

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

November 14, 2003

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Gwen Wright, Historic Preservation Supervisor *GW*
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: Evaluation for Addition to the *Locational Atlas*: #35-152, Sarah Loughborough
Brown House, 5004 River Rd, Bethesda - Demolition Permit Pending

STAFF RECOMMENDATION

Add the resource at 5004 River Rd, known as the Sarah Loughborough Brown House, to the *Locational Atlas and Index of Historic Sites*.

PROCEDURAL BACKGROUND

On September 12, 2003, David Scribner, President of the Green Acres and Glen Cove Citizens Associations, requested the above referenced site be added to the *Locational Atlas*. The owner of the property, David Kelly, filed a demolition permit application on September 10, 2003 (Demolition Permit #318162). The 0.66-acre property was the subject of a preliminary plan of subdivision to create four lots (1-04005). The subdivision proposal was reviewed by the Development Review Committee on September 8, 2003.

The HPC reviewed this case at its September 24th meeting and unanimously recommended that the property be added to the *Locational Atlas*. The Commission feels that the house meets designation criteria 1a, 1d, 2 a and 2 c (see attached Historic Preservation Ordinance criteria.)

Although this case was originally scheduled for Planning Board consideration on September 25th, the property owner requested a postponement of the Planning Board's review of this issue. The owner committed to not pursue the issuance of the demolition permit until the historic designation issues were resolved.

Staff has met with the property owner and his attorney over the last week to discuss possible strategies for preserving the existing house. The property owner has proposed to move the existing house forward on the property and place it on an approximately 13,000 square foot lot fronting on River Road. The owner also has proposed to create two lots facing Greenway and to build two new houses. This would result in a three lot subdivision, rather than the four lot subdivision that was originally planned. The owner has consulted with a house moving company and believes it is viable to move the existing structure. It would be his intent to renovate the historic house and build a compatible addition on to it.

Staff feels that this could be a good solution. Although moving a historic building is typically only done as a last resort, in this case moving the building may be the most realistic way of assuring its preservation. The house would still have its historic orientation to River Road and, although the land associated with the structure would be decreased, the remaining 13,000 square foot lot would still be larger than other nearby lots and would remain a special and unique property in the neighborhood. In concept, staff would recommend in favor of the relocation plan described above.

However, it is important to note that the only issue on which the Planning Board must vote at this time is whether or not to add the resource to the *Locational Atlas*. If the Planning Board finds that the resource does not warrant inclusion on the *Locational Atlas*, then the demolition permit may be not be withheld and the property can be razed. If the Planning Board elects to add the resource to the *Locational Atlas*, then the demolition permit will be subject to the provisions of Chapter 24A-10 of the Historic Preservation Ordinance. As the Board may remember from the Canada Dry case, significant changes to an *Atlas* resource can be permitted under Chapter 24A-10, if the changes are determined to not significantly alter the historic resource such that future *Master Plan* evaluation would be precluded. Thus, it would be possible to implement the relocation plan for the building, as described above, after it is placed on the *Locational Atlas*.

DISCUSSION OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

This house had not been identified in previous surveys of the Bethesda area. Prior to this nomination, the Historic Preservation Section had no information on the house.

The nominator has prepared information about the house, its architecture, and its history. In summary:

The Sarah L. Brown House, circa 1908-12, is an outstanding example of high-style Academic Colonial Revival architecture. It is a rare example in the county of the Swedish-gambrel roofed houses that were built as part of the earliest wave of the Colonial Revival tradition. The singular aspect of the Swedish gambrel-roofed house is the gambrel roof with upper and lower slopes of about equal length, but a lower slope of unusually steep pitch. This particular style of roof was only found the in Middle Atlantic colonies.

The history of the house is tied to that of the Milton estate (*Master Plan* historic site #35/35). Milton was first acquired by the Loughborough family about 1820 when Nathan Loughborough, Comptroller of the US Treasury, bought the property. His grandson James inherited the land in 1869. After his death, his daughter Sarah L. Brown, inherited 5.8 acres of Milton. In the 1930s, developers subdivided most of the rest of the Milton

estate, creating the Green Acres subdivision. The Browns continued to own the property, reduced to one acre, until 1956. Thomas Riviere, whose family sold the property in March of this year, had owned the house since 1956.

The scale, material, and style of the house are highly representative of upper middle-class suburban architecture after the turn of the 20th century. The front porch, wooden columns, stone lintels and wide chimney are all generous in proportions. Both Milton and the Sarah L. Brown House are built of Potomac River granite, a substantial, uncommon building material that is indigenous to the immediate area.

Based on the information in the nomination form, staff does feel that the resource has a great deal of architectural merit, meeting criteria 2 a and 2 c (see attached Historic Preservation Ordinance criteria). In addition, staff is convinced that the resource has historic significance, meeting criteria 1a, and 1d.

In terms of architecture, the dwelling not only represents an unusual and important variant on the Colonial Revival style, but it also exhibits a high level of architectural integrity. Original features include single and paired 6/1 wood sash, entrance door, and hardware. In addition, some operable louvered shutters remain in place. The asphalt cladding of the upper roof slope, in contrast to the shingle siding on the remaining slope, is readily reversible. Rear second-story casement windows were installed in a 1930s bathroom renovation, apparently by Sarah's son Francis Brown and his wife. This house has had virtually no changes or alterations since the mid-20th century.

Staff also feels that the connection to the Loughborough family, one of the county's oldest and most distinguished families, adds to the historic importance of the building. In addition, this building is a reminder of the substantial "suburban cottages" built along River Road in the early part of the 20th century, when the southern part of Montgomery County was just becoming developed.

All in all, this is a unique building in Montgomery County that clearly reflects a sense of historic time and place. Although not previously known by county historians, it most certainly meets the criteria for addition to the *Locational Atlas* and probably for addition to the *Master Plan for Historic Preservation* as well.

2a

MONTGOMERY COUNTY CODE
Chapter 24A

§24A-2

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture. This includes, but is not limited to, all properties on the "Locational Atlas and Index of Historic Sites in Montgomery County."

Historic site: Any individual historic resource that is significant and contributes to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Permit: An historic area work permit issued by the Director authorizing work on an historic site or an historic resource located within an historic district.


Planning Board: The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission.

Preservation easement means an easement held by the County to protect, maintain, or otherwise conserve an historic resource. (Ord. No. 9-4, § 1; 1989 L.M.C., ch. 4, § 1; Ord. No. 11-59; Ord. No. 13-37, § 1; Ord. No. 13-114, § 1.)

Editor's note—Section 1 of Ord. No. 13-114, amending Section 5 of Ord. No. 13-37 states: "Sunset. On July 1, 2001, any function transferred by this Ordinance to the Department of Permitting Services reverts to the Department of Environmental Protection."

Sec. 24A-3. Master plan for historic preservation; criteria for designation of historic sites or districts.

(a) As part of the general plan for the physical development of that portion of the county within the Maryland-Washington Regional District, there shall be prepared, adopted and approved a master plan for historic preservation which shall constitute an amendment to the general plan for the Maryland-Washington Regional District. Such plan shall designate historic sites and historic districts and describe their boundaries; it shall propose means for the integration of historic preservation into the planning process; and it shall suggest other measures to advance the goals of historic preservation.

 (b) In considering historic resources for designation as historic sites or historic districts, the planning board shall apply the following criteria:

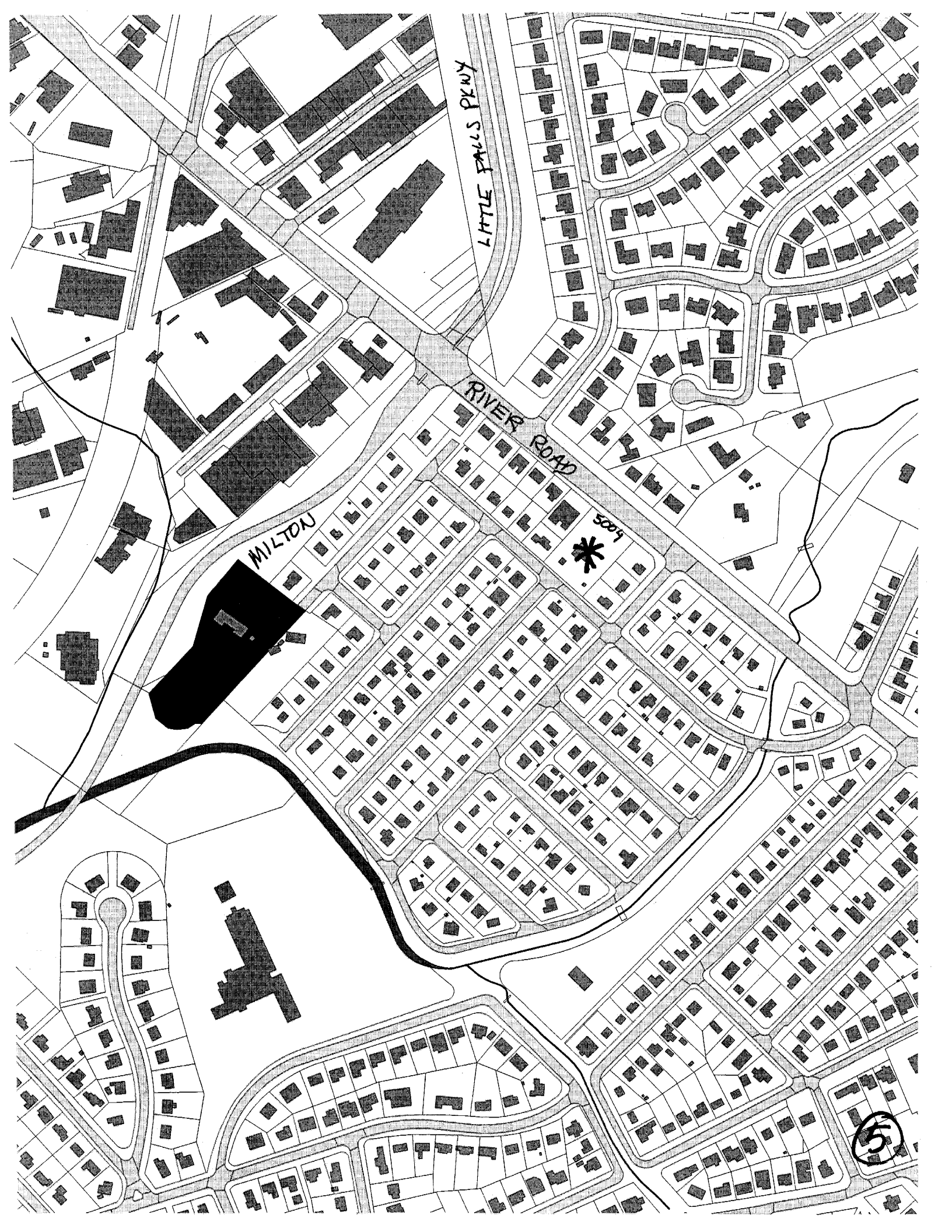
- (1) *Historical and cultural significance.* The historic resource:
 - a. Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
 - b. Is the site of a significant historic event;

MONTGOMERY COUNTY CODE
Chapter 24A

- c. Is identified with a person or a group of persons who influenced society;
or
 - d. Exemplifies the cultural economic, social, political or historic heritage of the county and its communities.
- (2) *Architectural and design significance.* The historic resource:
- a. Embodies the distinctive characteristics of a type, period or method of construction;
 - b. Represents the work of a master;
 - c. Possesses high artistic values;
 - d. Represents a significant and distinguishable entity whose components may lack individual distinction; or
 - e. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Sec. 24A-4. Historic preservation commission.

- (a) *Created.* There is hereby created a commission to be known as the "historic preservation commission of Montgomery County, Maryland."
- (b) *Membership.* The commission shall consist of 9 members appointed by the county executive with the confirmation of the county council. Each member must be a resident of the county. The 4 fields of history, architecture, preservation and urban design shall be represented by a minimum of 1 member qualified by special interest, knowledge or training. The remaining members of the commission shall, to the extent possible, be selected to represent the geographical, social, economic and cultural concerns of the residents of the county.
- (c) *Officers.* The county executive shall appoint the chairman and vice-chairman of the commission, who shall serve at his pleasure, but such appointments occurring after the commission's first year of operation shall be made after due consideration has been given to the recommendation of the commission.
- (d) *Term.* The terms of the members of the commission shall be for a three-year period and members shall continue to serve until their successors are appointed and qualified.



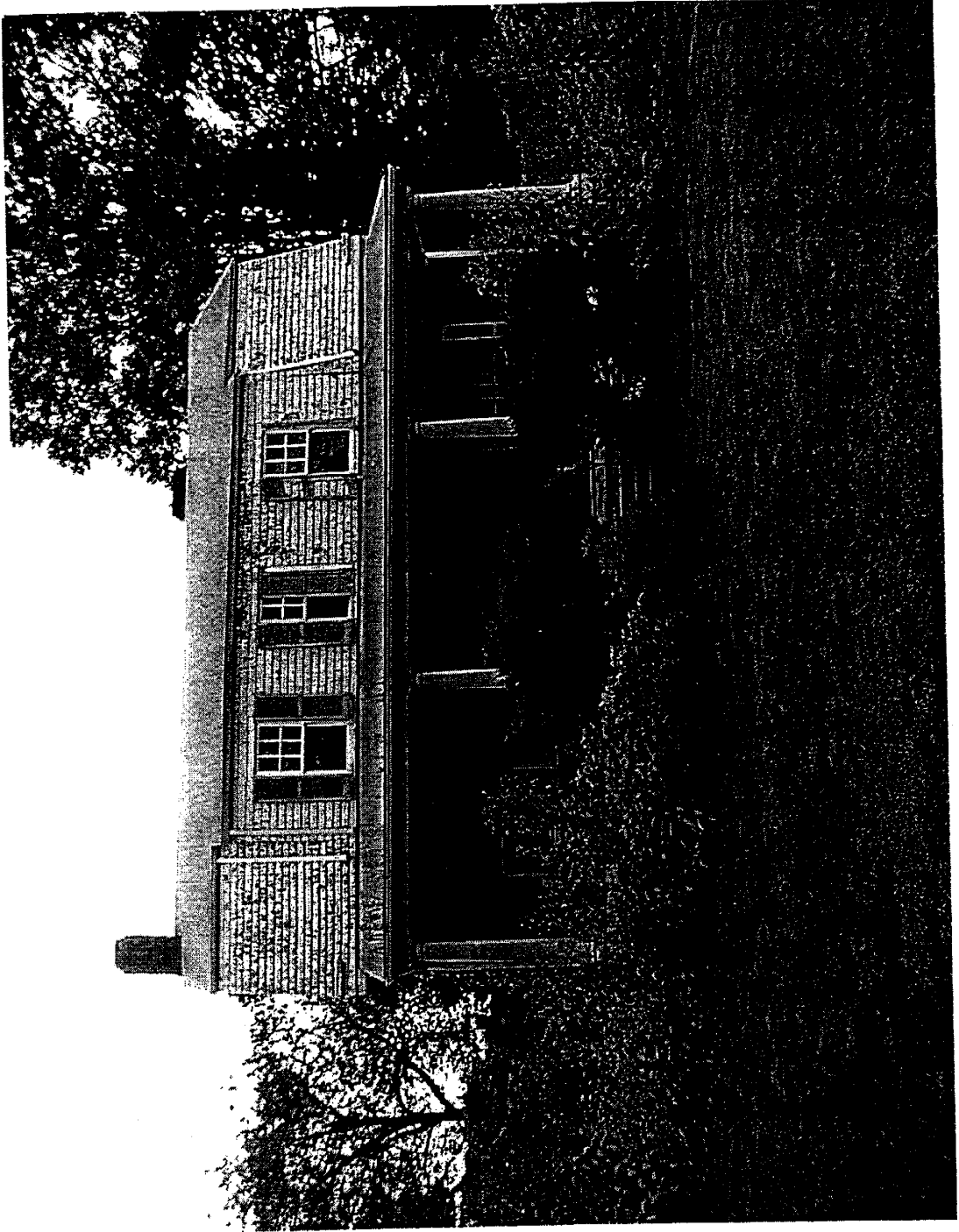
LITTLE FALLS PKWY

RIVER ROAD

MILTON

5024

5



5004 River Road Front Elevation

September 12, 2003

Clare Cavicchi
Preservation Planner
Montgomery County Department of Park and Planning
Historic Preservation Section
8787 Georgia Avenue
Silver Spring, MD 20910

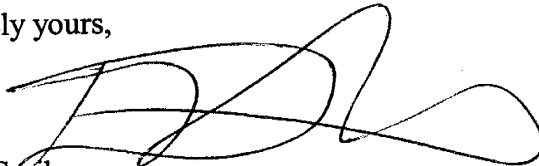
Dear Ms. Cavicchi:

Attached is a nomination for the property at 5004 River Road, Bethesda, Maryland. We would like to nominate the property to the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland."

We believe that 5004 River Road qualifies for inclusion based on the criteria set forth in Section 24-3(b) of the Montgomery County Code. Specifically, the structure meets Criterion 24A-3 (b) (2) a and c. The house has tremendous workmanship and integrity. In addition, we believe the house meets National Register Criterion C because it's a premiere example of the Swedish-variant of a Dutch Colonial house and because it is one of the finest early Colonial Revival gambrel-roofed structures in the County.

We appreciate your review and consideration of the Commission. If you have any questions, please call David Scribner at 301-657-3231.

Sincerely yours,



David Scribner
President, Green Acres and Glen Cove Citizens Association

Maryland Historical Trust Maryland Inventory of

Inventory No.

Historic Properties Form

1. Name of Property (indicate preferred name)

historic

other **Sara L. Brown House**

2. Location

street and number 5004 River Road not for publication
city, town Bethesda vicinity
county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name David S. Kelly Development Co., Inc.
street and number 5207 Norway Drive telephone 301/907-7623
city, town Chevy Chase state MD zip code 20815

4. Location of Legal Description

courthouse, registry of deeds, etc. liber 23370 folio 148

city, town tax map HM23 tax parcel P475 tax ID number 432861

5. Primary Location of Additional Data

- Contributing Resource in National Register District
 Contributing Resource in Local Historic District
 Determined Eligible for the National Register/Maryland Register
 Determined Ineligible for the National Register/Maryland Register
 Recorded by HABS/HAER
 Historic Structure Report or Research Report at MHT
 Other: Milton I MIHT Report (National Register)

6. Classification

Category	Ownership	Current Function	Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	2	<input type="checkbox"/> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	1	<input type="checkbox"/> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic		<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	3	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary		<input type="checkbox"/> Total
		<input type="checkbox"/> government		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input checked="" type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			Number of Contributing Resources previously listed in the Inventory	

7. Description

Inventory No.

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary

The Sara L. Brown House, circa 1908-1912, is an outstanding and rare example of a Swedish gambrel-roofed Colonial Revival style house.

Site and Immediate Vicinity

The 28,962 square foot parcel is rectangular in shape and slopes gently downward towards River Road. The site is bound by River Road on the northeast, three residential houses in the Green Acres Subdivision built in 1940 on the southeast, Greenway Drive on the southwest, and two residential houses on the northwest side. The parcel abutting the Brown House on the northwest fronting Greenway Drive contains a house originally built in 1870 as the servants quarters. The lot on the northwest side of the Brown House fronting on River Road was subdivided from the subject site in 1973 and a new house was built on the site. There is an old farm access road that dates at least to the 19th century that is now used as a driveway and bisects the northwest side of the property from River Road to Greenway Road. There is an old stone granite farm wall aligned with the northwest property line and the old farm access road.

Built Resources

There are three improvements standing on the subject site. The main Sara L. Brown House built in 1908 and a shed, labeled "small house" on a 1956 plat, to its south, probably of early 20th century origin, and a shed/garage, behind the house to the west that is in great disrepair. The "small house" is in good condition and contributes to the property, while the garage does not.

The House

Exterior: The 2,160 square foot house was built circa 1908 for Sara L. Brown, daughter of James Henry and Margaret Loughborough. The Loughborough were descendants of the original builder of Milton, the stone farmhouse first established on the site in the 18th century, and a County Master Plan site. The Sara L. Brown House sits on land that was once part of the old Milton plantation. Sara L. Brown's occupation is not known at the present time. W.H.J. Brown, Sara's husband, was a local businessman and investor.

The two-and-a-half story, three-bay house is made of approximately two-foot thick Potomac River granite walls left as random boulders and large slabs and joined together in a Picturesque "grapevine" mortar pattern. The house's granite is the same as that used on the nearby Clara Barton House and the Baltzley Brothers' late 19th century mansions in Glen Echo, as well as all of the original buildings at the Glen Echo Chautauqua that dated to 1891-1893. The single granite slabs used for the main door's sill and lintel are enormous, with saw marks clearly visible on the lintel. The house features a grand front porch, or veranda, that extends the length of the front façade and is defined by four simple Tuscan wooden columns. A large central wooden staircase leads from the garden to the front door. The porch floor is a typical tongue-and-groove type flooring and the ceiling is beaded tongue-and-groove. The wooden trellis that used to conceal the crawlspace under the porch is extant in part, but in disrepair.

The gambrel roof was almost certainly clad in wooden shingles not only on its lower slope, but on its upper slope, lending it a strong affinity with the Shingle Style houses of the same time period. There would have been a rich, textural transition from the rough stone of the façade to the wooden shingles or shakes of the roof, making the house's walls flow into its roof in a seamless fashion. Today, the upper slope of the roof (and the porch roof) is clad in asphalt shingles. A shed dormer breaks from the front wall and features three windows while a second shed dormer breaks from the rear slope and extends to accommodate a stairhall double window over the projecting kitchen at the first floor. In general, the integrity of the house is practically unparalleled, both from an exterior and interior perspective.

The majority of windows are 6-over-1, double-hung sash, some single in their openings, and some paired. All of the wooden louvered shutters that remain are original and operable. Only two windows have been altered and they are on the rear, second-story. They date to 1930s bathroom renovations and are casement in type. The wooden single-light front door is centrally located and flanked by two

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Name
Continuation Sheet

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by three six-light panels on either side. Two pairs of double-hung windows are located on either side of the front door providing fenestration to the living room and dining room.

The eastern façade is bisected by the large stone chimney. Double-hung windows flank the chimney on the first and second floors. Two quarter-round lunette windows are also located on either side of the chimney.

The rear southern side of the house is similar to the front with a stone façade and wood shingle, double-pitched Swedish-gambrel roof. There is a small rear porch glass solarium (most likely a screened-in porch that was glazed around the 1930s) that provides an entrance to the centrally located back door. There is a pair of double-hung windows on the east side and a single double-hung kitchen window on the west. The basement is accessible from a rear door down a flight of stairs accessible from this side of the house.

The second floor has a pair of centrally located double hung windows that provide fenestration to the grand interior staircase. The Depression-era bathroom windows flank it on either side and have been fitted into original openings.

The northwestern side of the house is also stone with windows for the kitchen, pantry, living room, bedroom and a lunette in the attic (now fitted with a louvered screen).

Interior: The house is based upon a center hall, Colonial-Revival style plan with a single-pile main block and an original kitchen extension on the rear, or southwest elevation. One enters into a wide stair hall with a prominent staircase. The cherry newel post is quite substantial and the balusters are squared. The stair rises to a wide landing lit by the double windows and containing built-in bookshelves beneath it. All told there are six newel posts in the grand stair. To the left of the entrance is the living room, with an exposed granite fireplace surround that rises all the way up the length of the wall. To the right is the dining room, with its brick fireplace with a keystone arched lintel on the wall that separates the living room and the kitchen. A pantry, with cupboards that are possibly original but certainly no later than the 1930s, joins the dining room to the kitchen, which was modernized in the 1930s. Both of the main rooms off of the stair hall are entered via intact wooden pocket doors.

The house has a traditional three-piece baseboard with a small crown molding on the first floor. The windows are cased in a traditional fashion with wood frames and trim. The floors are oak throughout the first and second floor.

On the second floor, there are two bedrooms with fireplaces on the opposite sides of the central hall. There is a third bedroom/sitting room centered between the two opposing bedrooms overlooking the front of the house. The bedroom on the northwest side of the house and that located off of the southeastern bedroom also date to 1930s modernizations and are Art Deco in character.

The amount of intact building material is especially noteworthy. All doors, windows, moldings, the stair, etc. are original. All hardware is original (except for the Art Deco bathrooms and 1930s kitchen), and features glass and brass doorknobs, brass escutcheons (some with original keys), etc.

8. Significance

Inventory No.

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	X architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
X 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates	1908-1912	Architect/Builder	A.J. Croix (Builder)
Construction dates	1908-1912		

Evaluation for:

National Register Maryland Register not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

We believe that 5004 River Road qualifies for inclusion based on the criteria set forth in Section 24-3(b) of the Montgomery County Code. Specifically, the structure meets Criterion 24A-3 (b) (2) a and c. The house has tremendous workmanship and integrity. In addition, we believe the house meets National Register Criterion C because it's a premiere example of Swedish-variant of a Dutch Colonial house and because it is one of the finest early Colonial Revival gambrel-roofed structures in the County.

Summary

The house is highly significant for its architecture, for its association with early suburbanization in emerging streetcar corridors, and for its association with the Loughborough family, one of the county's oldest and most distinguished families.

Architecturally, the house is a rare example in the County of the Swedish-gambrel roofed houses that were built as part of the earliest wave of the Colonial Revival tradition. In fact, the only other known example in the vicinity is the stone, gambrel-roofed house directly across the street, located to the immediate north of Willard Park, reportedly having been built by the same builder in 1914. The original Swedish gambrel-roofed house of the 17th and 18th centuries was known only in New Jersey, Pennsylvania, Delaware, and Maryland. Like the bankbarn and the German three-plan house, Maryland was the southernmost point for certain European folk traditions. The singular aspect of the Swedish gambrel-roofed house –often confused with the “Dutch Colonial” house - is the gambrel roof with upper and lower slopes of about equal length, but a lower slope of unusually steep pitch. The advantage of this type of house was the height of the ceilings in the upstairs rooms, which therefore permitted more usable space in the upper level than the typical Dutch or English gambrel.¹ This particular style of roof was only found in the Middle Atlantic colonies. The masonry of the house also points to fine craftsmanship of a caliber that is unusually high and worthy of preservation. Secondly, the house stands as a vital remnant from a time when River Road was a link between industrial Georgetown and the early Picturesque streetcar suburbs of Bethesda and Glen Echo.

The house also is a fine example of a “suburban cottage” built at a time when trolley lines (the Glen Echo Railway and the Tenleytown Railway, in particular) enabled people to live beyond the original confines of the city and partake of the fresh air and sunshine that were the hallmarks of suburban life. The house sits on a large lot with mature trees. It is one of the first houses built in the 20th century in that section of River Road that stretches northwest of Western Avenue (the District boundary), and would have been considered a “suburban cottage.”

Finally, the houses' history is tied to that of Milton, the nearby plantation, and to the Loughborough family. The house's original owner was the daughter of descendants of the original builder of Milton and a member of the Loughborough clan. The Loughboroughs had a mill along Little Falls Branch that was a highly successful operation.

¹ Hugh Morrison, *Early American Architecture* (New York: Dover Publications, Inc.), 506.



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This house was built for Sara L. Brown on land subdivided from the old Milton Plantation. The deed transferred the property from James Henry and Margaret Loughborough to Sarah L. Brown (the Loughborough's daughter), the wife of W.H.J. Brown. The Loughboroughs were well-known Confederate sympathizers and Mr. Loughborough an actual Confederate soldier. According to William Offutt in *Bethesda: A Social History*, "James Henry Loughborough served in Lee's army as a cavalryman and then in the Signal Corps in most of the major battles of the East, including Jubal Early's 1864 "raid" on Washington. He was with the Army of Northern Virginia when it surrendered at Appomattox, and his young wife, Margaret Cabell, worked for the Southern cause in Richmond all through the war and returned home on a flag-of-truce ship in March of 1865 only at her husband's insistence. After the war Loughborough and his family rebuilt ravaged "Milton," and he lived in Bethesda and served as a justice of the peace until his death in 1921."² The deed transferring the property on September 16, 1912 from the Loughboroughs to Sarah L. Brown states the property sold for a consideration of \$1.00 "and the further consideration of love and affection." The deed records reference the house on approximately half of the remaining property first deeded to Sara L. Brown by her parents (the original parcel was exactly 1 acre and this site is now 0.66 acres). The Milton Property landmark National Register of Historic Places Inventory Nomination Form states: "Francis C. Brown, a grandson of James Henry and Margaret Loughborough, has a comfortable home near River Road on part of the old plantation."

From 1925 until 1941 numerous development plans for the old Loughborough farm were proposed. Both the Loughborough Development Corporation and the Green Acres Development Company designed plans for the area. These plans included land as far south as the reservoir near McArthur Blvd. None of the platted development plans included the subdivision and/or removal of the Sara L. Brown House.

Ruth E. Baumann, Thomas Riviere's sister, purchased the property from Francis C. Brown, Sr. in April, 1956. One the same day Thomas Reviere and his wife Dorthy purchased the southeast half of the property including the house from his sister (0.49 acres). Thomas's sister kept the other half of the land along with a small house built in 1870 (noted as the guest house on a 1956 plat). When Ruth Baumann sold two lots from her parcel the remaining 7,190 square feet of her parcels was deeded to the Riviere's land. The house has remained in the Riviere family until recently, when it was sold by Mr. Riviere's descendants to a developer who plans to subdivide the property and demolish the house.

² William Offutt, *Bethesda: A Social History* (William Offutt), 34-35.

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Name
Continuation Sheet

Number 8 Page 2

History of Property Ownership

The subject property is one of the remaining parcels of land which once was James Loughborough's estate "Milton" consisting of 250 acres. James Loughborough died in 1899 leaving everything to his wife Margaret C. Loughborough. Sarah L. Brown the daughter of James Loughborough inherited 5.84 acres of land in two parcels. Between 1931 and 1940 the Green Acres Development Company and the Loughborough Development Corporation planned and subdivided the majority of the old 250 acre plantation leaving the subject property on 1.1474 acres of land. Francis C. Brown (Sara L. Brown's son) and his wife Helen sold the property to Ruth Baumann who divided the property with her brother Thomas Riviere. Ruth Baumann sold the majority of her land by 1977 and the remainder was deeded to Thomas Riviere in 1980. The Riviere's sold the parcel in March 2003 to its current owner.

Date of Deed	Liber/Folio	Grantor	Grantee	Comments
1/27/1869	6/63	Nathan Loughborough	James H. Loughborough	James H. Loughborough receives clear title of 250 acres of land from his father's estate. Property is known as "Milton". Part of the Friendship tract.
9/9/1912	230/89	James H. Loughborough & Margaret C. (H/W)	Sarah L. Brown	Sold 1 acre of land for \$1.00 "and the further consideration of love and affection". Sarah L. Brown is James H. Loughborough's daughter. The subject house is located on this parcel. Part of 250 acres Loughborough inherited from James H. Loughborough. Thomas Anderson, Trustee 1/27/1869 Liber E.B.P. 6 Folio 63
10/19/1922	322/222	Margaret C. Loughborough (Widow of James H. Loughborough)	Sarah L. Brown	4.84 Acres of land abutting 1 acre parcel deed in 1912 deed as part of the James H. Loughborough estate. Liber H.C.A. No. 26 Folio 179 Will Books recorded 1922. Died 12/9/1899.
9/29/1931	Plat 1143 MSA S 1249-8954 Green Acres Blocks 4,7 & 10	Sarah L. & Francis C. Brown (H/W)	Green Acres Construction Co.	Plat 1143 Engineers Certificate: Subdivision is part of land conveyed by John A. Kingdon, Administrator for Loughborough Dev. Corp. by deed 9/29/1931 Liber 528/Folio 37. Also part of land conveyed by Sarah L. & Francis C. Brown, Sr. (H/W) to Green Acres Construction Co. 8/1/39 (no Liber/Folio reference). Liber and folio reference found in plat 1210 Liber 763 Folio 450. DOD 1/8/1940.
1/23/1934	564/115	W.H.J. Brown (Widower)	Francis C. and Helen Brown (H/W)	The subject site containing 1.0 acre.

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Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 8 Page 3

8/10/1939	546/333	Francis C. Brown and Helen H. Brown (H/W)	The Green Acres Development Company	Plat book No. 15 , Plat 944 shows illustrates the division of the property leaving 1.1474 acres.
4/23/1956	2197/107	Francis C. Brown and Helen H. Brown (H/W)	Ruth E. Baumann	1.1474 Acres of land.
4/23/1956	2197/109	Lewis A. Baumann and Ruth E. Baumann (H/W)	Thomas A. Riviere and Dorthy M. Riviere (H/W)	Thomas A. Reviere purchases half of the land purchased from Francis. C. Brown by Ruth Baumann (his sister) on the same day. (0.49984 Acres).
4/15/1980	5506/611	Ruth E. Cohane (Ruth E. Baumann)	Thomas A. Riviere and Dorthy M. Riviere (H/W)	The remainder of Ruth E. Baumann's land after subdividing 2 lots. Parcel #3 of legal description 6865 square feet.
9/3/1980	5570/100	Ruth E. Cohane (Ruth E. Baumann)	Thomas A. Riviere and Dorthy M. Riviere (H/W)	A two foot wide slice of land remaining from previous subdivision Parcel #2 of legal description 325 square feet
3/26/2003	23370/148	Ruth S. Baumann	David S. Kelly	Ruth S. Baumann is Thomas Riviere's niece and the daughter of Ruth E. Baumann. The Rivieres did not have any children. The niece is co-trustee of Thomas Riviere's trust 12/5/1997 and has power of attorney as of Liber 22010 folio 382 in 12/21/2002.

9. Major Bibliographical References

Inventory No.

Hugh Morrison, *Early American Architecture* (New York: Dover Publications, Inc.), 1952.
Allan Gowans, *The Comfortable House* (Cambridge, Mass.: The M.I.T. Press), 1986.
William Offutt, *Bethesda: A Social History* (Bethesda, William Offutt), 1996.
Records of the Montgomery County Historic Preservation Section.
Records of the Montgomery County Historical Society.

10. Geographical Data

Acreage of surveyed property 0.66 acres
Acreage of historical setting _____
Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Site and Immediate Vicinity

The 28,962 square foot (.66 acres) parcel is rectangular in shape and slopes gently downward towards River Road. The site is bound by River Road on the northeast, three residential houses in the Green Acres Subdivision built in 1940 on the southeast, Greenway Drive on the southwest, and two residential houses on the northwest side. The parcel abutting the Brown House on the northwest fronting Greenway Drive contains a house originally built in 1870. The lot on the northwest side of the Brown House fronting on River Road was subdivided from the subject site in 1973 and a new house was built on the site. There is an old farm access road that dates at least to the 19th century that is now used as a driveway and bisects the northwest side of the property from River Road to Greenway Road. There is an old stone granite farm wall aligned with the northwest property line and the old farm access road.

11. Form Prepared by

name/title: David Scribner, President and members of the community

organization: Green Acres/Glen Cove Citizens Association

date: September 8, 2003

street & number: 5313 Wakefield Road

telephone: 301/657-3231

city or town: Bethesda

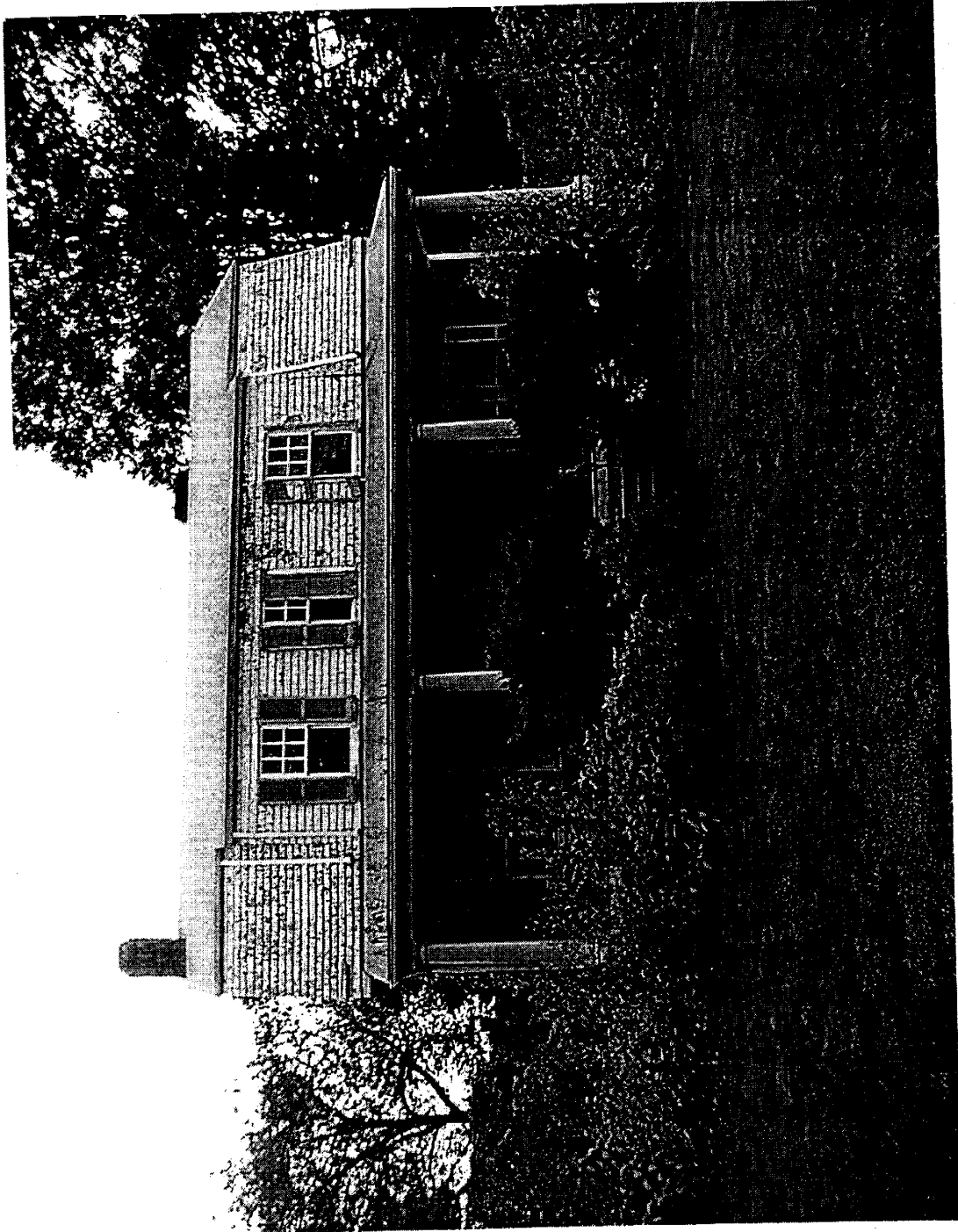
state: MD

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

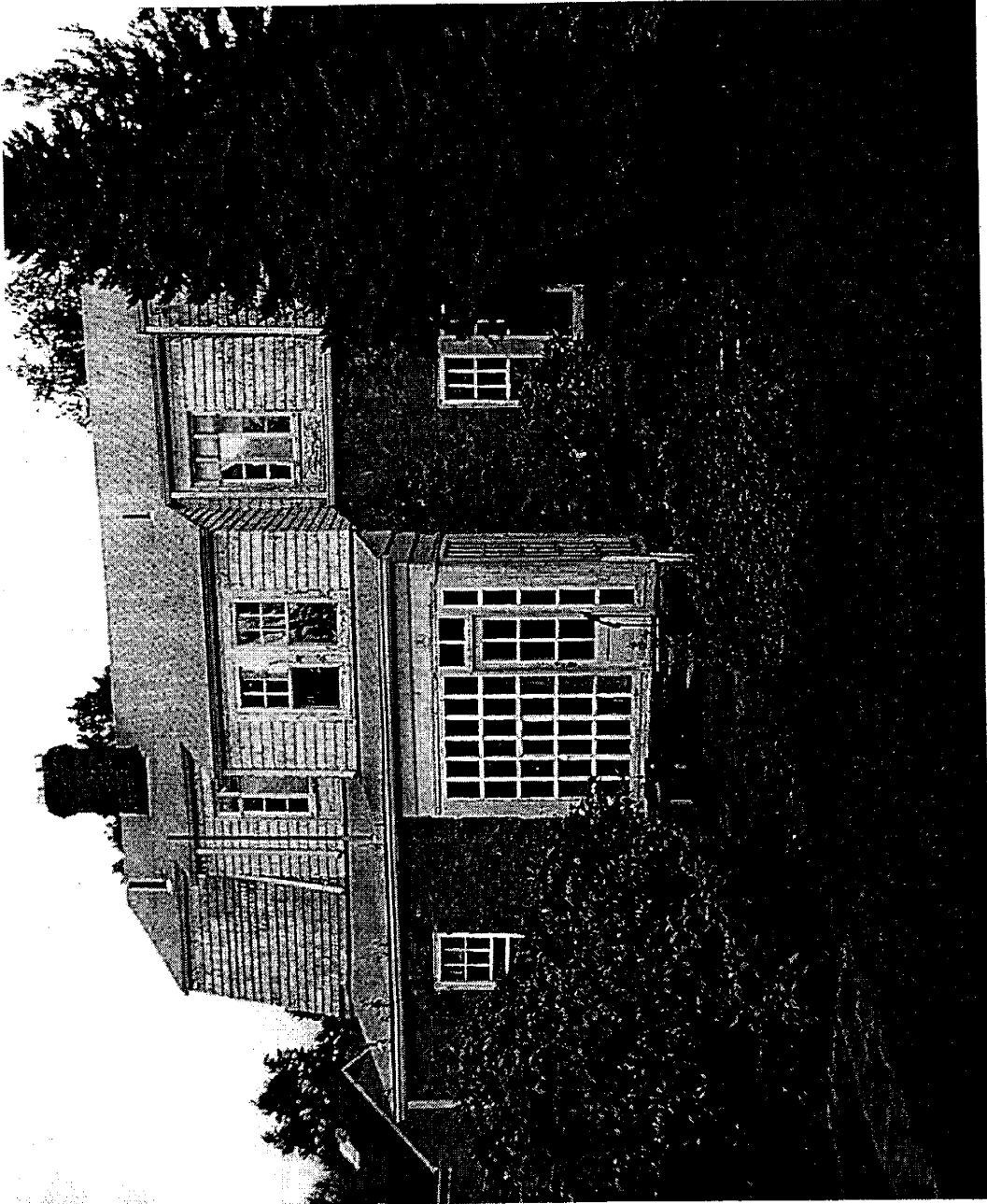
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

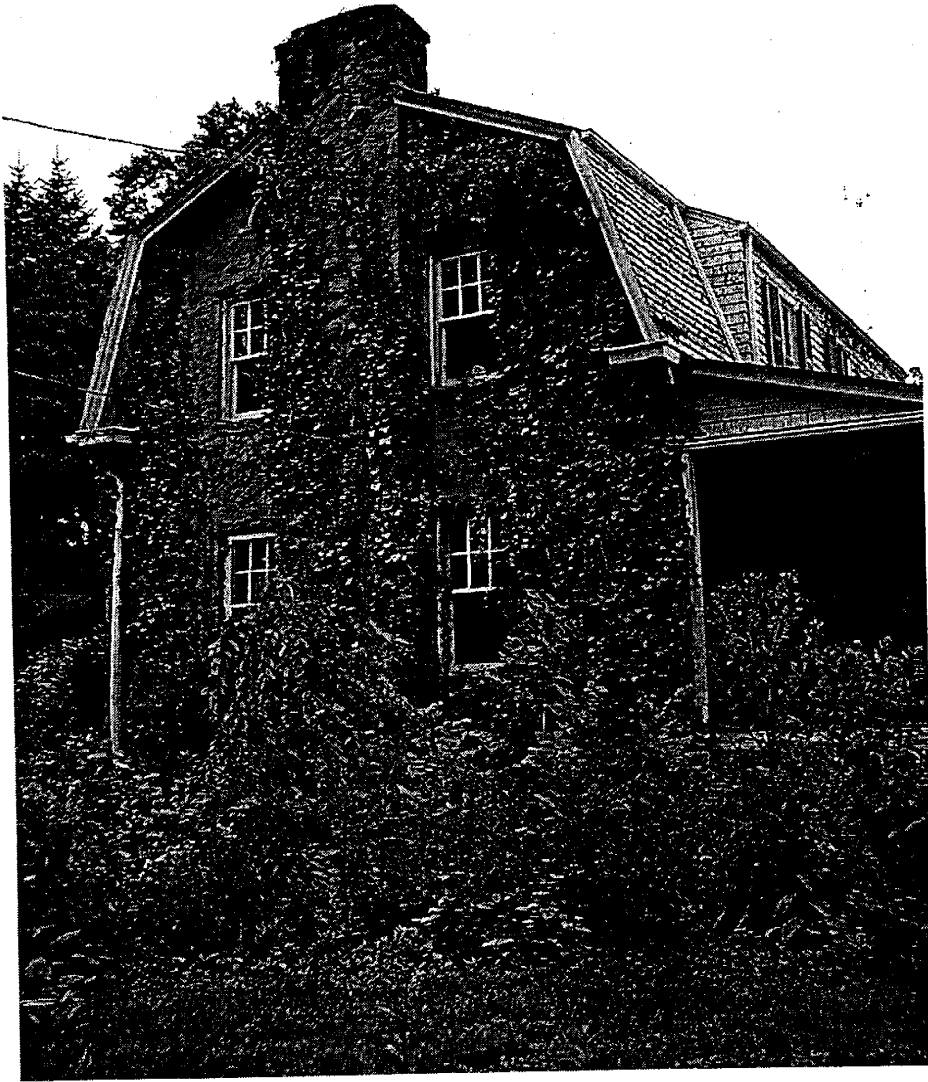
15



5004 River Road Front Elevation



5004 River Road Rear Elevation



5004 River Road Southeast Side Elevation



5004 River Road Northwest Side Elevation

DL 010



Montgomery County Maryland
Department of Permitting Services

255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4153
(240) 777-6300 Fax (240) 777-6262
http://permits.montgomery.gov



APPLICATION FOR RESIDENTIAL BUILDING PERMIT

Sediment Control # 209732 Building AP #(s) _____ Demolition # 3/8/62

DESCRIPTION OF WORK: (check all that apply)

- ADD
 - ALTER
 - CONSTRUCT
 - DEMOLISH
 - MOVE
 - FOUNDATION ONLY
 - RESTORE and/or REPAIR
- * Gross Sq. Ft. of Area Created or Affected by this Action: _____
- * Estimated Cost: \$ _____
- Disturbed Land Area: _____

USE OF STRUCTURE:

- SINGLE FAMILY DWELLING
 - TOWNHOUSE
 - FENCE*
 - RETAINING WALL
 - TRAILER**
 - MODULAR HOME**
 - HOT TUB
 - OTHER _____
- DECK
 - DUPLEX
 - BASEMENT
 - POOL IN GROUND
 - POOL ABOVE GROUND
 - DETACHED GARAGE
 - SHED

*** IF BUILDING A FENCE OR RETAINING WALL**

HEIGHT: _____ ft. _____ in. Note: (A signed approval letter from the adjacent lot owner(s) is required)

Located entirely on the land of the owner Public Right of Way/Easement Located on the lot line

**NOTE: _____
Manufacturer's Name and Model # for All Trailers and Modular Homes

MODEL HOUSE PROGRAM: to build new homes

- INITIAL SUBMITTAL or
- PREVIOUSLY APPROVED PERMIT # _____

REFER-BACK SYSTEM: to build new homes & pools

- INITIAL SUBMITTAL or
- PREVIOUSLY APPROVED PERMIT # _____

New Home Model Name or # _____

REVISION to ORIGINAL PERMIT # _____

(Original permit has been issued and is active)

- SITE
- STRUCTURAL
- HOUSE TYPE
- OTHER: _____

BUILDING PREMISE ADDRESS:

Add'l. House #'s if building new townhouses: _____

House Number 5004 Street River Rd City Bethesda Zip 20816
Lot(s) _____ Block _____ Subdivision _____

Nearest Cross Street Greenway Dr

APPLICANT INFORMATION: Contact ID #: _____

Fax #: 301 654-6119 Email: dkelly6@comcast.net

Daytime Phone #: _____

Name of Applicant David Kelly
(Permit will be issued to Applicant)

Address 5202 Norway Dr City Cherry Chase State MD Zip 20815

CONTACT INFORMATION: Contact ID #: _____

Fax #: _____ Email: _____

Daytime Phone # _____

Contact Person David Kelly
(if other than Applicant)

Address SAMS City _____ State _____ Zip _____

Contractor SELF MHC or Montgomery County Builders License # _____

Contractor Address _____ Daytime Phone # _____

EXPEDITED PLAN REVIEW: I request an Expedited Plan Review, when available, which is subjected to additional fees.

(Applicant Signature) [Signature]

Date 8.9.3

(Print Name) David Kelly

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218162

ADDITIONAL APPROVALS:

Properties located within historic districts, municipalities and special taxing districts may require additional approvals beyond the required Department of Permitting Services (DPS) building permit. For projects located in the City of Takoma Park's Commercial Revitalization Overlay, certain permits must be approved by the City prior to commencing construction. Please refer to "Permit Procedures for Properties within a Montgomery County Municipality" for more information.

TYPE OF WATER SUPPLY WSSC WELL OTHER (specify) _____

SEWAGE DISPOSAL WSSC SEPTIC OTHER (specify) _____

MPDU ... 20% of this new home development will be built as Moderately Priced Dwelling Units Yes No

IMPACT TAX ... New Homes will be assessed an Impact Tax based on the area where the house is built ... (see Impact Tax guide) I will exercise an approved Impact Tax Credit, a copy of which is attached

DAP & EDAET AGREEMENTS....Agreement must be attached for new homes when applicable.

SPECIAL EXCEPTION: Is this lot subject to a Special Exception? Yes, Case # _____ No

VARIANCE: Has a Variance been granted to perform this work? Yes, Variance # _____ No

HISTORIC AREA IN ATLAS or MASTER PLAN: Is the property a Historic resource? Yes No

AUTHORIZED AGENT AFFIDAVIT: I hereby declare and affirm, under the penalty of perjury, that:

- I am duly authorized to make this permit application on behalf of: David Kelly (please print property owner's name)
- The work proposed by this building permit application is authorized by the property owner; and
- All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information and belief.

(Signature of Authorized Agent) [Signature] Date 9.8.3 (Print Name) David Kelly

HOMEOWNER ACTING AS NEW HOME BUILDER AFFIDAVIT:

By this instrument, I, as the property owner, am applying for an exemption from the licensing requirements for a building contractor, I hereby declare and affirm, under the penalty of perjury that:

- I or a member of my immediate family will perform any and all construction associated with the foregoing building permit application; and
- The type of improvement indicated on the building permit application is designed for use as a residence or dwelling place for my own or my immediate family's use; and
- I take full responsibility for all and any code violations.
- All matters and facts set forth in this affidavit are true and correct to the best of my knowledge, information, and belief.

(Signature of Property Owner) [Signature] Date 9.8.3 (Print Name) David Kelly

TO BE READ BY THE APPLICANT:

Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction will comply at all times with the plans as approved by all applicable government agencies. I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in the building permit application are true and correct to the best of my knowledge, information and belief.

(Applicant's Signature) [Signature] Date 9.8.3 (Print Name) David Kelly

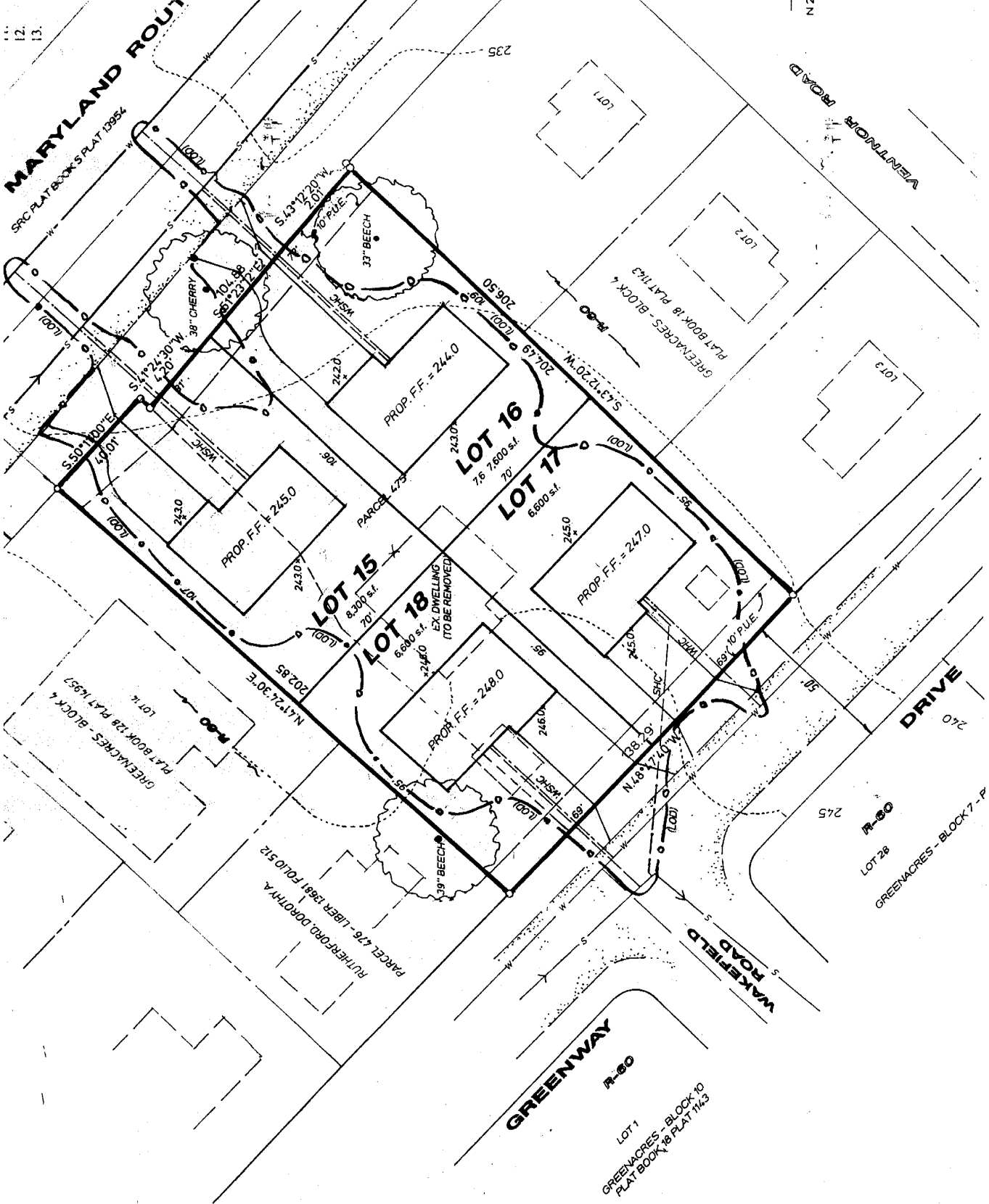
FOR OFFICE USE ONLY: Permit Fee: \$ _____ + Impact Tax, DAP or EDAET: \$ _____ Balance: \$ _____

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12.
13.

MARYLAND ROUTE 1
SRC PLAT BOOK 5 PLAT 13954

VENTNOR ROAD



GREENWAY
R-80

LOT 1
GREENACRES - BLOCK 10
PLAT BOOK 18 PLAT 1143

DRIVE
240

R-80

LOT 28

GREENACRES - BLOCK 7 - P

WAKEFIELD ROAD

PROPOSED SUBDIVISION

