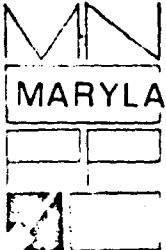


27/2 Milton II/Winslow Farm
Subdivision



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907
(301) 589-1480

February 27, 1979

MEMORANDUM:

TO: John Broda, Development Review Division

FROM: Mike Dwyer, Park Historian

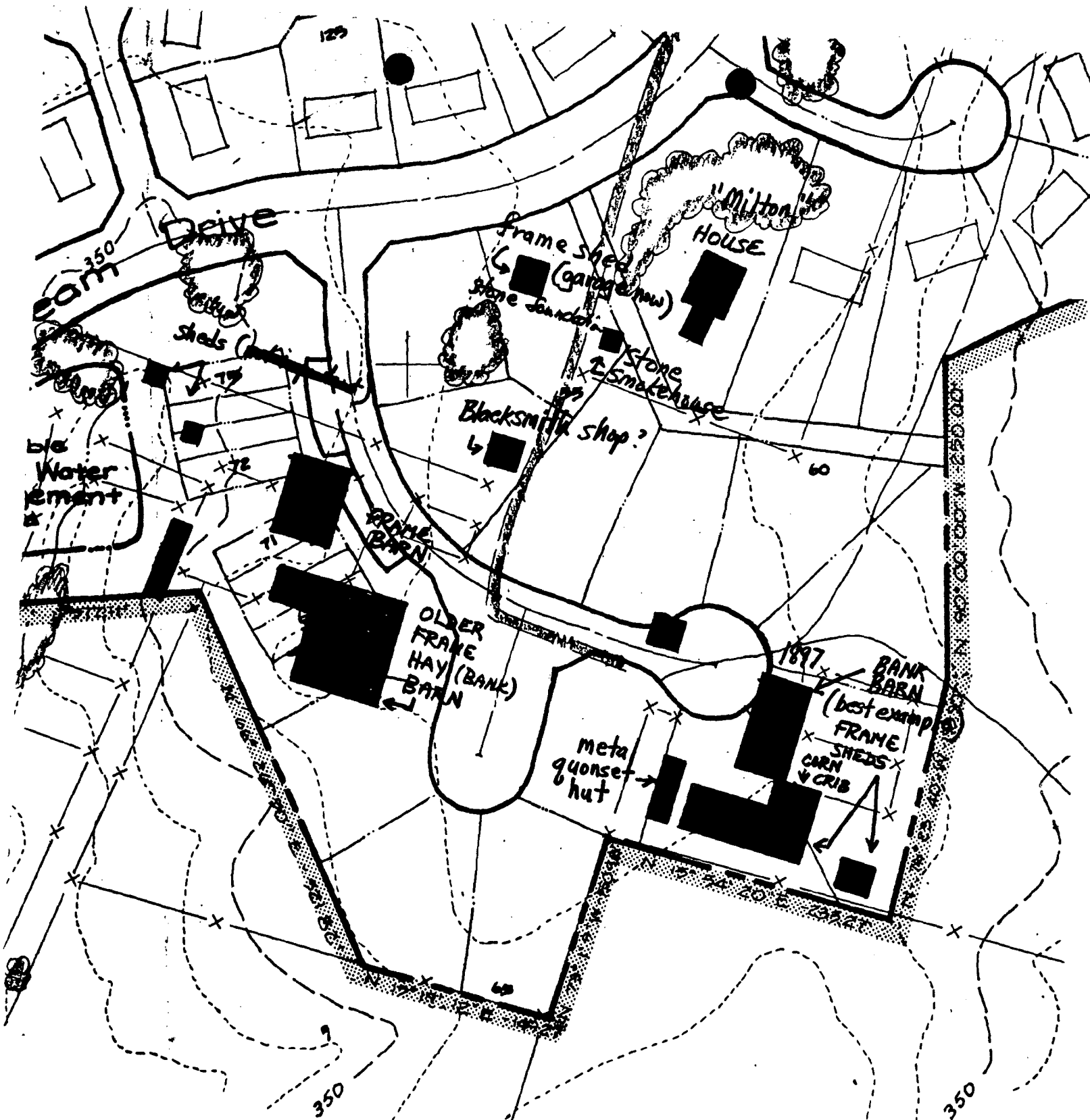
VIA: Tony Janda, Chief, Division of I & C

SUBJECT: Proposed Development of Winslow Farm ("Milton")

I understand that the Planning Board will discuss a development plan for the Winslow Farm, near Norbeck, at its regular meeting this Thursday. I would like to make sure that the Board is made aware of the existence of a significant historic resource on the property. The site is known as "Milton", the old Muncaster homestead, and it is designated as site #27-2 on the Historic Sites Inventory. Reportedly, the plan submitted does not allow for the preservation of the house or any of the significant outbuildings nearby.

At one time, the Parks Department (along with several other County agencies) had explored the possibility of buying this tract of land. Since it now appears that development there is inevitable, however, we hopefully could work out some agreement with the developer that would allow for the preservation of the house and outbuildings in an appropriate setting. Perhaps this could be accomplished by extending a "conservation" designation beyond the present Rock Creek Park border that would encourage a private owner to maintain the house and setting. At the very least, the developer should be made aware of the County Anti-Demolition Ordinance (Montgomery County Bill #41-77) which prohibits the automatic demolition or alteration of any site on the Historic Inventory. This site is of great significance to the history of Montgomery County in general and to the Rock Creek Valley in particular.

MD:pb



SOURCE:

Site plan of the historic farmstead prepared by the Park Historian's Office as part of Board's review of the Preliminary Plan of subdivision for Norbeck Mason in September of 1979.

NOTE:

Lot lines shown reflect initial subdivision proposal, not final approved plan.

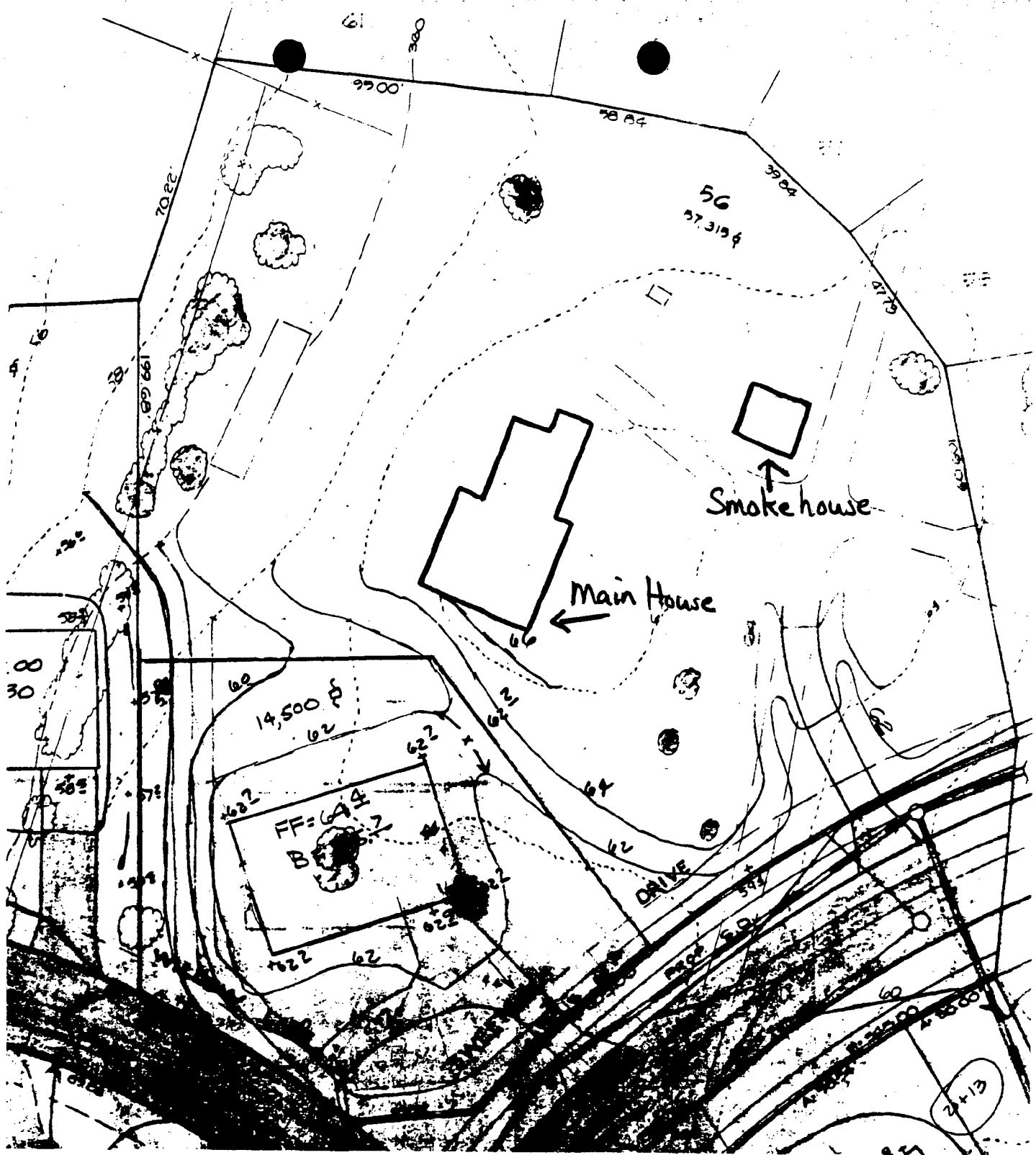
SIGNIFICANT BUILDINGS
 OTHER BLDG'S ARE WINDL
 OLD BUT OF LESS
 HISTORICAL IMPORTANCE
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The following conditions are recommended by the Historic Preservation Commission for attachment to the permit of Tartan Development for demolition of Atlas historic site #27/2, Milton:

1. A park of approximately one acre including the stone outbuilding and one large existing tree be dedicated to the development community from lot 56 with public egress from Sweetbirch Drive. Tartan Developers shall work with the HPC as plans for the park progress.
2. The stone outbuilding on lot 56 be stabilized and made a focal point of the park. A plaque identifying the site and its historic importance shall be included in the park.
3. Items identified by the HPC shall be removed by the applicant for the County Salvage Depot.
4. Applicant shall return to the HPC within 45 days with a proposed subdivision plan for lots 56 A & B.

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Possible lot reconfiguration reviewed by HPC.
 Source: Loiederman Associates, Inc.

ATTACHMENT C

