

PRELIM 23601 Laytonville Rd
Master Plan #23/123 Jacob Allnut

23/123-05A 23601 Laytonville Rd
Jacob Allnut Farm, 23/123

Hand



RUPPERT
NURSERIES

7950 Hawkins Creamery Rd.
Laytonsville, MD 20882

301 414 0022

Fax 301 414 0422

Mobile 301 704 5760

www.ruppertnurseries.com

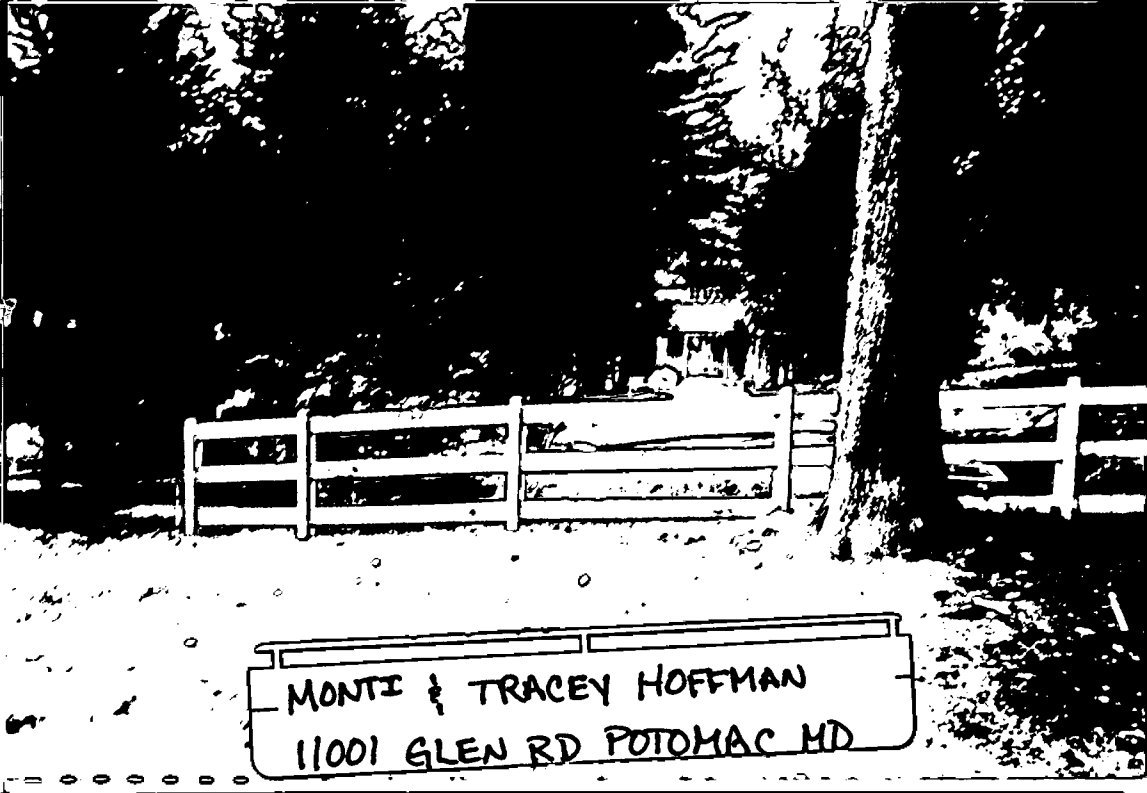
John Poulos
Area Manager

jpoulos@ruppertcompanies.com

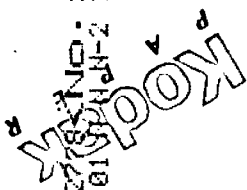
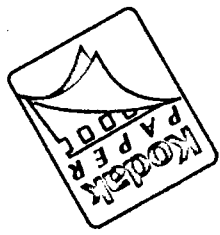
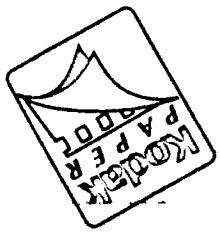
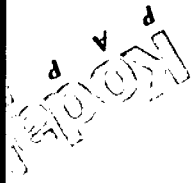
LOT 21 BIK B PINNEY GLEN FARM

FRONT VIEW 11015 GLEN RD





MONTI & TRACEY HOFFMAN
11001 GLEN RD POTOMAC MD



CUS 2783 No. 13612-014CH
8473 014PHJN-2 19 GR00 2033.5/100.0

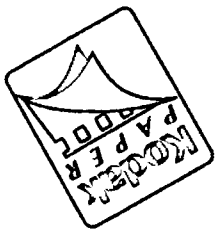
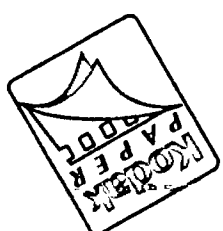


PHOTO NEAREST NEIGHBOR
@ FRONT OF 11015 GLEN RD

Kodak
P
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R


CUS 2778<NO- 847001 N N N-2 NHGRC 2003 190.0

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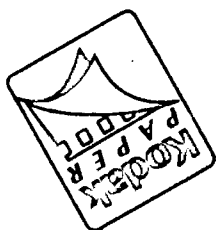
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LEFT SIDE OF PROPOSED
ADDITION 11015 GLEN RD

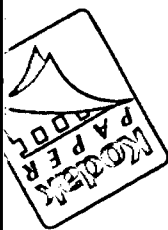


RIGHT SIDE OF
PROPOSED ADDITION

11015 GLEN
RD



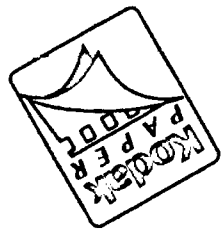
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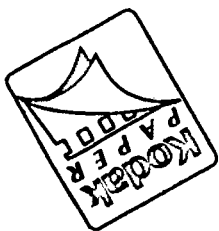


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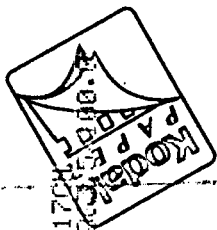
STEVEN & LIZETTE CHANOCK
11011 GLEN RD POTOMAC MD



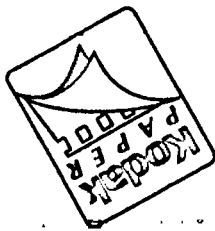
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PAPER



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1.681 > 0170
C05 2778 < NC

Kodak
PAPER

ADDITION 11015 GLEN RD
ACTUAL REAR PROPOSED



Silver, Joshua

From: Silver, Joshua
Sent: Wednesday, April 08, 2009 11:14 AM
To: 'DRasco@ruppertcompanies.com'
Subject: RE: RUPPERT LANDSCAPE SIGN PERMIT #504483

Dean,

Thank you for providing the amended site plan for the Ruppert Nurseries – Fall Creek Farm East project. The proposed installation of entry signage at the southern entrance of the subject property is outside the 2.5 acre historic environmental setting of Individually Designated Master Plan *Site* #23/123 Jacob Allnut House, as such no Historic Area Work Permit is required.

Thank you for contacting our office. If you have any questions please contact me.

Regards,

Joshua Silver, Senior Planner
Urban Design and Preservation Division, Historic Preservation Section
The Maryland-National Capital Park and Planning Commission
(301) 563-3400 (phone)
(301) 563-3412 (fax)
1109 Spring Street, Suite 801
Silver Spring, MD 20910
www.MontgomeryPlanning.org

From: Dean Rasco [mailto:DRasco@ruppertcompanies.com]
Sent: Tuesday, April 07, 2009 9:28 AM
To: Manarolla, Kevin
Subject: FW: RUPPERT LANDSCAPE SIGN PERMIT #504483

Good morning Kevin,

I have attached the site plan for this parcel. You will see the signs flanking the main entrance south of the property. Again, I do not believe that this should require an HPC review as this area is not located on the original 2.5 acre parcel that contained the historically designated Queen Anne (Jacob Allnut) House. Please let me know as soon as possible as this is the last review (if necessary) that I need to have the permit issued.

Thank you,
Dean

Dean C. Rasco
Construction Manager
Ruppert Properties
23601 Laytonsville Road
Laytonsville, MD 20882
(301) 672-0166 cel

(301) 482-0300 tel
(240) 477-1750 fax
drasco@ruppertcompanies.com

From: benninglandplan@aol.com [mailto:benninglandplan@aol.com]
Sent: Wednesday, November 19, 2008 3:20 PM
To: Dean Rasco
Subject: Amended Plan

Dean,

Attached are CAD and PDF files of the amended plan. Let me know if you need anything else.

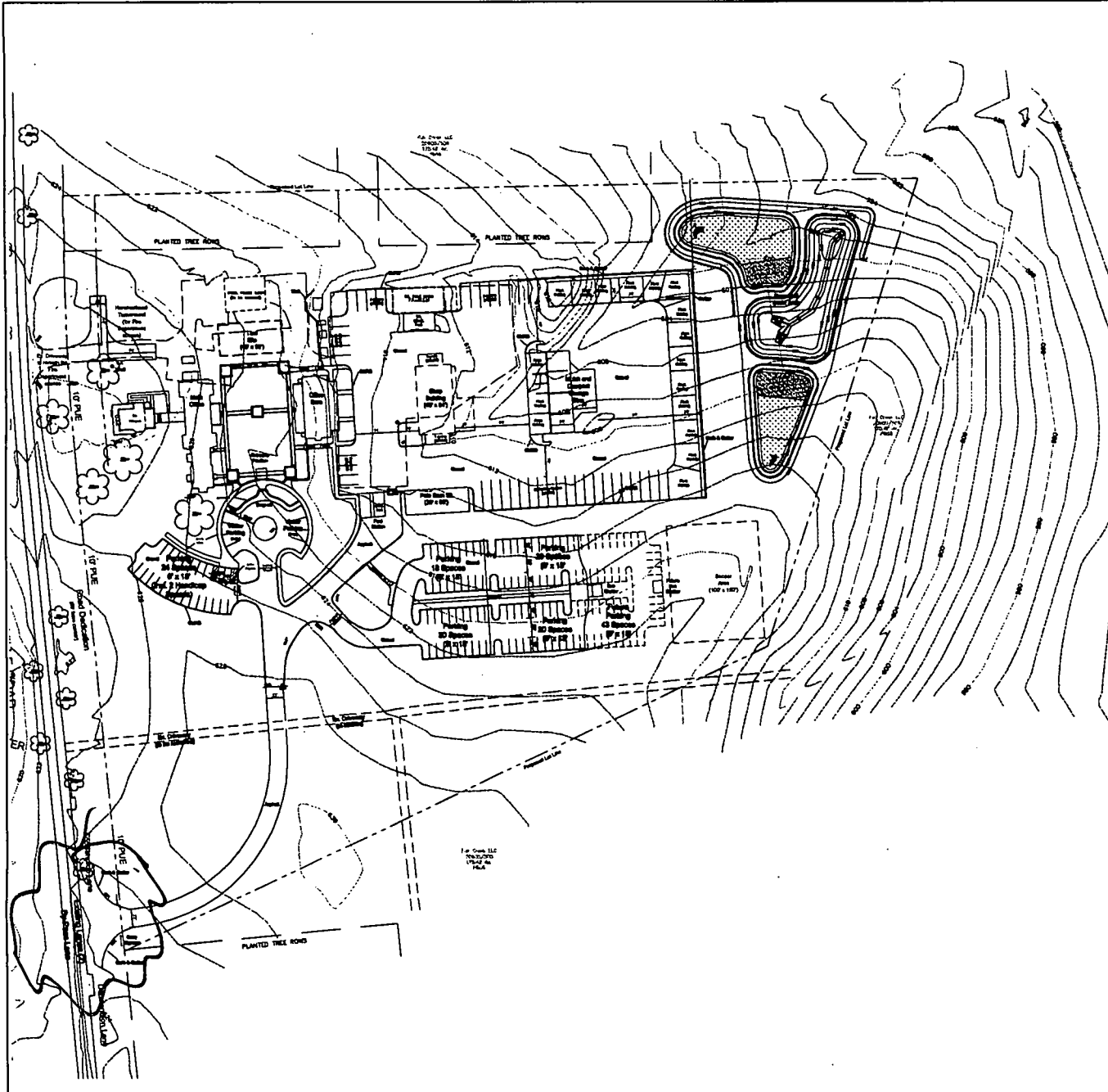
Thanks,
Dave

David W. McKee

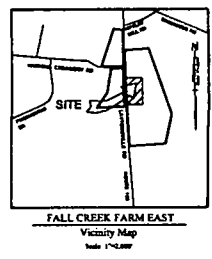
Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240
(301)948-0241 fax
benninglandplan@aol.com

Traveling over the river or through the woods this holiday season? [Get the MapQuest Toolbar](#). Directions, Traffic, Gas Prices & More!

PRELIMINARY NOT FOR CONSTRUCTION



PARKING LOT USAGE	Parking Spaces				
	Visitor/Office Lot	Office Lot	Employee Lot	Yard Area	Total Employee
Initial Plan	10	24	70	18	122
Future 1	18	24	171	10	188



- GENERAL NOTES:**
- ZONING OF SUBJECT PROPERTY - RDT (Rural Density Transfer)
 - PROPOSED USE - LANDSCAPE CONTRACTOR (permitted by Special Exception per Sec. 26-2.2.30.00)
 - AREA OF SUBJECT PROPERTY - 16.41 AC (72,104 SF)
 - AREA IN FUTURE ROAD DEDICATION - 0.27 AC (24,888 SF)
 - NET TRACT AREA - 16.04 AC (698,252 SF)
 - EXISTING SEWER AND WATER SERVICE CATEGORIES: S-4 & W-4
 - PROPERTY TO BE SERVED BY INDIVIDUAL WELL & ON-SITE SEWAGE DISPOSAL SYSTEM
 - SITE LOCATED IN GREAT BEAVER CREEK WATERSHED (CLASS I) & HAWKING RIVER WATERSHED (Class IV)
 - AREA WITHIN HAWKING RIVER WATERSHED IS SUBJECT TO "PRIMARY MANAGEMENT AREA" GUIDELINES

PARKING NOTE:

Total number of spaces shown on plan - 188 spaces
 Office / Visitor parking area - 32 spaces
 Yard Parking - 18 spaces
 Employee Parking area - 127 spaces (inclusive Future 1 suspended area)

REQUIRED / PROVIDED DEVELOPMENT STANDARDS		
RDT ZONE (SECTION 59-C-8.4)		
MINIMUM LOT SIZE PERMITTED	40,000 SF	250,000 SF
MINIMUM LOT WIDTH AT BUILDING LINE	125'	300'
MINIMUM STREET FRONTAGE	25'	500'
MINIMUM LOT COVERAGE	10%	2.00%
MINIMUM BUILDING HEIGHT	07'	15-35.0'
FOR MAIN BUILDING		
SETBACK FROM FRONT LOT LINE	07'	50.0'
SETBACK FROM SIDE LOT LINES	30'	250'
SETBACK FROM REAR LOT LINE		600'
FOR ACCESSORY BUILDINGS		
SETBACK FROM FRONT LOT LINE	07'	125'
SETBACK FROM SIDE LOT LINES	15'	125'
SETBACK FROM REAR LOT LINE	10'	150'
LANDSCAPE CONTRACTOR (SECTION 59-G-2.30.00)		
MINIMUM LOT SIZE PERMITTED	2.0 AC	16.04 AC
SETBACK FROM ALL LOT LINES FOR PARKING, LOADING AND ON-SITE OPERATIONS	07'	60'+
NO. OF LANDSCAPE CONTRACTOR BUSINESS VEHICLES		
PRODUCTION TRUCKS (15,000-28,000 lb gross vehicle wt (GVW))	NA	34
MANAGERS	NA	10
COMMERCIAL VEHICLES (30,000 lb gross vehicle weight)	NA	2
TRAILERS	NA	20
HOURS OF OPERATION (except snow removal)	NA	M-F, 8:00am-6:30pm
PEAK SEASON HOURS OF OPERATION (April through November)	NA	M-F, 8:00am-6:30pm; Sat. 7:00am-6:30pm

- SPECIAL EXCEPTION NOTES:**
- Maximum number of employees - 120 (110 office personnel, 10 field operations staff).
 - The Applicant will maintain tree planting in the tree nursery blocks located to the north of the storage yard area shown on the Special Exception Site Plan, and not fully harvest the trees in these blocks, in order to maintain the screening provided by the tree nursery.
 - The storage of stored feed and gasoline is permitted above or below ground in the feed storage area identified on the Site Plan and will be stored and maintained in accordance with applicable codes and regulations. The storage of chemicals on site will be in accordance with applicable codes and regulations.



REVISION	DATE	REVISION	DATE	REVISION	DATE

OWNER:
 FALL CREEK LLC
 7750 HAWKING CREEK ROAD
 LAYTONSVILLE, MD 20812
 CONTACT: CARYL EISENKOPF
 PH(301) 483-0200

**SPECIAL EXCEPTION SITE PLAN
 (Modified)**

FOUNDA CONSULTING
 Enhancing the value of land assets

Founda Consulting, Inc.
 1867 Century Blvd.
 Suite 100
 Columbia, MD 21047
 301.994.6248
 301.994.6249 (fax)
 301.994.6249
 www.founda.com

DATE	BY	SCALE

**RUPPERT MUSEUMS:
 FALL CREEK FARM EAST**

ELECTION DISTRICT No. 1
 LAYTONSVILLE, MONTGOMERY COUNTY, MARYLAND

ROAD	1"=50'
4th No.	
6th No.	
7th No.	1/2000
8th No.	
9th No.	



RUPPERT
NURSERIES

July 31 2006
Department of Housing
and Community Housing
Director, Maryland Codes Administration
Steve Shen
100 Community Place
Crownsville MD 21032

Mr. Steve Shen,

We are requesting a waiver for handicapped accessibility for an Historic House based on the following information. and documents which we have provided.

On January 28, 2005 the owners of Fall Creek LLC filed for a Landscape Contractor Special Exception on a 16.04 acre site it owns at 23601 Laytonsville Rd. (Maryland Route 108) in Laytonsville, MD. In August of 2005 Fall Creek LLC was granted by the Council of Montgomery County Maryland Government to run a Landscape Contractors Operation . The property includes the "Jacob Allnut House" a 2,674 square foot residential dwelling unit. It is a Queen Anne style, Victorian home built in 1887 and is designated as an historic resource pursuant to the Montgomery County historic preservation laws (23/123) Jacob Allnut Farm . Any exterior renovations or additions to the structure will be subjected to the County's historic preservation laws.

Recently Fall Creek LLC submitted three construction documents to Montgomery County Government for a construction permit to build 3 buildings and an addition to the Historic Home. The three buildings are as follows, our Corporate Office our Maryland Branch Office and a Shop. All three of these buildings provide for Handicap Accessibility. Our corporate office is semi-attached to the Historic House by a pergola.

A landscape contractors' special exception is a change of land use in Montgomery County under zoning ordinance 59-G-2.30.00. This land use change provides a place of business for company workers only. The special exception forbids the entertainment to the public on the property.

We have provided in our packet the information that demonstrates good cause to grant the waiver. We feel the site provides for good accessibility to the buildings from the parking areas. That the buildings provide a work environment that is accessible to a handicap person. Any construction to the outside of the Historic Home that would provide for handicap accessibility would damage the value and status of historic preservation of the home. We feel we have upheld the intent of the law. We are asking for a waiver, for the Historic House based on the information provided.

Sincerely,

John Poulos
Director of Facilities
Ruppert Nurseries
301 414.0022 Fax 301 414.0422
301 704 5760 Cell
jpoulos@ruppertcompanies.com

KEY TO SYMBOLS:
PROPOSED CONSTRUCTION

Approved site plan

RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD

LAYTONSVILLE ROAD

SERVICE DRIVE

TENT SITE
(40 x 80)

POLE BARN #1

EXISTING HISTORIC STRUCTURE

NEW 2 STORY FRAME ADDITION

BAR OFFICE

OFFICE YARD

OFFICE

WORKING YARD AREA

SHOP BUILDING

POLE BARN #2

VISITOR PARKING

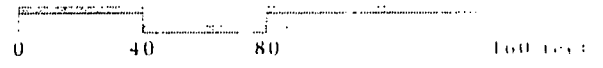
VISITOR PARKING

DROP OFF

- Historic house
- Addition
- Trellis
- New construction



SITE PLAN - 11/12/09

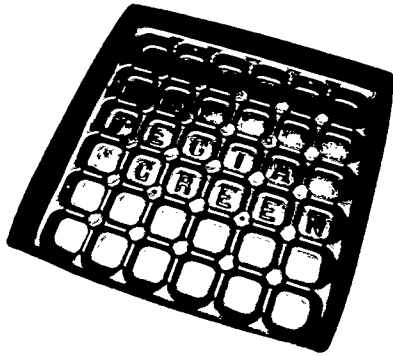


12

Announcing the new modular green roof system from

TECTA AMERICA™

Expert Roofing Services Nationwide



2'x2'x4.4"

3/8" predrilled drainage holes

17-20 lbs s.f. saturated dead load

Recycled utility high molecular weight polyethylene



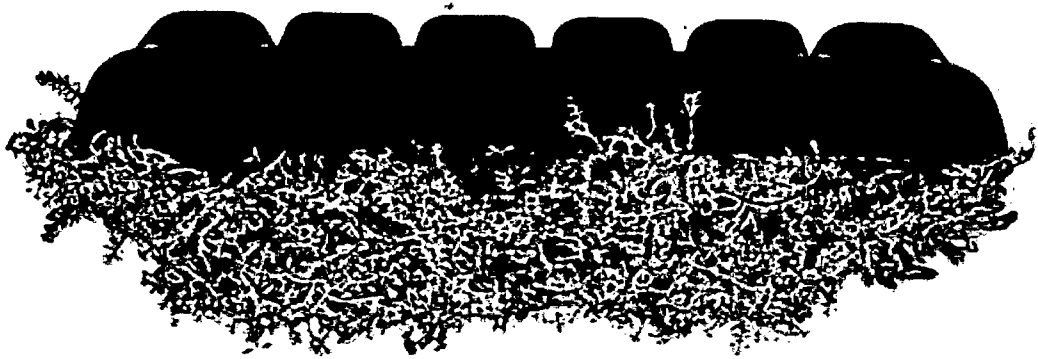
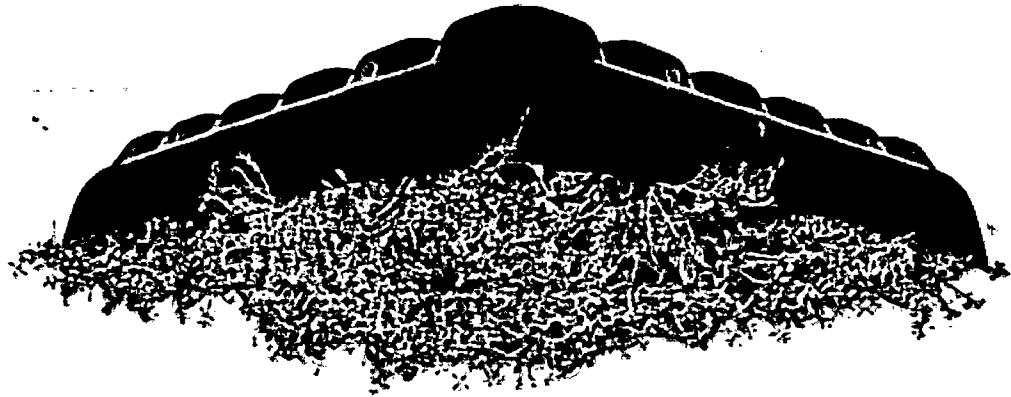
Designed to seamlessly integrate with standard roof paver

Can be pre-planted or planted in place

Flexible maximum stormwater capacity for your climate

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OK ✓

Staff Item—Jacob Allnut House
Anne Fothergill
August 13, 2008

In 2007 the HPC approved a HAWP for Master Plan site #23/123, the Jacob Allnut House in Laytonsville. The HAWP is for the creation of the headquarters for Ruppert Nurseries and includes an addition to the historic house and two new office buildings to be built behind the house. The HPC approved a trellis-like connection between the rear addition on the historic house and the new building (see approved site plan attached).

The applicants are hoping for a LEED Platinum rating for this project and would like to change the trellis roof from a standing seam metal roof to a green roof. The approved and proposed plans are attached.

Staff is requesting that the HPC allow this change to be approved at the staff level. The trellis connects a rear addition and a new building, is located behind the historic house, and the proposed change will have a minimal visual impact.

Update: The HPC recently approved a HAWP for siding removal and restoration work of this historic house. The applicants have installed the standing seam metal roof that the HPC required (not the prefab roofing system that the applicants proposed) and have had replacement front porch columns custom made. Staff will provide after photos of the whole project once it is completed.

NET TO SYMBOLS
PREPARED BY: [illegible]

Approved site plan

RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD

LAYTONSVILLE ROAD

SERVICE DRIVE

TOTD SITE
(40 x 80)

PALE BARN #1

12'-0" 38'-0" 32'-0" 11'-0" 95'-0" 11'-0" 32'-0" 8'-0"

EXISTING HISTORIC STRUCTURE

NEW 2 STORY FRAME ADDITION

OFFICE

86'-0"

OFFICE WALK

OFFICE

78'-0"

WORLD PAC THIRD AREA

SHOP BUILDING

0'-0"

VISITOR PARKING

DROP OFF

VISITOR PARKING

PALE BARN #2

Historic house
Addition
Mellis
New construction



SITE PLAN II

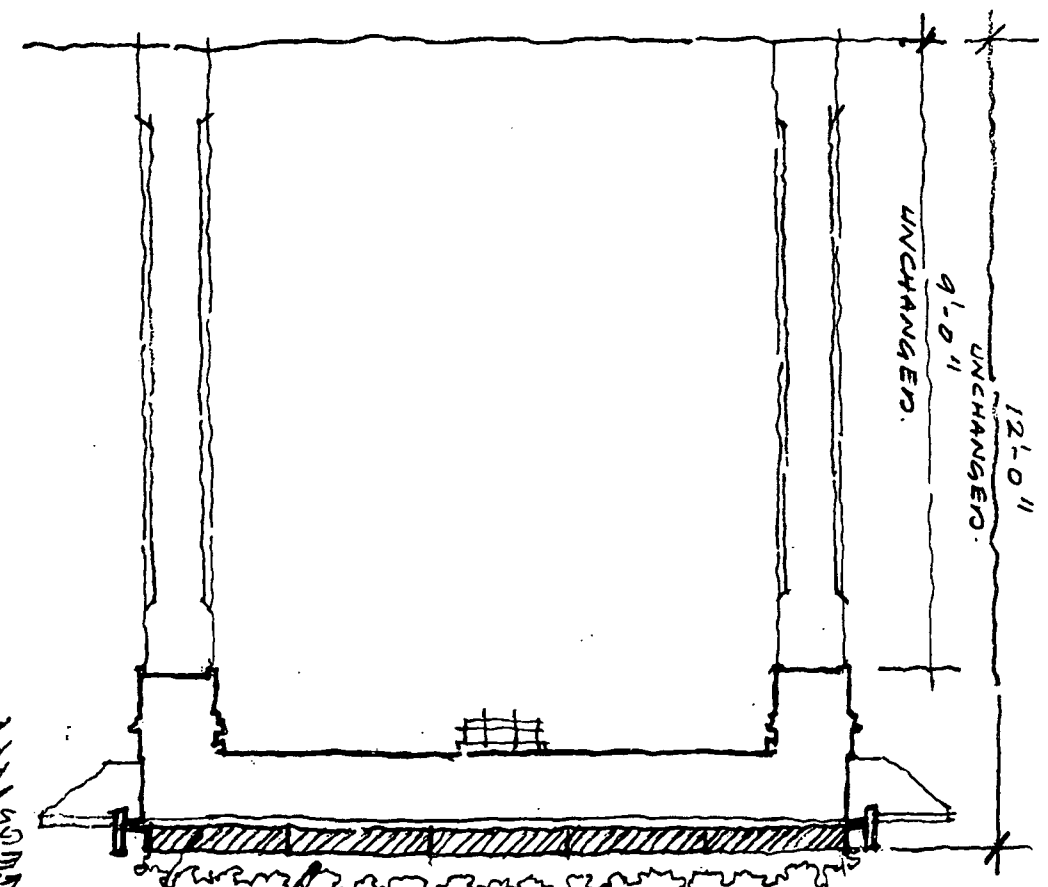
0 40 80 160

Feet

(2)

TRELLIS DETAIL W/ GREEN ROOF

3/8" = 1'-0"



12'-0"
UNCHANGED
9'-0"
UNCHANGED

PLANTING 4'-7"
 GRDW 4'-7"
 TECTAGREEN
 SOIL PALETTES
 2'-0" X 2'-0" X
 4'-4" CONC
 EAVE BOARD
 GREEN ROOF
 SYSTEM INST-
 ALLIED OVER
 FULLY ADHERED
 MEMBRANE
 ROOF SYSTEM

MUSE ARCHITECTS, PC
 PROJECT: RUPPERT NURSERIES
 TITLE: PROPOSED GREEN ROOF @ TRELLIS
 SCALE: 3/8" = 1'-0"
 DATE: 8.12.08

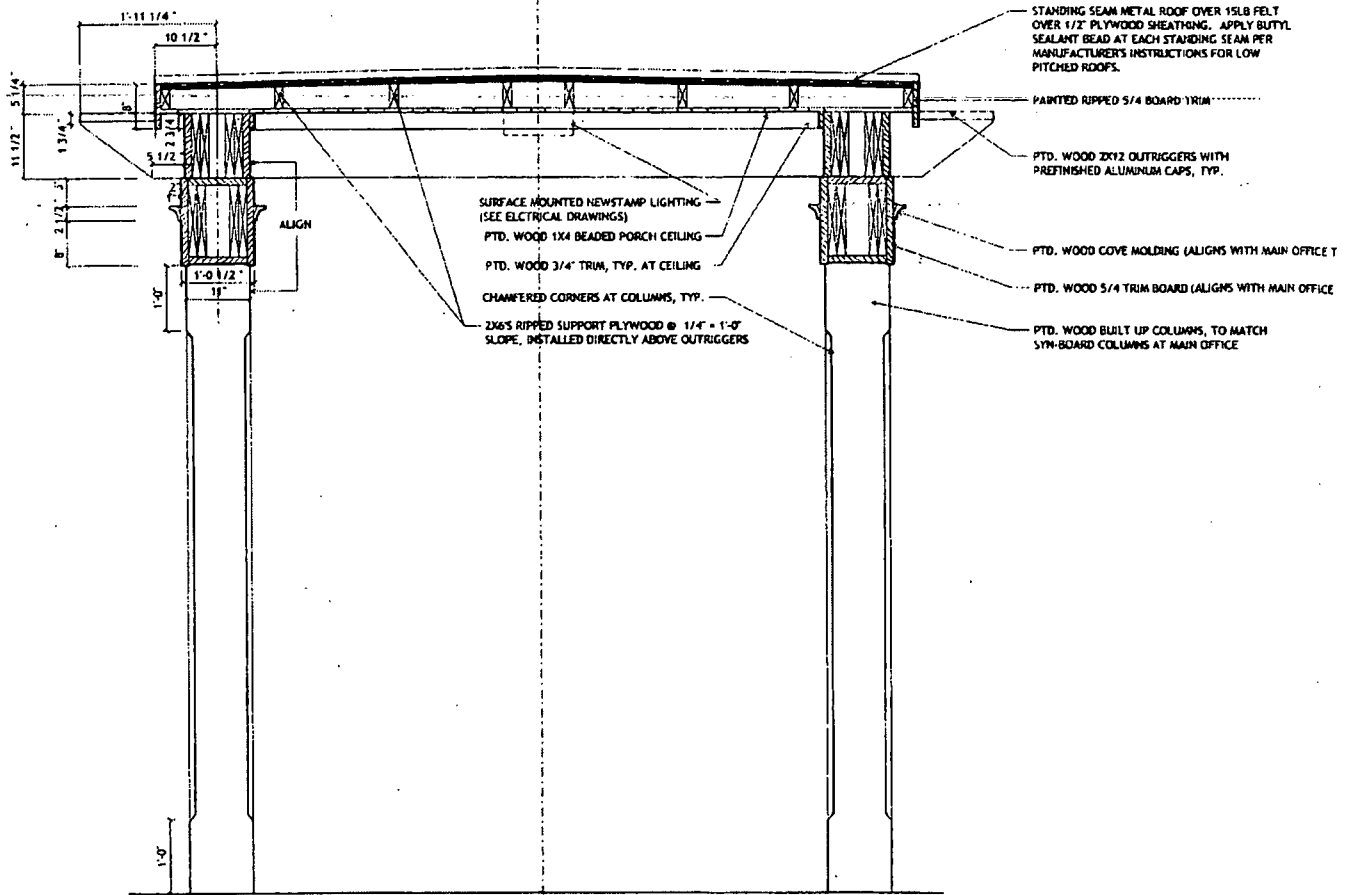
MUSE ARCHITECTS, PC

PROJECT: RUPPERT NURSERIES

TITLE: TRELLIS AS APPROVED

SCALE: 3/8" = 1'-0"

DATE: 8.12.08



3
A2.04

TRELLIS DETAIL

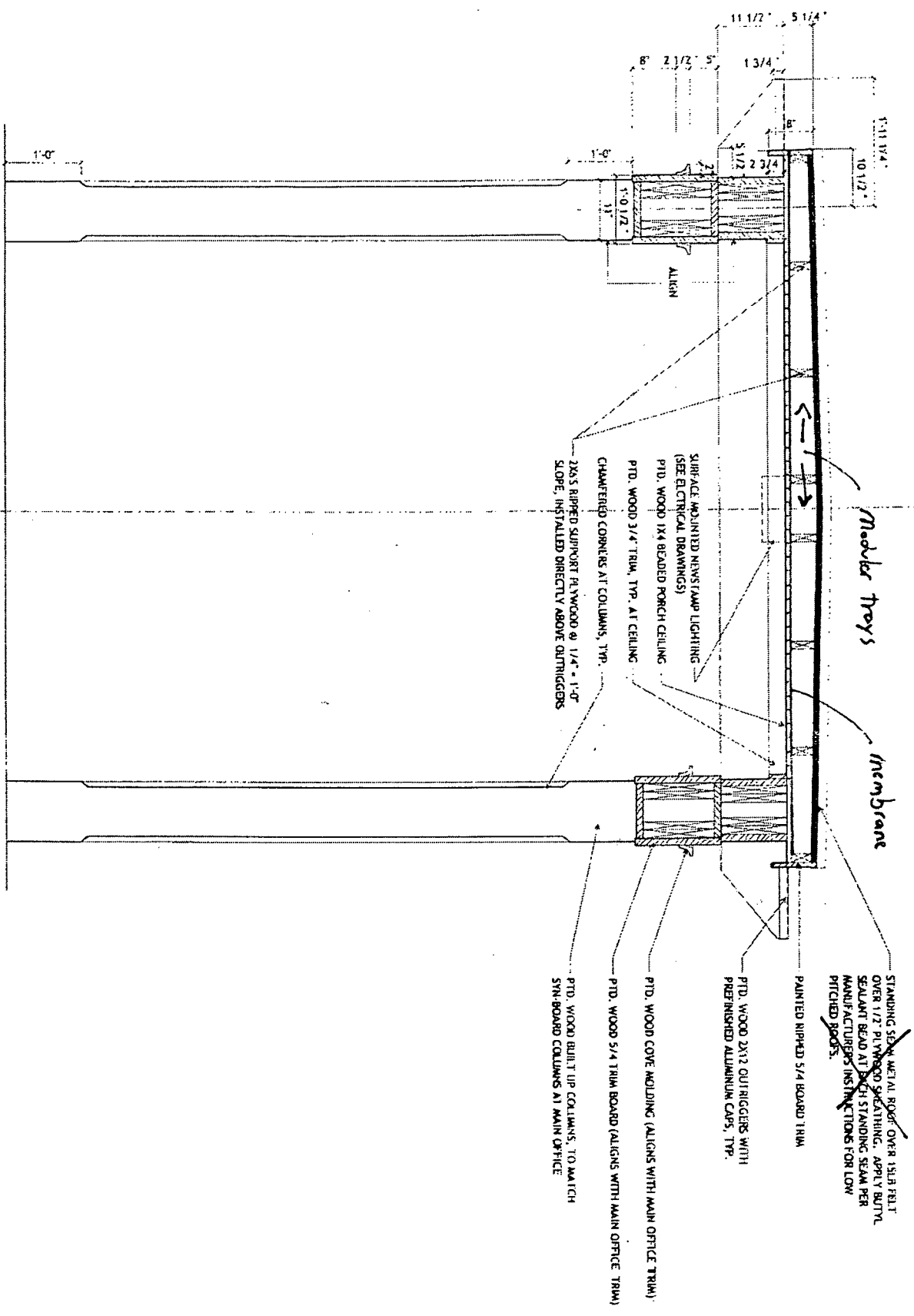
SCALE: 3/4" = 1'-0"

Approved

3
A2.04

SCALE: 3/4" = 1'-0"

TRELLIS DETAIL



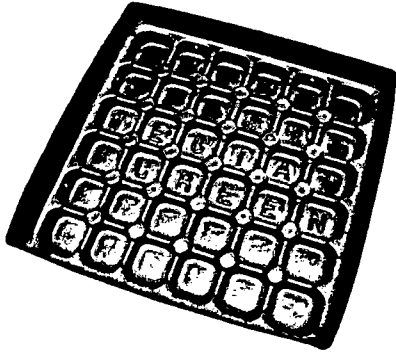
Proposed

8/12/08

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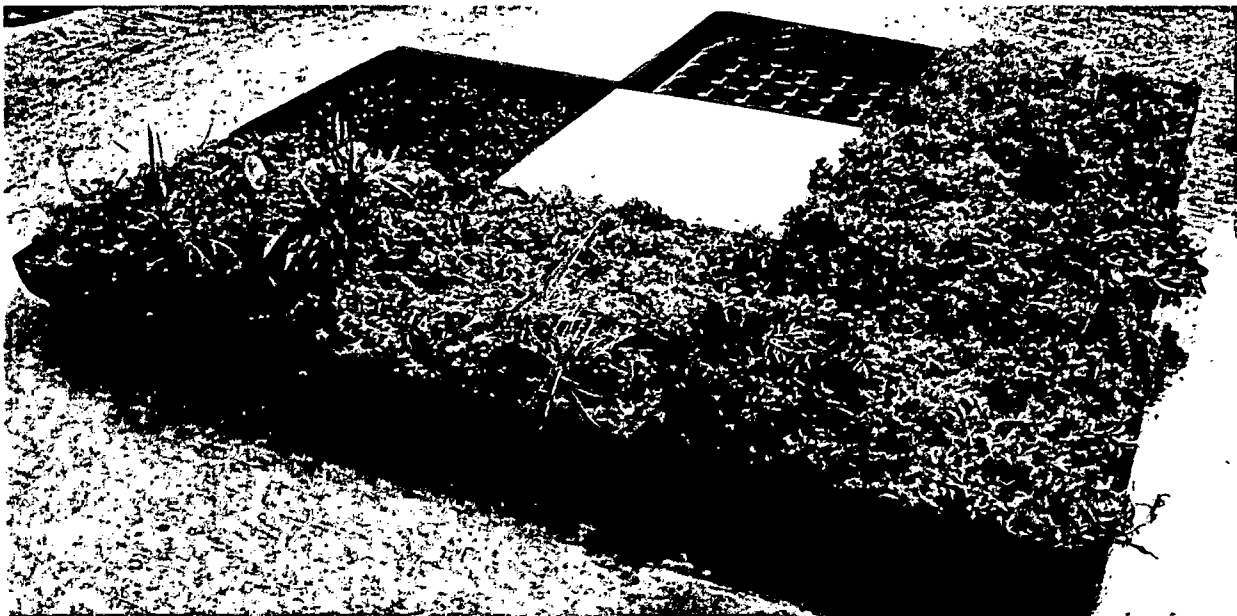
Expert Roofing Services Nationwide



2'x2'x4.4"

3/8" predrilled drainage holes
17-20 lbs s.f. saturated dead load

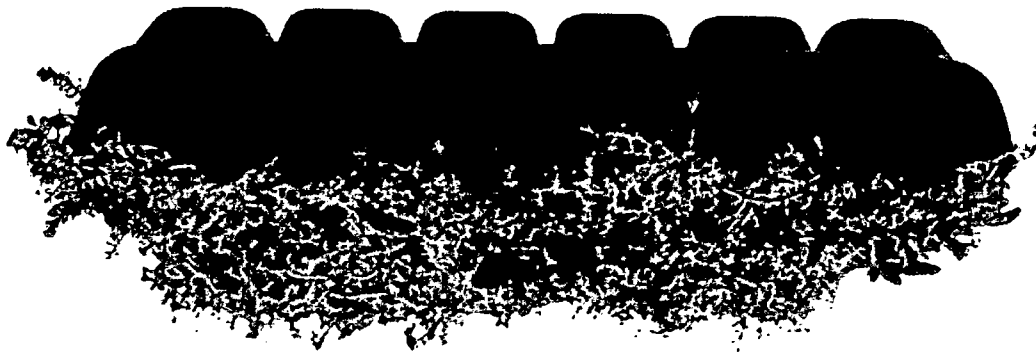
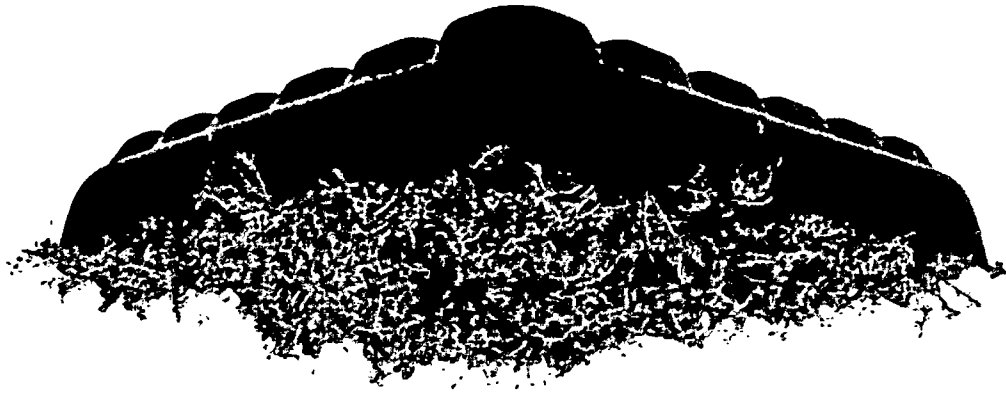
Recycled utility high molecular weight polyethylene

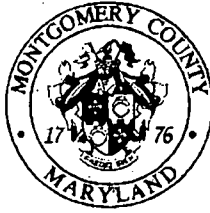


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Can be pre-planted or planted in place
Flexible maximum stormwater capacity for your climate

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HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairman

August 28, 2007

Department of Permitting Services
255 Rockville Pike
Rockville, MD

To Whom It May Concern:

This letter is regarding the historic property at 23601 Laytonsville Road, Laytonsville. The construction company, Morgan-Keller, has requested permission to place a temporary construction trailer on site until March 2008. Because this is a temporary installation, it does not require a Historic Area Work Permit approved by the Montgomery County Historic Preservation Commission (HPC). If the installation needs to be extended beyond March 2008, Morgan-Keller is aware that they will need to contact this office and that they may need HPC approval.

Sincerely,

Anne Fothergill
Senior Planner





Our reputation is building every day

MORGAN-KELLER, INC.

GENERAL CONTRACTORS • DESIGN BUILD • CONSTRUCTION MANAGEMENT



VIA FACSIMILE 301-563-3412

August 17, 2007

Mr. Kevin Manarolla
Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: Ruppert Nurseries/Fall Creek, LLC

Dear Mr. Manarolla:

We are requesting a letter granting permission for Morgan-Keller, Inc. to place a temporary construction trailer on the property located at 23601 Laytonsville Road, Laytonsville, MD 20882. The duration is for 7 ½ months – through March 2008. I have attached a drawing showing the location of the trailer on the property. As noted, the trailer will be placed right off of Laytonsville Road

We understand that if the project goes beyond March 2008, we will request an extension from the Historic Preservation Commission in the form of a letter.

Should you have any questions, please do not hesitate to call me at 301-663-0626. Thank you.

Sincerely,

MORGAN-KELLER, INC.

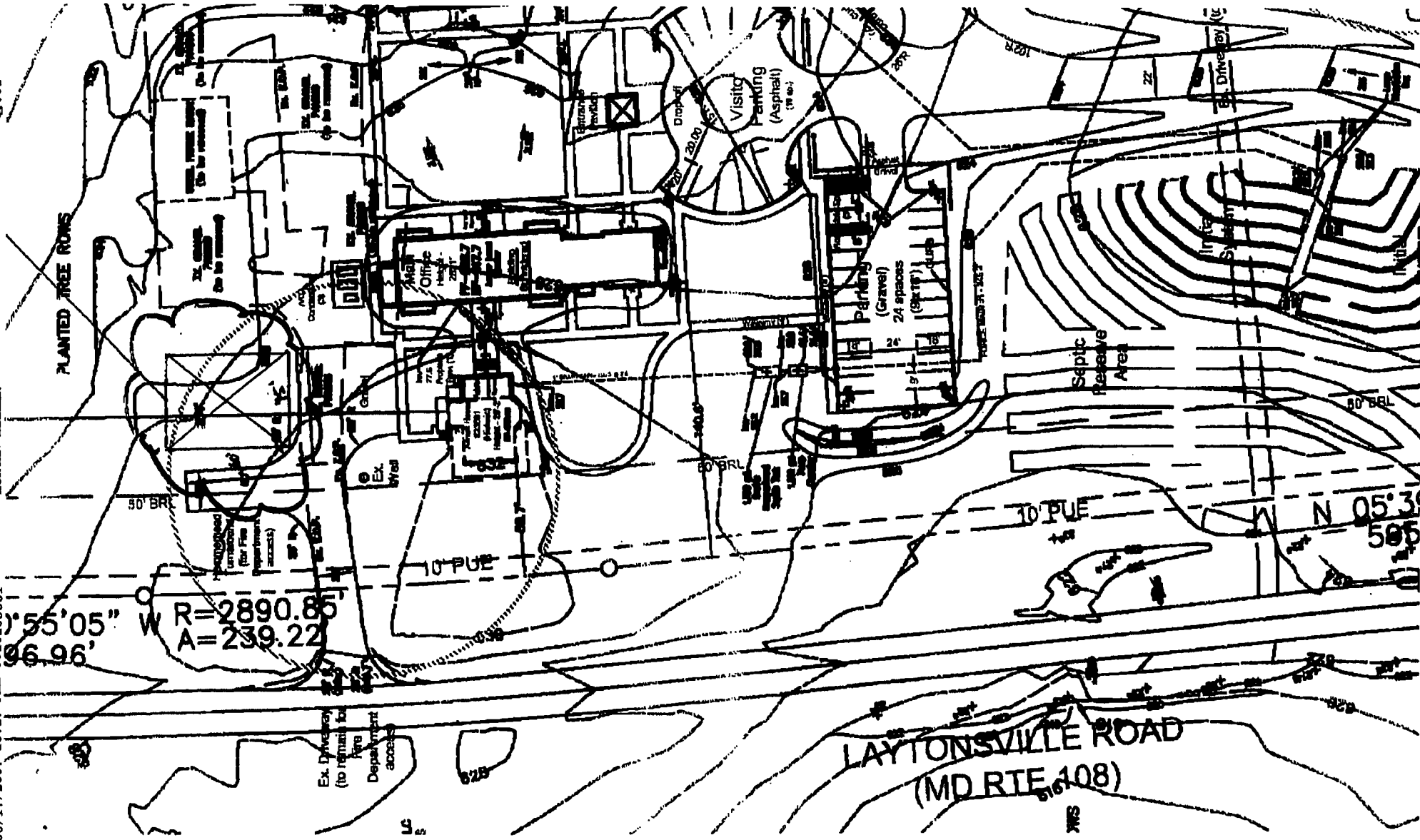
Jeff Klutz
Project Manager

JK/slb

cc: Dave Stambaugh, Superintendent
Attachment (1) As Stated



70 Thomas Johnson Drive, Suite 200 • Frederick, Maryland 21702
(301) 663-0626 Frederick County • (301) 293-6144 Washington County • (301) 831-4401 Montgomery County
FAX (301) 695-0426 • www.morgankeller.com



PLANTED TREE ROWS

Main Office

Visitor Parking (Asphalt)

Septic Reserve Area

LAYTONSVILLE ROAD (MD RTE 408)

$55^{\circ}05'$ W R=2890.85
 $96.96'$ A=239.22

Ex. Driveway
 (to remain for
 future
 Department
 access)

N 05° 31'
 58"



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 12/22/2005

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #405354, Addition and new construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with conditions** at the 12/21/2005 meeting.

The conditions of approval are:

1. Wood is the only trim material allowed on the historic house, rear addition, and new trellis connection. Synthetic trim is allowed on the new, detached buildings.
2. The connection between the house and the main office will be a wood trellis, designed as shown in plans dated July 7, 2004. The trellis can have a covered flat metal roof, pitched as necessary; design can be reviewed and approved at the staff level.
3. The connection between the main office and the pavilion will be slightly narrower with additional glazing; design can be reviewed and approved at the staff level.
4. Any proposed signage will be submitted to the HPC at a later date for approval.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Ruppert Nurseries

Address: 23601 Laytonsville Road, Laytonsville, MD

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-0370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOSHUA HILL
Daytime Phone No.: 202.966.6266

Tax Account No.: 01-02387917
Name of Property Owner: RUPPERT NURSERIES Daytime Phone No.: 301.482.0300
Address: 7950 HAWKINS CREAMERY RD. LAYTONSVILLE, MD 20892
Street Number City Street Zip Code
Contractor: T.B.D. Phone No.: N/A
Contractor Registration No.: N/A
Agent for Owner: MUSE ARCHITECTS Daytime Phone No.: 202.966.6266

LOCATION OF BUILDING/PREMISE

House Number: 23601 Street: LAYTONSVILLE ROAD
Town/City: LAYTONSVILLE Nearest Cross Street: HAWKINS CREAMERY ROAD
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: 820

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: _____

1B. Construction cost estimate: \$ T.B.D.
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] _____ 11.30.05
Signature of owner or authorized agent Date

Approved: ✓ with 4 conditions For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia DiMalley (AF) Date: 12/22/05
Application/Permit No. 405354 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

STAFF ITEM (please discuss at worksession before the meeting)

Attached is a letter that Ruppert Nurseries sent to the Maryland Department of Housing and Community Development regarding their current addition and new construction project at the Jacob Allnutt house on Laytonsville Road (approved by the HPC).

Ruppert Nurseries does not want to build a wheelchair ramp to the historic house and they have requested a waiver to the accessibility requirement since the new buildings they are constructing will be accessible. They would like the HPC to send a letter in support of this waiver request.

HPC said no to letter unless
they see plans that show
adverse effect on house.
Appl. could fax plans for
staff to look at.
Also - consider lift shown in
previous plans.

8-17-06
LDVM for
John Pavlos



RUPPERT
NURSERIES

July 31 2006
Department of Housing
and Community Housing
Director, Maryland Codes Administration
Steve Shen
100 Community Place
Crownsville MD 21032

Mr. Steve Shen,

We are requesting a waiver for handicapped accessibility for an Historic House based on the following information, and documents which we have provided.

On January 28, 2005 the owners of Fall Creek LLC filed for a Landscape Contractor Special Exception on a 16.04 acre site it owns at 23601 Laytonville Rd. (Maryland Route 108) in Laytonville, MD. In August of 2005 Fall Creek LLC was granted by the Council of Montgomery County Maryland Government to run a Landscape Contractors Operation. The property includes the "Jacob Allnut House" a 2,674 square foot residential dwelling unit. It is a Queen Anne style, Victorian home built in 1887 and is designated as an historic resource pursuant to the Montgomery County historic preservation laws (23/123) Jacob Allnut Farm. Any exterior renovations or additions to the structure will be subjected to the County's historic preservation laws.

Recently Fall Creek LLC submitted three construction documents to Montgomery County Government for a construction permit to build 3 buildings and an addition to the Historic Home. The three buildings are as follows, our Corporate Office our Maryland Branch Office and a Shop. All three of these buildings provide for Handicap Accessibility. Our corporate office is semi-attached to the Historic House by a pergola.

A landscape contractors' special exception is a change of land use in Montgomery County under zoning ordinance 59-G-2.30.00. This land use change provides a place of business for company workers only. The special exception forbids the entertainment to the public on the property.

We have provided in our packet the information that demonstrates good cause to grant the waiver. We feel the site provides for good accessibility to the buildings from the parking areas. That the buildings provide a work environment that is accessible to a handicap person. Any construction to the outside of the Historic Home that would provide for handicap accessibility would damage the value and status of historic preservation of the home. We feel we have upheld the intent of the law. We are asking for a waiver, for the Historic House based on the information provided.

Sincerely,

John Poulos

Director of Facilities

Ruppert Nurseries

301 414.0022 Fax 301 414.0422

301 704 5760 Cell

jpoulos@ruppertcompanies.com



August 2, 2006

Mr. Raymond Burns
Maryland State Highway Administration
Engineering Access Permits Division
707 North Calvert Street
Baltimore, MD. 21202

RE: Fall Creek Farm East
MD 108 Road Improvement /Entrance Improvement
RCI Project #850A

Dear Mr. Burns:

I am responding to the State Highway Administration's letter of August 24, 2005. and our most recent conversation of July 18, 2006. Our major concern is phasing in the deceleration lane, which was mentioned in Mr. Foster's letter. He stated at that time that the State would consider phasing in the roadway improvements if safety and operations concerns were not compromised, and we based our development of operations on these parameters. In our conversation in July of this year I spoke to you about the length of the bypass lane. The possibility of shortening the length to less than 850 feet was discussed.

As you requested, I am providing additional information concerning our operations. It is my understanding that upon your review of this information, if warranted, you would set up a meeting between myself and Mr. Cooke and yourself to discuss the following issues.

On July 25, I drove Route 108 from Olney Mill Road to Hawkins Creamery Road. There were some observations which I would like to share with you--I was focusing on three issues, deceleration and bypass lanes at the entrances to neighborhoods and business establishments, designated road speed and traffic that enters and exits Falls Creek Farm.

At the entrance to the Olney Boys Club traveling Northwest entering the club the deceleration is about 434 feet with an exit of 275 feet. Traveling southeast the bypass lane measured 550feet.

At the Reserve Fair Hill, a neighborhood entrance, traveling southeast, the deceleration lane is approximately 400 feet at the entrance and approximately 162 feet when exiting the side street. No bypass lane.

At the Blue Mash Golf Course, traveling northwest, the entrance deceleration is approximately 430 feet with an exit of approximately 250 feet. Traveling southeast the bypass lane is approximately 525 feet.

At the entrance to Montgomery Country Club, traveling northwest, the entrance deceleration lane is approximately 350 feet with an exit of approximately 235 feet. Traveling southeast, Montgomery Country Club has a center bypass left turn lane that measures approximately 233 feet.

At the entrance to the Golf Estates neighborhood, traveling northwest, the deceleration entrance lane is approximately 275 feet with a 200 foot exit. Heading southeast, the deceleration lane is approximately 400 feet.

The speed limit changes from 40 mph at Olney Mill Road to 50 mph at the Blue Mash Golf Course. The speed limit then changes to 30 mph when you enter the town of Laytonsville, and increases to 40 mph one mile past the town. In another mile, the speed limit again increases to 50 mph continuing on to Hawkins Creamery Road.

On July 27, 2006, I counted cars and trucks entering and leaving the Falls Creek site from 5:30 am until 9:30 am. Employees (field personnel) entering property from 5:30 am until 6:30 am: 33 vehicles entered the site from the southeast, and 14 vehicles entered from the northwest.

At 6:15 am trucks started leaving the site with all 24 trucks leaving the yard by 6:50 am. Five trucks went northwest on 108 with 19 trucks going southeast. After checking time sheets for the day, I determined the 24 trucks returned to the yard from 2:30 pm and all were back by 4:30 pm. Five trucks came from the northwest and nineteen trucks came from the southeast.

Office personnel starting entering the property at 7:00 am with all office personnel reporting to site by 9:15 am. The majority of office personnel reported before 8:00 am. Twenty vehicles entered the property with ten coming from the southeast and ten vehicles coming from the northwest. Office personnel work until 5:00 pm or later.

I also took a poll of people at our corporate offices. Once our offices are built at Falls Creek, a minimum of sixteen corporate personnel will be reporting to Falls Creek. Of those, 8 will arrive from the northwest and 8 from the south.

For future expansion, field personnel will increase by about 25 people over the next ten years, with office personnel increasing by 30 people.

After you have a chance to review my data, I would like to discuss the following possibilities with you and our engineers at Rodgers Consulting:

- That we shorten the by pass lane to 525 feet, with discussion of reducing the speed limit to 40 mph from Sundown Rd to Hawkins Creamery Road.
- That we discuss building the bypass road 8 to 10 years into the future when we anticipate full capacity on the site.

Additionally, I would like to discuss the items that I have documented in this letter. Your attention to this matter is greatly appreciated. I look forward to hearing from you.

Sincerely,

John Poulos
Ruppert Nurseries
Director of Facilities
301-414-0022
301-414-0422 Fax
301-704-5760 Cell
jpoulos@ruppertcompanies.com

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, March 22, 2006 11:51 AM
To: 'BCole@mdp.state.md.us'
Subject: Ruppert Nurseries/Jacob Allnut House

hi Beth,

I just received a copy of a letter that was sent to you from Caryl Ersenkal of Ruppert Nurseries regarding the MHT review of the Highway Access Permit for their property on Route 108 in Laytonsville. She mentioned in her letter to you that I would write you a letter and I certainly can if you need it, just let me know. For now I wanted to let you know that the Jacob Allnut House is individually-designated on the Montgomery County Master Plan for Historic Preservation (site # 23/123) and has a received approval from the Montgomery County Historic Preservation Commission (HPC) for a Historic Area Work Permit for a rear addition to the house and new construction behind the house. The site plan also included some gravel parking areas and a few other alterations.

However, the applicant did not discuss any road expansion with the HPC. If the expansion impacts the historic environmental setting, the work may need further HPC review and approval. Having not seen what they are proposing for the road, I cannot be sure at this point. It may be that all the widening is taking place on the other side of the road, which is also their property. Or it may be that the work is outside of the historic environmental setting, which is only 2 1/2 acres of this much larger property.

I am happy to write a letter with more detail on what was approved if you need that for your review. Please email or call me with any questions.

Thanks,
Anne

Anne Fothergill
Historic Preservation Planner
Montgomery County Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.mc-mncppc.org/historic/>



RUPPERT
NURSERIES

FAX COVER

Date: 3-21-06
To: Anne Fothergill
Fax: 301-563-3412
From: Caryl Ersenkal
Pages: 3 (including cover sheet)

Message:

Fyi - Please let me know if you
have questions. Thanks very much
for all your help.
Caryl

P.S. I didn't include enclosures w/you copy.



March 20, 2006

Ms. Beth Cole
Maryland Historical Trust
100 Community Place
Crownsville, MD 21032

Subject: Ruppert Nurseries Highway Access Permit

Dear Ms. Cole:

As we discussed earlier today, as part of its expansion Ruppert Nurseries has applied for a highway access permit and submitted road plans for work to be completed on MD Route 108 in Laytonsville, Md. The road work will occur near the Jacob Alnut house, located on the property where expansion will occur. As a result, the State Highway Administration (SHA) has requested that prior to issuance of the permit, the MHT provide written verification that no historic impacts will be incurred.

Briefly, our project involves the expansion of our headquarters and Maryland branch operations onto a 16 acre tract on Route 108 and will include construction of two 3-level office buildings, an addition to the historic Alnut house, parking areas, as well as shop and pole barn facilities associated with our landscape contracting operations. The site is surrounded by a 162 acre tree farm, also operated by Ruppert Nurseries. The historic environment surrounding the Alnut house is a 2 1/2 acre tract located within the 16 acre site and fronting on Route 108.

Over the past two years, we have worked with various agencies in Montgomery County to develop the site plan and obtain the required approvals for the project to proceed. As part of this process, the Montgomery County Historic Preservation Commission reviewed and approved the project for issuance of a Historic Work Permit.

Enclosed are several documents that will be helpful to your review of the project:

- the letter requesting MHT verification of no historic impacts.
- the Historic Preservation Commission staff report of 12/14/05, with selected exhibits.
- the plan for expansion of Route 108, to include bypass, acceleration and deceleration lanes.

In addition, I have requested that Anne Fothergill of the Montgomery County HPC staff provide you a letter, stating that the project has been reviewed and approved by the HPC.

If needed, Ms. Fothergill would be available to discuss the project with your office and can be reached in her office at 301 563 3400.

I would appreciate your review of the project and preparation of a letter which will satisfy the SHA request for written verification from MHT. Should you have questions or require additional information, please do not hesitate to contact me at 301 414-0022 or 202 425 5499 (cell).

Sincerely,



Caryl Ruppert Ersenkai
Coordinator
Corporate Building Program

Enclosures - 3

cc. Anne Fothergill (Montgomery Co. Historic Planning Commission Staff)
Frank Bossong, (Rodgers Consulting)
Birame Kandji (Rodgers Consulting)

yes

February 22, 2006
Staff Item

In 2005 the HPC approved an addition to the Jacob Allnutt House (MP Site #23/123) in Laytonsville as well as two new office buildings to be built behind it for the Ruppert Nurseries headquarters.

The HPC's conditions of approval were:

- Wood is the only trim material allowed on the historic house, rear addition, and trellis connection. Synthetic trim allowed on the new, detached buildings.
- The connection between the house and the main office is a wood trellis with a covered flat metal roof, pitched as necessary.*
- The connection between the main office and the pavilion will be slightly narrower with additional glazing.*
- Signage will come back to the HPC for approval.

*These design changes to be reviewed and approved at the staff level.

Attached is an email from the architect explaining the changes that have been made to meet the conditions of approval.

#1 is the change in the trellis design and the roof on the trellis.

#2 is the new design for the connector section to the pavilion in the new office building showing additional windows and a more narrow footprint. Although not mentioned in the email, they did inset the second floor of the connector section even further than the first floor, which the HPC had discussed with them as a suggested change (but not required).

When doing the permits sets of plans, they made two additional changes, #3 and 4 in the email.

#3 involves slight changes in the new buildings' dimensions, but no changes to the addition to the historic house.

#4 is the addition of a 12' 4" wide x 4' deep exterior balcony with railing off the 2nd floor pavilion section of the south side of the new office building. This was not shown in the approved plans. Explanation in email.

Not mentioned in the email, but shown in the floor plan, is a wheelchair lift located at the rear of the new addition to the historic house.

Reduced plans are attached—marked approved and proposed with changes clearly marked—and large plans are available for review tonight.

Changes #1 and 2 can be reviewed at the staff level. Does the HPC want to review a revised HAWP for changes #3 and 4 or can these also be approved at the staff level?

1

STAFF ITEM

Fothergill, Anne

From: William Kirwan, AIA [wkirwan@musearchitects.com]
Sent: Tuesday, February 21, 2006 5:09 PM
To: Fothergill, Anne
Cc: Caryl Ersenkall
Subject: Ruppert Nurseries

Anne,

Following is a description of the changes to the drawings to reflect the comments made at the hearing as well as some modifications to the building we have made to deal with constructability issues as well as aesthetics.

① In response to the hearing, we have modified the breezeway connection between the Allnut House and the Main Office Building by eliminating the second floor walkway connection and balustrade. We have furthermore detailed the roofed connection to be more representative of a trellis through the use of outriggers and miscellaneous trim details. A flat seam metal roof will top this trellis to protect the users from the rain and will not be visible from the ground level. We also will be constructing this of wood trim, only utilizing synthetic trim on the new buildings as discussed at the hearing.

② In response to the hearing we have reduced the width of the connector of the Main Office Building by six inches on both sides, totaling one foot as suggested at the hearing, to create a greater relief between the connector and adjoining pavilion and main building. We have also detailed the facades of the first floor of the connector to resemble a glass in filled loggia to increase the transparency of this piece, again as suggested at the hearing.

③ In regards to building detailing. In order to properly course the masonry work on the first floor of both buildings, we needed to make both the Main Office Building and the Office Barn 8 inches wider, the pavilion one foot wider, and the Office Barn 8 inches less in length. This is done so that the 8 x 16 inch blocks, reminiscent of old dairy barns in the area, can be properly coursed for the mason. Though not done for this purpose, this has the added benefit of rendering the connector with even more relief from the main building and pavilion.

④ The last change is to render the porch off the office on the second floor of the pavilion with a balcony on the south facing facade. The porch had been internal to the roof volume, limiting view and creating an expensive waterproofing detail with the conditioned space below. The balcony would be detailed consistently with the other porches and would project only four feet from the face of the building. We think this ultimately improves the elevation as it faces the entry drive and the south approach.

The site plan reflects the new footprints as well as currently planned location of exterior mechanical equipment.

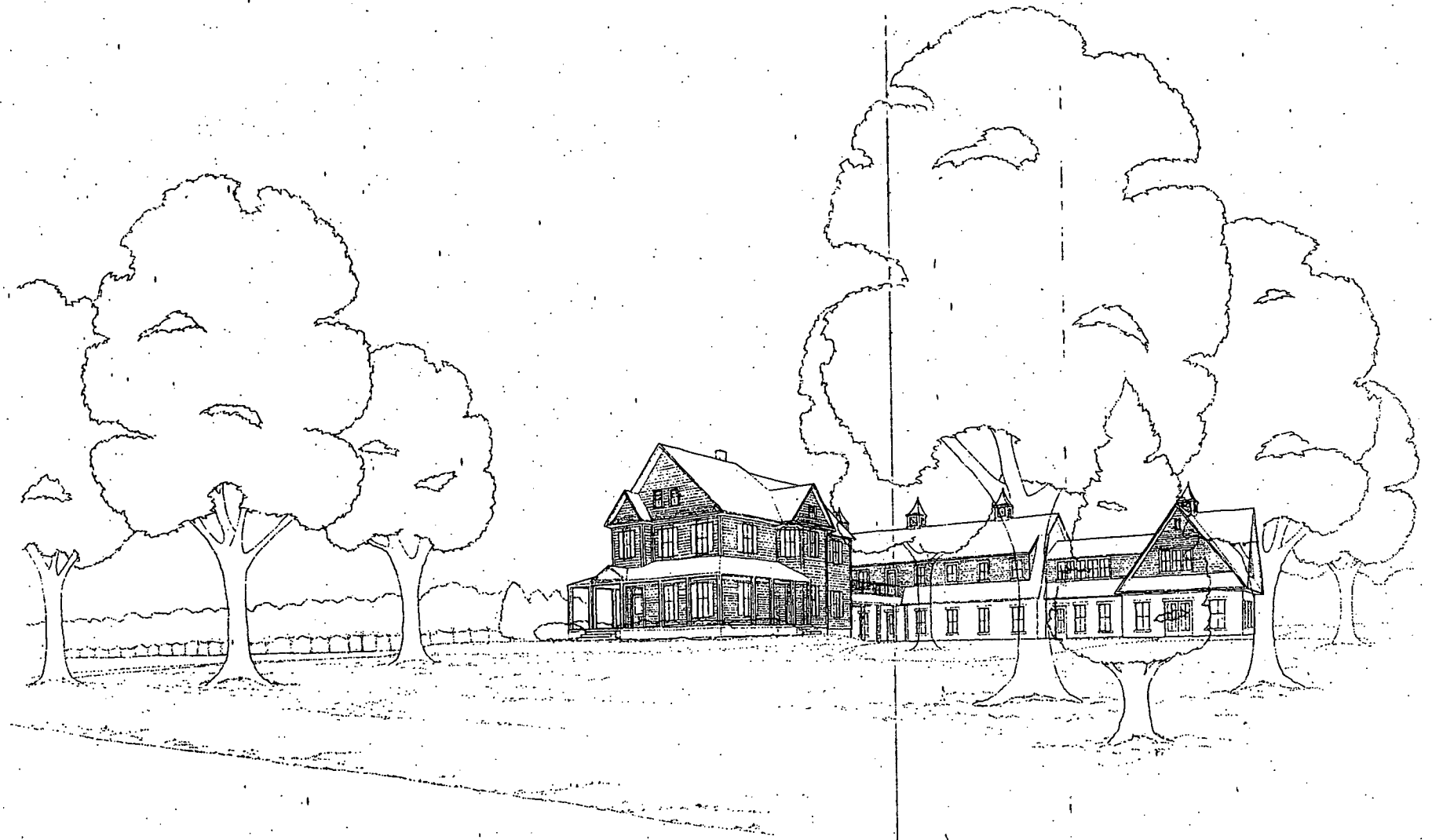
If you should have any questions, please do not hesitate to call. We look forward to your feedback following the work session tomorrow.

Regards,

Bill

William Kirwan, AIA
Principal

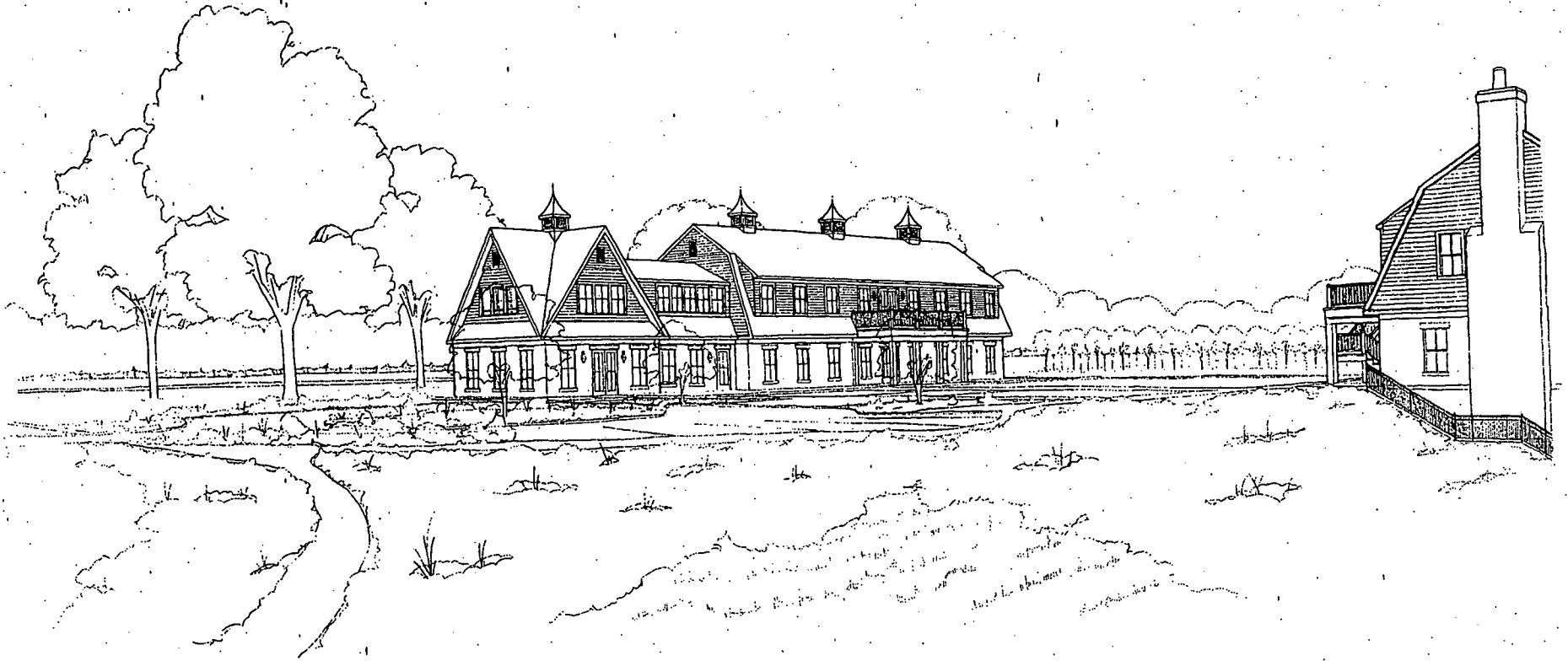
MUSE ARCHITECTS
5630 Connecticut Ave NW Washington DC 20015 T.202.966.6266 F.202.966.9666



RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD

STREET PERSPECTIVE

15

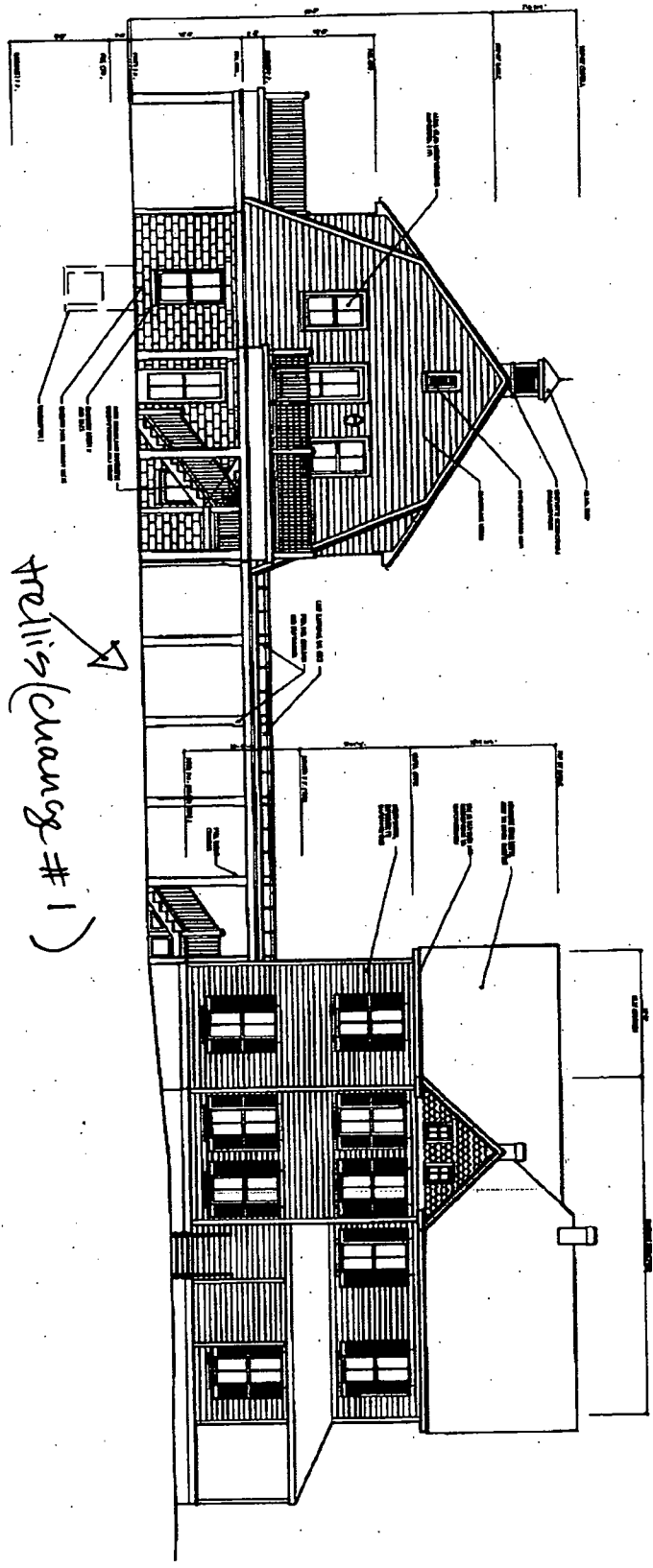


RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD

OFFICE YARD PERSPECTIVE

14
5

9



 NORTH ELEVATION - MAIN OFFICE BUILDING & ALLIOTT HOUSE
 MADE BY 1/10/06

trellis (change #1)

A2.03

MAIN OFFICE & ALLIOTT HOUSE
 ELEVATIONS
 SCALE: 1/4" = 1'-0"

RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD.

MUSE ARCHITECTS

1400 Connecticut Avenue NW
 Phone 202.462.1200

Washington DC 20037
 Fax 202.462.1200

proposed

SYNTHETIC WOOD CUPOLA WITH METAL ROOF

STANDING SEAM METAL ROOF

HARDPLANK SIDING

CLAD WOOD WINDOWS

SYNTHETIC WOOD TRIM AND COLUMNS

TREX DECKING ON SLEEPER SYSTEM

GROUND FACE MASONRY UNITS

STANDING SEAM METAL ROOF

PTD. WOOD SIDING

PTD. WOOD WINDOWS

SYNTHETIC WOOD TRIM AND COLUMNS

PTD. WOOD SHUTTERS

TOP OF GABLE

33'-7"

12'-0"

1ST F.F.

BSMT F.F.

11'-0"

17'-8"

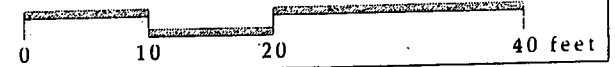
35'-7"

NEW WORK

EXISTING

RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD

PROPOSED NORTH ELEVATION
JACOB ALLNUT HOUSE AND MAIN OFFICE



27

Approved
with
condition

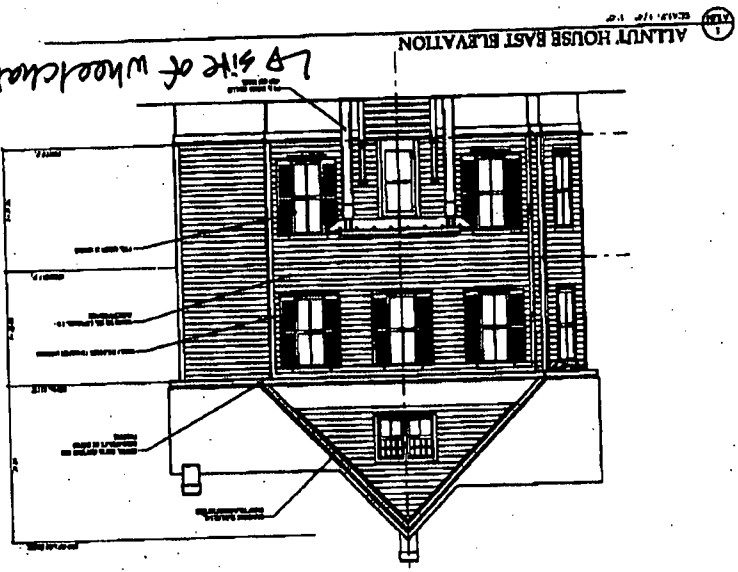
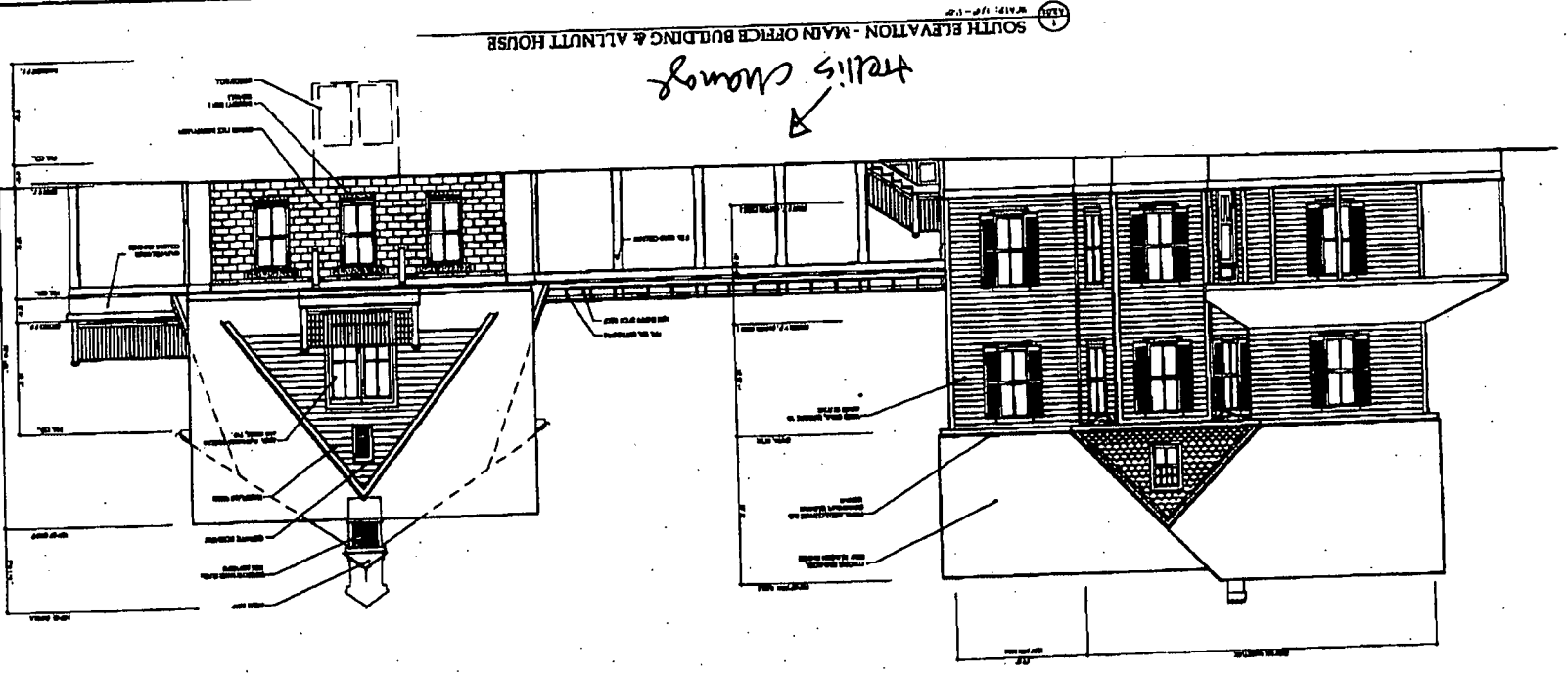
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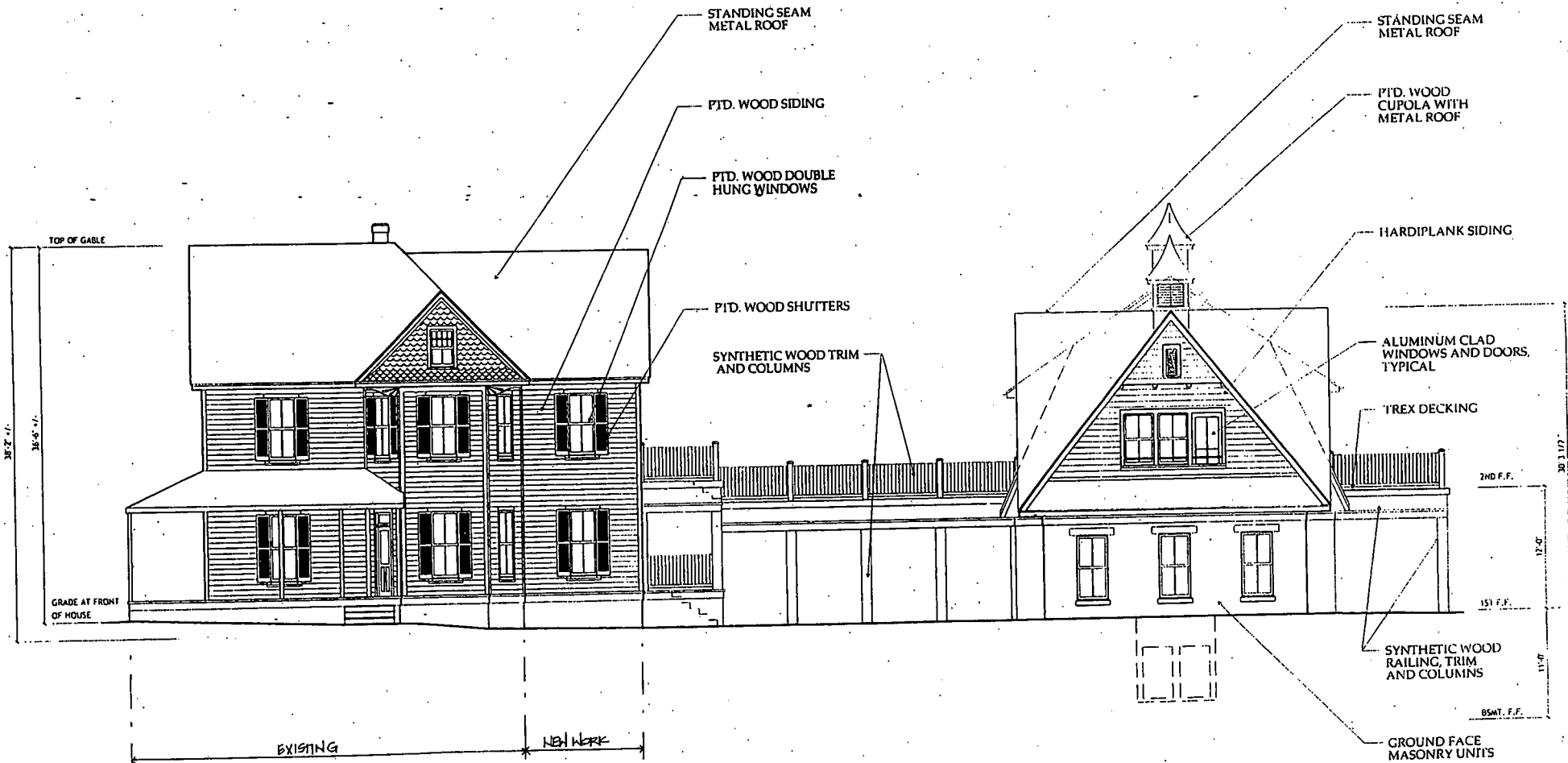
MAIN OFFICE & ALLUTT HOUSE
 1/4" = 1'-0"

RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LATONSVILLE, MD

MUSS ARCHITECTS
 1000 ...
 ...

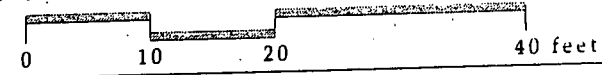
Proposed





RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD

PROPOSED SOUTH ELEVATION
 JACOB ALLNUT HOUSE AND MAIN OFFICE



Approved

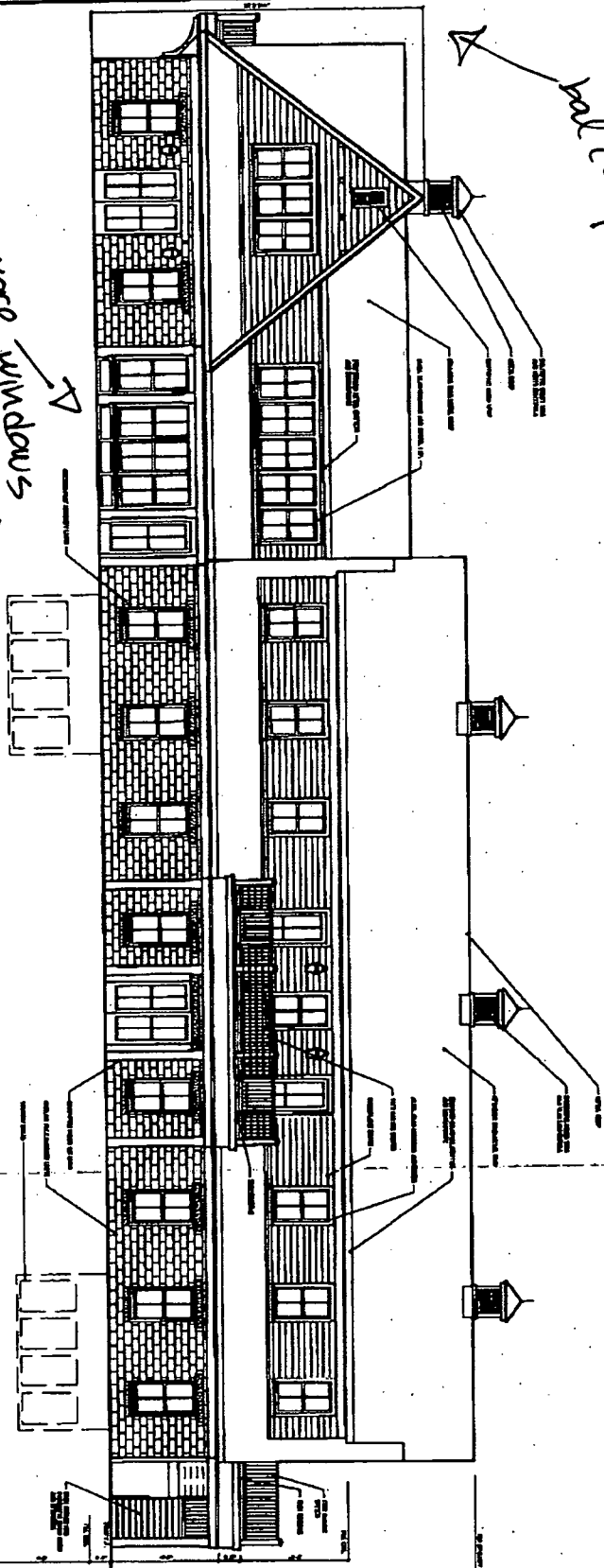
16
 9

01

EAST ELEVATION

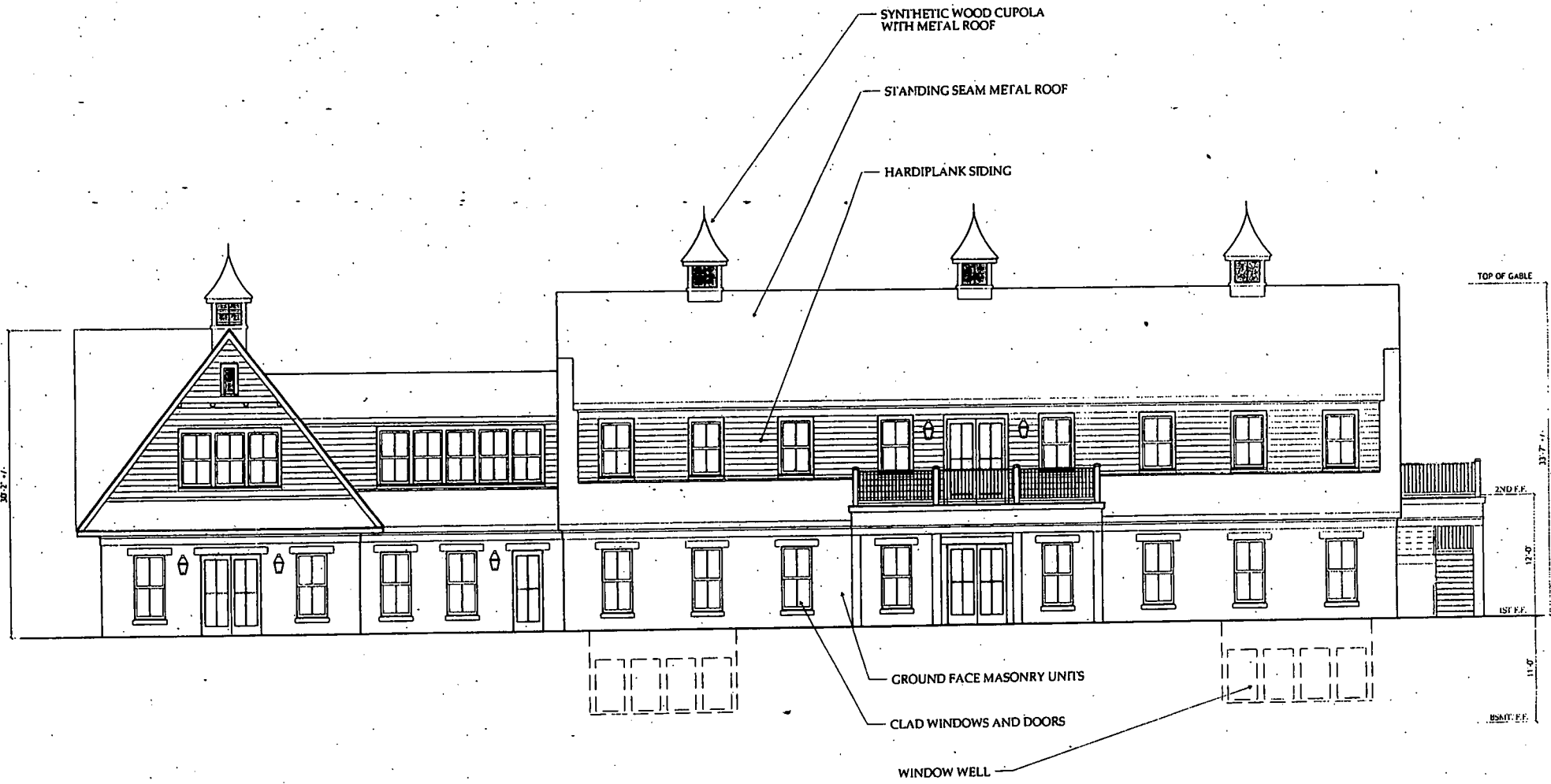
wide windows
(change #2)

ball cone
(change #4)



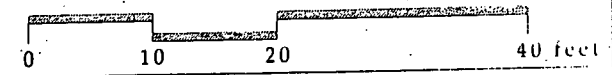
A2.01	DATE UPLOADED EAST ELEVATION SCALE: 1/8" = 1'-0"	<p>RUPPERT NURSERIES FALL CREEK FARM EAST LAYTONSVILLE, MD</p>	<p>MUSB ARCHITECTS 4000 Quince Orchard Road, Suite 200 Springfield, MD 21150 Tel: 410-253-1234</p>
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Proposed



RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD

PROPOSED EAST ELEVATION
 MAIN OFFICE



20
 11

Approved

SYNTHETIC WOOD CUPOLA
WITH METAL ROOF

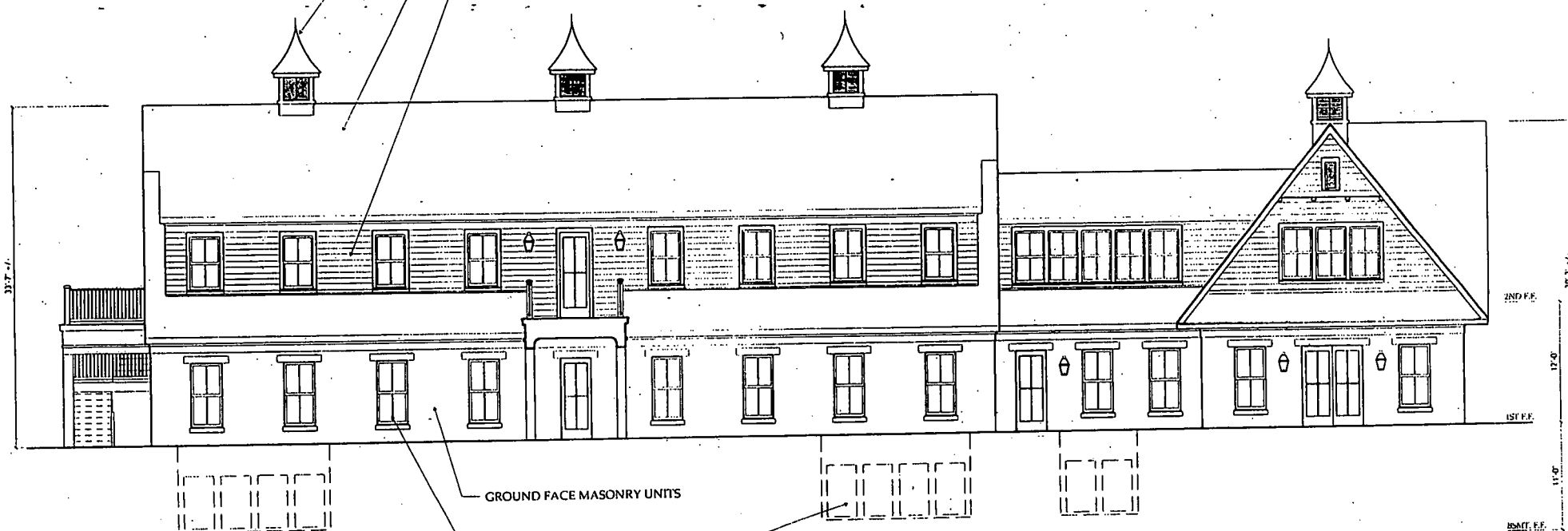
STANDING SEAM METAL ROOF

HARDIPLANK SIDING

GROUND FACE MASONRY UNITS

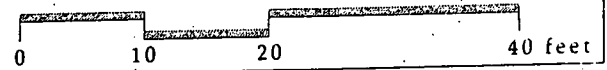
CLAD WINDOWS AND DOORS

WINDOW WELLS



RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD.

PROPOSED WEST ELEVATION
MAIN OFFICE

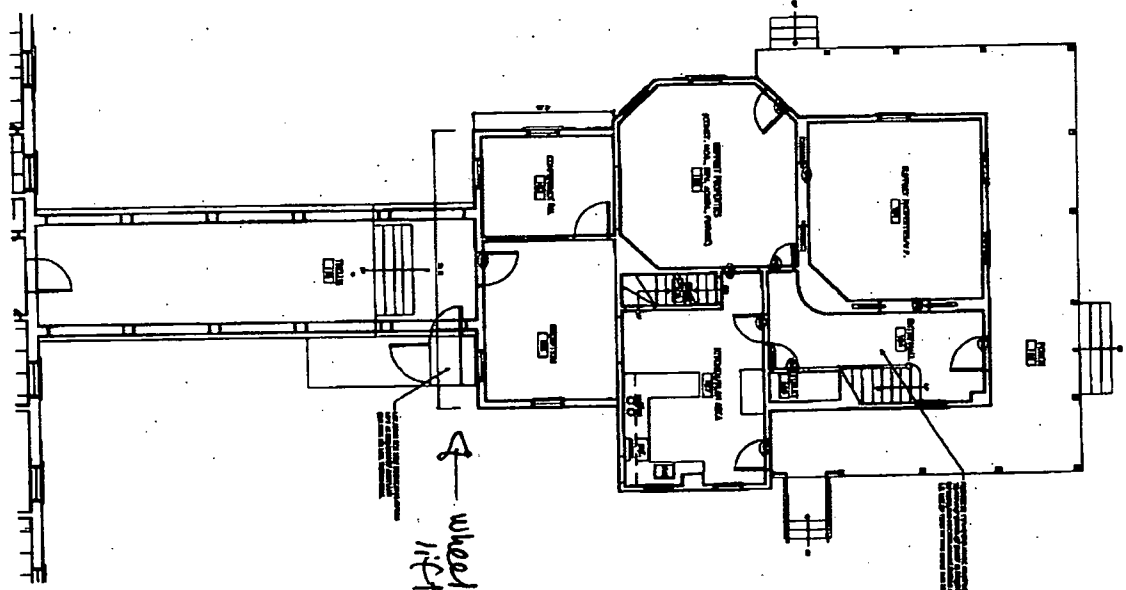


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19

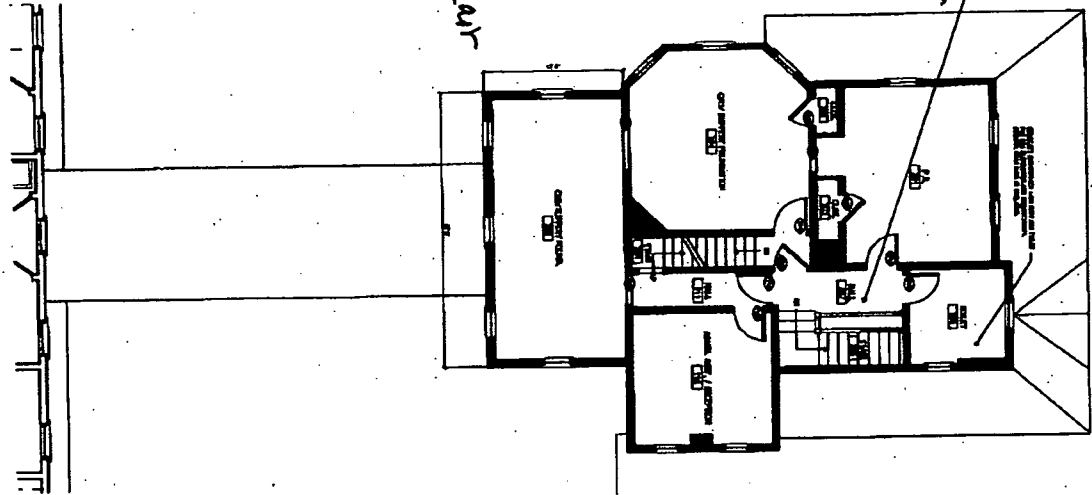
Approved

h7

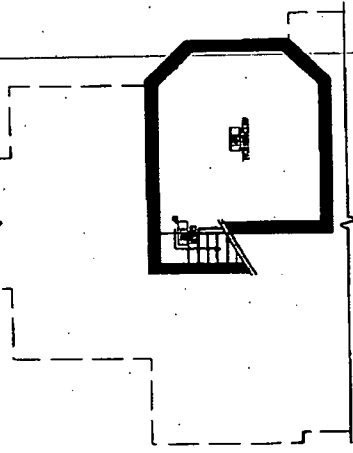
1-1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



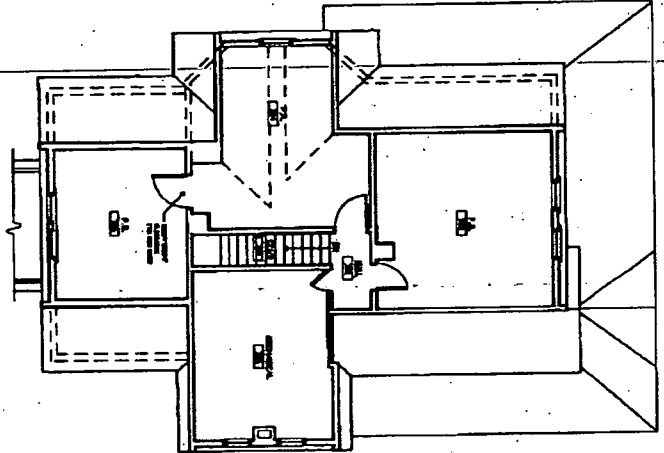
1-2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1-3 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



1-4 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



A1.08

1-40'S ALL NOT BOSS PLANS
SCALE: 1/8" = 1'-0"

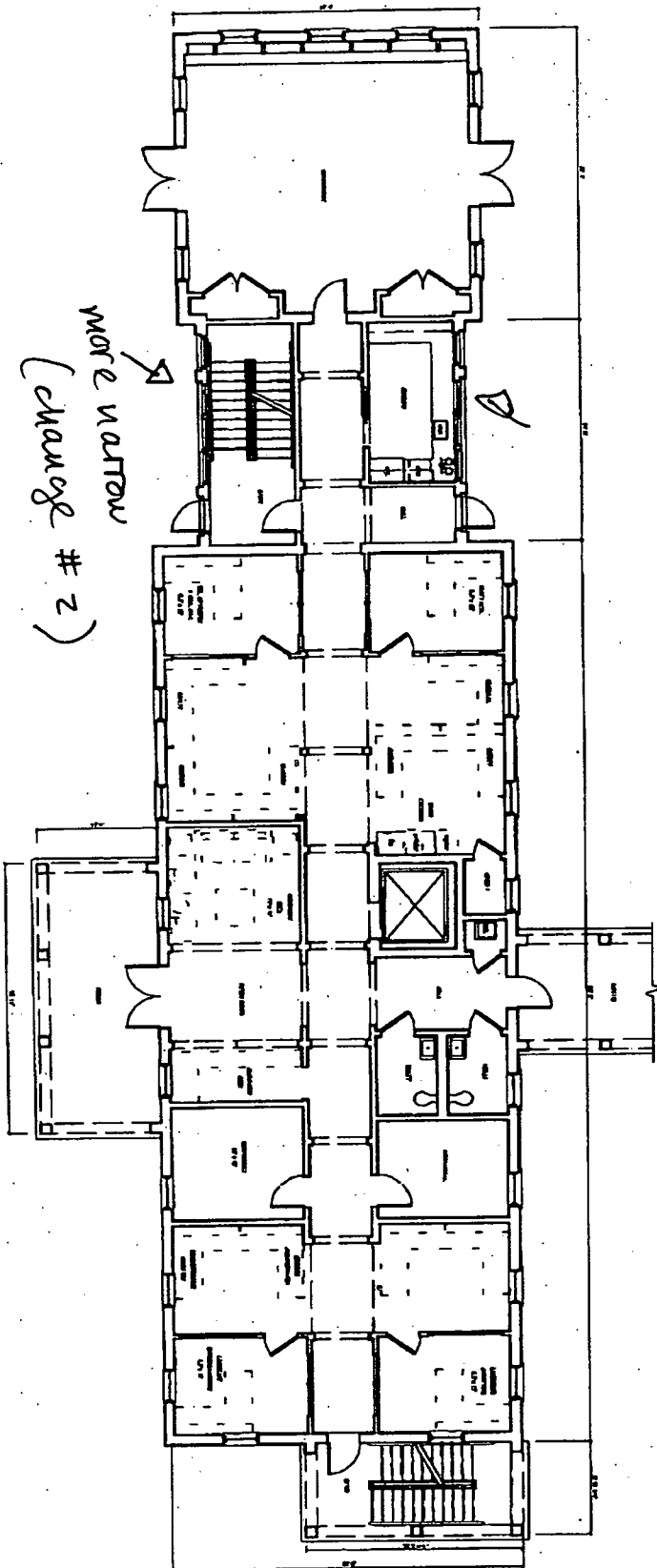
RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD

MUSE ARCHITECTS
3000 Old Dominion Avenue, Suite 100
Falls Church, VA 22044
Washington, DC 20005
Phone: 703.291.8888
Website: www.musearchitects.com

proposed

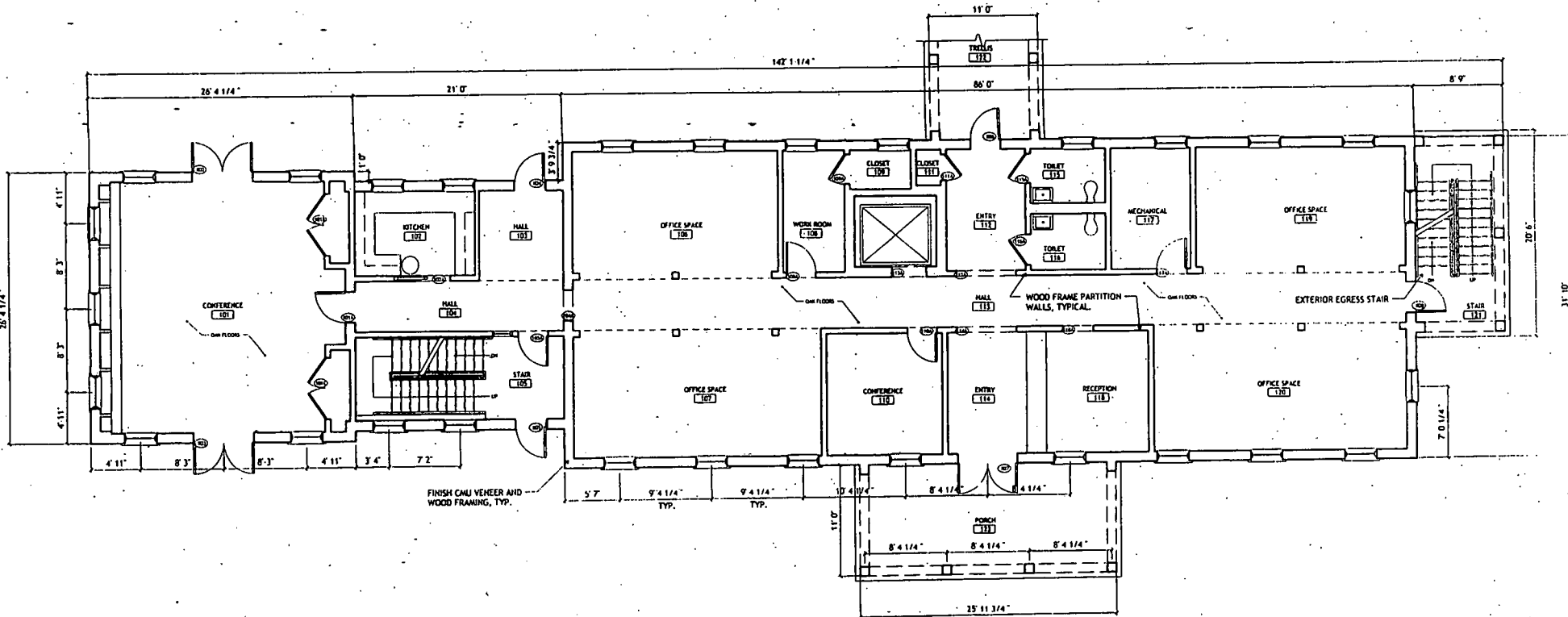
91

FIRST FLOOR PLAN



10'1"	MAIN OFFICE FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"	<p>RUPPERT NURSERIES FALL CREEK FARM EAST LAYTONSVILLE, MD</p>	<p>MUSE ARCHITECTS 1022 Connecticut Avenue NW Washington DC 20036 Phone: 202-331-1100 Fax: 202-331-1101</p>
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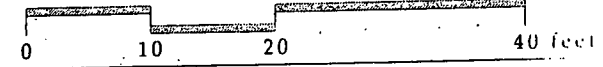
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RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD



MAIN FLOOR PLAN - MAIN OFFICE



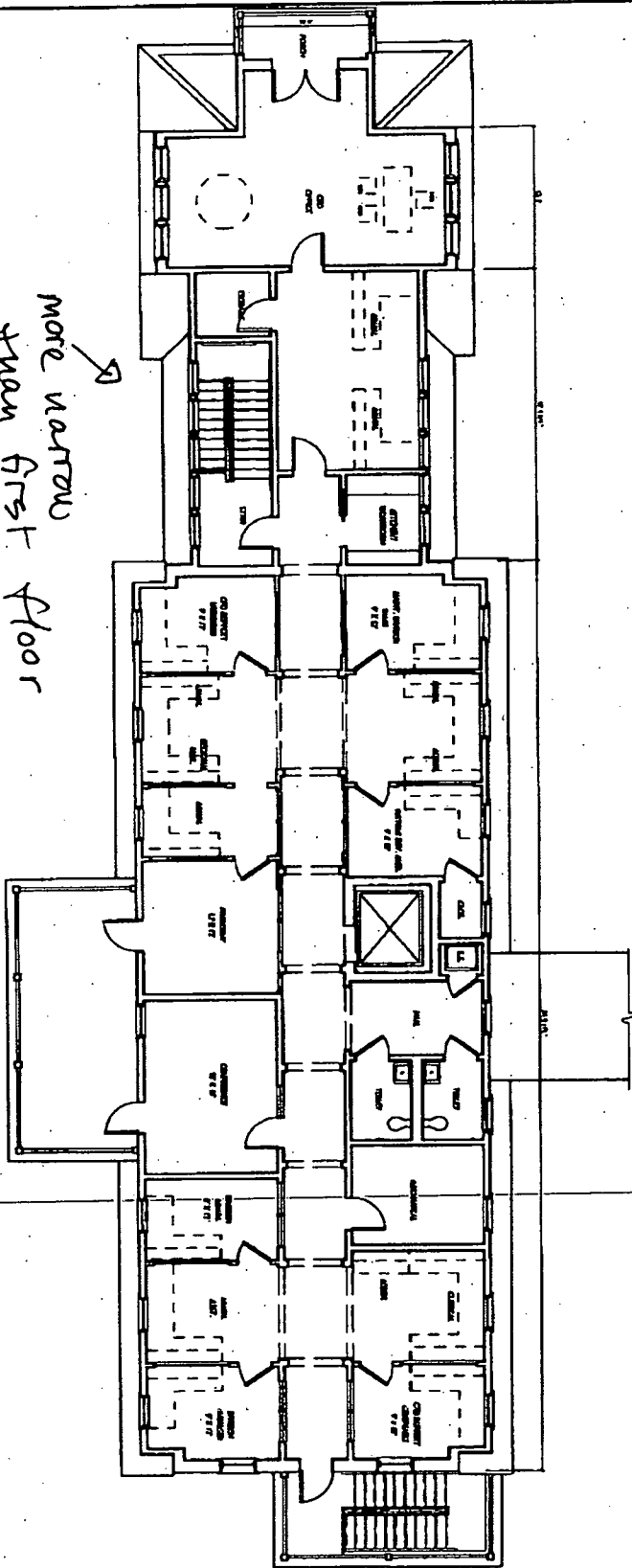
~~22~~
 17

Approved

81

SECOND FLOOR PLAN

more narrow than first floor



A1.02

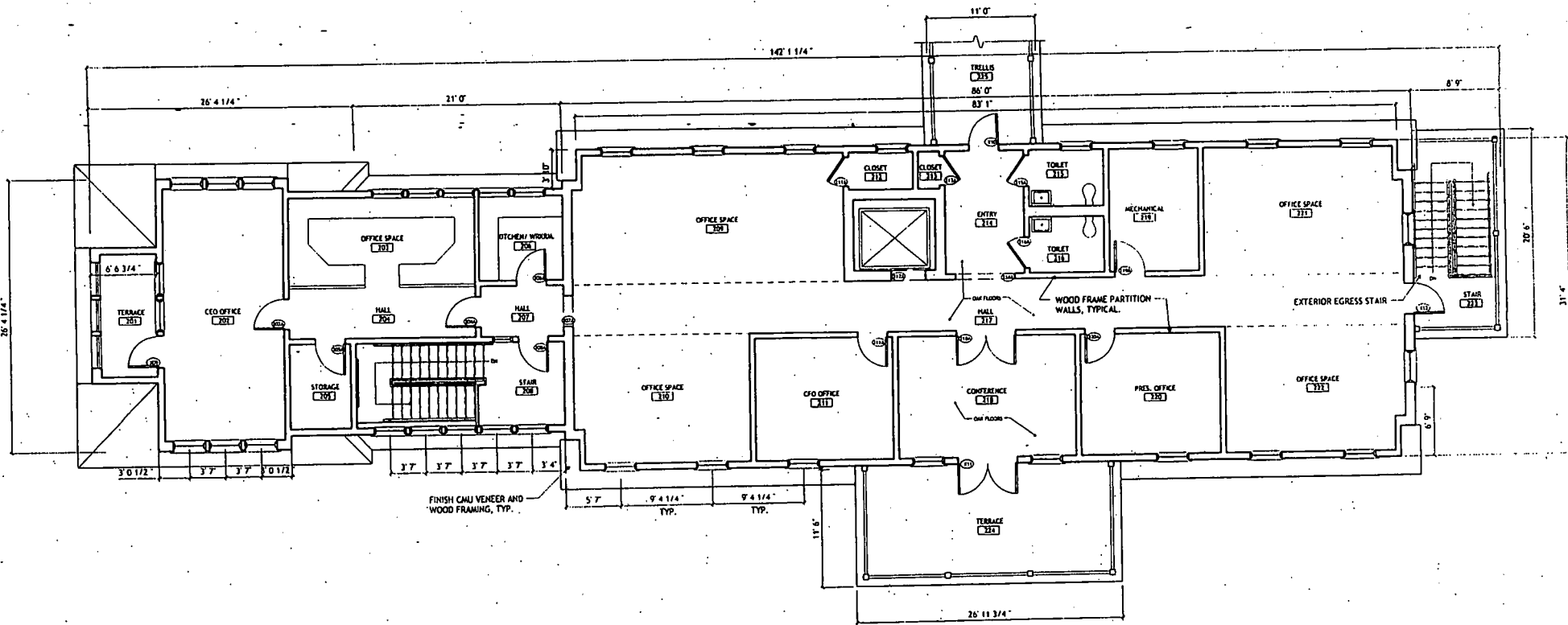
SEAL COPY REVISION FLOOR PLAN
SCALE: 1/8" = 1'-0"

RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONVILLE, MD

MUSE ARCHITECTS

1100 Chesapeake Avenue, Suite 300
P.O. Box 22,000,000
Washington, DC 20036
Phone: 202.338.2828
Fax: 202.338.2828

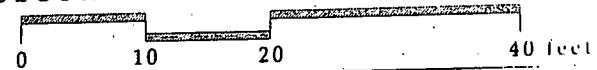
proposed



RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD



SECOND FLOOR PLAN - MAIN OFFICE



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THE HISTORIC PRESERVATION COMMISSION

- X
- HISTORIC AREA WORK PERMIT - : HPC Case No.
23601 Laytonsville Road :
- X
- PRELIMINARY CONSULTATION - :
Parcel 200 Frederick Road :
- X
- PRELIMINARY CONSULTATION - :
Parcel 70, Brookeville :
- X
- PRELIMINARY CONSULTATION - :
7401 Brookeville Road :
- X
- PRELIMINARY CONSULTATION - :
7333 Piney Branch Road :
- X

A meeting in the above-entitled matter was held on December 21, 2005,
commencing at 7:28 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring,
Maryland 20910, before:

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

Lee Burstyn
Timothy Duffy
David Rotenstein
Tom Jester

1 MS. O' MALLEY: The first case that we'll hear tonight is Case C, Rupert
2 Nurseries, 23601 Laytonsville Road, Laytonsville.

3 MS. FOTHERGILL: This is 23601 Laytonsville Road in Laytonsville which is a
4 master plan site, the Jacob Almond house. And I want to give you some background and show you
5 some visuals to orient you to the site, because some of the commissioners may not have been on
6 the commission when this case was heard before at two preliminary consultations about a year and
7 a half ago.

8 The house an 1887 Queen Anne house with east lake features, and the
9 environmental setting that was designated was two and a half acre, but it sits on 178 and a half acre
10 lot on Laytonsville Road. And this is looking at the house as you come up the road. I'll first show
11 you the visuals and then I will go through the background on this project.

12 This is again, the larger setting for the house. And this is looking across the street
13 from the front of the house, which is also owned by the applicant. And you can see several trees
14 that have been planted for their nurseries. This is the front left side of the house. I'll just take you
15 around the house. And this is looking directly at the front.

16 The house is unique because of its wrap around porch, three entrances facing the
17 same direction, steep roof, fish gale shingles, and it was owned by a prosperous farmer who left the
18 house to each of his six sons, and in fact, this is the only remaining structure of this family. And
19 this is going around the right side of the house. You can see the property standing behind it. This
20 is the back. And then this is looking from the back where they have some temporary trailers set up
21 for their work.

22 And then this is looking back to the bigger parcel that they have. When the
23 applicants first came to the commission a year and a half ago, they had purchased the property and
24 were looking to re-zone the property and then apply for a special exception. The applicant is
25 Ruppert Nurseries and they want to construct their office building behind the historic house. After
26 getting general support from the commission, they have now successfully re-zoned the property to
27 RDT and also successfully received a special exception to have their business offices on the
28 property. So those hurdles have been overcome.

29 Now they're coming to the commission proposing a 600 square foot two story rear
30 addition to the historic house, and then two new office buildings behind the house. The applicants
31 have brought boards and will go over their plans in detail, but I want to fill you in on what the
32 discussion was previously with the commission, so that you know the background.

33 Originally when the applicants came, the rear of the small rear addition was
34 supported by the commission, but there was discussion about connecting this new very large office
35 building to the historic house, and the commission was very clear that they did not want it
36 connected. And so the second design came in with a trellis connection, which the commission
37 preferred.

38 The current design has taken the trellis to more of a connection and it's a first
39 floor, I mean, it's a covered walkway on the ground level and then you can also connect on the
40 second level with a railing. You can see that in the plans. One of the recommended conditions of
41 approval is that the applicant return to that more open trellis connection that the commission had
42 supported before.

43 Another item that was discussed at the two preliminaries was sort of the distance
44 from the historic house to the new office building, and this application shows 50 feet from the back
45 of the historic house to the new office building. With the addition that would be 38 feet. The
46 applicant feels strongly that they want to use the historic house and incorporate it into their
47 programmatic needs and that any further back would really isolate the house.

48 There is a grade change, as you can see here on the previous slide, and so the new
49 office building would appear lower because it will be, I think four feet lower than the historic
50 house at grade level. In terms of the design, sort of the idea behind the design was something
51 reminiscent of a barn behind the historic house, and the commission was generally supportive of
52 the design, and the design has not changed substantially from what the commission saw the last
53 time.

1 A few of the commissioners asked if the size of the building could be reduced or if
2 there could be some design changes to break out, it's a long wide building behind the historic
3 house. The previous design the commission saw had a hyphen connection between the main
4 massing of the new building and a sort of a pavilion section, and there actually was a breeze way.
5 And because of, as they worked out their space needs and the code requirements, that hyphen has
6 been widened and there's no longer a breeze way.

7 Again, staff recommended a conditional of approval to go back to that previous
8 more narrow smaller hyphen with a breeze way to break up the massing, to allow for some
9 transparency back through the site, and while the applicant really feels that would be hard for them
10 to do and meet their needs, staff is hopeful that some sort of solution can be found.

11 The building heights that the commission didn't have, -- their main concern was
12 not about the new construction building height or about the addition's height, and in fact, the
13 addition is lower than the historic house, and the new office building would also be lower and also
14 does have that grade change. And in fact, the barn office, which is across the courtyard from the
15 new office building, has a full story drop off, so they have actually three stories along the back,
16 facing the back of the site.

17 Another item that wasn't necessarily discussed at the preliminary consultation, but
18 that staff has recommended as a condition of approval, is just regarding materials. The applicants
19 are proposing synthetic wood for the trim, and they're proposing Hardi-plank for the new building,
20 which the commission has previously approved for new construction, but you have always required
21 wood trim. So staff has recommended that as a condition of approval, that all the trim be wood.
22 The columns, the decking, the railings, the window trim.

23 One other condition of approval that didn't come up in this application was about
24 signage and the fact that the applicants probably will want to install some signage and that would
25 require a return to the HPC for a historic area work permit.

26 The applicants are here and will go over the design in great detail, and how they
27 got to where they are. But, in general, it hasn't changed greatly from what the commission saw last
28 time, but the changes that have been made, the staff is a little concerned that they've gone the
29 wrong direction a little, and has recommended some conditions that we can hopefully remedy those
30 changes.

31 MS. O'MALLEY: Are there any questions for staff? Would the applicant like to
32 come up, please.

33 I guess if you could mostly focus on the changes that you've made. And state your
34 name for the record, please.

35 Ms. Ruppert: I'll do a quick introduction if you'll excuse my voice. I'm Carol
36 Ruppert Erstein Elle, here representing Ruppert Nurseries. I coordinate the building program for
37 the company. Thank you for having us. As some of you may have heard before, we've been in the
38 business for about 30 years. We moved out to Laytonsville in the early '90s and began growing
39 trees.

40 There are three major portions of our business, the tree growing business,
41 landscape contracting, and landscape management or maintenance. Our facility is important to us.
42 I think we've taken a lot of care in both working with the architects we have, and within our
43 corporate culture, and I think that the facility's importance, and we've tried very hard to put
44 together a plan that would compliment the house.

45 We've come a long way in that we've jumped through many hopes in terms of
46 having to re-zone, as Anne mentioned, getting a special exception, and now we're hopefully getting
47 back to more detailed work. Let me turn it over now to Bill Kirwin from Muse (phonetic sp.)
48 Architects.

49 MS. O'MALLEY: Thank you.

50 MR. KIRWIN: Good evening. My name is William Kirwin, AIA. I'm a principal
51 of Muse Architects, and we've been with the petitioners for about two years on the project. Just to
52 briefly orient you to the direction we took from the very beginning, as well as changes we've made
53 to date. The project, and design a project with Ruppert Nurseries, it started with three primary

1 goals. The first of which was the restoration of the Jay Almond house, and it's use as a functional
2 part of the proposed headquarters, and as a cornerstone of the entire complex.

3 Number two is an overall proximity of the buildings. To create an agricultural
4 complex consistent and reminiscent of local farm traditions, and at the same time being respectful
5 to the historic house. And three was the preservation of the surrounding open space. That was
6 very important to a number of businesses, but it is now filled with Ruppert Nurseries' trees and
7 orchards, and what it does for the complex is it really preserves a very important resource in the
8 county, and consolidates the new work to a confined area.

9 So this resulted in a master plan of three buildings organized with exterior space.
10 If I can walk over to the site plan, I'll take you through this very quickly.

11 MS. O'MALLEY: Just a minute. We'll see if we have a mic that you can carry.

12 MR. KIRWIN: As I said, there is three primary structures within the
13 environmental setting. The first of which, of course, is the Jacob Almond house as it fronts one
14 way. What we're doing with that house is we're renovating the interior of it to allow its use for
15 Ruppert Nurseries office functions, and adding a small 300 square foot addition on the back of the
16 house, totaling 600 square feet of additions. Then we're connecting that back to the new main
17 office building, the main headquarters building, the corporate office where the nursery is, with an
18 open covered walkway, and that's changed slightly from what we discussed before the trellis
19 covering to a flat roof covering with a balustrade so that they can also connect to the new building
20 on the second floor as well.

21 And as Anne mentioned, the importance of this is to really allow, and facilitate the
22 functions to work back and forth, so that the office functions -- easily. The new headquarters
23 building has an approximate footprint of about 4,000 square feet. It's a three floor structure. One
24 floor is in the basement and two are above grade, and there are porches on the side, and the side
25 base of the office yard.

26 And as Anne mentioned, we also have expanded the width or the length slightly,
27 and changed it slightly from what was seen before. And I will go through the floor plan to show
28 you what we had to incorporate into that building to meet some code requirements and also some
29 functional requirements.

30 The varying component, as was mentioned before, is located in there. And it is
31 changed in grade level only slightly, and it's a slightly smaller size than what we had encountered
32 before. Then the last building in the environmental setting is the office barn or the ranch office
33 building as we call it. And it is a basement level, with two stories above grade, but it does drop a
34 full story toward the back where we have the working yard, a lot of the landscape functions, and
35 those are, and those continue sort off this drawing, and those include pull farms, storage bins,
36 various things that are used by the landscape services that Ruppert would provide.

37 The first floor plan of the Jacob Almond house is shown right here and you have
38 that drawing in your packet. Again, the internal plan changes, external changes were, there aren't
39 any external changes to the building proper on the three sides where we're adding a small addition
40 there on the back.

41 This is connecting this to this covered walkway. And that would pickup right here
42 on this drawing. The basic elements of the floor plan of the office building are very
43 straightforward. There's an elevator, some bathroom functions. The reception area is in the center
44 with offices on either, to take advantage of the exposure on the front of the building.

45 This breeze way connection to the pavilion, the changes that have occurred there
46 are do in part because the design was a conference room. It's a conference room that serves both
47 the staff, everyday functions of the office building, as well as for business conferences and things
48 like that.

49 So to have an opening that was not part of interior space made that difficult to
50 communicate back and forth through the building and go, especially in the winter time to go from
51 indoors to outside to indoors again was something that wasn't really desired as part of the complex.

52 So we first began by enclosing that. Then in working through some of the code requirements and
53 egress stairs for sort of all three floors of the building, this became the best place to put the egress

1 there for this building on this location, as well as one on the far side of the building. Accessible on
2 either end of the building.

3 So in a sense the circulation component of the original breeze way was sort of
4 centered in this one third portion of the connection piece. It now, the circulation portion is now, it
5 shifted over to the third of the length that's closer to the main office building. However, we have
6 enclosed it with glass doors. So there is the ability to see through the length as you would have
7 through the breeze way, through a series of glass doors.

8 And I think there are some, you know, there's some decline to that, and you
9 certainly think it's hiding the glass and you've got a little bit more open and things like that, but to
10 make it an enclosed structure is much more preferable for the nurseries so that they can use those
11 facilities as communicating a stair through the building and also getting across to the other side.

12 I'll show you an elevation. This is the elevation of the main office building facing
13 the office yard, the courtyard. The Almond house would be behind this, on 108. This is that link
14 piece that we're talking about here. The breeze way used to be the center third of that length. Now
15 there's a glass door there that is taking you through that linked space. This is going all the way
16 through -- That is very glassy up on the top level where there's the opening and fire stair and also
17 the circulation.

18 Just to also show you the covered walkway, the Jacob Almond house is located
19 here in this drawing. It's the south facing side of the Almond house. You can see the south end of
20 the new headquarters building located there. And this is the covered walkway. And it's a series of
21 porch like columns with a like cornice work and balustrade so that it can be used up on the second
22 floor as a way to link it to the building as well. The balustrade is a required part of the guard rail.

23 I'm happy to have any discussion you would like to have on the other elevation of the
24 building. This is just a quick look at the office barn, I mean, the ranch office building. This is the
25 elevation facing the courtyard. Again it has changed very little from what was shown before.
26 There is a porch structure on the first floor that provides a covered entry into the building. The
27 stairs rise you got from the top level of the porch and a similar balustrade that you saw on the
28 walkway, and the same kind of detailing that we've been coming to these meetings with this barn
29 like image of the building with it's fancy metal roof, clabbered siding -- as well as a split face
30 concrete block base. It's all very reminiscent of barn buildings you see in that area. There's actually
31 a barn down 108 from this site that is very similar in the materials on this sort of a barn.

32 As far as the scale, an image from 108, this is a perspective view that you have in
33 your packet, this drawing is in color. As was discussed in the previous hearings, it was very
34 important recognized both by -- as well as the historic staff to really add the new buildings, sit lower
35 and be in deference to the historic house, so that it really stands proud in the complex, especially as
36 viewed from Route 108.

37 From this perspective you see the Almond house drawn in this location with the
38 main office headquarters sort of turned 90 degrees from that, and it's connecting length of the
39 pavilion located there. Again, it has asymmetrical elements with the massing composition, with the
40 sort of long bar the main center of the building with the connecting length of the pavilion, it sort of
41 picks up on some of the asymmetry that is found in the Almond house as well.

42 And this is a perspective from inside the office yard looking back toward the main
43 headquarters building. You can sort of see the peak of the roof of the Almond house and its
44 chimneys beyond that. And then the south elevation of the branch office building located there on
45 the grade change that you can see they both drop one story. But again, it is illustrating the center
46 massing of the center portion of the building to the link in the pavilion, sort of working as an
47 asymmetrical composition.

48 If there's any questions regarding the complex or any of the details that you see in
49 drawings, I'm happy to answer them. Maybe we could come back for the conditions and maybe go
50 through those on a point by point basis. We'd be happy to take that a little further.

51 MS. O'MALLEY: Did you want to start with questions now? We also have a
52 speaker to come on up. Do you have questions for the speaker first?

53 All right. Maybe we'll have the speaker first and then you can answer questions.

1 MR. KIRWIN: Yes.

2 MS. O'MALLEY: Thank you. Wayne Goldstein.

3 MR. GOLDSTEIN: I am Wayne Goldstein, President of Montgomery
4 Preservation, Inc. I've been following this project since it first came to you, and I think it's been a
5 good way to keep the agricultural reserve being used and for agriculture, we need more of
6 agriculture, and gets this historic house restored, and also allows for the applicant to have their
7 business headquarters there.

8 In the course of figuring this out you can up with a number of requirements that
9 you wanted to see met, and for the most part this has certainly been met. There have been a few
10 changes that the applicant would like to make, and I, Montgomery Preservation, is inclined to agree
11 with staff in terms of use wood, and the connection continue to be the trellis, and that we do all we
12 can to minimize the massing so that in that area where they're going to fill in the breeze way, if the
13 HPC wants to go that route, make sure that there's lots of glass so that you really can see completely
14 through the building, and thus reduce the impact there.

15 Other than that, I wish you luck approving it.

16 MS. O'MALLEY: Thank you.

17 You can come back up. So, if commissioners have questions.

18 MR. JESTER: I'd like to go back to the issue of the open breeze way, the main
19 office. You stated that it was the, there was a code issue and a pragmatic requirement to essentially
20 close that and have enclosed closed space. Is it primarily the pragmatic need or is there a true code
21 impediment to maintaining that open breeze way?

22 MR. KIRWIN: Well, it's a combination of issues. It started with just the
23 functional relationship of the conference room to the offices, and the desire to have that be an
24 interior connection as opposed to having to walk through an exterior breeze way to get to the
25 conference room. We began to really work out the internal workings of the plan, and you go
26 through the egress requirements, the requirement code as addressed on either end of the building of
27 this thing is going to be required. And to work that fire stair into the main mass of the building was
28 difficult, because it compromised the Rupperts ability to get the square footage they needed for
29 their office staff on a permanent basis.

30 So instead of making this building longer to accommodate those fire stairs and
31 Rupperts program, we took advantage of the space that was in this thing, because it wasn't, at that
32 time there wasn't a lot going in that thing, there was circulation and doors and across and back and
33 forth. So we positioned the stair here, sort of shifting the cross circulation to this location here, and
34 enclosing it so that you could walk through the space --

35 And that did predicate a slight widening of the lane so that we could get the fire
36 stair in, the center circulation across the land, and as well some additional program, and also in this
37 case is a kitchen on the first floor, and a reception area for the president's office.

38 MS. O'MALLEY: Commissioner Burstyn.

39 MR. BURSTYN: I remember your presentation before, and this commission has
40 always struggled with the problem of connecting a large new building with the historic structure,
41 and not being an architect, not hampered by architectural training, so I just kind of free associate
42 here, and when you mention that the new structure is going to have both a basement level and an
43 elevator in there, I looked at the plans of the historic structure and noted it has stairs going down, so
44 it must have a lower level.

45 So I just got the idea or wondered if the two could be connected with what I first
46 thought was a tunnel, and then I thought, well, that's kind of tough. And so then I thought instead
47 of a tunnel, whether the two could be connected by a depressed walkway of sorts with a low tinted
48 glass covered ceiling, and also with a use of a berm to cover up or to block the view of the glass. I
49 don't know if it's a horrible idea or a good idea or what. Any comment?

50 MR. KIRWIN: Yeah. The basement of the existing Almond house doesn't have
51 the head on it, and you're required to make it usable for -- and it's only a partial basement. You see
52 it, I don't know if you have this in your documents, there's only a partial basement on the 108 side
53 of the building. So it would require some pretty serious excavation, underpinning of the existing

1 structure to even get to the point where you could then begin to have that depressed walkway. So I
2 think it's, the basement of the Almond house is not something the Rupperts have been interested in
3 using, and because of that issue. It would cost a lot of money to dig that out and make that a
4 useable basement. It's a much more direct connection on the first floor to do that right on grade.

5 MR. BURSTYN: So that's the only bad part of the idea?

6 MR. KIRWIN: It does have a functioning basement in the building, but it's a very
7 difficult, it would be a very costly expensive, and there would be a lot of structural issues related to
8 underpinning the house.

9 MS. O'MALLEY: The new addition doesn't have a basement?

10 MR. KIRWIN: No. One of the reasons is because that we're dealing with a
11 crawlspace on the back of the building, so the new addition just has a false front --

12 MR. JESTER: And also, I was not here for the earlier preliminary, but I would like
13 to go back to the issue of the trellis connection between the main house and the office bar. I know
14 just from the transcripts that there was concern about that connection to begin with, and one of the
15 suggestions was not having the connection at all, or having a trellis and come back with a proposal
16 that's adding a lot more mass in that connection area.

17 And, I think when you see the house on the oblique, on the approach, you're going
18 to see that a lot more. And I guess I just question whether or not, whether it's really necessary to
19 have a second means to get from the house that has very limited program in it, I mean compared to
20 the rest of the site, and the second floor when you can just as well do it from the first floor by going
21 down some stairs.

22 So I tend to agree with staff about the recommended condition number 2 that either
23 you have a trellis or no connection at all. So I think that's, I mean, if you want to state for us why
24 it's that important, I'd be curious to have that.

25 MR. KIRWIN: It was a desired relationship to be able to communicate both from
26 the first floor and the second, and I think Ruppert is, that's not critical, and maybe Carol can speak
27 to that issue.

28 MS. RUPPERT: No, I think our, there are functions, I mean we'd like to share
29 over that second floor foundation, something that's very close to the presidential, the executive
30 offices to be able to go back and forth would be helpful. Could we live without it? Yes. I think we
31 need a covered walkway for sure. In order to really integrate house into it, and having a two story
32 connection would be just --

33 MR. DUFFY: I would agree with Commissioner Jester. I think that the real
34 significant part of the property is the 1887, I think is the date of the house, and I understand the
35 desire for a covered walk, and I don't think that's a problem inherently, but I don't, I think it's more
36 than what we should do with that original house to add another access at the second level. I think it
37 should be maintained at simply a trellis that's a covered walk at the first level.

38 The main building connection to the conference area doesn't concern me as much
39 as this issue. I think if there were a way to minimize the mass of the connection between the larger
40 block and the smaller block, that would be a positive move, but what Commissioner Jester brought
41 up is of bigger concern to me.

42 MS. WRIGHT: Just for clarification. Do you mean from the latter statement you
43 made to make that hyphen either as it was originally either by relocating the kitchen or making it a
44 more linear kitchen instead of a square kitchen to make it inset more?

45 MR. DUFFY: Exactly. Yes. The hyphen so to speak between the main office
46 when the conference end is almost not set back at all from the conference, and if those walls were
47 set back in more, there'd be more a massing distinction between the three pieces and it would
48 become more of a hyphen, it's losing its character as a hyphen now.

49 MR. ROTENSTEIN: I guess to jump in on the issue of the historic house and the
50 new office building, personally I would prefer to have no connection at all. If it is essential to have
51 a connection between the two buildings, then I would certainly agree with my fellow commissioners
52 and go for the most minimal, if possible, the trellis.

1 I don't have any strong feelings about the pavilion and the office building. Overall
2 I think the program overwhelms the historic house, but you've made progress from the first time we
3 heard this back in the summer of 2004. So I guess basically my concern is that connection between
4 the Almond house and your new office building.

5 MS. O'MALLEY: Do any of the commissioners want to comment on using a
6 wood condition, number one?

7 MR. DUFFY: I agree with, well, let me put it this way, I agree with staff about
8 using wood only on the trellis connecting to the existing building. I'm not as concerned about wood
9 only being used on the new buildings, but I think that this, as I said before, that this covered
10 walkway should only connect to the first floor of the 1887 house, and that which connects to the
11 1887 house should be built out of wood.

12 MS. O'MALLEY: Other comments?

13 MR. ROTENSTEIN: Ditto.

14 MR. JESTER: I would probably go a little bit further and say that given the
15 proximity of the new structures to the historic house, you probably should stay away from synthetic
16 products. I mean, I know it's kind of a line here because we do sometimes approve things like
17 Hardi-plank, which really do, as a substitute material, do approximate wood, but I think the product
18 you are recommending, we have a printout from the computer about it, and it really does appear to
19 be just a PDC product, and I just don't think it's appropriate for even the new construction if it's this
20 close to the historic resource.

21 MR. KIRWIN: I have a sample of this indoor product and a piece of painted wood
22 as well, if the board would like to touch it and feel it.

23 MR. DUFFY: The proposed product, is it a mixture of wood fiber and plastics, or
24 is it purely plastic?

25 MR. KIRWIN: No, it's a PDC. I mean, this is a product that we are being asked to
26 use more and more by institutional clients because it does resist rot and that's an important
27 advantage. The same reason why people are going Hardi-plank. Again, it's a synthetic product also
28 that's simulating wood and it resists rot. To us it's more consistent to go with, you know,
29 particularly when we're trying to go with all materials that will give them that advantage, as
30 opposed to mixing the materials and still giving them something that they're going to have to deal
31 with over the years.

32 And I would completely agree that anything associated with the historic house
33 should be wood. I think that, you know, making the covered connection out of wood is certainly a
34 possibility so that this can connect to the house, but I think getting to the new buildings, it seems
35 like there should be something like that.

36 MS. O'MALLEY: Well, we've discussed a possible covered connection that looks
37 like a trellis.

38 MS. WRIGHT: Well, we could ask for clarification about the staff condition talks
39 about the plans dated July 7, 2004, which actually shows a true trellis.

40 MS. FOTHERGILL: Circle P13.

41 MS. WRIGHT: And I don't know if the intent had been to, you know, put some
42 sort of plexiglass in between the, you know, pieces of trellis roof, but it was not shown on P13 as a
43 literal roofed structure. It is a trellis with, again, I don't know if you were considering putting any
44 sort of clear plexiglass or something in to make it covered. And what staff's recommendation at
45 least is, is, you know, as we can see on the staff report, is to go to the drawing on Circle P13, which
46 is what you saw in the preliminary consultation.

47 MR. KIRWIN: I think detailing an elevation and detailing that as a trellis structure
48 is easy to accomplish, but at the same time putting a solid covering, a flat metal roof on top of it to
49 protect it, you know, I guess what Ruppert Nurseries desires so they can walk -- protect that
50 walkway. And we're confident we can detail it to look exactly like a trellis from that level. It won't
51 be noticeable from the second floor.

52 MR. DUFFY: I would be comfortable with that. I understand what staff is looking
53 for. I believe that the architects could put a metal roof that's essentially flat in such a way that it

1 wouldn't look significantly different from the trellis originally drawn, but it would provide
2 protection from the elements for someone walking at the first floor level. I would be okay with that.

3 MR. JESTER: I agree.

4 MR. ROTENSTEIN: Same here.

5 MR. DUFFY: With the understanding that in concept it would be very similar to
6 the original.

7 MR. KIRWIN: And I would take that to mean outrigger assimilating the --

8 MR. DUFFY: That's correct. And as we said, not having that connection at the
9 second level. And wood construction. And again, I've said, I'll just say it again, I think this trellis
10 should be all wood because it connects to a historic building. I'm okay with the other buildings not
11 being wood, I think there's some disagreement though.

12 MS. O'MALLEY: Maybe we should continue discussion on that. There's several
13 items that we're debating here that everyone's discussed that will come up in a vote on this. There
14 was also something mentioned by staff about the size of the cupolas that seem to be oversized, and
15 if that's the case, I'm sure that they could be slightly smaller.

16 MR. KIRWIN: I think we can certainly accommodate that, absolutely. I think one
17 right off the top of my head is that the sleekness and curvature of the roofs can be mitigated a little
18 bit, and then lowered. I think we also narrowed --

19 They became an important element in the design process simply to break up this
20 long roof, and then also to provide a way to consolidate ventilation stacks and conceal them in a
21 way that didn't the roof, the roof contractor wants to. So while we think it's a very helpful element
22 on the roof, we think there should be other ways to reduce that size.

23 MS. O'MALLEY: So we have a concept of having the connection to the
24 conference room being set in more?

25 MS. WRIGHT: Well maybe we could go through it condition by condition and
26 just get consensus. It sounds like there is at least some sentiment to agree with condition number
27 one. But there's also some folks who feel that perhaps a synthetic material could be used on the
28 new buildings, not on the trellis, but on the new buildings, and that seems to be something we
29 should be able to resolve fairly quickly. Is there a majority sentiment there?

30 MS. O'MALLEY: How many --

31 MR. JESTER: I'd be willing to accept the, since the majority opinion about the use
32 of it on just the new construction with the exception of the trellis.

33 MR. DUFFY: I would too.

34 MS. WRIGHT: And it's the material they passed around, PVC material that you're
35 talking about? The brand name is Singapore.

36 MR. DUFFY: Yes, but only on the new construction, not including the trellis.

37 MS. WRIGHT: That seems resolved unless there's a dissenting opinion there. I
38 think we've resolved the second condition, the trellis will need to be a trellis, but it can have a roof
39 of some sort and then final design would have to be approved by staff.

40 And then the third condition is this breeze way or whatever, the hyphen, whatever
41 the proper term is. And I guess there was a proposal by Commissioner Duffy to make it thinner
42 somehow, to inset it more, to get it more feeling of a hyphen.

43 MS. O'MALLEY: How do the other commissioners feel?

44 MR. JESTER: I would support that if it's achievable. There had been some earlier
45 concern about the length of the elevation, the building length and the elevations. I think that would
46 be one way to help break up the mass a little bit. I mean it's subtle, but I think if there's a way to
47 just make minor adjustments to the size of the spaces, I'm not crossing out the exit stair, but that
48 would be helpful.

49 MR. DUFFY: I agree with that.

50 MS. RÜPPERT: Would additional glazing satisfy some of your concerns and if
51 you can say whether that or not?

52 MR. KIRWIN: As I mentioned before, I think additional glazing, in this
53 circulation zone here is something we think would be a good change to the project and allow that

1 sort of transparency that I think was desired by the staff on this sort of issue. So the link does feel
2 of course as though you can see through to the informal gardens around the all the houses and the
3 offices. As far as making the link narrower, I think it's something we can certainly look at. We're a
4 little bit bound by the desire to keep the circulation between these two buildings centered and the
5 width requirements of the stair, but I think there are some ways we could look to try to reduce that
6 area. And also, there may be ways up on the second level to even step it in further than the lower
7 level, so maybe there is a capability to sort of have a slice or a milk bottle shape to the section of
8 that --

9 MR. DUFFY: I think everything you're mentioning would help. The glazing
10 would help, and as Commissioner Jester said, it's a matter of proportion so it's really slight, I think
11 just eyeballing the plan, and I understand what you're saying about the dimension of the stair and
12 the circulation, so one foot on either side is probably a lot, but one foot on either side pushing those
13 walls in I think would do it.

14 MR. KIRWIN: And I think we could certainly do that.

15 MR. JESTER: Do we need a motion?

16 MS. O'MALLEY: I would entertain a motion.

17 MR. DUFFY: I move that, I'm not quite sure how to recap everything we just said,
18 that the --

19 MS. O'MALLEY: Just go through the conditions.

20 MR. DUFFY: I would move that we approve Case No. 23/123-05 the Jacob
21 Almond house project with staff conditions modified such that condition number one, wood is the
22 only material allowed for the trim on the existing house and on the new trellis, but permitting the
23 proposed synthetic material on the new construction with the exception of the trellis, condition
24 number two, the connection between the house and the main office being a wood trellis designed as
25 shown on the plans dated July 7, 2004 with the exception that it can have a covered flat metal roof
26 pitched as necessary, obviously; Condition number three, the breeze way between the main office
27 and the pavilion designed slightly narrower than as shown in current plans with additional glazing
28 and other design moves made to make it more like a hyphen, those design moves could be reviewed
29 at the staff level, and condition number four, just as the staff has recommended.

30 MS. O'MALLEY: Is there a second?

31 MR. BURSTYN: Second.

32 MS. O'MALLEY: Is there some discussion? All in favor raise your right hand.

33 That's unanimous. Did this include the parking area in this application, because we
34 didn't discuss materials or anything.

35 MS. FOTHERGILL: Its gravel.

36 MS. O'MALLEY: The visitor area is gravel as well?

37 MS. FOTHERGILL: The visitor area is out of the environmental setting. The
38 circular come round is within the environmental setting, it's gravel.

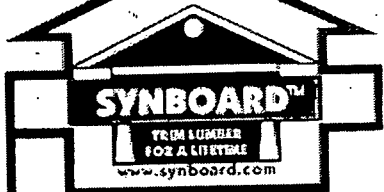
39 MS. O'MALLEY: Thank you. Thank you very much. It's exciting to see
40 restoration and preservation of this historic house, and I think this is a good use of the land around
41 it.

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23601 Laytonsville Road, Laytonsville	Meeting Date:	12/21/2005
Applicant:	Ruppert Nurseries	Report Date:	12/14/2005
Resource:	<i>Master Plan Site # 23/123</i> Jacob Allnut House	Public Notice:	12/7/2005
Review:	HAWP	Tax Credit:	Partial
Case Number:	23/123-05	Staff:	Anne Fothergill
PROPOSAL:	Addition and new construction	RECOMMENDATION:	Approve with conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following conditions:

1. Wood is the only material allowed for the trim on all three buildings; no synthetic wood will be used for trim.
2. The connection between the house and the main office will be a wood trellis and will be designed as shown in the plans dated July 7, 2004; revised plans to be reviewed and approved at the staff level.
3. The breezeway between the main office and the pavilion will be designed as shown in the plans dated July 7, 2004; revised plans to be reviewed and approved at the staff level.
4. Any proposed signage will be submitted to the HPC at a later date for approval.

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site # 23/123, Jacob Allnut House*
STYLE: Queen Anne
DATE: 1887

This 2 ½ story house has German siding, fishscale shingles, a steeply pitched, metal, gabled roof, and ornamental porch brackets and chamfered porch posts on a 3-sided, wrap-around porch. It is an outstanding example of Queen Anne architecture with Eastlake features. The house sits in a setting of mature oak trees and faces west to Route 108 Laytonsville Road. The environmental setting for this historic farmhouse is 2 ½ acres of the 178 ½ acre lot on Laytonsville Road (see Circle P16). No outbuildings were designated as historically significant. (photos in Circles P49-P50 and P56-P57)

John Allnut owned the land from Griffith Road to Etchison, on both east and west sides of Route 108, during the latter part of the 19th century. John Allnut was a farmer and the rich soil of Laytonsville made him quite prosperous. In his will filed in 1899, John Allnut left to each of his six sons a farm each with a large home with gingerbread trim, porches and outbuildings. The Jacob Allnut house was unique because of its wrap-around porch, three entrances facing the same direction, steep roof, and fishscale shingles. Of the houses on the six farms willed to the sons, this seems to be the only remaining structure. In 1921, Jacob Allnut died and left the house to his daughters who sold it in 1934.

BACKGROUND

The applicants came to the HPC for two Preliminary Consultations in June and July 2004. The minutes from the July 2004 HPC meeting are in Circles 32-46. The staff report from the July 2004 meeting is in Circles P1-P57.

Since July 2004, the applicants have successfully rezoned the property from Country Inn to RDT and have also been granted a Special Exception to have business operations facilities on this property.

PROPOSAL

The applicants are proposing to build Ruppert Nurseries' Fall Creek Farm East Offices on this site. They are proposing a rear addition to the historic house and two new office buildings located behind the house separated by a large courtyard.

The applicants propose a 600 SF two-story addition to rear of the historic house. The 12' wide x 25' deep addition will have wood siding, wood windows and doors with true divided lights, operable wood shutters, and a standing seam metal roof.

The proposed main office building located 50' behind the historic house (38' behind the back of the house with the addition) is 142' wide and 32' deep (12,090 total square footage with 1/3 of the space underground). This building is connected to the historic house by an upper and lower walkway connecting to doors on both the first and second floors with synthetic wood trim, columns, and railing. The office building is clad in Hardiplank on the second story and ground face masonry units on the lower level. The building has synthetic wood trim and columns and three cupolas, aluminum-clad wood windows, and a standing seam metal roof. On the back there is a second story balcony with Trex decking facing the courtyard. There is a lower, smaller pavilion section at the far south side of this building with another synthetic wood cupola.

The other new building, the office barn, is located across an approximately 100' courtyard from the main office building. It has 8,670 square feet and utilizes the same materials as the office. This building has a full three stories at the back because of the grade change. There is a chimney on the south side and a wide second floor balcony facing the courtyard.

The applicants propose a gravel circular turn-around and parking area to the south of the historic house and the office building and courtyard area. A drawing showing the parking area detail is in Circle 31.

There will be no tree removal for this proposal and the applicants propose numerous planting for screening from the road. They are already working on-site and have set up trailers for the office work and have planted nearly 34,000 trees on their property, which includes land on both sides of Route 108 (see photos in Circles P56-P57). The applicants are proposing other alterations to the property, including additional gravel parking areas, but those are outside the environmental setting.

The proposed site plan, elevations, floor plans, and perspective drawings are in Circles 12-31. The site plan delineates the 2½ acre environmental setting boundary.

APPLICABLE GUIDELINES

When reviewing alterations and new construction at a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery*

County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

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 #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.

STAFF DISCUSSION

At the July 2004 meeting, the HPC stated that they were supportive of this project allowing the applicants to go forward with their rezoning and special exception applications. While general support was given in terms of the use and the new construction and addition to the historic house, a number of specific recommendations were made in terms of massing and design. The following discussion reviews the main points that were addressed by the HPC and any changes that have been made to the plans.

Connection from house to office: In the first design, the historic house and the new office building were actually connected with a one-story section linking the house with the office addition. The second design showed an open trellis as the connection between the two separate buildings which the HPC definitely preferred. The current design shows a first floor covered walkway with a second story walkway above. Based on the HPC's comments, staff recommends a return to a more open, lighter trellis as the connection (see Circles P7, P12 & P13, plans dated July 7, 2004). Additionally, the trellis and all trim need to be wood, not a synthetic wood material as proposed.

Distance from house to office: The design at the 2nd preliminary and in this application shows 50 feet from the back of the historic house to the new office building. At the 2nd preliminary, the HPC recommended that the office be pushed even further back if possible. However, the applicants feel strongly that to successfully incorporate the historic house into their overall office plan and to utilize it fully, the office needs to be where it is and no further away. Even though the office building is 38 feet from the back of the house with the new addition, that distance should provide adequate separation and with the grade change it

may appear further back.

Main office: At the 2nd preliminary the Commission was generally supportive of design in Scheme B, which is what the current design is based on, and they recommended simplicity of design so as to not draw attention away from the historic house.

A few Commissioners asked if the size of the building could be reduced or if there could be changes to the design to break up the massing of the wide (142 feet) building. The architects were not able to make major reductions to this office building because of their programmatic needs. While the square footage was reduced from 12,400 to 12,090 and the south side pavilion section was also made smaller, the hyphen between the office and the pavilion was widened to accommodate an egress stair, and it is now almost as wide as the main massing (see previous and current site plans in Circles 12 & P7). Additionally, the breezeway under the second story of this section was removed (see previous perspectives and elevations in Circles P12-P15). The breezeway allowed for visibility through to the courtyard and also for pedestrian flow on the paths around the site and to the historic house. In the previous design, this section was narrow and more open which helped to break up the massing and to allow the pavilion to read more like a separate building. Staff recommends that the previous design showing a narrow breezeway for this hyphen section be incorporated back into the plans.

Building Height: The HPC did not previously express concerns about the proposed height of the new buildings and the buildings are the same height in this submission. The main goal was to keep new construction lower than the historic house, and the new office is lower in height than the historic house, and the addition is also lower than the historic house. However, the top of the cupolas as designed will be taller than the historic house's roof ridge. Because these cupolas are quite high and eye-catching, perhaps they could be reduced in size or removed.

Topography: The HPC recommended using the natural grade change to the applicants' advantage, which they have done. By pushing the office building back where the grade is 4 feet lower than the house and siting the barn office even further back where it is a full story lower, the buildings will be lower in height than the house and will appear smaller from the road.

Parking: The HPC recommended pushing any parking back from the historic house and road to minimize visibility. The applicants are requesting a gravel parking area for visitors to the south of the new buildings and set approximately 100 feet behind the house and even further from the road. The design shows a circular turn-around for better maneuverability. The applicants submitted the parking area detail (Circle 31) which shows a number of plantings and a more naturalistic design than the more formal circular drive shown in the site plan. There will be substantial plantings and trees which will provide screening from the road and the house. Staff can continue to work with the applicants to ensure that the parking area is as unobtrusive and subtle as possible.

In terms of materials, the proposed wood siding and wood windows and doors for the addition to the historic house are appropriate. Aluminum-clad wood windows are allowable in the new office building. The HPC generally allows Hardiplank siding for new construction but wood trim is always required. In this case that would mean there must be wood columns, decking, railings – wood for all the trim. Staff is recommending this as a condition of approval.

Should the applicants want to install any signage for their business, they would need to come back to the HPC for approval.

Overall, this submission shows that the applicants have responded to the original direction the HPC gave

them. The separation of the new buildings from the historic house is very important. The addition to the house is compatibly designed and sufficiently differentiated. The new buildings are set back from the house which lessens their impact on the historic house and the view from the road. The design of the new office building is simple and has a slightly barn-like appearance. The land slopes behind the house and the new buildings will be lower than the house.

Staff and the applicants have worked closely on this project and have attempted to minimize the impact on the historic house. The applicants value the historic house and want to preserve it and use it which is commendable. Staff discussed in the previous staff reports some concern about adding large buildings to this vast rural site but the HPC stated that this is ultimately a good proposal to ensure the longevity, use, and protection of the historic house and site in today's climate of rapid development in the county. This project looks to be a successful combination of the restoration of a noteworthy historic building and compatible new construction.

Staff recommends approval with four conditions.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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.

and with the *Secretary of the Interior's Standards for Rehabilitation*.

and provided the **conditions listed on Circle 1** are met;

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOSHUA HILL

Daytime Phone No.: 202.966.6266

Tax Account No.: 01-02387917

Name of Property Owner: RUPPERT NURSERIES Daytime Phone No.: 301.482.0900

Address: 7950 HAWKINS CREAMERY RD. LAYTONSVILLE, MD 20882
Street Number City State Zip Code

Contractor: T.B.D. Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: MUSE ARCHITECTS Daytime Phone No.: 202.966.6266

LOCATION OF BUILDING/PREMISE

House Number: 23601 Street: LAYTONSVILLE ROAD

Town/City: LAYTONSVILLE Nearest Cross Street: HAWKINS CREAMERY ROAD

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: 820

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Haze
- 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: _____

1B. Construction cost estimate: \$ T.B.D.

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

11.30.05
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No: 405354 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

6

**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:

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

2. SITE PLAN

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

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

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

- 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

If you are proposing construction adjacent to or within the drip-line 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

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.

MUSE ARCHITECTS

Principals

STEPHEN MUSE FAIA

WILLIAM KIRWAN AIA

Associates

KUK-JA C. KIM AIA

NANCY S. MCCARREN AIA

R. WARREN SHORT AIA

30 November 2005

Historic Preservation Commission
Department of Permitting Services
255 Rockville Pike
2nd Floor
Rockville MD 20850

**Re: Ruppert Nurseries Fall Creek Farm East
Laytonsville, Maryland**

Written Description of Project for Historic Work Area Permit

A. Description of Existing:

The existing 2 1/2 acre parcel is occupied by the Jacob Allnutt House, an historic Queen Anne style Victorian home built in 1887. The existing structure has steeply pitched, metal gabled roofs. The three sided wrap around porch has chamfered posts and ornamental brackets. The double hung two over two wood windows are flanked by shutters. The site contains several mature oak trees.

B. Description of Proposed Project

Ruppert Nurseries is proposing a master plan for their new Fall Creek Farm East offices in Laytonsville, Maryland. A Special Exception has been approved for its landscape contracting operations on a 16 acre portion of its 178 1/2 acre property; 2 1/2 acres comprises the historic parcel. The remaining site is utilized as a tree farm.


The master plan for the project is organized about two exterior spaces - an office yard and a working yard area. The office yard consists of an addition (600 sf) to the existing Victorian residence as well as two new office structures (12,090 sf and 8,670 sf). Flanking the new office yard to be used by employees and guests, these two new buildings are designed to be reminiscent of agrarian structures. The existing mature trees on the site are to be preserved.

The physical connection, proximity, and visibility of the historic residence to the new structures is essential in making this residence an integral part of Ruppert Nurseries operations and image. With the new structures of the complex carefully sited at the lower back side of the property, the historic residence will become an important focal point of the Ruppert Nurseries, also insuring the continued care and maintenance of the structure.

As with their past projects, Ruppert Nurseries is focused on the appropriate restoration and renovation of historic structures - in this case, the historic Victorian residence. While respecting the history of the Victorian building and its agrarian site, the owner wishes also to create an inviting and comfortable place of work for their employees.

Should there be any questions, please do not hesitate to contact me.

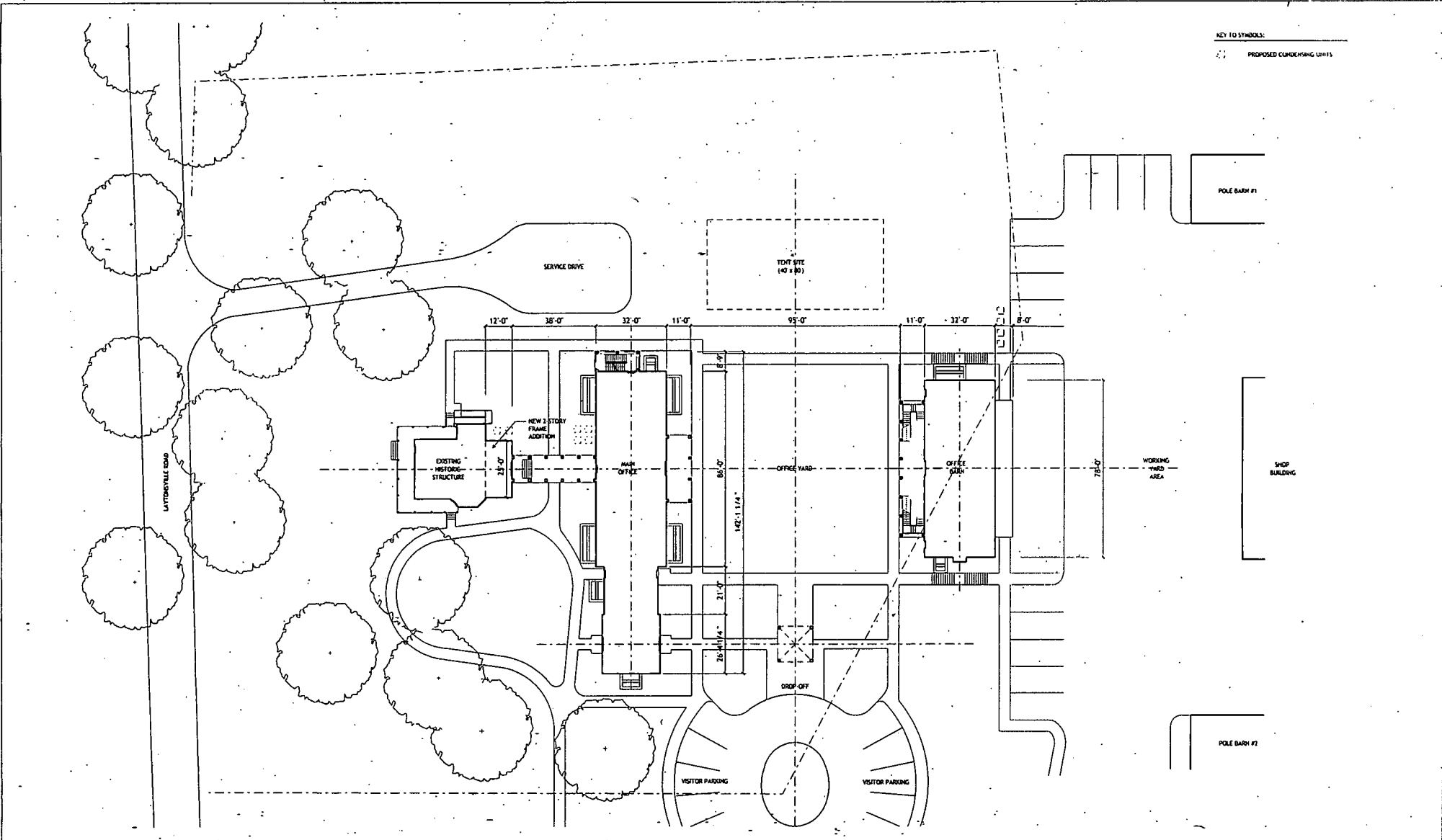
Sincerely,



William Kirwan, AIA
MUSE ARCHITECTS

WK/ded
enclosure

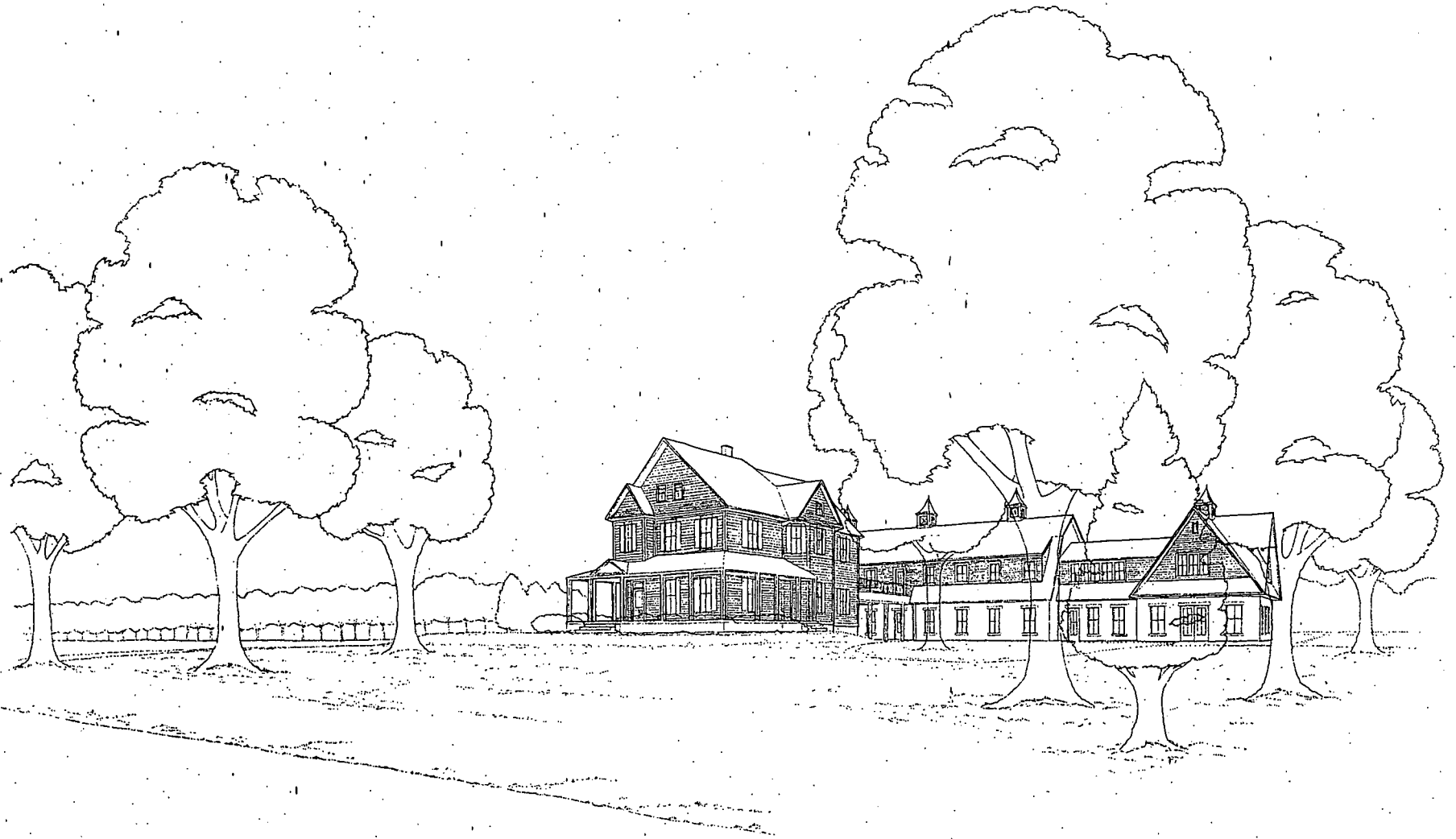
KEY TO SYMBOLS:
PROPOSED CLADDING UNITS



RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD

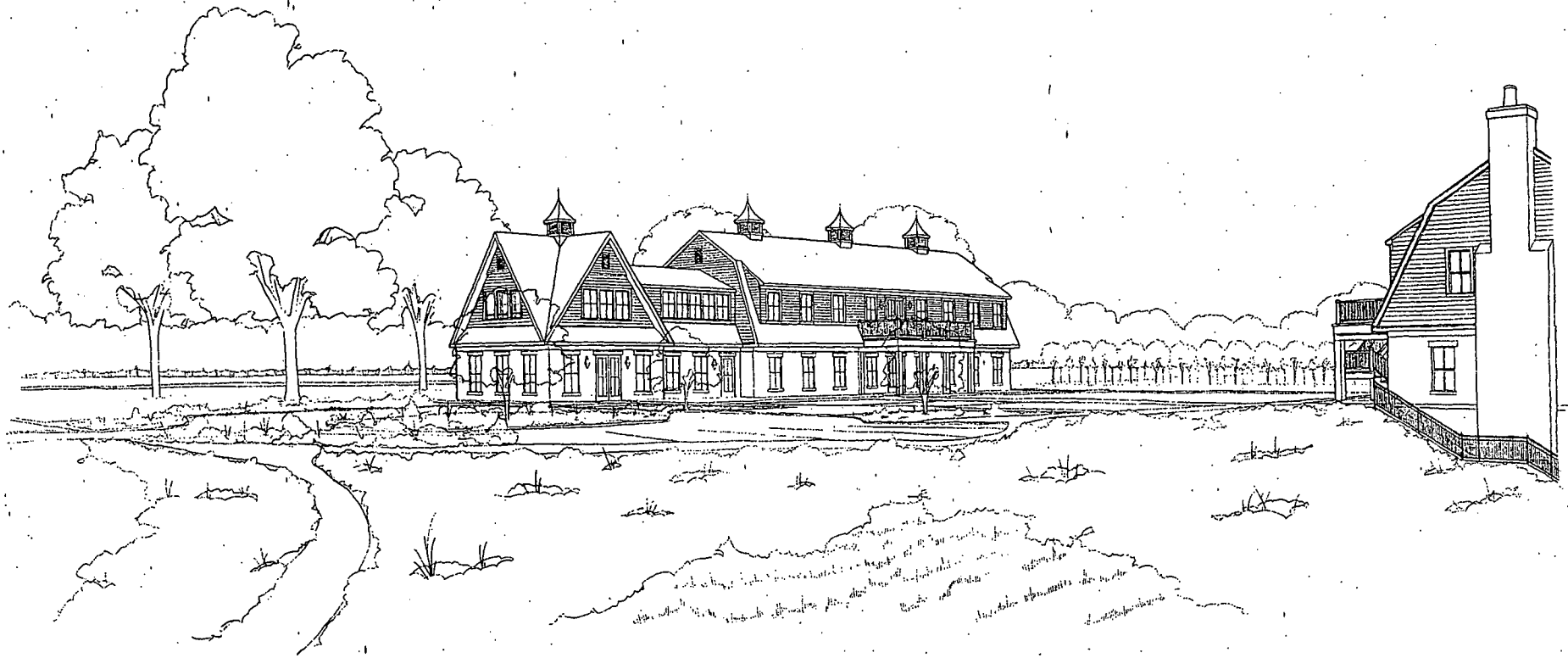
SITE PLAN - 11-30-05
0 40 80 160 feet

2



RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD

STREET PERSPECTIVE



RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD

OFFICE YARD PERSPECTIVE

EXISTING STANDING SEAM METAL ROOF

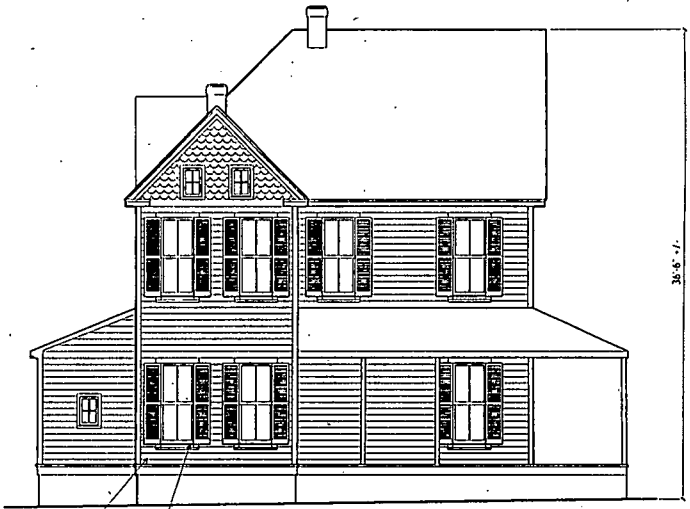
EXISTING WOOD SHUTTERS



SOUTH ELEVATION



EAST ELEVATION



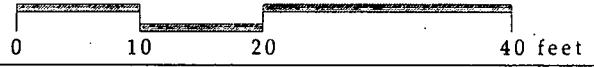
NORTH ELEVATION

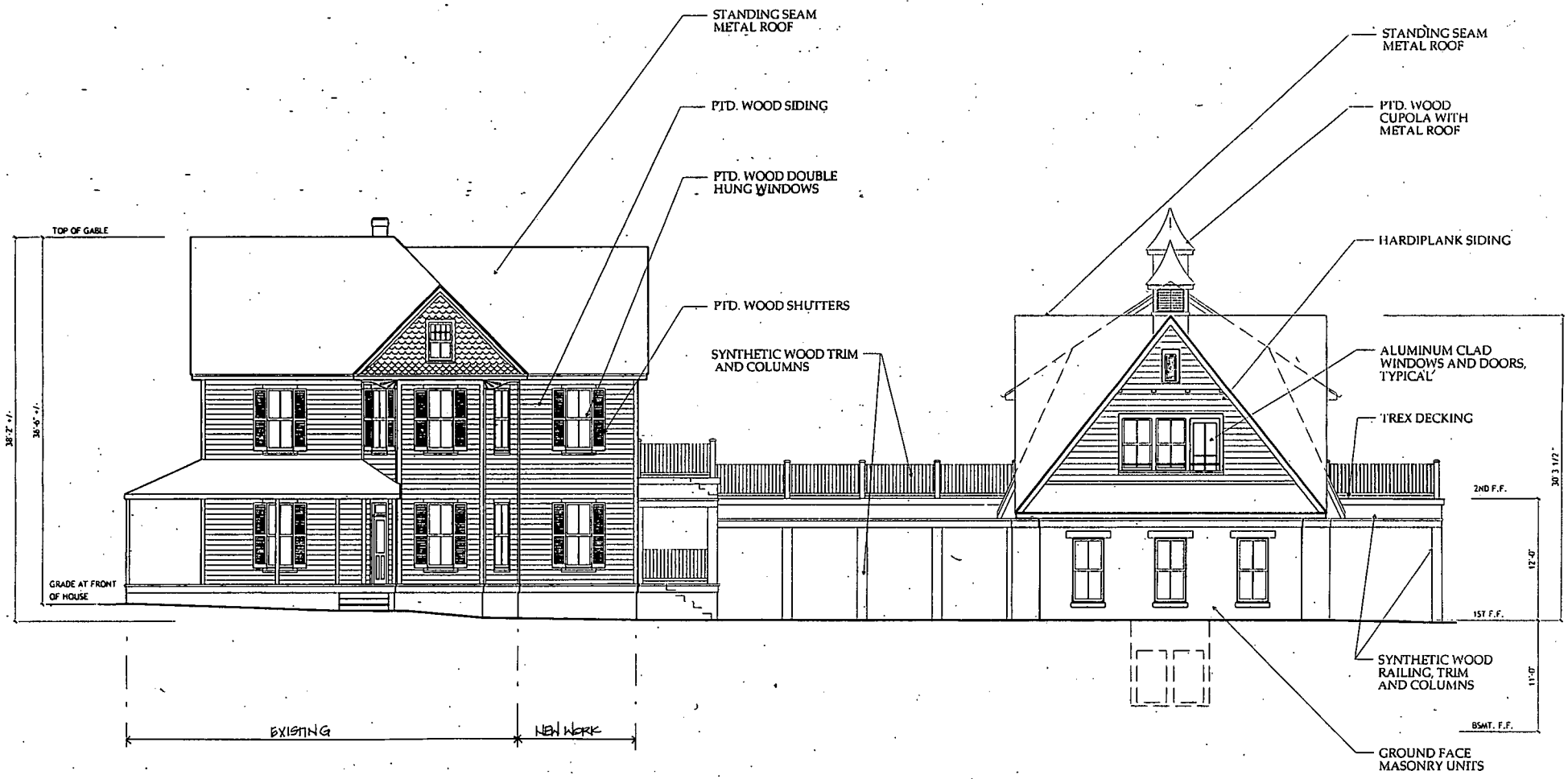
EXISTING SIDING

EXISTING WOOD WINDOWS AND DOORS

RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD

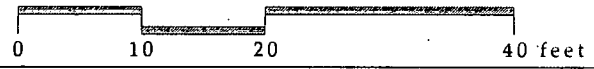
EXISTING ELEVATIONS
JACOB ALLNUT HOUSE





RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD

PROPOSED SOUTH ELEVATION
 JACOB ALLNUT HOUSE AND MAIN OFFICE



SYNTHETIC WOOD CUPOLA WITH METAL ROOF

STANDING SEAM METAL ROOF

HARDIPLANK SIDING

CLAD WOOD WINDOWS

SYNTHETIC WOOD TRIM AND COLUMNS

STANDING SEAM METAL ROOF

PTD. WOOD SIDING

PTD. WOOD WINDOWS

SYNTHETIC WOOD TRIM AND COLUMNS

PTD. WOOD SHUTTERS

TREX DECKING ON SLEEPER SYSTEM

GROUND FACE MASONRY UNITS

TOP OF GABLE

33'-7" +/-

12'-0"

1ST F.F.

11'-0"

BSMT F.F.

36'-0" +/-

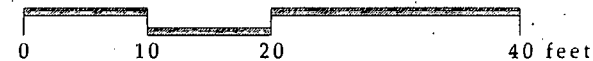
38'-7" +/-

NEW WORK

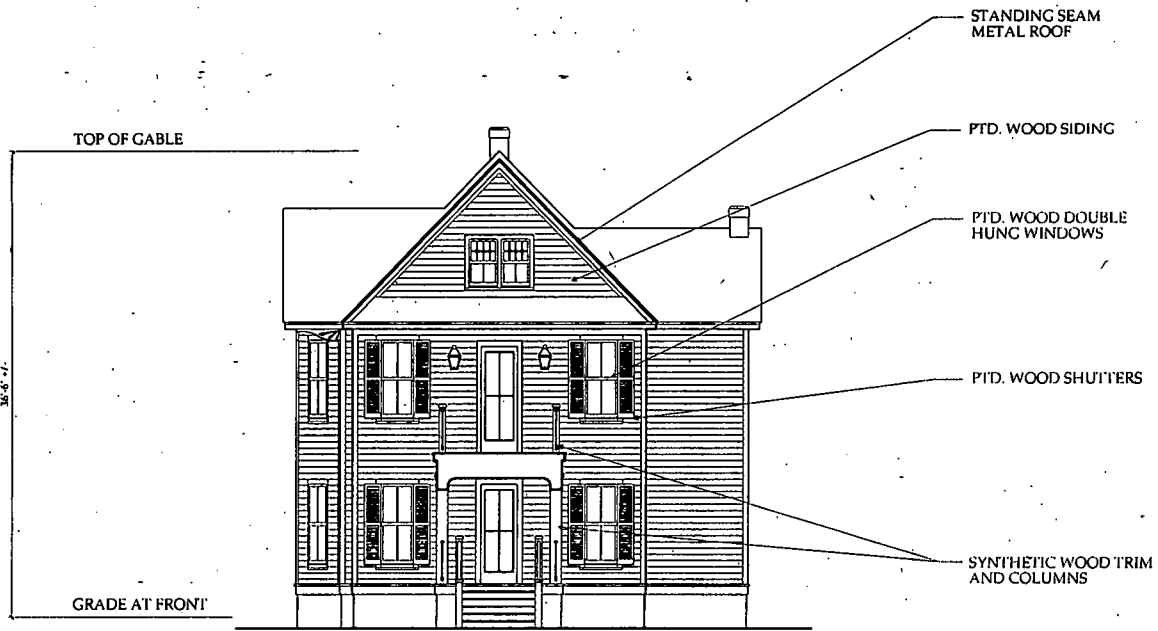
EXISTING

RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD

PROPOSED NORTH ELEVATION
JACOB ALLNUT HOUSE AND MAIN OFFICE

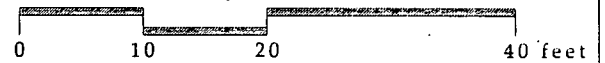


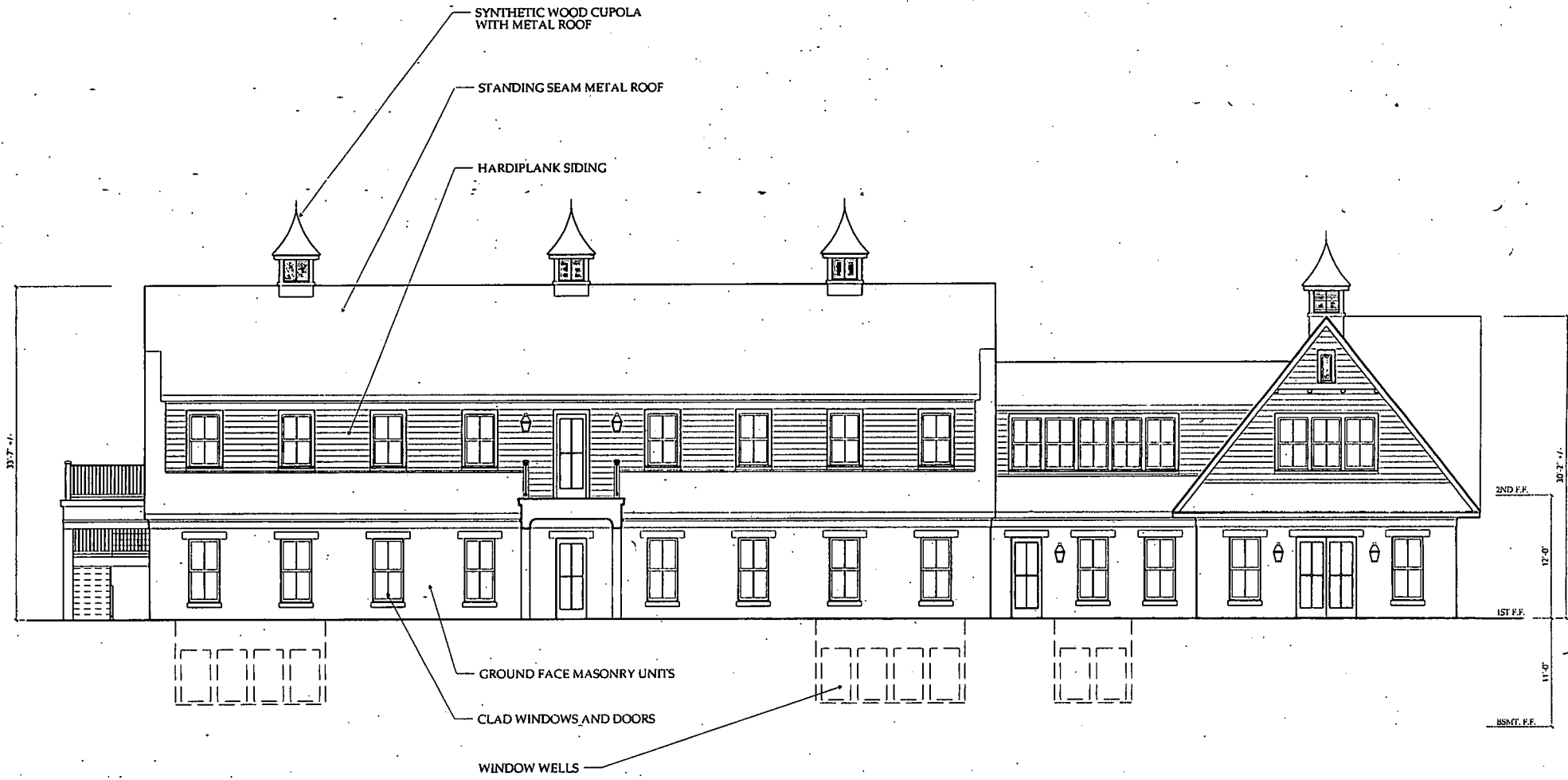
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RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD

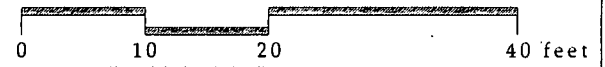
PROPOSED EAST ELEVATION
 JACOB ALLNUT HOUSE



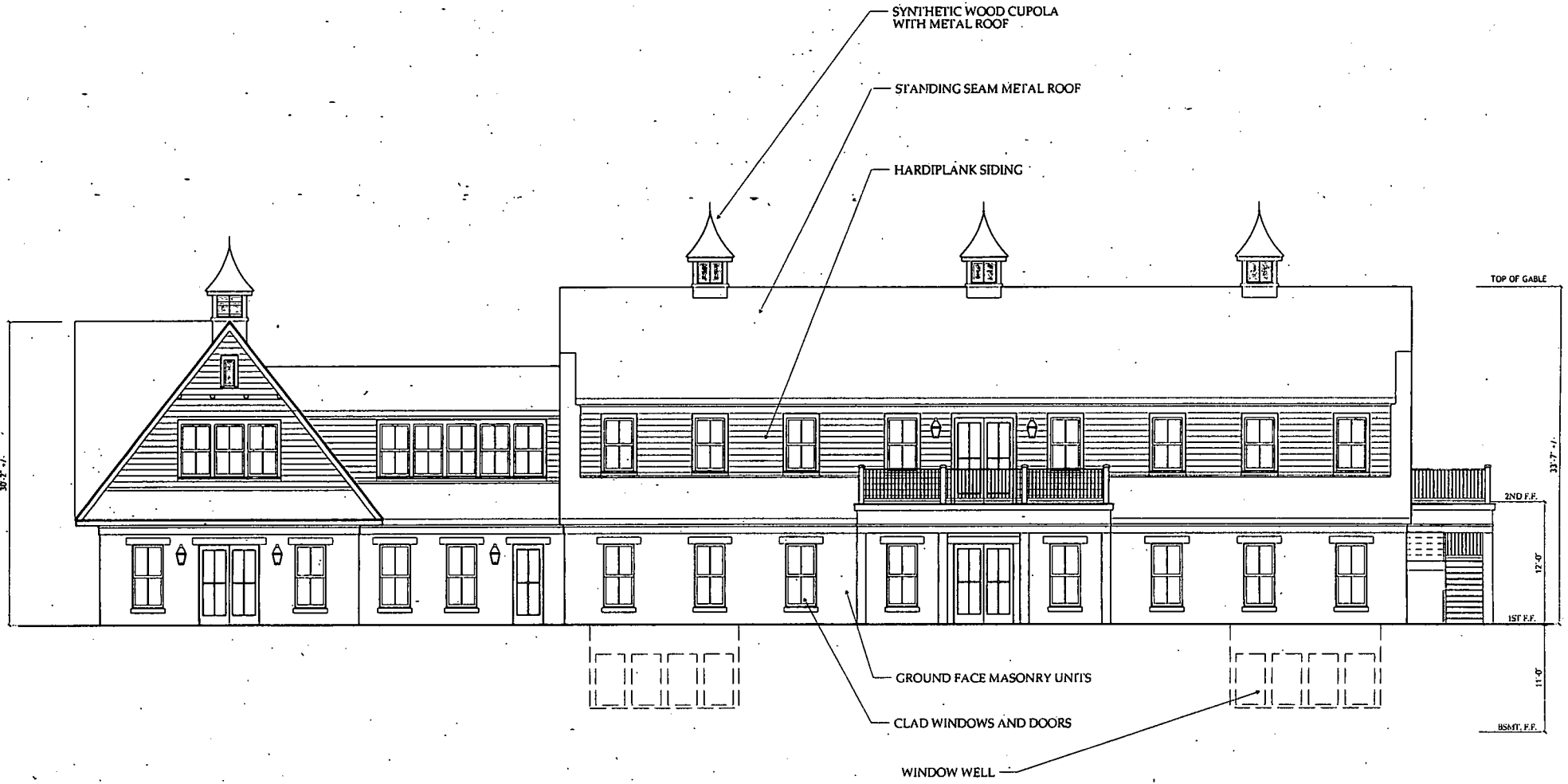


RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD

PROPOSED WEST ELEVATION
 MAIN OFFICE

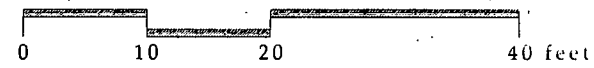


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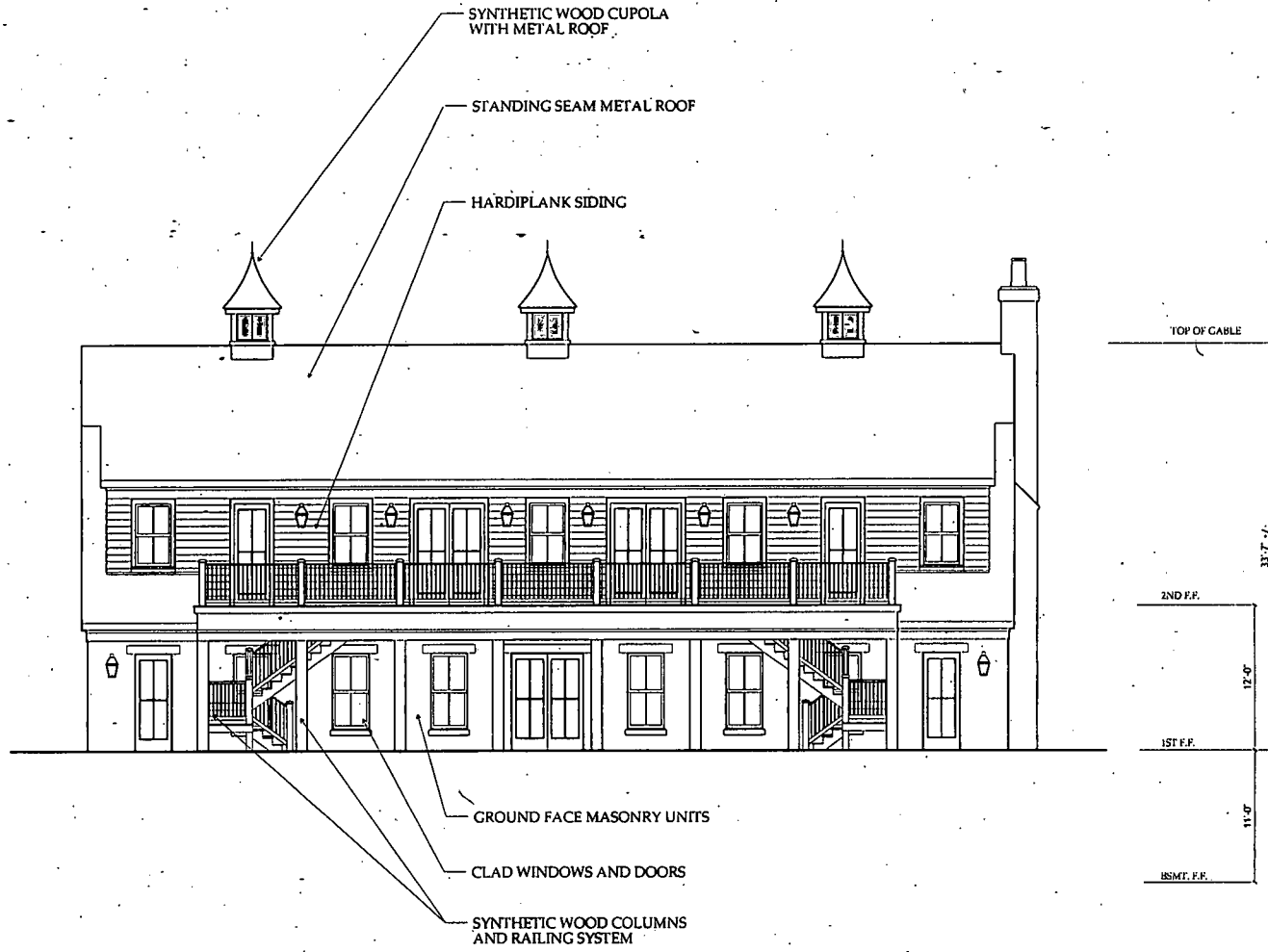


RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD

PROPOSED EAST ELEVATION
 MAIN OFFICE

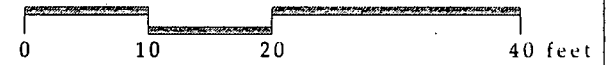


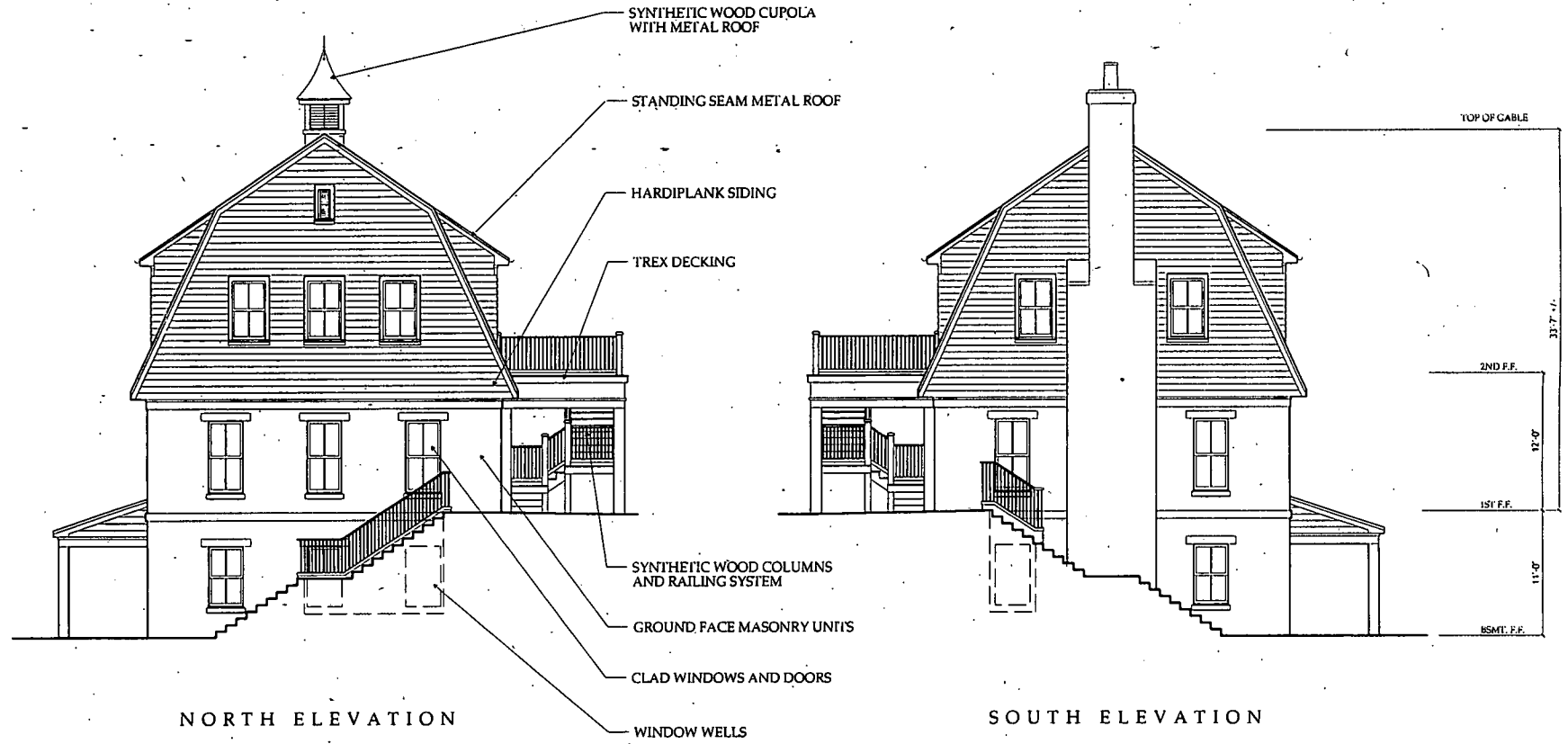
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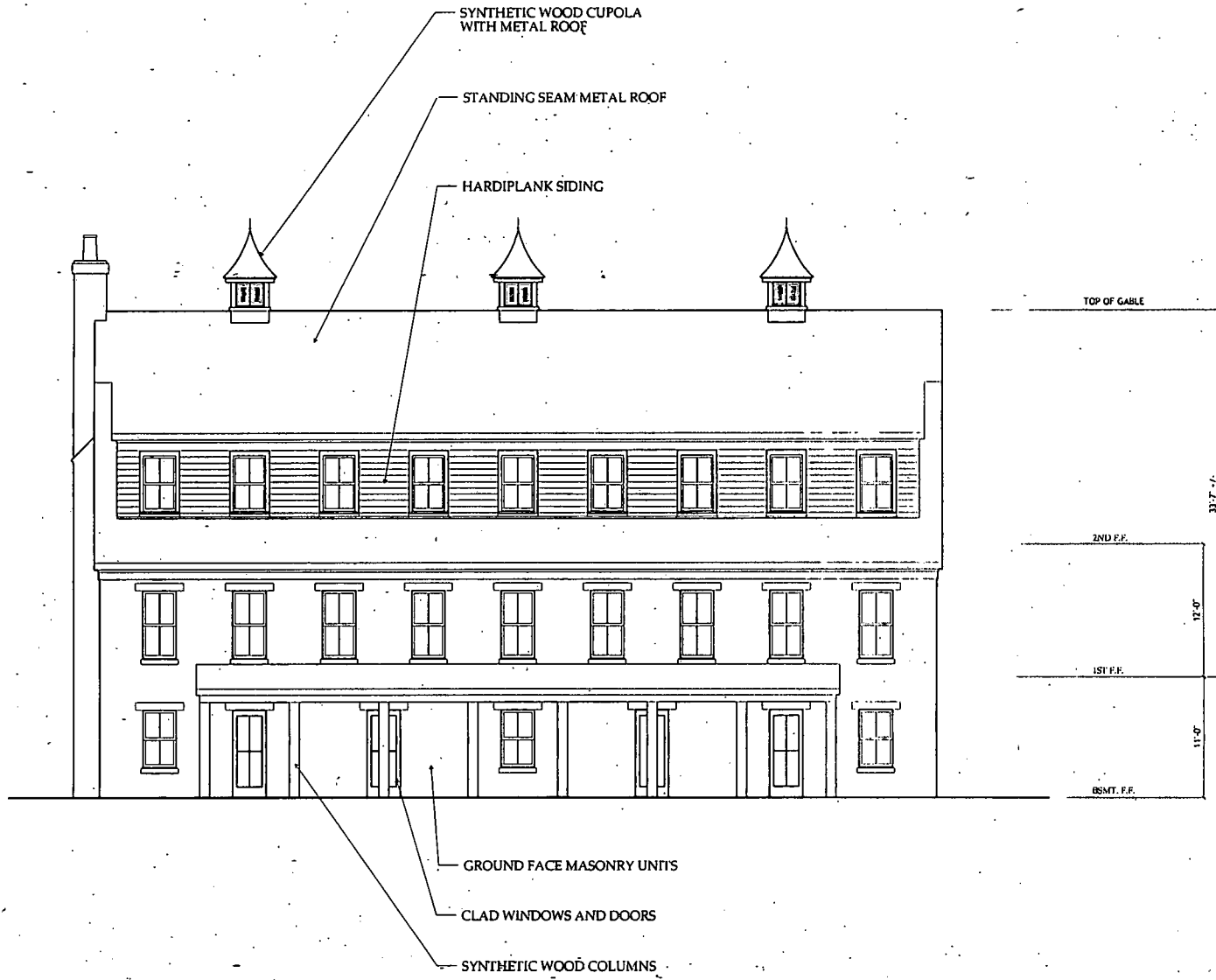
RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD

PROPOSED WEST ELEVATION
 OFFICE BARN



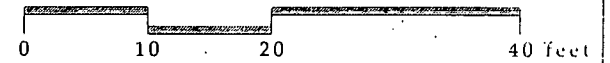


RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD

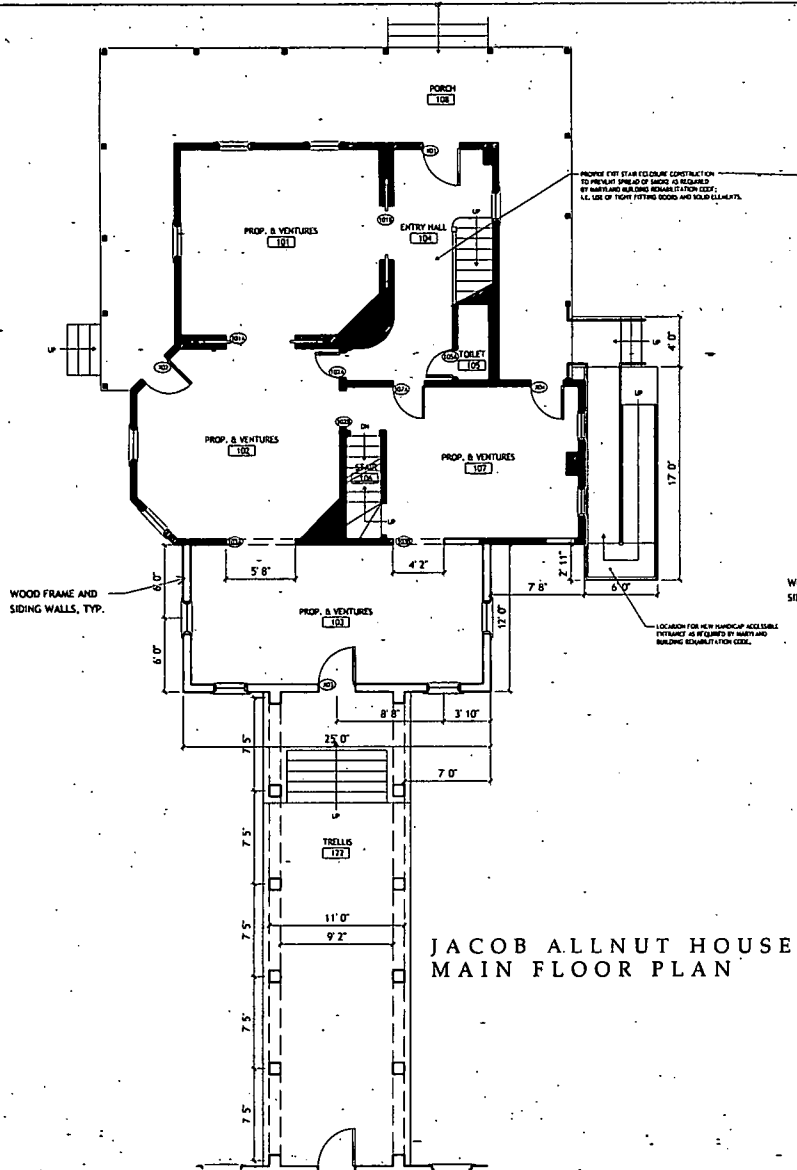


RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD

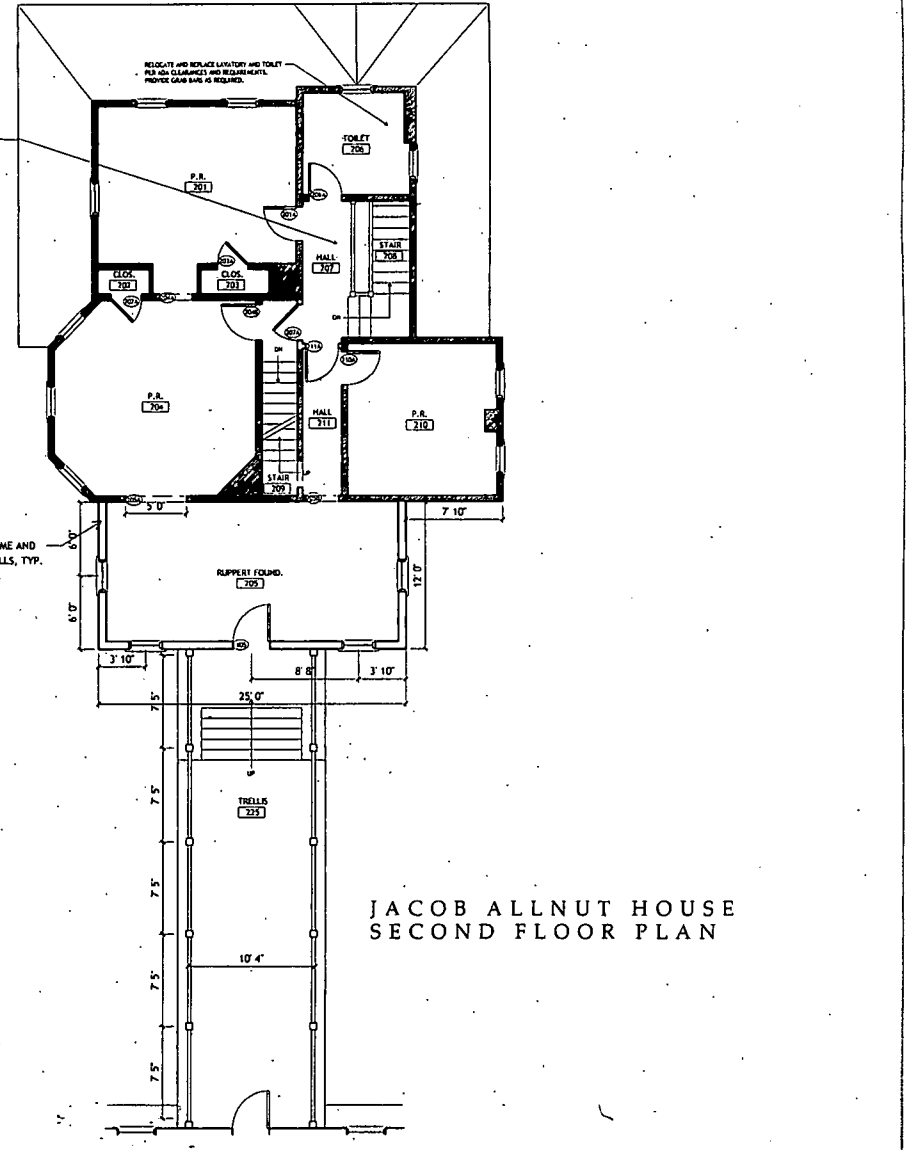
PROPOSED EAST ELEVATION
 OFFICE BARN



23

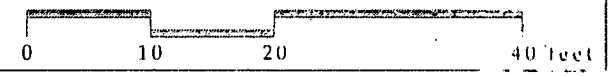


JACOB ALLNUT HOUSE
MAIN FLOOR PLAN

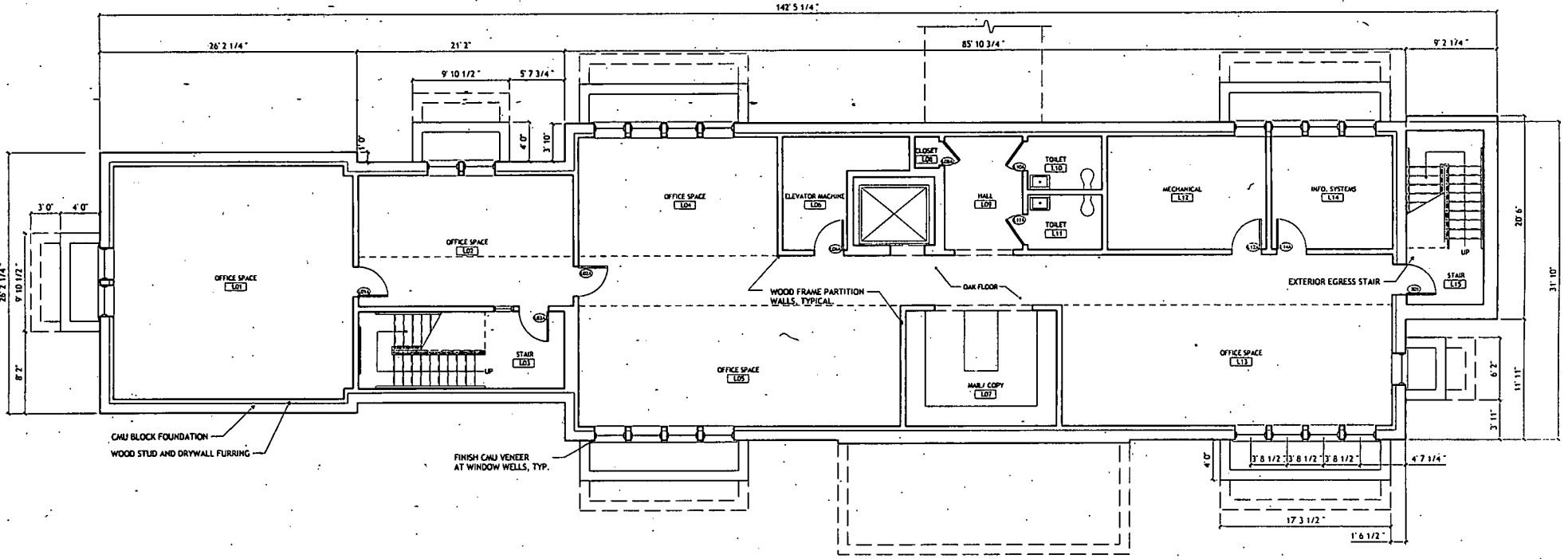


JACOB ALLNUT HOUSE
SECOND FLOOR PLAN

RUPPERT NURSERIES
FALL CREEK FARM EAST
LAYTONSVILLE, MD



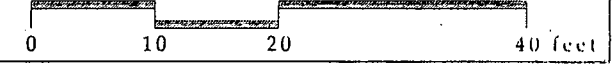
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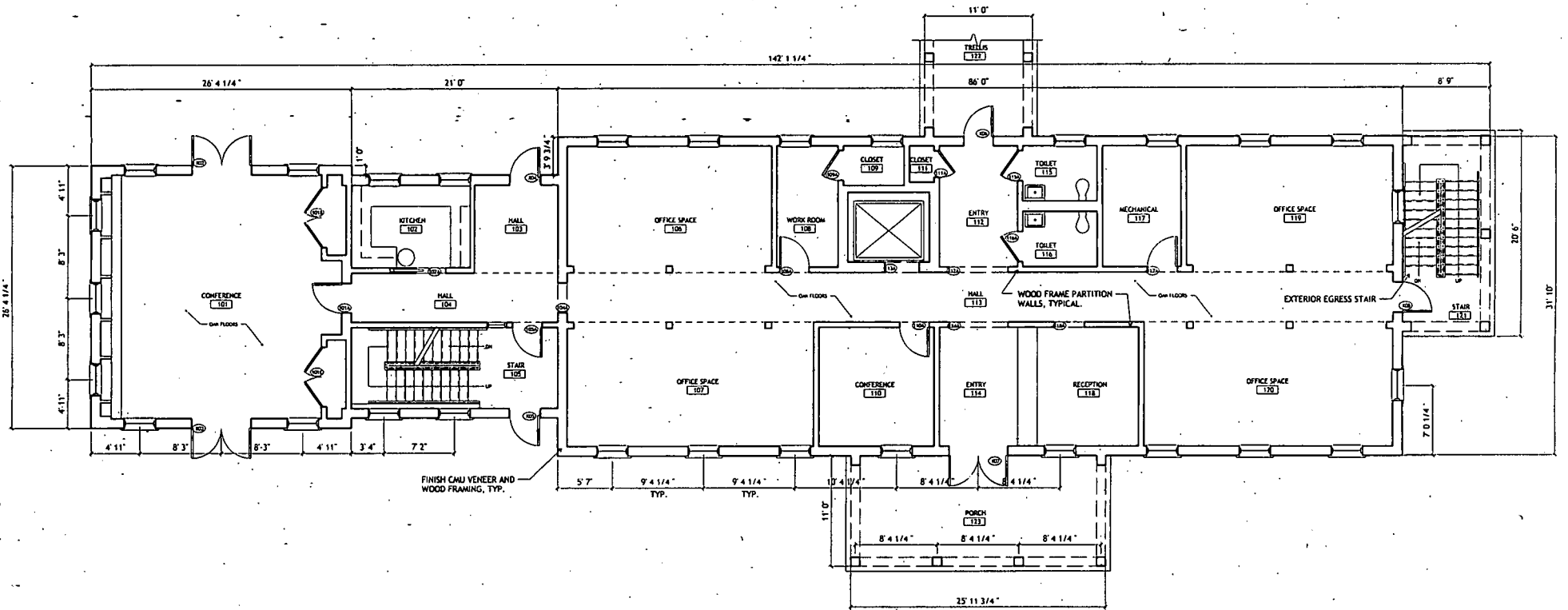
RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD



LOWER FLOOR PLAN - MAIN OFFICE



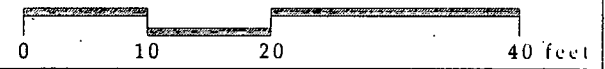
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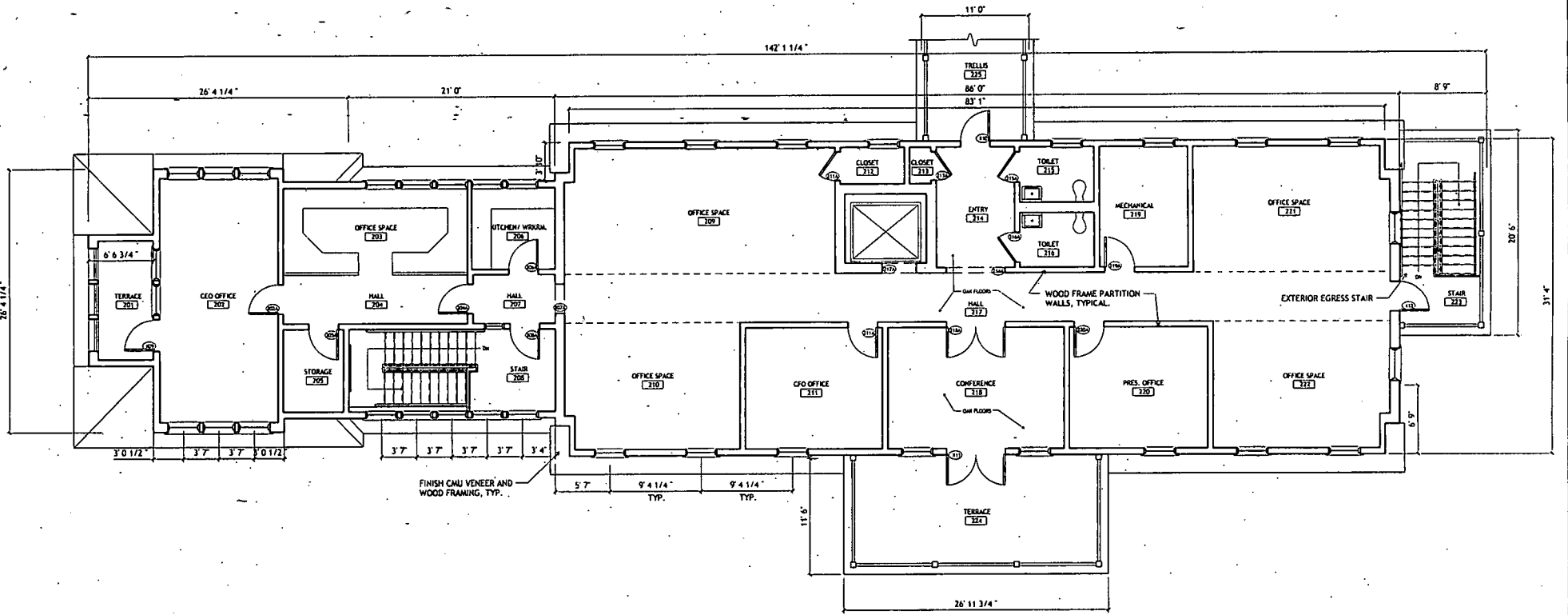
RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD



MAIN FLOOR PLAN - MAIN OFFICE



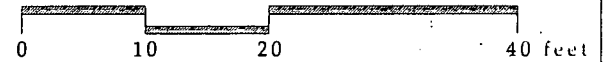
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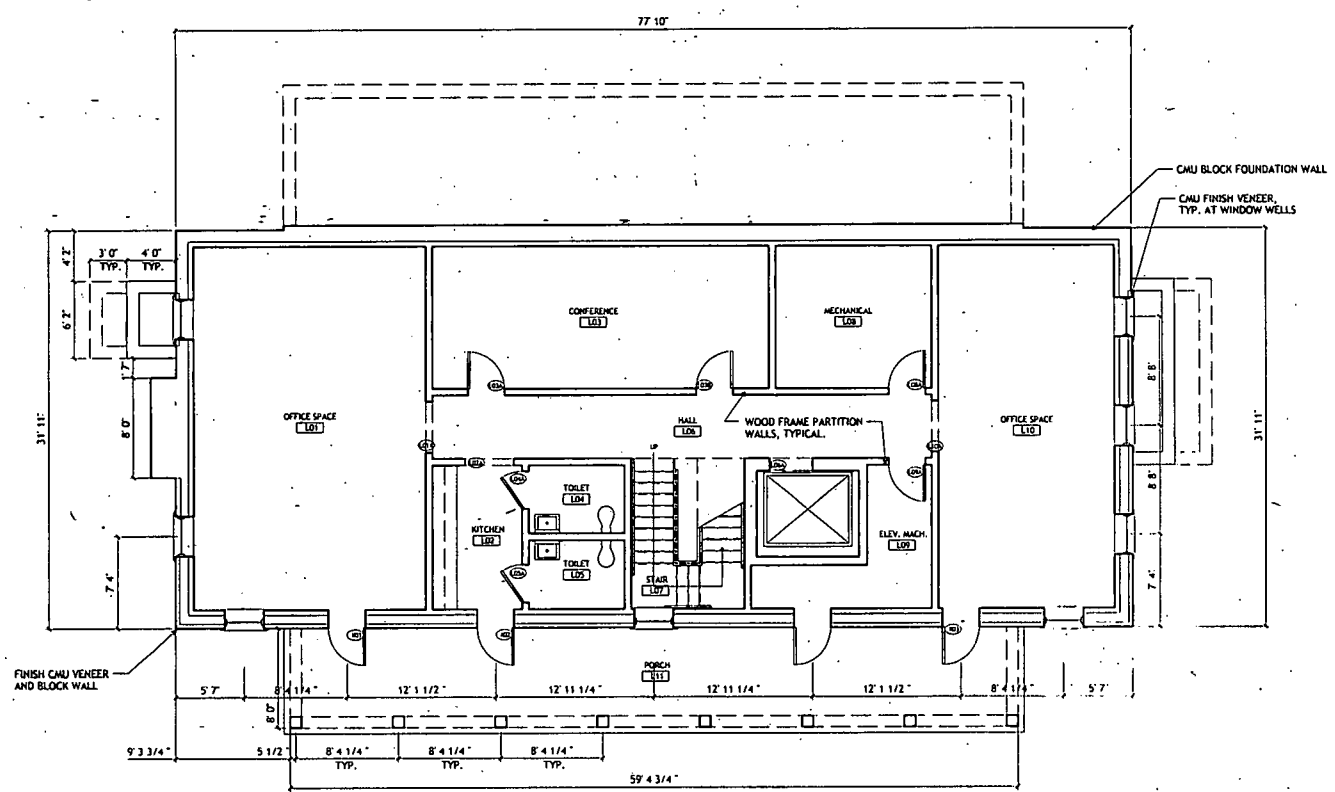
RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD



SECOND FLOOR PLAN - MAIN OFFICE



27



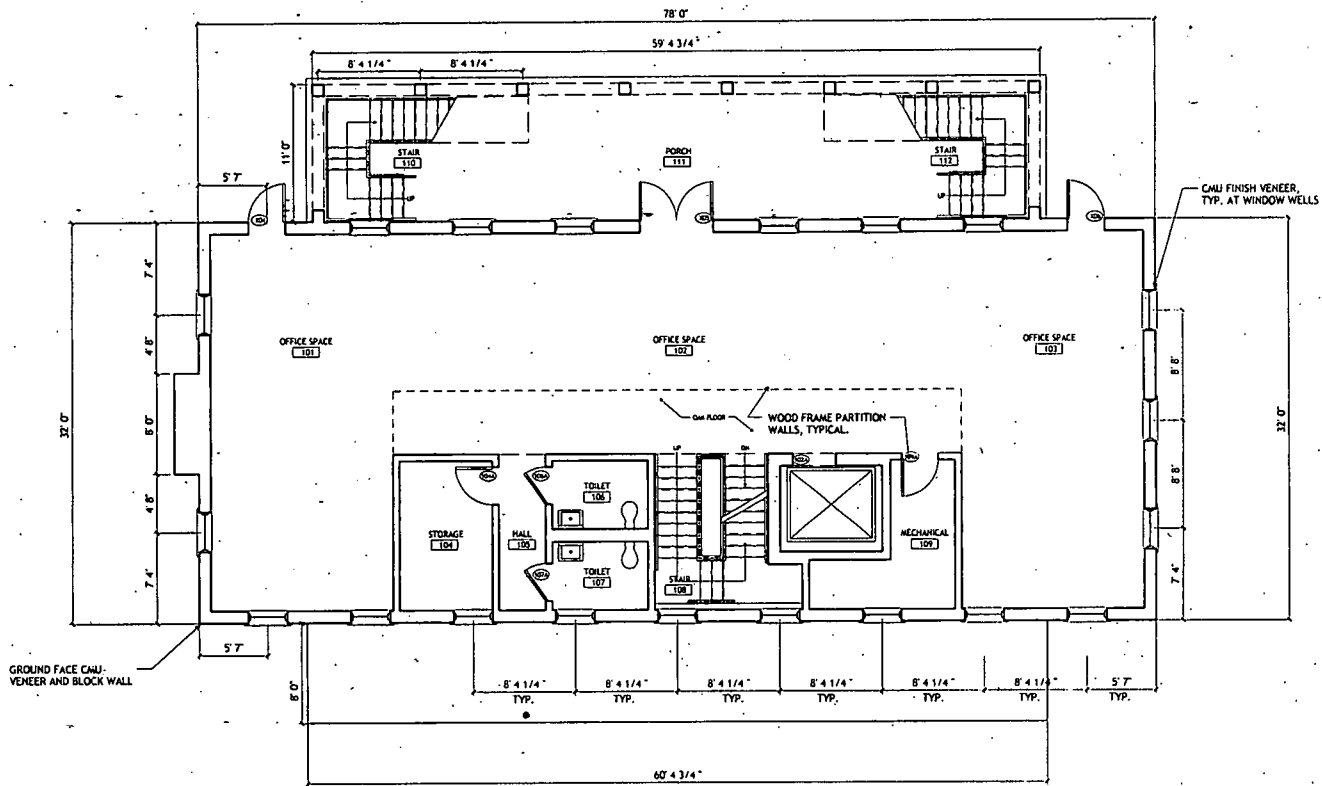
RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD



LOWER FLOOR PLAN - OFFICE BARN



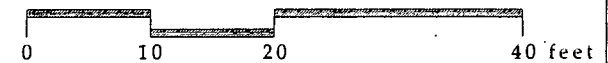
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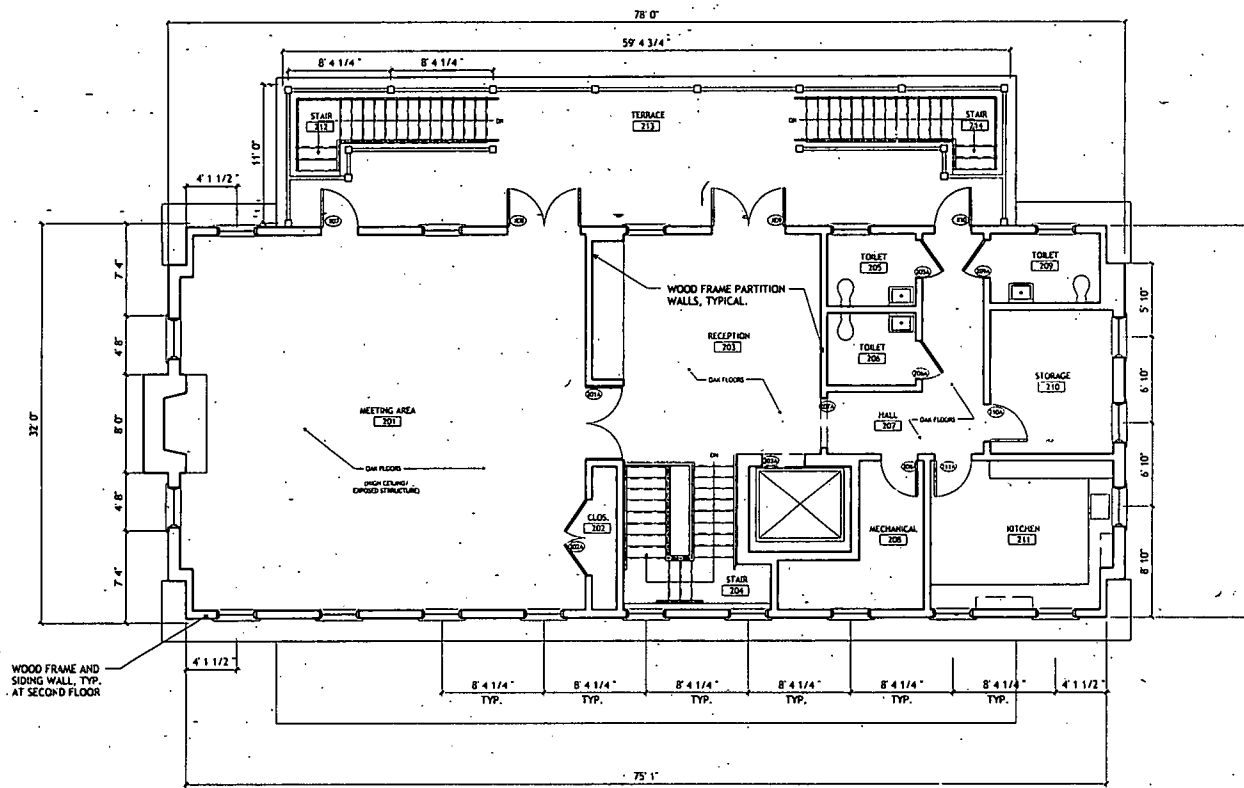
RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD



MAIN FLOOR PLAN - OFFICE BARN



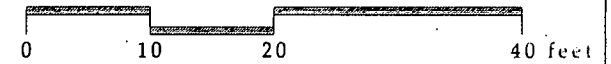
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RUPPERT NURSERIES
 FALL CREEK FARM EAST
 LAYTONSVILLE, MD

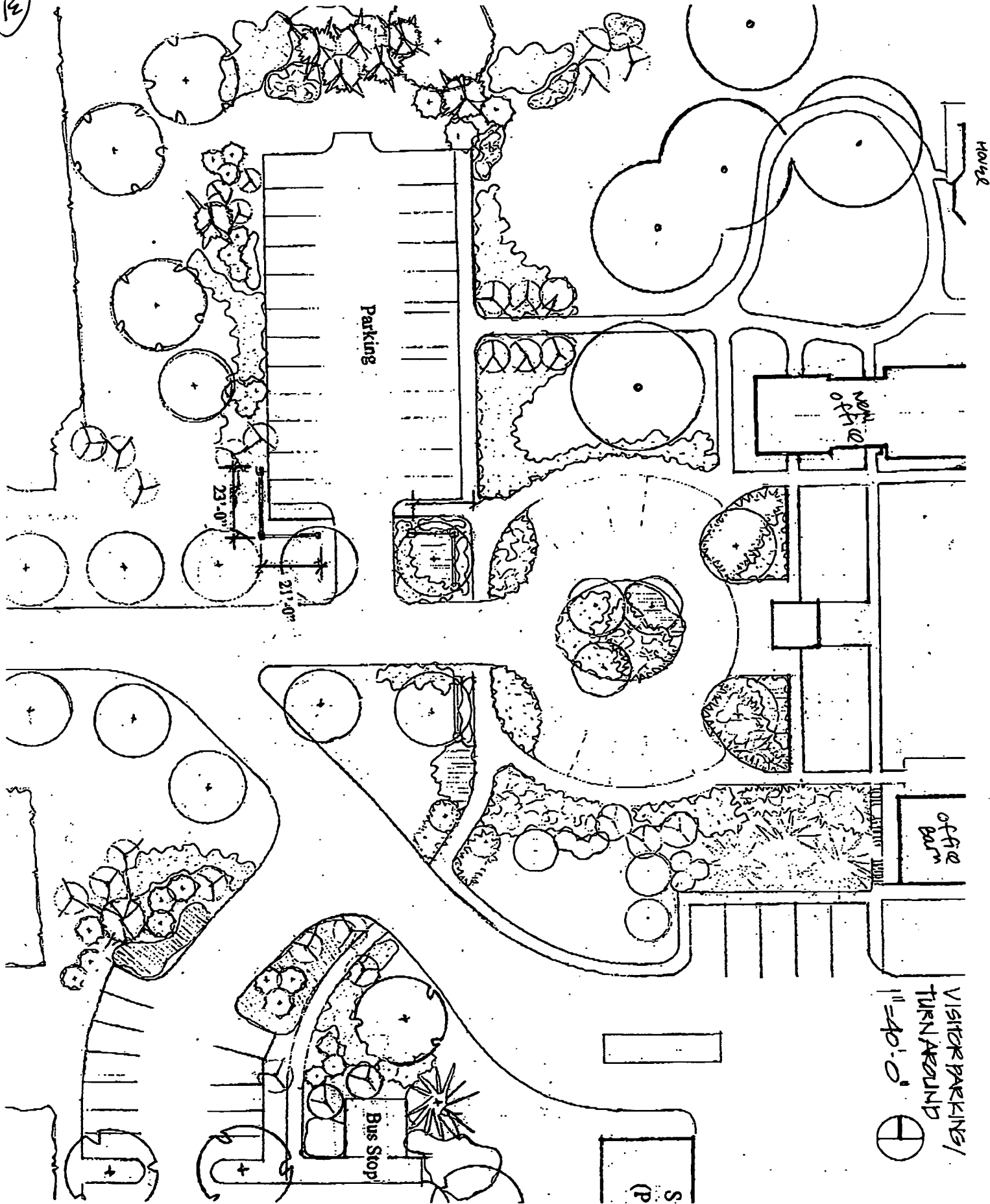


SECOND FLOOR PLAN - OFFICE BARN



20

31



Parking

23'-0"

21'-0"

office

office
barn

Bus Stop

House

VISITOR PARKING /
TURN AROUND
11'-40'-0"

S
P

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

X

IN THE MATTER OF HISTORIC:
PRESERVATION COMMISSION

:

:

X

A hearing in the above-entitled matter was held on Wednesday, July 28, 2004, commencing
at 6:30 p.m. at 8787 Georgia Avenue, Silver Spring, Maryland, before:

JULIA O'MALLEY
Commission Chairman

1 MS. O'MALLEY: All right. Thank you. The next preliminary is Ruppert Nurseries, at
2 23601 Laytonsville Road. Staff report?

3 MS. FOTHERGILL: This is master plan site 23123, the Jacob Allnut house. And the
4 applicants came before the HPC in -- I think a month ago, very recently. And I have visuals I can show
5 you, the Commissioners, if they want to see the site.

6 The applicants are proposing an addition to the historic farmhouse, and then a
7 construction of a corporate headquarters and Maryland branch complex for Ruppert Nurseries, their
8 business. And the addition they are proposing to the farmhouse is a 500 square foot, two-story rear
9 addition, and then behind the house are two new buildings separated by a courtyard, and they are the
10 total of about 19,000 square feet, a third of the space is underground. They came for a preliminary
11 consultation in June, and the major concern of the Commission at that meeting was the attachment of
12 one of the new buildings to the historic building. And then there was some discussion of design details of
13 the new buildings and the location of the new buildings. To address these concerns, the applicants have
14 detached the new building from the historic house, and they have set the new buildings further back.
15 They have also reduced the size of the addition to the farmhouse. And so the current proposal has 50
16 feet between the rear of the farmhouse with the addition and the new building, and that is connected by
17 an open trellis structure. And they have submitted two different design options, scheme A and scheme B.
18 And you can find those in scheme A's circles 8 through 11, and in scheme B, it's circles 12 through 15.
19 And I am sure the applicants brought visuals as well.

20 Scheme A is very similar to the first submission that you saw a month ago, but with some
21 design changes suggested by Commissioners and by staff, including altering the dormers to simplify the
22 street elevation.

23 And then scheme B actually has a gambled roof to kind of achieve a more barn-like
24 appearance, because there was a lot of discussion about the style goal for the new buildings and how
25 agrarian, agriculturally oriented we wanted the new buildings to be.

26 The applicants have a lengthy process ahead of them for this project to happen, including
27 rezoning from the country inn zone to RDT, and then within that zone applying for a special exception.

1 And they are coming to the HPC to find out if this is something that the HPC is supportive of, because
2 then they would take that, either that support or the lack of support to these next steps in the process.
3 So, this is their second preliminary, and I think they are hoping to come away with a real strong sense of
4 what the Commission thinks of this project. And I can show slides but I think you're familiar.

5 MS. O'MALLEY: Welcome back.

6 MR. MUSE: Thank you. Well, since we've been here once before -- well, first of all, for
7 the record, I am Steven Muse. I am principal of Muse Architects in Washington, D.C. And since we have
8 been here once before, I thought what I would do was somewhat follow-up on what Anne said, by
9 responding to what we saw as the three major comments from the first hearing, the first consultation.

10 (Discussion off the record).

11 MR. MUSE: And the three major comments that we received were about the distance
12 between the historic house and these new buildings. The second concept or the second comment that
13 we received was about the covered interior connection that we had between the historic house and the
14 new building. And the third one was about the vocabulary of these new buildings. And starting with the
15 two simpler ones, the changes that we propose in the spacing between the historic house and the new
16 building, as seen here as new site map. This increased the gap between the addition and the new
17 building by 15 feet. We are doing that by reducing the size of the addition, the length of the addition by
18 10 feet, and also by moving these buildings five feet further back. So this changes the gap between the
19 buildings from 25 feet that we had before to 40 feet, to 50 feet, the space of the original historic house.

20 The second thing that we have done to open this up and make this lighter in here, this is
21 to follow-up on a comment that Chairperson O'Malley made to us the last time we were here, was rather
22 than doing a covered interior connection, to do this as a trellis connection through the garden. So this
23 would be a much lighter structure, and once again would allow a greater sense of separation between the
24 historic house and this new building. So those were the first two changes that we made.

25 The third one, about the vocabulary of this, just to walk you through the history of that
26 pretty quickly, when we first started this project we were looking at some detailing of the historic house to
27 give us clues about how to deal with these buildings. And we realized pretty quickly in our office, and
28 also meeting with staff, that probably that wasn't the way to go, that these buildings were too large to pick

1 up that level of detailing. So we then began to look at what types of structures we could find on a site like
2 this that would both be suitable for the site, and also be suitable for office structures. And when we came
3 and saw you the last time, we had something somewhat similar to this, which was really more along the
4 lines of a high-styled barn, or a stables, excuse me, something that had a very active gabled roofscape to
5 it to help break the scale down, give us places for many windows in there. That was very intentional that
6 we are going with that very elaborate, very expressive roof line. And the comments that we received from
7 you, at least from some of you, were that perhaps that was too busy. It should be made a little bit more
8 simple. So we went back to the drawing boards and produced another scheme, took that in to staff, and
9 then the staff actually preferred the one that we showed originally. That's why we have brought both
10 back. We brought back a slightly simpler rendition of what was showed to you before, and the second
11 scheme, which is simpler yet.

12 The changes to the scheme that we showed you before, besides the spacing of the
13 buildings, was to keep this very active roof line only within this courtyard, not to do it outside the
14 courtyard, so that the view from the street would not be of that, but would be of something much simpler.
15 And this is the view from the street. Looking back, you are seeing just a shed dormer on the back of this
16 thing, not these gabled dormers, something that would be a much simpler backdrop to the historic
17 building. And we have also shown this in a way that is slightly more accurate than what we showed the
18 last time. It truly represents grade on the property. There is a change in grade from the street to the
19 house, and the change is going up four feet. And as we push this building back, the grade starts to drop
20 down. So we move four feet up to the building and we drop two feet back down to the new buildings that
21 we are proposing. So, once again, it helps nestle these buildings into the site.

22 The second one -- Let me just go through all of the drawings. So, as seen from the
23 street, we now have one building that has a lower ridge line. It has a simple shed dormer. This door has
24 this portico share or passage from this front courtyard to the rear, and we kept the detailing somewhat
25 similar to what we had before, to give us an asymmetrical composition from the street. And as we move
26 into the courtyard and go back to the, more of the high-styled, very active roof line, which, once again,
27 only appears within the courtyard itself.

28 Now before we made those changes, we had gone more drastically in the direction of

1 making it simpler. Rather than simply modifying this sort of high-styled stable, we went into a different
2 structure, which was a gambrel structure, and one that would be reminiscent of barns. As we work our
3 way to the hill, what might be reminiscent of a bank barn. Something that would be a very simple
4 gambrel structure, with a simple pattern of windows going all the way across, and porches, wood-planking
5 in this courtyard, and once again stay with the same roof, the roof we had before, of that type. As seen
6 from the street, this would be very similar to the other proposal in its simplicity of a single line of windows,
7 both up and below, and this very simple passage from the front court to the rear. And this is what we
8 showed the staff before we went back and modified what we gave you before. This is the elevation, as
9 seen from the street. It has got a very simple backdrop of windows in this gambrel structure. It passes to
10 the rear courtyard, maintaining the simplicity, pretty much as we had before. As we go into the courtyard,
11 rather than the active roof line that we have here -- We are thinking, either of these proposals, it is
12 important to keep this one-story scale, both the scale of the new buildings, and also as it relates back to
13 the historic house. But we would get away from the three-part, more active roof line, it would be a simpler
14 roof line, like we have here.

15 And, to be totally honest with you, we are comfortable with either one of these. We can't
16 stand here before you tonight and say that design 1 is highly favorable over the other. We think both
17 accomplish what we are trying to do, in terms of make structures that in the scale relate back to the
18 historic house. And I will let Ruppert to go forward with the proposals that they are going to be placed on
19 the site. So, with that, we will just answer, be happy to answer any questions that you have.

20 MS. WILLIAMS: Once again, I missed the first preliminary, so I am coming in with
21 comments for the first time. I guess, I think architecturally, if we were working with an open space, I
22 would have no complaints about either scheme. I mean, the architecture is beautiful. I like the courtyard
23 aspect of it. My problem is its relationship to the historic house, and I just fear that, in general, the whole
24 scheme is too much for the site. The historic house is no longer a dominant feature on the landscape, but
25 it becomes diminished to the point of being comical. And I just really fear also, with the amount of parking
26 and impervious material being introduced that the whole rural character, despite all of the wonderful
27 plantings that would be around it, is also diminished, and that relationship to the house. And, I guess my
28 big question is, why, if we have 178 acres, aren't we building somewhere else on the site, and letting the

1 house remain in its splendid isolation? I suppose I should have been here two weeks ago to ask that
2 question, but I wasn't.

3 MR. MUSE: I think Craig should answer that question, and then I can follow-up.

4 MR. RUPPERT: The reason is that we wanted to incorporate the house, as part of our
5 operation, and make it functional, and make it a feature within the contents. We wouldn't be able to do
6 that obviously, if it was separate. So it wouldn't work within the program. The other reason, the
7 secondary reason is, there are 100-year-old trees in close proximity to that. We wanted to, we'd be, I
8 guess the best way to say it, we felt that those trees helped us hide the addition or the new construction
9 behind the building in with the historic structure that's there.

10 MS. ALDERSON: I would like to interject, because we did have this conversation last
11 time. Let me bring you up to speed, because I asked the same questions. There is a trade-off. It is a
12 change. I think it is a high quality change, although it is a change from a really sort of a manor to any
13 other kind of institution, unless a farm, but they, the benefit which I see is outweighing the trade-off here,
14 is that a great deal of open space will be preserved that otherwise would probably be subdivided. So,
15 one way or another, that area out there gets subdivided or something happens to it, and so, whether it's
16 subdivided in lots of little in-fill up here, or there is a concentration of construction that is high quality and
17 large amounts of open space is preserved. I think it is such a high quality design, that it will -- it is a
18 change, but I think, in the end, it will be a contribution in itself. It will achieve significance in its own right.
19 And you know, there is a certain amount of, I think, traditionally, resistance to the idea that maybe
20 something completely new can happen here, but I think it can happen, and can be positive.

21 MR. FULLER: I'll start where I did the last time. I very much support the idea of your
22 business being located there in Laytonsville, and all aspects of the nursery, the office, the retail sales, I
23 think that's great. I also commend, I think, some of the changes that have been made in terms of
24 breaking the connector to being an open trellis, shortening the addition. Maybe I would prefer to see the
25 addition disappear. I personally prefer the simplified elevations, although quite frankly, what phases into
26 the interior courtyard doesn't really bother me, because at that point it's really not addressing the historic
27 property, so if you want it to be more high-styled in the interior courtyard rather than the exterior, it's the
28 elevation facing the house. But then, I will go to what, to me, is the first and overriding thing is, and I
29 think, as Commissioner Williams said, does the massing of this overpower the house? And I am still

1 concerned of the amount of density we are proposing here. It really does overwhelm it, and it's not just
2 like say the dairy barn down the street, it's not just a single building that you might find next to a
3 farmhouse. It's a fairly big complex. And I guess my last comment is just one of practicalness. Your
4 business, I believe, tends to be somewhat organic. It's going to continue to change. By locating your
5 business within the historic property, you are basically getting in bed with us. Every time you want to
6 move the driveway, every time you want to change a building, you are going to be back in front of us. Is
7 that really what you want to be doing, or would you be better suited to, as Commissioner Williams said
8 when we talked the last time, locating it another piece of the property so that you didn't have to deal with
9 that? I mean, I support the idea of you trying take care of the house, and I support the idea of the
10 business being there, but I am concerned about the massing, and I am also just concerned, long-term,
11 whether it is practical for you to always have to deal with us.

12 MS. WILLIAMS: But we're not onerous.

13 Mr. MUSE: It's pretty clear from the site plan, down below that there is a lot of land on
14 this property. This could be placed on other parts of the property. But what you are saying is the problem
15 with this is actually what I saw as a positive aspect of this, which was to place this in this location, so that
16 they could use the house and restore the house. I think it is highly impractical for them, or anybody to
17 restore this as a single-family dwelling on a property like this in today's market. It's just not going to
18 happen. So, we are looking at something we are in -- quite frankly, if they move their operation to
19 another part of the site, but they don't know what to do with this house. Yeah, you might say it's great in
20 its isolation, but it's terrible in its present condition. It needs to be totally renovated.

21 It couldn't be the president's office across the street from the operation?

22 MR. MUSE: Well, it's not really --

23 MR. FULLER: It's a whole different thing than what you are looking at right now.

24 MR. MUSE: Yes. It's not the way the operation works. And pushing this building back,
25 you know, further and further, breaking the interior connection -- I mean, they are stretching the loads
26 right now, in terms of what's really going to work for them in the operation. So, we are trying to find what
27 we think is the compromise in this thing, something where, put this thing in a location where the house is.
28 There is a reason to restore the house. There is a reason that they can still use the house, make it a part
29 of their operation. If they move to another part of the site, I don't know what they'll do with this house.

1 MS. ALDERSON: Now the other thing about it here, we did discuss this as well, is that,
2 now, they are deciduous trees, not evergreens, but during a good portion of the year, isn't most of that
3 pretty well screened off by the trees anyway?

4 MR. RUPPERT: Yes. We tried to show that in the elevations from the street. And also,
5 the balance of the property, we, once again, give some indication of what the balance of the property is
6 heavily gridded with trees, so it is fully filling the site up.

7 MR. BRESLIN: The way I am viewing this is that I am very supportive of your efforts. To
8 me, it's a 21st century agricultural use. And obviously it's not going to be the same as it was 100 years
9 ago, but yet we are retaining the historic property and bringing its use into more modern day, and it's the
10 same, as was pointed out, you have got all of these acres, and not only reforestation, but continued
11 agricultural use. And I think a blue ribbon for our County, because to me, it looks like a wonderful, that it's
12 going to be a wonderful operation and structure. And I think the design of it, of any one you choose, I like
13 the one the impedes on the home the less and doesn't take away when you see the home from the road.
14 You don't see all these extra little gables behind it, because then your eye is going to go to that instead of
15 the main house. But I just applaud what you are doing, and I like the idea of incorporating a historic
16 house into modern day use.

17 MR. BURSTYN: One image that has been mentioned by the Commissioners is the
18 house on the hill by itself. But the image that kind of intrigues me is the house with these agricultural
19 buildings behind it. When I look at that I almost can think of some spaces I am familiar with where you
20 have a house with greenhouses behind it. And I think, somebody mentioned a barn, I think that a large
21 dairy barn probably isn't that much smaller than what you are considering. So, I think if they are scaled
22 properly, I think you are getting closer to that point. I think if they are located far enough, I think you are
23 getting closer to that point. You know, a screen of agricultural buildings as a backdrop to the house is
24 pretty appealing, in other ways.

25 MS. WILLIAMS: I agree with that. I think historically you would see domestic, you know,
26 really small scaled domestic outbuildings around a historic house, and the agricultural buildings set at a
27 distance from the house. You don't see major barns so close to the house. So, it is clearly not, you
28 know, a historic feature. It's not, I mean I don't think it could be interpreted as such.

1 MR. BURSTYN: You think you could look at it as a modern interpretation of --

2 MS. WILLIAMS: Sure. I mean, it's a complex, it's an agricultural complex. So, in that
3 respect, it's not, you know, totally out of the ordinary.

4 MS. ALDERSON: I think the real philosophical issue here, though in this form it comes
5 up much more with urban architecture. I worked with the building services so it was a bigger and more
6 common issue there is whether we accept the idea of something that may be a new contribution in its
7 own right and it may very much change the character, but do it in a way that is not unkind to the house.
8 And I really do think that's what this is. I think, in time, the complex will have its own recognition, it will be
9 a landmark. It will be highly recognized. It will be better known than the house by itself. But I think the
10 larger issue is, what's the alternative? And, if this doesn't happen here, I believe what we are going to get
11 is lots of in-fill, and some of high quality, some of less quality. And I think if we can come up with a
12 solution that is of agricultural use, that preserves that open space, that is a real triumph.

13 MR. FULLER: I mean I believe, the TDRs have been sold?

14 MR. RUPPERT: Not all of them.

15 MR. FULLER: But, I mean, the number of houses that would be built would be five to
16 ten? It's not a subdivision that would happen?

17 MR. RUPPERT: No.

18 MR. FULLER: So, it's not as if this will ever turn into a subdivision, so I don't think that's
19 the real issue.

20 MS. WILLIAMS: Well, I don't know. Five or ten houses on that landscape could destroy
21 it, too.

22 MR. FULLER: In 170 acres? But, in any event, I mean, following the comments about,
23 you know, the sizing and massing of the houses, if, or not houses, but the buildings, for instance, if your
24 rear building, if you are diminishing your program to push that in the ground to meet the rear building
25 starts to get to be the distance that a normal agricultural building would be from a house or something like
26 that, if that one needed to be bigger, if you are hurting the program by pushing it in the ground, I don't
27 know that that's important to me from an overall massing standpoint. You know, it sort of a trade-off. The
28 closer, the smaller, the further, the bigger. I don't have a problem with height as you get further away the

1 old house.

2 MR. BURSTYN: And this is a new thing. It's not like it's a barn, because a barn is
3 smelly. That's why it was so far away. This, it's a new thing that should be designed in a new way, and
4 closer is probably appropriate, as long as it is a foil to the new house and complements the new house,
5 and doesn't fight with the new house.

6 MR. MUSE: What I did last time, and I should have done it this time, was I tried to make
7 this look like it's a part of this thing, rather than the stables being renovated, trying to make a new building
8 that has features of that. For example, it brings in the memory, not trying to make a renovated park.

9 MS. WILLIAMS: The other question I have has to do with parking, and I just read
10 somewhere that it has 400 parking spaces. I mean is that something that you think is going to hold
11 steady? Is that something that you anticipate growing, and what's going to be parked there? I mean, is
12 this going to mostly be work vehicles or commuter cars?

13 MR. RUPPERT: The total parking is 130 on the site, and there are three areas that
14 include that. This area here, this one here, and this area in the back. They are all for vehicles, and we
15 anticipate fully utilizing those. That's a 10-year anticipation for growth.

16 MS. WILLIAMS: So, those will all be trucks for your business, or will they mostly be for
17 the people working?

18 MR. RUPPERT: The vehicles in these areas will be for employees of the company, and
19 visitors to the company. In this area here are the work trucks.

20 MS. ALDERSON: One recollection from our last meeting was that you have made great
21 effort in your design looking at the grading, to minimize the visibility of the parking from the street, so it
22 would not really be visible.

23 MR. RUPPERT: Yes. We anticipate that, we don't like to look at cars in general. I
24 mean, that's our job here. Our profession is to try and hide it whenever we can. So, I mean, our plan will
25 be to do that, to screen the parking lots from many angles. As I think I mentioned the last time we were
26 here, the only exception to that would be the views from these windows here, where we want to be able
27 to see what's happening in the back, and maybe some view from this area through to the work yard.

28 MR. MUSE: One thing these drawings don't show, we brought in these photographs the

1 last time, is to give you a sense of this, is the place where they have their operation presently. And I say
2 this, both from our prospective usage from what it looks now. I say this because of: (1) the high quality of
3 how they keep their grounds; and (2) we bring into play -- this is where they are presently -- we bring into
4 play all the trees that are on the site. This thing is fully orcharded, except there is an entire grid of trees
5 that you carve out this space in the middle and you put this complex in. It is fully treed, so when you look
6 at that, the property will be entirely hidden.

7 MS. WILLIAMS: Okay.

8 MR. MUSE: And, as I stated, grade-wise, there is a substantial change in grade. We go
9 up about two feet to the house, I'm sorry, four feet to the house, drop two, drop six more, and then drop a
10 full level back here. So the working yard is totally dropped down below.

11 MS. O'MALLEY: I just want to comment that I think you really think you have done a lot
12 to improve your plans, from my perspective, and I don't, I could go with either A or B, because I do think
13 you could put something there. The one question that I still have is whether that main long building that's
14 directly behind the house, if there is any way to lower that peak some? So that as you see the house, it's
15 not quite so --

16 (Discussion off the record).

17 MR. MUSE: Probably solved the questions of what some means. It is lower, substantially
18 lower than the ridge of the historic house. Once again, as you can see here on the perspective, the in
19 fact, the drawings of the property, I think the actual build-out is pretty, pretty --

20 MS. WILLIAMS: I think the elevation shows that too.

21 MS. ALDERSON: That's right. That's right. The grade is in favor of shrinking it.

22 MR. MUSE: Yeah, the grade is working with us in dropping it as you go along.

23 MS. O'MALLEY: I was just looking at this part of it. It looks, you know, if you could just
24 bring it down a little bit more, I think it would be --

25 MR. MUSE: Well, although as architects, we draw it in elevation, I would be happier, if
26 you look at the
27 perspective --

28 MR. FULLER: The elevation is long.

1 MR. MUSE: If you look at it, it is 50 feet back beyond the house, dropping two feet in
2 grade, in relationship with these pictures. It would drop a couple of feet probably. I'm not sure it makes a
3 difference at that point.

4 MR. FULLER: I don't think it's the height. To me the massing would be the problem, it
5 would be more than length than the height of it. I think the height is just going to more or less disappear.

6 MS. O'MALLEY: I think the height's acceptable.

7 MS. WRIGHT: Do you think it would be worth sort of going down the line and seeing --
8 you know the general consensus I'm hearing right now, and I know there are some concerns, is that it
9 sounds like most Commissioners are open to this use, this program on the property. Is that accurate? I
10 mean, I hear some concerns being expressed, but the majority of folks feel this is the right use. So
11 maybe the question then gets into design issues, and I guess, as staff, we really would like to hear sort of
12 just going down the line, who likes A, who likes B, and we can keep working with the applicants on
13 additional design details, and then perhaps looking at ways to lower things, or, you know, tweak things.
14 But --

15 MS. O'MALLEY: We do have a speaker.

16 MS. WRIGHT: Oh, we do. Okay.

17 MS. O'MALLEY: Shall we wait until after we have heard from this speaker?

18 MS. WILLIAMS: Yes, because I didn't realize we had a speaker.

19 MS. ALDERSON: Yes.

20 MS. O'MALLEY: We got carried away. Sorry.

21 MR. GOLDSTEIN: I am Wayne Goldstein, President of Montgomery Preservation, and
22 my testimony was going to be that you do what you are doing now. Thank you.

23 (Discussion off the record).

24 MS. WRIGHT: So, I mean, maybe go ahead and just have folks one by one address, you
25 know, the changes on alternatives.

26 MS. ALDERSON: Either alternative is acceptable to me.

27 MR. BRESLIN: I concur on that.

28 MS. WATKINS: I agree. I think one question, I have one little concern. The front parking

1 lot, I am not convinced that, I know you are going to screen it, but as you are coming down the road, I am
2 afraid that that's the first thing you are going to see, and if you could swing it around and pull it back. It's
3 right at the front edge of the house. If you could pull it back, or bring it further back? Because there is
4 such a good --

5 MR. RUPPERT: In this parking lot?

6 MS. WATKINS: Yes. There is going to be the quote, unquote "orchard" and the trees,
7 and then the historic house, and it's a shame to kind of have the parking interrupt that nice rhythm, I think.
8 If you could pull it back?

9 MR. RUPPERT: To be honest with you, we have been so focused on the buildings, that
10 we really haven't spent a lot of energy on the layout of the parking lots, the location and the sizing. I know
11 when we do that, I think we'll improve what's there. And I think I share the same concern that you do.
12 We don't want that to --

13 MS. WATKINS: Compete with the house.

14 MR. RUPPERT: Yeah, or break up the feel that you get.

15 MS. WATKINS: Right.

16 MR. RUPPERT: So we may make it smaller, or we may turn it, or we may lower it, and
17 we would definitely screen it, and it's possible to move it altogether. I'm not sure which yet, but we are
18 working on that.

19 MS. WATKINS: The thing that's nice --

20 MR. MUSE: I think it's fair game that -- right now it's 150 feet from the house.

21 MS. WATKINS: The thing that's nice about the site now is that it's got the grid and it's got
22 the house, and to have to screen kind of a smaller scale -- I don't know how you are going to screen it,
23 but I think --

24 MR. MUSE: It's funny though, you understand, the term screening here means different
25 things than what we normally think as screening. With screening you always think of a blind sort of, thin
26 stuff that wraps around, something like a fence.

27 MS. WATKINS: Yes.

28 MR. MUSE: This is going to be a screen, as in all these green dots you see here are

1 toward the back, okay?

2 MS. WATKINS: Right. It's a grid.

3 MR. MUSE: It's fully orchard, so. But, nonetheless, I think the comments are right. The
4 whole, you know, this is all subject to fine-tuning.

5 MS. ANAHTAR: Well I still like this proposal. I like the idea of incorporating the old
6 house into this design, and I like the level of detailing. They have come up with a new warehouse
7 building in the background. This is exactly what we were going to advise them to do, you know, bring
8 more detailing and bring the residential details into these buildings. I like it.

9 MR. FULLER: Obviously I'd prefer it not on this site, but if it is going to be here, my
10 preferences would be that the front buildings or the orientation of the buildings, as you view them from the
11 street, read a little bit more randomly rather than formally. I don't mind the formal space once you get into
12 it, but from the street, I would prefer to see it feel a little bit more broken up in mass. Whether the front
13 building wants to maybe feel as if it is two buildings pushed together, I'm not sure. I have no problem on
14 how big the back building gets to be, as to what happens with it. I have no problem with the general
15 courtyard shape to the things. If the front building could be, rather than 40 feet, 50 feet from it? But I
16 mean, we are dealing with nuances at that point. To me, a little further back would be nicer. I wouldn't
17 worry too much quote "screening," because the screening itself starts to create a rhythm. I assume we
18 are dealing with this it will be a complex that will stand out, because of the fields around. You really, it's
19 not an orchard. It's a series of whips, and it is going to continue to be replanted and stay as low
20 plantings. So this is always going to be the dominant feature out of this area. But I don't have really that
21 big a problem with it. I think the complex is fine. I just think that the more space around the old house,
22 and the more break up as you leave the background to the old house, the better it is going to feel.

23 MS. O'MALLEY: I think that this is going to work well. I like the way you have done it. I
24 think I would prefer scheme B, because when I look at the front of the house and then look at the lines of
25 the building behind it, I think that longer roof line that you see in scheme B works better. It's not as
26 detracting.

27 MS. WILLIAMS: I guess, in general, I do find the formality of the scheme a little bit in
28 conflict with the current house and would like to see it, you know, further away. But, given the fact that it

1 looks like it is going to stay where it is, if I am looking at scheme A or scheme B. I mean, either one
2 would work. I guess my only problem is that scheme B seems to be more mid-atlantic like, in terms of its
3 architectural style, and may be more appropriate. On the other hand, the formality of the plan seems
4 more in keeping with the sort of, I don't know, more formal Queen Anne, I don't know, Rhode Island sort
5 of look. I don't know.

6 (Discussion off the record).

7 MS. WRIGHT: I think, as staff, we would just say, what looks more low-slung and less
8 bulky, and that's why we like scheme A. Just to keep the whole idea of a very horizontal and low-slung.

9 MR. BURSTYN: I think either one of them could work well when you get down to the
10 details. I think you have come a long way from the last one, where the detailing competed with the
11 house, and I think this detail properly could actually be a backdrop, an appropriate backdrop. I think the
12 fact that you moved back 15 or 20 feet is good, and if you can possibly move back any more, that's better.
13 But, I think we are at the point now where you are far enough back, and you are at a level of detail that it
14 begins to work.

15 MS. WRIGHT: So that gives you direction, and hopefully it's enough direction to sort of
16 move forward with the other aspects of what you need to do in terms of your re-sending and filing for your
17 special exception. And it is our pleasure to work with you as you continue to develop your design. I think
18 the good news is today you have heard that the majority of Commissioners basically think this use of this
19 site is going to work, and I think that's sort of a critical threshold question.

20 MR. MUSE: Thank you very much.

21 MR. RUPPERT: Thank you, very much.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 23601 Laytonsville Rd., Laytonsville **Meeting Date:** 07/28/04
Applicant: Ruppert Nurseries (Stephen Muse, Architect) **Report Date:** 07/21/04
Resource: *Master Plan Site # 23/123* **Public Notice:** 07/14/04
 Jacob Allnutt House
Review: 2nd Preliminary Consultation **Tax Credit:** Partial
Case Number: N/A **Staff:** Anne Fothergill

PROPOSAL: Addition to house and construction of new buildings

RECOMMENDATION: Revise and return for a HAWP

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site # 23/123, Jacob Allnutt House*
STYLE: Queen Anne
DATE: 1887

This 2 ½ story house has german siding, fishscale shingles, a steeply pitched, metal, gabled roof, and ornamental porch brackets and chamfered porch posts on a 3-sided, wrap-around porch. It is an outstanding example of Queen Anne architecture with Eastlake features. The house sits in a setting of mature oak trees and faces west to Route 108 Laytonsville Road. The environmental setting for this historic farmhouse is 2 ½ acres of the 178 ½ acre lot on Laytonsville Road (see Circle 16). None of the outbuildings was designated as historically significant. (see photos in Circles 49+50)

John Allnutt owned the land from Griffith Road to Etchison, on both east and west sides of Route 108, during the latter part of the 19th century. John Allnutt was a farmer and the rich soil of Laytonsville made him quite prosperous. In his will filed in 1899, John Allnutt left to each of his six sons a farm each with a large home with gingerbread trim, porches and outbuildings. The Jacob Allnutt house was unique because of its wrap-around porch, three entrances facing the same direction, steep roof, and fishscale shingles. Of the houses on the six farms willed to the sons, this seems to be the only remaining structure. In 1921, Jacob Allnut died and left the house to his daughters who sold it in 1934.

BACKGROUND

The zone for this property was changed from Rural Density Transfer (RDT) to the Country Inn zone when the previous owner had plans to make the house into a restaurant with 2 guest rooms in the late 1980s. At that time the HPC approved plans for a 1534 SF one-story rear addition to the house. That addition was never built and the property was sold.

The applicants have applied for a rezoning of this property back to RDT. They will know if the rezoning was approved by spring 2005. The applicants will need to apply for a Special Exception to the RDT zone to construct office space and business operations facilities for about 75-80 employees on this property. If that Special Exception is granted, the applicants would then need to return to the HPC for approval of any proposed alterations to the site, which would tentatively be in spring 2005. In Circles 5 + 6 is a detailed explanation of their rezoning plans.

At this time, the applicants are seeking the HPC's feedback on their proposal so they can determine the feasibility of their proposal.

PROPOSAL

The applicants are proposing to build a new Corporate Headquarters and Maryland Branch Complex for Ruppert Nurseries on this site. They are proposing a 500 SF two-story rear addition to the historic house. On the site behind the house there are to be two new office buildings, one 12,400 square feet and the other 7,000 square feet (total square footage with 1/3 of the space underground). The two buildings will be separated by a large courtyard. (see Site Plans, Aerial Perspective, Street Perspective, and Street and Courtyard Elevations for two proposed designs, Scheme A and Scheme B, in Circles 7-15).

The applicants have not indicated any tree removal for this proposal. The applicants are already working on-site and have set up trailers for the office work and have planted nearly 34,000 trees on their property, which includes land on both sides of Route 108 (see photos in Circles 56+57).

STAFF DISCUSSION

Using the Secretary of the Interior's *Standards for Rehabilitation* as the guide for this project, staff has some recommendations for changes to the proposal. The *Standards* that pertain to this project are:

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 #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.

The applicants met with the HPC for a Preliminary Consultation in June 2004 (see previous staff report in Circles 39-57). The minutes from that meeting are attached in Circles 17-38 .

A major concern of the HPC at the June meeting was the attachment of the large new buildings to the historic building. There was also a lot of discussion of design details of the new buildings and location of the new buildings. Most of the Commissioners did not state a clear objection to a project of this size being built on this site. Below are some of their comments from the transcript that reflect specific concerns or suggestions for change:

Comissioner Fuller: "I am somewhat afraid of the scale and magnitude, not only on the physical development, but also the site infrastructure you're proposing behind it." [and]... "I'm a little concerned—formalized plan that's proposed doesn't—isn't going to be reminiscent of farm buildings. I mean, farm buildings are clusters of buildings, just big, small somewhat randomly placed. It's a little unusual out here in this part of Maryland to end up with such a formalized plan. I'm not completely against it, but I guess I am a little torn by your trying to locate this much density right behind the small house."

Breslin: "I would urge you to simplify as much as you can without losing what you have done." [and] "...a new building that large that close to the house really competes with the house, particularly since you're relatively close to the street."

Rotenstein: "[I] urge you to move the addition farther away from the historic house in a way that doesn't overwhelm it as you have in your design here, and disconnect it if possible. It just overwhelms the historic house and its surrounding spaces."

In terms of the new buildings covering basically 1% of the entire parcel, Commissioner Alderson stated: "...by clustering these buildings here we are able to preserve the openness of the remaining property...As far as preservation trade-offs go."

To address the HPC's concerns, the applicants have detached the new buildings from the historic house and have set the new buildings 5 feet further back. They also have reduced the size of the addition to the farmhouse. Specifically, the current proposal shows:

- Distance from the house to the new building: 50 feet (the addition was reduced to 10' deep and the new buildings were moved back an additional 5' from the house)
- The new buildings are not attached to the house, but they are connected to the house with an open trellis structure
- 2 design options—Scheme A (Circles 8-11) and Scheme B (Circles 12-15).

Staff discussed in the previous staff report an overall concern about such large buildings on this rural site. Staff and the applicants have worked closely on this project and have attempted to minimize the impact on the historic house. The separation of the new buildings from the historic

house was very important, and the applicants have submitted a design with the buildings set apart as a response to the HPC's main concern.

In this proposal the new buildings are set further back from the house which assists in lessening their impact on the historic house and the view from the road. The land begins to slope behind the house and the new buildings will be lower than the house.

The applicants will need to hear from the HPC which design the Commission feels is most appropriate for this setting, Scheme A or B. Both Schemes attempt to address some of the Commissioners' suggestions about agrarian style and simplicity of design. Scheme A is very similar to the first submission but with some design changes (including altering the dormers to simplify the street elevation) and Scheme B incorporates a gambrel roof to try and achieve a more barn-like appearance.

For the applicants to go forward they will need to hear from the HPC that this level of development could be approvable and which design the HPC finds meets the Secretary of Interior's *Standards* for this historic house and setting. The applicants will then take the HPC's overall opinion to the Board of Appeals for the next steps of this process. If the HPC does not feel this design or buildings of this size are appropriate they must make that clear to the applicant at this stage so they can reevaluate their business needs and site plans.

STAFF RECOMMENDATION

Staff recommends that the applicant revise their plans based on the HPC comments and then return to the Commission for a HAWP after the rezoning has been finalized.

M U S E A R C H I T E C T S

Principals

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7 July 2004

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

**Re: *Ruppert Nurseries New Corporate Headquarters and Maryland Branch Complex
Laytonsville, MD***

Dear Historic Preservation Commission:

Summary of Project

Ruppert Nurseries is proposing a master plan for their new Corporate Headquarters and Maryland Branch Complex in Laytonsville, Maryland. Of their 178 1/2 acre site, a 2 1/2 acre parcel is occupied by an historic Queen Anne style Victorian home built in 1898. The majority of the remaining site is utilized as a tree farm.

The master plan for the project is organized about two exterior spaces - an office courtyard and a working courtyard. The office courtyard consists of an addition (500 sf.) to the existing Victorian residence as well as two new office structures (12,400 sf. and 7,000 sf.). Flanking a new courtyard to be used by employees and guests, these two new buildings are designed to be reminiscent of agrarian structures.

The physical connection, proximity, and visibility of the historic residence to the new structures is essential in making this residence an integral part of Ruppert Nurseries operations and image. With the new structures of the complex carefully sited at the lower back side of the property, the historic residence will become an important focal point of the Ruppert Nurseries, also insuring the continued care and maintenance of the structure.

As with their past projects, Ruppert Nurseries is focused on the appropriate restoration and renovation of historic structures - in this case, the historic Victorian residence. While respecting the history of the Victorian building and its agrarian site, the owner wishes also to create an inviting and comfortable place of work for their employees.

Revisions following 6/23 HPC Consultation

Drawings prepared show two new schemes which both reflect revisions resulting from comments during the June 23rd HPC Consultation:

- 1) Proximity of new structures to historic residence – Two revisions further separate the house from the new structures: 1) The house addition has been reduced in depth from 20'-0" to 10'-0". 2) The new structures have been moved back an additional 5'-0". The new structures are now 50'-0" from the house.
- 2) Connection between the house and the new structures – The covered connection has been replaced with an open trellis structure.
- 3) Simplified architectural details – The detailing of the new structures have been simplified through a few revisions on these architectural elements: 1) window openings, 2) roof geometries, 3) linear porches used in Scheme B.
- 4) Improved reference to natural grade – The revised drawings more accurately reflect how the historic residence and new structures are situated on the natural grade. The street is 4'-0" lower than the historic residence. The newer structures are all slightly lower than the level of the historic residence. The Headquarters would be approximately 2'-0" lower than the historic residence, and the Branch Building approximately 6'-0" lower than the historic residence.

Both schemes have the same site planning, but have different roof and window geometries for the Headquarters and Branch Buildings. Scheme A introduces simpler shed dormers on the outboard side of the Headquarters and Branch Buildings. Scheme B introduces an overall simpler gambrel roof, for the Headquarters and Branch Buildings.

Tentative Timeline for Approval Process

Ruppert Nurseries is seeking approval on the following legal processes:

- 1) Preliminary consultation with HPC for proposed construction on the historic site - current
- 2) Rezone of the Country Inn (CI) parcel to Rural Density Transfer (RDT) – Filed June 2004 / approval Early Spring 2005
- 3) Petition for Special Exception (SE) to allow landscape contracting in RDT zone – File date pending successful HPC consultation / approval Early Spring 2005
- 4) File / Approval for Historic Area Work Permit – Spring 2005

Because the approval process could potentially be a lengthy one, Ruppert elected to present the project to the HPC early in the process. The next step, which is the Petition for Special Exception, requires a thorough description of the project, which will ideally incorporate a design conceptually approved by HPC.

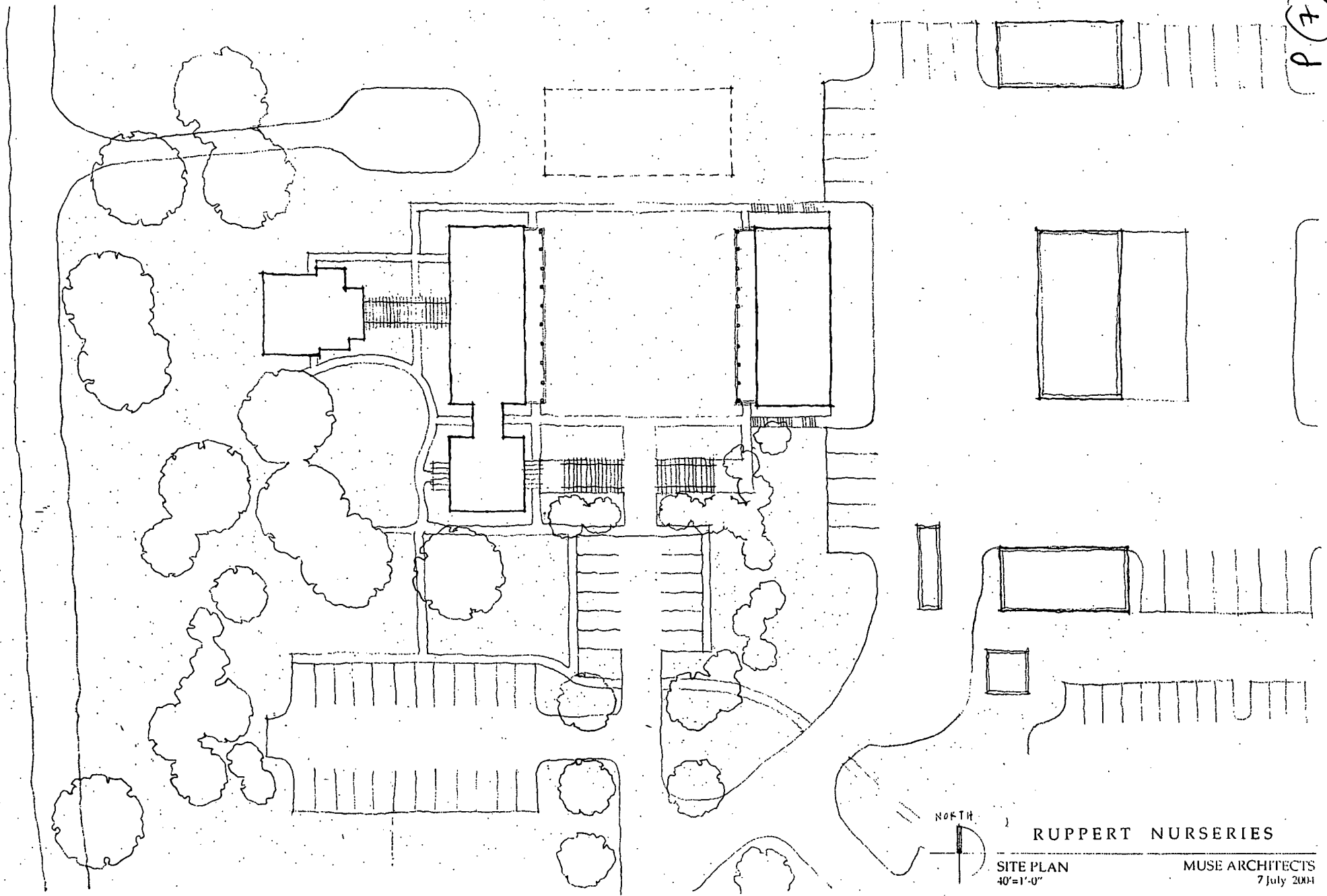
Should there be any questions, please do not hesitate to contact me.

Sincerely,



Stephen Muse, FAIA
MUSE ARCHITECTS

SM/ded
enclosure



NORTH

RUPPERT NURSERIES

SITE PLAN
40' = 1'-0"

MUSE ARCHITECTS
7 July 2004



RUPPERT NURSERIES

STREET PERSPECTIVE - Scheme A

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7 July 2001



RUPPERT NURSERIES

AERIAL PERSPECTIVE - Scheme A

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STREET ELEVATION

RUPPERT NURSERIES

EAST ELEVATION - Scheme A
1/16" = 1'-0"

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COURTYARD ELEVATION

RUPPERT NURSERIES

WEST ELEVATION - Scheme A
1/16" = 1'-0"

MUSE ARCHITECTS
7 July 2004

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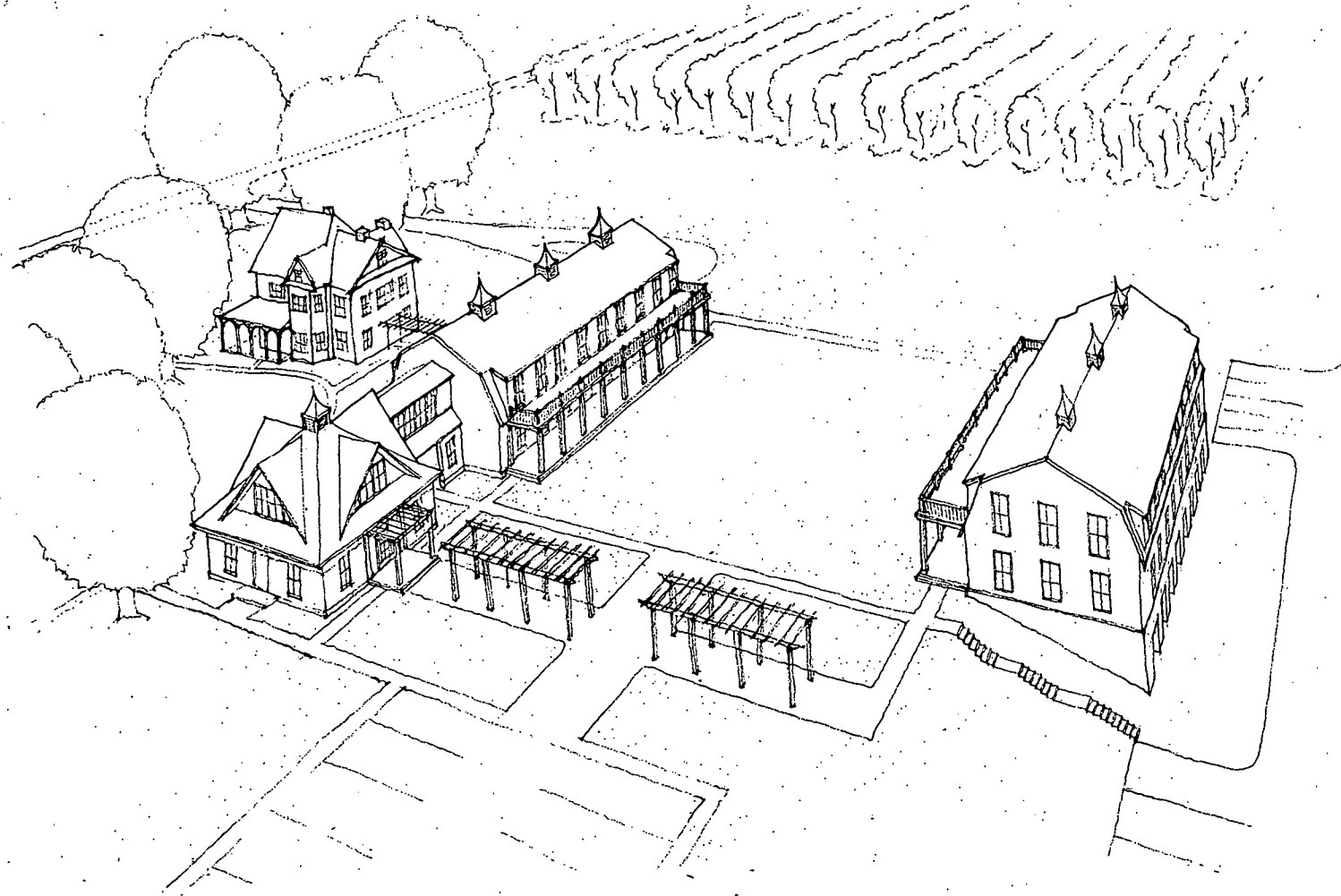
RUPPERT NURSERIES

STREET PERSPECTIVE - Scheme B

MUSE ARCHITECTS

7 July 2004

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12



RUPPERT NURSERIES

AERIAL PERSPECTIVE - Scheme B

MUSE ARCHITECT'S

7 July 2004



STREET ELEVATION

RUPPERT NURSERIES

EAST ELEVATION - Scheme B
1/16" = 1'-0"

MUSE ARCHITECTS
7 July 2004

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14



COURTYARD ELEVATION.

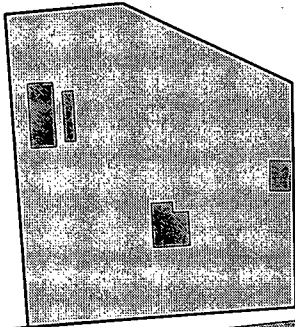
RUPPERT NURSERIES

WEST ELEVATION - Scheme B
1/16" = 1'-0"

MUSE ARCHITECTS
7 July 2004

P15

environmental setting



June 23, 2004 HPC meeting

MS. O'MALLEY: Now we have a preliminary consultation for new construction at 23601 Laytonsville Road. Do we have a staff report, please?

MS. FOTHERGILL: All right, for the visuals, I'm going to take you away from a condemned house and compare it to a beautiful rural area. This is Master Plan Site 23/123, the Jacob Allnut House and it is an 1887 farmhouse, and this is the view as you're coming up Laytonsville Road. And the -- I'm going to show you some visuals. The applicants are here. The owner is Ruppert Nurseries and they are proposing to make this their corporate headquarters and I'm going to show you visuals of the -- what's existing how and then I want them to talk about what they're proposing because they have good visuals and they can describe what their vision is.

But this is the house viewed from afar. This is -- oh, and this is sort of a broader vista. You can see the rural setting. This is the house. And behind you can sort of see off in the back right of the slide, Ruppert Nurseries has already started work on the site. They have planted trees and they have some temporary trailers up and you can see them in these pictures.

They're proposing an addition to the house that would connect to the -- building. These are just some more of the site. And the -- one other -- background. This property is actually zoned country inn and the applicants will be applying -- or, have applied for a rezoning to rezone back to RDT, Rural Density Transfer, and then they would apply for a special exception to have their business there. And this is all part of the process and they would like to get a sense from the HPC if their proposal is feasible from your perspective before they go to the Board of Appeals.

Additionally, on the record for this site is the HPC has approved a one-story rear addition to the house when it was going to be a country inn and that -- those plans -- that approval still stands; it never expires, so it is an approved addition that was never built.

And I -- unless you have questions for me, I'll let the applicants talk about the proposal.

MS. O'MALLEY: Any questions for Staff?

MR. ROTENSTEIN: I have one question. Were there any historical outbuildings associated with the house?

MS. FOTHERGILL: At the time of designation none were determined -- at one time and they were not --

MR. ROTENSTEIN: And what were they? Just --

MS. FOTHERGILL: You know I don't - I don't know

that it's even in the file. But I can look. It wasn't when I went through the first time. I would have to consult with the person that did the designation. There was no mention of -- that had been there --

MR. ROTENSTEIN: Okay.

MS. FOTHERGILL: -- just said that nothing there was designated.

MR. ROTENSTEIN: Okay.

MS. O'MALLEY: Will the applicant please come up?

MR. RUPPERT: Okay, thank you for seeing us tonight. I understand that it's appropriate for us to give you a little background on who we are and then tell you about the project --

MS. O'MALLEY: If you could state your name for the record?

MR. RUPPERT: I'll do that. I'm Craig Ruppert and I'm the CEO of Ruppert Nurseries. This is Caryl Ersenkall, also with Ruppert Nurseries, my sister, and this is Steve Muse with Muse and Associates and his associate, Joshua Hill, also with Muse.

A little about the company. It was started by myself and my brother in the 70's in Bethesda/Chevy Chase area cutting grass. We were basically in the landscape contracting and nursery tree growing business. We grew the business and sold about 95 percent of it in 1998 and focused then on the tree growing nursery business since then, until six months ago when we reentered the landscape business and hope to gradually expand it over time.

We're currently farming with trees about 400 acres in the immediate vicinity around this historic home and we hope to incorporate this home into a corporate headquarters for our business and we're currently located about a half mile away, in addition to on this site where we just moved. You can see through the slides we just moved in the last three months to this location.

A few other quick comments. Facilities are important to us, the image we project is important, and because it's an important part of our culture, we take it -- we take it seriously. We were careful about picking this site. The reason we bought the farm and bought the historic house was because we felt it was the place for landscape contractors like us. It fits within the zone on the -- as a permitted use with the special exception. So it works well, there's not any neighbors nearby and it's a good functional place for us.

And we're hoping to build a building that's compatible and supportive of the existing house that's

there, but also functional and reasonably affordable. So, thank you again for listening to us. Steve, take it from here.

Let me just add one thing. We were -- we spent a lot of time picking the right architect to be able to help us develop a facility that was compatible with this building that you're about to look at, and we picked -- we went and interview five and we think we got the best here, so -- we hope you agree.

MR. MUSE: It's a lot of pressure. I'm Steve Muse. I'm the principal of Muse Architects in Washington, D.C.

And I think the best way of doing this is I'm just going to start out on Route 108 and working to the property, to give you a sense of what we are proposing. Beginning with the historic house.

As Anne said, it's a late 19th-century house. It's a terrific house and it's been neglected quite badly in the last 15 years, and our proposal is to restore the house. They very much like the presence of the house from a historic -- and simply use the rooms as offices.

Behind the house we're proposing to add a two-story addition of about 1,000 square feet. The original house has about 1,000 square feet per floor on the first two floors and about 500 square feet above that, for a total of about 2,500 square feet, and we're looking to add about 1,000 square feet by going back beyond the house 20 feet with a two-story addition. And that addition would be compatible with the original house.

We're then looking to go out another 25 feet beyond that with a one-story hyphen, which would connect the original house -- the addition to the house with the new building that we are proposing. And this is part of the 12,400 square foot headquarters building which is this front part of the site.

Now, one of the things that the staff report comments on is that this entire structure is about 19,000 square feet and as you'll see when we go through it, a third of that is below grade. We're proposing a third of that to be a basement space with a two-story building above that. But we are proposing that the 12,400 square foot headquarters building would be at this location, the primary building beyond the original house and then another hyphen off to a pavilion on this side.

We're doing that for a couple of reasons; number one, to break the scale down a little bit, and I'll -- talk to you more about scale of the image a little bit later --

but number two, so that the image from 108 will be of a view that's not symmetrical. And, once again, I will show you that elevation in a couple seconds, but we think that the asymmetrical appearance of the original house should be reinforced by an asymmetrical appearance of building setback beyond it.

We then go beyond the headquarters building into a courtyard in the center and the center of this courtyard is about 95 by 95 feet. A lot of what Ruppert does on this 178-acre parcel, as well as other land that they own, of course is related to the outdoors and they are looking for a very simple landscape plan. We're working with Guy Williams from the -- but our intent is to keep a very, very simple -- just a very simple courtyard.

And then the other building would be the Maryland branch building, which is a 7,000 square foot structure, also three stories, one story below grade and two stories above that. And that will be built into the hill so that the lower level of that will access out onto the working garden that they use for their facilities.

The elevation as seen from 108, this is the -- of the house here in front, which once again will be restored. You can see the new building setback beyond -- 45 feet beyond the original house. The hyphen here which allows passage -- one of the byproducts of this asymmetrical setup that we're doing is we're also developing a small space here in front which will be used for access into the buildings and also we'll have a portal to connect that space back to the garden. You're seeing that portal here in the elevation from 108.

The height of the original building to the top of the ridge is about 48 feet -- or, 47 feet. And the height we're looking at to the ridge of our building will be about 37 feet.

When we get into the courtyard and look back towards 108, we see the ridge -- the hip of the original house beyond and we see the -- structure of this new building presenting itself with porches and terraces on the upper level and trying to break the scale down with a series of gabled features as we did across the front facade.

The scale of this we're trying to deal with this in a couple of ways. One is to keep that ridge line down below the original house to allow that to stand proud in the front. Second one is, you know, we don't show -- it is, once again a full basement below this, and take a third of the square footage below. And the third one is really

to treat the second floor as dormer space with that roof line. So, we're trying to render this as more of a one-story structure, with the second floor space being rendered as dormer space.

When we look at that three dimensionally, and we have two drawings for you. One is an aerial looking back across the complex, looking at the Maryland branch building, the headquarters building and once again seeing the historic house standing on the front. And the second drawing is as you would see it from the street. We're keeping all the trees on the site between the house and the road. Looking back through the trees, you can see the historic house will be restored, and seeing the new structure in the back beyond.

We haven't gotten very far into, you know, what these buildings will be made of. We just give you a sense of it.

In terms of the image, we'd like these to look as if they were reminiscent of buildings that you might find on farms like this. For example, they might be reminiscent of a stable, without looking exactly like a stable. So, the idea of a building that appears to be a one-story structure with a very big roof on it with a roof line that picks up some of the detailing with cupolas and so forth that you might find on a historic structure. We're picturing this roofing probably standing seam metal. We're picturing the wall surfaces being a very simple wood siding and the windows being very simple traditional windows.

So, with that as a starting -- we'd be happy to answer any questions you have.

MS. WATKINS: How many cars would you be parking on the site?

MR. RUPPERT: It's somewhere in the neighborhood of 100. I'll get you the exact number here --

MS. WATKINS: I'm pretty familiar with the site. I don't believe the site drops off at all towards the rear, does it? It does? How much does it drop?

MR. RUPPERT: My guess is eight to 10 feet.

MS. WATKINS: So, the parking will be eight to 10 feet below the elevation of the house?

MR. MUSE: It's fairly level through here and then drops --

MS. WATKINS: It does? Okay.

MR. MUSE: And as we're showing it in that respect, I believe --

MS. WATKINS: Okay.

MR. MUSE: I believe there's a drop on that --

MS. WATKINS: I like the concept. I think the headquarters buildings may be a bit busy. Driving down 108 you see a lot of milking barns; more simple structures and not as many -- I know there's a lot of stables around, but I think the milking structure is a more simple massing. It's more reminiscent of that area.

MR. MUSE: One of the questions with that is -- and I think you're right, there are different types of structures which you could look at that would be fitting on sites like this. I think which one -- the other question for us is which one is most compatible with -- and the type of pitch you're mentioning would really be a very big roof. It wasn't -- in a way that would allow space to be there.

And once again we're trying to house, you know, total 19,000 square feet and we're putting six below grade and we're trying to get close to another six within a roof as a way of really keeping the height of this down. I think that -- that you're talking about would apply more to a two-story roof -- than a one -- below.

So -- building tight, working with Anne and with Gwen on a couple of conversations with them, and they gave me something that's more along the lines of high-style, you know, stable that would have much more of this kind of play to it and a little -- situation with more windows --

MR. FULLER: Just a couple questions. I guess number one is I like the idea of -- I think it's been good that you all have picked up the land and are starting to take it -- I know my neighbor probably would like to still be farming it, but that's fine.

As it relates to your business going there, I think that's also good. I think it's helpful for the community. Question, what was the reason to choose to locate the business aspects though tied in with the house? The property is fairly broken up. We're talking about 20,000 square feet versus a house that has a very small footprint and that property is mostly broken up on both sides of the street and the way it lays out. What was the -- what was the driving force from your perspective to try to incorporate the house into the --

MR. RUPPERT: First off, we wanted to use the house for something related to the business and we wanted it to be a functional part of it. We didn't want it to be separate. We wanted it to be connected.

So, then that's -- the main drive was to take advantage of the space that we had, incorporate it, and try and build something that's compatible and actually enhances the house that's there.

MR. FULLER: I guess --

MR. MUSE: And I think the -- that's correct. I think the other way of looking at it is -- you know, there's a couple ways of doing this. One is to make a facility someplace on the property and just sort of have the house as a piece by itself. And -- you know, Craig was nice enough to mention about why they chose us for the project. We were very happy to get -- for the project for a lot of reasons; one was their real desire to restore this house, and restore it in a way that really was a part of the business, something that would be used, would not be just a sort of a separate isolated piece, but one -- really part of this complex. It really would be the headpiece.

When we arrived on the project, the site -- the premise of the site plan was done. It was, you know, prior to our work. We finessed it -- it, changed shapes and things, that sort of thing, but the premise of it, we thought the premise was pretty good. And, you know, once again -- allowed the historic house to stand proud -- still use it and make it --

MR. FULLER: Yeah. I guess, the size of the house is very small. Right now it sits very close to the street. It sat in the middle of a field for a long time and a question was asked earlier about outbuildings. I don't recall there being outbuildings, at least since I've lived out there.

So, I've always liked the way the house was there. I was glad somebody started to try to renovate it about five years ago when they going -- country inn, so at least it stopped falling down. But I am somewhat afraid of the scale and magnitude, not only on the physical development, but also the site infrastructure that you're proposing behind it. Not that I don't think it should be out here. I think it's great, but I'm a little concerned that in particular you're taking the historic house that was a stand-alone, large fields around it, all of a sudden it gets integrated into -- and quite frankly I think you've done a very nice job in what you're proposing, but one of the comments made earlier, you know trying to keep the costs reasonable, obviously you're going to spend a lot more money to try to build at this location than you would if you divorced yourself slightly from the house.

And so I guess I just have a little bit of a problem with this much development, this heavy a level of infrastructure right behind the historic house, but I also sympathize with the idea of coming up with a use for the house so that it's not -- you have a reason to spend money

to fix it up and continue to have it be useful.

I'm a little torn. As I said, I like the concept. You brought up the issue of farm buildings. I'm a little concerned -- formalized plan that's proposed doesn't -- isn't going to be reminiscent of farm buildings. I mean, farm buildings are clusters of buildings, just big, small somewhat randomly placed. It's a little unusual out here in this part of Maryland to end up with such a formalized plan for the outbuildings.

I'm not completely against it, but I guess I'm a little torn by your trying to locate this much density right behind the small house.

MR. MUSE: Well, just to respond to that. In terms of the formalized plan, I mean you're right, once you get back -- it's formalized. But I think the way it appears from the street, the way that the space off to the right of the historic house and the way that the first line of buildings is not -- by the house. I think that does give the appearance of -- see it as a change and once you go back behind that -- historic house.

And a lot of it really does play out with how their operations will function. This is very closely tied to that. Once again, the whole notion of using the house isn't just a financial thing. It was -- will it cost more to restore that house as opposed to something else? Maybe; I'm not sure. But it's also about taking a house that's on the property and making it a central piece in what you're doing. It's not just a financial idea; it's an idea about wanting to use that house and make it something and really make it a part of the way -- it's not just a financial --

MR. FULLER: I wasn't thinking it would be cheap. I thought -- actually spending more money to make use of it.

MR. BURSTYN: Just to follow up on that a little bit more, since the back building is not connected to the other building, I presume you have thought about usage of the buildings and was the idea to connect a historic house just so when you go between the two, you're out of the weather, so it's just maybe like a hallway, portico connection, or why couldn't the new structures, even though they're in the same proximity as the historic structure, why do they have to be connected?

MR. RUPPERT: Functionality, practicality. There will be people walking there year round every day and we prefer to allow them to do that without a raincoat or umbrella. And that's all -- and we -- and our feeling was that we could do it in a way that would not take away from

the historical sense that you get on the property and around the house that's there.

So, we want to make it attractive, but also functional.

MR. MUSE: And one of the reasons that we drew this perspective from the front was to show the - effect of that connector. It's a one-story -- and it's -- based on functionality -- back and forth. We did look at other plans and other roof lines and other types of things, but what happens when you start to break this building up into more pieces, first of all it's very hard to make -- work, and number two, you start -- when it gets much larger and you start repeating stairs, you start repeating entry spaces, you start repeating -- spaces and it becomes a much larger complex --

MS. O'MALLEY: Well, I think we have one speaker, so step down and come back in a minute.

MR. MUSE: Thank you.

MS. O'MALLEY: Thanks.

MR. GOLDSTEIN: I'm Wayne Goldstein, president of Montgomery Preservation, Inc. Like the applicant, the practice -- I practice this age's version of agriculture; landscaping contracting and I farm land around my home growing perennials and shrubs. If I recall correctly, Craig and his brother were working out of their parents house on Hesketh Street in Chevy Chase Village while I was taking care of the Cox's just down the street from them. I view Ruppert Nurseries as a practicing -- as practicing a variation of agriculture and I also note that this nursery is providing a great deal of reforestation, helping to make up for the many exceptions in our forest conservation law.

I believe they will be a very good steward of the land and particularly of the historic resource itself, as they plan to restore it.

In their effort to make the most productive use of this location, Ruppert wants to have their local headquarters adjacent to their nursery and their headquarters building adjacent to the historic house. While such logical efficiencies are to be respected, I have two concerns. First, there is the concern about the appropriateness of having a corporation that employs eighty people in one location in the agricultural reserve. We must be vigilant in appropriate uses that undermine the integrity of this environmental and agricultural resource. However, if this were a large farming operation or pick-your-own operation, there would be a number of employees and even many more customers at times. The special

exception process will help sort out the appropriate number of people -- location.

The second concern is that the new corporate buildings will -- could overwhelm the historic house because of their great massing and proximity to it. Montgomery Preservation agrees with Staff that the new construction, despite its architectural quality, will negatively impact the house and its environmental setting.

While their new building is large, if the square footage were in the form of barns and silos, it would likely be comparable in area. If the new construction were set as far from the historic house as barns traditionally have been, that would also be appropriate in terms of massing.

A very long tunnel between the historic house and the new building probably isn't practical. The applicant may not be able to make optimum use of the historic house as part of the headquarters operation, but I'd like to think that if Mr. Ruppert keeps the -- turns the historic house into his offices, then when employees go up to see him, they'll be going up to the house and that will -- will add to the stature and importance of such a visit.

Finally, I think that not -- the applicant may not be able to make optimum use of the historic house as part of the headquarters operation, but that is a reasonable price to pay to keep the historic resource truly intact while still getting exceptional use out of this rural property. And I know that there are a lot of contractors out there who wish they could find such a place to have their own operations. They really do have to make do and the County makes it difficult for landscape contractors to run their business, so I'm very sympathetic to that issue.

Thank you very much.

MS. O'MALLEY: All right, would the applicants like to come back up? Any more questions for them?

MS. ALDERSON: Just one. Have you given any thought to ways you can soften the effect of adding so much paving? I mean, I think everybody certainly is philosophically delighted with the idea of putting plants in an ag -- you know, of a landscaping activity, but you know obviously paving isn't landscaping. Is there anything you could do in the treatment; the choice of material, screening around parking or anything else that will help to make that less visible?

MR. RUPPERT: Yeah, let me just -- this area here will be gravel, not asphalt. Most of this will be gravel

and not asphalt. The only thing that will be asphalt, but you can't completely see here is this entry road going in. And we do that primarily to project a better image and keep the dust down on the main road coming in.

We intend to landscape the whole site and it's our desire to really create different areas here. This sort of being the work yard that will be separate from this courtyard office area. We want to maintain some distance back to the yard because we don't want to separate ourselves too much from where the work really is. By the way, these buildings, five, six, and seven, are barns. They're -- one is already built. Five is constructed; you're welcome to look at it, but we tried to maintain the Victorian flavor roof line and -- what's the right word -- sizing and scale to match these other buildings. So, these will be barns for all intents and purposes. They'll look like barns and that won't hurt our function.

And if we could do -- if we could come up with a way to make these more agricultural looking and still be functional, we're happy to try to do that. We think we -- have put quite a bit of energy into how to accomplish that and this is our third or fourth variation on that, taking Staff's comments into consideration.

MR. MUSE: To add to that a little bit, one thing that we tried to show a little bit on that perspective -- trees in the back. I'm going to ask you to take a look at that -- ask you to take a look at this photograph of where they are presently. But you will get a pretty good sense of what the landscape's going to look like.

This is their headquar -- not their headquarters. That's where they are presently and one of the two great things about the landscape on this is that we, of course, have ways -- to do this --

UNIDENTIFIED FEMALE: -- you're going to see it if you stepped back and held it. Is it too small to --

MR. MUSE: I tried the slide -- I just don't know if they passed it around -- trying to help. And the second thing is that the landscape is never -- wonderful -- of trees. There's these great orchards of trees that go on forever and ever and ever. And to put this in context -- I don't know how; that's the sloppiest presentation -- anybody -- but just take it for what it is -- put this together on the side. Once you see this in context, it's 178 acres. This is the size of what we're talking about within 178 acres of trees. And that's what they're going to reforest on this property.

So -- and Craig's -- gravel and so forth, but

we're talking about -- for example, that's our courtyard that we're talking about. If you imagine that and there's -- trees and they started already to do business -- 178 acres of trees.

MS. ALDERSON: A hundred and seventy-eight acres is all part of the property that you would have.

MR. RUPPERT: Correct. We don't --

MS. ALDERSON: So then it's correct to say that by clustering these buildings here we are able to preserve the openness of the remaining property.

MR. MUSE: That's correct. And also make that version work --

MS. ALDERSON: As far as preservation trade-offs go.

MR. MUSE: Exactly.

MS. ALDERSON: We're getting a little more density here, perhaps clustering in an unconventional way for a farm property, but we are preserving openness.

MR. MUSE: Saving all this. This red line, which may not read as strongly as it could, that is the property line. That's the property. And, once again, if you go there today, you see that as well as across the street where they own as well. That's all orchard.

MS. O'MALLEY: Is there another -- when I first looked at this house, I was surprised that you were putting the building so close to the historic house and I -- is there another area that you would consider if you were to bring them away from the house? Could you bring them back?

MR. RUPPERT: That would -- we could do anything. We probably -- I shouldn't -- I'm not sure we would, but we could. And here's sort of the thinking. The trees are planted up here already, so we can't go back there. As you might be able to tell here, we have the grade drop off in the back and there's wet ground here in the dark area, so we can't go much further back.

MS. O'MALLEY: Is that -- is that large rectangle the parking area?

MR. RUPPERT: This?

MS. O'MALLEY: Right.

MR. RUPPERT: Yes. That is -- that area there, which is a holding yard -- well, we call it a yard, but there's parking spaces, there's -- material storage areas for mulch and compost in bins here. And then plant -- area is here, to hold plant material above ground after it's been dug.

MS. O'MALLEY: So, if you came back away from the house any -- any amount that you come away from the house,

you become at a slightly lower grade so that it's less visible from the street and the historic house?

MR. RUPPERT: I think -- yeah, the real drop off really begins right in here, which is why we placed this building here -- or, where we hope to. Because we can have a three-story on the rear and a two-story on the front. And hide the mostly busy, less attractive part of our operation, which is here. So, we really -- we weren't so interested in getting this below grade because we think it's going to be beautiful, but we were concerned about getting this low.

And we have done one thing that commits us to some degree. We've built Building No. 5, which causes us to have difficulty with much shifting of the buildings to the rear at this point.

So, that's kind of where we are.

MS. O'MALLEY: I think as I look at a -- your view that shows the view from 108, I guess, and you see the historic house and the building across behind it -- you know, this view?

MR. RUPPERT: That view here? Yeah.

MR. MUSE: Well, that view is the elevation, which is -- perspective. The elevation leaves out two things. It leaves our perspective and it drops those buildings back -- and the other thing is there is no trees. You know, there's a great grove of trees in front of this --

What happens is we study it in elevation because that's the way we just work on style, but then we want to show you more realistically what it looks like, we go on --

MS. O'MALLEY: It seems like such an expanse, you know, that covering the back of the house because it's close to it. I -- I also have a problem with it detracting from the historic property.

MS. ANAHTAR: I think I'm the only one here who like the most about the design is how the existing house is connected to the new building and it's still being the most important building in there. I mean, it's at the front and I really like how it's being used and it's still being separated from the new structure.

And, you know, you can see it in the perspective that the buildings in the back are not that close to the existing house. And I like how that big mass is broken into smaller pieces.

Only thing I can agree with the staff report is that if the roof line little bit lower. But, other than that, I think everything that needs to be hidden is hidden

and the house is the most important element in this design.

MS. ALDERSON: I'd like to add one other thought, and that is -- and it's an interesting project because approached traditionally, of course what we would prefer is you break it up into separate pieces with these rustic looking structures that resemble barns. Your program doesn't invite that.

I think personally I would -- I certainly prefer separation. You know, if you pulled back more, that would be desirable from a preservation standpoint; not necessarily an architectural standpoint. From a preservation standpoint it would be desirable from a preservation standpoint if the rear were not connected to the front building.

That said, I guess what I am -- the mixture of feelings that I am responding to are that what actually it is evolving to is really something that's more like an institution and not a bad institutional design; a very nice design. And my thinking is that once we are facing that the program really requires connectivity and grouping, I -- I would prefer this high-end carriage treatment that's up to the quality level of the house from the street, and to pull up right behind the house the smokehouse, you know, or the very rustic buildings that would actually never be that close to the house. So, although it's not traditional rustic treatment, I think if this is the way the program needs to be met, it's going to be aesthetically more successful.

MS. WRIGHT: I think what we had really, you know, talked with the applicant about and, you know, we went through a lot of the discussion, you know can we make this more of a barn-like structure and how can you -- with the rural environment. It was clear that their program and their desire was for something that was more -- actually had more -- maybe more formal and had a little more architectural style; not just a barn-like structure.

So, we looked at several different plans and I think what we were ultimate -- what we liked about this direction was that -- and encouraged them to keep going in this direction was the idea of the buildings looking perhaps like a different kind of agricultural building. I mean, what occurred to me were very, very high style stables like you would see in Kentucky or, you know, places that were really, really horse country. And we've seen examples of barns and stables that have been built that are beautiful buildings and that have actually many of the same forms as some of these buildings. They are not traditional

barns. They are really a different kind of agricultural building.

But we still felt that for that agricultural feel to be at all even a semblance of an agricultural feel, that the buildings needed to be disconnected, that it needed to feel like they were literally an outbuilding and not have the house linked physically to these buildings, because then that did begin to feel institutional. You know going -- you know, and I guess if anything, you know the idea of you can push it back a little bit farther away, you know typically you probably wouldn't have seen a very fancy stable literally in the backyard of the main house, but you wouldn't necessarily have seen it that far from the main house either.

So, that was sort of a direction we were -- we were pushing it in.

MS. O'MALLEY: Had you considered the concept of the underground connection?

MR. MUSE: We know it's possible. It's not our first choice and, you know, my way of looking at this stuff is always we know that in dealing with this sort of preservation issue, this -- it is preferred to disconnect things. We know that. We know that as a line item that you -- but we're looking at it more on a case-by-case basis in terms of whether if a one-story hyphen behind this building that really is, you know for all practical purposes, not visible until you get up inside the property, and that given that the house and its porches are on the one-story scale, can you make a one-story hyphen in the scale of those porches and very glassy and allow these people to move back and forth and get more use out of this house? You know, we're looking at it on a case-by-case basis.

To talk about what Gwen was saying, Gwen is actually correct. That's the direction that she suggested and one that we bought into. The only sort of fine line that we had with that is we don't want this to look like a stable that we've converted into an office building. It's not a stable. It's not a stable --

MS. O'MALLEY: It doesn't look like one.

MR. MUSE: It's not supposed to look like one.

MS. ALDERSON: The thing I recognize --

MR. MUSE: It's supposed to be reminiscent of that, it's supposed to have illusions to that, but we don't want to make stables and barns and silos and --

MS. ALDERSON: That -- would you say that your interpretation is what I see as -- I see why -- windows in

there; to occupy the space. My reading of it as a manor and that's maybe bringing it up to something it wasn't, but if something's going to be that close, I guess I'm more comfortable with that than if it were to be pulled back.

MR. MUSE: Well, the early studies that we did were to make the new building in the style of the house. And it was not successful in a couple ways. Number one, it just made a small house look like a big house -- difficult to do. But number two, the detailing in the house -- once again, we're talking about a house that's, you know, 1000 square feet per floor. It's a small footprint. The detailing of that house is very fine. It's got a real fine scale to it. And as you take that fine scale detailing and try to put it on a bigger building, it doesn't work. And there are a lot of places you'd be able to see that where you just can't make that jump and do the same thing and get away with it.

So, the idea was, you know, what becomes more appropriate? This thing needing office space to connect it, needing windows so that this is functional, and what building type best, you know, lends itself to that and the fact that it is a bigger building, being a little simpler with the detailing, a little larger to scale the elements because the building can't take that finicky detailing at this size; it just doesn't work.

MS. O'MALLEY: Well, let me ask you another idea about the connection then. If you can't go below grade, can you do it more of an arbor-type walkway?

MR. MUSE: Well, basically what we have is an arbor-type walkway with glass on the wall --

MS. WRIGHT: I think there's a lot of issues here. I think -- I just want to -- I think building the amount of new construction behind this historic house is a major -- I don't want to use the word concession, but it is a major change to the historic setting in the first place. And I think that that is sort of a big issue for the Commission to address is can you live with this level of construction behind the historic house.

I think if that is something you can live with, the issue of do you connect it or not connect it is sort of a subsidiary issue. And I guess Staff's feeling was if you are already making a concession that it is going to change the historic house and the setting of the historic house, then at least leave the historic house intact.

But I think that the big issue is can you deal with this level of construction behind the historic house, and then a subsidiary issue is should there be a connection

or not. And then, you know, inherent in all of this is what's the design, you know, direction. You know, is this -- do you buy into the idea of a sort of modified stable looking structure or do you think it should be something -- do you want to point them in a completely different direction? Do you think it should be something really different than that?

I don't know, maybe it would be worth -- since we do have another case -- just having those three issues addressed by each of the Commissioners.

MR. BRESLIN: Why don't I start? I think the design in general is very good. My comments would be I think the design direction for the new buildings is good; however, I think with both dormer and counter gable and cupola, there's a little bit too much going on. And I understand you don't like reducing that to a shed or a barn, but I think there are a lot of elements in there really compete with the existing house. So, I would urge you to simplify as much as you can without losing what you've done.

I also think that your perspective shows that a new building that large that close to the house really competes with the house, particularly since you're relatively close to the street. And I would think this would be more acceptable if that portion directly behind the house would either have to be smaller, maybe -- smaller on the back part becomes larger or move it back from the house. But that scale of element that close to the house I think it problematic.

MR. MUSE: We've heard a number -- we've heard actually for the first time in the staff report the issue of possibly moving that building back. Can we have some sense of what moving it back means?

MR. BRESLIN: I think the concept of this being an outbuilding -- or, appear to be an outbuilding is good, but I think it's awfully close to be an outbuilding. I can't imagine a barn or a stable -- being that close. How far is it to the back from the --

MR. MUSE: It's 45 feet to the back of the original house, 25 feet to the back of the addition.

MR. BRESLIN: That's very close. I mean, my residential garage is not that close to my house and I'm not on -- acres in a rural setting. So, I would suggest that that is very close.

MR. RUPPERT: Let me ask you this. We came in originally asking to move the house back and we were told that would not be possible. Can we move the house back?

MR. BRESLIN: The house is historic and it's relationship to the street is historic, so I think we would frown about that.

MS. ALDERSON: Wouldn't that defeat the purpose of separating them if you moved them back together?

MR. MUSE: Well, I think he --

MR. RUPPERT: My thought originally initially about moving the house was it would be a more attractive, more -- probably more natural the way it was originally -- when you look at old farms and where the house was in relation to the road is very close to the road. And it would be more functional -- I think more attractive if it were further from -- but we kind of stopped going down that road and started working around that issue. And we initially started with the addition much closer to the house than it is -- than it turned --

MS. WRIGHT: Just to resolve that quickly for the applicant. Quick show of hands, are there any Commissioners who would support moving the historic house? Well, that answers your question for you.

MS. WATKINS: I guess once I -- the thing that I like about the existing site's kind of solitude of the house sitting there -- once I acknowledged that's going to be gone, I think it's a pretty successful scheme.

The other thing that kind of bothers me, it seems more Middleburg than Damascus. You know the difference sort of --

MR. MUSE: Well, I think we -- Middleburg -- Kentucky --

MS. WATKINS: Getting a little closer. It's just -- you know, the kind of simplicity of that area just it's a little contrast. But I think overall I like the scheme. I would like to see it moved back as far as possible, stretch the link out, if there has to be a link.

MR. FULLER: I guess I still am unconvinced that the facility behind the house is the best location, and I don't know how far back. I mean, basically it's a very large complex that you have and you're essentially extending almost all the way back to the wetlands anyhow, so I don't know that we could push it substantially to the back.

I keep coming back in my mind, you know, if you flipped across the street, number one, you're outside of the historic property and the setting so you're not before this body. Number two, it's not uncommon in some of the farming communities to have roads that literally separated the house from the barns and structures. So, that if you

developed a higher intensity development across the street, you wouldn't be constrained by either number one, trying to break it down to the level you are, you wouldn't be forced to put in the basement space that you are that are causing you to not have as functional a program as what you're trying -- your compromises you're making to try to keep the scale down right now.

Again, I support the idea of you locating your business here. That has nothing to do with this group; it speaks to Wayne's comment as it relates to the special exception. That's a good thing, but as I said, I'm a little afraid that the overall intensity of development right behind the house changes the character dramatically and it wouldn't bother me as much if it was across the street from the high intensity use. So -- to look at it that way.

MS. ANAHTAR: I just think that the house -- if the house is left alone, while adding all these buildings next to it, it's going to look less important and lonely in there. I like the idea of incorporating it.

And, you know, for the new buildings behind it, again by choosing the right materials and colors, they can be less -- and some maybe landscaping screening, they will be just a nice background rather than, you know, overpowering.

MR. ROTENSTEIN: I've very troubled by the spatial relationships between the historic house and the proposed new building behind it. What you're trying to create with this proposal is a connected farm building more appropriate in New England than in the Mid-Atlantic, and I would just urge you to move that addition farther away from the historic house in a way that doesn't overwhelm it as you have in your design here, and disconnect it if possible. It just overwhelms that historic house and its surrounding historic spaces.

MR. BRESLIN: I have a little bit of a different take after listening to all the testimony and the Commissioners in that I certainly applaud the land use and the idea is that not only is the historic house going to be renovated and retained and in the scheme of things probably with the renovation last much longer than it would be if it was isolated and deserted. And -- and I think the concept there is that here we have an 1887 structure that is going to basically continue in agricultural use instead of just a subdivision with houses and whatever -- other -- so I like the idea that the use is kept. And I think if it's removed too far, then feasibly it won't be part of the ongoing

business and it will just kind of be isolated by itself. And years from now -- well, why put money into the house, we're not using it as offices because it's just too far away from our day-to-day operation and then it just kind of just then falls into disrepair or it's not kept up. So, I agree with Commissioners that it's good to possibly move the new structures back and I agree with Commissioner Anahtar that it somehow be retained as a focal point, but not only in the streetscape and look of the whole scene, but I like the idea that it's the focal point of the -- of the corporation and maybe that will be the president's office will be in the house and so, therefore, it will be retained as an important part of the whole setting.

MS. ALDERSON: I support the guidance that the Staff has given and the primacy of the house, maintain the quality of the construction that's appropriate for something near the house. If it's possible, create a little additional space. I think it would be beneficial. And if it's realistic and reasonable to -- make the physical connection, I think that would be also beneficial.

MS. O'MALLEY: Well, I think you've got a fairly good consensus. I -- I would only repeat what I've said before. I do feel that from the street, it's a little overpowering on the historic resource. I would rather see it farther away and separated from the building.

I do like the idea of the use of the land as a continuing agricultural use, and I particularly like the idea of where you have the structure that's partly underground and that you're actually accessing it at ground level behind. If there was some way that you could bring your other building further back there so that you could do that with more than one building, maybe it would help.

But I think there were a lot of comments and hopefully -- if you -- I don't know if you have any other questions and you can kind of mull through this and talk to with Staff some more and come back for another preliminary?

MS. WRIGHT: Yeah, Staff would be glad to work with the applicants, given the direction that you all have expressed. We'll make sure you get the transcript of tonight's hearing, so you can, you know, read through the comments as well as having your notes, and then maybe we can have another meeting.

MR. RUPPERT: Let me -- let me, I guess, give you some of my reactions so that when we come back and if we can't give you everything that you've asking for, hopefully you'll feel like you can accept some compromise. The way we're feeling now, we're going to be making significant

compromise.

I don't think it's feasible for us to move to a different site at this point. You know, we picked this site because we're most insulated from the surroundings, we have good water drainage in the way of ponds, and we've already committed to it, by virtue of the way we've planted our trees. So, it's not going to be feasible -- if we do this project on this site, we won't be able to do it in any location other than here. We won't move across the street or down to the end.

You know, my biggest worry is -- you know, again we want it to be functional. We'll -- I don't -- we'll certainly try to make this less Middleburg if that's what some of you want, but others like the way it looked, so we'll work on that, and maybe reduce the busyness up top.

My biggest area that I feel we're going to have difficulty compromising is reducing the size of this building. We need the space in there. You know, we put as much in the attic and as much below grade as we could. You know, we could spread it out, but that makes it look bigger and I don't know -- we need the square footage here that we have. Moving it to here -- we've already moved about a third more to here than what we functionally need. That -- reducing the scale is going to be the biggest problem; the scale -- reducing the square footage.

I think -- I think we can disconnect it. I don't think -- you know, that's something that we can probably overcome, and maybe we can move it back somewhat, but I think maybe making this addition smaller and disconnecting it would give us more distance -- more of a feeling of more distance between them.

What we don't want to do is reduce the size of this courtyard, because that has a function and a purpose and size to meet that purpose. So, we have limited ability to push this back, but we'll explore that.

So, that's just some reaction to what -- the other last comment is we can make -- we intend to make the cars in this lot and this lot be invisible from the road or from the view here with landscaping and grading. They won't be seen -- these two lots. For all intents and purposes, except for a couple of view spots that we want to maintain, this whole yard will be unable to be seen from the road in either direction and from this angle and this angle. Only a few angles that we want to keep will be viewed that way.

And we can also -- I don't like this idea, but you -- some of you may -- intentionally landscape between

this building and this building to make them appear separate, further apart, but disconnecting them with each other by building a landscape barrier between them.

So, you know, those are ideas.

MR. MUSE: Just two other things and then we all want to go home. I think Lynne Watkins said a very important thing when she said that, you know, there's this image of this house sitting on the hill and we all see this idyllic and terrific and so forth; but it's -- it's a house that's really in bad shape. And I think you have to look for somebody who's going to take it over and treat the house properly, treat the land properly. I think the idea of it staying as a small building, as a single-family house, is simply not realistic. It's going to change use. It's going to get something bigger on the property.

And one of the reasons that we brought these little photographs and we passed around, and maybe I should do it again, is one of the things about this whole situation that's very appealing to us as architects is that the Rupperts really do this stuff really well. I mean, down from the point of washing their trucks -- if you've ever seen their trucks come down the road -- what the property looks like to what their buildings look like. It's all really done first class. They really care about this stuff.

So, you're talking about somebody taking this property over -- you know, when Craig tells us he wants to restore the house, he means restore the house. He means do it really, really well. And when he talks about putting buildings on the property, he talks about these buildings being designed really, really well. And if you want to go out and see their property and look at more photographs of it, it's beautiful. The way they keep the land, the way they keep the buildings is just really a wonderful set up.

So, and we think -- good here.

MS. O'MALLEY: Thank you. So, we'll go on to the next --

MR. RUPPERT: Thank you all.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 23601 Laytonsville Rd., Laytonsville **Meeting Date:** 06/23/04
Applicant: Ruppert Nurseries (Stephen Muse, Agent) **Report Date:** 06/16/04
Resource: *Master Plan Site # 23/123* **Public Notice:** 06/09/04
Jacob Allnut House
Review: Preliminary Consultation **Tax Credit:** Partial
Case Number: N/A **Staff:** Anne Fothergill
PROPOSAL: Addition to house and new construction

RECOMMENDATION: Revise and return for a 2nd Preliminary Consultation

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site # 23/123, Jacob Allnut House*
STYLE: Queen Anne
DATE: 1887

This 2 ½ story house has german siding, fishscale shingles, a steeply pitched, metal, gabled roof, and ornamental porch brackets and chamfered porch posts on a 3-sided, wrap-around porch. It is an outstanding example of Queen Anne architecture with Eastlake features. The house sits in a setting of mature oak trees and faces west to Route 108 Laytonsville Road. The environmental setting for this historic farmhouse is 2 ½ acres of the 178 ½ acre lot on Laytonsville Road. None of the outbuildings was designated as historically significant. (see photos in Circles 11 + 12)

John Allnut owned the land from Griffith Road to Etchison, on both east and west sides of Route 108, during the latter part of the 19th century. John Allnut was a farmer and the rich soil of Laytonsville made him quite prosperous. In his will filed in 1899, John Allnut left to each of his six sons a farm each with a large home with gingerbread trim, porches and outbuildings. The Jacob Allnut house was unique because of its wrap-around porch, three entrances facing the same direction, steep roof, and fishscale shingles. Of the houses on the six farms willed to the sons, this seems to be the only remaining structure. In 1921, Jacob Allnut died and left the house to his daughters who sold it in 1934.

BACKGROUND

In 1985 the zone for this property was changed from Rural Density Transfer (RDT) to the Country Inn zone when the previous owner had plans to make the house into a restaurant with 2 guest rooms. At that time the HPC approved plans for a 1534 SF one-story rear addition to the house. That addition was never built and the property was sold.

The applicants are in the process of applying for a rezoning of this property back to RDT. Once it is zoned RDT, they plan to apply for a Special Exception to the RDT zone to construct office space and business operations facilities for about 75-80 employees on this property. If that Special Exception is granted, the applicants would need to return to the HPC for approval of any proposed alterations to the site. In Circles 16-17 is a detailed explanation of their rezoning plans.

At this time, the applicants are seeking the HPC's feedback on their proposal so they can determine the feasibility of their proposal.

PROPOSAL

The applicants are proposing to build a new Corporate Headquarters and Maryland Branch Complex for Ruppert Nurseries on this site. They are proposing a two-story rear addition to the historic house as well as a connecting section at the back of the house leading to a new office structure. On the site there are to be two new office buildings, one 12,400 square feet and the other 7,000 square feet (total square footage, not footprint). The two buildings will be separated by a large courtyard. They have tried designed the office space to blend in with the historic house and setting. (see Site Plans, Aerial Perspective, Street Perspective, and Street and Courtyard Elevations in Circles 5-10).

The applicants have not indicated any tree removal for this proposal. The applicants are already working on-site and have set up trailers for the office work and have planted nearly 34,000 trees on their property, which includes land on both sides of Route 108 (see photos in Circles 18 + 19).

STAFF DISCUSSION

Using the Secretary of the Interior's *Standards for Rehabilitation* as the guide for this project, staff has some recommendations for changes to the proposal. The *Standards* that pertain to this project are:

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 #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.

Ideally staff would like to see this house and setting remain agricultural. This historic farmhouse and its pristine rural setting are unfortunately becoming more and more rare in Montgomery County. Staff appreciates the applicants' respect for the historic house and their plans to incorporate the building into the business facilities. Additionally staff is generally supportive of a nursery on this site but is concerned about the construction of more than 19,000 square feet in new office space and the effect of that on the house and the historic setting.

Initially when staff heard about the possibility of more than 10,000 square feet of new construction on this property, staff recommended that the new buildings be located back behind the house and be designed perhaps as a cluster of smaller buildings that resemble barns or outbuildings. However, this did not work for the applicants' interior space needs or their design goals. The applicants have worked with staff to try and site the new buildings as far back as possible and design the buildings compatibly while still meeting their business needs.

The proposed rear addition is not in itself problematic, as an addition was already approved for this building. One thing that concerns staff is the connection of the house to the very large new building behind it. The historic structure should remain separate from any new, larger buildings. But it is very important to the applicants that these buildings connect, and staff would recommend that since the new building will have a basement, perhaps there could be an underground connection between the historic house and the new building.

Staff appreciates that the applicants have made some of staff's recommended changes and have tried to steer the design away from a residential design by including cupolas on the roof instead of chimneys and removing shutters. Staff would recommend that the new buildings attempt to appear more agrarian, smaller, and set back further from the house if possible.

The applicants are aware of the importance of this building and the setting and are striving to meet their company's needs while respecting the historic elements of the farmhouse and the setting. Staff would recommend they continue to revise their plans in keeping with the agrarian design goal and placing the new buildings as far back and separate as possible.

STAFF RECOMMENDATION

Staff recommends that the applicant revise their plans based on the above staff discussion and HPC comments and the return to the Commission for a 2nd Preliminary Consultation.

MUSE ARCHITECTS

IA

Principals

STEPHEN MUSE FAIA
WILLIAM KIRWAN AIA

Associates

KUK-JA C. KIM AIA
NANCY S. MCCARREN AIA
R. WARREN SHORT AIA

2 June 2004

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

**Re: Ruppert Nurseries New Corporate Headquarters and Maryland Branch Complex
Laytonsville, MD**

Dear Historic Preservation Commission:

Ruppert Nurseries is proposing a master plan for their new Corporate Headquarters and Maryland Branch Complex in Laytonsville, Maryland. Of their 178 1/2 acre site, a 2 1/2 acre parcel is occupied by an historic Queen Anne style Victorian home built in 1898. The majority of the remaining site is utilized as a tree farm.

The master plan for the project is organized about two exterior spaces - an office courtyard and a working courtyard. The office courtyard consists of an addition (1,000 sf.) to the existing Victorian residence as well as two new office structures (12,400 sf. and 7,000 sf.). Flanking a new courtyard to be used by employees and guests, these two new buildings are designed to be reminiscent of agrarian structures.

As with their past projects, Ruppert Nurseries is focused on the appropriate restoration and renovation of historic structures - in this case, the historic Victorian residence. While respecting the history of the Victorian building and its agrarian site, the owner wishes also to create an inviting and comfortable place of work for their employees.

Should there be any questions, please do not hesitate to contact me.

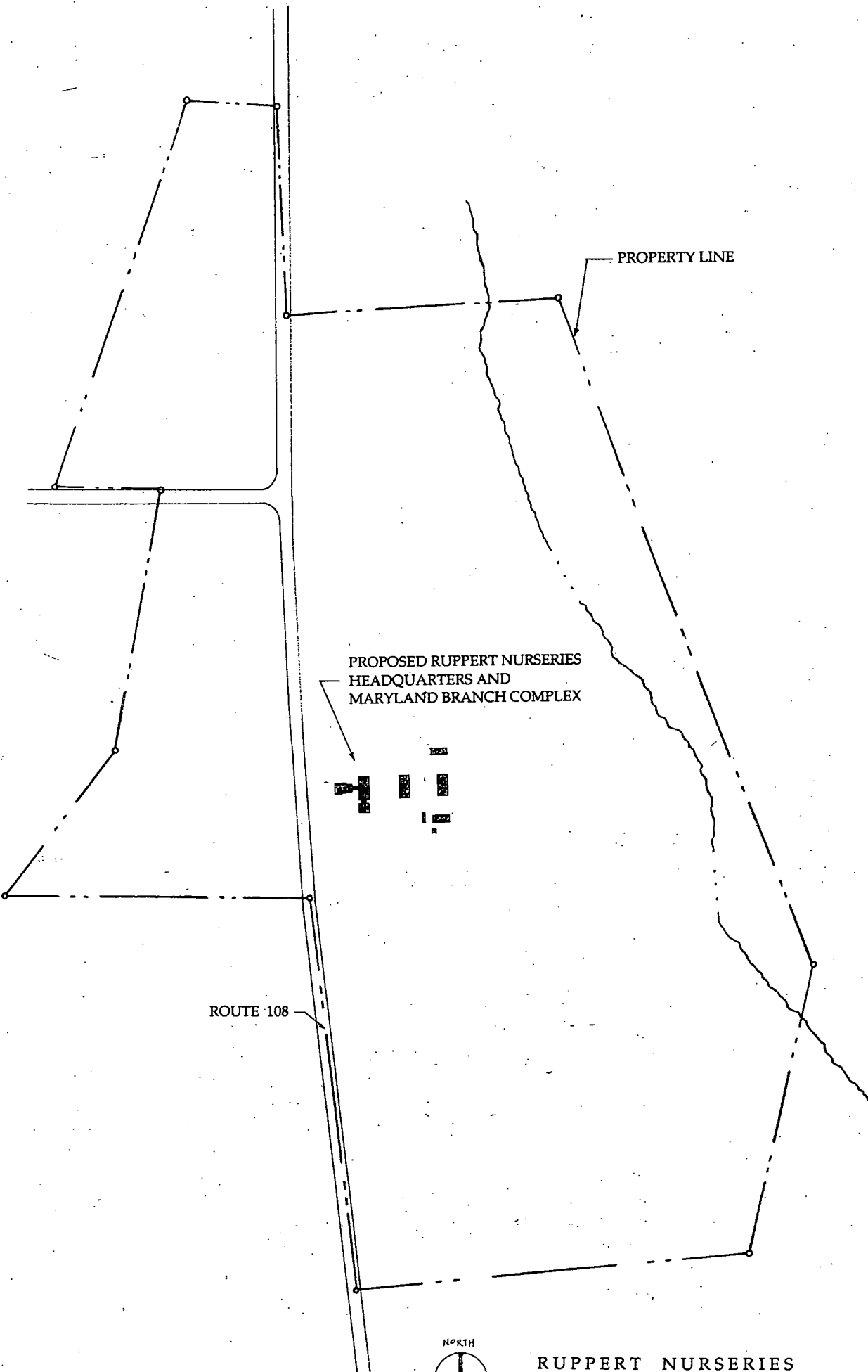
Sincerely,



Stephen Muse, FAIA
MUSE ARCHITECTS

SM/dd
enclosure

P (12) (4)



PROPOSED RUPPERT NURSERIES
HEADQUARTERS AND
MARYLAND BRANCH COMPLEX

PROPERTY LINE

ROUTE 108

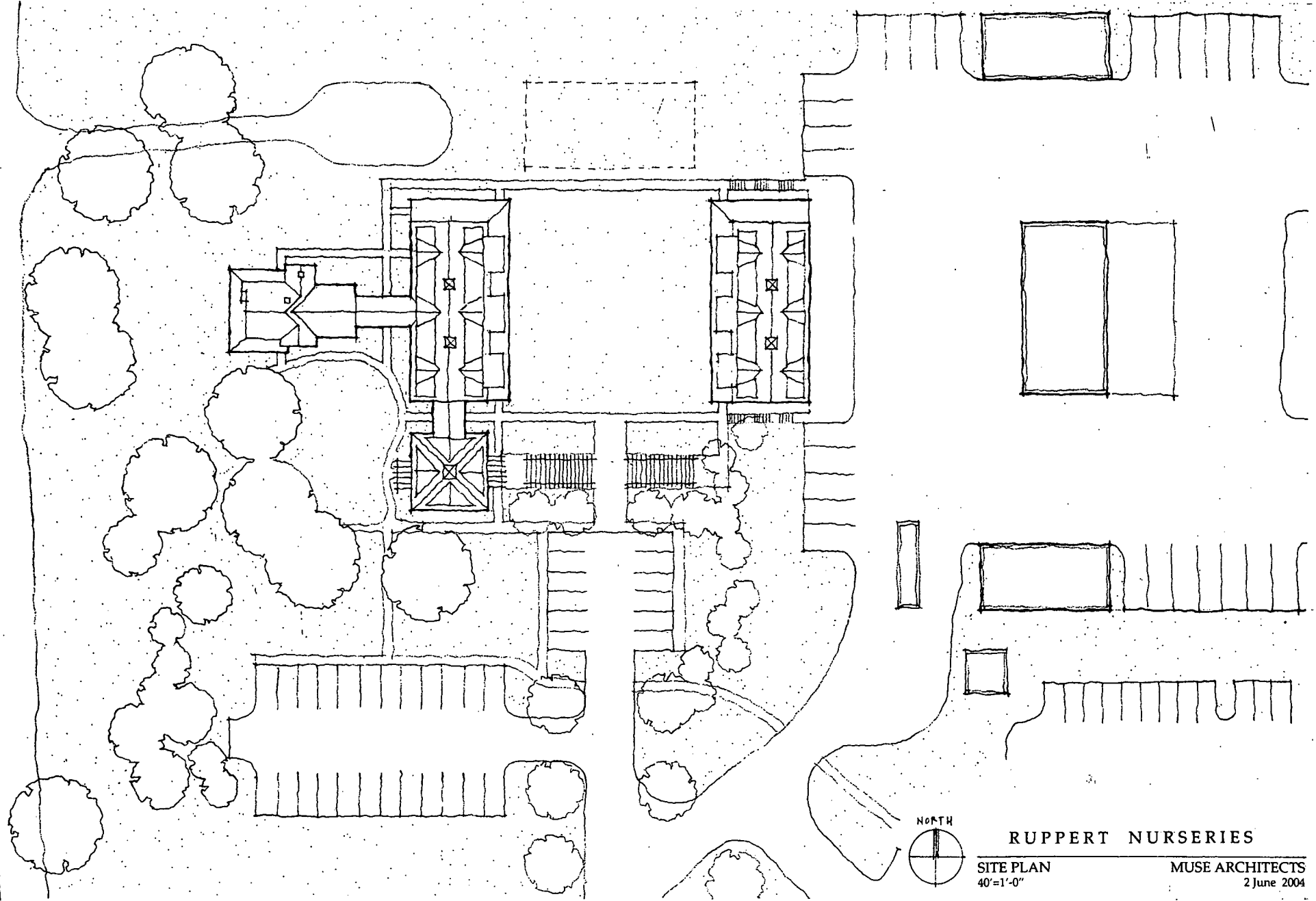


RUPPERT NURSERIES

SITE PLAN
NOT TO SCALE

MUSE ARCHITECTS
2 June 2004

P 43 5

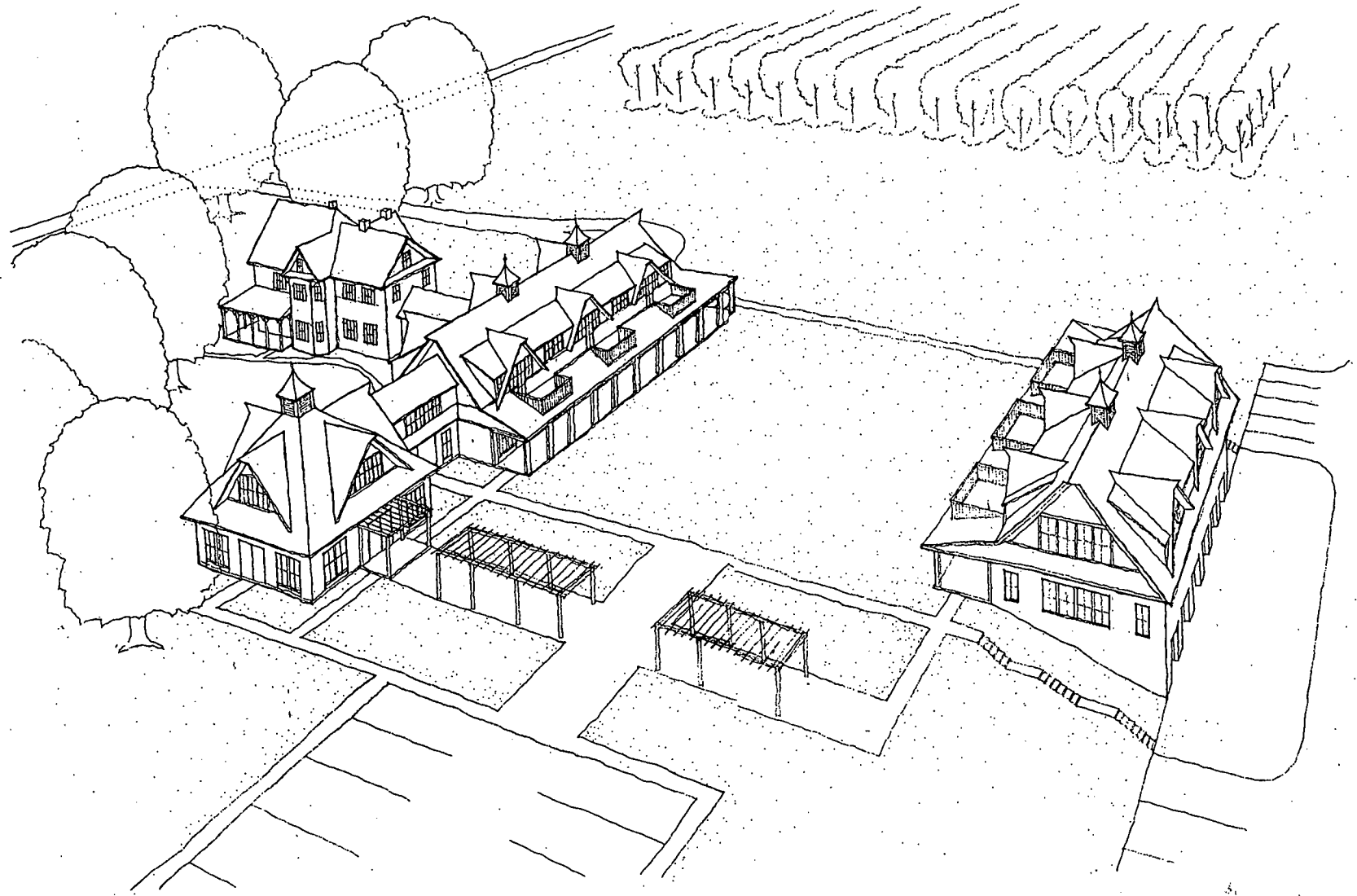


RUPPERT NURSERIES

SITE PLAN
40' = 1'-0"

MUSE ARCHITECTS
2 June 2004

Handwritten notes: a circled '14' and a circled '6' with a horizontal line through it.



RUPPERT NURSERIES

AERIAL PERSPECTIVE

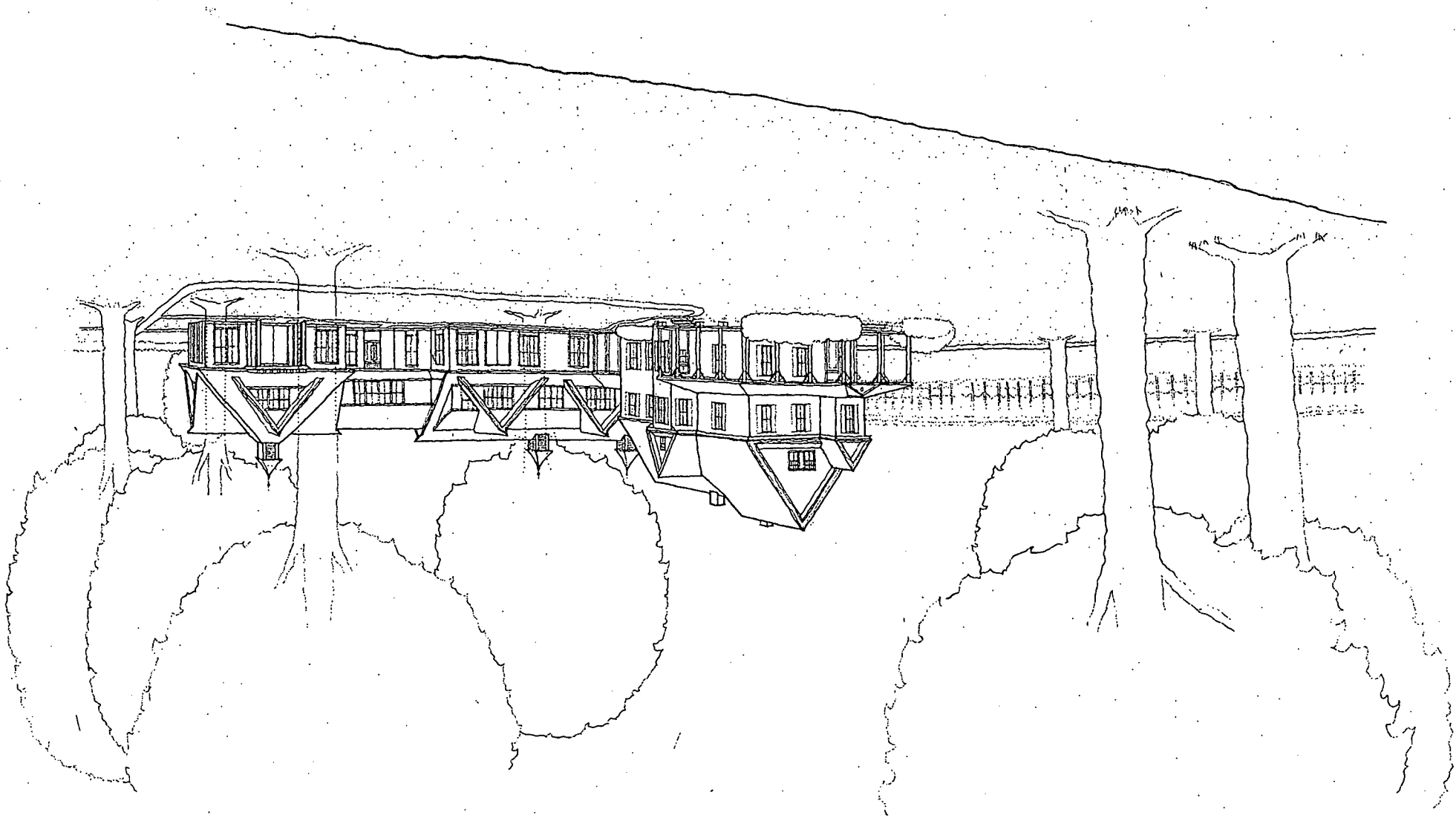
MUSE ARCHITECTS

2 June 2004

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RUPPERT NURSERIES
STREET PERSPECTIVE
MUSE ARCHITECTS
2 June 2004





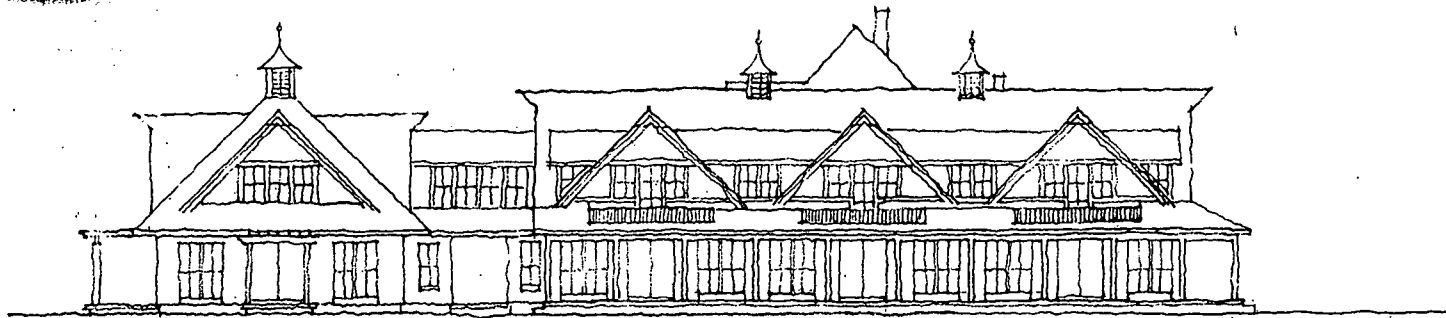
STREET ELEVATION

RUPPERT NURSERIES

WEST ELEVATION
1/16" = 1'-0"

MUSE ARCHITECTS
2 June 2011

R47
A



COURTYARD ELEVATION

RUPPERT NURSERIES

EAST ELEVATION
1/16" = 1'-0"

MUSE ARCHITECTS
2 June 2008

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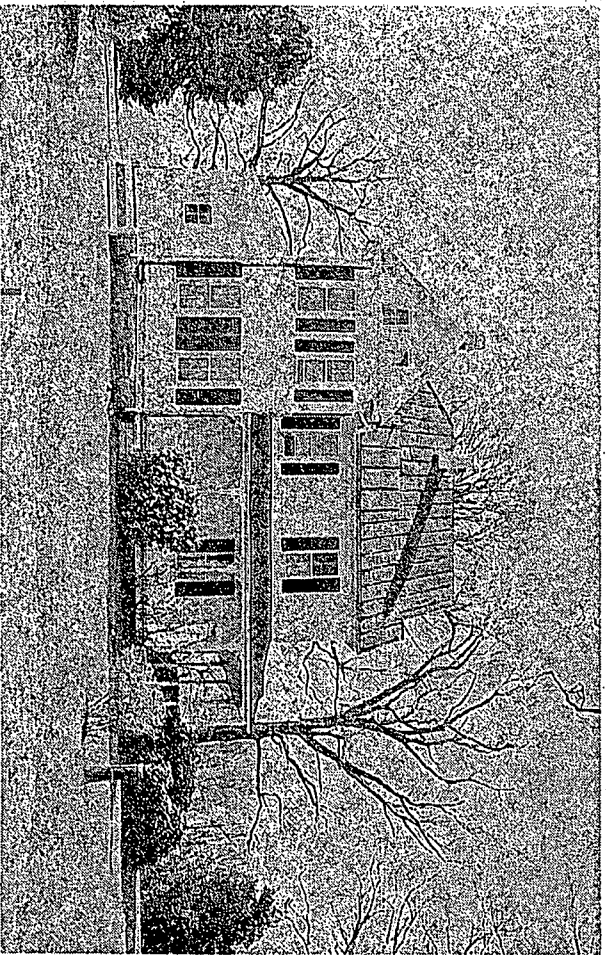


RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882
Historic Victorian

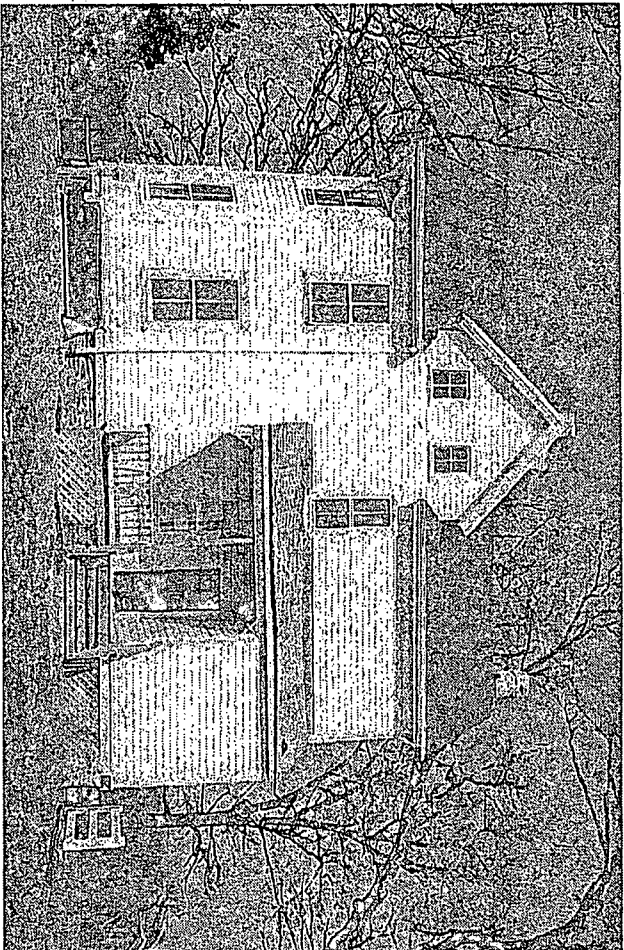
West Elevation



Northwest Elevation

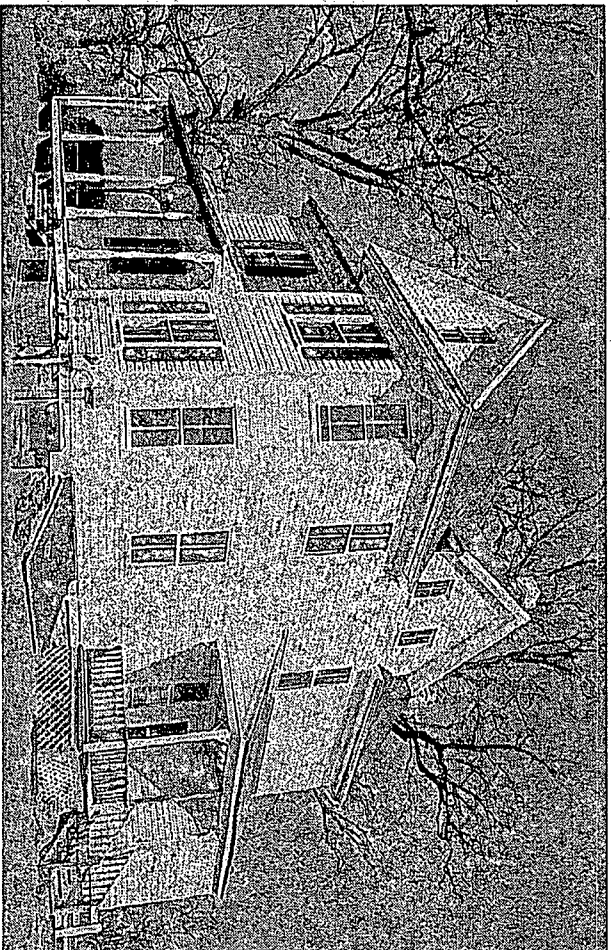


North Elevation

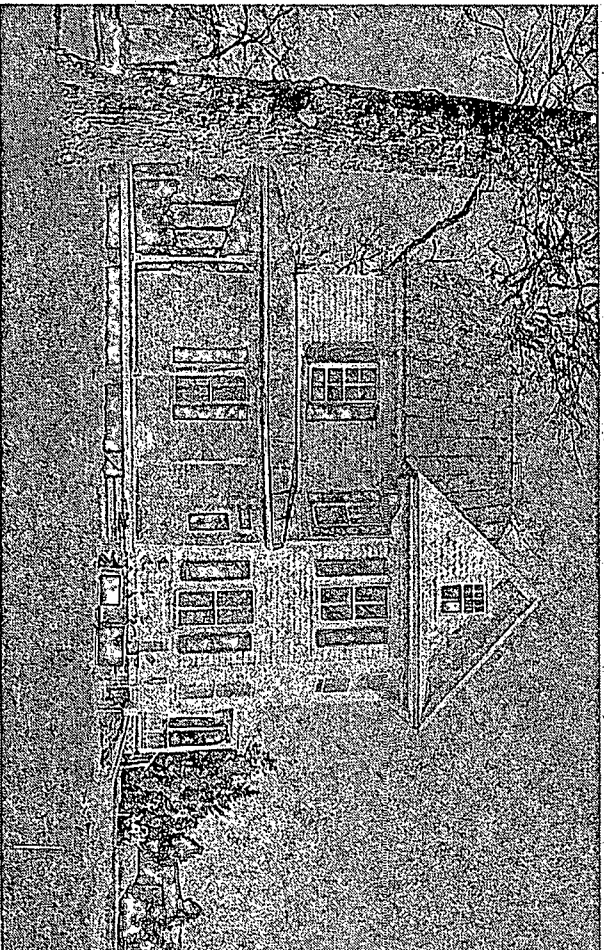


RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882
Historic Victorian

East Elevation



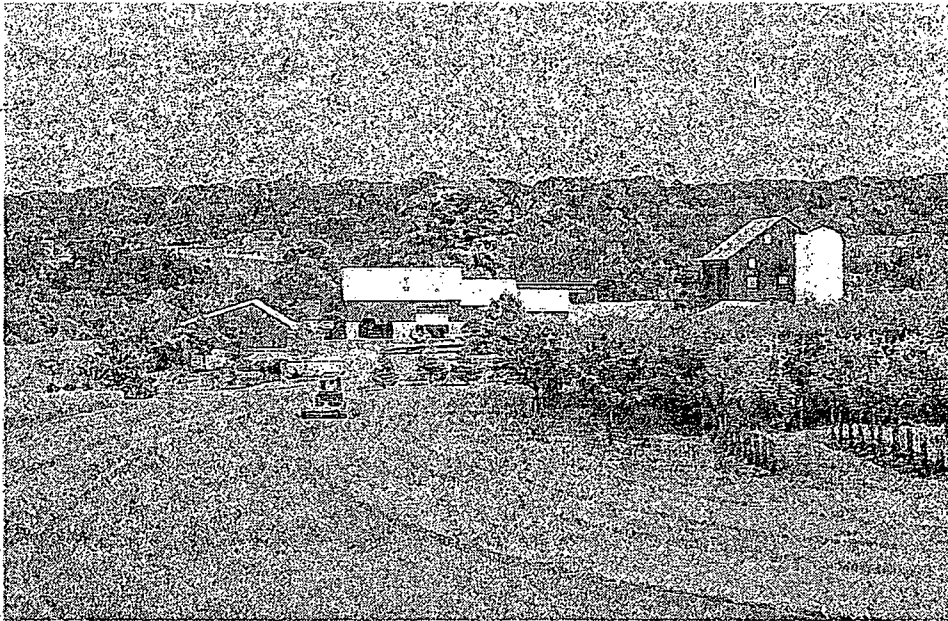
Southeast Elevation



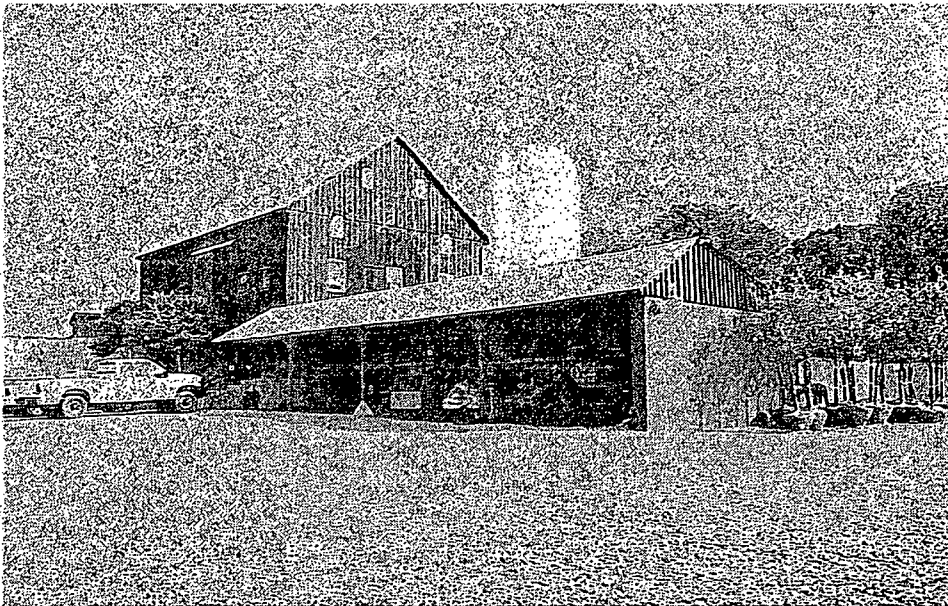
South Elevation

**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**

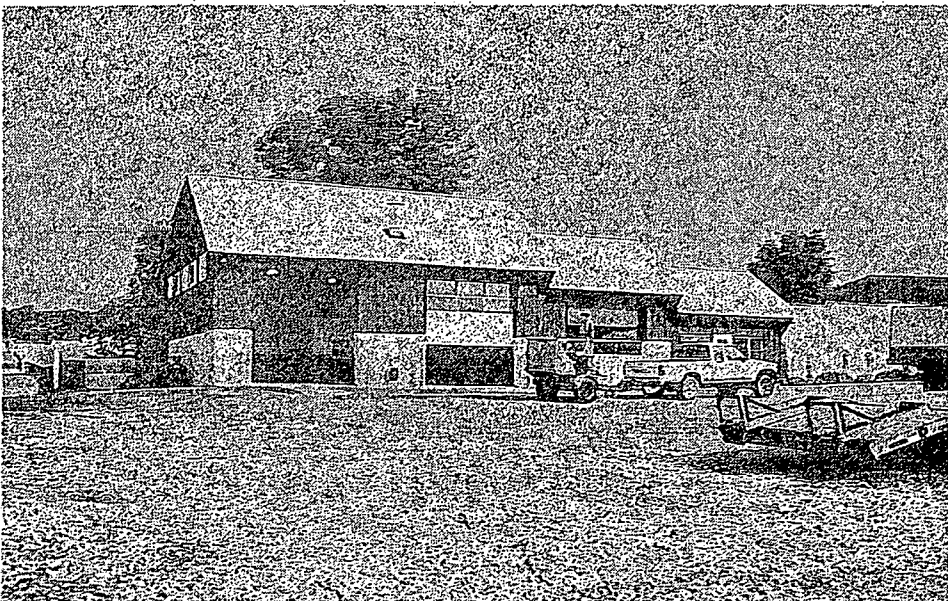
Headquarters



Existing Headquarters



**Existing structures at
Headquarters**



**Existing structures at
Headquarters**

P (51) (13)

**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**

Headquarters



Existing Headquarters



**Existing Owner's Residence
Adjacent to Headquarters**



RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882

Rice Manor
(Previous Ruppert Nurseries
Headquarters)



Rice Manor
(Previous Ruppert Nurseries
Headquarters)



Rice Manor
(Previous Ruppert Nurseries
Headquarters)

P (53) (15)



June 2, 2004

Wayne Goldstein
President
Montgomery Preservation, Inc.
3009 Jennings Road
Kensington, MD 20895

Dear Mr. Goldstein:

As a company proud of its history in Montgomery County, we wanted to inform your organization of Ruppert Nurseries' plans for operating a tree farm and landscape contracting business on our property on Laytonsville Road. Over the past several years, we've purchased approximately 177 acres at the intersection of Hawkins Creamery Road and Route 108. This purchase includes a historic Victorian house, built in 1887. The two and one-half acre parcel, where this house is located, is zoned for a Country Inn; the balance of the land is classified in the agricultural Rural Density Transfer (RDT) zone.

Ruppert Nurseries has used this property to expand its tree farm operations. We've planted nearly 34,000 thousand trees on the main parcel, will plant 15,000 more next spring, and construct several barns, consistent with the agricultural zoning. I'm writing to you today because our future plans are to renovate, restore and incorporate the Victorian into the business operations, using about 16 acres of the property around the historic residence for a related landscape contracting business along with the nursery operation. The business will not be retail in nature and will not incorporate any type of retail facility.

The Victorian would be a centerpiece for the office operation, with additional office and production facilities designed to blend in with the residential-style architecture and located to the rear, away from Route 108. It is our intent that this facility preserve the agricultural and residential character of the area. Ruppert Nurseries is committed to blending into our community, has over 20 years of experience operating in a residential setting and has proven that it can be a good neighbor. We value this type of environment as it reflects our business philosophy of creating a "home" for our employees and helps to set a professional standard.

We are preparing to file for special exception approval to allow the landscape contracting business related to our tree farm operations on the RDT zoned portion of the property. To incorporate the two and one-half acres into the landscape contracting operations, we will also petition Montgomery County, through a re-zoning, to restore this parcel to the RDT zone, the same zoning classification as the rest of the property. This change will allow us to operate our agricultural and related landscape contracting business in a manner that will meld into the surrounding agricultural and residential communities. We intend our business operations to be compatible, to serve as an amenity to the area, and to serve residents and businesses in the region. Our goal has been, and remains, to run a responsible, professional business.

We thought that it was important to share our plans with you prior to your receipt of the formal notifications so that you have the facts at your disposal. As part of the application processes for the re-zoning and special exception, as well as reviews with the Historic Preservation Commission, you may be receiving official notifications of these pending processes. In the next week or so, you should receive notification of our re-zoning application; the special exception process notification will begin sometime thereafter.

Should you have any concerns over our plans, we would be happy to discuss them with you at your convenience. Please feel free to contact me though the Ruppert Nurseries office at 301/482-0300.

I appreciate the time you've taken to read this letter and look forward to continuing our strong relationship with Montgomery County.

Sincerely,

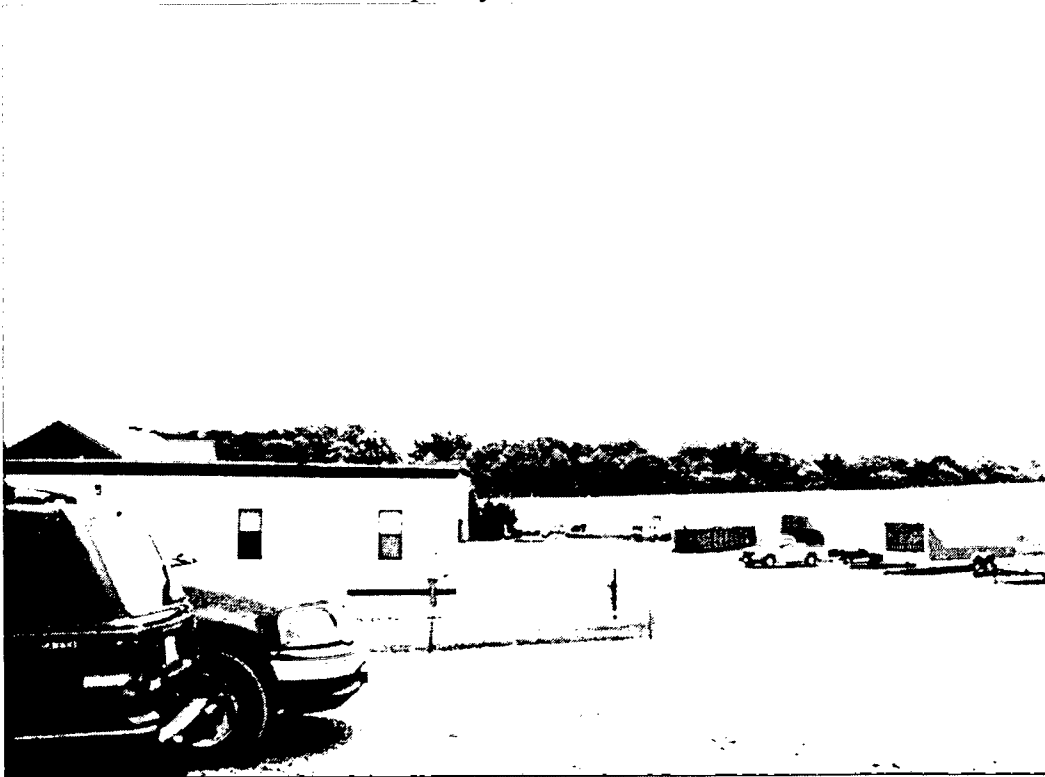


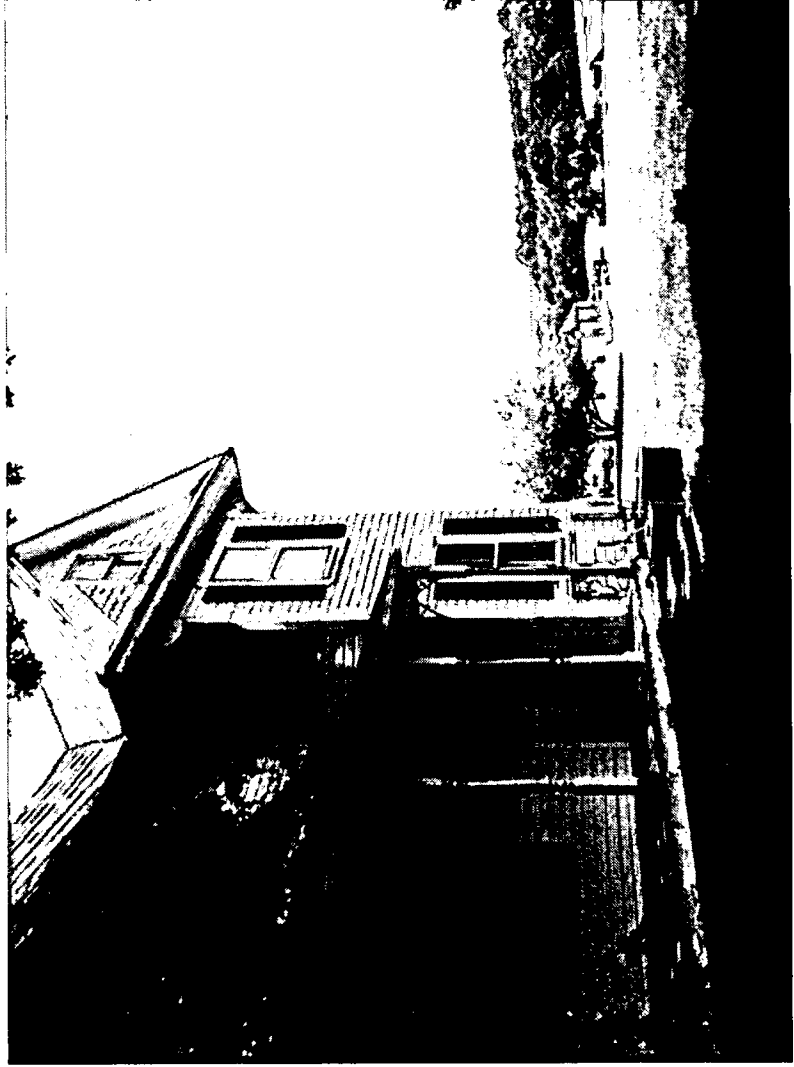
Caryl Ersenkhal
Ruppert Nurseries, Inc.

view coming up Rte. 108 from Laytonsville



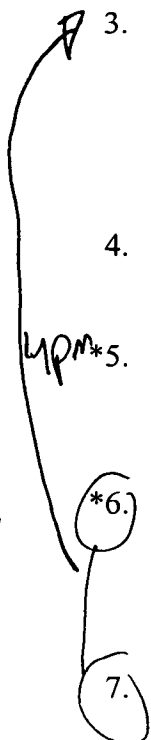
temporary trailers on-site





P 57 197

- B. Mooney 2. **Second Lease Amendment to Ground Lease Agreement by and between The Maryland-National Capital Park and Planning Commission ("Landlord") and the Germantown Recreational Park Racquet and Fitness Center, L.L.C. ("Tenant"). South Germantown Recreational Park:** Revisions to floor plan and rental structure. *Authorize transmittal to County Council.*
- R. Krasnow 3. **Clarksburg Overview** – Staff will brief the Planning Board with respect to the status of all projects that have received approval in Clarksburg focusing on the location of each project, number of dwelling units approved, office and retail space approved, status of construction to date, and infrastructure requirements associated with each project. (No public testimony will be taken, although person from the audience may be asked to respond to questions.)
- A. Hekimian/
T. Autrey 4. **Veirs Mill Road Bus Rapid Transit Planning Study: Final Report. Potential bus service improvements on Veirs Mill Road between Wheaton and Rockville - Transmit comments to the Department of Public Works and Transportation.**
- C. Bunnag 5. **Forest Conservation Plan Amendment Review No. 1-98050 – North Glen Hills:** RE-1 Zone; 2.54 acres; revisions proposed on one lot only (Lot 21, Block 7; 12925 Circle Drive) in a two-lot Forest Conservation Plan; located on the north side of Circle Drive, east of Glen Mill Road; Potomac – *Approval with conditions.*
- M. Clark
Combine 6 & 7 *6. **Forest Conservation Plan for Mandatory Referral No. 05104-DPW&T-1: Takoma Park Fire Station No. 2, Permanent and Interim Stations** - Intersection of Carroll Avenue and Philadelphia Avenue (MD 410), C-1 and C-2 both within the Takoma Park/East Silver Spring commercial revitalization overlay zone (CROZ), R-60 - Takoma Park Master Plan – *Approval.*
- M. Rifkin 7. **Mandatory Referral No. 05104-DPW&T-1: Takoma Park Fire Station*No. 2, Permanent and Interim Stations** – Intersection of Carroll Avenue and Philadelphia Avenue (MD 410), C-1 and C-2 both within the Takoma Park/East Silver Spring commercial revitalization overlay zone (CROZ), R-60 and R-20. Takoma Park Master Plan – *Approval to transmit comments.*



3:00 P.M.

PLANNING BOARD MEETING CONTINUED

- C. Conlon *8. **Preliminary Plan Review No. 120020480 (Formerly 1-02048) - Gateway Commons:** R-200/TDR-7 Zone; 45.25 acres; 202 lots previously approved; Request to extend the validity period of the approved preliminary plan; located in the southwest quadrant of the intersection of Maryland Route 355 and S tringtown Road; Clarksburg – *Grant 6-month extension.*
- C. Conlon *9. **Preliminary Plan Review No. 12002020A (Formerly 1-02020) - Chevy Chase Lake East:** C-1, C-2, R-30, I-1 Zones; 8.08 acres; 25,648 square feet of additional office space (for a total of 74,356 square feet of office use and 174,016 square feet of commercial use); located in the southeast quadrant of the intersection of Connecticut Avenue and Manor Road; Bethesda-Chevy Chase – *Approval with conditions.*
- R. Weaver *10. **Preliminary Plan Review No. 120060070 (Formerly 1-060007) - Sun Kissed Farm Lot 2:** RDT Zone; 24.99 acres; 1 lot and 1 outlot; 1 single-family detached dwelling unit (existing); located on Bethesda Church Road; approximately 650 feet northwest of Purdum Road; Damascus – *Approval with conditions.*

- R. Weaver *11. **Preliminary Plan Review No. 120050900 (Formerly 1-05090) - Ruppert Nurseries' Fall Creek Farm East:** RDT Zone; 1 lot; 16.61 acres (162.51 acres to remain in agricultural use); 23,700 square feet of commercial nursery use; located on Laytonsville Road (MD 108), 1800 feet south of Hawkins Creamery Road; Olney- *Approval with conditions.*
- R. Weaver *12. **Preliminary Plan Review No. 120051100 (Formerly 1-05110) - Pilkerton Property:** RC Zone; 48.72 acres; 9 lots and 3 outlots; 9 single-family detached residential dwelling units; on the North Side of River Road (MD 190), approximately 1,000 feet east of the intersection with Manor Stone Drive; Potomac - *Approval with conditions.*

5:30 P.M. ADJOURN

*Maryland law and the Planning Board's Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board's public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

Notices and Reminders

- | | | | |
|-----------|------|-------------|---|
| September | 26 - | 7:15 p.m., | Upcounty Citizens Advisory Board, Upcounty Regional Services Center, Room A, 12900 Middlebrook Road, Germantown |
| | 28 - | 7:30 p.m., | Historic Preservation Commission, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| | 29 - | 9:30 a.m., | Montgomery County Planning Board, General Meeting, MRO, 3 rd Floor Conference Room, 8787 Georgia Avenue, Silver Spring |
| | 29 - | 1:00 p.m., | Montgomery County Planning Board, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| October | 3 - | 7:00 p.m., | County-wide Recreation Advisory Board, Recreation Administrative Offices, 4010 Randolph Road, Conference Room 300, Silver Spring |
| | 4 - | 10:00 a.m., | Retirement Board of Trustees, PRA Auditorium |
| | 5 - | 7:15 p.m., | East County Citizens Advisory Board, Eastern Montgomery Regional Services Center, 3300 Briggs Chaney Road, Silver Spring |
| | 5 - | 8:30 a.m., | Keep Montgomery County Beautiful (KMCB) Taskforce Meeting, Executive Office Building (EOB) 101 Montrose Street, 10 th Floor, Rockville |
| | 6 - | 9:30 a.m., | Montgomery County Planning Board, General Meeting, MRO, 3 rd Floor Conference Room, 8787 Georgia Avenue, Silver Spring |
| | 6 - | 1:00 p.m., | Montgomery County Planning Board, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| | 6 - | 7:30 p.m., | Montgomery County Planning Board continues, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| | 10 - | 9:30 a.m., | Montgomery County Planning Board, General Meeting, MRO, 3 rd Floor Conference Room, 8787 Georgia Avenue, Silver Spring |
| | 10 - | 7:00 p.m., | Silver Spring Citizens Advisory Board, Gwendolyn Coffield Community Center, 2450 Laytonsville Road, Silver Spring |
| | 10 - | 7:00 p.m., | County-wide Recreation Advisory Board, Recreation Administrative Office, 4010 Randolph Road, Room 300, Silver Spring |
| | 10 - | 7:30 p.m., | Montgomery County Planning Board continues, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |
| | 20 - | 1:00 p.m., | Montgomery County Planning Board, MRO Auditorium, 8787 Georgia Avenue, Silver Spring |

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Agenda Item #9
Date: 9/15/05

MEMORANDUM

DATE: September 9, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Development Review Division

Cathy Conlon, Supervisor *CC*
Development Review Division

FROM: Richard Weaver, Coordinator *RAW*
Development Review Division (301) 495-4544

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Approval of One Lot for an Approved Special Exception for a
Landscape Contractor Business

PROJECT NAME: Ruppert Nurseries/Fall Creek Farm East

CASE #: 1-05090

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-1 (A 25)

LOCATION: On the east side of Laytonsville Road (MD 108), approximately 1200
feet south of the intersection with Hawkins Creamery Road

MASTER PLAN: Agricultural and Rural Open Space (Adopted on March 15, 2005
to be included in the Olney Planning Area)

HEARING DATE: September 15, 2005



STAFF RECOMMENDATION: Approval, Subject to the Following Conditions:

1. Applicant is bound by the Board of Appeals conditions of approval for Special Exception Case No. S-2636.
2. Compliance with the conditions of approval for the forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.

3. 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.
4. Compliance with the conditions of the MCDPS stormwater management approval dated July 21, 2005.
5. Compliance with conditions of the SHA approval letter dated August 24, 2005.
6. Compliance with conditions of the DPS, Well and Septic approval letter dated July 29, 2005.
7. Prior to recordation of plat, applicant to provide MNCPPC-Environmental Planning Division with a copy of recorded deeds showing Category I easements on off-site forest preservation areas as shown on the approved forest conservation plan.
8. Other necessary easements

BACKGROUND

The Planning Board reviewed and recommended approval of Special Exception No. S-2636 on April 28, 2005. Final approval of the Special Exception was granted by the Board of Appeals on August 3, 2005 (See Attachment 1). At the Planning Board's hearing, the Board considered a request to locate the landscape contracting business on the future lot of approximately 16.04 acres. The remaining acreage around the lot is currently managed as a tree nursery for Ruppert Nurseries, the applicant, and is not part of the preliminary plan application. This preliminary plan application is to create only the lot for the uses approved as part of the Special Exception application.

SITE and PROJECT DESCRIPTION:

The subject property is comprised of one parcel (P820) totaling 2.5 acres and a portion of another parcel (P666) totaling 13.53 acres for a total land area of approximately 16.0 acres (See attachment 2). The property is gently rolling. Leatonville Road bisects the property into eastern and western portions and Hawkins Creamery Road bisects the western portion into north and south portions. Approximately 50 acres of the site is in the Great Seneca watershed, a Use I-P watershed, and the remainder is in the Hawlings River Watershed, a Use IV-P watershed and the Patuxent Area Management Area (PMA). A stream and stream buffer runs approximately along the eastern boundary line of the property. There are approximately 32 acres of existing forest.

An historic house occupies the property (Jacob Allnut Farm 23/123), and will be incorporated into the overall layout of the landscape contracting operation. Historic Preservation staff reviewed the proposal at the Special Exception phase and has given conceptual approval for the project as an adaptive re-use (See attachment 3). A Historic Area Work Permit will need to be issued for the project if it proceeds.

The proposed lot is centrally located within the larger 179 acre property. As stated above, the remainder of the larger parcel (P666) is currently operated as a tree farm. An existing driveway to the house extends to Laytonsville Road (MD 108); a second driveway access point for the new structures to rear of the historic structure is proposed and has been approved for sight distance safety by the State Highway Administration (SHA). SHA has also made specific requirements for improvements to the lot frontage on Laytonsville Road; these requirements are reflected as a condition of approval.

The conditions of approval for the Special Exception detail the operation of the business and the structures proposed. To summarize, the operation will employ up to 119 employees on site and up to 120 field crew employees. Aside from the existing historic structure, there will be an equipment maintenance shop, two pole barns, a fuel pump, storage bins and gravel parking. The applicant will also provide a soccer field for employee use. The Special Exception also places restrictions on the hours of operation.

TRANSPORTATION DISCUSSION:

A traffic study was prepared as part of the special exception application. The Countywide Planning Division-Transportation Planning Section found that with the appropriate improvements as required by the SHA, there would be no adverse effects on area roadways based on the stated traffic operations. The improvements, as required by a letter from SHA, are reflected in Condition #5 above.

ENVIRONMENTAL DISCUSSION

Environmental Guidelines

Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 4-02273R was re-certified on April 5, 2004. The NRI/FSD identifies the environmental constraints on the subject property and areas of forest. The 179-acre site includes stream buffers, wetlands, and 22 acres of existing forest.

The Environmental Guidelines recommend a 10 percent impervious cap for all properties in the Patuxent River Watershed Primary Management Area (PMA) in which this site is partially located. Approximately 95 acres of the site is within the Primary Management Area. The application proposes 2.1 acres of impervious surfaces within the PMA, which corresponds to 2.2 percent imperviousness. If in the future someone chooses to expand the imperviousness within the 16.04-acre lot or develop the nursery portion of the property into other uses only 7.4 acres of additional imperviousness would be allowed within the PMA.

Forest Conservation

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. Under section 22A-12(f) of the Montgomery County

Code properties in agricultural resource areas must plant or retain a certain percentage of the forest onsite. Section 22A-5(c) of the Montgomery County Code allows exemptions from the forest conservation requirements for tree nurseries. All but 16.04 acres of the 179-acre site is exempt from forest conservation. On the remaining 16.04 acres of property there is no forest and no stream buffers. The applicant will meet the conservation threshold by preserving 6.24 acres of existing forest on the "exempt" portion of the property. This forest will be permanently protected by a Category I forest conservation easement. The project complies with Section 22A of the Montgomery County Code.

MASTER PLAN DISCUSSION

This property is currently in the Agricultural and Rural Open Space Master Plan (AROS) but was recently recommended for inclusion in the Olney Master Plan area on March 15, 2005. A future sectional map amendment will need to confirm the zoning and land use for this property. Neither the AROS plan nor the Olney Master Plan make recommendations on Special Exceptions for this area.

At the Planning Board hearing for the Special Exception, Community-Based Planning Division found that the use is permitted in the RDT zone and meets all development standards of the zone. Further, staff believes that the uses, as proposed, will not have adverse impacts to the surrounding properties.

CONCLUSION

Staff has reviewed the preliminary plan application for Ruppert Nurseries (1-05090) for compliance with the Subdivision Regulations and Master Plan. Under the Subdivision Regulations, staff must make a finding that there are adequate public facilities available to serve the proposed uses. With approvals from the SHA for access and frontage improvement and from DPS for well and septic and stormwater management facilities, staff believes that the proposal is adequately served by public facilities. Transportation Planning believes that there will be no adverse impacts to the local roadway system.

The proposal is consistent with both the AROS and Olney Master Plans for RDT zoned properties which envision a continuation of agriculture and agriculturally related uses. Further, the lot created by this subdivision complies with the dimensional standards for lots in the RDT Zone, including a minimum lot size requirement of 40,000 square feet, a minimum of 25 feet on a public right-of-way, and 125 feet of width at the building frontage line. The structures meet the front, rear and side setbacks (50 ft., 35 ft., and 20 feet, respectively) for the RDT Zone as shown on the attached checklist.

Attachments:

- 1) Board of Appeals Opinion
- 2) Vicinity Map
- 3) Agency Approval Letters
- 4) Checklist

**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
(240) 777-6600

www.montgomerycountymd.gov/content/council/boa/board.asp

Case No. S-2636

PETITION OF FALL CREEK, LLC

OPINION OF THE BOARD
(Opinion Adopted July 27, 2005)
(Effective Date of Opinion: August 3, 2005)

Case No. S-2636 is an application for a special exception pursuant to Section 59-G-2.30 of the Zoning Ordinance for a landscape contracting business. The Hearing Examiner for Montgomery County held a hearing on the application on May 13, 2005, closed the record in the case on July 11, 2005, and on July 15, 2005, issued a Report and Recommendation for approval of the special exception.

The subject property is located at 23601 Laytonsville Road, Laytonsville, Maryland, 20882, in the RDT Zone.

Decision of the Board: **Special Exception granted, subject to the conditions enumerated below.**

The Board of Appeals considered the Hearing Examiner's Report and Recommendation at its Worksession on July 27, 2005. After careful consideration and review of the record in the case, the Board adopts the Report and Recommendation and grants the special exception subject to the following conditions:

1. The Petitioner shall be bound by all of its testimony and exhibits of record, and by the testimony of its witnesses and representations of counsel identified in the Hearing Examiner's report and in the Board's opinion.
2. Petitioner shall obtain access permits, if necessary, from the Maryland State Highway Administration (SHA) for the following curb-cuts from Laytonsville Road, MD 108:

- a. The existing curb-cut that would be retained as a secondary access point to the historic house (*i.e.*, used as part of the business office); and
 - b. A new curb-cut located at the southern end of the site and proposed as the primary commercial access point to the designated parking areas.
3. Petitioner shall update the traffic study, if necessary, to satisfy the Local Area Transportation Review component of the APF test.
4. Petitioner shall obtain the necessary reviews and permits from the Montgomery County Department of Permitting Services (DPS) for the parking layout, circulation and use and occupancy of the on-site structures.
5. Petitioner shall keep the employee soccer field as a permanent feature of the site.
6. The number of employees permitted for this special exception is limited as follows:
 - a. The number of employees stationed on site shall be limited by the availability of on-site parking in accordance with the "Parking Lot Usage" chart on the Site Plan. The special exception is limited to a total of no more than 119 office employees on site.
 - b. The special exception is limited to no more than 120 field employees.
7. Approval of a final forest conservation plan at the time of subdivision should include an Agricultural Declaration of Intent for the residual portion of Parcel 666.
8. (a) Regular hours of operation for business trucks and equipment arrivals and departures from this site (except for snow removal) are limited to the hours of 6:00 a.m. to 6:30 p.m., Monday through Friday. Snow removal operations may proceed whenever needed.

(b) During the peak season, from April through November, and in order to meet customer needs, evening hours of operation on weekdays may extend beyond 6:30 p.m., but no later than 8:00 p.m. Weekend operations for the arrival and departure of field crews will also be permitted during peak

season, in order to respond to customer demands, from 7:30 a.m. to 6:30 p.m. on Saturday. There shall be no operations on Sunday. A revised Site Plan must be filed with the Board of Appeals, no later than September 7, 2005, correctly reflecting these hours of operation.

9. The use is limited to the following trucks: a maximum of 34 production trucks (15,000 to 26,000 gross vehicle weight), 10 pickup trucks or SUVs (called "Manager trucks" by the Planning Board), 2 commercial vehicles (55,000 gross vehicle weight) and 20 equipment trailers.
10. The storage of diesel fuel and gasoline is permitted above or below ground in the fuel station area identified on the site plan and will be stored and maintained in accordance with all applicable federal, state and local regulations.
11. Petitioner shall submit a revised photometric plan [Exhibit No. 5] to incorporate the annotated cut-sheets (as set forth in Exhibit 10 – Site Lighting Design Study – exhibit showing cut sheets and manufacturer's data) for all fixtures to be shown on the plan, no later than September 7, 2005.
12. The lighting on the site will be consistent with the hours of operation as stated in Condition No. 8, except that certain safety lights on buildings will remain illuminated as reflected in the final lighting plan to be submitted by Petitioner in conformance with Condition No. 12 above.
13. The Petitioner shall submit all subsequent government agency approvals related to development on the site to the Board of Appeals to be included in the record of the case, including but not limited to the Historic Preservation Commission historic work permit approval, the opinion of the Planning Board for the Preliminary Plan of Subdivision, State Highway Administration access permits (if necessary), and sign permits from the Department of Permitting Services.
14. The Petitioner shall maintain tree planting in the tree nursery blocks located to the north of the storage yard area of the special exception site plan, and not fully harvest the trees in these blocks, in order to maintain the screening provided by the tree nursery.
15. Petitioner shall comply with storm water and sediment control regulations of the Montgomery County Department of Permitting Services, and prior to approval of a preliminary plan of subdivision, a Storm Water Management Concept Plan must be approved.

16. Petitioner shall ensure that all chemicals stored on site for use in the business are stored in accordance with applicable Codes.


On a motion by Angelo M. Caputo, seconded by Louise L. Mayer, with Donna L. Barron, Wendell M. Holloway and Allison Ishihara Fultz, Chair in agreement, the Board adopted the following Resolution:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland that the opinion stated above is adopted as the Resolution required by law as its decision on the above-entitled petition.



Allison Ishihara Fultz
Chair, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 3rd day of August, 2005.



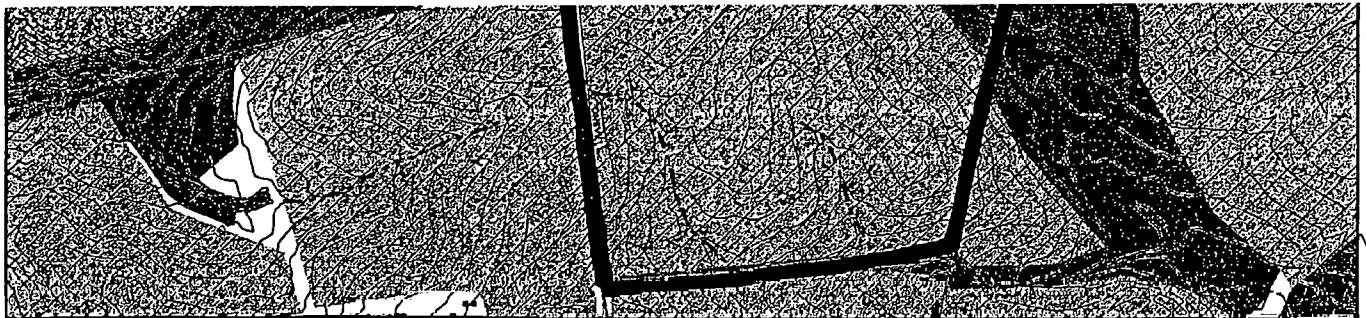
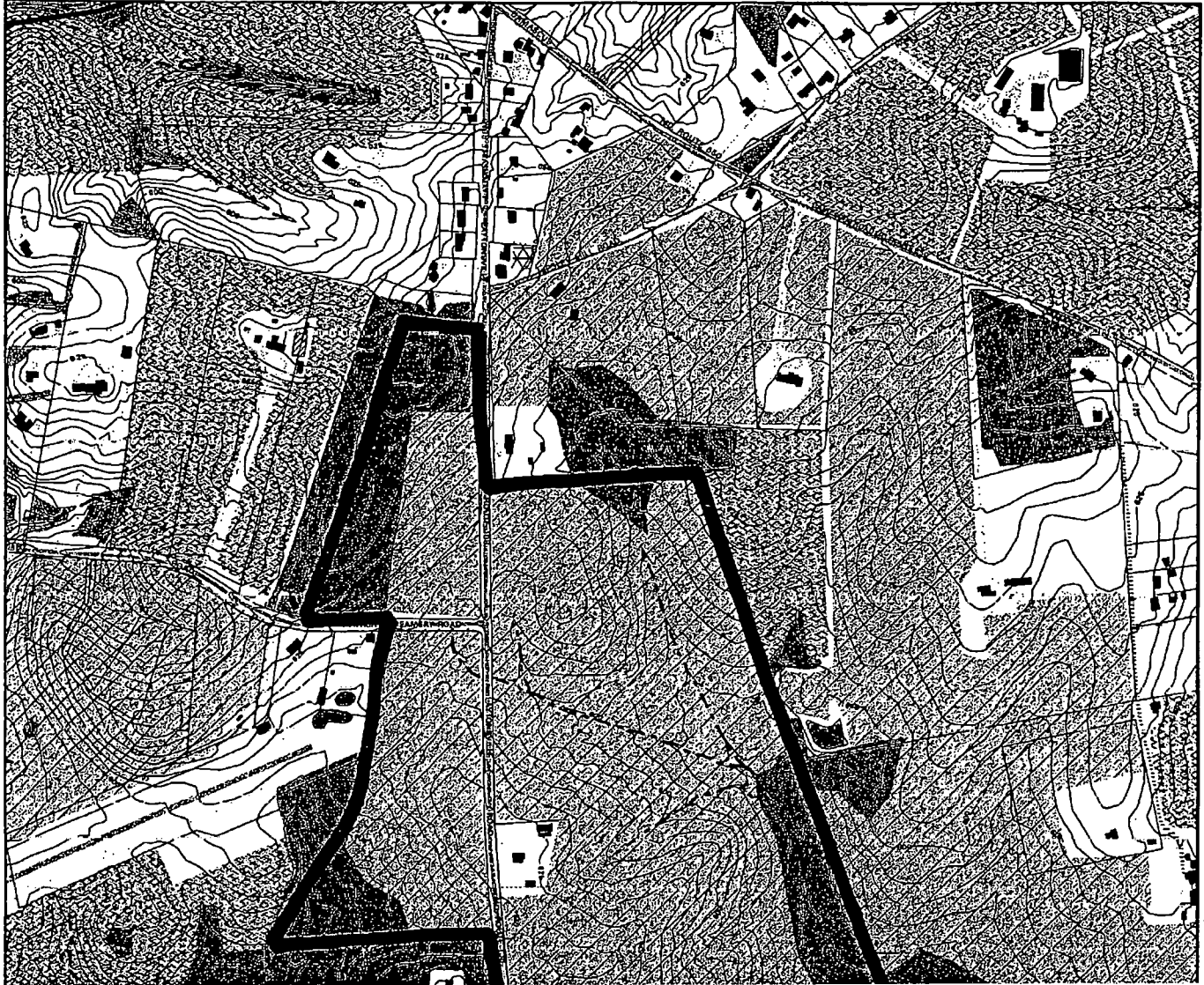
Katherine Freeman
EXECUTIVE SECRETARY TO THE BOARD

NOTE:

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date the Opinion is mailed and entered in the Opinion Book (See Section 59-A-4.63 of the County Code). Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County, in accordance with the Maryland Rules of Procedure.

RUPPERT NURSERIES/FALL CREEK FARM EAST (1-05090)



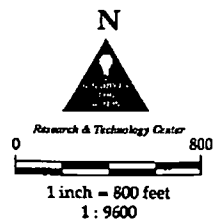
Map compiled on May 16, 2005 at 11:11 AM | Site located on base sheet no - 233NW07

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



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

8787 Georgia Avenue - Silver Spring, Maryland 20910-4780



RECEIVED JUL 29 2005

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

July 21, 2005

Mr. Philip Hughes
Rodgers Consulting
19847 Century Boulevard, Suite 200
Germantown, MD 20874

Re: Stormwater Management
CONCEPT RECONFIRMATION
Ruppert Nurseries
SWM Concept #: 213606

Dear Mr. Hughes:

Your request for a stormwater management reconfirmation for the above site has been evaluated. The original approved SWM concept dated October 15, 2004 is hereby reconfirmed. Please adhere to all conditions required as part of that approval.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely,

Richard R. Brush, Manager
Water Resources Planning Section
DIVISION OF LAND DEVELOPMENT SERVICES

RRB:dm

cc: SM File #: 213606



255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850-4166 • 240/777-6300, 240/777-6256 TTY

295 Rockville Pike, 2nd Floor • Rockville, Maryland 20850-4166 • 240/777-6300, 240/777-6250 TTY



- 1. Prior to permanent vegetative stabilization, all disturbed areas must be seeded per the latest Montgomery County Standards and Specifications for Topsoiling.
- 2. A detailed review of the stormwater management computations will occur at the time of detailed plan stage.
- 3. An engineered sediment control plan must be submitted for the government's review.
- 4. All filtration media for manufactured best management practices, whether for new development or redevelopment must consist of MDE approved material.
- 5. Use the latest Montgomery County design criteria for all proposed stormwater structures. This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-80 is not required.

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is acceptable. The stormwater management concept consists of on-site channel protection measures via a dry pond on-site water quality control via surface sand filters, grass swales and a Baysaver; and on-site recharge via storage under the sand filters.

Please submit a revised stormwater management concept for water quantity and water quality control for review and approval. All submissions must be accompanied by a permitting application. The revised submission must incorporate the following items:

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

Stormwater Management CONCEPT Request
 for Ruppert Nurseries
 SM File #: 213806
 Tract Size/Zone: 177.92 acre/ C1&R1
 Total Concept Area: 21 acres
 Lot/Block: N/A
 Parcel(s): P820/P885
 Watershed: Hanging River

Mr. Philip Hughes, E.I.T.
 Rodgers Consulting
 1847 Century Boulevard, Suite 200
 Germantown, MD 20874

DEPARTMENT OF PERMITTING SERVICES

October 15, 2004

Robert C. Hubbard
Director

Douglas M. Duncan
County Executive



CC: R. Weaver
 S. Fedorine
 SM File # 213006
 ON - online: Acres 21
 CL - online: Acres 21
 Exchange is provided

Reason:

Richard R. Brush, Manager
 Water Resources Section
 Division of Land Development Services



If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6348.

This letter must appear on the sediment control/stormwater management plan at its final submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements, if there are subsequent additions or modifications to the development, a separate concept request shall be required.

August 24, 2005

Mr. Frank Bossong, IV, P.E.
Senior Vice President
Director of Operations
Rodgers Consulting
19847 Century Boulevard, Suite 200
Germantown, MD 20874

Re: Montgomery County
MD 108 General
Ruppert Nurseries/Fall Creek Farm East

Dear Mr. Bossong:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the two sketch plan options that reflect improvements required to address the traffic impact study for the Ruppert Nurseries/Fall Creek Farm East development. In summary, sketch option 1 shows a 350' northbound deceleration lane, a 360' northbound acceleration lane, and an 850' southbound bypass lane to accommodate vehicles turning left into the property from MD 108. Sketch option 2 illustrated the same deceleration and acceleration lane measurements, but proposed a southbound left-turn lane instead of a bypass lane. We have completed our review and offer the following comments:

- SHA requires that the full deceleration lane shown in both options be provided due to the 50 MPH posted speed limit along this section of MD 108. The northbound deceleration lane shall consist of a 100' full width taper and a 250' lane. The taper will be delineated with pavement markings.
- SHA acknowledges that the proposed northbound acceleration lane will have impacts to several trees along MD 108. We will allow a reduction in the length of the overall acceleration lane and associated taper to eliminate impacts to the street trees as shown in Option 1. It appears that a total length of approximately 150' may be provided without disturbance to the trees. Please consider providing 75' or more for the acceleration lane and no less than 50' for the full width taper.
- SHA recognizes that there would be right-of-way impacts associated with the creation of the bypass lane (Option 1) or left-turn lane (Option 2). However, based on the results of the traffic study, we are still requiring southbound left turns be accommodated into the site. Please take the necessary steps to attempt to secure this right-of-way for accommodating the bypass lane. Ultimately, if the property owner is unwilling to sell the right-of-way, SHA will require a certified letter stating their denial.
- We are open to your consideration for phasing the roadway improvements only if the timeframe of such phasing does not have a negative effect on the safety and operations of traffic along this section of MD 108.

Mr. Frank Bossong, IV, P.E.
Page 2

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at gcooke@sha.state.md.us or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

Very truly yours,

Original signed by Gregory F. Cooke

Steven D. Foster, Chief
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Lee Starkloff (Via E-mail)
Mr. Richard Weaver (M-NCPPC via E-mail)
Ms. Caryl Ersenkal (Ruppert Nurseries)

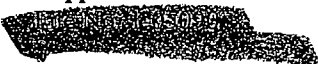


Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary
Nell J. Pedersen, Administrator

Maryland Department of Transportation
May 24, 2005

Ms. Cathy Conlon
Acting Supervisor Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montgomery County
MD 108 General
Ruppert Nurseries/Fall Creek Farm East


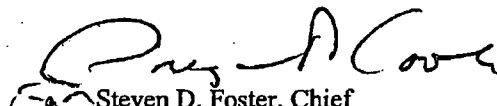
Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan and site plan applications for the Ruppert Nurseries/Fall Creek Farm East development. We have completed our review and offer the following comments:

- Truncation and right-of-way dedication needs to be in accordance with the Master Plan of Highways. SHA will require that right-of-way dedications be platted using SHA standards. Please contact Mr. David Slavish of the Plats and Surveys Division @ 410-545-8937 for additional information. You may also e-mail Mr. Slavish at (dslavish@sha.state.md.us).
- Access and improvements associated with this development are subject to permitting from this office for one (1) commercial two-way entrance with a minimum, 25'-wide entrance. SHA will require the construction of an exclusive southbound MD 108 left-turn lane and a northbound MD 108 deceleration/acceleration lane for the proposed entrance to the site.
- Please provide this office with a sight distance certification for both the existing and proposed entrances.

If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only: 1-800-876-1717 (toll-free for MD only: 410-545-5602 for Cooke, 410-545-5595 for John). You may also E-mail Gregory at gcooke@sha.state.md.us or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

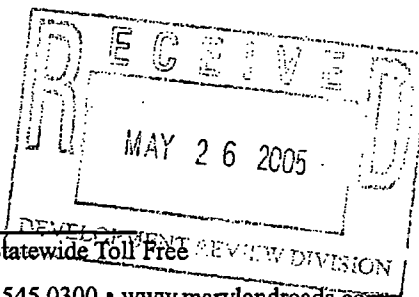
Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits Division

SDF/jb

- cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Dave Slavish (Via E-mail)
Mr. Richard Weaver (M-NCPPC via E-mail)
Mr. David McKee (Benning & Associates)

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free





DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

July 29, 2005

TO: Mr. Richard Weaver, Development Review,
Maryland National Capital Park and Planning Commission

FROM: Robert Hubbard, Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-05090

Ruppert Nurseries/Fall Creek Farm East

This is to notify you that the status of the plan received in this office on January 21, 2005, is as follows:

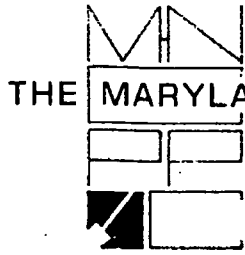
Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. Septic area use limited to a maximum of 1900 gal/day.
3. A Groundwater Appropriation Permit must be obtained from the State of Maryland (MDE) prior to record plat approval.
4. The drinking water system.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Owner
Surveyor
File





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

September 8, 2005

MEMORANDUM

TO: Richard Weaver, Planner/Coordinator
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Ed Axler, Planner/Coordinator
Transportation Planning

SUBJECT: Preliminary Plan No. 1-05090
Ruppert Nurseries / Falls Creek Farm East
23601 Laytonsville Road, Laytonsville
Patuxent (Rural) Policy Area

This memorandum is Transportation Planning staff's Adequate Public Facilities review of the subject preliminary plan to reconfigure Parcels P666 and P820 and record the new plat in the land records. The applicant proposes to relocate and consolidate his landscaping contractor operations (i.e., in Montgomery and Frederick Counties) and business operations (i.e., from its location on

At the public hearing held on April 28, 2005, the Planning Board reviewed this proposed landscaping contractor use as Special Exception Case No. S-2636. At the public hearing held on April 14, 2005, the Planning Board recommended that the District Council approve the Remedial Map Amendment, No. G-835, that reclassified 2.5 acres of this site from the Country Inn zone to the RDT zone.

RECOMMENDATIONS

Transportation Planning staff recommends no additional conditions for approval as part of the transportation-related requirements of this preliminary plan to those proffered in the applicant's Land Use and Civil Engineering Report submitted for the special exception case.

Staff finds that the proposed action satisfies the Local Area Transportation Review test and will have no adverse effect on area roadway conditions based on the special exception's statement of operations.

DISCUSSION

Site Location and Vehicular Site Accesses

The subject site is located on the east side of MD 108 approximately 1,000 feet south of Hawkins Creamery Road. A new curb-cut from MD 108 is proposed at the southern end of the site as the primary commercial access point to the designated on-site parking areas. The existing curb-cut from MD 108 would be retained as a secondary site access point to the historic house (i.e., used as part of the business office). Access permits from the Maryland State Highway Administration (SHA) would be needed for the new and existing curb cuts from MD 108.

On-Site Parking

The applicant proposes parking for all vehicles associated with the landscaping use and business office in the designated parking areas as follows:

Type of Users	No. of Spaces	Location of the Parking Area
Business Office Employees	24	On the South Side of the Main Office
Visitors	11	Along the Perimeter of the Traffic Circle between the Main Office & Office Barn
Other Employees	98	On the Southeastern side of the Site
Designated for Future Parking Needs	33	On the East Side of the 98-Space Parking Area
Landscaping Vehicles & Trailers	38	On the Northeastern side of the Site
Seasonal-Sales Customers	Unspecified	On the Outlot Proposed for Season-Sales Shopping of such Items as Pumpkins & Christmas Trees

Pedestrian Facilities

Sidewalks and other pedestrian facilities do not exist along the segment of MD 108 in the vicinity of the subject site in this upcounty rural area. The vehicular traffic that is generated by the proposed land uses would not affect the existing pedestrian environment.

Master-Planned Roadways and Bikeway

The master-planned roadways and bikeway are designated as follows:

1. Laytonsville Road (MD 108) is designated as a major highway, M-60, with a 120-foot right-of-way and a Class III bikeway or signed shared roadway, SP-43.

- Hawkins Creamery Road is designated as a primary residential street with a 70-foot right-of-way.

On-Site Land Uses, Projected Number of Employees, and their Work Schedules

The proposed land uses on the subject site include a landscaping operation, a tree farm, seasonal sales, and a business office. The projection of each type of employee and their proposed work schedule follows:

- The landscaping functions were projected to employ up to 120 field workers and supervisors. Based on a survey, the employees commuting to and from work used the following modes of transportation shown by percent below:

Mode of Transportation	Percentage
Single-Occupant Vehicle	15%
Applicant's Van Service*	15%
Carpool (with up to 6 employees)	55%
Subtotal of Trips to the Site	85%
Trips <u>not</u> to the Site, but <u>directly</u> to & from the Particular Off-Site Work Location	15%

* Van Service operates between the subject site and Ruppert's other Montgomery County and Frederick County facilities

Eight-five percent of employees traveling to the subject site would arrive at 6:00 a.m. and then leave to their particular work site at 6:30 a.m. At the end of their workday, the field crew/supervisors would return to the subject site and leave for their homes by 4:00 p.m. The landscaping functions would utilize 34 trucks and 20 trailers.

- The business office was projected to employ approximately 100 persons now and up to 119 persons in the future. The office employees arrive between 8 :00 and 9:00 a.m. with the last and not carpool or use the van service. The proposed office on this site would include relocating the office employees working at an existing site off nearby Hawkins Creamery Road. The office-related activities are proposed from the existing historic "Queen Anne" Victorian-style house and a new 500-square-foot addition to the historic house and a freestanding 5,000-square-foot structure.

Adequate Public Transportation Facilities Review

As a worst-case scenario, the vehicular trips generated by the maximum number of employees and landscaping trucks discussed above were all assumed to arrive and leave within the same one-hour of the weekday morning peak period (6:30 to 9:30 a.m.) and evening peak period (4:00 to 7:00 p.m.). The table below gives the number of peak-hour trips for this worst-case scenario:

Type of Employee or Trip Purpose	Projected Max Number	Peak-Hour Vehicular Trips	
		Morning	Evening
Business Office	119 Persons*	78 In*	96 Out*
Field Crews/Supervisors	120 Persons	0**	29 Out
Landscaping Trucks	34 Vehicles	34 Out	0***
Total Trips		112 In & Out	125 In & Out

* Groups of business office employees arrive and leave at different times within the morning and evening peak periods.

** Field crew/supervisors arrive at the site before the start of the morning peak period at 6:30 a.m.

*** Landscaping Trucks return to the site before the start of the evening peak period at 4:00 p.m.

A traffic study was submitted to satisfy Local Area Transportation Review because 30 or more peak-hour trips could be generated in the worst-case scenario during the weekday morning and evening peak periods. Based on the results of the traffic study, the table below shows the critical lane volume (CLV) values in the existing and total traffic conditions. No unbuilt, but approved (or background) developments were identified as being located near the site or the analyzed intersections. Thus, the background traffic condition includes only the proposed relocation of the business office on Hawkins Creamery Road.

Intersection with Laytonsville Road (MD 108)	Peak Hour	Traffic Condition		
		Existing Land Uses Now on the Subject Site	Background Plus Land Uses at the Nearby Hawkins Creamery Road Site	Total
Hawkins Creamery Road	Morning	859	884	901
	Evening	683	715	742
Main Site Access Point	Morning	This access point does not currently exist		868
	Evening			776
Brink Road / Sundown	Morning	1,263	1,273	1,294
	Evening	1,070	1,070	1,070

On the table above, the CLV values at the three analyzed intersections are less than the congestion standard of 1,400 under the *FY 2005 Annual Growth Policy* for the intersections located within rural policy areas.

Under the *FY 2005 Annual Growth Policy*, Policy Area Transportation Review is no longer considered in the APF review for all non-rural and rural policy areas.

EA:kcw

cc: Craig Hedberg
Anne Martin

mmo to weaver re 1-05090 Ruppert Nurseries.doc



ATTACHMENT 4—S-2636

HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

September 13, 2004

Katherine Freeman
Executive Director
Montgomery County Board of Appeals
100 Maryland Avenue
Rockville, MD 20850

NOV 1 - 2004

Re: 23601 Laytonsville Road, Laytonsville

Dear Ms. Freeman:

The Montgomery County Historic Preservation Commission (HPC) met with Craig Ruppert and Caryl Ersenkall of Ruppert Nurseries and their architect, Stephen Muse, on June 23, 2004 and July 28, 2004 regarding the Jacob Allnutt House at 23601 Laytonsville Road in Laytonsville (Master Plan Site #23/123). Ruppert Nurseries has purchased this historic property and is proposing to use it as their corporate headquarters for their landscaping contracting business. They will be coming before the Board of Appeals for rezoning and a Special Exception for this proposed use of the property.

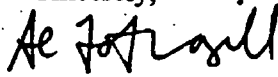
They are proposing to put an addition on the back of the historic farmhouse and to construct two new, unconnected buildings for their corporate headquarters behind the farmhouse. There will be approximately 130 parking spaces for cars with additional parking for company trucks and other vehicles. They have already planted more than 30,000 trees on the property.

The Historic Preservation Commission reviewed this proposal over two meetings in June and July 2004. While there was much discussion at the HPC meetings about this proposal, the conclusion was that a majority of Commissioners support this proposed use. The Commission reviewed the proposed plans and made a number of suggestions regarding design and placement of the new buildings and parking, but overall the HPC was supportive of this use of the property, and felt that the proposed addition to the historic farmhouse and the new construction would be approvable through the Historic Area Work Permit process.



The minutes of the two HPC meetings and the proposed site plan are attached for review by the Board of Appeals. We understand that the Board of Appeals will review the rezoning application this fall and the Special Exception application later this year. Please call me at 301-563-3400 with any concerns or questions. Thank you for your time and consideration.

Sincerely,



Anne Fothergill
Historic Preservation Planner

cc: Mr. Craig Ruppert, Ruppert Nurseries
Mr. Stephen Muse, Muse Architects

Enclosures (3)

Weaver, Richard

From: Fothergill, Anne
Sent: Wednesday, September 07, 2005 9:16 AM
To: Weaver, Richard
Subject: FW: Special Exception

-----Original Message-----

From: Fothergill, Anne
Sent: Thursday, February 24, 2005 11:02 AM
To: Daniel, Judy
Cc: Oaks, Michele
Subject: Special Exception

Re: Special Exception #S-2636 -- proposed landscape contractor use in RDT zone
23601 Laytonsville Road, Laytonsville

The Montgomery County Historic Preservation Commission (HPC) met with Craig Ruppert and Caryl Ersenkal of Ruppert Nurseries and their architect, Stephen Muse, on June 23, 2004 and July 28, 2004 regarding the Jacob Allnut House at 23601 Laytonsville Road in Laytonsville (Master Plan Site #23/123). Ruppert Nurseries has purchased this historic property and is proposing to use it as their corporate headquarters for their landscaping contracting business. They are applying for a Special Exception for the landscape contractor use of the property.

They are proposing to put an addition on the back of the historic farmhouse and to construct two new, unconnected buildings for their corporate headquarters behind the farmhouse. There will be approximately 130 parking spaces for cars with additional parking for company trucks and other vehicles. They plan to use the rest of the 177 acres for their tree farm, a permitted use, and they have already planted more than 30,000 trees on the property.

The Historic Preservation Commission reviewed this proposal over two meetings in June and July 2004. While there was much discussion at the HPC meetings about this proposal, the conclusion was that a majority of Commissioners support this proposed use. The Commission reviewed the proposed plans and made a number of suggestions regarding design and placement of the new buildings and parking, but overall the HPC was supportive of this use of the property, and felt that the proposed addition to the historic farmhouse and the new construction would be approvable through the Historic Area Work Permit process.

The HPC sent a letter to the Board of Appeals stating their support of the Special Exception. Please call me at 301-563-3400 with any questions.

thanks,
Anne

Anne Fothergill
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission
Montgomery County Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400
301-563-3412 fax



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

July 29, 2005

TO: Mr. Richard Weaver, Development Review,
Maryland National Capital Park and Planning Commission

FROM: Robert Hubbard, Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-05090

Ruppert Nurseries/Fall Creek Farm East

This is to notify you that the status of the plan received in this office on January 21, 2005, is as follows:

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. Septic area use limited to a maximum of 1900 gal/day.
3. A Groundwater Appropriation Permit must be obtained from the State of Maryland (MDE) prior to record plat approval.
4. The system must be registered with MDE as a public drinking water system.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Owner
Surveyor
File



Preliminary Plan Data Table and Checklist

Plan Name: Ruppert Nurseries/Falls Creek Farm				
Plan Number: 1-05090				
PLAN DATA	Required	Provided	Verified	Date
Zoning	RDT	RDT	RAW	Sept. 9, 2005
# of Lots	N/A	1	RAW	Sept. 9, 2005
# of Outlots	N/A		RAW	Sept. 9, 2005
Minimum Lot Area	40,000 sq.ft.	16.04 Acres	RAW	Sept. 9, 2005
Lot Width	125 ft. at building	830 ft.	RAW	Sept. 9, 2005
Lot Frontage	25 at right-of-way	920 ft.	RAW	Sept. 9, 2005
Setbacks (Main Bld.)				
Front	50 ft. min.	.Must meet min	RAW	Sept. 9, 2005
Side	20/20 ft. min.	Must meet min	RAW	Sept. 9, 2005
Rear	35 ft. min.	Must meet min	RAW	Sept. 9, 2005
Height	50 ft. min.	Must meet min	RAW	Sept. 9, 2005
Max Resid'l d.u. or Comm'l s.f. per Zoning	One single family dwelling unit or agricultural uses	7,510 square feet commercial agriculture	RAW	Sept. 9, 2005
Dev. Type				
Resid'l d.u.				
Comm'l s.f.		7,510 sq. ft.	RAW	Sept. 9, 2005
MPDUs	N/A			
TDRs	N/A			
Site Plan Req'd?	No			
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes	Yes - 920 ft.	RAW	Sept. 9, 2005
Road dedication and frontage improvements	60 ft. from centerline	60 ft. from centerline	RAW	Sept. 9, 2005
Environmental Guidelines	N/A	No buffers on-site		
Forest Conservation	Yes	Met off-site	By agency memo attached	June 27, 2005
Compliance				
Other	N/A			
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes	Yes	By agency memo attached	July 21, 2005 October 16, 2004
Water and Sewer or Well and Septic	Yes	Yes	By agency memo attached	July 29, 2005
Local Area Traffic Review	N/A	N/A	By agency memo attached	September 8, 2005
Fire and Rescue	No comments ¹			
SHA	Yes	Yes	By agency memo attached	August 24, 2005

¹ Agency received 30-day opportunity to review plans. No comments received within the review period is understood as acceptance of the plan.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Handwritten initials or mark.

MEMORANDUM

DATE: September 9, 2005

TO: Montgomery County Planning Board

FROM: Catherine Conlon
Development Review Division.
(301) 495-4542

SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for September 15, 2005.

Attached are copies of plan drawings for item #07, #08, and #09. These subdivision items are scheduled for Planning Board consideration on September 15, 2005. The items are further identified as follows:

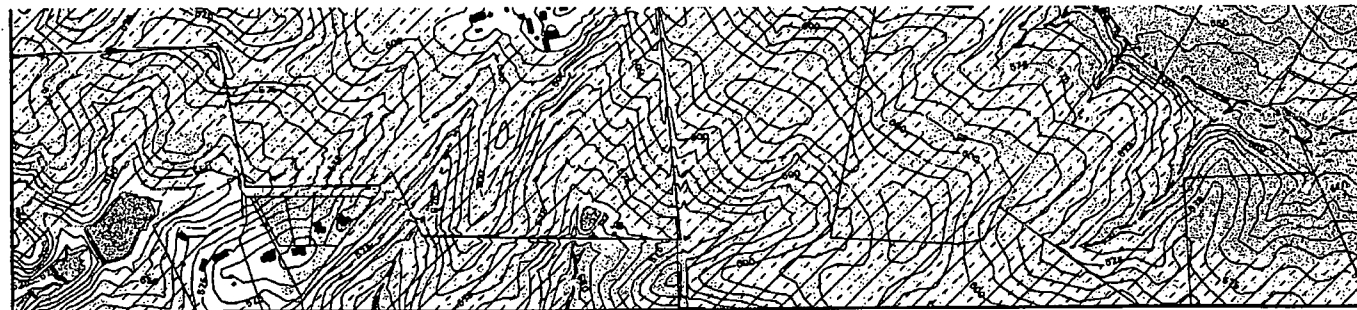
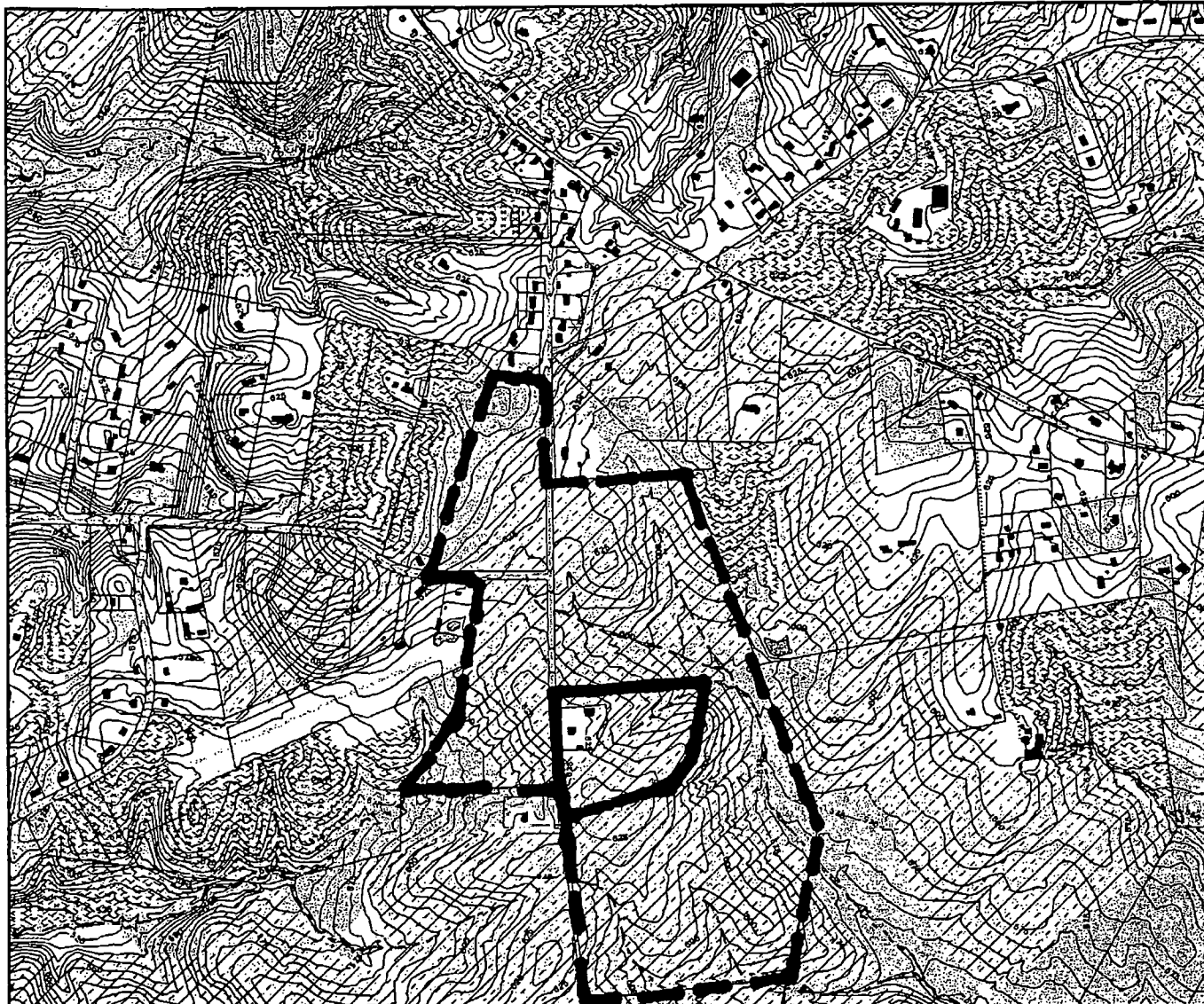
Agenda Item #07 - Preliminary Plan 120050930 (formerly 1-05093)
Clubbs Farm

Agenda Item #08 - Preliminary Plan 120060650 (formerly 1-00065E)

Agenda Item #09 - Preliminary Plan 120050900 (formerly- 1-05090)
Ruppert Nurseries Fall Creek Farm East

Attachment

FALL CREEK FARM EAST (1-05090)



Map compiled on September 08, 2005 at 9:10 AM | Site located on base sheet no - 233NW07

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



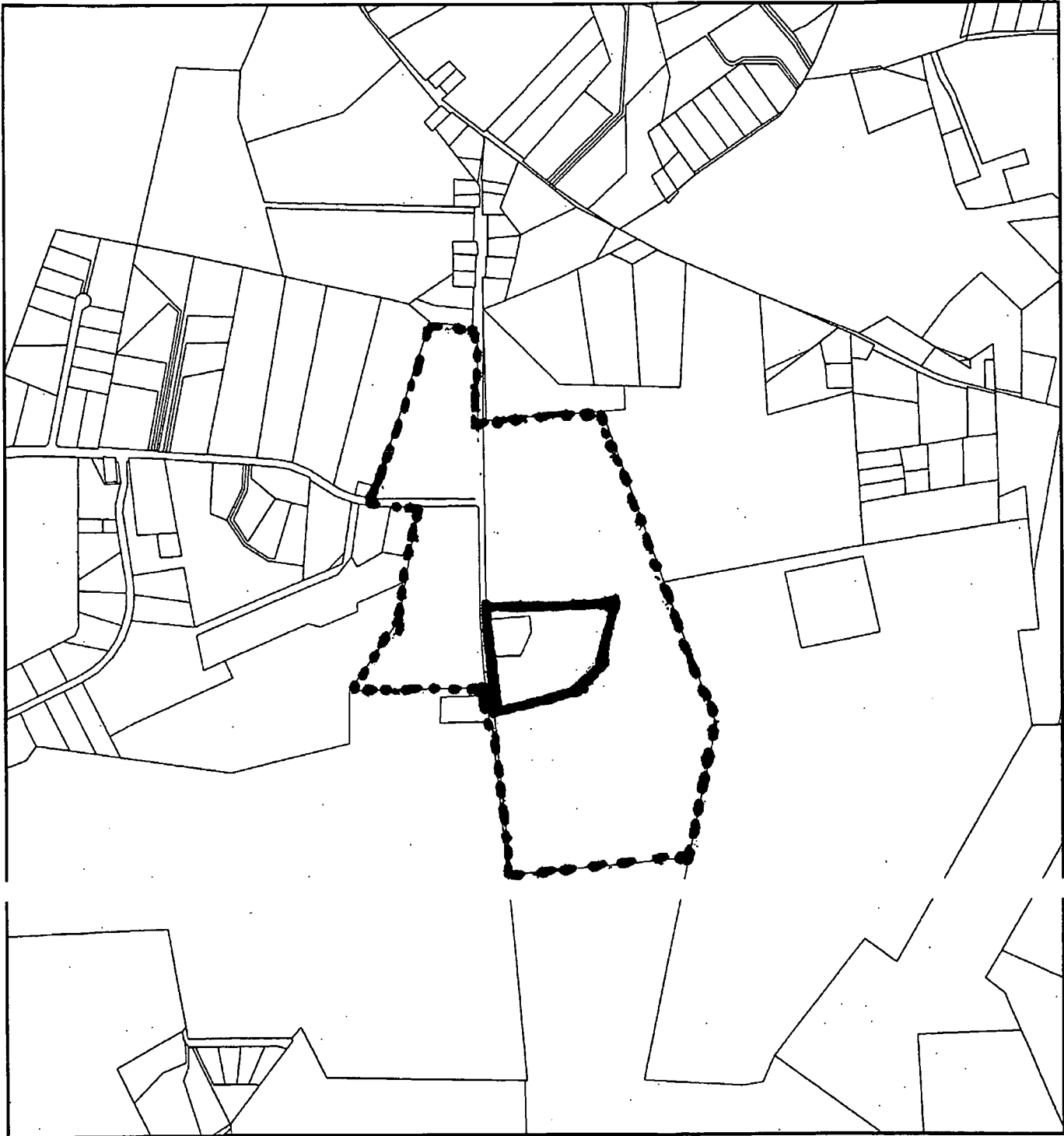
Research & Technology Center

0 1200

1 inch = 1200 feet
1 : 14400

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

FALL CREEK FARM EAST (1-05090)



Map compiled on September 08, 2005 at 9:08 AM | Site located on base sheet no - 233NW07

NOTICE

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Key Map



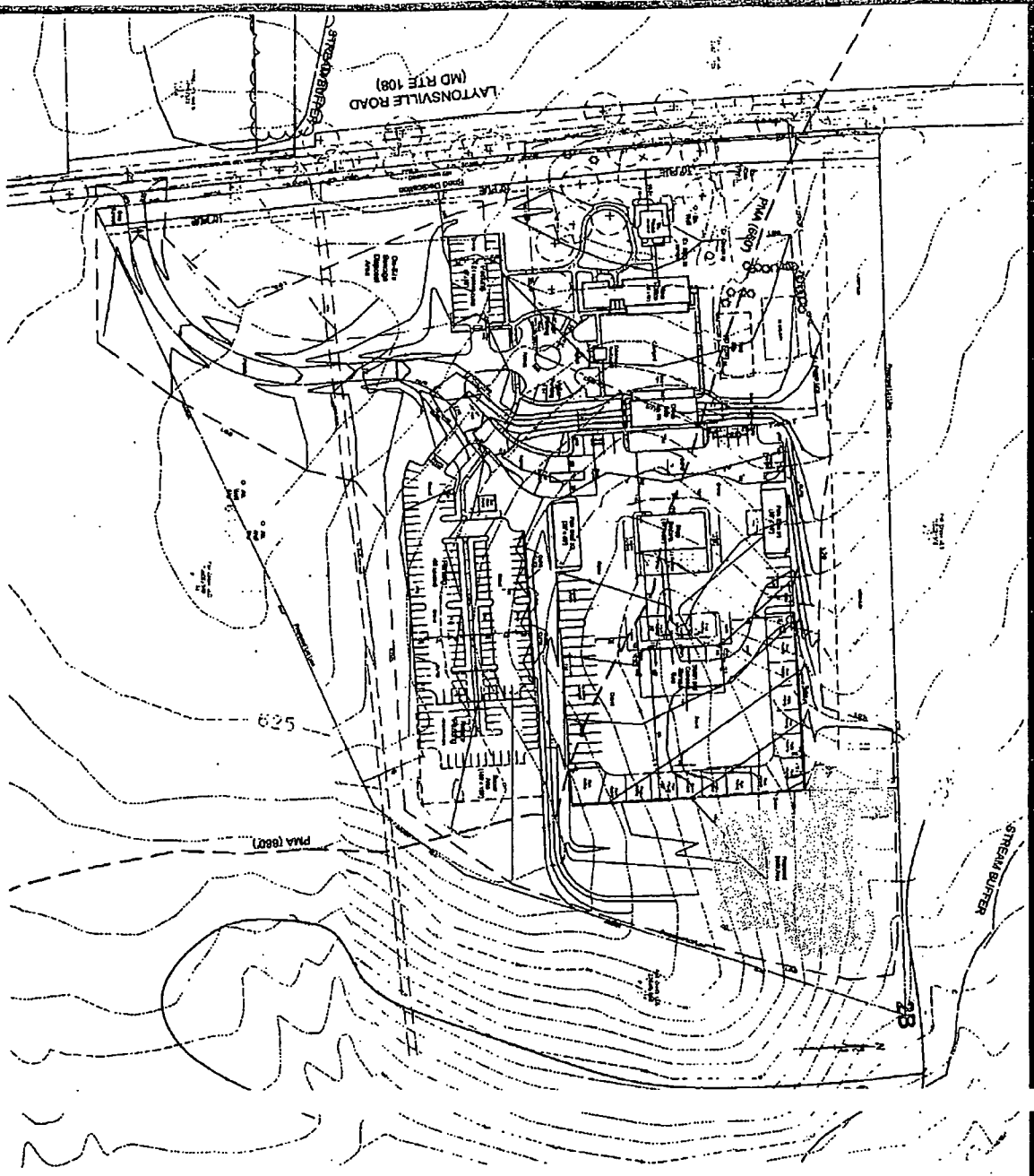
Research & Technology Center



1 inch = 1200 feet
1 : 14400

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

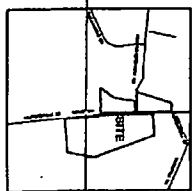
PARKING NOTES:
 2. Current floor area of other spaces shown on plan - 7,546 sq ft
 23 spaces
 1. Total number of spaces shown on plan - 185
 Office parking area - 24 spaces
 General parking area - 131 spaces (includes expanded area)
 Visitor parking spaces shown - 10



REQUIRED / PROPOSED PERCENT STANDARDS

Code	Requirement	Proposed	Required
1	Lot Area	100%	100%
2	Lot Coverage	100%	100%
3	Lot Area	100%	100%
4	Lot Coverage	100%	100%
5	Lot Area	100%	100%
6	Lot Coverage	100%	100%
7	Lot Area	100%	100%
8	Lot Coverage	100%	100%
9	Lot Area	100%	100%
10	Lot Coverage	100%	100%
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FALL CREEK FARM EAST LLC
 1780 HAWKWOOD CRENSHAW ROAD
 GAITHERSBURG, MARYLAND 20878
 301-281-1000



PRELIMINARY PLAN
RUPPERT NURSERIES: FALL CREEK FARM EAST
 Montgomery County, Maryland



Bioscience Group Associates, Inc.
 1 and Funding Consultants
 1000 Rock Creek Drive
 Gaithersburg, MD 20878
 301-281-1000

date: April 4, 2008



Sheet 1 of 2
 Contours



imagination

DVD-ROM

80MIN/700MB

- Music
- Data
- Video
- Games

Oaks, Michele

From: Fothergill, Anne
Sent: Thursday, May 12, 2005 4:00 PM
To: Oaks, Michele
Subject: FW: HPC and Ruppert Nurseries

I think this will help out...

MEMORANDUM

From: Fothergill, Anne
Sent: Thursday, February 24, 2005
To: Daniel, Judy
Subject: Master Plan Site #23/123 - Jacob Allnut House

The Montgomery County Historic Preservation Commission (HPC) met with Craig Ruppert and Caryl Ersenkal of Ruppert Nurseries and their architect, Stephen Muse, on June 23, 2004 and July 28, 2004 regarding the Jacob Allnut House at 23601 Laytonsville Road in Laytonsville (Master Plan Site #23/123). Ruppert Nurseries has purchased this historic property and is proposing to use it as their corporate headquarters for their landscaping contracting business. They are applying for a landscape contractor use of the property.

They are proposing to put an addition on the back of the historic farmhouse and to construct two new, unconnected buildings for their corporate headquarters behind the farmhouse. They plan to use the rest of the 177 acres for their tree farm, a permitted use, and they have already planted more than 30,000 trees on the property.

The Historic Preservation Commission reviewed this proposal over two meetings in June and July 2004. While there was much discussion at the HPC meetings about this proposal, the conclusion was that a majority of Commissioners support this proposed use. The Commission reviewed the proposed plans and made a number of suggestions regarding design and placement of the new buildings and parking, but overall the HPC was supportive of this use of the property, and felt that the proposed addition to the historic farmhouse and the new construction would be approvable through the Historic Area Work Permit process.

The HPC sent a letter to the Board of Appeals stating their support of the Special Exception. Please call me at 301-563-3400 with any questions.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

yes.
Anne

FROM: Development Review Division, M-NCPPC

NAME: Ruppert Nurseries/Fall Creek Farm East

FILE No.: 1-05090

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of 5-23-05 (no meeting scheduled if blank).

- New Preliminary Plan application with supporting material as appropriate
- Supporting material for previously reviewed Preliminary Plan
- Revision to previously approved Preliminary Plan
- New Pre-Preliminary Plan application
- Request for Waiver
- Discussion Item
- Comments due by _____
- Planning Board date (if available) _____ (date subject to change)

Attorney

Linowes & Blocher LLP

Robert C. Dalrymple

Name

Contact Person

7200 Wisconsin Ave.

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 961-5208

(301) 654-2801

bdalrymple@linowes-law.com

Telephone Number ext.

Fax Number

E-mail

Development Information: (See Instructions, section 4)

Method of Development: Standard Cluster MPDU TDRs, # _____ Other _____

Overall
Create
Residential
From

Zoning	Overlay Zone	Acres	Dev. Type Code	Existing Resid'l du/ Comm'l sf	Retained Resid'l du/ Comm'l sf	Proposed Resid'l du/ Comm'l sf	MPDU	Other Affordable Housing	Workforce Affordable Housing	# of Lots	# of Out-lots
RDT		179.12	AC	1 1220	1 1220	0 8200	7			1	
RDT		16.61	cm	0	0	7510				1	
Total plan acres		179.12	Total Resid'l	1	1	0	0	0	0	0	0
16.61			Total Comm'l	1220	1220	7510				1	0

* Maximum number of dwelling units allowed by zoning. (make only 1 entry per zone) ↑

Areas Dedicated to Public Use:

Road ROWs	Other ROWs	Schools	Parks	Other	Total
0.57		0.00			0.57

Supplementary Information:

Previous Plan Submittals: (enter information, if applicable)

Zoning case (attach Council resolution) _____ Date granted _____

Case No. G- _____

Special Exception Case No. S - 2636

Variance: _____

Case No. A- _____

Pre-Application Submission Name: Barnhart Property

File Number 7- 02047

Project Plan Name: _____

File Number 9- _____

Preliminary Plan Name: _____

File Number 1- _____

Site Plan Name: _____

File Number 8- _____

If subdivision of recorded lots, enter M-NCPPC record plat book & page

Attach a letter describing the nature of the revision or amendment, if applicable.

Attached

Is this preliminary plan being reviewed concurrently with? Project Plan 9- _____ or Site Plan 8- _____

Has the applicant had any pre-submission meetings with M-NCPPC staff? Yes No

Name of Staff: Judy Daniels, Katherine Nelson

Date of meeting(s): _____

Is this preliminary plan being reviewed as a "Green Tape" project for affordable housing? Yes No

Is the property in the Locational Atlas and Index of Historic Sites? Yes No

Is the property in the Master Plan for Historic Preservation? Yes No

Is the property in an incorporated municipality? Yes, _____ No

Is the property in a special taxing district? Yes, _____ No

	No Copies	Engineer/Surveyor	M-NCPPC Staff
2.9 Existing and proposed utilities including easements.....		Submitted	✓
2.10 Conceptual sewer and water plan.....		n/a	—
2.11 Existing zoning with zoning lines (if split zoned).....		Submitted	✓
2.12 Proposed lot and block layout with street and other dedications shown including sites for public uses, ROWs and easements.....		Submitted	✓
2.13 For sites other than single-family dwellings, identify uses proposed with dimensions and areas of each site, with interior drives and access shown.....		Submitted	✓
2.14 Existing/proposed wells/septic areas on-site and within 100' of property.....		Submitted	✓
2.15 Areas for stormwater management, open space, recreation, forest conservation, trails and sidewalks (on-site).....		Submitted	✓
2.16 Existing topography at 5' intervals.....		Submitted	✓
2.17 Conceptual grading/limits of disturbance.....		Submitted	✓
2.18 Staging sequence/development program.....		n/a	—
2.19 Special requirements for cluster, TDR, and MPDU plans (Post cluster sign on site).....		n/a	—
3. Supporting Functional Information/Drawings			
3.1 Approved Natural Resources Inventory / Forest Stand Delineation.....	12	Submitted	4-02273R
3.2 Forest conservation plan and worksheet or FCP Exemption letter.....	12	Submitted	✓
3.3 Proposed stormwater management concept (attach copy of completed SWM application form)	7	Submitted	✓
3.4 Storm drainage area study with map showing and labeling upstream watershed.....	7	Submitted	✓
3.5 Traffic study or traffic operation statement including: Staging ceiling and/or.....	2	n/a	—
Local area review.....	2	Submitted	✓
Queuing analysis (if necessary).....	2	n/a	—
Traffic signal warrant analysis (if necessary).....	2	n/a	—
3.6 Tentative street profiles.....	5	n/a	—
3.7 Sight distance evaluation certification for county roads.....	5	n/a	—
3.8 Existing lot layout for residential resubdivisions with delineation of neighborhood, and data table of adjoining lots demonstrating compliance with the resubdivision criteria contained in Section 50-29(b) of the Subdivision Regulations.....	2	n/a	—
3.9 Required information for Health Department approval of septic areas.....	5	Submitted	✓
3.10 Off-site utility connections and other off-site features affecting plan....	12	n/a	}
3.11 TDR density calculations including base density, TDR units, MPDU units, density allowed by area master plan and 2/3 or required TDRs.....	1	n/a	
3.12 Draft traffic mitigation agreement if site is located in transportation management district.....	5	n/a	
3.13 Composite plan, if preliminary plan includes more than one sheet.....	12	n/a	

The engineer or surveyor hereby certifies that all required information for the submission of a preliminary plan of subdivision has been included in this application.

Signature of Engineer/Surveyor



Signature David W. McKee

Name (Type or Print)

4/5/05

Date

Thursday, April 28, 2005, 9:30 A.M.

8787 Georgia Avenue, Silver Spring, MD 20910-3760

301-495-4600, www.mc-mncppc.org

The following time schedule is an estimate subject to change without notice, depending on the circumstances affecting each item. On individual agenda items, public testimony is accepted unless otherwise noted and *italics* indicate staff's recommendation for Board action. For information about meetings in progress, call 301-495-1333. For other information, call 301-495-4600 or the TTY (teletypewriter used by people with hearing or speech impairments) at 301-495-1331. The Planning Board encourages the participation of individuals with disabilities in all its programs and services. Meeting agendas and other planning and parks information are available on the Internet – www.mc-mncppc.org

9:30 A.M.

GENERAL MEETING (*Brookside Gardens Visitor Center, The Adult Education Room, 1800 Glenallan Avenue, Wheaton*)

Planning Board

A. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (1) (Subject: To discuss personnel matters)*

M. Rosenfeld

B. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice) (Subject: WSSC Procedures)*

M. Rosenfeld

C. *Closed Session pursuant to Maryland State Government Code Annotated Section (10-508) (a) (7) (consult with counsel to obtain legal advice) (Subject: RDT Zoning Issues)*

C. Loehr

D. Administrative Items

1:00 P.M.

PLANNING BOARD MEETING (*MRO Auditorium, 8787 Georgia Avenue, Silver Spring*)

Roll Call

Approval of Minutes

Commissioners' Report

Director's Report

Reconsideration Requests

Adoption of Opinions

1:15 P.M.

W. Witthans

*1. **Project Plan Review No. 9-00001A - Air Rights Hotel Projects:** CBD-2 Zone; 3.28 acres; a 216-room hotel; on Waverly Street, approximately 300 feet east of Wisconsin Avenue; Bethesda CBD – *Approval with conditions.*

T. Schmieler

2. **2005 Land Preservation, Park, and Recreation Plan and 2006 Park Recreation and Open Space Strategic Plan - Status Report** - *Discussion.* (No public testimony will be taken at this time)



- E. Axler 3:00 3. **AB 669:** Abandonment of a portion of Kensington Boulevard consisting of 8,453 square feet, in Wheaton CBD, between Georgia Avenue and Grandview Avenue - *Approval.*
- A. Hekimian 3:30 4. ~~Capital Beltway Study: State Highway Administration briefing on impacts due to proposed Beltway widening in Montgomery County - Briefing. (No public testimony will be taken at this time)~~
- A. Hekimian 4:40
5:00 5. **Mandatory Referral No. 05801-DPWT-1:** White Oak Transit Center, providing new bus shelters and passenger and bus queuing areas on Lockwood Drive adjacent to the White Oak Shopping Center, Eastern Montgomery County Planning Area (CTP Project No. 509337) - *Approval to transmit comments to the Montgomery County Council and Montgomery County Department of Public Works and Transportation. (Continued from Planning Board Meeting April 14, 2005)*
- F. Boyd 6. **Mandatory Referral No. 05501-MCPS-1: Montgomery County Public Schools Infants and Toddlers Program Modular Facility** - Rosa Parks Middle School, 19200 Olney Mill Road, RE-1 Zone, Olney - *Approval to transmit comments to MCPS.*
- K. Nelson 7. **Water/Sewer Area Category Request - Toll Brothers, Inc./Natelli/Barmakian (04A-LSN-01)** - Previously considered on December 2, 2004 (Denial) Council Requests Reconsideration - *Transmit comments to the County Council.*
- J. Daniel 8. ~~Board of Appeals No. S-2636: Special Exception request by Falls Creek, LLC, to permit the operation of a landscape contractor, RDT Zone, located at 23601 Laytonville Road, Laytonville - Approval.~~
- D. Kinney *9. **Preliminary Plan Review No. 1-04086 - Snowden Manor:** R-200 Zone; 1.14 acres; 2 lots requested; 2 single-family detached dwelling units; located on the southwest side of Old Bonifant Road, approximately 165 feet northwest of the intersection with New Hampshire Avenue (MD 650); Cloverly - *Approval with conditions.*
- C. Conlon *10. **Preliminary Plan Review No. 1-90156A - Robey Road Property (Drings Reach):** R-30 Zone; 6.02 acres; 1 lot; 105 multi-family dwelling units, 1 additional unit being created within existing building; located on the east side of Robey Road approximately 1,800 feet northeast of Briggs Chaney Road; Fairland - *Approval with conditions.*
- R. Weaver *11. **Preliminary Plan Review No. 1-04089 - Glover Property:** RC Zone; 28.5 acres; 4 lots requested; 4 single-family detached dwelling units, 1 existing to remain; located on the north side of Eagles Ridge Court, approximately 1,000 feet northeast of the intersection of New Hampshire Avenue (MD 650); Olney - *Approval with conditions.*
- R. Weaver *12. **Preliminary Plan Review No. 1-05059 - Travilah Place:** R-200 Zone; 2.45 acres; 4 lots requested; 4 single-family detached dwelling units, 2 existing to be replaced; located on the north side of Travilah Road approximately 300 feet east of Welland Terrace; Potomac - *Approval with conditions.*
- R. Weaver *13. **Record Plats**
- M. Ma *14. **Site Plan Review No. 8-05019 - Royco's Addition to Derwood, Parcel E,** 70,191 gross square feet of automobile dealership use; on Frederick Road (MD 355), approximately 1100 feet north of Gude Drive; Shady Grove - *Approval with conditions.*

6:20 P.M. ADJOURN

*Maryland law and the Planning Board's Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board's public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

- 4:00 p.m.
J. Daniel –
15 min
- 3. **Remedial Map Amendment G-835:** Fall Creek, LLC, applicant, request to reclassify 2.5 acres of property from the Country Inn Zone to the RDT Zone; located at 23061 Laytonsville Road, *Transmit recommendation of approval to the District Council.*
- 4:15 p.m.
W. Withans –
1 hr
- *4. **Site Plan Review No. 8-98001, 8-98001B and 8-02014, Clarksburg Town Center,** RMX-2 Zone; Threshold Hearing Concerning Alleged Building Height Violation; Determination pursuant to Section 59-D-3.6 of the Zoning Ordinance (Failure to Comply); 120 acres; Southeast quadrant of the intersection of Piedmont Road and Clarksburg Road; Clarksburg - *Finding that building heights of subject structures comply with site plan approvals.*
- 5:15 p.m.
D. Kinney –
15 min
- *5. **Preliminary Plan Review No. 1-04012 - Lopatin Property:** RE-2 Zone; 4.62 acres; 2 lots requested; 2 single-family detached dwelling units; located on the west side of Clarksburg Road (MD 121), at the terminus of Ascot Square Court; Clarksburg – *Approval with conditions.*
- 5:30 p.m.
C. Conlon –
15 min
- *6. **Preliminary Plan Review No. 1-05044 - Hunter Property:** RDT Zone; 55.28 acres; 2 lots requested; 2 single-family detached dwelling units; located on the south side of West Hunter Road, approximately 3,200 feet southwest of Darnestown Road; Agricultural and Rural Open Space - *Approval with conditions.*
- 5:45 p.m.
R. Weaver –
5 min
- *7. **Record Plats**
- 5:50 P.M. ADJOURN**

*Maryland law and the Planning Board’s Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board’s public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

Notices and Reminders

- 11 - 7:00 p.m., Silver Spring CAB, Coffield Community Center, 2450 Laytonsville Rd.
- 12 - 4:30 p.m., Wheaton Urban District. Advisory Committee; Mid-County Service Center, 2424 Reedie Dr, Wheaton
- 12 - 7:00 p.m., East County Regional Recreation Advisory Board, 14906 Old Columbia Pike, Burtonsville
- 13 - 7:00 p.m., Silver Spring Regional Recreation Advisory Board, Parkside HQ, 9500 Brunet Ave, Silver Spring
- 13 - 7:30 p.m., Historic Preservation Commission, MRO Auditorium
- 14 - 1:00 p.m., Montgomery County Planning Board General Meeting, 3rd Floor Conference Room, MRO
- 14 - 7:00 p.m., Mid-County Regional Recreation Advisory Board, 4010 Randolph Rd, Silver Spring
- 14 - 7:30 p.m., Western Regional Recreation Advisory Board, Potomac Community Center, 11315 Falls Rd, Potomac
- 18 - 7:00 p.m., Western Montgomery County Citizens Advisory Board, 4805 Edgemoor Lane, Bethesda
- 19 - 7:15 p.m., Mid-County CAB, Mid-County Service Center, 2424 Reedie Dr, Wheaton
- 20 - 7:00 p.m., Upcounty Regional Recreation Advisory Board, Upcounty Service Center, MCRD Office Conference Room, 12900 Middlebrook Rd, Germantown



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 13 BOA special exception hearing

- rezoning complete
- special exception opinion in July

MCPB Item # 8 - Planning Bd → April 28, 2005 July 14th

- June 10th plans to staff

Forest conservation 20% on lot R-DT properties

MEMORANDUM

DATE: April 22, 2005
TO: Montgomery County Planning Board
VIA: Carlton Gilbert, Zoning Supervisor
FROM: Judy Daniel, AICP, Rural Area Team Leader (301-495-4555)
Community-Based Planning Division
REVIEW TYPE: Special Exception
APPLYING FOR: Landscape Contractor
APPLICANT: Fall Creek LLC
CASE NUMBERS: S-2636
REVIEW BASIS: Chapter 59, Zoning Ordinance
ZONE: Rural Density Transfer Zone
LOCATION: 23601 Laytonsville Road, MD 108, Etchison
MASTER PLAN: Master Plan for the Preservation of Agricultural and Rural Open Space, and Olney Master Plan.

env. setting 2 1/2 acres

FILING DATE: March 4, 2004
PUBLIC HEARING: May 13, 2005

STAFF RECOMMENDATION: Approval of the special exception with conditions.

CONDITIONS FOR APPROVAL:

- 1. The applicant is bound by all submitted statements and plans.
- 2. Obtain necessary access permits from the Maryland State Highway Administration (SHA) for the following curb-cuts from Laytonsville Road, MD 108:

The existing curb-cut that would be retained as a secondary access point to the historic house (i.e., used as part of the business office).

A new curb-cut located at the southern end of the site and proposed as the primary commercial access point to the designated parking areas.

3. Update the traffic study, if necessary, to satisfy the Local Area Transportation Review component of the APF test.
4. Obtain the necessary reviews and permits from the Montgomery County Department of Permitting Services (DPS) for the parking layout, circulation, and use and occupancy of the on-site structures.
5. An employee soccer field must remain as a permanent feature.
6. Approval by the County Council of the Remedial Zoning Map Amendment designating the 2.5 acres of Parcel 820 from the Country Inn Zone to the Rural Density Transfer Zone.
7. Approval of a final forest conservation plan by M-NCPPC Environmental Planning at the time of subdivision, to include an Agricultural Declaration of Intent for the residual portion of Parcel 666.
8. Hours of operation for business vehicle (trucks) and equipment arrivals and departures from this site are limited (as noted in the application) to 6:00 AM to 6:30 PM, Monday through Friday.
9. The use is limited to the following trucks (as noted in the application): up to 35 large commercial pickup trucks, 10 small commercial pickup trucks, up to 20 equipment trailers, and one dump truck.

BACKGROUND

The petitioner proposes to relocate and consolidate landscaping and business operations from others sites to the subject site, comprised of Parcels P666 and P820 in the Rural Density Transfer (RDT) Zone. The requested use is permitted by special exception in the zone. This application is being processed pending approval of a rezoning of Parcel 820 from the Country Inn Zone to the RDT zone.

PROPOSAL DESCRIPTION

The petition is to establish a landscape contracting business on a site located on the east side of MD Route 108, one-fourth mile south of Hawkins Creamery Road and 2.5 miles north of the town of Laytonsville. The applicant proposes to use existing structures and construct additional buildings and service structures for the landscape contracting business on the property, using the stock from their tree farms (and some other sources) in providing off-site landscaping services. The submitted plan incorporates anticipated growth for the next 15 years.

Neighborhood - The proposed use is located in the Agricultural Reserve, and the surrounding area, primarily in the RDT Zone, is rural in character, extending along both sides of Laytonsville Road (MD 108) between Laytonsville on the south to the intersection with Damascus Road (at the Etchison Community) on the north. The Davis

Airport, a general aviation airstrip, is located near the property off Hawkins Creamery Road. There are dwellings approximately one-half mile to the north on the southern fringe of Etchison, along Hawkins Creamery Road near the Davis Airport, and one dwelling across from the subject site on the west side of MD 108.

Site - The applicant site is comprised of a 2.5-acre property (Parcel P820), and 13.53 acres of Parcel P666. The applicant is the owner of the site and the surrounding residual 161.8-acre portion of Parcel 666, where the applicant operates a tree farm – a permitted use in the zone. This includes 125 acres on the east side of MD 108 and 45 acres on the west side of MD 108. They are collectively known as the Fall Creek Farm East Property, totaling 178 acres.

The proposed site is roughly rectangular, with gently rolling topography draining to the east toward the Hawlings River. It will have approximately 930 feet of frontage along MD Route 108.

There are two existing gravel driveways, one directly accessing the home on the north side of the site, the other accessing the fields on the residual portions of the Parcel 666 on the south side of the site. The southern driveway will be extended and paved to serve as the primary entrance for the landscape contracting business.

The 2.5-acre portion of the site (P 820) is currently being considered for a remedial map amendment from the Country Inn Zone, back to the RDT Zone (Case #G-835). The Council intends to consider that application before the May 13 Public Hearing for the special exception application. This application is being considered contingent on that approval. The Planning Board recommended approval of the remedial map amendment at the April 14, 2005 meeting.

Structures – The applicant proposes to operate with existing and new structures. The subject property contains an historic home (unoccupied for a number of years) situated on a knoll that slopes eastward away from the road. The home is an 1887 Queen Anne style farmhouse. It is designated as historic resource 23/123 (Jacob Allnutt Farm), and thus any exterior renovations or additions to the structure will be subject to the County's historic preservation laws. The applicant has worked with the Historic Preservation Commission to determine proper process for restoring the property. That historic structure will become an office for the proposed use. This will provide an acceptable adaptive reuse for the home, allowing it to be properly renovated and restored.

A 500-square-foot addition to the historic house and a freestanding 5,000-square-foot structure are also proposed. The new offices in a structure designed to resemble a barn, accessible to the house via a walkway. These additions, and the renovation of the farmhouse have already received conceptual approval from the Montgomery County Historic Preservation Commission, as discussed in the analysis section of this report.

Proposed Site Activities - The applicant purchased this 178+ acre farm site in 1996, to serve as the company's primary nursery field. Additional land purchases in this area now provide over 475 acres for tree growing operations. The site will provide the business office for the tree farm operation as well as the landscape contractor operation. No retail operations are anticipated for the use, although seasonal sales of pumpkins or Christmas trees may occur on the adjoining tree farm property.

The main business on the property would be to provide landscape contracting and landscape management services to commercial clients. Interaction with these clients normally takes place offsite, although there may be occasional meetings at the site. Commercial clients of the tree farm may also visit the site occasionally, but customers will not purchase and take possession of products on the site.

Operations - The applicant projects up to a maximum of 119 office personnel employed on the site, and field operations staff of up to 120. Initially the company anticipates 60 office employees and 80 field crew; mainly transferring from other business locations of the applicant. The proposed business will include employee training and business meeting spaces, which the company will offer to local community organizations for occasional special activities.

Facilities - The landscape business facilities will include a shop (for equipment maintenance), two pole barns (for equipment storage), a fuel pump, plant holding areas, and storage bins. All these are to be located in a graveled area behind the office buildings with parking for the heavy trucks and trailers. A parking area located south of the equipment yard will contain parking areas for employees and light trucks. An area beyond the parking area is designated to serve as a soccer field for company employees to use during breaks or while waiting to leave for jobs or return home.

Vehicles - Over a fifteen year planning horizon, the applicant anticipates expanding their vehicle fleet to include up to 34 landscape trucks, used to transport supervisors, crew members and their equipment to and from jobs, and 10 company manager trucks. The landscape trucks are large pickup trucks that carry up to 6 people, and one dump truck. The company trucks are smaller pickup trucks used by site managers to go to and from job sites during the day and to meet with clients. When not in use the landscape trucks and trailers will be parked in the landscape storage yard area. Equipment that is only occasionally used – such as tractors and front-end loaders – will be stored in the yard storage area and transported to work sites when needed.

Hours of Operation - The application proposes operations from 6:00 AM until 6:30 PM, Monday through Friday. No weekend work is anticipated. Field crew would arrive from 6:00 to 6:30 AM, and generally depart for the day in truck/trailers, generally returning in time to depart the site by 4:00 PM. Thus their arrivals/departures would be before the morning and evening peak period. The office staff would generally arrive from 8:00 to 9:00 AM and depart by 6:30 PM.

Parking Lots - The application proposes 166 employee parking spaces as indicated below:

1. A 24-space parking area for employees and near the business office.
2. An 11-space parking area for employees and visitors near the business office.
3. A 98-space parking area for employees near the equipment yard, with 33 spaces in an expansion parking area for future use.

The parking spaces for the 34 landscaping trucks and trailers and the company bus (transit for field workers) are in the equipment yard.

Transportation

The projected numbers of employees and their anticipated work schedules are as shown below:

1. Field Crew - The landscaping functions will employ up to 120 field crew-persons and supervisors. Based on a survey of employees working at other business locations of the applicant (including a nearby tree farm site) conducted in May 2004, they are anticipated to commute to and from work by the following modes of transportation (given below as an approximate percentage):
 - a) 15% will commute to the subject site in single-occupant vehicles.
 - b) 15% will use the company bus service to the subject site that provides transportation to the site from pickup locations in Germantown and Frederick during the peak months of work - April through November.
 - c) 55% will carpool with up to six other employees to the subject site.
 - d) 15% will not travel to the subject site, but proceed directly to and from their particular off-site work location.

The approximately 85% employees traveling to the subject site would arrive at 6:00 a.m. and then leave to their particular work site at 6:30 a.m. At the end of their workday, the field crew/supervisors would return to the subject site and leave for their homes by 4:00 p.m.

2. Business Office Staff - The office staff is projected to employ approximately 60 persons initially and up to 119 persons in the future. Their workday would start between 8:00 and 9:00 a.m. and end at 6:30 p.m. These employees tend to commute in single-occupant vehicles and not carpool or use the bus service. The office staff on this site would include office employees who are currently working

at other business locations of the applicant, including some from a tree farm located off nearby Hawkins Creamery Road.

Site Access - The main and secondary access site points to this site are both from MD 108. The secondary driveway located on the north side of the site (the existing driveway to the house) will only be used on a limited basis. The primary driveway, located south of the house, will be a paved entrance that will replace an existing gravel road. The adjacent and nearest master-planned roadways are designated as follows:

1. The adjacent master-planned roadway is Laytonsville Road (MD 108) that is designated as a major highway, M-60, with a 120-foot right-of-way and a Class 3 bikeway or signed shared roadway, SP-43.
2. The nearest master-planned roadway is Hawkins Creamery Road that is designated as a primary residential street with a 70-foot right-of-way.

Pedestrian Facilities - Few pedestrian facilities exist along Laytonsville Road between Brink/Sundown Road and Hawkins Creamery Road in this rural area.

Environment

Forest Conservation - This application has an approved Natural Resource Inventory/Forest Stand Delineation (NRI/FSD, 4-02273R) that is applicable for the special exception area and the surrounding residual 179-acre farm area. Approval has also been granted for the preliminary Forest Conservation Plan that is also applicable to both the special exception property and the residual farm area. Subdivision of the proposed special exception site from the residual farm is anticipated if it is approved, and it was important to consider the applicant site in the context of the surrounding farm that will remain under common ownership.

Water Quality

This property is located on the ~~sideline~~ ~~between~~ ~~the~~ ~~Hawlings~~ ~~River~~ ~~and~~ ~~Great~~ ~~Spruce~~ Creek watersheds. Both show good water quality and habitat conditions. The level of imperviousness within the sensitive Hawlings River watershed portion of the site will be approximately 3.3%, with a 2.2% impervious level within the primary management area.

ANALYSIS

Master Plan

The property was created in the Rural Density Transfer (RDT) Zone in the Olney Master Plan in June 1980. In October 1980 it was included in the boundary of the Master Plan for the Preservation of Agricultural and Rural Open Space (AROS) and the RDT Zone was confirmed. Then last month (March 15, 2005) it was adopted within the Olney Master Plan again; although no sectional map amendment has yet been considered. The Olney Master Plan and its subsequent SMA will confirm the existing zoning and

land use in the area. Both the AROS Master Plan and the Olney Master Plan are silent on special exceptions in the RDT Zone, and envision the continuation of agricultural and agriculturally related uses in this portion of the planning area.

Special Exception Standards and Zoning Requirements

The proposed use is allowed by special exception in the RDT Zone and as proposed, it will meet all development standards for the zone. Further, the staff believes that the proposed use complies with the special exception requirements for the use, as outlined at the end of this report. There is an existing special exception for a cellular communications tower on another portion of Parcel 666, located north of Hawkins Creamery Road, and west of MD 108. The proposed scale and location of the operations are appropriate in this very rural area, along a state highway.

Subdivision and Design Issues

The Planning Board recommended that the District Council approve a Remedial Map Amendment G-835 to reclassify 2.5 acres (Parcel 820) of the proposed site from the Country Inn Zone to the RDT Zone at its public hearing on April 14, 2005. If the map amendment and special exception are granted, a preliminary plan of subdivision will be considered by the Planning Board to reconfigure Parcels P666 and P820. The reconfiguration will establish a 16.1-acre lot for the landscape contractor business, and establish Parcel 666 as a residual 160+ acre parcel.

Inherent and Non-Inherent Effects

Section 59-G-1.2.1 of the Zoning Ordinance (Standard for evaluation) provides that:

"A special exception must not be granted absent the findings required by this Article. In making these findings, the Board of Appeals, Hearing Examiner, or District Council, as the case may be, must consider the inherent and non-inherent adverse effects of the use on nearby properties and the general neighborhood at the proposed location, irrespective of adverse effects the use might have if established elsewhere in the zone. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Non-inherent adverse effects alone are not a sufficient basis for denial of a special exception.

Non-inherent adverse effects are physical and operational characteristics not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with the inherent effects, are a sufficient basis to deny a special exception."

The inherent aspects of a landscape contractor include storage buildings for landscaping equipment, parking areas for vehicles and large equipment, buildings for maintenance and repair of equipment, storage bins for landscaping materials, and loading areas landscaping materials and equipment. The inherent effects of these activities include noise from equipment and vehicles.

The staff believes that none of these inherent aspects will have any adverse effects on this rural neighborhood because activity areas are substantially removed from any residences.

The proposed activities area is over 100 feet from the northern boundary of the subject site, and over 1,600 feet from the border of the surrounding tree farm. It is over 150 feet from the southern boundary of the subject site, and over 1,500 feet from the southern border of the surrounding tree farm. And it is over 150 feet from the eastern boundary of the subject site, and over 650 feet from the eastern border of the surrounding tree farm. The primary activity area is over 500 feet from the nearest offsite home.

Further, activity areas are located virtually out of site from the road, lighting is minimal as required for security and safety, and many employees arrive and depart before peak travel times. In addition, all buildings are typical in scale and architecture for agriculturally related uses. And the application includes additional landscaping for the site, to further buffer proposed uses, and the parking areas.

The staff concludes that there are no inherent or non-inherent adverse effects caused by the physical or operational characteristics of the proposed use on this site that would preclude it meeting zoning requirements.

Transportation

The staff finds that the proposed action satisfies the Local Area Transportation Review test and will have no adverse effect on area roadway conditions based on the statement of operations.

Adequate Public Transportation Facilities Review - A traffic study was submitted because the proposed staffing described in the statement of operations would generate 30 or more peak-hour trips during the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.).

Based on the projected employees, a worst-case scenario was assumed in the traffic study - that all their resultant vehicular trips arrive and leave within the same one-hour within the three-hour-long weekday morning and evening peak periods.

proposed land uses:

Type of Employee or Trip Purpose	Projected Max Number	Peak-Hour Vehicle Trips	
		Morning	Evening
<i>Business Office*</i>	119 Persons	78 In	96 Out
<i>Field Crews/ Supervisors</i>	120 Persons	0**	29 In
<i>Landscaping Trucks</i>	34 Vehicles	34 Out	0***
Total Trips		112 In & Out	125 In & Out

*= Business office employees arrive and leave at different times within the morning and evening peak periods.

**=Field crew/supervisors arrive at the site before the start of the morning peak period at 6:30 a.m.

***=Landscaping Trucks return to the site before the start of the evening peak period at 4:00 p.m.

The Table below shows the critical lane volume (CLV) values in the existing and total traffic conditions based on the results of the traffic study. No background (unbuilt, but

approved) developments were located near the analyzed intersections that generated more than a "de-minimis" number of peak-hour trips. Thus, it was not necessary to analyze the background traffic condition.

Only the first intersection with Laytonsville Road and a master-planned roadway located to the north and south of the site were analyzed in the traffic study because the proposed land uses were projected to be less than 250 peak-hour trips. Thus the second and third intersections to the north with Hipsley Mill Road and Damascus Road were not analyzed.

Intersection with Laytonsville Road	Peak Hour	Traffic Condition	
		Existing	Total
Hawkins Creamery Road	Morning	884	901
	Evening	715	742
Main Site Access Point	Morning	Not Existing Today	868
	Evening		776
Brink/Sundown Road	Morning	1,273	1,294
	Evening	1,375	1,376

Evaluation - The values shown in the above table demonstrate the effect of the current Ruppert Nurseries activity at the Hawkins Creamery Road site. The observed traffic conditions include current nursery related activity. The leftmost column, labeled "not including" reflects the calculated effect of removing the nursery-related traffic from the existing conditions. In each scenario, the CLV values at the three analyzed intersections are less than the congestion standard of 1,400 under the *FY 2005 Annual Growth Policy* for the intersections located within rural policy areas. Under the *FY 2005 Annual Growth Policy*, Policy Area Transportation Review is no longer considered in the APF review, and this site is located in a rural policy area where staging ceilings was never established.

Pedestrian Facilities - During an evaluation, fewer than 5 pedestrians were observed at the intersection of Laytonsville Road with Hawkins Creamery Road. The vehicular traffic generated by these operations does not justify pedestrian usage.

Environmental

Forest Conservation - The 16 acres proposed for the landscape contractor operation are subject to forest conservation legislation. This area is located on the ridgeline near the existing home, and contains 21 specimen trees, but no other sensitive areas. Although no trees will be removed as part of this application, there is an afforestation requirement of 2.4 acres. The applicant proposes to use stream the valleys along the perimeter of the adjoining residual farm to meet this requirement. Fifteen of the specimen trees on the site subject to forest conservation are located in areas that are to be dedicated as right-of-way for MD 108. These trees will not be damaged as part of the proposed application.

All of the forested areas, wetlands and steep slopes of the larger farmed area are located in the stream valleys near the site perimeters, beyond the proposed location for the special exception. The part of the site that will remain in active agriculture has been exempted from forest conservation requirements, but will come under the purview of the Soil and Water Conservation District. The exemption is subject to a Declaration of Intent stating that no other use for the remaining farm is contemplated within the near future that will be a part of the subdivision process.

Water Quality - The anticipated impervious levels of 3.3 % within the Hawlings Reiver watershed portion of the site, and 2.2% in the primary management area meet required standards.

Stormwater Management - The Department of Permitting Services has approved a stormwater management concept. In addition to a stormwater management pond, requirements include three Bioretention filters, one sand filter, grass channels and a recharge facility. A final plan will be approved before sediment and erosion control permit are granted.

Septic System - A new sewage disposal area will be located south of the office employee parking lot. It is located entirely within the Great Seneca Creek watershed. A preliminary Well and Septic Plan was reviewed by the DPS in June 2004. Final approvals will be considered in conjunction with the subsequent subdivision process.

Historic Preservation

The historic Jacob Alnutt house, a Queen Anne style Victorian Home built in 1887, is an important feature on this subject property. It is listed in the Locational Atlas (Master Plan Site #23/123) and the Historic Preservation Commission (HPC) supports the application. The applicant is working with the Historic Preservation staff on any necessary requirements for structures with historic designation. A memo containing the notice of the HPC approval of this proposed reuse is attached.

Citizen Concerns

As of the date of this report, the staff has received no comments on the proposed use.

Conclusions

The proposed use will permit a large landscape contracting business in the Rural Density Transfer Zone. This is an agriculturally related use in a zone where agriculture and agriculturally related businesses are preferred uses. Further, it is surrounded by a tree farm that will be in joint ownership with the landscape contracting business. These are complementary businesses that complement the intent of the zone and the intent of the Master Plan. Further, when landscape contractor businesses are proposed the usual concerns expressed relate to noise of vehicles and equipment, ability of the access road to handle the inherent heavy truck traffic, and disruption from employee early morning arrivals. This site, although larger than many landscape contractors, is less subject to those concerns by its location on a state highway, in the middle of the

larger tree farm, and its location substantially removed from other residences by distance and topography.

Further, if the Agricultural Reserve is to survive, it must remain an area of "working lands". And if agricultural production is to survive, it must be profitable. A major means to ensure profitable agricultural businesses is to permit multiple, mutually reinforcing farm businesses. The proposed use is a good example of that inescapable logic. Because it is an agriculturally related business, that is mutually supportive of an adjoining farm, the staff strongly supports this proposed special exception, with the conditions noted at the beginning of this report.

Attachments:

Special Exception Requirements
Sec. 59-G-1.2. Conditions for granting.

59-G-1.21. General conditions.

(a) A special exception may be granted when the board, the hearing examiner, or the district council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

(1) Is a permissible special exception in the zone.

A 2.5-acre portion of the subject site has been in the Country Inn Zone, where this use is not allowed, since 1985. That portion is being considered for a reclassification to the Rural Density Transfer (RDT) Zone under the remedial zoning map amendment process for the Country Inn Zone (adopted December 2004). The County Council consideration of the reclassification request is scheduled before the Public Hearing for the special exception request. If the County Council approves the reclassification request, the entire subject property will then be in the RDT Zone, where the use is permitted by special exception.

(2) Complies with the standards and requirements for the use in Division 59-G-2.

The use as proposed complies with these standards.

(3) Will be consistent with the general plan for the physical development of the district, including any master plan or portion thereof adopted by the Commission.

The use, as proposed, is consistent with all applicable master plans including the General Plan, the Master Plan for the Preservation of Agricultural and Rural Open Space, and the Olney Master Plan.

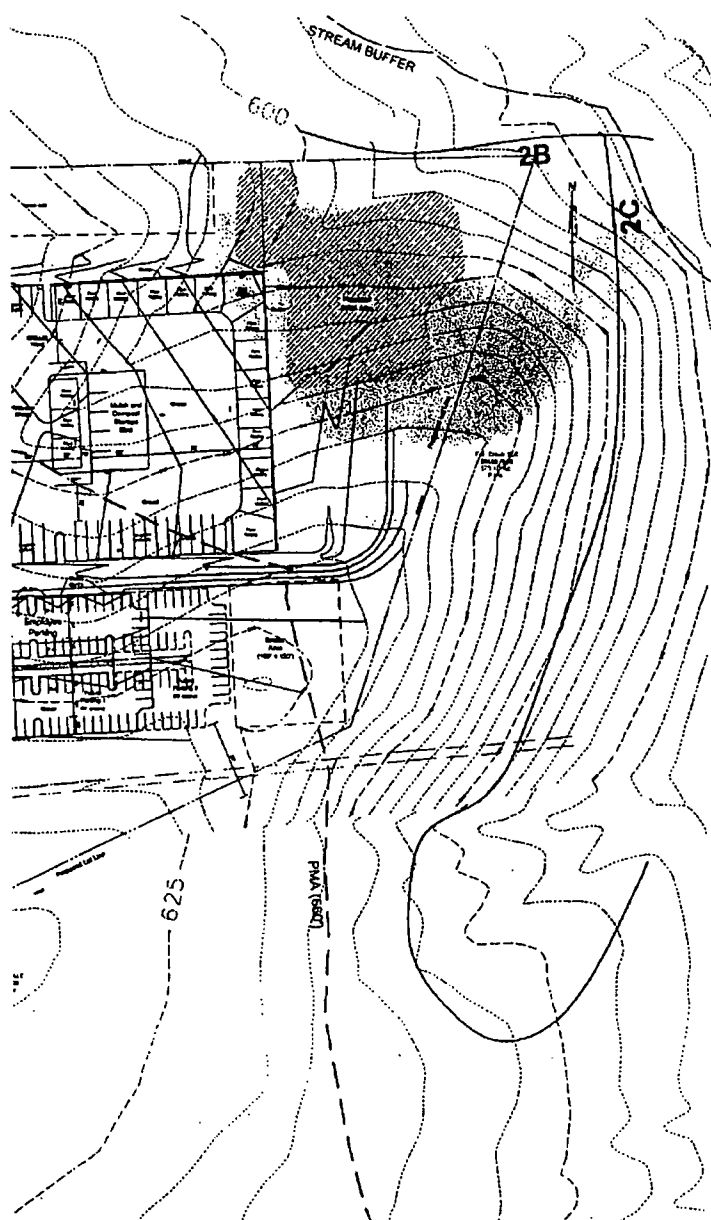
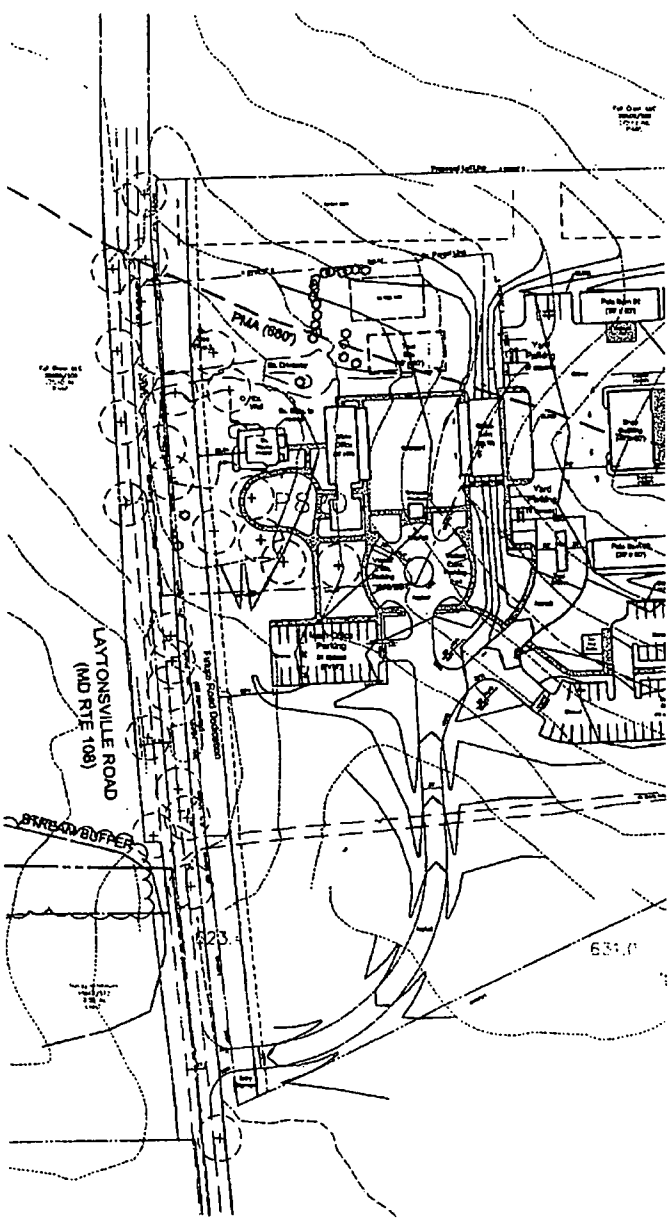
(4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.

The surrounding neighborhood is primarily rural and agricultural in character. The proposed agriculturally related use will be in harmony with the neighborhood and the intent of the Rural Density Transfer Zone considering these criteria.

(5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

With the conditions recommended, the use will not have detrimental impact for any of these reasons.

(6) Will not, when evaluated in conjunction with existing and approved special exceptions in the neighboring one-family residential area, increase the number, intensity or scope of special exception uses sufficiently to affect the area adversely or alter its predominantly residential nature. Special exception uses in



Parking Plan	Parking Spaces				
	Number/Type	Max. Office Lot	Employee Lot	Handicap	Total
Future Plan	18	24	41	10	93
Future 1	18	24	36	10	128
Future 2	18	24	131	10	173

GENERAL NOTES:

1. ZONING OF SUBJECT PROPERTY - RTT (Provided Down by The
2. PROPOSED LSC - LANDSCAPE CONTRACTOR (Approved by the Rec. 99-G-130.00)
3. AREA OF SUBJECT PROPERTY - 19.21 AC (PROJ. 99-01)
4. AREA IN FUTURE ROAD RELOCATION - 0.82 AC (PROJ. 99-01)
5. NET TRACT AREA - 9.39 AC (PROJ. 99-01)
6. SITE FIND BROWN AND WATER SERVICE CATEGORIES: B1
7. PROPERTY TO BE SERVED BY INDIVIDUAL WELLS & CATCH DISPOSAL SYSTEM
8. SITE LOCATED IN GREAT BETHENA CREEK WATERSHED OF RIVER WATERSHEDS REGION 05
9. AREA WITHIN HAMLING'S POWER WATERSHED IS SUBJECT "MANAGEMENT AREA" (M) OUTLINE

* A 2.8 acre portion of the property is the County Inv (S2) zone. Rezoned Map Amendment to be submitted back to the RTT.

PARKING NOTES:

1. Gross floor area of office spaces shown on plan: 2,010 SF
2. Number of parking spaces required (20 sq ft/1,000 sq ft of office):
3. Total number of spaces shown on plan - 173 spaces
4. Office 1/Handicap parking areas - 24 spaces
5. Total Parking - 18 spaces
6. Employee Parking area - 171 spaces (Includes Future 1 and Future 2 expanded areas)

REQUIRED / PROVIDED DEVELOPMENT STANDARDS		
RDT ZONE (SECTION 59-C-8-A)		
MINIMUM LOT SIZE PERMITTED	REQUIRED	PROVIDED
MINIMUM LOT WIDTH AT BUILDING LINE	40.00' SF	696.00' SF
MINIMUM STREET FRONTAGE	75'	650'
MAXIMUM LOT COVERAGE	10%	2.80%
MAXIMUM BUILDING HEIGHT	60'	18-20'
FOR MAIN BUILDING		
SETBACK FROM FRONT LOT LINE	50'	50.5'
SETBACK FROM SIDE LOT LINES	20'	250'
SETBACK FROM REAR LOT LINE	35'	600'
FOR ACCESSORY BUILDING		
SETBACK FROM FRONT LOT LINE	50'	120'
SETBACK FROM SIDE LOT LINES	15'	120'
SETBACK FROM REAR LOT LINE	10'	50'
LANDSCAPE CONTRACTOR (SECTION 59-G-2.30.00)		
MINIMUM LOT SIZE PERMITTED	2.0 AC	18.04 AC
SETBACK FROM ALL LOT LINES FOR PARKING, LOADING AND ON-SITE OPERATIONS	50'	55'
NO. OF LANDSCAPE CONTRACTOR BUSINESS VEHICLES		
TRUCKS	N/A	34
TRAILERS	N/A	20
HOURS OF OPERATION	N/A	N/A
		8:00am - 6:30 pm

CALL 911 UTILITY AT 1-800-257-7777
 At least 24 hours, 24/7. Call of emergency.

NO.	DATE	REVISION	BY	OWNER:
				FALL CREEK LLC
				7910 N.W. WINDING CREAMERY ROAD
				LAYTONSVILLE, IN 46032
				CONTACT: CARYL ESTERDAHL

SPECIAL EXCEPTION SITE PLAN



Rodgers Consulting, Inc.
 1011 Country Blvd.
 Suite 100
 Columbus, IN 47202
 317.484.4300
 317.484.8754 (fax)

DATE	BY	CHK'D



B&A Planning & Associates, Inc.
 1011 Study Drive East
 Columbus, IN 47202
 317.484.8754

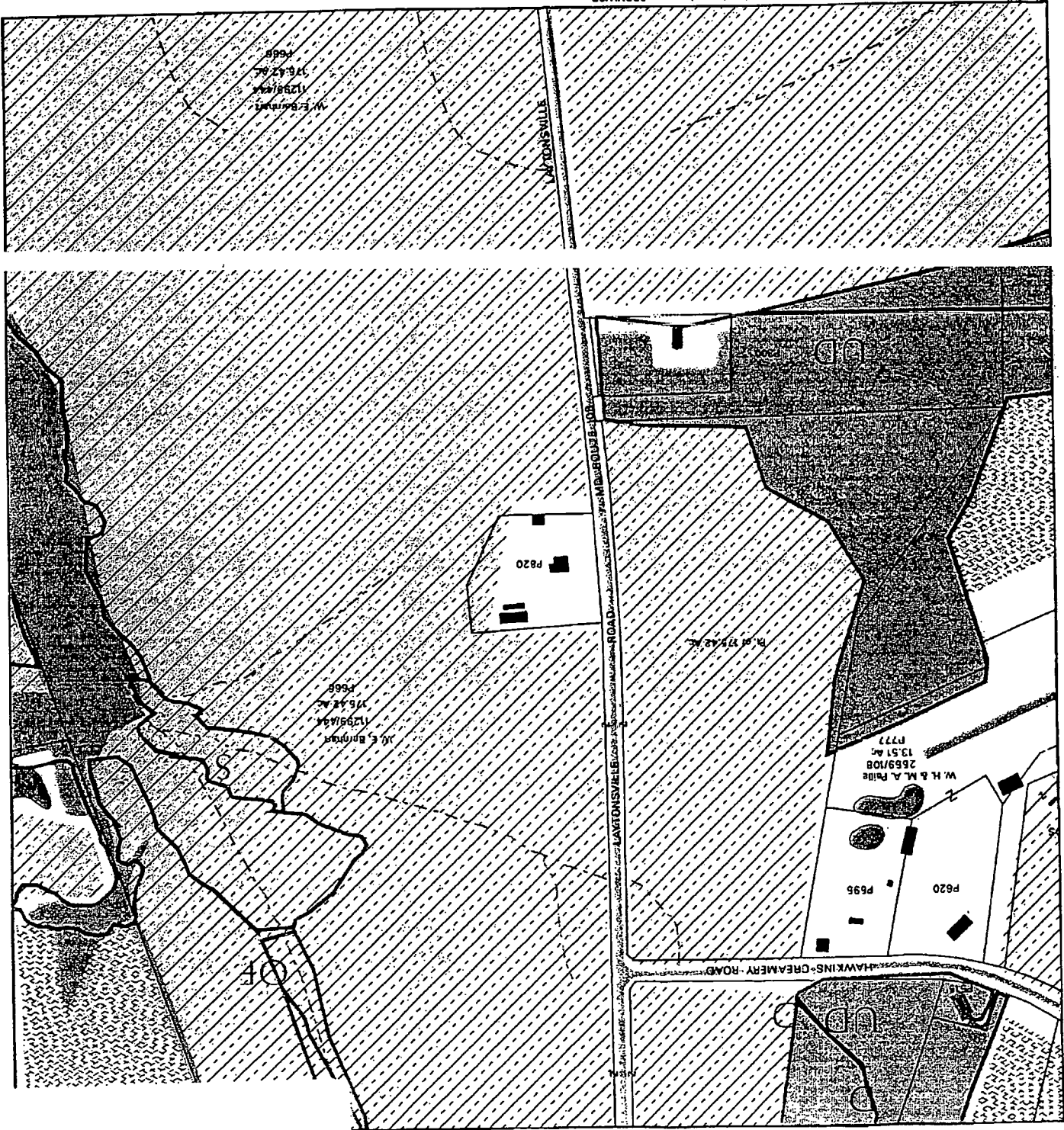
819 WEST MULDER STREET
 FALL CREEK FARM EASEMENT



APR 18 2010
 APR 18 2010

23601 LAYTONSVILLE RD. (MD 108)

ATTACHMENT 3—S-2636

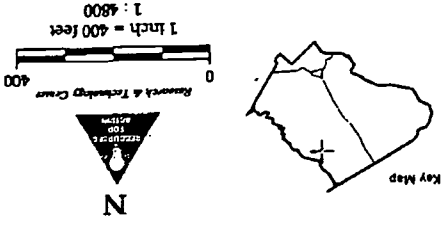


Map compiled on April 20, 2005 at 1:32 PM | Site located on base sheet no - 233NW07

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8777 Georgia Avenue - Silver Spring, Maryland 20910





HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

September 13, 2004

Katherine Freeman
Executive Director
Montgomery County Board of Appeals
100 Maryland Avenue
Rockville, MD 20850

NOV 1 2004

Re: 23601 Laytonsville Road, Laytonsville

Dear Ms. Freeman:

The Montgomery County Historic Preservation Commission (HPC) met with Craig Ruppert and Caryl Ersenkall of Ruppert Nurseries and their architect, Stephen Muse, on June 23, 2004 and July 28, 2004 regarding the Jacob Allnutt House at 23601 Laytonsville Road in Laytonsville (Master Plan Site #23/123). Ruppert Nurseries has purchased this historic property and is proposing to use it as their corporate headquarters for their landscaping contracting business. They will be coming before the Board of Appeals for rezoning and a Special Exception for this proposed use of the property.

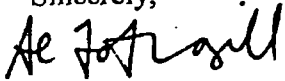
They are proposing to put an addition on the back of the historic farmhouse and to construct two new, unconnected buildings for their corporate headquarters behind the farmhouse. There will be approximately 130 parking spaces for cars with additional parking for company trucks and other vehicles. They plan to use the rest of the 177 acres for their tree farm, a permitted use, and they have already planted more than 30,000 trees on the property.

The Historic Preservation Commission reviewed this proposal over two meetings in June and July 2004. While there was much discussion at the HPC meetings about this proposal, the conclusion was that a majority of Commissioners support this proposed use. The Commission reviewed the proposed plans and made a number of suggestions regarding design and placement of the new buildings and parking, but overall the HPC was supportive of this use of the property, and felt that the proposed addition to the historic farmhouse and the new construction would be approvable through the Historic Area Work Permit process.



The minutes of the two HPC meetings and the proposed site plan are attached for review by the Board of Appeals. We understand that the Board of Appeals will review the rezoning application this fall and the Special Exception application later this year. Please call me at 301-563-3400 with any concerns or questions. Thank you for your time and consideration.

Sincerely,



Anne Fothergill
Historic Preservation Planner

cc: Mr. Craig Ruppert, Ruppert Nurseries
Mr. Stephen Muse, Muse Architects

Enclosures (3)

accord with the recommendations of a master or sector plan are deemed not to alter the nature of an area.

Not applicable, as area is not residential.

- (7) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area;

The use will not have such adverse affect on the area or its' residents.

- (8) Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities. If the special exception use requires approval of a preliminary plan of subdivision in accordance with chapter 50 of this Code, title "Subdivision of Land," the adequacy of public facilities will be determined by the Planning Board at the time of subdivision approval. In that case, the Board of Appeals must include such Planning Board approval as a condition of the grant of the special exception.

Subdivision will be required when building permits are requested for proposed structures, and subdivision is anticipated in order to separate the proposed landscape contractor site from the surrounding tree farm for business reasons.

Schools are not relevant to this use. Police, fire, public roads, and storm drainage will be adequate for the use proposed. Water and septic facilities are being reviewed by the Department of Permitting Services, Division of Well and Septic; and they will determine adequacy of those public facility elements. The subject site has a recommendation for Water Category W-6 and Sewer Category S-6. No changes to this status are anticipated due to the property location in the Agricultural Reserve.

Specific Conditions

Sec. 59-G-2.30.00. Landscape contractor.

This use may be allowed together with incidental buildings upon a finding by the Board of Appeals that the use will not constitute a nuisance because of traffic, noise, hours of operation, number of employees, or other factors. It is not uncommon for this use to be proposed in combination with a wholesale or retail horticultural nursery, or a mulch/compost manufacturing operation. If a combination of these uses is proposed, the Board opinion must specify which combination of uses is approved for the specified location.

The proposed operation for a landscape contractor adjoins (and is surrounded by) an existing tree farm on 162 acres under common ownership that is not a part of the special exception application. The staff supports the proposed landscape contractor use.

- (1) The minimum area of the lot must be 2 acres if there are any on-site operations, including parking or loading of trucks or equipment.

The proposed use is on a 16.4-acre site that will be proposed for subdivision from the surrounding residual 162-acre tree farm property for business reasons.

- (2) Areas for parking and loading of trucks and equipment as well as other on site operations must be located a minimum of 50 feet from any property line. Adequate screening and buffering to protect adjoining uses from noise, dust, odors, and other objectionable effects of operations must be provided for such areas.

The office structures (the historic home, new office structure, and gravel parking area) will be more than 50 feet from MD 108. All other areas designated for parking trucks and equipment are located well behind the office structures, in an area that is below the grade of the road. The residual parking, loading, and contractor yard area are to be located approximately 80 to 240 feet from the sides and rear of the proposed site. They are also buffered from other surrounding properties by the boundaries of the tree farm, and over 500 feet from the nearest offsite dwelling. The staff believes this is sufficient.

- (3) The number of motor vehicles and trailers for equipment and supplies operated in connection with the contracting business or parked on site must be limited by the Board so as to preclude an adverse impact on adjoining uses. Adequate parking must be provided on site for the total number of vehicles and trailers permitted.

The applicant proposes up to 35 landscape production trucks (large pickup trucks), 10 company trucks (small pickup trucks or SUVs), a dump truck, and 20 equipment trailers. Parking for all proposed work vehicles is provided on the site in the storage yard area. In addition, parking is provided for up to 166 employees and visitors in three parking areas as outlined in the statement of operations. There are no immediately adjoining uses to be adversely impacted in this rural location.

- (4) No sale of plant materials, garden supplies or equipment is permitted unless the business is operated in conjunction with a retail or wholesale nursery or greenhouse.

No such sales are proposed as a part of the special exception proposal.

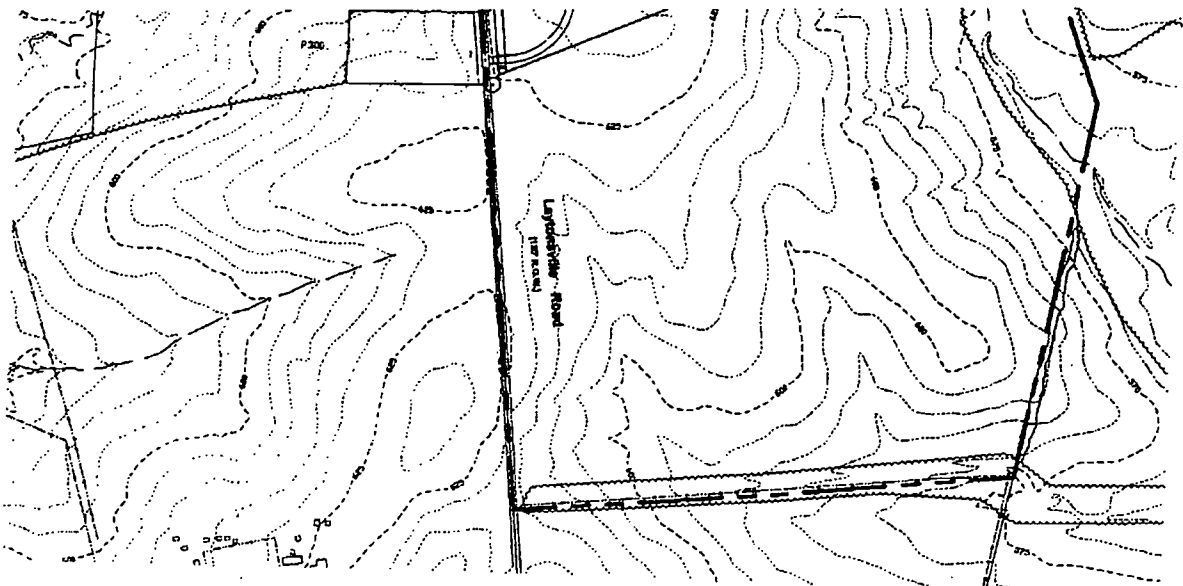
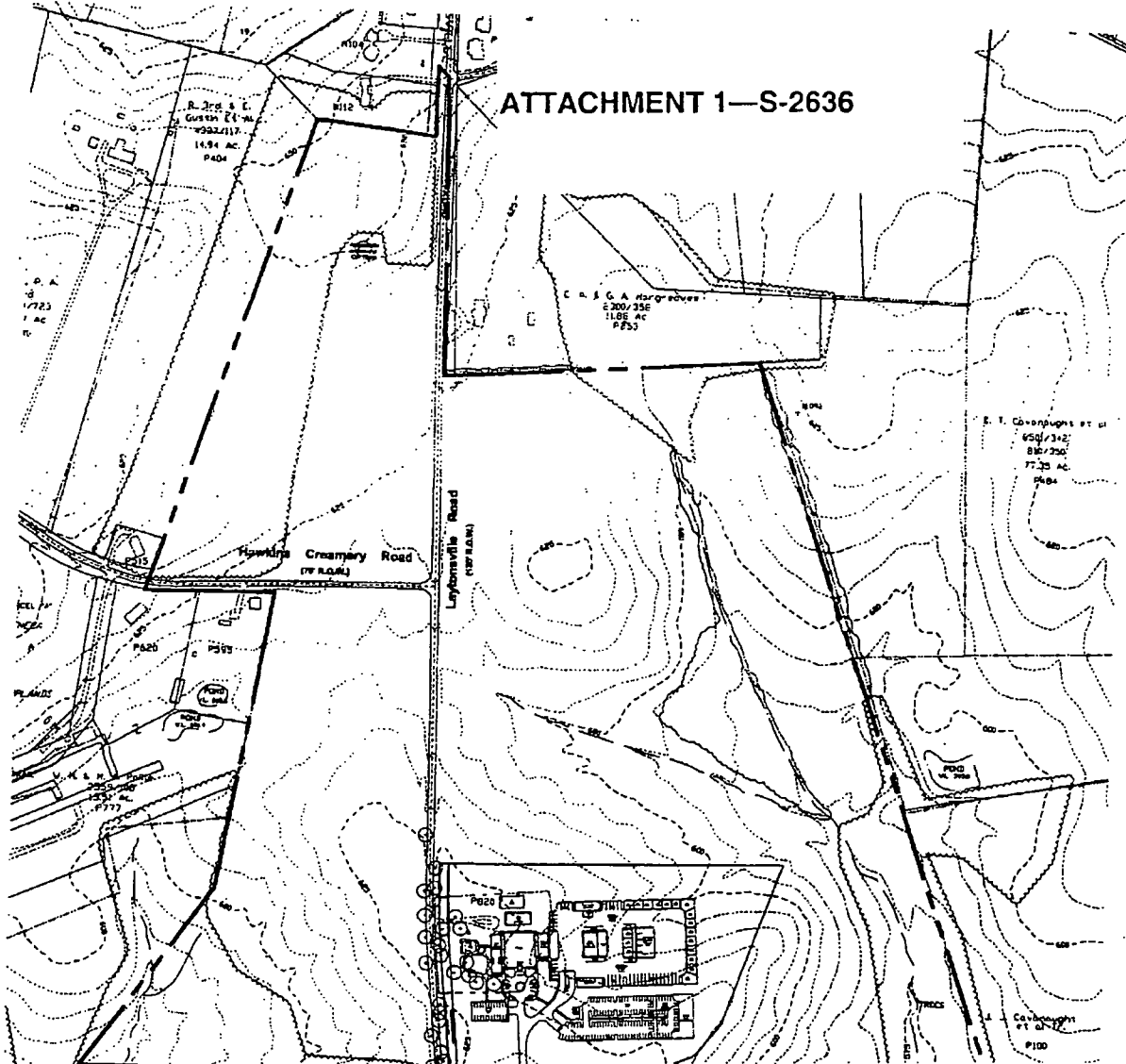
- (5) The Board may regulate hours of operation and other on-site operations so as to prevent adverse impact on adjoining uses.

The staff believes the proposed hours of operation of 6:00 AM to 6:30 PM, Monday through Friday are acceptable. The employees generally arrive at the site and get to their work sites in more densely settled areas before major traffic congestion in the morning, and will generally return to the site before major traffic congestion in the afternoon. The office employees arrive and depart during regular business hours. And again, there are no immediately adjoining uses to be adversely impacted in this rural location surrounded by the company's 160+ acre tree farm.

- (6) In evaluating the compatibility of this special exception with surrounding land uses, the Board must consider that the impact of an agricultural special exception on surrounding land uses in the agricultural zones does not necessary need to be controlled as stringently as the impact of a special exception in the residential zones.

The proposed use is categorized as an "agricultural-commercial" use. Although larger than many such operations, it is located on a state highway, is substantially removed from residential uses, and is appropriate at this rural location in the Rural Density Transfer Zone.

ATTACHMENT 1—S-2636





copy for Gwen

HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

September 13, 2004

Katherine Freeman
Executive Director
Montgomery County Board of Appeals
100 Maryland Avenue
Rockville, MD 20850

Re: 23601 Laytonsville Road, Laytonsville

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The Historic Preservation Commission reviewed this proposal over two meetings in June and July 2004. While there was much discussion at the HPC meetings about this proposal, the conclusion was that a majority of Commissioners support this proposed use. The Commission reviewed the proposed plans and made a number of suggestions regarding design and placement of the new buildings and parking, but overall the HPC was supportive of this use of the property, and felt that the proposed addition to the historic farmhouse and the new construction would be approvable through the Historic Area Work Permit process.





sent comments to Judy Daniel
2-24-05 cc: michelle
(MPC favorable towards use)

PARK AND PLANNING COMMISSION

MEMORANDUM

*Amie,
can you give
me comments for
this? Thanks M*

DATE: Febru
TO: John C
Melissa
Tom Vanerpoel, Community Based Planning Division
Mary Dolan, Environmental Planning Division
Daniel Hardy, Transportation Planning Division
Tanya Schmieler, Park Planning and Development Division
Gwen Wright, Historic Preservation Unit
Taslina Alam, Development Review Division
Judy Daniel, Community Based Planning Team 7

FROM: Carlton Gilbert
Development Review Division

*MP Site # 23/123
Jacob Allmuth
House
(Support Number)*

PLEASE REPLY TO: Judy Daniel

SUBJECT: Board of Appeals Petition No. S-2636

Special Exception Request: Landscape contractor use.

Location: 23601 Laytonsville Road, Laytonsville

Zone: RDT

Please assign a person on your staff to review the case cited above. Written comments and recommendations are requested by **Monday, March 28, 2005** for the staff report on this case. Staff may sign case files out of the Development Review Division, briefly, for review.

In addition to any other observations, it would be helpful to have your input on the following:

Community Based Planning: 1) consistency with master plan, 2) whether the special exception will adversely affect the surrounding area, 3) any information or recommendation concerning relevant master planning studies or other government action now under way.

Environmental Planning: 1) environmental impact due to topographic or other factors which may cause problems, 2) conformance with tree preservation legislation of Chapter 22-A of the County Code.

Transportation Planning: traffic impact and adequacy of road network affected by request.

Park Planning & Development: impact on existing or proposed park areas.

Development Review: applicable subdivision requirements.

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, February 24, 2005 11:02 AM
To: Daniel, Judy
Cc: Oaks, Michele
Subject: Special Exception

Re: Special Exception #S-2636 -- proposed landscape contractor use in RDT zone
23601 Laytonsville Road, Laytonsville

The Montgomery County Historic Preservation Commission (HPC) met with Craig Ruppert and Caryl Ersenkall of Ruppert Nurseries and their architect, Stephen Muse, on June 23, 2004 and July 28, 2004 regarding the Jacob Allnut House at 23601 Laytonsville Road in Laytonsville (Master Plan Site #23/123). Ruppert Nurseries has purchased this historic property and is proposing to use it as their corporate headquarters for their landscaping contracting business. They are applying for a Special Exception for the landscape contractor use of the property.

They are proposing to put an addition on the back of the historic farmhouse and to construct two new, unconnected buildings for their corporate headquarters behind the farmhouse. There will be approximately 130 parking spaces for cars with additional parking for company trucks and other vehicles. They plan to use the rest of the 177 acres for their tree farm, a permitted use, and they have already planted more than 30,000 trees on the property.

The Historic Preservation Commission reviewed this proposal over two meetings in June and July 2004. While there was much discussion at the HPC meetings about this proposal, the conclusion was that a majority of Commissioners support this proposed use. The Commission reviewed the proposed plans and made a number of suggestions regarding design and placement of the new buildings and parking, but overall the HPC was supportive of this use of the property, and felt that the proposed addition to the historic farmhouse and the new construction would be approvable through the Historic Area Work Permit process.

The HPC sent a letter to the Board of Appeals stating their support of the Special Exception. Please call me at 301-563-3400 with any questions.

thanks,
Anne

Anne Fothergill
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission
Montgomery County Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400
301-563-3412 fax



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

September 13, 2004

Katherine Freeman
Executive Director
Montgomery County Board of Appeals
100 Maryland Avenue
Rockville, MD 20850

Re: 23601 Laytonsville Road, Laytonsville

Dear Ms. Freeman:

The Montgomery County Historic Preservation Commission (HPC) met with Craig Ruppert and Caryl Ersenkall of Ruppert Nurseries and their architect, Stephen Muse, on June 23, 2004 and July 28, 2004 regarding the Jacob Allnutt House at 23601 Laytonsville Road in Laytonsville (Master Plan Site #23/123). Ruppert Nurseries has purchased this historic property and is proposing to use it as their corporate headquarters for their landscaping contracting business. They will be coming before the Board of Appeals for rezoning and a Special Exception for this proposed use of the property.

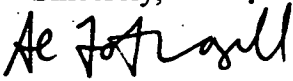
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The minutes of the two HPC meetings and the proposed site plan are attached for review by the Board of Appeals. We understand that the Board of Appeals will review the rezoning application this fall and the Special Exception application later this year. Please call me at 301-563-3400 with any concerns or questions. Thank you for your time and consideration.

Sincerely,



Anne Fothergill
Historic Preservation Planner

cc: Mr. Craig Ruppert, Ruppert Nurseries
Mr. Stephen Muse, Muse Architects

Enclosures (3)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

----- X
:
HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-04FF
61 Walnut Avenue :
:
----- X
:
HISTORIC AREA WORK PERMIT - : HPC Case No. 10/59-04B
Lots 33, 34, 87, 88. :
:
----- X
:
HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-04BB
505 Tulip Avenue :
:
----- X
:
PRELIMINARY CONSULTATION - :
23601 Laytonsville Road :
:
----- X
:
PRELIMINARY CONSULTATION - :
7220 Spruce Avenue :
:
----- X

A meeting in the above-entitled matter was held on June 23, 2004, commencing at 7:48 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMITTEE CHAIRMAN

Julia O'Malley

COMMITTEE MEMBERS

Lynne B. Watkins
Steven Breslin
Lee Burstyn
Nuray Anahtar
Caroline Alderson
Jef Fuller
David Rotenstein

ALSO PRESENT:

Gwen Wright
Michele Naru
Anne Fothergill
Tania Tully

APPEARANCES

STATEMENT OF:

PAGE

STEVE LAMEHRER	4
GREGORY GILBERT	4
TIM MILLER	5
THOMAS TALTAVULL	20
MATTHEW BENSON	20
DONALD BURGESS	24
ROBERT KIRCHIRO	31
JAY DAVIES	32
GEORGE GERBER	32
MATIN MAGHSOMDZADEH	34
ALLEN ABRAMS	36
SABRINA BEHREN	41
CRAIG RUPPERT	68
STEVE MUSE	69
WAYNE GOLDSTEIN	81
ELIZABETH SAINDON	107
RICHARD VITULLO	108

MS. O'MALLEY: Now we have a preliminary consultation for new construction at 23601 Laytonsville Road. Do we have a staff report, please?

MS. FOTHERGILL: All right, for the visuals, I'm going to take you away from a condemned house and compare it to a beautiful rural area. This is Master Plan Site 23/123, the Jacob Allnut House and it is an 1887 farmhouse, and this is the view as you're coming up Laytonsville Road. And the -- I'm going to show you some visuals. The applicants are here. The owner is Ruppert Nurseries and they are proposing to make this their corporate headquarters and I'm going to show you visuals of the -- what's existing how and then I want them to talk about what they're proposing because they have good visuals and they can describe what their vision is.

But this is the house viewed from afar. This is -- oh, and this is sort of a broader vista. You can see the rural setting. This is the house. And behind you can sort of see off in the back right of the slide, Ruppert Nurseries has already started work on the site. They have planted trees and they have some temporary trailers up and you can see them in these pictures.

They're proposing an addition to the house that would connect to the -- building. These are just some more of the site. And the -- one other -- background. This property is actually zoned country inn and the applicants will be applying -- or, have applied for a rezoning to rezone back to RDT, Rural Density Transfer, and then they would apply for a special exception to have their business there. And this is all part of the process and they would like to get a sense from the HPC if their proposal is feasible from your perspective before they go to the Board of Appeals.

Additionally, on the record for this site is the HPC has approved a one-story rear addition to the house when it was going to be a country inn and that -- those plans -- that approval still stands; it never expires, so it is an approved addition that was never built.

And I -- unless you have questions for me, I'll let the applicants talk about the proposal.

MS. O'MALLEY: Any questions for Staff?

MR. ROTENSTEIN: I have one question. Were there any historical outbuildings associated with the house?

MS. FOTHERGILL: At the time of designation none were determined -- at one time and they were not --

MR. ROTENSTEIN: And what were they? Just --

MS. FOTHERGILL: You know I don't -- I don't know that it's even in the file. But I can look. It wasn't when I went through the first time. I would have to consult with the person that did the designation. There was no mention of -- that had been there --

MR. ROTENSTEIN: Okay.

MS. FOTHERGILL: -- just said that nothing there was designated.

MR. ROTENSTEIN: Okay.

MS. O'MALLEY: Will the applicant please come up?

MR. RUPPERT: Okay, thank you for seeing us tonight. I understand that it's appropriate for us to give you a little background on who we are and then tell you about the project --

MS. O'MALLEY: If you could state your name for the record?

MR. RUPPERT: I'll do that. I'm Craig Ruppert and I'm the CEO of Ruppert Nurseries. This is Caryl Ersenkall, also with Ruppert Nurseries, my sister, and this is Steve Muse with Muse and Associates and his associate, Joshua Hill, also with Muse.

A little about the company. It was started by myself and my brother in the 70's in Bethesda/Chevy Chase area cutting grass. We were basically in the landscape contracting and nursery tree growing business. We grew the business and sold about 95 percent of it in 1998 and focused then on the tree growing nursery business since then, until six months ago when we reentered the landscape business and hope to gradually

expand it over time.

We're currently farming with trees about 400 acres in the immediate vicinity around this historic home and we hope to incorporate this home into a corporate headquarters for our business and we're currently located about a half mile away, in addition to on this site where we just moved. You can see through the slides we just moved in the last three months to this location.

A few other quick comments. Facilities are important to us, the image we project is important, and because it's an important part of our culture, we take it -- we take it seriously. We were careful about picking this site. The reason we bought the farm and bought the historic house was because we felt it was the place for landscape contractors like us. It fits within the zone on the -- as a permitted use with the special exception. So it works well, there's not any neighbors nearby and it's a good functional place for us.

And we're hoping to build a building that's compatible and supportive of the existing house that's there, but also functional and reasonably affordable. So, thank you again for listening to us. Steve, take it from here.

Let me just add one thing. We were -- we spent a lot of time picking the right architect to be able to help us develop a facility that was compatible with this building that you're about to look at, and we picked -- we went and interview five and we think we got the best here, so -- we hope you agree.

MR. MUSE: It's a lot of pressure. I'm Steve Muse. I'm the principal of Muse Architects in Washington, D.C.

And I think the best way of doing this is I'm just going to start out on Route 108 and working to the property, to give you a sense of what we are proposing. Beginning with the historic house.

As Anne said, it's a late 19th-century house. It's a terrific house and it's been neglected quite badly in the last 15 years, and our proposal is to restore the house. They very much like the presence of the house from a historic -- and simply use the rooms as offices.

Behind the house we're proposing to add a two-story addition of about 1,000 square feet. The original house has about 1,000 square feet per floor on the first two floors and about 500 square feet above that, for a total of about 2,500 square feet, and we're looking to add about 1,000 square feet by going back beyond the house 20 feet with a two-story addition. And that addition would be compatible with the original house.

We're then looking to go out another 25 feet beyond that with a one-story hyphen, which would connect the original house -- the addition to the house with the new building that we are proposing. And this is part of the 12,400 square foot headquarters building which is this front part of the site.

Now, one of the things that the staff report comments on is that this entire structure is about 19,000 square feet and as you'll see when we go through it, a third of that is below grade. We're proposing a third of that to be a basement space with a two-story building above that. But we are proposing that the 12,400 square foot headquarters building would be at this location, the primary building beyond the original house and then another hyphen off to a pavilion on this side.

We're doing that for a couple of reasons; number one, to break the scale down a little bit, and I'll -- talk to you more about scale of the image a little bit later -- but number two, so that the image from 108 will be of a view that's not symmetrical. And, once again, I will show you that elevation in a couple seconds, but we think that the asymmetrical appearance of the original house should be reinforced by an asymmetrical appearance of building setback beyond it.

We then go beyond the headquarters building into a courtyard in the center and the center of this courtyard is about 95 by 95 feet. A lot of what Ruppert does on this 178-acre parcel, as well as other land that they own, of course is related to the outdoors and they are looking for a very simple landscape plan. We're working with Guy Williams from the -- but our intent is to keep a very, very simple -- just a very simple courtyard.

And then the other building would be the Maryland branch building, which is a 7,000 square foot structure, also three stories, one story below grade and two

stories above that. And that will be built into the hill so that the lower level of that will access out onto the working garden that they use for their facilities.

The elevation as seen from 108, this is the -- of the house here in front, which once again will be restored. You can see the new building setback beyond -- 45 feet beyond the original house. The hyphen here which allows passage -- one of the byproducts of this asymmetrical setup that we're doing is we're also developing a small space here in front which will be used for access into the buildings and also we'll have a portal to connect that space back to the garden. You're seeing that portal here in the elevation from 108.

The height of the original building to the top of the ridge is about 48 feet -- or, 47 feet. And the height we're looking at to the ridge of our building will be about 37 feet.

When we get into the courtyard and look back towards 108, we see the ridge -- the hip of the original house beyond and we see the -- structure of this new building presenting itself with porches and terraces on the upper level and trying to break the scale down with a series of gabled features as we did across the front facade.

The scale of this we're trying to deal with this in a couple of ways. One is to keep that ridge line down below the original house to allow that to stand proud in the front. Second one is, you know, we don't show -- it is, once again a full basement below this, and take a third of the square footage below. And the third one is really to treat the second floor as dormer space with that roof line. So, we're trying to render this as more of a one-story structure, with the second floor space being rendered as dormer space.

When we look at that three dimensionally, and we have two drawings for you. One is an aerial looking back across the complex, looking at the Maryland branch building, the headquarters building and once again seeing the historic house standing on the front. And the second drawing is as you would see it from the street. We're keeping all the trees on the site between the house and the road. Looking back through the trees, you can see the historic house will be restored, and seeing the new structure in the back beyond.

We haven't gotten very far into, you know, what these buildings will be made of. We just give you a sense of it.

In terms of the image, we'd like these to look as if they were reminiscent of buildings that you might find on farms like this. For example, they might be reminiscent of a stable, without looking exactly like a stable. So, the idea of a building that appears to be a one-story structure with a very big roof on it with a roof line that picks up some of the detailing with cupolas and so forth that you might find on a historic structure. We're picturing this roofing probably standing seam metal. We're picturing the wall surfaces being a very simple wood siding and the windows being very simple traditional windows.

So, with that as a starting -- we'd be happy to answer any questions you have.

MS. WATKINS: How many cars would you be parking on the site?

MR. RUPPERT: It's somewhere in the neighborhood of 100. I'll get you the exact number here --

MS. WATKINS: I'm pretty familiar with the site. I don't believe the site drops off at all towards the rear, does it? It does? How much does it drop?

MR. RUPPERT: My guess is eight to 10 feet.

MS. WATKINS: So, the parking will be eight to 10 feet below the elevation of the house?

MR. MUSE: It's fairly level through here and then drops --

MS. WATKINS: It does? Okay.

MR. MUSE: And as we're showing it in that respect, I believe --

MS. WATKINS: Okay.

MR. MUSE: I believe there's a drop on that --

MS. WATKINS: I like the concept. I think the headquarters buildings may be a bit busy. Driving down 108 you see a lot of milking barns; more simple structures and not as many -- I know there's a lot of stables around, but I think the milking

structure is a more simple massing. It's more reminiscent of that area.

MR. MUSE: One of the questions with that is -- and I think you're right, there are different types of structures which you could look at that would be fitting on sites like this. I think which one -- the other question for us is which one is most compatible with -- and the type of pitch you're mentioning would really be a very big roof. It wasn't -- in a way that would allow space to be there.

And once again we're trying to house, you know, total 19,000 square feet and we're putting six below grade and we're trying to get close to another six within a roof as a way of really keeping the height of this down. I think that -- that you're talking about would apply more to a two-story roof -- than a one -- below.

So -- building tight, working with Anne and with Gwen on a couple of conversations with them, and they gave me something that's more along the lines of high-style, you know, stable that would have much more of this kind of play to it and a little -- situation with more windows --

MR. FULLER: Just a couple questions. I guess number one is I like the idea of -- I think it's been good that you all have picked up the land and are starting to take it -- I know my neighbor probably would like to still be farming it, but that's fine.

As it relates to your business going there, I think that's also good. I think it's helpful for the community. Question, what was the reason to choose to locate the business aspects though tied in with the house? The property is fairly broken up. We're talking about 20,000 square feet versus a house that has a very small footprint and that property is mostly broken up on both sides of the street and the way it lays out. What was the -- what was the driving force from your perspective to try to incorporate the house into the --

MR. RUPPERT: First off, we wanted to use the house for something related to the business and we wanted it to be a functional part of it. We didn't want it to be separate. We wanted it to be connected.

So, then that's -- the main drive was to take advantage of the space that we had, incorporate it, and try and build something that's compatible and actually enhances the house that's there.

MR. FULLER: I guess --

MR. MUSE: And I think the -- that's correct. I think the other way of looking at it is -- you know, there's a couple ways of doing this. One is to make a facility someplace on the property and just sort of have the house as a piece by itself. And -- you know, Craig was nice enough to mention about why they chose us for the project. We were very happy to get -- for the project for a lot of reasons; one was their real desire to restore this house, and restore it in a way that really was a part of the business, something that would be used, would not be just a sort of a separate isolated piece, but one -- really part of this complex. It really would be the headpiece.

When we arrived on the project, the site -- the premise of the site plan was done. It was, you know, prior to our work. We finessed it -- it, changed shapes and things, that sort of thing, but the premise of it, we thought the premise was pretty good. And, you know, once again -- allowed the historic house to stand proud -- still use it and make it --

MR. FULLER: Yeah. I guess, the size of the house is very small. Right now it sits very close to the street. It sat in the middle of a field for a long time and a question was asked earlier about outbuildings. I don't recall there being outbuildings, at least since I've lived out there.

So, I've always liked the way the house was there. I was glad somebody started to try to renovate it about five years ago when they going -- country inn, so at least it stopped falling down. But I am somewhat afraid of the scale and magnitude, not only on the physical development, but also the site infrastructure that you're proposing behind it. Not that I don't think it should be out here. I think it's great, but I'm a little concerned that in particular you're taking the historic house that was a stand-alone, large fields around it, all of a sudden it gets integrated into -- and quite frankly I think you've done a very nice job in what you're proposing, but

one of the comments made earlier, you know trying to keep the costs reasonable, obviously you're going to spend a lot more money to try to build at this location than you would if you divorced yourself slightly from the house.

And so I guess I just have a little bit of a problem with this much development, this heavy a level of infrastructure right behind the historic house, but I also sympathize with the idea of coming up with a use for the house so that it's not -- you have a reason to spend money to fix it up and continue to have it be useful.

I'm a little torn. As I said, I like the concept. You brought up the issue of farm buildings: I'm a little concerned -- formalized plan that's proposed doesn't -- isn't going to be reminiscent of farm buildings. I mean, farm buildings are clusters of buildings, just big, small somewhat randomly placed. It's a little unusual out here in this part of Maryland to end up with such a formalized plan for the outbuildings.

I'm not completely against it, but I guess I'm a little torn by your trying to locate this much density right behind the small house.

MR. MUSE: Well, just to respond to that. In terms of the formalized plan, I mean you're right, once you get back -- it's formalized. But I think the way it appears from the street, the way that the space off to the right of the historic house and the way that the first line of buildings is not -- by the house. I think that does give the appearance of -- see it as a change and once you go back behind that -- historic house.

And a lot of it really does play out with how their operations will function. This is very closely tied to that. Once again, the whole notion of using the house isn't just a financial thing. It was -- will it cost more to restore that house as opposed to something else? Maybe; I'm not sure. But it's also about taking a house that's on the property and making it a central piece in what you're doing. It's not just a financial idea; it's an idea about wanting to use that house and make it something and really make it a part of the way -- it's not just a financial --

MR. FULLER: I wasn't thinking it would be cheap. I thought -- actually spending more money to make use of it.

MR. BURSTYN: Just to follow up on that a little bit more, since the back building is not connected to the other building, I presume you have thought about usage of the buildings and was the idea to connect a historic house just so when you go between the two, you're out of the weather, so it's just maybe like a hallway, portico connection, or why couldn't the new structures, even though they're in the same proximity as the historic structure, why do they have to be connected?

MR. RUPPERT: Functionality, practicality. There will be people walking there year round every day and we prefer to allow them to do that without a raincoat or umbrella. And that's all -- and we -- and our feeling was that we could do it in a way that would not take away from the historical sense that you get on the property and around the house that's there.

So, we want to make it attractive, but also functional.

MR. MUSE: And one of the reasons that we drew this perspective from the front was to show the -- effect of that connector. It's a one-story -- and it's -- based on functionality -- back and forth. We did look at other plans and other roof lines and other types of things, but what happens when you start to break this building up into more pieces, first of all it's very hard to make -- work, and number two, you start -- when it gets much larger and you start repeating stairs, you start repeating entry spaces, you start repeating -- spaces and it becomes a much larger complex --

MS. O'MALLEY: Well, I think we have one speaker, so step down and come back in a minute.

MR. MUSE: Thank you.

MS. O'MALLEY: Thanks.

MR. GOLDSTEIN: I'm Wayne Goldstein, president of Montgomery Preservation, Inc. Like the applicant, the practice -- I practice this age's version of agriculture; landscaping contracting and I farm land around my home growing perennials and shrubs. If I recall correctly, Craig and his brother were working out of their parents house on Hesketh Street in Chevy Chase Village while I was taking care of the Cox's just down the street from them. I view Ruppert Nurseries as a practicing -- as practicing a

variation of agriculture and I also note that this nursery is providing a great deal of reforestation, helping to make up for the many exceptions in our forest conservation law.

I believe they will be a very good steward of the land and particularly of the historic resource itself, as they plan to restore it.

In their effort to make the most productive use of this location, Ruppert wants to have their local headquarters adjacent to their nursery and their headquarters building adjacent to the historic house. While such logical efficiencies are to be respected, I have two concerns. First, there is the concern about the appropriateness of having a corporation that employs eighty people in one location in the agricultural reserve. We must be vigilant in appropriate uses that undermine the integrity of this environmental and agricultural resource. However, if this were a large farming operation or pick-your-own operation, there would be a number of employees and even many more customers at times. The special exception process will help sort out the appropriate number of people -- location.

The second concern is that the new corporate buildings will -- could overwhelm the historic house because of their great massing and proximity to it. Montgomery Preservation agrees with Staff that the new construction, despite its architectural quality, will negatively impact the house and its environmental setting.

While their new building is large, if the square footage were in the form of barns and silos, it would likely be comparable in area. If the new construction were set as far from the historic house as barns traditionally have been, that would also be appropriate in terms of massing.

A very long tunnel between the historic house and the new building probably isn't practical. The applicant may not be able to make optimum use of the historic house as part of the headquarters operation, but I'd like to think that if Mr. Ruppert keeps the -- turns the historic house into his offices, then when employees go up to see him, they'll be going up to the house and that will be -- will add to the stature and importance of such a visit.

Finally, I think that not -- the applicant may not be able to make optimum use of the historic house as part of the headquarters operation, but that is a reasonable price to pay to keep the historic resource truly intact while still getting exceptional use out of this rural property. And I know that there are a lot of contractors out there who wish they could find such a place to have their own operations. They really do have to make do and the County makes it difficult for landscape contractors to run their business, so I'm very sympathetic to that issue.

Thank you very much.

MS. O'MALLEY: All right, would the applicants like to come back up? Any more questions for them?

MS. ALDERSON: Just one. Have you given any thought to ways you can soften the effect of adding so much paving? I mean, I think everybody certainly is philosophically delighted with the idea of putting plants in an ag -- you know, of a landscaping activity, but you know obviously paving isn't landscaping. Is there anything you could do in the treatment; the choice of material, screening around parking or anything else that will help to make that less visible?

MR. RUPPERT: Yeah, let me just -- this area here will be gravel, not asphalt. Most of this will be gravel and not asphalt. The only thing that will be asphalt, but you can't completely see here is this entry road going in. And we do that primarily to project a better image and keep the dust down on the main road coming in.

We intend to landscape the whole site and it's our desire to really create different areas here. This sort of being the work yard that will be separate from this courtyard office area. We want to maintain some distance back to the yard because we don't want to separate ourselves too much from where the work really is. By the way, these buildings, five, six, and seven, are barns. They're -- one is already built. Five is constructed; you're welcome to look at it, but we tried to maintain the Victorian flavor roof line and -- what's the right word -- sizing and scale to match these other buildings. So, these will be barns for all intents and purposes. They'll look like barns and that won't hurt our function.

And if we could do -- if we could come up with a way to make these more

agricultural looking and still be functional, we're happy to try to do that. We think we -- have put quite a bit of energy into how to accomplish that and this is our third or fourth variation on that, taking Staff's comments into consideration.

MR. MUSE: To add to that a little bit, one thing that we tried to show a little bit on that perspective -- trees in the back. I'm going to ask you to take a look at that -- ask you to take a look at this photograph of where they are presently. But you will get a pretty good sense of what the landscape's going to look like.

This is their headquar -- not their headquarters. That's where they are presently and one of the two great things about the landscape on this is that we, of course, have ways -- to do this --

UNIDENTIFIED FEMALE: -- you're going to see it if you stepped back and held it. Is it too small to --

MR. MUSE: I tried the slide -- I just don't know if they passed it around -- trying to help. And the second thing is that the landscape is never -- wonderful -- of trees. There's these great orchards of trees that go on forever and ever and ever. And to put this in context -- I don't know how; that's the sloppiest presentation -- anybody -- but just take it for what it is -- put this together on the side. Once you see this in context, it's 178 acres. This is the size of what we're talking about within 178 acres of trees. And that's what they're going to reforest on this property.

So -- and Craig's -- gravel and so forth, but we're talking about -- for example, that's our courtyard that we're talking about. If you imagine that and there's

-- trees and they started already to do business -- 178 acres of trees.

MS. ALDERSON: A hundred and seventy-eight acres is all part of the property that you would have.

MR. RUPPERT: Correct. We don't --

MS. ALDERSON: So then it's correct to say that by clustering these buildings here we are able to preserve the openness of the remaining property.

MR. MUSE: That's correct. And also make that version work --

MS. ALDERSON: As far as preservation trade-offs go.

MR. MUSE: Exactly.

MS. ALDERSON: We're getting a little more density here, perhaps clustering in an unconventional way for a farm property, but we are preserving openness.

MR. MUSE: Saving all this. This red line, which may not read as strongly as it could, that is the property line. That's the property. And, once again, if you go there today, you see that as well as across the street where they own as well. That's all orchard.

MS. O'MALLEY: Is there another -- when I first looked at this house, I was surprised that you were putting the building so close to the historic house and I -- is there another area that you would consider if you were to bring them away from the house? Could you bring them back?

MR. RUPPERT: That would -- we could do anything. We probably -- I shouldn't -- I'm not sure we would, but we could. And here's sort of the thinking. The trees are planted up here already, so we can't go back there. As you might be able to tell here, we have the grade drop off in the back and there's wet ground here in the dark area, so we can't go much further back.

MS. O'MALLEY: Is that -- is that large rectangle the parking area?

MR. RUPPERT: This?

MS. O'MALLEY: Right.

MR. RUPPERT: Yes. That is -- that area there, which is a holding yard -- well, we call it a yard, but there's parking spaces, there's -- material storage areas for mulch and compost in bins here. And then plant -- area is here, to hold plant material above ground after it's been dug.

MS. O'MALLEY: So, if you came back away from the house any -- any amount that you come away from the house, you become at a slightly lower grade so that it's less visible from the street and the historic house?

MR. RUPPERT: I think -- yeah, the real drop off really begins right in here, which is why we placed this building here -- or, where we hope to. Because we can have a three-story on the rear and a two-story on the front. And hide the mostly

busy, less attractive part of our operation, which is here. So, we really -- we weren't so interested in getting this below grade because we think it's going to be beautiful, but we were concerned about getting this low.

And we have done one thing that commits us to some degree. We've built Building No. 5, which causes us to have difficulty with much shifting of the buildings to the rear at this point.

So, that's kind of where we are.

MS. O'MALLEY: I think as I look at a -- your view that shows the view from 108, I guess, and you see the historic house and the building across behind it -- you know, this view?

MR. RUPPERT: That view here? Yeah.

MR. MUSE: Well, that view is the elevation, which is -- perspective. The elevation leaves out two things. It leaves our perspective and it drops those buildings back -- and the other thing is there is no trees. You know, there's a great grove of trees in front of this --

What happens is we study it in elevation because that's the way we just work on style, but then we want to show you more realistically what it looks like, we go on --

MS. O'MALLEY: It seems like such an expanse, you know, that covering the back of the house because it's close to it. I -- I also have a problem with it detracting from the historic property.

MS. ANAHTAR: I think I'm the only one here who like the most about the design is how the existing house is connected to the new building and it's still being the most important building in there. I mean, it's at the front and I really like how it's being used and it's still being separated from the new structure.

And, you know, you can see it in the perspective that the buildings in the back are not that close to the existing house. And I like how that big mass is broken into smaller pieces.

Only thing I can agree with the staff report is that if the roof line little bit lower. But, other than that, I think everything that needs to be hidden is hidden and the house is the most important element in this design.

MS. ALDERSON: I'd like to add one other thought, and that is -- and it's an interesting project because approached traditionally, of course what we would prefer is you break it up into separate pieces with these rustic looking structures that resemble barns. Your program doesn't invite that.

I think personally I would -- I certainly prefer separation. You know, if you pulled back more, that would be desirable from a preservation standpoint; not necessarily an architectural standpoint. From a preservation standpoint it would be desirable from a preservation standpoint if the rear were not connected to the front building.

That said, I guess what I am -- the mixture of feelings that I am responding to are that what actually it is evolving to is really something that's more like an institution and not a bad institutional design; a very nice design. And my thinking is that once we are facing that the program really requires connectivity and grouping, I -- I would prefer this high-end carriage treatment that's up to the quality level of the house from the street, and to pull up right behind the house the smokehouse, you know, or the very rustic buildings that would actually never be that close to the house. So, although it's not traditional rustic treatment, I think if this is the way the program needs to be met, it's going to be aesthetically more successful.

MS. WRIGHT: I think what we had really, you know, talked with the applicant about and, you know, we went through a lot of the discussion, you know can we make this more of a barn-like structure and how can you -- with the rural environment. It was clear that their program and their desire was for something that was more -- actually had more -- maybe more formal and had a little more architectural style; not just a barn-like structure.

So, we looked at several different plans and I think what we were ultimate -- what we liked about this direction was that -- and encouraged them to keep going in this direction was the idea of the buildings looking perhaps like a different kind of

agricultural building. I mean, what occurred to me were very, very high style stables like you would see in Kentucky or, you know, places that were really, really horse country. And we've seen examples of barns and stables that have been built that are beautiful buildings and that have actually many of the same forms as some of these buildings. They are not traditional barns. They are really a different kind of agricultural building.

But we still felt that for that agricultural feel to be at all even a semblance of an agricultural feel, that the buildings needed to be disconnected, that it needed to feel like they were literally an outbuilding and not have the house linked physically to these buildings, because then that did begin to feel institutional. You know going -- you know, and I guess if anything, you know the idea of you can push it back a little bit farther away, you know typically you probably wouldn't have seen a very fancy stable literally in the backyard of the main house, but you wouldn't necessarily have seen it that far from the main house either.

So, that was sort of a direction we were -- we were pushing it in.

MS. O'MALLEY: Had you considered the concept of the underground connection?

MR. MUSE: We know it's possible. It's not our first choice and, you know, my way of looking at this stuff is always we know that in dealing with this sort of preservation issue, this -- it is preferred to disconnect things. We know that. We know that as a line item that you -- but we're looking at it more on a case-by-case basis in terms of whether if a one-story hyphen behind this building that really is, you know for all practical purposes, not visible until you get up inside the property, and that given that the house and its porches are on the one-story scale, can you make a one-story hyphen in the scale of those porches and very glassy and allow these people to move back and forth and get more use out of this house? You know, we're looking at it on a case-by-case basis.

To talk about what Gwen was saying, Gwen is actually correct. That's the direction that she suggested and one that we bought into. The only sort of fine line that we had with that is we don't want this to look like a stable that we've converted into an office building. It's not a stable. It's not a stable --

MS. O'MALLEY: It doesn't look like one.

MR. MUSE: It's not supposed to look like one.

MS. ALDERSON: The thing I recognize --

MR. MUSE: It's supposed to be reminiscent of that, it's supposed to have illusions to that, but we don't want to make stables and barns and silos and --

MS. ALDERSON: That -- would you say that your interpretation is what I see as -- I see why -- windows in there; to occupy the space. My reading of it as a manor and that's maybe bringing it up to something it wasn't, but if something's going to be that close, I guess I'm more comfortable with that than if it were to be pulled back.

MR. MUSE: Well, the early studies that we did were to make the new building in the style of the house. And it was not successful in a couple ways. Number one, it just made a small house look like a big house -- difficult to do. But number two, the detailing in the house -- once again, we're talking about a house that's, you know, 1000 square feet per floor. It's a small footprint. The detailing of that house is very fine. It's got a real fine scale to it. And as you take that fine scale detailing and try to put it on a bigger building, it doesn't work. And there are a lot of places you'd be able to see that where you just can't make that jump and do the same thing and get away with it.

So, the idea was, you know, what becomes more appropriate? This thing needing office space to connect it, needing windows so that this is functional, and what building type best, you know, lends itself to that and the fact that it is a bigger building, being a little simpler with the detailing, a little larger to scale the elements because the building can't take that finicky detailing at this size; it just doesn't work.

MS. O'MALLEY: Well, let me ask you another idea about the connection then. If you can't go below grade, can you do it more of an arbor-type walkway?

MR. MUSE: Well, basically what we have is an arbor-type walkway with glass on the wall --

MS. WRIGHT: I think there's a lot of issues here. I think -- I just want to -- I think building the amount of new construction behind this historic house is a major -- I don't want to use the word concession, but it is a major change to the historic setting in the first place. And I think that that is sort of a big issue for the Commission to address is can you live with this level of construction behind the historic house.

I think if that is something you can live with, the issue of do you connect it or not connect it is sort of a subsidiary issue. And I guess Staff's feeling was if you are already making a concession that it is going to change the historic house and the setting of the historic house, then at least leave the historic house intact.

But I think that the big issue is can you deal with this level of construction behind the historic house, and then a subsidiary issue is should there be a connection or not. And then, you know, inherent in all of this is what's the design, you know, direction. You know, is this

-- do you buy into the idea of a sort of modified stable looking structure or do you think it should be something -- do you want to point them in a completely different direction? Do you think it should be something really different than that?

I don't know, maybe it would be worth -- since we do have another case -- just having those three issues addressed by each of the Commissioners.

MR. BRESLIN: Why don't I start? I think the design in general is very good. My comments would be I think the design direction for the new buildings is good; however, I think with both dormer and counter gable and cupola, there's a little bit too much going on. And I understand you don't like reducing that to a shed or a barn, but I think there are a lot of elements in there really compete with the existing house. So, I would urge you to simplify as much as you can without losing what you've done.

I also think that your perspective shows that a new building that large that close to the house really competes with the house, particularly since you're relatively close to the street. And I would think this would be more acceptable if that portion directly behind the house would either have to be smaller, maybe -- smaller on the back part becomes larger or move it back from the house. But that scale of element that close to the house I think it problematic.

MR. MUSE: We've heard a number -- we've heard actually for the first time in the staff report the issue of possibly moving that building back. Can we have some sense of what moving it back means?

MR. BRESLIN: I think the concept of this being an outbuilding -- or, appear to be an outbuilding is good, but I think it's awfully close to be an outbuilding. I can't imagine a barn or a stable -- being that close. How far is it to the back from the --

MR. MUSE: It's 45 feet to the back of the original house, 25 feet to the back of the addition.

MR. BRESLIN: That's very close. I mean, my residential garage is not that close to my house and I'm not on -- acres in a rural setting. So, I would suggest that that is very close.

MR. RUPPERT: Let me ask you this. We came in originally asking to move the house back and we were told that would not be possible. Can we move the house back?

MR. BRESLIN: The house is historic and it's relationship to the street is historic, so I think we would frown about that.

MS. ALDERSON: Wouldn't that defeat the purpose of separating them if you moved them back together?

MR. MUSE: Well, I think he --

MR. RUPPERT: My thought originally initially about moving the house was it would be a more attractive, more -- probably more natural the way it was originally -- when you look at old farms and where the house was in relation to the road is very close to the road. And it would be more functional -- I think more attractive if it were further from -- but we kind of stopped going down that road and started working around that issue. And we initially started with the addition much closer to the house than it is -- than it turned --

MS. WRIGHT: Just to resolve that quickly for the applicant. Quick show of hands, are there any Commissioners who would support moving the historic house? Well, that answers your question for you.

MS. WATKINS: I guess once I -- the thing that I like about the existing site's kind of solitude of the house sitting there -- once I acknowledged that's going to be gone, I think it's a pretty successful scheme.

The other thing that kind of bothers me, it seems more Middleburg than Damascus. You know the difference sort of --

MR. MUSE: Well, I think we -- Middleburg -- Kentucky --

MS. WATKINS: Getting a little closer. It's just -- you know, the kind of simplicity of that area just it's a little contrast. But I think overall I like the scheme. I would like to see it moved back as far as possible, stretch the link out, if there has to be a link.

MR. FULLER: I guess I still am unconvinced that the facility behind the house is the best location, and I don't know how far back. I mean, basically it's a very large complex that you have and you're essentially extending almost all the way back to the wetlands anyhow, so I don't know that we could push it substantially to the back.

I keep coming back in my mind, you know, if you flipped across the street, number one, you're outside of the historic property and the setting so you're not before this body. Number two, it's not uncommon in some of the farming communities to have roads that literally separated the house from the barns and structures. So, that if you developed a higher intensity development across the street, you wouldn't be constrained by either number one, trying to break it down to the level you are, you wouldn't be forced to put in the basement space that you are that are causing you to not have as functional a program as what you're trying -- your compromises you're making to try to keep the scale down right now.

Again, I support the idea of you locating your business here. That has nothing to do with this group; it speaks to Wayne's comment as it relates to the special exception. That's a good thing, but as I said, I'm a little afraid that the overall intensity of development right behind the house changes the character dramatically and it wouldn't bother me as much if it was across the street from the high intensity use. So -- to look at it that way.

MS. ANAHTAR: I just think that the house -- if the house is left alone, while adding all these buildings next to it, it's going to look less important and lonely in there. I like the idea of incorporating it.

And, you know, for the new buildings behind it, again by choosing the right materials and colors, they can be less -- and some maybe landscaping screening, they will be just a nice background rather than, you know, overpowering.

MR. ROTENSTEIN: I've very troubled by the spatial relationships between the historic house and the proposed new building behind it. What you're trying to create with this proposal is a connected farm building more appropriate in New England than in the Mid-Atlantic, and I would just urge you to move that addition farther away from the historic house in a way that doesn't overwhelm it as you have in your design here, and disconnect it if possible. It just overwhelms that historic house and its surrounding historic spaces.

MR. BRESLIN: I have a little bit of a different take after listening to all the testimony and the Commissioners in that I certainly applaud the land use and the idea is that not only is the historic house going to be renovated and retained and in the scheme of things probably with the renovation last much longer than it would be if it was isolated and deserted. And -- and I think the concept there is that here we have an 1887 structure that is going to basically continue in agricultural use instead of just a subdivision with houses and whatever -- other -- so I like the idea that the use is kept. And I think if it's removed too far, then feasibly it won't be part of the ongoing business and it will just kind of be isolated by itself. And years from now -- well, why put money into the house, we're not using it as offices because it's just too far away from our day-to-day operation and then it just kind of just then falls into disrepair or it's not kept up. So, I agree with Commissioners that it's good to possibly move the new structures back and I agree with Commissioner Anahtar

that it somehow be retained as a focal point, but not only in the streetscape and look of the whole scene, but I like the idea that it's the focal point of the -- of the corporation and maybe that will be the president's office will be in the house and so, therefore, it will be retained as an important part of the whole setting.

MS. ALDERSON: I support the guidance that the Staff has given and the primacy of the house, maintain the quality of the construction that's appropriate for something near the house. If it's possible, create a little additional space. I think it would be beneficial. And if it's realistic and reasonable to -- make the physical connection, I think that would be also beneficial.

MS. O'MALLEY: Well, I think you've got a fairly good consensus. I -- I would only repeat what I've said before. I do feel that from the street, it's a little overpowering on the historic resource. I would rather see it farther away and separated from the building.

I do like the idea of the use of the land as a continuing agricultural use, and I particularly like the idea of where you have the structure that's partly underground and that you're actually accessing it at ground level behind. If there was some way that you could bring your other building further back there so that you could do that with more than one building, maybe it would help.

But I think there were a lot of comments and hopefully -- if you -- I don't know if you have any other questions and you can kind of mull through this and talk to with Staff some more and come back for another preliminary?

MS. WRIGHT: Yeah, Staff would be glad to work with the applicants, given the direction that you all have expressed. We'll make sure you get the transcript of tonight's hearing, so you can, you know, read through the comments as well as having your notes, and then maybe we can have another meeting.

MR. RUPPERT: Let me -- let me, I guess, give you some of my reactions so that when we come back and if we can't give you everything that you've asking for, hopefully you'll feel like you can accept some compromise. The way we're feeling now, we're going to be making significant compromise.

I don't think it's feasible for us to move to a different site at this point. You know, we picked this site because we're most insulated from the surroundings, we have good water drainage in the way of ponds, and we've already committed to it, by virtue of the way we've planted our trees. So, it's not going to be feasible -- if we do this project on this site, we won't be able to do it in any location other than here. We won't move across the street or down to the end.

You know, my biggest worry is -- you know, again we want it to be functional. We'll -- I don't -- we'll certainly try to make this less Middleburg if that's what some of you want, but others like the way it looked, so we'll work on that, and maybe reduce the busyness up top.

My biggest area that I feel we're going to have difficulty compromising is reducing the size of this building. We need the space in there. You know, we put as much in the attic and as much below grade as we could. You know, we could spread it out, but that makes it look bigger and I don't know -- we need the square footage here that we have. Moving it to here -- we've already moved about a third more to here than what we functionally need. That -- reducing the scale is going to be the biggest problem; the scale -- reducing the square footage.

I think -- I think we can disconnect it. I don't think -- you know, that's something that we can probably overcome, and maybe we can move it back somewhat, but I think maybe making this addition smaller and disconnecting it would give us more distance -- more of a feeling of more distance between them.

What we don't want to do is reduce the size of this courtyard, because that has a function and a purpose and size to meet that purpose. So, we have limited ability to push this back, but we'll explore that.

So, that's just some reaction to what -- the other last comment is we can make -- we intend to make the cars in this lot and this lot be invisible from the road or from the view here with landscaping and grading. They won't be seen -- these two lots. For all intents and purposes, except for a couple of view spots that we want to maintain, this whole yard will be unable to be seen from the road in either direction and from this angle and this angle. Only a few angles that we want to keep will be

viewed that way.

And we can also -- I don't like this idea, but you -- some of you may -- intentionally landscape between this building and this building to make them appear separate, further apart, but disconnecting them with each other by building a landscape barrier between them.

So, you know, those are ideas.

MR. MUSE: Just two other things and then we all want to go home. I think Lynne Watkins said a very important thing when she said that, you know, there's this image of this house sitting on the hill and we all see this idyllic and terrific and so forth, but it's -- it's a house that's really in bad shape. And I think you have to look for somebody who's going to take it over and treat the house properly, treat the land properly. I think the idea of it staying as a small building, as a single-family house, is simply not realistic. It's going to change use. It's going to get something bigger on the property.

And one of the reasons that we brought these little photographs and we passed around, and maybe I should do it again, is one of the things about this whole situation that's very appealing to us as architects is that the Rupperts really do this stuff really well. I mean, down from the point of washing their trucks -- if you've ever seen their trucks come down the road -- what the property looks like to what their buildings look like. It's all really done first class. They really care about this stuff.

So, you're talking about somebody taking this property over -- you know, when Craig tells us he wants to restore the house, he means restore the house. He means do it really, really well. And when he talks about putting buildings on the property, he talks about these buildings being designed really, really well. And if you want to go out and see their property and look at more photographs of it, it's beautiful. The way they keep the land, the way they keep the buildings is just really a wonderful set up.

So, and we think -- good here.

MS. O'MALLEY: Thank you. So, we'll go on to the next --

MR. RUPPERT: Thank you all.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

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IN THE MATTER OF HISTORIC :
PRESERVATION COMMISSION :
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A hearing in the above-entitled matter was held on Wednesday, July 28, 2004, commencing at 6:30 p.m. at 8787 Georgia Avenue, Silver Spring, Maryland, before:

JULIA O'MALLEY
Board Chairman

APPEARANCES

Julia O'Malley, Board Chairman
Kimberly Prothro Williams, Board Member
Lynne B . Watkins, Board Member
Jef Fuller, Board Member
Steven Breslin, Board Member
Lee Burstyn
Caroline Alderson
David Rothenstein
Nuray Anahtar
Gwen Wright
Michelle Naru
Ann Fothergill
Tanya Tully
Clare Cavicchi
Tom Manion, Architect
Roland Olson
Curtis Andrews
Don Burgess
Ilona Blanchard
Rob Inerfeld
Sabrina Baron
Victoria Wood
Dale Stewart
Steven Nadell
John Urciolo
Joseph W'nuk, Architect
Wayne Goldstein
Lorraine Pearsall
Mr. Saindon
Mrs. Saindon
Robert Lach
Steven Muse, Architect
Craig Ruppert

1 MS. O'MALLEY: All right. Thank you. The next preliminary is
2 Ruppert Nurseries, at 23601 Laytonsville Road. Staff report?

3 MS. FOTHERGILL: This is master plan site 23123, the Geos
4 Allnut house. And the applicants came before the HPC in -- I think a
5 month ago, very recently. And I have visuals I can show you, the
6 Commissioners, if they want to see the site.

7 The applicants are proposing an addition to the historic
8 farmhouse, and then a construction of a corporate headquarters and
9 Maryland branch complex for Ruppert Nurseries, their business. And the
10 addition they are proposing to the farmhouse is a 500 square foot, two-
11 story rear addition, and then behind the house are two new buildings
12 separated by a courtyard, and they are the total of about 19,000 square
13 feet, a third of the space is underground. They came for a preliminary
14 consultation in June, and the major concern of the Commission at that
15 meeting was the attachment of one of the new buildings to the historic
16 building. And then there was some discussion of design details of the new
17 buildings and the location of the new buildings. To address these
18 concerns, the applicants have detached the new building from the historic
19 house, and they have set the new buildings further back. They have also
20 reduced the size of the addition to the farmhouse. And so the current
21 proposal has 50 feet between the rear of the farmhouse with the addition
22 and the new building, and that is connected by an open trellis structure.
23 And they have submitted two different design options, scheme A and scheme
24 B. And you can find those in scheme A's circles 8 through 11, and in
25 scheme B, it's circles 12 through 15. And I am sure the applicants
26 brought visuals as well.

27 Scheme A is very similar to the first submission that you saw
28 a month ago, but with some design changes suggested by Commissioners and
29 by staff, including altering the dormers to simplify the street elevation.

30 And then scheme B actually has a gamboled roof to kind of
31 achieve a more barn-like appearance, because there was a lot of discussion
32 about the style goal for the new buildings and how agrarian,
33 agriculturally oriented we wanted the new buildings to be.

34 The applicants have a lengthy process ahead of them for this
35 project to happen, including rezoning from the country end zone to RDT,
36 and then within that zone applying for a special exception. And they are
37 coming to the HPC to find out if this is something that the HPC is
38 supportive of, because then they would take that, either that support or
39 the lack of support to these next steps in the process. So, this is their
40 second preliminary, and I think they are hoping to come away with a real
41 strong sense of what the Commission thinks of this project. And I can
42 show slides but I think you're familiar.

43 MS. O'MALLEY: Welcome back.

44 MR. MUSE: Thank you. Well, since we've been here once before
45 -- well, first of all, for the record, I am Steven Muse. I am principal
46 of Reese Archives in Washington, D.C. And since we have been here once
47 before, I thought what I would do was somewhat follow-up on what Angela
48 said, by responding to what we saw as the three major comments from the
49 first hearing, the first consultation.

50 (Discussion off the record).

51 MR. MUSE: And the three major comments that we received were
52 about the distance between the historic house and these new buildings.
53 The second concept or the second comment that we received was about the
54 covered interior connection that we had between the historic house and the
55 new building. And the third one was about the vocabulary of these new
56 buildings. And starting with the two simpler ones, the changes that we
57 propose in the spacing between the historic house and the new building, as
58 seen here as new site map. This increased the gap between the addition
59 and the new building by 15 feet. We are doing that by reducing the size

1 of the addition, the length of the addition by 10 feet, and also by moving
2 these buildings five feet further back. So this changes the gap between
3 the buildings from 25 feet that we had before to 40 feet, to 50 feet, the
4 space of the original historic house.

5 The second thing that we have done to open this up and make
6 this lighter in here, this is to follow-up on a comment that Chairperson
7 O'Malley made to us the last time we were here, was rather than doing a
8 covered interior connection, to do this as a trellis connection through
9 the garden. So this would be a much lighter structure, and once again
10 would allow a greater sense of separation between the historic house and
11 this new building. So those were the first two changes that we made.

12 The third one, about the vocabulary of this, just to walk you
13 through the history of that pretty quickly, when we first started this
14 project we were looking at some detailing of the historic house to give us
15 clues about how to deal with these buildings. And we realized pretty
16 quickly in our office, and also meeting with staff, that probably that
17 wasn't the way to go, that these buildings were too large to pick up that
18 level of detailing. So we then began to look at what types of structures
19 we could find on a site like this that would both be suitable for the
20 site, and also be suitable for office structures. And when we came and
21 saw you the last time, we had something somewhat similar to this, which
22 was really more along the lines of a high-styled barn, or a stables,
23 excuse me, something that had a very active gabled roofscape to it to help
24 break the scale down, give us places for many windows in there. That was
25 very intentional that we are going with that very elaborate, very
26 expressive roof line. And the comments that we received from you, at
27 least from some of you, were that perhaps that was too busy. It should be
28 made a little bit more simple. So we went back to the drawing boards and
29 produced another scheme, took that in to staff, and then the staff
30 actually preferred the one that we showed originally. That's why we have
31 brought both back. We brought back a slightly simpler rendition of what
32 was showed to you before, and the second scheme, which is simpler yet.

33 The changes to the scheme that we showed you before, besides
34 the spacing of the buildings, was to keep this very active roof line only
35 within this courtyard, not to do it outside the courtyard, so that the
36 view from the street would not be of that, but would be of something much
37 simpler. And this is the view from the street. Looking back, you are
38 seeing just a shed dormer on the back of this thing, not these gabled
39 dormers, something that would be a much simpler backdrop to the historic
40 building. And we have also shown this in a way that is slightly more
41 accurate than what we showed the last time. It truly represents grade on
42 the property. There is a change in grade from the street to the house,
43 and the change is going up four feet. And as we push this building back,
44 the grade starts to drop down. So we move four feet up to the building
45 and we drop two feet back down to the new buildings that we are proposing.
46 So, once again, it helps nestle these buildings into the site.

47 The second one -- Let me just go through all of the drawings.
48 So, as seen from the street, we now have one building that has a lower
49 ridge line. It has a simple shed dormer. This door has this portico
50 share or passage from this front courtyard to the rear, and we kept the
51 detailing somewhat similar to what we had before, to give us an
52 asymmetrical composition from the street. And as we move into the
53 courtyard and go back to the, more of the high-styled, very active roof
54 line, which, once again, only appears within the courtyard itself.

55 Now before we made those changes, we had gone more drastically
56 in the direction of making it simpler. Rather than simply modifying this
57 sort of high-styled stable, we went into a different structure, which was
58 a gambrel structure, and one that would be reminiscent of barns. As we
59 work our way to the hill, what might be reminiscent of a bank barn.

1 Something that would be a very simple gambrel structure, with a simple
2 pattern of windows going all the way across, and porches, wood-planking in
3 this courtyard, and once again stay with the same roof, the roof we had
4 before, of that type. As seen from the street, this would be very similar
5 to the other proposal in its simplicity of a single line of windows, both
6 up and below, and this very simple passage from the front court to the
7 rear. And this is what we showed the staff before we went back and
8 modified what we gave you before. This is the elevation, as seen from the
9 street. It has got a very simple backdrop of windows in this gambrel
10 structure. It passes to the rear courtyard, maintaining the simplicity,
11 pretty much as we had before. As we go into the courtyard, rather than
12 the active roof line that we have here -- We are thinking, either of these
13 proposals, it is important to keep this one-story scale, both the scale of
14 the new buildings, and also as it relates back to the historic house. But
15 we would get away from the three-part, more active roof line, it would be
16 a simpler roof line, like we have here.

17 And, to be totally honest with you, we are comfortable with
18 either one of these. We can't stand here before you tonight and say that
19 design 1 is highly favorable over the other. We think both accomplish
20 what we are trying to do, in terms of make structures that in the scale
21 relate back to the historic house. And I will let Ruppert to go forward
22 with the proposals that they are going to be placed on the site. So, with
23 that, we will just answer, be happy to answer any questions that you have.

24 MS. WILLIAMS: Once again, I missed the first preliminary, so
25 I am coming in with comments for the first time. I guess, I think
26 architecturally, if we were working with an open space, I would have no
27 complaints about either scheme. I mean, the architecture is beautiful. I
28 like the courtyard aspect of it. My problem is its relationship to the
29 historic house, and I just fear that, in general, the whole scheme is too
30 much for the site. The historic house is no longer a dominant feature on
31 the landscape, but it becomes diminished to the point of being comical.
32 And I just really fear also, with the amount of parking and impervious
33 material being introduced that the whole rural character, despite all of
34 the wonderful plantings that would be around it, is also diminished, and
35 that relationship to the house. And, I guess my big question is, why, if
36 we have 178 acres, aren't we building somewhere else on the site, and
37 letting the house remain in its splendid isolation? I suppose I should
38 have been here two weeks ago to ask that question, but I wasn't.

39 MR. MUSE: I think Craig should answer that question, and then
40 I can follow-up.

41 MR. RUPPERT: The reason is that we wanted to incorporate the
42 house, as part of our operation, and make it functional, and make it a
43 feature within the contents. We wouldn't be able to do that obviously, if
44 it was separate. So it wouldn't work within the program. The other
45 reason, the secondary reason is, there are 100-year-old trees in close
46 proximity to that. We wanted to, we'd be, I guess the best way to say it,
47 we felt that those trees helped us hide the addition or the new
48 construction behind the building in with the historic structure that's
49 there.

50 MS. ALDERSON: I would like to interject, because we did have
51 this conversation last time. Let me bring you up to speed, because I
52 asked the same questions. There is a trade-off. It is a change. I think
53 it is a high quality change, although it is a change from a really sort of
54 a manor to any other kind of institution, unless a farm, but they, the
55 benefit which I see is outweighing the trade-off here, is that a great
56 deal of open space will be preserved that otherwise would probably be
57 subdivided. So, one way or another, that area out there gets subdivided
58 or something happens to it, and so, whether it's subdivided in lots of
59 little in-fill up here, or there is a concentration of construction that

1 is high quality and large amounts of open space is preserved. I think it
2 is such a high quality design, that it will -- it is a change, but I
3 think, in the end, it will be a contribution in itself. It will achieve
4 significance in its own right. And you know, there is a certain amount
5 of, I think, traditionally, resistance to the idea that maybe something
6 completely new can happen here, but I think it can happen, and can be
7 positive.

8 MR. FULLER: I'll start where I did the last time. I very much
9 support the idea of your business being located there in Laytonsville, and
10 all aspects of the nursery, the office, the retail sales, I think that's
11 great. I also commend, I think, some of the changes that have been made
12 in terms of breaking the connector to being an open trellis, shortening
13 the addition. Maybe I would prefer to see the addition disappear. I
14 personally prefer the simplified elevations, although quite frankly, what
15 phases into the interior courtyard doesn't really bother me, because at
16 that point it's really not addressing the historic property, so if you
17 want it to be more high-styled in the interior courtyard rather than the
18 exterior, it's the elevation facing the house. But then, I will go to
19 what, to me, is the first and overriding thing is, and I think, as
20 Commissioner Williams said, does the massing of this overpower the house?
21 And I am still concerned of the amount of density we are proposing here.
22 It really does overwhelm it, and it's not just like say the dairy barn
23 down the street, it's not just a single building that you might find next
24 to a farmhouse. It's a fairly big complex. And I guess my last comment
25 is just one of practicalness. Your business, I believe, tends to be
26 somewhat organic. It's going to continue to change. By locating your
27 business within the historic property, you are basically getting in bed
28 with us. Every time you want to move the driveway, every time you want to
29 change a building, you are going to be back in front of us. Is that
30 really what you want to be doing, or would you be better suited to, as
31 Commissioner Williams said when we talked the last time, locating it
32 another piece of the property so that you didn't have to deal with that?
33 I mean, I support the idea of you trying take care of the house, and I
34 support the idea of the business being there, but I am concerned about the
35 massing, and I am also just concerned, long-term, whether it is practical
36 for you to always have to deal with us.

37 MS. WILLIAMS: But we're not onerous.

38 Mr. MUSE: It's pretty clear from the site plan, down below
39 that there is a lot of land on this property. This could be placed on
40 other parts of the property. But what you are saying is the problem with
41 this is actually what I saw as a positive aspect of this, which was to
42 place this in this location, so that they could use the house and restore
43 the house. I think it is highly impractical for them, or anybody to
44 restore this as a single-family dwelling on a property like this in
45 today's market. It's just not going to happen. So, we are looking at
46 something we are in -- quite frankly, if they move their operation to
47 another part of the site, but they don't know what to do with this house.
48 Yeah, you might say it's great in its isolation, but it's terrible in its
49 present condition. It needs to be totally renovated.

50 It couldn't be the president's office across the street from
51 the operation?

52 MR. MUSE: Well, it's not really --

53 MR. FULLER: It's a whole different thing than what you are
54 looking at right now.

55 MR. MUSE: Yes. It's not the way the operation works. And
56 pushing this building back, you know, further and further, breaking the
57 interior connection -- I mean, they are stretching the loads right now, in
58 terms of what's really going to work for them in the operation. So, we
59 are trying to find what we think is the compromise in this thing,
60 something where, put this thing in a location where the house is. There

1 is a reason to restore the house. There is a reason that they can still
2 use the house, make it a part of their operation. If they move to another
3 part of the site, I don't know what they'll do with this house.

4 MS. ALDERSON: Now the other thing about it here, we did
5 discuss this as well, is that, now, they are deciduous trees, not
6 evergreens, but during a good portion of the year, isn't most of that
7 pretty well screened off by the trees anyway?

8 MR. RUPPERT: Yes. We tried to show that in the elevations
9 from the street. And also, the balance of the property, we, once again,
10 give some indication of what the balance of the property is heavily
11 gridded with trees, so it is fully filling the site up.

12 MR. BURSTYN: The way I am viewing this is that I am very
13 supportive of your efforts. To me, it's a 21st century agricultural use.
14 And obviously it's not going to be the same as it was 100 years ago, but
15 yet we are retaining the historic property and bringing its use into more
16 modern day, and it's the same, as was pointed out, you have got all of
17 these acres, and not only reforestation, but continued agricultural use.
18 And I think a blue ribbon for our County, because to me, it looks like a
19 wonderful, that it's going to be a wonderful operation and structure. And
20 I think the design of it, of any one you choose, I like the one the
21 impedes on the home the less and doesn't take away when you see the home
22 from the road. You don't see all these extra little gables behind it,
23 because then your eye is going to go to that instead of the main house.
24 But I just applaud what you are doing, and I like the idea of
25 incorporating a historic house into modern day use.

26 MR. BRESLIN: One image that has been mentioned by the
27 Commissioners is the house on the hill by itself. But the image that kind
28 of intrigues me is the house with these agricultural buildings behind it.
29 When I look at that I almost can think of some spaces I am familiar with
30 where you have a house with greenhouses behind it. And I think, somebody
31 mentioned a barn, I think that a large dairy barn probably isn't that much
32 smaller than what you are considering. So, I think if they are scaled
33 properly, I think you are getting closer to that point. I think if they
34 are located far enough, I think you are getting closer to that point. You
35 know, a screen of agricultural buildings as a backdrop to the house is
36 pretty appealing, in other ways.

37 MS. WILLIAMS: I agree with that. I think historically you
38 would see domestic, you know, really small scaled domestic outbuildings
39 around a historic house, and the agricultural buildings set at a distance
40 from the house. You don't see major barns so close to the house. So, it
41 is clearly not, you know, a historic feature. It's not, I mean I don't
42 think it could be interpreted as such.

43 MR. BRESLIN: You think you could look at it as a modern
44 interpretation of --

45 MS. WILLIAMS: Sure. I mean, it's a complex, it's an
46 agricultural complex. So, in that respect, it's not, you know, totally
47 out of the ordinary.

48 MS. ALDERSON: I think the real philosophical issue here,
49 though in this form it comes up much more with urban architecture. I
50 worked with the building services so it was a bigger and more common issue
51 there is whether we accept the idea of something that may be a new
52 contribution in its own right and it may very much change the character,
53 but do it in a way that is not unkind to the house. And I really do think
54 that's what this is. I think, in time, the complex will have its own
55 recognition, it will be a landmark. It will be highly recognized. It
56 will be better known than the house by itself. But I think the larger
57 issue is, what's the alternative? And, if this doesn't happen here, I
58 believe what we are going to get is lots of in-fill, and some of high
59 quality, some of less quality. And I think if we can come up with a

1 solution that is of agricultural use, that preserves that open space, that
2 is a real triumph.

3 MR. FULLER: I mean I believe, the TDRs have been sold?

4 MR. RUPPERT: Not all of them.

5 MR. FULLER: But, I mean, the number of houses that would be
6 built would be five to ten? It's not a subdivision that would happen?

7 MR. RUPPERT: No.

8 MR. FULLER: So, it's not as if this will ever turn into a
9 subdivision, so I don't think that's the real issue.

10 MS. WILLIAMS: Well, I don't know. Five or ten houses on that
11 landscape could destroy it, too.

12 MR. FULLER: In 170 acres? But, in any event, I mean,
13 following the comments about, you know, the sizing and massing of the
14 houses, if, or not houses, but the buildings, for instance, if your rear
15 building, if you are diminishing your program to push that in the ground
16 to meet the rear building starts to get to be the distance that a normal
17 agricultural building would be from a house or something like that, if
18 that one needed to be bigger, if you are hurting the program by pushing it
19 in the ground, I don't know that that's important to me from an overall
20 massing standpoint. You know, it sort of a trade-off. The closer, the
21 smaller, the further, the bigger. I don't have a problem with height as
22 you get further away the old house.

23 MR. BRESLIN: And this is a new thing. It's not like it's a
24 barn, because a barn is smelly. That's why it was so far away. This,
25 it's a new thing that should be designed in a new way, and closer is
26 probably appropriate, as long as it is a foil to the new house and
27 complements the new house, and doesn't fight with the new house.

28 MR. MUSE: What I did last time, and I should have done it
29 this time, was I tried to make this look like it's a part of this thing,
30 rather than the stables being renovated, trying to make a new building
31 that has features of that. For example, it brings in the memory, not
32 trying to make a renovated park.

33 MS. WILLIAMS: The other question I have has to do with
34 parking, and I just read somewhere that it has 400 parking spaces. I mean
35 is that something that you think is going to hold steady? Is that
36 something that you anticipate growing, and what's going to be parked
37 there? I mean, is this going to mostly be work vehicles or commuter cars?

38 MR. RUPPERT: The total parking is 130 on the site, and there
39 are three areas that include that. This area here, this one here, and
40 this area in the back. They are all for vehicles, and we anticipate fully
41 utilizing those. That's a 10-year anticipation for growth.

42 MS. WILLIAMS: So, those will all be trucks for your business,
43 or will they mostly be for the people working?

44 MR. RUPPERT: The vehicles in these areas will be for
45 employees of the company, and visitors to the company. In this area here
46 are the work trucks.

47 MS. ALDERSON: One recollection from our last meeting was that
48 you have made great effort in your design looking at the grading, to
49 minimize the visibility of the parking from the street, so it would not
50 really be visible.

51 MR. RUPPERT: Yes. We anticipate that, we don't like to look
52 at cars in general. I mean, that's our job here. Our profession is to
53 try and hide it whenever we can. So, I mean, our plan will be to do that,
54 to screen the parking lots from many angles. As I think I mentioned the
55 last time we were here, the only exception to that would be the views from
56 these windows here, where we want to be able to see what's happening in
57 the back, and maybe some view from this area through to the work yard.

58 MR. MUSE: One thing these drawings don't show, we brought in
59 these photographs the last time, is to give you a sense of this, is the

1 place where they have their operation presently. And I say this, both
 2 from our prospective usage from what it looks now. I say this because of:
 3 (1) the high quality of how they keep their grounds; and (2) we bring
 4 into play -- this is where they are presently -- we bring into play all
 5 the trees that are on the site. This thing is fully orcharded, except
 6 there is an entire grid of trees that you carve out this space in the
 7 middle and you put this complex in. It is fully treed, so when you look
 8 at that, the property will be entirely hidden.

9 MS. WILLIAMS: Okay.

10 MR. MUSE: And, as I stated, grade-wise, there is a
 11 substantial change in grade. We go up about two feet to the house, I'm
 12 sorry, four feet to the house, drop two, drop six more, and then drop a
 13 full level back here. So the working yard is totally dropped down below.

14 MS. O'MALLEY: I just want to comment that I think you really
 15 think you have done a lot to improve your plans, from my perspective, and
 16 I don't, I could go with either A or B, because I do think you could put
 17 something there. The one question that I still have is whether that main
 18 long building that's directly behind the house, if there is any way to
 19 lower that peak some? So that as you see the house, it's not quite so --

20 (Discussion off the record).

21 MR. MUSE: Probably solved the questions of what some means.
 22 It is lower, substantially lower than the ridge of the historic house.
 23 Once again, as you can see here on the perspective, the in fact, the
 24 drawings of the property, I think the actual build-out is pretty, pretty -

25 -
 26 MS. WILLIAMS: I think the elevation shows that too.

27 MS. ALDERSON: That's right. That's right. The grade is in
 28 favor of shrinking it.

29 MR. MUSE: Yeah, the grade is working with us in dropping it
 30 as you go along.

31 MS. O'MALLEY: I was just looking at this part of it. It
 32 looks, you know, if you could just bring it down a little bit more, I
 33 think it would be --

34 MR. MUSE: Well, although as architects, we draw it in
 35 elevation, I would be happier, if you look at the
 36 perspective --

37 MR. FULLER: The elevation is long.

38 MR. MUSE: If you look at it, it is 50 feet back beyond the
 39 house, dropping two feet in grade, in relationship with these pictures.
 40 It would drop a couple of feet probably. I'm not sure it makes a
 41 difference at that point.

42 MR. FULLER: I don't think it's the height. To me the massing
 43 would be the problem, it would be more than length than the height of it.
 44 I think the height is just going to more or less disappear.

45 MS. O'MALLEY: I think the height's acceptable.

46 MS. NARU: Do you think it would be worth sort of going down
 47 the line and seeing -- you know the general consensus I'm hearing right
 48 now, and I know there are some concerns, is that it sounds like most
 49 Commissioners are open to this use, this program on the property. Is that
 50 accurate? I mean, I hear some concerns being expressed, but the majority
 51 of folks feel this is the right use. So maybe the question then gets into
 52 design issues, and I guess, as staff, we really would like to hear sort of
 53 just going down the line, who likes A, who likes B, and we can keep
 54 working with the applicants on additional design details, and then perhaps
 55 looking at ways to lower things, or, you know, tweak things. But --

56 MS. O'MALLEY: We do have a speaker.

57 MS. NARU: Oh, we do. Okay.

58 MS. O'MALLEY: Shall we wait until after we have heard from
 59 this speaker?

1 MS. WILLIAMS: Yes, because I didn't realize we had a speaker.
2 MS. ALDERSON: Yes.
3 MS. O'MALLEY: We got carried away. Sorry.
4 MR. GOLDSTEIN: I am Wayne Goldstein, President of Montgomery
5 Preservation, and my testimony was going to be that you do what you are
6 doing now. Thank you.
7 (Discussion off the record).
8 MS. WRIGHT: So, I mean, maybe go ahead and just have folks
9 one by one address, you know, the changes on alternatives.
10 MS. ALDERSON: Either alternative is acceptable to me.
11 MR. BURSTYN: I concur on that.
12 MS. WATKINS: I agree. I think one question, I have one
13 little concern. The front parking lot, I am not convinced that, I know
14 you are going to screen it, but as you are coming down the road, I am
15 afraid that that's the first thing you are going to see, and if you could
16 swing it around and pull it back. It's right at the front edge of the
17 house. If you could pull it back, or bring it further back? Because
18 there is such a good --
19 MR. RUPPERT: In this parking lot?
20 MS. WATKINS: Yes. There is going to be the quote, unquote
21 "orchard" and the trees, and then the historic house, and it's a shame to
22 kind of have the parking interrupt that nice rhythm, I think. If you
23 could pull it back?
24 MR. RUPPERT: To be honest with you, we have been so focused
25 on the buildings, that we really haven't spent a lot of energy on the
26 layout of the parking lots, the location and the sizing. I know when we
27 do that, I think we'll improve what's there. And I think I share the same
28 concern that you do. We don't want that to --
29 MS. WATKINS: Compete with the house.
30 MR. RUPPERT: Yeah, or break up the feel that you get.
31 MS. WATKINS: Right.
32 MR. RUPPERT: So we may make it smaller, or we may turn it, or
33 we may lower it, and we would definitely screen it, and it's possible to
34 move it altogether. I'm not sure which yet, but we are working on that.
35 MS. WATKINS: The thing that's nice --
36 MR. MUSE: I think it's fair game that -- right now it's 150
37 feet from the house.
38 MS. WATKINS: The thing that's nice about the site now is that
39 it's got the grid and it's got the house, and to have to screen kind of a
40 smaller scale -- I don't know how you are going to screen it, but I think
41 --
42 MR. MUSE: It's funny though, you understand, the term
43 screening here means different things than what we normally think as
44 screening. With screening you always think of a blind sort of, thin stuff
45 that wraps around, something like a fence.
46 MS. WATKINS: Yes.
47 MR. MUSE: This is going to be a screen, as in all these green
48 dots you see here are toward the back, okay?
49 MS. WATKINS: Right. It's a grid.
50 MR. MUSE: It's fully orchard, so. But, nonetheless, I think
51 the comments are right. The whole, you know, this is all subject to fine-
52 tuning.
53 MS. ANAHTAR: Well I still like this proposal. I like the
54 idea of incorporating the old house into this design, and I like the level
55 of detailing. They have come up with a new warehouse building in the
56 background. This is exactly what we were going to advise them to do, you
57 know, bring more detailing and bring the residential details into these
58 buildings. I like it.
59 MR. FULLER: Obviously I'd prefer it not on this site, but if

1 it is going to be here, my preferences would be that the front buildings
2 or the orientation of the buildings, as you view them from the street,
3 read a little bit more randomly rather than formally. I don't mind the
4 formal space once you get into it, but from the street, I would prefer to
5 see it feel a little bit more broken up in mass. Whether the front
6 building wants to maybe feel as if it is two buildings pushed together,
7 I'm not sure. I have no problem on how big the back building gets to be,
8 as to what happens with it. I have no problem with the general courtyard
9 shape to the things. If the front building could be, rather than 40 feet,
10 50 feet from it? But I mean, we are dealing with nuances at that point.
11 To me, a little further back would be nicer. I wouldn't worry too much
12 quote "screening," because the screening itself starts to create a rhythm.

13 I assume we are dealing with this it will be a complex that will stand
14 out, because of the fields around. You really, it's not an orchard. It's
15 a series of whips, and it is going to continue to be replanted and stay as
16 low plantings. So this is always going to be the dominant feature out of
17 this area. But I don't have really that big a problem with it. I think
18 the complex is fine. I just think that the more space around the old
19 house, and the more break up as you leave the background to the old house,
20 the better it is going to feel.

21 MS. O'MALLEY: I think that this is going to work well. I
22 like the way you have done it. I think I would prefer scheme B, because
23 when I look at the front of the house and then look at the lines of the
24 building behind it, I think that longer roof line that you see in scheme B
25 works better. It's not as detracting.

26 MS. WILLIAMS: I guess, in general, I do find the formality of
27 the scheme a little bit in conflict with the current house and would like
28 to see it, you know, further away. But, given the fact that it looks like
29 it is going to stay where it is, if I am looking at scheme A or scheme B.

30 I mean, either one would work. I guess my only problem is that scheme B
31 seems to be more mid-atlantic like, in terms of its architectural style,
32 and may be more appropriate. On the other hand, the formality of the plan
33 seems more in keeping with the sort of, I don't know, more formal Queen
34 Anne, I don't know, Rhode Island sort of look. I don't know.

35 (Discussion off the record).

36 MS. WRIGHT: I think, as staff, we would just say, what looks
37 more low-slung and less bulky, and that's why we like scheme A. Just to
38 keep the whole idea of a very horizontal and low-slung.

39 MR. BRESLIN: I think either one of them could work well when
40 you get down to the details. I think you have come a long way from the
41 last one, where the detailing competed with the house, and I think this
42 detail properly could actually be a backdrop, an appropriate backdrop. I
43 think the fact that you moved back 15 or 20 feet is good, and if you can
44 possibly move back any more, that's better. But, I think we are at the
45 point now where you are far enough back, and you are at a level of detail
46 that it begins to work.

MS. WRIGHT: So that gives you direction, and hopefully it's
enough direction to sort of move forward with the other aspects of what
you need to do in terms of your re-sending and filing for your special
exception. And it is our pleasure to work with you as you continue to
develop your design. I think the good news is today you have heard that
the majority of Commissioners basically think this use of this site is
going to work, and I think that's sort of a critical threshold question.

MR. MUSE: Thank you very much.

MR. RUPPERT: Thank you, very much.

MS. O'MALLEY: Thank you. The next part of our meeting is to
review the tax credit applications.



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: August 4, 2004

TO: John Carter, Division Chief, Community Based Planning Division
Melissa Banach, Strategic Planning Division
Mary Dolan, Environmental Planning Division
Taslina Alam, Development Review Division
Daniel Hardy, Transportation Planning Division
Tanya Schmieler, Park Planning and Development Division
(Gwen Wright, Historic Preservation Unit
Judy Daniel, Community Based Planning Team 7
Bruce Crispell, Montgomery County Public Schools
Kenneth A. McDonald, Jr., State Highway Administration
Greg Leck, Montgomery County Public Works & Transportation
Officer in Charge, Dept. of Fire & Rescue Services
Elizabeth Forbes, WSSC

FROM: Judy Daniel
Community Based Planning

SUBJECT: Zoning Application No. G-825

The above-cited zoning application is being referred to your division for comment.

Community Planning, Environmental Planning, and Development Review should comment on any aspects relevant to their responsibilities. Transportation Planning should evaluate roadway configuration. Park Planning and Development should comment on any park planning issues involved.

We would appreciate your comment by **Tuesday, November 9, 2004.**

Thank you for your assistance.

Enclosure: Zoning Application
Schematic Development Plan



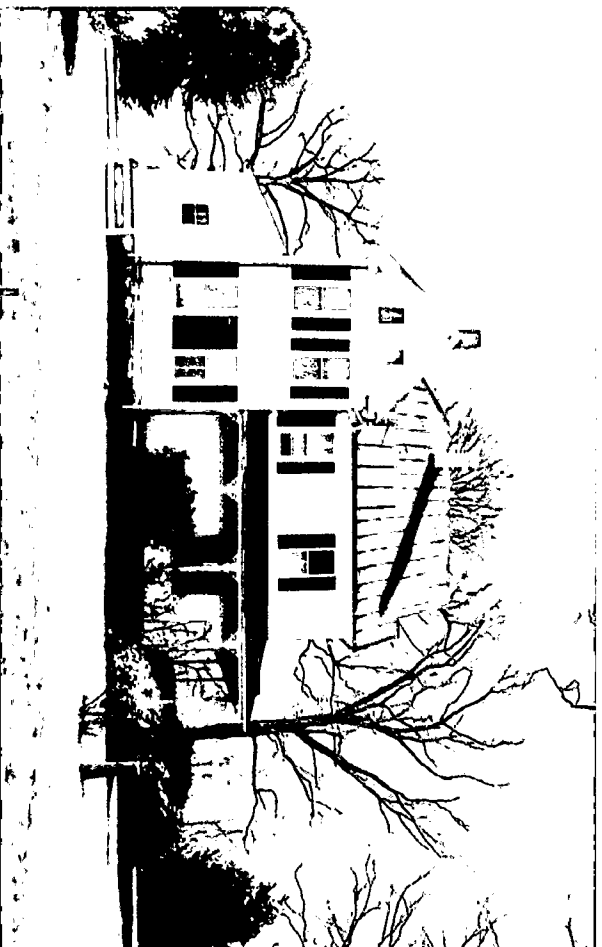
**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**

Historic Victorian

West Elevation



Northwest Elevation



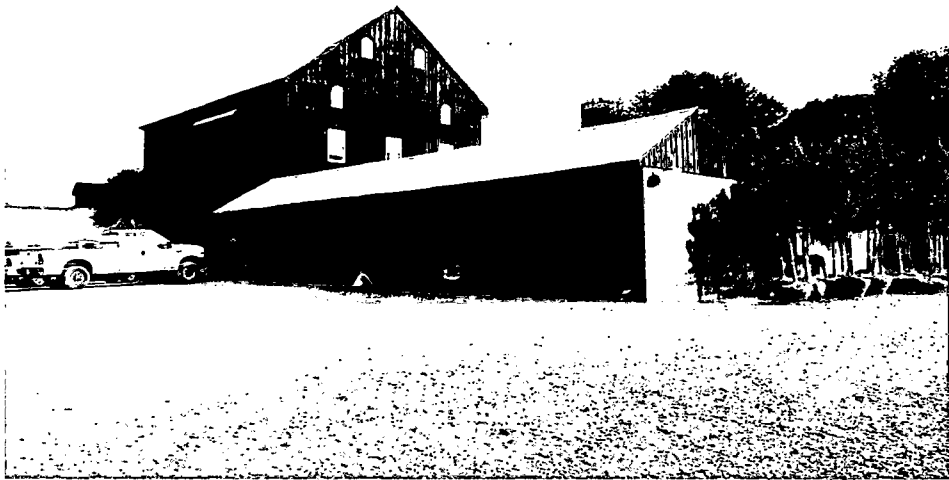
Front Elevation

**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**

Headquarters



Existing Headquarters



**Existing structures at
Headquarters**



**Existing structures at
Headquarters**

**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**

Headquarters



Existing Headquarters



**Existing Owner's Residence
Adjacent to Headquarters**



RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882

Rice Manor
(Previous Ruppert Nurseries
Headquarters)



Rice Manor



Rice Manor

**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**

Headquarters



Existing Headquarters



**Existing Owner's Residence
Adjacent to Headquarters**



RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882

Rice Manor
(Previous Ruppert Nurseries
Headquarters)



Rice Manor



Rice Manor

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ROUTE 108
LAYTONSVILLE, MD 20882**

Headquarters



Existing Headquarters



**Existing structures at
Headquarters**



**Existing structures at
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**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**

Headquarters



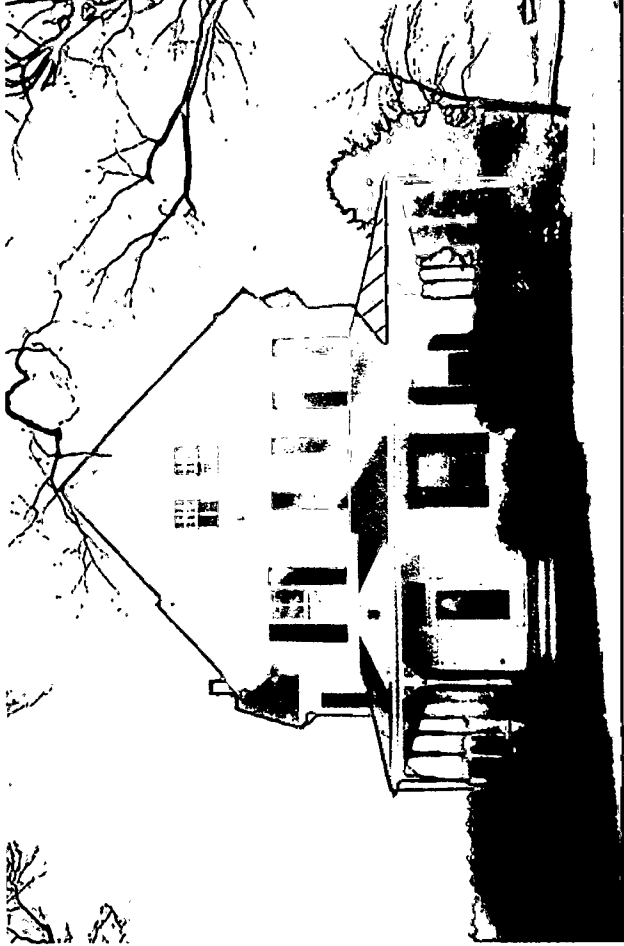
Existing Headquarters



**Existing Owner's Residence
Adjacent to Headquarters**

**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**

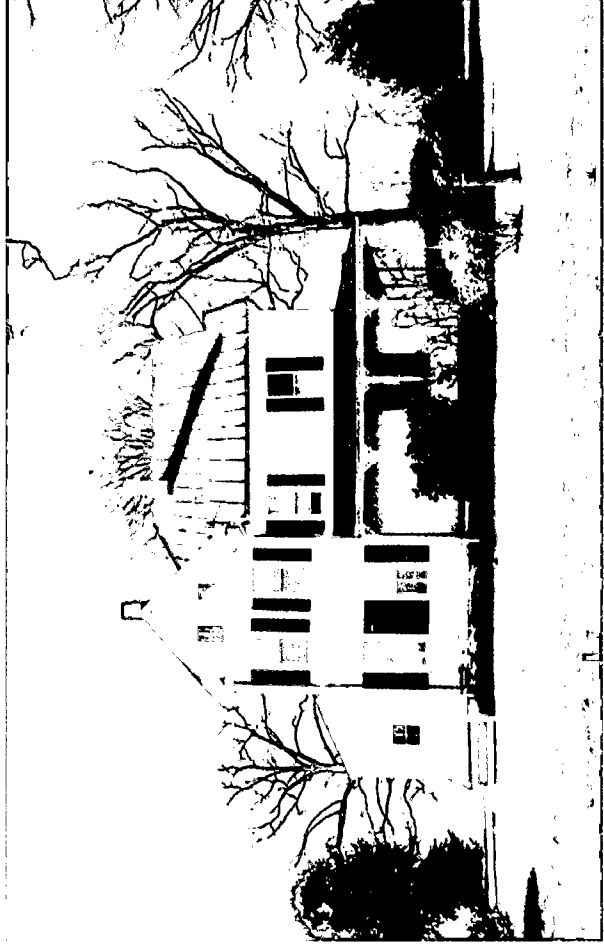
Historic Victorian

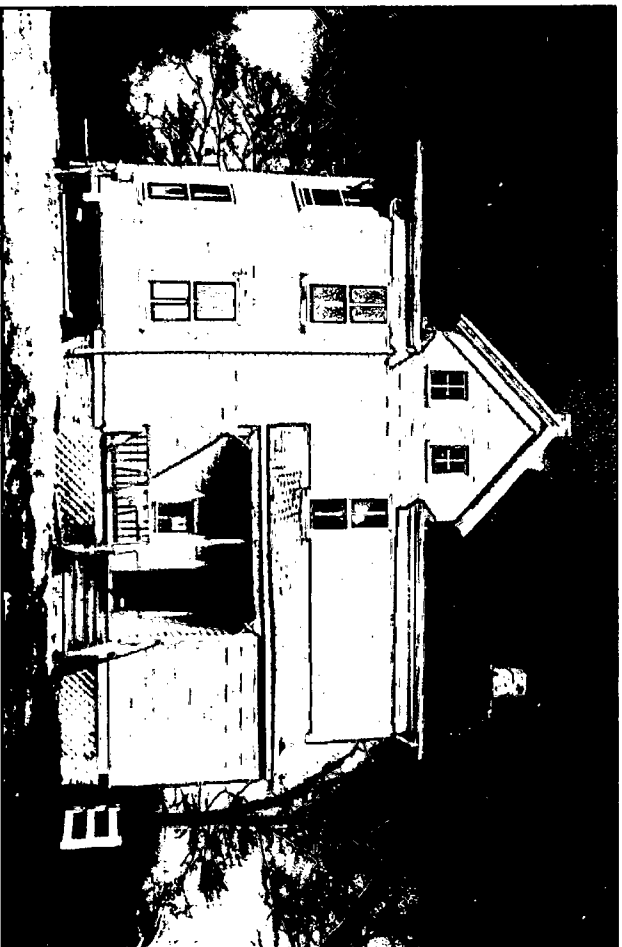


West Elevation



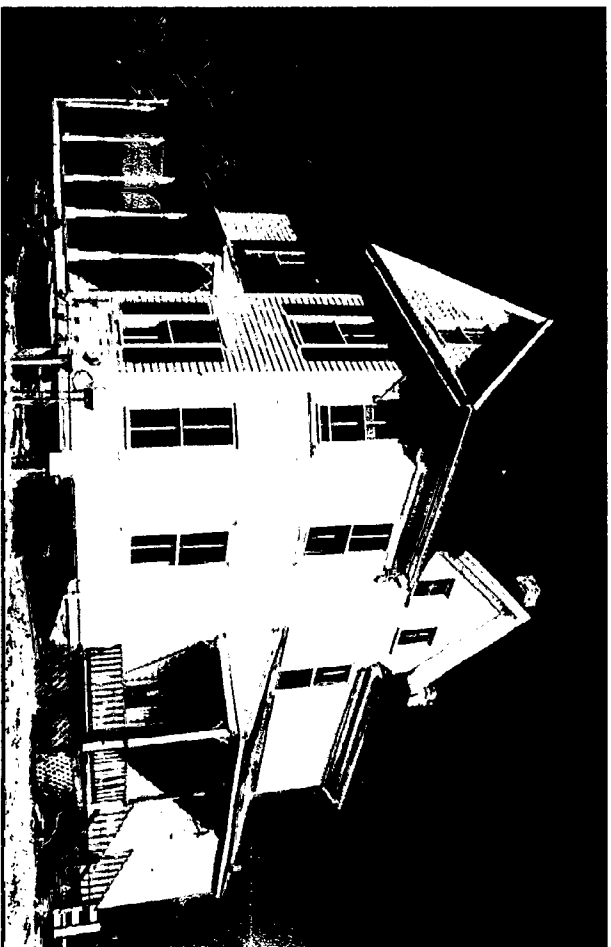
Northwest Elevation



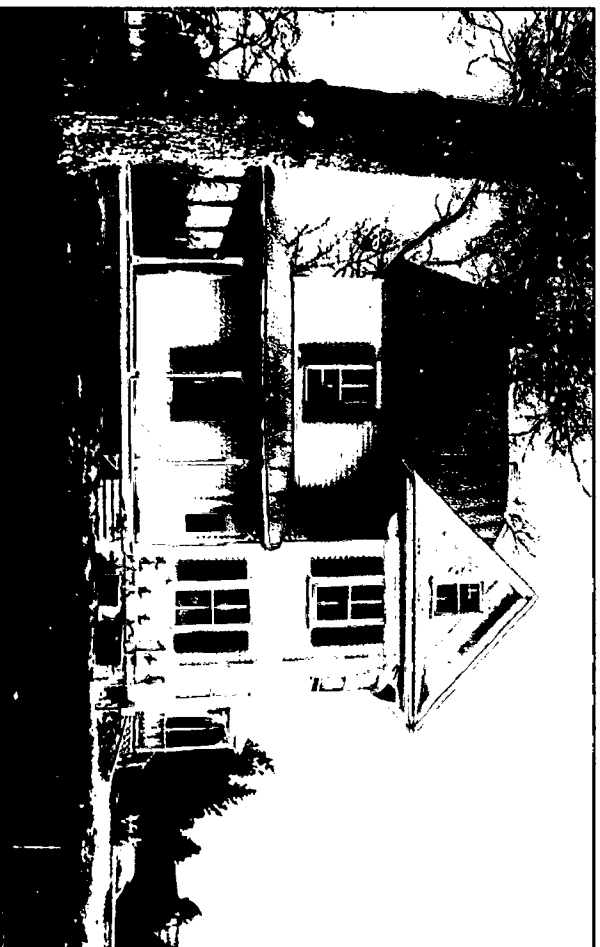


**RUPPERT NURSERIES
ROUTE 108
LATONSVILLE, MD 20882
Historic Victorian**

East Elevation



Southeast Elevation



South Elevation

**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**

Headquarters



Existing Headquarters



**Existing structures at
Headquarters**



**Existing structures at
Headquarters**

**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**

Historic Victorian



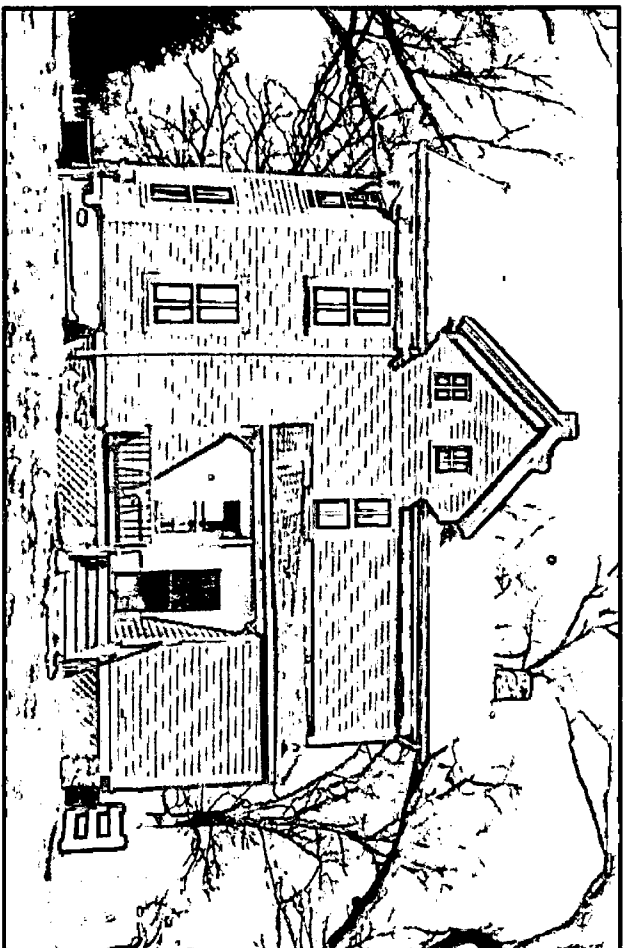
West Elevation



Northwest Elevation

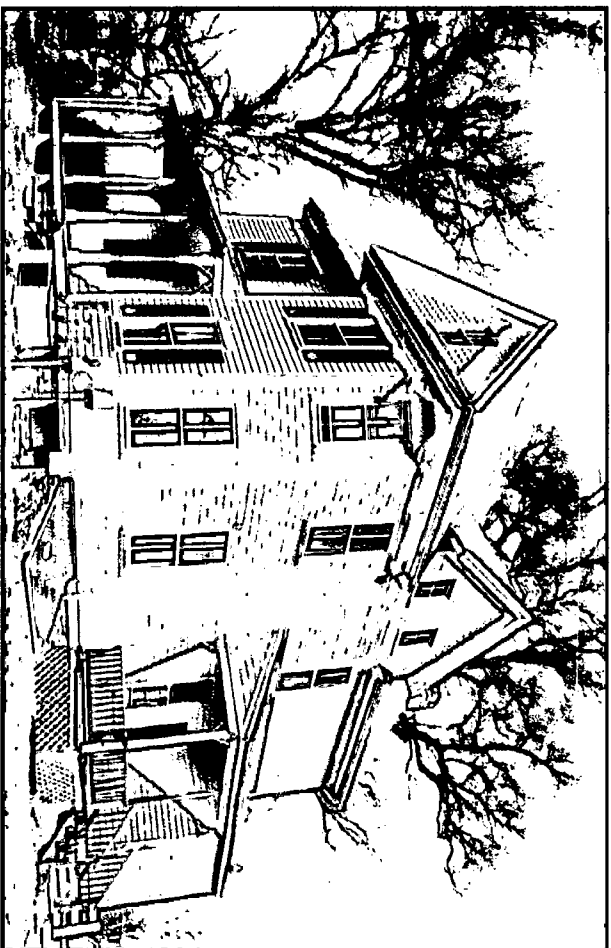


North Elevation

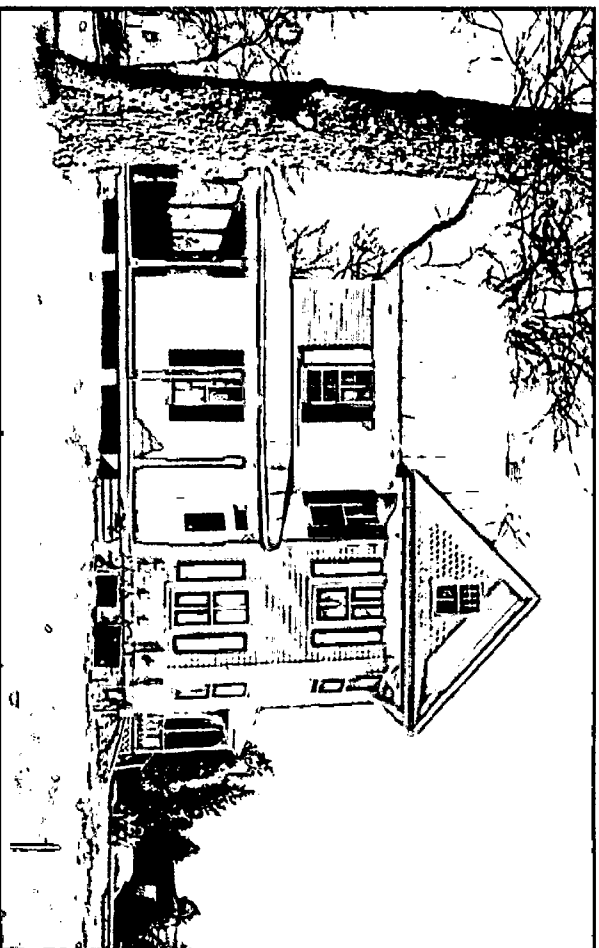


**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**
Historic Victorian

East Elevation



Southeast Elevation



South Elevation

**RUPPERT NURSERIES
ROUTE 108
LAYTONSVILLE, MD 20882**

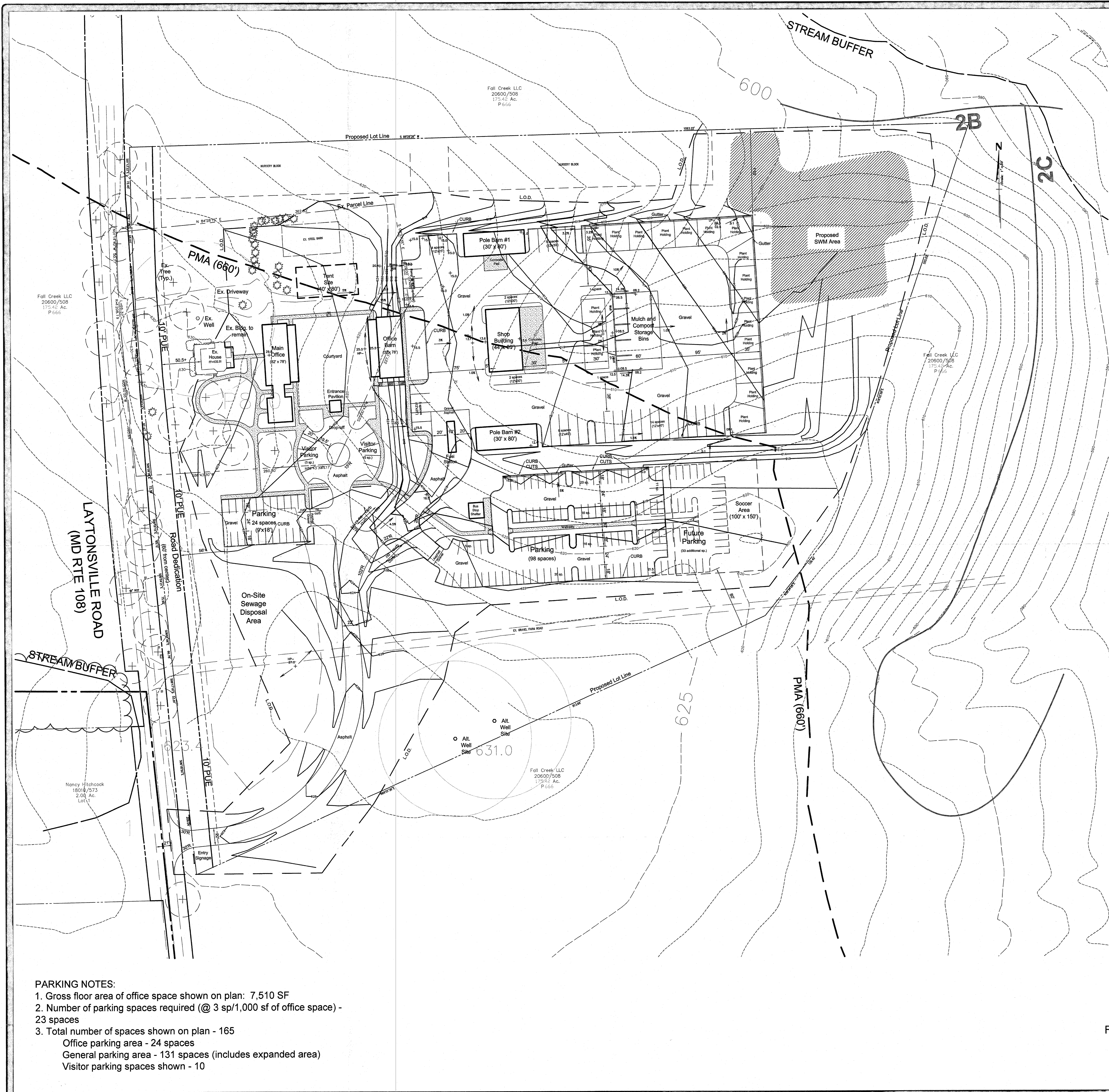
Headquarters



Existing Headquarters

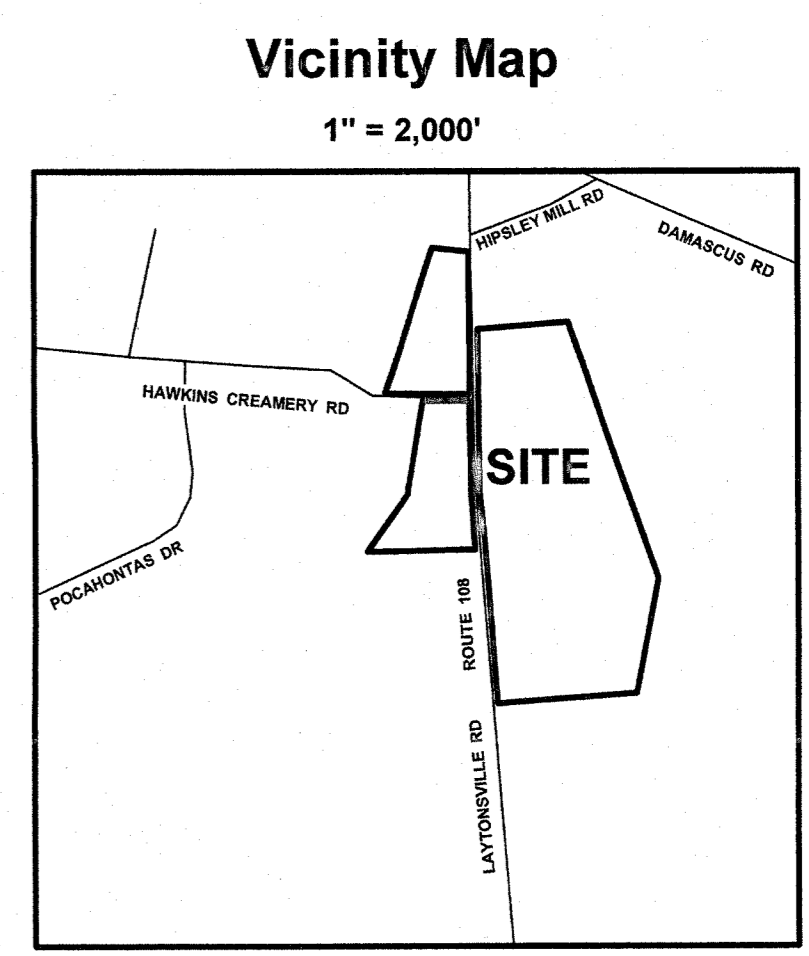


**Existing Owner's Residence
Adjacent to Headquarters**



- PARKING NOTES:**
1. Gross floor area of office space shown on plan: 7,510 SF
 2. Number of parking spaces required (@ 3 sp/1,000 sf of office space) - 23 spaces
 3. Total number of spaces shown on plan - 165
 - Office parking area - 24 spaces
 - General parking area - 131 spaces (includes expanded area)
 - Visitor parking spaces shown - 10

REQUIRED / PROVIDED DEVELOPMENT STANDARDS		
RDZ ZONE (SECTION 59-C-9.4)	REQUIRED	PROVIDED
MINIMUM LOT SIZE PERMITTED	40,000 SF	698,938 SF
MINIMUM LOT WIDTH AT BUILDING LINE	125'	900'
MINIMUM STREET FRONTAGE	28'	930'
MAXIMUM LOT COVERAGE	10%	2.60%
MAXIMUM BUILDING HEIGHT	50'	18-29'
FOR MAIN BUILDING		
SETBACK FROM FRONT LOT LINE	50'	50.5'
SETBACK FROM SIDE LOT LINES	20'	250'
SETBACK FROM REAR LOT LINE	35'	600'
FOR ACCESSORY BUILDINGS		
SETBACK FROM FRONT LOT LINE	50'	129'
SETBACK FROM SIDE LOT LINES	15'	120'
SETBACK FROM REAR LOT LINE	10'	398'
LANDSCAPE CONTRACTOR (SECTION 59-G-2.30.00)		
MINIMUM LOT SIZE PERMITTED	2.0 AC	16.04 AC
SETBACK FROM ALL LOT LINES FOR PARKING, LOADING AND ON-SITE OPERATIONS	50'	55'+
NO. OF LANDSCAPE CONTRACTOR BUSINESS VEHICLES		
TRUCKS	N/A	34
TRAILERS	N/A	20
HOURS OF OPERATION		
	N/A	M-F 6:00am - 6:30 pm



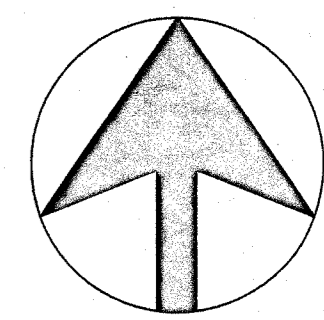
PREPARED FOR:
FALL CREEK FARM EAST LLC
 7950 HAWKINS CREAMERY ROAD
 GAITHERSBURG, MARYLAND 20882
 301-482-0300

Sheet 2 OF 2
 Revisions

date: April 4, 2005
 scale: 1"=50'

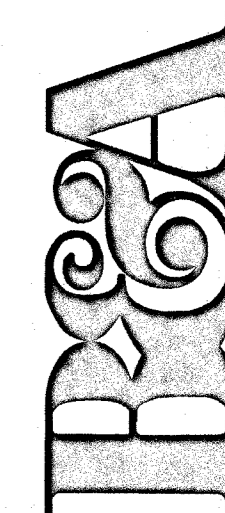
Benning & Associates, Inc.
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301) 948-0240

PRELIMINARY PLAN
RUPPERT NURSERIES: FALL CREEK FARM EAST
 Montgomery County, Maryland

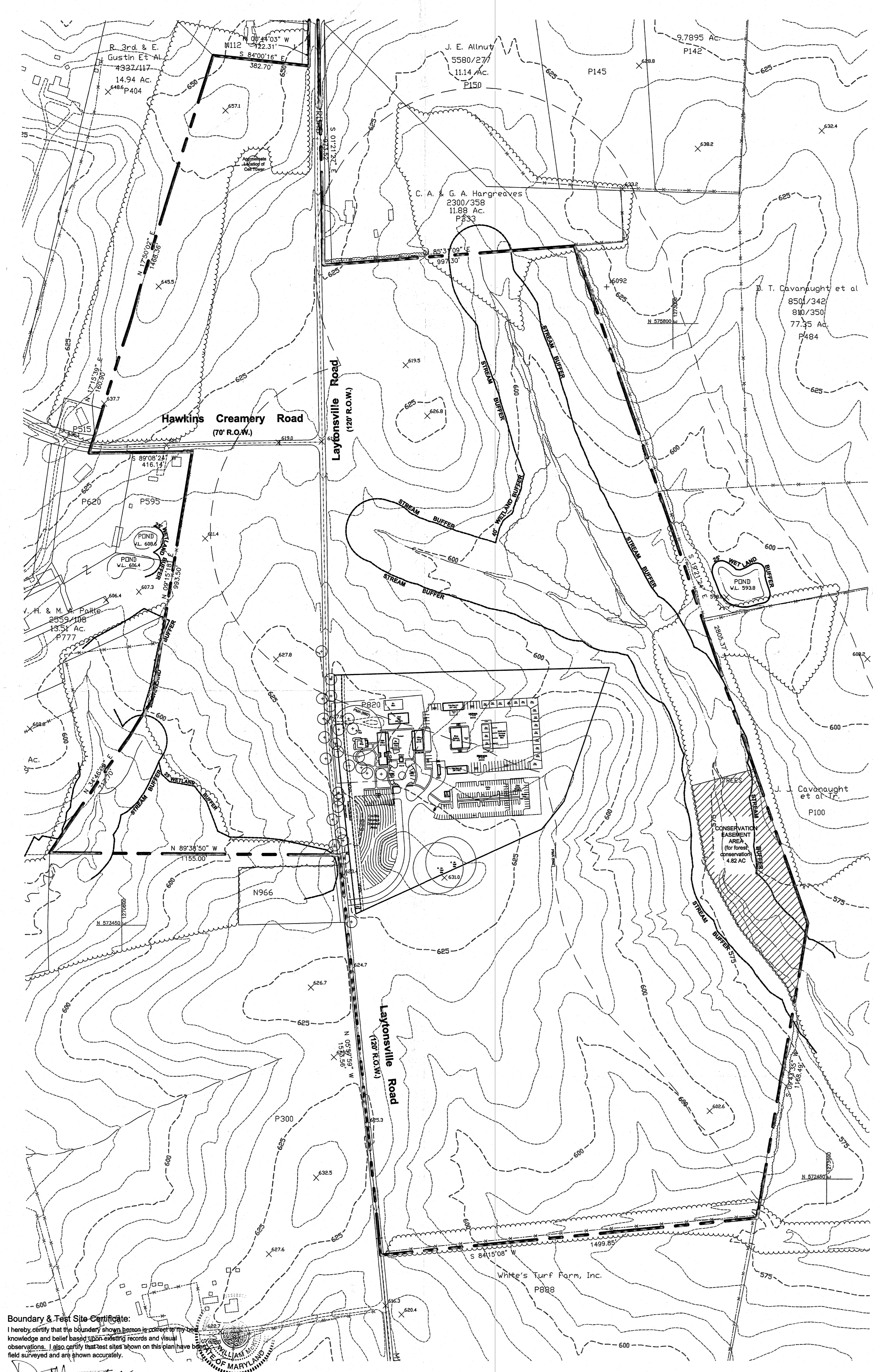


date: April 4, 2005
scale: 1"=200'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)946-0240



PRELIMINARY PLAN
RUPPERT NURSERIES: FALL CREEK FARM EAST
Montgomery County, Maryland



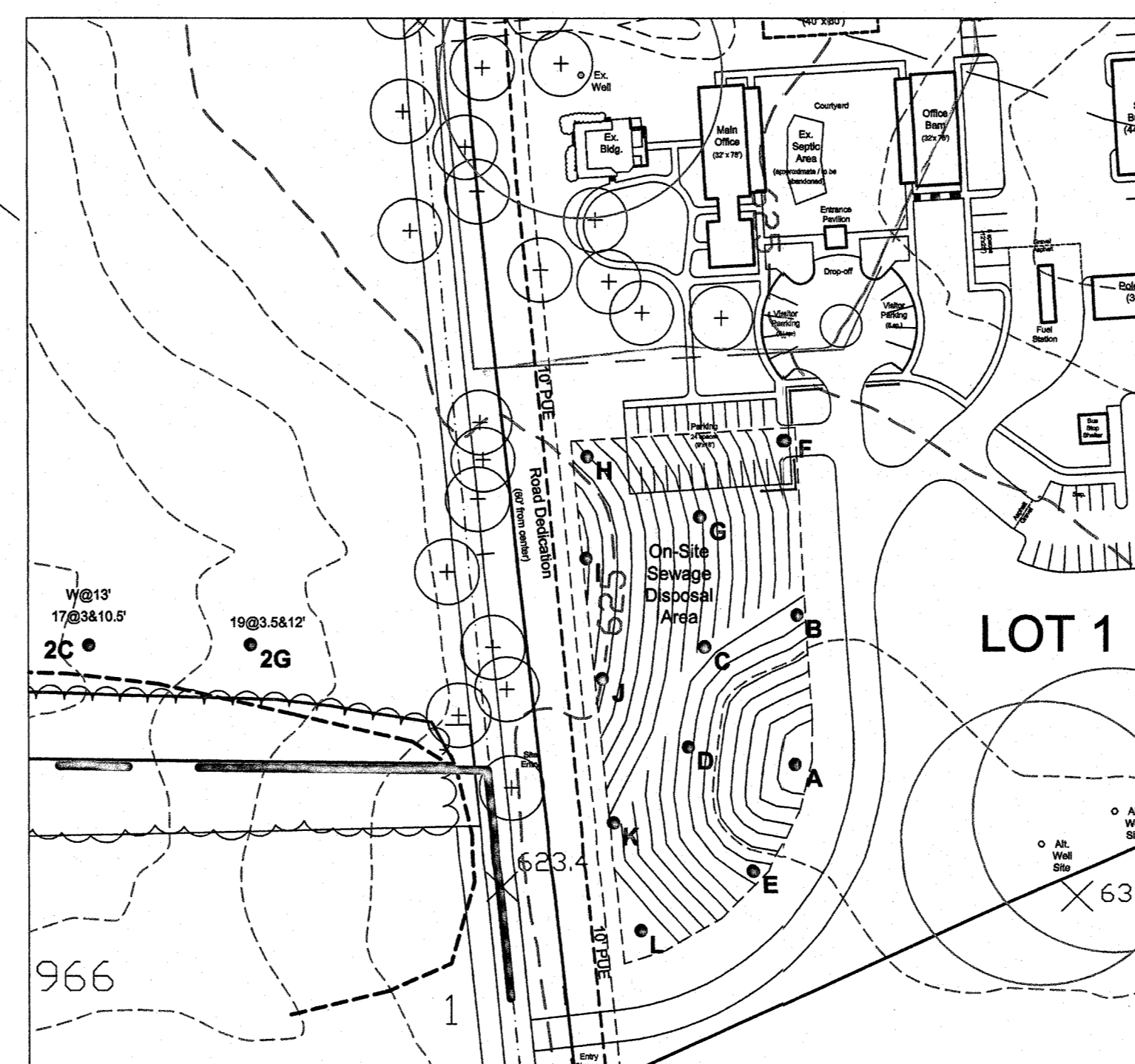
Primary Management Area (PMA) Notes:

1. A portion of the subject site is located within the Patuxent River Watershed Primary Management Area. Impervious limit of 10% applies to this area.
2. Area of total Ruppert Nurseries property within the PMA transition area - 68.5 acres (see plan for PMA transition area boundary)
3. Impervious coverage shown for proposed use within transition area - 1.8 acres
4. Percentage of imperviousness relative to the total property transition area (1.8 ac / 68.5 ac) = 2.6%

GENERAL NOTES:

1. ZONING OF SUBJECT PROPERTY - RDT (Rural Density Transfer) *
2. AREA OF PROPERTY - 179.12 AC
3. AREA EXCLUDED FROM SUBDIVISION (FARM REMAINDER) - 162.52 AC
4. NET TRACT AREA - 16.61 AC
5. AREA IN FUTURE ROAD DEDICATION - 0.57 AC
6. NUMBER OF LOTS PROPOSED - 1
7. AREA OF PROPOSED LOT - 16.04 AC
8. PROPOSED USE - LANDSCAPE CONTRACTOR (as permitted by Special Exception per Sec. 59-G-2.30.00)
9. PROPOSED USE IS SUBJECT TO THE APPROVAL OF SPECIAL EXCEPTION CASE #S-2636
10. EXISTING SEWER AND WATER SERVICE CATEGORIES: S-6 & W-6
11. PROPERTY TO BE SERVED BY INDIVIDUAL WELL & ON-SITE SEWAGE DISPOSAL SYSTEM
12. SITE LOCATED IN GREAT SENECA CREEK WATERSHED (CLASS I) & HAWLINGS RIVER WATERSHED (Class IV)
13. AREA WITHIN HAWLINGS RIVER WATERSHED IS SUBJECT TO "PRIMARY MANAGEMENT AREA" GUIDELINES

* A 2.5 acre portion of the property in the Country Inn (CI) zone is the subject of a Remedial Map Amendment (G-835) to be reclassified back to the RDT zone



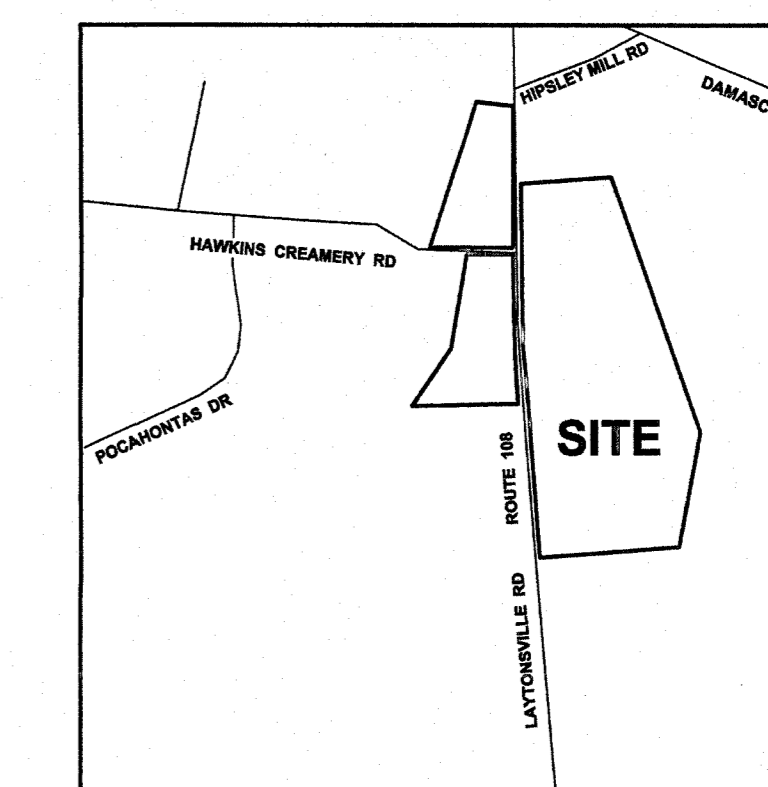
SEPTIC DETAIL VIEW:
1" = 100'

Septic System Design Notes:

1. Percolation tests shown tested / completed in December 2004.
2. Average percolation test rate - 15 minutes.
3. Design flow for landscape contracting business based upon number of projected employees for 15-year plan:
 - 119 office (on-site) workers @ 10 gpd per person - 1,190 gpd
 - 120 field (peal season / off-site) workers @ 5 gpd per person - 600 gpd
4. Design flow - 1,790 gpd
5. On-site sewage disposal area needed (@10,000 sf / 500 gpd) - 40,000 sf
6. Area shown on plan - 50,000 sf ±

PREPARED FOR:
FALL CREEK FARM EAST LLC
7950 HAWKINS CREAMERY ROAD
GAITHERSBURG, MARYLAND 20882
301-482-0300

Vicinity Map
1" = 2,000'



Boundary & Test Site Certificate:
I hereby certify that the boundary shown hereon is correct to my best knowledge and belief based upon existing records and visual observations. I also certify that test sites shown on this plan have been field surveyed and are shown accurately.
Signature: [Signature] Date: 4/6/05

