



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 8, 2020

**MEMORANDUM**

**To:** Historic Preservation Commission  
**From:** John Liebertz, Historic Preservation Specialist  
**Subject:** Worthmilller House (M:35-211), 8104 Woodhaven Boulevard, Listing in the *Locational Atlas and Index of Historic Sites*

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**Staff Recommendation:** That the HPC does not recommend that the Planning Board list the Worthmilller House, 8104 Woodhaven Boulevard, in the *Locational Atlas and Index of Historic Sites*.

**Background:** On September 27, 2019, the property owner submitted an Administrative Subdivision Application. Scott and Gloria Reid, owners of the adjacent property at 8106 Woodhaven Boulevard, requested evaluation of the subject property for potential listing and protection under §24A of the Montgomery County Ordinance.

**Discussion:** Historic Preservation staff reviewed existing documentation, conducted an architectural survey of the exterior of the building, and performed archival research at local and state repositories. As noted in Section J of the Designation Report, staff finds that the subject property does not meet any applicable Designation Criteria listed in §24A-3 of the Montgomery County Ordinance.

***Evaluation Criterion (1): Historical and Cultural Significance***

The subject property fails to satisfy the requirements for historic and cultural significance. The building does not reflect the site of a historic event, identify with persons who influenced society, or exemplify the cultural, economic, social, political, or historical heritage of the county and its communities. The dwelling does not reflect the development of Bethesda from a rural to suburban community. Major additions encapsulating part of the nineteenth-century frame dwelling, alteration to the original fenestration patterns, reorientation of the façade from the south to the north elevation, reduction in the size of the parcel, demolition of former outbuildings, and other changes to the design and materials do not allow for the building to express its period of construction.

***Evaluation Criterion (2): Architectural and Design Significance***

The subject property's lack of historic integrity diminishes the architectural significance of the dwelling. The building does not: 1) embody the distinctive characteristics of a type, period or method of construction; 2) represent the work of a master architect or builder; 3) possess high artistic value; nor 4) represent a significant and distinguishable entity whose components may lack individual distinction. Based on the fenestration pattern and form evident from a pre-1937 photograph, the character defining features of the building are no longer intact or are obscured by additions. The original building/architect remains unknown. Robert Rohrer, the builder of the 1937 addition, would not qualify as a master of his trade.

While the designation of the resource has support from several interested community members, the building has not been recognized as a familiar visual feature of Bethesda or the county. In 1990, the Comprehensive Amendment to Bethesda – Chevy Chase Master Plan recognized 12 resources on the Master Plan for Historic Preservation, the designation of 19 additional resources (17 individual properties and 2 districts) to the Master Plan for Historic Preservation, and removed 9 resources from the Locational Atlas and Index of Historic Sites. The evaluation process considered multiple nineteenth-century resources. The subject property, however, was never evaluated or identified as part of this master plan amendment or any future processes as a community landmark. Therefore, staff does not recommend consideration under this criterion.

**Conclusion:** Historic Preservation staff does not recommend listing the property at 8104 Woodhaven Boulevard in the *Locational Atlas and Index of Historic Sites*.