ACHS SUMMARY FORM

1. Name Charles S. Case House

2. Planning Area/Site Number 29/21

3. MNCPPC Atlas Reference Map 19 L-6

4. Address 9595 Persimmon Tree Road
Potomac, Maryland

5. Classification Summary

Category building
Ownership private
Public Acquisition
Status occupied
Accessible no
Present use private residence
Previous Survey Recording M-NCPPC Federal___ State x County x Local___
(Title and date: Inventory of Historical Sites - 1976)

6. Date 1915

7. Original Owner:
Charles S. & Mary Margaret Case

8. Apparent Condition

a. good

b. altered

c. original site

9. Description

This grey three bay by two bay, two and a half story formstone house faces north at the intersection of Persimmon Tree and River Roads. Constructed of locally hand formed concrete formstone blocks, this house has corner quoins of rough faced formstone blocks. There are one over one double hung windows. On the north and south elevations the windows are paired and are set into round-headed arches. There are two story bay windows on the east and west elevations and gabled pedimented dormers on the north and south elevations. This house has a hipped roof with slate covering.

10. Significance

Like the Case Brothers House, this formstone building is an architctural expression of the prosperity of the Potomac area in the early 20th century. It was owned by the first man whose likeness was engraved on a United States parcel post stamp. Charles S. Case was born about 1884 to Emma and Charles A. Case at their first (frame) farmhouse on the "Case's Security" tract off River Road and south of Potomac. After being educated in local public schools, Charles S. Case began working for the Washington Post Office in 1908. In 1912 Congress instituted parcel post stamps to coverpostate rates in fourth class mail. The Post Office decided upon a scene of a typical employee sorting mail, and Mr. Case happened to be on duty at the time the commissioned artist arrive.

In 1914, his parents and uncle, Charles A. and Emma Case, and Samuel T. Case granted 1.06 acres to Charles S. and his wife Mary Margaret, and by the next year their formstone house was complete. Case worked in the Post Office until his retirement in 1951. He died in 1954 and his children sold the property in 1961.

11. Date researched and researcher: 7/78 Mark Walston
Candy Reed - Architectural Description

12. Compiler Gail Rothrock 13. Date Compiled 2/79 14. Designation Approval___

15. Acreage 1.06 acres

M: 29/21/2
MAGI #

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC
Charles S. Case House
AND/OR COMMON

2 LOCATION

STREET & NUMBER
9595 Persimmon Tree Road

CITY, TOWN
Potomac
___ VICINITY OF

CONGRESSIONAL DISTRICT

STATE
Maryland

COUNTY
Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Harley Heinrich
Telephone #: 299-6873

STREET & NUMBER
9595 Persimmon Tree Road

CITY, TOWN
Potomac
___ VICINITY OF

STATE, zip code
Maryland 20854

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Montgomery County Courthouse

Liber #: 3294
Folio #: 607

STREET & NUMBER

CITY, TOWN
Rockville

STATE
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
MNCP+PC Historic Sites Inventory

DATE

__FEDERAL __STATE X COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS
6700 Needwood Road

CITY, TOWN
Derwood

STATE
Maryland

7 DESCRIPTION

M:29-21-2

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X_ORIGINAL SITE
X_GOOD	__RUINS	X_ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This three bay by two bay, two and a half story formstone house is located at the intersection of River Road and Persimmon Tree Road, facing north.

Built on poured concrete foundations, its exterior walls are constructed of hand formed concrete formstone blocks. There are rough-faced blocks at the corners of the house which create the effect of corner qouins. The house has been painted grey. There is a brick porch across the north (front) elevation of the house. The north (front) door is glass and wooden paneled. It is flanked by single light side-lights and surmounted by a transom light. The south (rear) porch has a brick floor and shed roof supported by four square wooden posts. The south door is glass and wooden paneled and is surmounted by a transom light.

There are one over one double hung windows throughout the house. On the north elevation the windows have been paired and on both the north and south elevations the windows are set into round-headed arches. Some of the windows are flanked by black wooden louvered shutters. There are two story bay windows on the east and west elevations. Each is surmounted by a hipped roof. On the north and south elevations there is a gabled pedimented dormer window.

The flared hip roof has slate covering. There are two interior brick chimneys with corbelled caps.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

M:29-21-2

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	__ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	X OTHER (SPECIFY) Philately
		__INVENTION		

SPECIFIC DATES 1915 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This house is situated on part of a tract of land known as "Case's Security". Patented on October 12, 1894, by Elizabeth Case and her sons Charles A. and Samuel T. Case, under whom she claimed the land, the original tract contained 232.34 acres, and was bounded on the north by River Road and on the west by Great Falls Road. [1] Mrs. Case, her two sons, and Charles' wife Emma originally lived upon this tract in a farmhouse situated off of Falls Road, south of the town of Potomac. It was here that Charles S. Case was born, around the year 1884, to Emma and Charles A. Case. After a preliminary education in local public schools, Charles S. Case in 1908 began working for the Washington City Post Office. Driving his horse and buggy from the Potomac farm to Georgetown, he would leave the rig at a livery stable, and transfer to a trolley that transported him to his downtown office.

It was here, as a post office employee, that Charles S. Case's greatest distinction was bestowed upon him. By an Act of Congress, on August 24, 1912, parcel post stamps were provided to cover the rates of postage on fourth class mail. The postal department, however, wished to depart from the traditional practice of endowing stamps with the faces of historical figures, and decided to engrave upon the stamp a scene of a typical employee at work sorting mail. As fate would have it, Mr. Case was on duty at the moment of the commissioned artist's arrival at the Washington Post Office, and, consequently, Charles S. Case became the first man to have his face put on a United States parcel post stamp. [2]

On December 31, 1914, Charles A. and Emma Case and Samuel T. Case granted unto Charles S. Case and his wife, Mary Margaret, 1.06 acres of "Case's Security", situated at the intersection of Persimmon Tree Road and River Road. [3] The house was completed the next year, and occupied by Charles S. Case and his wife. The house was described in 1919 as "...built of cement, and has about it broad porches and broad grounds." [4]

Charles S. Case continued to work for the Washington Post Office until his retirement, in 1951, as a supervisor in the mailing section. His wife, Mary Margaret Case, died in 1929. Charles S. Case died on March 25, 1956. His children, John B. Case and Margaret Case Calhoon, sold the house and property

CONTINUE ON SEPARATE SHEET IF NECESSARY (Continued on Attachment Sheet A)

after their father's death to Malin and Mary Miller, on April 19, 1961. The Heinrichs (the present owners), purchased the property on November 13, 1964. [5]

NOTES

1. Deed JA 53/421, Montgomery County Land Records
2. "C.S.Case, Likeness Appeared on First Parcel Post Stamp", Washington Star, March 28, 1956
   Minkus American Stamp Catalog (New York, 1974) p. 164
3. Deed 248/50, Montgomery County Land Records
4. "The Rambler Writes of Church at Potomac", Sunday Star, Feb.9,1919
5. Montgomery County Land Records
   Deed 2841/545- Case Heirs to Miller
   3177/399- Miller to Edwin Irish, Dec. 30, 1963
   3294/607- Irish to Heinrich

M:29-21-2

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Montgomery County Land Records
Sunday Star, February 9, 1919
Washington Star, March 28, 1956
Minkus American Stamp Catalog (New York, Minus Publications, Inc., 1974)

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.06 acres

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE | COUNTY Candy Reed - Architectural Description

STATE | COUNTY

11 FORM PREPARED BY

NAME / TITLE Mark Walston Candy Reed - Architectural Description

ORGANIZATION Sugarloaf Regional Trails | DATE 7/78

STREET & NUMBER Box 87, Stronghold | TELEPHONE 926-4510

CITY OR TOWN Dickerson, | STATE Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

M:29-21-2

Site	Name	Location	Acreage
29/21/-2	Charles S. Case House	9595 Persimmon Tree Road	1.270

- Built in 1915, this 2-1/2 formstone house features corner quoins, round arched windows, two-story bay windows, slate hipped roof, and gabled pedimented dormers.

- The formstone construction is an architectural expression of the prosperity of the Potomac area in the early 20th century.

- The entire parcel is recommended for placement on the Master Plan.

M:29-21-2

FOR ADDITIONAL INFORMATION

See correspondence dated January 12, 1987

ACTION TAKEN

M: 29/21-1 Case Brothers House
9800 River Road

M: 29/21-2 Charles S. Case House
9595 Persimmon Tree Road

FINAL DRAFT AMENDMENT
TO
THE MASTER PLAN FOR HISTORIC PRESERVATION

The purpose of this amendment is to designate two resources as historic sites on the Master Plan for Historic Preservation thereby extending to them the protection of the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

M:29-21-2

- The intention of designation is to ensure a consideration of the historic value of this structure in the design of any programmed road improvements. If planning for any programmed road improvements is undertaken by the County or State, the Historic Preservation Ordinance requires that the County or the State work with the Historic Preservation Commission to undertake a review of reasonable preservation alternatives.

Site	Name	Location	Associated Acreage
29/21-2	Charles S. Case House	9595 Persimmon Tree Road	1.06

- Built in 1915, this 2-1/2 story formstone house features corner quoins, round arched windows, two-story bay windows, slate hipped roof, and gabled pedimented dormers.

- The formstone construction is an architectural expression of the prosperity of the Potomac area in the early 20th century.

- The entire 1.06-acre parcel is recommended as the environmental setting for placement on the Master Plan.

- The 1980 Potomac Subregion Master Plan sets forth the following policy for transportation improvements in the Potomac Subregion: "In the interest of preserving the semi-rural character of the Subregion, the Plan proposes to retain two-lane cross-sections for most roads, even though congestion will occur." However, on page 95, the Master Plan states that the proposed highway classification plan basically retains the highway classifications of the previous Master Plans and the Draft Master Plan of Highways." The Zoning and Transportation Plan Map designates River Road as a Major Street and Persimmon Tree Road as an Arterial Street. This designation established master planned rights of way of 150 feet for River Road and 80 feet for Persimmon Tree Road. This amendment recognizes that the Charles S. Case House is located wholly within the master planned rights-of-way of River and Persimmon Tree Roads (Map 2). Thus, any future consideration of a larger paving section for River Road and Persimmon Tree Road will require an amendment to the Potomac Master Plan. At that time the County Council, the County Executive, and the Planning Board, in determining the location of any widening of the paving, will need to address the relationship between the environmental setting of the historic resource and the right-of-way and location of the paving within the rights-of-way for River Road and Persimmon Tree Road.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSIO
8787 Georgia Avenue • Silver Spring, Maryland 20910-37

M:29-21-2

FOR ADDITIONAL INFORMATION

See correspondence dated March 31, 1987

ACTION TAKEN

EXECUTIVE RECOMMENDED
FINAL DRAFT AMENDMENT
TO
THE MASTER PLAN FOR HISTORIC PRESERVATION

The purpose of this amendment is to designate two resources as historic sites on the Master Plan for Historic Preservation, thereby extending to them the protection of the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

M: ~~29/21-1~~	Case Brothers House
M: 29/21-2	Charles S. Case House

M:29-21-2

FOR ADDITIONAL INFORMATION

See correspondence dated October 16, 1987

ACTION TAKEN

M: 29/21-1
M: 29/21-2

I am pleased to transmit to you this Approved and Adopted Amendment to the Master Plan for Historic Preservation, designating the Charles S. Case House and the Case Brothers House in Potomac, Maryland.

Planning staff looks forward to working with you towards the protection and preservation of its newly recognized County historic resources.

Should you or members of your staff have any questions concerning this Amendment, please do not hesitate to contact Susan Cianci at 495-4565.

MCB:SC:dws
Attachment

M:29-21-2

- The intention of designation is to ensure a consideration of the historic value of this structure in the design of any programmed road improvements. If planning for any programmed road improvements is undertaken by the County or State, the Historic Preservation Ordinance requires that the County or the State work with the Historic Preservation Commission to undertake a review of reasonable preservation alternatives.

Site	Name	Location	Associated Acreage
29/21-2	Charles S. Case House	9595 Persimmon Tree Road	1.06

- Built in 1915, this 2-1/2 story formstone house features corner quoins, round arched windows, two-story bay windows, slate hipped roof, and gabled pedimented dormers.

- The formstone construction is an architectural expression of the prosperity of the Potomac area in the early 20th century.

- The entire 1.06-acre parcel is recommended as the environmental setting for placement on the Master Plan.

- The 1980 Potomac Subregion Master Plan sets forth the following policy for transportation improvements in the Potomac Subregion: "In the interest of preserving the semi-rural character of the Subregion, the Plan proposes to retain two-lane cross-sections for most roads, even though congestion will occur." However, on page 95, the Master Plan states that the proposed highway classification plan basically retains the highway classifications of the previous Master Plans and the Draft Master Plan of Highways." The Zoning and Transportation Plan Map designates River Road as a Major Street and Persimmon Tree Road as an Arterial Street. This designation established master planned rights of way of 150 feet for River Road and 80 feet for Persimmon Tree Road. This amendment recognizes that the Charles S. Case House is located wholly within the master planned rights-of-way of River and Persimmon Tree Roads (Map 2). Thus, any future consideration of a larger paving section for River Road and Persimmon Tree Road will require an amendment to the Potomac Master Plan. At that time the County Council, the County Executive, and the Planning Board, in determining the location of any widening of the paving, will need to address the relationship between the environmental setting of the historic resource and the right-of-way and location of the paving within the rights-of-way for River Road and Persimmon Tree Road.

M:29-21-2

- The intention of designation is to ensure a consideration of the historic and architectural value of this resource in the event of future road improvements. In the design of any programmed improvements, designation will provide for an adequate review of preservation alternatives. If planning for any programmed road improvements is undertaken by the County or State, the Historic Preservation Ordinance requires that the County or State work with the Historic Preservation Commission to undertake a review of reasonable preservation alternatives which take into consideration the historic value of the structure. Should no reasonable alternatives be developed, designation will promote the relocation of the structure or the salvaging and recycling of its architectural features.

M:29-21-2

PRELIMINARY DRAFT AMENDMENT
TO THE
MASTER PLAN FOR HISTORIC PRESERVATION:

CASE HOUSES
POTOMAC, MARYLAND

August 1986

An amendment to the Potomac Subregion Master Plan, May 1980; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and to the Master Plan of Highways within Montgomery County, Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, MD 20910-3760

14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772-3090

M:29-21-2

NOTICE OF PUBLIC HEARING

Pursuant to Article 28 of the Annotated Code of Maryland and Chapter 24A and Chapter 33A of the Montgomery County Code, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission hereby gives notice that it will hold a public hearing as follows:

PRELIMINARY DRAFT AMENDMENT TO

THE MASTER PLAN FOR HISTORIC PRESERVATION
CASE HOUSES

THURSDAY, SEPTEMBER 18, 1986
at
8 P.M.
in the
Montgomery Regional Office Auditorium
8787 Georgia Avenue
Silver Spring, MD 20907

to take testimony on whether or not the following historic resources presently listed in the Locational Atlas and Index of Historic Sites in Montgomery County should be included in the Master Plan for Historic Preservation.

Case Brothers House 29/21-1
9800 River Road
Potomac, Maryland

Charles S. Case House 29/21-2
9595 Persimmon Tree Road
Potomac, Maryland

The Montgomery County Historic Preservation Commission reviewed the architectural and historic significance of these sites according to the criteria listed in the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, and nominated the buildings for placement on the Master Plan for Historic Preservation. If placed on the Master Plan, the buildings will be protected under the Historic Preservation Ordinance which provides certain controls regarding alteration, demolition, and maintenance of the property.

If not included in the Master Plan for Historic Preservation, either of the resources listed above may be removed from the Locational Atlas. If removed, the sites would no longer be subject to the provision of Chapter 24A-10, the Moratorium on Alteration and Demolition. The sites will remain on the Maryland Historical Trust's Inventory.

The Preliminary Draft Amendment is available for public inspection at The Maryland-National Capital Park and Planning Commission's Regional Headquarters, 8787 Georgia Avenue, Silver Spring, Maryland.

M:29-21-2

The purpose of the public hearing is to allow all interested persons to express their views concerning this action. Persons wishing to testify should call 495-4600. If you are unable to attend, write your concerns to the Montgomery County Planning Board at 8787 Georgia Avenue, Silver Spring, Maryland 20907 and they will be made part of the public hearing record.

Thomas H. Countee, Jr.

Thomas H. Countee, Jr.
Executive Director

THC:SC:ms

M:29-21-2

ABSTRACT

TITLE: Preliminary Draft Amendment to the Master Plan for Historic Preservation: Case Houses, Potomac, Maryland

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Preliminary Draft Amendment to the Master Plan for Historic Preservation: Case Houses, Potomac, Maryland

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

DATE: August 1986

SERIES NUMBER: 2617862506

NUMBER OF PAGES: 19

ABSTRACT: This document contains the text, with supporting maps, for an amendment to the Master Plan for Historic Preservation and to the 1980 Potomac Subregion Master Plan. It contains the recommendations of the Montgomery County Historic Preservation Commission for two resources identified within the Potomac area.

M:29-21-2

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 General Plan for the physical development of the Maryland-Washington Regional District;

(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.

M.29-21-2

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

COMMISSIONERS

Montgomery County Planning Board

Norman L. Christeller, Chairman

Mable Granke, Vice Chair
Judith B. Heimann
Betty Ann Krahnke
Richmond M. Keeney

Prince George's County Planning Board

John Rhoads, Chairman

Roy I. Dabney, Jr., Vice Chairman
Edgar B. Keller, Jr.
Margaret Yewell
Samuel Botts

DEPARTMENT HEADS

Thomas H. Countee, Jr.
Executive Director

A. Edward Navarre
Secretary-Treasurer

Arthur S. Drea, Jr.
General Counsel

Richard E. Tustian
Montgomery County Planning Director

John F. Downs, Jr.
Prince George's County Planning Director

Donald K. Cochran
Montgomery County Parks Director

Hugh B. Robey
Prince George's County Parks and Recreation Department

Patricia Plunkett
Community Relations Officer, Montgomery County

Robert D. Reed
Community Relations Officer, Prince George's County

COMMISSION REGIONAL OFFICES

8787 Georgia Avenue, Silver Spring, MD 20907
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

M:29-21-2

TABLE OF CONTENTS

	Page
INTRODUCTION	1
THE AMENDMENT PROCESS.	1
IMPLEMENTATION	2
THE AMENDMENT.	2

TABLE OF FIGURES

CASE HOUSES LOCATIONAL MAP 4

APPENDIX

A. MONTGOMERY COUNTY HISTORIC PRESERVATION ORDINANCE, CHAPTER 24A OF THE MONTGOMERY COUNTY CODE 5

M:29-21-2

INTRODUCTION

In July 1979 the County moved to establish permanent tools for protecting and preserving its historic and architectural heritage by adopting a functional Master Plan for Historic Preservation and enacting a Historic Preservation Ordinance, Chapter 24A of the County Code.

The Montgomery County Historic Preservation Commission was created with the enactment of the County's Historic Preservation Ordinance and was charged with the responsibility of researching and evaluating historic resources according to criteria specified in the Ordinance. The Commission then recommends those worthy of preservation to the Montgomery County Planning Board for inclusion in the Master Plan for Historic Preservation and protection under the Ordinance.

THE AMENDMENT PROCESS

Upon receiving a recommendation from the Historic Preservation Commission, the Planning Board holds a public hearing to make its determination using the same criteria, considering the purposes of the Ordinance, and balancing the importance of the historic resource with other public interests.

If, in balance, the Planning Board finds the historic resource should be designated, it will then forward a Master Plan Amendment to the County Council. The Council may hold a hearing before it acts, if appropriate. Upon approval by the Council and adoption by the Planning Board of the amendment, the historic resource would then become designated on the Master Plan, and thus, subject to the protection of the Ordinance.

Like the Master Plan itself, these amendments would not attempt to specifically delineate the appurtenances and environmental setting for each resource. As a general rule, the resource would be recommended for placement with its original or existing property boundaries or, in the event of subdivision, at least the minimum size lot permitted by the zone in which the resource occurs, unless the Planning Board, upon the advice of the Historic Preservation Commission, finds that a larger area is essential to preserve the integrity of the site. The Master Plan Amendment will, however, indicate where the environmental setting is subject to refinement in the event of development. Where applicable, the amendment will describe an appropriate setting and specify those features of the site and their location relative to the resource that the setting is intended to protect. If it 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. Designation of the entire parcel at the time of placement on the Master Plan will therefore allow the maximum flexibility to preserve the site while retaining the ability to be responsive to development plans which recognize important features of the resource.

M:29-21-2

IMPLEMENTATION

Once designated on the Master Plan for Historic Preservation, any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a historic area work permit issued. The Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

It is the intent of the Master Plan and Ordinance to provide a rational system for evaluating, protecting and enhancing Montgomery County's heritage for the benefit of present and future 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.

PRELIMINARY DRAFT AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

The purpose of this amendment is to consider the recommendation of the Montgomery County Historic Preservation Commission to designate the following sites on the Master Plan for Historic Preservation thereby extending to them the protection of the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Site	Name	Location	Associated Acreage
29/21-1	Case Brothers House	9800 River Road	.685

- Ca. 1912, 2-1/2 story formstone house with corner quoins, two-story bay windows, hipped roof and hipped dormer windows.
- The formstone building exemplifies the early 20th century prosperity of the Potomac area and is one of few surviving residences constructed of formstone in Potomac.
- The entire parcel is recommended as the environmental setting for placement on the Master Plan.

M:29-21-2

Site	Name	Location	Acreage
29/21/-2	Charles S. Case House	9595 Persimmon Tree Road	1.270

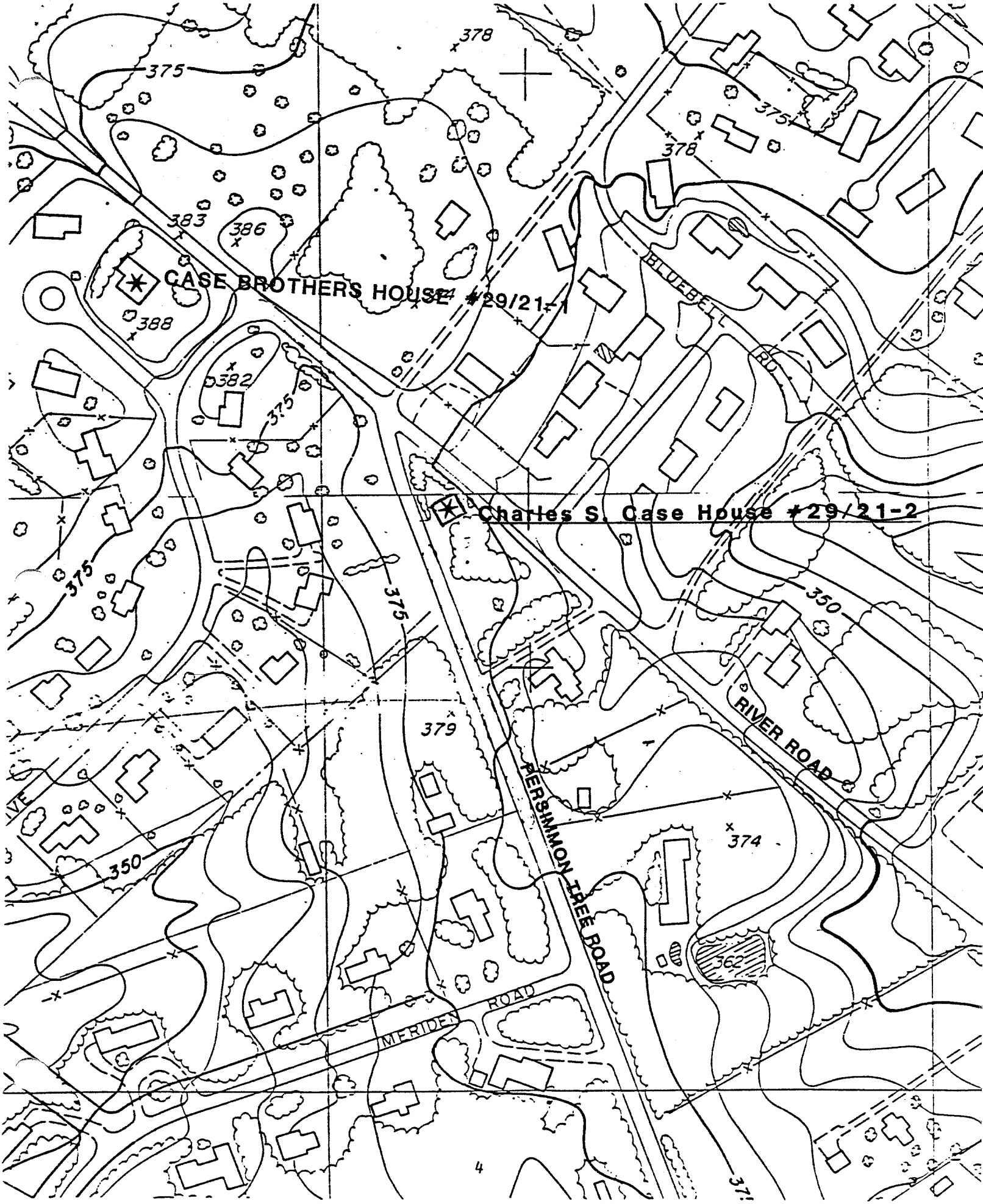
- Built in 1915, this 2-1/2 formstone house features corner quoins, round arched windows, two-story bay windows, slate hipped roof, and gabled pedimented dormers.

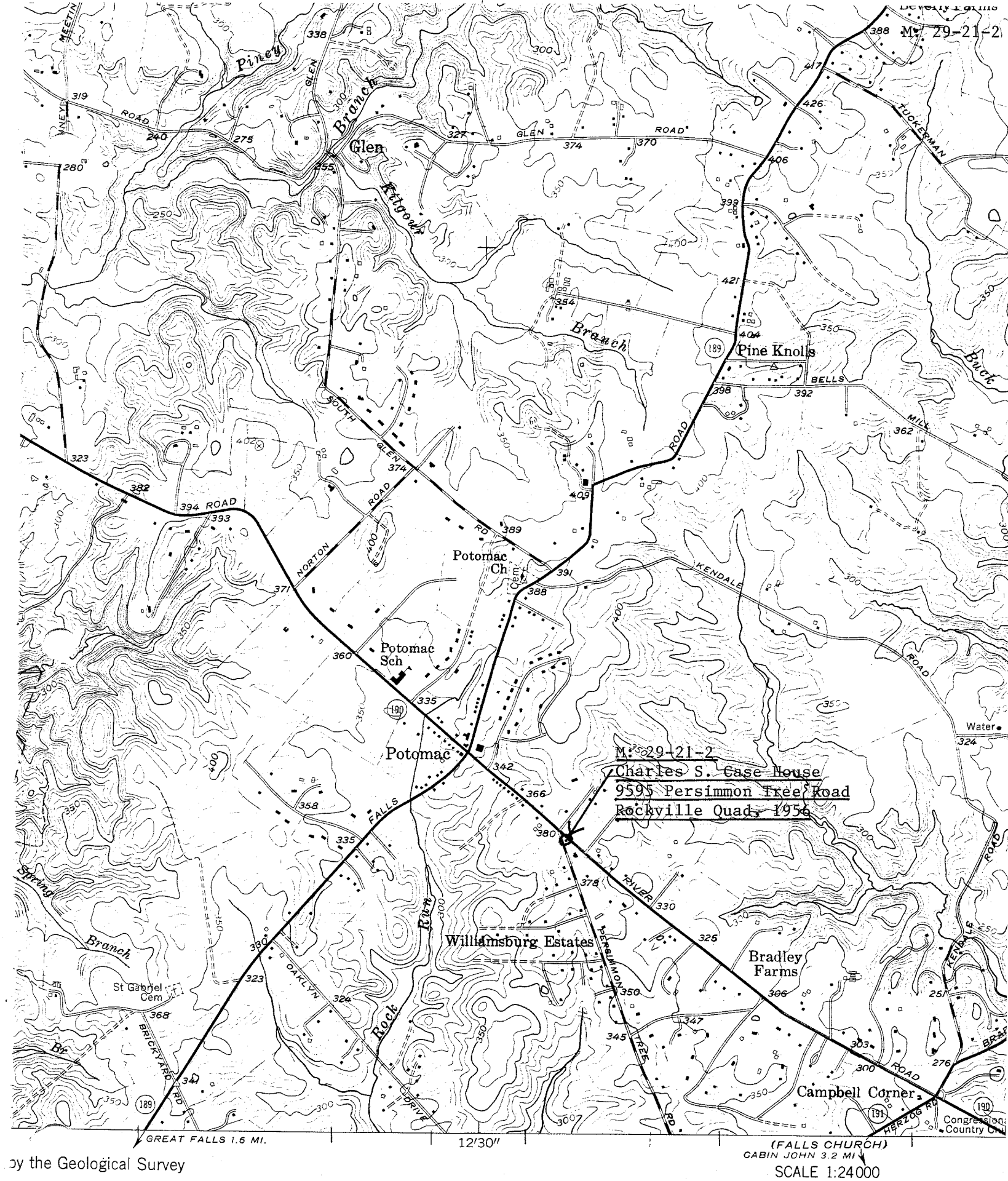
- The formstone construction is an architectural expression of the prosperity of the Potomac area in the early 20th century.

- The entire parcel is recommended for placement on the Master Plan.

CASE HOUSES LOCATIONAL MAP

M:29-21-2





by the Geological Survey

photogrammetric methods
check 1956

erican datum
oordinate system,
one

M 29/21/2

Case Brothers Houses - Farmstead Houses

Charles S. Case House

9595 ~~River~~ Persimmon Tree Road Built c. 1912

East (rear) elevation

~~Road~~ south

Judy Christensen Feb. 1989

M29/21/2

Case Brothers Houses (Fornstone Houses)

Chas. S. Case House.

9595 Persimmon Tree River Road Built c. 1912

West (Front) elevation

Judy Christensen Feb. 1989