

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7340 Westlake Ter., Bethesda	Meeting Date:	5/7/2019
Resource:	Master Plan Site #29-16 Locust Grove I (Samuel Magruder House)	Report Date:	4/30/2019
Applicant:	1788/CAP 10 MD, LLC	Public Notice:	4/23/2019
Review:	Preliminary Consultation	Tax Credit:	Partial
PROPOSAL:	Demolition and New Construction	Staff:	Dan Bruechert

RECOMMENDATION

Staff recommends the applicant tailor their proposal to the comments and return for a second preliminary consultation when a tenant is identified.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #29-16 (*Samuel Magruder House*)
STYLE: Federal
DATE: c.1773 and 1973

From *Places from the Past*:

“Locust Grove was substantially larger than most houses of its era. William Wirt, who later became U.S. Attorney General, was a boarder at Locust Grove in 1783 and described the house as “a mansion,” being “a large two-story brick house.” Five bays wide, the substantial house features Flemish bond brick, a belt course above the first story, and double end chimneys. As originally built, each floor of the center hall plan had four rooms. Most of the interior woodwork dates from 1890s renovations. A massive stone and brick chimney on the kitchen wing may predate the main block.

Samuel Wade Magruder inherited the land in 1751 and built Locust Grove between 1773 and 1781. Magruder was a significant figure in the political life of the county through the late 1700s. He was lieutenant in the colonial militia in the 1750s, and during the Revolution served first as a captain and later a major in the Maryland militia. Magruder was one of the first justices to sit on the County Court, after Montgomery County was formed, serving from 1777 to 1790. Now located near Montgomery Mall, the house has been converted to commercial use. In 1985, a branch of Chevy Chase Savings and Loan opened on site.”

There is a non-historic bank teller building (c. 1973) 200’ from Magruder House.



Figure 1: The historic Magruder house is located at the western edge of the lot and the non-historic teller building is located at the corner of Westlake Terrace and Westlake Dr. (lot line bolded for emphasis).

PROPOSAL

The applicant proposes demolishing the 1973 bank and teller building and constructing a new bank in the same location.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the

achievement of the purposes of this chapter; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The plans presented by the applicant are conceptual only and the applicant seeks feedback on the appropriateness and compatibility of the size, scale, massing, and materials for a replacement bank building in the northeast corner of the subject lot. Additionally, the applicant seeks feedback as to the appropriateness of demolishing the non-historic bank building. Note: the property is identified as both 'Locust Grove' and the 'Samuel Magruder House.' For consistency sake, Staff identifies the historic property as the Magruder house throughout this Staff Report.

Building Demolition

The current teller building was constructed in the early 1970s in the northeast corner of the lot about 200' (two hundred feet) from the historic Magruder house. The teller building is constructed out of red brick, with a half-hipped coper roof, with a metal drive-through canopy. The applicant proposes demolishing this building. It is not historic and will not have an impact on the historic Magruder House or the environmental setting or historic viewshed. Staff would support the demolition of this building when a HAWP is submitted.

New Construction

The design of the new construction is largely dependent on the bank the property owner secures

for the new building. Most commercial banks use architecture as one of the methods of brand identification.

The applicant proposes constructing a new bank building in approximately the new location as the existing bank building. The approximate dimensions of the proposal call for a maximum of 58' × 35' (fifty-eight feet by thirty-five feet), nearly double the size of the existing teller building with a maximum height of 22' (twenty-two feet) (10" (ten inches) shorter than the existing building). The current configuration of the teller building has three drive-through lanes. The new proposal only calls for two. Staff finds that the placement of the proposed building is as far removed from the Magruder house as can be accommodate. Staff finds that the general footprint of the proposed new construction would not detract from the historic site, however, steps need to be taken to soften the edges of the proposal to more effectively break up the massing of the new structure. The projecting entrance and canopy shown in the renderings is an example of one method of breaking up the massing of new construction on the site. Staff also finds that the height of the proposal is not so tall as to overwhelm the historic Magruder house, but does have some concerns about the large expanse of the flat roof that could make the building appear boxy.

Staff has two recommends for the roof form of the new bank building. First, the new roof could match the pitch of the Magruder House's side-gable roof. This would be a design element that tied the new construction to the historic. Staff's second recommendation is contingent on the HPC determining that a contemporary design is appropriate, Staff recommends breaking up the massing, by either using a clerestory or integrating a pitched roof.

The two outstanding issues are the architectural design and massing of the proposed bank building. The concept proposal submitted for this preliminary consultation is a contemporary structure with a flat roof and brick, metal, and glass walls. The applicant relayed to Staff that many bank companies would be reluctant to utilize red brick as that is typically associated with Capital One Bank. Nonetheless, Staff finds that using expansive use of red brick would be the most effective method of tying the new construction to the historic Magruder house. Use of this material has allowed the existing bank teller building to read as a compatible feature of this historic site though it is clearly a modern structure.

Staff finds that if the applicant and their tenant are reluctant to use red brick, there may be other methods that to effectively tie the new construction to the historic Magruder house. For example, a new building that mirrors the form of the Magruder house in a smaller scale may be appropriate, provided the other details and materials were compatible.

Staff request the HPC provide feedback regarding the appropriateness of:

- The size and mass of the proposed new construction
- Material recommendations
- Design/architectural compatibility

STAFF RECOMMENDATION

Staff recommends the applicant tailor their proposal to the comments and return for a second preliminary consultation when a tenant is identified.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: lgoodwin@1788holdings.com Contact Person: LARRY GOODWIN
Daytime Phone No.: 202-320-9110

Tax Account No.: 10-01804038

Name of Property Owner: 1788/CAP 10 MD, LLC Daytime Phone No.: 202-320-9110

Address: 4421 EAST-WEST HIGHWAY, BETHESDA, MD 20814
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7340 Street: WESTLAKE TERRACE

Town/City: BETHESDA Nearest Cross Street: WESTLAKE DRIVE

Lot: PARCEL N Block: - Subdivision: LAKEVIEW

Liber: 56491 Folio: 389 Parcel: N509

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

BY: Larry Goodwin Signature of owner or authorized agent
1788 HOLDINGS, LLC, its manager
Date: 4/3/19

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

SEE ATTACHED LETTER

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

SEE ATTACHED LETTER

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

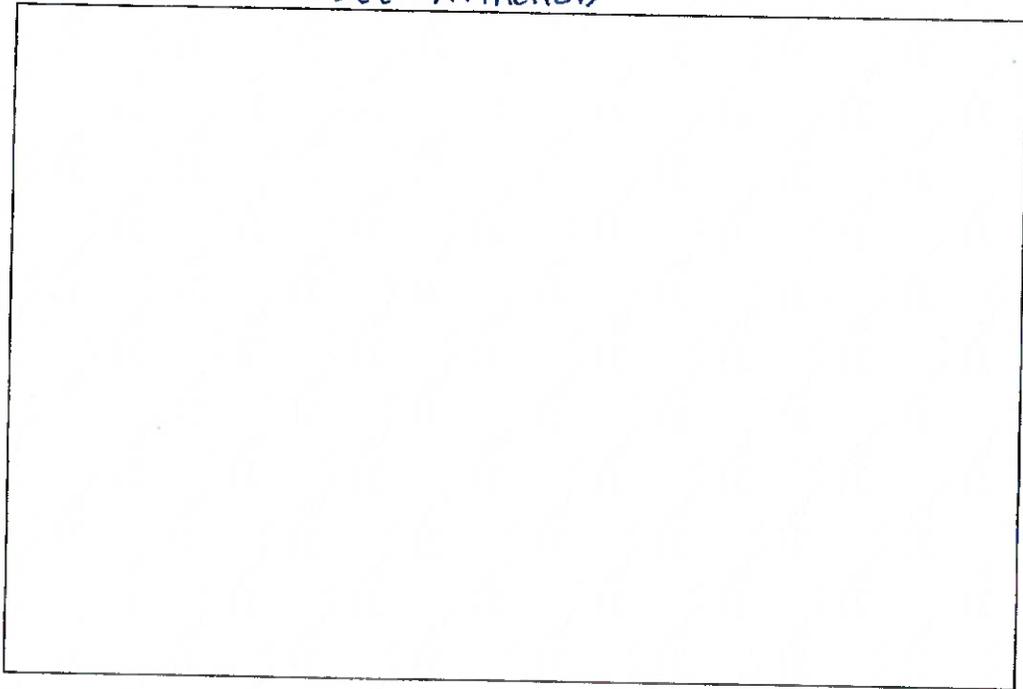
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

SEE ATTACHED

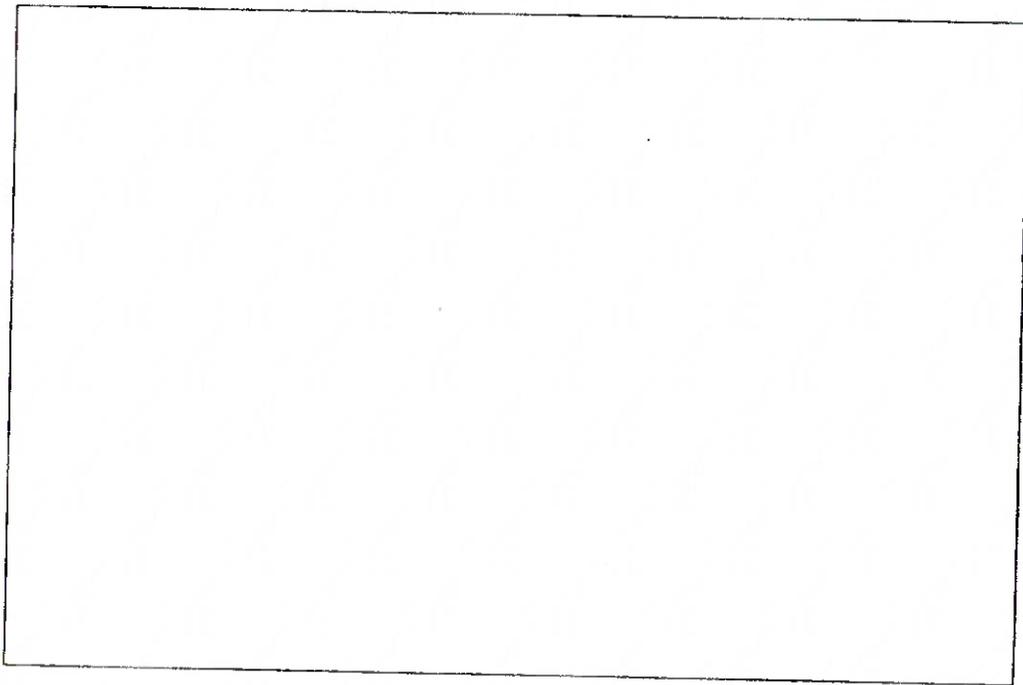
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

Existing Property Condition Photographs (duplicate as needed)

SEE ATTACHED



Detail: _____



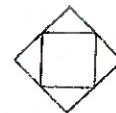
Detail: _____

Applicant: _____

Page: _____

SEE ATTACHED

Site Plan



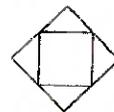
Shade portion to indicate North

Applicant: _____

Page: __

Site Plan

SEE ATTACHED



Shade portion to indicate North

Applicant: _____

Page: ____

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

April 3, 2019

Barbara A. Sears
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Phillip A. Hummel
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301.961.5149

By Hand

Ms. Rebecca Ballo
Historic Preservation Office
8787 Georgia Avenue, Room 204
Silver Spring, Maryland 20910

Re: 7340 Westlake Terrace, Bethesda (Locust Grove) - Request for Preliminary Consultation

Dear Ms. Ballo:

We represent 1788/Cap 10 MD, LLC ("1788"), which is the owner of 7340 Westlake Terrace ("Locust Grove" or "Magruder House"), Bethesda (the "Property"). 1788 seeks a preliminary consultation with the Historic Preservation Commission for replacing the Property's existing bank building with ATM and drive-through canopy structure with a new bank building and attached drive-through canopy. Because the existing and proposed structures are located within Locust Grove's environmental setting, a historic area work permit application for 1788's proposed redevelopment activity is required under the Montgomery County Code (the "Code").

Property Background

The Property has a premises address of 7340 Westlake Terrace, is located at the southwest quadrant of the intersection of Westlake Drive and Westlake Terrace, and is zoned R-30. The Property is a subdivided record lot (Parcel N) as depicted on Plat No. 12412 entitled "Parcel N - Lakeview" and recorded among the Land Records of Montgomery County, Maryland (the "Land Records") on October 30, 1978. According to the records of the Maryland State Department of Assessments and Taxation, the Property comprises 55,321 square feet of land (approximately 1.27 acres) and is improved with a bank branch building constructed in 1978. The Property also contains Locust Grove, which is a designated historic resource commonly known as the Magruder House, with the Property's overall area constituting the environmental setting. The Magruder House and the drive-through are separated by approximately 200 feet.

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Based upon available records, it appears that the reuse and redevelopment of the Property as a branch bank with drive-through commenced in 1972 when the Montgomery County Planning Board (“Planning Board”) approved a density transfer from certain R-30 zoned land (including the Property) to adjacent land in the then-existing R-H zone for the Westlake Park development in Site Plan No. 8-72071. The Planning Board conditioned this density transfer upon, among other things, the execution of an easement for the preservation of the Magruder House. Pursuant to this condition of approval, a Deed of Easement (the “Easement”) was recorded among the Land Records on September 17, 1973 conveying to the Maryland-National Capital Park and Planning Commission “an easement in gross (known as architectural façade, or scenic easement) in and to the exterior surfaces of the improvements to this historic site (the Magruder [H]ouse)” for the purposes of preserving the structure’s exterior and ensuring property maintenance. The Easement provides for, among other things, the performance of additional historical research regarding the Magruder House¹, as well as a framework for its preservation.²

Thereafter, in 1976, the Montgomery County Council (sitting as the District Council) adopted Zoning Text Amendment 75020 in Ordinance 8-22 (the “ZTA”). The ZTA allowed additional uses on properties with historic sites and density transfer (such as the Property), including “offices, professional and business, including banks and financial institutions, in existing structures and accessory facilities[.]” The purpose of the ZTA was to “provide added encouragement for the preservation of historic sites and structures, and that the additional permitted uses proposed are appropriate for facilitating such opportunities.” 1788 has confirmed with Planning Department staff that a new bank branch building with accessory drive-through use is permitted by right on the Property and that the Property may be redeveloped accordingly.

In accordance with the Easement and the ZTA, Chevy Chase Savings and Loan, Inc. (“Chevy Chase Bank”) proposed development plans to restore, preserve, and use the Magruder House as a bank branch building, as well as build a drive-through facility. Planning Department records reference the review of a series of development concepts, restoration plans, and associated revisions. These efforts eventually culminated in the Planning Board’s approval of Site Plan No. 8-79034 in 1979 for the restoration of the Magruder House as a Chevy Chase Bank branch and the construction of an accessory drive-through located at the Property’s eastern edge along Westlake Terrace, with accompanying driveways, walkways, landscaping, and lighting. In

¹ Planning Department records state the Planning Board approved this additional research, as well as drawings depicting certain modifications to the Magruder House on October 2, 1974,

² The Easement also states that signage requires written permission from the Planning Board, “which approval shall not be unreasonably withheld.”

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May 1984, the Planning Board approved a site plan amendment in Site Plan No. 8-84034 to allow a widening of the existing approved driveway for two-lanes of traffic, as well as the addition of a third drive-through window.³ In June 1984, the Montgomery County Council amended the Master Plan for Historic Preservation to designate “Locust Grove I (Magruder House)” as a historic resource. According to the Potomac Subregion Master Plan, Chevy Chase Bank opened its branch bank on the Property in 1985.

1788 purchased the Property from Capital One, N.A. (Chevy Chase Bank’s successor) in 2018. Since acquiring the Property, 1788 has made needed improvements to ensure the ordinary maintenance of the Magruder House and surrounding landscaping, as well as enhance its visual appearance. 1788 has repaired the granite step at the Magruder House front door, replaced missing shutter clips that match existing ones, and weeded and mulched the previously overgrown grounds. Areas along the street have been planted with seasonal flowers and 1788 has entered into a contract for the Property’s ongoing landscaping maintenance.

1788’s Proposal

As shown in the submitted proposed site plan, conceptual elevations, and conceptual plans, 1788 intends to replace the Property’s existing and outmoded one-story bank building with ATM and drive-through canopy structure with a new approximately 2,000 square foot bank building and drive-through canopy in approximately the same location and constructed to approximately the same building height. No changes will be made to the Magruder House.

1788’s anticipated development plan limits development activity on the Property (and therefore within the environmental setting) by appropriately locating the proposed bank building within the existing drive-through island as much as possible. As shown in the accompanying materials, the building height of the new bank building will be approximately the same as the existing bank building. The replacement drive-through facilities will be sited in the same location as the existing ones. The bank’s proposed location will maintain the existing separation from the Magruder House and relate to adjoining roadways and surrounding commercial development.

³ The Planning Board’s approval included conditions that the third drive-through window could not be placed in operation until the Magruder House was fully restored and in operation as a branch bank, and that Chevy Chase was to redirect drive-through traffic to the entrance closest to the Magruder House during the hours a temporary lobby was closed.

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Similarly, 1788 seeks to reduce modifications to the existing drive-through drive aisle to the greatest degree while requesting modest changes to accommodate adequate and efficient vehicular circulation. The requested building design includes a new sidewalk in front of the new bank building's main entrance within the existing drive-through island in order to facilitate safe pedestrian circulation. 1788's proposed redevelopment maintains the existing number of surface parking spaces, which exceeds the Zoning Ordinance's baseline minimum parking requirement of 10 spaces (or 5 spaces per 1,000 square feet of gross leasable area). Additionally, 1788 requests to place suitably sized monument signs at the Property's two existing vehicular entrances closest to the proposed bank building and drive-through facility. This signage will offer effective wayfinding, create clear identification, and aid safe navigation. 1788 does not propose any modifications to the Property's existing curb cuts along Westlake Terrace.

The conceptual elevations and the conceptual materials illustrate the proposed bank building harmoniously corresponds to both the scale and appearance of the existing Magruder House. Specifically, the Magruder House is a two-story structure with a one and a half-story wing, while the new bank building is anticipated to be one story tall with a maximum building height of 22 feet. The proposed bank building is expected to be approximately the same building height as the existing bank building. 1788 also expects to use colors and materials that are visually compatible with the Magruder House: red/brown brick for the majority of the facade, and gray metal panel in select locations along the façade. The proposed bank building, however, does contain some modern elements such as large windows for a high degree of transparency, that will provide an appropriate architectural and design transition to the extensive existing and planned development on surrounding properties, including Westfield Montgomery Mall and Westlake Crossing.

1788 intends to have the Magruder House retenanted as office space as permitted under law and in accordance with recent historic use. 1788 does not anticipate making any exterior modification to the historic structure.

Discussion

1788 believes a historic area work permit application for the proposed development illustrated on the submitted exhibits is appropriate under Section 24A-8(b) of the Code because 1788's redevelopment of the Property satisfies a number of criteria for issuance contained therein. In accordance with Section 24A-8(b)(1) of the Code, 1788's proposal will not substantially alter the exterior features of an historic site. As noted above, 1788 does not propose any modifications to the Magruder House. Instead, 1788 only seeks to maintain the Property's permitted use as a bank by replacing an obsolete bank building with ATM structure and drive-

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through canopy, which were constructed in the late 1970s/early 1980s and are devoid of any historic or design significance. Furthermore, as depicted on the submitted plans and as discussed above, 1788's proposed new bank building and drive-through canopy are compatible in character and nature of the Magruder House under Section 24A-8(b)(2) of the Code.⁴ The anticipated new bank building maintains the significant separation from the Magruder House and orientation to Westlake Terrace while incorporating well-suited design elements such as the red and brown brick. Additionally, the new branch bank is consistent with the Property's recent use. Thus, 1788's proposal would support the achievement of historic preservation purposes by supporting the continued maintenance, use, and improvement of Locust Grove.

Furthermore, and pursuant to Section 24A-8(b)(3) of the Code, 1788's proposal would enhance or aid in the protection, preservation, and public or private utilization of the historic site in a manner compatible with the historical, archeological, architectural, or cultural value of the historic site. 1788 continues to make significant investments to complete much needed routine maintenance to the Magruder House, which is intended for office space, as well as improve the state of the Property's landscaping. The replacement of the existing bank building with ATM structure and drive-through canopy with a state-of-the-art bank building will increase awareness of Locust Grove while providing the economic resources to support its significant maintenance needs. Furthermore, replacing the outdated facilities and improving the existing access drive will remedy any unsafe conditions and health hazards associated with the existing unoccupied non-historic bank structures. *See* Section 24A-8(b)(4) of the Code.

1788's proposal is also necessary in order that it not be deprived of reasonable use of the property and suffer undue hardship in accordance with Section 24A-8(b)(5) of the Code. The existing 1970s/1980s bank building with ATM structure and drive-through canopy are wholly insufficient for current banking needs and must be entirely replaced with a new bank building and drive-through in order to attract a bank user back to the Property. 1788 would be financially harmed if it could not improve the Property to secure a bank tenant and generate the economic value required to support the considerable maintenance requirements of the Magruder House. Lastly, the general public welfare is better served by granting a historic area work permit when balancing the interests of the public in preserving the historic site with the interests of the public from the use and benefit of an alternative proposal pursuant to Section 24A-8(b)(6) of the Code. 1788's thoughtfully designed bank building is architecturally compatible with its surroundings, will offer new employment opportunities, and stimulate additional commercial activity. New employee and customer visits will also attract visitors to the Property and increase familiarity

⁴ Section 24A-8(c) of the Code provides that "[i]t is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style."

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with the historic resource. 1788's development will also facilitate the adaptive re-use of the Magruder House for offices and provide the essential capital to secure the long-term maintenance of the historic resource.

We have enclosed all necessary plans and documents for the historic area work permit preliminary consultation. Thank you for your attention to this matter. Should you have any questions, please feel free to contact us. We look forward to working with you during this preliminary consultation.

Very truly yours,

LINOWES AND BLOCHER LLP

*Barbara A. Sears / By:
P.A.H.*

Barbara A. Sears

Phillip A. Hummel

Phillip A. Hummel

Enclosures

cc: Larry Goodwin, 1788 Holdings, Inc.
Meera Friemel, 1788 Holdings, Inc.

1788 / Westlake Terrace Adjoining and Confronting Property Owners List

April 3, 2019

Tax Account No.	Name	Department	Address1	Address2	City	State	PostalCode	Parcel	Block	Lot
			Subject Property							
10-01804038	1788/Cap 10 MD LLC		4421 East-West Highway		Bethesda	MD	20814	N509		
			Adjoining and Confronting Property Owners							
10-01721627	Magruder's Discovery Development Corp.		10400 Detrick Avenue		Kensington	MD	20895-2440	N400		
10-01868427	CCC Limited Partnership	c/o Jim Coleman Cadillac	10400 Auto Park Drive		Bethesda	MD	20817-1006	N406		
10-00858855	Montgomery Mall LLC	c/o Westfield Property Tax Dept.	P.O. Box 130940		Carlsbad	CA	92013-0940	N566		
10-00856151	Montgomery Mall LLC	c/o Westfield Property Tax Dept.	P.O. Box 130940		Carlsbad	CA	92013-0940	N625		
	Property Mgmt. Co. for Westlake Terrace	c/o Quiza Management	4550 Forbes Boulevard	Suite 120	Lanham	MD	20706			
	Property Mgmt. Co. for Magruder's Discovery	c/o Housing Opportunities Commission	10400 Detrick Avenue		Kensington	MD	20895			
	Property Mgmt. Co. for West Spring	c/o Vista Management	12041 Bournefield Way	Suite C	Silver Spring	MD	20904			
	West Spring Condominium Association		10320 Westlake Drive	#100	Bethesda	MD	20817			
			Homeowner and Civic Associations							
	Ashleigh Community Association	Steve Kudla, President	9924 Carter Road		Bethesda	MD	20817			
	Bethesda-Chevy Chase CC	Ginanne Italiano, Exec. Director	7910 Woodmont Avenue	#1204	Bethesda	MD	20814			
	Bethesda Court Condominium	Ray Longerbeam, President	10205 Arizona Circle		Bethesda	MD	20817			
	Chelsea Tower Condominium Assn.	Doreen Winkler, Building Manager	7401 Westlake Terrace		Bethesda	MD	20817			
	Crestberry Homeowners Association, Inc.	Louis Pettey, President	10136 Crestberry Place		Bethesda	MD	20817			
	East County Citizens Advisory Board		3300 Briggs Chaney Road		Silver Spring	MD	20904			
	Montgomery County Civic Federation	Carol Ann Barth, President	10602 Lockridge Drive		Silver Spring	MD	20901			
	Montgomery County Renters Alliance Inc.	Hermoine Freeman, Chair								
	Montgomery County Renters Alliance Inc.	Matthew Losak, Director	1001 Spring Street	#316	Silver Spring	MD	20910			
	Montgomery County Taxpayers League	Joan Fidler, President	7400 Pyle Road		Bethesda	MD	20817			
	Montgomery Preservation, Inc.	Judith Christensen, Director	6 Walker Avenue		Gaithersburg	MD	20877			
	Northern Montgomery County Alliance	Julius Cusque, Chair	22300 Slidell Road		Boysds	MD	20841			
	Potomac Chamber of Commerce	President	P.O. Box 59160		Potomac	MD	20859			
	Sierra Club - Montgomery County Group	Jennifer Rossmere, Treasurer	P.O. Box 4024		Rockville	MD	20849			
	Spring Lake Condominium Association	President	7500 Spring Lake Drive		Bethesda	MD	20817			
	Spring Lake Condominium Association	CMI Management Co., Property Manager	Bonnie Henderson	7500 Spring Lake Drive	Bethesda	MD	20817			
	Washington Metropolitan Area Transit Authority	Shyam Kannan, Managing Director	Office of Planning	600 Fifth Street, NW	Washington	DC	20001			
	West Montgomery County Citizens Assn.	Susanne Lee, President	10311 Glen Road		Potomac	MD	20854			
	Westlake Park Condominium Association	Sandy Cohen, President	7425 Democracy Boulevard	Box C	Bethesda	MD	20817			
	Westlake Terrace Park Condo A	Abaris Realty, Inc.	12009 Nebel Street		Rockville	MD	20852			
	Westlake Terrace Park Condo A	O. Dwayne Raiford, Secretary	7425 Democracy Boulevard	Apt. 303	Bethesda	MD	20817			
	Westlake Towers Condominium Assn.	Sasha Russo, General Manager	7420 Westlake Terrace		Bethesda	MD	20817			
	Wildwood Hills Citizens Association	Jack Cochrane, President	7121 Thomas Branch		Bethesda	MD	20817			
			Schools and Libraries							
	Ashburton Elementary School		6314 Lone Oak Drive		Bethesda	MD	20817			
	North Bethesda Middle School		8935 Bradmoor Drive		Bethesda	MD	20817			
	Walter Johnson High School		6400 Rock Spring Drive		Bethesda	MD	20814			
	Davis Library		6400 Democracy Boulevard		Bethesda	MD	20817			
			Development/Other							
	Maryland-National Capital Park and	Planning Commission	Intake Section, D.A.R.C.	8787 Georgia Avenue	Silver Spring	MD	20910			
	1788 Holdings	Larry Goodwin	4421 East-West Highway		Bethesda	MD	20814			
	1788 Holdings	Meera Friemel	4421 East-West Highway		Bethesda	MD	20814			
	Linowes and Blocher LLP	Barbara A. Sears	7200 Wisconsin Avenue	Suite 800	Bethesda	MD	20814			
	Linowes and Blocher LLP	Phillip A. Hummel	7200 Wisconsin Avenue	Suite 800	Bethesda	MD	20814			



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PROJECT DESCRIPTION

ADDRESS:

7340 WESTLAKE TERRACE, BETHESDA MD

SCOPE OF WORK:

THE PROJECT CONSISTS OF REPLACING THE EXISTING ATM STRUCTURE AND DRIVE THROUGH CANOPY WITH A NEW APPROXIMATELY 2,000 SQUARE FOOT ONE-STORY BANK BUILDING WITH ATTACHED DRIVE-THROUGH CANOPY. THE NEW BANK BUILDING WITH DRIVE-THROUGH CANOPY WILL BE LOCATED IN APPROXIMATELY THE SAME LOCATION AS THE EXISTING BANK BUILDING AND CONSTRUCTED TO APPROXIMATELY THE SAME HEIGHT. NO EXTERIOR MODIFICATIONS ARE PROPOSED TO BE MADE TO THE EXISTING MAGRUDER HOUSE OR OTHER AREAS OF THE HISTORIC ENVIRONMENTAL SETTING.



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Google Earth
DATE: 11/14/2018

400 FT

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**EXISTING
AERIAL VIEW**

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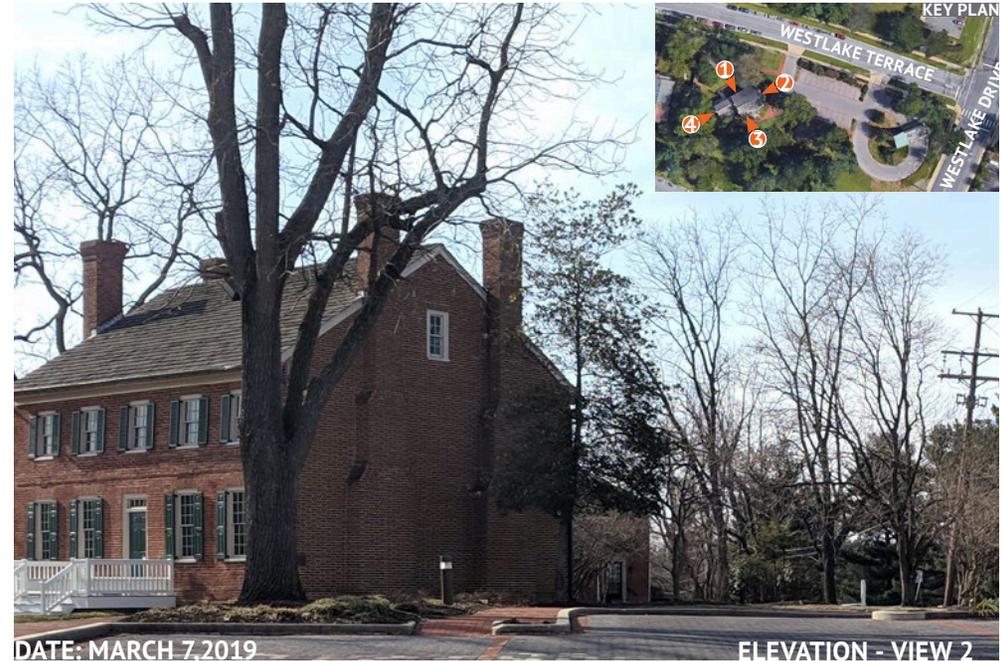
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DATE: MARCH 7, 2019

ELEVATION - VIEW 1



DATE: MARCH 7, 2019

ELEVATION - VIEW 2



DATE: MARCH 7, 2019

ELEVATION - VIEW 3



DATE: MARCH 7, 2019

ELEVATION - VIEW 4

SAMUEL WADE MAGRUDER HOUSE - NO CHANGES MADE

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**EXISTING
STRUCTURE**

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DATE: MARCH 7, 2019

VIEW 1
VIEW FROM ATM



DATE: MARCH 7, 2019

VIEW 2
VIEW FROM WESTLAKE TERRACE



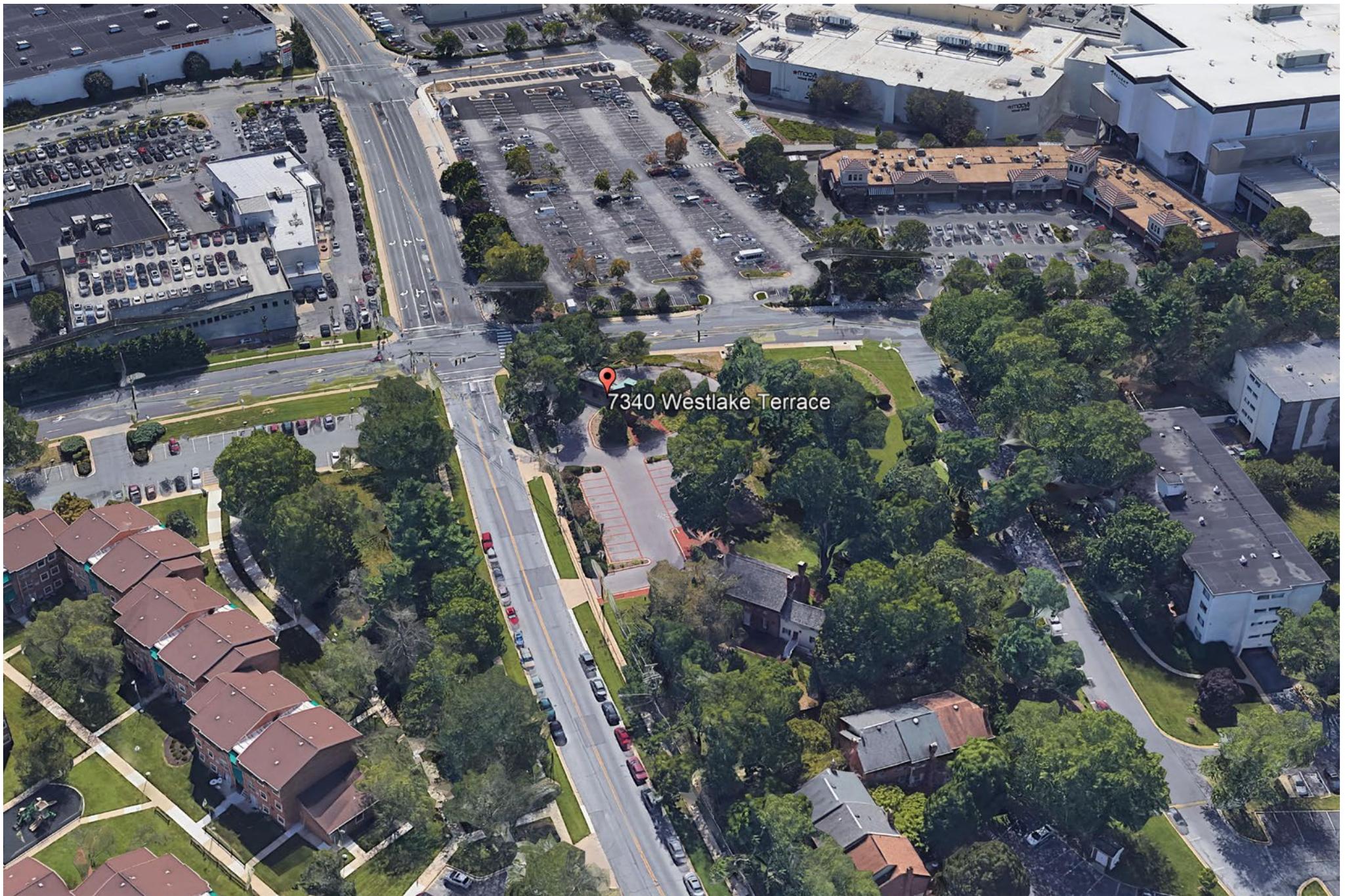
DATE: MARCH 7, 2019

VIEW 3
VIEW FROM ATM



DATE: MARCH 7, 2019

VIEW 4
VIEW FROM WESTLAKE TERRACE



DATE: JULY 2018

AERIAL VIEW

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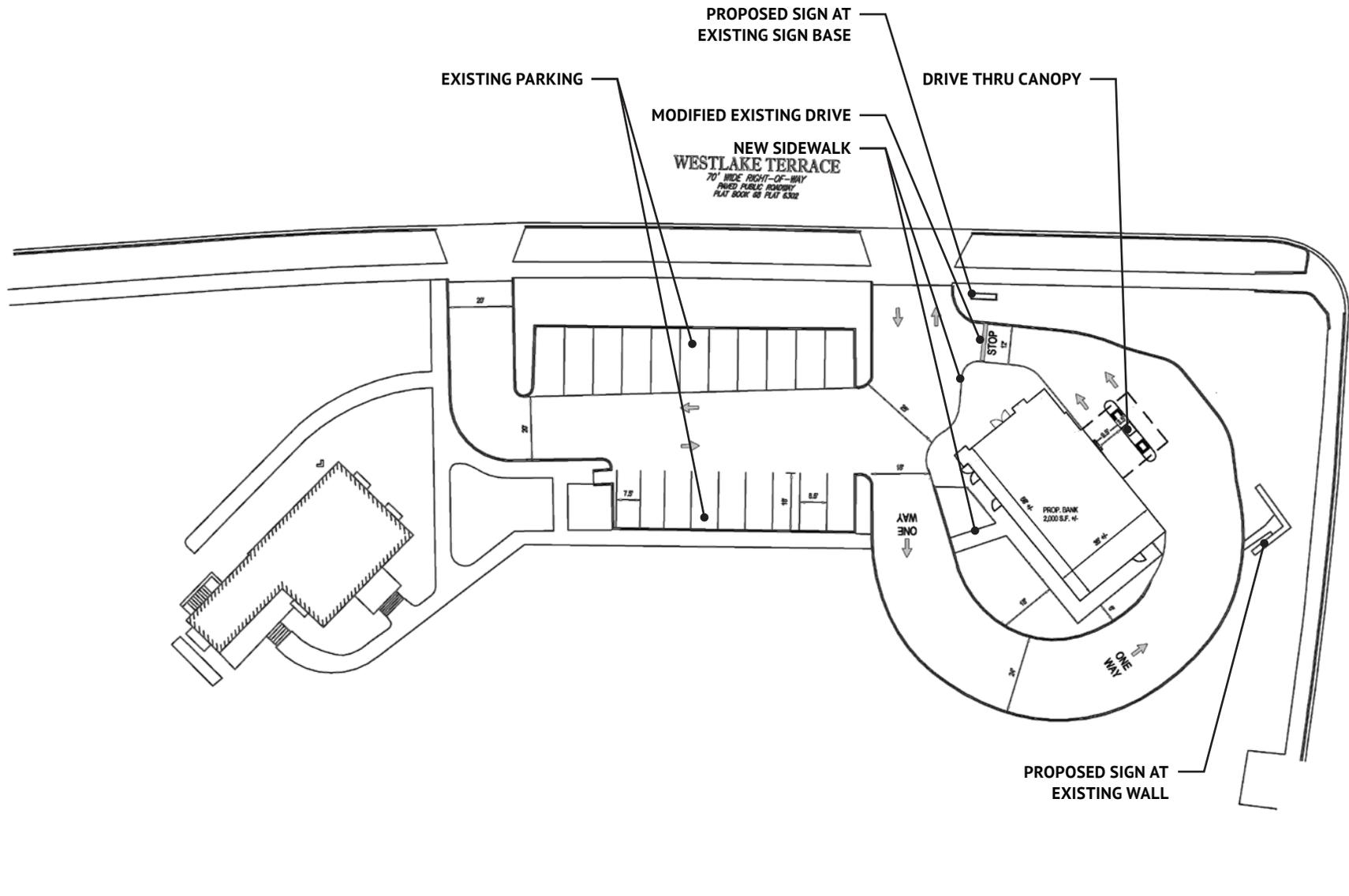

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WESTLAKE DRIVE
 70' WIDE RIGHT-OF-WAY
 PAVED PUBLIC ROADWAY
 PLAT BOOK 88 PLAT 6302



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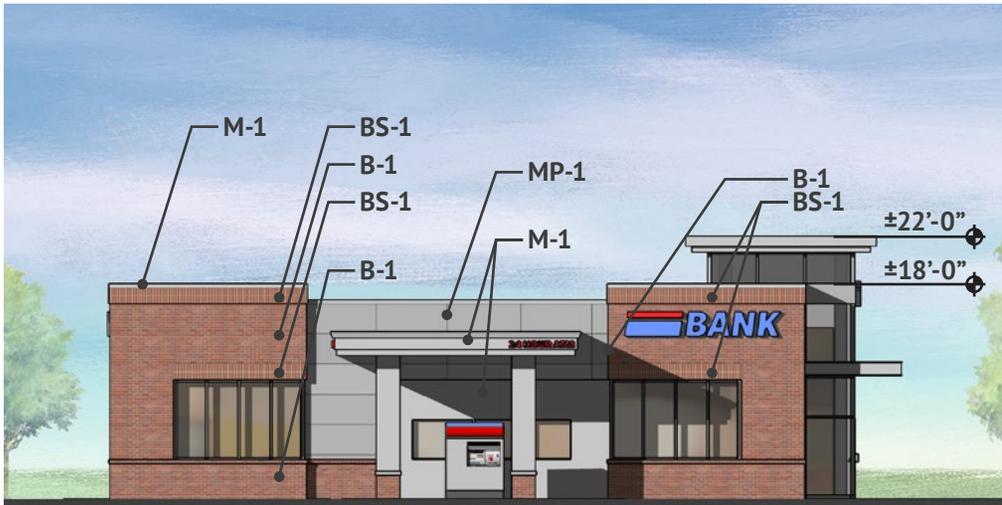
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**PROPOSED
 SITE PLAN**

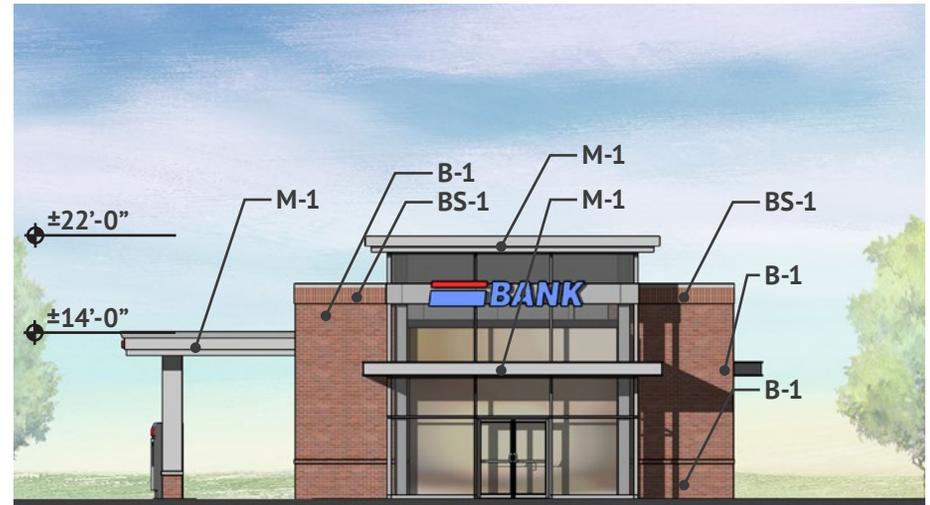
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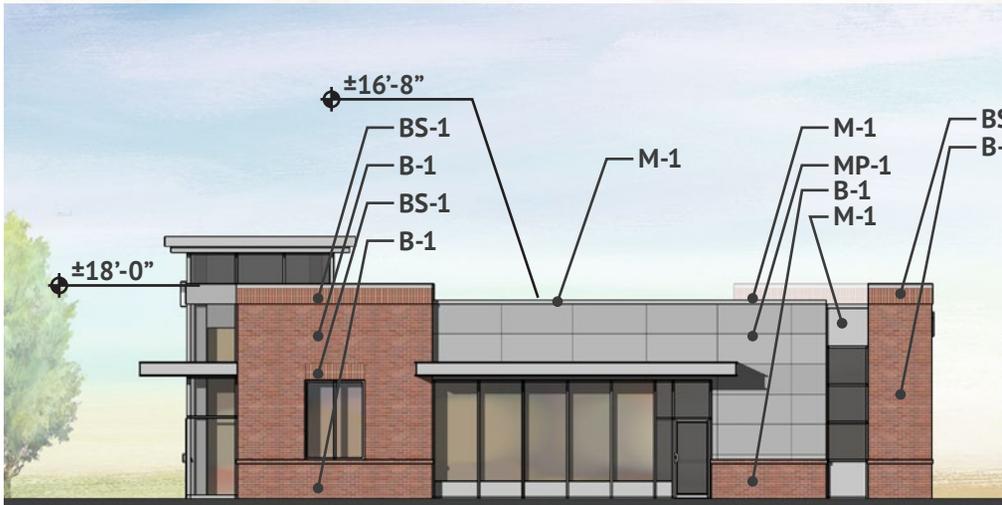

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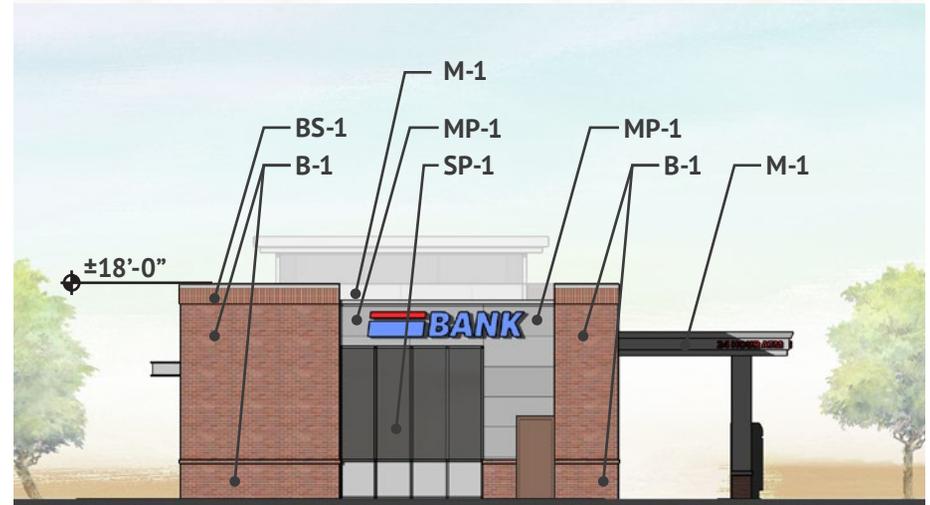
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

1/16"=1'-0"

Note: For conceptual illustration only. Design, dimensions, colors, materials, and the location and sizes of signs and doors are subject to change.



WESTLAKE TERRACE STREET ELEVATION
 1/32"=1'-0"

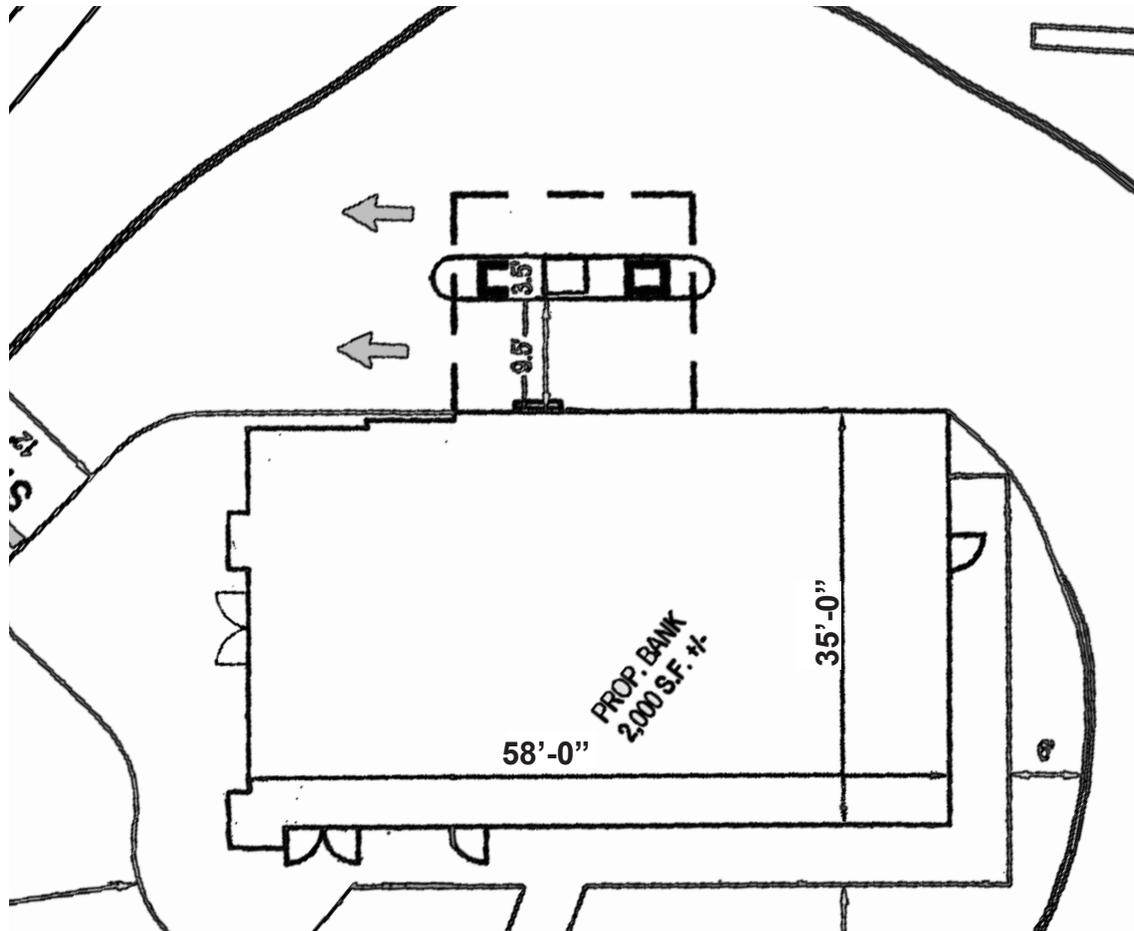
NOTE: GRADING AND LANDSCAPING FOR ILLUSTRATION ONLY



EAST ELEVATION
 SCALE: 1/16"=1'-0"



MAGRUDER HOUSE FRONT ELEVATION
 APPROXIMATE SCALE: 1/16"=1'-0"



CONCEPTUAL PLAN
1/16"=1'-0"



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**ILLUSTRATIVE
PERSPECTIVE**

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**ILLUSTRATIVE
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PERSPECTIVE**

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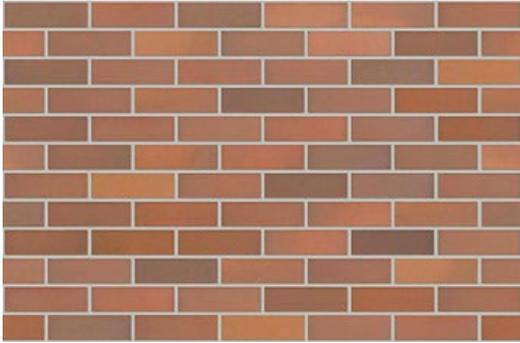
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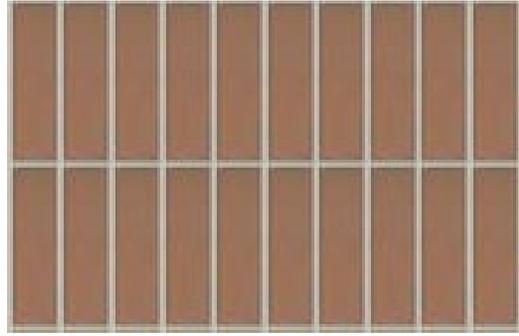

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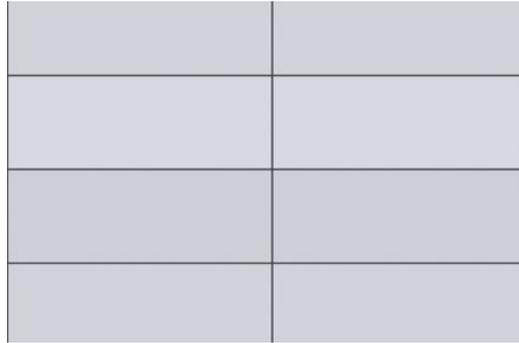
B-1
BRICK: RED/BROWN



BS-1
BRICK: RED/BROWN SOLDIER



M-1
METAL: CLEAR ANODIZED



MP-1
METAL PANEL: CLEAR ANODIZED



SP-1
SPANDREL GLASS

*Note: For conceptual illustration only.
Materials subject to change or substitution.*