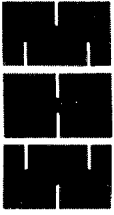


27/6 A.J. Cashell House
Gayfields Subdivision



Macris, Hendricks and Witmer, P.A.

Engineers • Planners • Surveyors

9220 Wightman Road
Suite 220
Gaithersburg, Maryland 20879
(301) 670-0840

John A. Macris, P.E.
James W. Hendricks, P.E.
John R. Witmer, P.L.S.
James C. Glascock, P.E.
Douglass H. Riggs III, P.L.S.
Philip A. Wilk, P.L.S.

January 24, 1985

The Montgomery County Historic Preservation Commission
100 Maryland Avenue, Suite 210
Rockville, MD 20850

ATTN: Roberta Hahn

Re: Gayfields #1-84282
Our Job #84-168

Dear Ms. Hahn,

Enclosed is a Preliminary Plan which has been submitted to the Maryland National Capital Park and Planning Commission. This plan proposes the subdivision of 37 single family detached lots on a 18.5 area tract. The plan is being referred to the HPC because the existing structure located on proposed lot #33, is listed in the Atlas for Historic Sites in Montgomery County: Map #16, site #3716.

Please review the plan. If it is found that your involvement is required, kindly forward your comments to this office.

Thank you for your prompt consideration in this matter. If you should have any questions or require additional information, please, do not hesitate to call.

Very truly yours,

Stephen J. Nardella

SJN/vmk

Enclosure

#2
4/85
N

M
34
7358

MERRIFIELDS
40' R/W
8'S

MERRIFIELDS
8'S

AJ.
Cashell

F. CHEN
78 F. 297

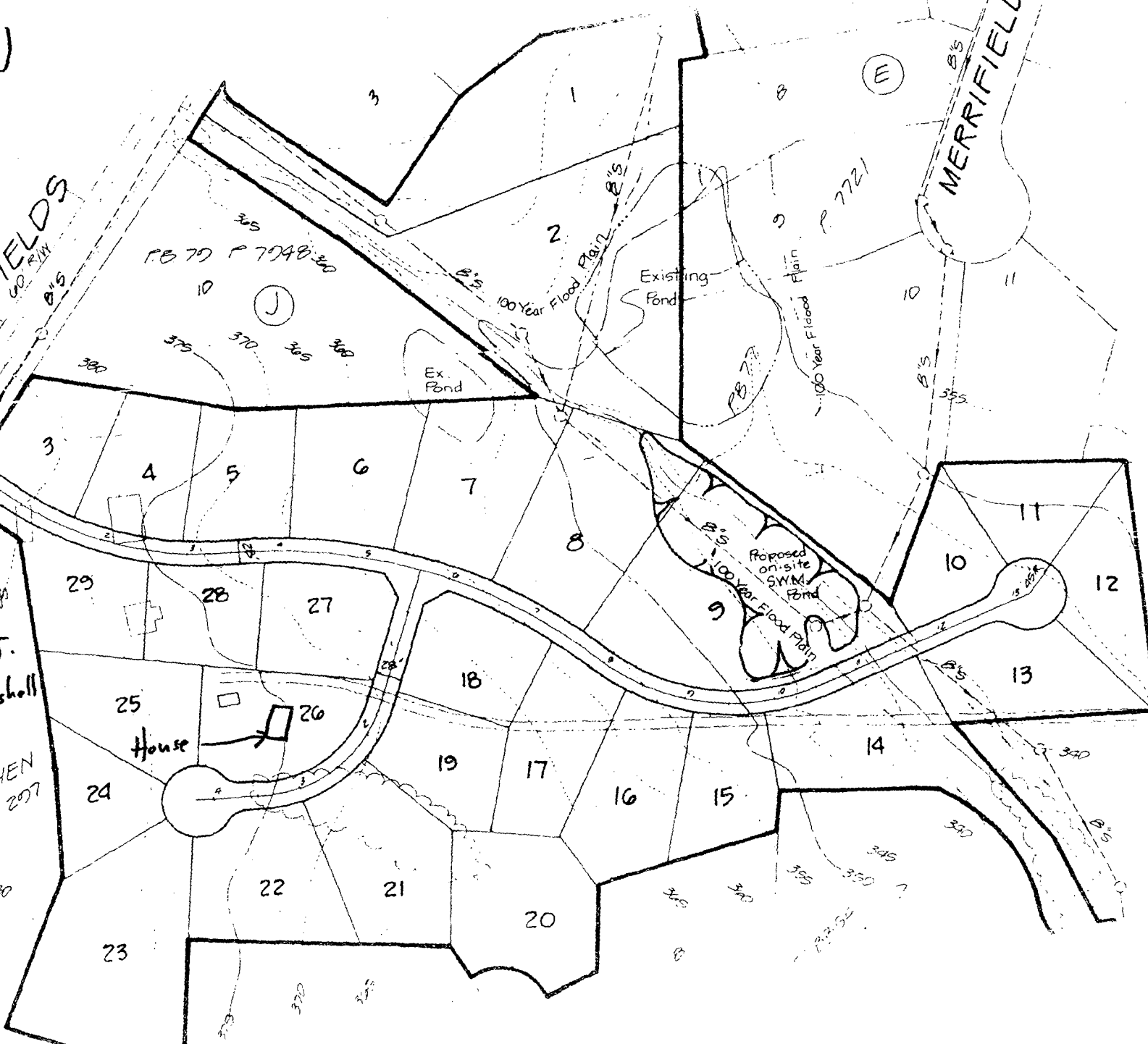
P.B. 79 P. 7948-30

P. 7721

Existing
Pond

Proposed
on-site
S.W.M.
Pond

House

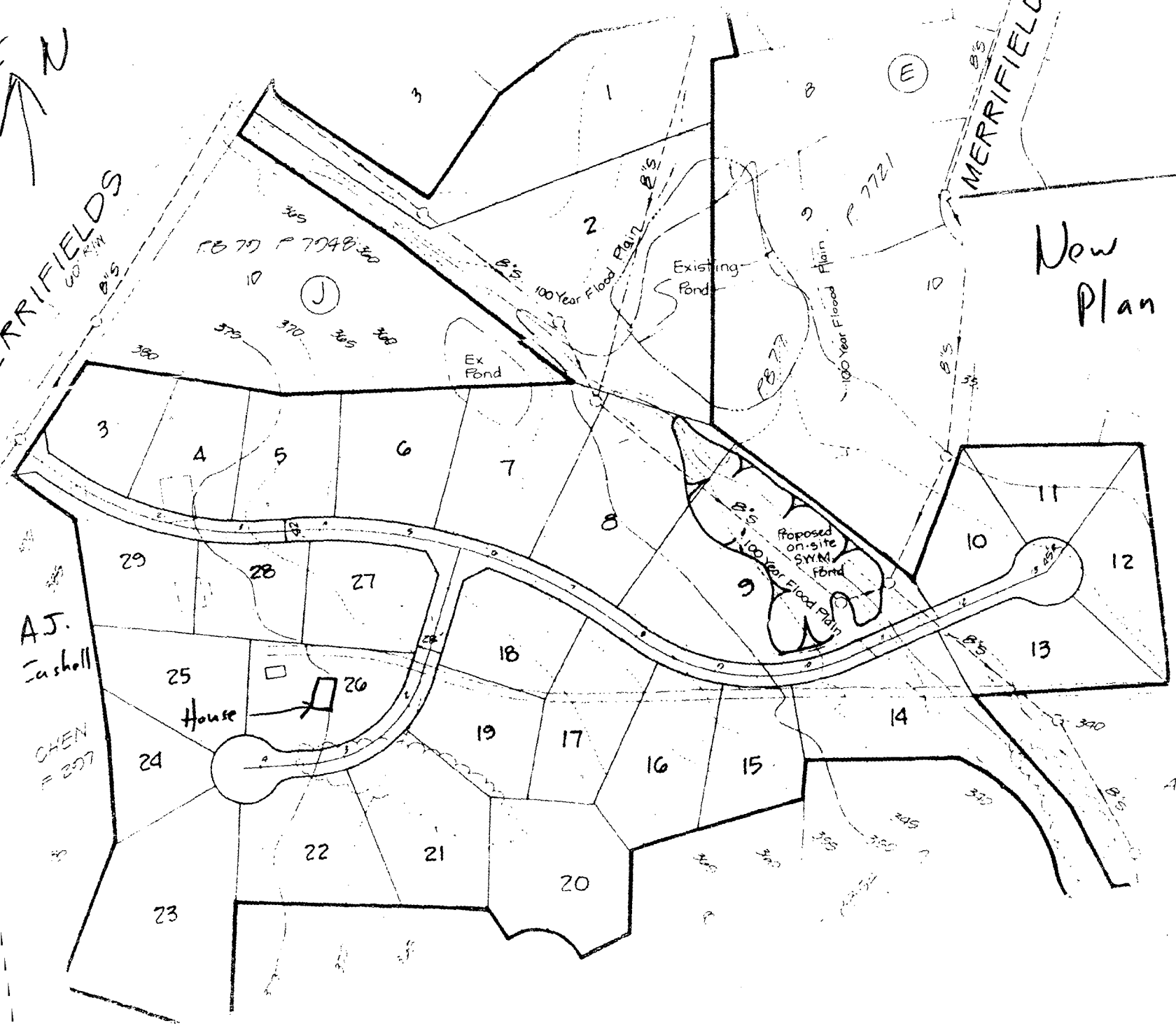


A 2
1/85 N

MERRIFIELDS
60' R/W
B/S

MERRIFIELDS
B/S

New
Plan



AJ.
Casholl

CHEN
P 297

FB 77 P 7748-30

P 7721

Proposed on-site GYM Pond

Existing Pond

House

22

21

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23

25

24

28

27

18

17

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(J)

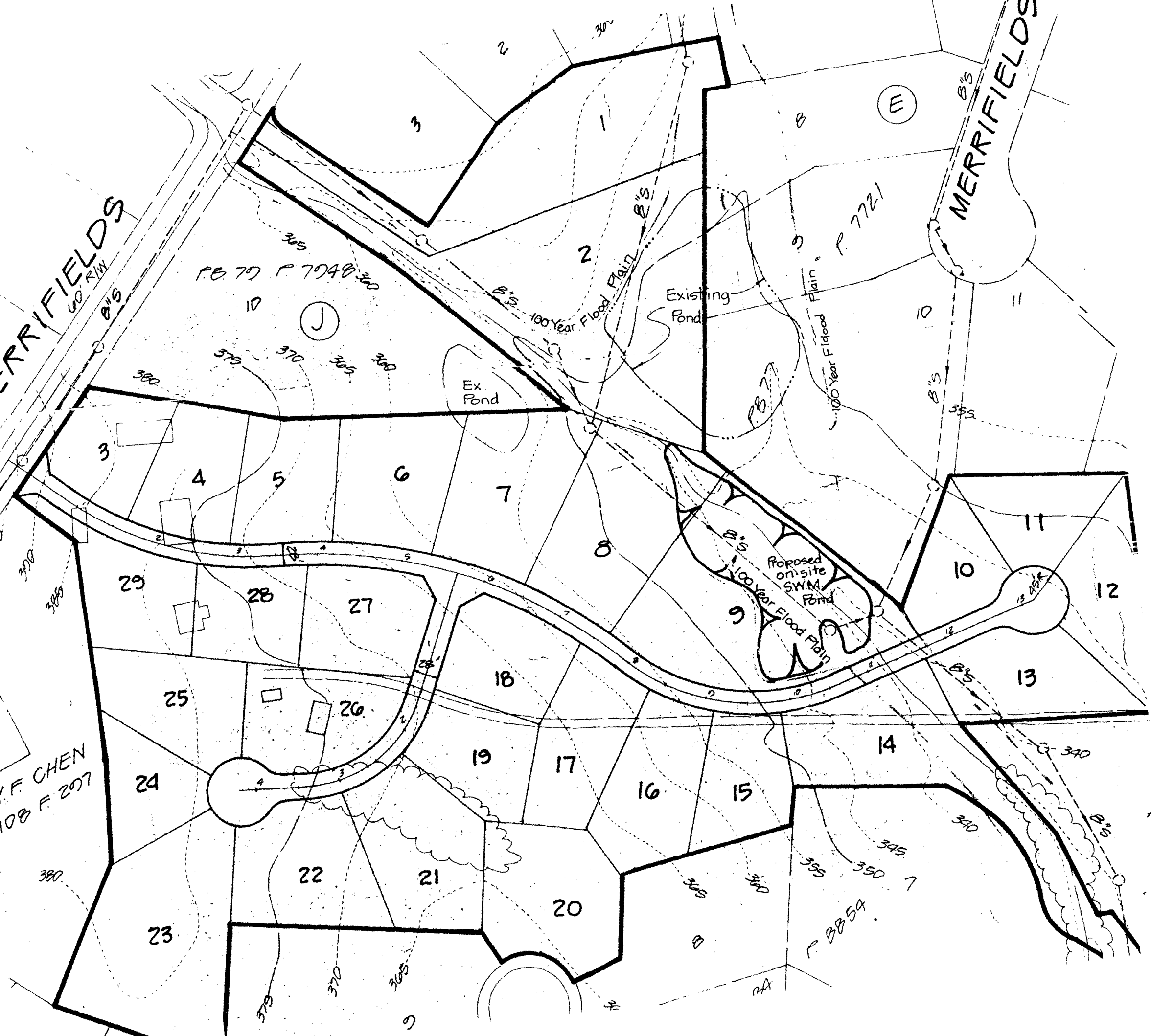
(E)

#2

3 54
P 9355
M

MERRIFIELDS
60' R/W
E'S

Y.F. CHEN
108 F. 2007

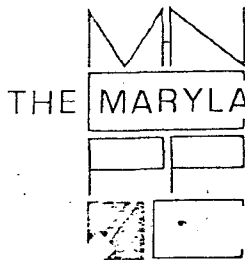


MERRIFIELDS
E'S

P 7721

P 8854

A.



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

(301) 588-1480
565-7440

495-4585

Name: Gayfields

File No.: 1-84282

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 April 22, 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

27/6
A. J. Coe

2/21/85

To: HPC Commissioners

From: Bobbi Hahn *BH*

Subject: Agenda Item IV.1. Preliminary Plann Gayfields

The above preliminary plan, which involves Atlas site #27/6, the A.J. Cashell Farm, was initially reviewed by you at the Feb. 7, 1985 meeting. At that time it was suggested that the property be evaluated for a Master Plan recommendation. Because the applicant for preliminary plan approval is the contract purchaser and not the owner, we are caught in a owner notification time problem. As I am sure you do not wish to forego your opportunity to comment on the proposed subdivision with the demolition of the outbuildings before it goes to the Planning Board regardless of your eventual determination on its Master Plan eligibility, I have rescheduled this item as a determination of substantial alteration for the demolition of the outbuildings.

Agenda Item # IV

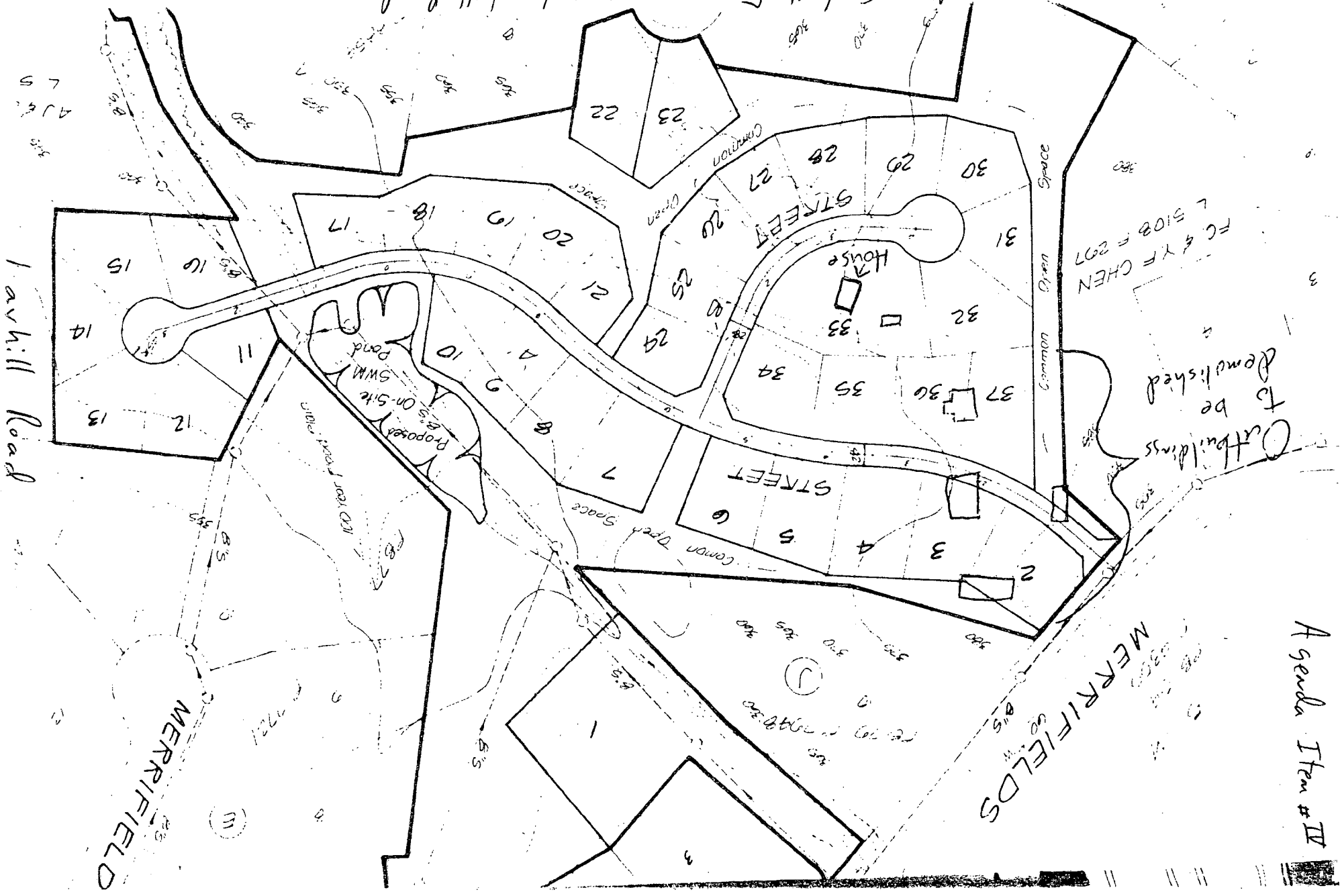
Outbuildings
to be
Demolished

FC & YF CHEN
L 5108 F 207

MERRIFIELDS

Gayfields Preliminary Plan

A.J. Cashell Farm - 15200 Layhill Road



Layhill Road

MERRIFIELD

A.J. Cashell

M E M O R A N D U M

November 26, 1985

TO: Charles Loehr
Subdivision Review Coordinator
MNCPPC

FROM: Bobbi Hahn *BH*
Historic Preservation Commission

SUBJECT: A.J. Cashell property, 15200 Layhill Road

At its November 21, 1985 meeting the Historic Preservation Commission reviewed the tree survey submitted by Marcris, Hendricks, and Witmer for the Gayfields subdivision involving the historic A.J. Cashell property, 15200 Layhill Road. The Commission gave its preliminary approval to the 12/18/84 plan which shows 20 lots on the condition that the cul-de-sac between lots 19 and 15 be moved to the east (toward lot 15) a sufficient amount to insure the survival of the three maples and one walnut tree labeled 1-4 on the attached plat.

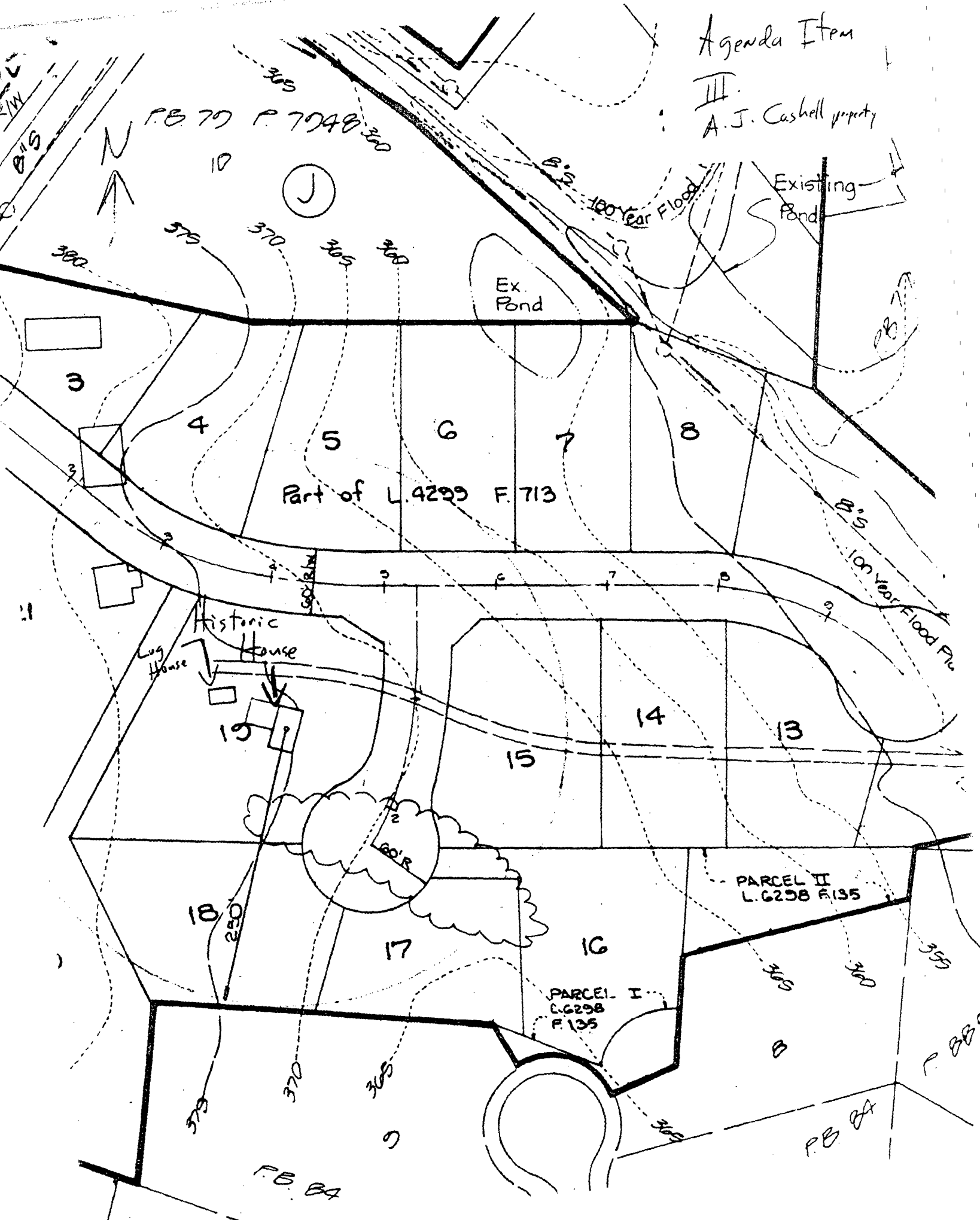
BH:gk:0767E



Agenda Item

III

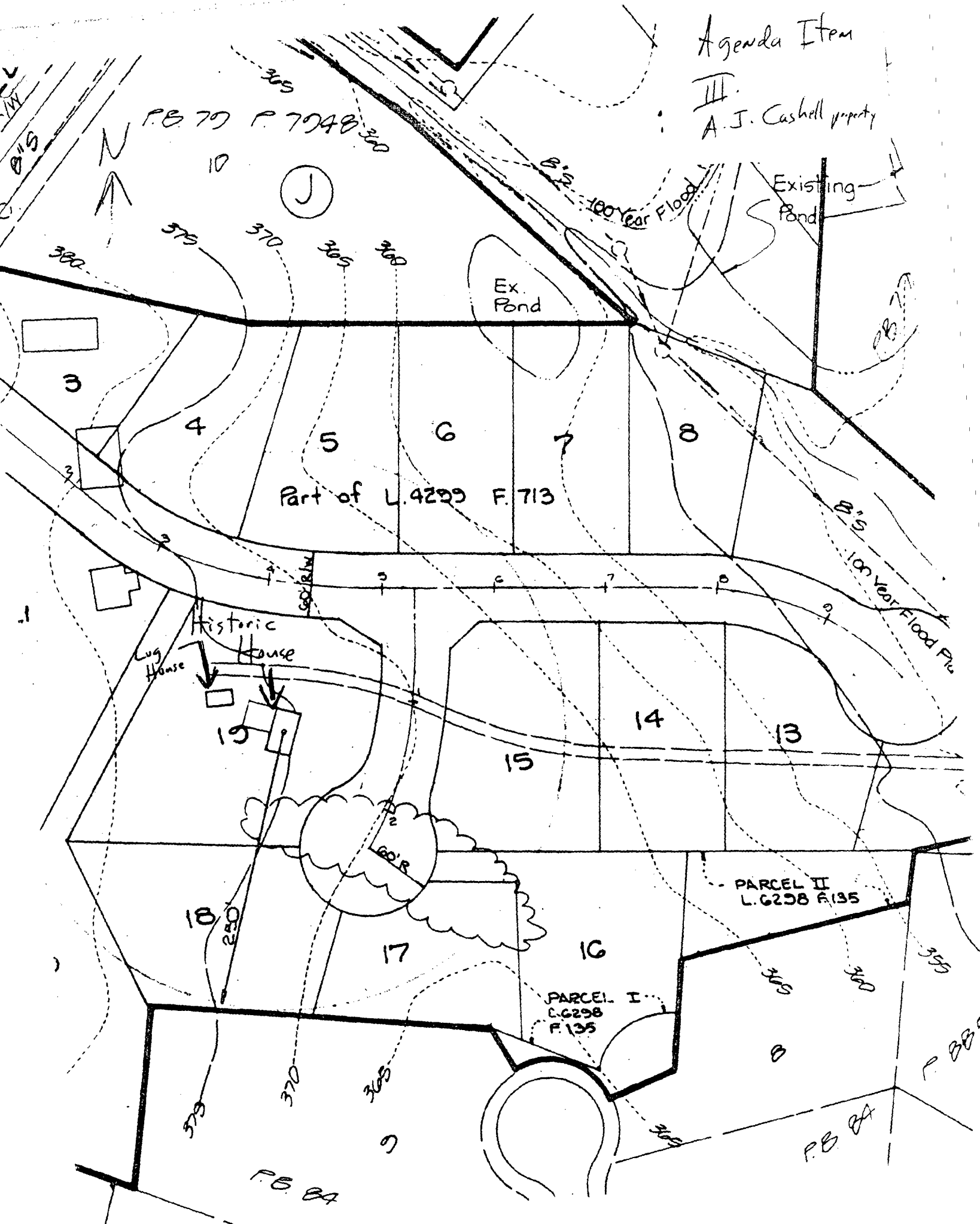
A.J. Cashell property

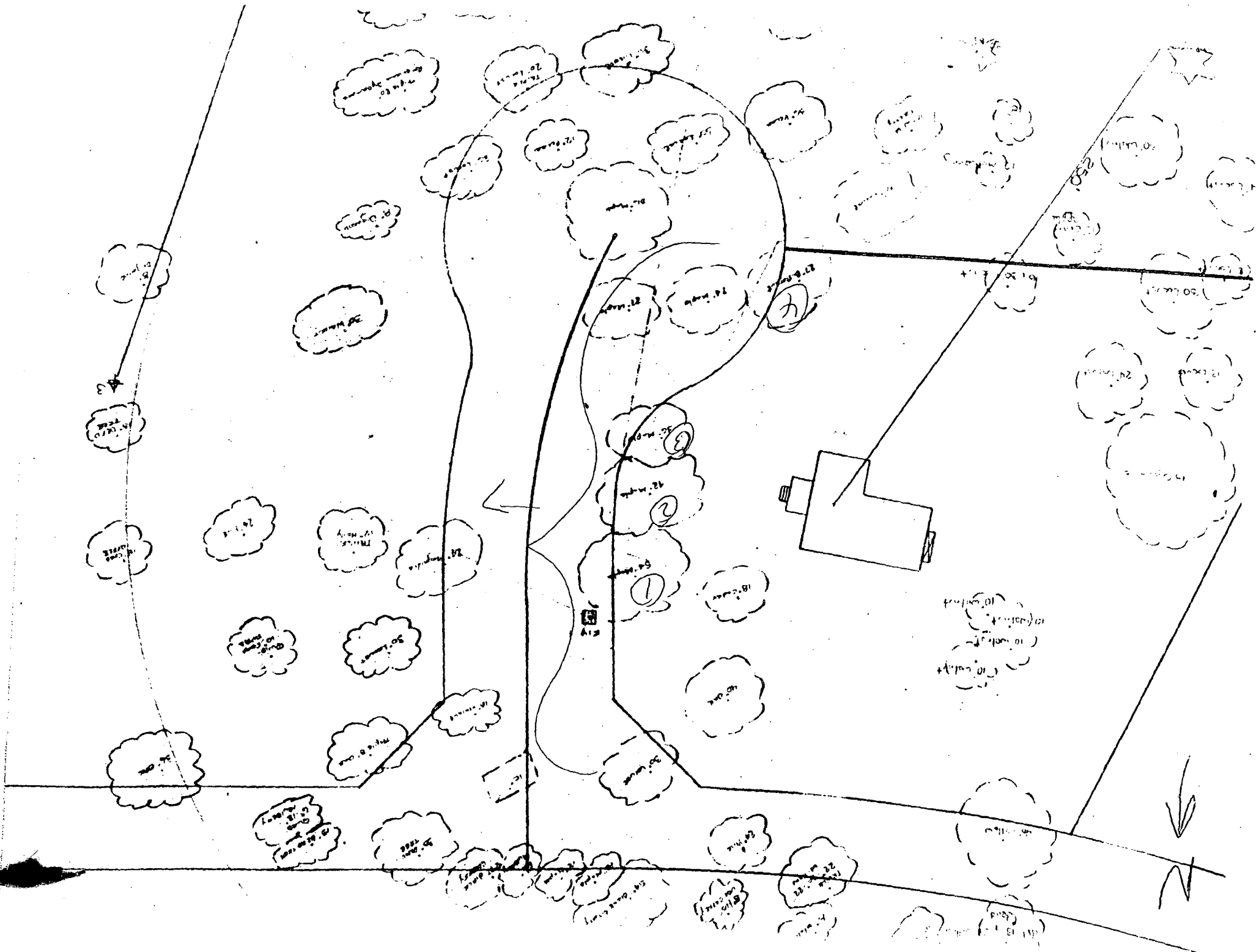


Agenda Item

III.

A. J. Cashell property





MACRIS, HENDRICKS, WITMER, P.A.

9220 Wightman Road Suite 220
GAITHERSBURG, MD 20879

LETTER OF TRANSMITTAL

(301) 670-0840

TO Charles Locher
Subdivision Office
M.N.C.P.:P.C.

DATE	10.31.85	JOB NO.	84-168
ATTENTION	Roberta Hahn		
RE:	Gayfields		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings
 Prints
 Plans
 Samples
 Specifications
 Copy of letter
 Change order

COPIES	DATE	NO.	DESCRIPTION
1			Preliminary Plan
1			Tree Survey @ existing road alignment 60' R/W with 28' of pavement (open section secondary Road)

THESE ARE TRANSMITTED as checked below:

- For approval
 Approved as submitted
 Resubmit _____ copies for approval
 For your use
 Approved as noted
 Submit _____ copies for distribution
 As requested
 Returned for corrections
 Return _____ corrected prints
 For review and comment

 FOR BIDS DUE _____ 19 _____
 PRINTS RETURNED AFTER LOAN TO US

REMARKS

Charles,
 the 250' Radius line on each sheet
 is to help you with overall orientation. As
 you can see we covered to the West and
 Southern Property boundaries. Tree cover becomes
 more sparse north and east of the radius line.
 please call for discussion!

thanks

COPY TO Historic Preservation Commission
next agenda please!

SIGNED: [Signature]

MEMORANDUM

September 12, 1985

TO: Charles Loehr
Subdivision Review

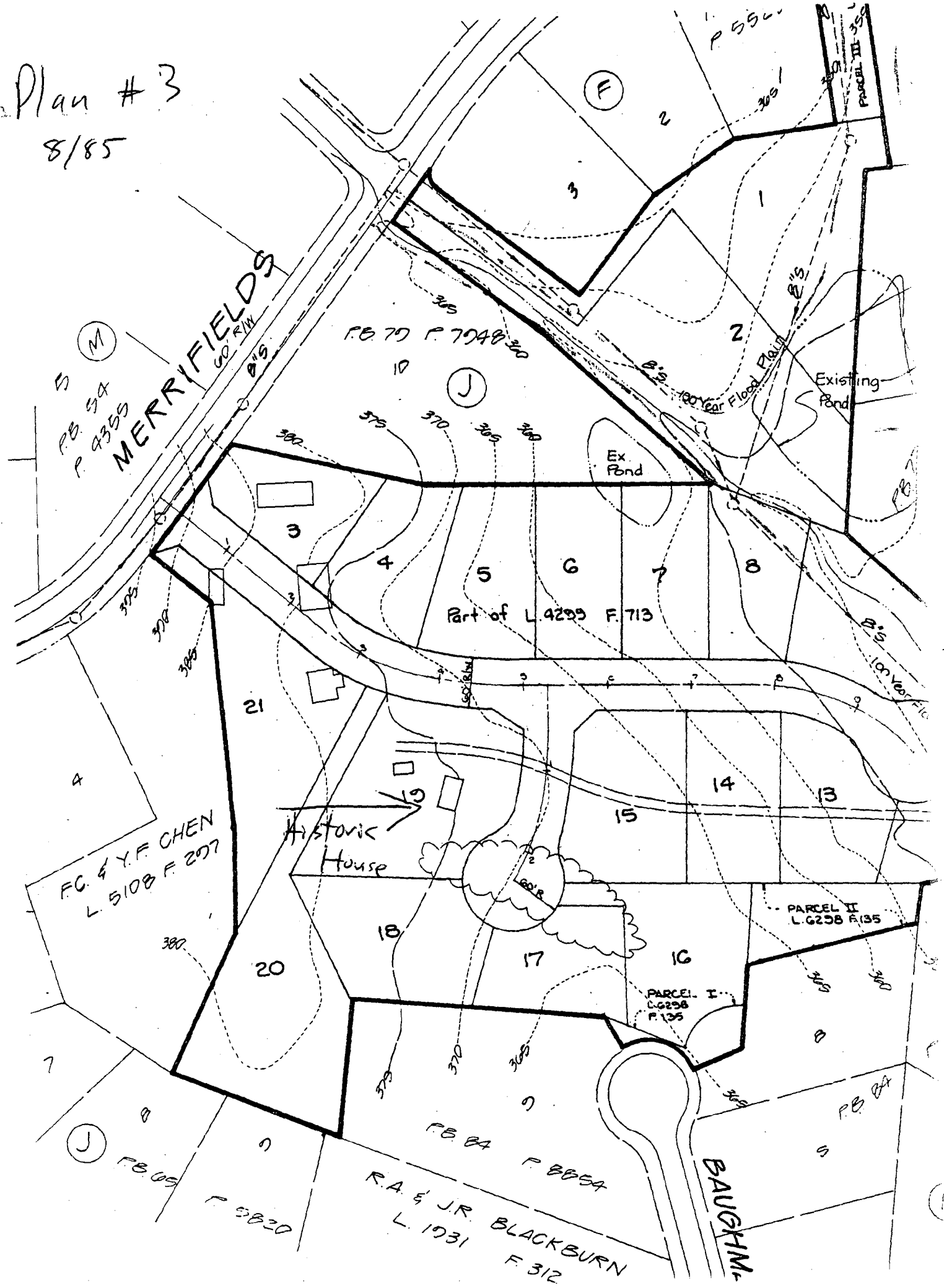
FROM: Bobbi Hahn *BH*
Historic Preservation Commission

SUBJECT: Gayfields #1-84282

At its September 5, 1985 meeting the Historic Preservation Commission reviewed the above referenced plan which involves the historic A. J. Cashell farm. The Commission was pleased to note the increased size of the lot containing the historic house and the reconfiguration of the streets around it allowing a more appropriate environmental setting. Final comments on the acceptability of this plan are pending the submission of a tree survey which I understand is forthcoming.

BH:gk:0633E

Plan # 3
8/85



S (M)
PB 94
P. 9355

MERRYFIELDS
60' R/W
8' S

PB 79 P. 7948-30

Part of L. 4299 F. 713

FC. & Y.F. CHEN
L. 5108 F. 207

Historic House

PARCEL II
L. 6258 F. 135

PARCEL I
L. 6258 F. 135

RA. & JR. BLACKBURN
L. 1931
F. 312

BAUGHM-

(J)

(F)

(J)

Existing Pond

Ex. Pond

100 Year Flood Plain

PARCEL III
L. 355

PB 84

P. 8854

PB 05

P. 9820

P. 552

305'

8' S

8' S
100 Year Flood Plain

60' R/W

305'

300'

305'

300'

375'

370'

305'

300'

4

21

3

4

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P. 9820

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PB 84

P. 8854

9

PB 84

9

(C)

Comments submitted after HPC
review of plan # 2

M E M O R A N D U M

April 24, 1985

To: Charles Loehr
Subdivision Review
MNCPPC

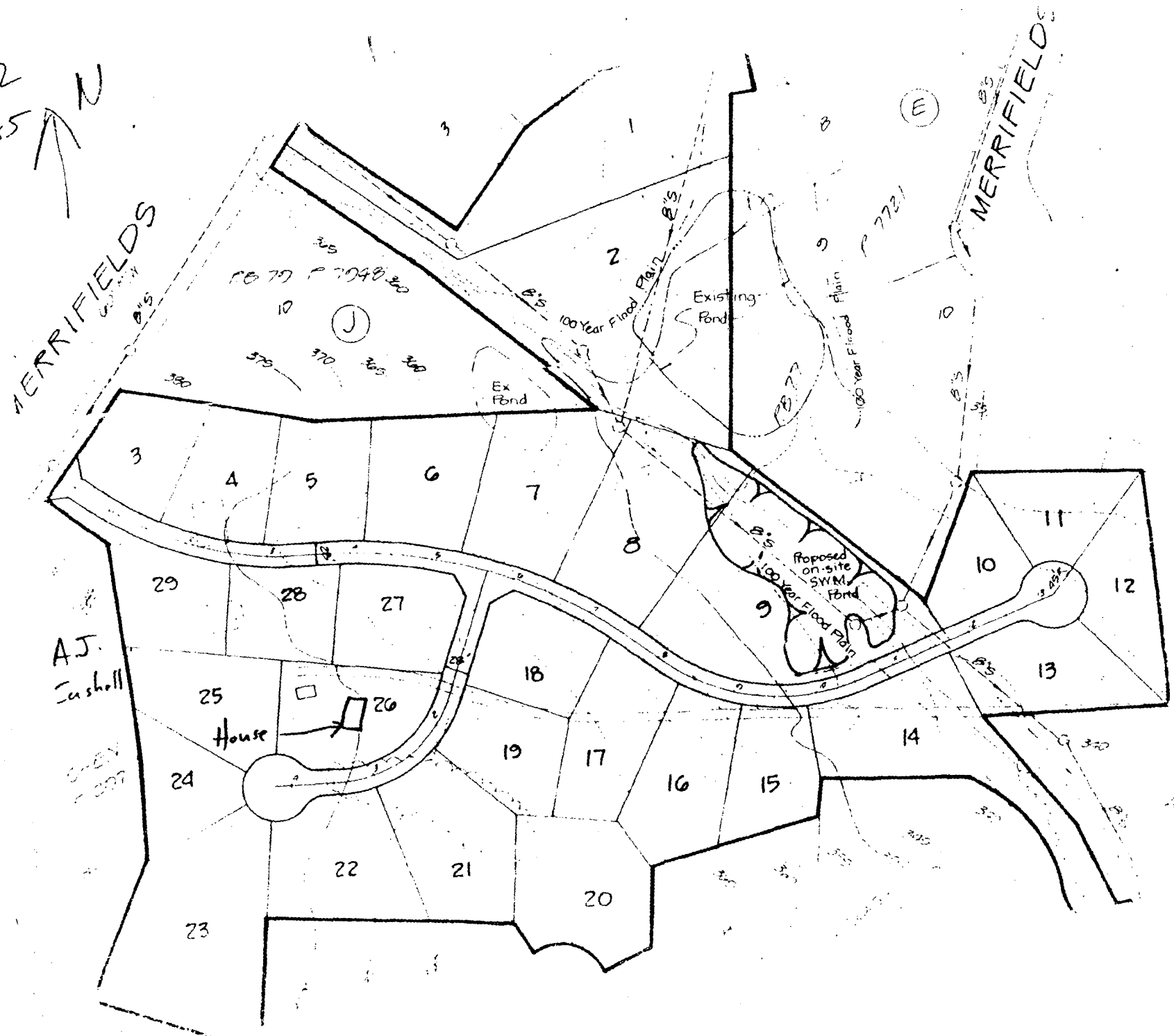
From: Bobbi Hahn *bh*
Historic Preservation Commission

Subject: Preliminary Plan #1 - 84282 - Gayfields

At its April 18, 1985 meeting the Historic Preservation Commission reviewed the resubmitted plan for Gayfields which involves Atlas historic resources #27/6, the A. J. Cashell farm. Commission comments as follow are basically as submitted in our memo of February 27, 1985, and are intended to offer a more suitable environmental setting for a turn-of-the-century era farm house and increased sensitivity to the nature of the plantings which surround the house and adjoining lots.

1. The subdivision plan as submitted is deleterious to the continued viability of the historic resource as a resource, particularly in the street systems, size of the lots, and in that it necessitates the removal of all outbuildings except one:
2. The appurtenances and environmental setting shall include a minimum of 100' to the east of the house, which contains a major concentration of trees, and to the west to the rear property line. The stand of trees to the east of the house are said to contain a specimen of all trees native to the State of Maryland: a tree survey should be completed before final lot lines are drawn;
3. The old barn on lot 3 and the gambrel-roofed barn on lot 4 are significant outbuildings which could be demolished without constituting substantial alteration of the historic resource if a larger environmental setting for the house and log outbuilding adjacent to it is provided.
4. The demolition of the chicken coop in the western-most open space and the garage on lots 28 - 29 would not constitute substantial alteration.

#2
4/85
N



AJ.
Cusshell

House

Existing
Pond

Proposed
on-site
SWM
Pond

Ex
Pond

MERRIFIELDS

MERRIFIELDS

PB 77 P 7040 30

P 7721

J

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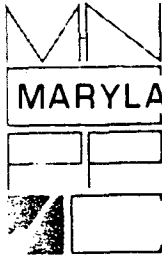
22

21

20

24

23



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

(301) ~~588-1480~~
565-7440

Name: Ray Fields
File No.: 1-84282

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 Sept 9, 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,

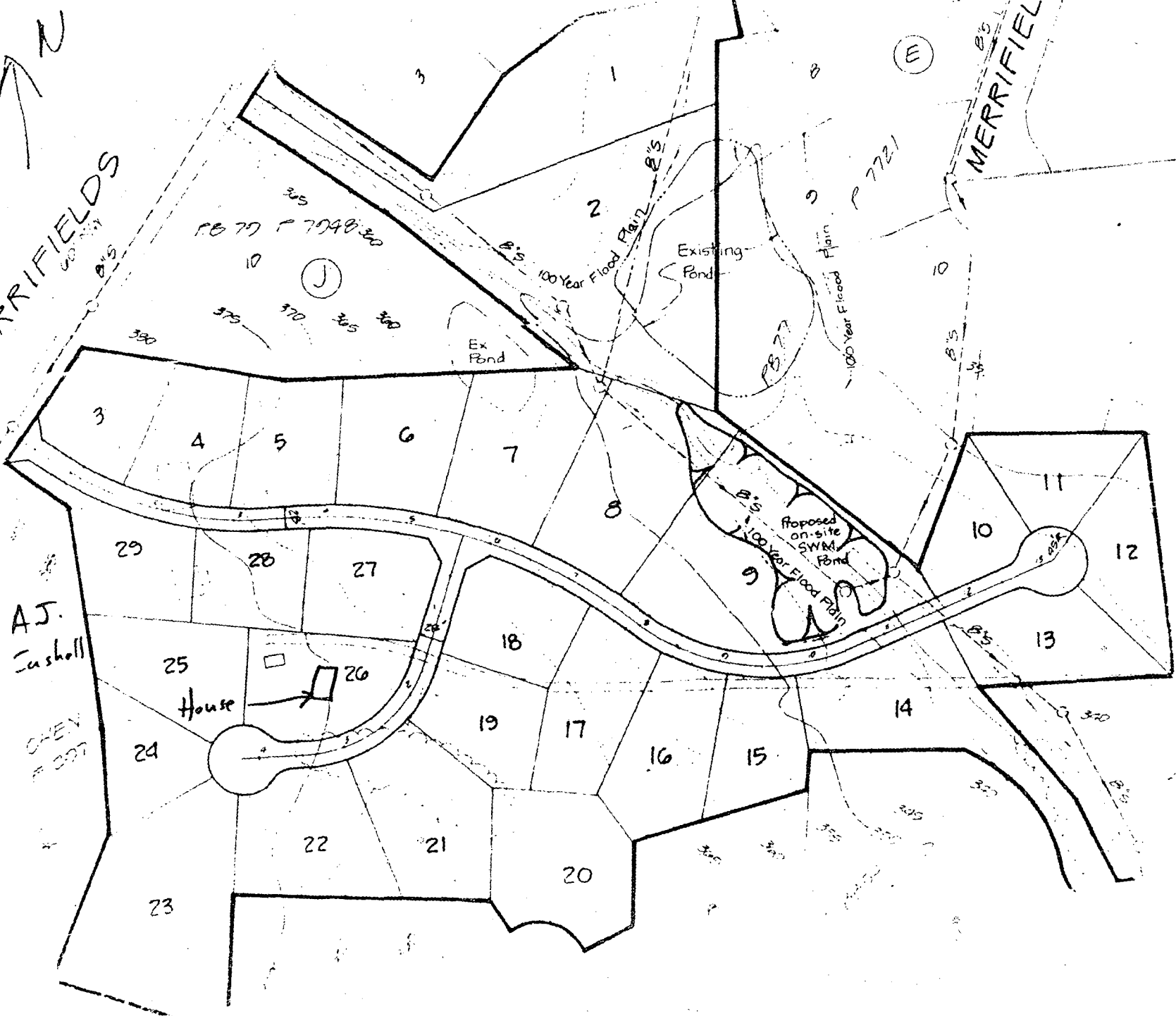
Charles R. Loehr

Charles R. Loehr
Subdivision Coordinator

2
185
N

MERRIFIELDS
E/S

MERRIFIELDS
E/S



AJ.
Sashell
CHEN

P 7721 P 7049-300

Existing Pond

Proposed on-site SWM Pond

House

M E M O R A N D U M

April 24, 1985

To: Charles Loehr
Subdivision Review
MNCPPC

From: Bobbi Hahn *bh*
Historic Preservation Commission

Subject: Preliminary Plan #1 - 84282 - Gayfields

At its April 18, 1985 meeting the Historic Preservation Commission reviewed the resubmitted plan for Gayfields which involves Atlas historic resources #27/6, the A. J. Cashell farm. Commission comments as follow are basically as submitted in our memo of February 27, 1985, and are intended to offer a more suitable environmental setting for a turn-of-the-century era farm house and increased sensitivity to the nature of the plantings which surround the house and adjoining lots.

1. The subdivision plan as submitted is deleterious to the continued viability of the historic resource as a resource, particularly in the street systems, size of the lots, and in that it necessitates the removal of all outbuildings except one:
2. The appurtenances and environmental setting shall include a minimum of 100' to the east of the house, which contains a major concentration of trees, and to the west to the rear property line. The stand of trees to the east of the house are said to contain a specimen of all trees native to the State of Maryland: a tree survey should be completed before final lot lines are drawn;
3. The old barn on lot 3 and the gambrel-roofed barn on lot 4 are significant outbuildings which could be demolished without constituting substantial alteration, the historic resource if a larger environmental setting for the house and log outbuilding adjacent to it is provided.
4. The demolition of the chicken coop in the western-most open space and the garage on lots 28 - 29 would not constitute substantial alteration.

M E M O R A N D U M

February 27, 1985

TO: Charles Loehr
Subdivision Review
MNCPPC

FROM: Bobbi Hahn *BH*
Historic Preservation Commission

SUBJECT: Preliminary Plan #1-84282

At its February 21, 1985, meeting, the Historic Preservation Commission reviewed Preliminary Plan #1-84282, Gayfields, which involves Atlas historic site #27/6, the A. J. Cashell farm. Commission findings, which involve both the subdivision configuration and the potential demolition of outbuildings on the property, are as follows:

- 1) The subdivision plan as submitted is deleterious to the continued viability of the historic resource as a resource, particularly in the street systems, size of the lots, and in that it necessitates the removal of all outbuildings except one;
- 2) Open space which is a component of the cluster option should be relocated to an area around the historic house; larger lots should surround the historic structure so as not to make that lot disproportionate;
- 3) The appurtenances and environmental setting shall include a minimum of 100' to the east of the house, which contains a major concentration of trees, and to the west to the rear property line. The stand of trees to the east of the house are said to contain a specimen of all trees native to the State of Maryland: a tree survey should be completed before final lot lines are drawn to determine whether this may be a natural resource which it is the intention of cluster zoning to allow to be preserved;
- 4) The old barn on lot 2 and the gambrel-roofed barn on lot 3 are significant outbuildings whose demolition would constitute substantial alteration;
- 5) The demolition of the chicken coop in the western-most open space and the garage on lots 36-37 would not constitute substantial alteration;

The Commission wishes to emphasize that the approach of having larger lots in the area surrounding the historic structures should be viewed positively and that if handled skillfully, could be a bonus for the developer.

BH:jpl

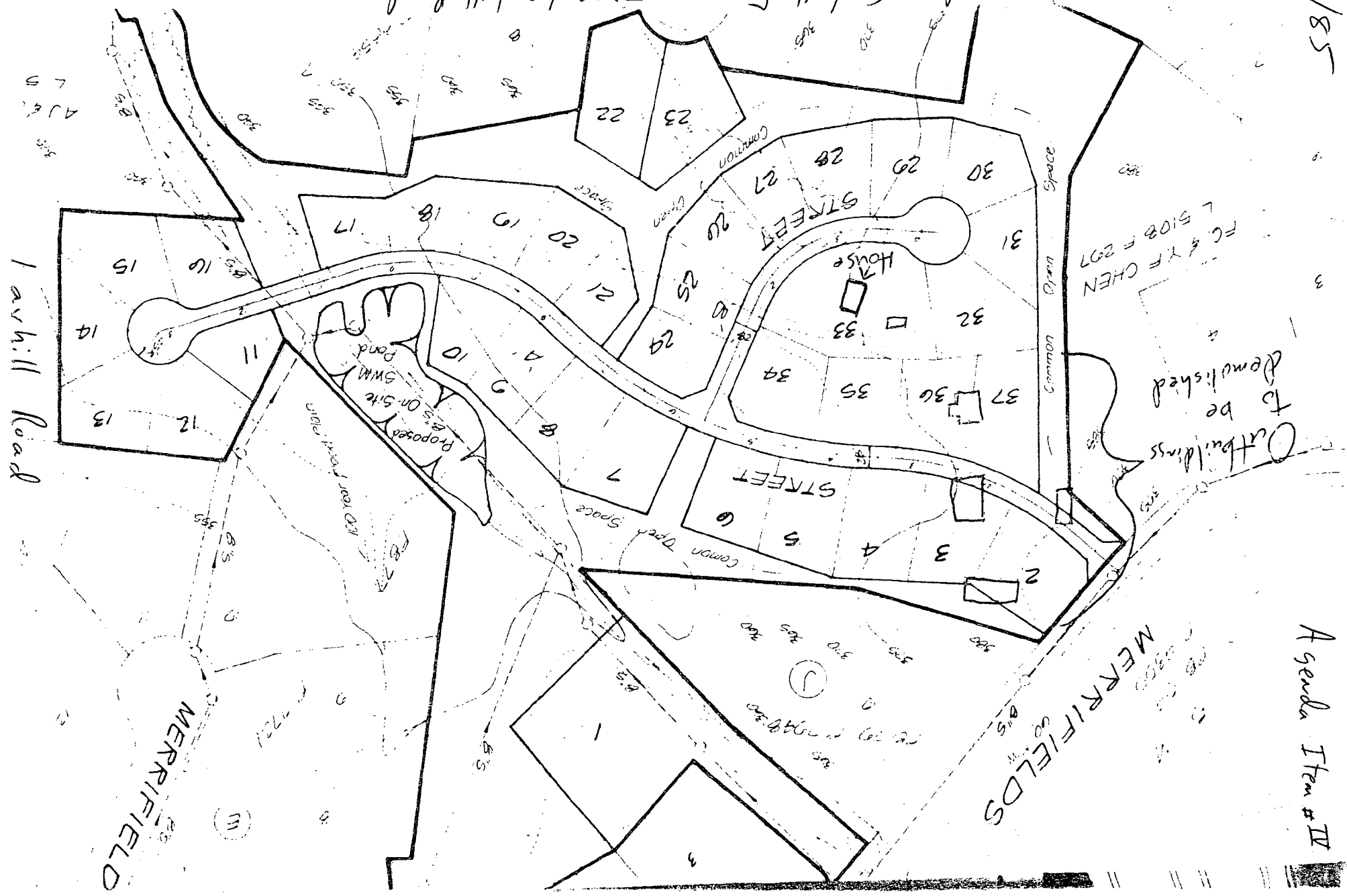
To: HPC Commissioners

From: Bobbi Hahn *bld*

Subject: Agenda Item IV.1. Preliminary Plann Gayfields

The above preliminary plan, which involves Atlas site #27/6, the A.J. Cashell Farm, was initially reviewed by you at the Feb. 7, 1985 meeting. At that time it was suggested that the property be evaluated for a Master Plan recommendation. Because the applicant for preliminary plan approval is the contract purchaser and not the owner, we are caught in a owner notification time problem. As I am sure you do not wish to forego your opportunity to comment on the proposed subdivision with the demolition of the outbuildings before it goes to the Planning Board regardless of your eventual determination on its Master Plan eligibility, I have rescheduled this item as a determination of substantial alteration for the demolition of the outbuildings.

Gayfields Preliminary Plan
A.J. Cashell Farm - 15200 Layhill Road



MERRIFIELD

MERRIFIELDS

Layhill Road

M E M O R A N D U M

January 7, 1985

TO: Charles Loehr, Subdivision Review
Coordiantor
MNCPPC

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

I have reviewed plan #1-84282, Gayfields, scheduled before your committee on January 14, and found that it involves Atlas historic site #27/6, the A. J. Cashell farm. My preliminary determinaton is that the siting of the main house on lot 33 is adequate to preserve the intergrity of the site. The applicant should be advised that Historic Preservation Commission approval will be necessary to demolish the outbuildings on lots 2, 3, 36-37, and in the right-of-way of Street A. ©

I have reviewed the following plans and found them not to involve any identified historic resources:

1-84276	Woodside
1-84280	Montrose Industrial Park
1-84281	Rock Spring Park
1-84283	Riaz Haider property
1-84284	Damascus

BH:ds
0104E