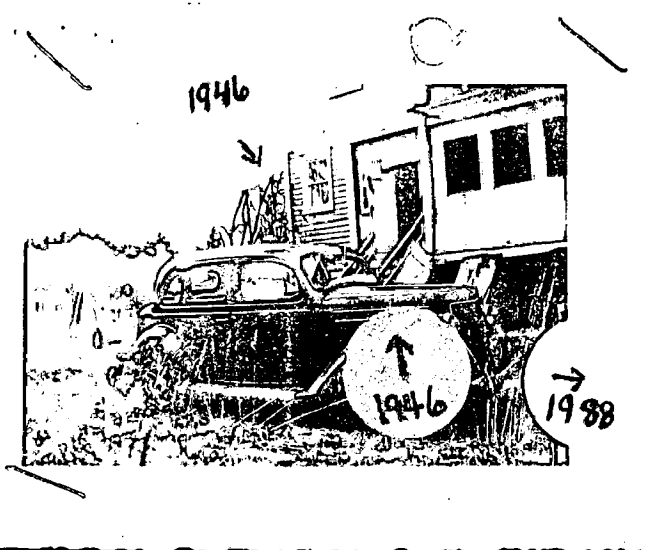


#35/3-94A 5506 Beech Avenue  
#35/3, Alta Vista



East View  
 Top row: 1. to r. 1946, '88, '92  
 Middle: 1. to r. 1990  
 Bottom: 1. .1992

Locator dots:  
 RED--basement entrance  
 YELLOW--first floor  
 Powder room window.

Alta Vista House.  
 5506 Beech Av., Bethesda, Md.  
 March 15, 1994

Libbie Dumaine

03/15/94

I think the filing  
fee should be waived --  
this is not an environmentally-  
disturbing renovation.

Lib

According to the Mpt.  
Co. Journal, I'm going to be  
paying \$425.00 for trash collection this  
year.





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

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

DATE: April 15, 1994

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a 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, 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.

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

with 17 attachments



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 554626

NAME OF PROPERTY OWNER LIBBIE C. Dumaine TELEPHONE NO. [202]-493-5851  
(Contract/Purchaser) (Include Area Code)

ADDRESS 5506 BEECH AV. BETHESDA MD CITY BETHESDA STATE MD ZIP 20814

CONTRACTOR Buone Home Improvement Inc TELEPHONE NO. [202] 921-0915  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY Sarah Myers TELEPHONE NO. [301] 411-1301  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 5506 BEECH Street AVENUE

Town/City BETHESDA Election District 7

Nearest Cross Street MONTGOMERY DRIVE

Lot 26 Block \_\_\_\_\_ Subdivision 50 - PLAT (ACIA VISTA)

Liber 7461 Folio 402 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

|            |            |                       |          |                                 |                   |               |
|------------|------------|-----------------------|----------|---------------------------------|-------------------|---------------|
| Construct  | Extend/Add | <u>Alter/Renovate</u> | Repair   | Circle One: A/C                 | Slab              | Room Addition |
| Wreck/Raze | Move       | Install               | Revision | Porch                           | Deck              | Fireplace     |
|            |            | Revocable             |          | Fence/Wall (complete Section 4) | Shed              | Solar         |
|            |            |                       |          |                                 | Woodburning Stove | Other         |

1B. CONSTRUCTION COSTS ESTIMATE \$ 7930

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

|              |               |                          |
|--------------|---------------|--------------------------|
| 01 ( ) WSSC  | 02 ( ) Septic | 2B. TYPE OF WATER SUPPLY |
| 03 ( ) Other |               | 01 ( ) WSSC              |
|              |               | 02 ( ) Well              |
|              |               | 03 ( ) Other             |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches N.H.

4B. 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 \_\_\_\_\_ (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.

Libbie C. Dumaine  
Katherine Seward WITNESS TO SIGNATURE

Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

APPROVED X - with conditions For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date April 13, 1994

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

Alta Vista House: East View



APPROVED

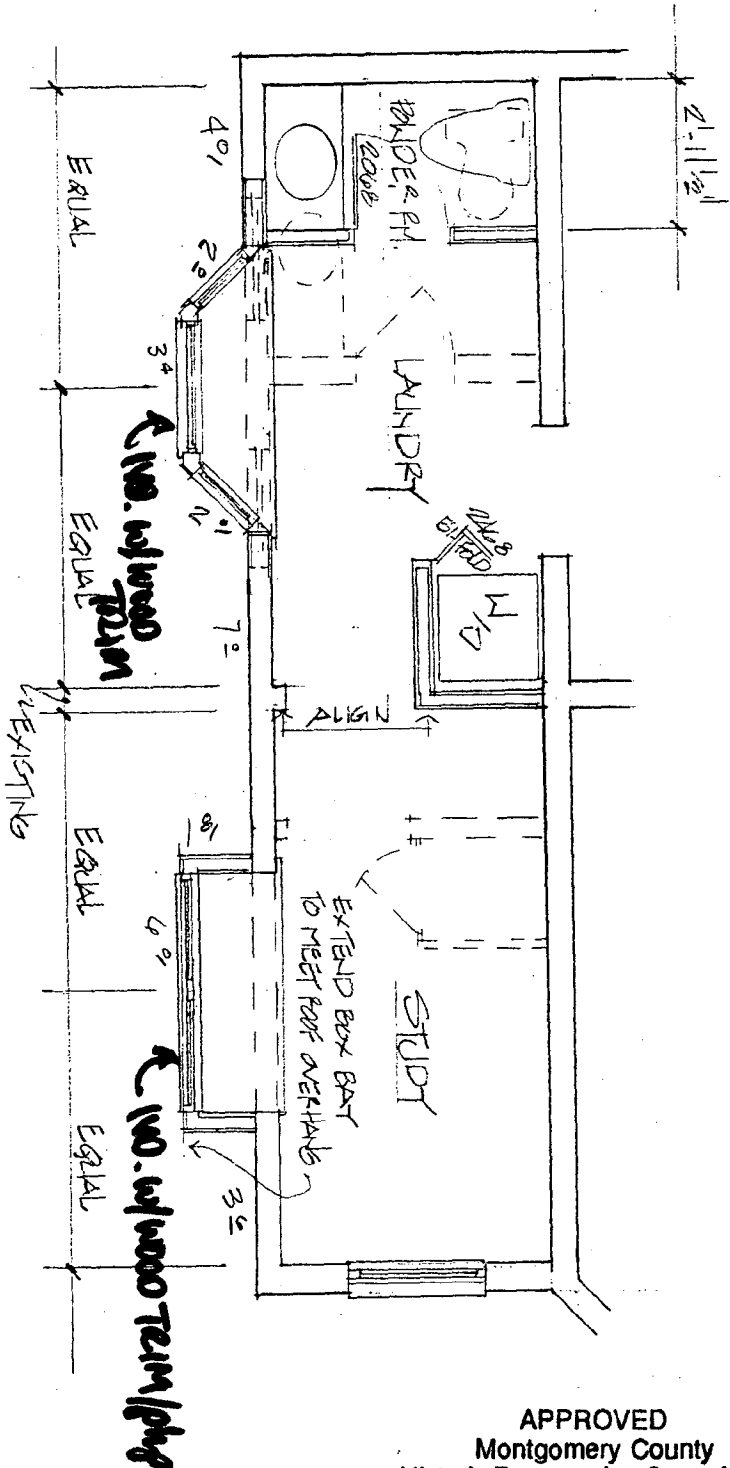
Montgomery County

Historic Preservation Commission

*Patricia S. Harris Parker*

SIDE YARD  
ELEVATION

DUMAINE RESIDENCE



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia S. Hayes Parker*



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5506 Beech Avenue

Meeting Date: 04/13/94

Resource: Alta Vista,  
Master Plan Site #35/3

HAWP: Alterations

Case Number: 35/3-94A

Tax Credit: No

Public Notice: 03/30/93

Report Date: 04/06/94

Applicant: Libbie Dumaine

Staff: Patricia Parker

PROPOSAL: Addition of two bay  
windows

RECOMMEND: Approval w/  
condition

---

BACKGROUND

This proposal is for modifications to the side elevation of Alta Vista, Master Plan Site #35/3. The applicant proposes to construct two new bay windows - one would have a rectilinear configuration and the other would have slanting windows. Both bay windows would be cantilevered and the rectangular bay would not extend beyond the roofline. Interior partition changes are also being made as part of the proposal.

Alta Vista is an individually designated site (approved in 1990 by the County Council) that lends its name to the surrounding area. It is a mid-19th century frame house which was extensively remodeled in 1880 by its owner, Louis Keiser. It exhibits Queen Anne styling and Eastlake detailing. Alta Vista is significant because of its link to the community's past as well as its late-Victorian architecture, particularly the gables, wrap-around porch, bay and pendants. The environmental setting is 22,008 square feet.

STAFF DISCUSSION

The applicant is proposing to remove two existing 1/1 windows on the first floor in order to create one new opening for the slanting bay window at this level. This change would occur in a part of the house which has already experienced changes in the mid-20th century. Also, a rectilinear bay window would be installed in a new opening which would be located in another area that has been altered by a later addition. The applicant has provided documentation indicating that this addition was probably completed in 1988.

The proposed changes will affect the side elevation of the historic house and they would be visible from the street. No change is proposed to the street facade. The applicant proposes to line-up the bay, which replaces the two windows, with the upper-story windows and to keep the depth of the rectilinear bay, which would occur in the addition, inside the projecting roof line. The slanting bay would have a pediment and decorative trimwork matching trimwork at the upper-story. The new windows in both bays would be 1/1.

Staff feels that the concept of removing two windows is not problematic because they occur in part of the house having already experienced extensive change. Staff is pleased that the rectilinear bay is tucked inside the roofline and that the bay which replaces the two window openings is centered on the first floor beneath the upper story windows. Further, that the use of 1/1 windows on this elevation is possible. However, staff suggests that the proposed windows be wood with wood sash and trim. In fact, staff would be pleased to review a submitted manufacturer's sample to be assured that the window units are compatible with that of the historic house.

#### STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with the Secretary of the Interior's Standards for Rehabilitation #2, and #9 and #10:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

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

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the following condition:

1. The proposed bay windows should be wood with wood sash and trim. The applicant should submit a manufacturer's sample of the bay window units for approval.

with 7 attachments



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 554626

NAME OF PROPERTY OWNER LIBBIE C. Dumaine TELEPHONE NO. [301] - 493-5651  
(Contract/Purchaser) (Include Area Code)

ADDRESS 3506 BEECH AV., BETHESDA MD STATE 20814  
CITY (Include Area Code) ZIP

CONTRACTOR Boone Home Improvement, Inc. TELEPHONE NO. [301] 921-0915  
CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY Sarah MUMS TELEPHONE NO. [301] 460-6321  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 5506 BEECH Street AVENUE

Town/City BETHESDA Election District 7

Nearest Cross Street MONTGOMERY DRIVE

Lot 26 Block \_\_\_\_\_ Subdivision 50 - PLAT (ACTA VISTA)

Liber 9461 Folio 402 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

|            |            |                       |          |                                 |                   |               |
|------------|------------|-----------------------|----------|---------------------------------|-------------------|---------------|
| Construct  | Extend/Add | <u>Alter/Renovate</u> | Repair   | Circle One: A/C                 | Slab              | Room Addition |
| Wreck/Raze | Move       | Install               | Revision | Porch                           | Deck              | Fireplace     |
|            |            | Revocable             |          | Fence/Wall (complete Section 4) | Shed              | Solar         |
|            |            |                       |          |                                 | Woodburning Stove | Other         |

1B. CONSTRUCTION COSTS ESTIMATE \$ 7920.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # Permit Hist: 1989. See PLM 0122191

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes, 1989

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS. Relevant only for new plumbing connections.

2A. TYPE OF SEWAGE DISPOSAL

|              |   |                          |
|--------------|---|--------------------------|
| 01 ( ) WSSC  | 02 ( ) Septic                             | 2B. TYPE OF WATER SUPPLY |
| 03 ( ) Other | <u>2</u> <u>low brated drinking water</u> | 01 ( ) WSSC              |
|              |   | 02 ( ) Wall              |
|              |   | 03 ( ) Other             |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL N.A.

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (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.

Libbie C. Dumaine  
Katherine Seward [WITNESS TO SIGNATURE]

Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

THIS RENNOVATION -- NOT TO BE COMPLETED IMMEDIATELY  
-- DOES NOT ALTER "THUMBPRINT" OF HOUSE. Modified  
Bay Windows ARE CANTILEVERED AND DO NOT EXTEND  
BEYOND ROOF LINE. See ARCHITECT'S DRAWING (ENCL.)  
1930's WINDOWS ARE DIFFICULT TO CLEAN, REPAIR.  
See photos of EAST Side Changes. Since 1946

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

No IMPACT.

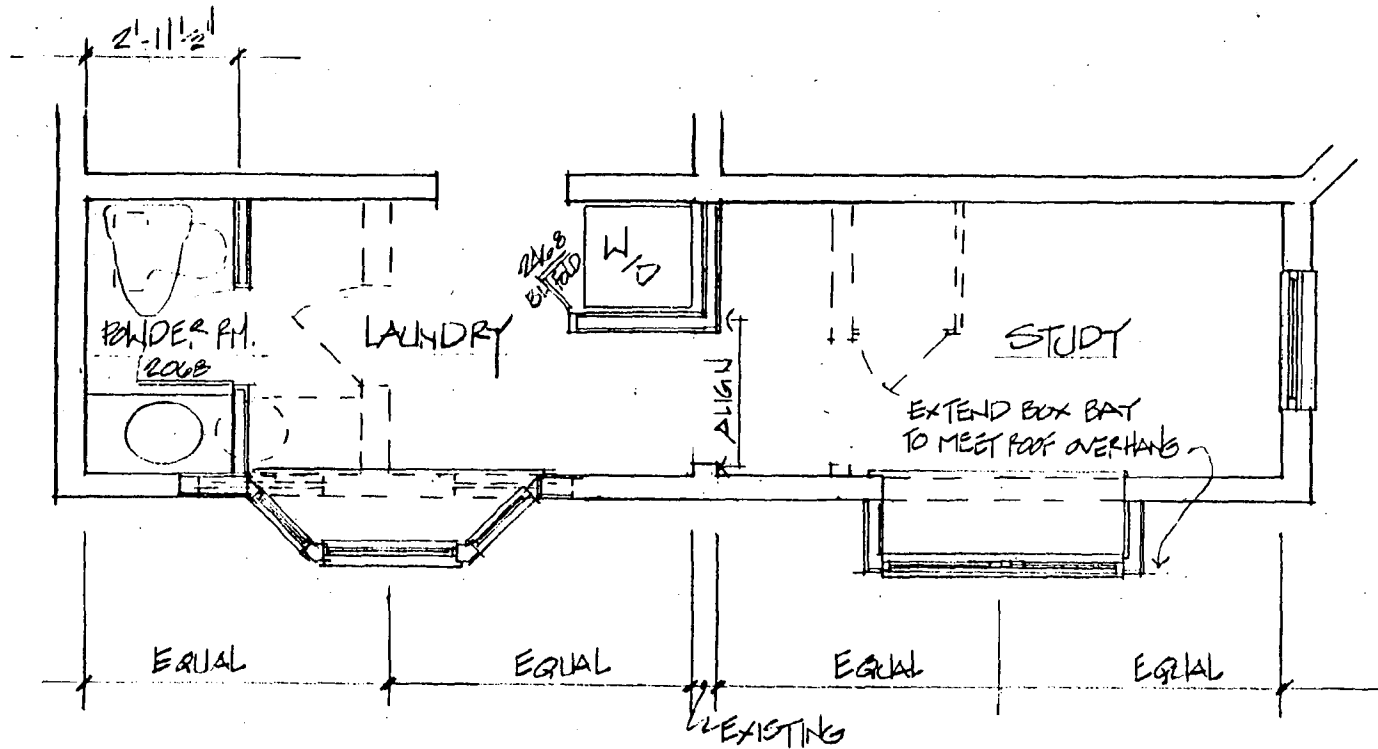
5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

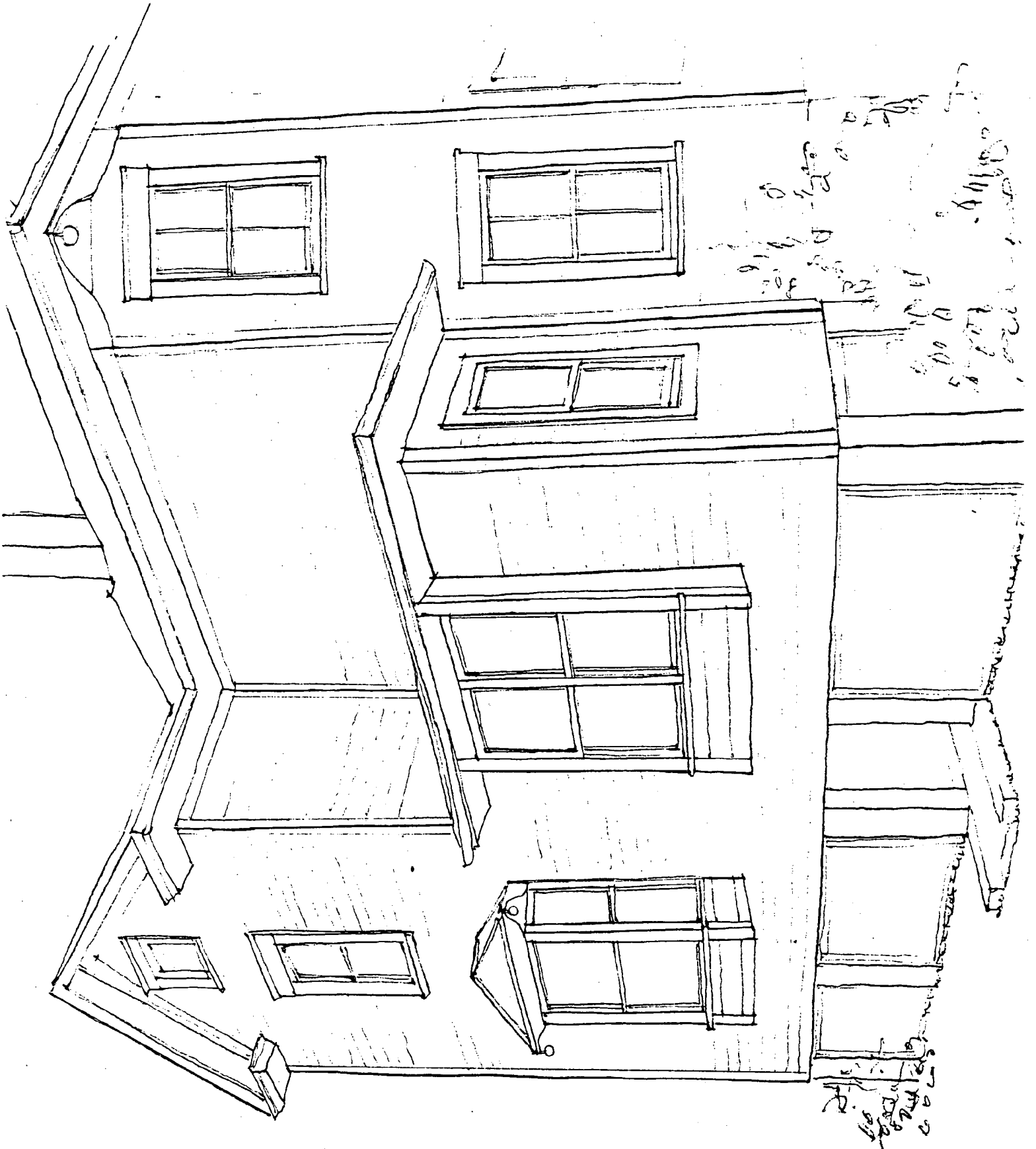
1. Name BETHESDA Chevy Chase YMCA  
 Address CORNER Old Georgetown Rd / Beech Av.  
 City/Zip BETHESDA, MD 20814
2. Name Fay RAGLAND  
 Address MONTGOMERY Av.  
 City/Zip BETHESDA, MD 20814



SIDE YARD  
 ELEV. & PLAN

DUMAINE RESIDENCE

Alta Vista House. East View







East View  
 Top row: 1. to r. 1946, '88, '92  
 Middle: 1. to r. 1990  
 Bottom: 1. . . . 1992

Locator dots:  
 RED--basement entrance  
 YELLOW--first floor  
 Powder room window.

Alta Vista Home

\*\*\*\*\* HISTORIC SITE FORM \*\*\*\*\*

ATLAS # 35/003-000 HIST. NAME ALTA VISTA \_\_\_\_\_ ENTRY DATE 01/29/91  
ADDRESS 5506 BEECH AVENUE, BETHESDA, MD. \_\_\_\_\_  
OWNER ROBT. & L.C. DUMAINE \_\_\_\_\_ ADDRESS 5506 BEECH AVE \_\_\_\_\_  
CITY BETHESDA \_\_\_\_\_ STATE MD ZIP 20814 PHONE 530-8789 \_\_\_\_\_  
TAX ACCOUNT # 00554626 TAX MAP # HP122 MAP COORD 212405  
LOT/BLOCK ALTA VI P26 ACREAGE 0000.56 ZONING R60 USE 111 \_\_\_\_\_  
MASTER PLAN BETHESDA/CHEVY CHASE \_\_\_\_\_ CIVIC 068 \_\_\_\_\_

\*\*\*\* DESCRIPTION/SIGNIFICANCE \*\*\*\*

CRITERIA 1A 1D 2A 2E \_\_ YEAR 1852 COND GOOD/ALI. STYLE QUEEN ANNE / EASTLAKE \_\_  
FEATURES/INTEREST CHANGED IN 1880 \_\_\_\_\_  
ENVIR SETTING SETTING IS ENTIRE 22,008 SQFT. PARCEL \_\_\_\_\_

\*\*\*\* ADMINISTRATIVE INFORMATION \*\*\*\*

STATUS MASTER PLAN \_\_\_\_\_  
HIST PRES COMM REC POS BOARD REC POSITIVE \_\_\_\_\_ COUNCIL ACTION POSITIVE \_\_\_\_\_  
HPC EVAL DATE 02/17/87 BOARD HEARING DATE 01/30/89 BOARD ACTION DATE 05/30/89  
CC RES # 11-1236 DATE 03/22/90 MNCPPC RES # 20-32 DATE 02/12/90

COMMENTS ONE OF OLDEST STRUCTURES IN THE AREA, ADJACENT TO FORMER TROLLEY LN.  
GAVE ITS NAME TO THE AREA. \_\_\_\_\_

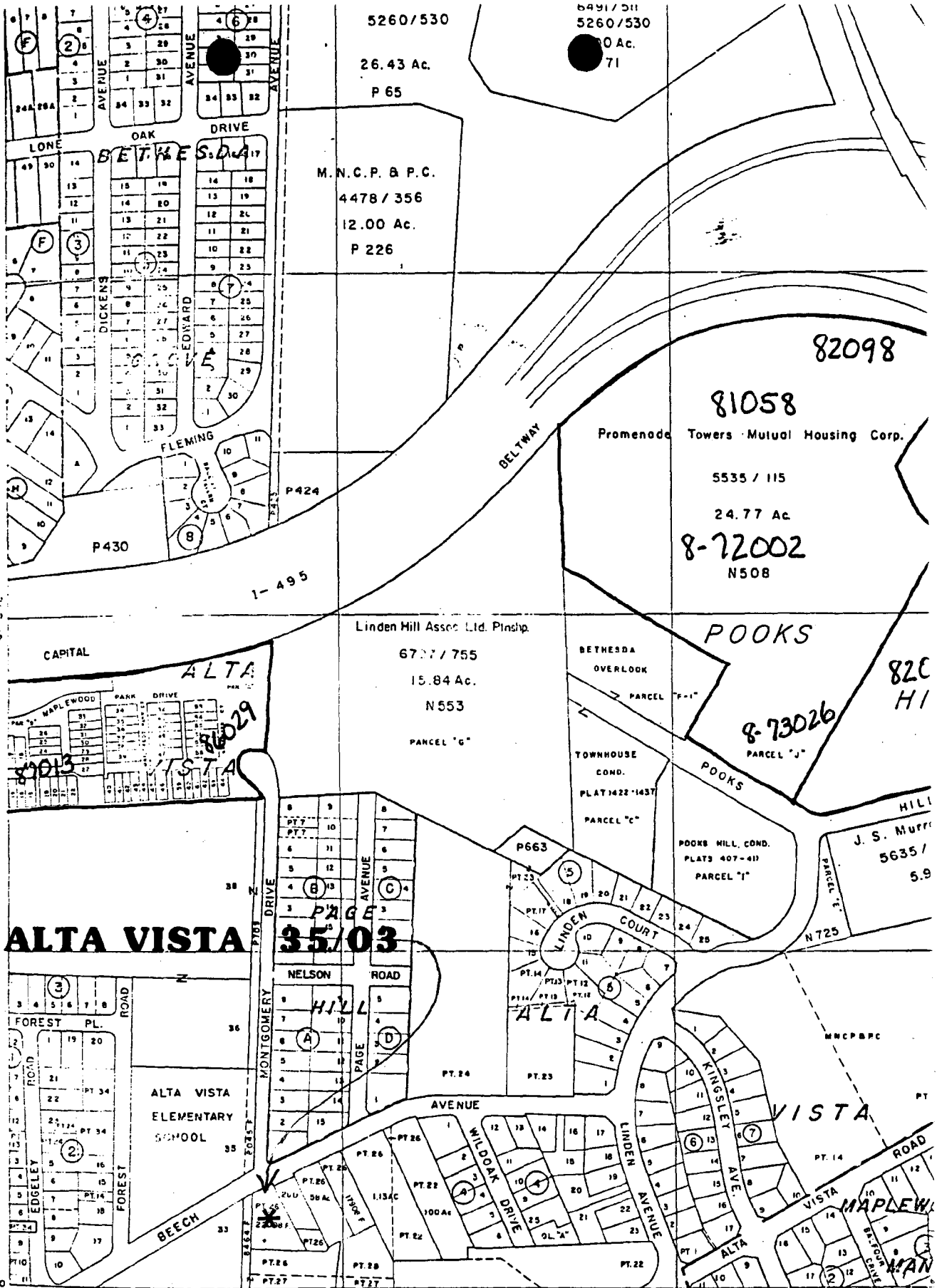
CRITERIA

- (1) *Historical and cultural significance.* The historic resource:
- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
  - b. Is the site of a significant historic event;
  - c. Is identified with a person or a group of persons who influenced society; or
  - d. Exemplifies the cultural economic, social, political or historic heritage of the county and its communities.

- (2) *Architectural and design significance.* The historic resource:
- a. Embodies the distinctive characteristics of a type, period or method of construction;
  - b. Represents the work of a master;
  - c. Possesses high artistic values;
  - d. Represents a significant and distinguishable entity whose components may lack individual distinction; or
  - e. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. (Ord. No. 9-4, § 1.)



#35103 ALTA VISTA



P2

GP 502

**ALTA VISTA 35/03**

N44000

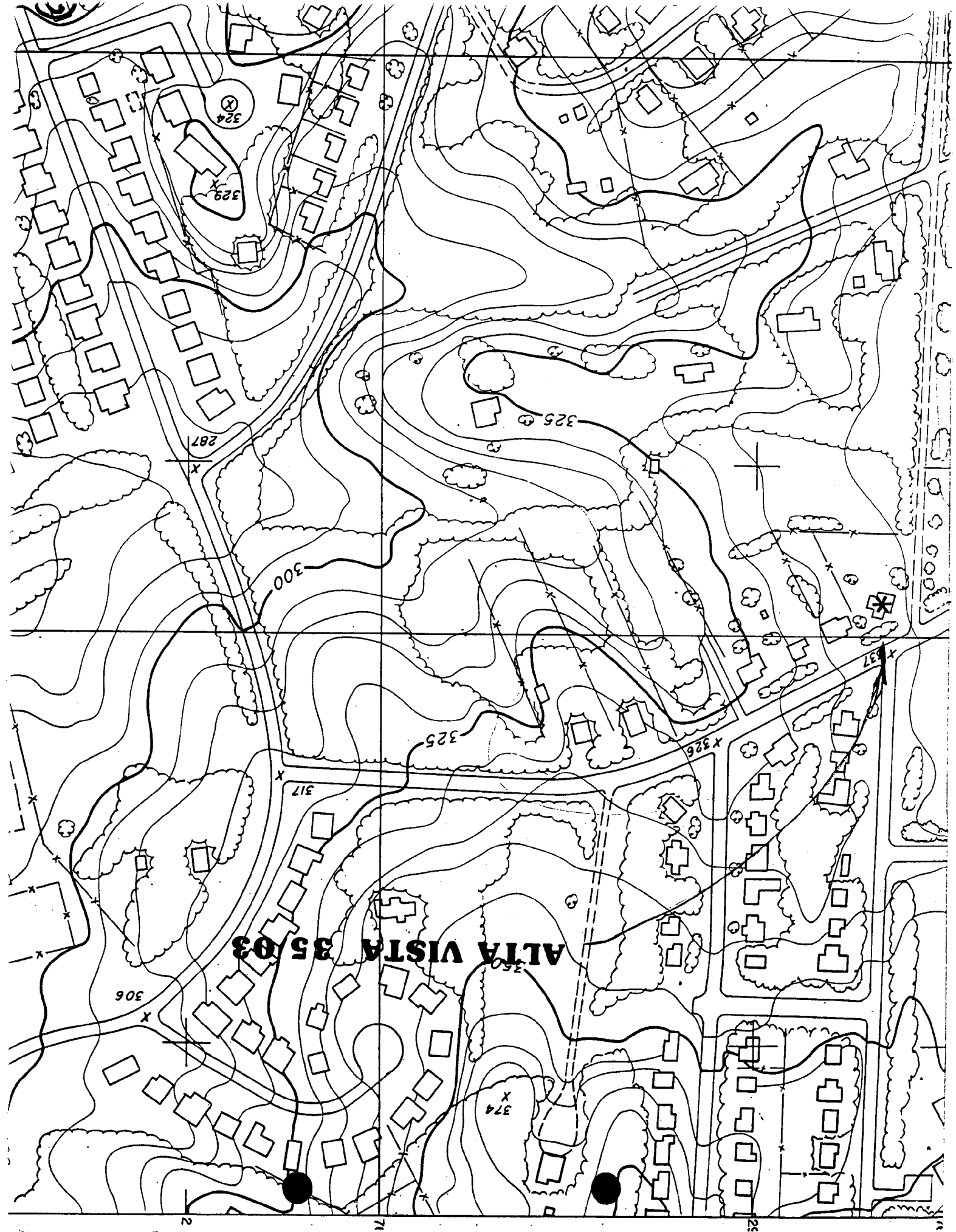
W10000

ROADS AND STREAMS ARE CONTROLLED FROM PLANIMETRIC MAPS COMPILED BY MNCPC AND USGS; COORDINATES SHOWN ARE BASED ON W.S.C. COORDINATE SYSTEM. PROPERTY LINES ARE COMPILED BY THIS OFFICE FROM DEED DESCRIPTIONS AND ARE NOT TO BE INTERPRETED AS ACTUAL FIELD SURVEYS. USERS NOTING ERRORS ARE URGED TO NOTIFY THE DRAFTING SECTION, DIVISION OF ASSESSMENTS, PM 400, 51 MONROE ST., ROCKVILLE, MARYLAND

**LEGEND**  
 - - - - - ELECTION DISTRICT BOUNDARY  
 - - - - - CORPORATE BOUNDARY  
 P-760 OR N-760 PARCEL NO. IS USED FOR OWNERSHIP IDENTIFICATION AND MUST BE PRECEDED BY GRID REFERENCE READING FIRST BY COLUMN AND THEN BY ROW

COPYRIGHT OF AS: OFFICE OF MONTGO

HI



**ALTA VISTA 35/03**

324

329

325

300

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374

37

H.P.C. Minutes  
Sept 17, 1987

The second house to be evaluated was #35/3 Alta Vista, 5506 Beach Avenue, Bethesda. Mrs. Hahn reported that a house was probably built between 1852 and 1865, possibly to replace an earlier house which existed on this site. That second house was either replaced by or extensively remodeled within the present house circa 1880, by Louis Keiser, giving it its present late Victorian appearance. With the coming of the trolley line around the turn-of-the-century, which passed immediately west of the house, the land was prime for development. The property was partitioned into smaller and smaller lots between 1907 and 1937. The house is a good example of late Victorian architecture with Eastlake features such as the bracketing and spindles on the wrap-around porch and the knob-shaped pendants on the front two story bay.

Mrs. Dumaine, the owner, was in attendance at the meeting. She stated that this is one of the oldest house sites in the area and that the stone foundation attests to that fact. The stone has been patched with brick only where it was crumbling. Mrs. Dumaine said that she assumes the house originally was three rooms down and three room up before it was changed to its current late Victorian appearance. The only major exterior change that has taken place following those alterations was the enclosure of the porch on the fourth side which is not visible from the public right-of-way. She concluded her remarks by pointing to the wealth of background history associated with the house, particularly to the fact that the entire area of Alta Vista took its name from the house during the era of the trolley at the turn-of-the-century. In response to a question from the Commission, Mrs. Dumaine indicated that she would like to investigate the advantages of having the house designated before taking a position on that.

In the discussion which followed Ms. McGuckian had some general questions about evaluating down-County sites, particularly if their settings were altered from their original settings. She wondered if the alteration of the setting itself could be looked at as part of the development of the County. Mr. Karr pointed to the architectural style of Alta Vista and the prominence of its siting as a familiar visual feature on Beach Avenue. Mr. Miskin pointed to the importance of the house as reflected by the fact that the trolley line took its name from the house. Mr. Mok said that it is a good reminder of an earlier period.

MOTION: Mr. Miskin moved that Alta Vista be recommended to the Planning Board for placement on the Master Plan for Historic Preservation based on criteria 1(a) and 1(d), for its importance and association with the expansion of the trolley line; 2(a), as an example of late 19th century carpenter-style cottage architecture; and 2(e), with the entire parcel as its environmental setting. The motion died for lack of a second.

MOTION: Mr. Karr moved that Alta Vista be recommended to the Planning Board for placement on the Master Plan for Historic Preservation based on criterion 2(a), as a good example of Victorian carpenter-style architecture prevalent in the late 19th century, pointing particularly to the gables, wrap-around porch, brackets, bay, and pendants; and criterion 2(e), based on its importance to the neighborhood as one of the oldest structures in the area and the fact that it is a distinguished component of the streetscape. Ms. Hartman seconded the motion. Those for were; Mr. Cantelon, Ms. Hartman, Mr. Mok, Mr. Miskin, Ms. McGuckian, and Mr. Karr. Opposed; Mr. Holl. The motion carried.





1. Name: Keiser House (Alta Vista) HPC YES  
2A 2C
2. Planning Area/Site Number: 35/3      3. M-NCPPC Atlas Reference: Map 21  
A-6
4. Address: 5506 Beech Avenue, Bethesda

5. Classification Summary


|                    |                          |                           |   |
|--------------------|--------------------------|---------------------------|---|
| Category           | <u>building</u>          | Previous Survey Recording | <u>M-NCPPC</u>  |
| Ownership          | <u>private</u>           | Title and Date:           | <u>1976 Inventory of</u>                                  |
| Public Acquisition | <u>N/A</u>               |                           | <u>Historical Sites</u>                                   |
| Status             | <u>occupied</u>          | Federal                   | <u>State</u> <u>x</u> <u>County</u> <u>x</u> <u>Local</u> |
| Accessible         | <u>no</u>                |                           |   |
| Present use        | <u>private residence</u> |                           |   |

6. Date: 1852/1865/1880      7. Original Owner: 1852-1865 - Theodore Boucher  
or Thomas Homiller
8. Apparent Condition      1880 - Louis Keiser (remodelled earlier house)
- a. good      b. altered      c. original site

9. Description: This 3 bay by 4 bay, L-shaped house faces northwest. Its gable roofs are covered with slate shingles, and it is sheathed in dark green novelty siding. There is a shed-roofed dormer on the south facade. The house sits high off the ground, with a full fieldstone basement and lattice work under portions of the wrap-around porch. The porch extends around the facades of the house and features turned columns and knob-shaped pendills; some porch piers are stone while the rest are of brick. The northwest (front) door is wooden paneled and has a one-light transom above. There is another door on the south facade and a basement entrance on the east. The 2-story mitred bay window on the north facade adds elegance to the house. There are 3 windows on the first level (2/2 double-hung), 3 on the second (6/6), and a small window in the gable. Knob-shaped pendills match those on the porch. Most of the windows in the house are 2/2 double-hung and are flanked by black wooden louvered shutters. There is a small 1-story addition on the NE corner.

10. Significance: Situated on land that was a prosperous farm from the 18th C., this house may be a Victorian adaptation of a house built between 1852 and 1865. Owned in the mid-18th C. by Georgetown merchant Andrew Heugh who served as representative from Frederick County to the Maryland House of Delegates between 1768 and 1770, the land was sold by his heirs c. 1810. Between 1811 and 1848, a tenant maintained the farm, then it was sold to Theodore Boucher who in 1857 sold 145 acres to Thomas Homiller. Probably either Boucher or Homiller built a new house to replace an older structure occupied by various tenants. The present house is either a completely new house constructed c. 1880 by Louis Keiser who owned the property from 1875 to 1896 or his extensive remodeling of a mid-Victorian house. During the 1895-1905 period, the electric railroad and improvement of the Rockville Turnpike made this "Alta Vista" area prime for development. This property changed hands several times, being subdivided into smaller "villa and cottage estates". The acreage fronting the house was bought for construction of the Bethesda Y.W.C.A. and the airy Victorian verandah that once looked out on 19th C. Old Georgetown Rd. now faces the 20th C. tennis courts. The trolley right-of-way immediately west of the house, abandoned in 1935, is now a bike path.

Eileen McGuckian  
Arch. Description

11. Researcher and date researched: Anne Cissel-6/79
12. Compiler: Gail Rothrock      13. Date Compiled: 10/79      14. Designation Approval 
15. Acreage: 22,008 square ft.

MARYLAND HISTORICAL TRUST

M: 35/3  
Alta Vista  
MAGI #

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC Keiser House

AND/OR COMMON

Perry House (Alta Vista)

**2 LOCATION**

STREET & NUMBER 5506 Beech Avenue

CITY, TOWN

Bethesda

— VICINITY OF

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery

**3 CLASSIFICATION**

| CATEGORY  | OWNERSHIP                                   | STATUS                                       | PRESENT USE  |
|---|---|--|--|
| <input type="checkbox"/> DISTRICT               | <input type="checkbox"/> PUBLIC             | <input checked="" type="checkbox"/> OCCUPIED | <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM                       |
| <input checked="" type="checkbox"/> BUILDING(S) | <input checked="" type="checkbox"/> PRIVATE | <input type="checkbox"/> UNOCCUPIED          | <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK                          |
| <input type="checkbox"/> STRUCTURE              | <input type="checkbox"/> BOTH               | <input type="checkbox"/> WORK IN PROGRESS    | <input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE |
| <input type="checkbox"/> SITE                   | <b>PUBLIC ACQUISITION</b>                   | <b>ACCESSIBLE</b>                            | <input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS                  |
| <input type="checkbox"/> OBJECT                 | <input type="checkbox"/> IN PROCESS         | <input type="checkbox"/> YES RESTRICTED      | <input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC                    |
|   | <input type="checkbox"/> BEING CONSIDERED   | <input type="checkbox"/> YES UNRESTRICTED    | <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION                |
|   |   | <input checked="" type="checkbox"/> NO       | <input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER                           |

**4 OWNER OF PROPERTY**

NAME Robert and L.C. Dumaine

Telephone #: 530-8798

STREET & NUMBER

5506 Beech Avenue

CITY, TOWN

Bethesda

— VICINITY OF

STATE, zip code

Maryland 20014

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC Montgomery County Courthouse

Liber #: 3984

Folio #: 503

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland 20850

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE M-NCPPC Inventory of Historical Sites

DATE

1976

— FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Rockville

STATE

Maryland 20855

(1)

## 7 DESCRIPTION

| CONDITION                                 |  | CHECK ONE                                    | CHECK ONE  |
|---|--|--|--|
| <input type="checkbox"/> _EXCELLENT       | <input type="checkbox"/> _DETERIORATED | <input type="checkbox"/> _UNALTERED          | <input checked="" type="checkbox"/> _ORIGINAL SITE |
| <input checked="" type="checkbox"/> _GOOD | <input type="checkbox"/> _RUINS        | <input checked="" type="checkbox"/> _ALTERED | <input type="checkbox"/> _MOVED DATE _____         |
| <input type="checkbox"/> _FAIR            | <input type="checkbox"/> _UNEXPOSED    |  |  |

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This three bay by four bay, L-shaped house faces northwest. Its gable roofs are covered with slate shingles, and it is sheathed in dark green novelty siding. There is a shed-roofed dormer on the south facade

The house sits high off the ground, with a full fieldstone basement and latticework under portions of the wrap-around porch. The porch extends around three facades of the house and features turned columns and knob-shaped pendills; some porch piers are stone while the rest are of brick.

The northwest (front) door is wooden paneled and has a one-light transom above. There is another door on the south facade and a basement entrance on the east.

The two-story mitred bay window on the north facade adds elegance to the house. There are three windows on the first level (two-over-two double-hung), three on the second (six-over-six), and a small window in the gable. Knob-shaped pendills match those on the porch.

Most of the windows in the house are two-over-two double-hung and are flanked by black wooden louvered shutters. There is a small one-story addition on the northeast corner of the house.

The attractive yard has many and varied plantings, and is enclosed with a natural split-rail fence.

# 8 SIGNIFICANCE

| PERIOD  | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW |   |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC          | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC  | <input type="checkbox"/> COMMUNITY PLANNING     | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION                                    |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> ARCHEOLOGY-HISTORIC     | <input type="checkbox"/> CONSERVATION           | <input type="checkbox"/> LAW                    | <input type="checkbox"/> SCIENCE                                     |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> AGRICULTURE             | <input type="checkbox"/> ECONOMICS              | <input type="checkbox"/> LITERATURE             | <input type="checkbox"/> SCULPTURE                                   |
| <input type="checkbox"/> 1600-1699            | <input type="checkbox"/> ARCHITECTURE            | <input type="checkbox"/> EDUCATION              | <input type="checkbox"/> MILITARY               | <input type="checkbox"/> SOCIAL/HUMANITARIAN                         |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> ART                     | <input type="checkbox"/> ENGINEERING            | <input type="checkbox"/> MUSIC                  | <input type="checkbox"/> THEATER                                     |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE                | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY             | <input type="checkbox"/> TRANSPORTATION                              |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> COMMUNICATIONS          | <input type="checkbox"/> INDUSTRY               | <input type="checkbox"/> POLITICS/GOVERNMENT    | <input checked="" type="checkbox"/> OTHER (SPECIFY)<br>Local History |
|   |  | <input type="checkbox"/> INVENTION              |   |  |

SPECIFIC DATES 1852/1865/1880

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

In the mid-18th century Georgetown merchant Andrew Heugh purchased several hundred acres of land for speculation, part of the original land grant called "Leeke Forest" (surveyed in 1688). After serving as representative from Frederick County to the Maryland House of Delegates between 1768 and 1770, Heugh retired to his land located near the road from Georgetown to Frederick.

After his death in 1788, and that of his widow Sarah twenty years later, their heirs sold this tract to Thomas Cramphin.<sup>1</sup>

By 1811 Martha and Zachariah McCubbin owned the land, which now was "...supposed to contain 250 acres. ...with improvements...occupied by tenant, Edward Jones,...lying on the old post road from Georgetown to Rockville above Carey's Tavern...on each side of the road."<sup>2</sup>

The McCubbins sold the land in 1848 for \$2,711.90 to Theodore Boucher.<sup>3</sup> Boucher divided the farm, selling 145 acres for \$7,250 to Thomas Homiller in 1857.<sup>4</sup> This large increase in value was indicative of Montgomery County's renewed prosperity after the lean 1830's and 1840's. In his History of Western Maryland, Scharf noted: "The saddest condition of the county was reached in the 1840's, with decaying farms...The lands bordering the Georgetown-Rockville turnpike were, with few exceptions, a succession of unenclosed fields."<sup>5</sup> The 1850's and 1860's saw renewed prosperity caused by the intensive use of the newer fertilizers and the greater diversity into cereal crops.

It is probable that the second house on this property was built to replace the older structure that had been occupied by the various tenants of the McCubbin years. The McCubbins had never lived at "The Forest", preferring their home at "Huntington". The house shown on the 1865 Martenet and Bond Map was most likely built by Boucher or Homiller between 1852 and 1865.

The present house at 5506 Beech Avenue is either a completely new house constructed in the later Victorian years, circa 1880, or an extensive remodeling and alteration of the mid-Victorian house, using only a few elements such as the foundations and double fireplaces from the earlier house. There is no way to specifically date the erection of the house, but the main architectural features and decorations are of the later Victorian period. These details include the large two-over-two windows, the "Eastlake" type bracketing and spindles on the wrap-around verandah and the knob-shaped pendills decorating the two story bay.

Louis Keiser and his heirs owned the property from 1875 to 1896,<sup>6</sup> and it seems likely that it was Keiser who was responsible for the reconstruction undertaken at this time. In 1896 the house and land were sold

CONTINUE ON SEPARATE SHEET IF NECESSARY



## Keiser House

Joseph Breen who defaulted on the mortgage, and the house and land were sold at public auction. The property was advertised as "A 145 acre farm...in a good neighborhood...with a comfortable, two-story frame house," fertile, well-watered fields and necessary outbuildings.<sup>7</sup> The Keigers repurchased the property, but soon sold it to Thomas Ramsey.<sup>8</sup>

During these years, 1895-1905, the coming of the electric railroad and the improvement of the Rockville Turnpike had made this "Alta Vista" area prime for speculation and development. The trolley line, under various names and owners, had at first gone only as far as the Bethesda Park Amusement Park (owned by the line), but that had been destroyed by a hurricane. By 1900 the line extended all the way to Rockville. Between 1896 and 1907 this property and the surrounding lands changed hands several times, owned variously by the Creston Land Improvement Co., Bethesda Land Co., Capitol Cemetery Co., and Thomas Ramsey and Cyrus Keiser. Each time the land was platted, smaller and smaller "villa and cottage sites" were sold. By the time of the final plat of the Bethesda Land Company the streets were named after trees, and this property was shown as Lot 26 on Beech Avenue, containing three acres.<sup>9</sup>

Between 1907 and 1937 the house and parts of Lots 26 & 27 were owned by Mary Perry or her heirs, but the property was gradually partitioned into smaller lots.

The acreage fronting the house was bought for construction of the Bethesda Y.W.C.A. and the airy Victorian verandah that once looked out on 19th century Old Georgetown Road now faces the 20th century tennis courts. Extensive interior remodeling has taken place, also. The trolley right-of-way immediately west of the house, abandoned in 1935, is now a bike path.

FOOTNOTES:

1. Land Records of Montgomery County, Md., K/141.
2. Ibid., P/391 (1811).
3. Ibid., STS 3/591 (1848).
4. Ibid., JGH 6/47 (1857).
5. Scharf, Thomas J., History of Western Maryland, Vol. I, Philadelphia: Lewis H. Everts, 1882, p. 653.
6. Land Records, op. cit., EBP 13/139 (1875).
7. Montgomery County Equity Records, Equity 1356, Judgement JA 55/95-120 (1896).
8. Land Records, op. cit., TD 14/237 (1900); TD 17/34 (1901).
9. Ibid., Plat 2/107 (1907).

Montgomery County Historical Society family histories and genealogies and newspaper articles on McCubbins, Needhams, Keisers, Perry familie

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Montgomery County Land, Plat and Judgment Records.

Maps: Martenet & Bond 1865; Hopkins Atlas, 1879; Map of Bethesda Park by Bethesda Land Company, undated (in files of Montgomery County Historical Society).

General histories of County and Pethesda, including development of trolley lines.

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY 22,008 square feet

VERBAL BOUNDARY DESCRIPTION

Bounded on the west by Beech Avenue. Bounded on the north by abandoned right-of-way of trolley company.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | COUNTY |
|-------|--------|
|       |        |
|       |        |

**11 FORM PREPARED BY**

|                 |                           |                                      |
|-----------------|---------------------------|--------------------------------------|
| NAME TITLE      | Anne W. Cissel            | Eileen McGuckian - Arch. Descriptive |
| ORGANIZATION    | Sugarloaf Regional Trails | DATE<br>June 1979                    |
| STREET & NUMBER | Box 87                    | TELEPHONE<br>926-4510                |
| CITY OR TOWN    | Dickerson                 | STATE<br>Maryland 20753              |

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

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

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5506 Beech Avenue

Meeting Date: 04/13/94

Resource: Alta Vista,  
Master Plan Site #35/3

HAWP: Alterations

Case Number: 35/3-94A

Tax Credit: No

Public Notice: 03/30/93

Report Date: 04/06/94

Applicant: Libbie Dumaine

Staff: Patricia Parker

PROPOSAL: Addition of two bay  
windows

RECOMMEND: Approval w/  
condition

---

BACKGROUND

This proposal is for modifications to the side elevation of Alta Vista, Master Plan Site #35/3. The applicant proposes to construct two new bay windows - one would have a rectilinear configuration and the other would have slanting windows. Both bay windows would be cantilevered and the rectangular bay would not extend beyond the roofline. Interior partition changes are also being made as part of the proposal.

Alta Vista is an individually designated site (approved in 1990 by the County Council) that lends its name to the surrounding area. It is a mid-19th century frame house which was extensively remodeled in 1880 by its owner, Louis Keiser. It exhibits Queen Anne styling and Eastlake detailing. Alta Vista is significant because of its link to the community's past as well as its late-Victorian architecture, particularly the gables, wrap-around porch, bay and pendants. The environmental setting is 22,008 square feet.

STAFF DISCUSSION

The applicant is proposing to remove two existing 1/1 windows on the first floor in order to create one new opening for the slanting bay window at this level. This change would occur in a part of the house which has already experienced changes in the mid-20th century. Also, a rectilinear bay window would be installed in a new opening which would be located in another area that has been altered by a later addition. The applicant has provided documentation indicating that this addition was probably completed in 1988.

The proposed changes will affect the side elevation of the historic house and they would be visible from the street. No change is proposed to the street facade. The applicant proposes to line-up the bay, which replaces the two windows, with the upper-story windows and to keep the depth of the rectilinear bay, which would occur in the addition, inside the projecting roof line. The slanting bay would have a pediment and decorative trimwork matching trimwork at the upper-story. The new windows in both bays would be 1/1.

Staff feels that the concept of removing two windows is not problematic because they occur in part of the house having already experienced extensive change. Staff is pleased that the rectilinear bay is tucked inside the roofline and that the bay which replaces the two window openings is centered on the first floor beneath the upper story windows. Further, that the use of 1/1 windows on this elevation is possible. However, staff suggests that the proposed windows be wood with wood sash and trim. In fact, staff would be pleased to review a submitted manufacturer's sample to be assured that the window units are compatible with that of the historic house.

#### STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with the Secretary of the Interior's Standards for Rehabilitation #2, and #9 and #10:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

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

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the following condition:



1. The proposed bay windows should be wood with wood sash and trim. The applicant should submit a manufacturer's sample of the bay window units for approval.

with 7 attachments



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 554626

NAME OF PROPERTY OWNER LIBBIE C. Dumaine TELEPHONE NO. [301] - 493-5651  
(Contract/Purchaser) (Include Area Code)

ADDRESS 5506 BEECH AV., BETHESDA MD CITY STATE 20814  
CONTRACTOR Boone Home Improvement, Inc. TELEPHONE NO. [301] 921-0915 ZIP  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY Sarah Mums TELEPHONE NO. [301] 460-6321  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 5506 BEECH Street AVENUE

Town/City BETHESDA Election District 7

Nearest Cross Street MONTGOMERY DRIVE

Lot 26 Block \_\_\_\_\_ Subdivision 50 - PLAT (ACTA VISTA)

Liber 941 Folio 402 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

|            |            |                       |           |                                 |       |                   |
|------------|------------|-----------------------|-----------|---------------------------------|-------|-------------------|
| Construct  | Extend/Add | <u>Alter/Renovate</u> | Repair    | Circle One: A/C                 | Slab  | Room Addition     |
| Wreck/Raze | Move       | Install               | Revocable | Porch                           | Deck  | Fireplace         |
|            |            |                       | Revision  | Fence/Wall (complete Section 4) | Other | Shed              |
|            |            |                       |           |                                 |       | Solar             |
|            |            |                       |           |                                 |       | Woodburning Stove |

1B. CONSTRUCTION COSTS ESTIMATE \$ 7920.<sup>00</sup>

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # Bethesda Hist: 1989. See memo #22191

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes, 1989

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS *Relevant only for new plumbing connections.*

2A. TYPE OF SEWAGE DISPOSAL

|   |                                    |
|---|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other           | <u>dry bottled drinking water</u>  |

2B. TYPE OF WATER SUPPLY

|   |                                  |
|---|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> Other           |                                  |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL N.A.

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (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.

Ratherine Seward [WITNESS TO SIGNATURE] \_\_\_\_\_  
Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

THIS RENNOVATION -- NOT TO BE COMPLETED IMMEDIATELY  
-- DOES NOT ALTER "THUMBPRINT" OF HOUSE. Modified  
BAY WINDOWS ARE CANTILEVERED AND DO NOT EXTEND  
BEYOND ROOF LINE. See ARCHITECT'S DRAWING (ENCL.)  
1930'S WINDOWS ARE DIFFICULT TO CLEAN, REPAIR.  
See photos of EAST Side Changes. Since 1946

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

No impact.

5. **Design Features:** Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. **Facades:** Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. **Materials Specifications:** General description of materials and manufactured items proposed for incorporation in the work of the project.
8. **Photos of Resources:** Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. **Photos of Context:** Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

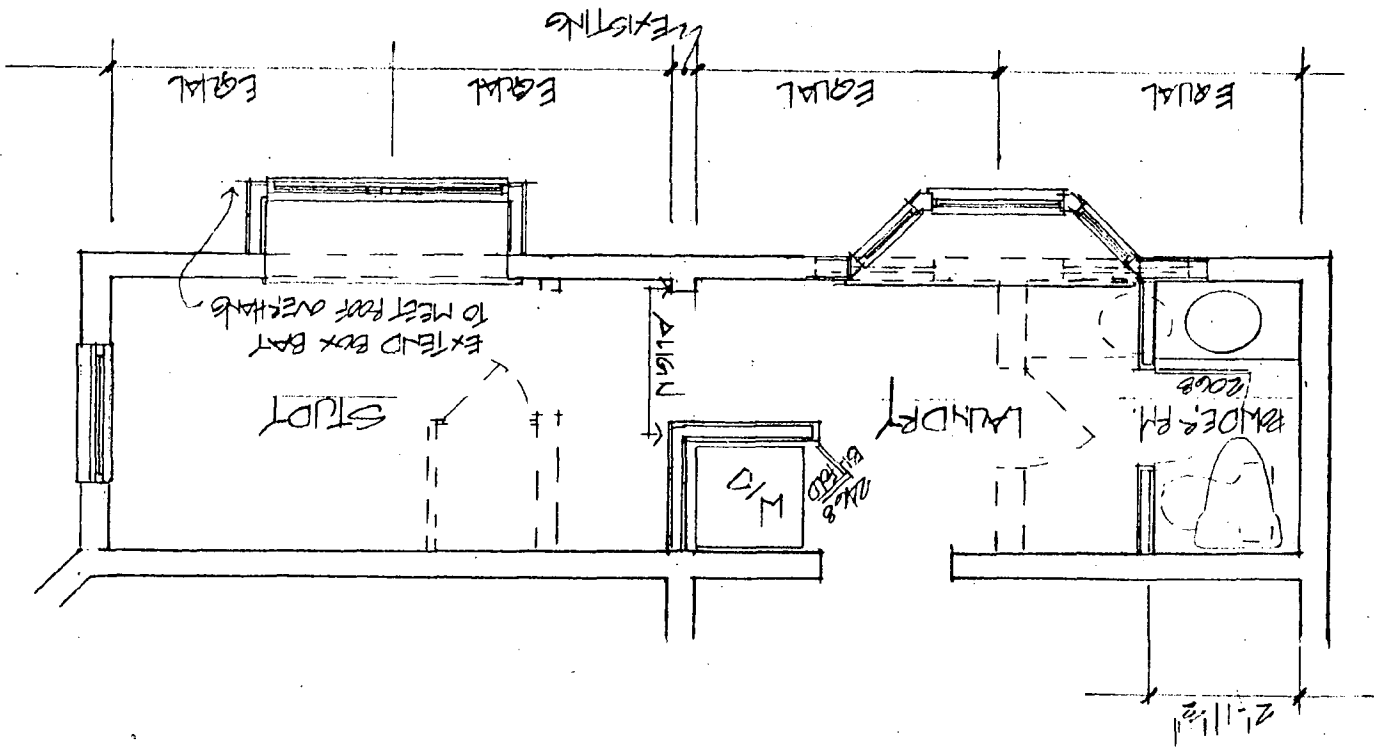
Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. **Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name BETHESDA Chevy Chase YMCA  
 Address CORNER Old Georgetown Rd / Beech Av.  
 City/Zip BETHESDA, MD 20814
2. Name Fay England  
 Address MONTGOMERY AV.  
 City/Zip BETHESDA, MD 20814

SIDE YARD  
ELEV & PLAN

DUMAINE RESIDENCE



Alta Vista House. East View





→  
1988



→  
1992



→  
1992

East View  
 Top row: 1. to r. 1946, '88, '92  
 Middle: 1. to r. 1990  
 Bottom: 1. .1992

Locator dots:  
 RED--basement entrance  
 YELLOW--first floor  
 Powder room window.

Alta Vista House. (6)

\*\*\*\*\* HISTORIC SITE FORM \*\*\*\*\*

ATLAS # 35/003-000 HIST. NAME ALTA VISTA ENTRY DATE 01/29/91  
ADDRESS 5506 BEECH AVENUE, BETHESDA, MD  
OWNER ROBI. & L.C. DUMAINE ADDRESS 5506 BEECH AVE  
CITY BETHESDA STATE MD ZIP 20814 PHONE 530-8789  
TAX ACCOUNT # 00554626 TAX MAP # HP122 MAP COORD 212W05  
LOT/BLOCK ALTA VI P26 ACREAGE 0000.56 ZONING R60 USE 111  
MASTER PLAN BETHESDA/CHEVY CHASE CIVIC 068

\*\*\*\* DESCRIPTION/SIGNIFICANCE \*\*\*\*

CRITERIA 1A 1D 2A 2E YEAR 1852 COND GOOD/ALT. STYLE QUEEN ANNE / EASTLAKE  
FEATURES/INTEREST CHANGED IN 1880  
ENVIR SETTING SETTING IS ENTIRE 22,000 SQFT. PARCEL

\*\*\*\* ADMINISTRATIVE INFORMATION \*\*\*\*

STATUS MASTER PLAN  
HIST PRES COMM REC POS BOARD REC POSITIVE COUNCIL ACTION POSITIVE  
HPC EVAL DATE 02/17/87 BOARD HEARING DATE 01/30/89 BOARD ACTION DATE 05/30/89  
CC RES # 11-1936 DATE 03/29/90 MNCPPC RES # 90-32 DATE 02/12/90

COMMENTS ONE OF OLDEST STRUCTURES IN THE AREA, ADJACENT TO FORMER TROLLEY LN  
GAVE ITS NAME TO THE AREA.

CRITERIA

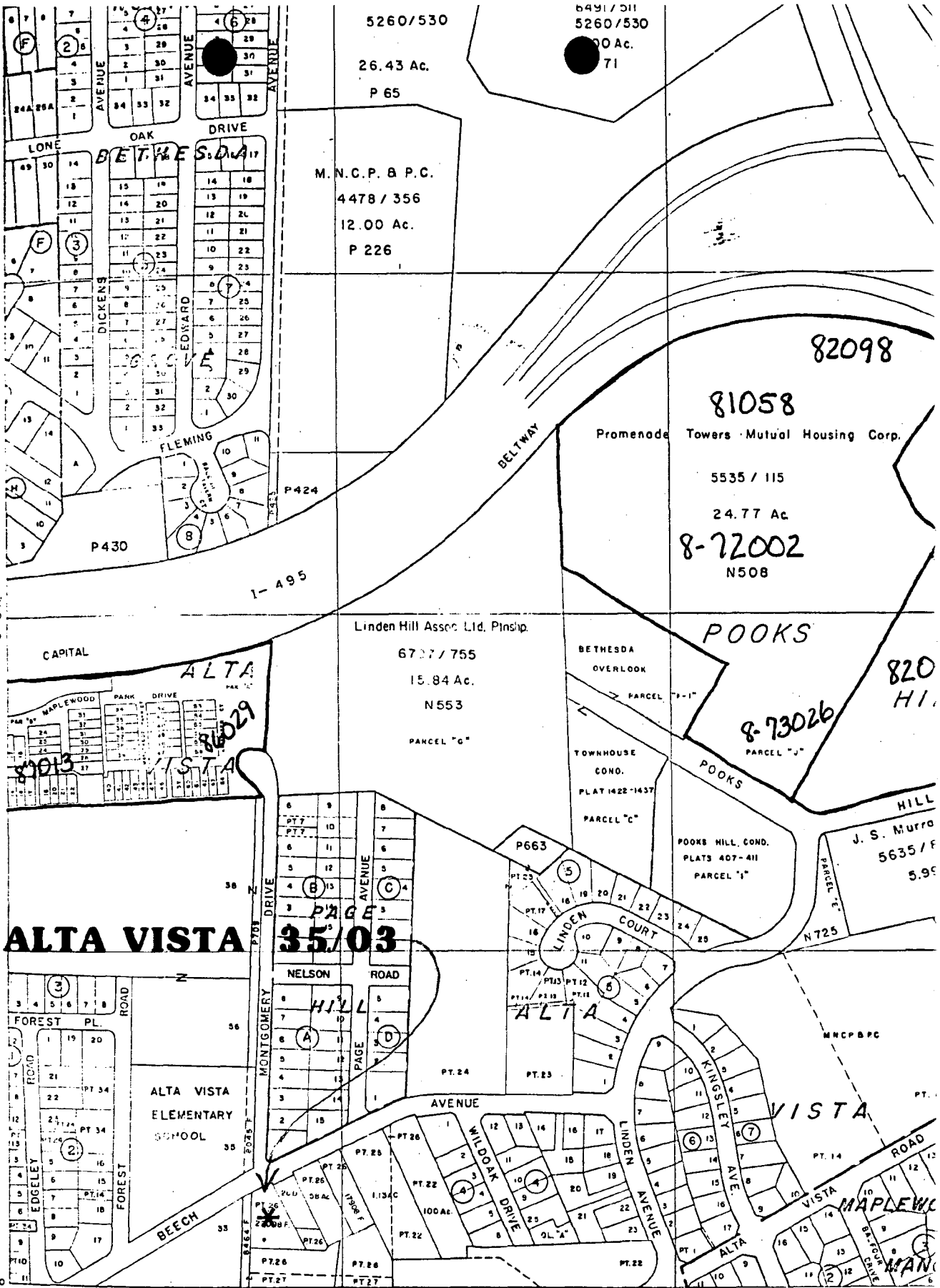
- (1) *Historical and cultural significance.* The historic resource:
- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
  - b. Is the site of a significant historic event;
  - c. Is identified with a person or a group of persons who influenced society; or
  - d. Exemplifies the cultural economic, social, political or historic heritage of the county and its communities.

- (2) *Architectural and design significance.* The historic resource:
- a. Embodies the distinctive characteristics of a type, period or method of construction;
  - b. Represents the work of a master;
  - c. Possesses high artistic values;
  - d. Represents a significant and distinguishable entity whose components may lack individual distinction; or
  - e. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. (Ord. No. 9-4, § 1.)





#35103 ALTA VISTA



P2

GP 562

**ALTA VISTA 35/03**

N44000

N30000

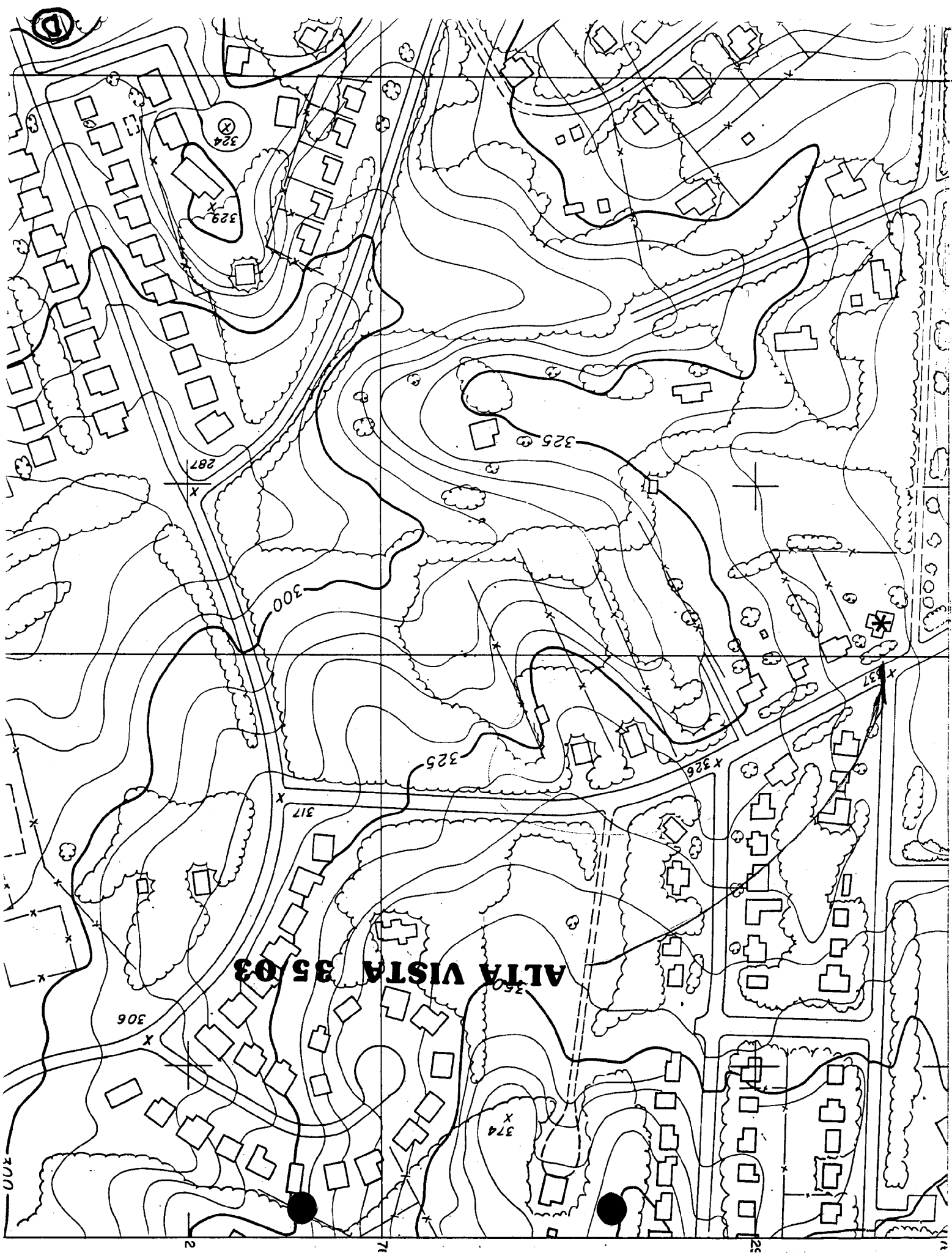
ROADS AND STREAMS ARE CONTROLLED FROM PLANIMETRIC MAPS COMPILED BY MNCBP&C AND USGS. COORDINATES SHOWN ARE BASED ON W.S.S.C. COORDINATE SYSTEM. PROPERTY LINES ARE COMPILED BY THIS OFFICE FROM DEED DESCRIPTIONS AND ARE NOT TO BE INTERPRETED AS ACTUAL FIELD SURVEYS. USERS NOTING ERRORS ARE URGED TO NOTIFY THE DRAFTING SECTION, DIVISION OF ASSESSMENTS, P.M. 400, 51 MONROE ST., ROCKVILLE, MARYLAND

**LEGEND**

- ELECTION DISTRICT BOUNDARY
- ..... CORPORATE BOUNDARY
- P-768 OR N-768 PARCEL NO. IS USED FOR OWNERSHIP IDENTIFICATION AND MUST BE PRECEDED BY GRID REFERENCE READING FIRST BY COLUMN AND THEN BY ROW

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HPC Minutes  
Sept 17, 1987

The second house to be evaluated was #35/3 Alta Vista, 5506 Beach Avenue, Bethesda. Mrs. Hahn reported that a house was probably built between 1852 and 1865, possibly to replace an earlier house which existed on this site. That second house was either replaced by or extensively remodeled within the present house circa 1880, by Louis Keiser, giving it its present late Victorian appearance. With the coming of the trolley line around the turn-of-the-century, which passed immediately west of the house, the land was prime for development. The property was partitioned into smaller and smaller lots between 1907 and 1937. The house is a good example of late Victorian architecture with Eastlake features such as the bracketing and spindles on the wrap-around porch and the knob-shaped pendants on the front two story bay.

Mrs. Dumaine, the owner, was in attendance at the meeting. She stated that this is one of the oldest house sites in the area and that the stone foundation attests to that fact. The stone has been patched with brick only where it was crumbling. Mrs. Dumaine said that she assumes the house originally was three rooms down and three room up before it was changed to its current late Victorian appearance. The only major exterior change that has taken place following those alterations was the enclosure of the porch on the fourth side which is not visible from the public right-of-way. She concluded her remarks by pointing to the wealth of background history associated with the house, particularly to the fact that the entire area of Alta Vista took its name from the house during the era of the trolley at the turn-of-the-century. In response to a question from the Commission, Mrs. Dumaine indicated that she would like to investigate the advantages of having the house designated before taking a position on that.

In the discussion which followed Ms. McGuckian had some general questions about evaluating down-County sites, particularly if their settings were altered from their original settings. She wondered if the alteration of the setting itself could be looked at as part of the development of the County. Mr. Karr pointed to the architectural style of Alta Vista and the prominence of its siting as a familiar visual feature on Beach Avenue. Mr. Miskin pointed to the importance of the house as reflected by the fact that the trolley line took its name from the house. Mr. Mok said that it is a good reminder of an earlier period.

MOTION: Mr. Miskin moved that Alta Vista be recommended to the Planning Board for placement on the Master Plan for Historic Preservation based on criteria 1(a) and 1(d), for its importance and association with the expansion of the trolley line; 2(a), as an example of late 19th century carpenter-style cottage architecture; and 2(e), with the entire parcel as its environmental setting. The motion died for lack of a second.

(E)

MOTION: Mr. Karr moved that Alta Vista be recommended to the Planning Board for placement on the Master Plan for Historic Preservation based on criterion 2(a), as a good example of Victorian carpenter-style architecture prevalent in the late 19th century, pointing particularly to the gables, wrap-around porch, brackets, bay, and pendants; and criterion 2(e), based on its importance to the neighborhood as one of the oldest structures in the area and the fact that it is a distinguished component of the streetscape. Ms. Hartman seconded the motion. Those for were; Mr. Cantelon, Ms. Hartman, Mr. Mok, Mr. Miskin, Ms. McGuckian, and Mr. Karr. Opposed; Mr. Holl. The motion carried.



## Montgomery County Government

April 18, 1988

Mr. Norman Christeller, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Mr. Christeller:

At the request of Planning Board staff the Historic Preservation Commission has reviewed a number of sites within planning area 35 to determine whether or not in the Commission's opinion they warrant placement on the Master Plan for Historic Preservation. The owners of each property were provided with a copy of the research on the identified historic resource, a copy of Chapter 24A of the Montgomery County Code, and were invited to attend the meeting at which their properties were discussed. The following are the Commission's recommendations:

The Commission recommends the placement of Alta Vista (#35/3), 5506 Beech Avenue, Bethesda, for placement on the Master Plan based on criteria 2A as a good example of Victorian carpenter style architecture prevalent in the late 19th century, emphasizing the gables, wrap around porch, bay, and pendants; and 2 E based on its importance to the neighborhood as one of the oldest structures in the area and one which is a distinguished component of the streetscape, with the entire parcel as its environmental setting. The house obtained its present appearance circa 1880 when it was either constructed or extensively remodeled by Louis Keiser giving it its Victorian appearance. The house became a prominent symbol of the area around the turn of the century with the coming of the trolley line, which passed immediately to the west of the house, at a time when the surrounding area experienced rapid growth.

The Commission unanimously recommends the George F. Peter house (#35/9), 900 Rockville Pike on the National Institutes of Health grounds, Bethesda, for placement on the Master Plan based on criteria 1A for its contribution to the cultural characteristics of the County as an excellent example of the 20th century estate era; 2(a) as an example of the colonial revival style of architecture characteristic of the period in which it was constructed; and 2(b) for its association with its architect Walter Peter. The environmental setting, which includes the caretaker's cottage, gardens and vista to the Pike, should be north to the road behind the caretaker's cottage, south to the parking lot, west to the road, and east to Rockville Pike. The present house was built on the site of an earlier summer house in 1931 by George Freeland Peter, Chancellor of the Washington Cathedral. It was designed by Walter G. Peter, prominent Washington architect. In 1949, Peter sold the land to the U.S. Government to allow for an expansion of the medical research institute on the adjacent land and it is now a part of NIH.

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850 301/279-8007



9/17/87

1. Name: Keiser House (Alta Vista) HPC YES  
2A 2E  
 2. Planning Area/Site Number: 35/3      3. M-NCPPC Atlas Reference: Map 21  
 4. Address: 5506 Beech Avenue, Bethesda A-6

5. Classification Summary


|                    |                          |                           |   |
|--------------------|--------------------------|---------------------------|---|
| Category           | <u>building</u>          | Previous Survey Recording | <u>M-NCPPC</u>  |
| Ownership          | <u>private</u>           | Title and Date:           | 1976 Inventory of<br>Historical Sites                     |
| Public Acquisition | <u>N/A</u>               |                           |   |
| Status             | <u>occupied</u>          |                           |   |
| Accessible         | <u>no</u>                | Federal                   | <u>State</u> <u>x</u> <u>County</u> <u>x</u> <u>Local</u> |
| Present use        | <u>private residence</u> |                           |   |

6. Date: 1852/1865/1880      7. Original Owner: 1852-1865 - Theodore Boucher  
 or Thomas Homiller  
 8. Apparent Condition: 1880 - Louis Keiser (remodel  
 led earlier house)  
 a. good      b. altered      c. original site

9. Description: This 3 bay by 4 bay, L-shaped house faces northwest. Its gabl roofs are covered with slate shingles, and it is sheathed in dark green novelty siding. There is a shed-roofed dormer on the south facade. The house sits high off the ground, with a full fieldstone basement and lattice work under portions of the wrap-around porch. The porch extends around thr facades of the house and features turned columns and knob-shaped pendills; some porch piers are stone while the rest are of brick. The northwest (fro door is wooden paneled and has a one-light transom above. There is another door on the south facade and a basement entrance on the east. The 2-story - mitred bay window on the north facade adds elegance to the house. There ar 3 windows on the first level (2/2 double-hung), 3 on the second (6/6), and small window in the gable. Knob-shaped pendills match those on the porch. Most of the windows in the house are 2/2 double-hung and are flanked by bla wooden louvered shutters. There is a small 1-story addition on the NE corn

10. Significance: Situated on land that was a prosperous farm from the 18th C., this house may be a Victorian adaptation of a house built between 1852 and 1865. Owned in the mid-18th C. by Georgetown merchant Andrew Heugh who served as representative from Frederick County to the Maryland House of Delegates between 1768 and 1770, the land was sold by his heirs c. 1810. Between 1811 and 1848, a tenant maintained the farm, then it was sold to Theodore Boucher who in 1857 sold 145 acres to Thomas Homiller. Probably either Boucher or Homiller built a new house to replace an older structure occupied by various tenants. The present house is either a completely new house constructed c. 1880 by Louis Keiser who owned the property from 1875 to 1896 or his extensive remodeling of a mid-Victorian house. During the 1895-1905 period, the electric railroad and improvement of the Rockville Turnpike made this "Alta Vista" area prime for development. This property changed hands several times, being subdivided into smaller "villa and cottage estates". The acreage fronting the house was bought for constructi of the Bethesda Y.W.C.A. and the airy Victorian verandah that once looked o on 19th C. Old Georgetown Rd. now faces the 20th C. tennis courts. The trolley right-of-way immediately west of the house, abandoned in 1935, is now a bike path.

Eileen McGuckian  
Arch. Description

11. Researcher and date researched: Anne Cissel-6/79  
 12. Compiler: Gail Rothrock      13. Date Compiled: 10/79      14. Designation  
 15. Acreage: 22,008 square ft.      Approval 

MARYLAND HISTORICAL TRUST

M: 35/3

Alta Vista  
MAGI #

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC Keiser House

AND/OR COMMON Perry House (Alta Vista)

**2 LOCATION**

STREET & NUMBER 5506 Beech Avenue

CITY, TOWN Bethesda VICINITY OF CONGRESSIONAL DISTRICT 8

STATE Maryland COUNTY Montgomery

**3 CLASSIFICATION**

| CATEGORY  | OWNERSHIP                                   | STATUS                                       | PRESENT USE  |
|---|---|--|--|
| <input type="checkbox"/> DISTRICT               | <input type="checkbox"/> PUBLIC             | <input checked="" type="checkbox"/> OCCUPIED | <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM                       |
| <input checked="" type="checkbox"/> BUILDING(S) | <input checked="" type="checkbox"/> PRIVATE | <input type="checkbox"/> UNOCCUPIED          | <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK                          |
| <input type="checkbox"/> STRUCTURE              | <input type="checkbox"/> BOTH               | <input type="checkbox"/> WORK IN PROGRESS    | <input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE |
| <input type="checkbox"/> SITE                   | <b>PUBLIC ACQUISITION</b>                   | <b>ACCESSIBLE</b>                            | <input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS                  |
| <input type="checkbox"/> OBJECT                 | <input type="checkbox"/> IN PROCESS         | <input type="checkbox"/> YES: RESTRICTED     | <input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC                    |
|   | <input type="checkbox"/> BEING CONSIDERED   | <input type="checkbox"/> YES: UNRESTRICTED   | <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION                |
|   |   | <input checked="" type="checkbox"/> NO       | <input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER                           |

**4 OWNER OF PROPERTY**

NAME Robert and L.C. Dumaine Telephone #: 530-8798

STREET & NUMBER 5506 Beech Avenue

CITY, TOWN Bethesda VICINITY OF STATE, zip code Maryland 20014

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Montgomery County Courthouse

Liber #: 3984  
Folio #: 503

STREET & NUMBER

CITY, TOWN Rockville STATE Maryland 20850

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE M-NCPPC Inventory of Historical Sites

DATE 1976  FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS Park Historian's Office

CITY, TOWN Rockville STATE Maryland 20855

(1)



## 7 DESCRIPTION

| CONDITION                                |                                       | CHECK ONE                                   | CHECK ONE   |
|--|---------------------------------------|---|---|
| <input type="checkbox"/> EXCELLENT       | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED          | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input checked="" type="checkbox"/> GOOD | <input type="checkbox"/> RUINS        | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED DATE _____         |
| <input type="checkbox"/> FAIR            | <input type="checkbox"/> UNEXPOSED    |   |   |

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This three bay by four bay, L-shaped house faces northwest. Its gable roofs are covered with slate shingles, and it is sheathed in dark green novelty siding. There is a shed-roofed dormer on the south facade.

The house sits high off the ground, with a full fieldstone basement and latticework under portions of the wrap-around porch. The porch extends around three facades of the house and features turned columns and knob-shaped pendills; some porch piers are stone while the rest are of brick.

The northwest (front) door is wooden paneled and has a one-light transom above. There is another door on the south facade and a basement entrance on the east.

The two-story mitred bay window on the north facade adds elegance to the house. There are three windows on the first level (two-over-two double-hung), three on the second (six-over-six), and a small window in the gable. Knob-shaped pendills match those on the porch.

Most of the windows in the house are two-over-two double-hung and are flanked by black wooden louvered shutters. There is a small one-story addition on the northeast corner of the house.

The attractive yard has many and varied plantings, and is enclosed with a natural split-rail fence.

# 8 SIGNIFICANCE

| PERIOD  | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW |   |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC          | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC  | <input type="checkbox"/> COMMUNITY PLANNING     | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION                                    |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> ARCHEOLOGY-HISTORIC     | <input type="checkbox"/> CONSERVATION           | <input type="checkbox"/> LAW                    | <input type="checkbox"/> SCIENCE                                     |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> AGRICULTURE             | <input type="checkbox"/> ECONOMICS              | <input type="checkbox"/> LITERATURE             | <input type="checkbox"/> SCULPTURE                                   |
| <input type="checkbox"/> 1600-1699            | <input type="checkbox"/> ARCHITECTURE            | <input type="checkbox"/> EDUCATION              | <input type="checkbox"/> MILITARY               | <input type="checkbox"/> SOCIAL/HUMANITARIAN                         |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> ART                     | <input type="checkbox"/> ENGINEERING            | <input type="checkbox"/> MUSIC                  | <input type="checkbox"/> THEATER                                     |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE                | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY             | <input type="checkbox"/> TRANSPORTATION                              |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> COMMUNICATIONS          | <input type="checkbox"/> INDUSTRY               | <input type="checkbox"/> POLITICS/GOVERNMENT    | <input checked="" type="checkbox"/> OTHER (SPECIFY)<br>Local History |
|   |  | <input type="checkbox"/> INVENTION              |   |  |

SPECIFIC DATES 1852/1865/1880

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

In the mid-18th century Georgetown merchant Andrew Heugh purchased several hundred acres of land for speculation, part of the original land grant called "Leeke Forest" (surveyed in 1688). After serving as representative from Frederick County to the Maryland House of Delegates between 1768 and 1770, Heugh retired to his land located near the road from Georgetown to Frederick.

After his death in 1788, and that of his widow Sarah twenty years later, their heirs sold this tract to Thomas Cramphin.<sup>1</sup>

By 1811 Martha and Zachariah McCubbin owned the land, which now was "...supposed to contain 250 acres. ...with improvements...occupied by tenant, Edward Jones,...lying on the old post road from Georgetown to Rockville above Carey's Tavern...on each side of the road."<sup>2</sup>

The McCubbins sold the land in 1848 for \$2,711.90 to Theodore Boucher.<sup>3</sup> Boucher divided the farm, selling 145 acres for \$7,250 to Thomas Homiller in 1857.<sup>4</sup> This large increase in value was indicative of Montgomery County's renewed prosperity after the lean 1830's and 1840's. In his History of Western Maryland, Scharf noted: "The saddest condition of the county was reached in the 1840's, with decaying farms...The lands bordering the Georgetown-Rockville turnpike were, with few exceptions, a succession of unenclosed fields."<sup>5</sup> The 1850's and 1860's saw renewed prosperity caused by the intensive use of the newer fertilizers and the greater diversity into cereal crops.

It is probable that the second house on this property was built to replace the older structure that had been occupied by the various tenants of the McCubbin years. The McCubbins had never lived at "The Forest", preferring their home at "Huntington". The house shown on the 1865 Martenet and Bond Map was most likely built by Boucher or Homiller between 1852 and 1865.

The present house at 5506 Beech Avenue is either a completely new house constructed in the later Victorian years, circa 1880, or an extensive remodeling and alteration of the mid-Victorian house, using only a few elements such as the foundations and double fireplaces from the earlier house. There is no way to specifically date the erection of the house, but the main architectural features and decorations are of the later Victorian period. These details include the large two-over-two windows, the "Eastlake" type bracketing and spindles on the wrap-around verandah and the knob shaped pendills decorating the two story bay.

Louis Keiser and his heirs owned the property from 1875 to 1896,<sup>6</sup> and it seems likely that it was Keiser who was responsible for the reconstruction undertaken at this time. In 1896 the house and land were sold

CONTINUE ON SEPARATE SHEET IF NECESSARY

(Continued on Attachment Sheet A **K**)

## Keiser House

Joseph Breen who defaulted on the mortgage, and the house and land were sold at public auction. The property was advertised as "A 145 acre farm...in a good neighborhood...with a comfortable, two-story frame house," fertile, well-watered fields and necessary outbuildings.<sup>7</sup> The Keigers repurchased the property, but soon sold it to Thomas Ramsey.<sup>8</sup>

During these years, 1895-1905, the coming of the electric railroad and the improvement of the Rockville Turnpike had made this "Alta Vista" area prime for speculation and development. The trolley line, under various names and owners, had at first gone only as far as the Bethesda Park Amusement Park (owned by the line), but that had been destroyed by a hurricane. By 1900 the line extended all the way to Rockville. Between 1896 and 1907 this property and the surrounding lands changed hands several times, owned variously by the Creston Land Improvement Co., Bethesda Land Co., Capitol Cemetery Co., and Thomas Ramsey and Cyrus Keiser. Each time the land was platted, smaller and smaller "villa and cottage sites" were sold. By the time of the final plat of the Bethesda Land Company the streets were named after trees, and this property was shown as Lot 26 on Beech Avenue, containing three acres.<sup>9</sup>

Between 1907 and 1937 the house and parts of Lots 26 & 27 were owned by Mary Perry or her heirs, but the property was gradually partitioned into smaller lots.

The acreage fronting the house was bought for construction of the Bethesda Y.W.C.A. and the airy Victorian verandah that once looked out on 19th century Old Georgetown Road now faces the 20th century tennis courts. Extensive interior remodeling has taken place, also. The trolley right-of-way immediately west of the house, abandoned in 1935, is now a bike path.

FOOTNOTES:

1. Land Records of Montgomery County, Md., K/141.
2. Ibid., P/391 (1811).
3. Ibid., STS 3/591 (1848).
4. Ibid., JGH 6/47 (1857).
5. Scharf, Thomas J., History of Western Maryland, Vol. I, Philadelphia: Lewis H. Everts, 1882, p. 653.
6. Land Records, op. cit., EBP 13/139 (1875).
7. Montgomery County Equity Records, Equity 1356, Judgment JA 55/95-120 (1896).
8. Land Records, op. cit., TD 14/237 (1900); TD 17/34 (1901).
9. Ibid., Plat 2/107 (1907).

Montgomery County Historical Society family histories and genealogies and newspaper articles on McCubbins, Needhams, Keisers, Perry families

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Montgomery County Land, Plat and Judgment Records.

Maps: Martenet & Bond 1865; Hopkins Atlas, 1879; Map of Bethesda Park by Bethesda Land Company, undated (in files of Montgomery County Historical Society).

General histories of County and Bethesda, including development of trolley lines.

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY 22,008 square feet

VERBAL BOUNDARY DESCRIPTION

Bounded on the west by Beech Avenue. Bounded on the north by abandoned right-of-way of trolley company.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | COUNTY |
|-------|--------|
| STATE | COUNTY |

**11 FORM PREPARED BY**

|                 |                           |                                      |
|-----------------|---------------------------|--------------------------------------|
| NAME, TITLE     | Anne W. Cissel            | Eileen McGuckian - Arch. Description |
| ORGANIZATION    | Sugarloaf Regional Trails | DATE<br>June 1979                    |
| STREET & NUMBER | Box 87                    | TELEPHONE<br>926-4510                |
| CITY OR TOWN    | Dickerson                 | STATE<br>Maryland 20753              |

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

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

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

