

5506 Beech ave. Hamp A17a Vista
Bethesda 3513-07A



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 6/14/07

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #454237, Fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the June 13, 2007 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Andrew Ishee & Pamela E. Hughes

Address: 5506 Beech Ave, Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

16 PAGES TOTAL ⁴

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: M. Andrew Ishee
Daytime Phone No.: (240) 393-2047
Tax Account No.: 00554626
Name of Property Owner: M. Andrew Ishee & Pamela E. Hughes Daytime Phone No.: (240) 393-2047
Address: 5506 Beech Avenue, Bethesda, MD 20814
Street Number City State Zip Code
Contractor: Work by Homeowner Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5506 Street: Beech Avenue
Town/City: Bethesda Nearest Cross Street: Montgomery Lane
Lot: P26 Block: n/a Subdivision: 050
Liber: 13459 Folio: 650 Parcel: n/a

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 4,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 6 inches AND 4'-0"
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

M A Ishee 5/18/07
Signature of owner or authorized agent Date

Approved: _____
Disapproved: _____ Signature: _____ Date: 6-14-07
Application/Permit No.: 454237 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The house is a Queen Anne style Victorian built in 1880. Attachment 1 provides a description of its history and significance. The house sits on a 3/4 acre lot in suburban Bethesda which is bordered by 6' vertical board fences erected by neighbors on the south and east property lines. The Bethesda Trolley Trail borders the property to the west and Beech Avenue runs north of the property. The Trolley Trail is built on a raised berm which rises as much as 5' above the property. Because of recent improvements to the trail, the volume of foot and bike traffic has significantly increased over the last couple of years.

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

The proposed fence will separate the property from the trail, and will be a lattice fence with posts extending upward and topped by an arbor structure. The lattice will harmonize with the lattice work on the house itself. The open nature of the lattice and arbor, combined with the raised height of the trail will provide a measure of privacy but will not obscure a view of the house. The fence will be built approx. 2' inside the property line and will not impact any existing trees. A low fence (without the arbor top, except at gate) will turn into both sides of the house to provide closure of the back yard.

2. **SITE PLAN** ✓

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

- a. the scale, north arrow, and date; ✓
b. dimensions of all existing and proposed structures; and ✓
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping. ✓

3. **PLANS AND ELEVATIONS** ✓

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS** ✓

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

ALL PRESSURE TREATED WOOD SET IN CONCRETE

5. **PHOTOGRAPHS** ✓

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY** ✓

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS** ✓

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

ARBOR TOPPED WOOD LATTICE FENCE

ELEVATION VIEW

6'-6"

WEST SIDE OF LOT

SECTION VIEW

ALL WOOD IS PRESSURE TREATED

3/4" WOOD LATTICE
4' X 6' PANEL

1X1 STOPS

4X4 POSTS

2X2 SLATS

2X6 CLEATS

2X4 STRINGERS

APPROVED
Montgomery County
Historic Preservation Commission

Al J. [Signature]
6-14-07

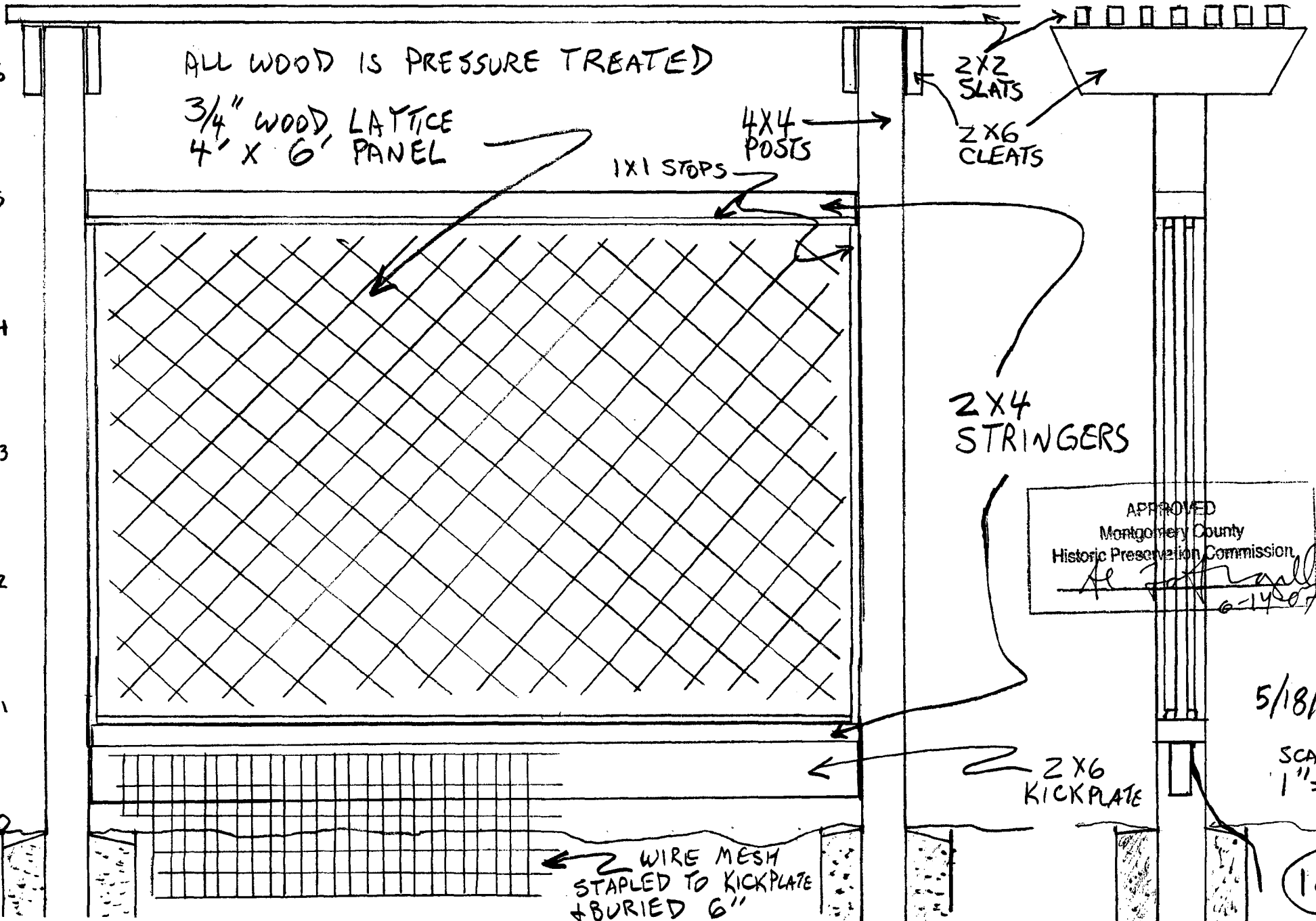
5/18/07

SCALE
1" = 1'

WIRE MESH
STAPLED TO KICKPLATE
& BURIED 6"

2X6
KICKPLATE

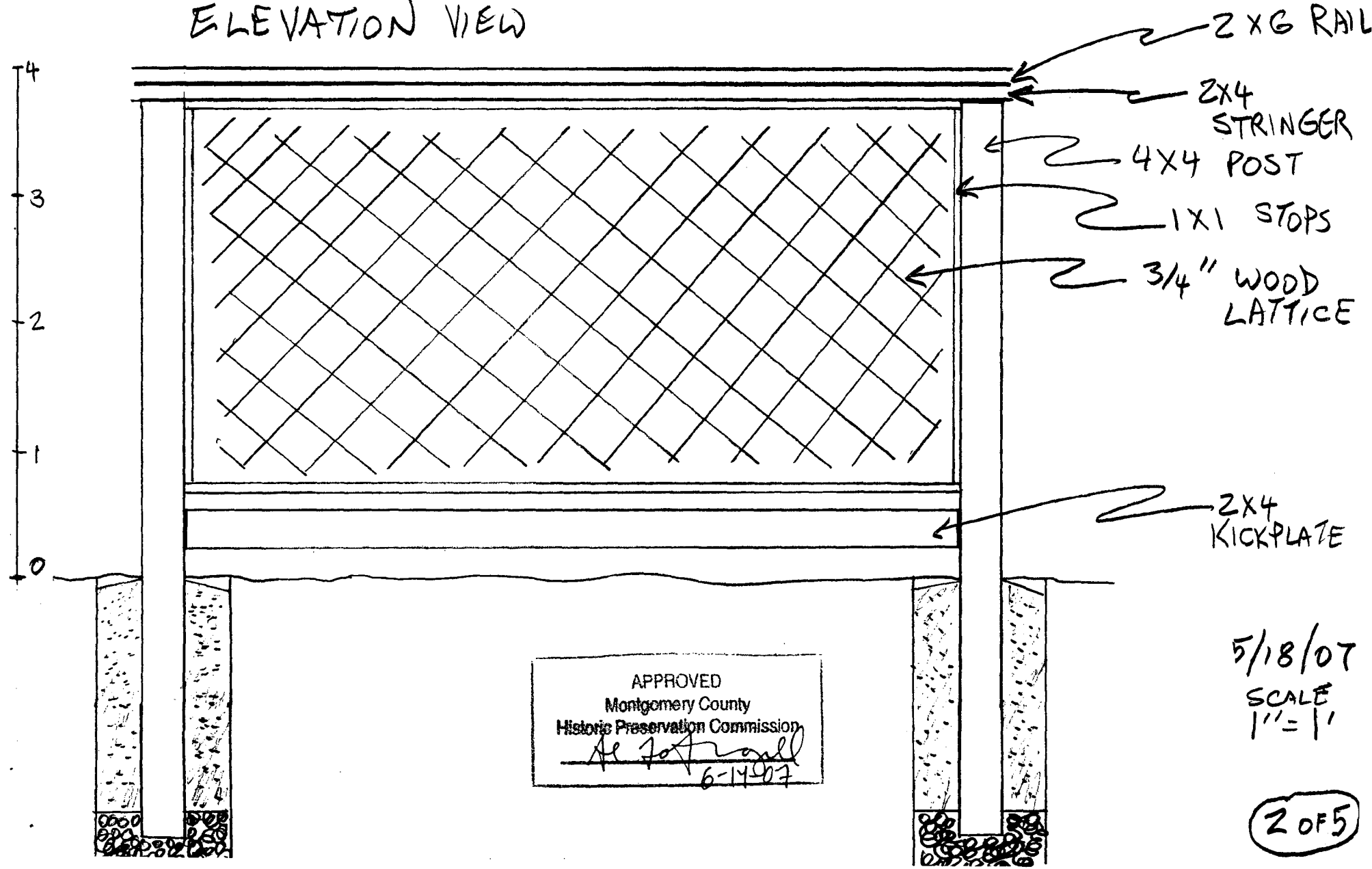
1 of 5



LOW WOOD LATTICE FENCE

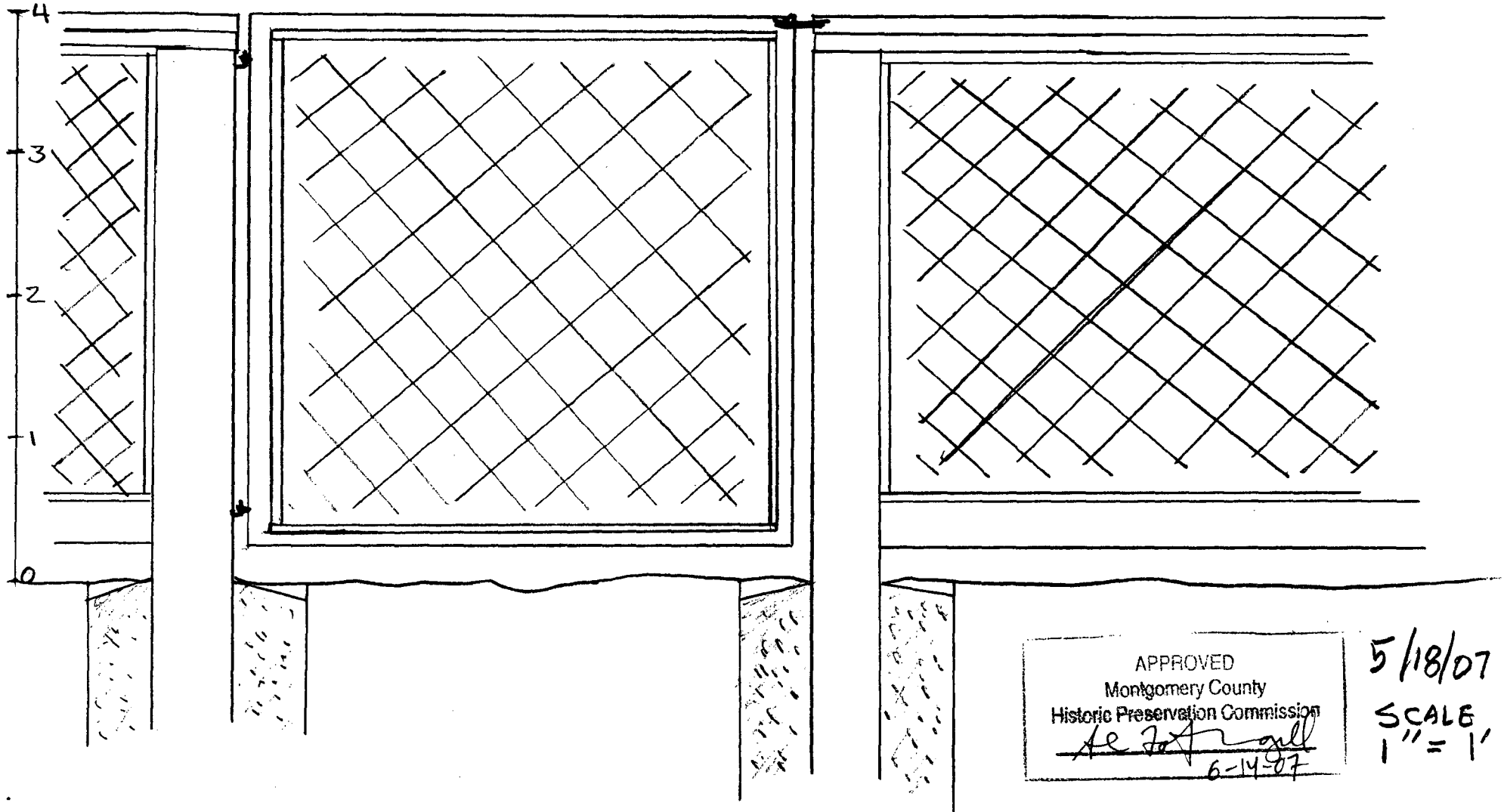
4'-0" NORTH SIDE OF LOT

ELEVATION VIEW



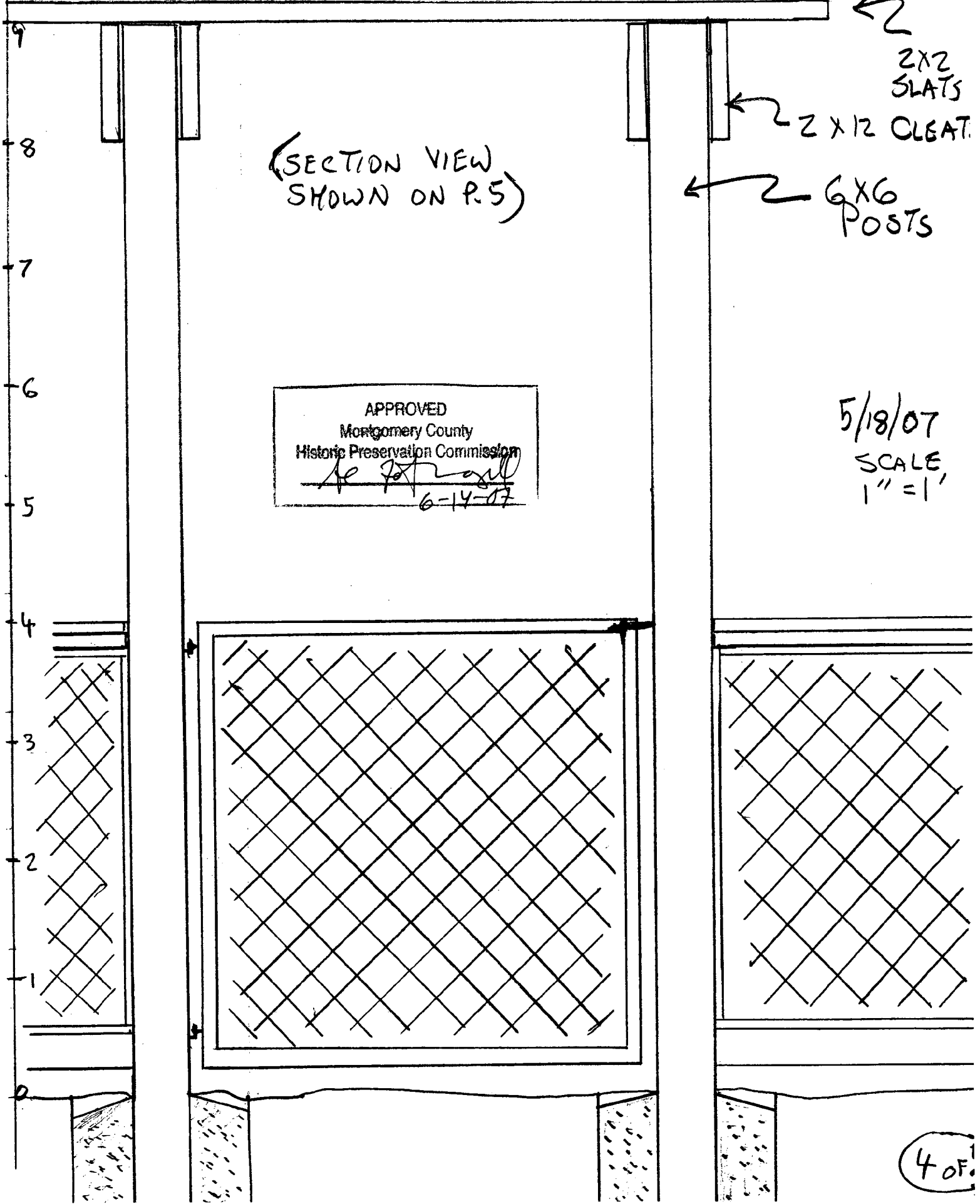
LOW GATE (NORTH FENCE, EAST OF HOUSE)

ELEVATION VIEW



3 OF 5

ARBOR GATE (NORTH FENCE, WEST OF HOUSE) ELEVATION VIEW



(SECTION VIEW SHOWN ON P.5)

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
6-14-07

5/18/07
SCALE
1" = 1'

4 of 1

ARBOR GATE (SECTION VIEW)

2 X 2 SLATS
2 X 12 CLEAR

6 X 6 POST

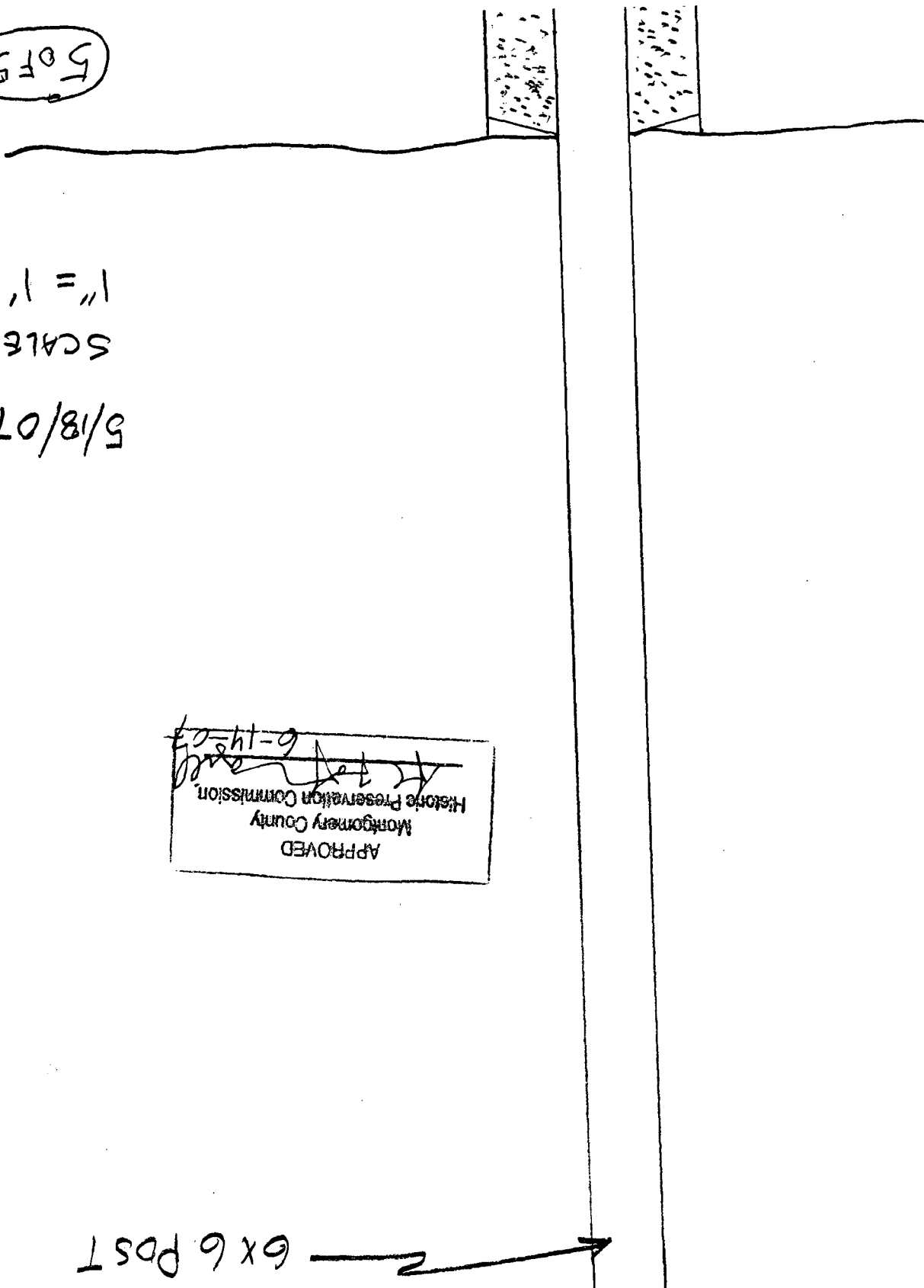
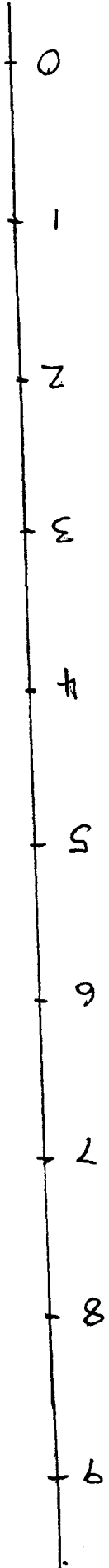
APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
6-14-07

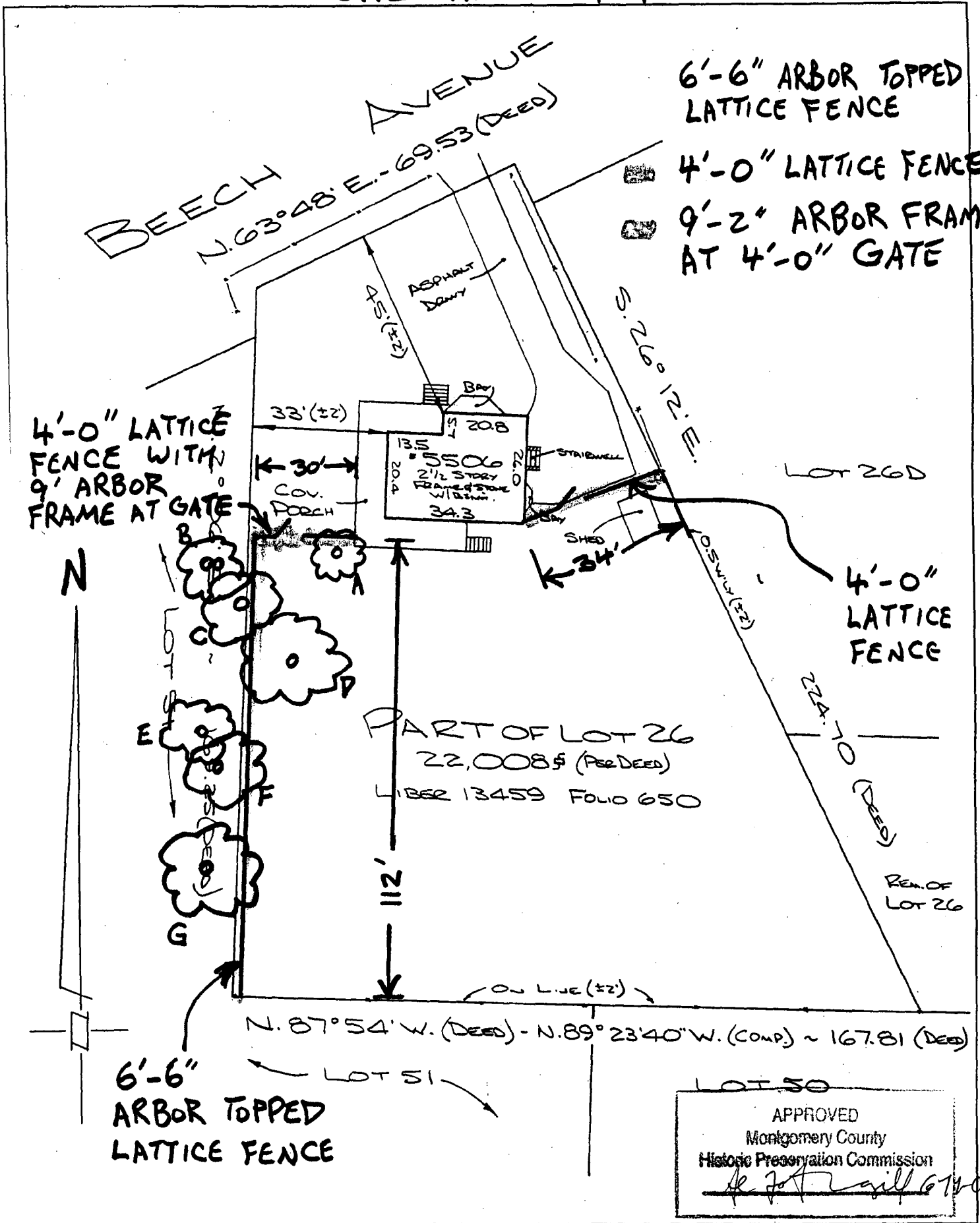
5/18/07

SCALE

1" = 1'

5055





Capitol Surveys, Inc.

1300 Mercantile Lane
 Suite 138
 Largo, Maryland 20774
 Phone 301-772-1654
 FAX 301-772-1655

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 This property lies within Zone C, (Areas of minimal flooding) as designated on the maps of the National Flood Insurance Program.

Existing Property Condition Photographs (duplicate as needed)



Detail: THE HOUSE VIEWED FROM THE NORTHWEST CORNER OF LOT



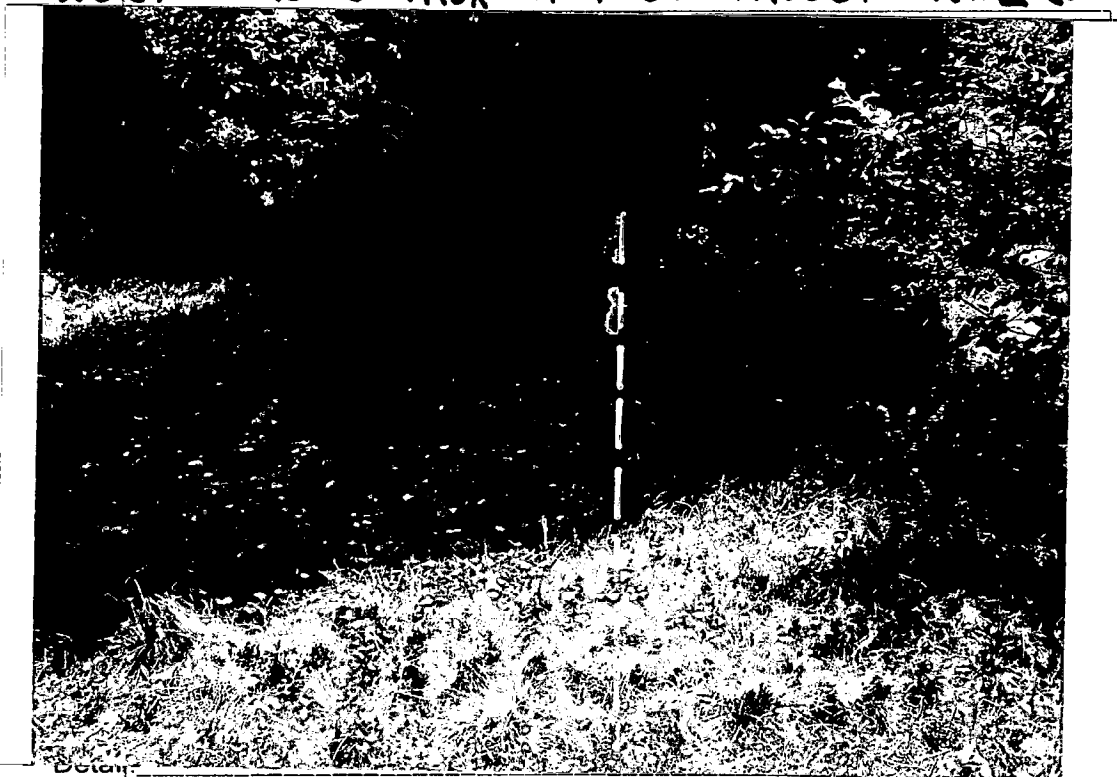
(THE CORNER OF BEECH AVE. & TROLLY TRAIL)

Detail: FENCE LINE ALONG WEST PROPERTY LINE FACING SOUTH

Existing Property Condition Photographs (duplicate as needed)



Detail: FENCE LINE ALONG WEST PROPERTY LINE FACING WEST - SHOWS PROXIMITY OF TROLLY TRAIL (BIKE PATH)



Detail: FENCE LINE ALONG NORTH SIDE FACING EAST (WEST SIDE OF HOUSE)

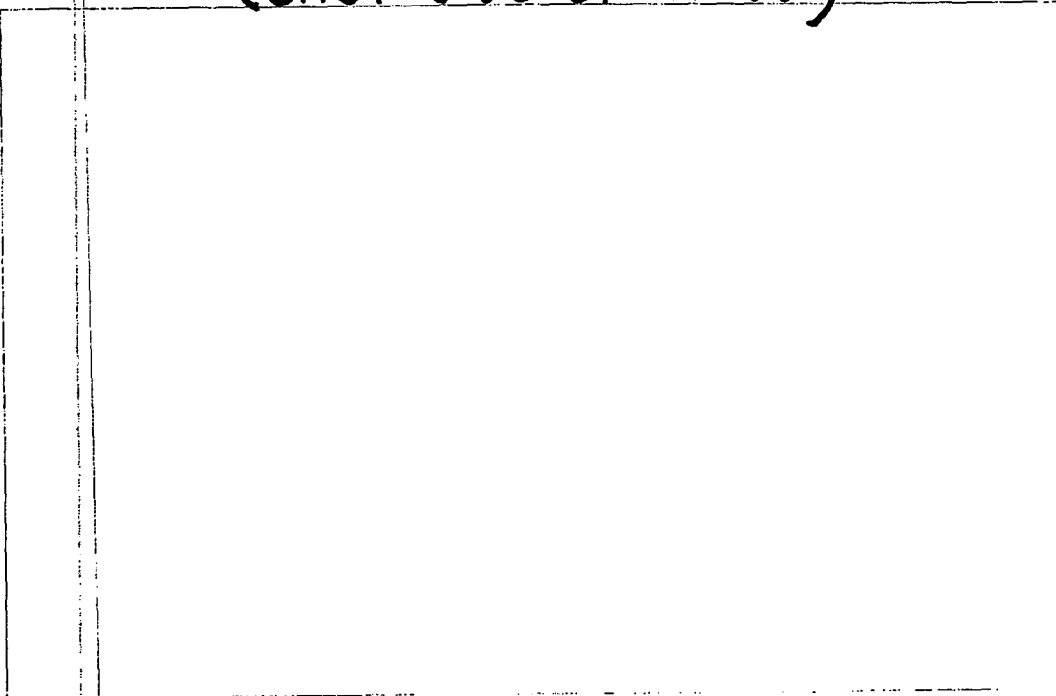
Applicant: 134EE

Page: 10

Existing Property Condition Photographs (duplicate as needed)



Detail: FENCE LINE ALONG NORTH SIDE FACING EAST
(EAST SIDE OF HOUSE)



Detail:

Applicant: ISMEE

Tree Survey

Alta Vista
5506 Beech Avenue
Bethesda, MD 20814

<u>Site Map Location</u>	<u>Species</u>	<u>Diameter</u>
A	Northern White Cedar	12"
B	2 Mulberry attached at base	6" & 7"
C	Tulip Poplar	13"
D	Black Cherry	28"
E	Box Elder	9"
F	Tulip Poplar	13"
G	Box Elder	10"

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address M. ANDREW ISHEE 5506 BEECH AVENUE BETHESDA, MD 20814	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
MARK + MICHELE ABDOW 9425 SPRUCE TREE CIRCLE BETHESDA, MD 20814	B-CC YMCA 9401 OLD GEORGETOWN ROAD BETHESDA, MD 20814
KINA CHOI 5504 BEECH AVENUE BETHESDA, MD 20814	
FAY RAGLAND 9501 MONTGOMERY LANE BETHESDA, MD 20814	

Attachment 1

ALTA VISTA
5506 BEECH AVENUE
BETHESDA, MD 20814

History and Significance:

The Alta Vista house represents the farming heritage of the Bethesda area.ⁱ Alta Vista was Bethesda's first real neighborhood,ⁱⁱ and got its name from the Alta Vista farm & house.

The land that became this subdivision was originally part of several hundred acres of the Leeke Forest, (surveyed in 1688.) Several hundred acres were purchased by Andrew Heugh, a Georgetown merchant, who served in the Maryland House of Delegates until 1770. Heugh retired on this land until his death in 1788, and his heirs sold the land in 1810, after the death of his wife Sarah, to Thomas Cramphin.ⁱⁱⁱ By 1811, Martha and Zachariah McCubbin owned the land, occupied by tenant Edward Jones, which contained "250 acres...lying on the old post road from Georgetown to Rockville above Carey's Tavern...on each side of the road."^{iv}

Tenants maintained the land as a farm from 1811 – 1848. After a period of economic decline in the 1830s and 1840s for farms bordering the Georgetown-Rockville turnpike, the 1850s and 1860s saw renewed prosperity through intensive use of new fertilizers and greater diversity of cereal crops.^v The farmlands were bought from the McCubbins by Theodore Boucher^{vi}, who divided the farm, and sold 145 acres to Thomas Homiller in 1857.^{vii} Either Boucher or Homiller built a new house on the current site, sometime between 1852 and 1865, to replace an older structure occupied by various tenants.^{viii}

Louis Keiser of Ohio bought the 145-acre farm and farmhouse in 1875, and in 1880, either completely rebuilt it in the Queen Anne/Eastlake style popular in the late-Victorian era, or enlarged and renovated the original three rooms of the mid-Victorian house. There is no way to specifically date the erection of the house, although the foundations and fireplace may be from the earlier house. The main architectural features and decorations of the house today are of the later Victorian period.^{ix}

The house was built facing the trolley line from Georgetown, which came to play a big role in the farm's future. Keiser and his heirs owned the property until its sale in 1896. It was advertised as "A 145 acre farm...in a good neighborhood...with a comfortable, two-story frame house," fertile, well-watered fields and necessary outbuildings.^x

(continued)

ALTA VISTA
 5506 BEECH AVENUE
 BETHESDA, MD 20814

(continued)

During the 1895 – 1905 period, the electric railroad and improvement of the Rockville Turnpike made the Alta Vista property prime for development. By 1900, the Georgetown Trolley went all the way to Rockville. No longer would denizens of Washington have to endure the rough and muddy Rockville or Georgetown roads to get to the countryside.

The Alta Vista property changed hands several times as more profit could be made from subdividing the land into villa and cottage estates than from farming it. Owners between 1896 and 1907 included Creston Land Improvement Co., Bethesda Land Co., Capitol Cemetery Co., Thomas Ramsey and Cyrus Keiser, the son of Lewis Keiser.

Each time the land was platted, more smaller sites were sold off. Alta Vista was promoted in 1910 as the “only subdivision around Washington which is laid out according to the topography of the land, giving each lot a good building site with a fine view of the surrounding country, the beauty of which is second to none.”^{xi} By the time the final plat of the Bethesda Land Co., the area streets had been named after trees and the house, and its now three-acre property, was shown as Lot 26 on Beech Avenue.^{xii}

From three decades, 1907 to 1937, the Alta Vista house, and parts of Lots 26 & 27, were owned by Mary Perry or her heirs, and they modernized the house, bringing in running water.^{xiii} The property was gradually partitioned into smaller lots. The trolley right-of-way was abandoned in 1935. The YMCA bought the property between the house and Old Georgetown Road. The front of the house today, on its now half-acre lot, faces a bike path where the trolley once was, and the YMCA tennis courts.

ⁱ 1991, *Summary for Montgomery County Master Plan Book*

ⁱⁱ Offut, William, 1995, *Bethesda: A Social History*, p.284

ⁱⁱⁱ Land Records of Montgomery County, MD, K/41.

^{iv} *Ibid.*, P/391 (1811).

^v Scharf, Thomas J., *History of Western Maryland*, Vol. I, p. 653

^{vi} Land Records, *op. cit.*, STS 3/591 (1848).

^{vii} Land Records, *op. cit.*, JGH 6/47 (1857).

^{viii} House is shown on the Martenet and Bond Map of 1865.

^{ix} McGuckian, Eileen, October, 1979, ACHS Summary Form; researched 6/79 by Anne Cissel

^x Montgomery County Equity Records, Equity 1356, Judgment JA 55/95-120 (1896).

^{xi} Offut, William, op.cit. p.285

^{xii} Land Records, op.cit., Plat 2/107 (1907).

^{xiii} Offutt, William, op.cit., p.285

Existing Property Condition Photographs (duplicate as needed)



Detail: THE HOUSE VIEWED FROM THE NORTHWEST CORNER OF LOT



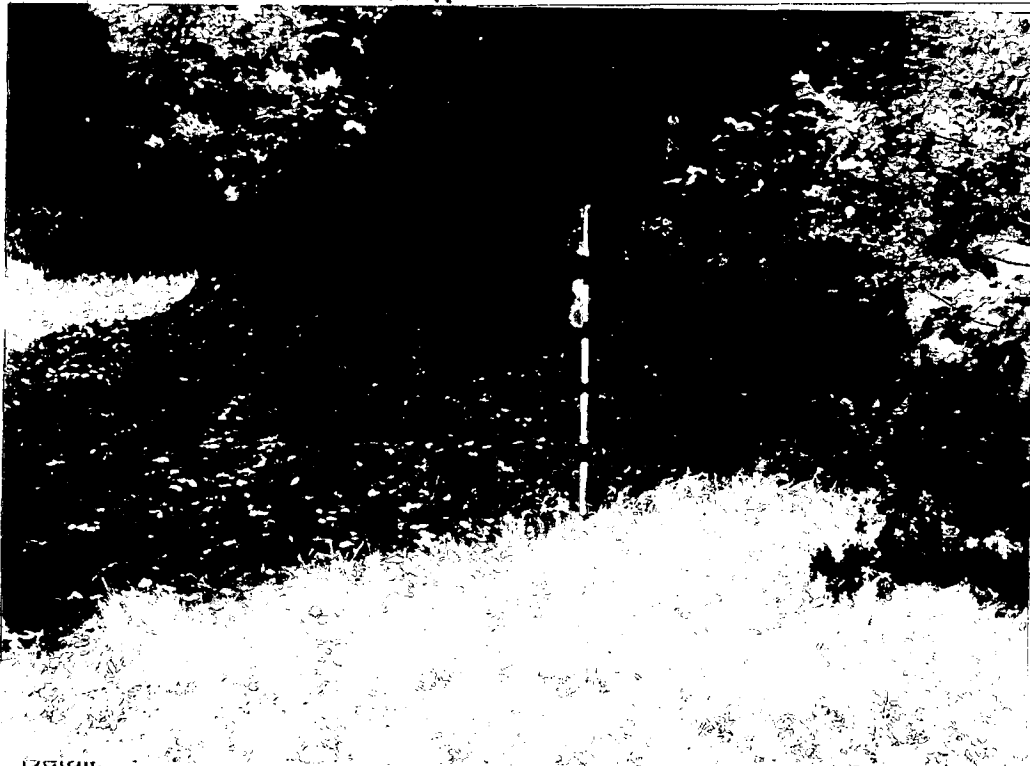
(THE CORNER OF BEECH AVE. + TROLLY TRAIL)

Detail: FENCE LINE ALONG WEST PROPERTY LINE
FACING SOUTH

Existing Property Condition Photographs (duplicate as needed)



Detail: FENCE LINE ALONG WEST PROPERTY LINE FACING WEST - SHOWS PROXIMITY OF TROLLY TRAIL (BIKE PATH)



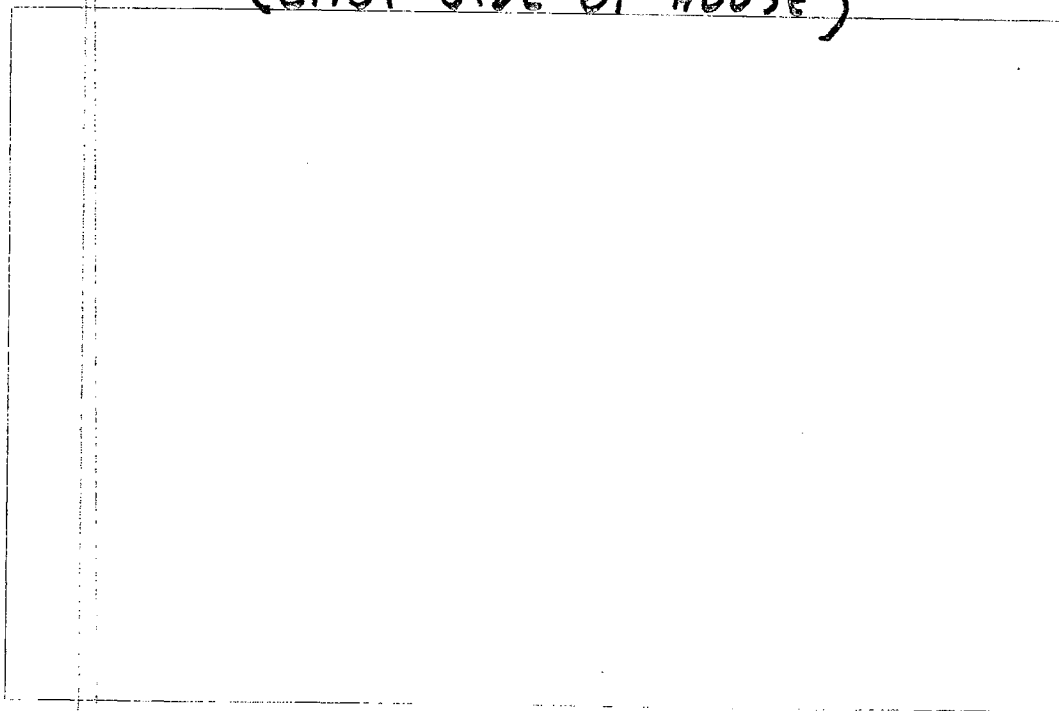
Detail: FENCE LINE ALONG NORTH SIDE FACING EAST (WEST SIDE OF HOUSE)

Applicant: 154EE

Existing Property Condition Photographs (duplicate as needed)



Detail: FENCE LINE ALONG NORTH SIDE FACING EAST
(EAST SIDE OF HOUSE)



Detail:

Applicant: ISHREE

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5506 Beech Avenue, Bethesda	Meeting Date:	6/13/2007
Resource:	<i>Master Plan Site #35/3 Alta Vista</i>	Report Date:	6/6/2007
Applicant:	Andrew Ishee and Pamela E. Hughes	Public Notice:	5/30/2007
Review:	HAWP	Tax Credit:	None
Case Number:	35/3-07A	Staff:	Anne Fothergill
Proposal:	Fence installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: *Master Plan Site #35/3, Alta Vista*
STYLE: Queen Anne
DATE: c. 1852-65, 1880

Excerpted from *Places in the Past*:

Alta Vista represents the farming heritage of the Bethesda area. The house's main block probably dates from the mid-1800s when the 145-acre property was a working farm. Louis Keiser is said to have updated and enlarged the house in 1880, giving it its present Queen Anne style appearance. By the late 1800s, a new streetcar line and Rockville Pike improvements made the Alta Vista farm prime for development. Between 1896 and 1907 the property changed hands several times, was subdivided and resubdivided into consecutively smaller lots, and gave the surrounding community its name. The house today is located on a 22,000 square foot parcel.

PROPOSAL

The applicants are proposing to install wood fencing behind the house to shield them from the bike path adjacent to their property on the right side. The wood lattice fence along the right side of the property is 5' tall with a 1' 6" arbor above. There will be two approximately 30 foot spans of 4' tall fencing on both sides of the house and a 9' arbor frame at the right side gate. (see fencing detail in Circles 10-15).

STAFF RECOMMENDATION

Staff recommendation of **approval** is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or

issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



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

16 PAGES TOTAL

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: M. Andrew Ishee

Daytime Phone No.: (240) 393-2047

Tax Account No.: 00554626

Name of Property Owner: M. Andrew Ishee & Pamela E. Hughes Daytime Phone No.: (240) 393-2047

Address: 5506 Beech Avenue, Bethesda, MD 20814
Street Number City Street Zip Code

Contractor: Work by Homeowner Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 5506 Street: Beech Avenue

Town/City: Bethesda Nearest Cross Street: Montgomery Lane

Lot: P26 Block: n/a Subdivision: 050

Liber: 13459 Folio: 650 Parcel: n/a

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, A/C, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall (complete Section 4), Other.

1B. Construction cost estimate: \$ 4,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other:

2B. Type of water supply: 01 WSSC, 02 Well, 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 6 inches AND 4'-0"

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: On party line/property line, Entirely on land of owner, On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

MA Ishee
Signature of owner or authorized agent

5/18/07
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 454237 Date Filed: Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The house is a Queen Anne style Victorian built in 1880. Attachment 1 provides a description of its history and significance. The house sits on a 3/4 acre lot in suburban Bethesda which is bordered by 6' vertical board fences erected by neighbors on the south and east property lines. The Bethesda Trolley Trail borders the property to the west and Beech Avenue runs north of the property. The Trolley Trail is built on a raised berm which rises as much as 5' above the property. Because of recent improvements to the trail, the volume of foot and bike traffic has significantly increased over the last couple of years.

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

The proposed fence will separate the property from the trail, and will be a lattice fence with posts extending upward and topped by an arbor structure. The lattice will harmonize with the lattice work on the house itself. The open nature of the lattice and arbor, combined with the raised height of the trail will provide a measure of privacy but will not obscure a view of the house. The fence will be built approx. 2' inside the property line and will not impact any existing trees. A low fence (without the arbor top, except at gate) will turn into both sides of the house to provide closure of the back yard.

2. **SITE PLAN** ✓

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

- a. the scale, north arrow, and date; ✓
b. dimensions of all existing and proposed structures; and ✓
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping. ✓

3. **PLANS AND ELEVATIONS** ✓

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS** ✓

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

ALL PRESSURE TREATED WOOD SET IN CONCRETE

5. **PHOTOGRAPHS** ✓

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY** ✓

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS** ✓

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

(4)
2

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
M. ANDREW ISHEE 5506 BEECH AVENUE BETHESDA, MD 20814	
Adjacent and confronting Property Owners mailing addresses	
MARK + MICHELE ABDOW 9425 SPRUCE TREE CIRCLE BETHESDA, MD 20814	B-CC YMCA 9401 OLD GEORGETOWN ROAD BETHESDA, MD 20814
KINA CHOI 5504 BEECH AVENUE BETHESDA, MD 20814	
FAY RAGLAND 9501 MONTGOMERY LANE BETHESDA, MD 20814	

Attachment 1

ALTA VISTA
5506 BEECH AVENUE
BETHESDA, MD 20814

History and Significance:

The Alta Vista house represents the farming heritage of the Bethesda area.ⁱ Alta Vista was Bethesda's first real neighborhood,ⁱⁱ and got its name from the Alta Vista farm & house.

The land that became this subdivision was originally part of several hundred acres of the Leeke Forest, (surveyed in 1688.) Several hundred acres were purchased by Andrew Heugh, a Georgetown merchant, who served in the Maryland House of Delegates until 1770. Heugh retired on this land until his death in 1788, and his heirs sold the land in 1810, after the death of his wife Sarah, to Thomas Cramphin.ⁱⁱⁱ By 1811, Martha and Zachariah McCubbin owned the land, occupied by tenant Edward Jones, which contained "250 acres...lying on the old post road from Georgetown to Rockville above Carey's Tavern...on each side of the road."^{iv}

Tenants maintained the land as a farm from 1811 – 1848. After a period of economic decline in the 1830s and 1840s for farms bordering the Georgetown-Rockville turnpike, the 1850s and 1860s saw renewed prosperity through intensive use of new fertilizers and greater diversity of cereal crops.^v The farmlands were bought from the McCubbins by Theodore Boucher^{vi}, who divided the farm, and sold 145 acres to Thomas Homiller in 1857.^{vii} Either Boucher or Homiller built a new house on the current site, sometime between 1852 and 1865, to replace an older structure occupied by various tenants.^{viii}

Louis Keiser of Ohio bought the 145-acre farm and farmhouse in 1875, and in 1880, either completely rebuilt it in the Queen Anne/Eastlake style popular in the late-Victorian era, or enlarged and renovated the original three rooms of the mid-Victorian house. There is no way to specifically date the erection of the house, although the foundations and fireplace may be from the earlier house. The main architectural features and decorations of the house today are of the later Victorian period.^{ix}

The house was built facing the trolley line from Georgetown, which came to play a big role in the farm's future. Keiser and his heirs owned the property until its sale in 1896. It was advertised as "A 145 acre farm...in a good neighborhood...with a comfortable, two-story frame house," fertile, well-watered fields and necessary outbuildings.^x

(continued)

ALTA VISTA
 5506 BEECH AVENUE
 BETHESDA, MD 20814

(continued)

During the 1895 – 1905 period, the electric railroad and improvement of the Rockville Turnpike made the Alta Vista property prime for development. By 1900, the Georgetown Trolley went all the way to Rockville. No longer would denizens of Washington have to endure the rough and muddy Rockville or Georgetown roads to get to the countryside.

The Alta Vista property changed hands several times as more profit could be made from subdividing the land into villa and cottage estates than from farming it. Owners between 1896 and 1907 included Creston Land Improvement Co., Bethesda Land Co., Capitol Cemetery Co., Thomas Ramsey and Cyrus Keiser, the son of Lewis Keiser.

Each time the land was platted, more smaller sites were sold off. Alta Vista was promoted in 1910 as the “only subdivision around Washington which is laid out according to the topography of the land, giving each lot a good building site with a fine view of the surrounding country, the beauty of which is second to none.”^{xi} By the time the final plat of the Bethesda Land Co., the area streets had been named after trees and the house, and its now three-acre property, was shown as Lot 26 on Beech Avenue.^{xii}

From three decades, 1907 to 1937, the Alta Vista house, and parts of Lots 26 & 27, were owned by Mary Perry or her heirs, and they modernized the house, bringing in running water.^{xiii} The property was gradually partitioned into smaller lots. The trolley right-of-way was abandoned in 1935. The YMCA bought the property between the house and Old Georgetown Road. The front of the house today, on its now half-acre lot, faces a bike path where the trolley once was, and the YMCA tennis courts.

ⁱ 1991, *Summary for Montgomery County Master Plan Book*

ⁱⁱ Offut, William, 1995, *Bethesda: A Social History*, p.284

ⁱⁱⁱ Land Records of Montgomery County, MD, K/41.

^{iv} Ibid., P/391 (1811).

^v Scharf, Thomas J., *History of Western Maryland*, Vol. I, p. 653

^{vi} Land Records, op. cit., STS 3/591 (1848).

^{vii} Land Records, op. cit., JGH 6/47 (1857).

^{viii} House is shown on the Martenet and Bond Map of 1865.

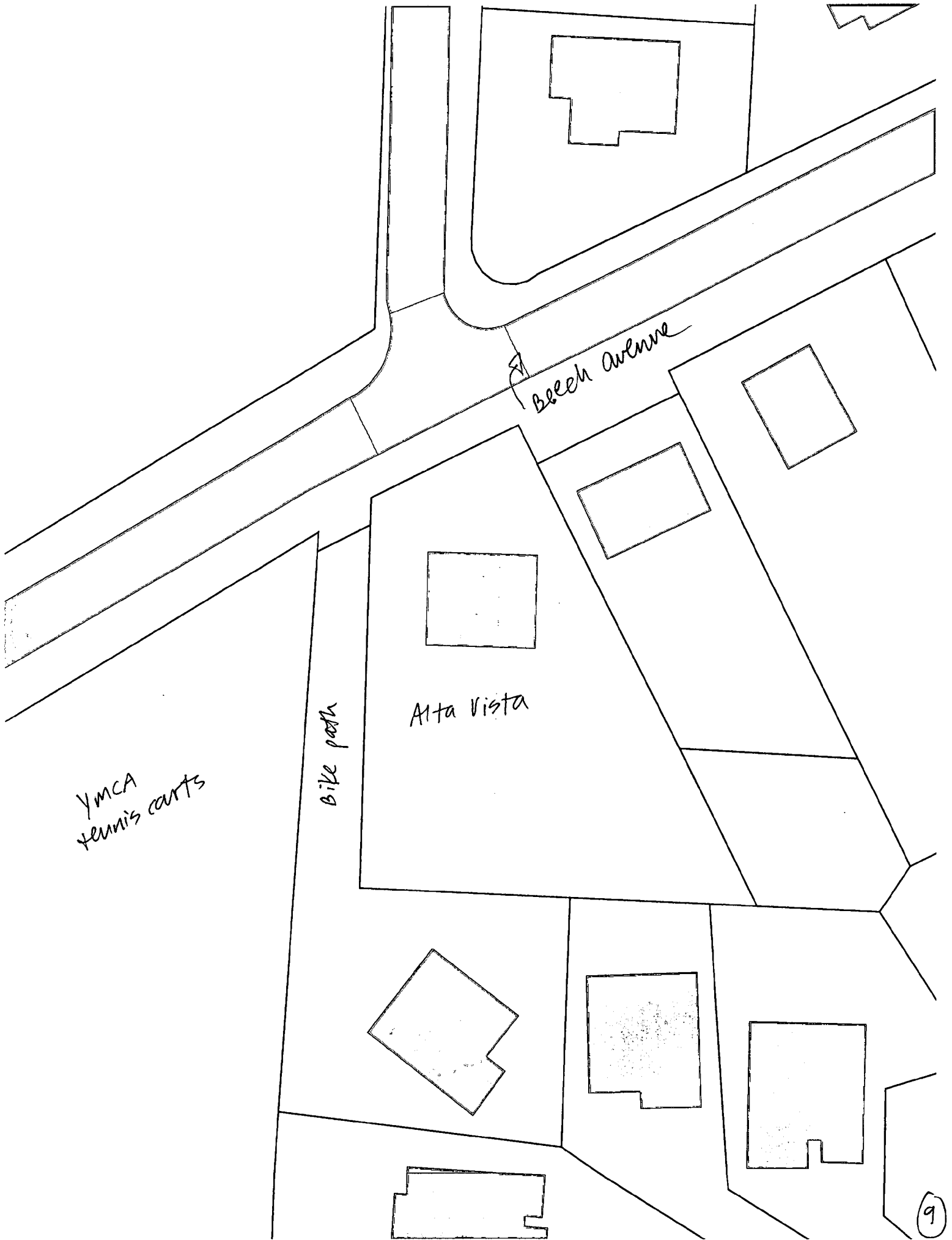
^{ix} McGuckian, Eileen, October, 1979, ACHS Summary Form; researched 6/79 by Anne Cissel

^x Montgomery County Equity Records, Equity 1356, Judgment JA 55/95-120 (1896).

^{xi} Offut, William, op.cit. p.285

^{xii} Land Records, op.cit., Plat 2/107 (1907).

^{xiii} Offutt, William, op.cit., p.285



YMCA
tennis courts

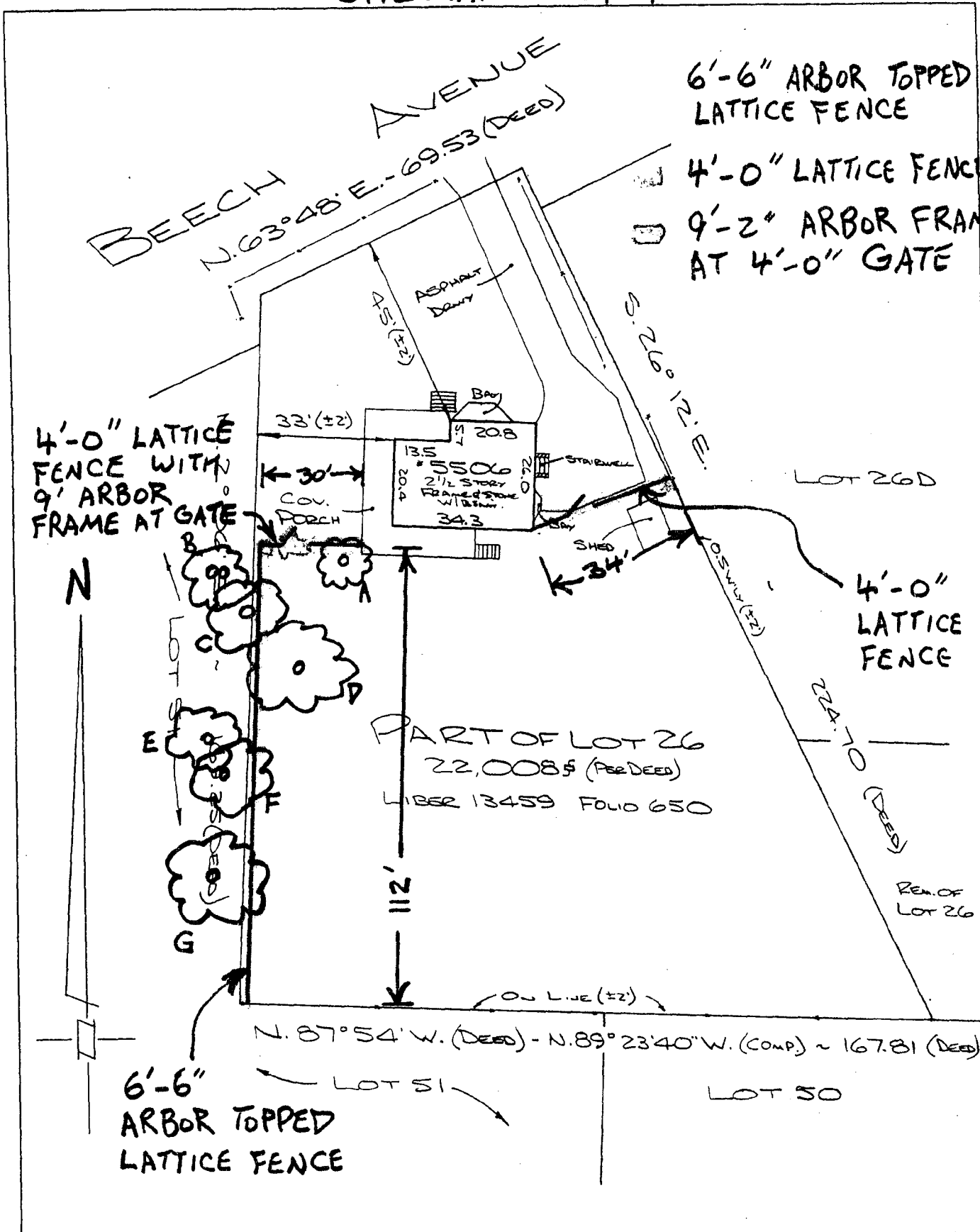
bike path

Alta Vista

Beech Avenue

SITE MAP

5/18/07



Capitol Surveys, Inc.

1300 Mercantile Lane
 Suite 138
 Largo, Maryland 20774
 Phone 301-772-1654

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

This property lies within Zone C, (Areas of minimal flood hazard) as designated on the maps of the State of Maryland.

STATE OF MARYLAND
 COUNTY OF PRINCE GEORGES

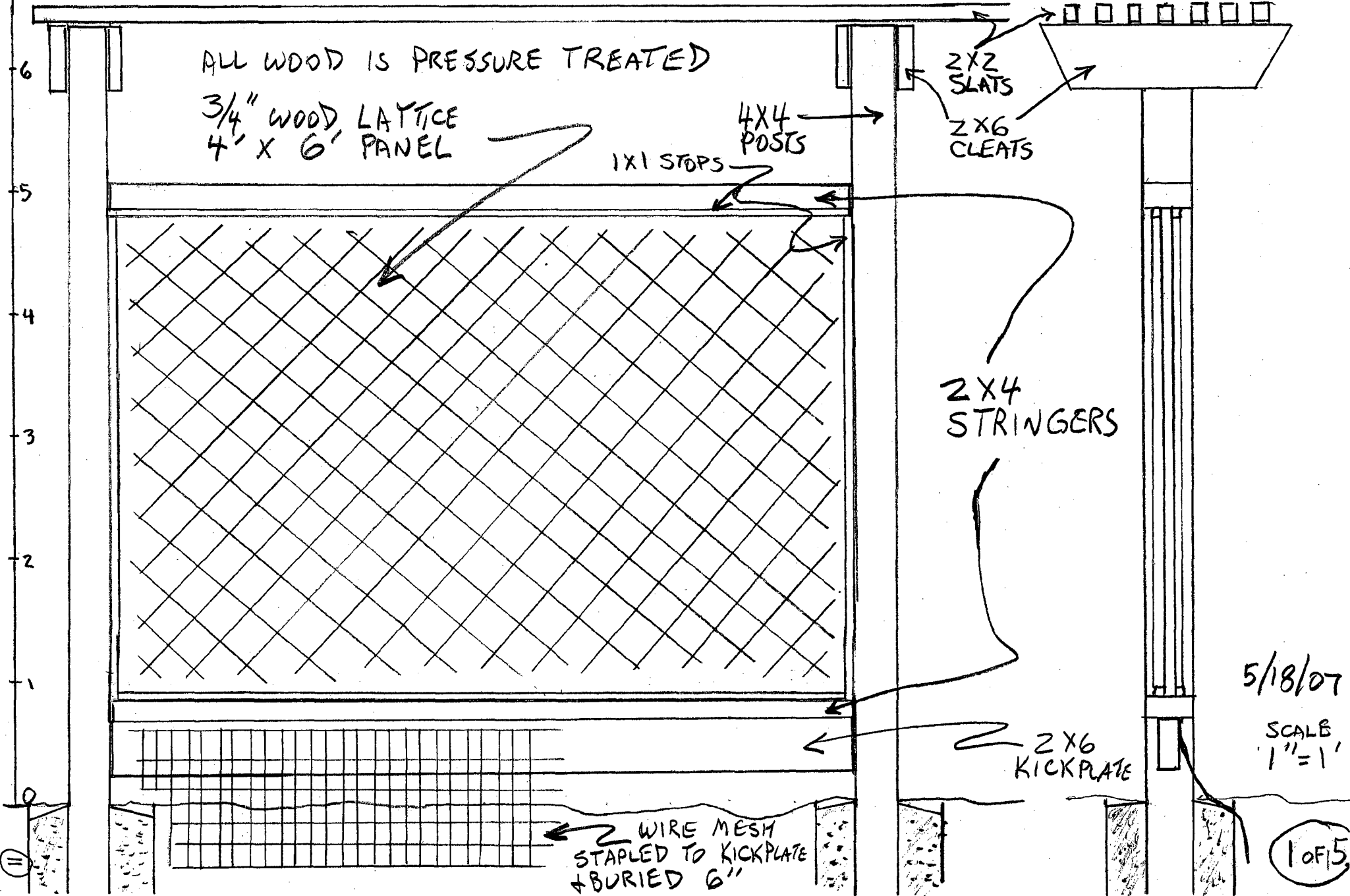
10

ARBOR TOPPED WOOD LATTICE FENCE

ELEVATION VIEW

6'-6" WEST SIDE OF LOT

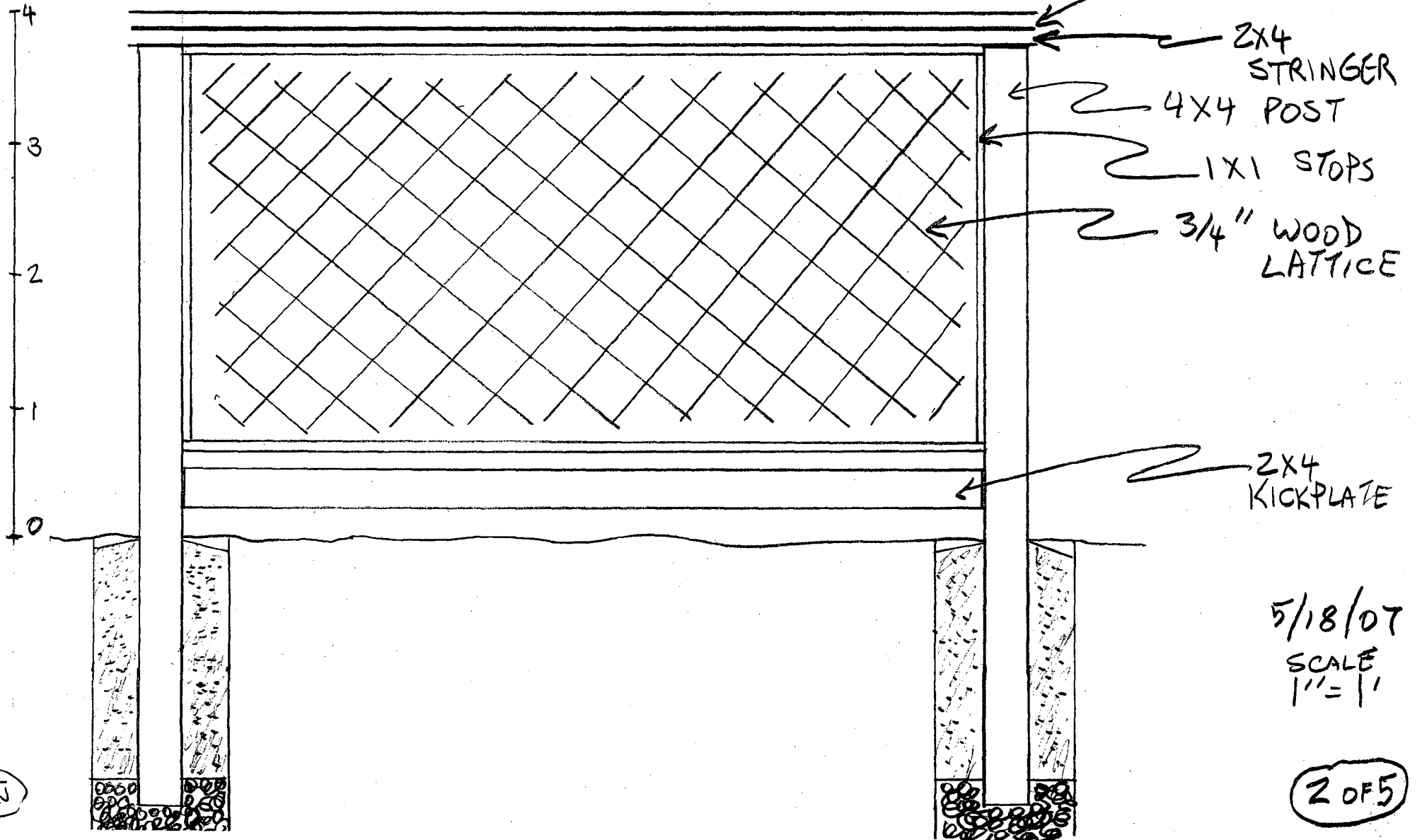
SECTION VIEW



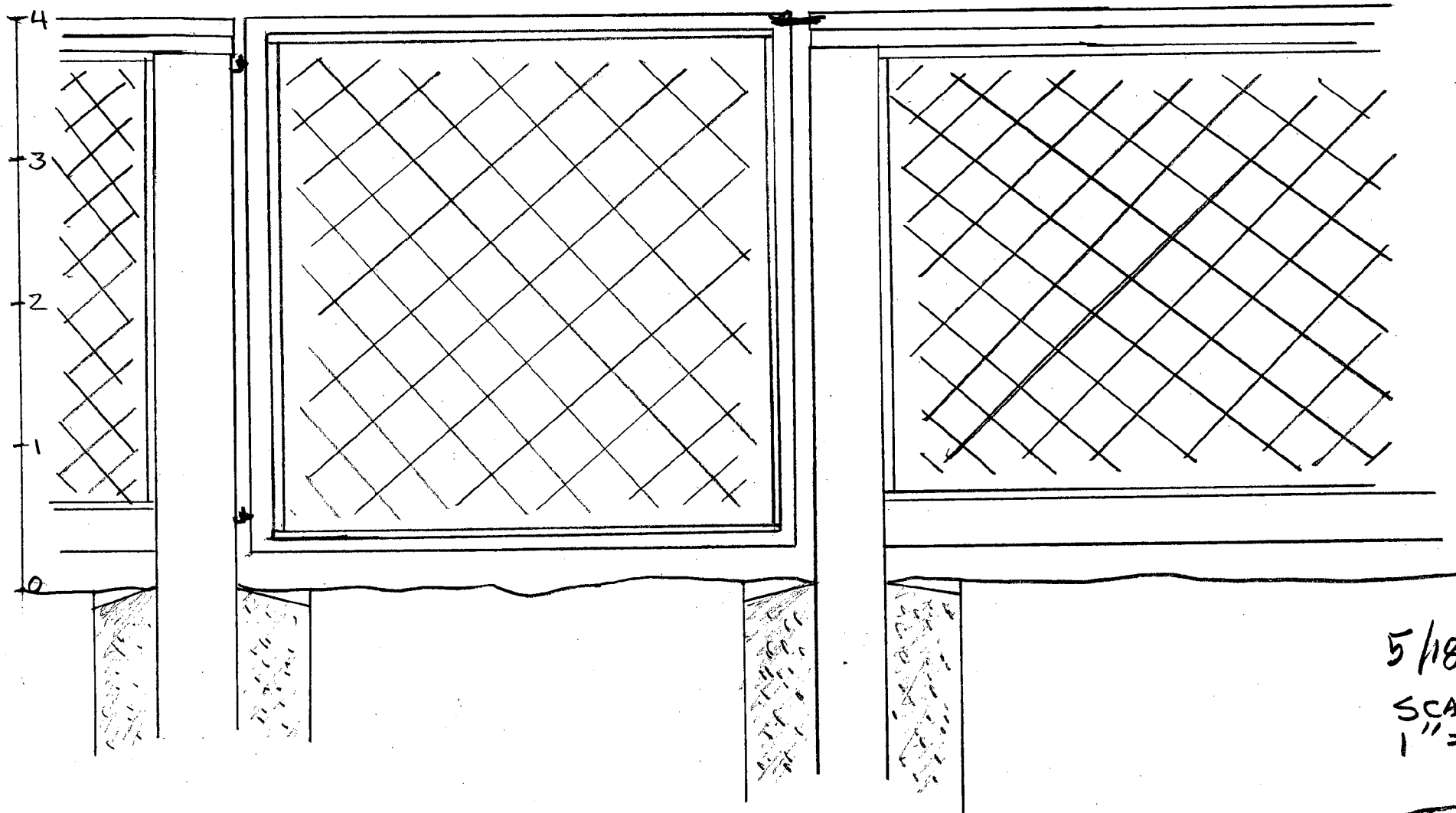
LOW WOOD LATTICE FENCE

4'-0" NORTH SIDE OF LOT

ELEVATION VIEW



LOW GATE (NORTH FENCE, EAST OF HOUSE)
ELEVATION VIEW

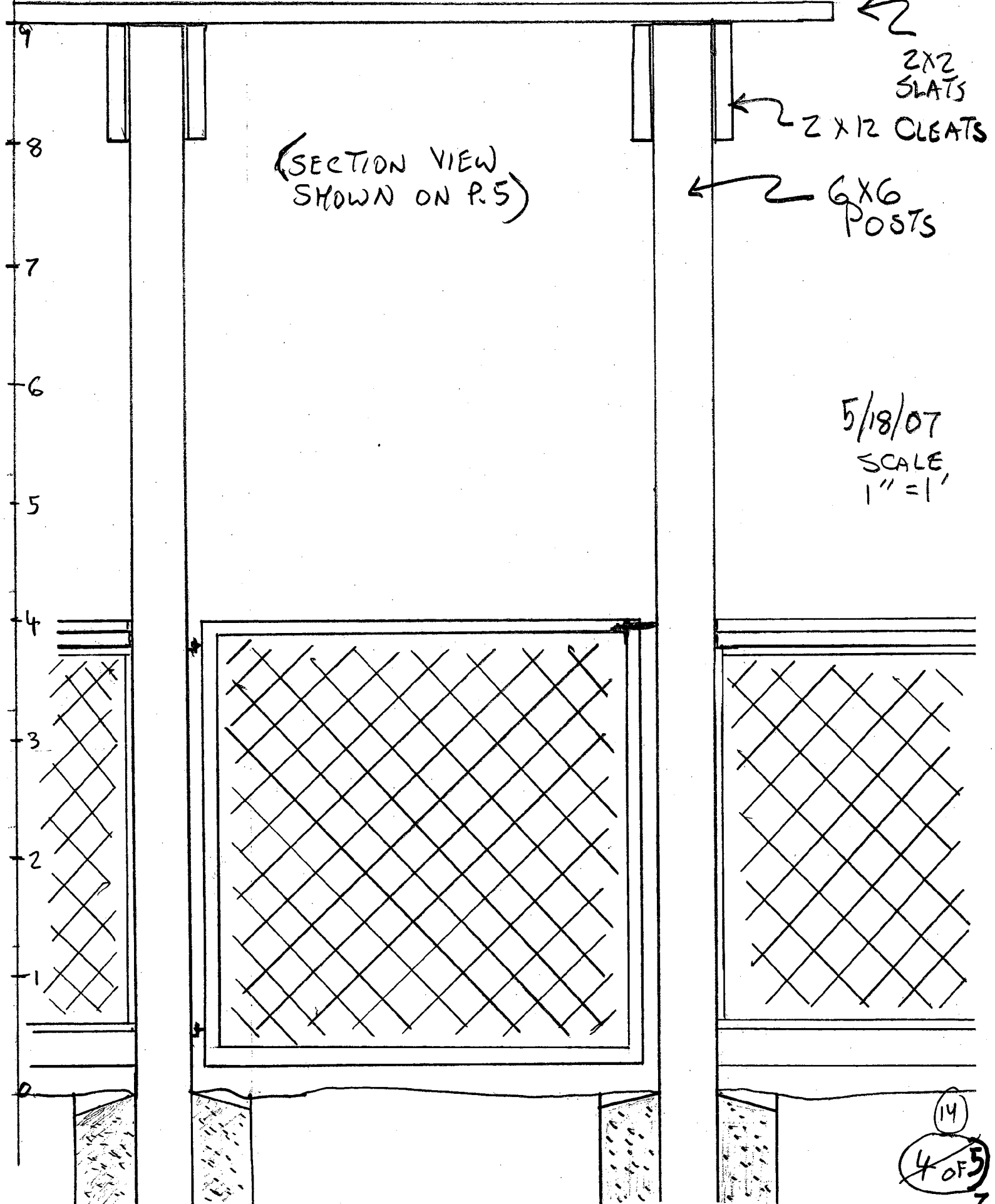


5/18/07
SCALE
1" = 1'

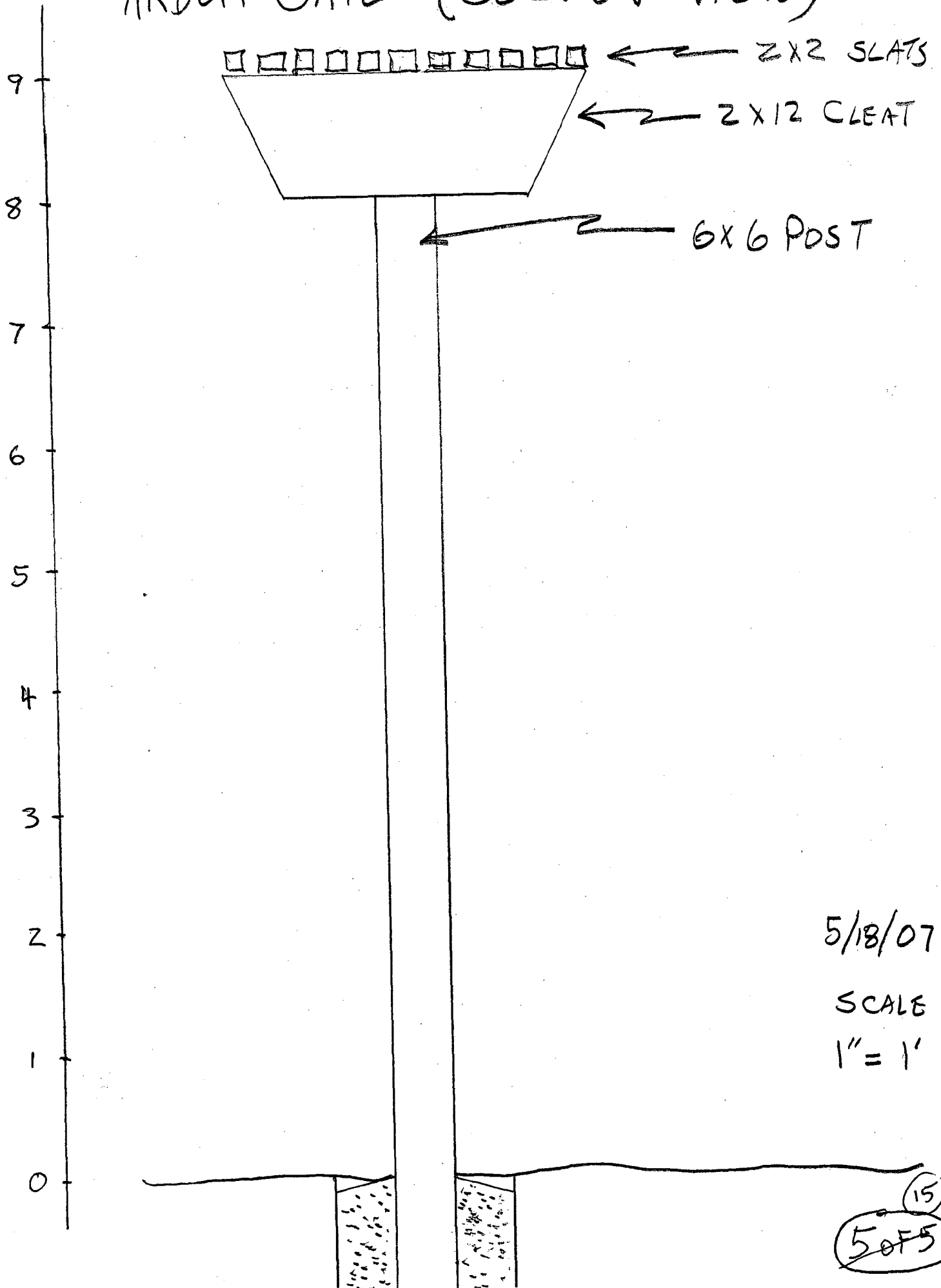
13

3 OF 5

ARBOR GATE (NORTH FENCE, WEST OF HOUSE) ELEVATION VIEW



ARBOR GATE (SECTION VIEW)



5/18/07

SCALE

1" = 1'

15
5 of 5

Existing Property Condition Photographs (duplicate as needed)



Detail: THE HOUSE VIEWED FROM THE NORTHWEST CORNER OF LOT



(THE
CORNER
OF BEEC
AVE. ←
TROLLY
TRAIL)

Detail: FENCE LINE ALONG WEST PROPERTY LINE
FACING SOUTH

Existing Property Condition Photographs (duplicate as needed)



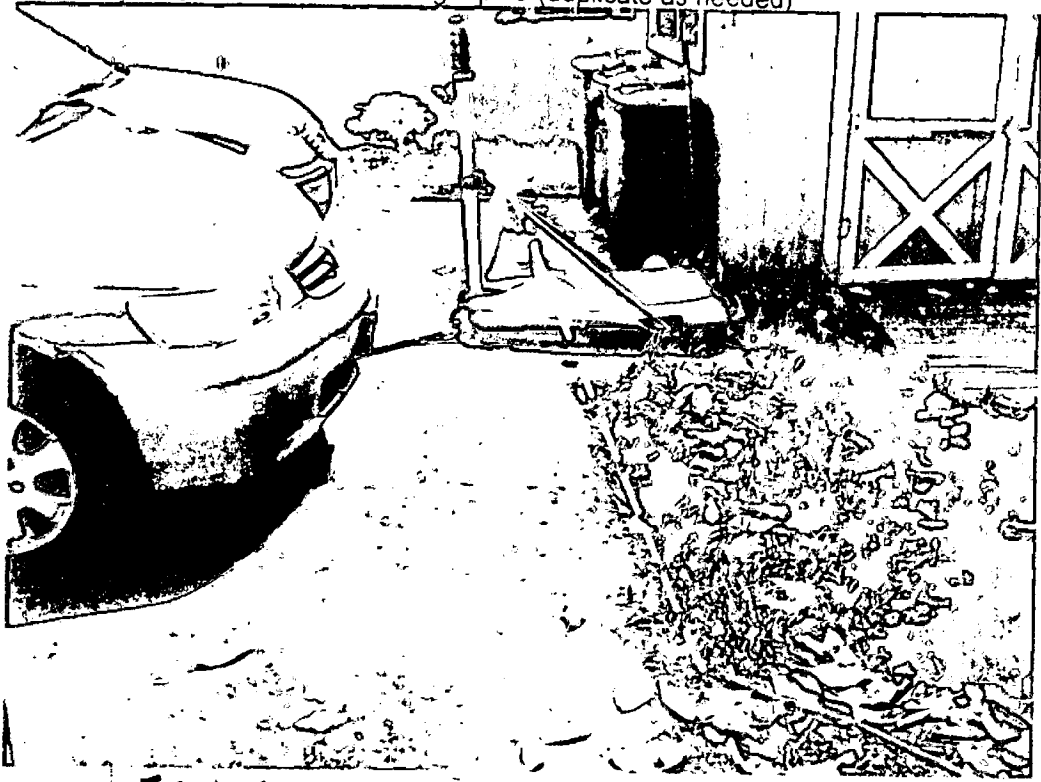
Detail: FENCE LINE ALONG WEST PROPERTY LINE FACING WEST - SHOWS PROXIMITY OF TROLLY TRAIL (BIKE PATH)



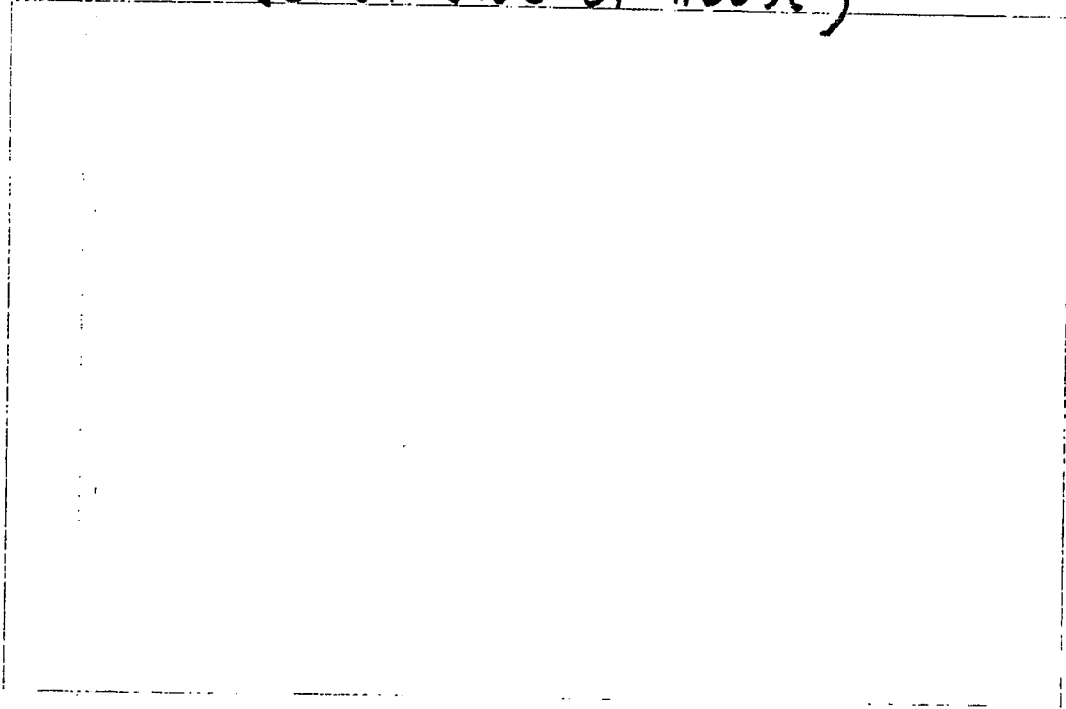
Detail: FENCE LINE ALONG NORTH SIDE FACING EAST (WEST SIDE OF HOUSE)

Applicant: ISHEE

Existing Property Condition Photographs (duplicate as needed)



Detail: FENCE LINE ALONG NORTH SIDE FACING EAST
(EAST SIDE OF HOUSE)



Detail: _____

Applicant: ISHEE

Page: 11

18

Tree Survey

Alta Vista
5506 Beech Avenue
Bethesda, MD 20814

<u>Site Map Location</u>	<u>Species</u>	<u>Diameter</u>
A	Northern White Cedar	12"
B	2 Mulberry attached at base	6" & 7"
C	Tulip Poplar	13"
D	Black Cherry	28"
E	Box Elder	9"
F	Tulip Poplar	13"
G	Box Elder	10"