



Montgomery Planning Historic Preservation Office

2/26/2020

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



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)



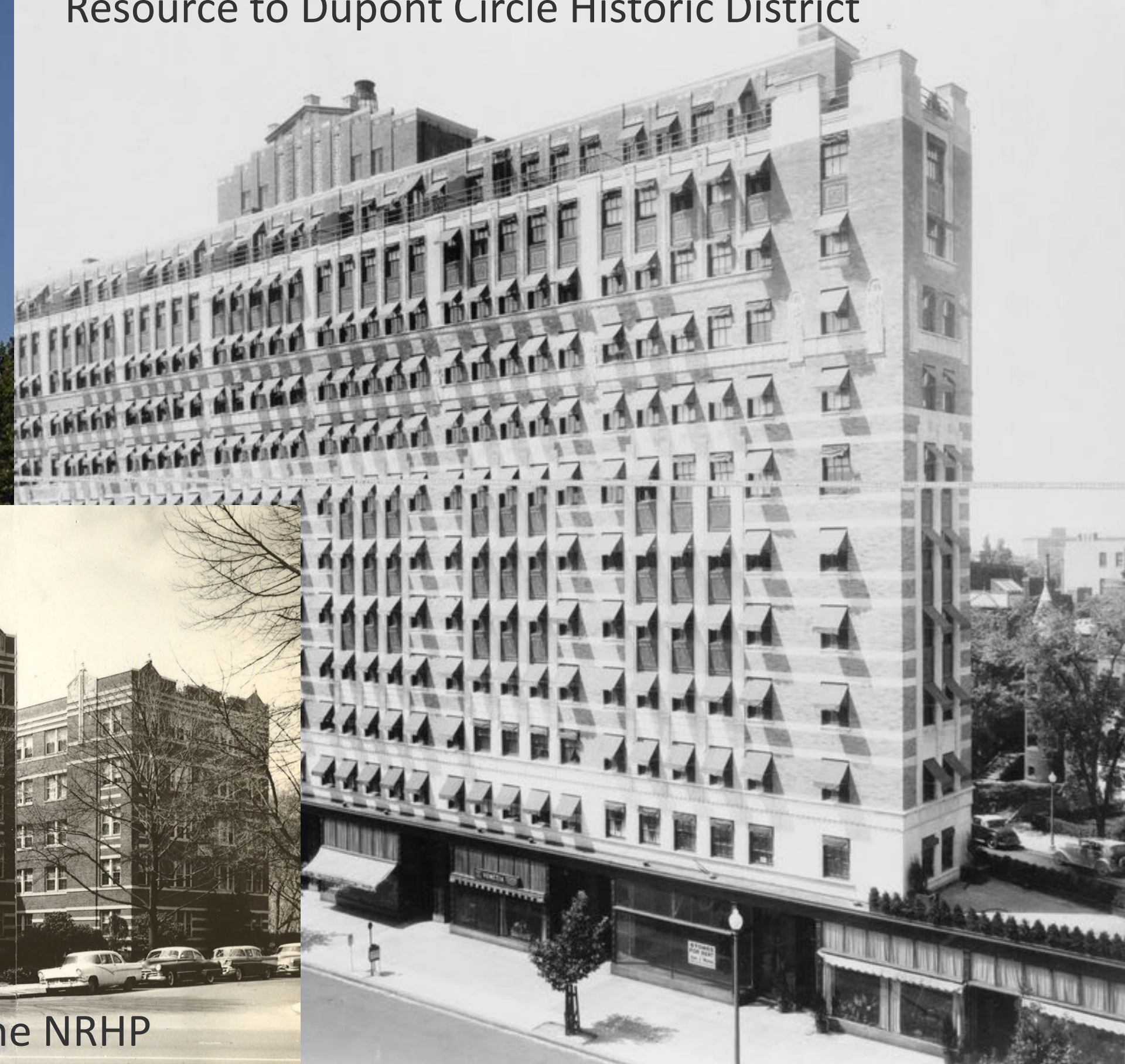
Carlton Hotel, Washington, D.C., Listed in the NRHP



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

7410 Connecticut Avenue (MD 185) – Chevy Chase

Wakefield Manor, Arlington, VA, Historic Preservation Easement and Eligible for the NR



Glebe Center, Arlington, VA, Listed in NR

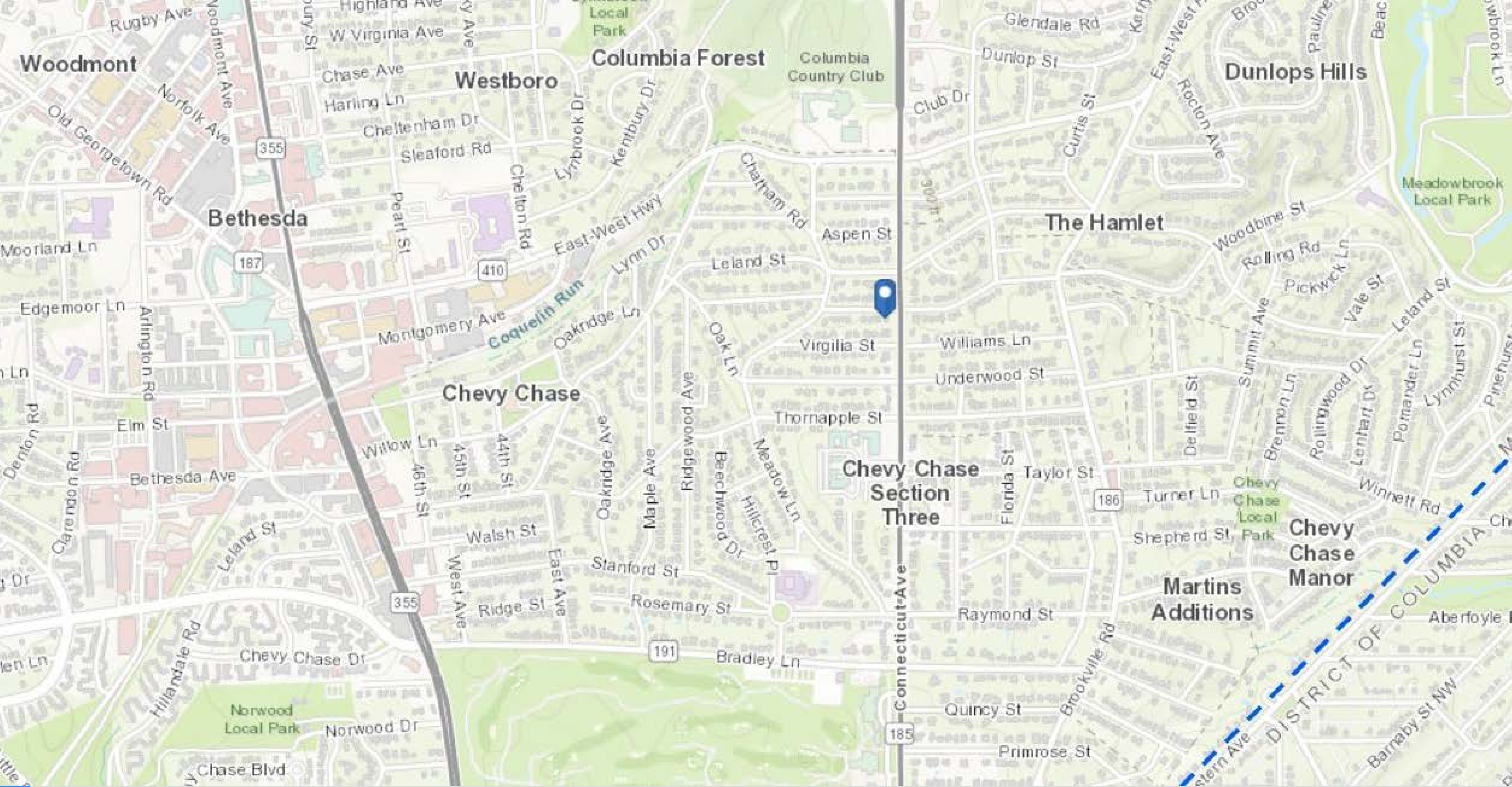


Lee Gardens North, Arlington, VA, Listed in NR



Glebe Center, Arlington, VA, Listed in NR

Site and Architectural Description

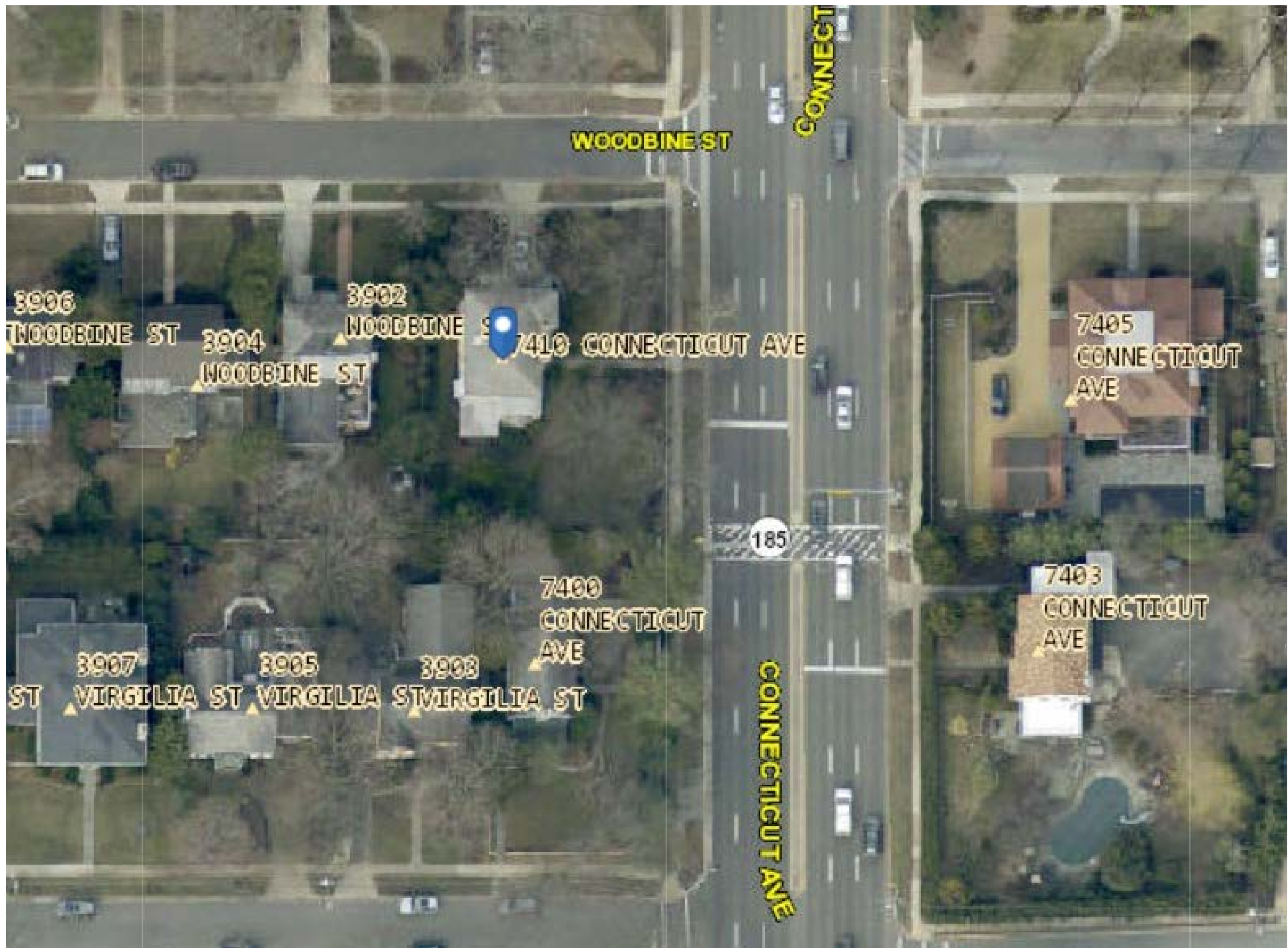


7410 Connecticut Avenue (MD 185) – Chevy Chase

Environmental Setting - Mihran Mesrobian House
 7410 Connecticut Avenue, Chevy Chase, MD



1 inch = 0.02 miles



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

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View of the main entrance, east elevation



View of steel-sash window, east elevation



View of the south elevation



View of the bi-level terrace, south elevation



View of the bay window, south elevation



View of the north elevation

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Partial view of the west elevation



View of the brick and concrete block retaining wall from Connecticut Avenue

7410 Connecticut Avenue (MD 185) – Chevy Chase



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

National Register Listing



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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