

23/97 Rockland
Hallowell Subdivision

Fahn



Maryland Historical Trust

14 March 1986

The Hallowell Corporation
c/o Mr. William Hussman
9030 Comprint Court
Gaithersburg, Maryland 20877

Re: Rockland (M-23-97)
Olney vicinity
Montgomery County

Dear Mr. Hussman:

The above-referenced property will be considered by the Governor's Consulting Committee for nomination to the National Register of Historic Places on Monday 21 April 1986. The National Register is the official list of historic properties recognized by the federal government as worthy of preservation for their significance in American history, architecture, archeology, engineering, and culture. In Maryland, the nomination process is administered by the Maryland Historical Trust. Enclosed is a copy of the criteria under which properties are evaluated for listing. The meeting will be held in the the Maryland Briefing Center, Department of Economic and Community Development, Room 122, First Floor, 45 Calvert Street, Annapolis, Maryland, beginning at 10:00 a.m.

Listing in the National Register results in the following for historic properties:

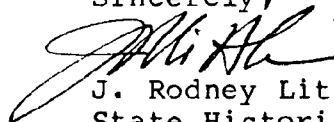
1. Consideration in planning for Federal or State funded, licensed and assisted projects. Federal and State legislation requires that Federal agencies allow the Advisory Council on Historic Preservation and the Maryland Historical Trust opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to Section 36, Code of Federal Regulations, Part 800 and Annotated Code of Maryland, Article 41, Section 181 et seq.
2. Eligibility for federal income tax benefits that encourage the preservation of historic commercial, industrial, and rental residential buildings, including an investment tax credit for rehabilitation work which is certified as meeting the standards of the Secretary of the Interior. Revisions to this federal tax credit are included in the tax reform bill currently before the Congress. Provisions which appear likely to be enacted would offer a 20% investment tax credit to such projects. For further information on the federal tax benefits and the current status of the revision, please contact the Technical Preservation Services Division at the Trust at (301) 269-2850.

3. Eligibility for a Maryland income tax benefit for the preservation of owner-occupied historic residential buildings. For further information, contact the Maryland Historical Trust at (301) 269-2850.
4. Consideration of historic values on the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977. For further information please refer to 30 CFR 700 et seq.
5. Eligibility to apply for federal and state grants and state low interest loans for historic preservation projects. To determine the present status of such grants and loans, contact the Maryland Historical Trust at (301) 269-2850.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object, a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of eligibility of the property for listing in the National Register. If the property is determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property the notarized objection must be submitted to J. Rodney Little, State Historic Preservation Officer, Maryland Historical Trust, 21 State Circle, Annapolis, Maryland 21401, by the date of the meeting given above.

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the State Historic Preservation Officer before the Governor's Consulting Committee considers the nomination. A copy of the nomination, regulations and information on the National Register and Federal and State tax provisions are available from the Trust. Telephone inquiries can be made a (301) 269-2438.

Sincerely,



J. Rodney Little
State Historic Preservation
Officer

JRL/RLA/pc

Enclosure:

cc: The Hon. Charles W. Gilchrist
Ms. Mary Ann Kephart
Ms. Roberta Hahn ✓
Mr. Mark Walston
Ms. Paula Stoner Reed

M E M O R A N D U M

June 27, 1985

TO: Charles Loehr
Subdivision Review
MNCPPC

FROM: Bobbi Hahn, Executive Director *BH*
Historic Preservation Commission

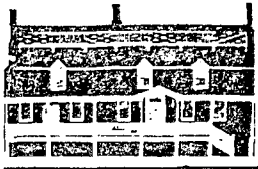
SUBJECT: Preliminary Plan #1-85014

A revision of the above referenced plan, which involves Master Plan historic site #23/97, Rockland, was submitted for review by the Historic Preservation Commission at its June 20, 1985 meeting. The revision shows approximately four (4) acres as the environmental setting of the historic structure, the shift in placement of adjoining townhouses to open up the vista to and from the historic building, and the relocation of a large elderly housing unit from immediately behind the barn associated with Rockland which the Commission had felt had a negative impact on the historic structure. With the changes as noted and as per the attached plan the Commission voted to approve this plan as it deals with Rockland because it provides sufficient distances between the historic building and other buildings and it provides a sufficient green space as an appropriate environmental setting for Rockland.

CC: William Hussman

0483E

Hahn



Maryland Historical Trust

May 23, 1985

Ms. Paula Staub
Loan Guarantee Designee
Veterans Administration
Regional Office
941 North Capital Street, N.E.
Washington, D.C. 20421

Re: 372/262, Olney Town Center
VA File No. 1575
Montgomery County, Maryland

Dear Ms. Staub:

This office is currently reviewing the above-referenced project for effects to cultural resources.

Two historic standing structures, Rockland and the old Montgomery County General Hospital, have been recorded in the project vicinity. According to our archeology files, there is one known prehistoric site, 18 MO 132 - Olney Soapstone Quarry, located in the vicinity of the project area. We request a copy of the proposed development plan for Olney Town Center, in order to determine whether or not the project will have an effect upon historic or archeological resources. Once we have received this additional information, we will promptly complete our review of this project.

If you have any questions, please contact Ms. Kim Kimlin (for historic standing structures) or Ms. Beth Brown (for archeology) at (301) 269-2438.

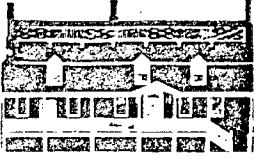
Sincerely,

George J. Andreve

George J. Andreve
Environmental Review Administrator

GJA/BCB/KEK/bjs

cc: Ms. Mary Ann Kephart
Ms. Roberta Hahn ✓
Mr. Mark Walston



Hahn

Maryland Historical Trust

May 22, 1985

Ms. Paul Staub, Staff Appraiser
Veterans Administration
941 North Capitol Street, N. E.
Washington, D. C. 20421

Re: Hallowell, VA File No. 1542
Montgomery County

Dear Ms. Staub:

This is a follow-up to our letter of February 27, 1985 regarding the above-referenced project.

On April 26, 1985, a member of my staff visited the project site with Mr. William Hussman, the project developer. Our staff member found that the Rockland property, although in poor condition, retains its architectural integrity. Thus, we believe the house to be eligible for the National Register. In order to proceed with the Section 106 review, VA will need to issue an opinion regarding the eligibility of Rockland. Documentation regarding the property was sent to you with our previous letter. The historic site boundary shown on the enclosed map, which was developed in consultation with the developer, shows the area which we believe to be eligible. If your office concurs with our opinion, the review may proceed. If you disagree, VA must request a determination of eligibility from the National Register office before proceeding.

In the event that Rockland is considered National Register-eligible, either through consensus opinion or a formal determination of eligibility, the effect of the Hallowell project on the historic property must be evaluated by VA in consultation with this office.

We look forward to hearing from you soon. If you have any questions, please call Ms. Kim Kimlin of my staff at 269-2438.

Sincerely,

J. Rodney Little
Director
State Historic Preservation
Officer

Enclosure

JRL/KEK/hec

- cc: Mr. William Hussman
- Ms. Mary Ann Kephart
- Ms. Roberta Hahn
- Mr. Mark Walston
- Mr. Doug Reed

"The Hallowell Corporation"

9030 Comprint Court
Gaithersburg, Maryland 20877
(301) 948-6903

May 13, 1985

Kim Kimlin
Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401

Dear Kim:

I have completed a revised site plan for the area surrounding "Rockland." A copy is attached showing the home on a four acre site. The area outlined in orange should be the environmental setting for the house.

As I discussed with you, I have also engaged Doug Reed to do an "Historic Structures Report." Based on his visual inspection of the building I believe that the abandoned and condemned home can be saved. My intentions are to convert it to a two family dwelling with a floor plan that reflects as few changes as possible from its original two family occupancy by Benjamin Hallowell.

I would appreciate the completion of your review so that my VA submission for the remainder of this 300 acre farm can proceed in an orderly manner.

Thank you.

Sincerely,

William D. Hussmann

William Hussmann
Vice President,
The Hallowell Corp.

cc: Bobbi Hahn

The Hallowell Corporation"
9030 Comprint Court
Gaithersburg, Maryland 20877
(301) 948-6903

DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

FEB 11 1985

February 11, 1985 MONTGOMERY COUNTY, MARYLAND

Bobbi Hahn
Executive Director
Historic Preservation Commission
Executive Office Building
101 Monroe Street
Rockville, Maryland 20850

Dear Ms. Hahn:

I have received from the MNCPPC a copy of your comments regarding our pending Preliminary Plan of Subdivision for the Hallowell Community. This third preliminary plan is designed to accomodate the remaining sewage flows that can be handled before the existing James Creek Pumping Station can be expanded, and to utilize the remaining TDR's that are available to us at the present time.

We have two areas of concern regarding your January 29 memo to Charlie Loehr:

1. the "environmental setting" for Rockland and
2. the requested relocation of the townhouses from section 75 to section 20.

Rocklands Environmental Setting - this site was first included in the Historic Preservation Master Plan in July of 1979 at the time that the Ordinance was first approved by the County Council. At that time the site was described as "a frame 2 story Federal style House sitting on a knoll." The plan did not designate the entire farm as the Environmental setting for Rockland.

The following year the County Council approved the Olney Master Plan with the attached language that set the future parcel, upon which the house will be located, at a minimum of 3 acres. In addition the Plan created a Primary Residential Street (P-1) adjoining the southern exposure of the Rockland Home.

The pending preliminary plan includes the Master Planned primary street (that we have named Brimstone Academy Drive after Benjamin Hallowell's famous school in Alexandria) and a number of town-

house and single family lots. All of the lots in the pending plan lie on the opposite side of Brimstone Academy Drive. The townhouses will meet our MPDU requirements for this section of the Hallowell Community.

The Rockland home and improvements are sited within an area of 3.5+ acres, and are part of an 8 acre parcel that we hope to develop as an elderly housing project in the future.

Based upon the above considerations we believe that the pending preliminary plan is outside of the environmental setting for the Rockland. I would appreciate your review of the above considerations and a written statement regarding the environmental setting issue.

2. The P75 Townhouse Parcel - The preparation of the Pre-Preliminary Plan of Subdivision for Hallowell had to meet a number of tests. The planners and our neighbors to the south and north of our site wanted to keep the uses adjoining their communities and adjacent to 108 and Old Baltimore Road in single family uses.

As a TDR site we are attempting to implement the Farmland Preservation Program of the County Government. To date we have purchased TDR's covering 1500+ acres of land that include 6 historic sites in the Laytonsville area. But the TDR density transferred to Hallowell has to go somewhere. In the end the Board approved our plan as submitted with the 75 single townhouses adjoining Rockland. (see attached MNCPPC resolution).

We will work with your Commission to accomplish a site plan for the 75 unit townhouse section that is sympathetic to a plan for the improvement and re-use of Rockland. We will not, however, be in a position to develop the remaining townhouse areas until the James Creek Pumping Station is expanded and relocated in 1987.

We are concerned and serious about the preservation of the Rockland Home. It could become a part of our elderly project or sold off as a free standing lot. Our planning for the historic site and the adjoining housing areas will be the next task after the approval of the pending preliminary plan. We will be in touch with you regarding the preparation of that plan in the early stages of that work so that your ideas are considered before we lock you into any specific uses for Rockland or the remaining adjacent property.

Sincerely,

William T. Hussmann

William Hussmann
Vice President
The Hallowell Corporation

cc. C. Loehr

M E M O R A N D U M

January 29, 1985

TO: Charles Loehr
Subdivision Review
MNCPPC

FROM: Bobbi Hahn, Executive Director
Historic Preservation Commission

SUBJECT: Preliminary Plan 1-85014

The above referenced plan involves Master Plan historic site #23/97, Rockland. Rockland was an original Master Plan site whose environmental setting, as far as can be determined, has never been reduced. The proposed plan must, therefore, be considered to be within the environmental setting and subject to HPC review. For your information, I am attaching Commission comments on the plan for this site which was submitted in November, 1983, plus a copy of that plan.

It appears that with slight modifications to section M (64 on the 1983 plan), which has townhouses across from the historic structure, the current submission is phase 1 of the original plan. This being the case, it appears that the developer has decided to ignore the Commission's request to have single family houses adjacent to Rockland. As you will note from our correspondence to you dated November 9, 1983, the Commission requested that the townhouses in old Sec. 75, which is the open space not included in the current plan, be switched with the single family houses of old Sec. 20 ('N' in the current plan). By having the plan approved piecemeal, the flexibility which would be available with review of a total package is precluded.

The developer should note that the HPC has serious reservations about townhouses being built next to Rockland, especially as close as originally indicated. They felt strongly that the massing of these structures adjacent to Rockland would have a serious negative impact on the integrity of the historic site.

BH:jpl:0147E



Montgomery County Government

November 9, 1983

TO: Charles Loehr
Subdivision Review Coordinator
Maryland National Capital Park and Planning Commission

FROM: Bobbi Hahn *BH*
Historic Preservation Commission

SUBJECT: Plans Involving Historic Resources

At its November 3, 1983 meeting, the Historic Preservation Commission reviewed several plans which involve identified historic resources. Their recommendations are as follows:

File #1-83147, Ashton, involving the Ashton Atlas historic district (#28/6). The Commission found that this plan did not impact negatively on the historic district.

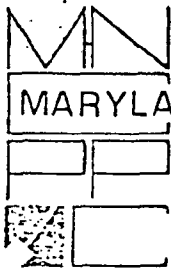
File #1-83157, North Country, involving historic resource #30/11, Timberlawn. The Commission feels that the plan does not impact negatively on the historic district.

File #1-83153 - Beane Property, involving historic resource #23/102, Olney Manor Farm. The Commission feels that this is as sensitive a treatment of this historic structure as possible within a development and, therefore, has no objection to it.

File #7-83050 - Beane Property, involving Master Plan site #23/97, Rocklands. The Commission could only endorse this plan with several serious reservations and has indicated to the planner that they would like to see alternatives. Their concerns center around the massive nature of the elderly housing structure as it relates to Rocklands, and the proximity of townhouses (section 75) to the historic site. They feel that the negative impact on the integrity of Rocklands would be minimized by 1) not having it immediately overlooking townhouses in section 75, possibly switching those townhouses with the single-family houses in section 20; 2) deleting building of any kind in the area now occupied by a unit of townhouses in the northwest corner of section 75, and 3) providing buffering for the historic house.
03601/20

Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850, (301) 279-1490



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

(301) 592-1480
565-7440

next to Rocklands

Name: Hallowell

File No.: 1-85014

This plan is being processed under the revised subdivision approval procedure for Montgomery County. It will be reviewed at the Subdivision Review Committee Meeting of Feb 4, 1985. A copy of the agenda will be forwarded to all parties concerned, which will indicate the time for each item, approximately one week in advance of the meeting.

The owner and his engineer are invited to attend this meeting to comment on any suggestions and/or revisions that may be encountered. The meeting will be held in our third floor Conference Room.

Sincerely,

Charles R. Loehr

Charles R. Loehr
Subdivision Coordinator



THE

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

565-7440

MONTGOMERY COUNTY PLANNING BOARD

OPINION

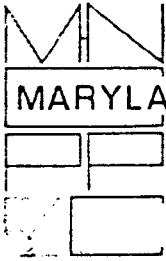
Pre-Preliminary Plan 7-83050
NAME OF PLAN: BEANE PROPERTY

On 10-11-83, LEONARD KAPILOFF, submitted an application for the approval of a pre-preliminary plan of subdivision of property in the R-200, R-90, RE-2/TDR-2 Zones. The application proposed to create 857 lots on 307.5 acres of land. The application was designated Pre-Preliminary Plan 7-83050. On 11/17/83, Pre-Preliminary Plan 7-83050 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record and on the application. Based upon the testimony and evidence presented by staff, the Montgomery County Planning Board finds Pre-Preliminary Plan 7-83050 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Pre-Preliminary Plan 7-83050, subject to the following conditions:

APPROVAL, Preliminary Plan to show:

1. Extension of Buehler Road to Prince Philip Drive as an arterial road, or master plan amendment
2. Revised Prince Philip Drive alignment with reduced number of intersections
3. Maximum 855 units permitted
4. TDR contract required before Preliminary Plan taken to Planning Board
5. No clearing, grading or recording of lots prior to approval of Preliminary and Site Plans

Date of Mailing: December 1, 1983



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

(301) 588-1488
565-7440

Name: Beane
File No.: 7-83050

This plan is being processed under the revised subdivision approval procedure for Montgomery County. It will be reviewed at the Subdivision Review Committee Meeting of 10/24, 19 . A copy of the agenda will be forwarded to all parties concerned, which will indicate the time for each item, approximately one week in advance of the meeting.

The owner and his engineer are invited to attend this meeting to comment on any suggestions and/or revisions that may be encountered. The meeting will be held in our third floor Conference Room.

Sincerely,

Charles R. Loehr

Charles R. Loehr
Subdivision Coordinator

*MP 23/97 looked
at 23/102
Olney Manor
Farm*



ROCKLAND MANOR ILLUSTRATIVE PLAN

INITIAL DEVELOPMENT

Total Site Area	119.69 acres	
R-90	3.03 acres	13 D.U.
R-200	10.42 acres	25 D.U.
RE-2 TDR-2	86.16 acres	207 D.U.
RE-2 TDR-4	15.88 acres	76 D.U.
Total D.U.	321 D.U.	

Base Units 89
TDR Units 185
MPDU's 41

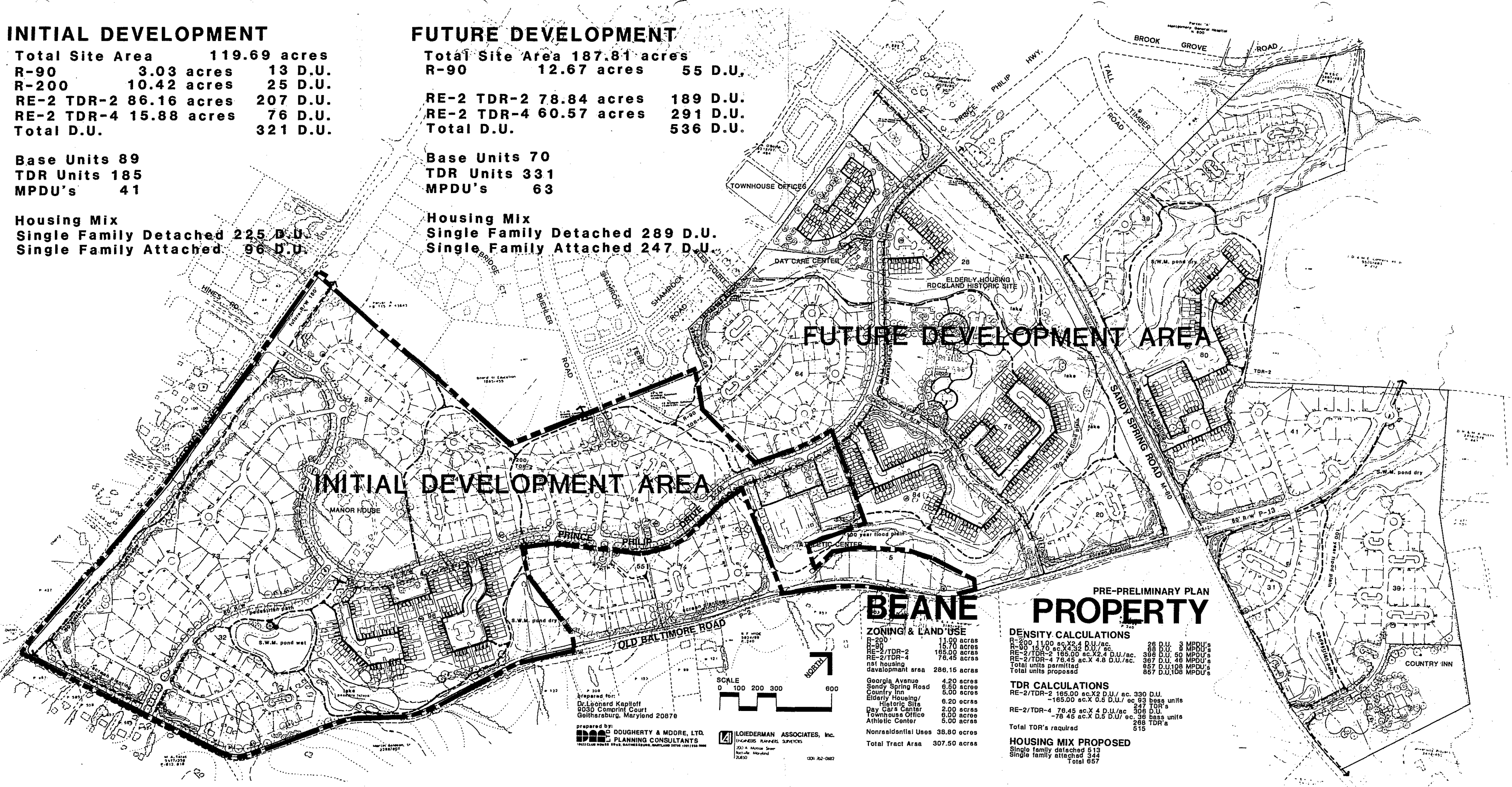
Housing Mix
Single Family Detached 225 D.U.
Single Family Attached 96 D.U.

FUTURE DEVELOPMENT

Total Site Area	187.81 acres	
R-90	12.67 acres	55 D.U.
RE-2 TDR-2	78.84 acres	189 D.U.
RE-2 TDR-4	60.57 acres	291 D.U.
Total D.U.	536 D.U.	

Base Units 70
TDR Units 331
MPDU's 63

Housing Mix
Single Family Detached 289 D.U.
Single Family Attached 247 D.U.



FUTURE DEVELOPMENT AREA

INITIAL DEVELOPMENT AREA

BEANE

PRE-PRELIMINARY PLAN PROPERTY

ZONING & LAND USE

R-200	11.00 acres
R-90	15.70 acres
RE-2/TDR-2	165.00 acres
RE-2/TDR-4	76.45 acres
not housing development area	286.15 acres
Georgia Avenue	4.20 acres
Sandy Spring Road	6.50 acres
Country Inn	6.00 acres
Elderly Housing/Historic Site	6.20 acres
Day Care Center	2.00 acres
Townhouse Office	6.00 acres
Athletic Center	6.00 acres
Nonresidential Uses	38.80 acres
Total Tract Area	307.50 acres

DENSITY CALCULATIONS

R-200	11.00 ac X 2.4 D.U./ac.	26 D.U.	3 MPDU's
R-90	15.70 ac X 3.2 D.U./ac.	50 D.U.	8 MPDU's
RE-2/TDR-2	165.00 ac X 2.4 D.U./ac.	396 D.U.	50 MPDU's
RE-2/TDR-4	76.45 ac X 4.8 D.U./ac.	367 D.U.	48 MPDU's
Total units permitted		857 D.U.	108 MPDU's
Total units proposed		857 D.U.	108 MPDU's

TDR CALCULATIONS

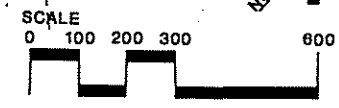
RE-2/TDR-2	165.00 ac X 2.4 D.U./ac.	396 D.U.
	-165.00 ac X 0.5 D.U./ac.	83 base units
RE-2/TDR-4	76.45 ac X 4 D.U./ac.	306 D.U.
	-78.45 ac X 0.5 D.U./ac.	38 base units
Total TOR's required		268 TOR's
		515

HOUSING MIX PROPOSED

Single family detached	513
Single family attached	344
Total	857

prepared by:
DOUGHERTY & MDRE, LTD.
PLANNING CONSULTANTS
1023 CUB HOUSE RD, GAITHERSBURG, MARYLAND 20878

LOIEDERMAN ASSOCIATES, Inc.
ENGINEERS PLANNERS SURVEYORS
200 A. Mount View
Baltimore, Maryland
21201



MASTER DEVELOPMENT PLAN