



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Leslie Miles  
Chair

To: Carly Schrader, Agent, SM Bowie Mill LLC

From: Leslie Miles, HPC Chair

Re: HPC Case #22/25-12A

Date: September 20, 2012

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The Historic Preservation Commission voted at its September 19, 2012 meeting to approve your historic area work permit application for construction of a house, relocation of a barn, and rehabilitation of a tenant house at the James H. Cashell Farm (Master Plan Site #22/25), located at 5867 Muncaster Mill Road, Rockville, with the following conditions:

1. Windows and doors of the house are to be fabricated of wood.
2. Fenestration on secondary elevations is to be designed such that it is compatible with a "Maryland Farmhouse" vernacular, with a stacked, symmetrical arrangement; final approval delegated to staff.
3. Manufactured thin stone veneer is not approved; approval of new materials delegated to staff.
4. Approval of any materials not specified to be delegated to staff.
5. Windows and doors of the Tenant House to be fabricated of wood, with existing frame to be used where feasible.

***HPC staff must review and stamp construction drawings prior to the Department of Permitting Services issuance of building permits. The building permit for this project shall be issued conditional upon adherence to the above approved HAWP conditions and may require approval by DPS or another local office before work can begin.***

Please contact Scott Whipple, Historic Preservation Supervisor, at 301.563.3404 or [scott.whipple@montgomeryplanning.org](mailto:scott.whipple@montgomeryplanning.org) for assistance in addressing these conditions.



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	5867 Muncaster Mill Road, Derwood	<b>Meeting Date:</b>	9/19/12
<b>Applicant:</b>	SM Bowie Mill LLC Carly Schrader, Agent	<b>Report Date:</b>	9/14/12
<b>Resource:</b>	<i>Master Plan Site #22/25</i> <b>James H. Cashell Farm</b>	<b>Public Notice:</b>	9/5/12
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	22/25-12A	<b>Staff:</b>	Scott Whipple
<b>PROPOSAL:</b> Construct new residence, relocate historic barn, rehabilitate tenant's quarters			

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP application with the following conditions:

1. House: Windows and doors be fabricated of wood
2. Porch: The manufactured thin stone veneer is not approved; approval of new material delegated to staff
3. Right (east) Elevation: Massing to be broken up by recessing garage and second-story above by 1' or more behind plane of the east elevation, or other treatments, with final approval delegated to staff
4. Approval of any materials not specified to be delegated to staff
5. Tenant House: Windows and doors to be fabricated of wood, existing frame to be used where feasible

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Individually Designated Master Plan Site #22/25, **James H. Cashell Farm**  
**STYLE:** Victorian Vernacular  
**DATE:** Mid-19<sup>th</sup> Century; late 19<sup>th</sup>-early 20<sup>th</sup> Century

*Excerpt from Places in the Past:*

#22/25 THE JAMES H. CASHELL FARM (Mid-1800s; Late 1800s-Early 1900s)

...[T]he Cashell House was built in two distinct sections. The original section ... is typical of the mid-1800s with its traditional side-gable symmetrical form and 6/6 sash windows. The picturesque east and north addition ... bears hallmarks of the Victorian era with its three-story tower with stick-work panels, jerkin-head (clipped) gable, and paired cornice brackets. The original block was likely updated when the addition was built, with cornice brackets and first-level 2/2 sash windows. The Cashell family owned this



property for much of the 1800s. In 1865, the property belonged to Hazel B. Cashell, County Commissioner and Orphan's Court judge, and James Cashell was living here by 1878. The farmstead includes a one-level hay barn with hanging gable, another substantial barn with two cupolas, and a stone house from the mid 1900s.

## **PROPOSAL**

The applicants are proposing to construct a new house, to be located at the southeast corner of the 5+ acre site, relocate a historic barn and rehabilitate a historic tenant house. Material specifications for the new house are as follows:

- Roofing: asphalt 3 tab Architectural shingles
- Porch roofing: panel system seam metal roof or "roof built"
- Cladding: 6" beaded horizontal siding
- Windows: vinyl 2/2, simulated divided light
- Shutters: 15" composite louvered shutters
- Porch rail: composite
- Door: fiberglass 2 panel, 15 light (simulated) door
- Garage: Carriage-Style doors "with similar aesthetics" to the historic Cashell House (which was destroyed in a fire). The new house, the 560 Plan model, would be constructed in the same location as the historic house. The approximately 2950 sq. ft. house would be sided with Hardi-Plank lap siding with 4" reveal, with a cultured stone water table, and vinyl single hung nine-over-nine windows on the first floor and six-over-six windows on the second (unspecified as to SDL or TDL). The roof of the house would be asphalt shingles; the roof of the front porch would be standing seam (unspecified as to field-turned). Front porch columns are 8" square columns; cornerboards would be 4"; window heads would have Colonial revival detailing and sills would be flat, 4" sills (materials for each are unspecified).

The applicants intend to relocate an existing barn and undertake the rehabilitation of tenant's quarters, as required by their existing pre-preliminary plan, as part of this proposal. Details of these undertakings are not under consideration as part of this preliminary review. Both of these undertakings will require a HAWP.

## **APPLICABLE GUIDELINES**

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance **shall** take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

### ***Sec. 24A-8. Same-Criteria for issuance.***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(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

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] 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.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### **Secretary of Interior's Standards for Rehabilitation**

The Secretary of the Interior defines rehabilitation 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.” Standards 2, 5, and 6 most directly apply to the application before the commission:

**Standard #1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

**Standard #2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

**Standard #6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

**Standard 8:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

**Standard #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 proportion, and massing to protect the integrity of the property and its environment.

**Standard #10:** New additions and adjacent or related new construction will be undertaken in a 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 Cashell House was consumed in a fire in November, 2010. The current owners took ownership after the fire. As outlined above, the owners seek to construct a new house to replace the historic Cashell House. The owners of the property have an approved Pre-Preliminary Plan, approved prior to their ownership of the property, which provides for the development of 186 home sites on 467.84 acres. The plan established Lot 1, with a 5.01 acre environmental setting (reduced from approximately 468 acres), which included the historic house, a stone tenant house, and a hay barn, relocated from elsewhere on the property.

### *House Location:*

In response to direction received from the HPC, the applicants have avoided the foundation of the Cashell House and are locating the new house in the southeast corner of the parcel, with access from Achille Lane. The location is outside of the viewshed established as a protected area in the Preliminary Plan (condition 29) and buffered from the Cashell House foundation by a stand of trees.

*Staff recommends that the HPC find that the proposed location is compatible with Standards #1, 2, 8, 9, and 10 and with Chapter 24A-8(b).*

### *Historic House Foundation and Driveway:*

The basement and foundation of the Cashell House are to be cleaned, made safe, and graded to promote positive drainage. The driveway will remain in place to provide access to the tenant house and relocated barn.

*Staff recommends that the HPC find that the treatment of the basement/foundation and existing driveway are compatible with Standards #2 and #8 and with Chapter 24A-8(b).*

### *New House:*

The approximately 46' x 62' five-bay house will read as two stories from the front elevation (south) with a front porch that wraps the right (east) side elevation and a one story mass projecting from the left (west) elevation.

- Responding to input from the HPC, the porch depth was increased to 8'. The porch roof would be a 24 gauge or greater anodized metal standing seam roof (manufactured by Firestone or Englert). Columns and rails to be composite.
- Windows are to be 6/6 single hung, vinyl SDL windows with 7/8" muntins affixed to inner and outer glazing (manufactured by PlyGem). Windows are to be single hung in order to achieve a goal of a 65-Index Home Energy Rating System (HERS) score. Where windows are paired, they are to be spaced to simulate windows with sash-cord pockets. Smaller four-light fixed windows are at the rear of the left (west) elevation and rear (north) elevation (lighting the garage and a walk-in closet on the second floor). These windows would also be vinyl SDL with muntins affixed to inner and outer glazing.
- Front windows have 15" composite, fixed shutters (sized to appear to cover windows).

- Front door is to be a two-panel, 15 lite SDL fiberglass door, with 4" composite trim surround.
- The house is to be clad with fiber-cement siding (HardiPlank) with 6" reveal, with composite trim. The porch will sit on a manufactured thin stone veneer foundation on the front (south) and left/right (west/east) elevations. The roof of the house will be three-tab architectural shingles (type not specified).
- Garage doors are to be carriage-style overhead-opening.

*Staff is satisfied that the overall size and massing and expression of the front elevation is generally compatible with the historic site. Staff is concerned that the massing of the right (east) elevation is not adequately broken up, and therefore is less compatible with the criteria for approval. Staff also notes that the HPC has found that materials such as vinyl windows, manufactured stone veneer, and in some cases fiberglass doors, are incompatible with the criteria for approval (Standard #6, 24A-8(b)(2)).*

*If the HPC finds that the massing is incompatible with the criteria of approval and needs revisions or that materials as specified are incompatible with the criteria of approval, the commission may elect to specify revisions as a condition of approval.*

#### *Stone Tenant House and Barn:*

The barn will be relocated per the approved Pre-Preliminary Plan, with deteriorated siding to be replaced in-kind.

The tenant house will be made weather tight. New vinyl 6/6 SDL windows will be installed. Where feasible, new sashes will be installed in the existing frames. A new fiberglass door (style not specified) would be installed. The roof would be patched as necessary.

*The general scope of work for relocating the barn and making the tenant house weather-tight is consistent with the approved Pre-Preliminary Plan. However, staff recommends that the HPC find that the proposed materials for the windows and doors of the Tenant House are incompatible with the historic resource and not consistent with Standards #6 and 24A-8(1).*

#### *Pre-Preliminary Plan Conditions:*

The applicant is pursuing with the Planning Board an amendment to the approved Pre-Preliminary Plan conditions. Because of site conditions associated with project phasing, the applicants are requesting additional time to complete the relocation of the barn and stabilization of the tenant house. Staff is supporting these amendments.

### **STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application, with the following conditions, as being consistent with Chapter 24A-8(b)(1) and (2):

6. House: Windows and doors be fabricated of wood
7. Porch: The manufactured thin stone veneer is not approved; approval of new material delegated to staff
8. Right (east) Elevation: Massing to be broken up by recessing garage and second-story above by 1' or more behind plane of the east elevation, or other treatment, with final approval delegated to staff
9. Approval of any materials not specified to be delegated to staff
10. Tenant House: Windows and doors to be fabricated of wood, existing frame to be used where feasible



and with the Secretary of the Interior's Standards and Guidelines for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Commission Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3404 or [scott.whipple@montgomeryplanning.org](mailto:scott.whipple@montgomeryplanning.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: SCHRADER.CNJ@STANLEYMARTIN.COM Contact Person: CARLY SCHRADER  
 Daytime Phone No.: 703-964-5133  
 Tax Account No.: 08 03685495  
 Name of Property Owner: SM BOWIE MILL, LLC Daytime Phone No.: 703-709-9500  
 Address: 11111 SUNSET HILLS RD, STE 200 RESTON VA 20190  
Street Number City Street Zip Code  
 Contractor: HERSTAGE CONTRACTING / MOVERS / STANLEY MARTIN Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 5867 Street: MUNCASTER MILL RD  
 Town/City: DERWOOD Nearest Cross Street: NEEDWOOD RD  
 Lot: 1 Block: D Subdivision: PRESERVE AT ROCK CREEK  
 Liber: 41192 Folio: 61 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Raze
- Revision  Repair  Revocable

CHECK ALL APPLICABLE:

- A/C  Slab  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: RELOCATE BARN /

1B. Construction cost estimate: \$ REHAB STONE TENANT: \$15,000<sup>00</sup>  
MOVE BARN: \$20,000<sup>00</sup>  
 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.

[Signature]  
Signature of owner or authorized agent

6/26/12  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 604525 Date Filed: 7/11/12 Date Issued: \_\_\_\_\_





**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

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

SEE ATTACHED

2. **SITE PLAN** - ATTACHED

Site and environmental setting, drawn to scale. You may use your plot. 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** - ATTACHED

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** - ATTACHED

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** - ATTACHED

- 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** - ATTACHED

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** - ATTACHED

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.



1. WRITTEN DESCRIPTION OF PROJECT

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

*Existing features and Environmental Setting:* The historic house lot, Lot 1D, is approximately 5 acres of the total project site of 468 acres. The lot is nearly flat with a gentle slope down towards the south and west of the lot. It is planted with grass, sod and large trees. The lot currently includes the remains of the burnt historic house, the stone tenant house, a portion of farmland, an asphaltic concrete paved driveway and a barn. The barn is to be relocated as shown on the attached site plan and the tenant's quarters will be rehabilitated. The footprint of the old house was approximately 3100 square feet. *Historical Significance:* The property is eligible for the National Register under Criterion A and C because it was a good example of mid-nineteenth century agricultural property in continuous use and because of its eclectic blend of mid-nineteenth century architecture. No significance was placed on the associated agricultural outbuildings. Please refer attached report entitled ***SM Bowie Mill Rock Creek Preserve/James H. Cashell Farm: Historic Preservation Assessment Report*** prepared by David Rotenstein dated January 30<sup>th</sup>, 2012, for further information.

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

*Proposed Work:*

- 1.) Construct a single family home on historic lot 1D. Architecture/location for the home was determined based on comments from the HPC in previous application meetings as well as on the report entitled ***SM Bowie Mill Rock Creek Preserve/James H. Cashell Farm: Historic Preservation Assessment Report*** prepared by David Rotenstein dated January 30<sup>th</sup>, 2012. As requested by the majority of the commission members, the home will not be built in the same location of the destroyed Cashell house. It will be located on the east corner of the 5+ acre lot with buffer plantings between the new construction and the existing tenant house, building foundation and relocated barn. The square footage of the home will be approximately the 2100 sq. ft. Including the wrap-around porch, the home is 2250 sq.ft. The new home will not create a false sense of history and will not attempt to mimic the original Cashell home.
- 2.) Relocate barn as proposed on original site plan and rehabilitate stone tenant house. As required by the Preserve at Rock Creek Preliminary Plan Resolution Number 20060320, the barn and the tenant house will be relocated and rehabilitated. The structures will be located per the site plan and will be cohesive with one another and

the surrounding environment. The majority of the trees surrounding the old Cashell home, tenant house and barn will be preserved.

#### 4. MATERIALS AND SPECIFICATIONS

- a. Materials and specifications were decided upon per recommendations from David Rotenstien's historic assessment as well as multiple meetings with Historic Preservation staff. The current design contains the following materials:

##### Single Family Home

- 3 Tab Architectural Shingles, Asphalt
- 6" Beaded Horizontal Siding
- 2 over 2 Simulated Divided Light Windows, Vinyl
- 15" Louvered Shutters, Composite
- Seam Metal Roof (Panel System or Roof Built, Porch)
- Composite guardrail on porch fenestration
- 2 Panel, 15 Light Simulated Door, fiberglass
- Carriage Style Garage doors
- Stone Veneer watertable
- 4" Corner Board, Composite
- 6" Fascia Board, Composite
- 4" Trim over 8" Freize board, Composite

##### Stone Tenant House

- 6 over 6 Divided Light Windows, Vinyl
- Wood Door

- b. Please refer to the architectural renderings and drawings as well as the included memo to HPC board members submitted with this package for additional information regarding proposed materials.

# Memo to Commission and Supporting Documents



# Memo

To: Montgomery County Historic Preservation Board  
From: Carly Schrader  
CC: Scott Whipple; Randy Brown  
Date: 9/13/2012  
Re: Preserve at Rock Creek – HAWP Application Meeting

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Based on recommendations from pre-application meetings on June 8, 2011 and September 27, 2011, meetings with Historic Preservation Staff, as well as the enclosed report entitled "SM Bowie Mill Rock Creek Preserve/James H Cashell Farm; Historic Preservation Assessment Report" prepared by David Rotenstein on January 30<sup>th</sup>, 2012, Stanley Martin Homes has revised the location of the proposed new home and designed architecture appropriate to the surrounding historical setting. The information that follows will outline the design process and address issues such as house location, architectural design and material specifications. This memo will also address the relocation and rehabilitation of the barn and stone tenant house as well as the application to revise the Preliminary Plan Resolution Conditions associated with the historic house rehabilitation and view shed.

## ***House Location:***

As was suggested by the Board and by the enclosed historical assessment, Stanley Martin has proposed that the new house be located to the southeast corner of the parcel and **not** on the foundation of the old Cashell house. Please refer to the attached site plan depicting the proposed location. The location will have minimal impacts on existing trees and will preserve tree cover and plantings in order to separate the new construction from existing structures on the property. By separating the home from the existing structures and placing the house in the proposed location, it will blend in with the surrounding homes and avoid creating the false sense of history that the Board was previously concerned about. The existing conversation between the old Cashell house, stone tenant house and relocated barn will remain as was originally intended with the Preliminary Plan and Site Plan, with limited interruptions from the new construction.

The proposed location will also provide future homeowners with a usable yard that will not be impacted by the old foundation of the Cashell home and will require a minimal amount of tree removal. The old foundation will be cleaned out, made safe and graded to promote positive drainage. The driveway will remain in place and serve as a rustic access point to the stone tenant house and relocated barn.

In summary, the proposed location will minimize impacts to the historic lot, allow the existing conversation between the stone tenant house, barn and old Cashell house location to

continue, while providing the homeowner with a usable yard and substantial tree cover from existing plantings.

### ***Architectural Design:***

In general, the features of a Maryland farmhouse were used as a starting point for the design of the proposed house. Elevations were reviewed with Staff and revisions made based on comments. A couple of these revisions included - window and shutter size and locations were updated, porch size and fenestration revised, side elevation massing addressed, garage door modified and materials used changed – to name a few.

Considering the layout of the rooms of the house, the window size and locations were revised. We worked to stack the windows as much as possible and group like sized windows together. All of the windows will be single hung windows. The location of the windows takes into account the layout of the rooms as well as the outside appearance. The smaller windows shown on left elevation are placed in the garage and in a walk-in-closet and the ones on the rear elevation are in the garage and a bathroom. As was discussed with Staff, we moved forward with limiting the number of window sizes on the right elevation and removed two smaller windows originally in the dining room. Window sizes and locations were chosen in order to make the floor plan of each of those areas make sense to the end user, and allow the placement of furniture where necessary. Lastly, in order to achieve our self-imposed 65-Index Home Energy Rating System (HERS) score, it is necessary to look at the size of all windows. The proposed smaller windows will help us continue to provide energy efficient homes, while still breaking up the massing of the elevations.

Shutters shown on the front elevation of the home are sized to give the illusion that they are functioning. Also, because no sash-cord pocket is actually needed, we have spaced the windows such that it appears to be enough space for one. We also strayed from decorative brackets, jack arches and columns and attempted to keep the house simple. The design elements were used in order to give the house a Maryland style farmhouse aesthetic.

Also, a wraparound porch has been incorporated into the design. As suggested by some of the Board members in our previous meetings, the porch dimensions were increased to 8' wide. The roof is a standing seam metal panel roof system which also wraps around the entire porch and continues across the garage bays. Also, the garage doors are proposed as carriage style doors and the garage itself is recessed at the ground level of the home to break up the massing on the right elevation. Please refer to the floor plan included in the attached package to better view the right elevation.

### ***Material Specifications:***

In general, the windows will be vinyl simulated divided light with composite trim and the sliding doors will be fiberglass with a composite trim. All windows will be single hung. Shutters on the home will also be composed of a composite material. The vinyl and composite materials helps insulate the home better than traditional wood materials and contribute to the overall energy efficiency of the home. Also, since these materials are typically resistant to water absorption, rot, decay and deterioration, the maintenance required by the future homeowner will be greatly reduced and the intended appearance of the home preserved for a longer period of time.

The façade of the home will be covered with a fiber-cement siding, HardiPlank, with a 6" reveal. It will also include a stone water table across the front elevation and wrapping around to both the right and left elevations. Similar to the composites used for the windows, the siding will allow the home to be more energy efficient while reducing the maintenance required.

The front door will be made of fiber glass and again contributes to the energy efficiency of the home. The garage doors will be carriage style doors made of composite material, easy to maintain.

Roof materials will include three tab shingles with an architectural finish on the roof of the home and standing seam metal on the roof of the wraparound porch. Appropriate flashing will be installed at roof intersections to ensure proper waterproofing.

Please see enclosed for pictures of the materials mentioned above. Samples of these materials will be available at our HAWP meeting. If necessary, these materials can be provided beforehand. The use of these materials will increase the energy efficiency of the home, reduce the maintenance required and increase the lifespan of the home itself.

#### ***Stone Tenant House and Barn:***

The barn will be relocated per the site plan and made weather tight. The relocation will be performed by Expert House Movers and siding will be replaced as necessary with simple barn wood. The rehabilitation will follow guidelines as set forth by the Historic Preservation Commission in the "Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland".

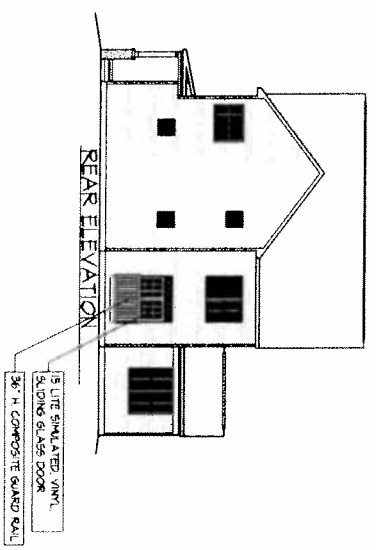
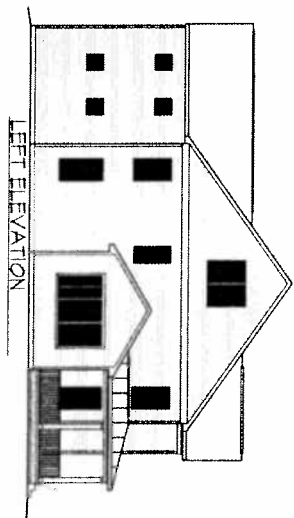
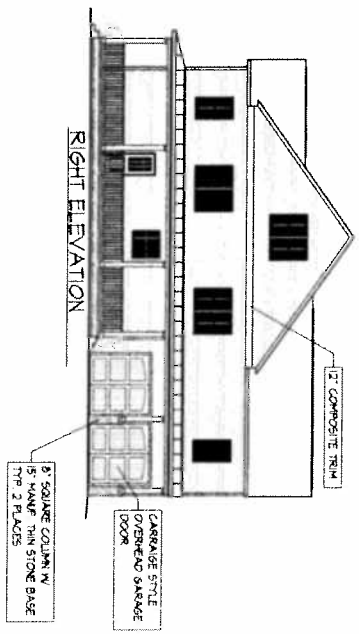
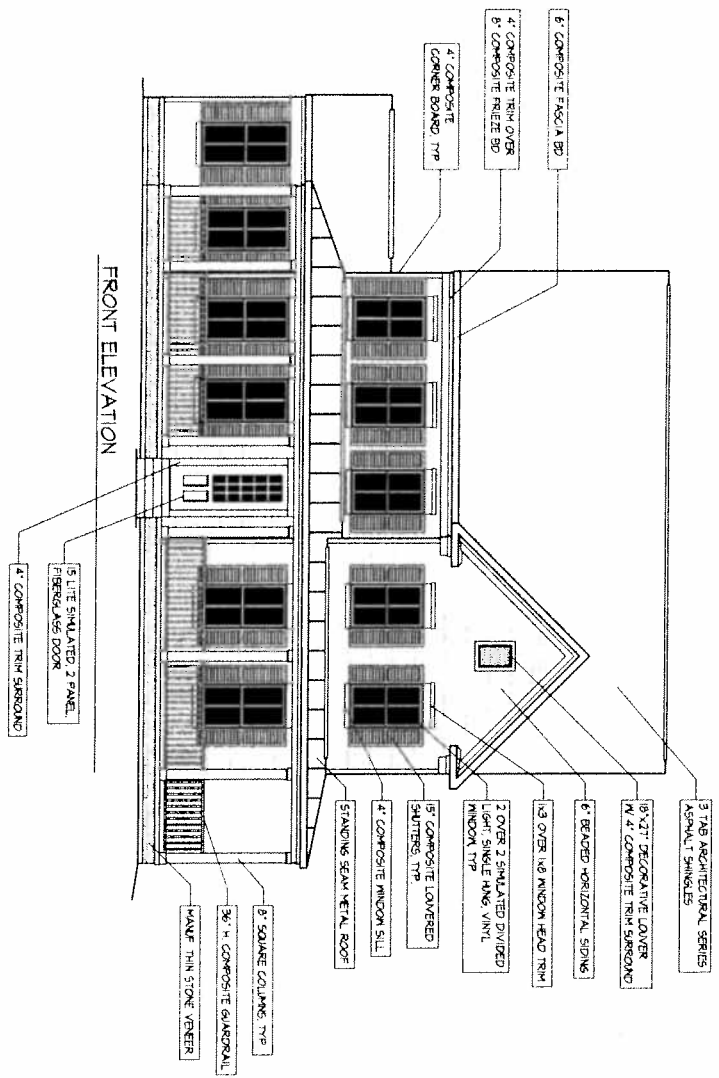
The stone tenant house will be rehabilitated to make it weather tight. The rehabilitation will include installing new six over six simulated divided light vinyl windows. It is believed that we will be able to preserve the existing window frames and install replacement sashes, tracks and metal wrap. The door will also be replaced with a 3/0 wooden door. The stone veneer and chimney appear to have limited repairs necessary. All veneer repairs will follow guidelines established by the "Design Guidelines...", however, it is not anticipated that any will be needed. A flue cap will be added to the chimney to keep out unwanted water and animals. The roof will be patched as necessary to ensure that no water enters the tenant house.

#### ***Preliminary Plan Resolution Amendment:***

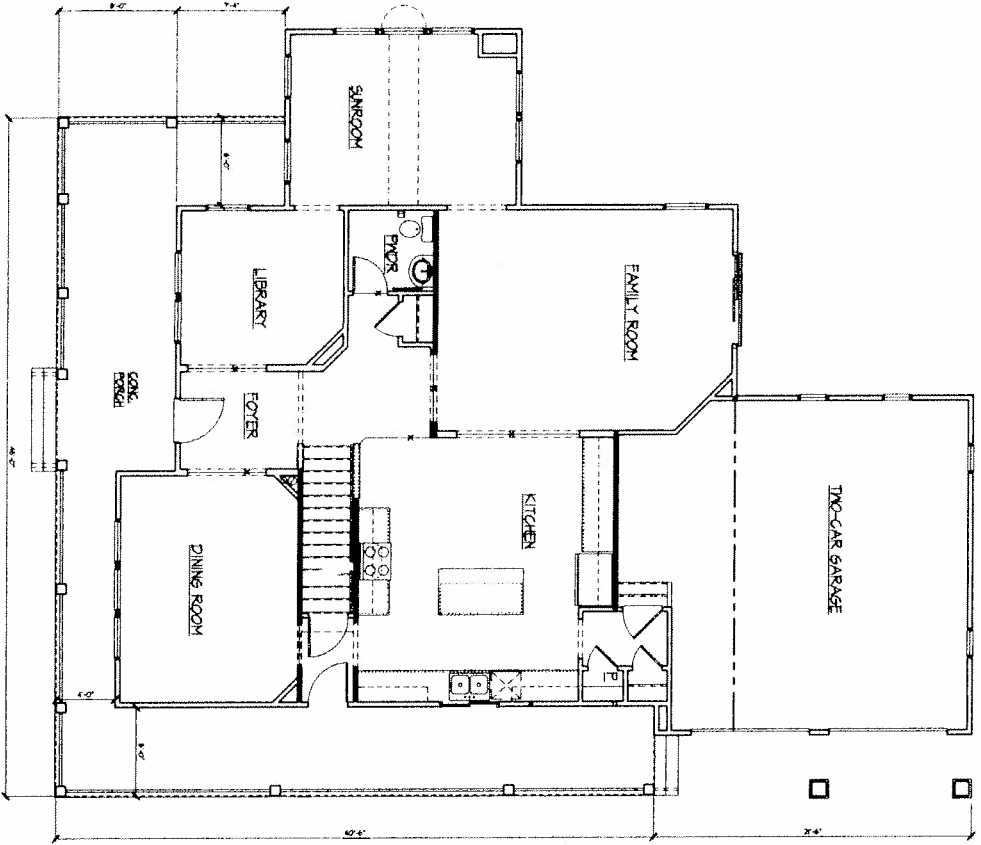
A Preliminary Plan Resolution Amendment was submitted to Maryland National Capital Park and Planning on May 8<sup>th</sup>, 2012. The Amendment proposes the deletion of Conditions 29 and 33 and a revision to Condition 30 of Preliminary Plan number 120060320A. Condition 29 relates to the viewshed associated with the Cashell house, Condition 30 requires the relocation of the barn and Condition 33 ties the restoration of the Cashell property to the 60<sup>th</sup> occupancy permit. Stanley Martin has proposed tying the relocation of the barn and the restoration of the stone tenant house to the 60<sup>th</sup> and 75<sup>th</sup> building permits, respectively, in lieu of the conditions listed above. Please refer to the enclosed letter from Linowes and Blocher to Françoise M. Carrier, Chairman MNCPPC, dated May 1, 2012 for more information.



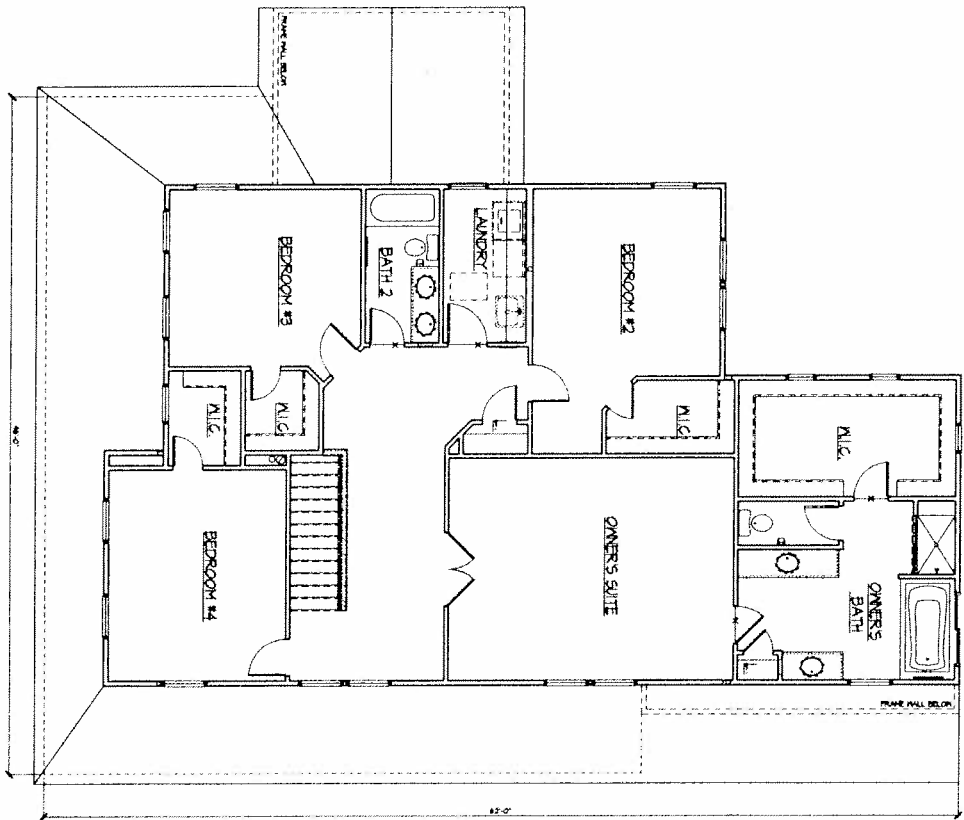
PRESERVE AT ROCK CREEK - HISTORIC  
02-22-12







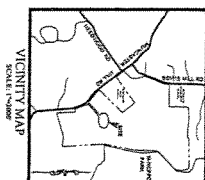
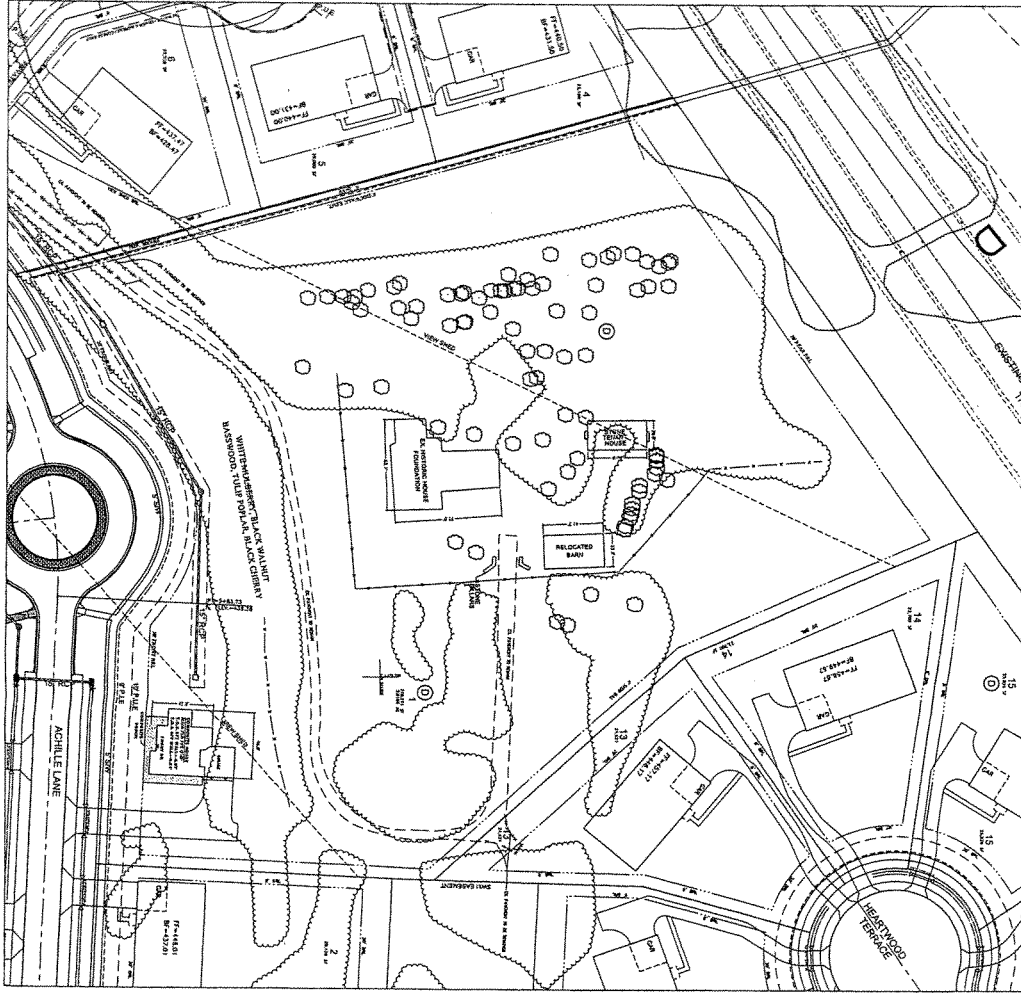
MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

PRESERVE AT ROCK CREEK - HISTORIC

02-22-12



<b>SITE PLAN</b> HISTORIC FARM HOUSE LOT 1, BLOCK D PRESERVES AT ROCK CREEK 8TH ELECTION DISTRICT		<b>DEVELOPER</b> GW RESERVE, LLC 1114 SINGLET HILLS ROAD, SUITE 200 ROCKY HILL, MD 20851 CONTACT PERSON: GUY PETERLOK TEL: (301) 944-2000 FAX: (301) 514-8818		<b>DATE</b> 11/17/11		<b>SCALE</b> 1" = 100'		<b>Dewberry</b> 383 Fanny Parkway, Suite 1 Gaithersburg, MD 20878-7238 301-284-8200 Fax: 301-234-7407 www.dewberry.com	
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**SM Bowie Mill Rock Creek Preserve/  
James H. Cashell Farm  
Historic Preservation Assessment  
Report**

January 30, 2012

David S. Rotenstein, Ph.D.

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## Introduction

SM Bowie Mill, LLC has proposed development at 5867 Muncaster Mill Road, a property designated in the Montgomery County Master Plan for Historic Preservation. Known as the James H. Cashell Farm (M: 22/25), the property originally comprised more than 400 acres of rural Montgomery County farmland. The current historic property's environmental setting includes five acres from the original farmstead, most of which includes the historic farmhouse site and associated agricultural outbuildings.

Two preliminary consultations with the Montgomery County Historic Preservation Commissioner were held. One in June 2011 and a second in September 2011. At the June 2011 preliminary consultation, the HPC was told that the proposal was not consistent with Chapter 24-A(b)(2) of the Montgomery County Code.<sup>1</sup> In the June preliminary consultation, members of the HPC raised questions about the siting of new houses at the property and asked about surviving landscape features, including stone gate posts, driveways, buildings, and potential archaeological features. This report addresses issues related to the proposed siting of new buildings at the Cashell Farm property.

## Cashell Farm (22/25)

The Cashell Farm property is a nineteenth century farmstead that was listed in 1985 in the Montgomery County Master Plan for Historic Preservation. Twelve years later the property was evaluated in Section 106 consultations for the proposed InterCounty Connector (ICC; SR 200) highway project. The property is extensively documented in Montgomery County Historic Preservation Office files and in the Maryland Historical Trust's Maryland Inventory of Historic Properties. A capsule summary describing the property was published in the 2001 volume, *Places from the Past*:

The Cashell House was built in two distinct sections. The original section ... is typical of the mid 1800s with its traditional side-gable symmetrical form and 6/6 sash windows. The picturesque east and north addition (left and rear) bears hallmarks of the Victorian era with its three-story tower with stick-work panels, jerkin-head (clipped) gable, and paired cornice brackets. The original block was likely updated when the addition was built, with cornice brackets and first-level 2/2 sash windows. The Cashell family owned this property for much of the 1800s. In 1865, the property belonged to Hazel B. Cashell, County Commissioner and Orphan's Court judge, and James Cashell was living here by 1878. The farmstead

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<sup>1</sup> Montgomery County Historic Preservation Commission Preliminary Consultation, June 8, 2011, p. 22.

includes a one-level hay barn with hanging gable, another substantial barn with two cupolas, and a stone house from the mid-1900s.<sup>2</sup>

According to all of the agency documentation, the Cashell farmhouse was the most significant building at the property. That significance was reflected in the 1984 amendment to the Montgomery County Master Plan for Historic Preservation that added the property to the county's inventory of regulated and protected historic places. The amendment memorialized the farmhouse's significance and was silent on the associated agricultural outbuildings and agricultural landscape. Montgomery County Planning Department staff wrote that the house was "Important for its association with the Cashell family as well as the high level of architecture achieved by the hybrid-style building."<sup>3</sup>

Consultants working on behalf of the Maryland State Highways Department wrote the most recent evaluation of the property's historical significance. In that 1996 evaluation, the consultants expanded the property's significance statement to include elements of the agricultural landscape that contributed to the property's historical significance. The consultants wrote,

The Cashell Farm is eligible for the National Register of Historic Places under Criteria A and C. The property is eligible for the National Register under Criterion A, as an excellent example of a mid-nineteenth century agricultural property, in continuous use. While Montgomery County's history largely involves agricultural development, the intense suburbanization and development of this area in the twentieth century, has made agricultural use unusual in the present day. Despite this suburbanization, the Cashell Farm represents a continuum of agricultural use since the mid-nineteenth century. In addition, the property is eligible under Criterion C, as an eclectic blend of a mid-nineteenth century vernacular farmhouse with a high style Queen-Anne addition. Character defining features of the original farmhouse include the full-width front porch, side-gable roof and symmetrical fenestration pattern. The turret, clipped-gable roof with curved bargeboards and asymmetrical fenestration pattern of the Queen-Anne addition possess excellent integrity. The Cashell Farm is also significant for its several outbuildings, including two tenant houses, and its site integrity and the period of significance of the property extends from circa 1860 to 1947. The area around the house has undergone little development and retains most of the land historically associated with the farm.

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<sup>2</sup> Clare Lise Cavicchi, *Places from the Past: The Tradition of Garder: Bien in Montgomery County, Maryland* (Silver Spring, Md: The Maryland-National Capital Park and Planning Commission, 2001), 195.

<sup>3</sup> Susan Kuklewicz and Perry Berman to Richard Ferrara, John L. Menke, and Little, "Preliminary Draft Amendment to the Master Plan for Historic Preservation: Rock Creek Planning Area Resources," Memorandum, August 31, 1984.



Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. In addition, it has no known potential to yield information important to prehistory or history, and therefore, does not meet Criterion D.<sup>4</sup>

Notable in the ICC evaluation is the assessment that the property is unlikely to yield significant archaeological information (Criterion D). This evaluation appears to be reinforced by documents provided to the Montgomery County Historic Preservation Office that summarize archaeological survey activities undertaken to comply with the National Historic Preservation Act and National Environmental Policy Act for the ICC project. The Cashell Farm was located within the archaeological area of potential effects (APE) evaluated by state consultants and no archaeological sites listed in or eligible for listing appear to have been located within the property.<sup>5</sup>

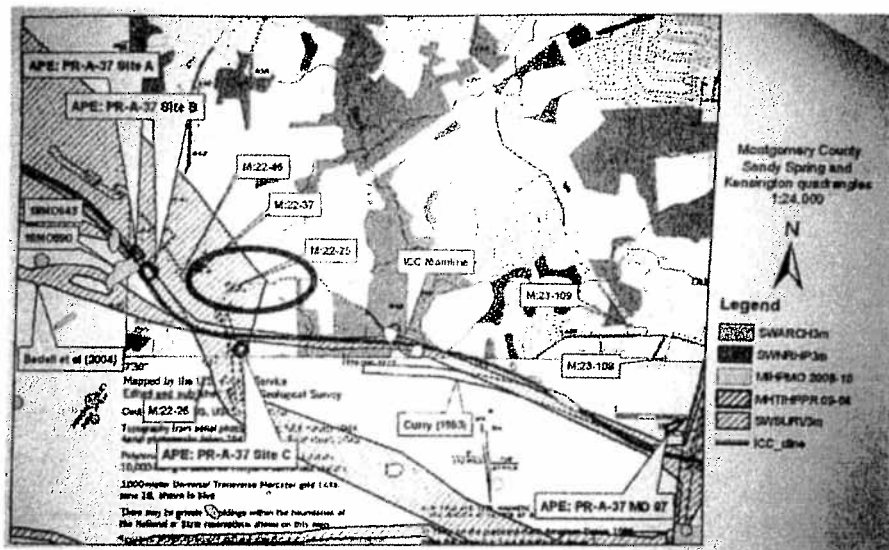


Figure 1. ICC archaeological resources map. James H. Cashell Farm property circled in blue. Montgomery County Historic Preservation Office files.

In the 15 years since the ICC historic resources evaluation, the Cashell property has undergone significant changes that have resulted in the loss of character defining buildings, structures, and cultural landscape features. The 1996 inventory form on file with the MHT includes a detailed sketch map (Figure 1) that showed existing conditions at the property at the time the survey was

<sup>4</sup> P.A.C. Spero & Company, *Cashell Farm (M: 22-25)*, Maryland Historical Trust Addendum Sheet Intercountry Connector Project, October 1996, 3.

<sup>5</sup> James H. Cashell property file, Montgomery County Historic Preservation Office. The file includes correspondence with maps that show the ICC APE and identified archaeological sites. Efforts to obtain the full archaeological reports from the Maryland Historical Trust were unsuccessful because MHT staff could not accommodate an office visit during a visit to Montgomery County in December 2011.

completed. This sketch map shows an intact farmstead with an internal circulation network, a tenant house (Tenant House I), fences and gates (masonry piers), a stone building, garages, and multiple standing and collapsed agricultural outbuildings (silos, barns, sheds).

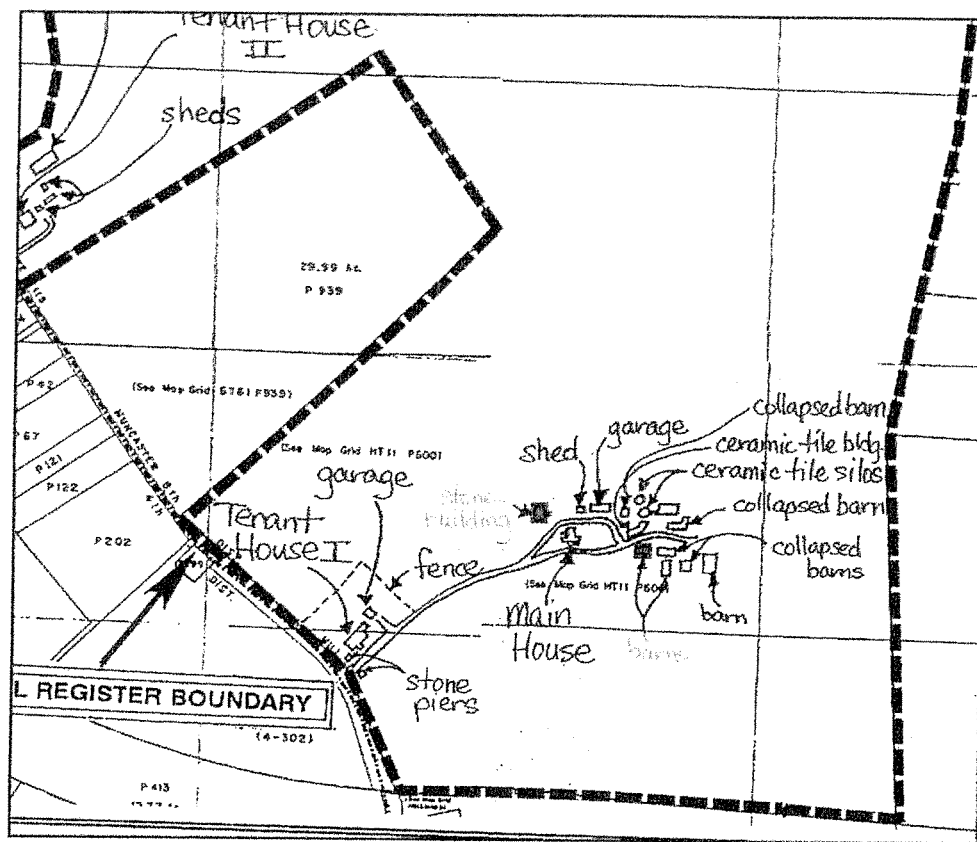


Figure 2. James H. Cashell Farm map section from the 1996 ICC survey showing building locations. Two surviving buildings (2011) shaded in blue.

In 2010 a fire destroyed the landmark Cashell house. Documented in a series of photos included in the PowerPoint presentations used by Montgomery County Historic Preservation staff in two preliminary consultations, the fire consumed the entire house. A reconnaissance survey in December 2011 confirmed that the entire house had been destroyed. Built on coursed masonry foundations with full basements, burned architectural debris collapsed into the basements. Evidence of twentieth century additions, including concrete slab porch foundations and concrete steps, was scattered throughout the burned house yard. A collapsed brick chimney lies on the surface west of the foundation ruins. The farmhouse ruins are illustrated in Figure 3 through Figure 6.



Figure 3. Masonry foundation ruins, December 2011.



Figure 4. Concrete slab foundation ruins, December 2011.





Figure 5. Concrete front steps, Cashell farmhouse ruins, December 2011.



Figure 6. Chimney fall and fire debris, west side of Cashell farmhouse, December 2011.

According to Montgomery County Historic Preservation Office staff, a pre-preliminary plan was developed that included several conditions that the property owner agreed to meet. Three of the key historic preservation conditions included relocation of the sole surviving barn at the property under a yet-to-be completed historic area work permit (HAWP). The historic Cashell farmhouse anchored two of the key conditions: 1) Rehabilitation of the farmhouse prior to issuance of the 60<sup>th</sup> occupancy permit; and, 2) Preservation of a viewshed that protected views to the historic farmhouse.<sup>6</sup>

The fire that destroyed the Cashell farmhouse obviated the condition for the rehabilitation plan since the building no longer exists and therefore cannot be rehabilitated in accordance with the Secretary of the Interior's *Standards for Rehabilitation*.<sup>7</sup> The viewshed condition was crafted to ensure that no building would obstruct views from Muncaster Mill Road to the historic Cashell farmhouse. Adherence to the viewshed condition is problematic for two reasons. Most obvious is the primary building which it would have protected views towards no longer exists. Secondary is the false sense of history creation of the viewshed would have created.

The character defining features that contributed to the Cashell Farm property being designated in the Montgomery County Master Plan for Historic Preservation and determined eligible for listing in the National Register of Historic Places no longer exist. The pre-preliminary plan conditions were predicated upon retaining these features. Historic aerial photographs (1957 through 2007) document the property's transition from an active farm to an abandoned site.

Notable in the aerial photographs and in the historic properties survey data collected in 1984 and 1996 is the significant loss of contributing agricultural buildings at the property. The latest detailed survey data, collected in 1996, described a property in decline, yet still intact and capable of conveying information about its history and significance. By 2011, all but two of the contributing buildings were gone, many during the two decades that the property was designated in the Montgomery County Master Plan for Historic Preservation.

The sequence of historic aerial photos show a stable agricultural landscape with an established circulation network connecting the Cashell farmstead with Muncaster Mill Road. It also shows clearly delimited areas that include agricultural fields, agricultural outbuildings, and domestic areas. The area defined in the pre-preliminary plan as the viewshed to protect views of the historic farmhouse from Muncaster Mill Road would have included open agricultural fields in the fore- and middlegrounds while views of the house in the background would have been obstructed and screened by trees lining the farm road leading from Muncaster Mill Road.

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<sup>6</sup> Scott Whipple. "Montgomery County Historic Preservation Commission Staff Report," Memorandum, September 20, 2011.

<sup>7</sup> Kay D Weeks and United States, *The Secretary of the Interior's Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, 1995).

Photographs in Historic Preservation Office designation files show the historic farmhouse enframed in the tree-lined farmyard. The historical aerials and the Historic Preservation Office file photos are reproduced in Figure 7 through Figure 11. Figure 12 shows the protected viewshed described in the pre-preliminary plan in leaf-off conditions.

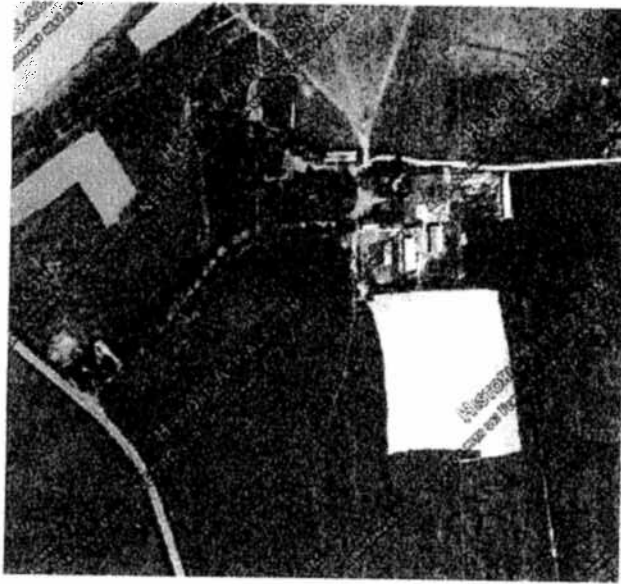


Figure 7. Cashell Farm, c. 1957. (NETR)

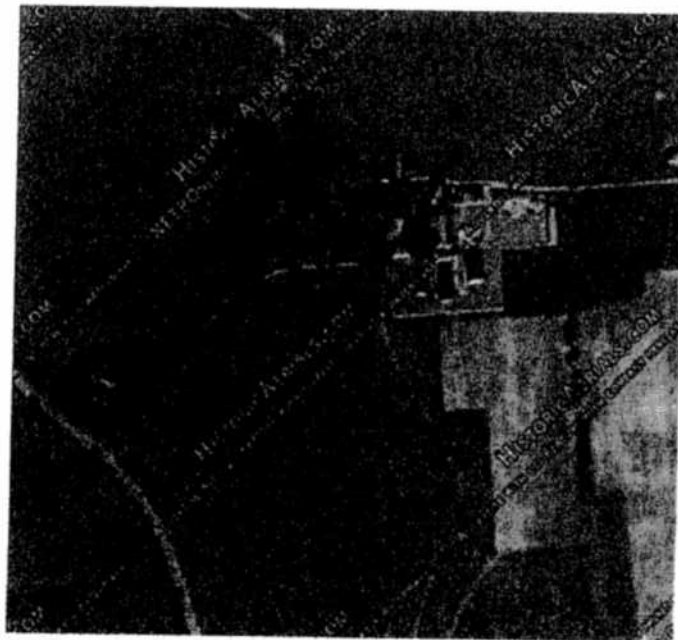


Figure 8. Cashell Farm, c. 1964. (NETR)

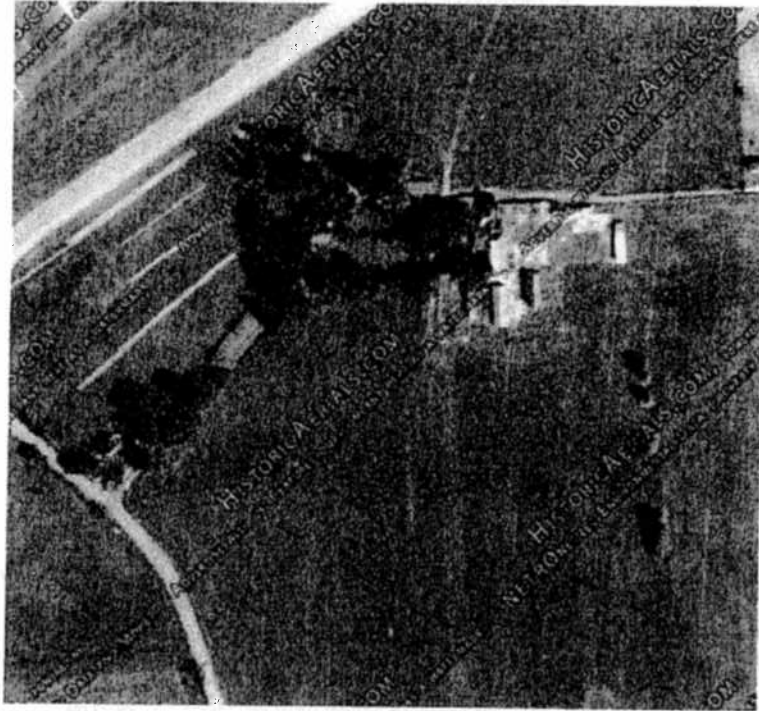


Figure 9. Cashell Farm, c. 1970. (NETR)



Figure 10. Cashell farmhouse as seen from the driveway leading from Muncaster Mill Road.  
Montgomery County Historic Preservation Office file photo.

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Figure 11. Cashell farmhouse rear. Montgomery County Historic Preservation Office file photo.



Figure 12. View towards Cashell farmhouse site from Muncaster Mill Road (December 2011).

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Farmhouse: 2011 Conditions

The Cashell farmhouse was built in c. 1860. Additions to the original block included a Victorian tower, porches, and wings. At the time the property was evaluated for the ICC (1996), surveyors wrote that the house and setting generally retained their integrity but the buildings were deteriorating and disappearing. After the fire, all that remains of the farmhouse are its foundations and basements, chimney fall, and a burned debris field. This debris field subsequently was enclosed within a cyclone fence.

Stone House: 2011 Conditions

The 1.5-story stone house located north of the Cashell farmhouse ruins was built in the mid-twentieth century. Photos in the designation file (Figure 13) and the 1996 ICC survey show a building that was still occupied as late as 1996. This contributing building has had its doors and windows removed and boarded-over at some point after its 1985 Master Plan designation and December 2011.



Figure 13. Stone house, Montgomery County Historic Preservation Office file photo.



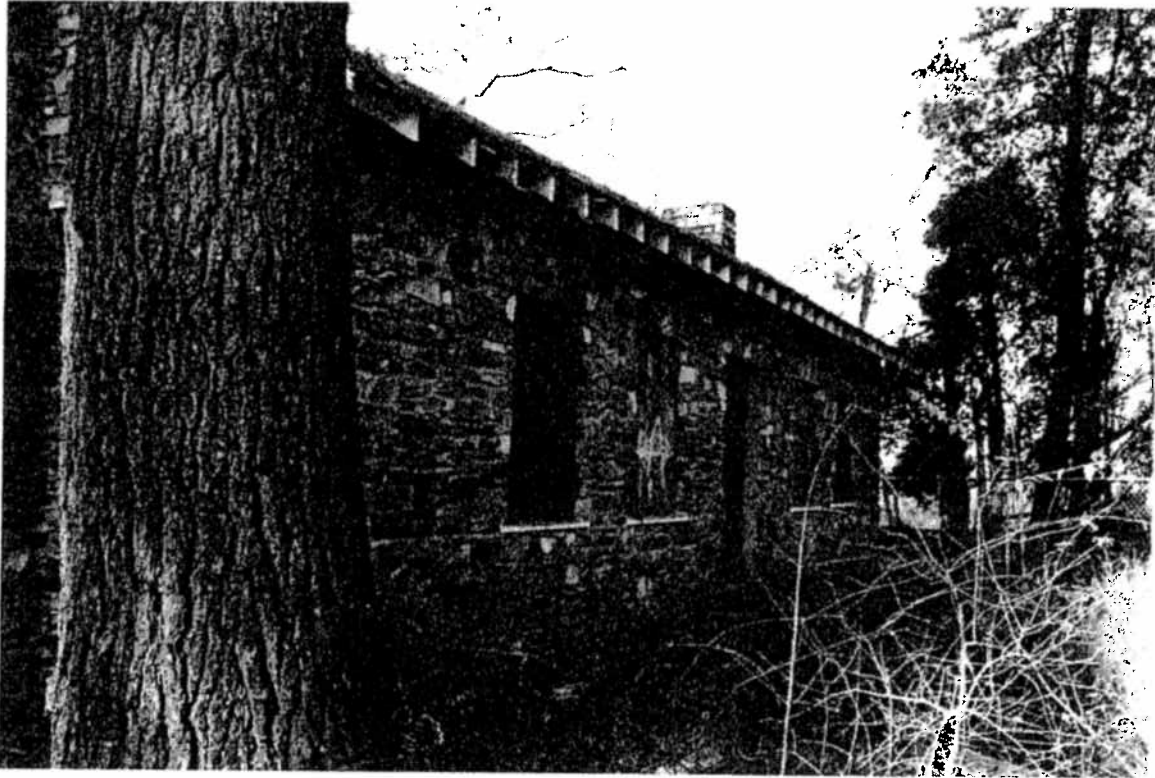


Figure 14. Stone house, December 2011. Main (east) facade.

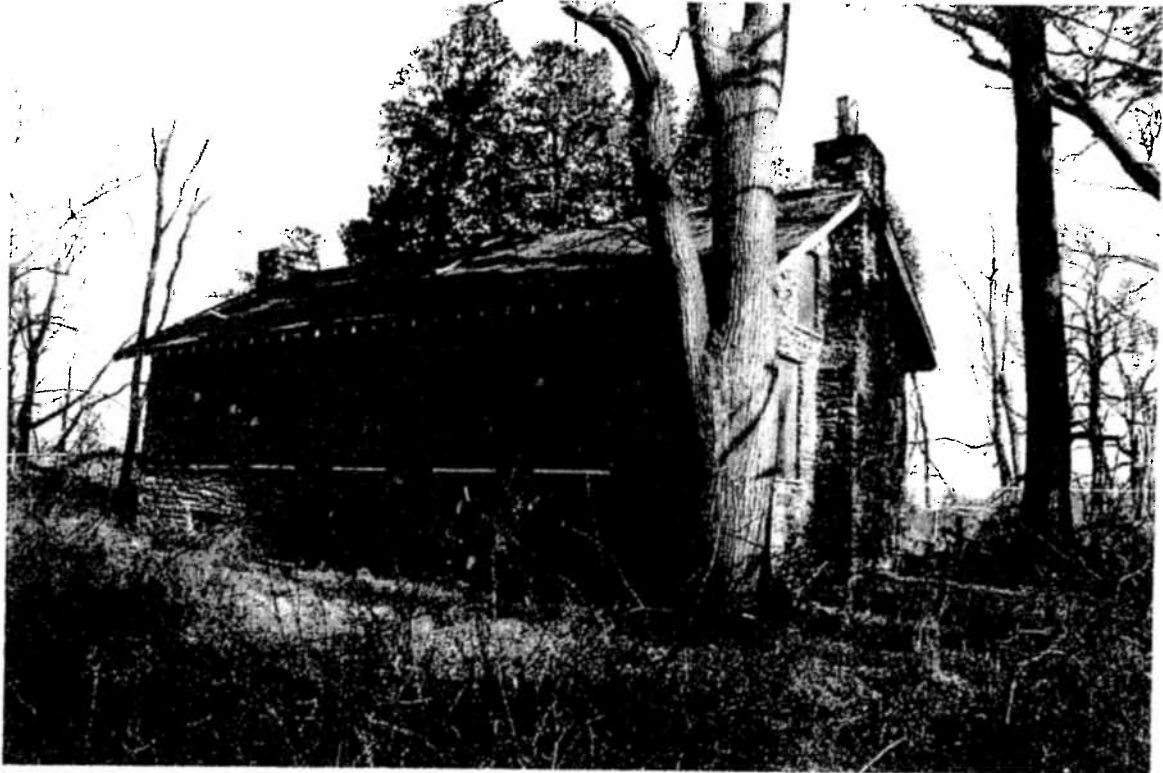


Figure 15. Stone house, December 2011. Rear (west) facade.

### Hay Barn

The sole surviving barn at the property is located southeast of the Cashell farmhouse ruins. It is a rectangular frame hay barn constructed on a poured concrete foundation. It is clad by vertical wood siding (with missing sections covered by plywood sheets) and a corrugated metal roof. There are two cupola ventilators that pierce the side-gabled roof. The barn has been relocated and reconstructed, as shown in exposed mortise and tenon joinery and framing elements connected by wire nails. The past move also has been noted in HPC documentation.



Figure 16. Hay barn, December 2011.

### **Landscape Features**

According to the June 2011 HPC preliminary consultation, only the entrance gate posts are to be preserved in any future development. Interior circulation features, e.g., surfaced driveways and farm roads, are not part of the protected area. The details were not clear in the preliminary consultation but it appears that the comments were directed to the two remaining posts with wing walls at the property's entrance from Muncaster Mill Road. Other posts near the entrance have been toppled and are damaged.



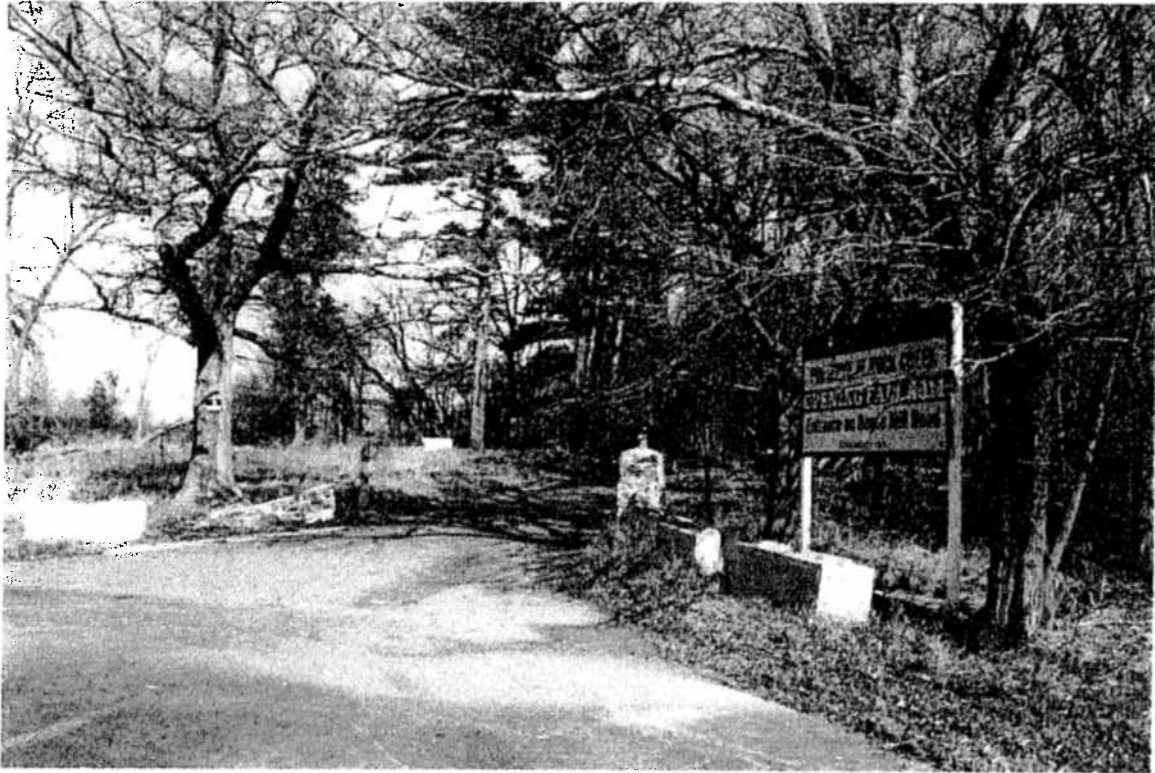


Figure 17. James H. Cashell Farm property. Intact entrance gate post. December 2011.

## Recommendations

This report shows that the Cashell Farm has lost much of its integrity as a historic property through the attrition of agricultural outbuildings under previous property owners and the farmhouse fire loss. The historic property designated in the Montgomery County Master Plan for Historic Preservation no longer retains many of the character defining qualities for which it was designated and later evaluated for National Register of Historic Places eligibility.

The Montgomery County Historic Preservation Commission is required to issue HAWPs if a proposed action is not “inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site.”<sup>8</sup> HAWPs are issued in concert with a property owner’s plans to rehabilitate a historic property. According to the federal regulations memorialized as the Secretary of the Interior’s Standards for the Treatment of Historic Properties,

<sup>8</sup> Montgomery County Code, Chapter 24-A-8.

Rehabilitation means the process of returning a building or buildings to a state of utility, through repair or alteration, which makes possible an efficient use while preserving those portions and features of the building and its site and environment which are significant to its historic, architectural, and cultural values.<sup>9</sup>

Conditions at the Cashell Farm property are not conducive to a rehabilitation program as conceived by the Secretary of the Interior's Standards and Guidelines.

Generally, the Montgomery County Historic Preservation Commission does not require private property owners to protect and preserve archaeological components within Master Plan properties. Montgomery County HAWPs generally are approved if a proposed action is consistent with the Secretary of the Interior's Standards for Rehabilitation and the Montgomery County Design Guidelines. As buildings were demolished, burned, or allowed to collapse, the Cashell Farm property transitioned from a significant architectural historic property to an archeological site.

Since the farmstead's archaeological potential appears to have been fully evaluated as part of ICC regulatory compliance, it is unlikely that additional archaeological identification and evaluation efforts would yield a different result. Most historical archaeological farmstead sites are less significant for architectural features tied to documented buildings and for the information contained in sealed features that could yield data on economic behavior and other aspects of past life at the site.

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<sup>9</sup> 36 CFR 67.2



Figure 18. Agricultural outbuilding ruins located east of the farmhouse ruins. December 2011.



Figure 19. Concrete agricultural structure/building ruins south of the surviving hay barn. December 2011.





Figure 20. Concrete trough and wood fence north of the stone house. December 2011.

### Farmhouse Site

The farmhouse site no longer conveys information about the property's significance. As shown in historical photographs, the preservation of a viewshed to the bare site would not be consistent with the property's historical landscape development. Furthermore, historical maps show outbuildings and other dependencies in proximity to the current entrance to the former Cashell Farm property. These maps and photographs document substantial landscape changes within the past century. Leniency should be used in reviewing new construction in the relict farmyard and the siting of new houses relative to the Cashell farmhouse ruins should not be a consideration in the approval of any HAWP.

SM Bowie Mill has expressed an interest in constructing a new house at the farmhouse site that recapitulates historical styles found in Montgomery County. This is consistent with the Secretary of the Interior's Standards. The developer evaluated options that included references to domestic architectural styles found on historic Montgomery County farmsteads and architecture that draws from more contemporary trends in suburban residential development.

In its attempt to differentiate its new construction from surviving historic landscape elements and make it compatible, the developer proposes to construct a new residence where the Cashell farmhouse was located. The new home will deploy a local architectural vernacular, including

simulated divided light windows, gable roofs, and massing that strives for compatibility within the former farmstead setting. SM Bowie Mill also proposes to use HardiePlank or a similar fiber cement cladding for exterior finishes. These details would be finalized in consultation with the HPC.

### Barn

The barn is the only remaining agricultural outbuilding. According to the pre-preliminary plan, the barn is to be relocated to accommodate new construction at the property. The barn may be rehabilitated by replacing missing siding and other elements (doors). Photographs on file with the Historic Preservation Office provide some guidance for rehabilitation of this building.

### Stone House

The stone house may be rehabilitated in accordance with the Secretary of the Interior's Standards. Efforts should be made to seal the building to prevent additional deterioration. Rehabilitation that would require a HAWP includes new windows and doors. Photographs on file with the Historic Preservation Office provide some guidance for rehabilitation of this building.

### **Alternatives**

Based on the information presented in this report, I have developed three generalized recommendations for concluding Montgomery County Historic Preservation Commission regulatory review for the Cashell Farm property. These options include modification of the pre-preliminary plan conditions to reflect the loss of character defining features that the property; proffer a mitigation plan limited to rehabilitation of the two surviving buildings as described in the existing pre-preliminary plan and placement of interpretive signage; or, request that the Montgomery County Council remove the property from the Master Plan for Historic Preservation.

The preferred alternative is modification of the pre-preliminary plan that eliminates protections for the farmhouse that no longer exists. Restrictions on new construction should be eased to allow for construction in areas previously identified as a viewshed to protect views towards the historic farmhouse. Based on current conditions and the significant loss of historic fabric and integrity, all HPC reviews for HAWPs should be lenient.

Mitigation efforts may be offered that address concerns raised by the Historic Preservation Commission in its two 2011 preliminary consultations. These efforts would ensure that some

sense of the property's history is retained through interpretive signage or other means that convey the property's history to visitors and residents.

The most radical option to pursue is requesting that the County Council remove the property from the Montgomery County Master Plan for Historic Preservation. All of the character defining features for which the property was designated appear to have disappeared through attrition or in the fire that destroyed the historic farmhouse. This is the least preferred alternative.

**LINOWES**  
**AND BLOCHER LLP**  
ATTORNEYS AT LAW

May 1, 2012

Scott C. Wallace  
301.961.5124  
swallace@linowes-law.com

Françoise M. Carrier, Chairman  
Montgomery Planning Board  
The Maryland-National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: SM Bowie Mill, LLC ("SM Bowie") – Preserve at Rock Creek (the "Property") –  
Amendment to Preliminary Plan No. 120060320 (the "Preliminary Plan")

Dear Chairman Carrier:

This office represents SM Bowie, the owner and developer of the referenced Property located on the northeast side of Muncaster Mill Road at the intersection of Muncaster Mill Road and Needwood Road in the Upper Rock Creek planning area. As detailed below, the purpose of this letter is to request the deletion of Conditions 29 and 33 and a revision to Condition 30 of the Preliminary Plan regard the preservation and restoration of certain historic resources on the Property, including a house that was destroyed by arson after the Preliminary Plan was approved.

By way of background, the Property is zoned Rural Neighborhood Cluster (RNC) and contains approximately 200 acres.<sup>1</sup> Pursuant to the Preliminary Plan, which was approved by Resolution dated June 6, 2007, attached as Attachment "1" (the "Preliminary Plan Resolution"), and Site Plan No. 82006110, which was approved by Resolution dated September 21, 2007 (the "Site Plan Resolution"), the Property is approved for the phased development of 186 residential units.<sup>2</sup> The development of the residential project requires the construction of significant infrastructure improvements, including internal subdivision roads and water and sewer facilities.

The Preliminary Plan Resolution also includes conditions that require Oxbridge, as applicant, to rehabilitate an historic house and associated stone tenant house located on a 5-acre lot on the southwestern portion of the Property adjacent to Muncaster Mill Road, which was delineated as

<sup>1</sup> The Property originally contained approximately 460 acres, of which approximately 260 acres have been dedicated to public use pursuant to the Preliminary Plan and Site Plan approvals.

<sup>2</sup> The applicant for the Preliminary Plan and Site Plan approvals was Oxbridge Development at Bowie Mill Estates, L.C. ("Oxbridge"). SM Bowie purchased the Property from Oxbridge in January 2011. In addition, Winchester Homes, Inc. ("Winchester") will be constructing homes on a portion of the lots approved for the project.



Françoise M. Carrier, Chairman

May 1, 2012

Page 2

the environmental setting for the historic house (the "Historic Lot"), and to relocate a barn and stone pillars associated with the historic house onto the Historic Lot.<sup>3</sup> In particular, Condition 33 of the Preliminary Plan Resolution requires that:

The Applicant will have substantially completed the rehabilitation of the historic house on the site by the time the 60<sup>th</sup> occupancy permit is issued for the overall project.

Condition 30 requires the relocation of the historic barn onto the Historic Lot with no associated triggering event for the relocation. Finally, Condition 29 of the Preliminary Plan Resolution requires that:

A viewshed to the historic site, as identified on the Preliminary Plan, will be pursued and will be identified on the record plat as a protected area. No building will be allowed on the land located within the identified viewshed. Any new plantings, tree removal, or fences within the viewshed will require approval by M-NCPPC Historic Preservation staff. The historic viewshed contemplated herein shall be limited to the portion of the proposed subdivision that is forward of the house (*i.e.*, between Muncaster Mill Road and the historic house).

In November of 2010, prior to the commencement of construction activity for the project (and prior to SM Bowie's purchasing the Property from Oxbridge), the historic house was destroyed by arson. The destruction of the historic house necessarily rendered compliance with Condition 29 and Condition 33 of the Preliminary Plan Resolution impossible. The other associated historic resources on the Property (the barn, tenant house and stone pillars) were not damaged. Subsequently, in January of 2011 SM Bowie acquired the Property from Oxbridge, as noted above.

Following acquisition of the Property, SM Bowie, in consultation with Historic Preservation Commission ("HPC") staff, developed a plan to construct a new house on the Historic Lot. In addition, SM Bowie's proposal allows for the relocation of the barn and pillars on the Historic Lot, as well as the stabilization of the tenant house, as required pursuant to the Preliminary Plan. SM Bowie presented its proposal for the new house to the HPC at preliminary consultations held on June 8, 2011 and September 27, 2011. At both preliminary consultations, SM Bowie received guidance from the HPC as to how to proceed with regard to construction of a new house on the

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<sup>3</sup> See Conditions 28-35 of the Preliminary Plan Resolution. Condition 10 of the Site Plan Resolution provides that the applicant will "comply with the historic preservation requirements contained in the approved Preliminary Plan."



Françoise M. Carrier, Chairman  
May 1, 2012  
Page 3

Historic Lot. In addition, IIPC staff acknowledged that in view of the destruction of the historic house, an amendment to the applicable conditions of the Preliminary Plan Resolution would be required. SM Bowie is developing a response to the HPC's comments on constructing a new house on the Historic Lot, and intends to present its revised proposal to the HPC in April or May of this year.

In the interim, SM Bowie has begun the phased development of the project as approved pursuant to the Preliminary Plan and Site Plan as follows:

<u>Phase</u>	<u>Units</u>	<u>Construction Start Date</u>	<u>Construction End Date</u>
1	101	August 2011	December 2014
2	58	September 2013	November 2015
3	8	May 2013	December 2014
4	19	December 2015	February 2017

As discussed below, in order to develop the Property in the most efficient and cost effective manner, Phase 1 is being developed in the northern portion of the Property as shown on the attached Phasing Plan (Attachment "2"). Phase 2, which includes the Historic Lot, encompasses the southern portion of the Property, and Phase 3 encompasses the far northern portion of the Property. Phase 4 includes lots in various sections of the Property that are being withheld until the completion of the majority of the Project in order to ensure compliance with impervious surface limits completed pursuant to the Preliminary Plan and the Site Plan.

It is necessary to begin the first phase of development on the northern portion of the Property adjacent to Bowie Mill Road because there is an existing right-hand turn lane along Bowie Mill Road that facilitates safe and efficient access to the Property for construction vehicles. In contrast, Muncaster Mill Road, located along the southern portion of the Property where the Historic Lot is located, does not have dedicated turn lanes into the Property which would cause construction related traffic to be disrupted if required to access the Property from Muncaster Mill Road. Further, sewer service can be provided to the lots on the northern portion of the Property by gravity sewers, while sewer service to the southern portion will require force mains and pump stations that require significant expenditures for design, approval and construction. Finally, the southern portion of the Property is traversed by large gas transmission lines that will make grading and site work on the southern portion of the Property more difficult and costly for SM Bowie.

To date, SM Bowie has mass graded a portion of Phase 1, installed storm drains through portions of Phase 1 and Phase 3, installed water and sewer lines through portions of Phase 1, begun paving of subdivision roads in Phase 1, and started construction on two lots in Phase 1.

Françoise M. Carrier, Chairman  
May 1, 2012  
Page 4

Assuming site development work and house sales proceed as anticipated, SM Bowie expects to obtain the occupancy permit for the 60<sup>th</sup> unit in Phase 1 before beginning site development work for Phase 2, including the utility work necessary to construct a new house on the Historic Lot. In order to proceed with the phasing schedule outlined above, and in recognition that the historic house has been destroyed, SM Bowie requests that Condition 29 and 33 related to the historic house be deleted. Further, in order to provide for the restoration of tenant house and the relocation of the barn at a meaningful point in the development of the Project, SM Bowie requests that Condition 30 be modified as follows:

Prior to the issuance of the 60<sup>th</sup> building permit for the project, applicant will relocate the historic barn onto the 5-acre environmental setting lot; prior to the issuance of the 75<sup>th</sup> building permit for the project, applicant will complete the restoration of the stone tenant house on the 5-acre environmental setting lot. The applicant will obtain a Historic Work Permit from the Historic Preservation Commission for relocation of the barn.

This revision would provide a defined triggering event for the work on the structures to be completed, which was not provided for in the original Preliminary Plan approval. SM Bowie is not requesting any modifications to the other conditions of the Preliminary Plan Resolution regarding historic resources on the Property and is working with HPC Staff to comply with such conditions as stated. In summary, the requested deletion of Conditions 29 and 33, and modification to Condition 30 will allow for the preservation of the remaining historic resources on the Property to proceed with the overall site development work for the Project in an efficient and cost-effective manner.

Enclosed with this letter is an application for Preliminary Plan Amendment and the required filing fee in the amount of \$4,500.00. Upon review of this letter, please contact me if you have any questions. Thank you.

LINOWES AND BLOCHER LLP



Scott C. Wallace

SCW:cp  
Enclosures

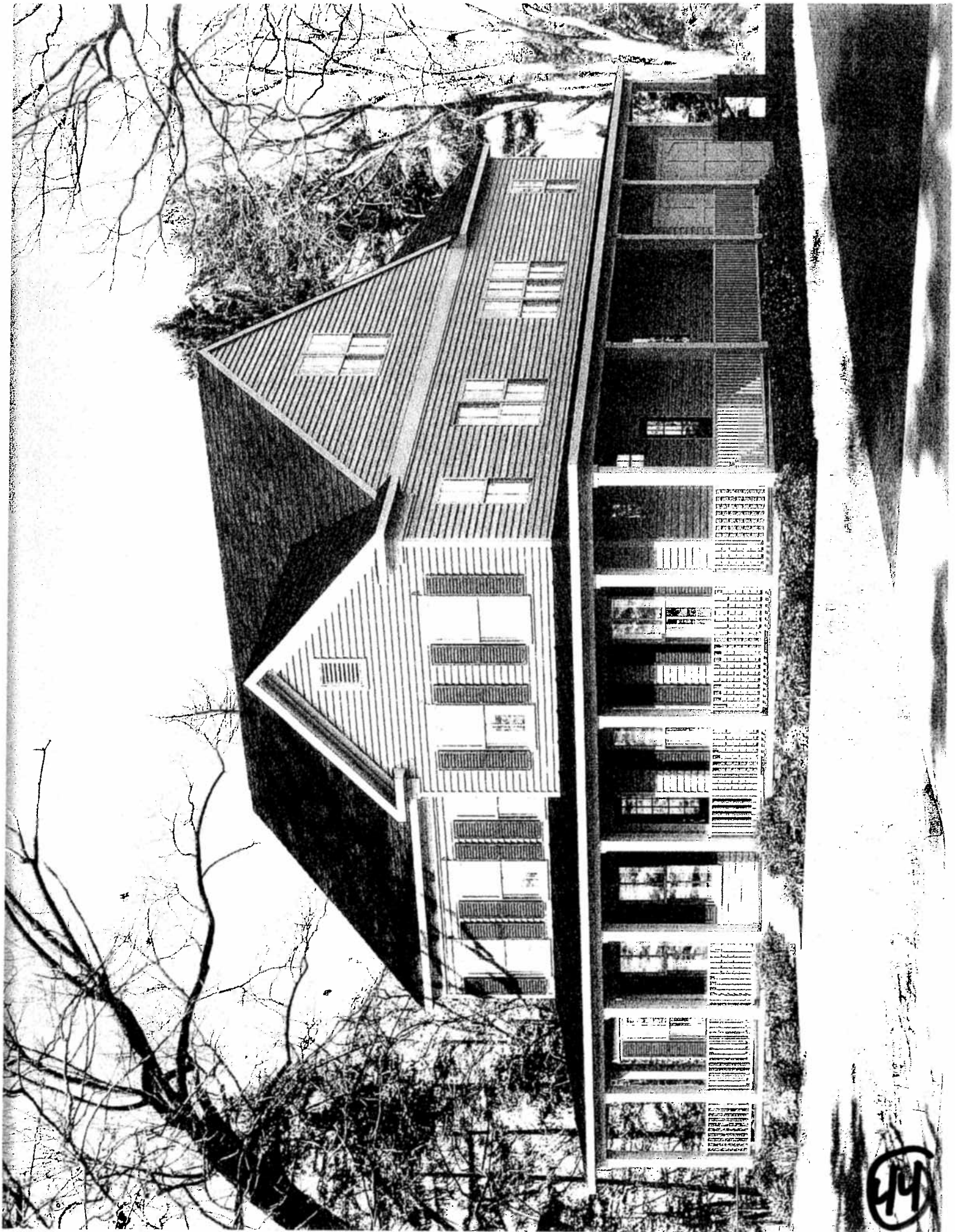
41

Françoise M. Carrier, Chairman  
May 1, 2012  
Page 5

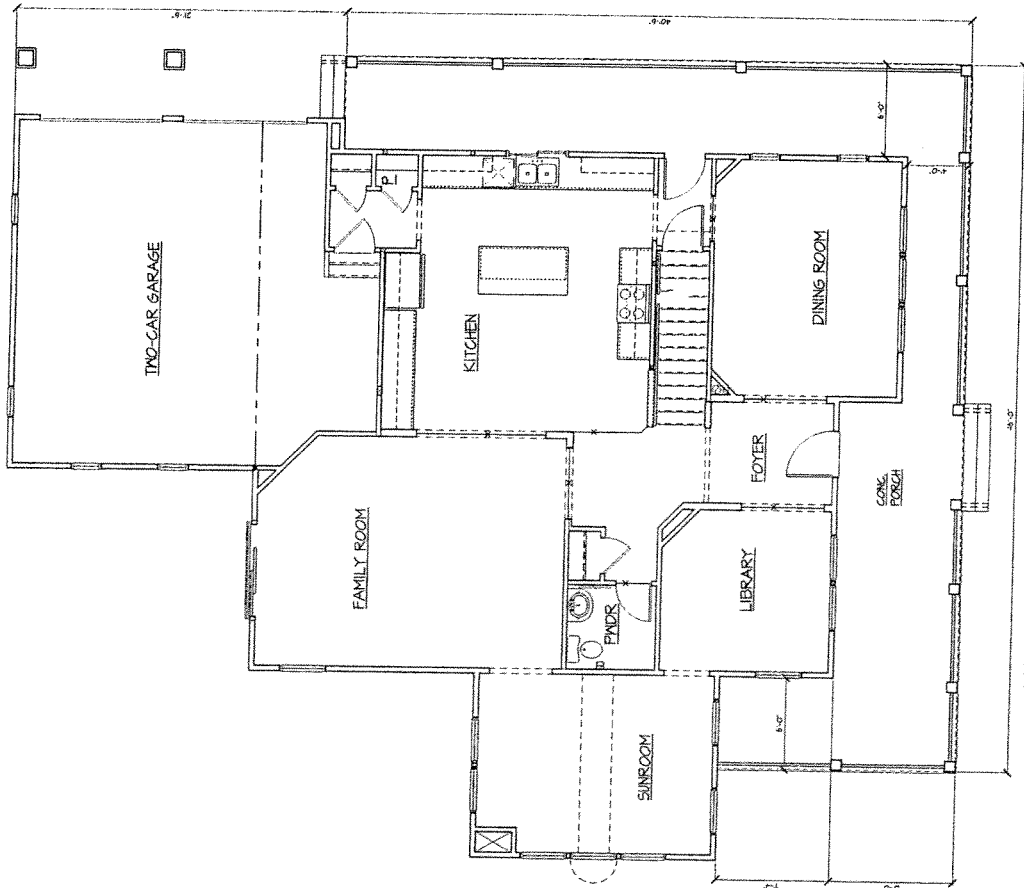
cc: Mr. Richard Weaver  
Mr. Scott Whipple  
Mr. Randy Brown  
Ms. Carly Schrader

\*\*L&B 1833305v1/06160.0003

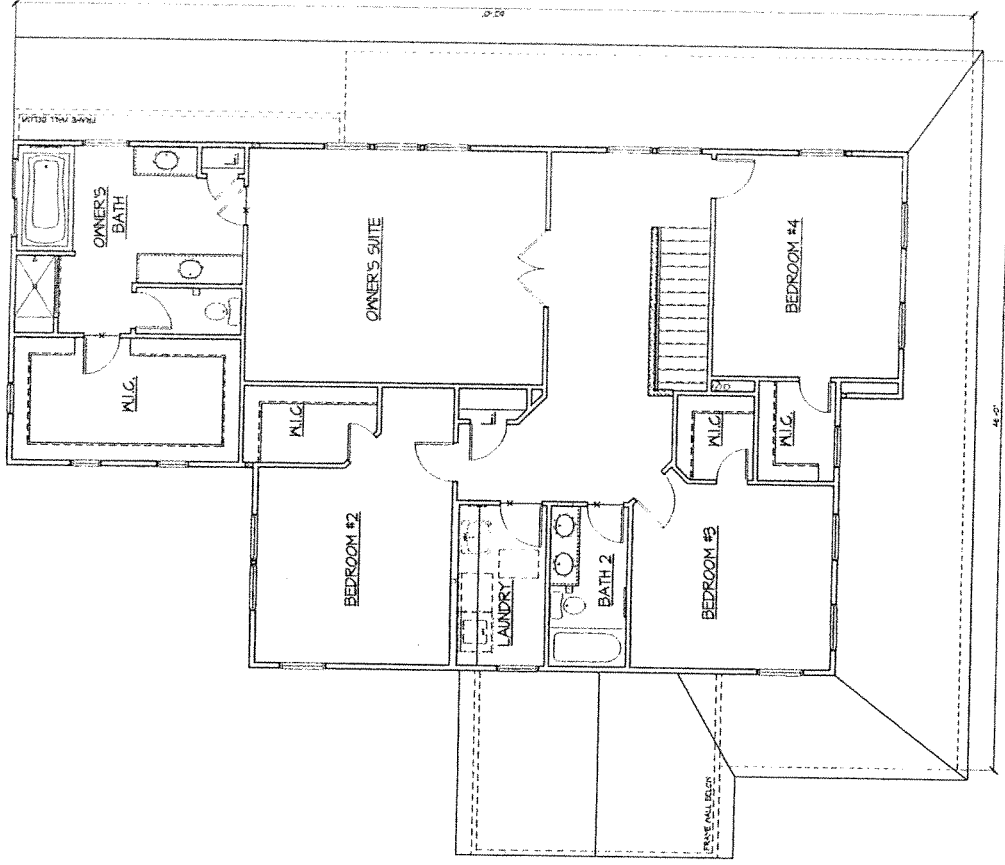
Proposed Historic House Elevations and Floor Plans



44



MAIN LEVEL FLOOR PLAN

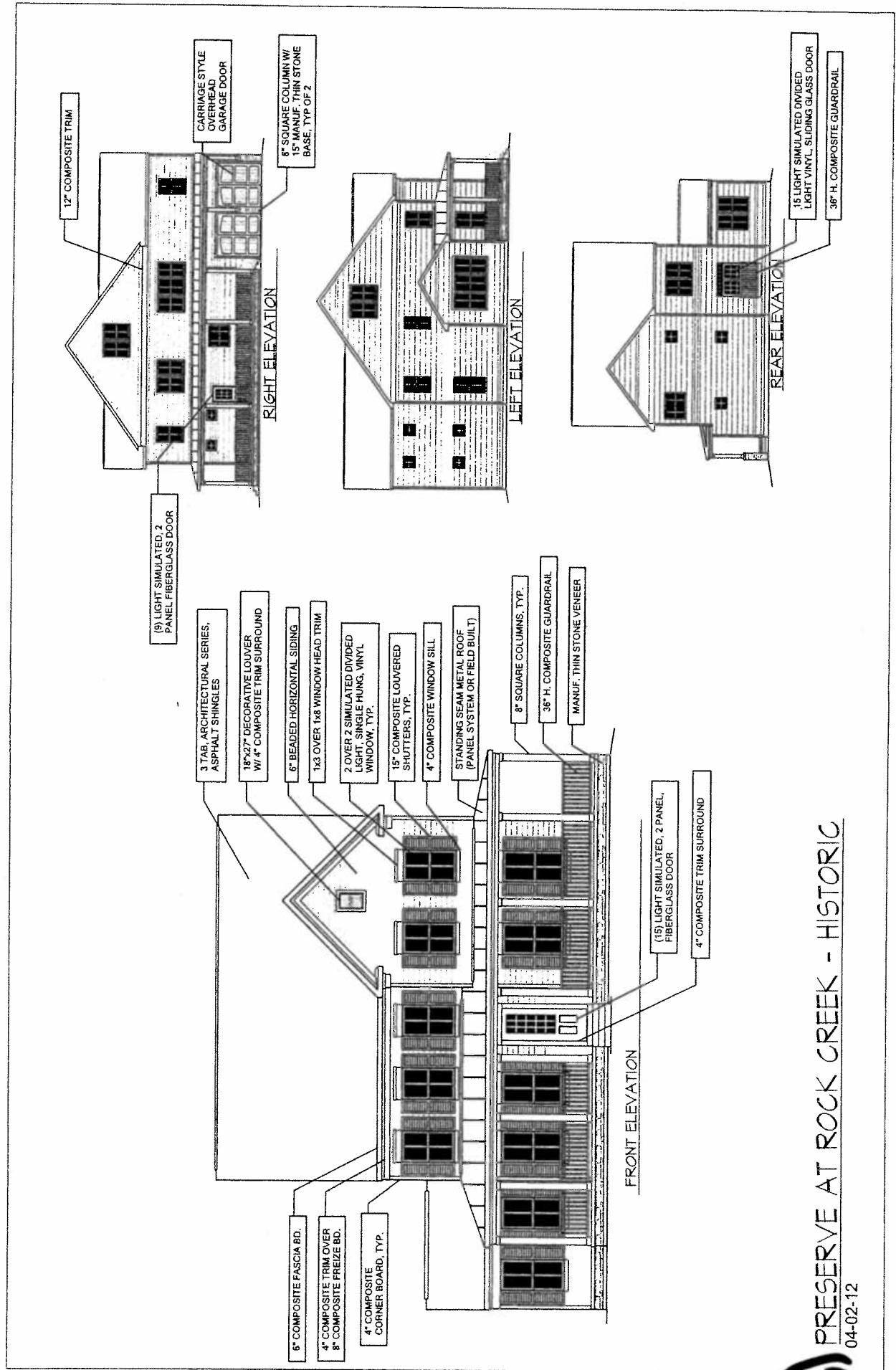


UPPER LEVEL FLOOR PLAN

PRESERVE AT ROCK CREEK - HISTORIC

02-22-12

45



PRESERVE AT ROCK CREEK - HISTORIC

04-02-12



# Tree Survey



**SITE PLAN**  
**HISTORIC FARM HOUSE**  
**POWELL MILL ESTATES**

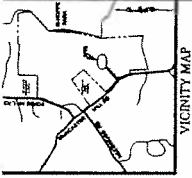
MONTEGO COUNTY, MARYLAND

REVISIONS  
 NO. DATE BY  
 1 11/11/11 JLB  
 2 11/11/11 JLB  
 3 11/11/11 JLB

DATE: 11/11/11

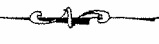
SCALE: 1" = 20'

**Dewberry**



HISTORIC LOT TREE LIST		
NO.	HISTORICAL NAME	DATE
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3	Black Oak	1892
4	Black Oak	1892
5	Black Oak	1892
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HISTORIC LOT TREE LIST		
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# Site Plan



**MONTGOMERY COUNTY PLANNING BOARD**  
LOCAL PARK AND PLANNING COMMISSION

JUN -6 2007

MCPB No. 07-62  
Preliminary Plan No. 120060320  
Bowie Mill Estates  
Date of Hearing: January 11, 2007

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION<sup>1</sup>**

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on September 7, 2005, Oxbridge Development at Bowie Mill ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create 186 lots on 467.84 acres of land located on the northeast side of Muncaster Mill Road opposite the intersection with Needwood Road ("Property" or "Subject Property"), in the Upper Rock Creek Master Plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120060320, Bowie Mill Estates ("Preliminary Plan" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated December 29, 2006, setting forth its analysis and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on January 11, 2007, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

<sup>1</sup> This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to  
Legal Sufficiency: David B. [Signature]  
M-NCPPC Legal Department



WHEREAS, on January 11, 2007, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Bryant; seconded by Commissioner Wellington; with a vote of 5-0, Chairman Hanson and Commissioners Bryant, Perdue, Robinson and Wellington voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120060320 to create 186 lots on 467.84 acres of land located on the northeast side of Muncaster Mill Road opposite the intersection with Needwood Road ("Property" or "Subject Property"), in the Upper Rock Creek Master Plan area ("Master Plan"), subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 186 lots for 186 residential dwelling units, including a minimum of 15% moderately priced dwelling units (MPDUs).
- 2) No clearing, grading, or recording of plats prior to site plan approval.
- 3) Final approval of the number and location of buildings, dwelling units, MPDUs, on-site parking, sidewalks, and bikepaths will be determined at site plan.
- 4) Parcels A and B, Block O, and Parcels D and F, Block N shall be recorded as either public or private rural open space. If these parcels are recorded as private rural open space, the Applicant shall grant a rural open space easement and a public use easement over the entire property to the benefit of M-NCPPC. If these parcels are recorded as public rural open space, they will be subject to a covenant in accordance with the requirements of the zoning ordinance at the time of record plat. The determination of whether the parcels shall be held privately or publicly shall be made by the Planning Board as part of site plan review. The parcels shall include all streams, wetlands and buffers, and sufficient area outside the buffers to allow environmentally appropriate construction of the master planned hard surface trail. The parcels shall not include stormwater management ponds or facilities. Parcel A to include all land west of proposed Lot 1 and east of Bowie Mill Local Park, and to include road frontage on proposed Street C and the 8' wide hard surface connector trail to be constructed from Street C through the rural open space.
- 5) Applicant to construct the master planned 8' wide, hard surface trail from the northeast corner of the property in Parcel D to the northeast corner of Parcel F. Trail to include all necessary bridges and boardwalk as determined to be necessary by M-NCPPC staff. Alignment to be as agreed and approximately as set forth on the Preliminary Plan as revised on October 13, 2006. Final details regarding grading and alignment and design of the trail, and timing for construction of the trail, to be determined by time of site plan and to be acceptable to M-NCPPC staff.



- 6) Applicant to construct sufficient hard surface connector trails, and loop natural surface trails, for access by the community to the master planned hard surface trail. Trail locations and details to be determined by time of site plan and be acceptable to M-NCPPC staff.
- 7) Trails to be constructed to park standards and specifications, and adequate trail signage to be provided by Applicant. Design and location of signage to be coordinated between Applicant and M-NCPPC staff.
- 8) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable. Conditions include:
  - a. Applicant to construct a split rail fence along all lots that back or side a reforestation area.
  - b. Applicant shall develop and implement a non-native and invasive management plan for the newly planted areas within proposed Parcels A and B, Block O, and Parcels D and F, Block N. The management plan must include supplemental planting and run concurrently with the forest planting maintenance and management agreement.
  - c. Applicant to plant the afforestation area with a combination of ¾ to 1 inch caliper and 1 ½ to 2 inch caliper stock.
  - d. Applicant to plant all unforested stream buffers and place a Category I conservation easement on all retained and planted forested areas.
  - e. Applicant to begin reforestation of unforested stream buffers in the first planting season after issuance of the first sediment control permit in accordance with staff approved phasing of the planting plan.
- 9) Imperviousness for the 439-acre net tract not to exceed 8 percent of the gross tract area.
- 10) Applicant to enter into an agreement with M-NCPPC for the purpose of withholding building permits for nineteen (19) single-family detached residential lots to ensure compliance with the impervious limitations. The 19 lots shall be graphically denoted on the certified site plan. A note shall be placed on the record plat restricting issuance of building permits for the 19 lots pending approval from M-NCPPC Environmental Planning. Building permits for the 19 lots to be released one at a time.
- 11) The certified site plan shall denote the order of the last 5 lots to be released.
- 12) Applicant to place impervious coverage limitations and information pertaining to the agreement noted in Condition #10 above, on the record plat.
- 13) All driveways must be designed as double car width at the public right-of-way. M-NCPPC Environmental Planning Staff on a case-by-case basis may approve alternative driveway design provided any additional impervious surface is accounted for as part of the overall impervious limit.

- 14) The developer/builder must submit an impervious surface report to M-NCPPC Environmental Planning staff prior to issuance of the 100<sup>th</sup>, 140<sup>th</sup>, 160<sup>th</sup>, and 171<sup>st</sup> building permits. The applicant must submit an impervious report for each of the remaining building permits after the 171<sup>st</sup> building permit. The impervious reports must include: surveyed 'as-built' drawings which include dimensions for buildings, driveways, sidewalks, leadwalks, porches, patios, chimneys, walled exits, rear exits and any building feature that is two feet or less from the ground. M-NCPPC staff must review the information prior to the release of the next building permit.
- 15) If at any time the impervious area limit is reached before building permits for all approved lots have been issued, the lots for which building permits have not been issued must be re-recorded as non-impervious, Homeowners Association open space parcels. All pending use and occupancy permits shall be held until such time that the open space plats are recorded.
- 16) Upon recordation of the plat, applicant shall record in the land records a disclosure of the imperviousness limits and monitoring requirements to subsequent homebuyers. This disclosure shall be reviewed and approved by Commission legal staff before recordation.
- 17) Prior to approval of the certified site plan, the applicant must revise the submitted noise analysis to take into consideration the final grades for the ICC that were not previously known when the noise analysis was completed.
- 18) Applicant to replace the proposed board-on-board noise fence with an earthen landscape noise berm wherever possible. Locations to be determined as part of the site plan review.
- 19) Prior to release of the first building permit for the subdivision, the following items must be met:
  - a. There shall be certification from an acoustical engineer that the building shell for residential dwelling units are designed to attenuate projected exterior noise levels to an interior level of no more than 45 dBA, Ldn. Any subsequent changes in building shell materials or coverage that may affect acoustical performance shall be approved by an acoustical engineer prior to implementation.
  - b. The builder shall, in writing, commit to construct the residential units in accordance with the acoustical specifications identified by the acoustical engineer.
- 20) Conformance to the conditions as stated in the MCDPS letter dated November 21, 2006 approving the elements of the SPA water quality plan under its purview.
- 21) Compliance with the conditions of the MCDPS stormwater management approval dated November 21, 2006.
- 22) The Applicant shall revise the preliminary plan drawing to remove any realignment of existing Bowie Mill Road.

- 23) The applicant shall satisfy Local Area Transportation Review as follows:
- a. If full funding for constructing the Intercounty County Connector (ICC) between Georgia Avenue (MD 97) and I-370 (known as Contract A) is not approved in the Maryland State Highway Administration (SHA) Consolidated Transportation Program (CTP) prior the release of 50<sup>th</sup> building permit, the Applicant shall construct a separate right-turn lane on the Needwood Road approach to the intersection of Muncaster Mill Road (MD 115) opposite the Casey House-Montgomery Hospice driveway.

To construct this right-turn lane, a good faith effort shall be made to acquire the necessary additional right-of-way and easements in the south quadrant of the Needwood Road/Muncaster Mill intersection from the landowner of Parcel 927. The applicant shall deal directly and openly with the landowner to ensure full disclosure of the possible impacts to the remainder of the Parcel 927. The County will assist as necessary to obtain the additional right-of-way and easements if the applicant takes the required steps below:

- i. Furnish an appraisal for the necessary right-of-way provided by a County approved appraiser.
  - ii. Make a minimum of three written offers to the landowner at or above the appraised value that are documented by certified mail.
  - iii. If the applicant fails to come to an agreement with the landowner, the applicant can request County assistance in acquiring the necessary right-of-way and easements using the methods not available to private developers.
  - iv. Sign an agreement of understanding with the County specifying that the Applicant shall pay all of the County's costs to acquire the right-of-way.
- b. If the ICC Contract A is fully funded for construction in SHA CTP prior to release of the 50<sup>th</sup> building permit, the applicant shall provide other transportation improvements that would account for an equal expenditure of funds (i.e., the Applicant will spend an estimated \$188,000, which is the equivalent amount of funding in 2006 dollars required to acquire the right-of-way and construct the right-turn lane on Needwood Road). The funds will be used by the Applicant to provide one or more of the following transportation improvements, in the priority order given below, until the funds are fully spent:
- i. Construct a second northwest-bound approach lane on Muncaster Mill Road at the intersection with Needwood Road to provide a separate left-turn lane as part of the Montgomery

- County Public School's access improvement project for Colonel Zadok Magruder High School.
- ii. Construct a 6-foot-wide sidewalk along Muncaster Mill Road between Colonel Zadok Magruder High School and Needwood Road to improve the safety of high school students and other pedestrians walking in this area.
  - iii. Construct a shared use path (or portion thereof) along Needwood Road. This shared use path shall run along the south side of Needwood Road from Beach Drive to a point across from Oak Meadow Drive for a length of approximately 4,500 feet within a publicly controlled right-of-way.
  - iv. Contribute to an identified and approved DPWT bikeway project that is fully funded for construction in DPWT Consolidated Improvements Program (CIP) Program No. 507596, Annual Bikeway Program or another CIP Bikeway Project.

This condition shall be satisfied prior to release of the 100<sup>th</sup> building permit.

- 24) The applicant shall dedicate the master-planned minimum right-of-way of 300 feet for the Intercounty Connector alignment through the property as the easement/dedication lines are modified by the following plans:
  - a. SHA's July 13, 2006, plans for ICC Contract A Request for Proposals.
  - b. SHA's letter dated May 12, 2006, with an attached plan sealed and signed on September 6, 2005 showing the limits of right-of-way dedication for the ICC.
- 25) The Applicant shall revise the preliminary plan drawing to reflect the ICC dedication as specified in Condition #24, above.
- 26) Applicant shall provide four-foot wide concrete sidewalks on one or both sides of the public residential streets as shown on the preliminary plan.
- 27) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) and MDSHA prior to issuance of access permits.
- 28) The environmental setting of the J.H. Cashell historic site is reduced to include proposed Lot 1, which is 5.01 acres in size. Lot 1 includes the historic house, the stone tenant house, the proposed location for the barn that is to be relocated, and a number of significant trees to the front and sides of the historic house. This new environmental setting will be clearly identified on the final plan and the record plat.
- 29) A viewshed to the historic site, as identified on the Preliminary Plan, will be preserved and will be identified on the record plat as a protected area. No building will be allowed on the land located within the identified viewshed. Any new plantings, tree removal, or fences within the viewshed





- will require approval by M-NCPPC Historic Preservation Section staff. The historic viewshed contemplated herein shall be limited to the portion of the proposed subdivision that is forward of the house (i.e. between Muncaster Mill Road and the Historic House).
- 30) The Applicant will relocate one historic barn (identified on the Preliminary Plan) onto Lot 1. The owner will obtain a Historic Area Work Permit from the Historic Preservation Commission for relocation of the structure.
  - 31) The Applicant will relocate the existing stone pillars (identified on the Preliminary Plan) and position them at the driveway entrance to the historic house on Lot 1.
  - 32) The Applicant will come back to the Historic Preservation Commission within six months from the date of Preliminary Plan approval with a study of the structural issues associated with the historic house and with a plan for stabilization of all historic structures to be preserved.
  - 33) The Applicant will have substantially completed the rehabilitation of the historic house on the site by the time that the 60<sup>th</sup> occupancy permit is issued for the overall project.
  - 34) Any tree proposed for removal that is located within the environmental setting and that is 6" DBH or greater will require review and approval through the Historic Preservation Commission's Historic Area Work Permit process.
  - 35) Any proposed construction, alterations of existing structures, or grading within the environmental setting will require review and approval through the Historic Preservation Commission's Historic Area Work Permit process.
  - 36) Record plat to reflect delineation of all areas included in rural open space and shall note the Liber and Folio of any easement agreement or covenant over the rural open space required at the time of record plat by the zoning ordinance.
  - 37) The record plat shall have the following note: "The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted."
  - 38) The record plat shall reflect delineation of a Category I Conservation Easement over all areas of stream buffer and forest conservation, except those located within any park dedication.
  - 39) Record Plat to reflect all areas under Homeowners Association ownership and specifically designate stormwater management parcels.
  - 40) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
  - 41) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board Opinion.
  - 42) Other necessary easements shall be shown on the record plat.



- 43) The Applicant shall comply with the conditions of approval of the MCDPWT letter dated March 22, 2006, as modified by letter of December 26, 2006, unless amended by MCDPWT.
- 44) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 45) The applicant shall construct all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By \_\_\_\_\_" are excluded from this condition.
- 46) The Applicant shall enter into an agreement with Stephen and Elizabeth Benedek, owners of Camp Olympia, to convey a portion of land within Parcel B to the Benedeks. This agreement shall include an automatic conveyance to the recipient of the balance of Parcel B in accordance with the site plan approval and the conditions of such conveyance upon the earliest of the following events:
  - a. The time that Camp Olympia ceases to use the property as part of its operations as a commercial riding stable and summer day camp or ceases to operate altogether as a commercial riding stable and summer camp.
  - b. Forty years after the date of the deed.
  - c. At the time that all or part of the property is sold or conveyed by Benedek, other than any transfer or distribution pursuant to the terms of a Last Will or Testament provided the property continues to operate as Camp Olympia.
  - d. If the Special Exception Amendment for the Camp Olympia operation is not approved, exclusive of appeal periods, within two years of the effective date of the settlement for the adverse possession claim (December 20, 2008).

This agreement shall be referenced on the record plat.
- 47) Applicant to construct sufficient hard surface pedestrian connections to, and provide sufficient landscape buffering for, adjacent Sequoyah Elementary School and Magruder High School. Trails and details to be determined by time of site plan and be acceptable to M-NCPPC and MCPS staff.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:



1. *The Preliminary Plan substantially conforms to the master plan.*

The Upper Rock Creek Master Plan made specific recommendations for this property, noted in the Plan as the Dungan and Casey properties for its owners at the time. The recommendations are accompanied by guidelines that were designed to be applied to the development of this property. The Master Plan's primary recommendation was that development on the Casey property be combined with that on the adjacent Dungan property, that all houses be built on the Casey property and that the Dungan property be retained in its entirety as open space. The Board finds that proposed preliminary plan adheres to this recommendation.

The Master Plan recommended a density of 0.33 units to the acre for the properties. As drafts of the Plan moved through the review process, separate policy discussions on the appropriateness of expanding the Moderately Priced Dwelling Unit program to the Rural Neighborhood Cluster and other "large-lot" zones also were underway. The Plan acknowledged these discussions—and the possibility of an ultimate decision to expand the MPDU program—by setting out an allowable density of 0.4 units to the acre if MPDUs were required as part of the property's development. The Council decided in 2005 to expand the MPDU program to the large lot zones and MPDUs therefore are required as part of this preliminary plan. The 186 units proposed as part of this preliminary plan represent a density of 0.4 units to the acre, as recommended in the Master Plan. Fifteen percent of those units—28 in total—are MPDUs. The Board finds that the preliminary plan conforms to the density recommended in the Master Plan, including MPDUs.

In addition to its recommendation for development density, the Master Plan listed the following guidelines for development:

*"Cluster development in two areas—between the schools and away from the valley of the northern unnamed tributary, and, in the southern part of the property, between Magruder High School and the ICC right-of-way;"*

The Board finds that the proposed subdivision clusters development between the schools and away from stream valley areas as envisioned in the master plan. The plan includes two residential clusters: one located south of Magruder High School and north of the ICC right-of-way; and one north of the high school in an area between Magruder, Sequoyah Elementary School, and Bowie Mill Road. The plan includes almost 293 acres, or 67 percent of the approximately 440 acres of usable land, as designated public or private rural open space. The open space includes the stream valley along the North Branch of Rock Creek, and all land south of the ICC.

*"Enhance compatibility by maintaining areas adjacent to existing communities as rural open space or developing those areas with lots of similar size to those in the adjoining neighborhood;"*

The northern portion of the Casey property adjoins an existing residential neighborhood along Foggy Lane. Seven properties directly abut the Casey property, and they range in size from two to nine acres. The proposed plan locates nine properties along the shared property line. The smallest of the nine is approximately 1.5 acres and the largest is 2.85 acres. The Board finds that the relationship between existing and proposed lots along this property line will be appropriate based on the similarities in lot sizes and numbers.

*"Provide substantial variation in lots sizes, as required by the RNC Zone development standards, cluster neighborhoods should offer the broadest possible range of lot sizes."*

Sixty-one percent of the proposed lots are less than half an acre in size, and forty percent are between 15,000 and 20,000 square feet in size. The plan includes some significantly smaller MPDU lots at one end of the lot size spectrum, and some lots—about 12 percent of the total—that would range from three quarters of an acre to about five acres in size. The plan avoids "cookie-cutter" lots in favor of a range of lot sizes that include some relatively small and relative large lots at either end of the spectrum, with most lots lying in the middle. The Planning Board finds that the subdivision provides substantial variation in lot sizes as anticipated by the Master Plan.

*"Size and locate lots to ensure compatibility with existing development and preservation of rural views;"*

*"Preserve existing views from Bowie Mill and Muncaster Mill roads by locating large lots, conservation lots or open space with a significant and varied landscape along the roads:"*

The proposed plan preserves views from both Bowie Mill Road and Muncaster Mill Road by separating proposed lots from the roadways with open spaces that are between 75-300 feet wide. Portions of the wider buffers contain stormwater management areas, but at least 75-feet of open space is provided between the road and the stormwater facilities. Along Bowie Mill Road views are further protected by existing grade differences and proposed landscaping. The buffering along Muncaster Mill Road is not enhanced by existing topography, but dense landscaping is proposed. The Board finds the proposed open spaces along the roadways to be adequate pending final review as part of the required site plan.

*"Concentrate rural open space in the eastern part of the property that drains to the North Branch, dedicate appropriate portions of this area to parkland and include in this contiguous open space a "loop" trail that connects to the proposed North Branch trail corridor in this area;"*

The plan includes the eastern portion of the property in rural open space, which includes two unnamed tributaries of North Branch and their stream valleys. As delineated on the preliminary plan, the North Branch trail corridor is close enough to the edge of the proposed community to eliminate the need for the loop trail system envisioned by the Master Plan. The proposed plan shows shorter connecting trails from each cluster community as well as from Sequoyah Elementary School to create the loop recommended in the master plan. The Board finds that the proposed plan provides a concentration of open space adjacent to the North Branch stream valley that includes the master planned trail corridor, and appropriate interconnecting trails to the proposed community.

*"Incorporate open space into the clustered community to enhance the undeveloped nature of contiguous open space while providing residents with nearby recreation;"*

Several community open space areas are incorporated into the preliminary plan, including three active play areas and one green space for passive use. These open space areas are located prominently along community streets in locations, which maximize their view from entrances into the community. The environmental setting of the historic house on the property, while privately owned, also provides open space views for residents of the southern cluster community. The Board finds the preliminary plan incorporates open spaces that will provide recreation opportunities for the community. Further review of the location and adequacy of these areas will be done as part of the site plan.

*"Require dedication to parkland of areas needed for access to trails in the North Branch Stream Valley Park and for expansion of Bowie Mill Local Park."*

The Board finds that expansion of Bowie Mill Local Park will be accommodated through the proposed dedication of approximately three acres of land adjacent to Sequoyah Elementary School and Bowie Mill Local Park. As noted above, the Board further finds that the design of the North Branch trail corridor locates the trail relatively near residential clusters, and appropriate connecting trails have been provided.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements. The proposed vehicular access points are from Muncaster Mill Road and Bowie Mill Road. Ride-On route 53 operates along the entire length of Bowie Mill Road and along Muncaster Mill Road as far south as Colonel Zadok Magruder High School. Pedestrian connections are proposed within this residential development and to the adjoining Colonel Zadok Magruder High School and Sequoyah Elementary School.

The proposed subdivision will generate 136 morning peak-hour and 174 evening peak-hour trips. A traffic study was required to satisfy Local Area Transportation Review (LATR) because the proposed residential development generates 30 or more total peak-hour trips during the weekday morning and evening peak hours. Based on the traffic study, one intersection, at Muncaster Mill Road and Needwood road, will have Critical Lane Volumes (CLVs) that exceed the congestion standard of 1,400 CLV established for the Rural Policy Areas. The intersection capacity will be increased by constructing the separate right-turn lane on the Needwood Road approach that results in reducing the CLV below the 1,400 standard. Therefore, the Planning Board finds that public facilities will be adequate to support and service the area of the proposed subdivision.

If the ICC is fully funded for construction between Georgia Avenue and I-370, the through peak-hour trips along Muncaster Mill Road would have an alternative travel route. The ICC Travel Analysis, Technical Report, dated November 2004, quantitatively analyzed the projected traffic changes on the existing roadway network if the ICC was constructed. The average daily traffic (ADT) along Muncaster Mill Road was projected to decrease by at least 10% with the ICC being an alternative travel route. In addition, the traffic study projected approximately 1,000 peak-hour trips approaching from each direction along Muncaster Mill Road at the intersection with Needwood Road. Thus with ICC construction funding, approximately 100 (i.e., 10% of 1,000) through, peak-hour trips could be diverted from this intersection. A reduction of approximately 100 peak-hour trips would be sufficient to satisfy Local Area Transportation Review. Based on this analysis, the Planning Board further finds that if the referenced section of the ICC is fully funded prior to 50<sup>th</sup> building permit being issued for the development, the Applicant should contribute the funds that would have been spent on a right-turn lane on northbound Needwood Lane, to other roadway improvements as outlined in the Planning Board's conditions of approval.

- 3. The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

Based on the evidence of record, the Planning Board finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision and that the application meets all other applicable sections of the Subdivision Regulations. The lots also meet the requirements for the RNC zone as specified in the Zoning Ordinance. And, as proposed, the lots meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. The application was reviewed by other applicable county agencies, all of whom recommended approval of the plan.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

Since this application is utilizing an RNC-MPDU optional method of development, the preliminary forest conservation plan preserves existing forested areas in compliance with the minimum onsite forest retention requirements of Section 22A-12(f), in addition to other standard requirements of the Forest Conservation Law. The plan also includes planting of more than 25 acres of unforested stream buffers. The Planning Board has placed a condition of approval requiring the construction of a split rail fence at the rear of lots backing to planting areas. This is to both protect the forest plantings from homeowner encroachment, and also to clearly delineate the Category I Forest Conservation Easements and rural open space areas.

The Environmental Guidelines require accelerated reforestation of stream valley buffers for this property, and the Planning Board has placed a condition requiring planting to occur during the first planting season after issuance of the first sediment control permit. A five-year maintenance period is required for all forest plantings in Special Protection Areas per the Environmental Guidelines.

Throughout the NRI/FSD review process and subsequent site visits by Environmental Planning and Natural Resource staff numerous invasive and exotic species were found in the stream buffers, existing forests and especially on the Dungan property. Therefore, the Planning Board has placed an additional conditional of approval requiring the applicant to develop and implement an invasive and exotic management control program to run concurrently with the required maintenance and management agreement. The management control program must include supplemental planting. By developing and implementing an invasive management plan, newly planted trees will have a better chance of survival and should begin to shade out the competing vegetation. An invasive management program is necessary to prevent the entire area designated for reforestation and Park dedication from becoming overwhelmed with invasive material.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on November 21, 2006, which includes a system of linked best management practices (BMPs). Channel protection measures for this site will be provided via extended detention dry ponds. Quality control will be provided via a combination of structural and non-structural measures that include dry wells, surface sand filters, bio-filters, dry swales and grassed channels.

6. *The Application satisfies environmental guidelines, forest conservation and site imperviousness requirements for Special Protection Areas (SPAs).*

Water quality plans are required as part of the Special Protection Area regulations. Under the SPA law, Montgomery County Department of Permitting Services (MCDPS) and the Planning Board have different responsibilities in the review of the water quality plan. MCDPS has reviewed and conditionally approved the elements of the final water quality plan under their purview. The Planning Board finds that the environmental guidelines for special protection areas, forest conservation requirements, and site imperviousness requirements are satisfied.

The environmental guidelines for SPAs require examination of many tools to maximize achievement of site performance goals. In this instance, the protection of environmentally sensitive areas with naturalized buffers is required. The natural resource inventory for the Casey-Dungan properties identified environmental buffers including, wetlands and wetland buffers, floodplains, and streams and stream valley buffers. The application proposes a few encroachments into the environmental buffers. The encroachments include hard surface paths, stormwater management outfalls, and two stormwater management facilities.

In the case of the hard surface path, the Board finds that the amount of encroachment into the buffers is acceptable because the total encroachment has been minimized, the trail is pulled as far as possible from the stream and wetlands, and the encroachment will not result in any forest removal. The Planning Board also finds that buffer encroachment for certain stormwater management outfalls is acceptable because it facilitates necessary design features that will prevent the stormwater discharges from being erosive. Finally, the Planning Board finds that the location of certain stormwater management

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facilities within the environmental buffer to treat runoff associated with the hard surface trail and a roadway, are acceptable. The Board finds that the facilities are necessary to control water quality and that the total area of encroachment for these facilities has been minimized.

To meet the SPA forest conservation requirements, the Board finds that the preliminary forest conservation plan is inadequate because it does not include reforestation of all unforested stream buffer areas. Therefore, the Board finds that the final forest conservation plan must be revised to include this reforestation. The one exception to this requirement is a section of unforested buffer that the applicant will use for wetland mitigation. The Board finds that all environmental buffer areas must either be dedicated as part of parkland, or placed in conservation easements to ensure their protection.

The Upper Rock Creek SPA has an 8 percent impervious limitation. The proposed development creates approximately 35 acres, or 8 percent of the gross tract area, of new impervious surfaces. This imperviousness is associated with internal streets, sidewalks, driveways, building footprints, parking areas, and the hard surface trail. The Planning Board finds that the development satisfies the SPA impervious surface requirements.

7. *The proposed over length cul-de-sac is appropriate for this subdivision.*

The roadway design for the property includes the creation of a 2,400 foot long cul-de-sac along the northern property boundary. Per Section 50-26(d) of the Montgomery County Code, a cul-de-sac road should be no longer than 500 feet unless a greater length is justified by reason of property shape, size, topography, large lot size, or improved street alignment. It is the Planning Board's finding that the proposed cul-de-sac is justified because of the presence of a stream valley buffer and associated topography which eliminates the possibility of looping the road around without environmental damage. The surrounding properties are recorded lots or stream valley park, and also do not provide an opportunity to connect the roadway. Therefore, the Planning Board finds the design of the road as an over length cul-de-sac is acceptable.

8. *Notice of this application and hearing was adequate.*

An issue was raised at the Hearing concerning the noticing of the subject application. The Planning Board finds, based on the evidence of record, that notice of the subject application and hearing was adequate and in accordance with the Planning Board's rules.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-

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35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that the date of this Resolution is JUN - 6 2007 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

CERTIFICATION

At its regular meeting, held on Thursday, May 17, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Commissioner Robinson, seconded by Commissioner Bryant, with Commissioners Hanson, Perdue, Bryant, Robinson and Wellington present and voting in favor. This Resolution constitutes the final decision of the Planning Board, and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 120060320, Bowie Mill Estates

  
\_\_\_\_\_  
Royce Hanson, Chairman  
Montgomery County Planning Board

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Photos:  
Fire Damage



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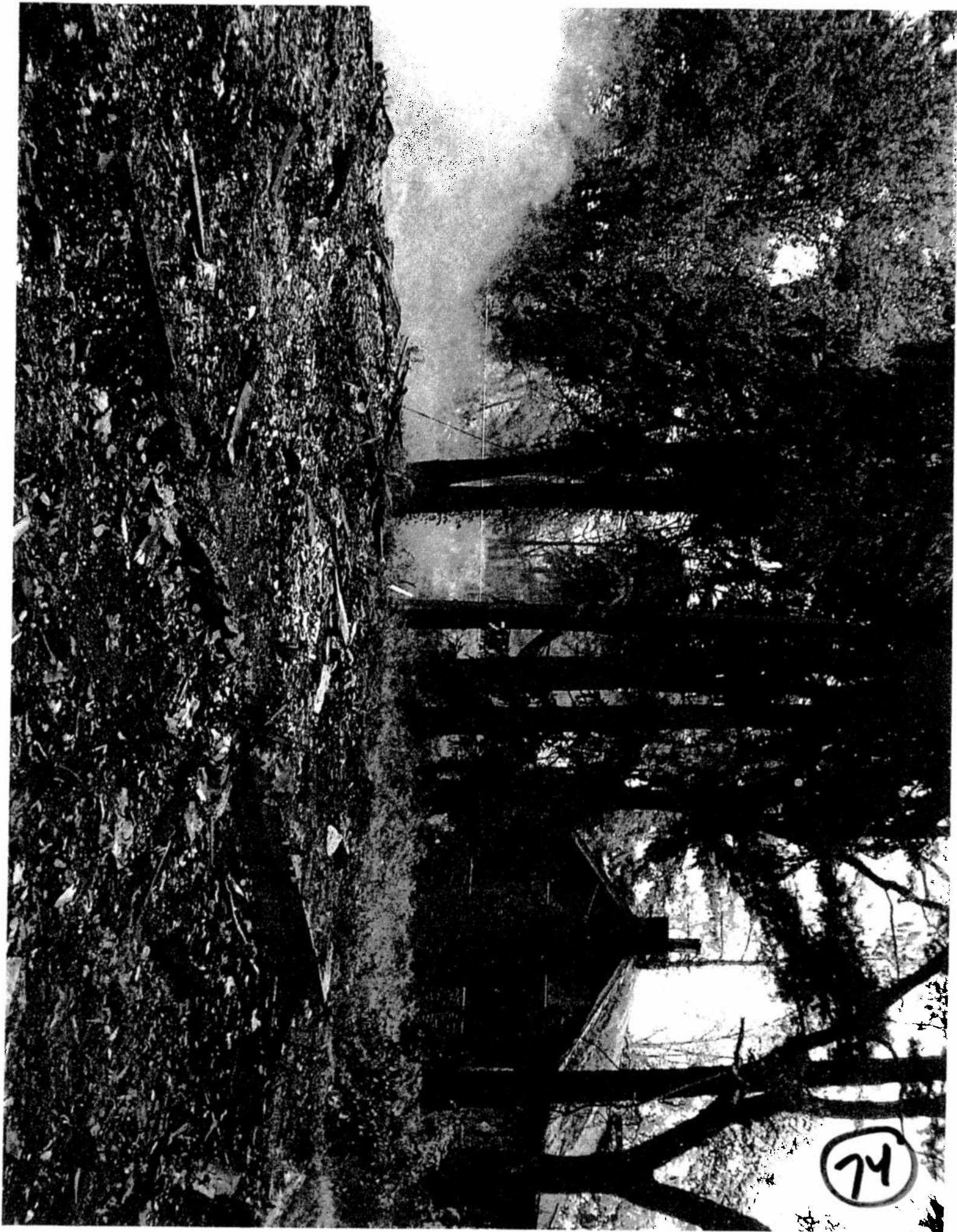




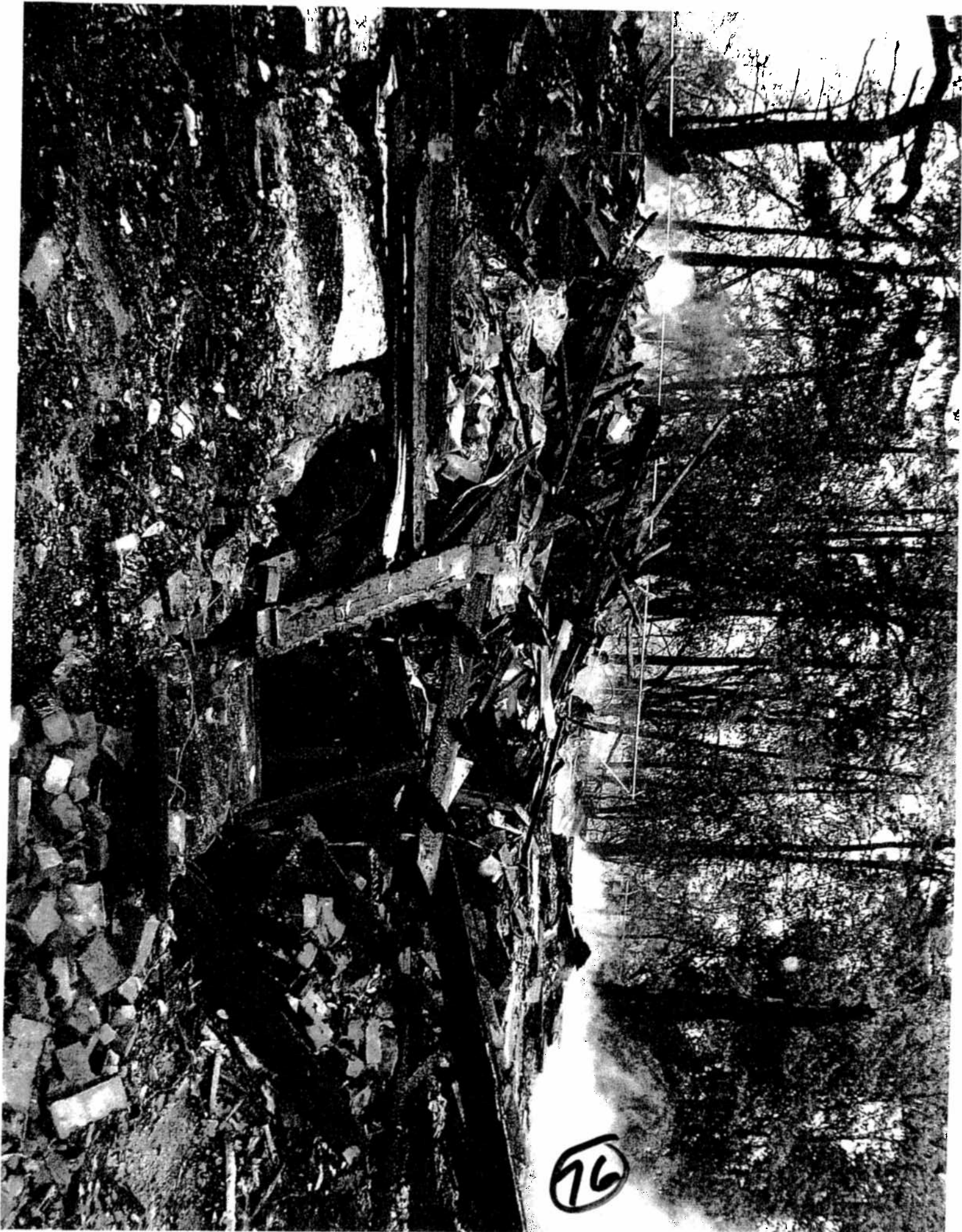




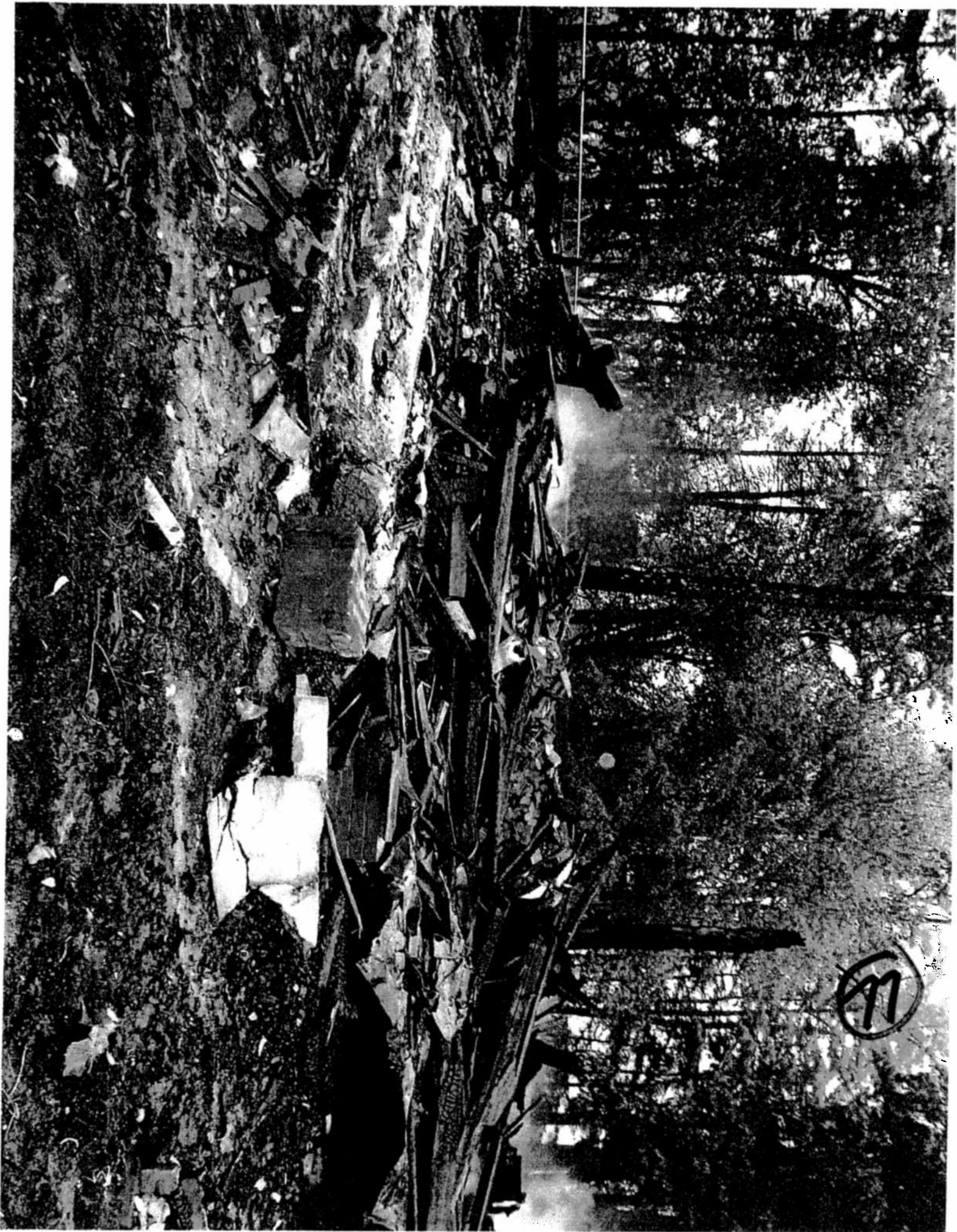
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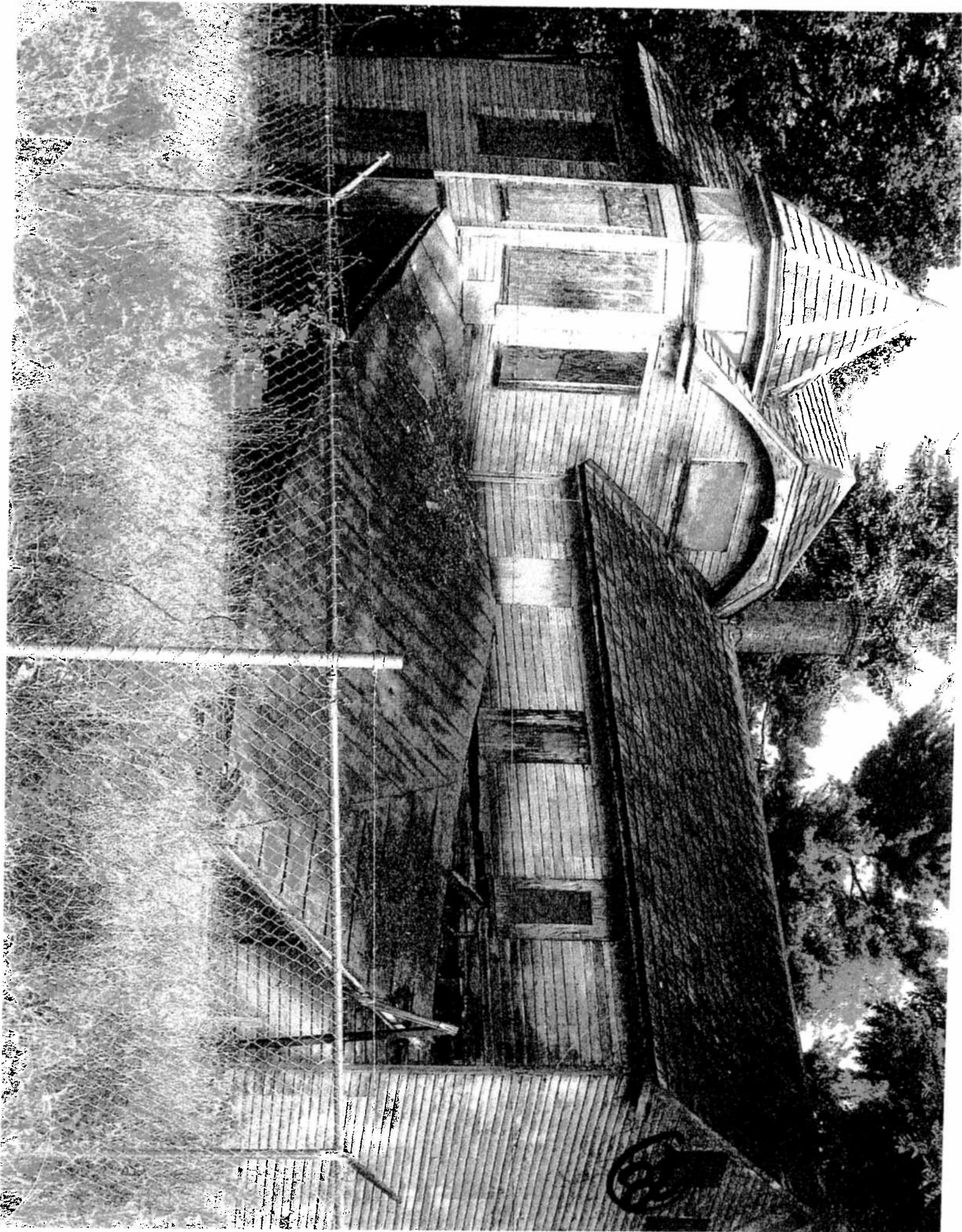
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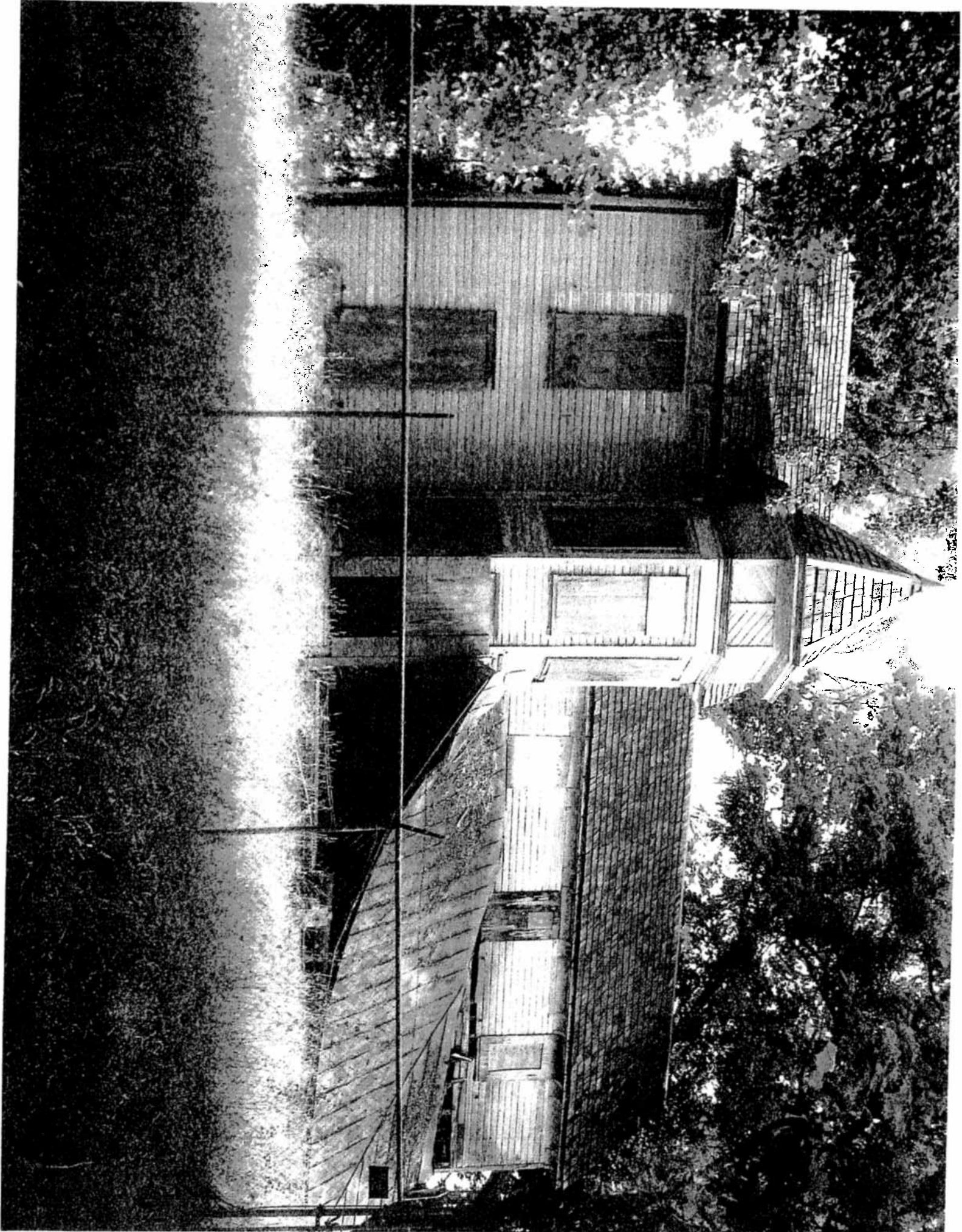
Photos of Old Cashell House





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Photos:

Barn and Stone Tenant House

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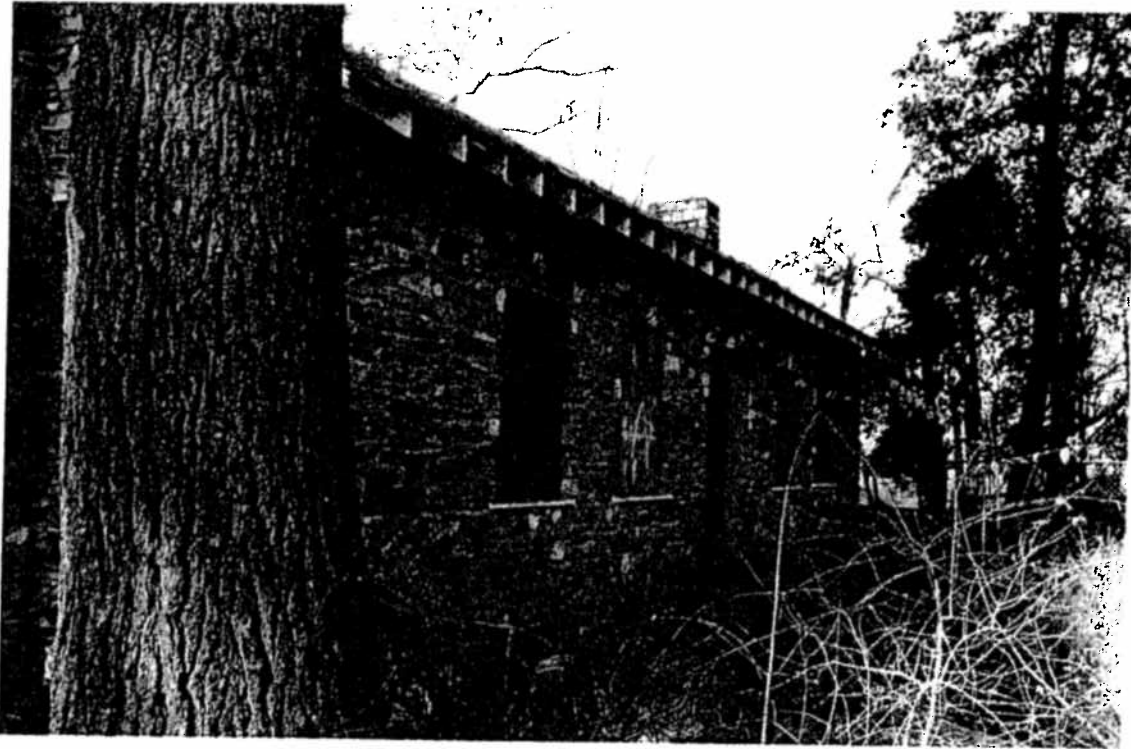


Figure 14. Stone house, December 2011. Main (east) facade.



Figure 15. Stone house, December 2011. Rear (west) facade.

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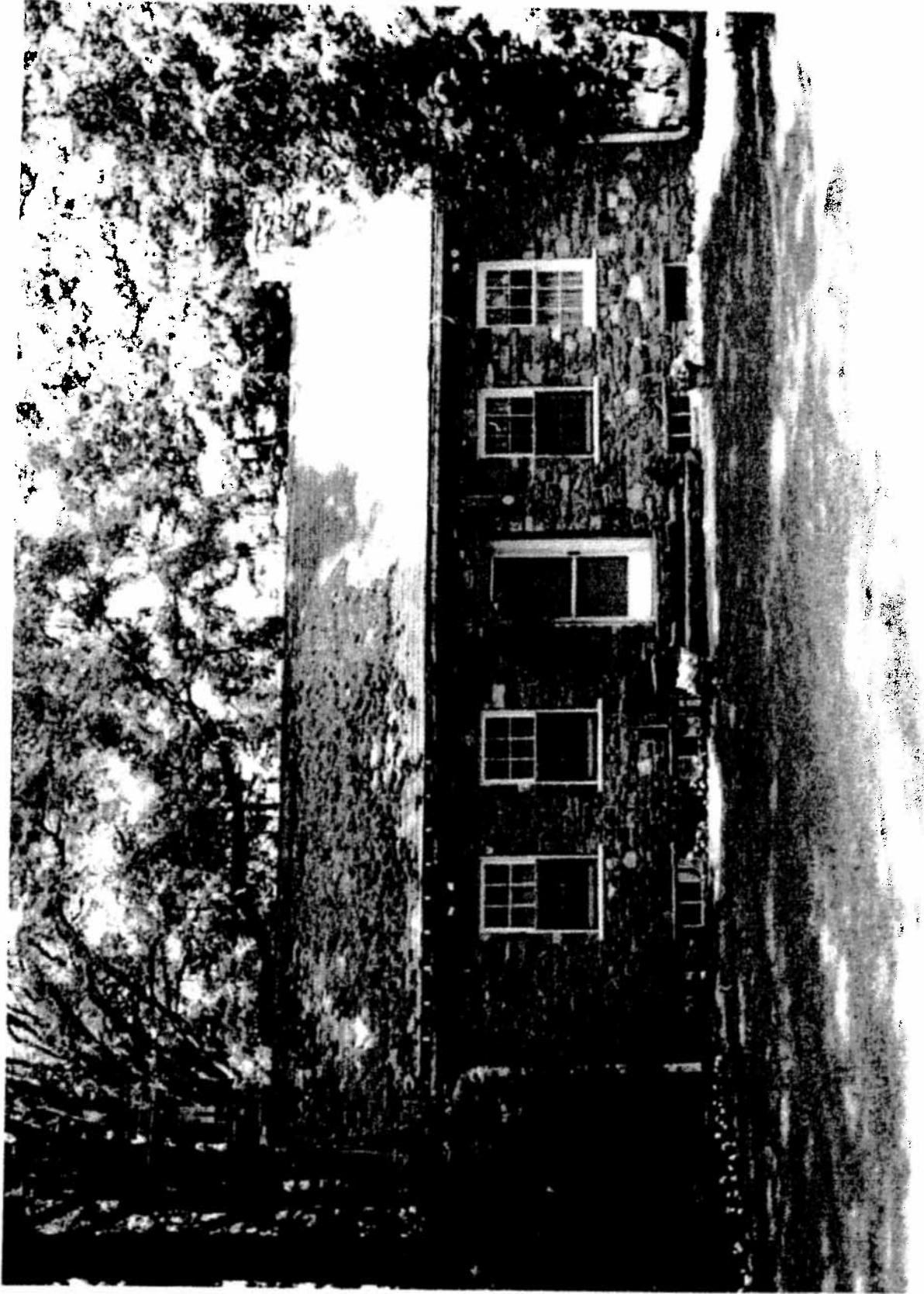
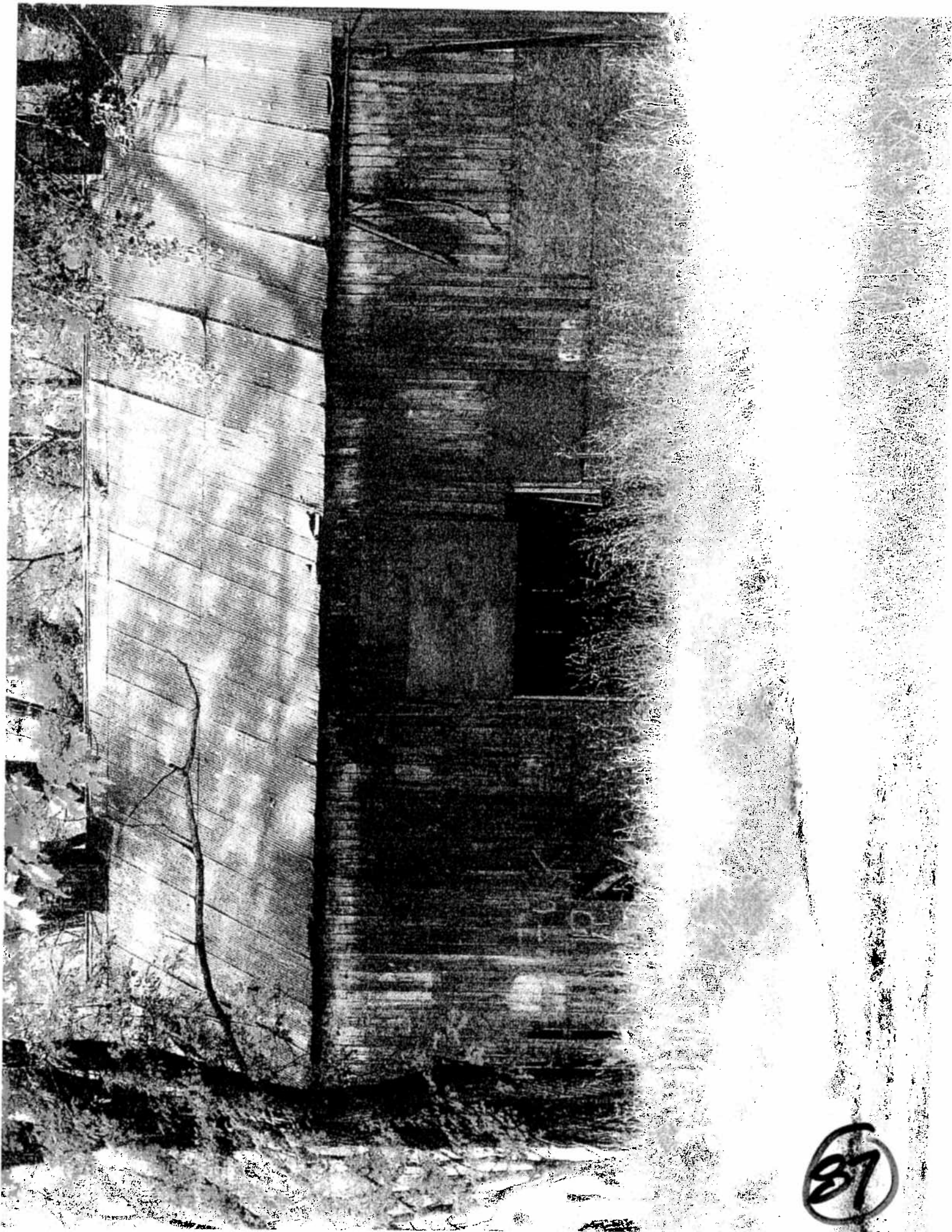


Figure 13. Stone house, Montgomery County Historic Preservation Office file photo.



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# Floor Plans and Elevations for Preserve at Rock Creek

*The Sutton*



Elevation H

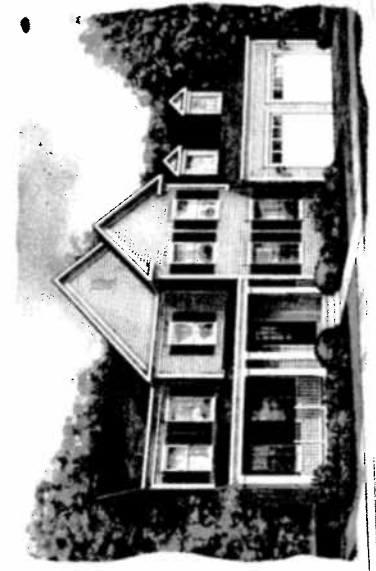


**STANLEY MARTIN HOMES**

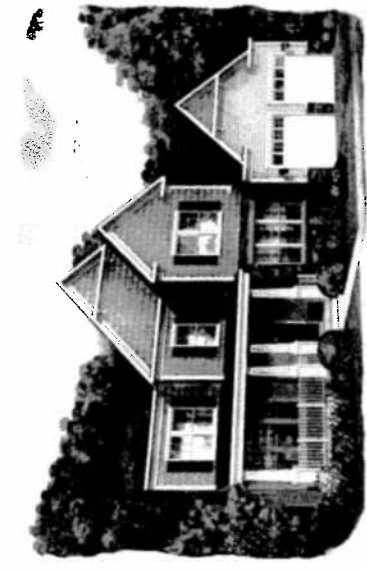
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# Additional Elevations



Elevation B



Elevation D



Elevation G



Elevation A



Elevation C



Elevation F

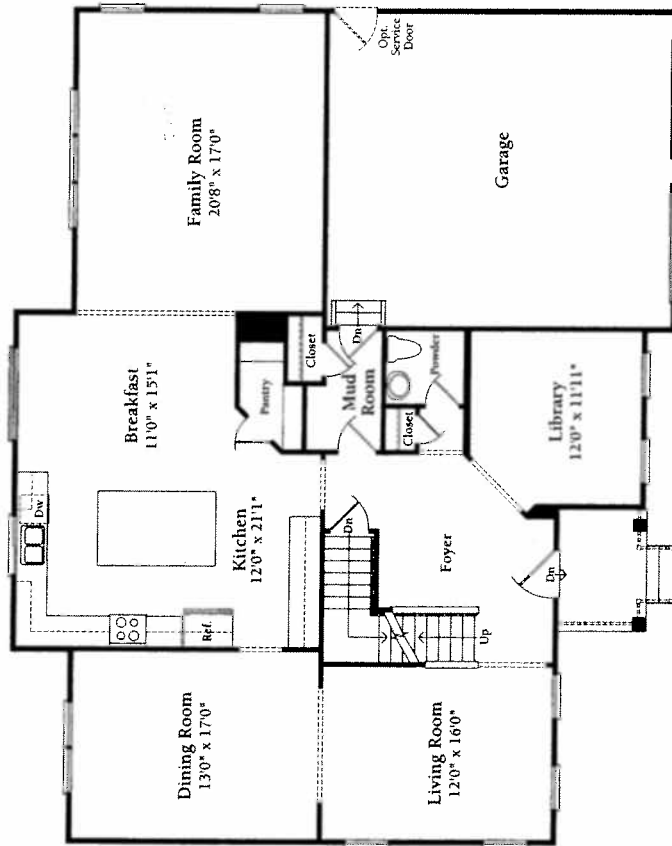


Elevation E

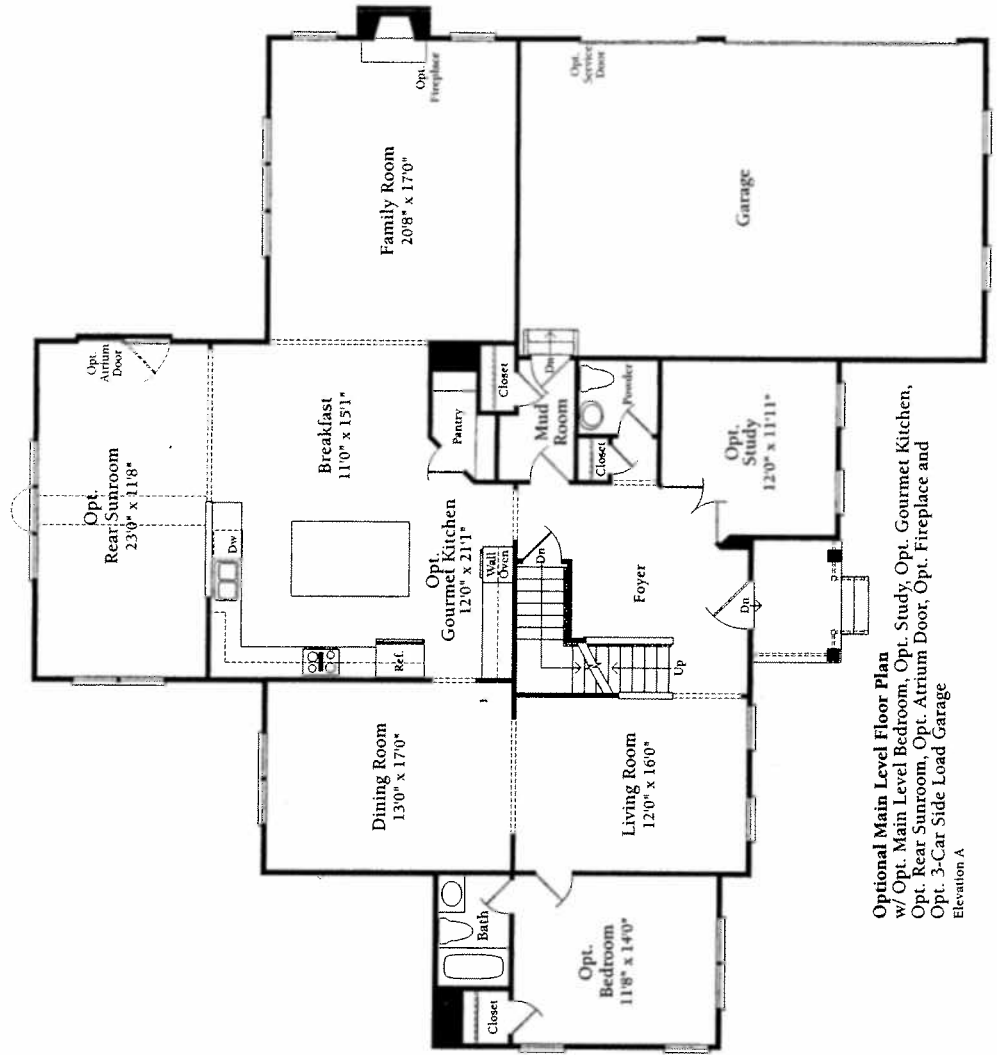


Elevation H

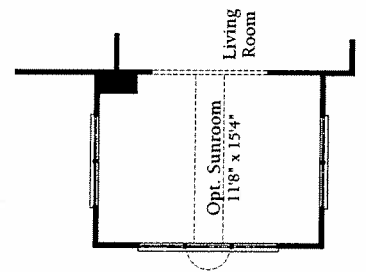
# Main Level



Standard Main Level Floor Plan  
Elevation A



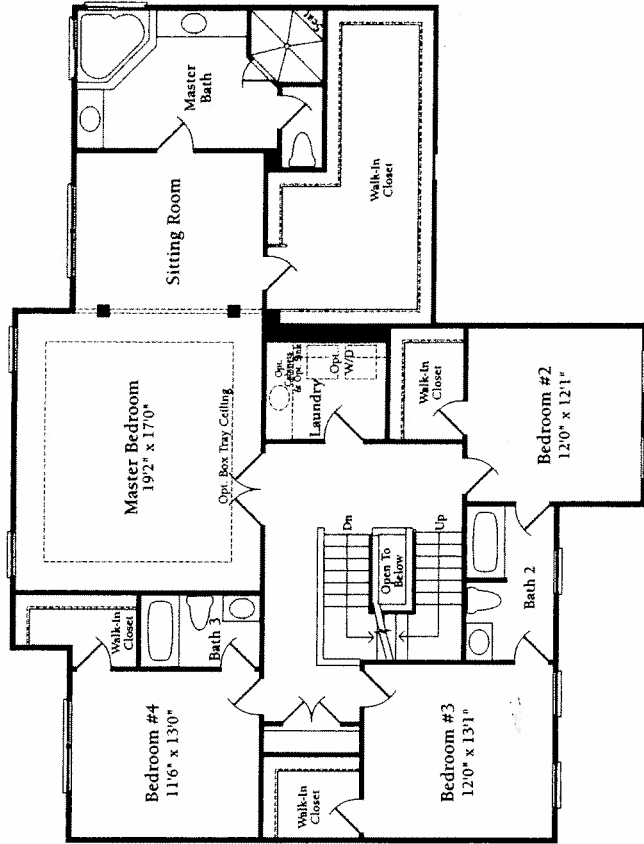
Optional Main Level Floor Plan  
w/ Opt. Main Level Bedroom, Opt. Study, Opt. Gourmet Kitchen, Opt. Rear Sunroom, Opt. Atrium Door, Opt. Fireplace and Opt. 3-Car Side Load Garage  
Elevation A



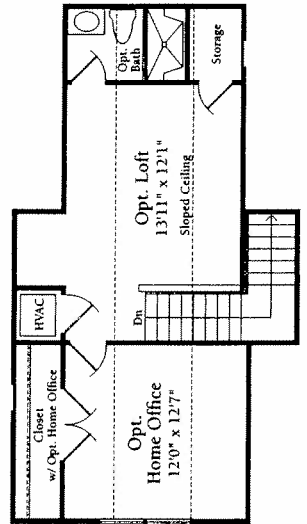
# Upper Level



Standard Upper Level Floor Plan



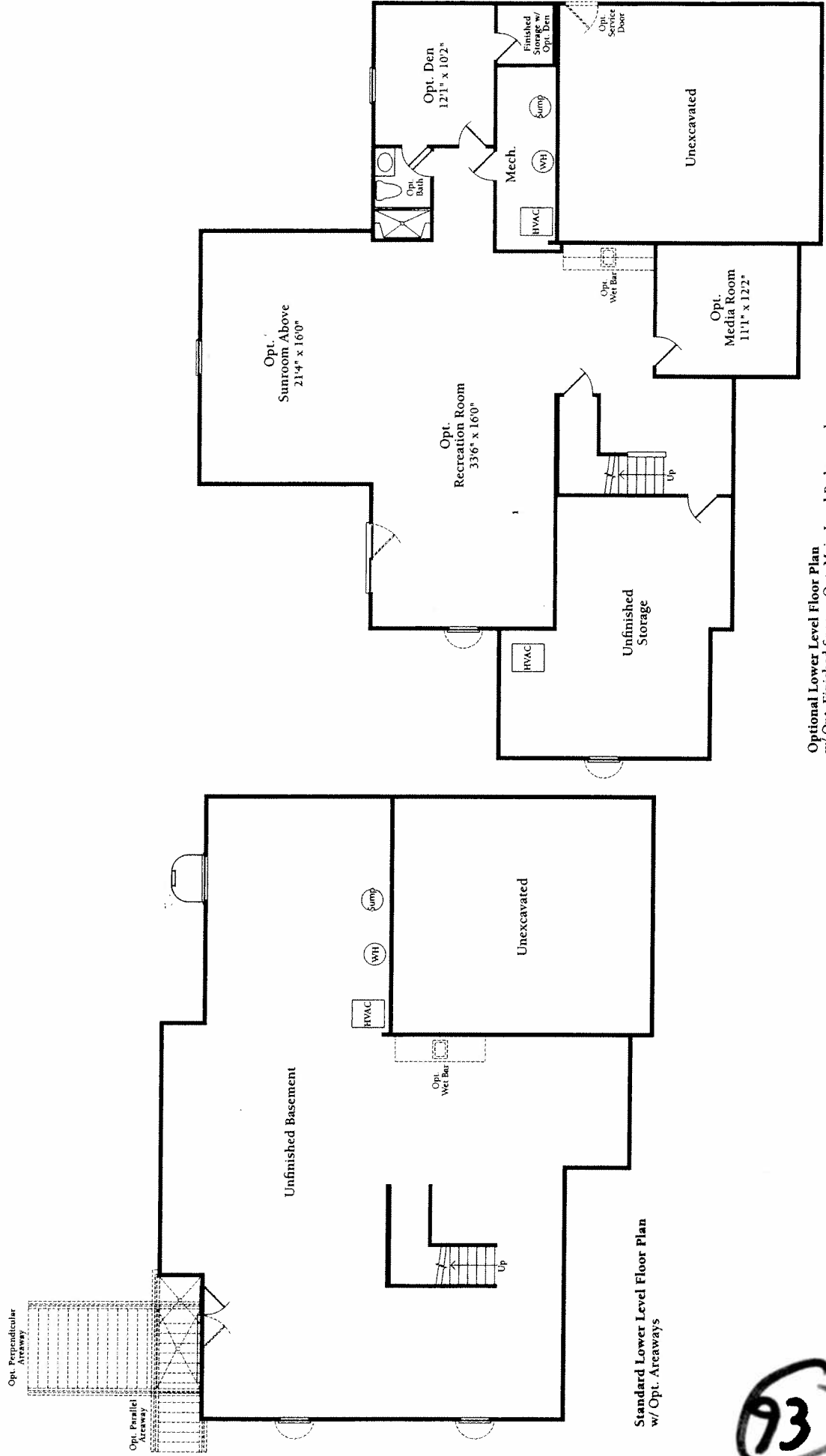
Optional Upper Level Floor Plan  
w/ Starts to Opt. Attic, Luxury Shower, Opt. Box Tray Ceiling and  
Opt. Cabinets and Opt. Sink in Laundry



Optional Attic

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# Lower Level



**Optional Lower Level Floor Plan**  
 w/ Opt. Finished Spaces, Opt. Main Level Bedroom above,  
 Opt. Main Level Rear Sunroom Above and Opt. Walkout Condition

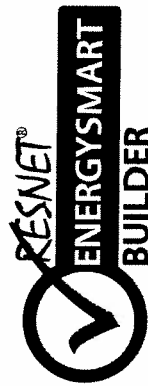
**Standard Lower Level Floor Plan**  
 w/Opt. Arcaways

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Renderings are artist's concept only and elevation illustrations may include optional features. It is recommended that the architectural blueprints be reviewed for clarification of features. Window sizes, window locations and room sizes vary per elevation and all dimensions are approximate. In our continued effort of design enhancement, actual product and specifications may vary in dimension or detail from these drawings and are subject to change without notice. Standard features vary by community and some features may not be available at all communities. Please consult Sales Manager for more detailed specifications. This brochure is for illustrative purposes only and is not part of a legal contract.

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	5867 Muncaster Mill Road, Derwood	<b>Meeting Date:</b>	9/27/11
<b>Applicant:</b>	SM Bowie Mill LLC Carly Schrader, Agent	<b>Report Date:</b>	9/20/11
<b>Resource:</b>	<i>Master Plan Site #22/25</i> <b>James H. Cashell Farm</b>	<b>Public Notice:</b>	9/13/11
<b>Review:</b>	Preliminary Consultation #2	<b>Tax Credit:</b>	None
<b>Case Number:</b>	N/A	<b>Staff:</b>	Scott Whipple

**PROPOSAL:** Construct new residence, relocate historic barn, rehabilitate tenant's quarters

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**STAFF RECOMMENDATION**

Staff recommends that the applicant make revisions based on the HPC's comments and return for a 3<sup>rd</sup> Preliminary Consultation.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Individually Designated Master Plan Site #22/25, **James H. Cashell Farm**  
**STYLE:** Victorian Vernacular  
**DATE:** Mid-19<sup>th</sup> Century; late 19<sup>th</sup>-early 20<sup>th</sup> Century

*Excerpt from Places in the Past:*

#22/25 THE JAMES H. CASHELL FARM (Mid-1800s; Late 1800s-Early 1900s)

...[T]he Cashell House was built in two distinct sections. The original section ... is typical of the mid-1800s with its traditional side-gable symmetrical form and 6/6 sash windows. The picturesque east and north addition ... bears hallmarks of the Victorian era with its three-story tower with stick-work panels, jerkin-head (clipped) gable, and paired cornice brackets. The original block was likely updated when the addition was built, with cornice brackets and first-level 2/2 sash windows. The Cashell family owned this property for much of the 1800s. In 1865, the property belonged to Hazel B. Cashell, County Commissioner and Orphan's Court judge, and James Cashell was living here by 1878. The farmstead includes a one-level hay barn with hanging gable, another substantial barn with two cupolas, and a stone house from the mid 1900s.

**PROPOSAL**

The applicants are proposing to construct a new house on the property of the historic Cashell House (which was destroyed in a fire). The applicants intend to relocate an existing barn and undertake the rehabilitation

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of tenant's quarters, as required by their existing Pre-Preliminary Plan, as part of this proposal. Details of these undertakings are not under consideration as part of this preliminary review. Both of these undertakings will require a HAWP.

### APPLICABLE GUIDELINES

In accordance with Section 1.5 Criteria for Approval of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation 27-97T), the Historic Preservation Commission shall be guided in their review of Historic Area Work Permits by the following, incorporated in their entirety by reference herein: *Section 24A-8 of the Montgomery County Code (Chapter 24A)* and the *Secretary of the Interior's Standards and Guidelines for Rehabilitation (Standards and Guidelines)*.

### STAFF DISCUSSION

The Cashell House was consumed in a fire in November, 2010. The current owners took ownership after the fire. The owners seek to construct a new house to replace the historic Cashell House. The owners of the property have an approved Pre-Preliminary Plan, approved prior to their ownership of the property, which provides for the development of 186 home sites on 467.84 acres. The plan established Lot 1, with a 5.01 acre environmental setting (reduced from approximately 468 acres), which included the historic house (no longer extant), a stone tenant house, and a hay barn, relocated from elsewhere on the property. The Chashell House was included in the Pre-Preliminary Plan's home count.

The Pre-Preliminary Plan included several conditions of approval. Among several historic preservation conditions were the following requirements that:

1. a viewshed to the historic house be established, as identified on the Preliminary Plan, and noted on the record plat as a protected area. No building is allowed on land located within the identified viewshed, between Muncaster Mill Road and the historic house (condition 29).
2. the historic barn be relocated, as identified in the plan, pending approval of a HAWP (condition 30).
3. the Applicant will complete the rehabilitation of the Cashell House prior to issuance of the 60<sup>th</sup> occupancy permit (condition 31).

The owners will pursue amendments to the Pre-Preliminary Plan as necessary.

Staff notes that certain site considerations, such as the location of the foundation of the Cashell House and the viewshed and forest conservation requirements, place constraints on the section of feasible location of a new house.

Based on the HPC's feedback at the June 8, 2011 Preliminary Consultation (transcript, circles \_\_\_\_\_) the applicants will seek additional HPC input on: the architecture and materials of the new house, and identification of an appropriate location for the house. **The applicants have asked the HPC to focus on site selection during the 2<sup>nd</sup> Preliminary Consultation.** They intend to develop a design scheme based on the results of the conversation on site selection and return to the HPC. Staff agreed to this approach, notwithstanding having some concern that house design may have some impact on site section.

The applicants have proposed four alternatives for the HPC's consideration, as expanded upon in the applicant's memo and site plans:

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- The “existing foundation” option (“Sketch 1”, circle \_\_\_\_\_)
- The “in-front” option (Sketch 2”, circle \_\_\_\_\_)
- The “east” option (“Sketch 3”, circle \_\_\_\_\_)
- The “property line” option (“Sketch 4”, circle \_\_\_\_\_)

Staff commends the applicant for attempting to respond to issues raised at the first Preliminary Consultation by considering a range of options for the placement of the new house, and outlining the applicant’s views on the strengths and weaknesses of each.

A majority of commissions present at the June 8 expressed the view that using the foundation of the Cashell House (or the approximate location of the Cashell house) would be incompatible with the Criteria for Approval. As a result, staff has focused its comments on those schemes proposing locations that avoid the Cashell House foundation. Staff views the “in-front” and “east” options (Sketch 2 and Sketch 3) as variations on an approach developed in response to recommendations and general guidance provided by a majority of Commissioners at the June 8 Preliminary.

Staff finds Sketch 3 most compatible with the Criteria for Issuance and guidance provided at the June 8 Preliminary Consultation, while taking into consideration the Pre-Preliminary Plan Conditions and raising fewest concerns over potentially inappropriate alterations to the setting. As a result, this scheme is staff’s preferred option and the alternative staff asks the HPC to consider first. This scheme avoids the Cashell House foundation and establishes a relationship between the proposed new house and the relocated barn more consistent with an agricultural landscape. The proposed location is also consistent with Pre-Preliminary Plan Condition number 29, which prohibits new construction within the established viewshed between the historic house and Muncaster Mill Road. Staff notes that the proposed location of the barn does differ from the location approved in the Pre-Preliminary Plan.

Sketch 2 also avoids the Cashell House foundation, but staff finds that this scheme establishes an orientation among the buildings that is incompatible with the historic placement and hierarchy of buildings, with the primary dwelling forward of the agricultural buildings and tenant house. This scheme also calls for the barn to be moved farther from the location identified in the Pre-Preliminary Plan and reoriented on the site. Staff also notes that this arrangement is inconsistent with Pre-Preliminary Plan Condition number 29.

Because the applicant submitted the “property line” option (Sketch 4) for consideration, staff presumes the applicant is confident that such an option is viable under the approved Pre-Preliminary Plan and other constraints. However, placing the house along the property line would, according to the applicant, require the removal of more than 30 significant trees, raising concerns about the impact to the site and the feasibility of the scheme. Sketch 4 does avoid any impact on the foundation, allows the barn to be relocated in accordance with the Pre-Preliminary Plan, and is consistent with Pre-Preliminary Plan Condition number 29. Siting the house within a forested area might lend itself to the development of a creative design scheme that takes advantage of this somewhat unconventional location. Notwithstanding tree removal, it is possible that this scheme could have the least adverse impact on the agricultural landscape that contributes to the significance of this Master Plan Site. If such a scheme could be developed, the HPC might find Sketch 4 to be their preferred option.

**STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC’s comments and return for a third preliminary to discuss the architecture and building materials of the new house.



# Memo

To: Montgomery County Historic Preservation Board  
From: Carly Schrader  
CC: Scott Whipple; Randy Brown  
Date: 8/16/2011  
Re: Preserve at Rock Creek – HAWP Pre-Application Meeting

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Based on our June 8, 2011 HAWP Pre-Application meeting, we would like to focus on the first of three issues and/or concerns raised by staff and the Board: location of the proposed home on historic house lot. The remaining concerns related to architecture and house construction/building materials will be addressed in subsequent applications.

Through multiple internal meetings and consultations with the engineer of record, Stanley Martin has prepared four sketches showing proposed home locations on the historic house lot. Each of the sketches attempts to address at least two of the comments from the HPC board. The summaries below explore the feasibility of the proposed location from an engineering as well as historical standpoint. We are requesting the Board review the proposed locations and provide guidance as to how to we should proceed. Once a location has been agreed upon, Stanley Martin will gain a better understanding of the relationships between the various structures on-site and be able to design a home that is cohesive with the overall feel of the land.

Please note that the footprint shown is meant to be a "placeholder" and will be final engineered once the location can be agreed upon and the architecture is complete. We do not intend to increase the size of the footprint. Below is a summary of the four sketches:

- **Sketch 1:** *Construct a home on the existing foundation and repurpose the barn as a detached garage while preserving the existing driveway.* The Cashell family chose to build their home on the natural highpoint of the lot. In doing this, they were able to create positive drainage away from the house and make use of the surrounding yard effectively. The home was surrounded by trees and buffered the home from the eyes of passerby's, while still maintaining a view of the surrounding fields from its location on the highpoint of the lot. By constructing a home in the same location, we will be able to maintain many of the same things that the Cashell family enjoyed. Future homeowners will be buffered



from their surrounding neighbors by trees that are hundreds of years old and while the views have changed over the years, they will share the same vantage point as the Cashell family once had. This configuration also allows us to preserve the existing driveway and repurpose the barn as a detached garage. It also requires the least amount of disturbance to the existing lot and allows us to preserve many of the trees that contributed to the overall aesthetics of the Cashell house as well as provide a usable yard for the future homeowner. The original brick foundation and other elements of the Cashell home could be repurposed and be incorporated into the new design of the home as leadwalks, sidewalks, watertables, etc.

- **Sketch 2:** *Construct a home in front of the existing foundation and repurpose barn as a detached garage.* This location would allow us to preserve the existing foundation of the Cashell house and repurpose the barn as a detached garage. The original configuration of the driveway will not be preserved and the future homeowner will not share any of the views that the Cashell family enjoyed from their higher vantage point. The existing foundation creates problems that make getting positive drainage away from the house very difficult and also greatly limits the usability of the backyard for future homeowners. It also poses many safety and health issues, such as tripping hazards and ponding water. The driveway configuration does not maintain the "estate" feeling of the lot as portrayed by the existing circular turnaround. The proximity of the tree line to the front of the home provides no usable front yard, taking away from the use of any porch that maybe constructed with the future home.
- **Sketch 3:** *Construct a home to the east of the existing foundation and repurpose the barn as a detached garage.* Similar to Sketch 2, this location allows us to preserve the existing foundation of the Cashell house and repurpose the barn as a detached garage. Again, the existing foundation will create problems with maintaining positive drainage away from the house. It will also be necessary to disturb a large section of historic trees, all of which acted as a buffer to the historic Cashell house. The stone tenant house is not able to be incorporated into the overall functionality of the new home and does not tie in with either the barn or the new home. The preserved foundation also poses many safety and health issues, such as tripping hazards and ponding water.
- **Sketch 4:** *Construct home along property line, adjacent to Lots 4, 5 and 6, Block A.* This location allows the existing foundation of the Cashell home and circular driveway to be preserved and the barn to be relocated as planned. The existing foundation, relocated barn and stone tenant house will be the focal point of the lot; however, it will be difficult to tie the new home in with the remaining structures on the lot. The location will require the removal of over 30 trees, ranging in 8" DBH to 56" DBH, which originally buffered the Cashell home from their surrounding property. The house will be within 25'-30' of

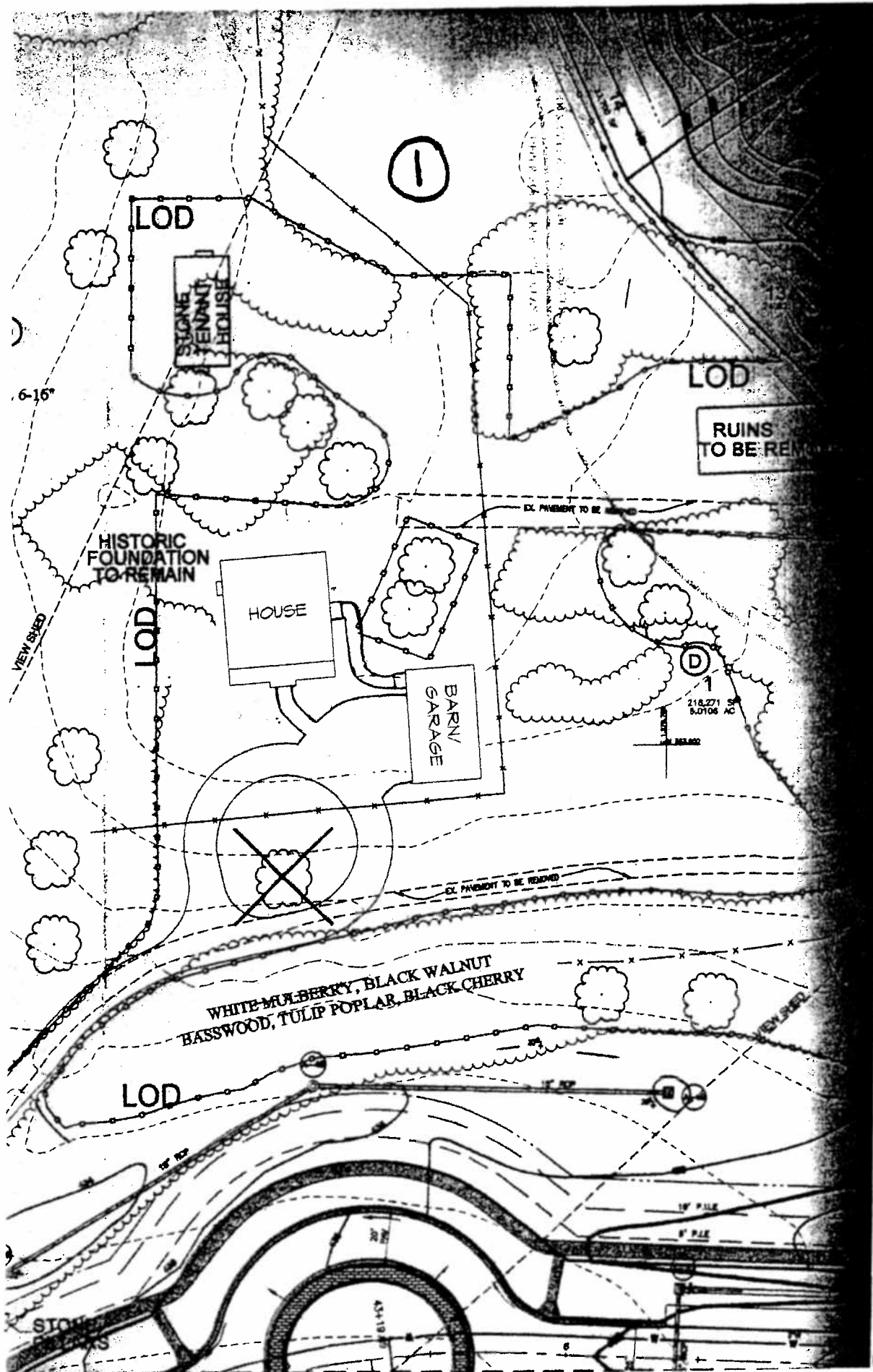


neighbors and offer little to no viewshed. This location also greatly limits the usable yard for the future homeowner.

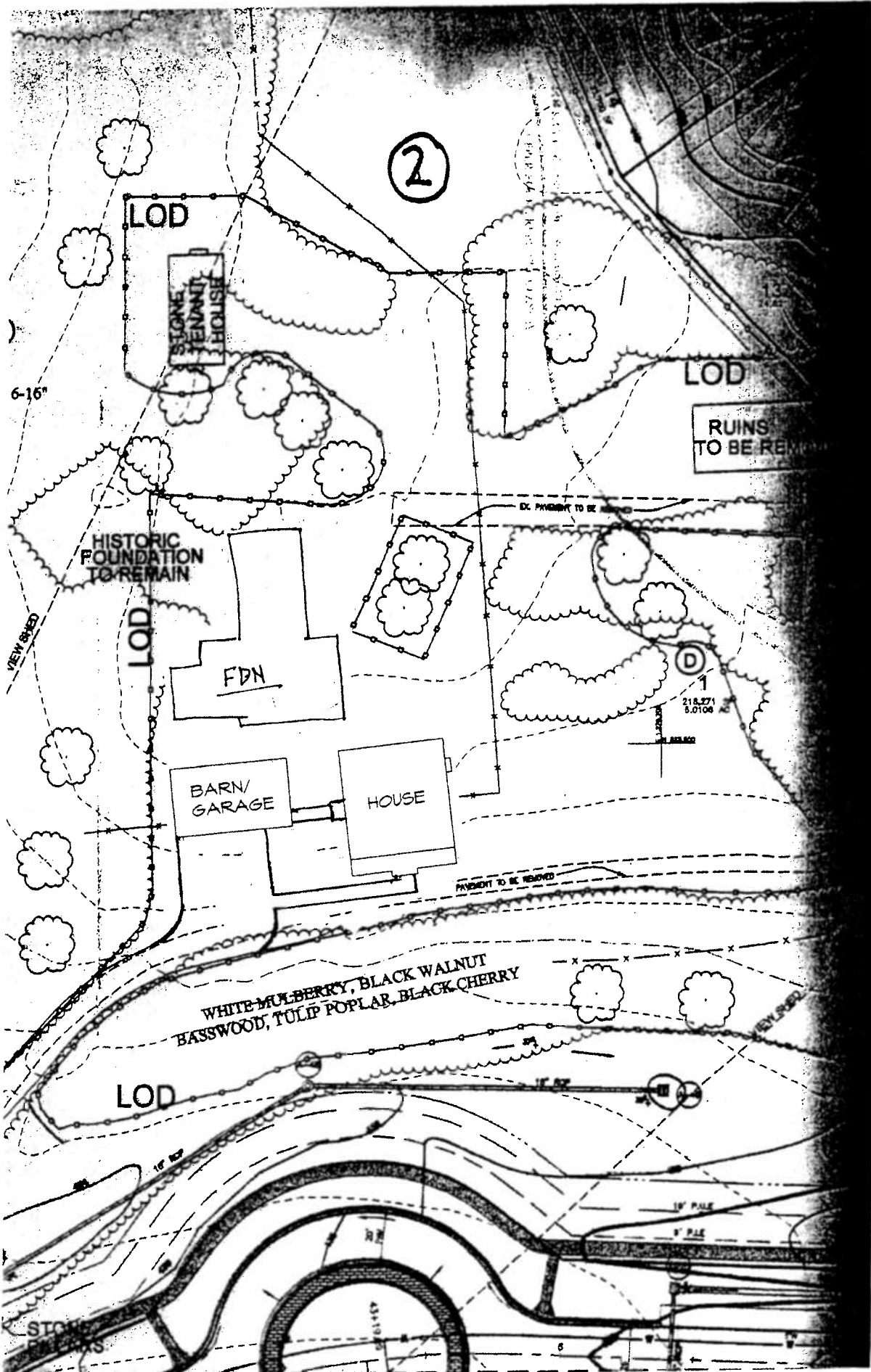
Stanley Martin would also like to request that members of the HPC Board visit the site located at 2867 Muncaster Mill Road. While we will be submitting pictures of the current site conditions, but it is hard to capture the overall aesthetic of the site with photographs. If you choose to visit, please feel free to contact either Randy Brown or myself at (703) 964-5000 and we will be happy to meet you on-site and/or provide directions on how to access the site.

Thank you for your time.

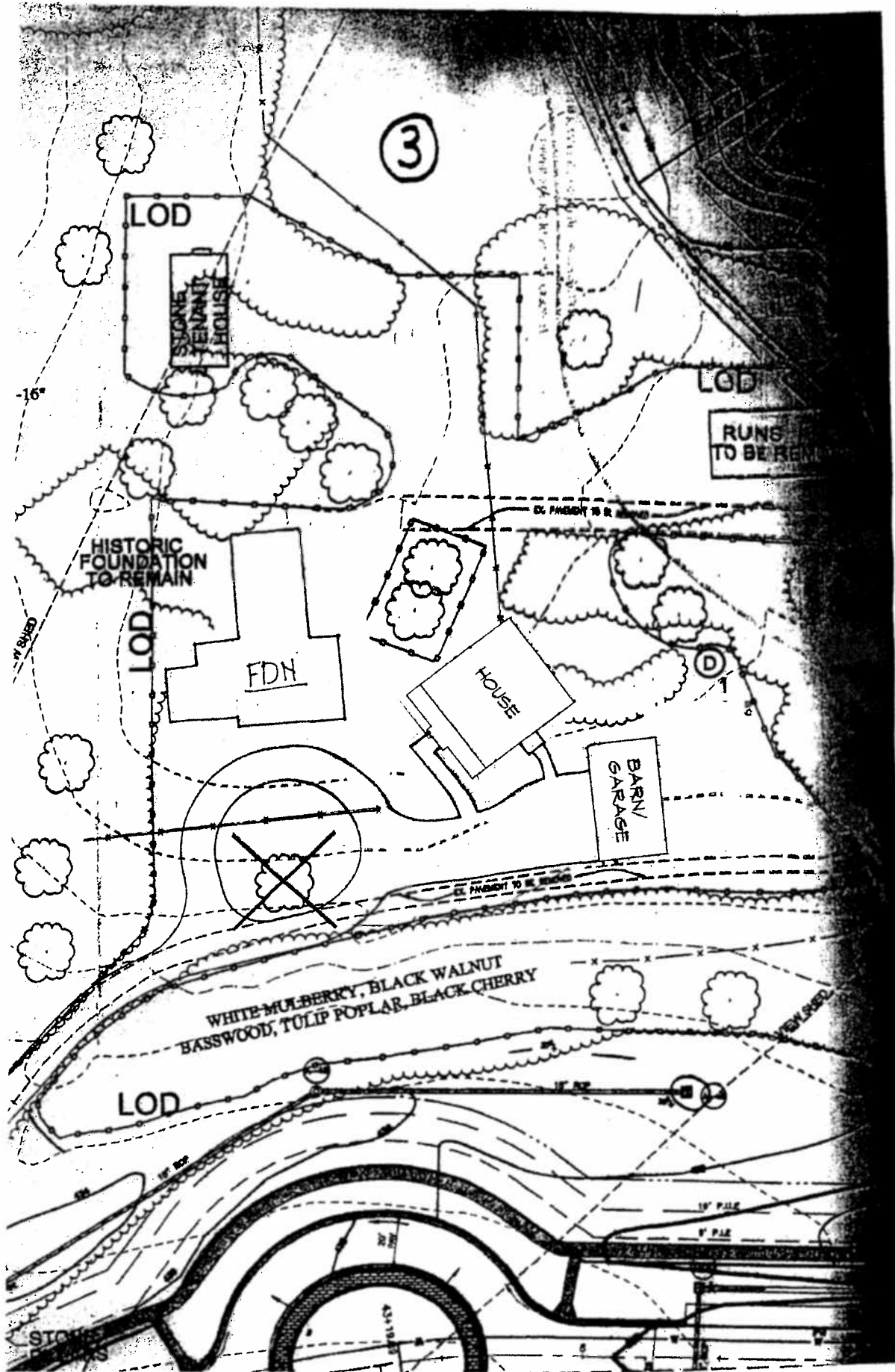
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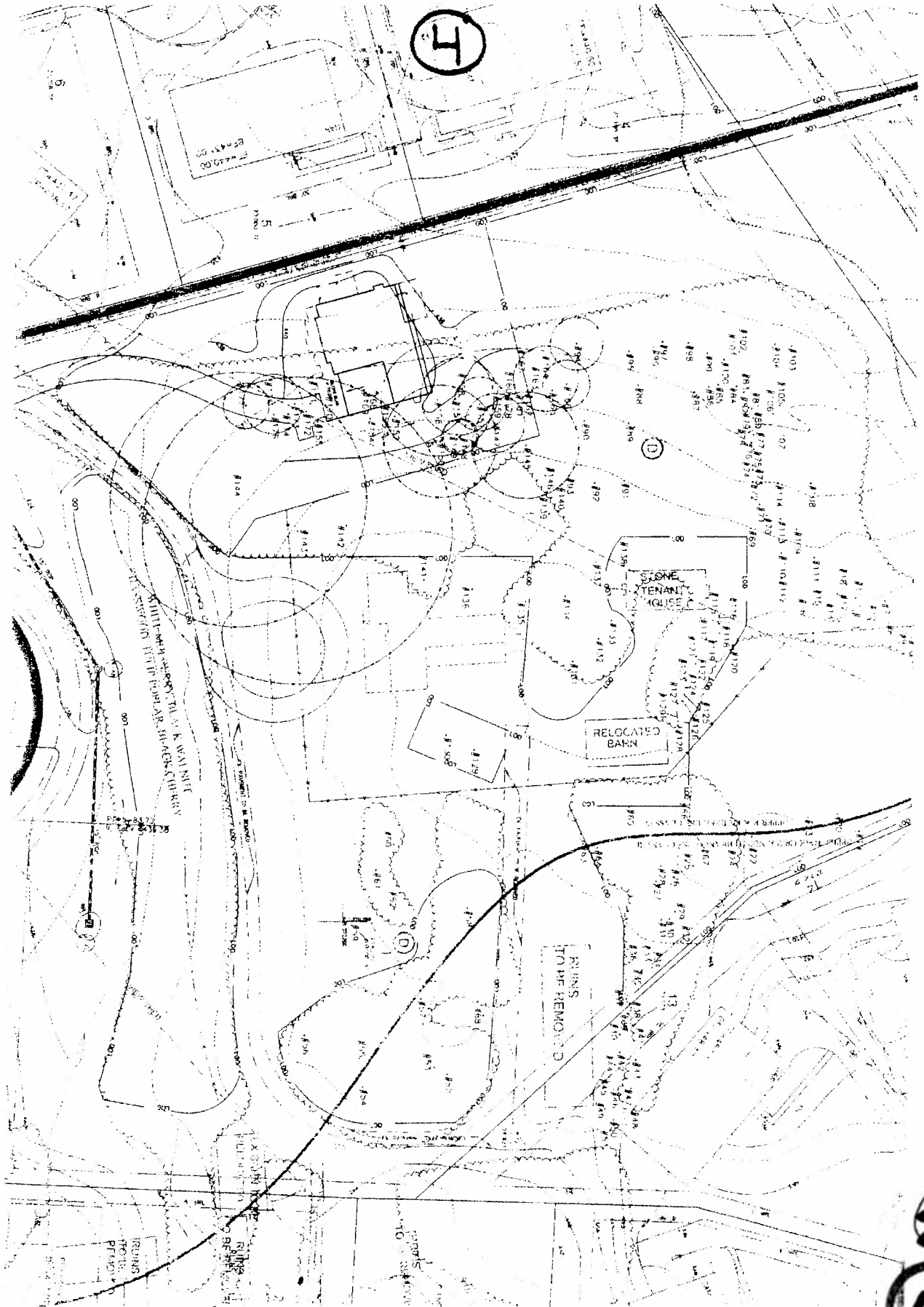


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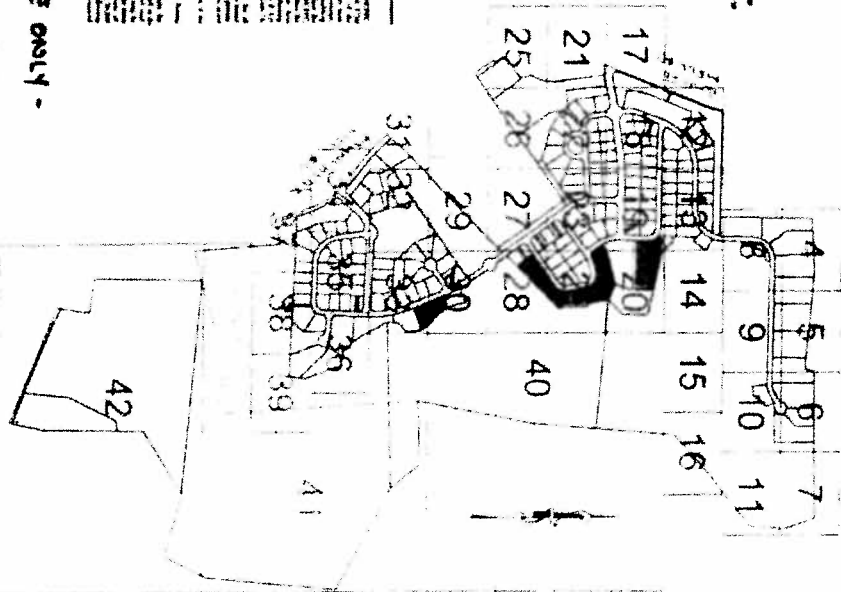
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**CERTIFIED SITE PLAN  
PRESERVE AT ROCK CREEK**  
8TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**PARCELS INCLUDED**  
 PARCEL 188-C-001  
 PARCEL 188-C-002  
 PARCEL 188-C-003  
 PARCEL 188-C-004  
 PARCEL 188-C-005  
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 PARCEL 188-C-042



**- FOR REFERENCE ONLY -**

**NOTES**

1. ALL PARCELS SHOWN ON THIS SITE PLAN ARE SUBJECT TO THE EXISTING EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS THEREON.
2. THE EXISTING EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS ARE SHOWN ON THE ATTACHED PLANS AND ARE TO REMAIN.
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**DEVELOPER'S CERTIFICATE**

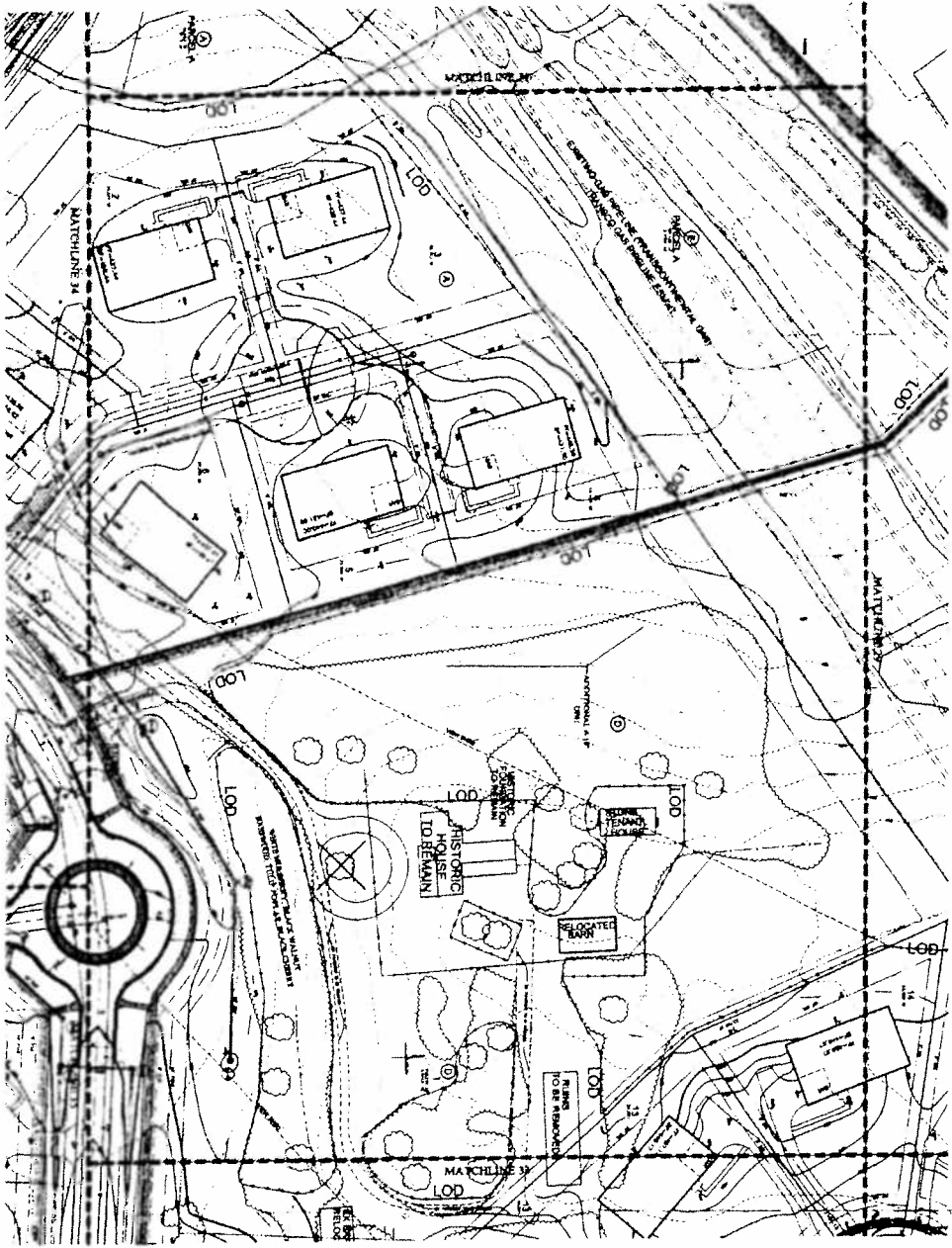
I, the undersigned, being duly qualified, do hereby certify that the above is a true and correct copy of the original site plan as filed with the Department of Planning and Public Works, Montgomery County, Maryland, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 [Signature]

**PLANNING AND PUBLIC WORKS**  
 MONTGOMERY COUNTY, MARYLAND

**Dewberry**

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REVISIONS	
NO.	DESCRIPTION
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**HISTORICAL SETTING NOTE:**  
 SEE DRAWING 31 OF 49 SCHEDULE "H" CASPRL  
 FOR HISTORICAL AND ARCHITECTURAL SETTINGS  
 FOR ADAPTATIONAL PRESERVATION

**- FOR REVISIONS ONLY -**

**PERMITTING CERTIFICATE**

This certificate is issued to the applicant for the purpose of permitting the construction of the project described herein. The applicant is responsible for obtaining all necessary permits from the appropriate agencies. The permittee shall comply with all applicable laws, rules, and regulations. The permit shall be valid for a period of 180 days from the date of issuance. The permittee shall submit a final report to the permitting authority upon completion of the project.

Project Name: **PRESERVE AT ROCK CREEK**

Applicant: **Dewberry**

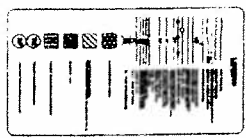
Permit Number: **106**

Issue Date: **10/20/2023**

Expiration Date: **04/18/2024**

Signature: **[Signature]**

Title: **Project Manager**



<p><b>DEWBERRY</b></p> <p>10000 North Central Expressway, Suite 1000        Dallas, Texas 75243        Phone: 972.968.8000        Fax: 972.968.8001        Website: dewberry.com</p>	<p><b>PROJECT INFORMATION</b></p> <p>Project Name: <b>PRESERVE AT ROCK CREEK</b></p> <p>Client: <b>[Client Name]</b></p> <p>Address: <b>[Address]</b></p> <p>City: <b>[City]</b></p> <p>State: <b>[State]</b></p> <p>Zip: <b>[Zip]</b></p> <p>Project Number: <b>[Project Number]</b></p> <p>Issue Date: <b>[Issue Date]</b></p> <p>Revision: <b>[Revision]</b></p>	<p><b>DESIGNER</b></p> <p>Name: <b>[Designer Name]</b></p> <p>Title: <b>[Designer Title]</b></p> <p>Signature: <b>[Signature]</b></p>	<p><b>DATE</b></p> <p>Issue Date: <b>[Issue Date]</b></p> <p>Revision Date: <b>[Revision Date]</b></p>
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1 Rodriguez, who was here last time, made the same kind of  
2 points about massing and the way that the proposal meets the  
3 land. I think you need the topo. I think it's really hard  
4 to understand how this is going to work on this site which  
5 is so dramatically graded. You know, I was expecting to see  
6 that this time, and especially with this proposal for what  
7 amounts to a plaza. So I think you need, you've got some  
8 work to do to come back.

9 MR. DAVIS: Fair enough. Thanks.

10 MS. MILES: Thank you. Our last preliminary is at  
11 5867 Muncaster Mill Road. The applicants can come forward,  
12 and do we have a staff report?

13 MR. WHIPPLE: This is the second preliminary for  
14 the James Cashell Farm at 5867 Muncaster Mill in Derwood.  
15 To refresh your memory, this is a Master Plan Site. The  
16 primary structure on the site burned prior to the current  
17 owners taking ownership of the property. This historic  
18 house was to be used as one of the units in a development  
19 plan that the owners have approved.

20 Now that the principal house has, is no longer  
21 extant, the developers came forward at the first preliminary  
22 with a development proposal. The commission asked for some  
23 refinements. The applicants are back today asking the  
24 commission, because there was a lot of discussion about the  
25 siting of the new house, the applicants are back asking the

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1 commission to focus on the siting. Try to identify an  
2 appropriate location for this new house. Staff notes that  
3 there are considerable site limitations, including the  
4 location of the foundation of the Cashell house and view  
5 shed and forest conservation requirements that certainly  
6 constrain a feasible location for the new house. With that  
7 in mind, the applicants have developed a set of four schemes  
8 that they would like the HPC to evaluate this evening.

9           Staff is a little concerned about this approach  
10 because, in staff's view, identification of an appropriate  
11 site might be influenced by the architecture of the house  
12 that ultimately gets built, but nonetheless, staff agreed to  
13 move forward in this vein. So there are, as I said, four  
14 proposals.

15           I'll run through them in the slide show, but in  
16 brief, they are placing the house, the new house on the,  
17 roughly on the foundation of the Cashell house. There are  
18 two that propose locating the new house at alternate  
19 locations more or less in front of the foundation, and then  
20 a fourth option that places the new house off to the side  
21 and sort of in the trees a little bit. So we can come back  
22 and talk more about each of those as we go through this.

23           This first slide shows the location of the site  
24 that was the Cashell house and there's an aerial image. You  
25 can see there's the location of the house. The tenant house



1 is approximately there and the barn, according to the  
2 approved pre-preliminary plan, is to go, I think, more or  
3 less over here. And there you have, I've blown it up so you  
4 can see it a little bit better. And we can come back and  
5 refer to this one if it's helpful.

6 And again, the house, tenant house on the left and  
7 barn on the right. This is taken from in front of the  
8 foundation, actually after the fire, so this is more or less  
9 proposed scheme 2, I believe, roughly where this photograph  
10 is taken from. This shows the relationship of the tenant  
11 house to the Cashell house. And, so on to the schemes.

12 This is, let's see, this is a site plan that  
13 shows, I believe this is taken from the approved pre-  
14 preliminary. It shows the location of the historic house,  
15 now the historic house foundation. It shows above that the  
16 location of the tenant house, and the location here of where  
17 the barn is to be relocated consistent with the approved  
18 pre-preliminary plan.

19 There was some question last time about the drive,  
20 and you can see the drive coming up and looping around  
21 there. So scheme 1 shows the house more or less on top of  
22 the foundation with the barn actually relocated to a  
23 different location than what was approved in the pre-  
24 preliminary plan. So other than having the barn go here, it  
25 would come down here and I gather serve as the garage

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1           This is location 2, which sets the barn here and  
2 the house here. Staff is a little concerned about this  
3 scheme because it seems to be inconsistent with one of the  
4 conditions of the pre-preliminary plan, which prohibited new  
5 construction forward of the Cashell house. In this view  
6 shed that is, one side of it is shown here. Now, with the  
7 Cashell house being gone and the need of the applicants to  
8 revise some of the conditions on the pre-preliminary plan,  
9 it's possible that the condition that prohibits the  
10 placement of new construction forward of the house could be  
11 removed. But that's something that the applicants will have  
12 to address with the Planning Board.

13           Here's location 3, which I would interpret in this  
14 case that this would not be inconsistent with that condition  
15 prohibiting new construction forward of the house. But it  
16 sets the house slightly behind the foundation and sets the  
17 barn perhaps in a more appropriate location in relationship  
18 to the house.

19           This didn't reproduced very well, but this is  
20 location 4. Here is the foundation and this proposes the  
21 new house over here in a stand of trees, and pardon my  
22 drawing on the plans, but that's to give you, that's to help  
23 with the sort of the shading to show you where all of the  
24 features on the site are. And I think that's all of my  
25 presentation.



1 MS. MILES: Thank you, Scott. Does anyone have  
2 any questions for staff? Okay. If you would like to state  
3 your name for the record. You can either make a  
4 presentation, respond to the staff report or let us ask you  
5 questions. I will say that I do think there are some issues  
6 in asking us to approve a site without a plan. Usually  
7 these two things go hand in hand. A house is appropriate in  
8 a particular place. So it's difficult to evaluate this way.  
9 So I would ask you to address this if you're going to make  
10 some remarks.

11 MR. BROWN: Sure. Good evening. Again, my name  
12 is Randy Brown, I'm the Engineering Manager for Stanley  
13 Martin Companies. Good to be in front of you guys again.  
14 We took a lot away from our first consultation. Went back,  
15 did some homework. You asked us to take a look at some  
16 other locations and the foundation, and that's what we did.  
17 We've got a quick presentation we'd like to go through.

18 We have a lot of the same slides that Scott did.  
19 We did break this up in piecemeal and Chairman Miles, to  
20 address your initial question of why we did that, we thought  
21 and we knew it would be subsequent preliminary meetings that  
22 we'd have to come to but, we thought it best to address the  
23 location. Hard for us to go in any direction unless we know  
24 where the house is going to be. We understood from the  
25 previous meeting that it was going to be Maryland farmhouse





1 style. And that's what we would do with our custom home.

2 So, first step for us was figuring out this  
3 location. So, in going through the locations, again, kind  
4 of highlighting what Scott had already touched on, location  
5 1 to us, again, we know this wasn't staff's main desire to  
6 have the house located on the foundation but in looking at  
7 all these other locations, to us as builders, this made the  
8 most sense to us in hoping that we could try to preserve it.

9 So, what we've done here is we've taken our custom home,  
10 located it on this foundation. Repurposed the garage. We  
11 did talk about a detached garage in the last meeting. So  
12 that's what the barn/garage what we have it, and again, yes,  
13 it's in a different location than what we had on the site  
14 plan.

15 This presents a nice useable space for the owner,  
16 and we're thinking about that too, is who's going to live  
17 here and how are they going to use this property. So we  
18 want to make sure that we keep that in mind as well. Kind  
19 of moving them, Scott talked about this one quickly. Tough  
20 one for us here is, again, doesn't give the end user of this  
21 property much to work with. Big stand of trees in the  
22 front, foundation, existing foundation in the rear. Tough,  
23 tough to be able to use this home and live in it as it is.

24 Again, we talked about where the existing house  
25 was. It was an ideal location for drainage. That was the

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1 best place for the home. So tough place for number 2.  
2 Location number 3 and quickly going through this. We did  
3 like this. It preserved the driveway. We did bring in the  
4 relationship of the barn and the house being detached.  
5 Again, our main concern here is this foundation and how it  
6 is preserved there. So for us to move forward and for the  
7 board to move forward, we really need to understand how we  
8 preserve this foundation and what your idea of preserving  
9 that is going to be. To figure out how it plays into the  
10 house and the barn, and the site. So we'd like to explore  
11 that if we could more.

12           And going on to number 4, I think Scott talked  
13 about this. Again, we're trying to explore as many  
14 locations as we could. This was another location that we  
15 looked into with our engineer. But again, location of the  
16 property lined, we did not explore many zoning issues that  
17 might come up with this proximity. We don't feel that this  
18 really is the intent for this site to kind of shove a nice  
19 rebuilt historic home up against the property line abutting  
20 other newer homes on the site. So, we didn't really fall in  
21 love with number 4 here.

22           So going back, you know, I guess, in our  
23 presentation here we've got some photos. We brought in the  
24 resolution conditions as well. Understanding that just as  
25 Scott stated, these can be changed now that things have kind



1 of changed since the home has burned down. So those are the  
2 resolution conditions. This was the view shed plan, and  
3 just some photos that we have taken that Scott had as well.  
4 And kind of understanding what really is there now. This  
5 is the front stoop kind of looking into the home.

6 So that's all we really had. Now, in  
7 understanding, Scott mentioned that to Carly when we had  
8 started this, that it would be really tough to kind of go  
9 through location without the home, but if we could just  
10 explore that a little bit. We can jump into the  
11 architecture and understanding that more if really we can  
12 kind of go back and just focus on location now, we'd really  
13 like to do that. Get that nailed down whether it's going to  
14 be the existing foundation. If it's not, how is the  
15 foundation going to be preserved. We need to understand how  
16 the foundation will tie into the property.

17 MS. MILES: Okay, thank you. I don't know that we  
18 are qualified to tell you how to preserve the foundation. I  
19 don't think that's something that we can tell you. I think  
20 you're going to need to speak to an architectural historian  
21 and figure that out and make a proposal and we react to it.  
22 I don't think we can direct you.

23 MR. WHIPPLE: Just for clarification, and the  
24 applicants can confirm this. But, the foundation is at  
25 grade now. And so there is nothing proud of the ground

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1 And so there isn't a standing foundation to be preserved.  
2 It is at grade and so it is just really the outline of a  
3 foundation, and I'm not sure to what extent you've filled,  
4 but it's more or less, there's nothing to be preserved  
5 except for the memory of the footprint that the foundation.

6 MS. MILES: Right. And that's what I understood.

7 But in terms of how to recognize it, how to continue to  
8 maintain it, that is really not something that we're going  
9 to direct you on. You're going to make a proposal and we're  
10 going to react to it. Rather than ask you questions, I  
11 would suggest, would any members of the commission feel  
12 uncomfortable about just saying yes I support option 3 as  
13 staff recommends, rather than have a full discussion, or how  
14 do you want to handle this? Because I think that we could  
15 just give them an answer.

16 MR. WHIPPLE: I think that makes the most sense.

17 MS. MILES: Okay.

18 MR. KIRWAN: I think we also potentially ought to  
19 preface though that we may change our minds when we see the  
20 final house design.

21 MS. MILES: Exactly.

22 MR. KIRWAN: What we're telling you today is just  
23 some recommendations on what we think might work. But, you  
24 know, the final complete design is something we're going to  
25 react to and we may change our minds about where we thought

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1 the house should go once we see the house, and once we see  
2 other things you're doing to the site. So, I think that's  
3 important to just get out.

4 MS. MILES: I completely agree.

5 MR. WHIPPLE: Are there any of the options that  
6 commissioners think should be off the table, and maybe we  
7 can focus the conversation that way.

8 MS. MILES: Well, I was going to say, I'm going to  
9 suspect that there's going to be support for the staff  
10 recommendation for option 3. Does anyone disagree with  
11 that?

12 MR. SWIFT: I'd actually like to interject, and I  
13 was not at the initial consultation and so feel free to  
14 correct me fellow commissioners if I'm wrong on reading  
15 this. When I look at option 1, I actually, I don't see an  
16 advantage of saving a ghost of a house or a ghost of a  
17 foundation. I actually, my initial reading of this is  
18 constructing a home on the existing foundation and it's  
19 probably just a brand new foundation. Actually, I think is  
20 more in the spirit of preservation of this site. But, I  
21 think that home needs to be probably a symbolic  
22 representation of what was in place before. I think it  
23 needs to be with architectural records, and not an exact  
24 replication. You know, there are standards for doing this  
25 with modern materials and a more modern design, but



1 something that echoes a lot of the spirit of the house maybe  
2 with an appropriate addition. But as I read this, I just  
3 don't see how there's a whole lot of advantage to keeping a  
4 foundation around or what's left of a foundation below  
5 grade. I didn't realize that there, you know, there's not  
6 even stem walls above grade, but that's, you know, I think I  
7 could support something. And again, it would need to be an  
8 architecturally design with an architect that's familiar and  
9 I don't know what records are available, though we seem to  
10 have some good photos of the site. But, I'd be willing to  
11 look further at option 1 with obviously a proposal of that  
12 house comparing it to previous designs.

13 MR. BROWN: If I could respond, Mr. Swift. We  
14 actually talked amongst ourselves just earlier this  
15 afternoon kind of reviewing these options again in  
16 preparation for the meeting. And something that we did come  
17 up with, rather than a custom home that doesn't mimic the  
18 footprint exactly, what we could also propose is a custom  
19 home that does just what Mr. Swift had suggested, mimics the  
20 exact footprint, brings in a lot of the elements, if not  
21 most, of the existing home. I'm sorry, the pre-existing  
22 historic home that burned. Using the photo identification  
23 that we have and things like that. If the commission would  
24 like to consider the proposal again with a different house  
25 on the foundation, we very much support that idea of going

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1 back in the location of the foundation that's there.

2 MS. MILES: I think we probably all need to speak  
3 then, because I actually got a violent reaction against that  
4 idea. So if everyone would please speak. Commissioner  
5 Coratola.

6 MR. CORATOLA: Actually, I have one question. The  
7 foundation that's there, is it a cellar? When it gets  
8 cleaned up is there going to be a hole in the ground?

9 MR. BROWN: Good question. That's what I kind of  
10 ask back to the commission and how you preserve that. Do  
11 you fill it back in to grade? Do you just grass around it?

12 MR. CORATOLA: Well, I guess my question is, if  
13 you were to clean, and I haven't been to the site so I don't  
14 know but, if you clean the debris out and then what's left  
15 in the ground or not, what's there?

16 MR. BROWN: It's a cellar.

17 MR. CORATOLA: It could be a hole in the ground  
18 that's left.

19 MR. WHIPPLE: There was a cellar. It's full of  
20 house right now, and but it's, I mean, it's a relatively  
21 compacted filled hole, pile of stuff right now.

22 MR. BROWN: So it's all the construction debris  
23 that burned down. I don't know, what do you think the depth  
24 of that was, Scott, maybe a six foot cellar?

25 MR. WHIPPLE: I don't know.

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1           MR. BROWN: So it would be a six foot hole if we  
2 cleaned it out.

3           MR. CORATOLA: Okay. One thing that comes to  
4 mind, in the Kentlands where I live, at the Mansion site,  
5 there, they preserved, they call it an archeological site,  
6 and there are several foundations. There's the Pheasant  
7 House, there's one of the main tenant buildings to the  
8 property that are all foundations, and it's the stone  
9 rubble. What they ended up doing there is create a garden  
10 around that, and that's how they preserved that historic  
11 site for it.

12           Again, not knowing what's out here I couldn't say  
13 that's the way to go, or I could recommend doing something  
14 like that. But there is precedence in the county up in the  
15 Kentlands where this kind of scenario was done to preserve  
16 the image. They created a garden within it. They maintain,  
17 they stabilized the foundations out there for that.

18           Aside for that, I guess I probably would end up  
19 supporting staff's recommendation of option 3. But again,  
20 you know, that's depending on the architecture that's put  
21 out there. Whether, I think whether we, whether you put the  
22 house on the original foundation or within option 3, I think  
23 again, the architecture is going to be a major deciding  
24 factor for us here.

25           I think that if we were to recommend option 3 as

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1 staff did, I don't think it would be a recommendation of  
2 this siting as option 3 with a standard Stanley Martin kind  
3 of home. So again, I would reflect back to what  
4 Commissioner said that you'd have to harkens back to the  
5 original design that was out there and use that original  
6 design in the designing of this new house. So looking at  
7 the original footprint of the house to site plan 3, and  
8 you're showing a more boxy kind of house that's on there, I  
9 think there might be some issues on siting on item.

10 I don't know, again, I probably would not  
11 recommend site plan 1, building on the original foundation.

12 I think that, you know, that's sort of, you know,  
13 Williamsburg kind of scenario where you're creating  
14 architecture that never, you know, that doesn't exist  
15 anymore. It's sort of that Disneyesque kind of scenario and  
16 recreating the architecture is also going to be a hard  
17 thing.

18 So I think that staying away from the original  
19 foundations, I would recommend doing that. Recommending or  
20 suggesting going with staff's recommendation would be the  
21 right way to go, but again, that could change based on the  
22 architecture that you provide for us.

23 MS. HEILER: Actually, I have been out to the  
24 site, and I also have very strong feelings about the  
25 location. This is an outstanding property. First, it's a

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1 very, very large lot for the area. For that even to become  
2 available is very significant. And the location of the  
3 original house, the house that burned was, at least in my  
4 view, the ideal place to have built that house. You know,  
5 it takes great advantage of this very beautiful site.

6 I think one of the things that you need to keep in  
7 mind is that there are two other buildings there that do  
8 exist and need to be preserved, particularly the tenant  
9 house which can't be moved. And so, the location of the  
10 house that you're going to build needs to take that into  
11 consideration. And I think one of the things you need to be  
12 looking at is how can you use that house, you know, leaving  
13 it vacant or as the subsidiary building on a modest,  
14 combined with a modest house is, I think the kiss of death.

15 I think you need to have a house that is very  
16 substantial, probably an architect designed house.  
17 Something that could be central to a multi-building estate  
18 that would make use of the tenant house, whether it's a home  
19 office or it's a place to have a housekeeper lives, or an au  
20 pair, or it becomes, I don't know, a fitness center.  
21 Something that would use it.

22 So the house that you build would be the central  
23 part of this three building property. I think it would be a  
24 mistake to try to replicate the original house. It would  
25 always be a fake, but to build very close to that location,

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1 I think, would take advantage of the property and possibly  
2 you could keep at least part of the foundation, if it were  
3 incorporated somehow into the house, or it were incorporated  
4 into a garden to reuse it, to preserve at least a part of  
5 it, I think, would meet some need to recognize that house  
6 was originally there.

7 I think the crucial thing will be seeing what kind  
8 of an important architect designed house that could support  
9 this multi-building arrangement is the most important thing  
10 and siting that someplace near where the original house was,  
11 I think, is the right way to go.

12 MR. KIRWAN: I think for me tonight the staff  
13 recommended option 3 is the best of what I see. And again,  
14 as we've mentioned earlier, I think we have to see a lot  
15 more to really be able to be sure that's the best option.  
16 You know, I will stick to what I said at the last  
17 preliminary that I would not support building on the  
18 existing foundation. I think it, again, because as  
19 Commissioner Heiler mentioned, this is a Master Plan Site.  
20 I think erasing the building, which has already occurred and  
21 its foundation would be really a shame, and then we really  
22 lost everything about that original house.

23 I think putting the house in a different location  
24 on the site is the correct direction to go. You know,  
25 exactly how it's positioned relative to the foundation and



1 to the tenant house, I think there's some interesting ideas  
2 that Commissioner Heiler suggested. But there should be  
3 some relationship between these parts. You know, right now  
4 I see the house just sort of moving around the site.  
5 Sometimes it's related to the complex, sometimes it's not.  
6 I think that is a good thing to consider, is really trying  
7 to orient the house in a way that begins to speak to the  
8 other buildings on the site.

9           You know, possibly the house in option 3 should be  
10 rotated a little bit more to the left so that it sort of  
11 creates a four court with the old foundation around that  
12 circle and begins to orient itself with the original  
13 structures on the site. And then what you do with the barn,  
14 convert it into a garage, you know, maybe it, you know, sits  
15 where the house in that option, and again, relates to that  
16 whole complex.

17           But again, I think option 3 is, for what we see  
18 tonight is the best of the options. For me it's not the  
19 solution yet, and I think that's the best I can give you  
20 tonight.

21           MS. WHITNEY: In the prior meeting I was  
22 supportive of building on the original foundation. If we  
23 didn't build on original foundations, we wouldn't have any  
24 of our ancient cities. Rome would not exist. Maybe  
25 Baltimore would not exist. That, leaving a hole in the

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1 ground, putting flowers around, that simply does not work  
2 for me. That site is where a house belongs. Where a house  
3 has been for generations and where the house needs to go  
4 back. I would like to see an appropriate structure built  
5 there and not a builder's grade home. It needs to be  
6 significant. It needs to be appropriate for that site. So,  
7 my view point is that site no. 1 is where the house should  
8 belong.

9 MR. SWIFT: I went first.

10 MS. MILES: All right. I spoke at the last  
11 preliminary. I think you know that I could not endorse  
12 building on the existing foundation, and I would agree with  
13 Commissioner Kirwan that it's really impossible to say that  
14 we would want the house in site A or site B or site, you  
15 know, any of these sites without knowing what you're  
16 proposing.

17 I think it would be better to try to relate the  
18 house to the existing foundation and to try to incorporate  
19 in into the design in some way, and similarly with the  
20 tenant house. I just don't know that a square on a  
21 schematic is going to be sufficient to give us enough  
22 guidance to answer this. But among the choices, choice 3  
23 is, in my opinion, the only one that's possibly workable.  
24 You said that you absolutely felt it needed to be a Maryland  
25 farmhouse. I don't know that we conveyed that to you. To



1 the contrary actually. So I think at the last preliminary  
2 that I thought something very dramatic modern could be  
3 appropriate here. It just needs to be good. It just needs  
4 to be significant to match the importance of this site.  
5 And, you know as Commissioner Kirwan said, we really can't  
6 say that this is the right site until we see what it is. So  
7 this is sort of a conditional endorsement of this site.  
8 Okay. Do you have enough guidance to go forward?

9 MR. BROWN: We do.

10 MS. MILES: All right, thank you very much.

11 Minutes?

12 MR. SILVER: So as I understand it, Commissioner  
13 Kirwan has submitted the minutes for July 13th. Is that  
14 correct information?

15 MR. KIRWAN: That is correct.

16 MR. SILVER: Okay. So we need a motion to approve  
17 those minutes. And I also need a volunteer for tonight's  
18 minutes, please.

19 MS. MILES: Do we have a motion?

20 MR. CORATOLA: I make a motion to approve the July  
21 13th meeting minutes.

22 MS. MILES: Is there a second?

23 MS. HEILER: Second.

24 MS. MILES: All in favor raise your right hand.

25 VOTE.

A handwritten number '125' is written inside a hand-drawn circle in the bottom right corner of the page.

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	5867 Muncaster Mill Road, Derwood	<b>Meeting Date:</b>	6/8/11
<b>Applicant:</b>	SM Bowie Mill LLC Carly Schrader, Agent	<b>Report Date:</b>	6/1/11
<b>Resource:</b>	<i>Master Plan Site #22/25</i> <b>James H. Cashell Farm</b>	<b>Public Notice:</b>	5/25/11
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	None
<b>Case Number:</b>	N/A	<b>Staff:</b>	Scott Whipple

**PROPOSAL:** Construct new residence, relocate historic barn, rehabilitate tenant's quarters

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**STAFF RECOMMENDATION**

Staff recommends that the applicant make revisions based on the HPC's comments and return for a HAWP.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Individually Designated Master Plan Site #22/25, **James H. Cashell Farm**  
**STYLE:** Victorian Vernacular  
**DATE:** Mid-19<sup>th</sup> Century; late 19<sup>th</sup>-early 20<sup>th</sup> Century

*Excerpt from Places in the Past:*

#22/25 THE JAMES H. CASHELL FARM (Mid-1800s; Late 1800s-Early 1900s)

...[T]he Cashell House was built in two distinct sections. The original section ... is typical of the mid-1800s with its traditional side-gable symmetrical form and 6/6 sash windows. The picturesque east and north addition ... bears hallmarks of the Victorian era with its three-story tower with stick-work panels, jerkin-head (clipped) gable, and paired cornice brackets. The original block was likely updated when the addition was built, with cornice brackets and first-level 2/2 sash windows. The Cashell family owned this property for much of the 1800s. In 1865, the property belonged to Hazel B. Cashell, County Commissioner and Orphan's Court judge, and James Cashell was living here by 1878. The farmstead includes a one-level hay barn with hanging gable, another substantial barn with two cupolas, and a stone house from the mid 1900s.

**PROPOSAL**

The applicants are proposing to construct a new house "with similar aesthetics" to the historic Cashell House (which was destroyed in a fire). The new house, the 560 Plan model, would be constructed in the

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same location as the historic house. The approximately 2950 sq. ft. house would be sided with Hardi-Plank lap siding with 4" reveal, with a cultured stone water table, and vinyl single hung nine-over-nine windows on the first floor and six-over-six windows on the second (unspecified as to SDL or TDL). The roof of the house would be asphalt shingles; the roof of the front porch would be standing seam (unspecified as to field-turned). Front porch columns are 8" square columns; cornerboards would be 4"; window heads would have Colonial revival detailing and sills would be flat, 4" sills (materials for each are unspecified).

The applicants intend to relocate an existing barn and undertake the rehabilitation of tenant's quarters, as required by their existing pre-preliminary plan, as part of this proposal. Details of these undertakings are not under consideration as part of this preliminary review. Both of these undertakings will require a HAWP.

### APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents, incorporated in their entirety by reference herein, include *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards and Guidelines for Rehabilitation (Standards and Guidelines)*.

### STAFF DISCUSSION

The Cashell House was consumed in a fire in November, 2010. The current owners took ownership after the fire. As outlined above, the owners seek to construct a new house to replace the historic Cashell House. The owners of the property have an approved Pre-Preliminary Plan, approved prior to their ownership of the property, which provides for the development of 186 home sites on 467.84 acres. The plan established Lot 1, with a 5.01 acre environmental setting (reduced from approximately 468 acres), which included the historic house, a stone tenant house, and a hay barn, relocated from elsewhere on the property.

The Pre-Preliminary Plan included several conditions of approval. Among several historic preservation conditions were the following requirements that:

1. a viewshed to the historic house be established, as identified on the Preliminary Plan, and noted on the record plat as a protected area. No building is allowed on land located within the identified viewshed, between Muncaster Mill Road and the historic house (condition 29).
2. the historic barn be relocated, as identified in the plan, pending approval of a HAWP (condition 30).
3. the Applicant will complete the rehabilitation of the Cashell House prior to issuance of the 60<sup>th</sup> occupancy permit (condition 31).

The owners will pursue amendments to the Pre-Preliminary Plan as necessary.

Staff notes that certain site considerations, including the viewshed and forest conservation requirements, place constraints on the selection of a feasible location of a new house. However, staff does not support the proposal as submitted, and encourages the HPC to provide the applicant with guidance, based on the HPC's interpretation of Chapter 24A and the Secretary's Standards and Guidelines, on the following:

1. Whether the HPC finds that it is appropriate to construct a house on the site of the historic house

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- if not, provide guidance on determining an appropriate location
  - if so, provide guidance as per #2, following
2. Whether the HPC finds that the proposed design is consistent with review criteria
- if not, provide guidance on alternatives (ex. alternative designs based on photographic documentation of the historic house; designs that better interpret and take cues from the picturesque Victorian vocabulary of the historic house; designs using a modern idiom that does not rely on revival architectural details; a design that incorporates the stone tenant house or barn for adaptive use)
  - if so, provide guidance on whether the proposed materials are consistent with review criteria:
    - i. Hardy-Plank siding
    - ii. watertable materials
    - iii. Vinyl windows, lites, trim details
    - iv. roofing materials
3. Whether site design is consistent with review criteria
- driveway alignment (note that the site plan and elevation show a discrepancy over whether access to the proposed garage is from the side or rear).

**STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC's comments and return for a HAWP.

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DPS-#8

Prelim  
June 8

**HISTORIC PRESERVATION COMMISSION**  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CARLY SCHEADEL

Daytime Phone No.: 703-964-5133

\* Tax Account No.: \_\_\_\_\_

Name of Property Owner: SM BOWIE MILL, LLC Daytime Phone No.: 703-964-3000

Address: 1111 SUNSET HILLS RD STE 200, RESTON VA 20190

Street Number City State Zip Code

Contractor: TBD Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: CARLY SCHEADEL / STRATEGY LIMITED PARTNERS Daytime Phone No.: 703-964-5133

### LOCATION OF BUILDING/PREMISE

House Number: 5867 Street: MUNCASTER MILL RD

Town/City: DERWOOD Nearest Cross Street: NEEDWOOD RD

\* Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: PRESERVE AT ROCK CREEK

\* Libor: \_\_\_\_\_ \* Pello: \_\_\_\_\_ \* Parcel: \_\_\_\_\_

\* PLANS TO BE RECORDED MID-JUNE, WILL PROVIDE L/E INFORMATION

### PART ONE: TYPE OF PERMIT ACTION AND USE AT THAT TIME

#### 1A. CHECK ALL APPLICABLE

- |   |  |  |  |  |  |   |                               |                               |
|---|--|--|--|--|--|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend            | <input checked="" type="checkbox"/> Alter/Remove | <input type="checkbox"/> AC                              | <input type="checkbox"/> Stair   | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch                    | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input checked="" type="checkbox"/> New       | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze              | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace   | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision             | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Rerivetable             | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>RELOCATE DWEL AND REHABILITATE TENANT'S QUARTERS</u> |  |   |                               |                               |

1B. Construction cost estimate: \$ TBD

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: TBD

2B. Type of water supply: 01  WSSC 02  Well 03  Other: TBD

### 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 having jurisdiction and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

5/17/11  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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**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

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

SEE ATTACHED

**2. SITE PLAN - ATTACHED**

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 - ATTACHED**

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 features 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 - ATTACHED**

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 - ATTACHED**

- 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 - ATTACHED**

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 - ATTACHED**

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

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.

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Historic House Application

1. WRITTEN DESCRIPTION OF PROJECT

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

Existing features and Environmental Setting: The historic house lot, Lot 1D, is approximately 5 acres of the total project site of 468 acres. The lot is nearly flat with a gentle slope down towards the south and west of the lot. It is planted with grass, sod and large trees. The lot currently includes the remains of the burnt historic house, the stone tenant house, a portion of farmland, an asphaltic concrete paved driveway and a barn. The barn is to be relocated as shown on the attached site plan and the tenant's quarters will be rehabilitated. Historical Significance: The original home was owned by the Cashell family for the majority of the 1800's and sold in the early 1900's. Hazel B. Cashell was the County Commissioner in the mid-1800's and lived here until his death in the late 1800's.

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

Proposed Work: Construct a home with similar aesthetics to the original historic house on Lot 1D. In an attempt to preserve the historical and environmental setting on the lot, we plan to construct an approximately 2950sq.ft. house in the same location as the original home. In locating the house on the original building pad, we will be able to minimize disturbance to significant trees throughout the site and stay within the original footprint of the historic house. We will also work to preserve the original configuration of the original driveway and maintain the viewshed created along Muncaster Mill Rd.

4. MATERIALS AND SPECIFICATIONS

- a. The 560 Plan at Preserve at Rock Creek will be sided with Hardi-Plank Lap siding with a 4" reveal. It will have a Cultured Stone water table to tie the house in with the other structures on the property. There will be Vinyl Louvered Shutters along side the vinyl single hung windows. The grille pattern in the windows will be 6 over six for the upper floor and 9 over 9 for the main level. The window heads will be a Colonial style and sills will be flat 4" sills. The corner boards are also 4". This house has a full front porch with 8" columns. The main roof will be asphalt shingles while the porch roof will be standing seam metal.

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Application and Adjacent Property Owners

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Adjacent Property Owners Information

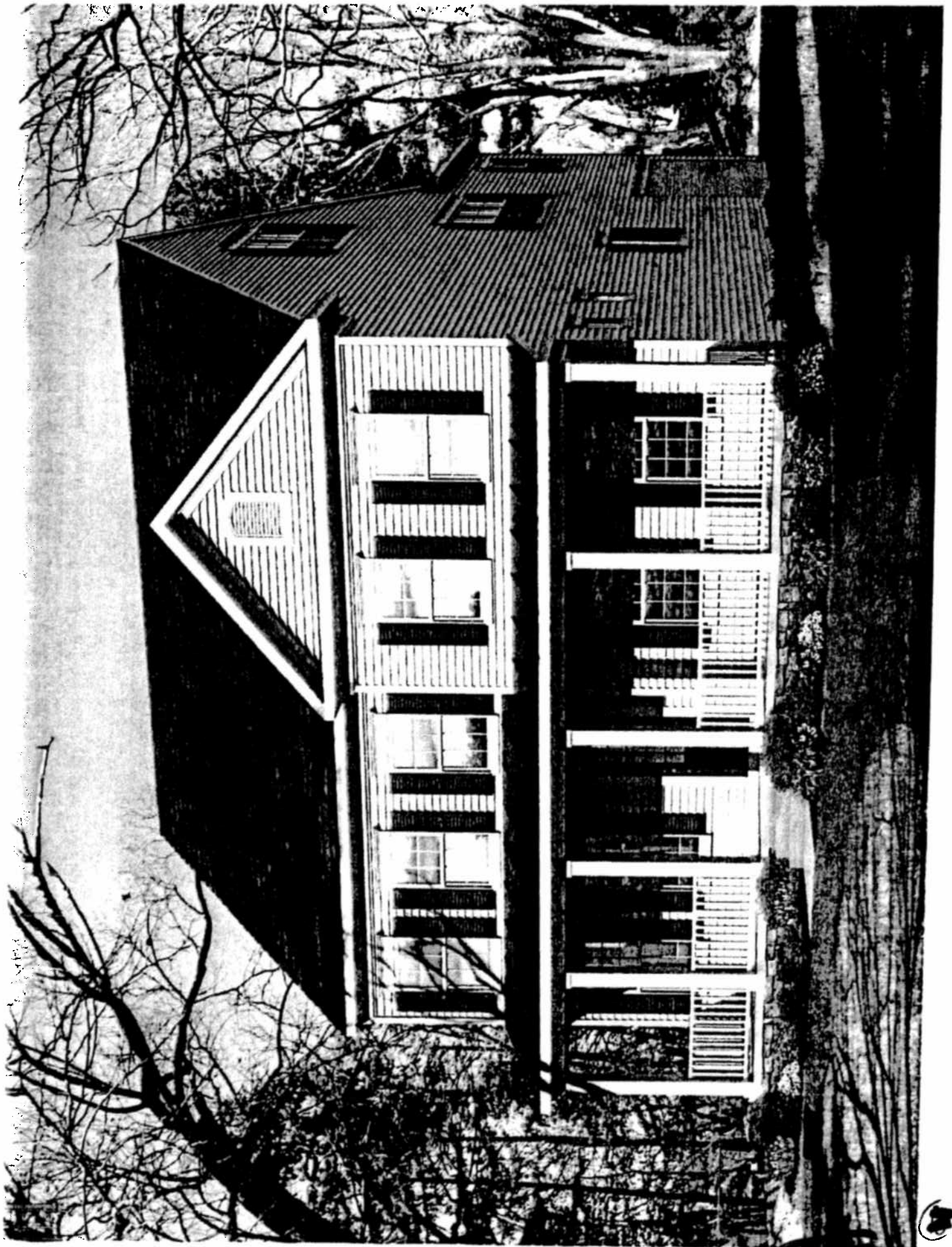
Tax Acct. #	Property Address	City	Zipcode	Owner	Owner Address	City	Zipcode
3278000	6001 MUNCASTER MILL RD	Rockville	20855	MONTGOMERY HOSPICES SOC INC	1355 PICCARD DR STE 100	ROCKVILLE	20855
2884571	BOWIE MILL Rd	Rockville	20855	BOARD OF EDUCATION	850 HUNGERFORD DRIVE	ROCKVILLE	20855
1991135	5704 FOGGY LN	Rockville	20855	KIRKLAND, MICHAEL	5704 FOGGY LN	ROCKVILLE	20855
2472504	5616 FOGGY LN	Rockville	20855	JACOBS, JONATHAN M & S J	5616 FOGGY LN	ROCKVILLE	20855
2472526	5612 FOGGY LN	Rockville	20855	FLICKINGER, JOHN D & C A	5612 FOGGY LN	ROCKVILLE	20855
2775977	5608 FOGGY LN	Rockville	20855	MATTES, CHARLES A ET AL TR	5608 FOGGY LN	ROCKVILLE	20855
2472548	5604 FOGGY LN	Rockville	20855	PERRY, ROBERT A & J M	5604 FOGGY LN	ROCKVILLE	20855
7212171	EMORY LN	Rockville	20855	CUMMINS, TIMOTHY & M A	5712 Foggy Lane	ROCKVILLE	20855
7136777	EMORY LN	Rockville	20855	MONTGOMERY COUNTY	EOB 101 MONROE ST	ROCKVILLE	20855
1678807	5523 MUNCASTER MILL RD	Rockville	20855	MARYLAND NATIONAL CAPITOL PARK & PLANNING COMM	8787 GEORGIA AVE	ROCKVILLE	20855
714581	5651 MUNCASTER MILL RD	Rockville	20855	STATE HIGHWAY ADMINISTRATION	707 N CALVERT ST	BALTIMORE	21202
701123	MUNCASTER MILL RD	Rockville	20855	NATIONAL KOREAN UNITED METHODIST CHURCH	2181 BALTIMORE RD	ROCKVILLE	20855
1796520	5821 MUNCASTER MILL RD	Rockville	20855	SHAHBAZ, NADINE	14081 SADDLE RIVER DR	NORTH POTOMAC	20878
1796518	5841 MUNCASTER MILL RD	Rockville	20855	KLUTH, VINCENT S & ANGELA	5821 MUNCASTER MILL RD	ROCKVILLE	20855
1796507	5851 MUNCASTER MILL RD	Rockville	20855	STATE HIGHWAY ADMIN	707 N CALVERT ST	BALTIMORE	21202
3007268	5870 MUNCASTER MILL RD	Rockville	20855	ST HIGHWAY ADMIN	707 N CALVERT ST	BALTIMORE	21202
54535	6020 NEEDWOOD RD	Rockville	20855	BETH MESSIAH SYNAGOGUE	PO BOX 307	GERMANTOWN	20875
702207	5939 MUNCASTER MILL	Rockville	20855	ALFRED, VEENA J TRUSTEE	5520 MUNCASTER MILL RD	ROCKVILLE	20855
2479391	6001 WILLOW HILL LN	Rockville	20855	BOARD OF EDUCATION	850 HUNGERFORD DRIVE	ROCKVILLE	20855
1688123	17050 BOWIE MILL RD	Rockville	20855	KOLTSOS, JOHN ET AL	6001 WILLOW HILL LN	ROCKVILLE	20855
1688010	5900 WILLOW KNOLL DR	Rockville	20855	DUNGAN, RAYMOND	2120 L ST NW STE 800	DC	20037
721303	5523 MUNCASTER MILL RD	Rockville	20855	DUNGAN, RAYMOND	2120 L ST NW STE 800	DC	20037
721314	5533 MUNCASTER MILL RD	Rockville	20855	WINCHESTER HOMES INC	6905 ROCKLEDGE DR STE 800	BETHESDA	20817
				WINCHESTER HOMES INC	6905 ROCKLEDGE DR STE 800	BETHESDA	20817

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Floor Plans and Elevations:  
Proposed Historic House Lot

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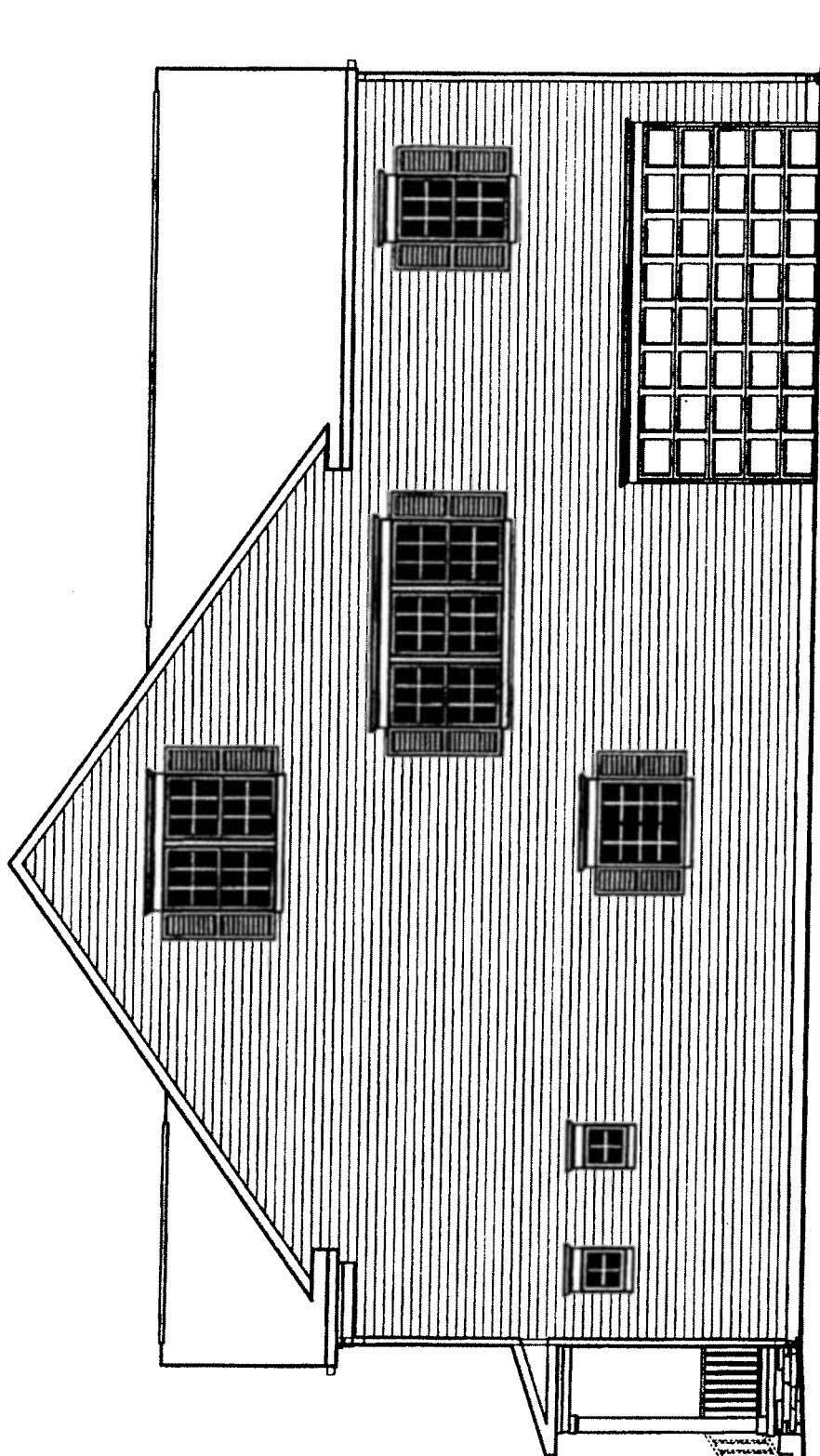


FRONT ELEVATION

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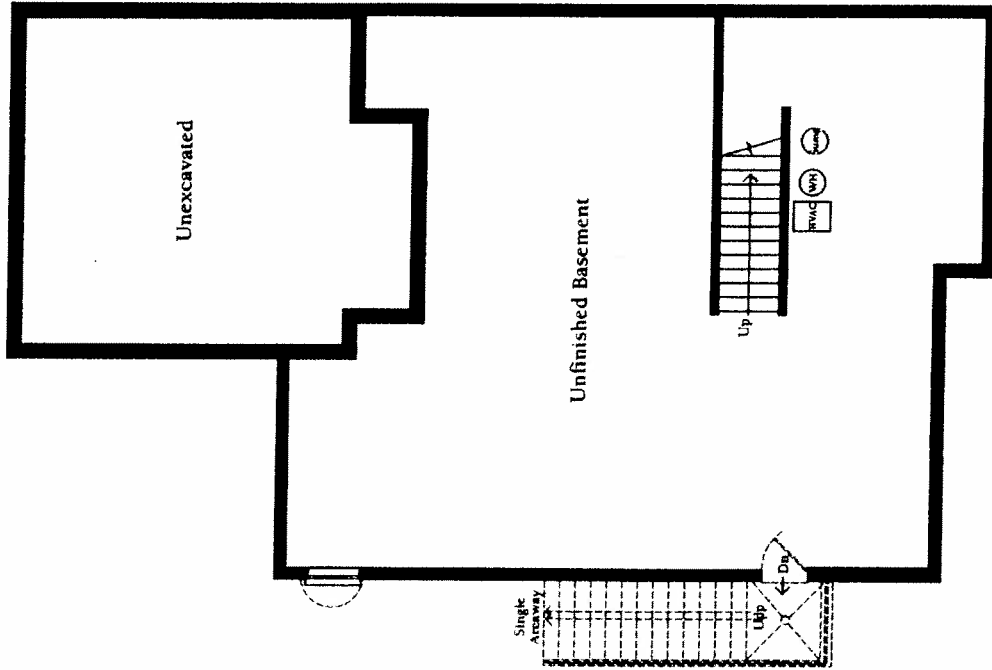


RIGHT ELEVATION

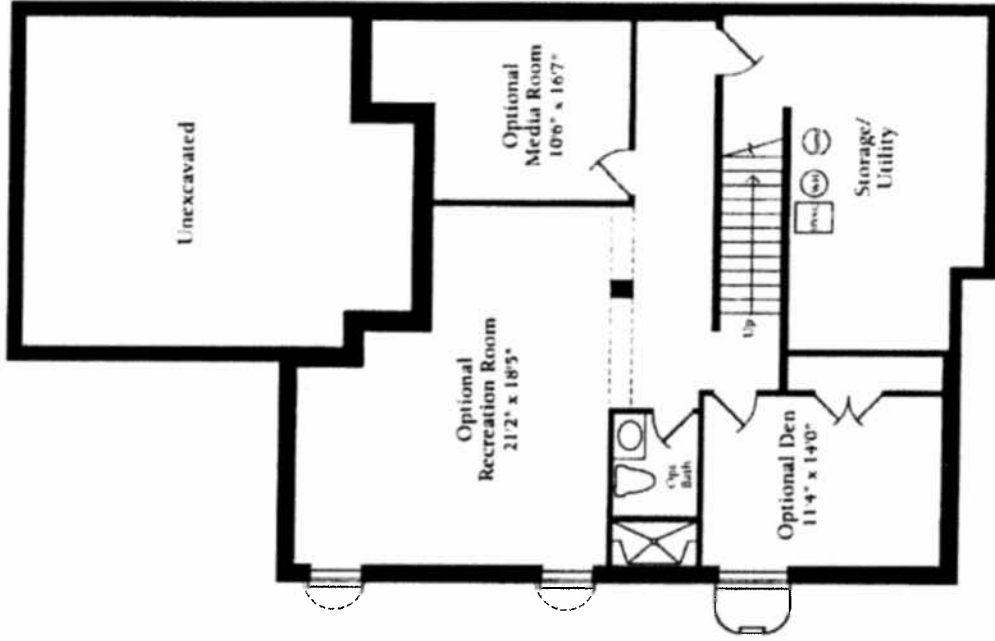
137



# LOWER LEVEL



Lower Level Standard Floor Plan  
w/ Opt. Atrium  
Elevation C



Lower Level Optional Floor Plan  
w/ Finished Spaces  
Elevation C

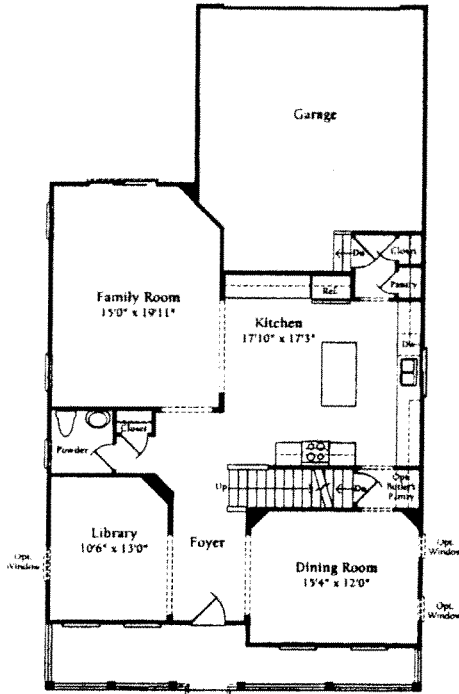
138



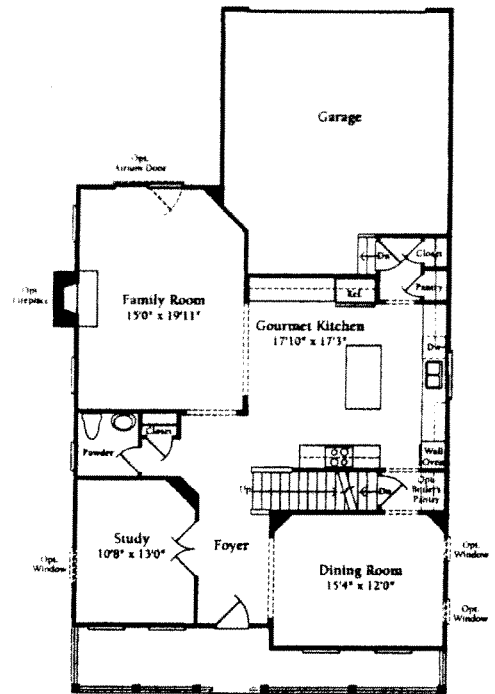
MHBR#3588 • HC 5/10

Renderings are artist's concept only. Please consult Sales Manager for the standard flooring specifications, window sizes, window locations and room styles. We do not show elevation and dimensions are approximate. Shown in plan view only. Dimensions are approximate. Shown in plan view only. Dimensions are approximate. Shown in plan view only. Dimensions are approximate.

# MAIN LEVEL

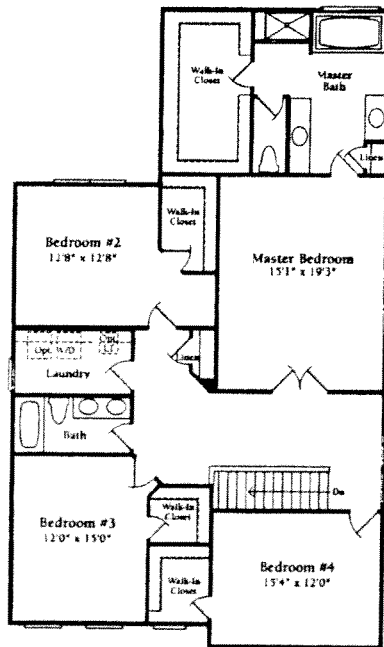


Main Level Standard Floor Plan  
Elevation C

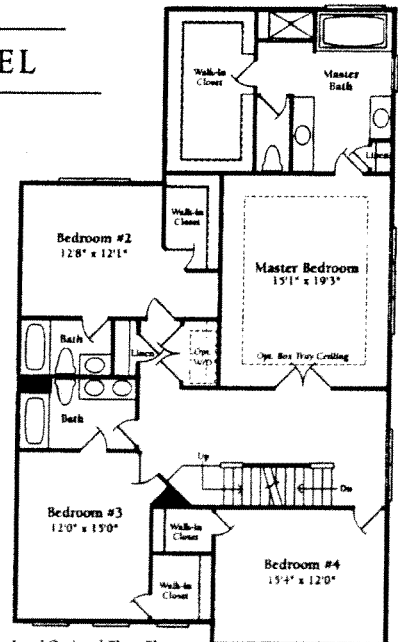


Main Level Optional Floor Plan  
w/ Opt. Study, Fireplace  
and Gourmet Kitchen  
Elevation C

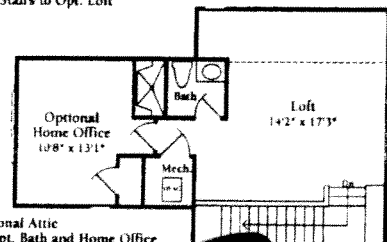
# UPPER LEVEL



Upper Level Standard Floor Plan  
Elevation C



Upper Level Optional Floor Plan  
w/ Opt. 3rd Bath, Box Tray Ceiling,  
and Stairs to Opt. Loft



Optional Attic  
w/ Opt. Bath and Home Office

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**GENERAL NOTES:**

1. See the General Conditions of Contract, the Plans, and the Specifications.
2. The Contractor shall be responsible for obtaining all necessary permits.
3. The Contractor shall be responsible for protecting all existing utilities.
4. The Contractor shall be responsible for maintaining access to all adjacent properties.
5. The Contractor shall be responsible for maintaining all existing trees and landscaping.

**TABLES:**

Table 1: Plant Schedule

Table 2: Material Schedule

Table 3: Finish Schedule

NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
1	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
2	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
3	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
4	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
5	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
6	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
7	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
8	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
9	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
10	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150



NO.	DESCRIPTION	QTY.	UNIT	PRICE	TOTAL
11	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
12	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
13	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
14	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
15	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
16	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
17	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
18	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
19	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150
20	Excavate and backfill 4' x 4' x 4' foundation	1	sq. ft.	150	150

**OPTION 4 HISTORIC FARM HOUSE BOWIE MILL ESTATES**

8TH ELECTION DISTRICT

**Dewberry**

100 Park Parkway, Suite 200  
 Gaithersburg, MD 20878  
 TEL: 301.284.0000 FAX: 301.284.0001  
 WWW.DEBERRY.COM

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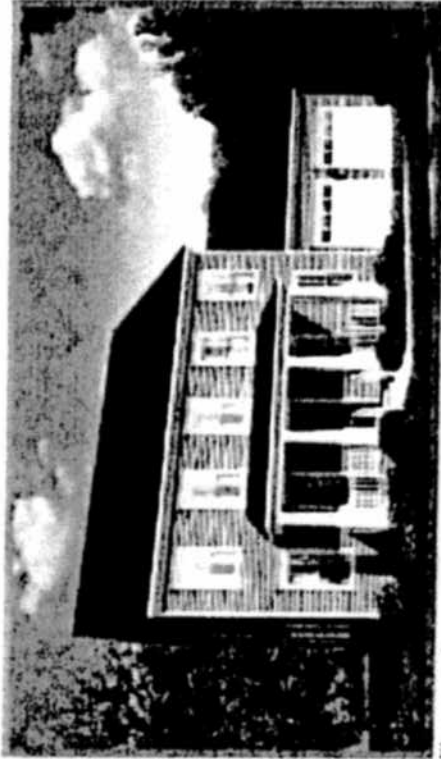
Elevations:

Proposed Houses for Remainder of Preserve at Rock Creek

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20

# THE SYCAMORE



Elevation A



Elevation D



Elevation E



Elevation G

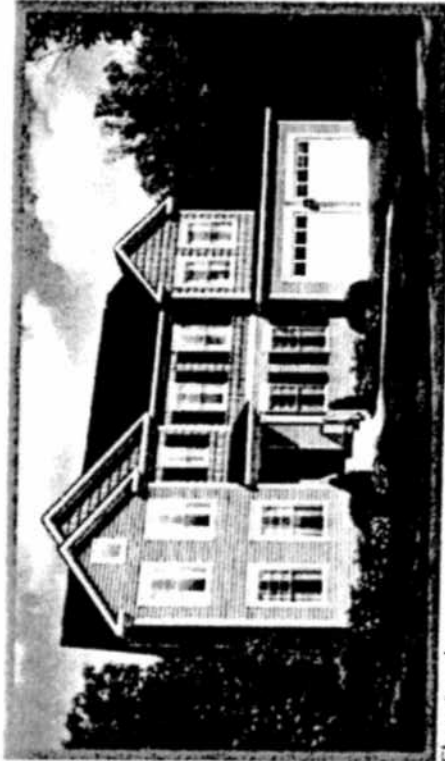


**STANLEY MARTIN HOMES**

*stanleymartin.com 1-800-446-1807*



# THE CARSON



Elevation A



Elevation B



Elevation C



Elevation D



**STANLEY MARTIN HOMES**

*stanleymartin.com 1-800-446-1807*

(143)



# THE AMHERST



Elevation A



Elevation C



Elevation D



Elevation G



STANLEY MARTIN HOMES

[stanleymartin.com](http://stanleymartin.com) 1-800-446-4807

(144)

# THE CAREY



Elevation A



Elevation B



Elevation C



Elevation D



**STANLEY MARTIN HOMES**

*stanleymartin.com 1-800-446-4807*

(145)

1 2 Again, we thank you for the substantial work you've done  
2 to make this an approvable application and we appreciate  
3 your hard work and thank you, and speak to staff about your  
4 next steps.

5 Next we're going to hear a preliminary  
6 consultation for 5867 Muncaster Mill Road for new  
7 construction at the James H. Cashell Farm, which is a master  
8 plan site. Do we have a staff report?

9 MR. WHIPPLE: Yes. The James Cashell Farm is an  
10 individually designated master plan site. The Cashell house  
11 was built in two distinct sections. The original section  
12 had a side gable symmetrical form typical of mid-19th  
13 Century agriculture resources in the county. The second  
14 section added the picturesque east and north masses which  
15 bore hallmarks of the Victorian era with its three story  
16 tower and stick work panels, clipped gable and paired  
17 cornice brackets.

18 The original block was likely updated when the  
19 addition was built with cornice brackets and two over two  
20 windows. By the time of its designation in 1985, the  
21 property was approximately 470 acres. In, I think, 2006,  
22 the Planning Board approved a pre-preliminary plan for the  
23 development of 186 home sites on the property. At that time  
24 the environmental setting of the historic site was reduced  
25 to five acres which included the historic house, a stone

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1 tenant house, and a hay barn, which was to be relocated from  
2 elsewhere on the property.

3 The Cashell house was consumed in a fire in  
4 November 2010. It's no longer standing. The property was  
5 subsequently sold to the applicant which brings us today.  
6 The applicants are proposing to construct a variant of one  
7 of the house plans in their product line. The house would  
8 be constructed on the site of the Cashell house. The  
9 footprint wouldn't match exactly, but it would be on the  
10 site of the historic house.

11 As detailed in the staff package, the  
12 approximately 2950 square foot house would be sided with  
13 hardi-plank clap siding, with a cultured stone water table,  
14 vinyl single hung windows, asphalt shingles and a standing  
15 seam roof on the front porch and various Colonial Revival  
16 detailing. The applicants intend to relocate an existing  
17 barn and undertake the rehabilitation of the tenant's  
18 quarters as required by their existing pre-preliminary plan  
19 as part of this proposal, but details of these undertakings  
20 are not under consideration this evening as part of this  
21 preliminary review. Both of those undertakings will require  
22 a HAWP and they'll come back for the HAWP later.

23 Staff recognizes this is a unique and difficult  
24 situation. The principle resource on the historic site is  
25 gone. There is significant site constraints, including

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1 environmental limitations and a view shed boundary that was  
2 established as part of the pre-preliminary plan to prohibit  
3 new construction from blocking view into the historic site.

4 Staff believes that an appropriate solution can be found  
5 consistent with the pre-preliminary plan approval and with  
6 the historic preservation review criteria. However, staff  
7 finds that this isn't that proposal. Staff finds that the  
8 proposed plans are incompatible with the agricultural  
9 context of this historic site and are not consistent with  
10 the criteria for approval under Chapter 24-A of the county  
11 code, and specifically 24-A(b)(2).

12 Staff this evening would encourage the HPC to  
13 provide guidance in the following areas, whether the HPC  
14 finds that it is appropriate based on your review criteria  
15 to construct a house on the site of the historic house or  
16 elsewhere on the property, whether the HPC finds that the  
17 proposed design is consistent with the review criteria,  
18 whether the materials proposed are consistent with the HPC's  
19 review criteria, and whether the site design is consistent  
20 with the review criteria.

21 I'll give you a quick orientation of the site.  
22 The image below and to the right shows you the entirety or  
23 most of the property and then the blow up to the left shows  
24 the buildings that were on the site. The previous owners  
25 received approval to demolish and remove the remains of

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1 several deteriorated historic buildings, so now it was the  
2 house, the tenant house and a barn, and then Muncaster Mill  
3 Road is what it fronts on and the high school is there to  
4 the left, north, I guess.

5           So that was the house in the condition prior to  
6 the fire and it's roughly in there with Muncaster Mill Road  
7 up there and the high school up there. This is the site  
8 plan. Sorry for the poor quality of that, but it shows the  
9 location of the house up here. Now it's the quarters and  
10 over here more or less is the site where the barn is to be  
11 relocated. The view restriction kind of goes out that way  
12 and that way, I think. I think I have that right. The  
13 applicant will correct me if I have that wrong, but that's a  
14 condition that's part of the pre-preliminary plan.

15           There were many, many conditions of this pre-  
16 preliminary plan. A handful related to historic  
17 preservation. They're going to have to go back and get some  
18 amendments from the Planning Board or from planning staff  
19 and perhaps that view restriction is something that can be  
20 addressed as well, I don't know. More pictures of what the  
21 house looked like before the fire. To the left is the stone  
22 tenant house and to the right is the barn. Here's the fire.  
23 The fire, again, you can see the stone tenant house in the  
24 background. More fire. It's all the way gone. And here is  
25 a rendering of the proposed replacement house, again, to be

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1 located more or less on the foundation of the Cashell House.  
2 Elevations, plans, and that's all I have.

3 MS. MILES: Thank you, Scott. Does anyone have  
4 any questions for staff?

5 MR. RODRIGUEZ: Scott, is there any, in the  
6 designation documents, is there any preference to landscape  
7 features, driveways or any other elements on the site that  
8 must be preserved?

9 MR. WHIPPLE: I would have to check with the  
10 applicants. I believe that the pre-preliminary plan  
11 conditions don't call out the driveway, but I might be wrong  
12 about that. The applicants were intending to keep the  
13 historic access, adding only, if I could go back to here,  
14 you can see in the map to the left, you can see the historic  
15 drive that goes in, and in your staff packet I think there's  
16 a better, hopefully a better copy of the plan. But you can  
17 see the gray line that shows the drive the comes in and they  
18 intend to retain all of that up to about there, and then put  
19 a drive, a circle and a drive to go into the side of the  
20 house and then remove the driveway portion back here that  
21 isn't serving much right now. Does that address your  
22 question? Not so much.

23 MR. RODRIGUEZ: Basically, I would like to know if  
24 the designation documents show specific features that must  
25 be maintained, preserved. The house is gone. Is anything

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~~150~~

1 else that we need to be aware of on the site?

2 MR. WHIPPLE: There are columns. There are sort  
3 of gate piers down here that are specifically called out and  
4 as to be preserved. There's the tenant house there, and the  
5 barn that's to go there are specifically called out, but the  
6 historic resource had three, the historic site had three  
7 resources that made up the site, the barn, the tenant house  
8 and the house. And then the pre-preliminary plan did  
9 include a condition that called for these, the gate piers to  
10 be retained, but I think that's the full extent of the  
11 landscaping features that are called out, unless I can be  
12 corrected on that. And then it did establish that no build  
13 zone in front of the, where the house was out to Muncaster  
14 Mill Road.

15 MR. TRESEDER: Scott, I have a question. You call  
16 out the review criteria and I understand that means county  
17 code, Chapter 24-A and the Secretary of Interior Guidelines.  
18 But just in general, would this be similar to a new house  
19 construction in a historic district in terms of the way the  
20 county guidelines are set up? Would it be a similar kind of  
21 arrangement or is there something special about this lot?  
22 It's obviously a new house, but is there something special  
23 where a different approach would be taken?

24 MR. WHIPPLE: This is a historic site and so, it  
25 is not a historic district. It's not in-fill in a historic

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1 district. This is what an appropriate treatment on a  
2 historic site is.

3 MR. TRESEDER: Which is, okay, thanks.

4 MS. WHITNEY: Can you explain what the purpose of  
5 moving the tenant house?

6 MR. WHIPPLE: The tenant house doesn't move. The  
7 tenant house remains in situ. The barn is being relocated.  
8 The barn was actually located elsewhere on the property  
9 outside of the reduced five acre environmental setting.  
10 It's located someplace where I think probably a house or two  
11 is going to be built, you know, as part of this development.  
12 And so the pre-preliminary plan called for relocating the  
13 barn from elsewhere on the property to get it, in essence to  
14 get it out of the way of the development and to get it  
15 protected within the environmental setting of this historic  
16 site. It is associated with the Cashell property and so  
17 it's being relocated to within the reduced environmental  
18 setting.

19 MS. HEILER: Will the drive serve just the tenant  
20 house, the barn and whatever might be built on the five  
21 acres, or does this drive also serve these other new houses?

22 MR. WHIPPLE: The applicants can, again, correct  
23 me if I'm wrong, but I believe that the drive as they are  
24 proposing this evening would actually only serve the house.  
25 It wouldn't serve the tenant house or the barn.

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1 MS. HEILER: Okay.

2 MR. KIRWAN: Scott, could you go back to, I'm  
3 beginning to understand the relationship of the buildings to  
4 each other a little bit better. Can you go back to the  
5 larger site plan, because I can't really follow, read what  
6 I'm seeing in our packet.

7 MR. WHIPPLE: Here's the drive coming up, right.

8 MR. KIRWAN: This is the house that's no longer  
9 there.

10 MR. WHIPPLE: That is the house that's no longer  
11 there. The tenant house is back up in there, and then the  
12 barn is to go somewhere around about here. It's sort of way  
13 off the screen to the right and bottom right now, I think.

14 MS. MILES: Commissioner Kirwan, if you have  
15 additional questions, just turn-on one of those other mics.  
16 Are there any other questions for staff? Okay, the  
17 application is already at the table. If you'd all, please  
18 introduce yourselves for the record. You'll have seven  
19 minutes altogether. Go right ahead.

20 MR. WALLIS: For the record, my name is Scott  
21 Wallis with the law firm of Linowes & Blocher here on behalf  
22 of the applicant, Stanley Martin Companies.

23 MR. BROWN: Good evening, Randy Brown, Stanley  
24 Martin Companies. I'm an Engineering Manager for Stanley  
25 Martin Companies on the Preserve Rock Creek Project.

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1 MS. SCHRADER: Carly Schrader with Stanley Martin.  
2 I'm an Engineering Manager on the Preserve Rock Creek  
3 Project as well.

4 MR. MANAHAN: Kevin Manahan, Architectural  
5 Manager, Stanley Martin Companies.

6 MR. DUGGAN: Dave Duggan, Vice President of  
7 Operations for Stanley Martin Company.

8 MR. BROWN: Well good evening, thanks for hearing  
9 this application tonight. Scott gave a good overview of  
10 what we had here in our application tonight. There's  
11 probably a few things we wanted to clarify in there and  
12 probably bring to the attention of the board so that they  
13 understand our position a little bit better on what we  
14 brought to this application.

15 As far as location was concerned, we're very aware  
16 of the environmental impacts on the site as well as, you  
17 know, landscaping and things like that that we wanted to  
18 preserve, and as well as the view shed was also something  
19 that we looked in. We did, when we first took the approach  
20 at siting a home, we looked at other areas on the site and  
21 it didn't seem to make sense where the tenant quarters were  
22 going to remain, and how the barn was going to be relocated  
23 to put the house behind those locations at all, and really  
24 at the end of the day, the foundation location of the  
25 original home made the most sense.

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21

1           We wanted to preserve the drive, the circular  
2 drive that the old house did have and to feed that. We had  
3 a side load condition, and I don't know Scott if you could  
4 go to our rendered -- so we want to retain that circular  
5 drive and then off to the side we would have a side load  
6 garage condition there to kind of bring in that feature of  
7 site location. You know, other than that, in talking, I  
8 don't know if staff wants us to get into the details in  
9 talking about the home or if do we want to just, you know,  
10 respond to questions that the staff has now and the board,  
11 we can do that. But really, Scott kind of went over  
12 everything that we had included in our application there.

13           MS. MILES: If you feel comfortable with the staff  
14 report then we will turn to questions.

15           MR. BROWN: Sure.

16           MS. MILES: Does anyone have any questions for the  
17 applicant?

18           MS. HEILER: I realize that the rehabilitation of  
19 the tenant house and the barn are the subject of later HAWP  
20 applications, but can you give us just some idea of what the  
21 usage you intend for those two elements of this, since  
22 they're all that's left.

23           MR. BROWN: You know, I think that's very much up  
24 in the air right now. We really focused on the home itself  
25 and reconstructing it in kind of taking a step back. I



1 think this would have been a much easier application for  
2 everybody if that home was still standing and this was a  
3 rehabilitation. It's extremely unfortunate that it burned  
4 down, but we're here now to try to put another structure up  
5 in our best option here that we thought was to take a home  
6 that we have and tailor that for it.

7 As far as the barn and the tenant quarters, you  
8 know, that would be, when the lot is sold and conveyed,  
9 those two structures would go to that homeowner, and how  
10 they would use it, I would imagine there'd be special  
11 conditions and restrictive covenants that would probably go  
12 along with this, if I'm, would that be something that the  
13 board would maybe do to that homeowner that would purchase  
14 this eventually, so that uses and things like that would  
15 probably be determined for that homeowner.

16 MR. RODRIGUEZ: Have the limits of the  
17 environmental setting around the property been established?

18 MR. BROWN: Yes. Our engineer of record has kind  
19 of established that. We did a tree survey that has been  
20 established within the site plan, and the site plan that we  
21 provided had the tree survey in that. Root zones were  
22 established, and that again was another thing that we took  
23 into consideration with location. We didn't want to get  
24 into the root zones of a lot of the surrounding canopy  
25 trees. So that was something that we did consider.

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1           MR. KIRWAN: I have a question. In our staff  
2 packet there's a statement of proposal in quotes that says  
3 the proposed, the applicant's propose to construct a new  
4 house with similar aesthetics to the historic Cashell house.

5 I'd like to hear from you what are the elements of this  
6 house that make it, or that give it characteristics of  
7 having similar aesthetics to the original house?

8           MR. MANAHAN: Basically, we chose this plan and  
9 this elevation because it had a more of a farmhouse feel,  
10 and we felt it would fit on the site. We've thrown in the  
11 gable portion. Obviously, there are some things we can do  
12 to the gable to make it match the previous house a little  
13 bit better. But basically, we chose this house basically  
14 because it was a farmhouse type plan.

15           MS. MILES: I actually have a question for Scott.  
16 You asked that we consider whether there's a better  
17 location. Can you talk to that a little bit as to whether  
18 your view is that there is and where it would be?

19           MR. WHIPPLE: Well, I think the question that I  
20 was trying to ask was, is it appropriate for the new house  
21 to go on, literally, you know, on the site of the burned  
22 house, and if it isn't, then we have to figure out a  
23 different place for it to go. They're limited because of  
24 the view shed protection, but that perhaps could be  
25 something that could be addressed as the pre-preliminary

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1 plan has to get amended, and there are certain things in the  
2 pre-preliminary plan that are going to have to be amended.  
3 You know, principally the fact that one of the conditions is  
4 to rehabilitate the historic house. Clearly that can't  
5 happen anymore. You know, I think it might be more  
6 appropriate, more consistent with historic preservation  
7 practice to put the house forward of the original  
8 foundation. That is in conflict with the existing  
9 prohibition of putting anything forward of the historic  
10 house. But since the historic house isn't there any longer,  
11 that prohibition isn't quite as necessary.

12           And then I was encouraging thinking about  
13 elsewhere on the property. I think the applicants have  
14 given great thought to other locations, taking environmental  
15 concerns into consideration, but perhaps they haven't  
16 thought of everything. Perhaps they can take a second look.  
17 You know, perhaps there are other places within these five  
18 acres that wouldn't require damaging critical trees or going  
19 into places where they're prohibited from building.

20           MS. MILES: Thank you. Does anyone else have any  
21 other questions for the applicant or for staff?

22           MS. HEILER: Is there anything, including the  
23 foundation that remains of the original house?

24           MR. BROWN: No, that pretty much burned to the  
25 ground.

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1 MS. HEILER: So there's no remains of the  
2 foundation either?

3 MR. BROWN: The stoop is there. There was a  
4 concrete lead walk that went from the circular driveway up  
5 and the stoop is there. There's a concrete stoop and that's  
6 about it. Everything else was wood and was pretty much  
7 burned to the ground.

8 MR. WHIPPLE: Including the footings? Below  
9 ground?

10 MR. BROWN: Well, we didn't dig around too much in  
11 there, but I imagine there was a stone foundation, so that's  
12 probably still there. I do want to clarify for Mr.  
13 Rodriguez that is going to be a stand alone parcel. It's a  
14 five acre parcel; nothing else will be built on it so that  
15 it is a stand alone parcel. So I didn't know if that needed  
16 to be clarified at all for you.

17 MR. RODRIGUEZ: I understood. I was trying to  
18 place these in the overall development. I notice that there  
19 is a circle drive with like a kind of round point in front  
20 of the property, but I couldn't place these in the overall  
21 development because there is no development map. I was  
22 trying to understand that.

23 MR. BROWN: Understood.

24 MS. WHITNEY: I have a concern that the two  
25 remaining historic structures will be abandoned and I'm

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1 asking you if you can explain with more clarity the plans  
2 for them because it does not sound as though there's any  
3 plan for them whatsoever. Maybe if someone else buys that  
4 lot they'll have to deal with it. That just sounds like  
5 passing the buck, so if you could explain that I would  
6 really appreciate it.

7 MR. BROWN: Sure. We're actually just as confused  
8 as you are as to what is supposed to happen with that, being  
9 purchased this property from another developer, we were  
10 actually looking for some guidance what really do happen  
11 with the tenant house. Do we put windows back in it? Does  
12 the roof get replaced? It wasn't really defined, and  
13 correct me if I'm wrong, Scott, those were things to be  
14 talked about and determined?

15 MR. WHIPPLE: One of the requirements was that  
16 there was a stabilization plan for the three historic  
17 buildings which the previous developers did. And that was  
18 sort of an interim measure that was to take place to prevent  
19 the house from burning down and to prevent the other  
20 buildings from falling down before there was a chance to  
21 have them rehabilitated. But the intention in the pre-  
22 preliminary conditions is for the barn to be relocated and  
23 rehabilitated, and for the tenant house to be rehabilitated.  
24 So yeah, you got to put, you know, new windows in, and new  
25 roof on it eventually.

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1 MS. MILES: If there are no other questions.

2 MR. WALLIS: Just a clarification maybe going more  
3 to your point, again, there's going to be a five acre lot  
4 created as part of the subdivision process. It'll be the  
5 five acre environmental setting for the historic resources,  
6 so they'll be the house, they'll be the barn, they'll be the  
7 tenant house. They will all be owned by whoever buys the  
8 five acre lot with this house on it. They will be  
9 maintained in accordance with any requirements of historic  
10 preservation that come about as a result of a HAWP that  
11 you'll get in the future. So they will be resources that  
12 will be maintained by the owner of the lot and the house.  
13 The house being this house that we're talking about here,  
14 the main residence.

15 MR. WHIPPLE: And they'd be like any other  
16 property that has accessory buildings on it for the use of  
17 the property owner.

18 MR. RODRIGUEZ: A final question is, it's 186  
19 lots. About what size per lot, two acres, two and a half  
20 acres?

21 MR. BROWN: No, these are more --

22 MR. RODRIGUEZ: Smaller?

23 MR. BROWN: -- yeah, the half acre size. Correct.

24 MR. RODRIGUEZ: Half acre in size so with houses  
25 of what size?

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1           MR. BROWN: On those half acres, base square  
2 footage anywhere from 2800 to 3200 square feet on those  
3 lots. So this is actually smaller than those and that's  
4 kind of why we chose this house as well. Footprint wise it  
5 was similar. You know, it doesn't match it exactly in to  
6 how that house was placed on the foundation there, but we  
7 feel that it does match it the best. Being a rear load home  
8 that we kind of customized, we feel that that garage in the  
9 rear is better than that kind of a front load condition that  
10 you wouldn't see in a typical farmhouse.

11           And maybe a couple of other things that I wanted  
12 to just quickly point on for the board as far as  
13 architectural details; we did pay attention to things like  
14 the metal roof on the porch on the old home, on the original  
15 home. This has a standing seam metal roof. We kind of  
16 brought in together the four inch reveal on the hardi-plank  
17 that is typical of your farmhouse style. So, again, it's  
18 not just our production home that we wanted to slap up  
19 there. We wanted to give something that did bring some  
20 historic value back.

21           MS. MILES: If there are no other questions, shall  
22 we begin deliberations? Thank you. Who would like to  
23 begin?

24           MR. RODRIGUEZ: I'll go first again. It's a very  
25 hard case because I do believe that beyond the house there's

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1 the spirit of the land where the house was placed. So there  
2 is, most of these types of properties the buildings are just  
3 one piece of the puzzle. The rest of the puzzle is the  
4 land, and the land that through the work, agricultural work,  
5 was formed, defined, plowed, planted many, many times, and I  
6 think that's a remnant of the elements that's part of the  
7 history that makes part of the layers where the house sits.

8           So I'm really confronted with an image that is up  
9 there on the screen, thinking of the house that was there  
10 and the work in the land that was put by whatever  
11 generations precede us. I just don't find where these two  
12 things can meet.

13           I understand that it's a commercial enterprise  
14 that there is a development coming here, but I don't see the  
15 two things being able to align with what is in front of us.

16 And what is proposed, this is the type of house that can be  
17 here or in the middle of a corn field in Missouri, and it  
18 wouldn't matter. But, the land that is here is specific.  
19 It has a history. It has layers. It has elements that  
20 belong to this place and I think the spirit of what we are  
21 looking in preservation is being able to manage those  
22 elements and being able to preserve for the future the  
23 essential of those elements.

24           So, my reaction is, really in terms of how I can  
25 advise you is, I think is the wrong path. I don't think

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1 that the house as proposed, this type of house, shouldn't be  
2 there. And I think it shouldn't be on top of the foundation  
3 of the old house. For me it's one of a kind, so in a  
4 commercial enterprise where it's going to have many, many  
5 similar elements, this should be the element that is one of  
6 a kind. So maybe it's a house that is custom designed with  
7 a completely different approach that doesn't necessarily  
8 match the others. But that respects the spirit of what is  
9 there. Yes, I recognized that what is proposed it's a big  
10 house with a gable roof and a flat side. Even if you move  
11 the garage door further back doesn't make it better. I think  
12 the preservation of the views of the site, the preservation  
13 of the trees, the preservation of the land that is there is  
14 no matched by the proposal and that's my reaction.

15 MS. HEILER: I would agree that this house in a  
16 sense would be misleading. Building it on the site of the  
17 old house, it's a master plan site. Presumably, the house  
18 was the primary reason for making it a master plan site,  
19 although, you know, certainly preservation of the farm was  
20 important.

21 I think it's too misleading to put a house that  
22 really has nothing to do with the original house. Even if  
23 there were more elements that copied parts of the original  
24 house, it does not incorporate any bit of the original  
25 house, and it's misleading to put it in that location.

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1           If you were, for example, building a house that  
2 incorporated the tenant house as part of it, the house that  
3 you are building in some way preserved the remaining  
4 elements; I would think that would be more compatible with  
5 preservation of the site.

6           MR. KIRWAN: I agree with Commission Heiler and  
7 Commissioner Rodriguez. I think, you know if we sort of  
8 follow the three points that the staff report has asked us  
9 to address, you know, point one, of course, is the siting of  
10 the new proposed house and I do not believe it's appropriate  
11 to put it on the location of the original foundation. So, I  
12 think, again, based on what the previous commissioners have  
13 said, it's really not appropriate for an historic  
14 preservation to do so and it would be more appropriate to  
15 locate and respect the original foundation and original  
16 location of the house and place this elsewhere. I think  
17 it's for you all to look at whether that makes sense to move  
18 it forward from the existing site or elsewhere on the site  
19 that can work environmentally.

20           So the next step for me is to then ask, well, what  
21 can go on the site? What sort of appropriate architectural  
22 response, you know, can be accomplished here? And I look at  
23 that in three ways. I think the first way to look at it is  
24 that you design a home that is reminiscent of what  
25 farmhouses are in Maryland. And I don't think what you've

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1 shown us in this model is reminiscent of a Maryland  
2 farmhouse. This might be a farmhouse somewhere else in the  
3 country. It seems more New England to me than Maryland.

4           And there's various details to the house a little  
5 bit further on that I think aren't really appropriate. I  
6 think the windows are very closely spaced together on the  
7 front facade, much more closely spaced together than a  
8 Maryland farmhouse. The rhythm of the porch columns in the  
9 front is uneven. There are two different bay widths it  
10 looks, at least two different bays, maybe a third bay width  
11 on that porch. Maryland farmhouses have a very simple even  
12 bay across the front porch.

13           Side elevations on Maryland farmhouses we often  
14 see with a very balanced and symmetrical facade where the  
15 windows on the second floor are aligned with the windows on  
16 the first floor. And we don't see that in this plan you've  
17 shown us today. Also, when you see farmhouses in this part  
18 of the state and garages are added, they're a separate free  
19 standing building. They're sort of part of a complex of  
20 buildings that go with other buildings that are on the site.

21 So a garage may be free standing, or might be attached to  
22 the house with a breezeway. So I don't really support in  
23 this kind of approach a garage that's part of the main body  
24 of the house.

25           I then go to what are other options that can be

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1 approached here, you know, if this can't be accomplished. I  
2 then think that there's probably a solution that picks up on  
3 the clues from the other two resources on the site. There's  
4 a stone tenant house and a wood barn, and there could be  
5 materials and massing approaches that pay more respect to  
6 those buildings. Because in some ways, you know, we often  
7 look at cases where there's a historic resource and somebody  
8 wants to add to that resource. They want to add a garage or  
9 they want to add an outbuilding, and we look for them to  
10 design those outbuildings in a way that either is compatible  
11 with existing resources or it's something very different  
12 than that resource. So I think that's a way to approach  
13 this is the original historic house is gone, but there's two  
14 other resources there that clues can be drawn from. So I  
15 think there's a possible response there.

16 I think the third response is something completely  
17 different, something that doesn't try to mimic the old  
18 Maryland farmhouse or doesn't try to mimic the stone tenant  
19 house and the wooden barn. I think that would be an  
20 appropriate way to look at it; something maybe that's more  
21 contemporary or something that is doing something very  
22 different than traditional kind of details, something like  
23 that.

24 So again, to come back to what you're proposing  
25 tonight, I don't think this is an appropriate response as

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1 the other two commissioners have said. And hopefully, with  
2 some of those thoughts you can come back to us with  
3 something that we might find a little more compatible to the  
4 site and to the original resources that are there.

5 MS. WHITNEY: Thank you all for coming forward and  
6 answering our questions. The questions that are before us,  
7 the three questions that are before us; let me just very  
8 briefly address those because I think you've heard a lot of  
9 commentary already. Whether or not it's appropriate to  
10 construct a house on the original foundation. I don't see  
11 any issues with that. It's a foundation. A house was  
12 there. A house needs to be there. That property has held a  
13 house for a very long time and that property needs to have  
14 that space filled again with living quarters with a family.

15 Second, the design of the house I really have  
16 issues with. It is, you need to rethink a Maryland  
17 farmhouse. Take a look at some pictures of a Maryland  
18 farmhouse incorporating a gable and the spacing of the  
19 hardi-plank, simply goes not even close to being far enough  
20 into what a Maryland farmhouse is. There all sorts of  
21 pictures available online. You need to rethink that and  
22 really incorporate many more design features than just  
23 choosing one from what you have off the shelf. Although, I  
24 do recognize that that was a rather expedient choice.

25 Standing garage is absolute for that time period.

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1 Remember that until the 1930's people didn't generally have  
2 cars. That was a huge luxury and so building a garage was  
3 after the fact, after your home and was definitely off to  
4 the side, a standing building. You will find that  
5 homeowners will appreciate the look of that. Yeah, they'll  
6 get a little wet in the rain, but no one's made of sugar.  
7 As for the driveway alignment, I'm really hoping that you  
8 can keep the driveway as it is. Again, that driveway has  
9 probably been there for a very long time and it's much  
10 easier to move a house that does not exist than to reroute a  
11 driveway that has soaked into the earth for a very long  
12 time. And those are my comments.

13 MR. TRESEDER: As far as the siting of the house,  
14 I think the other commissioners made some very good points  
15 about not putting it right where the existing one is. I  
16 think it would be very interesting to be able to, from a  
17 historic preservation point of view, to have some historic  
18 remnants, but I also think that in general, having visited  
19 the site, the house is on high ground and that's where  
20 houses were put. They always chose the best spot, and it's  
21 appropriate for the house to be on high ground, and remain  
22 on the high ground. Maybe not in the exact location, but in  
23 general it should be in that zone, in my opinion.

24 There's a quite of few nice trees that were  
25 destroyed by the fire and some of those will come down, and

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1 that, I think, gives you some flexibility. And the stone  
2 tenant house is there and there's an opportunity to have an  
3 interesting relationship and a conversation between the main  
4 house and the stone tenant house. So I think there's a lot  
5 of opportunity. I like the idea of a front porch for the  
6 same reason because you're on the high ground and using the  
7 front porch looking down over the front approach. As a  
8 driver winds up it's a very traditional element which is  
9 very appropriate to this site. But for that same reason, I  
10 think that having a porch and in places only three feet wide  
11 is sort of counterproductive. I think if you're going to  
12 have a porch, it should be very useful, the porch, an  
13 element made of it.

14           And, I concur with the other commissioners where,  
15 I believe that it would be very helpful to have a detached  
16 garage perhaps connected by a breezeway. There's a lot of  
17 land here. There's five acres. Pushing all the elements of  
18 the program into one volume, again, doesn't speak to the  
19 reality of the site. So, I think that some of the specific  
20 suggestions that Commissioner Kirwan had should be looked at  
21 because, there's nothing necessarily in the rules that says  
22 it has to be a historic style house. It could be a  
23 contemporary house if it were done properly.

24           I guess the third point was whether this design is  
25 consistent with the review criteria, and I guess I've

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1 answered that. I don't think this design as shown goes far  
2 enough. I think any design that, if it's going to be done  
3 in this manner should have properly detailed windows and  
4 doors, properly proportioned mullions. That's all.

5 MS. MILES: In my view, the house should not be  
6 sited on the original foundation. The house can be sited  
7 pretty close to it and forward of it and still be on the  
8 high ground and not obscure the original foundation and  
9 footings of the historic property that is unfortunately no  
10 longer there.

11 I think that even if you were going to build a  
12 replica of the house that was destroyed, it really should  
13 not be on the original footings because that is not the  
14 original house, so it really should not be right there. I  
15 would say that there's nothing you could do to modify a  
16 tract house and make it appropriate for this site.

17 This is not what would ever have been there. No  
18 house with a garage in it or with a sort of slender porch or  
19 with a inconsistent bays, these would never have been  
20 elements of a house that would have been on this site at  
21 all, and I think you're going to have to literally go to the  
22 drawing board and create a house that belongs there.

23 I don't have an opinion as to whether it should be  
24 either reminiscent of the historic house, reminiscent of  
25 Maryland farmhouses, because I don't think that the historic

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1 house that was there really is reminiscent of the Maryland  
2 or any kind of farmhouse. It's really kind of an unusual  
3 and part of why it was designated. I'm sure kind of  
4 blending of two very distinct architectural styles neither  
5 of which is a typical farmhouse.

6 I think a very dramatic modern house could also be  
7 appropriate there. But it has to be something that does not  
8 just look like one of the other houses that's going to be on  
9 the site.

10 I don't think there could ever be a way to use  
11 these kinds of materials, hardi-plank or vinyl windows or  
12 any of these materials on a house on a historic site. Even  
13 if you build a modern house that would not be a new looking  
14 house like this that uses some references to older  
15 architectural idioms. I'm talking about a series of glass  
16 cubes or something in a really radical modern, or something  
17 that's very traditional, but very, very good. It's not  
18 going to be one of your standard houses modified. By which  
19 I don't mean anything other than that it's going to have to  
20 be very distinctive and very specific for this site.

21 The driveway alignment I think is going to be  
22 determined by whether you can figure out where to place this  
23 new house, and I think that should be subservient to that  
24 question because I know it's going to be difficult to site  
25 the new house somewhere where the view shed is not impacted

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1 and where the other buildings will not be out of appropriate  
2 conversation essentially with the new house. So that's all  
3 I have to say.

4 I think you've gotten a lot of guidance. Do you  
5 have any questions for us?

6 MR. BROWN: No, I don't think so. I think there  
7 was a lot of helpful advice. We'll go back and consider  
8 some things but, yeah, Dave, please.

9 MR. DUGGAN: I think I captured the essence of  
10 what everyone was saying. The one thing that I'm still kind  
11 of reeling through my mind at this juncture is, the  
12 placement of the house doesn't really at this juncture make  
13 any difference where we move it to, okay. Am I hearing  
14 correctly that the existing remnants of the foundation are  
15 to remain on the site?

16 MS. MILES: You've heard different things from  
17 four of us and two of us about that. I think two of us  
18 would be amenable to having a new house sited in the  
19 existing footprint and four of us would not. And you  
20 realize that there are others of us who aren't here this  
21 evening, so candidly, it does depend on who was present in  
22 terms of what your reception would be, but I think that the  
23 larger share of the commission would preserve the existing  
24 foundation.

25 I would also frankly, I mean, you're going to have

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1 a large development which is on this original farm, and I  
2 think there should be some interpretive messaging on your  
3 development that explains the history of the farms and talks  
4 about the formerly existing building that is no longer and  
5 obviously it's going to be private property, people aren't  
6 going to be able to go and look at it.

7 MR. DUGGAN: I think that's a great idea and we  
8 would, you know, get with our marketing department and try  
9 to very much accommodate that. I would also look and ask  
10 where would we go for guidance for health and safety issues  
11 with the foundation remaining there too, because that could  
12 very well become part and party of the process?

13 MR. WHIPPLE: Something that the Historic  
14 Preservation Commission and the Planning Board have  
15 confronted before, the name of the development and the  
16 historic house escapes me, but I will get that to you, but  
17 there was a condition of approval that the foundation of a  
18 historic house that had burned was to be stabilized and in  
19 that case, put into open space and so in essence it became a  
20 park at the edge of this development.

21 But I believe, I haven't been to the site, I  
22 couldn't, you know, get out there, but I believe that, you  
23 know, what the commission was talking about is at grade.  
24 Everything above the ground is gone and I think what the  
25 commission is suggesting is that it might be appropriate or

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1 what you're hearing from some members of the commission is  
2 that it might be appropriate to leave that outline in the  
3 ground of the footings, the foundation below grade or at  
4 grade. So I'm not sure where the health and safety issue  
5 would come up, but I'm happy to work with you at the staff  
6 level about getting answers to those questions.

7 MR. RODRIGUEZ: I just want to add something to  
8 what Scott said. Those are the design principles how you  
9 start designing the house. Basically taking the footprint  
10 or what it was there trying to preserve it and integrate it  
11 into a design. There is a whole story line there to design  
12 around. That's what architects do all the time. We do it  
13 all the time. We are always looking for what is what we can  
14 grab to help us to weave the story of what we do. That is  
15 in this case is as specific as contextual, belongs to the  
16 site. And I think what I hear from most of the commission  
17 is we, I think we are worried about that the context remains  
18 and that there is certain respect to that context, an  
19 acknowledgment and being incorporated in whatever  
20 development goes there.

MR. TRESEDER: Not too far from where I live  
there's a very interesting house that was built on Potomac  
Avenue in the district which had an original brick house on  
it, and even though it was a much smaller lot, the new house  
was sort of inserted, they left the walls of the brick

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house, the remaining house was left, the fireplace and a few things, and they treated them as garden walls, and the new house actually overlaps in plan, so not a hundred percent of the old walls were preserved, but the ghost of the old house is shown, and it's a fascinating juxtaposition and you could drive by and see it, it's over on Potomac Avenue there in D.C., and it's a very contemporary house contrasted with these sort of remnant remaining brick walls. So there might even be a way, if space is at a premium, that there be actually some overlap, but still the spirit of the original walls remains.

MS. MILES: Any other questions or comments from either direction? We know you'll be back for another preliminary so we look forward to seeing you again and thank you for coming.

Next, we have possibly four sets of minutes.

MS. FOTHERGILL: I think on your revised agenda it's down to two, and I think actually it's only one. Commissioner Whitney, have you had a chance for May 11th?

MS. WHITNEY: Yeah, I just haven't turned it in yet.

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