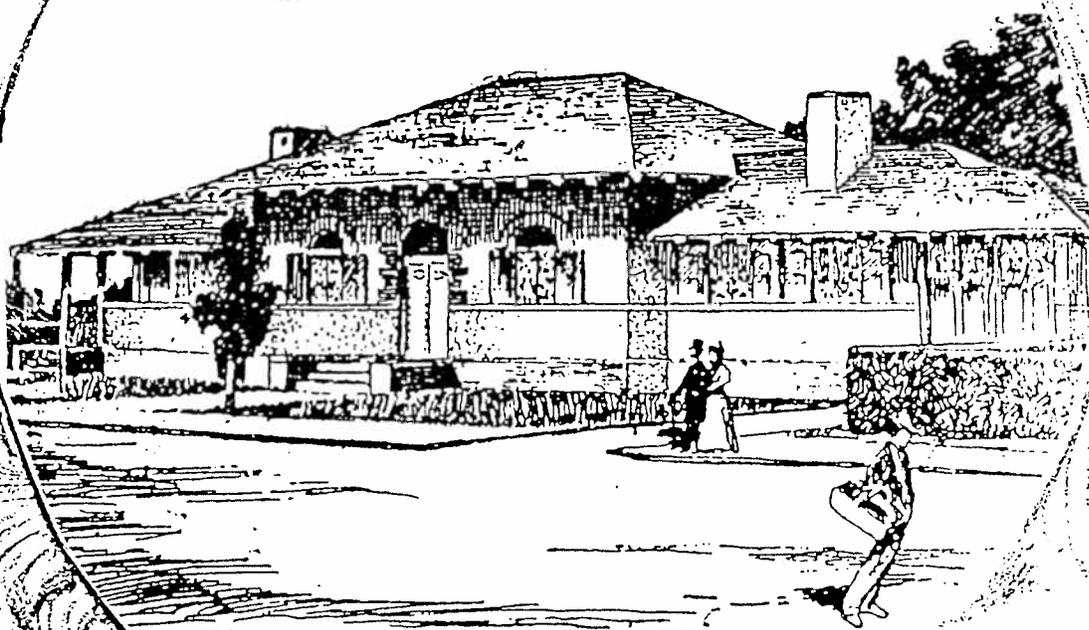


Chevy Chase

ADJACENT TO
WASHINGTON - D.C.
SECTION 2



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

CHEVY CHASE VILLAGE HISTORIC DISTRICT - EXPANSION



The Maryland-National Capital Park & Planning Commission
April 1998

Copyright© 1998
The Maryland-National Capital
Park and Planning Commission

Published by
The Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

*Approved and Adopted Amendment
to the Master Plan for Historic Preservation
in Montgomery County, Maryland*
CHEVY CHASE VILLAGE HISTORIC DISTRICT--EXPANSION

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (i.e. large print materials, assistive listening devices, sign language interpretation, etc.), please contact the Community Relations Office at 301-495-4600, TDD 301-495-1331.

April 1998

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

CHEVY CHASE VILLAGE HISTORIC DISTRICT - EXPANSION

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 (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties.

Prepared By:

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

Reviewed By:

THE MONTGOMERY COUNTY EXECUTIVE
October 1997

THE MONTGOMERY COUNTY COUNCIL
March 1998

ABSTRACT

TITLE Approved and Adopted Amendment to the *Master Plan for Historic Preservation: Chevy Chase Village Historic District - Expansion*

AUTHOR The Maryland-National Capital Park and Planning Commission,
Montgomery County Planning Board

SUBJECT Approved and Adopted Amendment to the *Master Plan for Historic Preservation: Chevy Chase Village Historic District - Expansion*

DATE April 1998

PLANNING AGENCY The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue, Silver Spring, MD 20910-3760

NUMBER OF PAGES 42

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 expands an existing historic district, the Chevy Chase Village Historic District (Phase One), from 11 properties to 327 properties. Designation of this expanded historic district on the *Master Plan* serves to protect these resources under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

ELECTED AND APPOINTED OFFICIALS

COUNTY COUNCIL

Isiah Leggett, President
William E. Hanna, Vice-President
Derick Berlage, Councilmember
Nancy Dacek, Councilmember
Gail Ewing, Councilmember
Betty Ann Krahnke, Councilmember
Neal Potter, Councilmember
Marilyn J. Praisner, Councilmember
Michael L. Subin, Councilmember

COUNTY EXECUTIVE

Douglas M. Duncan

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION COMMISSION

William H. Hussmann, Chairman
Elizabeth M. Hewlett, Vice-Chairman

COMMISSIONERS

Montgomery County Planning Board

William H. Hussman, Chairman
Davis M. Richardson, Vice-Chair
Allison Bryant
Arthur Holmes, Jr.
Wendy C. Purdue

Prince George's County Planning Board

Elizabeth M. Hewlett, Chairman
Roy I. Dabney, Jr., Vice-Chair
Zola E. Boone
James M. Brown
Regina J. McNeill

HISTORIC PRESERVATION COMMISSION

George Kousoulas, Chair
Martha Lanigan, Vice-Chair
Emily Hotaling Eig
David Hondowicz
Holt Jordan
Susan C. Soderberg
Steven Spurlock
Thomas L. Trumble

The Maryland-National Capital Park and Planning Commission

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

1. The preparation, adoption, and, from time to time, amendment or extension of the *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*;
2. The acquisition, development, operation, and maintenance of a public park system; and
3. In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (i.e., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Relations Office, 301-495-4600 or TDD 301-495-1331.

TABLE OF CONTENTS

| | Page |
|--|------|
| Elected And Appointed Officials. | i |
| Master Plan Amendment Process. | ii |
| Historic Preservation Master Plan Amendment. | iii |
| Implementation of The Master Plan For Historic Preservation | iv |
| The Amendment. | 1 |
| Implementation Issues/Historic Preservation Policy Guidelines | 12 |
| APPENDIX A: Database of Chevy Chase Village Resources | 21 |
| APPENDIX B: County Council and M-NCPPC Resolutions | 29 |

MAPS

| | | |
|---|------------------------------------|----|
| 1 | Promotional Plat, 1892 | 4 |
| 2 | Historic District Boundaries. | 8 |
| 3 | Chevy Chase Club Boundary | 10 |

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 which 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;
- 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 an 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 expand an existing historic district, the Chevy Chase Village Historic District (Phase One) from 11 properties to 327 properties. The designation of this expanded historic district on the Master Plan for Historic Preservation serves to protect properties under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

| <i>Site #</i> | <i>Name</i> | <i>Boundaries</i> |
|---------------|--|------------------------------|
| 35/13 | Chevy Chase Village Historic District | See Figure 2 (page 8) |

STATEMENT OF SIGNIFICANCE

Summary:

Chevy Chase Village was Montgomery County's first and most influential streetcar suburb planned and developed between 1892 and 1930. It was the most visionary investment in Montgomery County real estate in the late nineteenth and early twentieth century - representing the Chevy Chase Land Company's prototype for a planned suburb and setting the tone for early twentieth century neighborhoods throughout northwest Washington and southern Montgomery County. Architecturally, Chevy Chase Village contains the county's highest concentration of outstanding architect-designed and builder vernacular suburban houses rendered in post-Victorian styles of the period 1890-1930. Together, the surviving plan and architecture of Chevy Chase Village represents one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.

The Chevy Chase Village Historic District, as delineated in this amendment, has a period of significance beginning in 1892, when the Village opened for sale, and continuing through the 1920s, a decade which marked the close of the majority of construction activity in this area. The potential district meets a number of the criteria for historic designation listed in the Historic Preservation Ordinance:

1(a) ...as a prototypical, turn-of-the-century streetcar suburb designed to provide upscale residences in a comprehensively planned environment.

1(c) ...for its association with Senators Francis G. Newlands and William M. Stewart.

1(d) ...as it exemplifies the development of Montgomery County as a suburban community with close ties to the growth of Washington D.C.

2(a) ...for its outstanding collection of late 19th and early 20th century residences, designed in the broad range of architectural styles popular during this period - including Shingle, Tudor, Colonial Revival, and Craftsman.

2(b) ...for its connection with prominent architects such as Lindley Johnson, Leon Dessez, Waddy B. Wood and Arthur B. Heaton.

2(d) ...as a collection of significant buildings which - as a whole - clearly evoke a sense of historic time and place.

Synopsis of History:

Chevy Chase is nationally recognized as a prototypical, turn-of-the-century streetcar suburb providing upscale residences in a comprehensively planned environment. The driving force behind the development of Chevy Chase was Senator Francis G. Newlands of Nevada. Newlands is recognized as one of the first entrepreneurs to appreciate the speculative implications of the streetcar.

Chevy Chase gets its name from a 560-acre tract of land patented here in 1751 by Colonel Joseph Belt, known as "Cheivy Chace." The name has historic associations with a 1388 battle between England and Scotland which involved a border raid, or "chevauchee," of hunting grounds, known as a "chace."

The Chevy Chase Land Company was incorporated in 1890 by Newlands and Senator William M. Stewart, also of Nevada. Newlands arranged for the purchase of land along the proposed extension of Connecticut Avenue from the built area of Washington on into the Maryland countryside. Under his plan, his associates, realtors Colonel George Augustus Armes and Edward J. Stellwagen, purchased the land which was then transferred to the Land Company. Landowners who appeared to be holding out for excessive profit were bypassed by a shift in the course of the road and trolley. This accounts for Connecticut Avenue's change in direction north of Chevy Chase Circle.

From the beginning, Newlands sought to develop a singular neighborhood of the finest quality. Newlands' comprehensive plan included zoning, architectural design guidelines, landscaping, and infrastructure. The Chevy Chase Land Company spent millions on infrastructure improvements, including the construction of the trolley line, known as the Rock Creek Railway. The company built trestle bridges over Rock Creek, graded Connecticut Avenue from Calvert Street to Chevy Chase Lake, installed water and sewer systems, and constructed a power house to provide electricity. The \$1,250,000 corporate investment in the infrastructure of the region was a remarkable statement of faith in the growth and progress of the national capital area and created the foundation for regional community building on an unprecedented comprehensive scale.

The Land Company hired talented designers, including architects and a landscape architect, to design the community. Nathan Barrett, a New York landscape architect, created wide streets, large lots, and parkland. Trees and shrubs were carefully selected to represent the best in contemporary style and taste.

Leon E. Dessez, appointed the company's architect, prepared strict building regulations. Houses fronting on Connecticut Avenue were to cost at least \$5000 and had required setbacks of 35 feet. Houses on side streets had to be worth at least \$3000 and have 25 foot setbacks. Individual lots in both areas had to be at least sixty feet wide. Rowhouses, commercial buildings, apartments, and alleys were prohibited. In addition, Dessez reviewed plans for proposed houses within the village.

The Land Company built the first four houses to set the tone for subsequent construction. Three of these still stand today. The Newlands-Corby Mansion (1894), 9 Chevy Chase Circle, was designed by Philadelphia architect Lindley Johnson, and was given its present Tudor Revival appearance by Arthur Heaton, c1909-1914. It is already designated on the Master Plan for Historic Preservation (#35/13-1). The other two original houses are 5804 Connecticut Avenue and 5900 Connecticut Avenue.

The first section of Chevy Chase to be developed was Section 2, now known as Chevy Chase Village, recorded in 1892 and opened for sale in 1893. Unfortunately, 1893 also marked the end of a real estate boom because of a national economic depression - the Panic of 1893 - and early sales in Chevy Chase were slow. By 1897, only 27 houses had been built and occupied. Most of the first houses were concentrated in the area immediately surrounding the Chevy Chase Circle. After the turn of the century, sales picked up. Approximately, 145 houses were constructed by 1916, and within the year, lots in Section 2 were largely sold out.

Civic and recreational amenities were integral to the planned development of Chevy Chase. In keeping with Newland's concern that the new subdivision have building of "community interest," a series of early efforts were made to plant educational, civic, and recreational institutions in this area. The Village Hall at 5906 Connecticut Avenue was built by the Land Company in 1896 and accommodated the post office, library, and fire apparatus. In addition, the Newlands and the Land Company supported the development of the Chevy Chase Club by subsidizing early fox hunting activities and, in 1894, acting as an intermediary in securing the lease of the original Bradley farmhouse as a headquarters for the club. Other efforts by the Land Company to provide full community amenities included construction of a two-room schoolhouse on Bradley Lane in 1898 and creation of a popular summer amusement park - Chevy Chase Lake.

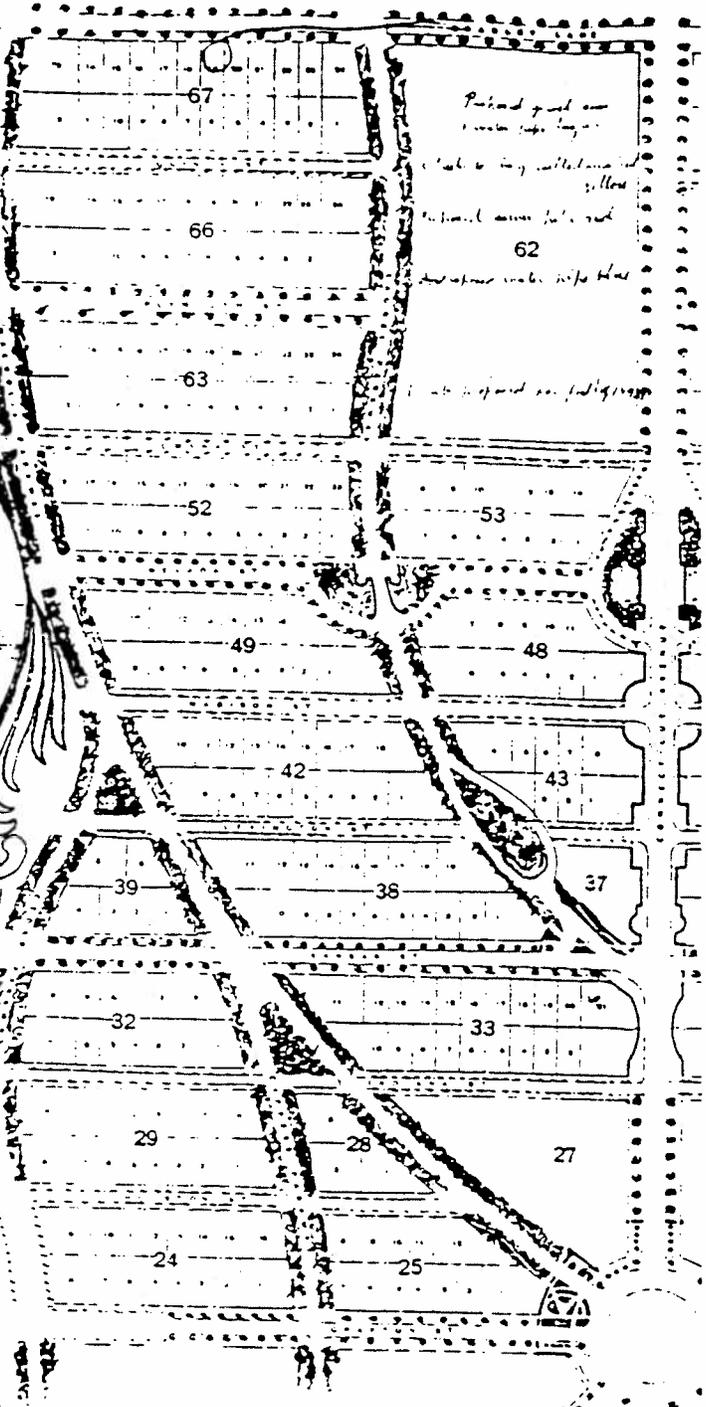
As reflected in real estate advertisements of the period, Chevy Chase Village had emerged as an established, planned suburb by the early 1920s. Advertisements noticing sales of both new and existing houses identified the area as "Old Chevy Chase, Maryland" or the "Most Exclusive Section of Chevy Chase, Maryland."

Synopsis of Architectural Character:

Chevy Chase Village is an exceptional concentration of late nineteenth century and early twentieth century architectural styles, including the Colonial Revival, Neoclassical, Shingle, Tudor Revival, Italian Renaissance, and Craftsman. Many of the houses were designed by locally and nationally known architects.

Domestic architecture built between 1892 and 1930 is characterized by the combining of different academic architectural styles and forms. It is typical for buildings of this era to display elements of several different styles and types of ornamentation all on one structure. "Academic Eclecticism" is a term often used to describe this type of architecture - not meaning that buildings were designed with little forethought, but rather that the exuberance of the period led designers to break with rigid stylistic rules and freely combine the best of different forms and decorative motifs.

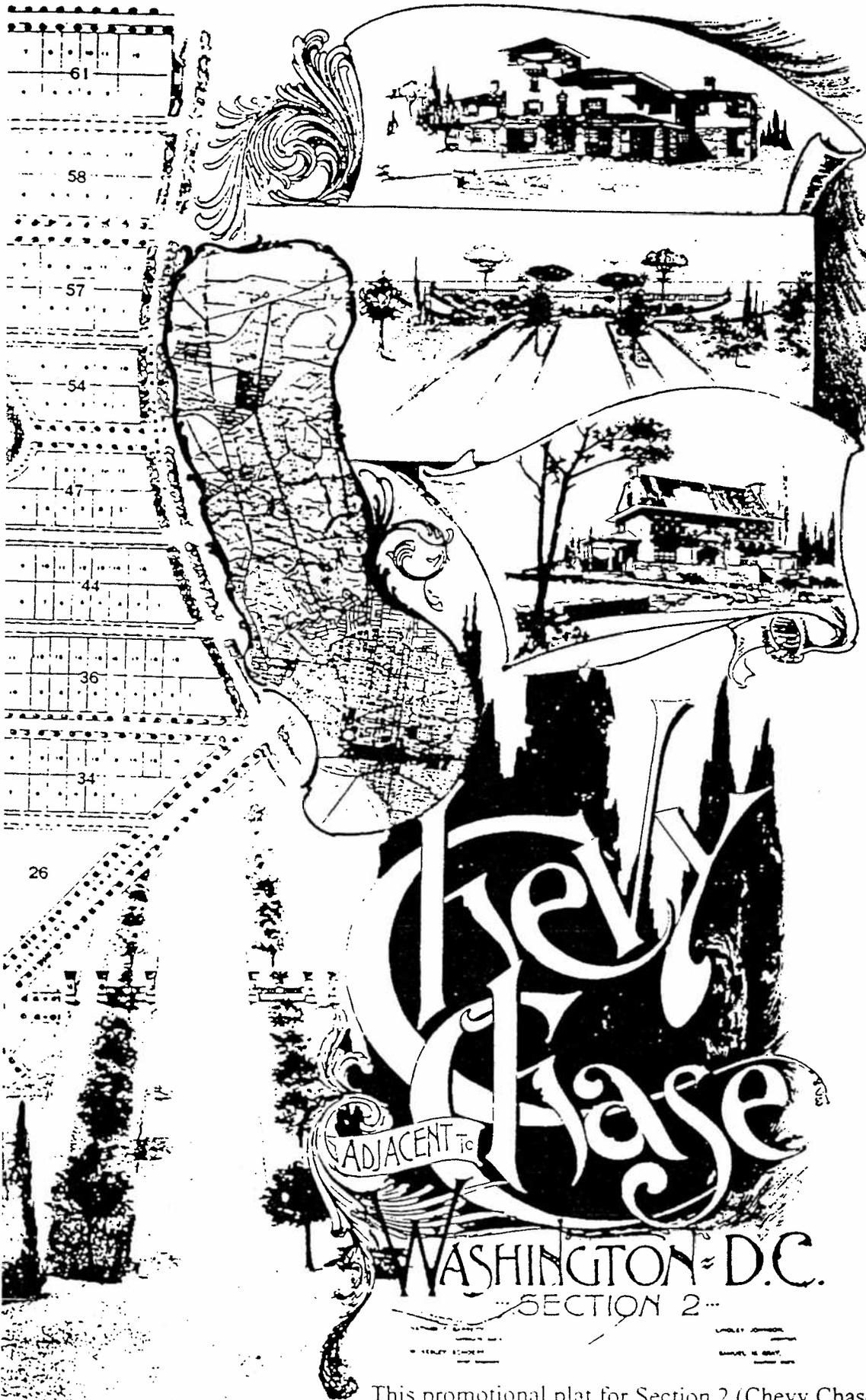
The Chevy Chase Land Company built the first few residences, setting the architectural tone for later houses. These houses were designed by Lindley Johnson, a successful, sophisticated Philadelphia architect known for his large country estates and resort structures. The first house occupied in the community was the Prairie/Arts and Crafts style house at 5804 Connecticut Avenue, built for Edward Stellwagen around 1892. Another original "Land Company house" is a Tudor Revival house, at 5900 Connecticut Avenue, which held the community's first post office from 1893-96. Finally, the Newlands-Corby Mansion at 9 Chevy Chase Circle was constructed as a "gateway" to the new planned community of Chevy Chase. Several of these early buildings closely resemble the house sketches on an 1892 promotional map of Chevy Chase.



Plotland ground cover
...
Plotland ground cover
...
Plotland ground cover
...
Plotland ground cover
...



FIGURE 1



This promotional plat for Section 2 (Chevy Chase Village) was published in 1892 by Thos. J. Fisher Co., the exclusive real estate sales agent for the Chevy Chase Land Company.

The residential architecture of Chevy Chase prior to World War I was characterized by large scale Shingle, Colonial Revival, and Tudor style houses usually built on sizeable lots. Many of the houses, owned by wealthy businessmen or professionals, were conservative and largely symmetrical shingled or stuccoed Four Squares or side-gabled Colonial Revival buildings with ample columned porches. With its maturing tree-bordered streets, the neighborhood conveyed an ideal spot for privacy and refuge from the city.

After the war, Chevy Chase benefited from the prosperity of the 1920s and the explosive growth of the federal government. Lot sales were so good in Chevy Chase by 1922 that the Land Company struggled to keep up with demand by opening several new sections - including Section 5, Section 1, and Section 1-A. Chevy Chase Village gradually evolved from a scattering of exclusive seasonal houses for the well-to-do who built large country residences on spacious lots to a solid, middle-class residential district of upscale houses mixed with smaller, less costly Period houses.

Outstanding landscape features which bear testimony to Nathan Barrett's original landscape plan, include the arched canopy of trees framing West Irving Street, and triangular parklike lots at Magnolia Parkway and Chevy Chase Circle, and at Laurel Parkway and Kirke Street. A major landscape feature - Chevy Chase Circle, located on the DC-Maryland border - unites the two jurisdictions and provide a gateway to Chevy Chase. The sandstone fountain, built in 1932 and dedicated to Newlands, was recently restored by the Chevy Chase Land Company.

Taken as a whole, the buildings in Chevy Chase Village - sited along the planned, curving street system and surrounded by mature landscaping - represent an important cultural expression of American wealth and power in the early twentieth century and reflect in their designs the optimism and comfort considered central to domestic architecture of the post-Victorian American suburb.

RESOURCES

Database:

A database of the 327 properties in the potential Chevy Chase Village Historic District is included in Appendix A. Each of the properties is identified by predominant architectural style, general period of construction, and category (see below). In addition, information about the current materials of the structure, the original architect and/or owner, outbuildings, more recent major alterations, and other comments are included in the database.

Categories of Significance:

Categorization of resources within historic districts has proved to be a useful tool in administering designated areas. Not all properties within a historic district are of equal significance, and the Historic Preservation Ordinance recognized this - Section 24A-8(d) of the law states that "...the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district."

Categorizing resources within historic districts during the designation process provides the Historic Preservation Commission (HPC) with guidance as to which structures within an area are of little historical or design significance, so that the HPC may apply the law appropriately.

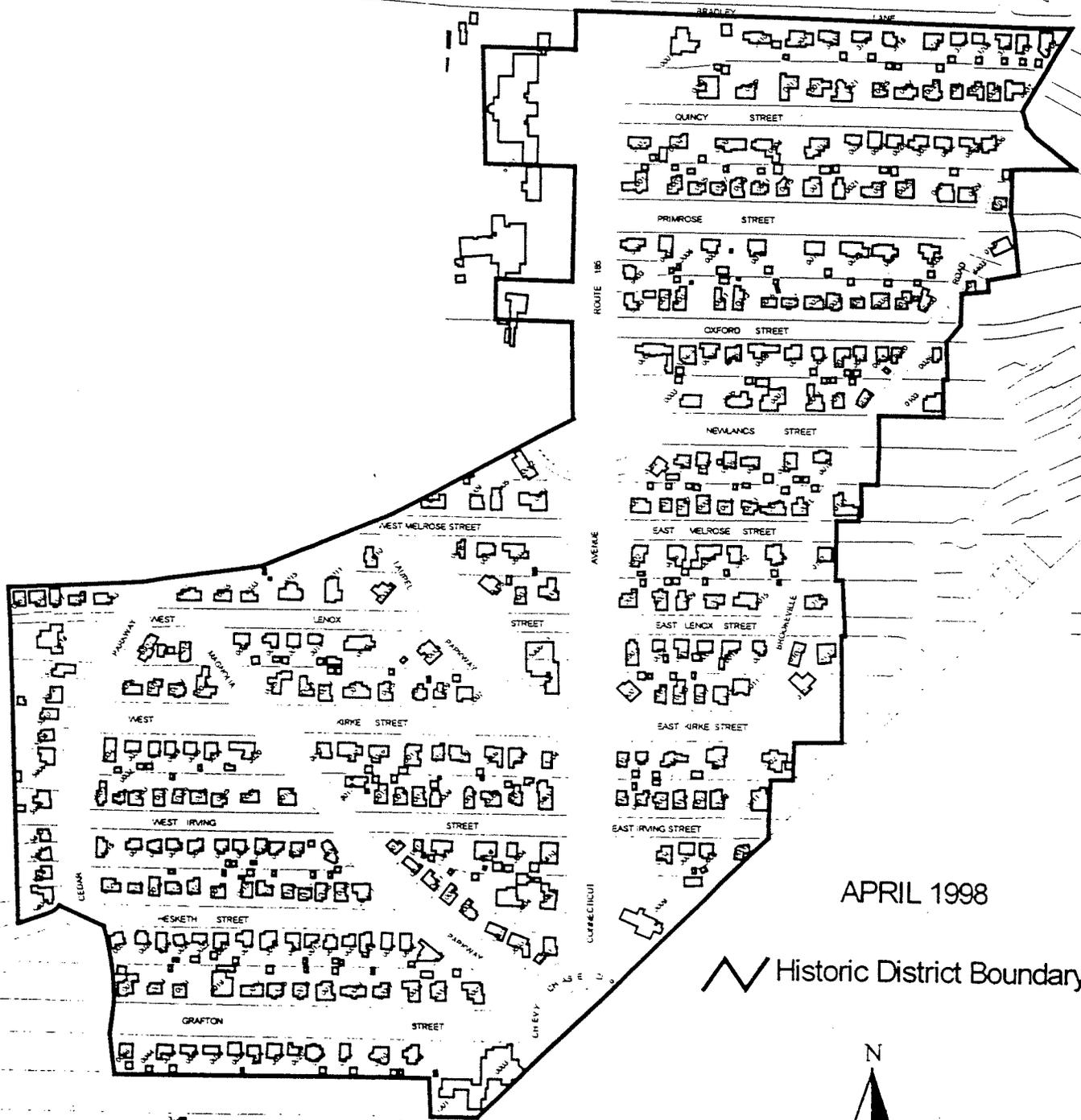
The categories and their definitions which have been used in the database in this amendment to evaluate properties in Chevy Chase are as follows:

Outstanding Resource: A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

Contributing Resource: A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

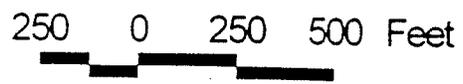
Non-Contributing or Out-of-Period Resource: A resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.

CHEVY CHASE VILLAGE HISTORIC DISTRICT



APRIL 1998

Historic District Boundary



BOUNDARY ANALYSIS

In looking at potential historic district boundaries, the existing designated Chevy Chase Village Historic District (Phase One) and the Newlands-Corby Mansion at 9 Chevy Chase Circle (Historic Site #35/13-1) served as starting points. However, the rationale for expanded boundaries is based on 1.) looking at the first and earliest area of subdivision in Chevy Chase - which is also the first area which was developed; and 2.) an analysis of clear geographic confines within the area of early development which define logical district boundaries.

The first subdivision in Chevy Chase Village (dating from 1892) is a large area running from Chevy Chase Circle to Bradley Lane, on both sides of Connecticut Avenue. The major streets, platted in 1892, are oriented to the east and west of Connecticut Avenue. (Figure 1.) The Chevy Chase Land Company also intended a north/south road network arranged around a formal Baroque axis leading north from Chevy Chase Circle up Connecticut Avenue. A series of curved and heavily tree-lined parkways with the sylvan names of Linden, Laurel, Magnolia, Cypress, and Cedar flanked each side of the axis, although Linden and Cypress Parkways were never built. By 1909, Chevy Chase Village was re-subdivided and 64.643 acres had been leased and later sold to the Chevy Chase Club. However, the rest of the original plan and road alignments are largely intact.

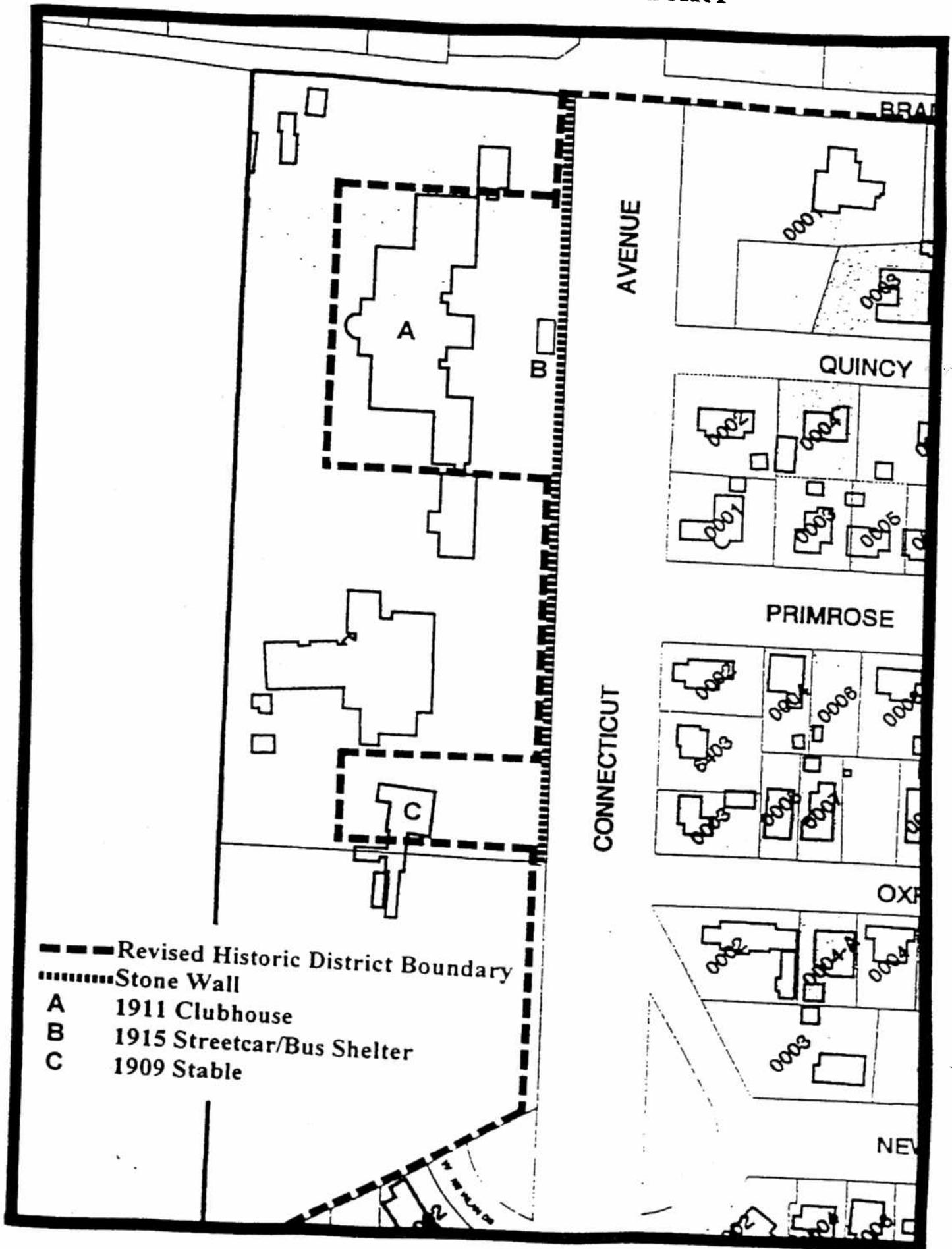
The first houses in the community were constructed in this area near Connecticut Avenue for streetcar access to Washington D.C. Early maps show the majority of houses located on Grafton, Kirke, Lenox, Newlands, and Quincy. Within the earliest platted area, there exists a high concentration of houses that define the emergence of Chevy Chase as a streetcar suburb and that date from the potential district's period of historic significance (1892-1930). Most of the area west of Cedar Parkway and to the east of Brookville Road was sparsely developed before 1930. Furthermore, these areas reflect a different philosophy of neighborhood development wherein building density increases, house design becomes more repetitious, and the houses' scale and ornamentation are more modest.

Based upon this developmental history, the district boundaries extend from Chevy Chase Circle, north to include structures on the south side of Bradley Lane. (Figure 2) On the east the boundary is Brookville Road (including houses on both sides of the street). On the west side the boundary is Cedar Parkway (including houses on both sides of the street, north of Hesketh).

Cedar Parkway and Brookville Road the west and east sides of this core area create strong historic and visual boundaries that correlate with the Chevy Chase Land Company's holdings or timing of lot sales. There is a strong continuity of architecture and landscaping within the potential district boundaries. The historic core of Chevy Chase Village, built up before 1930, has retained its open, park-like character, large scale architecture, and broad streets with mature landscaping. There have been small numbers of intrusive modern buildings.

CHEVY CHASE VILLAGE HISTORIC DISTRICT: CHEVY CHASE CLUB BOUNDARY

FIGURE 3



Chevy Chase Club Boundary

The historic district boundary on the Chevy Chase Club property is delineated in Figure 3. The outstanding historic buildings and structures within the Club complex that are included in the designation of the expanded Chevy Chase Village Historic District are: the original portion of the main clubhouse building, the stable, and the streetcar shelter and stone wall along Connecticut Avenue. Not included in the designation are the south wing of the clubhouse (known as the Bradley House), the south appendages and greenhouses connected to the 1909 stable, the golf course, tennis courts, swimming pool complex, winter center and ice rink, a recently approved tennis building, nor the grounds around these other structures and facilities. This Master Plan recognizes that an institutional use such as Chevy Chase Club has evolved over time and must continue to do so to serve the changing needs of its members. Therefore, the construction of new buildings, structures and facilities on the Club property outside the designated area are **not** restricted. Future changes may be anticipated to the main clubhouse building.

A Historic Area Work Permit would be required for exterior changes to or demolition of the designated structures: the main clubhouse (excluding the south Bradley House wing), the stable (excluding the south greenhouse wing), the streetcar shelter, or the stone wall, or for the construction of new buildings or structures within the designated area. While changes to these designated structures will require Historic Area Work Permit approval, the intent of designation is to give the highest level of protection and review to the portions of the site visible from the public right-of-way. Alterations to the main clubhouse building that are not visible from public right-of-way should be subject to **very lenient** scrutiny. Most changes to the rear of this building should be approved as a matter of course.

IMPLEMENTATION ISSUES

Historic Preservation Policy Guidelines

The following guidelines were drafted by the Chevy Chase Village Historic Preservation Committee and are reproduced without changes in this amendment. The Committee was established by the Chevy Chase Village Board of Managers and represents a wide spectrum of views on the subject of historic designation. The Committee believes the guidelines would benefit the Village whether or not the County Council votes to enlarge the current historic district on West Lenox Street. These guidelines have not been endorsed by the Chevy Chase Village Board of Managers.

The Master Plan Amendment anticipates that the Chevy Chase Village Board of Managers and the Chevy Chase Village Historic Preservation Committee will re-open drafting of the historic preservation policy guidelines to give residents further opportunity to participate in the process. Revised guidelines must be agreed upon by the Village Board of Managers and the Historic Preservation Commission. Once such joint agreement is reached, the Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Chevy Chase Village - Expansion will be amended formally.

Because of the unusual size, complexity and character of the proposed Chevy Chase Village Historic District, any amendment to the Master Plan for Historic Preservation designating such a district should include historic preservation policy guidelines to assist in the implementation of the historic designation.

The purpose of including historic preservation policy guidelines in any such amendment would be to provide the Historic Preservation Commission ("HPC") and other applicable agencies with guidance regarding the intent of any historic designation. In addition, the purpose of these guidelines is to provide the HPC with general direction in reviewing applications for Historic Area Work Permits ("HAWP'S") and in administering the district, if designated. It is acknowledged that policy guidelines are intended to provide guidance, not rigid design strictures. Each HAWP application may present unique design issues and each will need to be reviewed individually.

The historic preservation policy guidelines which follow are intended to be broad and general in nature. They are not intended to be the final or ultimate design review manual for the proposed Chevy Chase Village Historic District. If the district is designated, it is strongly recommended that the HPC work closely with M-NCPPC staff, the Village Board of Managers, and Village residents to develop and adopt a specific set of design review guidelines, to be published and distributed throughout the Village, and to provide the HPC with specific direction in reviewing HAWP applications. The HPC, when reviewing a Historic Area Work Permit must give considerable weight to the recommendations of the Local Advisory Panel.

Alterations to Existing Structures

The vast majority of Chevy Chase Village HAWP applications which will be reviewed by the HPC will involve exterior alterations, changes, and/or additions to existing structures.¹ In reviewing HAWP applications it is important for the HPC to recognize the “remarkably eclectic architectural fabric” of the proposed historic district. (See M-NCPPC Chevy Chase Village Historic District Study draft report at page 7.1.) Indeed, the architectural style most prominently identified with the proposed historic district is “Academic Eclecticism,” accompanied by “many variants of the “Classical, Medieval, Colonial Revival, Arts and Crafts, Mediterranean and Prairie styles.” (See draft report at page 8.8.) In addition, most of the “pivotal” and “outstanding” buildings within the proposed district have themselves undergone major exterior alterations, changes and/or additions throughout the twentieth century. Nevertheless, a “shared self consciousness” has enabled the Village to maintain and enhance its “cohesive” architectural image. (See draft report at page 8.8.) Residents in the past have given careful attention to historic and cultural resources in Chevy Chase Village; an appreciation of these resources has resulted in an informed stewardship of the Village and perpetuated its cohesive identity. It is of paramount importance that the HPC recognize and foster the Village’s shared commitment to evolving eclecticism, which necessitates substantial deference to the judgement, creativity and individuality of Village residents.

Although the Historic Preservation Commission does not have the power to approve or disapprove subdivisions, the HPC should in general be lenient in reviewing and commenting on subdivisions for vacant lots to the Planning Board unless the subdivision will be extremely detrimental to the historicity of the district.

Another critical characteristic of the proposed historic district is its “naturalistic landscape,” with numerous and “massive” mature trees, a “remarkable park-like setting,” and “dramatic canopies for the roads and houses.” (See draft report at page 7.1.) This aspect of the Village began with the original plan, has been fostered by the Village Board of Managers through the Village’s Urban Forest Ordinance and the work of the Village arborist and Tree Committee, and is largely responsible for its continued existence as “one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.” (See draft report at page 8.1.) Thus, it is also of paramount importance that the HPC recognize and foster the Village’s open, park-like character, which necessitates respect for existing environmental settings, landscaping, and patterns of open space. For most Village residents, these landscape and scale issues far outweigh questions of architectural style. In addition, this critical characteristic of the proposed historic district requires careful attention by appropriate agencies to nearby developments which could adversely impact the Village’s open, park-like character.

¹ Interior alterations, changes, etc. are not subject to review under the Historic Preservation Ordinance. Exterior paint color is also not subject to review.

Additional basic policies that should be adhered to are:

1. Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.²
2. Preserving the integrity of contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.³
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.⁴
4. Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

The Historic Preservation Ordinance directs the HPC to be lenient in its judgment of plans for structures in historic districts which are of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historical or architectural value of surrounding historic resources or would impair the character of the historic district. The purpose of categorizing structures in the historic district as "outstanding," "contributing," and "non-contributing/out of period" is to provide the HPC with guidance as to the architectural and historical significance of various resources. Structures with the highest degree of importance should receive the most detailed level of design review for HAWPs, structures of little significance should receive the most lenient level of design review for HAWPs, etc.

HPC review of exterior alterations, changes, and/or additions to existing structures does not supersede other regulatory requirements. Chevy Chase Village regulations would continue to apply to any alterations, changes, and/or additions regulated by the Village.

² City and County of Denver. Denver Landmark Preservation Commission and Planning and Development Office. *Design Guidelines for Country Club Historic District*. May 1995. p.9.

³ Ibid. [The same page as in the preceding note.]

⁴ Ibid. [The same page as in the preceding note.]

Outstanding and Contributing Resources

The following principles should apply to HAWP applications for exterior alterations, changes, and/or additions to both types of resources, except where specific differences are stated for outstanding resources. These principles use the term “lenient scrutiny,” “moderate scrutiny” and “strict scrutiny.” These terms are defined as follows:

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” -- i.e., it does not mean that there can be no changes but simply that proposed changes should be reviewed with extra care.

The following principles are not intended to cover all possible types of exterior alterations, changes, and/or additions. HAWP applications for other types of exterior alterations, changes and/or additions should be reviewed in a manner that is consistent with the two paramount principles identified above -- fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character.

Awnings should be subject to moderate scrutiny. Addition of plastic or metal awnings should be discouraged.

Balconies should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.

Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources they should be subject to strict scrutiny if they are visible from the public right-of-way.

Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.

Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.⁵

Fire damage repair should be subject to lenient scrutiny. No one should be required, on grounds of historic preservation, to undertake fire damage repairs that would not result in a reasonable return on investment.

Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common wall with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to "major additions." Any proposed garage or accessory building which is to have a common wall with or attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to "major additions."

Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Gutters are not currently subject to review and should not be reviewed.

Lampposts and other exterior lights should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.

Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred

⁵ Although air-conditioning units are not subject to review under the Historic Preservation Ordinance, structures to reduce the noise emitted by such units are reviewed and should be subject to lenient scrutiny, so as not to discourage residents from erecting such structures.

throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied to additions above existing front porches.

Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated. For example, replacement of slate roofs in kind is usually required. However, the application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in kind, and the reviewing agency should be open to consideration of these alternative solutions.

Satellite dishes should be subject to strict scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.⁶

Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village. (See draft report at 7.1.) For outstanding resources, however, such additions or expansions should be subject to strict scrutiny if they are visible from the public right-of-way.

Sheds should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, however, they should be subject to strict scrutiny if they are visible from the public right-of-way.

Sidewalks should be subject to strict scrutiny with regard to their impact on landscaping, particularly mature trees. In addition, sidewalks pertaining to outstanding resources should be subject to strict scrutiny. In all other respects, sidewalks should be subject to moderate scrutiny.

Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.

Skylights should be subject to strict scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.

Swimming pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.

Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

⁶ TV antennas are not subject to review under the Historic Preservation Ordinance.

Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

Non-Contributing/Out-of-Period Resources

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

New Construction

The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to and compatible with the fabric of the community, should be supported. The key considerations in reviewing new construction should be the two paramount principles identified above -- fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

County and State Historic Preservation Tax Credits

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 historic structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation (Chapter 52, Art. VI). The tax credit is 10% of the cost of exterior preservation, maintenance, and/or restoration work, excluding new construction and interior work. The work must be certified eligible by the Historic Preservation Commission.

In addition, the State of Maryland has passed legislation to provide a 10% credit against State income taxes for work on the rehabilitation of historic properties. As of January 1, 1998, this State tax credit will increase to 15%. The rehabilitation work must exceed \$5,000 over a 24-month period and must conform to the Secretary of the Interior's Standards for Rehabilitation. The work must be certified by the Maryland Historical Trust.

These two tax credits programs may be used together and property owners can obtain both County and State tax credits for one project, as long as the project meets the criteria of each tax credit program. By 1998, this would allow for a total tax credit of 25% on eligible projects.

Revisions to 24A - Staff-Level Approvals of Certain Historic Area Work Permits

This amendment strongly recommends that the County Council undertake a specific revision to Chapter 24A of the Montgomery County Code ("Preservation of Historic Resources") that would allow for certain non-controversial Historic Area Work Permit applications to be acted on by staff only, rather than having to go to the Historic Preservation Commission for public hearing.

As more historic sites and districts are designated on the Master Plan for Historic Preservation, the number of Historic Area Work Permit applications has increased. The Historic Preservation Commission has addressed the issue of an increase in their regulatory work load by making their operation as efficient as possible within the parameters of the law. In this spirit, they transferred - as of September, 1996 - to the Department of Permitting Services the review of Locational Atlas resources to determine whether proposed work would constitute a substantial alteration or not. In addition, they have developed a procedure for expedited review of simple, non-controversial cases - essentially a consent calendar.

However, the law as currently written requires a public appearance and Commission action on every Historic Area Work Permit. With the inevitable increase in the regulatory work load that will be created by additional designations, it is essential to develop new ways to the expedite the Historic Area Work Permit process.

The Historic Area Work Permit process should be changed so that simple, non-controversial cases can be acted on at a staff level, without a public appearance before the Commission. The Commission should have the discretion to determine what types of cases are appropriate for staff level action only and should receive regular written reports of staff's actions on these types of cases.

It would be appropriate for the County Council to set a hearing on this specific change to 24A **only**. It is not the intention to open up multiple issues in the law or to do a comprehensive evaluation of the law at this time. The purpose of the revision would be to deal specifically with the issue discussed above.

APPENDIX A:

DATABASE

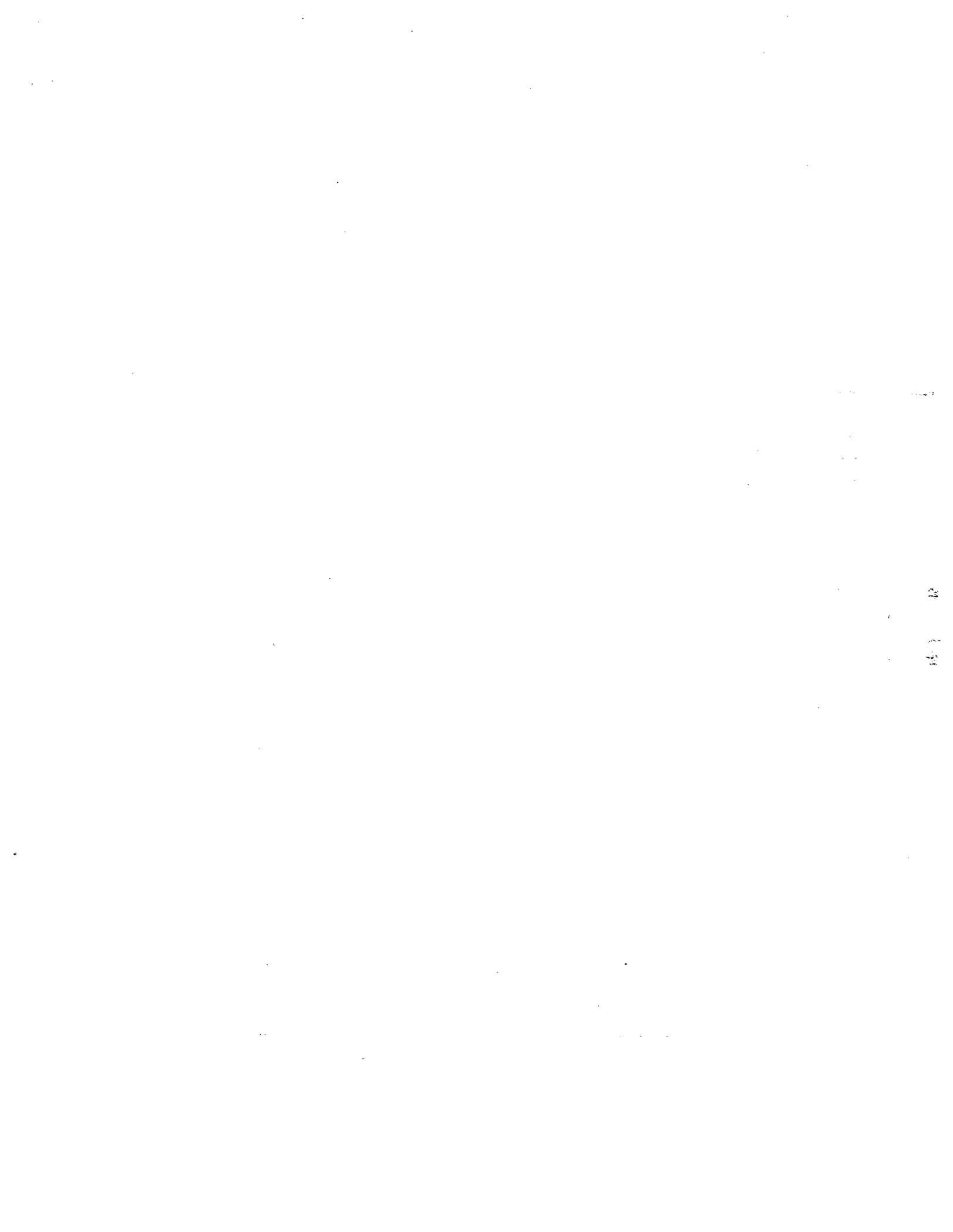
| Address | Style | Date | Catgr | Story Wall Material | Window Typ | Roof Shape | Roof Material | c. Date | Use | Architect/Historic Owner | Comments |
|-------------------------|----------------------------|-----------|-------|---------------------|-------------|---------------|---------------|-----------|-----------|--|--|
| 3702 BRADLEY LANE | CRAFTSMAN/BUNGALOW | 1892-1916 | 2 | 2 WOOD CLAPBOARD | 1/1 DIAMOND | SIDE GABLE | ASPHALT | | RESIDENCE | | OUTBG NC |
| 3704 BRADLEY LANE | TUDOR REVIVAL | 1916-27 | 2 | 3 BRICK | 8/8 | FRONT GABLE | SLATE | | RESIDENCE | | OUTBG NC |
| 3706 BRADLEY LANE | COLONIAL REVIVAL | 1916-27 | 2 | 3 BRICK | 8/8 | SIDE GABLE | SLATE | | RESIDENCE | | 2 STORY W WING |
| 3708 BRADLEY LANE | COLONIAL REVIVAL | 1916-27 | 2 | 3 WOOD CLAPBOARD | 8/8 | SIDE GABLE | SLATE | | RESIDENCE | | 2 STORY E WING |
| 3710 BRADLEY LANE | COLONIAL REVIVAL | 1916-27 | NC | 3 STUCCO | 1/1 | SIDE GABLE | ASPHALT | | RESIDENCE | | OUTBG NC |
| 3712 BRADLEY LANE | MEDITERRANEAN REVIVAL/ASO | 1916-27 | 2 | 3 STONE | 6/1 T | SIMPLE HIP | PANTILE | | RESIDENCE | | OUTBG C |
| 3714 BRADLEY LANE | COLONIAL REVIVAL/ASO | 1916-27 | 2 | 3 BRICK | 6/1 | PYRAMIDAL | ASPHALT | BY 1923 | RESIDENCE | H COPEHAWER | OUTBG C |
| 3720 BRADLEY LANE | COLONIAL REVIVAL | 1916-27 | 2 | 2 WOOD CLAPBOARD | 8/8 | SIDE GABLE | ASPHALT | | RESIDENCE | | REPLACED PRE-1916 BUILDING |
| 3800 BRADLEY LANE | MODERN NEO COLONIAL | 1941-96 | NC | 2 WOOD CLAPBOARD | 12/12 | SIDE GABLE | WOOD SHINGLE | 1983 | RESIDENCE | A WOOD DONN & DEMING/ H. E W DOWN | COMPATIBLE E ADDITION |
| 3804 BRADLEY LANE | CRAFTSMAN | 1892-1916 | 2 | 3 BRICK | 1/1 T | SIDE GABLE | ASPHALT | | RESIDENCE | | OUTBG NC |
| 3810 BRADLEY LANE | COLONIAL REVIVAL | 1892-1916 | 1 | 3 STUCCO | 6/8 | SIDE GABLE | ASPHALT | BY 1912 | RESIDENCE | | 2 STORY S WING |
| 6300 BROOKEVILLE RD | COLONIAL REVIVAL | 1916-27 | 2 | 3 WOOD CLAPBOARD | 6/1 T | SIDE GABLE | SLATE | | RESIDENCE | | 2 STORY S WING |
| 6400 BROOKEVILLE RD | COLONIAL REVIVAL | 1916-27 | 2 | 3 WOOD CLAPBOARD | 6/1 T | SIDE GABLE | ASPHALT | | RESIDENCE | | 2 STORY S WING |
| 6401 BROOKEVILLE RD | COLONIAL REVIVAL/CAPE COD | 1941-96 | NC | 2 BRICK | 8/8 | SIDE GABLE | SLATE | | RESIDENCE | | |
| 3484 CEDAR PKWY | COLONIAL REVIVAL | 1916-27 | 2 | 3 BRICK | 8/8 | SIDE GABLE | SLATE | | RESIDENCE | | |
| 3486 CEDAR PKWY | COLONIAL REVIVAL | 1916-27 | 2 | 2 WOOD CLAPBOARD | FRNCH DOOR | SIDE GABLE | SLATE | | RESIDENCE | | |
| 3488 CEDAR PKWY | TUDOR REVIVAL | 1916-27 | 2 | 3 BRICK | 8/8 | FRNT GABLE OS | ASPHALT | | RESIDENCE | | |
| 3810 CEDAR PKWY | TUDOR REVIVAL | 1916-27 | 2 | 2 BRICK | CASEMENT | SIDE GABLE | SLATE | | RESIDENCE | | |
| 3815 CEDAR PKWY | COLONIAL REVIVAL | 1916-27 | 2 | 2 WOOD CLAPBOARD | 8/8 | SIDE GABLE | SLATE | | RESIDENCE | | |
| 3904 CEDAR PKWY | CRAFTSMAN | 1916-27 | 1 | 3 STUCCO | CASEMENT | SIMPLE HIP | SLATE | 1909 | RESIDENCE | A MORRILL, H HATHAWAY, EARLY REINFOR CONCRETE | OUTBG C, 2 STORY N WING |
| 3908 CEDAR PKWY | COLONIAL REVIVAL/CRAFTSMAN | 1892-1916 | 2 | 3 WOOD CLAPBOARD | 9/1 | SIDE GABLE | SLATE | | RESIDENCE | | OUTBG C, PERGOLA |
| 3910 CEDAR PKWY | CRAFTSMAN | 1892-1916 | 1 | 3 STUCCO | 1/1 | PYRAMIDAL | ASPHALT | | RESIDENCE | | OUTBG C |
| 3912 CEDAR PKWY | CRAFTSMAN | 1892-1916 | 2 | 3 STUCCO | 1/1 | PYRAMIDAL | SLATE | | RESIDENCE | | FULL WIDTH PORCH REMOVED |
| 3914 CEDAR PKWY | COLONIAL REVIVAL | 1916-27 | 2 | 2 STUCCO | 6/6 | SIDE GABLE | ASPHALT | | RESIDENCE | | OUTBG C |
| 3918 CEDAR PKWY | MODERN | 1941-96 | NC | 3 WOOD CLAPBOARD | 6/6 | CROSS GABLE | SLATE | | RESIDENCE | ALTERATION TO PORCH, HEATON C 1927 | |
| 3921 CEDAR PKWY | COLONIAL REVIVAL | 1916-27 | 2 | 2 BRICK | 4/4 | MANSAARD | SLATE | | RESIDENCE | | |
| 3 CHEVY CHASE CIRCLE | COLONIAL REVIVAL | 1916-27 | 2 | 3 ALUMINIUM | 8/1 | SIDE GABLE | SLATE | | RESIDENCE | | |
| 3 CHEVY CHASE CIR | GOthic REVIVAL | 1892-1916 | 1 | 2 STONE | FIXED | SIDE GABLE | SLATE | 1901- | CHURCH | A WOOD HEATON, D H SMITH, DENTON | 1926 & 1930 ADDITIONS |
| 5 CHEVY CHASE DR | CRAFTSMAN | 1892-1916 | 1 | 3 STUCCO | 1/1 | SIDE GABLE | SLATE RED | c 1900 | RESIDENCE | H WILKINSON, HARRY | OUTBG C, HOUSE USED AS RECTORY 1950-77 |
| 5406 10 CONNECTICUT AVE | TUDOR REVIVAL | 1892-1916 | 1 | 3 STONE | CASEMENT | SIDE GABLE | SLATE | 1894/1909 | RESIDENCE | A JOHNSON HEATON, H NEWMAN, CORBY | GATEWAY 1915, GARAGE 1924, 1927 |
| 5408 CONNECTICUT AVE | CRAFTSMAN | 1892-1916 | 1 | 1 STUCCO | PAIRED | SIMPLE HIP | ASPHALT | c 1896, | RESIDENCE | | NORTH EXTENSION C 1930S |
| 5400 CONNECTICUT AVE | MODERN SPLIT LEVEL | 1941-96 | NC | 1 5/2 S BRICK | 6/6 | SIDE GABLE | ASPHALT | c 1960s | RESIDENCE | | |
| 5406 CONNECTICUT AVE | MODERN SPLIT LEVEL | 1892-1916 | 1 | 3 STUCCO | FRNCH DOOR | SIMPLE HIP | ASPHALT | c 1893 | RESIDENCE | A JOHNSON DESSEZ, H STELLWAGEN, GATE/SOUTHGATE | OUTBG C, LODGE BY 1916, SOUTHGATE |
| 5408 CONNECTICUT AVE | MODERN SPLIT LEVEL | 1941-96 | NC | 1 5/2 S BRICK | 8/8 | SIMPLE HIP | ASPHALT | c 1960s | RESIDENCE | | |
| 5810 CONNECTICUT AVE | MEDITERRANEAN REVIVAL | 1916-27 | 1 | 3 BRICK | CASEMENT D | PYRAMIDAL | PANTILE | | RESIDENCE | A JOHNSON DESSEZ, H CLAUDE | OUTBG C, FORMER JORDANIAN EMBASSY |
| 5900 CONNECTICUT AVE | TUDOR REVIVAL | 1892-1916 | 1 | 3 WOOD SHINGLE | CASEMENT | SIDE GABLE | ASPHALT | c 1892 | RESIDENCE | A PORTER LOCKIE, H MOUNTFORD | OUTBG C |
| 5903 CONNECTICUT AVE | TUDOR REVIVAL | 1916-27 | 1 | 3 STONE | CASEMENT | SIDE GABLE | ASPHALT | | RESIDENCE | | N MOUNT FORD HOUSE |
| 5904 CONNECTICUT AVE | COLONIAL REVIVAL | 1916-27 | 2 | 3 STUCCO | CASEMENT | SIDE GABLE | ASPHALT | | RESIDENCE | | STONE COLUMNS @ ENTRANCE WALK |
| 6000 CONNECTICUT AVE | COLONIAL REVIVAL | 1892-1916 | 1 | 3 STONE/STUCCO | 1/1 | SIDE GABLE | SLATE | 1903 | RESIDENCE | H CLEPHANE MERRIGAN | CHEVY CHASE CLUB |
| 6108 CONNECTICUT AVE | NEOCLASSICAL | 1892-1916 | 1 | 3 STONE | 6/6 | SIDE GABLE | SLATE | 1917/1926 | RESIDENCE | A DI SIBOUR, WADDOY WOOD | |
| 6403 CONNECTICUT AVE | TUDOR REVIVAL | 1916-27 | 2 | 3 BRICK/STUCCO | CASEMENT | SIDE GABLE | SLATE | | RESIDENCE | | |
| 3 GRAFF TON ST | DUTCH COLONIAL | 1892-1916 | 2 | 3 STUCCO | 6/6 | SIDE GABLE | SLATE | | RESIDENCE | H BROWNE | |
| 5 GRAFF TON ST | CRAFTSMAN/BUNGALOW | 1892-1916 | 2 | 2 WOOD SHINGLE | 6/6 | SIDE GABLE | WOOD SHINGLE | BY 1912 | RESIDENCE | H EMERY (CHEMIST) | |
| 7 GRAFF TON ST | COLONIAL REVIVAL | 1892-1916 | 1 | 3 BRICK | 201 | SIMPLE HIP | SLATE | BY 1912 | RESIDENCE | H AUSTIN, REV | OUTBG C |
| 8 GRAFF TON ST | SHINGLE | 1892-1916 | 1 | 3 WOOD SHINGLE | 1/1 | CROSS GABLE | ASPHALT | BY 1912 | RESIDENCE | H MOHUN (LAWYER) | OUTBG C |
| 9 GRAFF TON ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3 STUCCO | 6/6 | SIMPLE HIP | ASPHALT | BY 1912 | RESIDENCE | H SCAMMELL (GPO) | FENCE/FANLIGHTS |
| 10 GRAFF TON ST | PRAIRIE | 1892-1916 | 2 | 3 STUCCO | 1/1 | SIMPLE HIP | ASPHALT | BY 1912 | RESIDENCE | H SHOEMAKER (REAL ESTATE) | OUTBG C |
| 11 GRAFF TON ST | CRAFTSMAN | 1892-1916 | 2 | 2 STUCCO | 9/1 | SIDE GABLE | SLATE | BY 1912 | RESIDENCE | H BARNARD (LAWYER) | OUTBG C |
| 13 GRAFF TON ST | PRAIRIE | 1892-1916 | 2 | 2 STUCCO | 1/1 | FLAT | WOOD SHINGLE | BY 1912 | RESIDENCE | H GATLEY (LAWYER) | OUTBG C |
| 14 GRAFF TON ST | DUTCH COLONIAL/BUNGALOW | 1892-1916 | 2 | 2 ALUMINUM | 6/1 | GAMBREL | WOOD SHINGLE | BY 1912 | RESIDENCE | H MUELLER (ENGINEER) | OUTBG NC |
| 15 GRAFF TON ST | PRAIRIE | 1892-1916 | 2 | 2 STUCCO | MULTI/1 | FLAT | WOOD SHINGLE | BY 1912 | RESIDENCE | H SWETT (CHEM PROF) | OUTBG C |
| 17 GRAFF TON ST | MODERN | 1941-96 | NC | 2 BRICK | BAY | SIMPLE HIP | SLATE | | RESIDENCE | | |
| 18 GRAFF TON ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3 STUCCO | TRIPARTITE | SIMPLE HIP | ASPHALT | | RESIDENCE | H SOUTHGATE, COBB | OUTBG NC |
| 19 GRAFF TON ST | SHINGLE | 1892-1916 | 1 | 2 WOOD CLAPBOARD | 3/2 | GAMBREL | ASPHALT | | RESIDENCE | | OUTBG C, Ch. County Day School |
| 20 GRAFF TON ST | TUDOR REVIVAL | 1927-41 | 2 | 2 STONE/STUCCO | CASEMENT | FRONT GABLE | SLATE | BY 1931 | RESIDENCE | | OAK TREE |
| 21 GRAFF TON ST | DUTCH COLONIAL | 1892-1916 | 2 | 2 STUCCO | 6/6 | GAMBREL | ASPHALT | | RESIDENCE | | |
| 22 GRAFF TON ST | DUTCH COLONIAL | 1916-27 | 2 | 2 WOOD CLAPBOARD | TRIPARTITE | GAMBREL | ASPHALT | | RESIDENCE | | |
| 23 GRAFF TON ST | COLONIAL REVIVAL | 1916-27 | 2 | 3 STUCCO | CASEMENT D | SIDE GABLE | SLATE | | RESIDENCE | | |
| 24 GRAFF TON ST | COLONIAL REVIVAL/CRAFTSMAN | 1916-27 | 2 | 3 STUCCO | FRNCH DOOR | SIDE GABLE | SLATE | | RESIDENCE | | |
| 25 GRAFF TON ST | CRAFTSMAN | 1892-1916 | 2 | 3 STUCCO | 6/2 | SIDE GABLE | ASPHALT | BY 1912 | RESIDENCE | H RIDGEWAY | FRAME CONSTRUCTION |
| 26 GRAFF TON ST | COLONIAL REVIVAL | 1916-27 | 2 | 3 WOOD CLAPBOARD | TRIPARTITE | SIMPLE HIP | SLATE | BY 1920 | RESIDENCE | | OUTBG C |

| Address | Property Name | Year | NC | Material | Roof | Style | Notes | Architect | Material | Notes |
|-----------------|--------------------------|-----------|----|-------------------|------|-------------------|------------|-----------|-----------|----------------------|
| 28 UFAF-TION ST | MODERN-CAPE COD | 1941-96 | 2 | BRICK | 2 | BRICK | 8/8 | | RESIDENCE | MAJOR 1996 |
| 30 GRAFTON ST | TUDOR REVIVAL | 1916-27 | 2 | 2, STUCCO | 2 | 2, STUCCO | 6/6 | | RESIDENCE | |
| 40 GRAFTON ST | COLONIAL REVIVAL | 1916-27 | 2 | 3, WOOD-CLAPBOARD | 2 | 3, WOOD-CLAPBOARD | 6/6 | | RESIDENCE | |
| 44 GRAFTON ST | COLONIAL REVIVAL | 1927-41 | 2 | 3, BRICK | 2 | 3, BRICK | 8/8 | | RESIDENCE | OUTBGC |
| 46 GRAFTON ST | COLONIAL REVIVAL | 1927-41 | 2 | 3, BRICK | 2 | 3, BRICK | 8/8 | | RESIDENCE | MATURE TREE |
| 3 HESKETH ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3, STUCCO | 2 | CASEMENT | 6/6 | | RESIDENCE | |
| 2 HESKETH ST | COLONIAL REVIVAL | 1892-1916 | 2 | 2, WOOD-SHINGLE | 2 | 2, WOOD-SHINGLE | 6/6 | | RESIDENCE | |
| 4 HESKETH ST | COLONIAL REVIVAL | 1892-1916 | 2 | 2, ALUMINUM VINYL | 2 | BAY | 12/1 | | RESIDENCE | OUTBGC |
| 5 HESKETH ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3, STUCCO | 2 | FRNCH DO | 9/1 | | RESIDENCE | CEMENT CONSTRUCTION |
| 6 HESKETH ST | DUTCH COLONIAL | 1916-27 | 2 | 2, WOOD-CLAPBOARD | 2 | 2, WOOD-CLAPBOARD | 6/6 | | RESIDENCE | MATURE OAK |
| 7 HESKETH ST | CRAFTSMAN | 1892-1916 | 2 | 3, STUCCO | 2 | CASEMENT | 6/1 | | RESIDENCE | OUTBGC |
| 8 HESKETH ST | CRAFTSMAN | 1892-1916 | 2 | 3, BRICK | 2 | CASEMENT | 6/1 | | RESIDENCE | OUTBGC |
| 9 HESKETH ST | TUDOR REVIVAL | 1892-1916 | 2 | 2, STUCCO | 2 | CASEMENT | 6/6 | | RESIDENCE | OUTBGC |
| 10 HESKETH ST | DUTCH COLONIAL | 1892-1916 | 2 | 3, WOOD-SHINGLE | 2 | TRIPARTITE | 9/1 | | RESIDENCE | |
| 11 HESKETH ST | DUTCH COLONIAL | 1892-1916 | 2 | 3, WOOD-SHINGLE | 2 | TRIPARTITE | 9/1 | | RESIDENCE | MATURE POPLARS |
| 14 HESKETH ST | CRAFTSMAN | 1892-1916 | 2 | 3, STUCCO | 2 | TRIPARTITE | 8/1 | | RESIDENCE | STONE WALL |
| 15 HESKETH ST | CRAFTSMAN | 1892-1916 | 2 | 3, STUCCO | 2 | TRIPARTITE | 8/1 | | RESIDENCE | |
| 16 HESKETH ST | MEDITERRANEAN REVIVAL | 1892-1916 | 2 | 3, STUCCO | 2 | TRIPARTITE | 8/1 | | RESIDENCE | |
| 17 HESKETH ST | CLASSICAL REVIVAL | 1892-1916 | 2 | 3, STUCCO | 2 | TRIPARTITE | 8/1 | | RESIDENCE | |
| 18 HESKETH ST | BUNGALOW | 1892-1916 | NC | 3, WOOD-CLAPBOARD | 2 | BAY | 6/1 | | RESIDENCE | |
| 20 HESKETH ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3, STUCCO | 2 | FRNCH DO | 6/1 | | RESIDENCE | |
| 21 HESKETH ST | DUTCH COLONIAL/BUNGALOW | 1916-27 | 2 | 2, WOOD-CLAPBOARD | 2 | 2, WOOD-CLAPBOARD | 6/6 | | RESIDENCE | |
| 22 HESKETH ST | DUTCH COLONIAL | 1916-27 | 2 | 2, STUCCO | 2 | 2, STUCCO | 12/12 | | RESIDENCE | |
| 23 HESKETH ST | CRAFTSMAN | 1892-1916 | 2 | 2, STUCCO | 2 | 2, STUCCO | 6/6 | | RESIDENCE | |
| 24 HESKETH ST | CRAFTSMAN | 1892-1916 | 2 | 2, STUCCO | 2 | 2, STUCCO | 6/6 | | RESIDENCE | |
| 25 HESKETH ST | CRAFTSMAN | 1892-1916 | 2 | 2, STUCCO | 2 | 2, STUCCO | 6/6 | | RESIDENCE | |
| 26 HESKETH ST | BUNGALOW | 1892-1916 | NC | 2, BRICK | 2 | BAY | 6/1 | | RESIDENCE | BRICK CONSTRUCTION |
| 27 HESKETH ST | DUTCH COLONIAL | 1916-27 | 2 | 2, WOOD-CLAPBOARD | 2 | 2, WOOD-CLAPBOARD | 6/1 | | RESIDENCE | |
| 28 HESKETH ST | CRAFTSMAN | 1892-1916 | 2 | 2, STUCCO | 2 | CASEMENT | 6/1 | | RESIDENCE | |
| 29 HESKETH ST | COLONIAL REVIVAL | 1916-27 | 2 | 3, WOOD-CLAPBOARD | 2 | 3, WOOD-CLAPBOARD | 12/12 | | RESIDENCE | |
| 30 HESKETH ST | TUDOR REVIVAL | 1916-27 | 2 | 3, STUCCO | 2 | 3, STUCCO | 6/6 | | RESIDENCE | |
| 1 E IRVING ST | COLONIAL REVIVAL | 1927-41 | NC | 3, BRICK | 2 | 3, BRICK | 8/8 | | RESIDENCE | |
| 3 E IRVING ST | COLONIAL REVIVAL | 1892-1916 | 1 | 3, WOOD-CLAPBOARD | 2 | 3, WOOD-CLAPBOARD | 8/2 | | RESIDENCE | E ADD ATTACHED GARAG |
| 4 E IRVING ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3, WOOD-CLAPBOARD | 2 | 3, WOOD-CLAPBOARD | 1/1 | | RESIDENCE | OUTBGC |
| 5 E IRVING ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3, STUCCO | 2 | TRIPARTITE | 6/1 | | RESIDENCE | OUTBGC-C, CCHS#65 |
| 6 E IRVING ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3, STUCCO | 2 | TRIPARTITE | 6/1 | | RESIDENCE | OUTBGC |
| 7 E IRVING ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3, STUCCO | 2 | TRIPARTITE | 6/1 | | RESIDENCE | SMAN INFLUENCE |
| 8 E IRVING ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3, STUCCO | 2 | TRIPARTITE | 6/1 | | RESIDENCE | OUTBGC |
| 11 E IRVING ST | SHINGLE/4 SQ | 1892-1916 | 2 | 3, WOOD-SHINGLE | 2 | 3, WOOD-SHINGLE | 3/1 | | RESIDENCE | |
| 1 W IRVING ST | RENAISSANCE REVIVAL | 1916-27 | 2 | 3, STUCCO | 2 | 3, STUCCO | 6/6 | | RESIDENCE | |
| 3 W IRVING ST | DUTCH COLONIAL/BUNGALOW | 1892-1916 | 1 | 2, WOOD-CLAPBOARD | 2 | 2, WOOD-CLAPBOARD | 6/1 | | RESIDENCE | |
| 4 W IRVING ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3, WOOD-CLAPBOARD | 2 | 3, WOOD-CLAPBOARD | TRIPARTITE | | RESIDENCE | |
| 5 W IRVING ST | CRAFTSMAN/BUNGALOW | 1892-1916 | 2 | 2, WOOD-SHINGLE | 2 | 2, WOOD-SHINGLE | 12/1 | | RESIDENCE | |
| 8 W IRVING ST | CRAFTSMAN | 1892-1916 | 1 | 3, WOOD-SHINGLE | 1 | 3, WOOD-SHINGLE | 12/1 | | RESIDENCE | |
| 9 W IRVING ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3, WOOD-CLAPBOARD | 2 | 3, WOOD-CLAPBOARD | 1/1 | | RESIDENCE | FENCE |
| 9 E IRVING ST | COLONIAL REVIVAL | 1892-1916 | 2 | 3, STUCCO | 2 | TRIPARTITE | 6/6 | | RESIDENCE | OUTBGC |
| 11 W IRVING ST | COLONIAL REVIVAL | 1892-1916 | 1 | 3, WOOD-CLAPBOARD | 2 | 3, WOOD-CLAPBOARD | PAIRED | | RESIDENCE | |
| 12 W IRVING ST | TUDOR REVIVAL | 1916-27 | 2 | 3, BRICK | 2 | 3, BRICK | 6/6 | | RESIDENCE | |
| 13 W IRVING ST | MODERN NEO COLONIAL | 1941-96 | NC | 3, ALUMINUM VINYL | 6/9 | 3, ALUMINUM VINYL | 6/1 | | RESIDENCE | |
| 14 W IRVING ST | MODERN | 1941-96 | NC | 2, ALUMINUM VINYL | 9/1 | 2, ALUMINUM VINYL | 9/1 | | RESIDENCE | |
| 15 W IRVING ST | DUTCH COLONIAL | 1916-27 | 2 | 2, STONE | 2 | 2, STONE | 9/1 | | RESIDENCE | |
| 16 W IRVING ST | COLONIAL REVIVAL | 1916-27 | 2 | 2, WOOD-CLAPBOARD | 2 | 2, WOOD-CLAPBOARD | CASEMENT | | RESIDENCE | |
| 17 W IRVING ST | MODERN-VICTORIAN REVIVAL | 1892-1916 | NC | 2, WOOD-CLAPBOARD | 2/2 | 2, WOOD-CLAPBOARD | 2/2 | | RESIDENCE | |
| 18 W IRVING ST | COLONIAL REVIVAL | 1916-27 | 2 | 2, WOOD-CLAPBOARD | 4/4 | 2, WOOD-CLAPBOARD | 4/4 | | RESIDENCE | GAZEBO |
| 20 W IRVING ST | CRAFTSMAN/BUNGALOW | 1916-27 | 2 | 2, WOOD-SHINGLE | 9/1 | 2, WOOD-SHINGLE | 9/1 | | RESIDENCE | |
| 22 W IRVING ST | CRAFTSMAN | 1892-1916 | 2 | 3, STUCCO | 2 | 3, STUCCO | 6/6 | | RESIDENCE | |
| 23 W IRVING ST | COLONIAL REVIVAL | 1916-27 | 2 | 2, WOOD-SHINGLE | 2 | 2, WOOD-SHINGLE | 6/6 | | RESIDENCE | OUTBGC |
| 24 W IRVING ST | RENAISSANCE REVIVAL | 1916-27 | 2 | 2, STUCCO | 2 | 2, STUCCO | FRNCH DOOR | | RESIDENCE | OUTBGC |
| 25 W IRVING ST | CRAFTSMAN | 1892-1916 | 2 | 3, STUCCO | 2 | 3, STUCCO | 6/1 | | RESIDENCE | WEST MODERN ADDITION |
| 26 W IRVING ST | MODERN-RANCH | 1941-96 | NC | 1, BRICK | 6/6 | 1, BRICK | 6/6 | | RESIDENCE | |
| 27 W IRVING ST | CRAFTSMAN | 1892-1916 | 2 | 3, STUCCO | 2 | 3, STUCCO | 12/1 | | RESIDENCE | 2STORY ADD |

| Address | Year | Material | Side | By | Notes | Remarks |
|------------------|-----------|------------------|--------------|---------|-----------|---------------------------------|
| 9 W LENOX ST | 1892-1910 | 3 STUCCO | SIDE | BY 1912 | RESIDENCE | GARAGE W/ ORIGINAL LIVING SPACE |
| 11 W LENOX ST | 1892-1916 | 3 BRICK | SIMPLE HIP | 1917 | RESIDENCE | |
| 14 W LENOX ST | 1916-27 | 3 WOOD-CLAPBOARD | SIMPLE GABLE | 1917 | RESIDENCE | A. HEATON, H. WALKER |
| 15 W LENOX ST | 1892-1916 | NC | | | | |
| 16 W LENOX ST | 1916-27 | 2 WOOD-CLAPBOARD | SIMPLE HIP | | RESIDENCE | 1920s HOUSE DEM'D 1996 |
| 18 W LENOX ST | 1892-1916 | 3 STUCCO | SIDE GABLE | | RESIDENCE | WEST ADDITION |
| 20 W LENOX ST | 1916-27 | 2 WOOD-CLAPBOARD | SIDE GABLE | c1915 | RESIDENCE | OUTBGC-NC |
| 33 W LENOX ST | 1916-27 | 2 WOOD-CLAPBOARD | SIDE GABLE | | RESIDENCE | OUTBGC-NC |
| 35 W LENOX ST | 1916-27 | 2 WOOD-CLAPBOARD | SIDE GABLE | 1924 | RESIDENCE | OUTBUILDING |
| 37 W LENOX ST | 1916-27 | 3 BRICK | SIDE GABLE | 1926 | RESIDENCE | 2 STORY ORIG WING |
| 43 W LENOX ST | 1892-1916 | 3 ALUMINUM VINYL | SIDE GABLE | | RESIDENCE | |
| 45 W LENOX ST | 1916-27 | 2 WOOD-CLAPBOARD | SIDE GABLE | | RESIDENCE | |
| 47 W LENOX ST | 1916-27 | 2 STUCCO | SIDE GABLE | | RESIDENCE | |
| 49 W LENOX ST | 1941-96 | 2 BRICK | FRONT GABLE | | RESIDENCE | |
| 51 W LENOX ST | 1941-96 | 2 STONE | GAMBREL | | RESIDENCE | |
| 2 MAGNOLIA PKWY | 1892-1916 | NC | | | | |
| 3 MAGNOLIA PKWY | 1892-1916 | NC | | | | |
| 4 MAGNOLIA PKWY | 1892-1916 | NC | | | | |
| 5 MAGNOLIA PKWY | 1892-1916 | NC | | | | |
| 7 MAGNOLIA PKWY | 1916-27 | 2 WOOD-CLAPBOARD | SIDE GABLE | c1965 | RESIDENCE | 1990s HOUSE REMODELED/ENLARGED |
| 8 MAGNOLIA PKWY | 1916-27 | 3 WOOD-CLAPBOARD | SIDE GABLE | | RESIDENCE | PERGOLA |
| 9 MAGNOLIA PKWY | 1916-27 | 3 WOOD-CLAPBOARD | SIDE GABLE | | RESIDENCE | 2 STORY WING |
| 11 MAGNOLIA PKWY | 1916-27 | 2 WOOD-CLAPBOARD | SIDE GABLE | | RESIDENCE | ADDITIONS POST 1927 |
| 13 MAGNOLIA PKWY | 1916-27 | 2 WOOD-CLAPBOARD | SIDE GABLE | | RESIDENCE | 2 STORY WING, OUTBGC-C |
| 15 MAGNOLIA PKWY | 1916-27 | 2 ALUMINUM VINYL | GAMBREL | | RESIDENCE | |
| 16 MAGNOLIA PKWY | 1892-1916 | 2 WOOD-CLAPBOARD | SIDE GABLE | | RESIDENCE | |
| 17 MAGNOLIA PKWY | 1916-27 | 3 STUCCO | PYRAMIDAL | | RESIDENCE | |
| 20 MAGNOLIA PKWY | 1916-27 | 2 STONE | SIDE GABLE | | RESIDENCE | |
| 1 E MELROSE ST | 1892-1916 | 3 ALUMINUM VINYL | SIDE GABLE | | RESIDENCE | |
| 2 E MELROSE ST | 1916-27 | 2 WOOD-CLAPBOARD | SIDE GABLE | 1916 | RESIDENCE | A. HEATON, H. EDWARDS |
| 3 E MELROSE ST | 1916-27 | 2 STUCCO | SIDE GABLE | | RESIDENCE | A. JOHN DONN, H. EDWARDS |
| 6 E MELROSE ST | 1892-1916 | 1 WOOD-SHINGLE | SIMPLE HIP | BY 1912 | RESIDENCE | H. HULSE |
| 7 E MELROSE ST | 1892-1916 | 2 WOOD-CLAPBOARD | PYRAMIDAL | | RESIDENCE | H. RIDGEWAY (GEOL SURVEY) |
| 8 E MELROSE ST | 1892-1916 | NC | | | | |
| 9 E MELROSE ST | 1892-1916 | 2 WOOD-CLAPBOARD | PYRAMIDAL | BY 1912 | RESIDENCE | H. KER (REAL ESTATE) |
| 11 E MELROSE ST | 1892-1916 | 2 STUCCO | SIDE GABLE | | RESIDENCE | |
| 12 E MELROSE ST | 1892-1916 | 2 WOOD-CLAPBOARD | PYRAMIDAL | | RESIDENCE | |
| 13 E MELROSE ST | 1892-1916 | 2 WOOD-CLAPBOARD | CROSS GABLE | | RESIDENCE | |
| 15 E MELROSE ST | 1892-1916 | 2 WOOD-SHINGLE | FRONT GABLE | BY 1912 | RESIDENCE | H. LANE (TREAS ARCHT) |
| 16 E MELROSE ST | 1916-27 | 2 STUCCO | GAMBREL | | RESIDENCE | |
| 21 E MELROSE ST | 1892-1916 | 2 WOOD-CLAPBOARD | SIMPLE HIP | | RESIDENCE | |
| 101 E MELROSE ST | 1892-1916 | 2 WOOD-CLAPBOARD | SIMPLE HIP | c1895 | RESIDENCE | A. WOOD, H. OWENS |
| 102 E MELROSE ST | 1916-27 | 2 WOOD-CLAPBOARD | SIDE GABLE | BY 1912 | RESIDENCE | A. COOPER, H. WEAVER/RICHARDS |
| 1 W MELROSE ST | 1916-27 | 2 STUCCO | SIDE GABLE | | RESIDENCE | H. SPIER |
| 4 W MELROSE ST | 1916-27 | 2 STUCCO | SIDE GABLE | | RESIDENCE | H. LAUK |
| 5 W MELROSE ST | 1916-27 | 2 WOOD-CLAPBOARD | FRONT GABLE | | RESIDENCE | H. KAUFFMANN |
| 6 W MELROSE ST | 1916-27 | 3 BRICK | SIDE GABLE | c1897 | RESIDENCE | A. MELINE, H. LEWIS |
| 8 W MELROSE ST | 1916-27 | 2 STUCCO | GAMBREL | | RESIDENCE | |
| 9 W MELROSE ST | 1916-27 | 2 STUCCO | SIDE GABLE | BY 1924 | RESIDENCE | H. ROBERTSON (PATENT LAWYER) |
| 11 W MELROSE ST | 1916-27 | 2 WOOD-SHINGLE | SIDE GABLE | | RESIDENCE | H. WARNER |
| 2 NEWLANDS ST | 1892-1916 | 2 WOOD-SHINGLE | PYRAMIDAL | | RESIDENCE | |
| 3 NEWLANDS ST | 1892-1916 | 2 WOOD-SHINGLE | SIDE GABLE | | RESIDENCE | |
| 4 NEWLANDS ST | 1892-1916 | 2 WOOD-SHINGLE | CROSS GABLE | c1910 | RESIDENCE | H. MORGAN (NAVY) |
| 5 NEWLANDS ST | 1892-1916 | 2 WOOD-SHINGLE | CROSS HIP | BY 1912 | RESIDENCE | A. HEATON, H. WALSH (MGR) |
| 6 NEWLANDS ST | 1892-1916 | 2 STUCCO | SIDE GABLE | c1910 | RESIDENCE | H. JOHNSON (LAWYER) |
| 7 NEWLANDS ST | 1941-96 | 2 WOOD-CLAPBOARD | SIDE GABLE | | RESIDENCE | A. HEATON, H. McNALLY |
| 8 NEWLANDS ST | 1892-1916 | 1 STUCCO | SIMPLE HIP | BY 1909 | RESIDENCE | H. HOEHLING |
| 10 NEWLANDS ST | 1892-1916 | 2 ALUMINUM VINYL | GAMBREL | 1986 | RESIDENCE | |
| 11 NEWLANDS ST | 1892-1916 | 2 WOOD-SHINGLE | COPPER SHING | c1910 | RESIDENCE | H. NICHOLSON (JUSTICE OF PEACE) |
| 14 NEWLANDS ST | 1892-1916 | 2 WOOD-SHINGLE | SIDE GABLE | | RESIDENCE | H. CLARK (CLERGY) |
| 15 NEWLANDS ST | 1916-27 | 2 WOOD-SHINGLE | SIMPLE HIP | BY 1912 | RESIDENCE | A. HEATON, H. PARKER (MFG) |
| 16 NEWLANDS ST | 1892-1916 | 2 STUCCO | SIDE GABLE | BY 1920 | RESIDENCE | H. WHITFORD (LAWYER) |
| | | | | | RESIDENCE | H. LATIMER (LAWYER) |
| | | | | BY 1912 | RESIDENCE | H. MELLOTT (PATENT OFFICE) |

APPENDIX B:

RESOLUTIONS



Resolution No: 13-1209
Introduced: March 10, 1998
Adopted: March 10, 1998

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Planning Board Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Chevy Chase Village Historic District - Expansion

Background

1. On March 28, 1995, the District Council approved a Chevy Chase Historic District (Phase One) consisting of eleven properties on West Lenox Street between Laurel Parkway and Magnolia Parkway. In designating the one block, the Council's intent was that all remaining areas of the Chevy Chase Atlas historic district, including the areas in Chevy Chase Village which were part of the Plan, remain on the Atlas for further and future consideration as part of an evaluation of the Atlas resource.
2. On August 13, 1997, the Planning Board submitted to the County Executive and the County Council the Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Chevy Chase Village - Expansion.
3. On October 7, 1997, the Executive submitted to the District Council a fiscal impact analysis and comments on the Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Chevy Chase Village - Expansion.
4. On December 2, 1997, the County Council held a public hearing on the Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Chevy Chase Village - Expansion. The Council heard testimony both for and against the proposed Master Plan Amendment.
5. On January 12, 1998, the Planning, Housing, and Economic Development (PHED) Committee held a worksession on the amendment. The Committee discussed the Final Draft Master Plan Amendment and the issues raised at the public hearing. The Committee also

considered the request of Chevy Chase Village to defer the Final Draft Amendment until a study of the entire Chevy Chase area is completed. The Committee took no final action on Chevy Chase Village's request. The Committee requested that Staff prepare alternative boundaries to the Final Draft Amendment historic boundaries for consideration at a future worksession.

6. On February 2, 1998, the PHED Committee held a second worksession and considered several alternatives to the Final Draft Amendment: (1) approve three small, separate districts proposed by Councilmember Hanna designed to include only the majority of the outstanding resources, while allowing Chevy Chase Village jurisdiction over most of the less historically significant properties; (2) designate individual historic sites without any historic district boundary; and (3) no historic district or individual historic site designations.
7. The Committee agreed by a 2-1 vote to recommend that the historic district for Chevy Chase Village be approved as contained in the Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Chevy Chase Village - Expansion historic district be approved with the boundaries submitted by the Planning Board. The Committee also recommended that: (1) HPC appoint the Chevy Chase Village Board of Managers as the Local Advisory Panel (LAP), should they agree; (2) the Chevy Chase Historic Preservation Committee re-open drafting of the historic preservation guidelines to provide another opportunity for Chevy Chase residents to participate further in the process; (3) HPC give considerable weight to the recommendations of the LAP; and (4) include language in the guidelines that the HPC will review with leniency a request for subdivision of a vacant lot.
8. On February 24, 1998, the County Council sitting as the District Council held a worksession on the Final Draft Master Plan Amendment and tentatively agreed (7-2) with the recommendations of the majority of the PHED Committee. In addition, the District Council agreed that alterations to the portions of a property that are not visible from the public right-of-way be subject to lenient review by HPC in deciding requests for expansions or alterations of a historic structure. The Council agreed that most changes to the rear of the properties should be approved as a matter of course.
9. The Council also stated its support for Historic Preservation Commission (HPC) staff approval for certain non-controversial Historic Area Work Permits, rather than having to go to the HPC for public hearing and action. In addition, the Final Draft Master Plan Amendment is being approved with Historic Preservation Policy Guidelines drafted by the Chevy Chase Village Historic Preservation Committee. The Council recommends to the Chevy Chase Village Board of Managers that these guidelines be considered interim and that the drafting be re-opened to allow for additional participation by residents.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Final Draft Amendment to the Approved and Adopted Master Plan - Expansion dated August, 1997, is approved as follows:

1. The Chevy Chase Village Historic District boundary is approved as delineated in the Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Chevy Chase Village - Expansion.
2. The text of the Final Draft Amendment Master Plan is revised as follows:
 - Page 6, replace last heading and first paragraph on page 7. *Historic Preservation Policy Guidelines. The following guidelines were drafted by the Chevy Chase Village Historic Preservation Committee and are adopted without changes in this amendment. The Committee was established by the Chevy Chase Village Board of Managers and represents a wide spectrum of views on the subject of historic designation. These guidelines have not been endorsed by the Chevy Chase Village Board of Managers.*

The Master Plan Amendment anticipates that the Chevy Chase Village Board of Managers and the Chevy Chase Village Historic Preservation Committee will re-open drafting of the historic preservation policy guidelines to give residents further opportunity to participate in the process. Revised guidelines must be agreed upon by the Village Board of Managers and the Historic Preservation Commission. Once such joint agreement is reached, the Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Chevy Chase Village - Expansion will be amended formally.

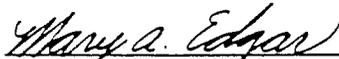
- Page 7, third full paragraph, add the following language: *The HPC, when reviewing a Historic Area Work Permit must give considerable weight to the recommendations of the Local Advisory Panel.*
- Page 8, following the first full paragraph, add the following language: *Although the Historic Preservation Commission does not have the power to approve or disapprove subdivisions, the HPC should in general be lenient in reviewing and commenting on subdivisions for vacant lots to the Planning Board unless the subdivision will be extremely detrimental to the historicity of the district.*

- Page 8, center of page, add the following language: *5. Alterations to the portions of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to the rear of the properties should be approved as a matter of course.*

3. Be it further Resolved that:

- The HPC is to appoint the Chevy Chase Village Board of Managers as the Local Advisory Panel (LAP). If the Board does not agree to being named the LAP, the Historic Preservation Commission must appoint the LAP recommended by the Board of Managers.
- The District Council supports a revision of Chapter 24A of the Montgomery County Code that would allow for certain non-controversial Historic Area Work Permit applications to be acted on by staff only, rather than having to go to the Historic Preservation Commission for public hearing. That revision requires separate legislation.

This is a correct copy of Council action.



Mary A. Edgar, CMC
Secretary of the Council



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MCPB No. 98-03
M-NCPPC No. 98-02

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law, held a duly advertised public hearing on June 26, 1997 regarding the Public Hearing (Preliminary) Draft of a proposed Amendment to the Master Plan for Historic Preservation: Chevy Chase Village Historic District--Expansion; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, approved the Planning Board (Final) Draft of the proposed amendment, and forwarded it on August 13, 1997 to the Montgomery County Executive and to the Montgomery County Council; and

WHEREAS, the Montgomery County Executive made comments and recommendations on the Planning Board (Final) Draft of the proposed Amendment to the Master Plan for Historic Preservation: Chevy Chase Village Historic District - Expansion, within the 60 days allowed by law for comment, and forwarded those comments to the Montgomery County Council on October 7, 1997; and

WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on December 2, 1997, wherein testimony was received concerning the Planning Board (Final) Draft of the proposed amendment; and

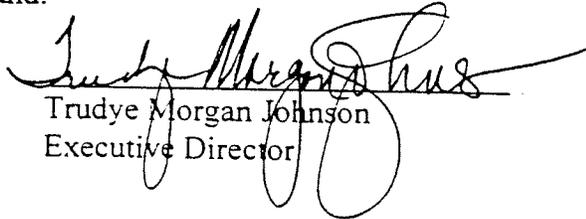
WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County on March 10, 1998 revised and approved the Planning Board (Final) Draft of the proposed amendment by Resolution No. 13-1209;

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said amendment to the Master Plan for Historic Preservation: Chevy Chase Village Historic District--Expansion, together with the General Plan for the Physical Development of the Maryland-Washington Regional District as approved by the Montgomery County Council in the attached Resolution No. 13-1209; and

BE IT FURTHER RESOLVED, that copies of said amendment shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

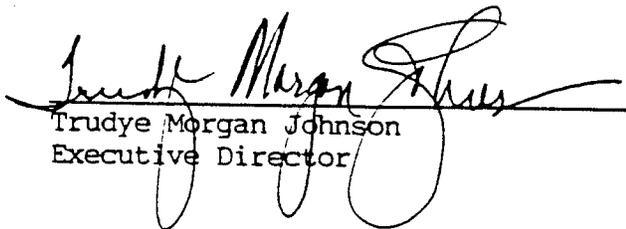
* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Bryant, seconded by Commissioner Holmes, with Commissioners Richardson and Hussman voting in favor at its regular meeting held on Thursday, April 2, 1998, in Silver Spring, Maryland.


Trudye Morgan Johnson
Executive Director

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Richardson, seconded Commissioner Bryant, with Commissioners Boone, Brown, Bryant, Dabney, Hewlett, Hussmann, Holmes, McNeill, Richardson, and Perdue voting in favor of the motion at its regular meeting held on Wednesday, April 15, 1998, in Riverdale, Maryland.


Trudye Morgan Johnson
Executive Director

Acknowledgements

MONTGOMERY COUNTY PLANNING DEPARTMENT MANAGEMENT TEAM

Rodney H. Irwin, Department of Park & Planning
Jeffrey Zyontz, Chief, Countywide Planning Division

PROJECT STAFF

Gwen Wright, Historic Preservation Coordinator
Clare Lise Cavicchi, Historic Preservation Planner
William Bushong, Historic Preservation Planner*
Genevieve Courbois, Intern*
Michael Simon, Intern*

TECHNICAL STAFF

Charles Coleman, Reproduction
Walt Robinson, Research and Technology
Scott Stickerod, Mapping and Graphics

THANKS ALSO TO

Chevy Chase Historical Society
Maryland Historical Trust
Chevy Chase Village Historic Preservation Committee:
Andi Adams
Tom Bourke
Bob Elliott
Jean Taylor Federico
Peter Wellington
Marjorie Zapruder

*Formerly with M-NCPPC

**Chevy Chase Village
Historic District - Expansion**

Approved and Adopted Amendment to
the Master Plan for Historic Preservation
in Montgomery County, Maryland

The Maryland-National Capital
Park and Planning Commission

The Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760