and outside), 3" size, with minimum 12 ga. wall thickness. Posts shall be set minimum 3' into ground, set in concrete. Posts shall have flat style caps.
8. Fence material finish shall be thoroughly cleaned and pre-treated (iron phosphate and non-chromate), then receive an electrostatically sprayed, baked on polyester powder to minimum thickness of 3 mils.
9. Rail/post brackets to be die cast zinc, designed to angle as required for grades and bends. Attach using 1/4" carriage bolts with lock nuts.

Sidewalk:

1. Sidewalks to be provided along entire Wilson Lane frontage, EXCEPT at location of school entry road.
2. Sidewalk to be a brick paver pattern in a basket weave pattern, set in bituminous bed on concrete substrate. Walks to be 5'-0" wide, with sand-swept joints.

Entry Gates:

1. Entry swing gates to be similar to fence panels in appearance.
2. Gate frame to be fabricated using galvanized steel tubing. Steel shall have minimum tensile strength of 45,000 psi, and have a G90 zinc coating. Members shall be welded with stainless steel rods to form a rigid one-piece unit. Vertical upright members to be 2" sq., 13 ga. metal thickness.
3. Horizontal rails to be "U"-channels, formed of hot-rolled structural steel, 1 3/8" w x 1 1/2" h, 11 ga. metal thickness. Rails to be mechanically punched to receive pickets and rivets.

C S D

People Architecture

The Warehouse at Camden Yards

323 West Camden Street, Suite 700

Baltimore, Maryland 21201-8601

410.539.2080 ph 410.752.5263 fax

www.csdarch.com

Cochran, Stephenson &
Donkervoet, Incorporated

Baltimore Dallas



4. Pickets to be galvanized steel, $\frac{3}{4}$ " to match fence panel pickets, attached to rails using $\frac{1}{4}$ " industrial drive rivets.
5. For bracing, provide diagonal adjustable length truss rods to prevent sagging.
6. Gate hardware to be galvanized steel. Hinges shall grip post and frame firmly to prevent slippage. Hinges shall have a load capacity of minimum 1,000 lbs. Hinges shall allow for up to 180-degree swings.
7. Gate posts shall be 6" square, 45,000 psi tensile strength steel w/ G90 galvanized coating. Posts shall be set 3' in ground and set in concrete. Posts shall also be mechanically attached to adjacent masonry piers where applicable.
8. Finish similar to fence materials.
9. Fence operators to be controlled by swipe-card reader and keypad for ingress, with operator controls also controlled from security kiosk on campus. This includes all necessary power and communications wiring for gate operator and controls. Fence operators for egress gates to be by pressure loop, along with an exit button for pedestrians.
10. Gate operators to be Sentex SW 490 "Swing" or approved similar. Provide one (1) operator per gate leaf.
11. Per attached drawing L1.1, provide two sets of double 7'-0" swing gates. Final control locations to be determined by Owner.
12. Brick piers similar in construction to fence piers, except as noted.
13. All landscaping as shown (hardscape and softscape) shall be included in bids.

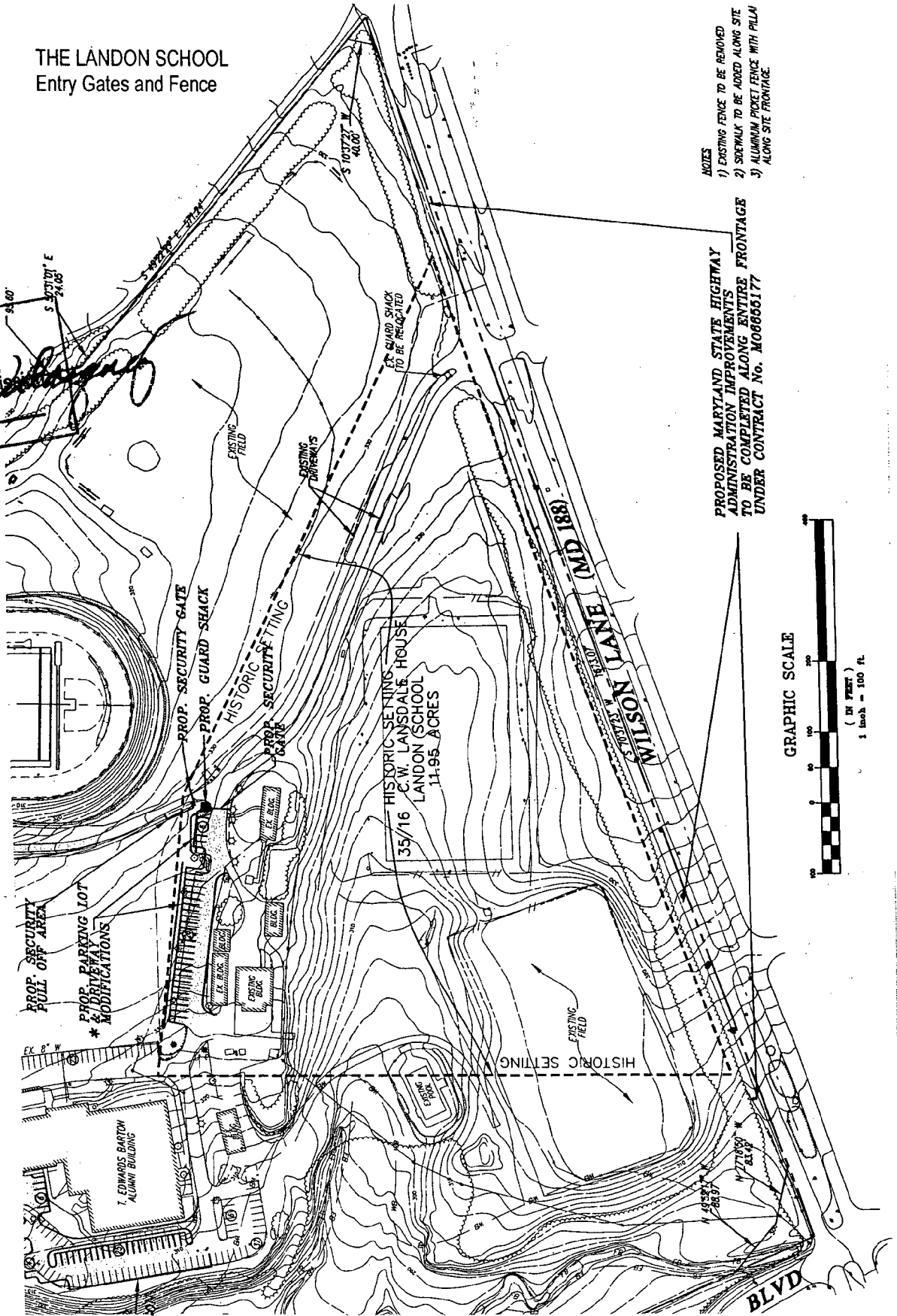
Misc. Bidding Information:

1. For perimeter fencing, provide costs for installing entire extent of fencing, along with a unit price for a 52' section, to include two (2) masonry piers and two sections of fence panels (3 panels per section), as well as other required elements as noted above.
2. For side walk, provide costs for installing brick for entire extent, along with a deduct price to provide brick pavers for only first 200' feet to both sides on school entry drive, with remaining walk to be concrete.
3. For entry gates, provide alternate pricing to use two (2) singles gates, 14'-0" each. Note that gates of this length require an additional two (2) 2" sq. horizontal welded members, along with additional 1 $\frac{1}{2}$ " sq. stiffeners welded top and bottom "U"-channels.



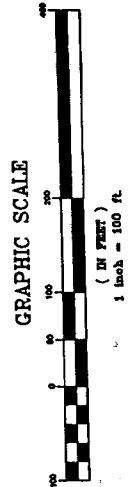
THE LONDON SCHOOL Entry Gates and Fence

APPROVED
Montgomery County
Historic Preservation Commission
Susan E. Williams
AT



- NOTES
- 1) EXISTING FENCE TO BE REMOVED
 - 2) SIDEWALK TO BE ADDED ALONG SITE
 - 3) ALUMINUM PICKET FENCE WITH PILLAR ALONG SITE FRONTAGE

PROPOSED MARYLAND STATE HIGHWAY
ADMINISTRATION IMPROVEMENTS
TO BE COMPLETED ALONG ENTIRE FRONTAGE
UNDER CONTRACT NO. M06866177



CSD

People ArchitectureSM

The Warehouse at Camden Yards

323 West Camden Street, Suite 700

Baltimore, Maryland 21201-8601

410.539.2080 ph 410.752.5263 fax

www.csdarch.com

Cochran, Stephenson &
Donkervoet, Incorporated

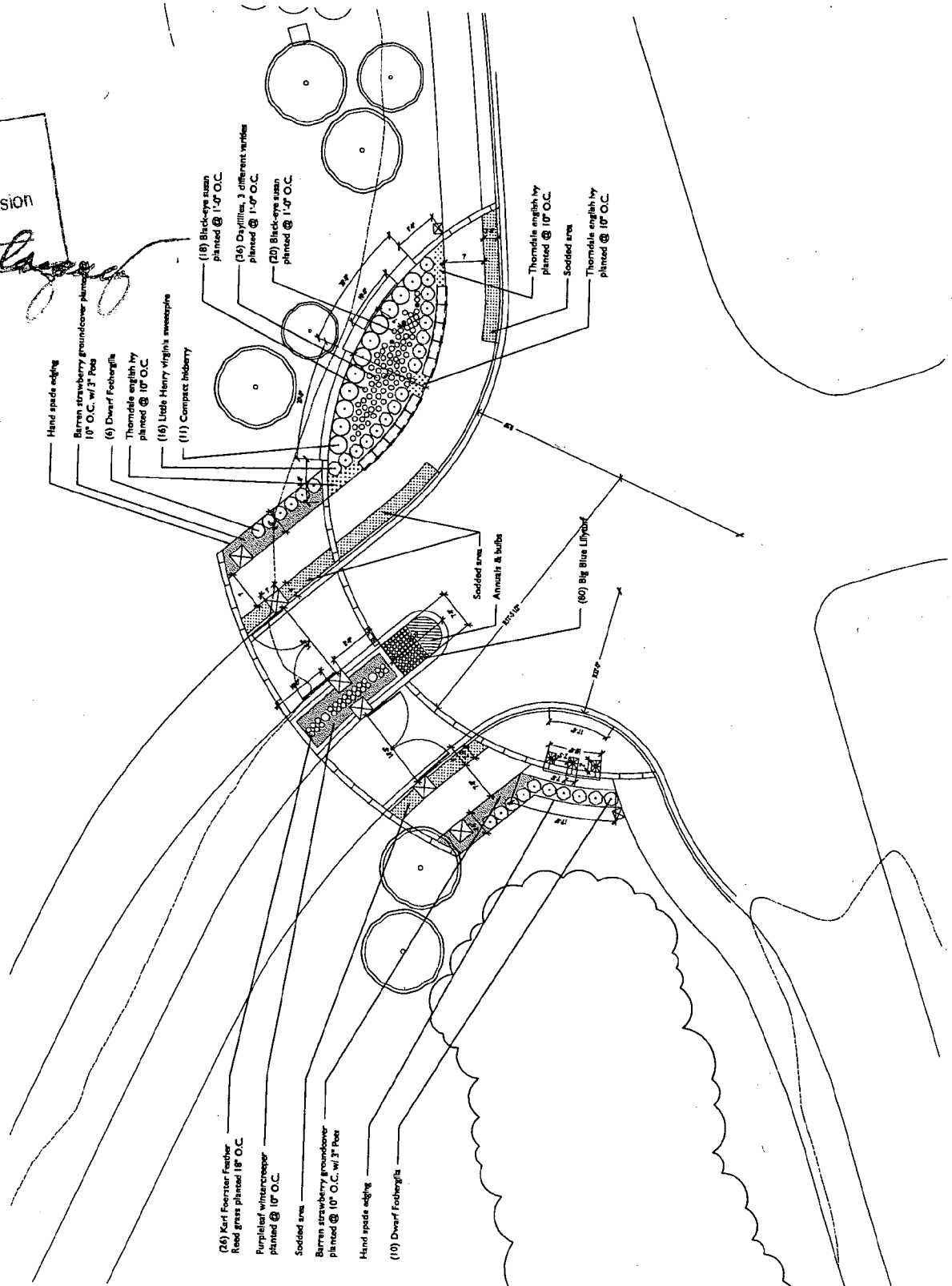
Baltimore Dallas

Partial Site Plan



THE LANDON SCHOOL
Entry Gates and Fence

APPROVED
Montgomery County
Historic Preservation Commission
Susan C. Williams
(AF)



C S D

People ArchitectureSM

The Warehouse at Camden Yards

323 West Camden Street, Suite 700

Baltimore, Maryland 21201-8601

410.539.2080 ph 410.752.5263 fax

www.csdach.com

Cochran, Stephenson &
Donkervoet, Incorporated

Baltimore Dallas

Entry Gate Plan



THE LANDON SCHOOL
Entry Gates and Fence

APPROVED
Montgomery County
Historic Preservation Commission
James S. Williams

C S D

People ArchitectureSM

The Warehouse at Camden Yards

323 West Camden Street, Suite 700

Baltimore, Maryland 21201-8601

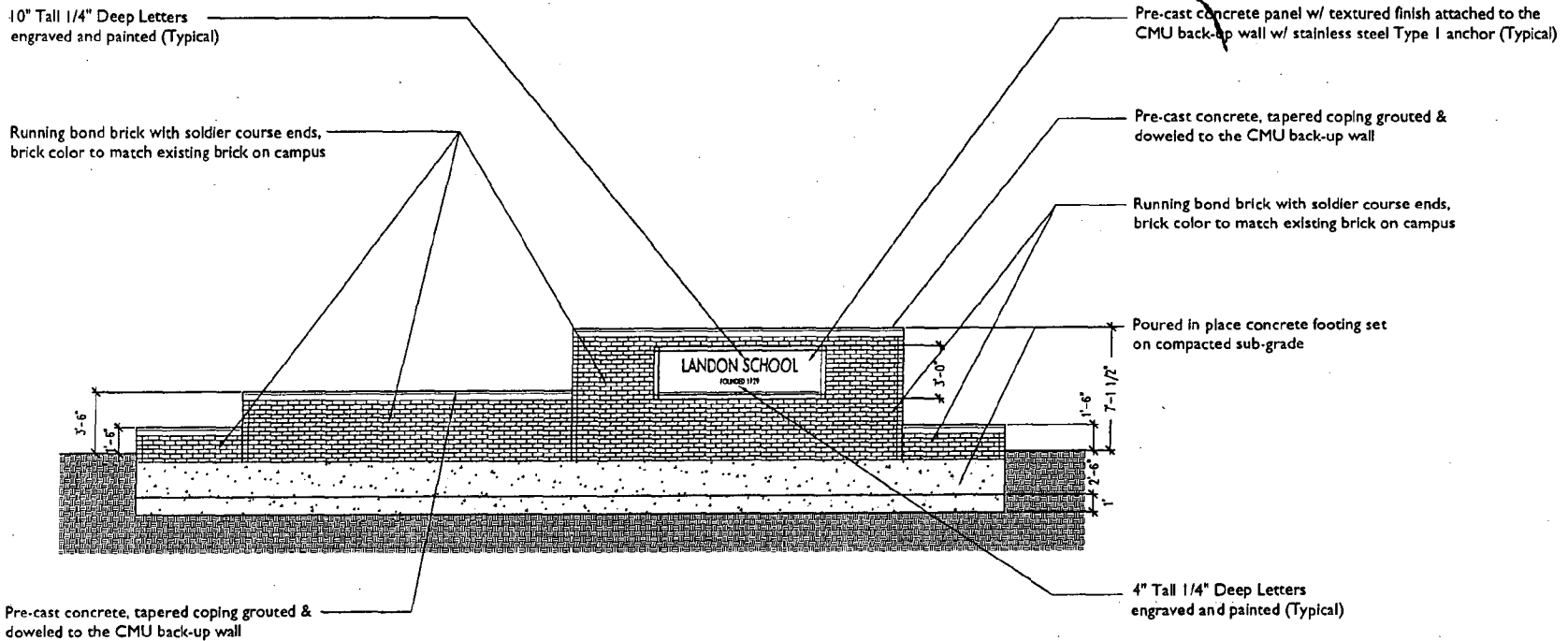
410.539.2080 ph 410.752.4263 fax

www.csdrich.com

Cochran, Stephenson &
Donerwol, Incorporated

Baltimore Dallas

Entry Gate Elevation

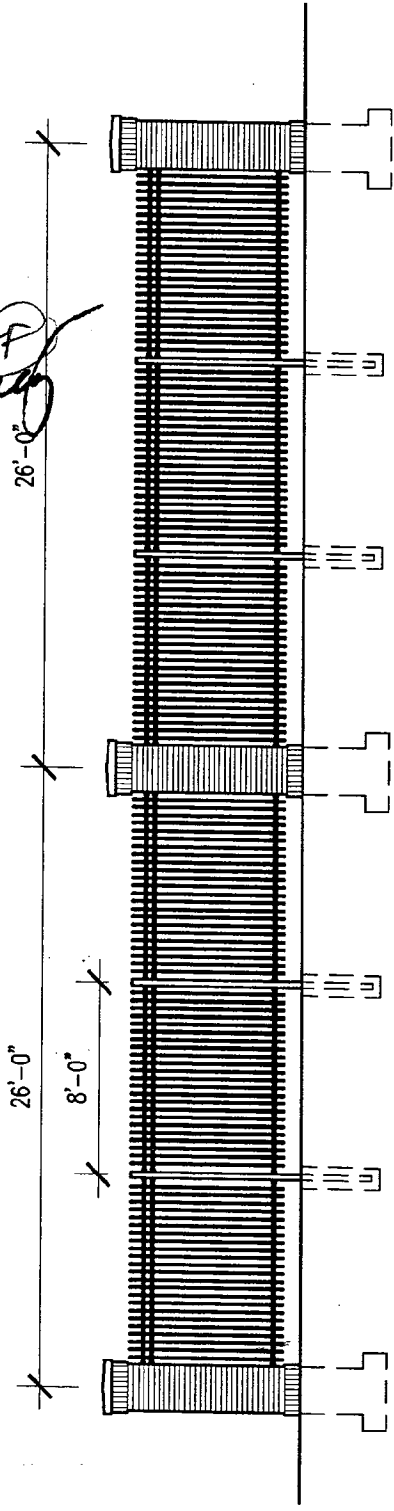




THE LANDON SCHOOL
Entry Gates and Fence

APPROVED
Montgomery County
Historic Preservation Commission
Jason E. Wilkerson

AF



CSD

People ArchitectureSM

The Warehouse at Camden Yards

323 West Camden Street, Suite 700

Baltimore, Maryland 21201-8601

410.539.2080 ph 410.752.5263 fax

www.csdarch.com

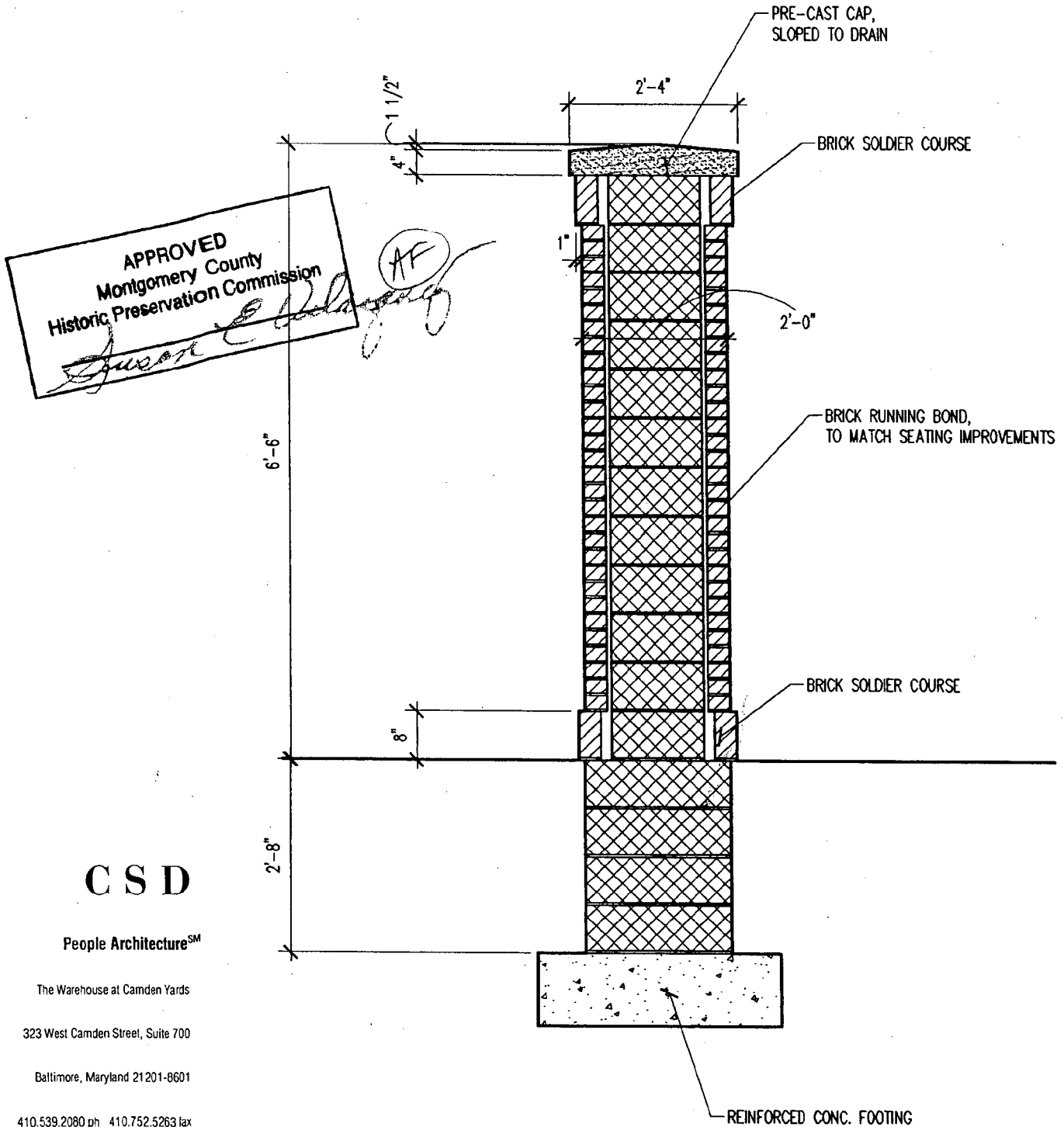
Cochran, Stephenson &
Donkervoet, Incorporated

Baltimore Dallas

Typical Fence Elevation



THE LANDON SCHOOL
Entry Gates and Fence



CSD

People ArchitectureSM

The Warehouse at Camden Yards

323 West Camden Street, Suite 700

Baltimore, Maryland 21201-8601

410.539.2080 ph 410.752.5263 fax

www.csdarch.com

Cochran, Stephenson &
Donkervoet, Incorporated

Baltimore Dallas

Typical Fence Pier Detail

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	6101 Wilson Lane	Meeting Date:	5/28/03
Applicant:	Landon School	Report Date:	5/21/03
Resource:	<i>Master Plan Site #35/16</i> C.W. Lansdale House/Landon School	Public Notice:	5/14/03
Review:	HAWP	Tax Credit:	None
Case Number:	35/16-03A	Staff:	Anne Fothergill
PROPOSAL:	Fence installation	RECOMMEND:	Approval

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site #35/16 C.W. Lansdale House/Landon School*
STYLE: Rural vernacular
DATE: c. 1840

This site is significant as an example of the early vernacular farmhouses of Montgomery County, Maryland. The building has evolved from a small log structure to a large frame house. In 1939, the property was purchased by the Banfields who established the Landon School on the farm. The environmental setting for the historic site is 11.77 acres, which includes the house, barns, driveway, and the vista to the house from Wilson Lane. The house is set back from Wilson Lane down a long driveway.

PROPOSAL

The applicant is proposing installation of a new perimeter fence and entry gate, a new sidewalk, and landscaping work.

The new fence will replace an existing chain link fence along Wilson Lane. The fence will be comprised of painted metal pickets interspersed with masonry piers. There will be three panels of eight foot sections of 6'6" high pickets between each 2 foot square masonry pier, and the piers will be set 26 feet apart. (See Circle 10)

The entry swing gates are to be similar to the fence panels of pickets in appearance. There will be two sets of 7 foot wide double swing gates at the entrance to the driveway from Wilson Lane. Additionally, the applicant is proposing installation of the Landon School sign into a new brick wall on top of the existing wall at the entry gates. (see Circle 12).

Sidewalks are also to be installed along Wilson Lane. The 5' wide sidewalk will be brick pavers in a basket weave pattern.

STAFF DISCUSSION

Staff is pleased to see the historic environmental setting being respected in this proposal. The large environmental setting is intended to maintain the visibility of the historic resource, the Lansdale House, from Wilson Lane, and this proposal does not jeopardize this intention. In fact, the new fence materials will enhance the site as will the brick sidewalk. The house is set back from the road, down a long driveway, and will not be adversely affected by these improvements. Staff feels this proposal will not detract from the resource and that the materials, size, scale, and design are all appropriate for this setting.

Using the Secretary of the Interior's *Standards for Rehabilitation* as the guide for this project, staff feels this proposal is appropriate. The *Standards* that pertain to this project are:

Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided;

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with the above Secretary of the Interior *Standards for Rehabilitation* and 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 general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

MEMORANDUM
January 5, 1996

To: Dick Walker, Landon School (VIA FAX 320-2787)
From: Harry W. Lerch
Re: Lansdale House Historic Property/Environmental Setting

Following up on our telephone conversation of this morning, I enclose a copy of Table 16 the Bethesda-Chevy Chase Master Plan which lists the Lansdale House as a designated resource. I also enclose a copy of the staff report and map which accompanied it.

The fifth paragraph of the staff report deals with the environmental setting. It contains language which controls the use of this property. Generally it seeks to maintain the vista of the historic house towards Wilson Lane. Key language includes the following

"This setting is not intended to interfere with the continued use of the playing fields for athletic events. In fact this current use is most appropriate for retaining the significant vista and efforts to maintain and improve the athletic fields should be encouraged. The construction of low buildings in the playing field area would be appropriate if the vista is not significantly interrupted."

The entire 11.77 acres is designated as the environmental setting.

For your information, the County's Historic Preservation Ordinance, Chapter 24A of the County Code, has several sections which require "Historic Area Work Permits" to be issued by the Historic Preservation Commission prior to work on historic resources or environmental settings.

Two key provisions of the Ordinance which seem most applicable are the following:

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:

(2) Performing any grading, excavating, construction or

substantially modifying, changing or altering the environmental setting of an historic site or an historic resource . . .

(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 historic resource . . .

If you ultimately do decide to undertake work which would require an Historic Area Work Permit, we will be pleased to assist in obtaining it.

Please keep us advised as your plans become more clear, and we will be happy to attempt to guide you on a course with the least administrative difficulties.

Table 16 (Cont'd.)
DENVERDA-CHEVY CHASE HISTORIC RESOURCES
(Excluding Sector Plan Areas)

Site No	Name	Address	General Comments/ Physical Condition	IFPC Recommendation	Planning Board Recommendation	Designation
35/10	Hayes Manor	4101 Manor Rd Chevy Chase	Built circa 1767, outstanding Georgian manor house, excellent condition			Master Plan (7/84)
35/11	Chevy Chase Late Trolley Passenger Station	Original location: 8-101 Connecticut Ave Chevy Chase Present location: Frederick County near Hyattstown	1892 brick passenger station, moved and adapted for residential use			Master Plan (9/79)
35/12	Woodend	8940 Jones Mill Rd Chevy Chase	1927 Georgian Revival estate, designed by John Russell Pope, on National Register of Historic Places			Master Plan (7/84)
35/13	Chevy Chase Historic District	(Status to be determined)				
35/13-1	Conby Mansion (Shiplinrj)	9 Chevy Chase Cir	Built in 1893 by Senator Francis G. Newlands, developer of Chevy Chase, excellent condition	Positive	Positive	Positive
35/15	Old School House	Old Georgetown Rd Bethesda	Demolished	Negative	Negative	Negative
35/16	C.W. Lansdale House/ Landon School	6101 Wilson La Bethesda	Mid-19th century farmhouse, excellent condition, includes outbuildings, partially in stable and barn	Positive	Positive	Positive
35/18	W. Lynch House	8313 Tomlinson Ave Cabin John	1887 Gothic Revival cottage, moved and enlarged, excellent condition	Positive	Positive	Positive
35/19	William Dowling House/Graceland	6542 80th St Cabin John	Post-Civil War farmhouse, greatly altered, fair condition	Negative	Negative	Negative
35/20	Lock #10 and Lockhouse	C&O Canal Cabin John	1830's stone lockhouse on historic C&O Canal, good condition	Positive	Positive	Positive
35/21	Lock #8 and	C&O Canal	1830's stone lockhouse on historic	Positive	Positive	Positive



FROM MNCPPC 8797 GA. AVE

9.25.1989 15

P. 2

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
35/16	C.W.Lansdale House/ Landon School	6101 Wilson Lane Bethesda	62.53 acres

- The C.W.Lansdale House on the Landon School property is significant as one of the few remaining early farmhouses in the down-county area which retains some degree of its historic context and landscape--with several outbuildings remaining and generous grounds. It is also important for its connection with Landon School, a prominent educational institution in the community.
- The original house was started in the early 1840's by Christopher N. Lansdale as a log house with a mud and sandstone fireplace (now the center hall). Lansdale enlarged the house in 1843 to a two-story frame residence with six rooms, a cellar and pantry. Various outbuildings also existed on the property. A second addition was added in 1886 by a subsequent owner who operated a dairy farm on the property into the early 20th century.
- In 1939, Mr. and Mrs. Paul Landon Banfield, founders of the Landon School, renovated and added to the house under the direction of architect Horace Beasley.
- The Lansdale House is unique in the manner in which it recalls the earlier, rural past of Bethesda. Not only is the main structure important in the interpretation of the history of the area, but also the remaining farm outbuildings--a barn and a stable structure--and the open space around the buildings add to the image of an early farm complex.
- The environmental setting includes the house, the barn, the stable structure, the tree-lined drive to Wilson Lane, and a vista across the playing fields to Wilson Lane. A map of this 11.77 acre setting is included at the end of this amendment. The reason for including the playing fields and extra land within the setting is to assure the retention of a vista of the main house to Wilson Lane. This setting is not intended to interfere with the continued use of the playing fields for athletic events. In fact, this current use is most appropriate for retaining the significant vista and efforts to maintain and improve the athletic fields should be encouraged. The construction of low buildings in the playing field area would be appropriate if the vista is not significantly interrupted. The acreage of this site's setting exceeds the minimum acreage per dwelling unit permitted by the current zoning of the property. The environmental setting of this site may be reduced in accordance with the provisions of the Historic Preservation Ordinance.



Lansdale House (Landon School)



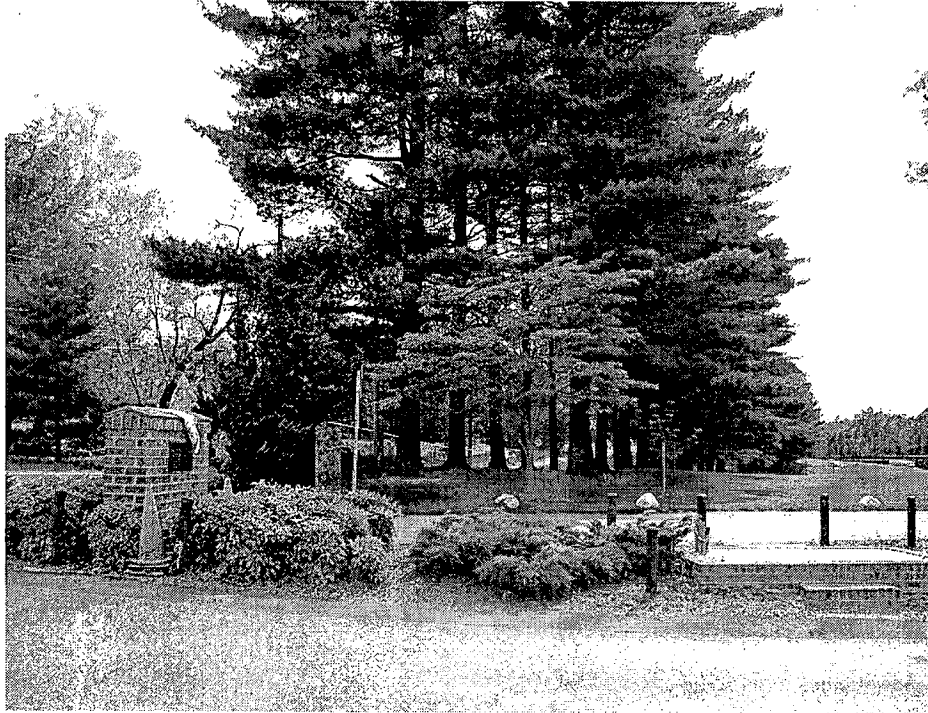
Driveway



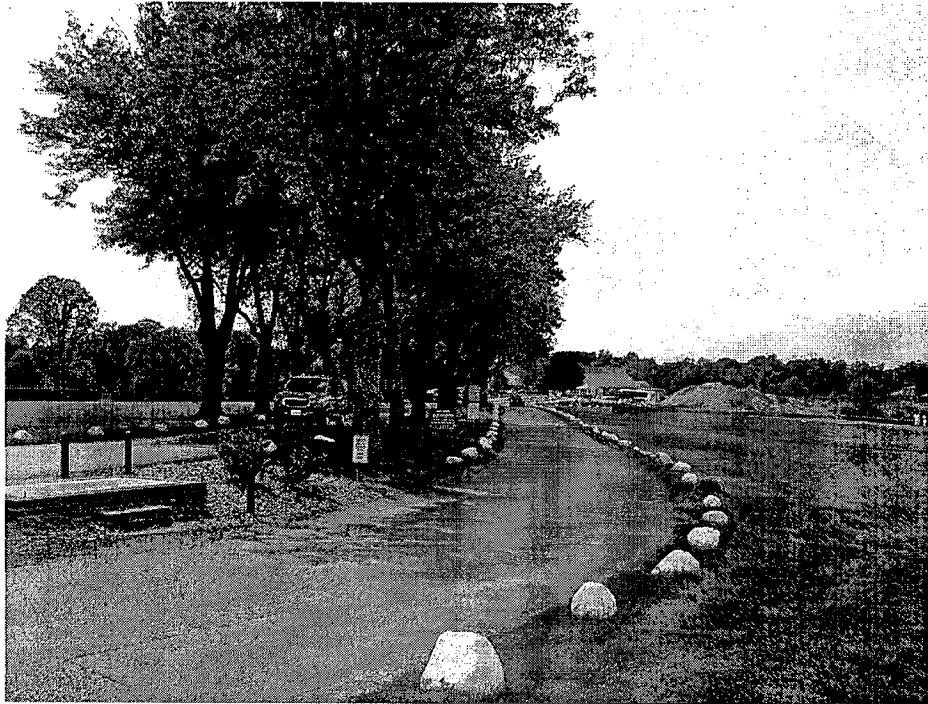
Entrance to Landon School from Wilson Lane



Entrance from Wilson Lane including existing brick wall and chain link fence



Entrance to school (location of gates)



View from entrance off Wilson Lane to farmhouse

shaded area:
Master Plan site 35/16
Lansdale House (Landon
School)

WILSON

LANE

GLW GUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 National Drive, Suite 250 • Burtonsville Office Park • Burtonsville, MD 20866
Tel: 301-421-4024 • Balt: 410-880-1820 • DC/VA: 301-989-2524 • Fax: 301-421-4186

David S. Weber, P.E., Prof. L. S.
David L. Little, P.E.
Carlton K. Gutschick, P.E.

ASSOCIATES

Kevin A. Foster, ASLA, AICP
Thomas C. O'Connor, Jr., Prof. L.S., P.E.
Michael J. Trappen, P.E.

Owner: **Landon School**
Property: 69.73 Acres, plus additional property identified on Tax Map GN563,
Bethesda, Montgomery County, Maryland 20817
GLW File No 01-109

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS AND COMMUNITY ASSOCIATIONS

<u>Name</u>	<u>Address</u>	<u>Block/Lot/Parcel</u>
Jorge H. Reisin P.D. Reisin	6115 Bradley Blvd. Bethesda, MD 20817	Block 1, Lot 81
David A. Glassman Martha A. Glassman	6111 Bradley Blvd. Bethesda, MD 20817	Block 1, Lot 80
Hall H. Sisson Wendi A. Levine	6121 Bradley Blvd. Bethesda, MD 20817	Block 1, Lot 82
Farzin Arsanjani Liela Ladjevardi	6125 Bradley Blvd. Bethesda, MD 20817	Block 1, Lot 83
Maryland National Capital Park and Planning Commission	6211 Bradley Blvd. Bethesda, MD 20817 Mailing Address: 8787 Georgia Avenue Silver Spring, MD 20910	Block 1, Lot 9
Judith N. Johnson, Trustee	6200 Bradley Blvd. Bethesda, MD 20817	Block A, Lot 1
David Yang Lizbeth A. Moses	6203 Poe Road Bethesda, MD 20817	Block A, Lot 8
Frederick H. Howell M.L. Howell	6205 Poe Road Bethesda, MD 20817	Block A, Lot 10

Shahida Rashid	6209 Poe Road Bethesda, MD 20817	Block A, Lot 12
Dorothea C. Trout, Trustee	6211 Poe Road Bethesda, MD 20817	Block A, Lot 11
Jochen Schmedtje W. Schmedtje	6304 Alcott Road Bethesda, MD 29817	Block C, Lot 2
John A. Martino Carole J. Wysocki	6308 Alcott Road Bethesda, MD 20817	Block C, Lot 6
Robert W. Lynn	6310 Alcott Road Bethesda, MD 20817	Block C, Lot 7
Ralph Harris E. R. Harris	6312 Alcott Road Bethesda, MD 20817	Block C, Lot 8
Landon School	6300 Alcott Road Bethesda, MD 20817 Mailing Address: 6101 Wilson Lane Bethesda, MD 20817	Block C, Lot 9
Landon School	6200 Poe Road Bethesda, MD 20817 Mailing Address: 6101 Wilson Lane Bethesda, MD 20817	Block D, Lot 1
Landon School	6210 Poe Road Bethesda, MD 20817 Mailing Address: 6101 Wilson Lane Bethesda, MD 20817	Block D, Lot 2
Bibb L. Strench Jacqueline A. Sincore	6314 Alcott Road Bethesda, MD 20817	Block D, Pt. Lot 6
Mark S. Ordan K.S. Ordan	8307 Whittier Blvd. Bethesda, MD 20817	Block D, Lot 8
Warren N. Davis Madge H. Henning	8305 Whittier Blvd. Bethesda, MD 20817	Block D, Lot 9

Seth A. Goldberg J.E. Goldberg	8303 Whittier Blvd. Bethesda, MD 20817	Block D, Lot 10
Warren Strober et. al., Trustee	8301 Whittier Blvd. Bethesda, MD 20817	Block D, Lot 11
Prabhakara Cuddapah R. Cuddapah	8316 Thoreau Dr. Bethesda, MD 20817	Block K, Pt. Lot 5 Pt. Lot 4
Lisa A. Prager	8319 Thoreau Dr. Bethesda, MD 20817	Block L, Lot 10
Adelaide Siegel, Trustee	8312 Bryant Dr. Bethesda, MD 20817	Block L, Lot 19
Herbert N. Dunning, et. al., Trustee	8309 Bryant Dr. Bethesda, MD 20817	Block U, Lot 13
Jack Vanderryn, et. al., Trustee	8112 Whittier Blvd. Bethesda, MD 20817	Block U, Lot 14
Stanley C. Livingstone V. A. Livingstone	8110 Whittier Blvd. Bethesda, MD 20817	Block U, Lot 15
Numa Magalhaes Beatriz S. Pinto	8108 Whittier Blvd. Bethesda, MD 20817	Block U, Lot 16
Alexander Adler R. G. Adler	8001 Whittier Blvd. Bethesda, MD 20817	Block W, Outlot A
Alexander Adler R. G. Adler	8003 Whittier Blvd. Bethesda, MD 20817	Block W, Lot 1
Esref Erkmen G. Erkmen	8005 Whittier Blvd. Bethesda, MD 20817	Block W, Lot 2
Landon School	8007 Whittier Blvd. Bethesda, MD 20817 Mailing Address: 6101 Wilson Lane Bethesda, MD 20817	Block W, Lot 3
Graciela Lituma	8009 Whittier Blvd. Bethesda, MD 20817	Block W, Lot 4

Andrew L. Silver T. A. Silver	8011 Whittier Blvd. Bethesda, MD 20817	Block W, Lot 5
Rosalind H. Kaye	8013 Whittier Blvd. Bethesda, MD 20817	Block W, Lot 6
Ildiko M. Yen-Komshian	8015 Whittier Blvd. Bethesda, MD 20817 Mailing Address: 7302 Burdette Ct. Bethesda, MD 20817	Block W, Lot 7
Teresa C. Wu	8017 Whittier Blvd. Bethesda, MD 20817	Block W, Lot 8
Selcuk Ozgediz M. Ozgediz	8019 Whittier Blvd. Bethesda, MD 20817	Block W, Lot 9
Stanley S. Bender	8101 Whittier Blvd. Bethesda, MD 20817	Block W, Lot 10
William N. Stokes J. Stokes	8103 Whittier Blvd. Bethesda, MD 20817	Block W, Lot 11 Outlot B
John S. Class M. M. Class	8000 Whittier Blvd. Bethesda, MD 20817	Block V, Lot 22
Muthuthamby Sreetharan M. Sreetharan	6300 Wilson Lane Bethesda, MD 20817	Block F, Lot 1
Hiroshi Ishida	6206 Wilson Lane Bethesda, MD 20817	Block E, Lot 2
William C. Baldwin M-E Baldwin	6204 Wilson Lane Bethesda, MD 20817 Mailing Address: 13 Old Creek Court Potomac, MD 20854	Block E, Lot 3
Dean Plotnick Beverly Dankowitz	6202 Wilson Lane Bethesda, MD 20817	Block E, Lot 4

Emmett W. Carpenter E. C. Carpenter	7408 Westfield Dr. Bethesda, MD 20817 Mailing Address: 47966 Water View Drive St. Inigoes, MD 20653	Block 3, Lot 1
Randolph D. Bracey	6118 Wilson Lane Bethesda, MD 20817	Block 2, Lot 10
Suzanne C. Keane M. P. Keane	6116 Wilson Lane Bethesda, MD 20817	Block 2, Lot 11
Patrick M. Kelsey D. D. Kelsey	6114 Wilson Lane Bethesda, MD 20817	Block 2, Lot 12
Barbara Mistrik	6112 Wilson Lane Bethesda, MD 20817	Block 2, Lot 13
Bashir A. Otmany	6110 Wilson Lane Bethesda, MD 20817	Block 2, Lot 14
Scott E. Dychtwald Liliana L. Lopez-Contreras	6108 Wilson Lane Bethesda, MD 20817	Block 2, Lot 1
Chung-Ling Liu Fen-Chih Shen	6106 Wilson Lane Bethesda, MD 20817	Block 1, Lot 1
Kourosch Amin-Tehrani	6100 Wilson Lane Bethesda, MD 20817	Block A, Lot 2
Rita L. Albina	6102 Wilson Lane Bethesda, MD 20817 Mailing Address: 6311 Tilden Lane North Bethesda, MD 20852	Block A, Lot 1
Jinak Kim K. L. Kim	6026 Wilson Lane Bethesda, MD 20817	Block B, Lot 22
Eleanor F. Shaw, Trustee	6024 Wilson Lane Bethesda, MD 20817	Block B, Lot 23
William P. Diamond	6022 Wilson Lane Bethesda, MD 20817	Block B, Lot 24

Shelby L. Stanton K. R. Stanton	6020 Wilson Lane Bethesda, MD 20817	Block B, Lot 25
Peter Kunz	6018 Wilson Lane Bethesda, MD 20817	Block B, Lot 26
Harold J. Clem R. D. Clem	6000 Wilson Lane Bethesda, MD 20817	Block B, Lot 27
Zacharty T. Levine Jennifer A. Levine	5912 Aberdeen Rd. Bethesda, MD 20817	Block 2, Lot 6
Mark D. Bierbower E. D. Bierbower & Robert G. Brewer, Jr., Trustee	8101 Merrick Rd. Bethesda, MD 20817	Block 1, Lot 16
Robert G. Brewer, Jr., Trustee	8005 Merrick Rd. Bethesda, MD 20817 Mailing Address: 105 Grafton Street Chevy Chase, MD 20815	Block 1, Lot 15
William W. Garner Diana G. Garner	8106 Merrick Rd. Bethesda, MD 20817	N698
Jane E. Platt, et. al., Trustee	6030 Dellwood Place Bethesda, MD 20817	N652, Lot P2
Robin D. Frosh	6013 Selvyn Rd. Bethesda, MD 20817	Block 5, Lot 6
Stanley B. Frosh, et. al.	6100 Bradley Blvd. Bethesda, MD 20817	Block 5, Lot 7
Jack C. Fensterstock Mary J. Normandy	6106 Bradley Blvd. Bethesda, MD 20817	N537 N490
Landon School	6120 Bradley Blvd. Bethesda, MD 20817 Mailing Address: 6101 Wilson Lane Bethesda, MD 20817	N406

Landon School

6110 Bradley Blvd.
Bethesda, MD 20817
Mailing Address:
6101 Wilson Lane
Bethesda, MD 20817

N489

Landon School

6116 Bradley Blvd.
Bethesda, MD 20817
Mailing Address:
6101 Wilson Lane
Bethesda, MD 20817

N432

COMMUNITY ASSOCIATIONS

Woodhaven Citizens Association

Pam Blumenthal, V.P.
8301 Woodhaven Blvd.
Bethesda, MD 20817
(301) 469-9407

Hillmead Citizens Association

Anita Sorensen, Pres.
8736 Ridge Road
Bethesda, MD 20817
(301) 365-8809

Bradmoor Citizens Association

Shawn Henoon
8604 Hempstead Rd.
Bethesda, MD 20817
(301) 493-6195

English Village Association

Marcia Sullivan, Pres.
5715 Wilson Lane
Bethesda, MD 20817
(301) 320-0638

Marwood Home Owners Association

Artie Aronoff, Pres.
11212 River View Dr.
Potomac, MD 20854

Marwood Home Owners Association
c/o, Comonsource Management, Inc.
8720 Georgia Avenue, Suite 600
Silver Spring, MD 20910

Bethesda Woods Home Owners Association
David Gonzalles, Pres.
7915 Springer Road
Bethesda, MD 20817

Whittier Woods Civic Association
Georgia Shaw, Pres.
6112 Landon Lane
Bethesda, MD 20817

Bannockburn Citizens Association
Alan Sterling, V.P.
7025 Selkirk Drive
Bethesda, MD 20817
(301) 229-3345

Bannockburn Citizens Association
Geert Van Brandt, Pres.
7000 Selkirk Drive
Bethesda, MD 20817
(301) 320-6767

Old Georgetown Road Coalition
Michelle Ratcliff, Contact
9302 Jessup Lane
Bethesda, MD 20814
(301) 530-1449

Bethesda Coalition
Dennis Wood, Pres.
4109 Woodbine Street
Chevy Chase, MD 20815
(301) 656-8042

TML/vcm



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION
COMMENTS

TO: Gutschick Little and Weber NRI/FSD # 4-02408
Attn: Tim Longfellow, Kevin Foster Date Recd Env Plng 11JUNE2002
3909 National Drive Suite 250 Type of Plan NRI/FSD
Burtonsville, Maryland 20866 Name of Plan The Landon School (72.70 acres)
Daytime Phone # 301 421 4024 Existing Forest 12.76 acres
Fax # 301 421 4186 Watershed Booze Creek to Cabin John

The subject Natural Resources Inventory/Forest Stand Delineation Plan has been reviewed by the Environmental-Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

Adequate as submitted. (NRI/FSD plan and supporting information is in Environmental Planning Division file.)

RECOMMENDATIONS:

Approval, pending revisions. Forest Conservation Plan may be submitted. (Approval may be subject to confirmation of floodplain and wetlands delineation at later planning stages.)


This property is not located within a Special Protection Area.

COMMENTS:

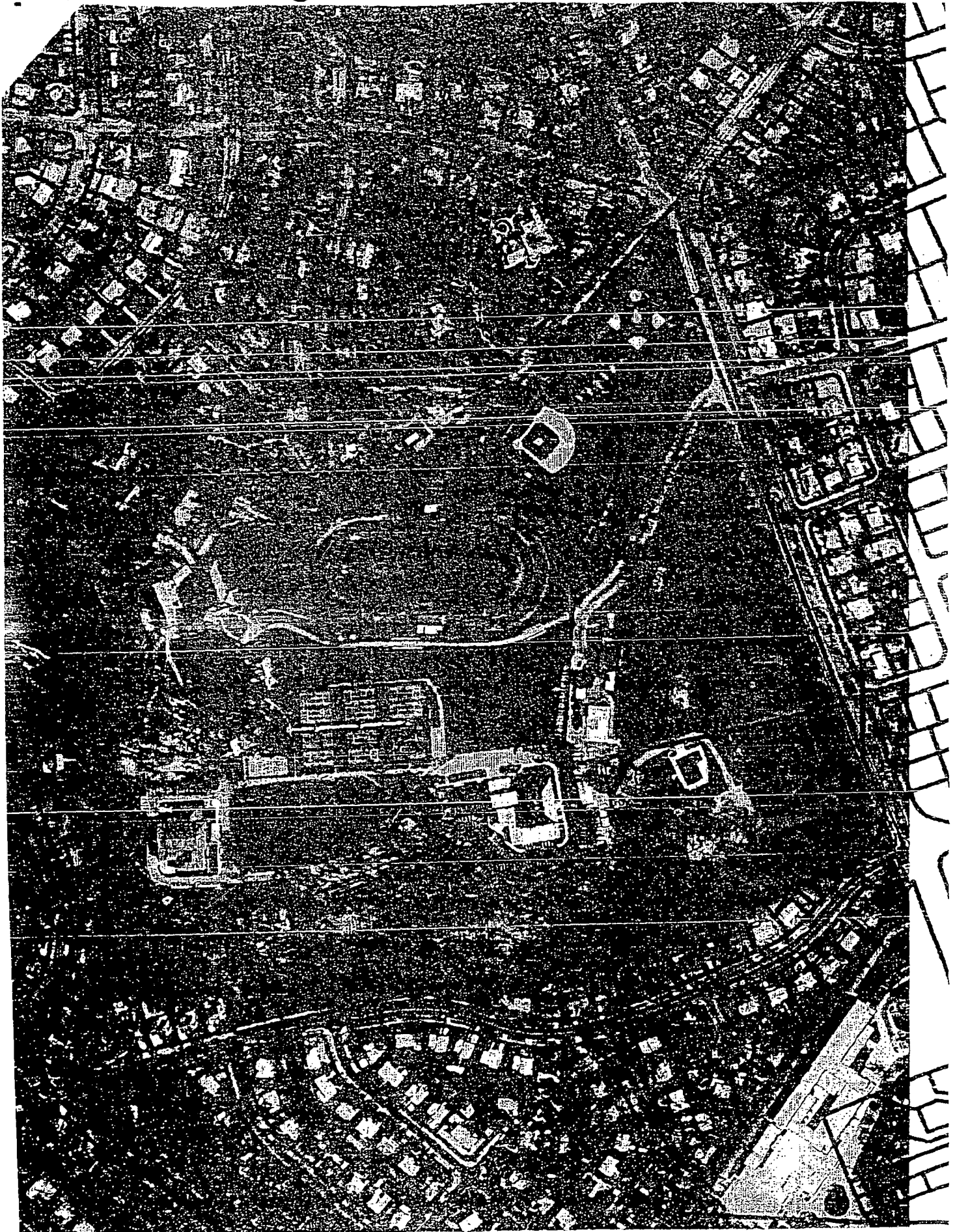
Property appears to have an additional 1.54 acres of forest associated with wooded area north of Middle school. Clearly note forested areas on NRI/FSD and provide narrative/justification as to why additional area may or may not meet forest designation criteria. Include and label boundary on NRI/FSD for 11.95 acre historic setting (35/16 C.W. Lansdale House/Landon School). With these changes, original can be submitted for signature.

RNI/FSD previously approved 4-99174E and 4-00271E (Soccer Field grading).

Specimen trees on this property are given priority consideration for retention. Removal of any specimen tree will require justification, and authorization of the M-NCPPC Environmental Planning Division. Removal of specimen trees may require mitigation.

SIGNATURE:  DATE: 10JULY2002
Dominic Quattrocchi, Environmental Planning Division, (301-495-1323)

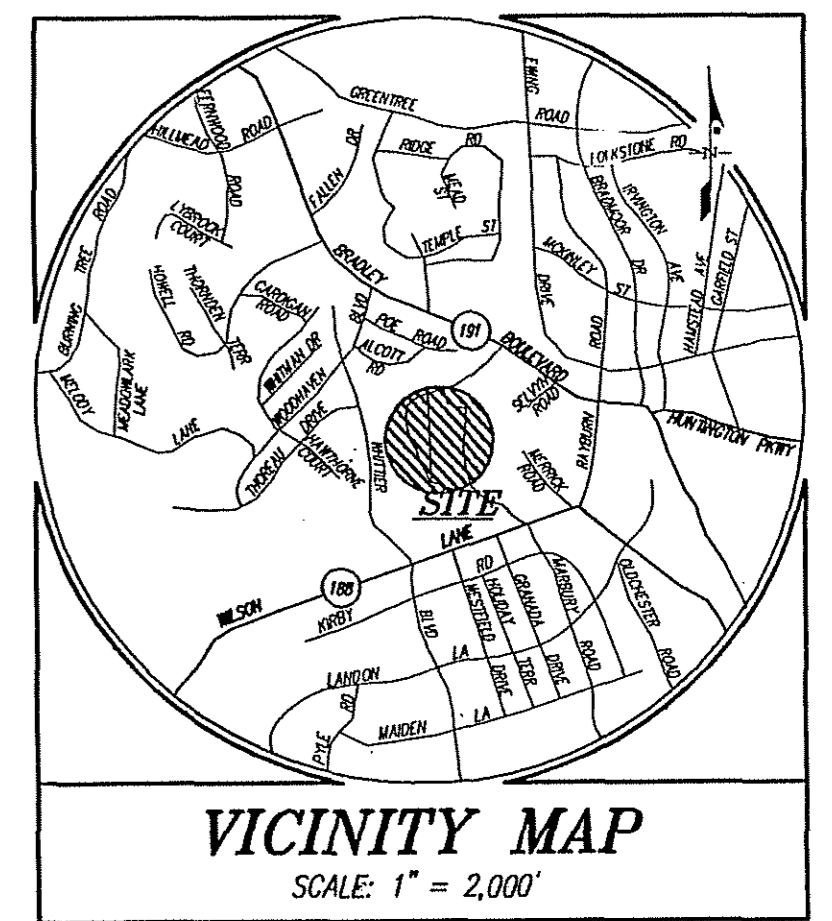
Cc The Landon School, 6101 Wilson Lane
File



48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

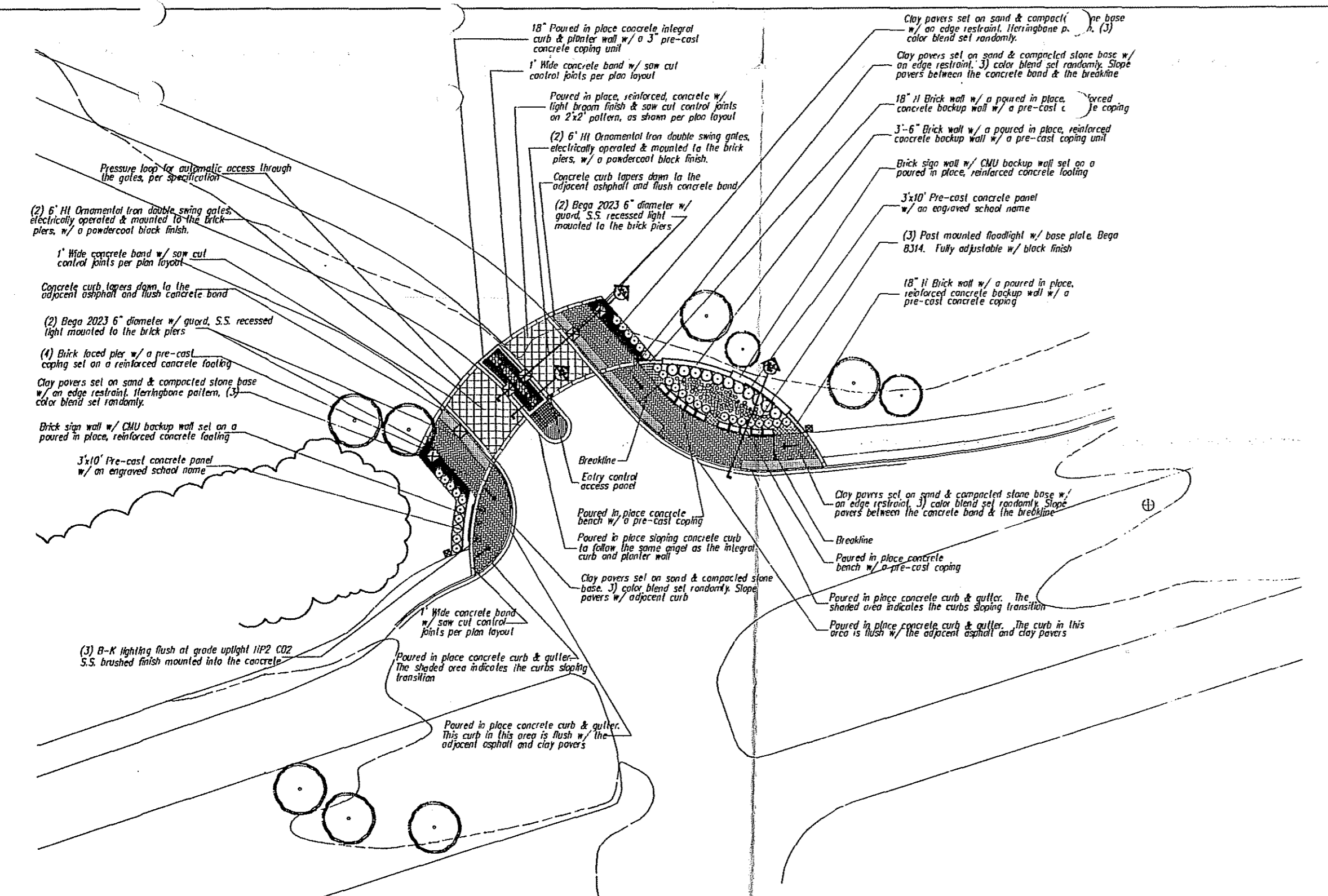


- GENERAL NOTES**
1. APPLICANT/PROPERTY OWNER: LONDON SCHOOL
6101 WILSON LANE
BETHESDA, MARYLAND 20817
ATTN: DAVID WAHL
 2. SITE ADDRESS: 6101 WILSON LANE
BETHESDA, MARYLAND 20817
 3. SITE DATA: TAX MAP NO. GN 563
PARCEL A
ELECTION DISTRICT NO. 7
CURRENT USE: PRIVATE EDUCATIONAL INSTITUTION
ZONED: R-90/R-90-TDR
TRACT SIZE: 69.736 ACRES
 4. THE PROPOSED WORK INCLUDES ENTRY GATE IMPROVEMENTS, SIDEWALKS, AND LANDSCAPING.
 5. PARKING ANALYSIS:
PARKING REQUIRED: ONE PARKING SPACE FOR EACH EMPLOYEE, INCLUDING TEACHERS AND ADMINISTRATORS, PLUS SUFFICIENT OFF-STREET PARKING SPACE FOR THE SAFE AND CONVENIENT LOADING AND UNLOADING OF STUDENTS, PLUS ADDITIONAL FACILITIES FOR ALL STUDENT PARKING.

FACULTY/STAFF	150
STUDENT DRIVERS	151
SUBTOTAL	301
CREDIT FOR FACULTY/STAFF LIVING ON CAMPUS	15
	286
PARKING PROVIDED	324
 6. TOTAL DISTURBED AREA= 3,970 SQ. FT. OR 0.0911 ACRES.
 7. THERE ARE NO NEW WATER AND SEWER CONNECTIONS PROPOSED FOR THIS PROJECT.
 8. THE EXISTING BUILDINGS ARE SERVED BY PUBLIC WATER AND SEWER.

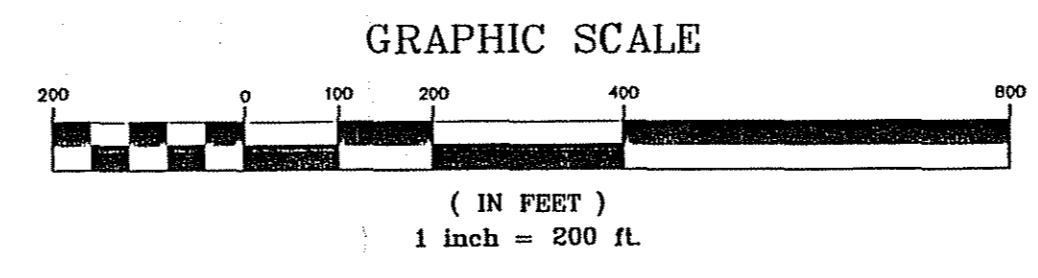


PROPOSED ENTRY GATE IMPROVEMENTS. SEE INSET DETAIL THIS SHEET



ENTRY- GATE INSET DETAIL
SCALE 1" = 30'

Design of this area is by CS&D and is their responsibility. For questions, please contact Scott Huat, 443-423-1298



L:\CADD\DR-WINGS\01109\ENTRY-GATES\0110905F.DWG 02/05/2003 03:02:16 PM EST

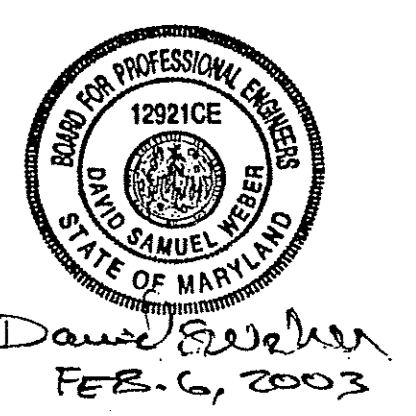
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 220 - BIRTINGVILLE OFFICE PARK
BIRTINGVILLE, MARYLAND 20869
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

11/18/2002	ADDRESSED MDCOPS COMMENTS	CLB	TML
10/10/2002	ISSUED FOR PERMIT	CLB	TML
DATE	REVISION	BY	APP'R

PREPARED FOR:
LONDON SCHOOL FOR BOYS
6101 WILSON LANE
BETHESDA, MARYLAND 20817
ATTN: DAVID WAHL
PHONE: 301-330-3200
FAX: 301-320-2787

OVERALL SITE PLAN
LONDON SCHOOL
PARCEL "A"
LIBER 632 FOLIO 52

WSSC SHEET 210NW6		
LONDON SCHOOL ENTRY-GATES		
SCALE 1"=200'	ZONING R-90/ R-90TDR	G. L. W. FILE No. 01109
DATE FEB, 2003	TAX MAP - GRID GN-563	SHEET C-1



SEVENTH ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND