

BOXWOOD
#1-96073 Chevy Chase
involves I.A. Resource
#35/13, Chevy Chase

MADDOX
INCORPORATED

ENGINEERS • SURVEYORS

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at request of applicant's city

16. Preliminary Plan No. 1-96073 - Chevy Chase
(Resubdivision)

Paul Anthony Ritacco; Applicant
Maddox Engineers & Surveyors; Engineer

R-60 Zone; 2 Lots Requested; 1.24 Acres
Public Sewer and Public Water

North Side of Bradley Lane, Approximately 210 Feet East of
Connecticut Avenue (MD RT 193)

Policy Area: Bethesda - Chevy Chase

Staff Recommendation: Approval, Subject to:

- (1) Prior to MCPB release of Building Permit for proposed Lot 29, applicant to submit for technical staff review and approval a final grading, tree preservation and house location plan. House pad location to be limited to an area between the building restriction lines established at 110 feet from the front property line and 40 feet from rear property line. The final tree preservation plan must be in substantial conformance with the tree preservation shown on the preliminary plan
- (2) Revise preliminary plan drawing to provide for 77 feet of lot width along both the front and rear lot lines to assure that the 8' minimum side yard requirement of the R-60 Zone is met for proposed Lot 28
- (3) Record plat to reflect delineation of a Category II Conservation Easement and tree retention area 15 feet from rear property line on proposed Lot 29
- (4) During construction, on Lot 29, no excavation material will be stored on-site
- (5) Prior to submission of record plat application, applicant to submit complete storm drain analysis for MCDPWT review and approval
- (6) Demolition of a portion of the existing side porch must be limited to the uncovered deck area only
- (7) Driveway access location, for proposed Lot 29, to be approved by Section 3 Village of Chevy Chase
- (8) Conditions of MCDEP stormwater management approval dated 3-17-96
- (9) Record plat to reflect building restriction lines on proposed Lot 29
- (10) Other necessary easements

BOARD ACTION

Motion:

Vote:

Yea: 3

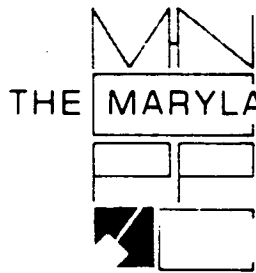
Nay: 1 Pat Baptiste

Bill Absent

Other:

Action: Approved staff recommendation
 w/ A7 modified + #11 added. → minimum 20 ft setback from E lot line
 accepted staff def. of neighborhood
 driveway permit to be approved by Section 3

P.B. 5/2/96



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

MEMORANDUM

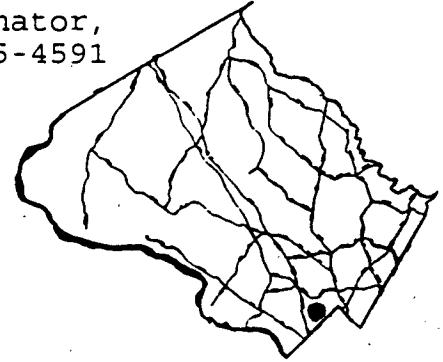
DATE: April 26, 1996
TO: Montgomery County Planning Board
FROM: Joseph R. Davis, Subdivision Coordinator,
Development Review Division (301)495-4591

REVIEW TYPE: Preliminary Plan
APPLYING FOR: Two Lots (Resubdivision)

PROJECT NAME: Chevy Chase
APPLICATION #: 1-96073
REVIEW BASIS: Chapter 50, Subdivision Regulations

ZONE: R-60
LOCATION: North side of Bradley Lane, approximately 210 feet
east of the intersection of Bradley Lane and
Connecticut Avenue
MASTER PLAN: Bethesda-Chevy Chase

APPLICANT: Paul Anthony Ritacco
FILING DATE: February 15, 1996
HEARING DATE: May 2, 1996



STAFF RECOMMENDATION: APPROVAL of two lots, subject to the following conditions:

- (1) Prior to MCPB release of Building Permit for proposed Lot 29, applicant to submit for technical staff review and approval a final grading, tree preservation and house location plan. House pad location to be limited to an area between the building restriction lines established at 110 feet from the front property line and 40 feet from rear property line. The final tree preservation plan must be in substantial conformance with the tree preservation shown on the preliminary plan
- (2) Revise the preliminary plan drawing to provide for 77 feet of lot width along both the front and rear lot lines to assure that the 8 foot minimum side yard requirement of the R-60 Zone is met on proposed Lot 28.
- (3) Record plat to reflect delineation of a Category II Conservation Easement and tree retention area 15 feet from rear property line on proposed Lot 29
- (4) During construction on proposed Lot 29, no excavation material will be stored on-site
- (5) Prior to submission of record plat application, applicant

- to submit complete storm drain analysis for MCDPWT review and approval
- (6) Demolition of a portion of the existing side porch must be limited to the uncovered deck area only
 - (7) Driveway access location for proposed Lot 29 is to be approved by Section 3 Village of Chevy Chase
 - (8) Conditions of MCDEP stormwater management approval dated 3-17-96
 - (9) Record plat to reflect building restriction lines on proposed Lot 29
 - (10) Other necessary easements

SUMMARY OF ISSUES EXISTING AT THE TIME OF THIS REPORT:

ISSUE #1: In order to be approved, the subject application must satisfy the resubdivision criteria as contained in Sec. 50-29(b) of the Subdivision Regulations.

Staff position:	Revised application satisfies the criteria
Applicant position:	Agrees with staff position
Village position:	Give careful consideration to the concerns of the neighbors as well as those of the applicant
Citizen position:	Letters received to date oppose the resubdivision as setting a bad precedent for the neighborhood

ISSUE #2: The subject property is located within Locational Atlas Resource #35/13, the Chevy Chase Historic District. There is significant concern that the proposed resubdivision will result in new development that would be inconsistent with the historic development patterns of the Chevy Chase community. The subject application was reviewed by the Montgomery County Historic Preservation Commission (HPC) on April 10 and 24, 1996.

Staff position:	With proposed conditions of approval, the historic integrity of the area should be maintained
Applicant position:	Approval will not affect historical integrity of the area
Village position:	No stated position
Citizen position:	Approval will affect the historic integrity of the area

PROJECT DESCRIPTION: Proposed Plan

The subject application was filed on February 15, 1996 requesting approval to resubdivide a 54,183 square foot portion of a lot into two lots. The subject site is identified on the 1907 plat for Chevy Chase Section 3 as part of Block 2, with no specific lot designation. The property is classified in the R-60 Zone and the application proposes development in accordance with the standard method of development. The minimum lot size in the R-60 Zone is 6,000 square feet.

The property contains one single-family, detached home located in the east-central portion of the property. There are two accessory structures located to the rear of the home and a small tennis court located in the northwest portion of the site. The tennis court is proposed to be removed. The western part of the property is extensively landscaped with ornamental and deciduous trees as well as a variety of flowering bushes and shrubs.

The preliminary plan, as originally submitted for review, proposed one lot (proposed Lot 28) to accommodate the existing home located on the property. This proposed lot was shown to be 40,019 square feet in size with over 184 feet of frontage on Bradley Lane. The second proposed lot (proposed Lot 29) was shown to contain 14,164 square feet of land area with 66 feet of frontage along Bradley Lane.

On April 16, 1996, a revised preliminary plan was submitted to staff which increased the amount of frontage for proposed Lot 29 to address concerns raised by staff that there was not enough frontage for that lot to satisfy the resubdivision criteria of the Subdivision Regulations. The revised plan, which is the subject of the public hearing, has increased the size of proposed Lot 29 to 16,943 square feet and increased the lot frontage to 77 feet. The rear lot line of proposed Lot 29 was increased to 81 feet. Proposed Lot 28 has been correspondingly reduced in size to 37,240 square feet with 173 feet of frontage along Bradley Lane.

The application, as revised, will require the demolition of a portion of an existing terrace associated with an existing side porch attached to the existing house. Approximately 12 feet of the existing terrace is proposed to be demolished, retaining the covered porch portion. This results in a side yard of only 6 feet on proposed Lot 28. In order to meet the side yard setback of the R-60 Zone, the plan would have to be revised to provide a lot width on proposed Lot 28 of 77 feet as measured along **both** the front and rear lot lines. Attachment #1 is a reduced copy of the applicant's revised preliminary plan.

ANALYSES OF ISSUES:

Resubdivision Issue:

In order for the Planning Board to approve the subject application, there must be findings made that the proposed subdivision satisfies the resubdivision criteria of the Subdivision Regulations, which are contained in Section 50-29(b)(2) and read as follows:

"Resubdivision. Lots on a plat for the resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision."

For the purposes of this application, staff defines the neighborhood as being bounded on the west by Connecticut Avenue; on the north by the rear lot lines of the properties fronting on the north side of Raymond Street; on the east by Georgia Street and Brookeville Road, south of Bradley Lane; and on the south by Quincy street. This is the same neighborhood delineation recommended by the applicant. This neighborhood is shown on the vicinity map which is Attachment #2.

Within the defined neighborhood, originally platted lots (lots remaining today as originally platted) and lots resubdivided (replatted) have been evaluated and compared to the subject application. As a first step, staff compared several factors of the resubdivision criteria including; lot size (area), lot frontage and lot depth.

The staff analysis shows that within the defined neighborhood boundary only 17 lots exist today as originally platted. (Originally, there were 62 lots platted by two separate plats recorded in the County Plat Books in 1907 and 1909, respectively.) **Nine** lots have been resubdivided, and the balance of the lots have been modified as parts of lots through numerous deed transactions that occurred over time. For purposes of the resubdivision criteria, staff has identified a total of **26** lots within the neighborhood that can be used for analyzing the proposed resubdivision. The remaining parts of lots have not been included in this resubdivision comparison because they were created by deed, outside of the formal subdivision process; and therefore, are not lots as defined in the Subdivision Regulations. The different categories of subdivided and deeded properties are shown on the vicinity map which is Attachment #2.

The average lot area of the 17 original lots in the comparison area is 13,550 square feet while the average amount of lot frontage for these same lots is 69 feet. A majority of these lots are smaller than the average in both size and frontage (9 lots and 11 lots respectively as compared with 8 lots and 6 lots that are bigger in size and frontage than average). For the nine resubdivided lots, the average lot size created is 13,708 sf. and the average amount of lot frontage is 94 ft. In the resubdivision category, most of the lots are smaller in lot area than the average, and they are also smaller than the average in terms of frontage (5 lots are smaller than average in frontage compared with 4 lots that are have larger than average frontages).

In comparing the subject application to the twenty-six lots described above, proposed Lot 29 is larger both in lot size and in lot frontage than the averages for the original lots still intact. Proposed Lot 29 is smaller than the average resubdivided lot in both lot size and lot frontage. However, there are five resubdivided lots that are smaller than the proposed Lot 29 and they range in size from 10,500 square feet to 12,000 square feet. With regard to lot frontage, there are three resubdivided lots that have less frontage and they have 70 feet of frontage as measured at the street.

Staff notes that the shape of the proposed lots is not really an issue because the proposed lots are rectangular in shape and have more lot depth than any of the 26 lots in comparison group. From the standpoint of lot size and lot frontage, staff concludes that the proposed resubdivision satisfies those two elements of the resubdivision criteria because proposed Lot 29 compares favorably with other lots in the neighborhood. There clearly are smaller lots and lots with less frontage in both categories of lots (subdivided and resubdivided) within the neighborhood. In the staff's opinion, the two proposed lots would be compatible with the other lots existing within the neighborhood. Proposed Lot 28 is one of the largest lots found in the neighborhood and has one of the largest amounts of lot frontage. That lot clearly satisfies the resubdivision criteria.

In terms of lot alignment, the lots in the neighborhood are mostly traditional rectangular lots and the streets form a rectangular street pattern. The proposed lots are also rectangular in shape, thus satisfying the alignment criteria of the resubdivision criteria. Analytically, the shape and width of lots are very similar to lot alignment in that the lots in the defined neighborhood are generally rectangular in shape with constant lot widths at the front and rear of lots. With staff's proposed Condition #2 the revision to th rear lot line will assure that the proposed lots are rectangular in shape. As to suitability for residential use, the proposed lots are directly comparable to the other 26 lots evaluated. **When viewed in the context of all of the criteria of the resubdivision provisions of Sec. 50-29, staff finds**

that the subject application satisfies the established criteria for review.

Attachment #3 is a table showing the lot sizes and lot widths for the subdivided lots in the neighborhood that are still intact and the resubdivided lots found in the neighborhood. The information was compiled from the record plats.

Historic Preservation Issue:

The subject property is located within the Locational Atlas Resource #35/13 which is the potential Chevy Chase Historic District. While this area is identified on the Atlas, it has not yet been reviewed for nomination for inclusion onto the Master Plan for Historic Preservation.

Attachment #⁴~~X~~ is a copy of the HPC staff report prepared for the HPC by Planning Department staff. In this report, staff highlighted a number of concerns with the proposed resubdivision, particularly the potential effects on the existing home. Staff recommended approval of the resubdivision subject to the following three conditions:

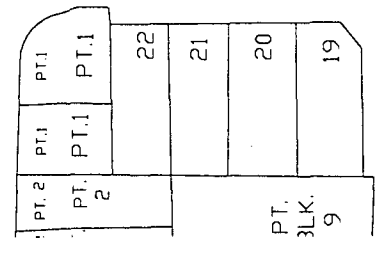
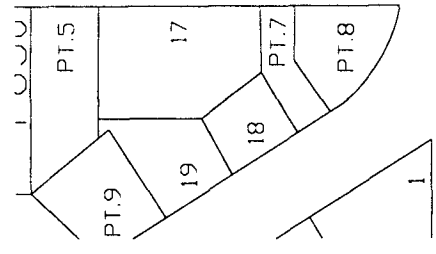
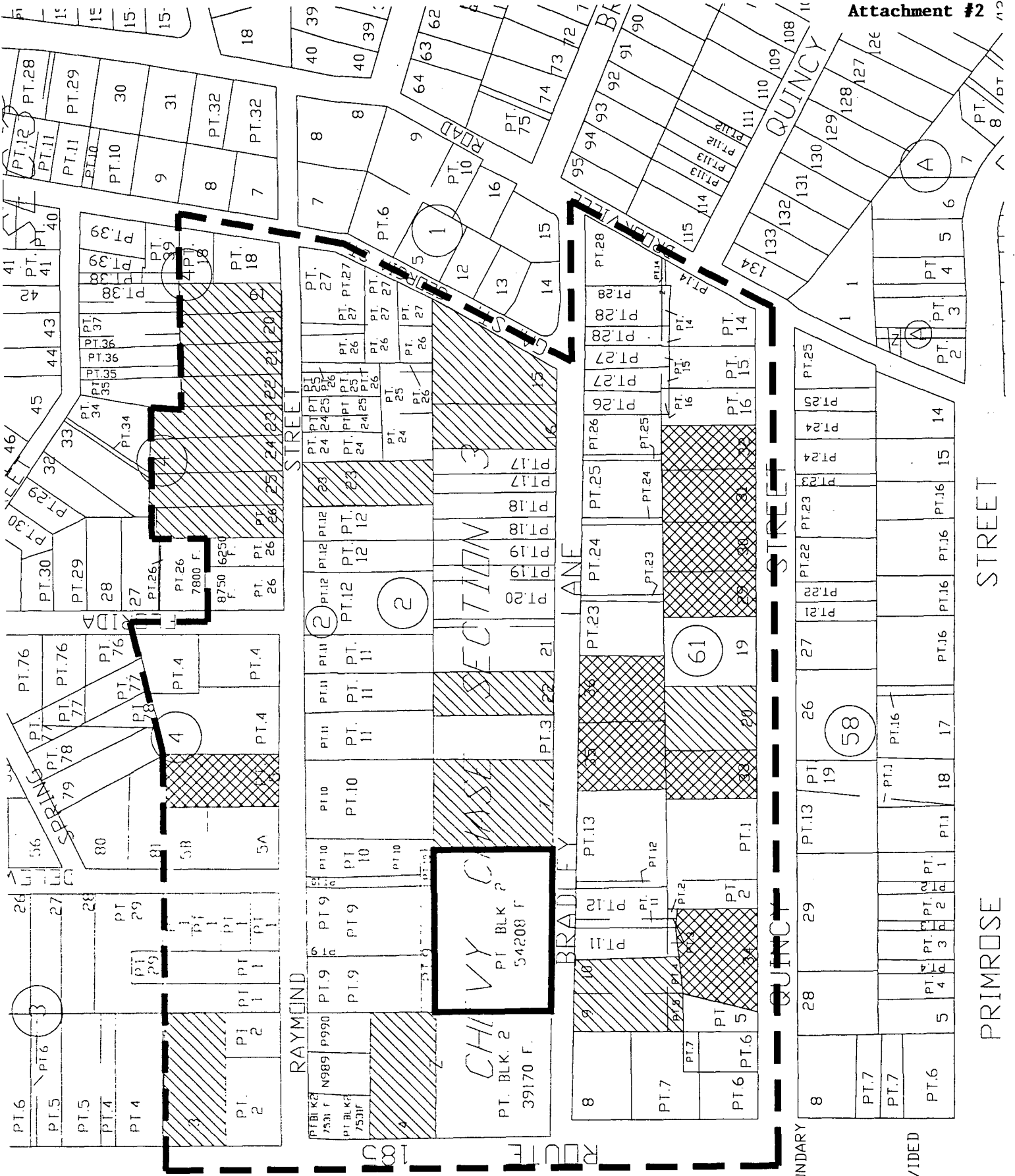
1. "The proposed new lots should be developed with a new structure that is secondary to the existing house. The footprint and architectural features of the proposed house should be compatible with the existing house on Lot 28.
2. Tree loss should be minimized and the taking of mature, healthy trees should be avoided.
3. All setbacks and building restriction lines in existence for front yards and side yards should be maintained."

Attachment #⁵~~X~~ is a staff memorandum describing the HPC recommendations concerning the subject application which were reached by the Commissioners at the conclusion of their discussions held on April 24, 1996. The majority of HPC Commissioners did not recommend the preliminary plan for approval. As the memo states, the majority of members concluded that approval of the application is "not justified" on historic grounds and that the proposed development would not be consistent with the "historic development patterns of the Chevy Chase community". The minority position of the HPC is that the proposed resubdivision might be acceptable if there are controls on the proposed new house such as HPC review of the proposed building permit.

Staff has reviewed the proposed application in light of the concerns raised by the community and the HPC. Staff is recommending several conditions of approval that are specifically

intended to address the potential historic significance of the Chevy Chase Community. Condition #1 will assure that the significant trees shown to be saved on proposed Lot 29 are maintained during and after construction. This condition also requires setbacks from the front street line and the rear lot line to ensure that the proposed building is located and limited to a reasonable footprint that will be compatible with existing home on the site. By locating the proposed house to the rear of the existing house and maintaining many of the existing trees in the front yard, the new home will appear to be almost accessory to the existing home.

Condition #4 will assure that grading will not result in dirt being stockpiled on the roots of existing trees, thus damaging trees intended to be retained. **Staff concludes that with the conditions recommended in this report, the proposed development will not adversely affect the potential historic character of the property or the potential historic district.**



SITE BOUNDARY

NEIGHBORHOOD BOUNDARY

ORIGINAL LOTS NOT MODIFIED BY DEED OR RESUBDIVIDED

RESUBDIVISIONS

TABLE 1
LOT SIZES AND LOT FRONTAGES FOR
THE ORIGINAL LOTS THAT REMAIN INTACT

BLOCK 2

LOT 4
 AREA: 21,736 sf.
 FRONTAGE: 104 ft.
 DEPTH: 200 ft.

LOT 7
 AREA: 27,105 sf.
 FRONTAGE: 139 ft.
 DEPTH: 197 ft.

LOT 23
 AREA: 14,560 sf.
 FRONTAGE: 70 ft.
 DEPTH: 208 ft.

LOT 16
 AREA: 14,485 sf.
 FRONTAGE: 70 ft.
 DEPTH: 208 ft.

LOT 22
 AREA: 14,300 sf.
 FRONTAGE: 70 ft.
 DEPTH: 208 ft.

LOT 15
 AREA: 22,138 sf.
 FRONTAGE: 51 ft.
 DEPTH: 208 ft.

BLOCK 61

LOT 9
 AREA: 8,803 sf.
 FRONTAGE: 60 ft.
 DEPTH: 143 ft.

LOT 10
 AREA: 8,732 sf.
 FRONTAGE: 60 ft.
 DEPTH: 143 ft.

LOT 20
 AREA: 15,000 sf.
 FRONTAGE: 100 ft.
 DEPTH: 150 ft.

BLOCK 4

LOTS 25, 24, and 23
 AREA: 10,500 sf.
 FRONTAGE: 50 ft.
 DEPTH: 210 ft.

LOTS 19, 20, 21 and 22
 AREA: 8,000 sf.
 FRONTAGE: 50 ft.
 DEPTH: 160 ft.

LOT 3
 AREA: 20,000 sf.
 FRONTAGE: 100 ft.
 DEPTH: 200 ft.

AVERAGE LOT SIZE: 13,550 sf.

AVERAGE FRONTAGE: 69 ft.

**TABLE 2
RESUBDIVIDED LOTS**

BLOCK B

None; the records show that no legal resubdivisions have occurred. However, most of properties in Block 2 have undergone lot changes by deed, outside of the subdivision process.

BLOCK 61

LOT 35
AREA: 15,359 sf.
FRONTAGE: 110 ft.
DEPTH: 140 ft.

LOT 36
AREA: 13,758 sf.
FRONTAGE: 100 ft.
DEPTH: 139 ft.

LOT 34
AREA: 19,952 sf.
FRONTAGE: 167 ft.
DEPTH: 140 ft.

LOT 29
AREA: 10,500 sf.
FRONTAGE: 70 ft.
DEPTH: 150 ft.

LOT 30
AREA: 12,000 sf.
FRONTAGE: 80 ft.
DEPTH: 150 ft.

LOT 31
AREA: 12,000 sf.
FRONTAGE: 80 ft.
DEPTH: 150 ft.

LOT 32
AREA: 10,500 sf.
FRONTAGE: 70 ft.
DEPTH: 150 ft.

LOT 33
AREA: 10,500 sf.
FRONTAGE: 70 ft.
DEPTH: 150 ft.

BLOCK 4

LOT 5A
AREA: 18,804 sf.
FRONTAGE: 100 ft.
DEPTH: 128 ft.

AVERAGE LOT SIZE: 13,708 ft.

AVERAGE FRONTAGE: 94 ft.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

CASE: Chevy Chase (situated within Locational Atlas
Resource #35/13, the Chevy Chase Historic
District)

DATE: April 10, 1996

CASE NUMBER: #1-96073

TYPE OF REVIEW: Subdivision

PREPARED BY: Patricia Parker

ADDRESS: 3815 Bradley Lane,
Chevy Chase, Maryland

BACKGROUND:

This subdivision plan proposes the creation of two lots. Under this proposal, Lot 28, improved by an existing two-story house which fronts on Bradley Lane, would be approximately 40,019 square feet. The new Lot 29 would contain approximately 14,164 square feet. The applicant proposes to remove a tennis court with fencing to create Lot 29. Under this proposal, the existing house would not be directly affected, other than losing its side yard. The property is located within a Locational Atlas Resource, the potential Chevy Chase Historic District.

Under R-60 zoning, a one-family detached dwelling may be constructed on a lot with a minimum net area of 6,000 square feet. Setbacks must be at least 25' from the street, 20' from the rear property line, and side yard setbacks must total 18' with a minimum of 8' on each side. No more than 35% of the lot, including accessory buildings may be utilized for building. This proposal meets these general development constraints.

However, in the case of resubdivision of any already subdivided lot, certain subdivision criteria concerning compatibility come into play. M-NCPPC Development Review Division staff has reviewed lots within the area surrounding the subject property with respect to lot frontage - a part of resubdivision criteria. M-NCPPC staff feels that the proposed subdivision plan may not be the resubdivision criteria in terms of compatibility. The proposed lot would be atypical for the surrounding area because it has only 65' frontage. Other lots in the area are a minimum of 70'.

If the width of the proposed new lot is increased, it will be necessary to alter the existing house - possibly by removing a portion of the front porch.

The review of this subdivision proposal requests the HPC to comment on the appropriateness of the proposal and its impact on the potential Chevy Chase Historic District. The resources within this portion of the Chevy Chase Historic District are currently being researched by staff for official nomination. A small portion of the Locational Atlas Historic District has already been designated as a historic district on the Master Plan for Historic Preservation (Chevy Chase Historic District, Phase One.) The existing house is one of the more historically and architecturally significant buildings in the immediate area.

DISCUSSION:

The proposed subdivision would affect a house currently under review a part of the potential Chevy Chase Historic District. It is an important house and is surrounded by other properties of probable importance to the district under review.

As this property is located within a Locational Atlas Resource, the HPC must determine if the proposed subdivision would constitute a **substantial alteration** to the potential historic district and whether construction of new house on a new lot will impair the ability to evaluate this area for historic designation in the future.

The HPC has conducted earlier discussions concerning infill construction within a historic district. Issues to be considered include: tree loss, the amount of impervious surfacing that would result from the construction of driveways, patios and other access, and the issue of increased density as an alteration within historic district. In historic districts, issues of size and massing of new structures that result from approved resubdivision are important and have been the subject of several HPC meetings.

If this case involves a simple subdivision of a lot which does **not** affect the existing house (i.e. does not require any demolition or alteration), then staff feels that it may be approvable **from a historic preservation standpoint**. This is not to say that the issues of resubdivision compatibility will not need to be addressed as well. Staff does not find the razing of the tennis court and its fencing to be problematic. In fact, the removal of the tennis court provides additional open space.

Certainly, special care should be given to design a new structure on the new lot which would be compatible with the historic character of the neighborhood and which would relate appropriately to the existing house. This may involve developing a design which is clearly secondary to the existing house and which reads as an ancillary building. The proposed location for the new house, at the back of the lot, would reinforce this design concept. In addition, the proposed location of a new house on Lot 29, as shown, would offer retention of significant tree specimens. Staff also feels that the size of the footprint of the new house should be small enough to allow sufficient open space between Lot 29 and houses on adjacent properties. The rear yard, as shown, is approximately 35' feet deep. If this house were to be constructed in this location, there would be little room for any additional outbuildings, i.e. garage or utility sheds.

If this case involves creation of a wider lot, then the fabric of the existing house would be affected. If this avenue is pursued, the applicant would need to present detailed information on how wide the lot would be and on how this would affect the house - what portions of the house would need to be removed or altered and whether these portions are original and historic or later additions. Staff is hesitant to comment on a proposal which isn't currently before us, but does feel that alterations to the existing house make this a much more difficult and questionable project to approve.

This proposal before the HPC at this time only concerns the subdivision of property within

the potential Chevy Chase Historic District and construction of a new house - at present, no alterations or demolitions are proposed for the existing house. But staff feels that it is important for the applicant to include as part of his planning consideration of certain issues which may become constraints for development - including the ideas on design issues related to new construction noted above and the issues related to impact on the existing house .

STAFF RECOMMENDATION:

The Secretary of the Interior's Standards for Rehabilitation #1 and #2 address the issue of altering a site:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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.

Based on the issues discussed above, staff recommends approval of this currently proposed subdivision plan with the following conditions:

Conditions:

- o The proposed new lot should be developed with a new structure which is secondary to the existing house. The footprint and architectural features of the proposed house should be compatible with the existing house on Lot 28.
- o Tree loss should be minimized and the taking of mature, healthy trees should be avoided.
- o All setbacks and building restriction lines in existence for front yards and side yards should be maintained.

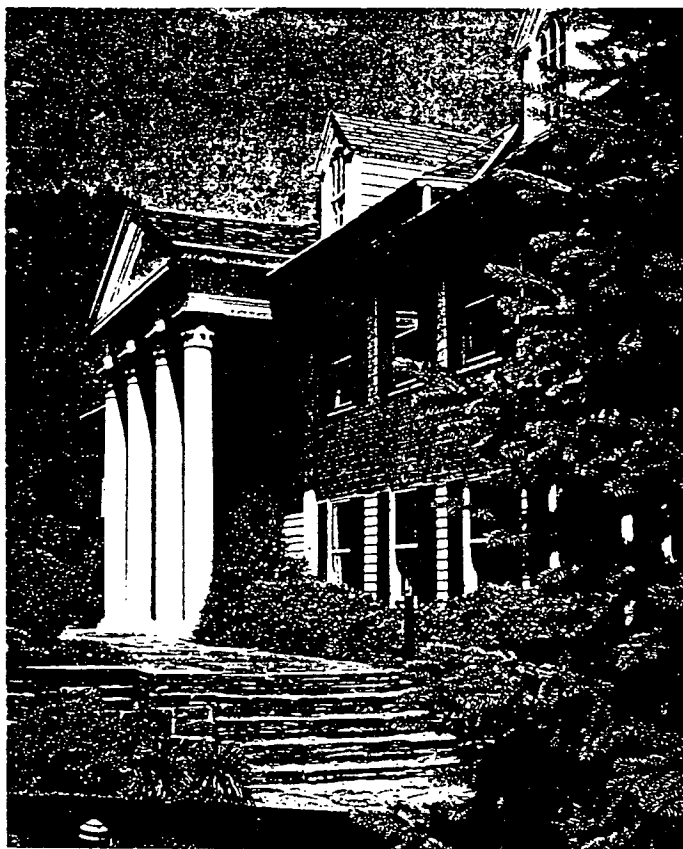
If this proposal changes and begins to affect the existing house, then it will need to come back before the HPC for additional review.

Boxwood

A HOUSE'S HISTORY IN CHEVY CHASE VILLAGE

by Bud and Claire Lent

The name "Chevy Chace" first appeared in the folklore of England in the 14th century. The name derived from an area in the Cheviot Hills, on the English-Scottish border, that was the location of a famous raid and battle between an English and a Scottish lord. The raid inspired a ballad, "The Hunting of the Cheviot." This ballad was later published (1802) by Sir Walter Scott as "The Ballad of Chevy Chase."



In the 18th century Chevy Chase appeared on the patent given by Lord Baltimore to Colonel Joseph Belt for 560 acres that approximate the original Chevy Chase Village. The property was most probably used as a tobacco plantation in Colonel Belt's day and for some years after, since tobacco was the official medium of exchange for taxes until after the Revolution.

In 1814 a large part of this tract, including Belt's farmhouse, was purchased by Postmaster General Abraham Bradley and became known as the Bradley farm. Part of this farm became the site of the Chevy Chase Club when, in 1894, the old farmhouse was leased as the headquarters for the riding and hunting club organized two years earlier. One can still locate an early chimney with the date 1747 from the Belt house in one of the buildings of the Chevy Chase Club.

In the late 1880s Francis G. Newlands (later senator from Nevada), together with

photographs by Gordon Beall



Senator Stewart of Nevada visited the country home of Major George Armes, about five miles north of Dupont Circle. On that occasion, they conceived the idea of a planned suburban community in Maryland at the District of Columbia border. It may well have been the first planned suburb in the United States.

Newlands and Stewart began purchasing parcels of land from Isoudars (Florida Avenue) to what is now Chevy Chase Lake. In 1890 these holdings were transferred to the Chevy Chase Land Company, which was incorporated with Newlands as president and Edward Stellwagen as vice president.

The early planners included an architect to lay out the subdivision, a landscape architect to regulate plantings, an architect to set standards for the houses to be built, and a sanitary engineer.

Strict covenants forbade apartments, row houses, and alleys. Most, if not all, of these provisions are still in effect in sections 1 and 2 of the village.

The Land Company built a number of houses for sale. One of the first was the home for Newlands just north of Chevy Chase Circle. Directly opposite was a home for Stellwagen. Many of the early houses still exist, and the feeling of a simple, quiet neighborhood remains. Chevy Chase Village does not live in the past, but the past continues to live in it.

Newlands would be pleased that the community he envisioned has maintained its original character for more than 100 years. He would also be proud that the Land Company he founded and headed for 27 years continues to guide Chevy Chase as it approaches the 21st century.

Boxwood is in section 3 of the village. This section was originally part of the "No Gain" tract but was included in the acreage assembled in the 1880s and transferred to the Land Company in 1890.

Boxwood and the adjoining acreage fronting on Connecticut Avenue were purchased from the Land Company in 1904 and 1906 by the Henry Clay Taylor family. Taylor, a distinguished rear admiral, died shortly after making the purchase in 1904. It was his widow who made the additional land purchase and built a home and pump house on the property. She lived on Bradley Lane until her death in 1914.

In 1919 the estate was sold by her heirs to Alexander Britton, a leading D.C. lawyer, for \$15,000. Britton died in 1926, and in 1928 his widow sold the property to Samuel J. Henry for \$85,000. This many-fold increase in value indicates that substantial additions were made to the original Taylor house prior to its sale to Henry.

Ralph M. Julien, reported to have been the architect for the house's expansion, was a neighbor living on nearby Quincy Street. He was prominent in D.C. as the architect for the \$1,000,000 Italianate clubhouse dedicated at the Congressional



We welcome you to Boxwood and the marvelous work done by these talented designers for the 23rd Decorators' Show House for the National Symphony Orchestra.

Boxwood has been the most wonderful family home anyone could imagine. We and our three children have spent almost two decades here and have many memories of grand parties, warm Thanksgiving dinners, and Christmases past.

We hope that as you walk through the house you will feel some of the excitement and warmth that we have felt over the years.

We sincerely hope you enjoy it.

Paul and Joanne Anthony

Country Club in 1924.

The Bradley Lane property changed hands several times during the Depression in the 1930s. When Henry ran into financial difficulties, it was sold at auction in 1931. The purchaser was Britton's widow, now remarried to Ippolito Salvoni. She also suffered a financial setback, and in 1934 the property, described as "a three-story . . . dwelling having approximately 20 rooms and

four baths . . . a garage and a small cottage," was again sold at auction. This time the purchaser was the National Savings Bank and Trust Company, which held a mortgage on the property.

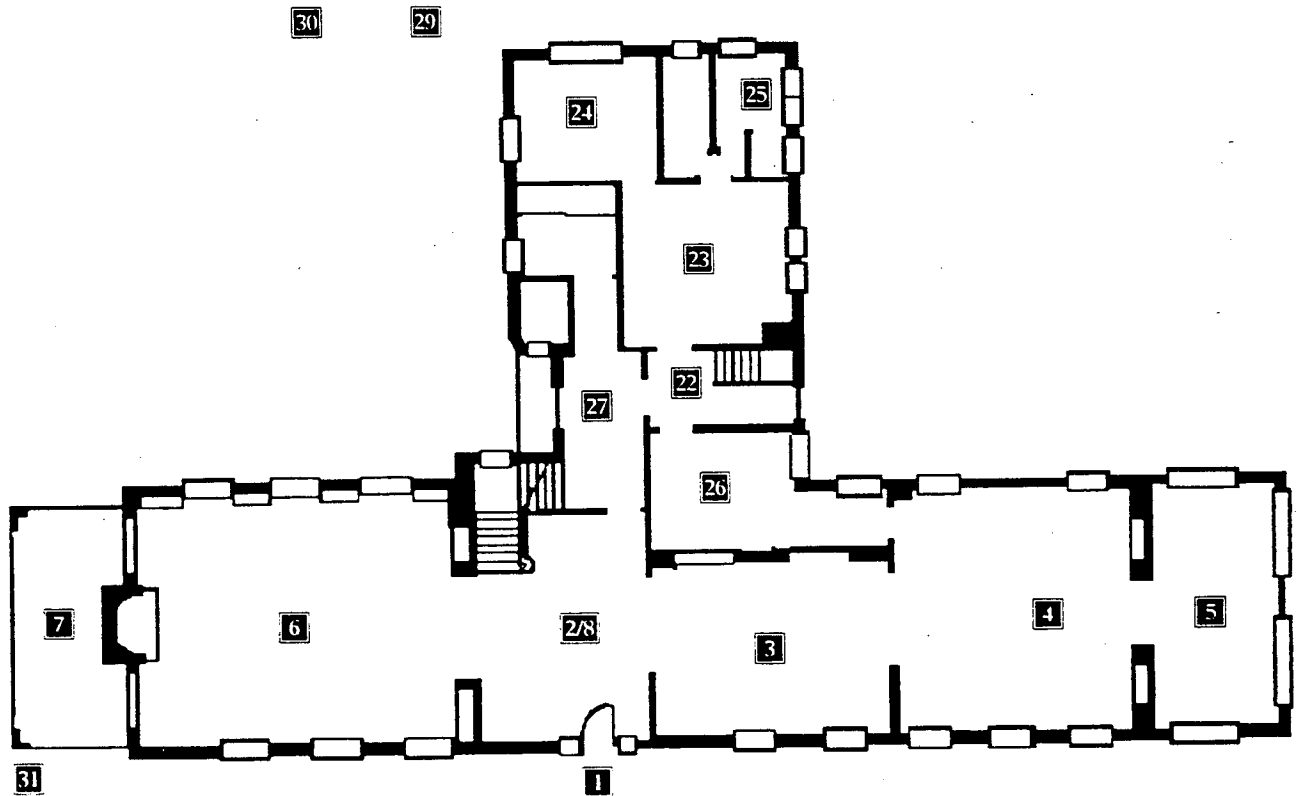
In 1937 Oscar B. Hunter, a distinguished D.C. pathologist, purchased the property, and his family occupied it for the next 40 years. Dr. Hunter made significant additions to the main house. He had the basement excavated and the third-floor attic raised—virtually doubling the square footage. He also built a small laboratory at the rear of the property, possibly using the cottage mentioned in the notice of the 1934 auction. Dr. Hunter died in 1951, his widow in 1973. After her death the estate was offered for sale, and a part was purchased by the Anthonys in 1976.

The remaining property was purchased by the government of Nigeria at a later date.

The Anthonys modernized the house and relandscaped the grounds. Their presence will be felt in the sun room, where Paul Anthony's wonderful jazz record collection resides, and in the pecky cypress library. The Anthonys also converted Dr. Hunter's laboratory into a charming guest cottage.

BOXWOOD FLOOR PLAN AND DIRECTORY

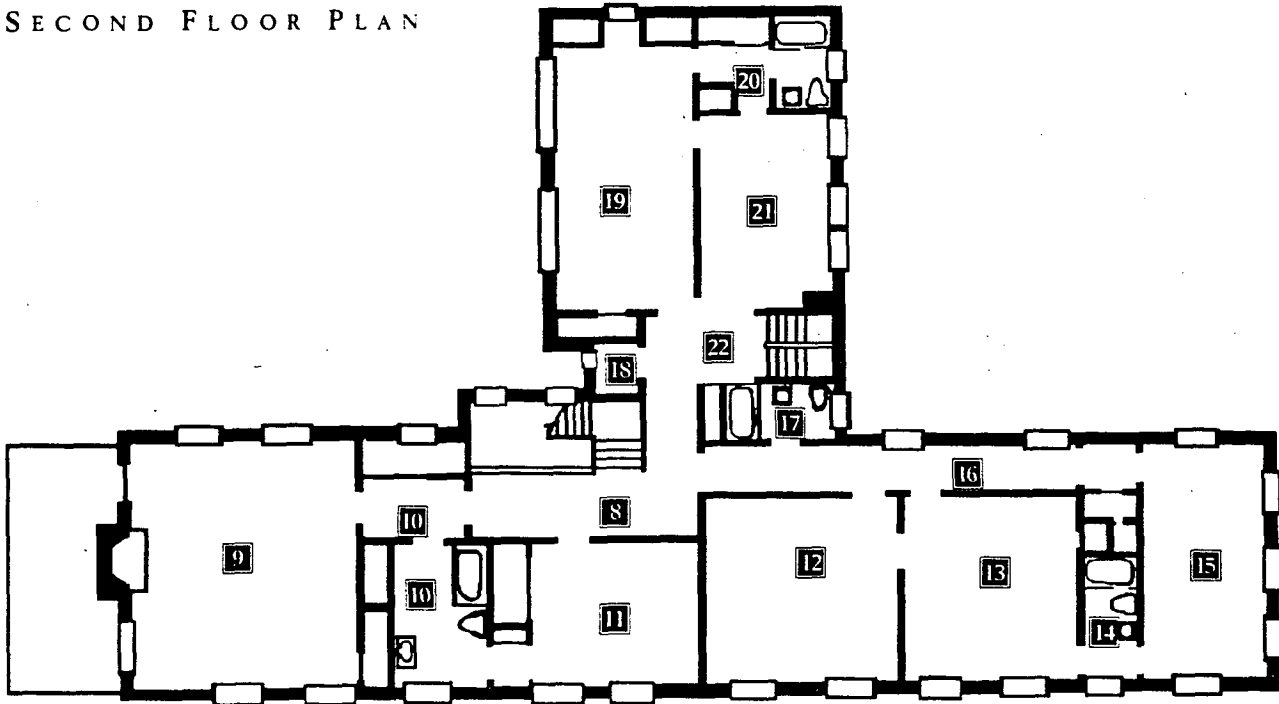
FIRST FLOOR PLAN



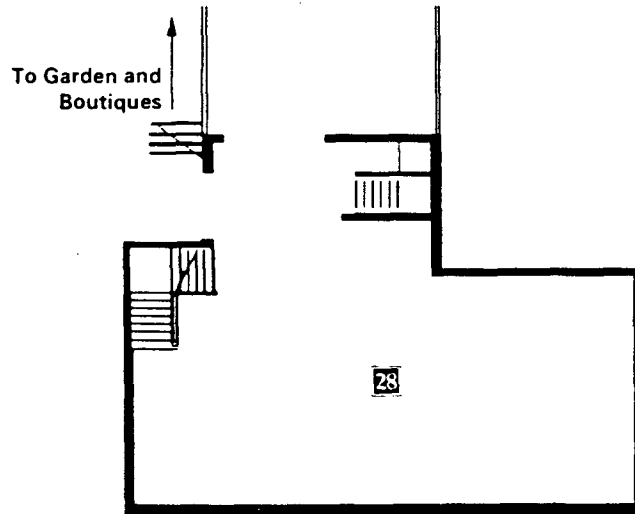
■ Each designer's room is identified by a number on the floor plan and at the top of the designer pages that follow.

- | | | | | | |
|-----|--|----|---|-------|--|
| 1 | The Entrance Terrace
Greenscape, Inc. | 7 | The Garden Room
DeFord-Sharp, Inc. | 14/15 | Oephilia's and Phoebe's Fables
Bedroom and Bath
Urban Country |
| 2/8 | The Reception Room/Foyer and
Landing
Brown-Davis Interiors, Inc. | 8 | The Landing (see #2) | 16 | Dumbarton Hoax
Warnock Studios |
| 3 | The Library
Dulaney Design, Inc. | 9 | The Master Bedroom
David H. Mitchell and Associates
Interior Design | 17 | Dame Rose-Avier's Private Vanity
Waterford Interior Design |
| 4 | The Dining Room
Thomas Pheasant, Inc. | 10 | The Master Bath and Dressing Room
Better By Design, Inc. | 18 | The Letter-Writing Nook
Barbara Campbell Interiors |
| 5 | The Sun Room
French Country Living | 11 | The Master Sitting Room
Martin-Smith International, Inc. | 19 | The "On-Line" Family Room
Sarah Boyer Jenkins and
Associates, Inc. |
| 6 | The Living Room
Barry Dixon, Inc. | 12 | The Lady's Bedroom
Interior Impressions, Inc. | 20/21 | The Gentleman's Study and Bath
JDS Designs, Inc. |
| | | 13 | The Traveler's Bedroom
Justine Sancho Interior Design, Ltd. | 22 | The Family Stairway Gallery
Printmakers Inc. |

SECOND FLOOR PLAN



CAFE / BASEMENT



- 23/24 *The Kitchen and Breakfast Room*
Drysdale Design Associates, Inc.
- 25 *The Mud Room and Potting Room*
Cottage Industry
- 26 *The Family Gathering Place*
The Well-Furnished Garden and Home

- 27 *The Exit Hall and Family Stairway*
NeoBeju
- 28 *Cafe du soleil du soleil*
- 29 *Courtyard Enchantment*
J. H. Burton and Sons, Inc.

- 30 *Garden Rendezvous*
The Noble Garden, Inc.
- 31 *Teatime in the Fall*
Apple Landscaping, Inc.

3806 Raymond Street
Chevy Chase, MD 20815
April 15, 1996

The Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Gentlemen:

We are writing you with regard to the subdivision along Bradley Lane which has been requested (1-96073) by Paul Anthony Bitacco, of 3815 Bradley Lane. We are very much interested in this subject because we live within the same block, on the Raymond Street side of it.

The house in which Mr. Bitacco lives, "Boxwood," is one of the oldest and most beautiful in this part of Chevy Chase. Moreover that property and the adjoining pieces of property along Bradley Lane are a relic and reminder of a pleasant and graceful lifestyle which is an attractive part of our heritage. A subdivision of the Bitacco property would surely encourage the addition of at least one more house and quite likely would later lead to further subdivision of the property, thus altering drastically the appearance of this stretch of Bradley Lane. We would be very sorry to see the destruction of this aspect of our historical heritage in this area.

We believe this subdivision should be of considerable concern to the Historic Preservation Commission and we hope that you will oppose it.

Sincerely,

Parker D. Wymann
Patricia H. Wymann

3804 Raymond Street
Chevy Chase, Md. 20815
April 8, 1996

Ms. Patricia Parker
Historic Preservation Planner
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring
Maryland 20910-3760

Dear Ms. Parker:

We are the owners of the property at 3804 Raymond Street, Chevy Chase, Maryland which is immediately adjacent to 3815 Bradley Lane, site of the proposed subdivision within the Chevy Chase Historic District.

We are in opposition to the proposed subdivision because we believe it not only would have a lasting, negative effect on the historic character of Section 3, but also would have an extremely adverse impact on the value of our property. The proposed location of the house is very close to the rear property line and would dominate our rear garden and patio, destroying the serenity and privacy we have enjoyed for the last 28 years. Also, if a house is constructed in that location, we believe the changes in grading, etc. would create various problems including water drainage.

It is hard to imagine that subdividing one of the loveliest old lots in the section into smaller lots could be in the best interests of any of the neighbors.

We sincerely hope you will not approve the subdivision as it is currently proposed.

Sincerely yours,



Maurice Johnson
Rolanda Johnson

ALAN J. BERKELEY

3800 RAYMOND STREET • CHEVY CHASE, MARYLAND 20815

April 10, 1996

Ms. Patricia Parker
Historic Preservation Planner
The Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Ms. Parker:

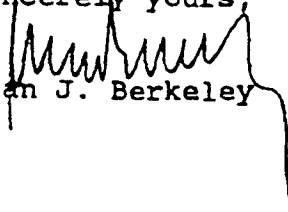
Mrs. Berkeley and I own the house and live at 3800 Raymond Street, Chevy Chase, Maryland which abuts the property at 3815 Bradley Lane. The Bradley Lane house and property is the site of the proposed subdivision within the Chevy Chase Historic District. It is one of the oldest, loveliest, most noted and most highly regarded homes and properties in the entire area.

We are in strong opposition to the proposed subdivision. Subdividing the Bradley Lane property would have a substantial, permanent negative effect on the character of Chevy Chase Village and Section 3, destroy an important part of the history of the area ...it is still referred to as the Hunter Estate, the home for many years of the famed Dr. Hunter and his family..., and would reduce property values. Moreover, we do not believe that construction on the site can proceed without ecological and environmental disruption, water and runoff problems and the like, and a further adverse effect on neighboring homes and properties.

It is hard to imagine that changing the character of the Bradley Lane property by allowing it to be subdivided could possibly be justified on any basis, let alone as being consistent with the preservation of the history and character of Chevy Chase.

We trust that you will not approve the proposed subdivision.

Sincerely yours,


Alan J. Berkeley



April 25, 1996

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Marcus, Historic Preservation Coordinator
Patricia Parker, Historic Preservation Planner
Design, Zoning and Preservation

SUBJECT: Preliminary Plan #1-96073, Chevy Chase

On April 24, 1996, the Historic Preservation Commission (HPC) met, with seven Commissioners in attendance, and reviewed a plan of subdivision - Preliminary Plan #1-96073, Chevy Chase. The proposed subdivision would be located within Locational Atlas Resource #35/13, the Chevy Chase Historic District.

The majority of the HPC Commissioners did not recommend Preliminary Plan #1-96073 for approval. The majority of Commissioners strongly felt that this proposal was not justified on historic grounds and that it would be inconsistent with the historic development patterns of the Chevy Chase community.

Chevy Chase is significant as a very early planned community, carefully designed by the Chevy Chase Land Company. 3815 Bradley Lane is on land originally platted by the Chevy Chase Land Company and sold to Henry Clay Taylor in 1904, with a house constructed soon thereafter by the Taylor family. This original tract contained approximately two acres of land and a covenant required that the dwelling to be constructed must cost no less than \$5,000. The historic intent was to assure that houses in locations along and near Connecticut Avenue, as well as those located on important streets like Bradley, would be the largest and most prominent houses - located on the largest lots.

Over the years, resubdivisions have occurred. However, the original intent of the Chevy Chase Land Company's plan is still visible. The houses along Connecticut and those

near this major thoroughfare - like the ones along Bradley Lane near 3815 - are still clearly the largest houses in the community and are on spacious lots that are appropriate for the scale of the existing houses.

The HPC is concerned by that creation of the proposed lot would damage the historic character of the area and encourages the further loss of historic integrity for this area - a dangerous precedent. In fact, creation of this lot at a width acceptable to the M-NCPPC staff interpreting the resubdivision criteria requires the actual demolition of part of the original terrace/porch of the existing house. These incremental changes - both to buildings and to the development patterns of the community - will affect the ability to evaluate Chevy Chase when it comes forward for historic designation - in the next year or so.

The minority opinion of the HPC was that the subdivision might be acceptable if there were controls on the new house that would be constructed on the new lot. Lack of control could result in a very large house on a lot that is smaller than many of the nearby ones. This would do significant damage to the historic character of the area. The minority opinion was that the proposed subdivision might be acceptable, if there was a way to review the new house.

Please include the above recommendation and commentary in any information transmitted to the Planning Board. Staff will be available during the Board's hearing on this case to provide additional information if necessary.

SECTION 3 OF THE VILLAGE OF CHEVY CHASE

P.O. Box 15281

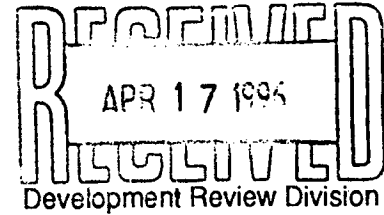
Chevy Chase

Maryland 20815

301/656-9117

April 16, 1996

Malcolm Shaneman
Maryland-National Capital Park and Planning
8787 Georgia Avenue, 2nd Floor
Silver Spring, Maryland
20907



Dear Mr. Shaneman:

A number of our constituents have contacted us registering their concerns about the resubdivision plans of the property owned by Mr. and Mrs. Paul Ritacco. Currently the Historic Preservation Commission is reviewing this matter and have scheduled a second hearing for April 24, 1996. Your body is scheduled to hold your hearing on May 10, 1996.

It is our request that your body give careful heed to both the concern of the neighbors as well as those of the applicants, the Ritaccos, who are also our constituents.

We trust that a solution will be reached which will be acceptable to both the neighbors and the Ritaccos.

Sincerely,

A handwritten signature in black ink that appears to read "Tim Healy".

Tim Healy, on behalf of the Village Council

cc: Section 3 Council members

SECTION 3 OF THE VILLAGE OF CHEVY CHASE

P.O. Box 15281

Chevy Chase

Maryland 20815

301/656-9117

April 17, 1996

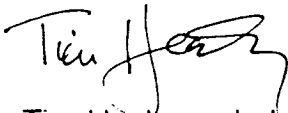
Gwen Marcus
Planner-Design, Zoning and Preservation
M-NCPPC
8787 Georgia Avenue, 2nd floor
Silver Spring, Maryland
20907

Dear Ms. Marcus:

With regard to the request for the waiver of stormwater management on the property at 3815 Bradley Lane, we wish to note that the storm drains in the village do not meet current standards for proper storm water run off. In the recent discussion with the Chevy Chase United Methodist Church, they were required to adhere to a 10 year storm standard.

For this reason, we believe that before there is any consideration for a stormwater waiver, we would like to have an opportunity to examine and comment on the proposal.

Sincerely,



Tim Heaty, on behalf of the Village Council

cc: Section 3 Council members

TERENCE T. FINN
3803 BRADLEY LANE
CHEVY CHASE, MARYLAND 20815

(301) 654-0814

April 16, 1996

Mr. George Kousoulas
Chair, Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Chairman:

I reside at 3803 Bradley Lane, two houses east of Boxwood, the estate at the corner of Bradley and Connecticut Avenue, whose owner is seeking the Commission's favorable recommendation regarding his desire to further subdivide the Boxwood property.

I urge you and your fellow commissioners to issue an unfavorable recommendation.

The further subdivision of Boxwood is a dreadful idea:

- * subdivision may lead to a house on the new, narrow lot created by the proposed subdivision. Such a house would impair severely the integrity of Boxwood, invade the privacy of the residence directly north of the estate, and be out of character with the current houses on the west end of Bradley, all of which are substantial and spacious
- * perhaps more importantly, the proposed subdivision will encourage an even further subdivision of the Boxwood estate. Anyone wishing to see what that would lead to can simply view the four large houses stacked right next to each other on the west side of Connecticut. An earlier parceling of the Boxwood estate led to the construction of the Nigerian Embassy and its parking lot, both eyesores

The owner of Boxwood said at the last meeting of the Commission that he wishes to improve his chances of selling the Estate by enabling a buyer to build on the new lot. No doubt a subdivision would do so, but at considerable cost to Boxwood itself and to the surrounding neighborhood. I suspect a developer would love to get his (or her) hands on property on Bradley Lane!

I understand that, were the Commission to issue a favorable recommendation in this matter, that because the Bradley Lane area is a Locational Atlas, the Commission would not be entitled to comment on any house thereafter built on the new lot. That makes me nervous, and, I respectfully submit, should make you nervous as well.

Sincerely,

Terence T. Finn

ALAN J. BERKELEY

3800 RAYMOND STREET • CHEVY CHASE, MARYLAND 20815

April 10, 1996

Ms. Patricia Parker
Historic Preservation Planner
The Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Ms. Parker:

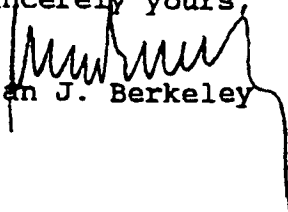
Mrs. Berkeley and I own the house and live at 3800 Raymond Street, Chevy Chase, Maryland which abuts the property at 3815 Bradley Lane. The Bradley Lane house and property is the site of the proposed subdivision within the Chevy Chase Historic District. It is one of the oldest, loveliest, most noted and most highly regarded homes and properties in the entire area.

We are in strong opposition to the proposed subdivision. Subdividing the Bradley Lane property would have a substantial, permanent negative effect on the character of Chevy Chase Village and Section 3, destroy an important part of the history of the area ...it is still referred to as the Hunter Estate, the home for many years of the famed Dr. Hunter and his family..., and would reduce property values. Moreover, we do not believe that construction on the site can proceed without ecological and environmental disruption, water and runoff problems and the like, and a further adverse effect on neighboring homes and properties.

It is hard to imagine that changing the character of the Bradley Lane property by allowing it to be subdivided could possibly be justified on any basis, let alone as being consistent with the preservation of the history and character of Chevy Chase.

We trust that you will not approve the proposed subdivision.

Sincerely yours


Alan J. Berkeley

POTOMAC ELECTRIC POWER COMPANY

1610 GAITHER ROAD

ROCKVILLE, MARYLAND 20850

KENNETH T. FARRELL
MANAGER
CUSTOMER ENGINEERING
MONTGOMERY COUNTY REGION

(301) 670-8700

September 11, 1995

Mr. Paul Anthony
3815 Bradley Lane
Chevy Chase, Maryland 20815

Re: Relocation of Overhead Line
3815 Bradley Lane

Dear Mr. Anthony:

As discussed in our telephone conversation of last week, I have reviewed your request for the relocation of the existing overhead pole line in the rear of your property at 3815 Bradley Lane.

PEPCO's pole line was originally installed around 1930. We have documentation showing pole replacement as early as 1935. When the pole line was originally installed and later modified, permission was received from the property owner to allow the original placement and later modification to our facilities.

While the current location is not the most desirable in terms of maintenance, this line was located per PEPCO's normal practice at that time. PEPCO does not require this line to be relocated. Construction of the line conforms with the National Electric Safety Code in regard to clearance from existing structures.

We have field investigated our facilities on your property and developed several alternatives for the relocation/undergrounding of this line. While the poles are owned by PEPCO, be advised that this pole line also supports communication conductors belonging to Bell Atlantic and Cable TV Montgomery. Our attachment agreements require we give these communication companies the option to remain on the poles if they are abandoned by PEPCO. You must reach agreement with both companies as to the removal of their facilities. I have spoken with Mr. Bob Sigworth of Bell Atlantic and Mr. Glenn Manning of Cable TV Montgomery who have requested you contact them directly; they will work with you to find alternative service routes for their cables. They advise that normally there is a charge for this type of relocation work.

When reviewing the alternatives outlined below, please remember that these do not include the removal and/or relocation of communication facilities.

Re: Relocation of Overhead Line
3815 Bradley Lane

The first alternative (at no cost to you) is to install underground primary cable from Bradley Lane, along your east property line setting a padmount transformer to supply the two homes to the east of your property. Your service would remain overhead, supplied from the transformer on the pole located directly behind your home. PEPCO's overhead primary wire will remain unchanged. We will remove the secondary cables over the guest house and garage.

6637123

The second (drawing attached) requires a contribution-in-aid-of-construction from you in the amount of \$7,100. This alternative, like the first, involves installation of primary cable from Bradley Lane along your east property line to a padmount transformer location near the garage and property line and PEPCO's existing pole. The two lots to the east of your property would again be fed from the padmount transformer. In addition, underground cable would be installed behind your garage and guest house to the existing transformer pole, thus refeeding your overhead service. This alternative will allow the removal of all overhead primary on your property. Again, PEPCO's secondary conductor and, in this case, the guy wire over the guest house and garage would be removed.

The last alternative (which we discussed by phone) would again involve installation of primary cable from Bradley Lane along your east property line to transformer located near your garage. Again, the lots to the east of your property would be supplied from this padmount transformer, thus allowing the removal of PEPCO's secondary cable over the guest house. In this alternative, PEPCO will install underground service cable from the padmount transformer directly to your meter at a cost to you of \$6.53 per foot. You would be responsible for all resurfacing required by installation of underground service to your home (i.e. blacktop repair, etc.). With this alternative, all PEPCO overhead primary wire would be removed; all PEPCO overhead secondary wires will be removed.

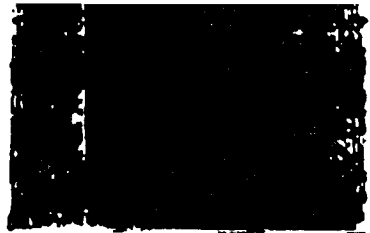
If you have any questions or wish to discuss this matter further, please call my office at (301) 670-8700. I am confident we can find an agreeable resolution of this matter.

Sincerely,



Ken Farrell
Manager

c: Mr. J. A. DeBucharanne
Mr. M. Hassani
Ms. F. M. Cascio



TO: Montgomery County Historic Preservation Commission & staff
RE: 3815 Bradley Lane proposed re-subdivision
#1-96073 Chevy Chase, situated within Locational Atlas Resource #35/13

A number of neighbors concerned about the historic nature of this property have put together the following information on this property for your information. Time limitations have precluded a full analysis of the property but in the brief time allotted, a number of significant facts about the property and its previous owners has come to light.

The property has over the years, attracted a number of distinguished owners including:

The first property owner was Henry Clay Taylor who purchased the property from the Chevy Chase Land Company on June 1, 1904 for \$5,000. It was part of the "Hamilton Tract" beginning at the northeastern corner of Bradley Lane and Connecticut Avenue, containing 2 acres of land "more or less". A covenant on the land required that a residence be placed not less than 10' from the property line, be a single family dwelling, and cost no less than \$5,000. No stable, carriage house or shed was to be placed within 25' of the front line.

Taylor was a rear admiral in the U.S. Navy. In the 1903-05 Who's Who, it indicates that Mr. Henry Clay Taylor was born in 1845. He served in the Civil War in the Shenandoah campaign and in the "war with the Iroquois." Not only was he a rear-admiral, but he was president of the Naval War College in Newport R.I. from 1893-1896. He served in Spain in 1898. He was Chief of the Bureau of Navigation in Washington from April 26, 1902 until his death in July of 1904. He passed away a month after purchasing the property and left heirs, including a married daughter who purchased the lot next door from the Chevy Chase Land Co. the fall following her father's death. Houses were built on both lots in 1905.

In 1906, the Taylor house (improvements) was valued at \$7,500 and the land valued at \$2,700. Mr. Taylor's widow died in 1914 leaving the property equally to her six children. In 1919, the five children each deeded their shares to their sibling, Presley, the sixth child.

Tax records from 1916 show a footprint which includes the side porch and terrace but not the rear wing. A plat map which probably dates to the late 20's shows the footprint of the house including the side porch. Given the elevation of the front entrance from the rest of the yard, it's clear that the terraced porch was an original and integral part of the overall design.

In June of 1919 the estate was sold by Mr. Presley Taylor to a leading Washington attorney, Alexander Britton who purchased the property for \$15,000. Mr. Britton was a prominent Washington lawyer and clubman. He was special counsel for the American Security and Trust Co., the Norfolk and Washington Steamboat Co., and the Chesapeake and Potomac Telephone Co. He was a graduate of Princeton University and received his A.M. degree and later his LL.D. degree from Columbian (now George Washington) University. His first wife, Louise Schneider Reed, passed

away in 1917. In 1923, Mr. Britton married for the second time and took his bride, Mrs. Marjorie Savin Pilson home to Bradley Lane. He passed away three years later. Three years later, his widow, who was then Mrs. Ipolitto Salvoni, sold the home to Samuel J. Henry, taking back financing of \$85,000, a very substantial price at the time. Given the custom of making a downpayment, it's likely that the house sold for more than \$85,000.

Like the previous owners, Mr. Henry was also a distinguished individual. According to Boyd's Director of the District of Columbia for 1918, Mr. Henry was vice president of the F.H. Smith Co. and the W.H. West Co. He received his education at George Washington University Law School and subsequently became involved in banking in Washington. Prior to joining F.H. Smith Co., he was a director of the Munsey Trust Co. where he was elected Vice President of its board. He was elected president of the Southern Maryland Trust Company, of which he was an organizer. He was also a director of the Mt. Vernon Savings Bank. Mr. Henry's wife's name was Adelaide Jullien, a name significant only because the house was expanded at some point by a leading Washington architect at the time, Philip M. Jullien of Quincy Street. Mr. Jullien, a Washington native, built large commercial structures and was known throughout the country for his work on hotels, apartment houses, office buildings and other commercial work. In this area, he is noted for his design of the Congressional Country Club in 1924, the Times-Herald building, the Chastleton Apartment Hotel, the Kenmore apartment house and the Bowen Building. Mr. Jullien designed eleven apartment houses in Washington between 1919 and 1938. In 1946, his firm was listed as being active in designing buildings valued at \$1 million or more in Buffalo, New York, Philadelphia, Macon, Georgia, Vancouver, B.C. and other locations. Not only was Mr. Henry married to a Jullien, but he was also a member of the Congressional Country Club. It's not clear if Mr. Jullien worked on the house when it was owned by Mr. Britton or after his widow sold it to Samuel Henry, whose wife may well have been Philip Jullien's sister. We do know that the cost of the house went from \$15,000 in 1919 to probably more than \$85,000 in 1928, so clearly, some significant improvements were made, particularly since land was not given a high value at that time. We know that Mr. Jullien was a Washington native and we know that Mrs. Henry was one of a large family from the Brookland area of five boys and four girls and that Mr. Henry met Miss Jullien at a garden party sponsored by St. Anthony's Church in Brookland.

Biographies of Mr. Henry, Mr. Britton and Mr. Jullien were all published in a book on Prominent Personages of the Nation's Capital published by The Washington Times Company as a newspaper and library reference book.

Mr. and Mrs. Henry were unable to make payments to Mr. Britton's widow and she foreclosed on them in September of 1931.

The house was auctioned at a tax sale sometime after 1931. It was sold at auction again in 1934, this time with an advertisement indicating that it had approximately 20 rooms and four baths, a garage and a small cottage.

In 1937, the house was purchased by another distinguished owner, Dr. Oscar B. Hunter, a Washington pathologist who purchased the property from National Savings Bank and Trust Co. which held the mortgage on it. The purchase price was \$42,500 in this post-depression era. By contrast, in 1940, the property next door sold for \$5,000 and was also a substantial residence on a substantial lot. Dr. Hunter also made some changes to the property and may have had a small laboratory on the site at the rear of the property.

Mr. and Mrs. Ritacco purchased the house from the late Dr. Hunter's estate in 1976 for \$260,000. At approximately the same time, the Embassy of Nigeria purchased a lot from the Hunter estate which now borders Boxwood.



house of the
1925-26
3919
BRADLEY

3909
3908

3915

3901
BRADLEY

3903
BRADLEY

3907
BRADLEY

3917
BRADLEY

April 15, 1996

Dear Neighbors,

We are writing to make you aware of an issue that affects our entire neighborhood and our property values. Paul and Joanne Ritacco of 3815 Bradley Lane have applied for permission to subdivide their property, Boxwood, in order to create a buildable lot on the western side of their home between the rear yard of the Nigerian ambassador's residence and their current side porch.

As some of you know, this property was first subdivided twenty years ago when the Ritaccos bought the house. A major part of the large lot on which the house once sat, which extended all the way to Connecticut Avenue, was sold to the Nigerian Embassy. Subsequently, trees were bulldozed and that once tree-filled piece of land became a large parking lot and tennis court.

The current subdivision plan proposes to slice off a narrow front-to-back lot along the west side of the property as a site for a house. To accommodate the boundaries of this new lot, the owners propose to demolish part of the big house's stone patio, which extends west from the columned porch. The "footprint" of the house, as outlined in the attached drawing, is only meant as an indication of where a house might be located. **In fact, if the re-subdivision is granted, a house of any size and character could be built on that property. Further, it could set a precedent that could lead to further development of the site or devalue the larger property so that it would become a white elephant in our neighborhood.** Currently, the plan is up for review before the Maryland National Capital Park and Planning Historic Preservation Commission. However, if a re-subdivision is granted, the commission will have no authority to review the plans for a new house.

Boxwood is, as you will agree, a splendid historic home and a landmark in the area. We would hate to see the property degraded in this way. Further, we fear that a developer, heartened by the granting of this subdivision, could purchase the property with the intent of putting several more small houses on the land, not unlike the oversized homes on Connecticut Avenue that abut the lovely white stucco house across from the Nigerian residence. This would not only be an aesthetic blight but would, we believe, negatively affect property values in the area.

Although Mr. Ritacco made a humorous point at the April 10 hearing of the Historic Preservation Commission (HPC) by assuring the Commission members that "George Washington did not sleep here", his attempts to denigrate the historic value of the house disturbed those of us who attended. As you know, the house was twice in a decade chosen as a fundraising Decorator Show House—most recently for the National Symphony—precisely because it is a fine old estate that sponsors rightly guessed thousands of people would pay to enter.

At the HPC meeting on April 10, several of us who attended asked that, before a decision is reached, the Section 3 Council and the community be given an opportunity to study the proposal. Initially, Mr. Ritacco opposed this request. After we voiced our concerns and Commission members began giving their opinions—all but one of the four who spoke expressed total opposition to granting the subdivision—he asked that this postponement take place.

The matter will be taken up again and decided by the Historic Preservation Commission on Wednesday night, April 24. To receive an agenda that will indicate the time at which this case will be discussed, contact Pat Parker of the HPC staff at 301/495-4570. We urge you to attend this meeting and voice your concerns about the subdivision and its impact on the neighborhood.

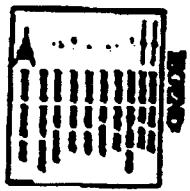
The enclosed petition will be presented to the Village Council of Chevy Chase Section 3, the Historic Preservation Commission, and the Maryland National Capital Park and Planning Commission, which will receive the HPC's recommendation and make the ultimate decision for granting or denying this request.

Please express your shared concern by signing the petition.

Thank you.

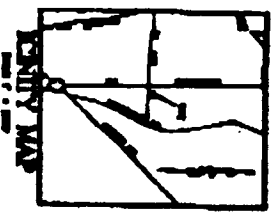
Sincerely,

Sybil and Alan Berkeley 3800 Raymond St.
Rolanda S. Johnson 3804 Raymond Street
Maurice Johnson 3804 Raymond Street
Patricia Howland Wymen 3806 Raymond St
Parker D. Wymen, 3806 Raymond Street
Norman H. Horwitz, 3807 Bradley Lane
Elinor L. Horwitz, 3807 Bradley Lane
Joy M. Pincel, 3803 Bradley Lane
Terese T. Fry 3803 Bradley Lane
Audrey Scott Harney 3801 Bradley Lane



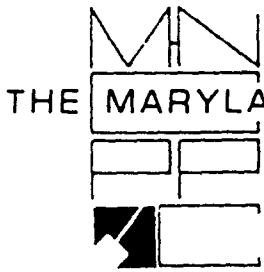
BRADLEY LANE

NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
 3. ALL DOORS ARE 3'0" WIDE UNLESS OTHERWISE NOTED.
 4. ALL WINDOWS ARE 6'0" WIDE UNLESS OTHERWISE NOTED.
 5. ALL CEILING HEIGHTS ARE 8'0" UNLESS OTHERWISE NOTED.
 6. ALL FLOORS ARE CONCRETE UNLESS OTHERWISE NOTED.
 7. ALL ROOFS ARE FLAT UNLESS OTHERWISE NOTED.
 8. ALL UTILITIES ARE AS SHOWN UNLESS OTHERWISE NOTED.
 9. ALL FINISHES ARE AS SHOWN UNLESS OTHERWISE NOTED.
 10. ALL MATERIALS ARE AS SHOWN UNLESS OTHERWISE NOTED.



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

FAX TRANSMITTAL SHEET

Design, Zoning, & Preservation Division
(301)495-4570 (Telephone)

(301)495-1307 (Fax Number)

TO: Myra Patner FAX NUMBER: 951-4409

FROM: Pat Parker PHONE NUMBER: 495-4570

DATE: 4/29/96

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 5

NOTE:

HISTORIC PRESERVATION COMMISSION STAFF REPORT

CASE: Chevy Chase (situated within Locational Atlas
Resource #35/13, the Chevy Chase Historic
District)

DATE: April 10, 1996

CASE NUMBER: #1-96073

TYPE OF REVIEW: Subdivision

PREPARED BY: Patricia Parker

ADDRESS: 3815 Bradley Lane,
Chevy Chase, Maryland

BACKGROUND:

This subdivision plan proposes the creation of two lots. Under this proposal, Lot 28, improved by an existing two-story house which fronts on Bradley Lane, would be approximately 40,019 square feet. The new Lot 29 would contain approximately 14,164 square feet. The applicant proposes to remove a tennis court with fencing to create Lot 29. Under this proposal, the existing house would not be directly affected, other than losing its side yard. The property is located within a Locational Atlas Resource, the potential Chevy Chase Historic District.

Under R-60 zoning, a one-family detached dwelling may be constructed on a lot with a minimum net area of 6,000 square feet. Setbacks must be at least 25' from the street, 20' from the rear property line, and side yard setbacks must total 18' with a minimum of 8' on each side. No more than 35% of the lot, including accessory buildings may be utilized for building. This proposal meets these general development constraints.

However, in the case of resubdivision of any already subdivided lot, certain subdivision criteria concerning compatibility come into play. M-NCPPC Development Review Division staff has reviewed lots within the area surrounding the subject property with respect to lot frontage - a part of resubdivision criteria. M-NCPPC staff feels that the proposed subdivision plan may not ~~be~~ ^{meet} the resubdivision criteria in terms of compatibility. The proposed lot would be atypical for the surrounding area because it has only 65' frontage. Other lots in the area are a minimum of 70'.

If the width of the proposed new lot is increased, it will be necessary to alter the existing house - possibly by removing a portion of the front porch.

The review of this subdivision proposal requests the HPC to comment on the appropriateness of the proposal and its impact on the potential Chevy Chase Historic District. The resources within this portion of the Chevy Chase Historic District are currently being researched by staff for official nomination. A small portion of the Locational Atlas Historic District has already been designated as a historic district on the Master Plan for Historic Preservation (Chevy Chase Historic District, Phase One.) The existing house is one of the more historically and architecturally significant buildings in the immediate area.

DISCUSSION:

→ The proposed subdivision would affect a house currently under review a part of the potential Chevy Chase Historic District. It is an important house and is surrounded by other properties of probable importance to the district under review.

As this property is located within a Locational Atlas Resource, the HPC must determine if the proposed subdivision would constitute a **substantial alteration** to the potential historic district and whether construction of new house on a new lot will impair the ability to evaluate this area for historic designation in the future.

The HPC has conducted earlier discussions concerning infill construction within a historic district. Issues to be considered include: tree loss, the amount of impervious surfacing that would result from the construction of driveways, patios and other access, and the issue of increased density as an alteration within historic district. In historic districts, issues of size and massing of new structures that result from approved resubdivision are important and have been the subject of several HPC meetings.

If this case involves a simple subdivision of a lot which does **not** affect the existing house (i.e. does not require any demolition or alteration), then staff feels that it may be approvable **from a historic preservation standpoint**. This is not to say that the issues of resubdivision compatibility will not need to be addressed as well. Staff does not find the razing of the tennis court and its fencing to be problematic. In fact, the removal of the tennis court provides additional open space.

→ Certainly, special care should be given to design a new structure on the new lot which would be compatible with the historic character of the neighborhood and which would relate appropriately to the existing house. This may involve developing a design which is clearly secondary to the existing house and which reads as an ancillary building. The proposed location for the new house, at the back of the lot, would reinforce this design concept. In addition, the proposed location of a new house on Lot 29, as shown, would offer retention of significant tree specimens. Staff also feels that the size of the footprint of the new house should be small enough to allow sufficient open space between Lot 29 and houses on adjacent properties. The rear yard, as shown, is approximately 35' feet deep. If this house were to be constructed in this location, there would be little room for any additional outbuildings, i.e. garage or utility sheds.

→ If this case involves creation of a wider lot, then the fabric of the existing house would be affected. If this avenue is pursued, the applicant would need to present detailed information on how wide the lot would be and on how this would affect the house - what portions of the house would need to be removed or altered and whether these portions are original and historic or later additions. Staff is hesitant to comment on a proposal which isn't currently before us, but does feel that alterations to the existing house make this a much more difficult and questionable project to approve.

This proposal before the HPC at this time only concerns the subdivision of property within

the potential Chevy Chase Historic District and construction of a new house - at present, no alterations or demolitions are proposed for the existing house. But staff feels that it is important for the applicant to include as part of his planning consideration of certain issues which may become constraints for development - including the ideas on design issues related to new construction noted above and the issues related to impact on the existing house .

STAFF RECOMMENDATION:

The Secretary of the Interior's Standards for Rehabilitation #1 and #2 address the issue of altering a site:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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.

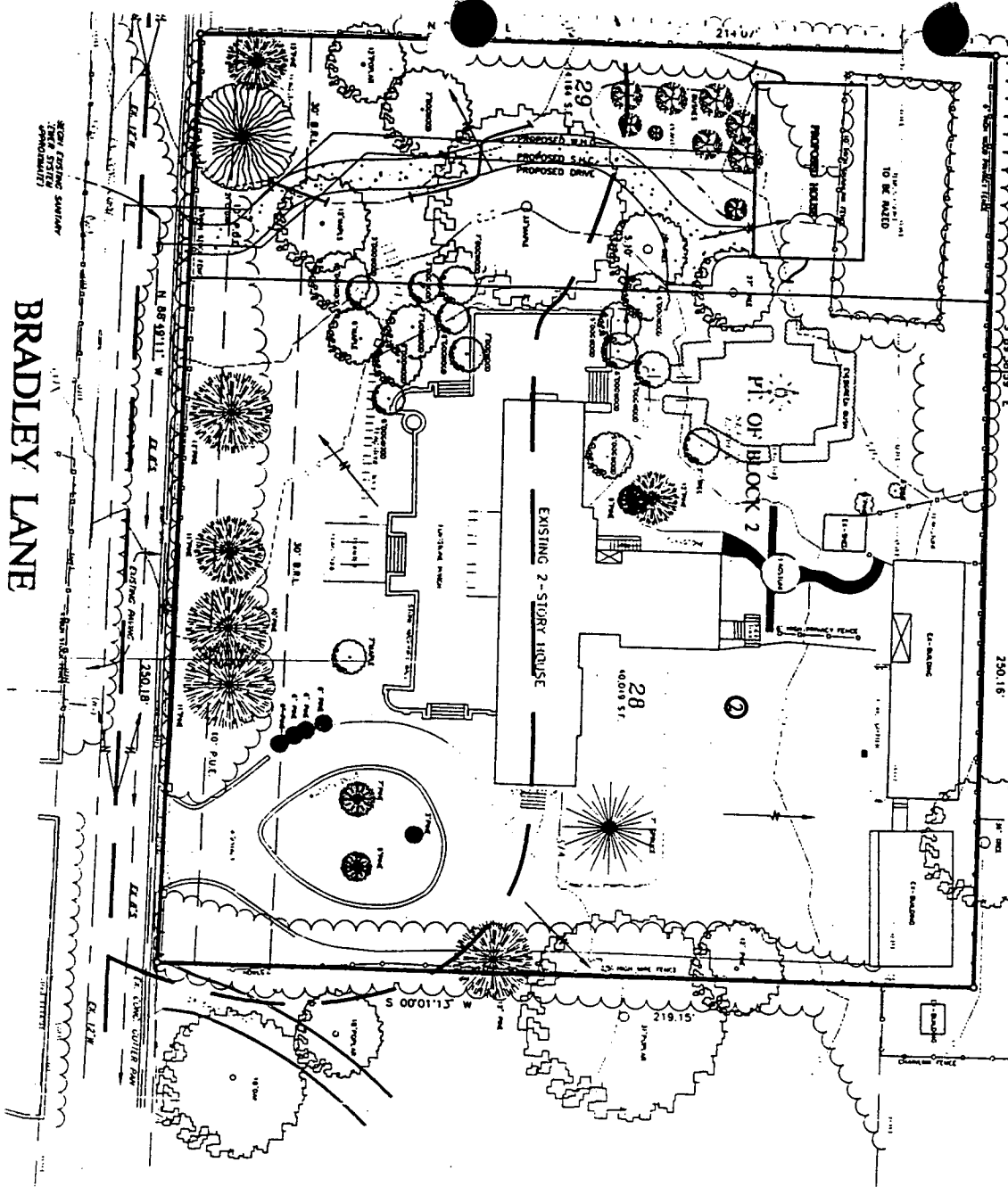
Based on the issues discussed above, staff recommends approval of this currently proposed subdivision plan with the following conditions:

Conditions:

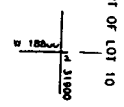
- o The proposed new lot should be developed with a new structure which is secondary to the existing house. The footprint and architectural features of the proposed house should be compatible with the existing house on Lot 28.
- o Tree loss should be minimized and the taking of mature, healthy trees should be avoided.
- o All setbacks and building restriction lines in existence for front yards and side yards should be maintained.

If this proposal changes and begins to affect the existing house, then it will need to come back before the HPC for additional review.

BRADLEY LANE



BLOCK 2	N. J. & R. S. JOHNSON L. 1540 F. 234	N. J. & L. J. BERKLEY L. 1540 F. 276	N. J. & N. L. MAWIK L. 1043 F. 139
	PART OF LOT 9	PARTS OF LOT 9 & 10	PART OF LOT 10



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

- 1) EXISTING DRIVE; AND
- 2) SITE NO. 34, 181 S.E.
- 3) WATER & SEWER PUBLIC
- 4) SEE MAP SHEET
- 5) WE ARE RECEIVING A WATER FROM ON-SITE STORAGE WATER MANAGEMENT
- 6) THE PROPOSED TOWN WATER LINES WITHIN THE UTILITY FALLS SHALL WITHIN
- 7) NON-PAID AND VERTICAL DIMENSIONS ARE P.S.S.C. BY APPROVED STATIONS
- 8) C-1-B-D & C-1-B-E AND APPROVED BENCHMARK 4118
- 9) PUBLIC WATER AND SEWER SERVICE WILL BE PROVIDED FROM THE WASHINGTON POWER AND SEWER COMMISSION. ELECTRIC SERVICE WILL BE PROVIDED FROM THE LOCAL ELECTRIC POWER COMPANY.
- 10) THE PROPOSED WATER FROM FOREST CONSERVATION REQUIREMENTS AND THE PROVISIONS OF A FOREST STAND RENOVATION
- 11) THE PROPOSED RESTRICTION LINES SHOWN HEREON ARE A MATTER OF RECORD. SEE P. 180
- 12) THE PROPOSED RESTRICTION LINES ARE A TOTAL OF 18 WITH A NUMBER OF 8 FOR BOUNDING RESTRICTION LINES ARE 20.

N. J. ELINOR L. HORNWITZ
L. 6757 F. 50
PART OF BLOCK 2
SECTION 3

PROPOSED LOTS 28 AND 29

BLOCK 2
SECTION 3

CHEVY CHASE

PRELIMINARY PLAN

MADDOX
INCORPORATED
ENGINEERS • SURVEYORS

4

SECTION 3 OF THE VILLAGE OF CHEVY CHASE

P.O. Box 15281

Chevy Chase

Maryland 20815

301/656-9117

April 17, 1996

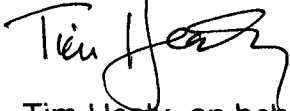
Gwen Marcus
Planner-Design, Zoning and Preservation
M-NCPPC
8787 Georgia Avenue, 2nd floor
Silver Spring, Maryland
20907

Dear Ms. Marcus:

With regard to the request for the waiver of stormwater management on the property at 3815 Bradley Lane, we wish to note that the storm drains in the village do not meet current standards for proper storm water run off. In the recent discussion with the Chevy Chase United Methodist Church, they were required to adhere to a 10 year storm standard.

For this reason, we believe that before there is any consideration for a stormwater waiver, we would like to have an opportunity to examine and comment on the proposal.

Sincerely,




Tim Heaty, on behalf of the Village Council

cc: Section 3 Council members

PETITION

We the undersigned wish to express our concern about the proposed re-subdivision of the property at 3815 Bradley Lane and the impact such a re-subdivision would have on historic Boxwood, as well as on the neighborhood as a whole.

Walter P. Secrest 3602 Shepherd St Ch. Ch. MD.

 3607 Shepherd St Ch. Ch. MD

John H. Poon
William Browder 3606 Shepherd St Ch. Ch. MD

Rosemary W. Flint 3610 Shepherd St. Ch. Ch. MD
Steffi Walsh 3108 Beardslee Ch. Ch. MD

Arthur Fern 3605 Raymond St., Ch. Ch. MD.

Lois Fern 3605 Raymond St. Chevy Chase, MD

Paul Kim 3600 Raymond Street, Chevy Chase, MD

Yvonne Buzyn Kieran 3600 Raymond St Chevy Chase

PETITION

We the undersigned wish to express our concern about the proposed re-subdivision of the property at 3815 Bradley Lane and the impact such a re-subdivision would have on historic Boxwood, as well as on the neighborhood as a whole.

Erly A. Puttman
David B. Isbell
Rahel W. Osh
Lawrence H. Bosker
Mama Kieck
Tudeta Silber
Earle Silber

PETITION

We the undersigned wish to express our concern about the proposed re-subdivision of the property at 3804 Bradley Lane and the impact such a re-subdivision would have on historic Rowwood, as well as on the neighborhood as a whole.

Jim + Helen Sullivan 3800 Bradley Lane
Chevy Chase, MD 20815

Sally + Robert Fogarty 3804 Bradley Lane
Chevy Chase Md. 20815

PETITION

We the undersigned wish to express our concern about the proposed re-subdivision of the property at 3815 Bradley Lane and the impact such a re-subdivision would have on historic Boxwood, as well as on the neighborhood as a whole.

Mary R. McDonough 3616 Raymond St.
Donald E. McDonough 3616 Raymond St.

PETITION

We the undersigned wish to express our concern about the proposed re-subdivision of the property at 3815 Bradley Lane and the impact such a re-subdivision would have on historic Boxwood, as well as on the neighborhood as a whole.

Emily Lloyd Stephens 6813 Connecticut
Edward Stephens 6813 Connecticut Ave
Julian Fortfield 3704 Raymond St

PETITION

We the undersigned wish to express our concern about the proposed re-subdivision of the property at 3815 Bradley Lane and the impact such a re-subdivision would have on historic Boxwood, as well as on the neighborhood as a whole.

Falseto, Conley

Nancy C. Conley

J. M. Mohr

Robert L. Duffer

Maryanne S. Kane

Dad Chen

Jane Hartquist

Mrs. & Mrs. L. C.

Carol F. Sutherland

Robert L. Lane

3803 Raymond St.
Cherry Chase, MD

3805 Raymond Street

3701 Raymond St.

3801 Raymond St.

3708 Raymond St.

6806 Delamare St.

3621 Raymond St

PETITION

We the undersigned wish to express our concern about the proposed re-subdivision of the property at 3815 Bradley Lane and the impact such a re-subdivision would have on historic Boxwood, as well as on the neighborhood as a whole.

Mrs J Jones 3809 Raymond St
 Carolyn J. Grealy " "
 Mrs H Johnson 6707 Conn Ave.
 Margaret Olney McBride 3808 Raymond St.
 Patricia Howland Wymen 3806 Raymond St
 Paul D. Wymen " " "
 Emily T. Ryan 6803 Connecticut Ave.
 James O. Rowley "

PETITION

We the undersigned wish to express our concern about the proposed re-subdivision of the property at 3815 Bradley Lane and the impact such a re-subdivision would have on historic Boxwood, as well as on the neighborhood as a whole.

*Shoff and Judy Corbett 3706 Raymond St.
Katherine L Picard 3707 Raymond St*

PETITION

We the undersigned wish to express our concern about the proposed re-subdivision of the property at 3815 Bradley Lane and the impact such a re-subdivision would have on historic Boxwood, as well as on the neighborhood as a whole.

Christine Chapin 3622 Raymond St.

PETITION

We the undersigned wish to express our concern about the proposed re-subdivision of the property at 3815 Bradley Lane and the impact such a re-subdivision would have on historic Boxwood, as well as on the neighborhood as a whole.

Virginia and Russell T. Weil 6822 Delaware St.
Carol Schomhaus and Dan Korman 6810 Delaware St.

PETITION

We the undersigned wish to express our concern about the proposed re-subdivision of the property at 3815 Bradley Lane and the impact such a re-subdivision would have on historic Boxwood, as well as on the neighborhood as a whole.

Chris Bal 3610 TAYLOR ST.

TO: Montgomery County Historic Preservation Commission & staff
RE: 3815 Bradley Lane proposed re-subdivision
#1-96073 Chevy Chase, situated within Locational Atlas Resource #35/13

A number of neighbors concerned about the historic nature of this property have put together the following information on this property for your information. Time limitations have precluded a full analysis of the property but in the brief time allotted, a number of significant facts about the property and its previous owners has come to light.

The property has over the years, attracted a number of distinguished owners including:

The first property owner was Henry Clay Taylor who purchased the property from the Chevy Chase Land Company on June 1, 1904 for \$5,000. It was part of the "Hamilton Tract" beginning at the northeastern corner of Bradley Lane and Connecticut Avenue, containing 2 acres of land "more or less". A covenant on the land required that a residence be placed not less than 10' from the property line, be a single family dwelling, and cost no less than \$5,000. No stable, carriage house or shed was to be placed within 25' of the front line.

Taylor was a rear admiral in the U.S. Navy. In the 1903-05 Who's Who, it indicates that Mr. Henry Clay Taylor was born in 1845. He served in the Civil War in the Shenandoah campaign and in the "war with the Iroquois." Not only was he a rear-admiral, but he was president of the Naval War College in Newport R.I. from 1893-1896. He served in Spain in 1898. He was Chief of the Bureau of Navigation in Washington from April 26, 1902 until his death in July of 1904. He passed away a month after purchasing the property and left heirs, including a married daughter who purchased the lot next door from the Chevy Chase Land Co. the fall following her father's death. Houses were built on both lots in 1905.

In 1906, the Taylor house (improvements) was valued at \$7,500 and the land valued at \$2,700. Mr. Taylor's widow died in 1914 leaving the property equally to her six children. In 1919, the five children each deeded their shares to their sibling, Presley, the sixth child.

Tax records from 1916 show a footprint which includes the side porch and terrace but not the rear wing. A plat map which probably dates to the late 20's shows the footprint of the house including the side porch. Given the elevation of the front entrance from the rest of the yard, it's clear that the terraced porch was an original and integral part of the overall design.

In June of 1919 the estate was sold by Mr. Presley Taylor to a leading Washington attorney, Alexander Britton who purchased the property for \$15,000. Mr. Britton was a prominent Washington lawyer and clubman. He was special counsel for the American Security and Trust Co., the Norfolk and Washington Steamboat Co., and the Chesapeake and Potomac Telephone Co. He was a graduate of Princeton University and received his A.M. degree and later his LL.D. degree from Columbian (now George Washington) University. His first wife, Louise Schneider Reed, passed

away in 1917. In 1923, Mr. Britton married for the second time and took his bride, Mrs. Marjorie Savin Pilson home to Bradley Lane. He passed away three years later. Three years later, his widow, who was then Mrs. Ipolitto Salvoni, sold the home to Samuel J. Henry, taking back financing of \$85,000, a very substantial price at the time. Given the custom of making a downpayment, it's likely that the house sold for more than \$85,000.

Like the previous owners, Mr. Henry was also a distinguished individual. According to Boyd's Director of the District of Columbia for 1918, Mr. Henry was vice president of the F.H. Smith Co. and the W.H. West Co. He received his education at George Washington University Law School and subsequently became involved in banking in Washington. Prior to joining F.H. Smith Co., he was a director of the Munsey Trust Co. where he was elected Vice President of its board. He was elected president of the Southern Maryland Trust Company, of which he was an organizer. He was also a director of the Mt. Vernon Savings Bank. Mr. Henry's wife's name was Adelaide Jullien, a name significant only because the house was expanded at some point by a leading Washington architect at the time, Philip M. Jullien of Quincy Street. Mr. Jullien, a Washington native, built large commercial structures and was known throughout the country for his work on hotels, apartment houses, office buildings and other commercial work. In this area, he is noted for his design of the Congressional Country Club in 1924, the Times-Herald building, the Chastleton Apartment Hotel, the Kenmore apartment house and the Bowen Building. Mr. Jullien designed eleven apartment houses in Washington between 1919 and 1938. In 1946, his firm was listed as being active in designing buildings valued at \$1 million or more in Buffalo, New York, Philadelphia, Macon, Georgia, Vancouver, B.C. and other locations. Not only was Mr. Henry married to a Jullien, but he was also a member of the Congressional Country Club. It's not clear if Mr. Jullien worked on the house when it was owned by Mr. Britton or after his widow sold it to Samuel Henry, whose wife may well have been Philip Jullien's sister. We do know that the cost of the house went from \$15,000 in 1919 to probably more than \$85,000 in 1928, so clearly, some significant improvements were made, particularly since land was not given a high value at that time. We know that Mr. Jullien was a Washington native and we know that Mrs. Henry was one of a large family from the Brookland area of five boys and four girls and that Mr. Henry met Miss Jullien at a garden party sponsored by St. Anthony's Church in Brookland.

Biographies of Mr. Henry, Mr. Britton and Mr. Jullien were all published in a book on Prominent Personages of the Nation's Capital published by The Washington Times Company as a newspaper and library reference book.

Mr. and Mrs. Henry were unable to make payments to Mr. Britton's widow and she foreclosed on them in September of 1931.

The house was auctioned at a tax sale sometime after 1931. It was sold at auction again in 1934, this time with an advertisement indicating that it had approximately 20 rooms and four baths, a garage and a small cottage.

In 1937, the house was purchased by another distinguished owner, Dr. Oscar B. Hunter, a Washington pathologist who purchased the property from National Savings Bank and Trust Co. which held the mortgage on it. The purchase price was \$42,500 in this post-depression era. By contrast, in 1940, the property next door sold for \$5,000 and was also a substantial residence on a substantial lot. Dr. Hunter also made some changes to the property and may have had a small laboratory on the site at the rear of the property.

Mr. and Mrs. Ritacco purchased the house from the late Dr. Hunter's estate in 1976 for \$260,000. At approximately the same time, the Embassy of Nigeria purchased a lot from the Hunter estate which now borders Boxwood.

APR 30 09:03 AM
10:301 501 0188
PAGE 4

April 15, 1996

Dear Neighbors,

We are writing to make you aware of an issue that affects our entire neighborhood and our property values. Paul and Joanne Ritacco of 3815 Bradley Lane have applied for permission to subdivide their property, Boxwood, in order to create a buildable lot on the western side of their home between the rear yard of the Nigerian ambassador's residence and their current side porch.

As some of you know, this property was first subdivided twenty years ago when the Ritaccos bought the house. A major part of the large lot on which the house once sat, which extended all the way to Connecticut Avenue, was sold to the Nigerian Embassy. Subsequently, trees were bulldozed and that once tree-filled piece of land became a large parking lot and tennis court.

The current subdivision plan proposes to slice off a narrow front-to-back lot along the west side of the property as a site for a house. To accommodate the boundaries of this new lot, the owners propose to demolish part of the big house's stone patio, which extends west from the columned porch. The "footprint" of the house, as outlined in the attached drawing, is only meant as an indication of where a house might be located. **In fact, if the re-subdivision is granted, a house of any size and character could be built on that property. Further, it could set a precedent that could lead to further development of the site or devalue the larger property so that it would become a white elephant in our neighborhood.** Currently, the plan is up for review before the Maryland National Capital Park and Planning Historic Preservation Commission. However, if a re-subdivision is granted, the commission will have no authority to review the plans for a new house.

Boxwood is, as you will agree, a splendid historic home and a landmark in the area. We would hate to see the property degraded in this way. Further, we fear that a developer, heartened by the granting of this subdivision, could purchase the property with the intent of putting several more small houses on the land, not unlike the oversized homes on Connecticut Avenue that abut the lovely white stucco house across from the Nigerian residence. This would not only be an aesthetic blight but would, we believe, negatively affect property values in the area.

Although Mr. Ritacco made a humorous point at the April 10 hearing of the Historic Preservation Commission (HPC) by assuring the Commission members that "George Washington did not sleep here", his attempts to denigrate the historic value of the house disturbed those of us who attended. As you know, the house was twice in a decade chosen as a fundraising Decorator Show House—most recently for the National Symphony—precisely because it is a fine old estate that sponsors rightly guessed thousands of people would pay to enter.

At the HPC meeting on April 10, several of us who attended asked that, before a decision is reached, the Section 3 Council and the community be given an opportunity to study the proposal. Initially, Mr. Ritacco opposed this request. After we voiced our concerns and Commission members began giving their opinions—all but one of the four who spoke expressed total opposition to granting the subdivision—he asked that this postponement take place.

The matter will be taken up again and decided by the Historic Preservation Commission on Wednesday night, April 24. To receive an agenda that will indicate the time at which this case will be discussed, contact Pat Parker of the HPC staff at 301/495-4570. We urge you to attend this meeting and voice your concerns about the subdivision and its impact on the neighborhood.

The enclosed petition will be presented to the Village Council of Chevy Chase Section 3, the Historic Preservation Commission, and the Maryland National Capital Park and Planning Commission, which will receive the HPC's recommendation and make the ultimate decision for granting or denying this request.

Please express your shared concern by signing the petition.

Thank you.

Sincerely,

Ken and Alan Berkeley 3800 Raymond St.
Rolanda S. Johnson 3804 Raymond Street
Myra Johnson 3804 Raymond Street
Patricia Howland Wyman 3806 Raymond St
Parker D. Wyman, 3806 Raymond Street
Yvonne H. Horvitz, 3807 Bradley Lane
Elinor L. Horvitz, 3807 Bradley Lane
Joy M. Pincus, 3803 Bradley Lane
Teresa T. Fry 3803 Bradley Lane
Audrey Scott Harney 3801 Bradley Lane



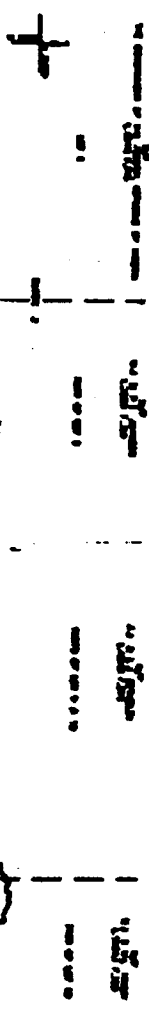
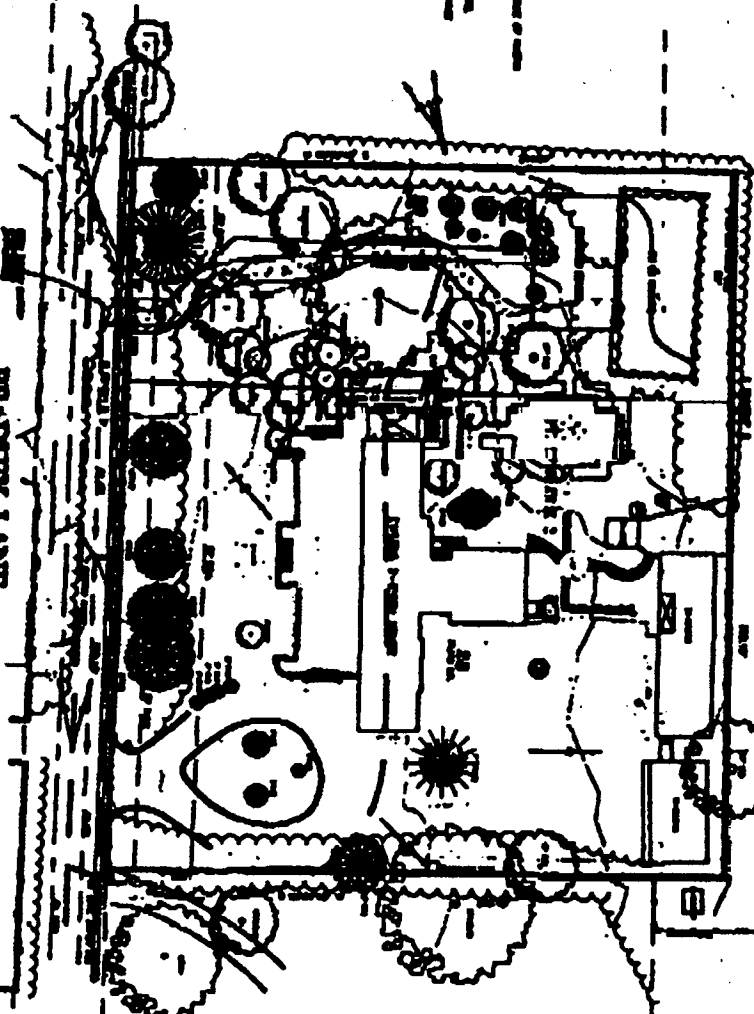
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 ↑ 3817 BRADLEY
 ↑ 3813 BRADLEY
 ↑ 3809 BRADLEY
 ↑ 3805 BRADLEY

yourself house or the block, built 1925-26
 3819 BRADLEY
 3817 BRADLEY

3806
 3804

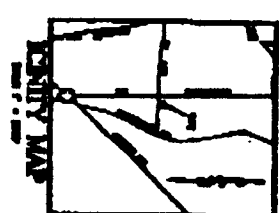


BRADLEY LANE
OF 100 FT



FOR INFORMATION
OF THE COUNTY OF...
DATE: 1/30/94

NOTICE
TO THE PUBLIC
THIS PLAN IS...
FOR THE...
DATE: 1/30/94



<p>MADDOX</p>	
<p>DATE: 1/30/94</p>	<p>PROJECT: BRADLEY LANE</p>
<p>SCALE: AS SHOWN</p>	<p>BY: [Signature]</p>
<p>FOR THE COUNTY OF...</p>	<p>APPROVED: [Signature]</p>

MEMORANDUM:

TO: Historic Preservation Commissioners

FROM: Patricia Parker

DATE: April 17, 1996

RE: Staff Report/ #1-96073, Chevy Chase
A Subdivision Proposal Continued from April 10 HPC Meeting

Staff has received no additional information from the applicant. But letters and other supporting documentation have been received from affected property owners adjacent to this property. Letters from other residents of the immediate community have also been received.

Therefore, a new staff report will not be a part of this packet. Attached to this memo are all documents received subsequent to the April 10 HPC Meeting. I have also included a reduced copy of the revised plan which you considered at that meeting.

cc: Paul Anthony Ritacco, applicant
Daniel Caywood, Maddox Engineers
affected property owners
Section 3 Chevy Chase
Interested parties

TERENCE T. FINN
3803 BRADLEY LANE
CHEVY CHASE, MARYLAND 20815

(301) 654-0814

April 16, 1996

Mr. George Kousoulas
Chair, Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Chairman:

I reside at 3803 Bradley Lane, two houses east of Boxwood, the estate at the corner of Bradley and Connecticut Avenue, whose owner is seeking the Commission's favorable recommendation regarding his desire to further subdivide the Boxwood property.

I urge you and your fellow commissioners to issue an unfavorable recommendation.

The further subdivision of Boxwood is a dreadful idea:

- * subdivision may lead to a house on the new, narrow lot created by the proposed subdivision. Such a house would impair severely the integrity of Boxwood, invade the privacy of the residence directly north of the estate, and be out of character with the current houses on the west end of Bradley, all of which are substantial and spacious
- * perhaps more importantly, the proposed subdivision will encourage an even further subdivision of the Boxwood estate. Anyone wishing to see what that would lead to can simply view the four large houses stacked right next to each other on the west side of Connecticut. An earlier parceling of the Boxwood estate led to the construction of the Nigerian Embassy and its parking lot, both eyesores

The owner of Boxwood said at the last meeting of the Commission that he wishes to improve his chances of selling the Estate by enabling a buyer to build on the new lot. No doubt a subdivision would do so, but at considerable cost to Boxwood itself and to the surrounding neighborhood. I suspect a developer would love to get his (or her) hands on property on Bradley Lane!

I understand that, were the Commission to issue a favorable recommendation in this matter, that because the Bradley Lane area is a Locational Atlas, the Commission would not be entitled to comment on any house thereafter built on the new lot. That makes me nervous, and, I respectfully submit, should make you nervous as well.

Sincerely,

Terence T. Finn

SECTION 3 OF THE VILLAGE OF CHEVY CHASE

P.O. Box 15281

Chevy Chase

Maryland 20815

301/656-9117

April 16, 1996

Gwen Marcus
Planner-Design, Zoning and Preservation
M-NCPPC
8787 Georgia Avenue, 2nd floor
Silver Spring, Maryland
20907

Dear Ms. Marcus:

We have been apprised by a number of our constituents of their concerns about the Re subdivision plans for the property owned by Mr. and Mrs. Paul A. Ritacco. Your initial hearing was held last Wednesday, April 10, 1996. It is our understanding that your commission deferred making a decision and rescheduled a second hearing for April 24, 1996..

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Sincerely,



Tim Healy, on behalf of the Village Council

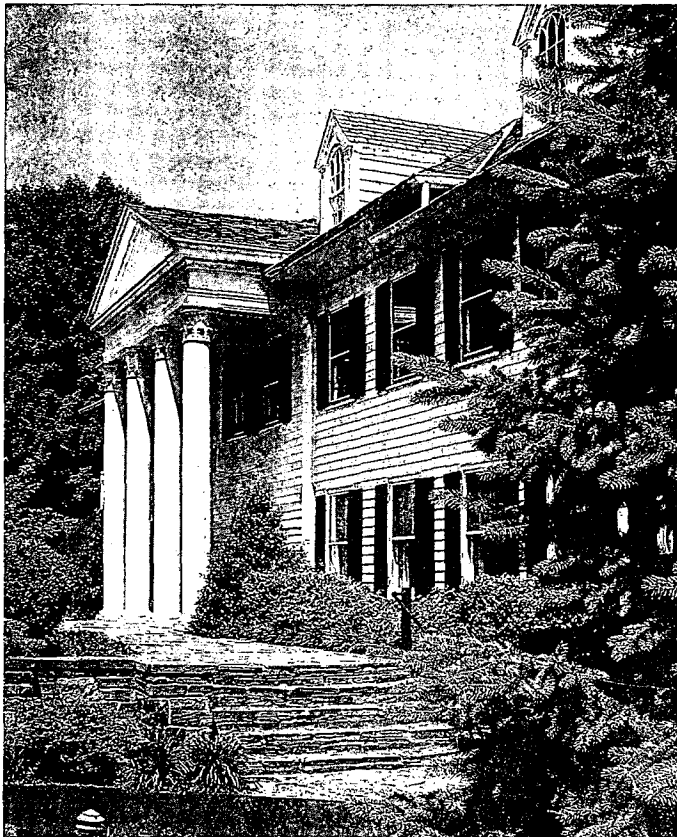
cc: Section 3 Council members

Boxwood

A HOUSE'S HISTORY IN CHEVY CHASE VILLAGE

by Bud and Claire Lent

The name "Chevy Chase" first appeared in the folklore of England in the 14th century. The name derived from an area in the Cheviot Hills, on the English-Scottish border, that was the location of a famous raid and battle between an English and a Scottish lord. The raid inspired a ballad, "The Hunting of the Cheviot." This ballad was later published (1802) by Sir Walter Scott as "The Ballad of Chevy Chase."



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In the late 1880s Francis G. Newlands (later senator from Nevada), together with


photographs by Gordon Beall



A Kinderkonzert participant

Dear National Symphony
 Orchestra I loved the way your
 performance went on the day of
 our school's field trip! Even if
 I were to be a critic I'd rate
 it A-R-A-N-D! F-A-N-T-A-S-T-I-C!

Sincerely
 D. National Symphony Orchestra
 From: Stephanie Taylor




KC/NSO Summer Music Institute



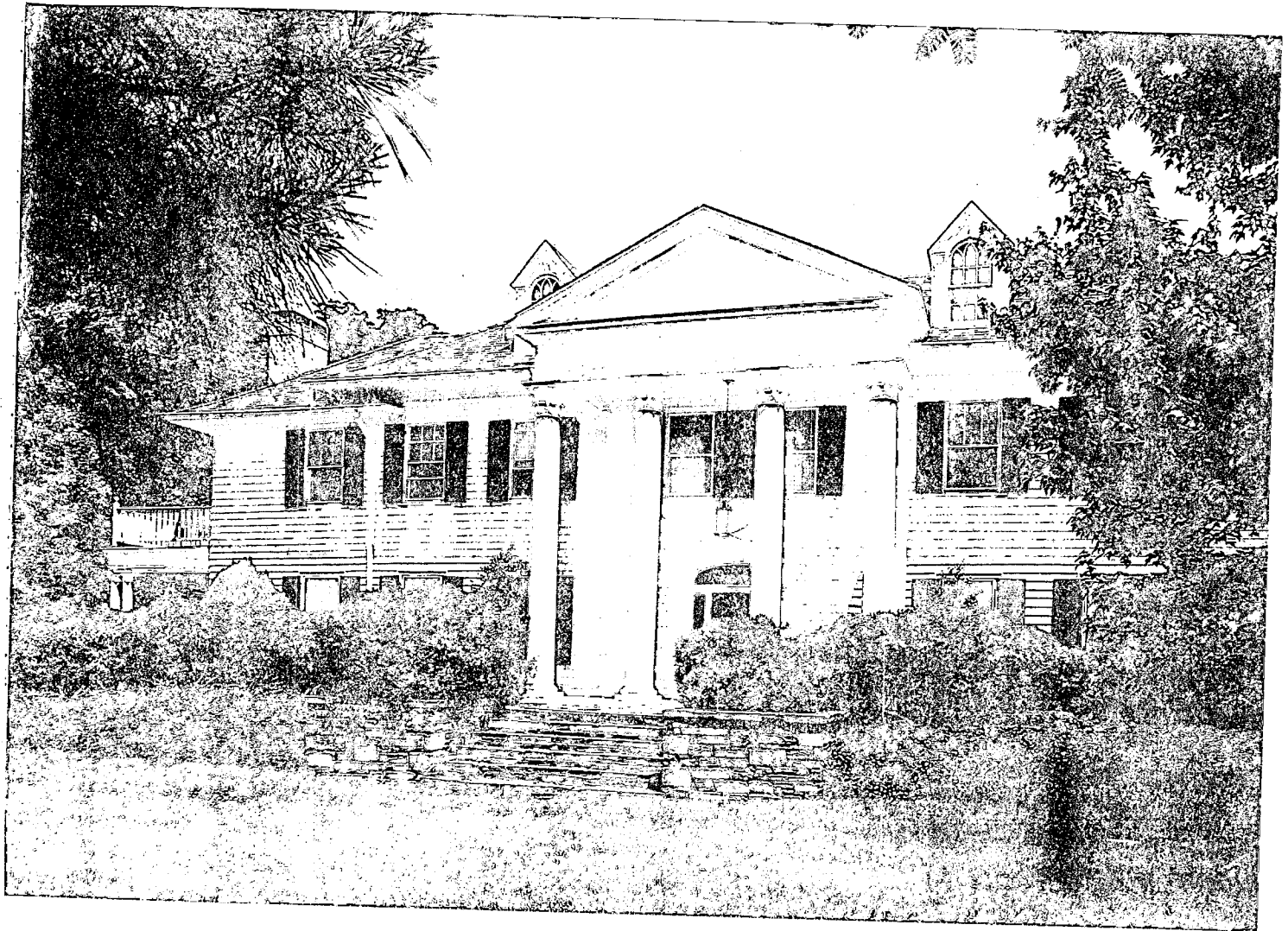
Steve Beck performs at Meet the
 Orchestra Concerts



National Symphony Orchestra Young Soloists' Competition



NSO instrument "petting zoo"



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Country Club in 1924.

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four baths . . . a garage and a small cottage," was again sold at auction. This time the purchaser was the National Savings Bank and Trust Company, which held a mortgage on the property.

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ZDF**Zweites Deutsches Fernsehen****Studio Washington
1077 31st Street, NW
Washington, DC 20007****Telephone: (202) 333-3909
Telefax: (202) 333-9814
Telex: 440164****telefax transmission**

TO: Patricia Parker
Historic Preservation Planner

FROM: Lanny Johnson

DATE: April 15, 1996

Pages including cover: 4

Message: Dear Ms. Parker:

Here is a copy of the history of "Boxwood" from the NSD Decorator's Showhouse Magazine. We are sending you the magazine in a separate package. This is in connection with the request for subdividing 3815 Bradley Lane in Cherry Chase (#1-96073).

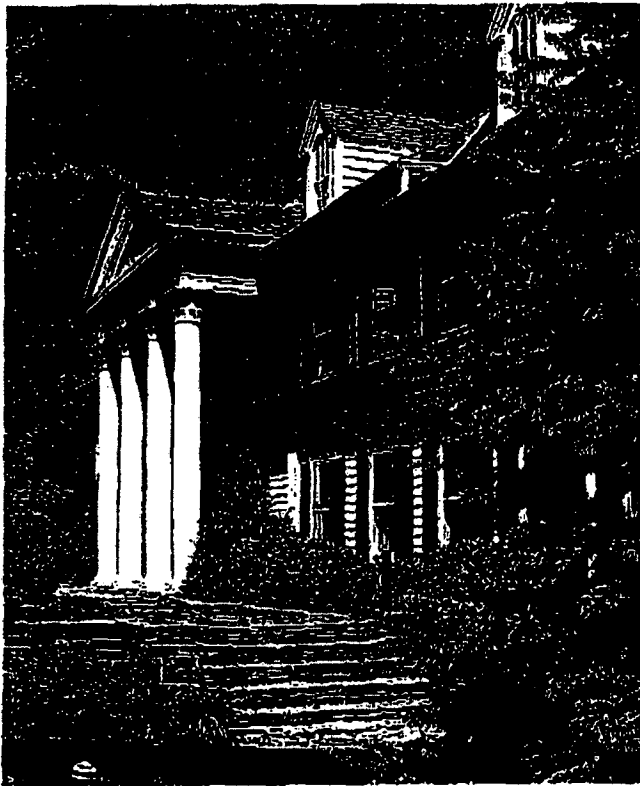
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photograph by ronald photographers

3806 Raymond Street
Chevy Chase, MD 20815
April 15, 1996

The Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Gentlemen:

We are writing you with regard to the subdivision along Bradley Lane which has been requested (1-96073) by Paul Anthony Ritacco, of 3815 Bradley Lane. We are very much interested in this subject because we live within the same block, on the Raymond Street side of it.

The house in which Mr. Ritacco lives, "Boxwood," is one of the oldest and most beautiful in this part of Chevy Chase. Moreover that property and the adjoining pieces of property along Bradley Lane are a relic and reminder of a pleasant and graceful lifestyle which is an attractive part of our heritage. A subdivision of the Ritacco property would surely encourage the addition of at least one more house and quite likely would later lead to further subdivision of the property, thus altering drastically the appearance of this stretch of Bradley Lane. We would be very sorry to see the destruction of this aspect of our historical heritage in this area.

We believe this subdivision should be of considerable concern to the Historic Preservation Commission and we hope that you will oppose it.

Sincerely,

Parker D. Wymann
Patricia H. Wymann

ALAN J. BERKELEY

3800 RAYMOND STREET • CHEVY CHASE, MARYLAND 20815

April 10, 1996

Ms. Patricia Parker
Historic Preservation Planner
The Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Ms. Parker:

Mrs. Berkeley and I own the house and live at 3800 Raymond Street, Chevy Chase, Maryland which abuts the property at 3815 Bradley Lane. The Bradley Lane house and property is the site of the proposed subdivision within the Chevy Chase Historic District. It is one of the oldest, loveliest, most noted and most highly regarded homes and properties in the entire area.

We are in strong opposition to the proposed subdivision. Subdividing the Bradley Lane property would have a substantial, permanent negative effect on the character of Chevy Chase Village and Section 3, destroy an important part of the history of the area ...it is still referred to as the Hunter Estate, the home for many years of the famed Dr. Hunter and his family..., and would reduce property values. Moreover, we do not believe that construction on the site can proceed without ecological and environmental disruption, water and runoff problems and the like, and a further adverse effect on neighboring homes and properties.

It is hard to imagine that changing the character of the Bradley Lane property by allowing it to be subdivided could possibly be justified on any basis, let alone as being consistent with the preservation of the history and character of Chevy Chase.

We trust that you will not approve the proposed subdivision.

Sincerely yours,



Alan J. Berkeley

KIRKPATRICK & LOCKHART LLP

1800 MASSACHUSETTS AVENUE, N.W.
2ND FLOOR
WASHINGTON, DC 20036-1800
TELEPHONE: 202/778-9000
FAX: 202/778-9300
FAX: 202/778-9138

FACSIMILE COVER PAGE

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SENDER: PLEASE COMPLETE ALL BLANKS--

DATE: 4/10/96 NO. PAGES (include cover) 2

TRANSMIT TO: Ms. PATRICIA PARKER

COMPANY/FIRM: MD NAT. CAP. PARK

TELEPHONE NO: (please include area code) _____

FAX NO: (please include area code) 301-495-1307

FROM: Attorney: ALAN BERKELEY Phone: (202) 778-9050

Secretary: Judy SNYDER Phone: (202) 778-9051

COMMENTS: _____

PLEASE REPORT PROBLEMS WITH RECEPTION BY CALLING (202) 778-9358 IMMEDIATELY.

IMPORTANT!
WHEN YOU ARE SENDING TO US, PLEASE BE SURE TO INCLUDE A COVER SHEET WITH YOUR TRANSMITTAL AND A TELEPHONE NUMBER WHERE YOU CAN BE CONTACTED IN CASE OF EQUIPMENT MALFUNCTION.

TRANSMITTED BY: BAV

TIME: 3:47

CONFIRMED BY: SEE ATTACHED TRANSMISSION REPORT

FAX NO: (please include area code) 301-495-1307

CHARGE: 963001.027

APR 10 3 47

ALAN J. BERKELEY

3800 RAYMOND STREET • CHEVY CHASE, MARYLAND 20815

April 10, 1996

Ms. Patricia Parker
Historic Preservation Planner
The Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Ms. Parker:

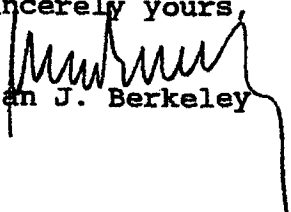
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Alan J. Berkeley

Maurice Johnson
Superintendent

United States Senate

PRESS PHOTOGRAPHERS' GALLERY

WASHINGTON, DC 20510-8042

202/224-6548

Fax: 202/224-0280

Jeff Kent
Assistant Superintendent

FAX TRANSMISSION COVER SHEET

Date: April 9, 1996

To: Ms. Patricia Parker, Historic Preservation Planner
The Maryland-National Capital Park & Planning Commission

Fax: 301/ 495-1307

Re: Proposed subdivision Chevy Chase Historic District

Sender: Maurice Johnson & Rolanda Johnson

**YOU SHOULD RECEIVE 2 PAGE(S), INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 202/224-6548.**

3804 Raymond Street
Chevy Chase, Md. 20815
April 8, 1996

Ms. Patricia Parker
Historic Preservation Planner
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring
Maryland 20910-3760

Dear Ms. Parker:

We are the owners of the property at 3804 Raymond Street, Chevy Chase, Maryland which is immediately adjacent to 3815 Bradley Lane, site of the proposed subdivision within the Chevy Chase Historic District.

We are in opposition to the proposed subdivision because we believe it not only would have a lasting, negative effect on the historic character of Section 3, but also would have an extremely adverse impact on the value of our property. The proposed location of the house is very close to the rear property line and would dominate our rear garden and patio, destroying the serenity and privacy we have enjoyed for the last 28 years. Also, if a house is constructed in that location, we believe the changes in grading, etc. would create various problems including water drainage.

It is hard to imagine that subdividing one of the loveliest old lots in the section into smaller lots could be in the best interests of any of the neighbors.

We sincerely hope you will not approve the subdivision as it is currently proposed.

Sincerely yours,



Maurice Johnson
Rolanda Johnson

Government of the Federal Republic
of Nigeria
2201 M Street, N.W.
Washington, D.C. 20037

Maurice & R.S. Johnson
3804 Raymond Street
Chevy Chase, MD 20815

B. Francis & P.E. Saul
1 Quincy Street
Chevy Chase, MD 20815

Elinor L. Horowitz
3807 Bradley Lane
Chevy Chase, MD 20815

Alan J. & L. J. Berkeley

3800 Raymond Street

Chevy Chase, MD 20815

Norman A. & M.S. Odyniec

3810 Bradley Lane

Chevy Chase, MD 20815

Richard J. Havlik

3710 Raymond Street

Chevy Chase, MD 20815

Chevy Chase Historical Society
c/o ~~Jan~~ Marsh
101 East Kirke
Chevy Chase, MD 20815

Ken & Andy Harney

3801 Bradley Lane

Chevy Chase, MD 20815

Paul Anthony Ritacco

3815 Bradley Lane

Chevy Chase, MD 20815

Daniel Caywood
Maddox Engineers
100 Park Avenue
Rockville, MD 20850-2699

~~Tim Henry~~
Hesly
Section 3
Village of Chevy Chase
P.O. Box 15281
Chevy Chase, MD 20815

Parker & Patricia Wyman

3806 Raymond Street

Chevy Chase, MD 20815

Terence T. Finn

38003 Bradley Lane

Chevy Chase, MD 20815

MEMORANDUM:

TO: Historic Preservation Commissioners

FROM: Patricia Parker *PP*

DATE: April 17, 1996

RE: Staff Report/ #1-96073, Chevy Chase
A Subdivision Proposal Continued from April 10 HPC Meeting

Staff has received no additional information from the applicant. But letters and other supporting documentation have been received from affected property owners adjacent to this property. Letters from other residents of the immediate community have also been received.

Therefore, a new staff report will not be a part of this packet. Attached to this memo are all documents received subsequent to the April 10 HPC Meeting. I have also included a reduced copy of the revised plan which you considered at that meeting.

cc: Paul Anthony Ritacco, applicant
Daniel Caywood, Maddox Engineers
affected property owners
Section 3 Chevy Chase
Interested parties

SECTION 3 OF THE VILLAGE OF CHEVY CHASE

P.O. Box 15281

Chevy Chase

Maryland 20815

301/656-9117

April 16, 1996

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M-NCPPC
8787 Georgia Avenue, 2nd floor
Silver Spring, Maryland
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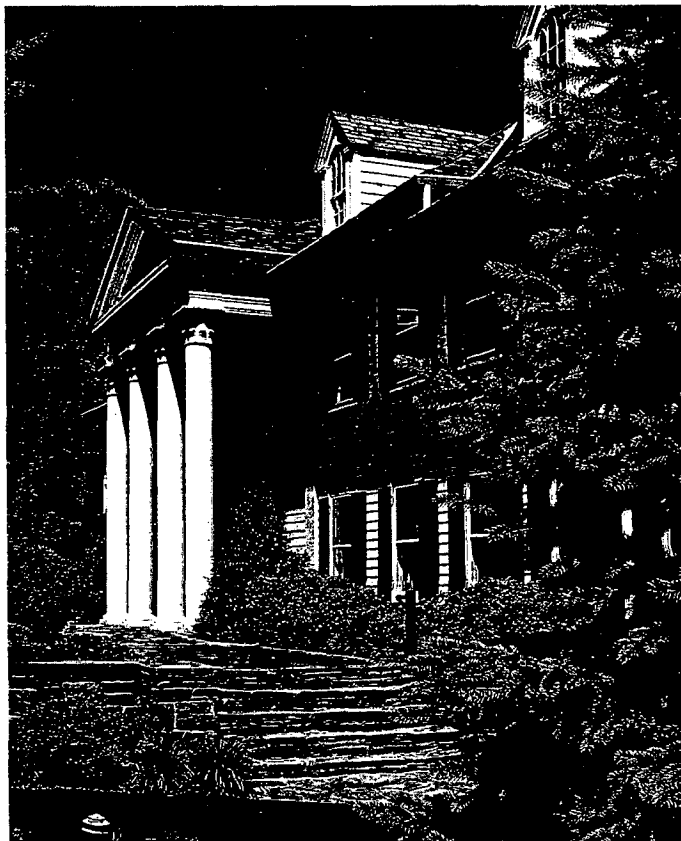
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We welcome you to Boxwood and the marvelous work done by these talented designers for the 23rd Decorators' Show House for the National Symphony Orchestra.

Boxwood has been the most wonderful family home anyone could imagine. We and our three children have spent almost two decades here and have many memories of grand parties, warm Thanksgiving dinners, and Christmases past.

We hope that as you walk through the house you will feel some of the excitement and warmth that we have felt over the years.

We sincerely hope you enjoy it.

Paul and Joanne Anthony

Country Club in 1924.

The Bradley Lane property changed hands several times during the Depression in the 1930s. When Henry ran into financial difficulties, it was sold at auction in 1931. The purchaser was Britton's widow, now remarried to Ippolito Salvoni. She also suffered a financial setback, and in 1934 the property, described as "a three-story . . . dwelling having approximately 20 rooms and

four baths . . . a garage and a small cottage," was again sold at auction. This time the purchaser was the National Savings Bank and Trust Company, which held a mortgage on the property.

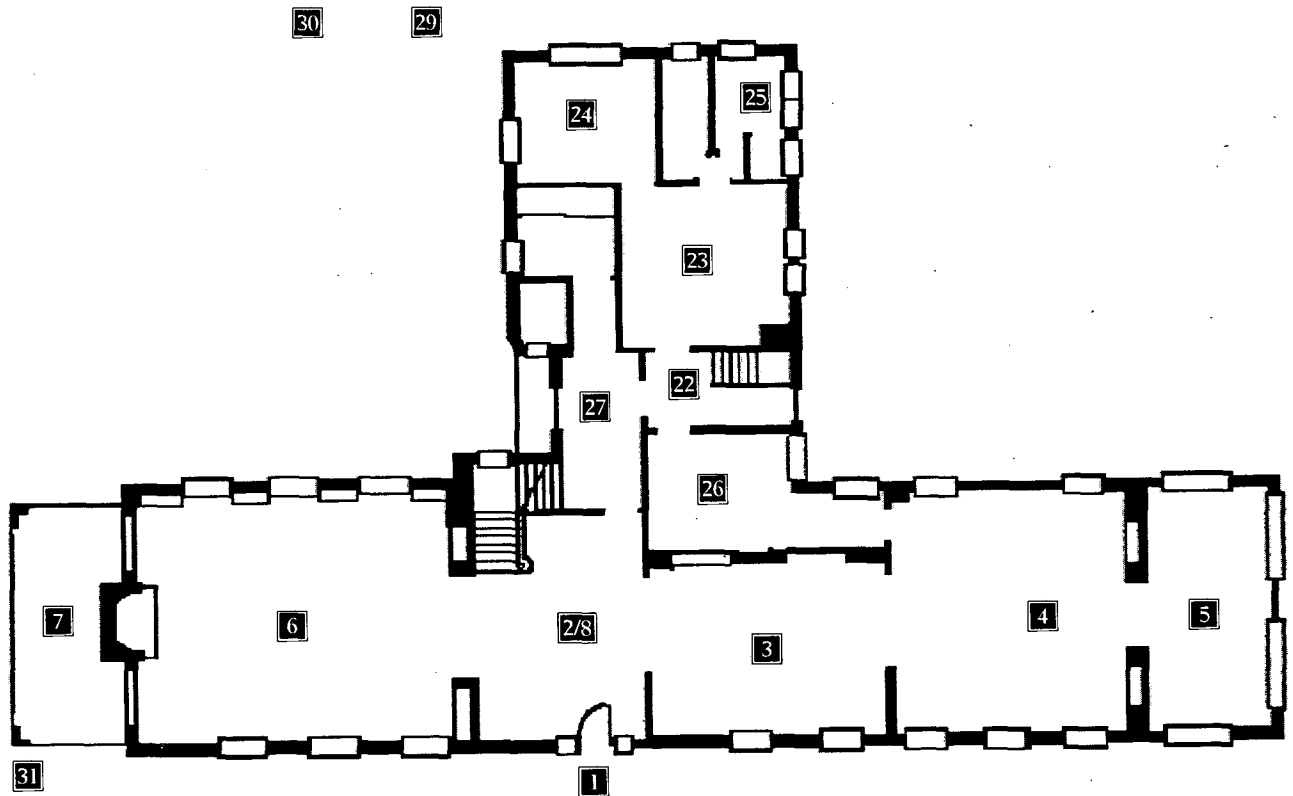
In 1937 Oscar B. Hunter, a distinguished D.C. pathologist, purchased the property, and his family occupied it for the next 40 years. Dr. Hunter made significant additions to the main house. He had the basement excavated and the third-floor attic raised—virtually doubling the square footage. He also built a small laboratory at the rear of the property, possibly using the cottage mentioned in the notice of the 1934 auction. Dr. Hunter died in 1951, his widow in 1973. After her death the estate was offered for sale, and a part was purchased by the Anthonys in 1976.

The remaining property was purchased by the government of Nigeria at a later date.

The Anthonys modernized the house and relandscaped the grounds. Their presence will be felt in the sun room, where Paul Anthony's wonderful jazz record collection resides, and in the pecky cypress library. The Anthonys also converted Dr. Hunter's laboratory into a charming guest cottage.

BOXWOOD FLOOR PLAN AND DIRECTORY

FIRST FLOOR PLAN



■ Each designer's room is identified by a number on the floor plan and at the top of the designer pages that follow.

1 *The Entrance Terrace*
Greenscape, Inc.

2/8 *The Reception Room/Foyer and Landing*
Brown-Davis Interiors, Inc.

3 *The Library*
Dulaney Design, Inc.

4 *The Dining Room*
Thomas Pheasant, Inc.

5 *The Sun Room*
French Country Living

6 *The Living Room*
Barry Dixon, Inc.

7 *The Garden Room*
DeFord-Sharp, Inc.

8 *The Landing (see #2)*

9 *The Master Bedroom*
David H. Mitchell and Associates
Interior Design

10 *The Master Bath and Dressing Room*
Better By Design, Inc.

11 *The Master Sitting Room*
Martin-Smith International, Inc.

12 *The Lady's Bedroom*
Interior Impressions, Inc.

13 *The Traveler's Bedroom*
Justine Sancho Interior Design, Ltd.

14/15 *Oephilia's and Phoebe's Fables
Bedroom and Bath*
Urban Country

16 *Dumbarton Hoax*
Warnock Studios

17 *Dame Rose-Avier's Private Vanity*
Waterford Interior Design

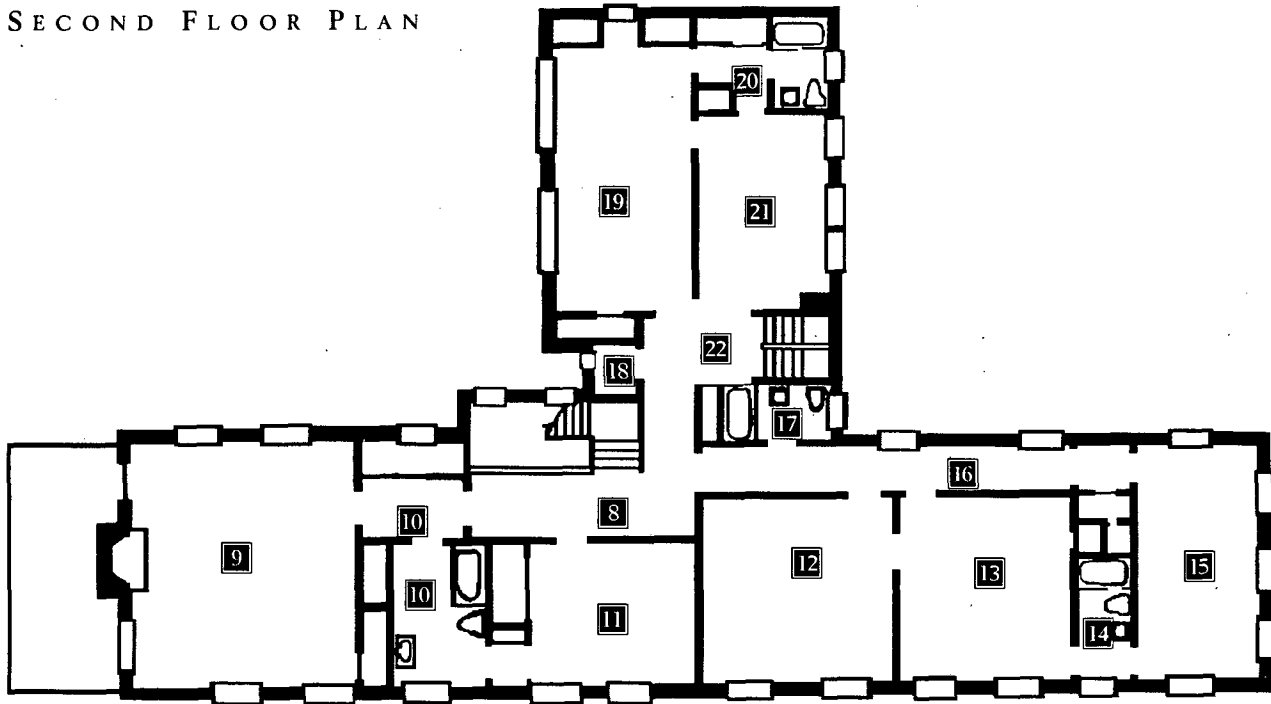
18 *The Letter-Writing Nook*
Barbara Campbell Interiors

19 *The "On-Line" Family Room*
Sarah Boyer Jenkins and
Associates, Inc.

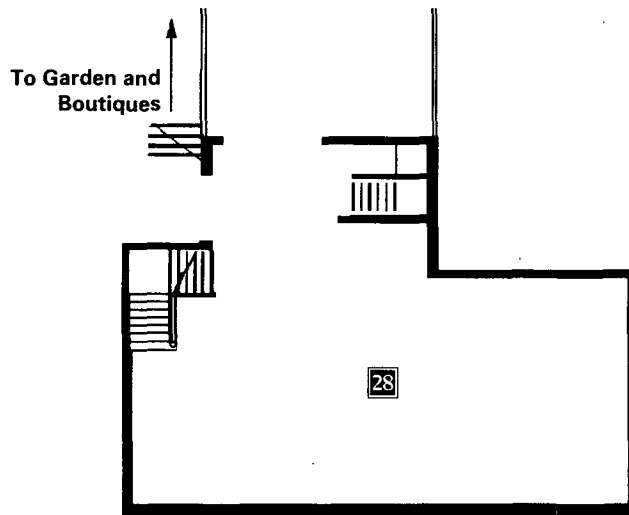
20/21 *The Gentleman's Study and Bath*
JDS Designs, Inc.

22 *The Family Stairway Gallery*
Printmakers Inc.

SECOND FLOOR PLAN



CAFE / BASEMENT



- 23/24 *The Kitchen and Breakfast Room*
Drysdale Design Associates, Inc.
- 25 *The Mud Room and Potting Room*
Cottage Industry
- 26 *The Family Gathering Place*
The Well-Furnished Garden and Home

- 27 *The Exit Hall and Family Stairway*
NeoBeju
- 28 *Cafe du soleil du soleil*
- 29 *Courtyard Enchantment*
J. H. Burton and Sons, Inc.

- 30 *Garden Rendezvous*
The Noble Garden, Inc.
- 31 *Teatime in the Fall*
Apple Landscaping, Inc.

3806 Raymond Street
Chevy Chase, MD 20815
April 15, 1996

The Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Gentlemen:

We are writing you with regard to the subdivision along Bradley Lane which has been requested (1-96073) by Paul Anthony Ritacco, of 3815 Bradley Lane. We are very much interested in this subject because we live within the same block, on the Raymond Street side of it.

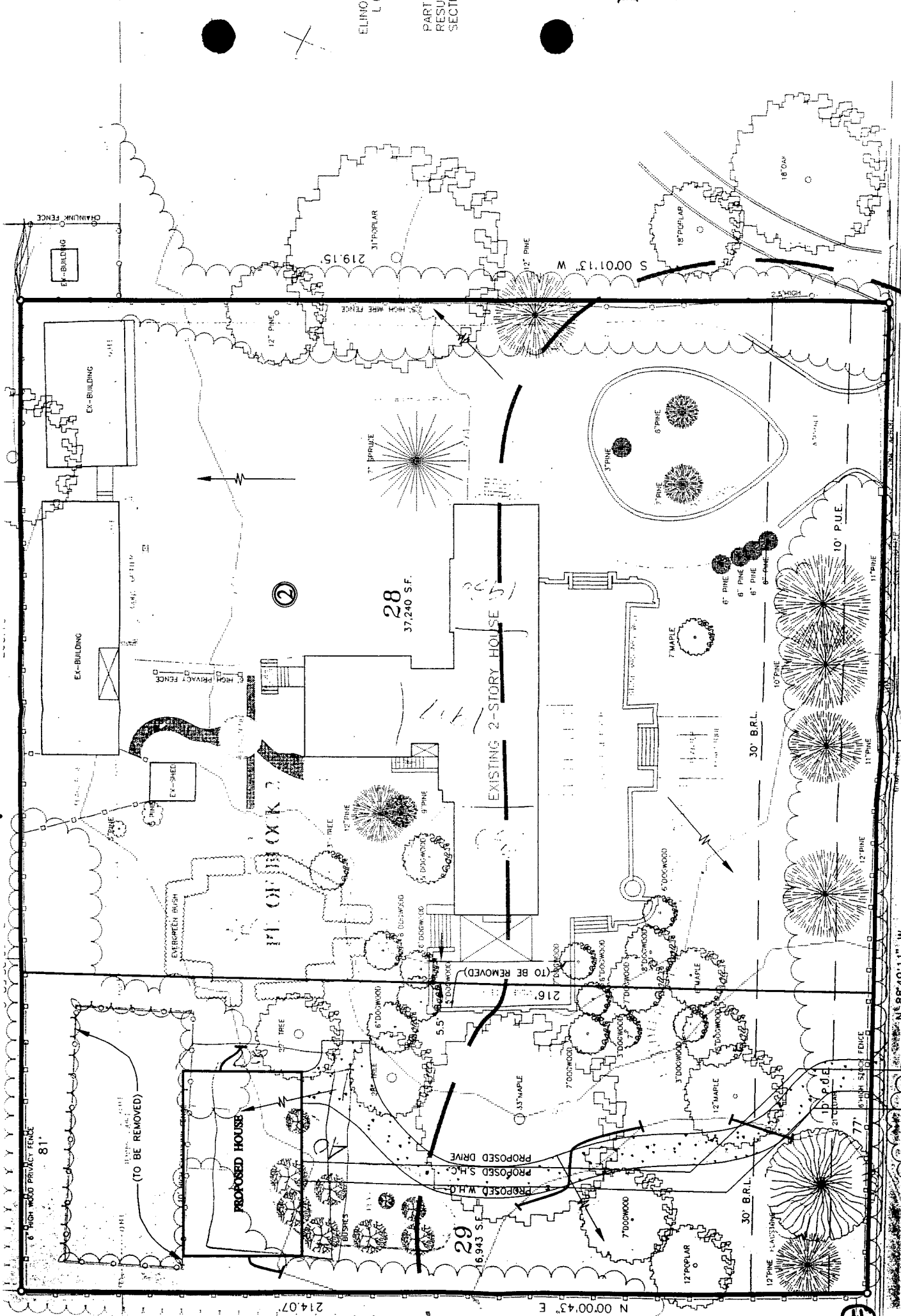
The house in which Mr. Ritacco lives, "Boxwood," is one of the oldest and most beautiful in this part of Chevy Chase. Moreover that property and the adjoining pieces of property along Bradley Lane are a relic and reminder of a pleasant and graceful lifestyle which is an attractive part of our heritage. A subdivision of the Ritacco property would surely encourage the addition of at least one more house and quite likely would later lead to further subdivision of the property, thus altering drastically the appearance of this stretch of Bradley Lane. We would be very sorry to see the destruction of this aspect of our historical heritage in this area.

We believe this subdivision should be of considerable concern to the Historic Preservation Commission and we hope that you will oppose it.

Sincerely,

Parker D. Wymann
Patricia H. Wymann

REVISED PROPOSAL 4.10.96



ELIMOR L 6
PART
RESUB
SECTION

1
2
3
4
5
6
7
8
9
10

N 00° 00' 43\" E
8' HIGH WOOD PRIVACY FENCE
30' B.R.L.
21' TALL
30' B.R.L.
30' B.R.L.
N 49° 40' 11\" W

HISTORIC PRESERVATION COMMISSION STAFF REPORT

CASE: Chevy Chase (situated within Locational Atlas
Resource #35/13, the Chevy Chase Historic
District)

DATE: April 10, 1996

CASE NUMBER: #1-96073

TYPE OF REVIEW: Subdivision

PREPARED BY: Patricia Parker

ADDRESS: 3815 Bradley Lane,
Chevy Chase, Maryland

BACKGROUND:

This subdivision plan proposes the creation of two lots. Under this proposal, Lot 28, improved by an existing two-story house which fronts on Bradley Lane, would be approximately 40,019 square feet. The new Lot 29 would contain approximately 14,164 square feet. The applicant proposes to remove a tennis court with fencing to create Lot 29. Under this proposal, the existing house would not be directly affected, other than losing its side yard. The property is located within a Locational Atlas Resource, the potential Chevy Chase Historic District.

Under R-60 zoning, a one-family detached dwelling may be constructed on a lot with a minimum net area of 6,000 square feet. Setbacks must be at least 25' from the street, 20' from the rear property line, and side yard setbacks must total 18' with a minimum of 8' on each side. No more than 35% of the lot, including accessory buildings may be utilized for building. This proposal meets these general development constraints.

However, in the case of resubdivision of any already subdivided lot, certain subdivision criteria concerning compatibility come into play. M-NCPPC Development Review Division staff has reviewed lots within the area surrounding the subject property with respect to lot frontage - a part of resubdivision criteria. M-NCPPC staff feels that the proposed subdivision plan may not be the resubdivision criteria in terms of compatibility. The proposed lot would be atypical for the surrounding area because it has only 65' frontage. Other lots in the area are a minimum of 70'.

If the width of the proposed new lot is increased, it will be necessary to alter the existing house - possibly by removing a portion of the front porch.

The review of this subdivision proposal requests the HPC to comment on the appropriateness of the proposal and its impact on the potential Chevy Chase Historic District. The resources within this portion of the Chevy Chase Historic District are currently being researched by staff for official nomination. A small portion of the Locational Atlas Historic District has already been designated as a historic district on the Master Plan for Historic Preservation (Chevy Chase Historic District, Phase One.) The existing house is one of the more historically and architecturally significant buildings in the immediate area.

DISCUSSION:

The proposed subdivision would affect a house currently under review a part of the potential Chevy Chase Historic District. It is an important house and is surrounded by other properties of probable importance to the district under review.

As this property is located within a Locational Atlas Resource, the HPC must determine if the proposed subdivision would constitute a **substantial alteration** to the potential historic district and whether construction of new house on a new lot will impair the ability to evaluate this area for historic designation in the future.

The HPC has conducted earlier discussions concerning infill construction within a historic district. Issues to be considered include: tree loss, the amount of impervious surfacing that would result from the construction of driveways, patios and other access, and the issue of increased density as an alteration within historic district. In historic districts, issues of size and massing of new structures that result from approved resubdivision are important and have been the subject of several HPC meetings.

If this case involves a simple subdivision of a lot which does **not** affect the existing house (i.e. does not require any demolition or alteration), then staff feels that it may be approvable **from a historic preservation standpoint**. This is not to say that the issues of resubdivision compatibility will not need to be addressed as well. Staff does not find the razing of the tennis court and its fencing to be problematic. In fact, the removal of the tennis court provides additional open space.

Certainly, special care should be given to design a new structure on the new lot which would be compatible with the historic character of the neighborhood and which would relate appropriately to the existing house. This may involve developing a design which is clearly secondary to the existing house and which reads as an ancillary building. The proposed location for the new house, at the back of the lot, would reinforce this design concept. In addition, the proposed location of a new house on Lot 29, as shown, would offer retention of significant tree specimens. Staff also feels that the size of the footprint of the new house should be small enough to allow sufficient open space between Lot 29 and houses on adjacent properties. The rear yard, as shown, is approximately 35' feet deep. If this house were to be constructed in this location, there would be little room for any additional outbuildings, i.e. garage or utility sheds.

If this case involves creation of a wider lot, then the fabric of the existing house would be affected. If this avenue is pursued, the applicant would need to present detailed information on how wide the lot would be and on how this would affect the house - what portions of the house would need to be removed or altered and whether these portions are original and historic or later additions. Staff is hesitant to comment on a proposal which isn't currently before us, but does feel that alterations to the existing house make this a much more difficult and questionable project to approve.

This proposal before the HPC at this time only concerns the subdivision of property within

the potential Chevy Chase Historic District and construction of a new house - at present, no alterations or demolitions are proposed for the existing house. But staff feels that it is important for the applicant to include as part of his planning consideration of certain issues which may become constraints for development - including the ideas on design issues related to new construction noted above and the issues related to impact on the existing house .

STAFF RECOMMENDATION:

The Secretary of the Interior's Standards for Rehabilitation #1 and #2 address the issue of altering a site:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

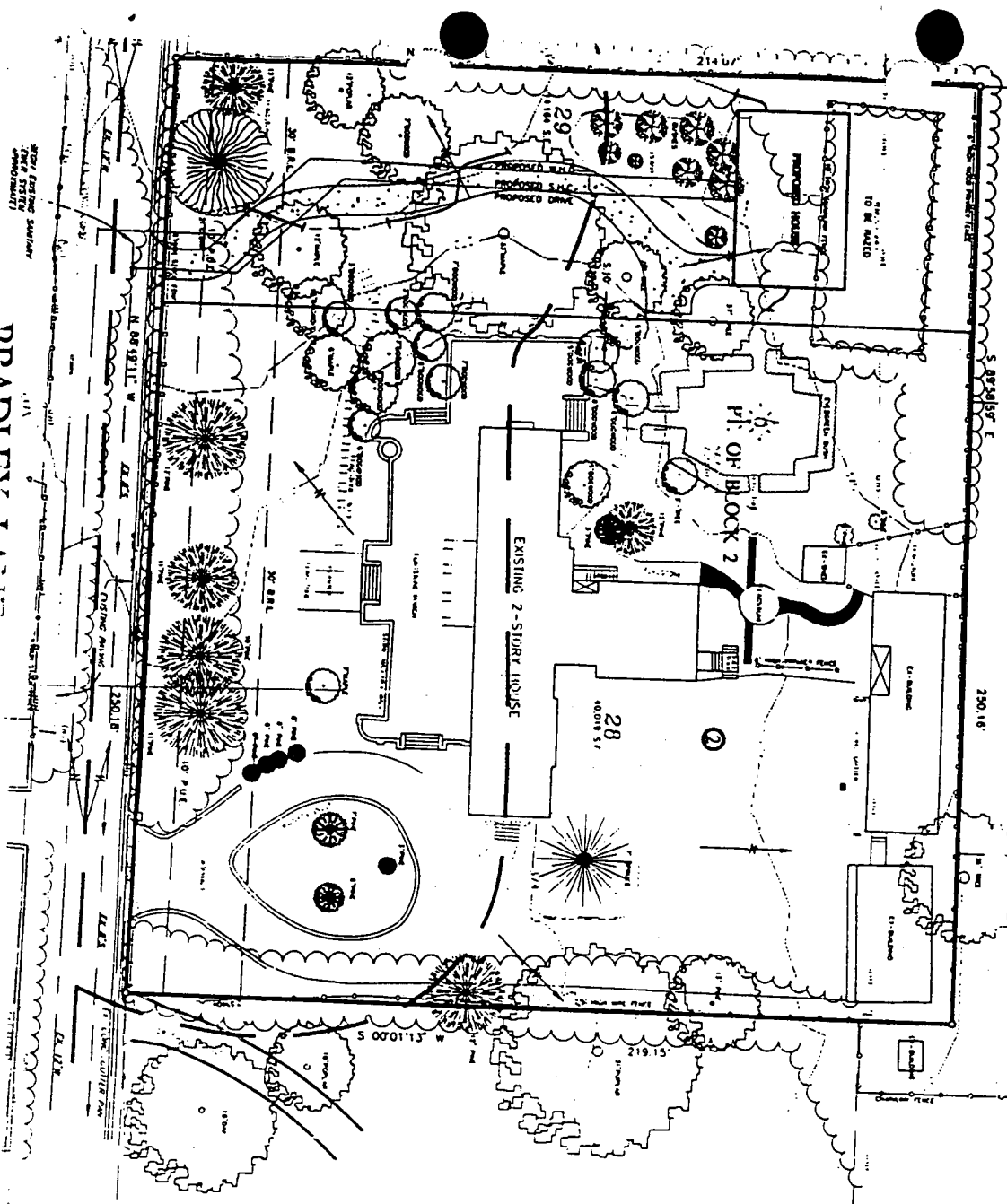
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Based on the issues discussed above, staff recommends approval of this currently proposed subdivision plan with the following conditions:

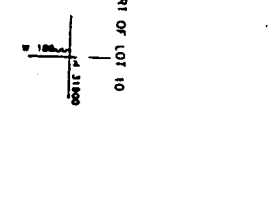
Conditions:

- o The proposed new lot should be developed with a new structure which is secondary to the existing house. The footprint and architectural features of the proposed house should be compatible with the existing house on Lot 28.
- o Tree loss should be minimized and the taking of mature, healthy trees should be avoided.
- o All setbacks and building restriction lines in existence for front yards and side yards should be maintained.

If this proposal changes and begins to affect the existing house, then it will need to come back before the HPC for additional review.



1A	M.J. & S.F. JOHNSON L. 3534 F. 2364	PART OF LOT 9
	A.J. & L.J. BERKLEY L. 4348 F. 2276	PARTS OF LOT 9 & 10
	R.J. & N.L. MARLIK L. 1043 F. 159	PART OF LOT 10
		PART OF LOT 10



N/F
ELMOR L. HORWITZ
L. 6757 F. 20
PART OF BLOCK 2
RESUBDIVISION OF
SECTION 3

NOTES:

- 1) EXISTING DRIVE AND
- 2) DRIVE AREA, S.W. CORNER
- 3) WATER & SEWER PUBLIC
- 4) SEE MAP SHEET 1111
- 5) THE ARE PROPOSED A WATER MAIN ON-SITE STORAGE WATER MANAGEMENT
- 6) RECOMMENDATIONS FOR BOTH QUALITY AND QUANTITY CONTROLS
- 7) THE PROPERTIES SHOWN HEREON LIES WITHIN THE LIMITS OF THE ALSO WATERWORKS
- 8) C-12-0-0 & C-12-0-4 AND RETORNSD RECOMMENDATION 11111
- 9) PUBLIC WATER AND SEWER SERVICE WILL BE PROVIDED FROM THE DISTRICT
- 10) THE DISTRICT WATER COMMISSION, ELECTRIC SERVICE WILL BE PROVIDED FROM
- 11) THE UTILITIES DEPARTMENT
- 12) THE UTILITIES DEPARTMENT
- 13) THE UTILITIES DEPARTMENT
- 14) THE UTILITIES DEPARTMENT
- 15) THE UTILITIES DEPARTMENT
- 16) THE UTILITIES DEPARTMENT
- 17) THE UTILITIES DEPARTMENT
- 18) THE UTILITIES DEPARTMENT
- 19) THE UTILITIES DEPARTMENT
- 20) THE UTILITIES DEPARTMENT

ALAN J. BERKELEY

3800 RAYMOND STREET • CHEVY CHASE, MARYLAND 20815

April 10, 1996

Ms. Patricia Parker
Historic Preservation Planner
The Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Ms. Parker:

Mrs. Berkeley and I own the house and live at 3800 Raymond Street, Chevy Chase, Maryland which abuts the property at 3815 Bradley Lane. The Bradley Lane house and property is the site of the proposed subdivision within the Chevy Chase Historic District. It is one of the oldest, loveliest, most noted and most highly regarded homes and properties in the entire area.

We are in strong opposition to the proposed subdivision. Subdividing the Bradley Lane property would have a substantial, permanent negative effect on the character of Chevy Chase Village and Section 3, destroy an important part of the history of the area ...it is still referred to as the Hunter Estate, the home for many years of the famed Dr. Hunter and his family..., and would reduce property values. Moreover, we do not believe that construction on the site can proceed without ecological and environmental disruption, water and runoff problems and the like, and a further adverse effect on neighboring homes and properties.

It is hard to imagine that changing the character of the Bradley Lane property by allowing it to be subdivided could possibly be justified on any basis, let alone as being consistent with the preservation of the history and character of Chevy Chase.

We trust that you will not approve the proposed subdivision.

Sincerely yours,



Alan J. Berkeley

3804 Raymond Street
Chevy Chase, Md. 20815
April 8, 1996

Ms. Patricia Parker
Historic Preservation Planner
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring
Maryland 20910-3760

Dear Ms. Parker:

We are the owners of the property at 3804 Raymond Street, Chevy Chase, Maryland which is immediately adjacent to 3815 Bradley Lane, site of the proposed subdivision within the Chevy Chase Historic District.

We are in opposition to the proposed subdivision because we believe it not only would have a lasting, negative effect on the historic character of Section 3, but also would have an extremely adverse impact on the value of our property. The proposed location of the house is very close to the rear property line and would dominate our rear garden and patio, destroying the serenity and privacy we have enjoyed for the last 28 years. Also, if a house is constructed in that location, we believe the changes in grading, etc. would create various problems including water drainage.

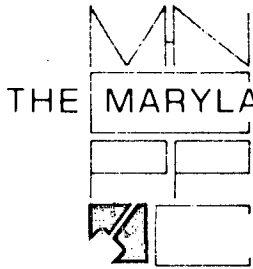
It is hard to imagine that subdividing one of the loveliest old lots in the section into smaller lots could be in the best interests of any of the neighbors.

We sincerely hope you will not approve the subdivision as it is currently proposed.

Sincerely yours,



Maurice Johnson
Rolanda Johnson



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

March 26, 1996

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and work session on Wednesday, April 10, 1996, in order to evaluate the proposed subdivision of **Chevy Chase** (#1-96073) located at 3815 Bradley Lane in Chevy Chase, Maryland. It would be situated within Locational Atlas Resource #35/13, the Chevy Chase Historic District. The meeting will begin at 7:30 p.m. and will be held in the Maryland-National Capital Park and Planning Commission auditorium at 8787 Georgia Avenue in Silver Spring.

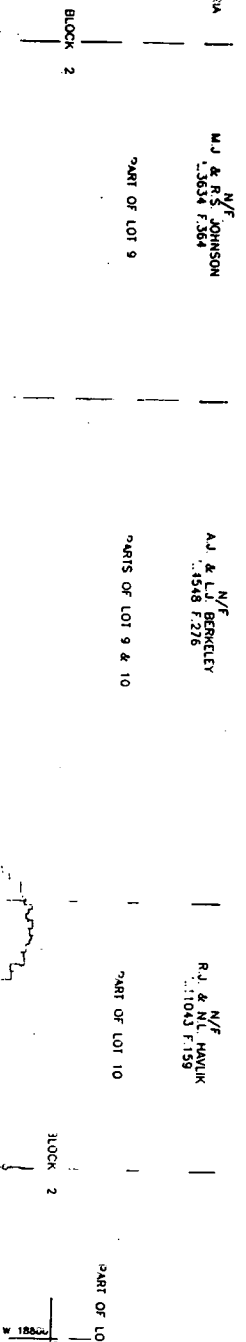
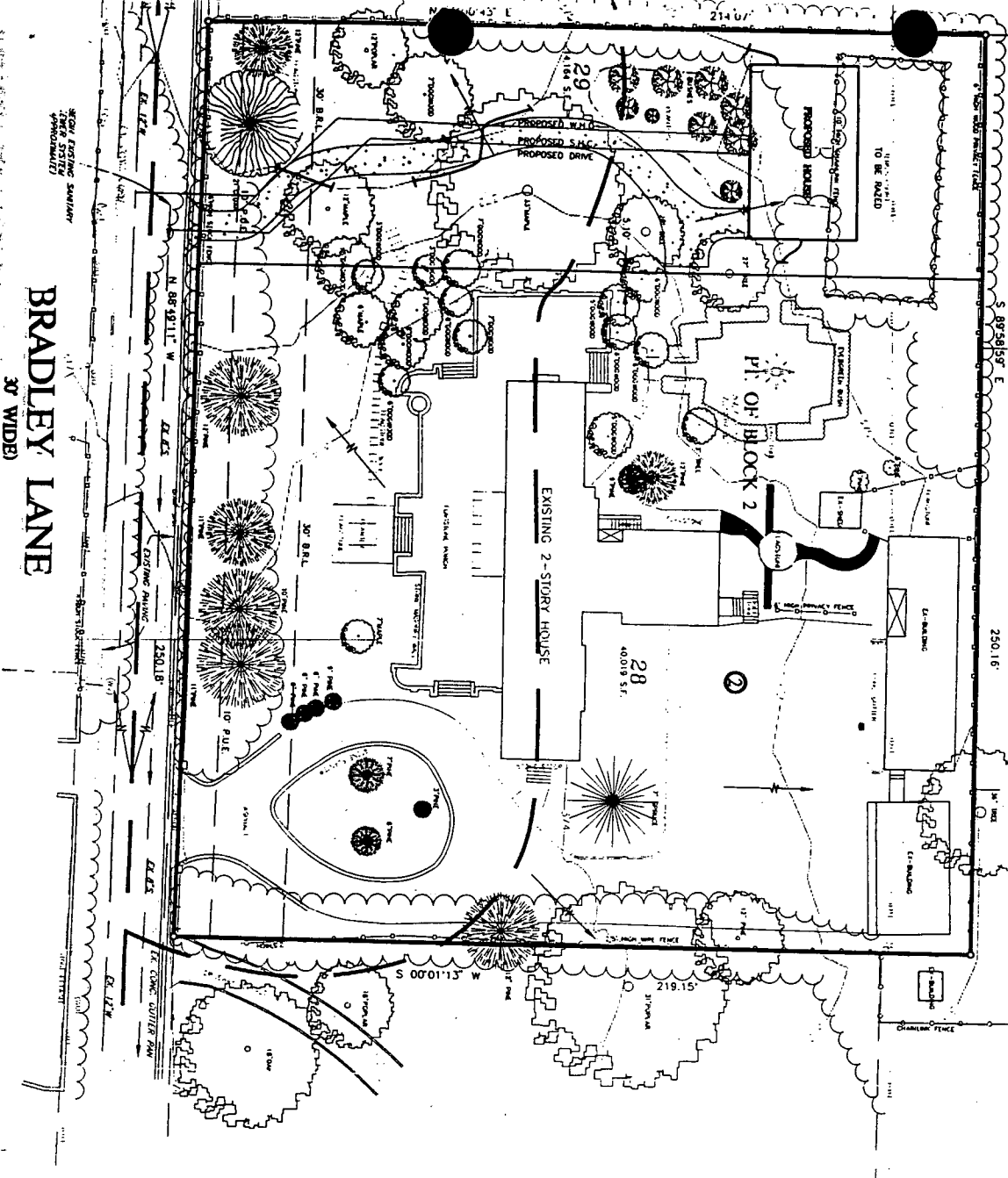
This evaluation is taking place pursuant to your request for subdivision of the property. The Historic Preservation Commission will review the proposal as it impacts the resource, and make recommendations to the Planning Board. As the Property Owner, you are encouraged to either attend the meeting or submit written comments to the HPC at 8787 Georgia Avenue, Silver Spring, MD 20910.

This item may not be first on the agenda, so please be prepared for a short delay. Enclosed please find a copy of the meeting agenda (subject to change). If you have any questions, please feel free to contact me at 495-4570.

Sincerely,

Patricia Parker
Historic Preservation Planner

Enclosure
cc: Maddox Engineers/Surveyors



BRADLEY LANE
30' WIDE

- NOTES:**
- 1) EXISTING ZONING: R20
 - 2) SITE AREA: 34,182 S.F.
 - 3) WATER & SEWER: PUBLIC
 - 4) LOT AREA: 70,241
 - 5) WE ARE REQUESTING A WATER FROM ON-SITE STORAGE WATER MANAGEMENT
 - 6) THE PROPERTIES SHOWN HEREON LIES WITHIN THE UTILITY TULLS SHOW WATERWORKS
 - 7) HORIZONTAL AND VERTICAL DATUMS ARE W.S.G.C. BY APPROVED STANDARDS
 - 8) PUBLIC WATER AND SEWER SERVICE WILL BE REQUESTED FROM THE MASSACHUSETTS WATER AND SEWER COMMISSION, ELECTRIC SERVICE WILL BE REQUESTED FROM THE MASSACHUSETTS ELECTRIC POWER COMPANY.
 - 9) THE PROVISIONS OF A FOREST STAND DETACHMENT
 - 10) STORM DRAINAGE RESTRICTION LINES SHOWN HEREON ARE A MATTER OF RECORD SEE PLAN
 - 11) SOIL DRAINAGE RESTRICTION LINES ARE A MATTER OF RECORD SEE PLAN WITH A MAXIMUM OF 6'
 - 12) SOIL DRAINAGE RESTRICTION LINES ARE A MATTER OF RECORD SEE PLAN

N/F
ELINOR L. HORWITZ
L.0157 F.20
PART OF BLOCK 2
RESUBDIVISION OF
SECTION 3

REVISION	PROPOSED LOTS 28 AND 29
	BLOCK 2
	SECTION 3
	CHEVY CHASE
	FLAT BOOK 1 PLAT 90
	MONTGOMERY COUNTY

PRELIMINARY PLAN

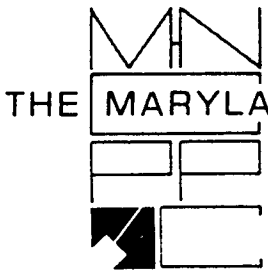
MADDOX
INCORPORATED
ENGINEERS • SURVEYORS

100 PARK AVENUE

Sae: include
① agenda
② letter notice
③ subdr. plan

Please notice of this submission case: -

1. Government of the Federal Republic of Nigeria
2201 M Street N.W.
Washington, D.C. 20037
2. Maurice & R.S. Johnson
3804 Raymond Street
Cherry Chase, Md. 20815
3. B. Francis & P.E. Sault
1 Quincy Street
Cherry Chase, Md. 20815
4. Elinor L. Horowitz
3857 Bradley Lane
Cherry Chase, Md. 20815
5. Alan J. & L.J. Berkeley
3800 Raymond Street
Cherry Chase, Md. 20815
6. Norman A. & M.S. Odeyric
3810 Bradley Lane
Cherry Chase, Md. 20815
7. Richard J. Hardik
3700 Raymond Street
Cherry Chase, Md. 20815
8. Montgomery County Historical Society
9. Cherry Chase Historical Society
Joan Marsh
101 East Kirke
Cherry Chase 20815
10. Ren & Andy Haines
3806 Bradley Lane
Cherry Chase, Md. 20815
- *11. Applicant: (mail original)
Paul Anthony Titacco
3815 Bradley Lane
Cherry Chase, Md. 20815
12. Maddox Engineers (Engineer)
100 Park Avenue
Rockville, Md. 20850-2699
13. Copy for me. -



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

*Schedule of
April 10 MPC
mtg.*

FROM: Development Review Division - M-NCPPC

NAME: C. H. CHASE

FILE NO.: 1.96073

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of MARCH 11, 1976 (no meeting scheduled if blank).

- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application
- Comments due by 3.11.76

2201 M Street, N.W.
Washington, DC 20037

*Government of the
Federal Republic of Nigeria*

CHEVY ..

*Elinor L. Horowitz
3807 Bradley Lane
Chevy Chase, Md. 20815*

Maurice J. & R.S. Johnson
3804 Raymond Street
Chevy Chase, MD 20815

Alan J. & L.J. Berkely
3800 Raymond Street
Chevy Chase, MD 20815

Richard J. Havlik
3710 Raymond Street
Chevy Chase, MD 20815

Norman A. & M.S. Odyniec
3810 Bradley Lane
Chevy Chase, MD 20815

B. Francis & P.E. Saul
1 Quincy Street
Chevy Chase, MD 20815

Government of the Federal Republic of Nigeria
2201 M Street, N.W.
Washington, DC 20037

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Chevy Chase, MD 20815

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Chevy Chase, MD 20815

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Chevy Chase, MD 20815

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3800 Raymond Street
Chevy Chase, MD 20815

Richard J. Havlik
3710 Raymond Street
Chevy Chase, MD 20815

Norman A. & M.S. Odyniec
3810 Bradley Lane
Chevy Chase, MD 20815

TO: Gwen Marcus
RE: Potentially interested parties in the Bradley Lane subdivision:
VIA FAX: 495-1307

Maddox Engineers
100 Park Avenue
Rockville, Md. 20850-2699

Montgomery Co. Historical Society
Chevy Chase Historical Society
Alan and Lynn Berkeley (3800 Raymond St.)
Maurice and Lanny Johnson (3804 Raymond St.)
Ken and Andy Harney (3801 Bradley Lane)

3815 Bradley Lane
Paul Anthony Ritacco
Belle Chevy Chase, MD 20915

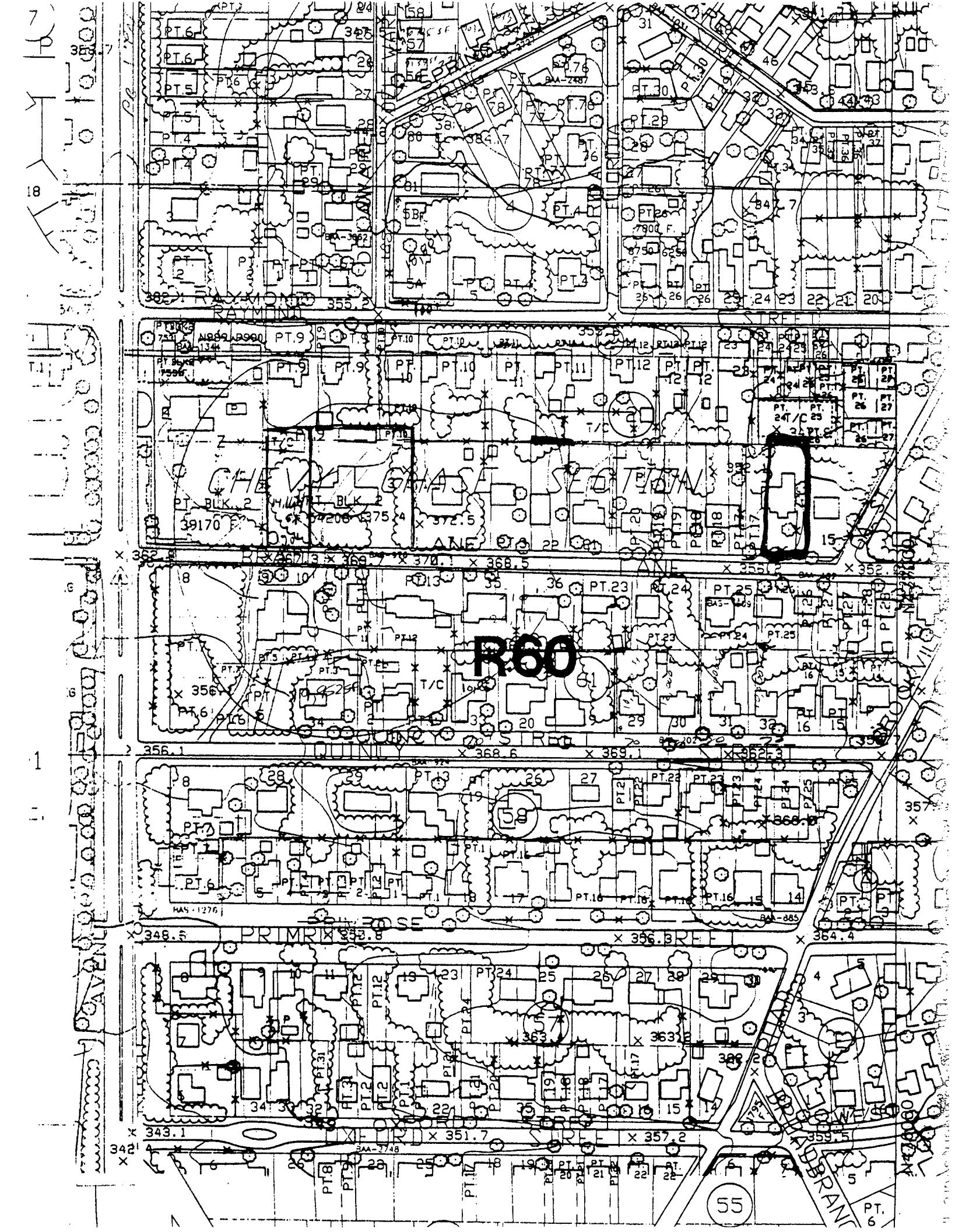
3/15/96 Pat -

Village Manager of Chevy Chase,
Section 3 called re: subdivision
you flagged on Bradley Lane (eliminates
tennis court and adds one lot).

To Subdivy
resub. requirements
must equal 20' -
maybe remove part of
pouch to do this.

Please make sure the people
above get a notice when
HPC reviews this
subdivision.

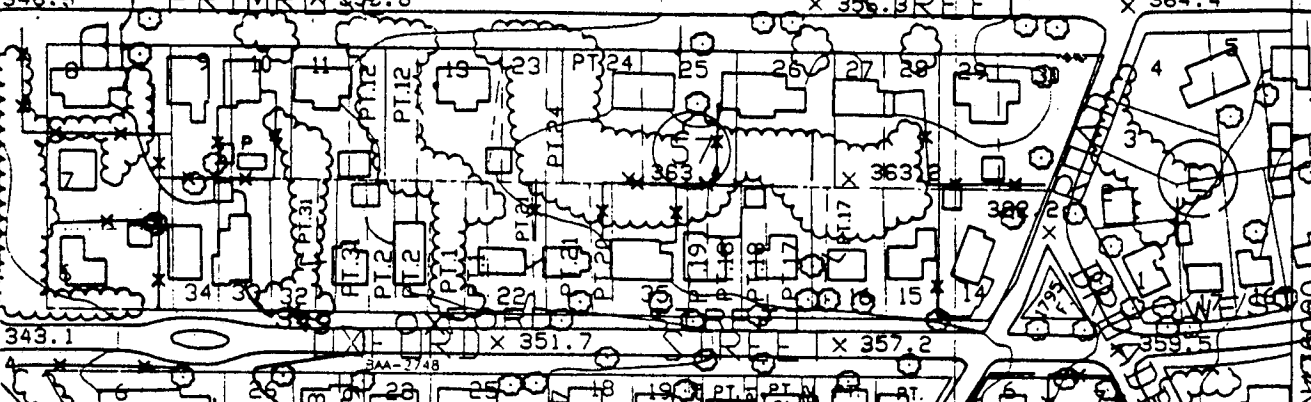
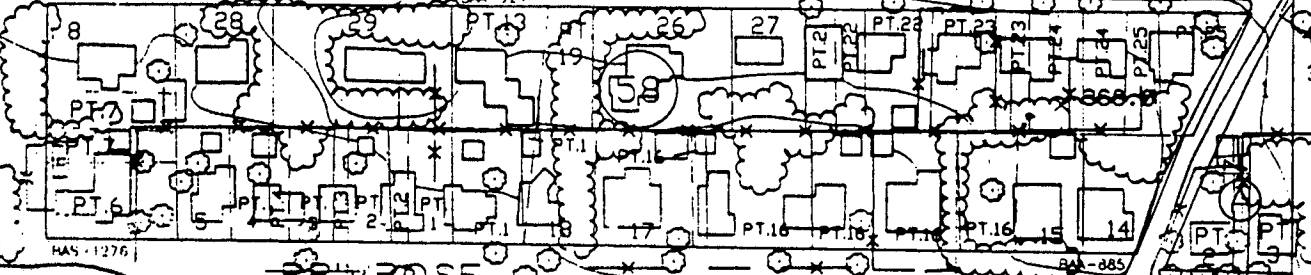
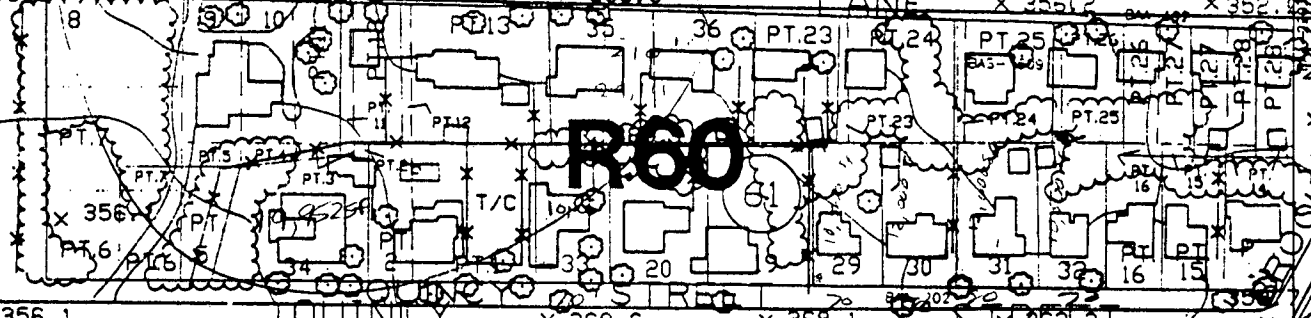
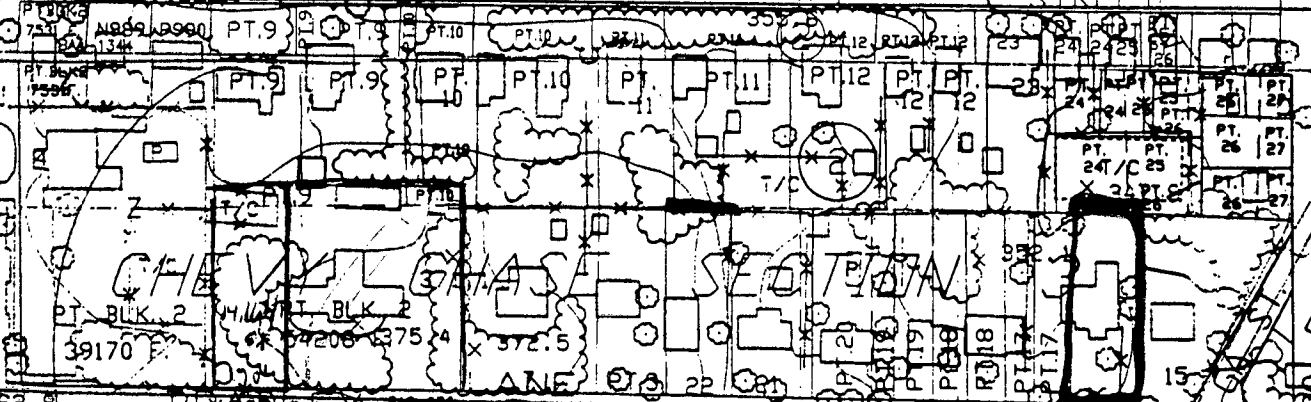
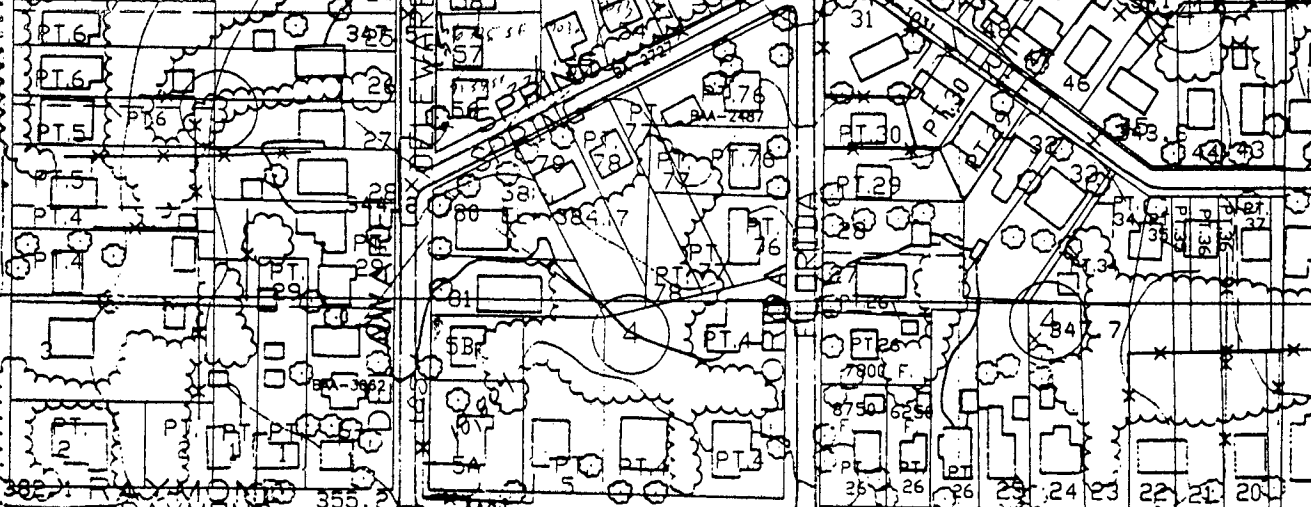
Gwen

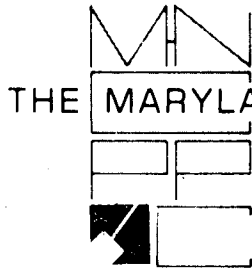


CHAVAS SECTION

R60

55





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

April 25, 1996

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Marcus, Historic Preservation Coordinator
Patricia Parker, Historic Preservation Planner
Design, Zoning and Preservation

SUBJECT: Preliminary Plan #1-96073, Chevy Chase

On April 24, 1996, the Historic Preservation Commission (HPC) met, with seven Commissioners in attendance, and reviewed a plan of subdivision - Preliminary Plan #1-96073, Chevy Chase. The proposed subdivision would be located within Locational Atlas Resource #35/13, the Chevy Chase Historic District.

The majority of the HPC Commissioners **did not recommend** Preliminary Plan #1-96073 for approval. The majority of Commissioners strongly felt that this proposal was not justified on historic grounds and that it would be inconsistent with the historic development patterns of the Chevy Chase community.

Chevy Chase is significant as a very early planned community, carefully designed by the Chevy Chase Land Company. 3815 Bradley Lane is on land originally platted by the Chevy Chase Land Company and sold to Henry Clay Taylor in 1904, with a house constructed soon thereafter by the Taylor family. This original tract contained approximately two acres of land and a covenant required that the dwelling to be constructed must cost no less than \$5,000. The historic intent was to assure that houses in locations along and near Connecticut Avenue, as well as those located on important streets like Bradley, would be the largest and most prominent houses - located on the largest lots.

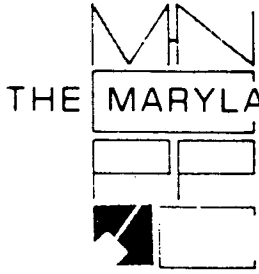
Over the years, resubdivisions have occurred. However, the original intent of the Chevy Chase Land Company's plan is still visible. The houses along Connecticut and those

near this major thoroughfare - like the ones along Bradley Lane near 3815 - are still clearly the largest houses in the community and are on spacious lots that are appropriate for the scale of the existing houses.

The HPC is concerned by that creation of the proposed lot would damage the historic character of the area and encourages the further loss of historic integrity for this area - a dangerous precedent. In fact, creation of this lot at a width acceptable to the M-NCPPC staff interpreting the resubdivision criteria requires the actual demolition of part of the original terrace/porch of the existing house. These incremental changes - both to buildings and to the development patterns of the community - will affect the ability to evaluate Chevy Chase when it comes forward for historic designation - in the next year or so.

The minority opinion of the HPC was that the subdivision might be acceptable if there were controls on the new house that would be constructed on the new lot. Lack of control could result in a very large house on a lot that is smaller than many of the nearby ones. This would do significant damage to the historic character of the area. The minority opinion was that the proposed subdivision might be acceptable, if there was a way to review the new house.

Please include the above recommendation and commentary in any information transmitted to the Planning Board. Staff will be available during the Board's hearing on this case to provide additional information if necessary.



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

FROM: Development Review Division, M-NCPPC

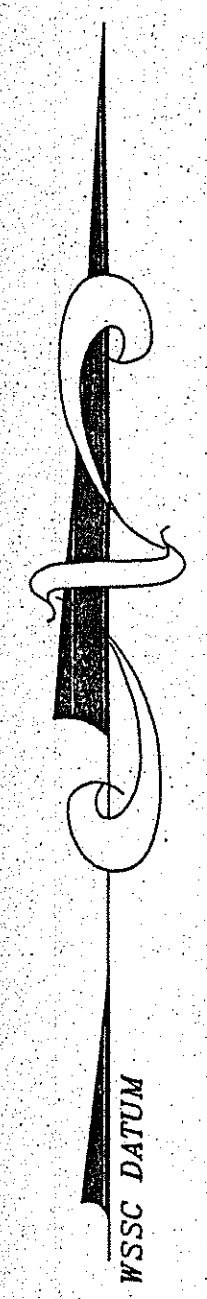
NAME: CHERYL CHASE

FILE NO.: 1.96073

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of _____, 19____ (no meeting scheduled if blank).

- New preliminary Plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application
- Variation request
- Comments due by LEGISLATIVE PLANNING BOARD

DATE: MAY 2, 1994

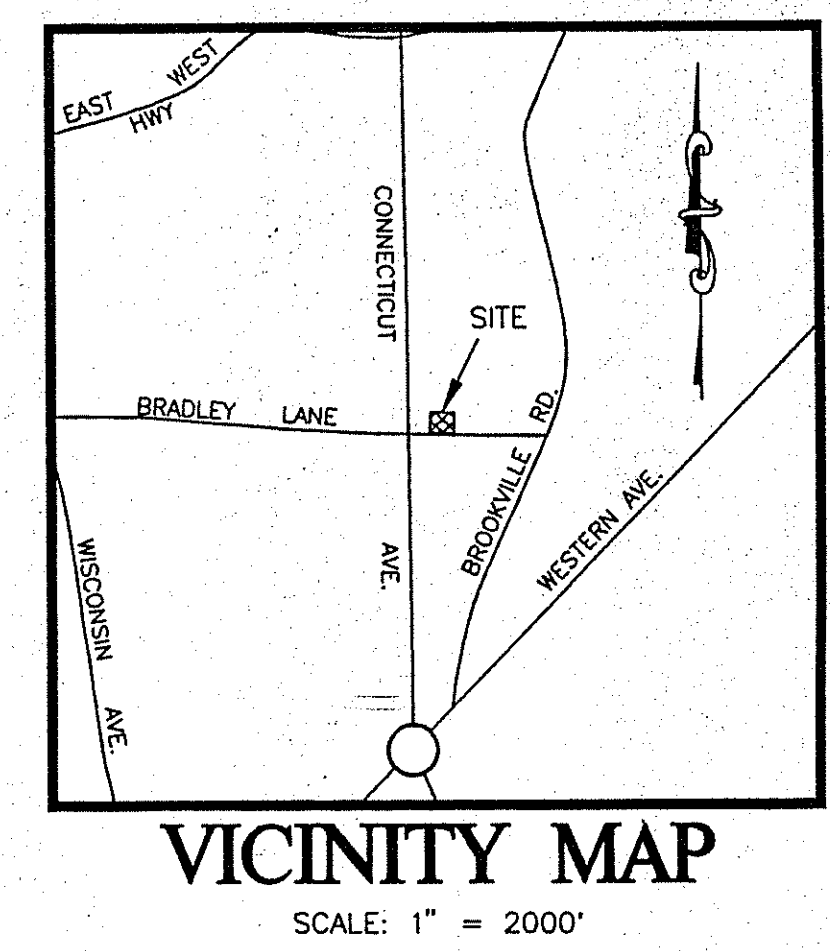
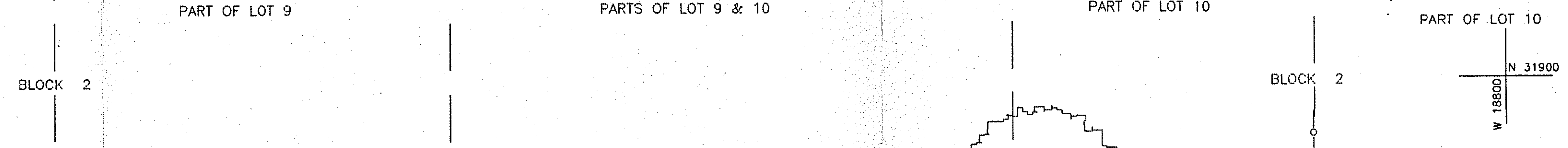
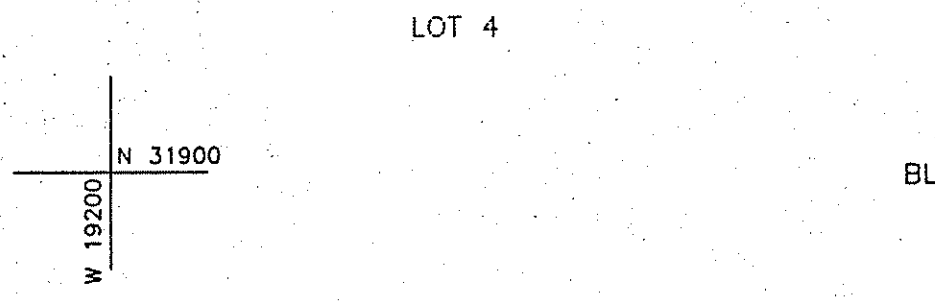


N/F
THE GOVERNMENT OF THE FEDERAL REPUBLIC OF NIGERIA
L.4910 F.746

N/F
M.J. & R.S. JOHNSON
L.3634 F.364

N/F
A.J. & L.J. BERKELEY
L.4548 F.276

N/F
R.J. & N.L. HAVLIK
L.11043 F.159



N/F
THE GOVERNMENT OF THE FEDERAL REPUBLIC OF NIGERIA
L.4910 F.742

PART OF UNNUMBERED PARCEL
BLOCK 2 SECTION 3
RESUBDIVISION OF CHEVY CHASE

N/F
ELINOR L. HORWITZ
L.6757 F.20

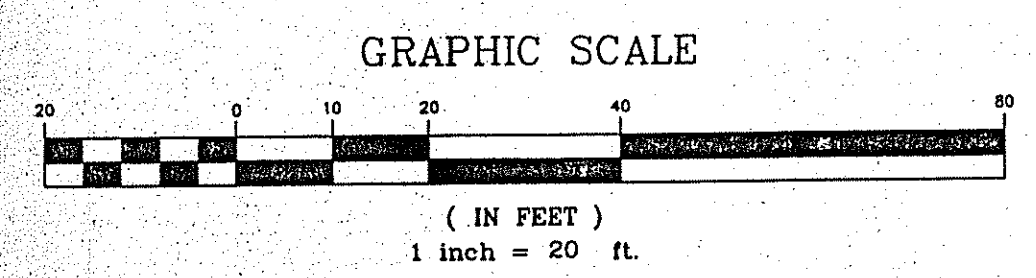
PART OF BLOCK 2
RESUBDIVISION OF
SECTION 3

LEGEND:

- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING OVER-HEAD WIRES
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING WATER MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING DRAINAGE DIVIDE

NOTES:

- 1.) EXISTING ZONING: R60
- 2.) SITE AREA: 54,183 S.F.
- 3.) WATER & SEWER: PUBLIC
- 4.) TAX MAP: HN341
- 5.) WE ARE REQUESTING A WAIVER FROM ON-SITE STORM WATER MANAGEMENT REQUIREMENTS, FOR BOTH QUALITY AND QUANTITY CONTROLS.
- 6.) THE PROPERTY SHOWN HEREON LIES WITHIN THE LITTLE FALLS BASIN WATERSHED.
- 7.) HORIZONTAL AND VERTICAL DATUMS ARE W.S.C., BY RECOVERED STATIONS C-138-D & C-138-R, AND RECOVERED BENCHMARK 61419.
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- 10.) FRONT BUILDING RESTRICTION LINES SHOWN HEREON ARE A MATTER OF RECORD: P.B.1 P.90
- 11.) SIDE BUILDING RESTRICTION LINES ARE A TOTAL OF 18' WITH A MINIMUM OF 8'. REAR BUILDING RESTRICTION LINES ARE 20'



BRADLEY LANE
(30' WIDE)

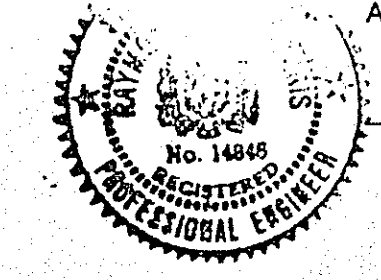
N/F
B. FRANCIS & P.E. SAUL
L.8271 F.251

N/F
NORMAN A. & M.S. ODYNIC
L.5129 F.232

OLD PROPOSAL

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS ACCURATE AND CORRECT ACCORDING TO EXISTING SURVEYS, VISUAL OBSERVATIONS AND RECORDS.



1-25-96
DATE

Raymond A. Norris
RAYMOND A. NORRIS
REGISTERED PROFESSIONAL ENGINEER
MARYLAND NO. 14845

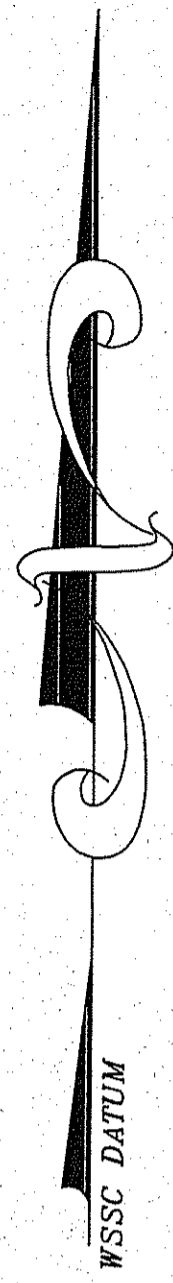
REVISION	DATE	BY

SCALE 1" = 20'
 DRAWN G.A.R.
 DATE 1/96
 SHEET 1 OF 1
 FILE NO. 95060PP

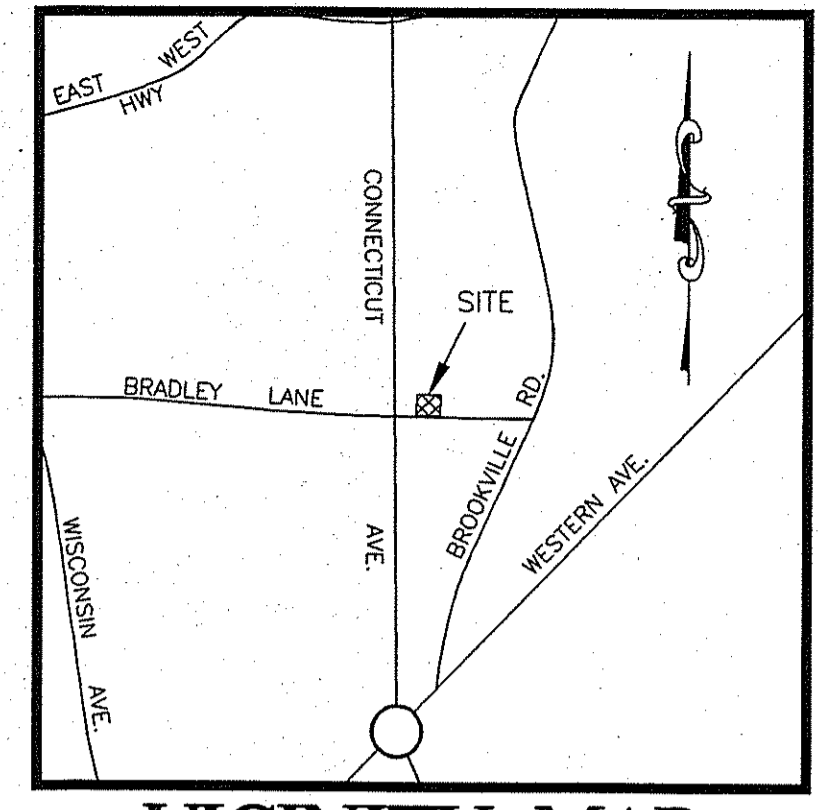
PROPOSED LOTS 28 AND 29
 BLOCK 2
 SECTION 3
 CHEVY CHASE
 PLAT BOOK 1 PLAT 90
 MONTGOMERY COUNTY, MARYLAND

MADDOX
 INCORPORATED
 ENGINEERS • SURVEYORS
 100 PARK AVENUE
 ROCKVILLE, MARYLAND 20850-2699
 (301) 762-9001

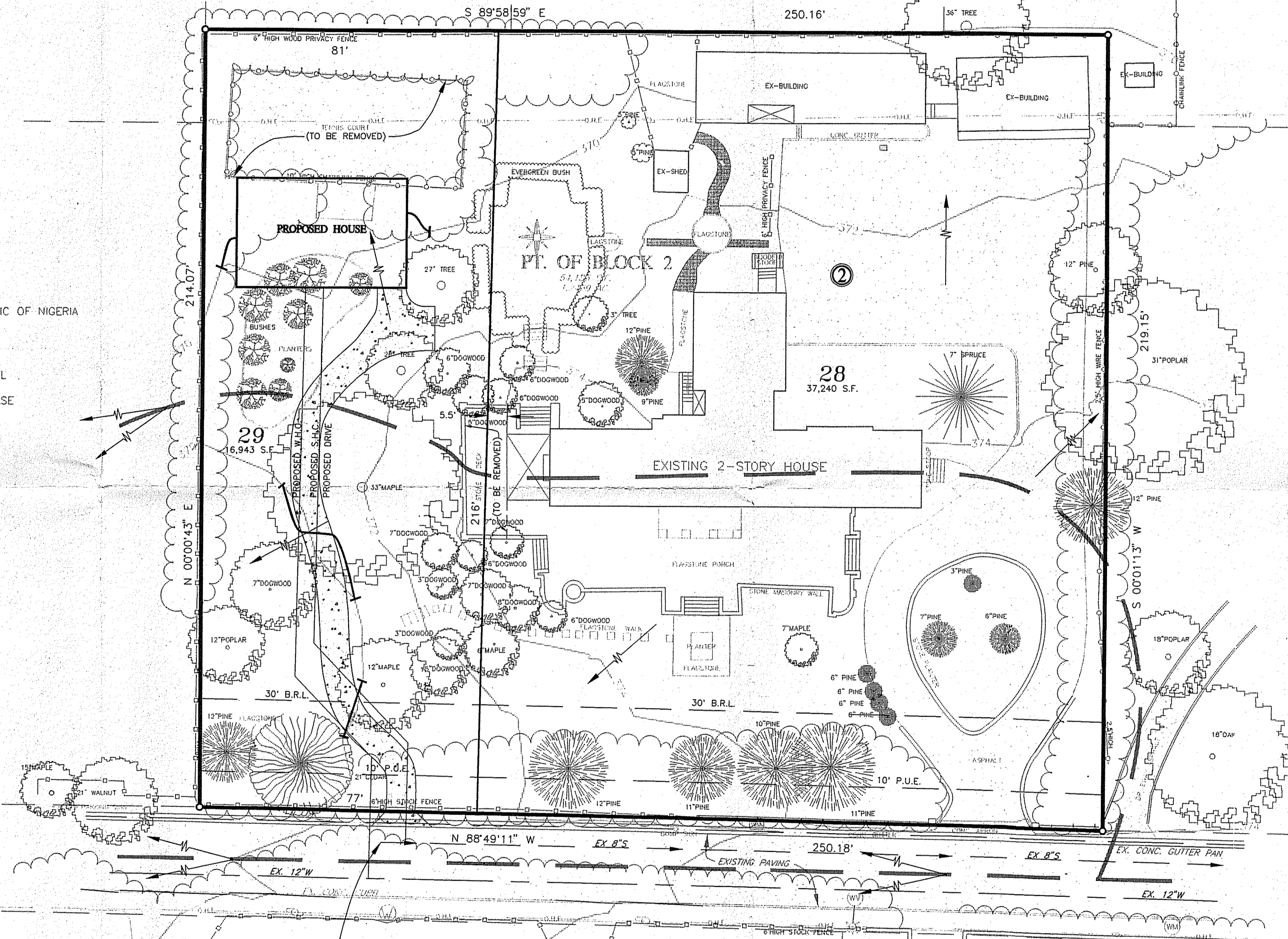
1 96073



N/F THE GOVERNMENT OF THE FEDERAL REPUBLIC OF NIGERIA L.4910 F.746
 LOT 4
 BLOCK 2
 N/F M.J. & R.S. JOHNSON L.3634 F.364
 PART OF LOT 9
 N/F A.J. & L.J. BERKELEY L.4548 F.276
 PARTS OF LOT 9 & 10
 N/F R.J. & N.L. HAVLIK L.11043 F.159
 PART OF LOT 10
 BLOCK 2
 N/F ELINOR L. HORWITZ L.6757 F.20
 PART OF LOT 10
 N/F THE GOVERNMENT OF THE FEDERAL REPUBLIC OF NIGERIA L.4910 F.742
 PART OF UNNUMBERED PARCEL BLOCK 2, SECTION 3 RESUBDIVISION OF CHEVY CHASE
 N/F B. FRANCIS & P.E. SAUL L.8271 F.251
 N/F NORMAN A. & M.S. ODYNIC L.5129 F.232

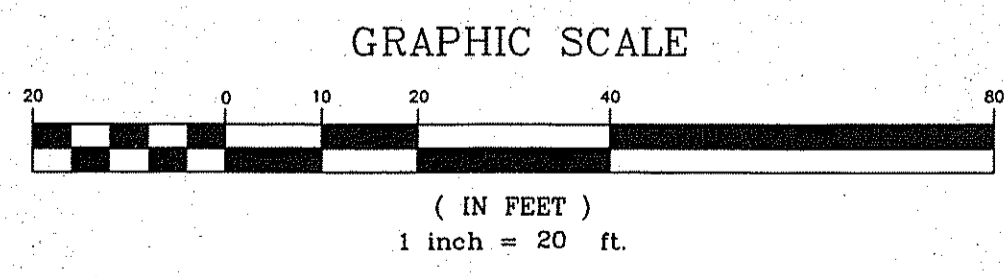


MADDOX
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 100 PARK AVENUE
 ROCKVILLE, MARYLAND 20860-2689
 (301) 762-9001



LEGEND:

- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING OVER-HEAD WIRES
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING WATER MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING DRAINAGE DIVIDE



NOTES:

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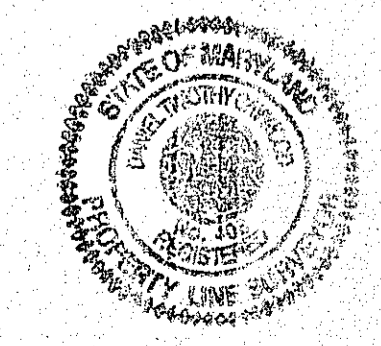
BRADLEY LANE
 (30' WIDE)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS ACCURATE AND CORRECT ACCORDING TO EXISTING SURVEYS, VISUAL OBSERVATIONS AND RECORDS.

DATE: 4-10-06

DANIEL J. CAYWOOD
 REGISTERED PROPERTY LINE SURVEYOR
 MARYLAND NO. 406



PROPOSED LOTS 28 AND 29

BLOCK 2
 SECTION 3
CHEVY CHASE
 PLAT BOOK 1 PLAT 90
 MONTGOMERY COUNTY, MARYLAND

DATE	REVISION
4/9/96	REVISE PROPOSED LOT LINE

SCALE 1" = 20'
 DRAWN G.A.R.
 DATE 1/96
 SHEET 1 OF 1
 FILE NO. 95060PP

PRELIMINARY PLAN

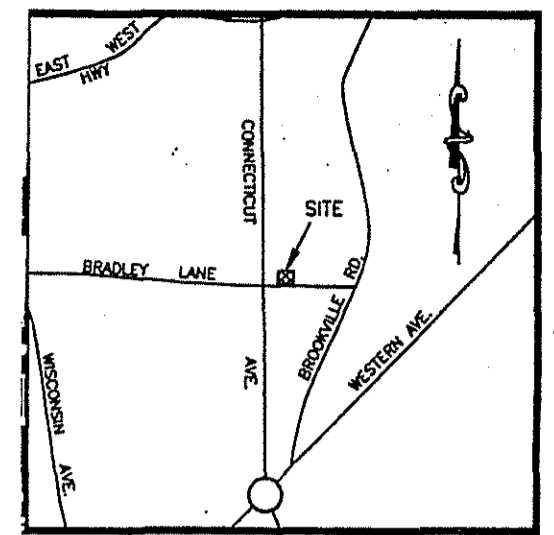


N/F
THE GOVERNMENT OF THE FEDERAL REPUBLIC OF NIGERIA
L.4910 F.746

N/F
M.J. & R.S. JOHNSON
L.3634 F.364

N/F
A.J. & L.J. BERKELEY
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N/F
R.J. & N.L. HAVLIK
L.11043 F.159



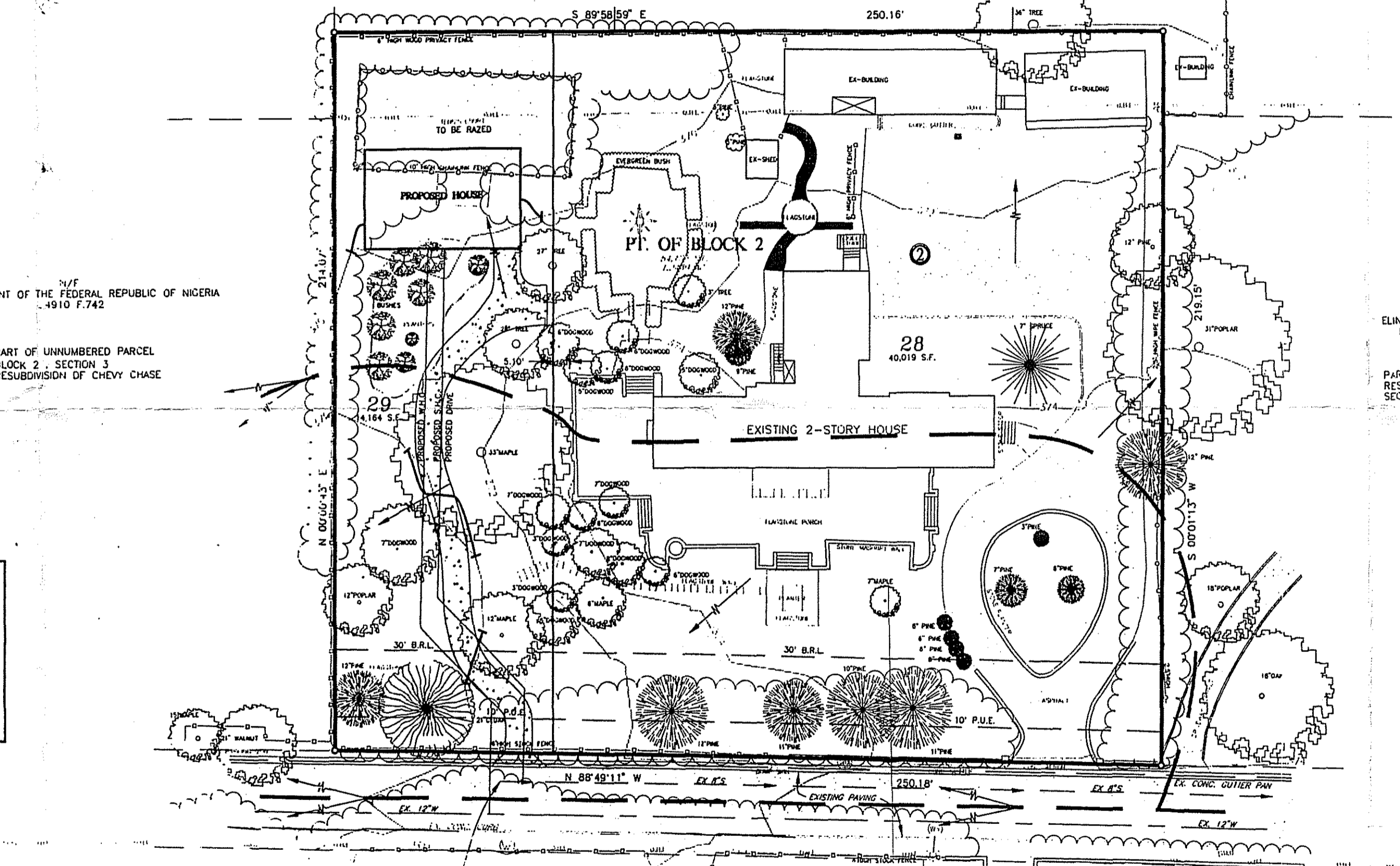
VICINITY MAP
SCALE: 1" = 2000'

MADDOX
INCORPORATED
ENGINEERS & SURVEYORS
100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-2889
(301) 782-9001

PRELIMINARY PLAN

PROPOSED LOTS 28 AND 29
BLOCK 2
SECTION 3
CHEVY CHASE
FLAT BOOK 1 PLAT 90
MONTGOMERY COUNTY, MARYLAND

LOT 4 PART OF LOT 9 PARTS OF LOT 9 & 10 PART OF LOT 10 PART OF LOT 10
BLOCK 2 BLOCK 2 BLOCK 2 BLOCK 2



N/F
THE GOVERNMENT OF THE FEDERAL REPUBLIC OF NIGERIA
L.4910 F.742

PART OF UNNUMBERED PARCEL
BLOCK 2, SECTION 3
RESUBDIVISION OF CHEVY CHASE

N/F
ELINOR L. HORWITZ
L.6757 F.20

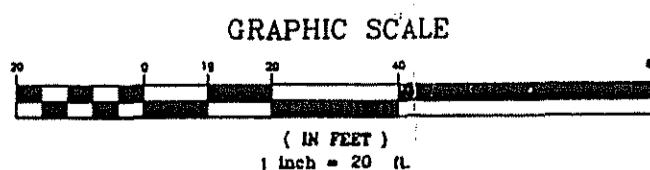
PART OF BLOCK 2
RESUBDIVISION OF
SECTION 3

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- (V) EXISTING WATER VALVE
- (M) EXISTING WATER MANHOLE
- (S) EXISTING SANITARY MANHOLE
- ← EXISTING DRAINAGE DYKE

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N/F
S. FRANCIS & P.E. SAUL
L.8271 F.251

N/F
NORMAN A. & M.S. ODYNYC
L.5129 F.232

BRADLEY LANE
30' WIDE)

ENGINEER'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS ACCURATE AND CORRECT ACCORDING TO EXISTING SURVEYS, VISUAL OBSERVATIONS AND RECORDS.



DATE
1-29-96

Raymond A. Norris
RAYMOND A. NORRIS
REGISTERED PROFESSIONAL ENGINEER
MARYLAND NO. 14845

NO.	REVISION	DATE

SCALE 1" = 20'

DRAWN G.A.R.

DATE 1/96

SHEET 1 OF 1

FILE NO. 95060PP