

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

October 31, 2003

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Gwen Wright, Historic Preservation Supervisor
Historic Preservation Section, Countywide Planning
Montgomery County Department of Park and Planning

FROM: Clare Lise Cavicchi, Historic Preservation Planner *CLC*
Historic Preservation Section, Countywide Planning
Montgomery County Department of Park and Planning

SUBJECT: Public Hearing (Preliminary) Draft Amendment to the *Master Plan for Historic Preservation*: 8501 Woodhaven Boulevard, #35/153-1 – Demolition Permit Pending.

STAFF RECOMMENDATION

Designate the property at 8501 Woodhaven Boulevard on the *Master Plan for Historic Preservation*.

PROCEDURAL BACKGROUND

On September 12, 2003, residents of the Woodhaven community nominated the above referenced site to be added to the *Locational Atlas*. The owner of the property, S. R. Stinson, Inc., filed a demolition permit application on September 8, 2003 (Demolition Permit #317866).

The HPC reviewed the request to add the property to the *Locational Atlas* at its September 24th meeting and voted 8 to 1 in favor of adding the resource to the *Locational Atlas*. The Planning Board reviewed the case at its September 25th meeting. At that meeting, the Planning Board did find that the resource warranted inclusion on the *Locational Atlas*, and voted unanimously to add the resource to the *Locational Atlas*. This action made the property subject to the provisions of Chapter 24A-10 of the Historic Preservation Ordinance.

Under Chapter 24A-10, a Planning Board public hearing and finding on historical/architectural significance is required prior to the issuance of a County permit to demolish or substantially alter

any *Atlas* resource. The HPC typically provides advisory recommendations to the Planning Board on these types of cases. On November 5th, the HPC will take testimony and formulate their advisory recommendation to be transmitted to the Planning Board on November 6th.

If, on November 6th, the Planning Board finds that the resource does not warrant designation on the *Master Plan for Historic Preservation*, then the Department of Permitting Services may issue the demolition permit. If the Planning Board finds that the resource merits inclusion on *Master Plan*, then DPS will withhold issuance of the demolition permit for a maximum period of 195 days from the date the application for a demolition permit was filed. The designation process would then continue on to the County Executive and the County Council, which ultimately decides whether the resource will be designated or not.

DISCUSSION

The group of citizens who are nominating this resource make a strong case for its designation on the *Master Plan for Historic Preservation*. A detailed packet of information has been submitted and staff feels that, based on this information, 8501 Woodhaven Boulevard does meet the criteria for designation on the *Master Plan*.

Specifically, staff is convinced by the information presented that the house at 8501 Woodhaven Blvd. does meet criteria 1a, 1d, 2a, 2c, and 2e of the Historic Preservation Ordinance. Criteria 1a and 1d specifically relate to resources that exemplify the developmental, economic and cultural history of the county. The house is highly representative of the Woodhaven subdivision, and this community appears to have historic significance as a pre-World War II development.

Criteria 2a and 2c relate to the architectural character and significance of a resource. The 8501 Woodhaven Blvd. house is a very good example of the Tudor Revival style – it has stone, stucco and wood siding and windows and doors are surmounted by heavy wooden lintels. The grounds feature stone retaining walls compatible with the architectural character of the house. The house has a high level of integrity. It retains the large majority of its original material, including terra cotta roof tiles and wood siding. While most of the windows are not original, the replacements are divided to retain the vertical character of the originals. Historic metal casement sash remains in place on the southwest wing.

Criteria 2e deals with resources that have singular physical characteristics and landscape that make them an established and familiar visual feature of the community. Certainly the location of the subject house high on a knoll overlooking Woodhaven Boulevard, makes it a prominent visual landmark that helps to give identity to the entire neighborhood.

In addition to seeking designation for this individual resource, the nominators are beginning the process of historic district consideration. They have gathered a great deal of information about the Woodhaven community and may well have enough data collected to submit a historic district nomination. However, the nominators are resolved to conduct a complete and accurate survey of this potentially historic subdivision, to develop appropriate recommendations for historic district boundaries, to provide property owners with accurate information about the effects of historic district designation, and to build community consensus about historic district designation. These

are not actions that can occur under the deadlines imposed by Chapter 24A-10 for the evaluation of 8501 Woodhaven. Staff has encouraged the nominators to not “rush the process” for historic district evaluation, but to work with the other homeowners in the community to educate residents about the options for historic district designation. Staff does not feel that action on 8501 Woodhaven should be postponed (nor can it be under the time limits in Chapter 24A-10) and that designation of 8501 Woodhaven stands on its own merits.

ATTACHMENTS

Included in this packet are the binder of material submitted by the nominators, as well as all correspondence, email and faxes received to date by the Historic Preservation Commission and the Planning Board.

PUBLIC HEARING
(PRELIMINARY) DRAFT

AMENDMENT TO THE
MASTER PLAN FOR HISTORIC PRESERVATION
IN MONTGOMERY COUNTY, MARYLAND

8501 Woodhaven Boulevard, Bethesda
#35/153-1

An amendment to the Master Plan for Historic Preservation; being also an amendment to the Bethesda-Chevy Chase Master Plan (1990) and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland.

Prepared By:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
October 2003

Reviewed By:

THE MONTGOMERY COUNTY EXECUTIVE
(Date to be Established)

Approved By:

THE MONTGOMERY COUNTY COUNCIL
(Date to be Established)

ABSTRACT

TITLE: Public Hearing (Preliminary) Draft Amendment to the *Master Plan for Historic Preservation: 8501 Woodhaven Boulevard, #35/153-1*

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Public Hearing (Preliminary) Draft Amendment to the *Master Plan for Historic Preservation: 8501 Woodhaven Boulevard, #35/153-1*

DATE: October 2003

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

ABSTRACT: This document contains the text, with supporting maps, for an amendment to the *Master Plan for Historic Preservation in Montgomery County*, being also an amendment to the *Bethesda-Chevy Chase Master Plan (1990)* and an amendment to the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland- Washington Regional District Within Montgomery and Prince George's Counties*. This amendment designates one individual site on the *Master Plan for Historic Preservation*, thereby extending to it the protection of County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

ELECTED AND APPOINTED OFFICIALS

COUNTY COUNCIL

Michael L. Subin, President
Steven Silverman, Vice-President
Philip Andrews, Councilmember
Howard A. Denis, Councilmember
Nancy Floreen, Councilmember
Michael Knapp, Councilmember
George Leventhal, Councilmember
Thomas Perez, Councilmember
Marilyn J. Praisner, Councilmember

COUNTY EXECUTIVE

Douglas M. Duncan

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Derick Berlage, Chairman
Elizabeth M. Hewlett, Vice-Chairman

Montgomery County Planning Board

Derick Berlage, Chairman
Wendy C. Perdue, Vice-Chair
Allison Bryant
John M. Robinson
Meredith K. Wellington

Prince George's County Planning Board

Elizabeth M. Hewlett, Chairman
William M. Eley, Jr., Vice-Chair
James F. Harley
George H. Lowe, Jr.
Sylvester Vaughns

HISTORIC PRESERVATION COMMISSION

Susan Velasquez, Chair
Nuray Anahtar
Steven Breslin
Lee Burstyn
Jef Fuller
Douglas A. Harbit
Nancy Lesser
Julia O'Malley
Lynn B. Watkins
Kimberly Prothro Williams

MASTER PLAN AMENDMENT PROCESS

Master Plans provide policy guidance concerning the private and public use of land, for use and reference by private landowners, public agencies, and interested parties generally. Every master plan amendment also amends the General Plan for Montgomery County. The process of initiation, review, and adoption of amendments is generally as follows:

Public Hearing (Preliminary) Draft Amendment

This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft of the amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds an open worksession to review the testimony, and to determine whether to make any revisions to the Public Hearing (Preliminary) Draft.

Planning Board (Final) Draft Amendment

This document contains the Planning Board's final recommendations. It is transmitted to the County Council for review. In addition, the County Executive is sent a copy and has sixty days in which to provide comments on the amendment.

The County Council typically schedules a public hearing on the Planning Board (Final) Draft Amendment. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the amendment.

Failure of the County Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body that fails to act.

Adopted Amendment

The amendment approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

HISTORIC PRESERVATION MASTER PLAN AMENDMENT

The *Master Plan for Historic Preservation* and the *Historic Preservation Ordinance*, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When an historic resource is placed on the *Master Plan for Historic Preservation*, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the *Historic Preservation Ordinance*, shall apply when historic resources are evaluated for designation in the *Master Plan for Historic Preservation*:

(1) Historical and cultural significance:

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society; or
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

(2) Architectural and design significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

IMPLEMENTATION OF THE MASTER PLAN FOR HISTORIC PRESERVATION

Once designated on the *Master Plan for Historic Preservation*, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and an historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the *Master Plan for Historic Preservation* and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that a Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In the majority of cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. In order to provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the *Master Plan for Historic Preservation* (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.

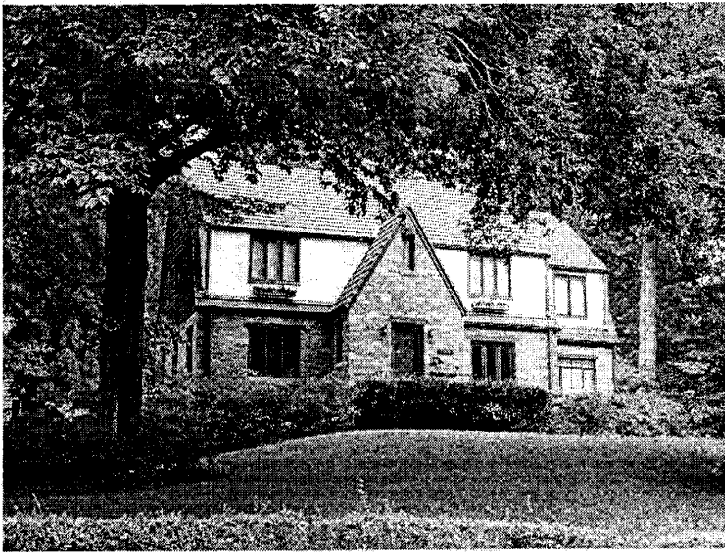
THE AMENDMENT

The purpose of this amendment is to designate one individual site on the *Master Plan for Historic Preservation*, thereby extending to it the protection of County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Resource #35/153-1

8501 Woodhaven Boulevard, Bethesda

- This property meets criteria 1A, 1D, 2A, 2C, and 2E.
- The 8501 Woodhaven Boulevard house is a very good example of the Tudor Revival style – it has stone, stucco and wood siding, and its windows and doors are surmounted by heavy wooden lintels. The grounds feature stone retaining walls compatible with the architectural character of the house. The house has a high level of integrity. It retains the large majority of its original material, including terra cotta roof tiles and wood siding. While most of the windows are not original, the replacements are divided to retain the vertical character of the originals. Historic metal casement sash remains in place on the southwest wing.
- Located in the heart of Woodhaven, the house at 8501 Woodhaven Boulevard is prominently situated on the crest of a hill at the intersection of three roads. Woodhaven has a rural “English country” atmosphere, established through siting of houses set well back from streets; maintenance of natural, hilly topography; and omission of sidewalks. The location of the house, high on a knoll overlooking Woodhaven Boulevard, makes it a prominent visual landmark that helps to give identity to the entire neighborhood.
- The house at 8501 Woodhaven Boulevard is highly representative of the Woodhaven subdivision, which has historic significance as a pre-World War II development. Woodhaven is a comprehensive group of architect-designed houses conceived and built by resident developer Philip Dein. Dein constructed 8501 Woodhaven Boulevard in 1939.
- The designation of 8501 Woodhaven Boulevard should be treated as a first step in a more comprehensive evaluation of the entire Woodhaven area as a potential historic district.
- The recommended environmental setting is 15,104 square feet, being Lots 1 and 4 of Block D on which the house is located.

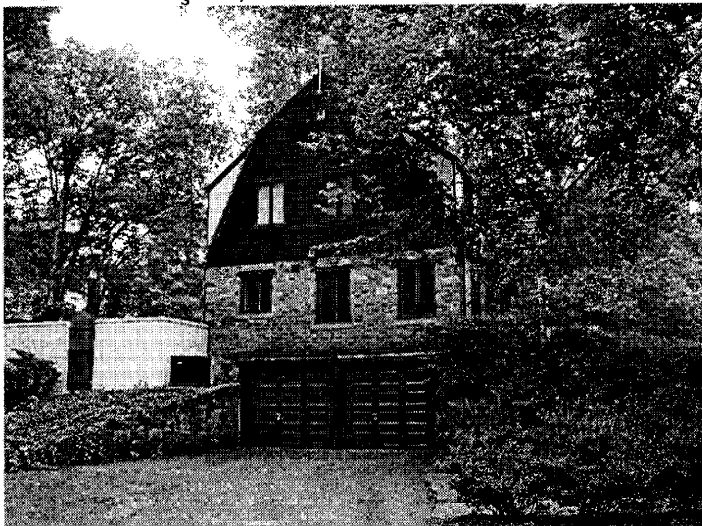


Front (Northwest) Façade, on Woodhaven Blvd

8501 Woodhaven Blvd



Southwest Façade, from Whittier Blvd



Northeast Façade, from Alcott Rd