Mihran Mesrobian House — 7410 Connecticut Avenue

Public Hearing, Worksession, and Action on Historic Designation
Outline

• Historic Preservation Policies
• Mihran Mesrobian
• Site and Architectural Description
• Evaluation and Recommendation
Historic Preservation Ordinance Purpose

- Identify, designate, and regulate for the purposes of protection sites of architectural, archaeological, and/or cultural value
- Preserve the quality of life, safeguard historical and cultural heritage, strengthen the local economy, and stabilize and improve property values
- Foster civic beauty and to preserve continued utilization of the site for the pleasure of our citizens

Historic Preservation Designation Criteria

- Historical and Cultural Significance
- Architectural and Design Significance

Designation Process

- Historic Preservation Commission
- Planning Board – Public Hearing
- Planning Board – Work Session
- County Council

Approved and Adopted

Historic Preservation
Planning Board – Public Hearing

7410 Connecticut Avenue (MD 185) – Chevy Chase
Mihran Mesrobian
Mihran Mesrobian (1888-1975)

- Born in Turkey and immigrated to the United States in 1921.
- Served as the primary architect for preeminent real estate developer Harry Wardman.
- Commissions show his propensity for Beaux-Arts Classical design and a shift towards modernist principles of Art Deco and Art Moderne architecture later in his career.
Hay-Adams Hotel, Washington D.C., Contributing Resource to the Lafayette Square Historic District (NHL)

Carlton Hotel, Washington, D.C., Listed in the NRHP

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Wardman Park Annex (Wardman Tower), Washington D.C., Listed in the NRHP

Dupont Circle Building, Washington, D.C., Contributing Resource to Dupont Circle Historic District

Sedgwick Garden Apartment, Washington, D.C., Listed in the NRHP
Wakefield Manor, Arlington, VA, Historic Preservation Easement and Eligible for the NR

Glebe Center, Arlington, VA, Listed in NR

Lee Gardens North, Arlington, VA, Listed in NR

Glebe Center, Arlington, VA, Listed in NR
Site and Architectural Description
7410 Connecticut Avenue (MD 185) – Chevy Chase
Art Moderne Style

- Horizontal emphasis
- Flat roofs
- Smooth wall surfaces often painted white
- Rounded corners and curved glass
- Multi-dimensional forms
- Panels of glass block windows
- Ribbon windows
- Steel detaining/accents

View of the facade, east elevation

7410 Connecticut Avenue (MD 185) – Chevy Chase
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View of the main entrance, east elevation

View of steel-sash window, east elevation
View of the bi-level terrace, south elevation

View of the bay window, south elevation

7410 Connecticut Avenue (MD 185) – Chevy Chase
View of the north elevation

7410 Connecticut Avenue (MD 185) – Chevy Chase
View of the brick and concrete block retaining wall from Connecticut Avenue
Detailed view of a section of the brick retaining wall on the southern edge of the property.

Detailed view of cast stone urn
Evaluation and Recommendation
In 2017, the National Park Service listed the Mesrobian House on the National Register of Historic Places under Criterion C (architecture).
Montgomery County Code
Chapter 24A: Designation Criteria

(1) Historical and Cultural Significance

- Character, interest, or value as part of the development of the county, state, or nation
- Site of a significant historical event
- Identified with influential person(s)
- Exemplifies county or local heritage

(2) Architectural and Design Significance

- Embodies distinctive characteristics of a type, period, or method of construction
- Work of a master
- High artistic value
- Significant entity whose components may lack individual distinction
- Established visual feature

The Mesrobian House retains historic integrity to express its period of significance and satisfies two designation criteria.
Staff Recommendation

The Mihran Mesrobian House satisfies the designation criteria and therefore warrants amending the Master Plan for Historic Preservation to list the property as a Master Plan Site.
Questions/Comments

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