

^{Prelim. Cons. Act}
36/2 9310 Brookeville Road
(Linden Historic District)

95

Not a HAWP

Please mail out to:

Meg Williams

2200 Salisbury Road

Silver Spring, MD.

~~PK~~

20910

Ralph Lindstrom

3224 45th St, NW

Washington, DC 20016

1-16-95
HL

36/2
9310 Brookville Rd

DRC Date: 11/20/95

MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION

DEVELOPMENT REVIEW COMMITTEE COMMENTS

(NOTE: These comments are subject to revision based on follow-up discussion at or after the DRC meeting. If the nature of these comments change substantially, a follow-up letter will be sent separately.)

Pre-Preliminary Plan No. : 7-9 6012
Pre-Preliminary Plan Name: LINDEN

LOCATION: ADC p. 36, H7
WEST SIDE OF BROOKVILLE ROAD, MID-BLOCK BETWEEN
LINDEN LANE & MONTGOMERY STREET

WATERSHED NAME: LOWER ROCK CREEK
STREAM CLASS: I

The following (checked off) conditions are tentatively set forth subject to the prior approval of the preliminary plan:

- Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.) on the preliminary plan. - INCLUDING EXISTING LOT LINES.
- Necessary dedication for future widening of BROOKVILLE ROAD in accordance with the master plan.
- Full width dedication of _____ in accordance with the master plan.
- Full width dedication and construction of all interior streets.
- Storm drainage and/or flood plain studies, with computations. Analyze the capacity of the existing public storm drain system and the impact of the additional runoff. If the proposed subdivision is adjacent to a closed section street, include spread computations in the impact analysis.
- Grade establishments for all new public streets. Tentative profiles are to be submitted with the preliminary plan.
- Necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.

Pre-Preliminary Plan No. 7-9 6012

DRC Date: 11/20/95

page two

Wells and septic systems cannot be located within the right of way or easements.

Show the location of proposed driveways on the preliminary plan.

_____ is classified as a " _____ " under the Montgomery County Council's "Proposal For A Rural/Rustic Roads Program." As such, every effort must be made to preserve the existing topographic features, including man-made improvements and vegetation.

Since access will be from a road included in the Rustic Roads Program, we will need to inspect the impact of the subdivision on the rustic road. Stake and pavement mark the proposed driveway location(s) for MCDOT field check; contact our Departmental Coordinator for the Rustic Roads Program, Mr. Don Ayres, on 217-2104 to schedule the field check.

At the preliminary plan stage, submit a completed, executed MCDOT Sight Distances Evaluation certification form for our review and approval.

Revise the plan to provide additional ingress/egress to the existing and proposed lots. MCDOT access permit policy allows no more than four (4) lots to be served by a common driveway.

Preliminary plan and record plat to reflect a reciprocal ingress/egress/public utilities easement to serve the lots accessed by the common driveway.

Public Improvements Easements will be required along all modified tertiary classification streets.

Dedication or reservation of park and/or school sites.

Provide street connection to _____.

Revise plan to eliminate overlength cul-de-sac(s).

Waiver from the M-NCPPC for overlength cul-de-sac(s).

Waiver from the M-NCPPC for lot(s) on a private right of way.

Revise the plan as necessary to meet the requirements of the Montgomery County Department of Health with regard to wells and/or septic systems.

X. Permanent monuments and property line markers.

ADDITIONAL COMMENTS

1. COORDINATE PLAN WITH THE HISTORIC PRESERVATION COMMISSION.
2. MCDOT WILL ALLOW THE HISTORIC SITE CONTINUED ACCESS TO BROOKVILLE ROAD (A-60) PROVIDED THE EXISTING ENTRANCE MEETS SIGHT DISTANCE REQUIREMENTS. THE EX APRON MAY NEED REPLACEMENT.
3. MCDOT WILL AGREE TO PERMIT ONE COMMON DRIVEWAY APRON OFF THE EXISTING TEMPORARY TURNAROUND ON SALISBURY ROAD (IN LIEU OF ADDITIONAL DRIVEWAYS ONTO BROOKVILLE ROAD. THE DRIVEWAY APRON SHOULD BE REDUCED TO TWELVE (12) FEET WIDE WHERE IT CONNECTS TO THE EAST END OF THE TEMP. TURNAROUND.
4. RECORD PLOT TO REFLECT DENIAL OF ACCESS ALONG BROOKVILLE ROAD FOR PROPOSED LOTS B AND C.

Thank you for the opportunity to review this pre-preliminary plan. If you have any questions regarding this letter, please contact me on 217-2104.

Sincerely,



Gregory M. Leck, Chief
Subdivision Review Unit

cc:

THE TECH GROUP
RON LADUE; BCMI
ROBIN ZIEK; M-NCPPC DPE

Pre-Preliminary Plan No. 7-9 6012

DRC Date: 11/20/95

page three

- Streets shown on the plan are not in conformance with County design criteria and standards for publicly maintained streets. The preliminary plan will need to shown roadways designed in accordance with M-NCPPC and MCDOT requirements.
- Recorded front foot benefit covenant for the future construction or reconstruction of _____.
- Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.
- Relocation of utilities along existing roads to accommodate the required roadway improvements (FOR SITE ACCESS)-
- Public Improvements Agreement (PIA) will be an acceptable method of ensuring construction of the required public improvements. The PIA details to be determined at the record plat stage. The PIA will include, but not necessarily be limited to the following improvements:
 - Permit and bond will be required as a prerequisite to MCDOT approval of the record plat. The permit will include, but not necessarily be limited to the following improvements:
 - Construct paving and storm drainage in all new dedications.
 - On _____, widen shoulder and construct side ditch.
 - On _____, widen paving to _____ () feet and construct shoulder and side ditch.
 - On _____, widen paving to _____ () feet and construct curbs & gutter and sidewalks.
 - On master plan road _____, construct paving and storm drainage as necessary to provide access to this subdivision.
- Enclosed storm drainage and/or engineered channel in all drainage easements.
- Erosion and sediment control measures.
- Underground utility lines.
- Street lights.
- Street trees.

THE
TECH GROUP, INC.

11/2/95

ENGINEERS • PLANNERS • SURVEYORS
GEOTECHNICAL • ENVIRONMENTAL
MATERIALS CONSULTANTS • FACILITIES

Xabier Guericagoitia
Project Engineer

Ron LaDine - 924-7477

67 Kettering Drive
Upper Marlboro, MD 20772

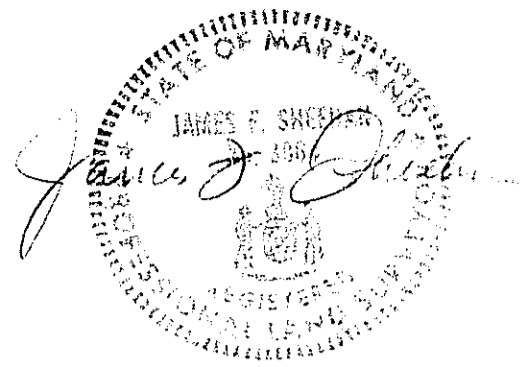
Phone (301) 336-5034
Fax (301) 336-1907

Prince George County Branch
67 Kettering Drive
Upper Marlboro, MD 20772
Phone (301) 336-5034
Fax (301) 336-1907

Montgomery County Branch
919 Gist Avenue
Silver Spring, MD 20910
Phone (301) 588-3110
Fax (301) 588-3112

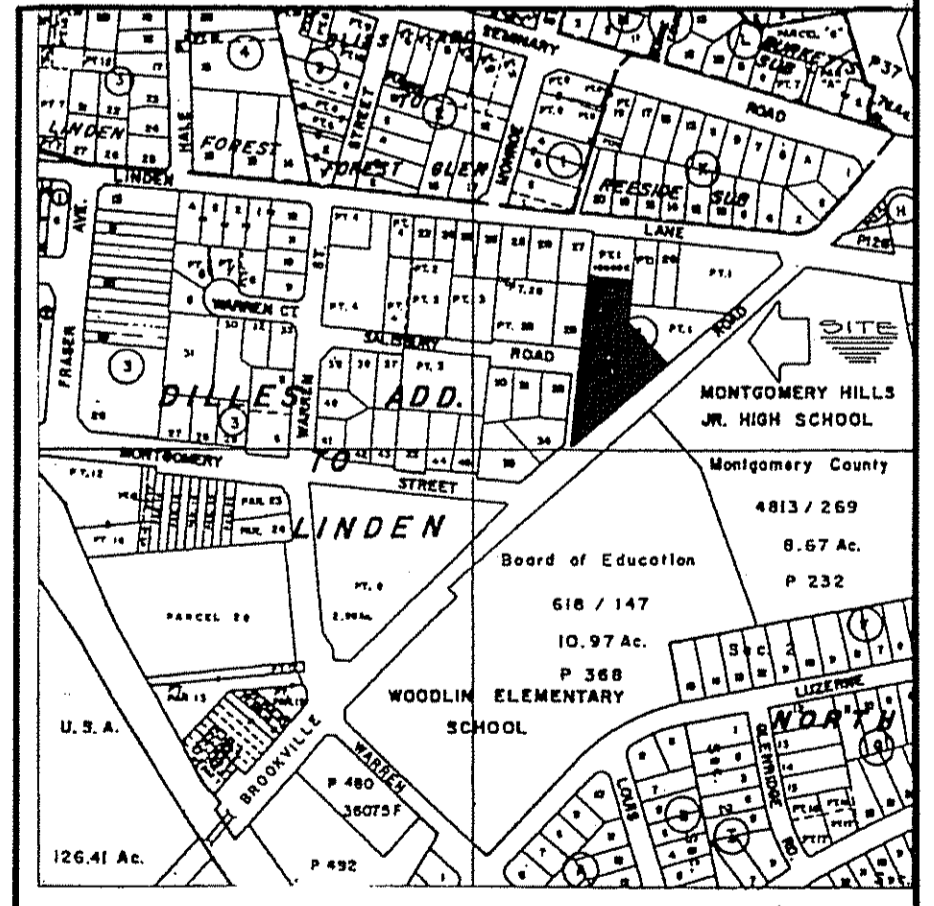
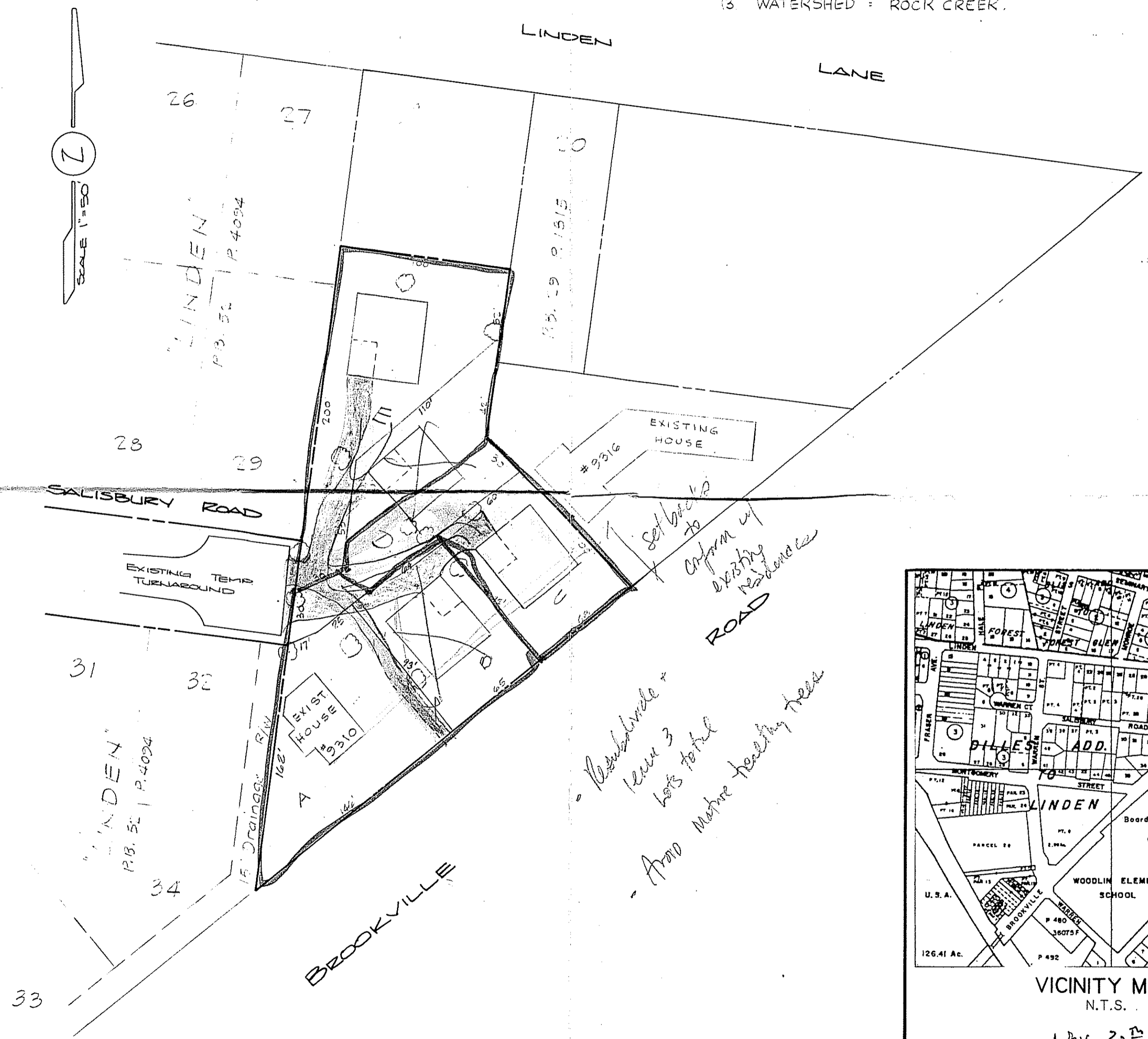
Southeast Florida Branch
9900 West Sample Road
Coral Springs, FL 33065
Phone (305) 340-9141
Fax (305) 755-4255

Western Regional Office
9605 West 49th Avenue
Wheat Ridge, CO 80033
Phone (303) 420-5020
Fax (303) 420-5021



PLAN NOTES

1. BOUNDARY FROM EXISTING LAND RECORDS.
2. RESUBDIVISION - LOT -1, "LINDEN" L-EBP-11, F-33.
3. STREET MAP 39-E1
4. WSSC 200 SHEET 211-NW-2
5. TAX MAP JP-121
6. TOTAL AREA = 44,000 SF ±
7. PUBLIC WATER AND SEWER (WSSC)
8. PROPERTY ZONED R-60
9. PROPOSED NUMBER OF LOTS = 5
10. PROPOSED USE = SINGLE FAMILY.
11. NO SPECIAL TAXING DISTRICT.
12. UTILITY COMPANIES: PEPCO, C&P, AND WASHINGTON GAS.
13. WATERSHED = ROCK CREEK.



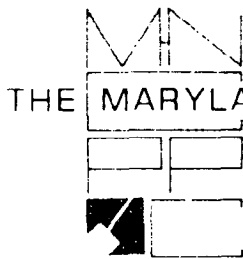
VICINITY MAP
N.T.S.
Nov. 20th DR.

APPLICANT:
Ron LaDue - B.C.M.I
500 - Greenbridge Road
Brookeville, Maryland - 20383
301 - 924 - 7477
Mobile Phone
305 - 4715

owner's #

THE
TECH GROUP, INC.
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GEOTECHNICAL • ENVIRONMENTAL
MATERIALS CONSULTANTS • FACILITIES

PRE-PRELIMINARY PLAN
RESUBDIVISION - PART OF LOT-1
"LINDEN"
13TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=50' SEPT. 1995
- THE TECH GROUP, INC.



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

MEMORANDUM

TO: Malcolm Shaneman
Joe Davis
Development Review Division

FROM: Gwen Marcus^{GM}, Historic Preservation Coordinator
Robin Ziek^{RZ}, Historic Preservation Planner
Design, Zoning and Preservation

SUBJECT: Pre-preliminary Plan #7-96012 Linden

DATE: December 22, 1995

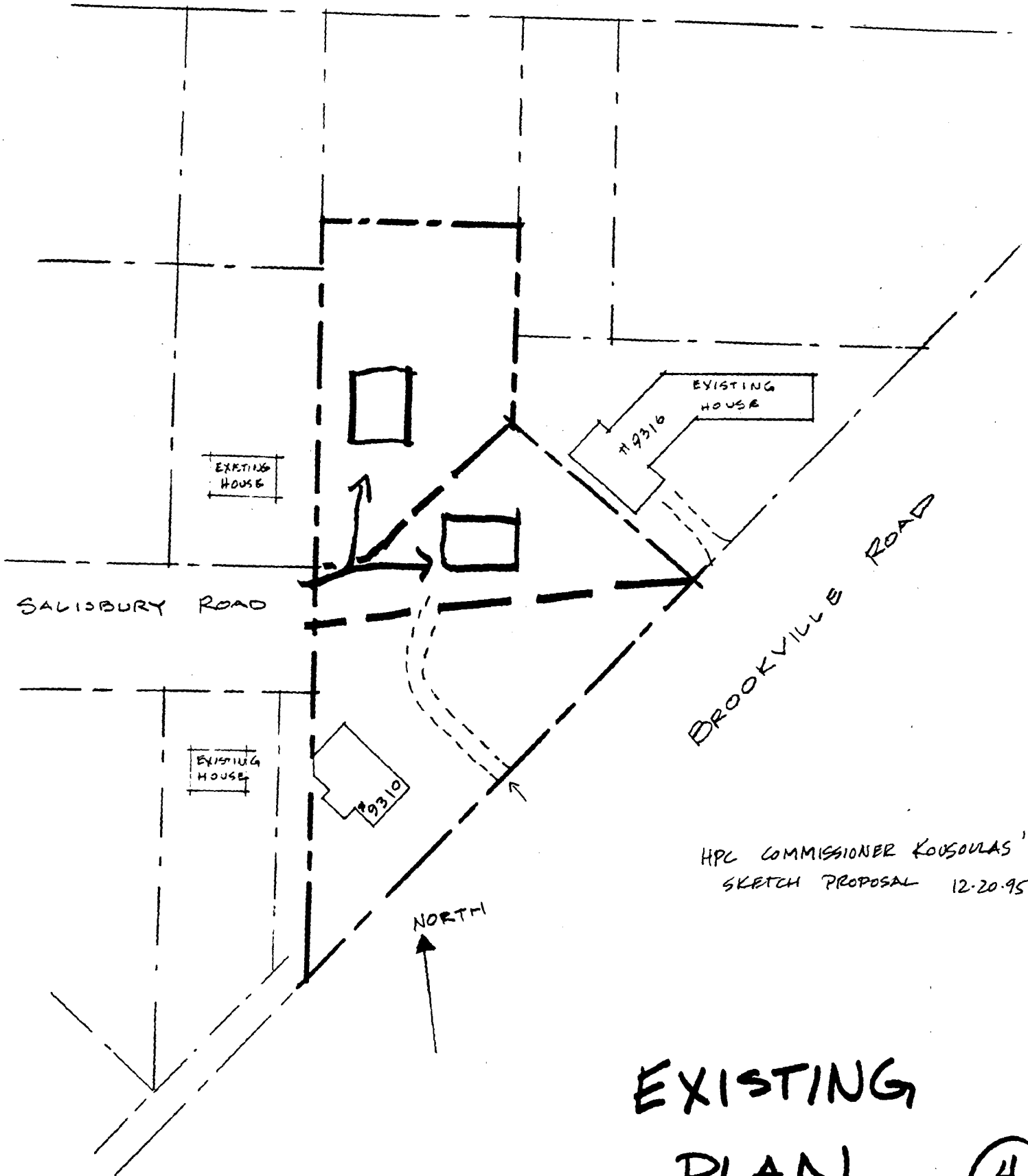
On December 20, 1995, the Historic Preservation Commission (HPC) met and reviewed a subdivision plan, Pre-Preliminary Plan #7-96012, for 310 Brookville Road, Silver Spring. The proposed subdivision is located within Master Plan Site #36/2, in the Linden Historic District near the intersection of Brookville Road and Linden Lane. The subdivision proposes the creation of a total of five lots, including one lot with the existing historic structure.

The applicant, Ron La Due, was not present at the hearing. He was sent notification two weeks prior to the hearing date, as well as a copy of the staff report which was sent out one week prior to the hearing. Staff left numerous phone messages requesting a response, and no messages were received. The owner's son, acting on her behalf, did appear at the hearing, and gave testimony.

The HPC recommended a revision of this proposal, with the following recommendations:

- 1) Four additional houses at this property was too many.
- 2) A total of three lots (with two additional houses) would probably be approved, depending on the lot configuration. [Commissioner Kousoulas of the HPC provided a sketch for a possible subdivision layout permitting two additional lots, based on a dividing line noted on the tax map (see attachments).
- 3) Mature trees at this property should be retained, and new construction should be designed to save existing trees.
- 4) Access for the two new houses from Salisbury Avenue could be acceptable; the original driveway access from Brookville Road for the existing structure should be retained.

LINDEN LANE



HPL COMMISSIONER KOUSOULAS'
SKETCH PROPOSAL 12.20.95

EXISTING
PLAN (4)

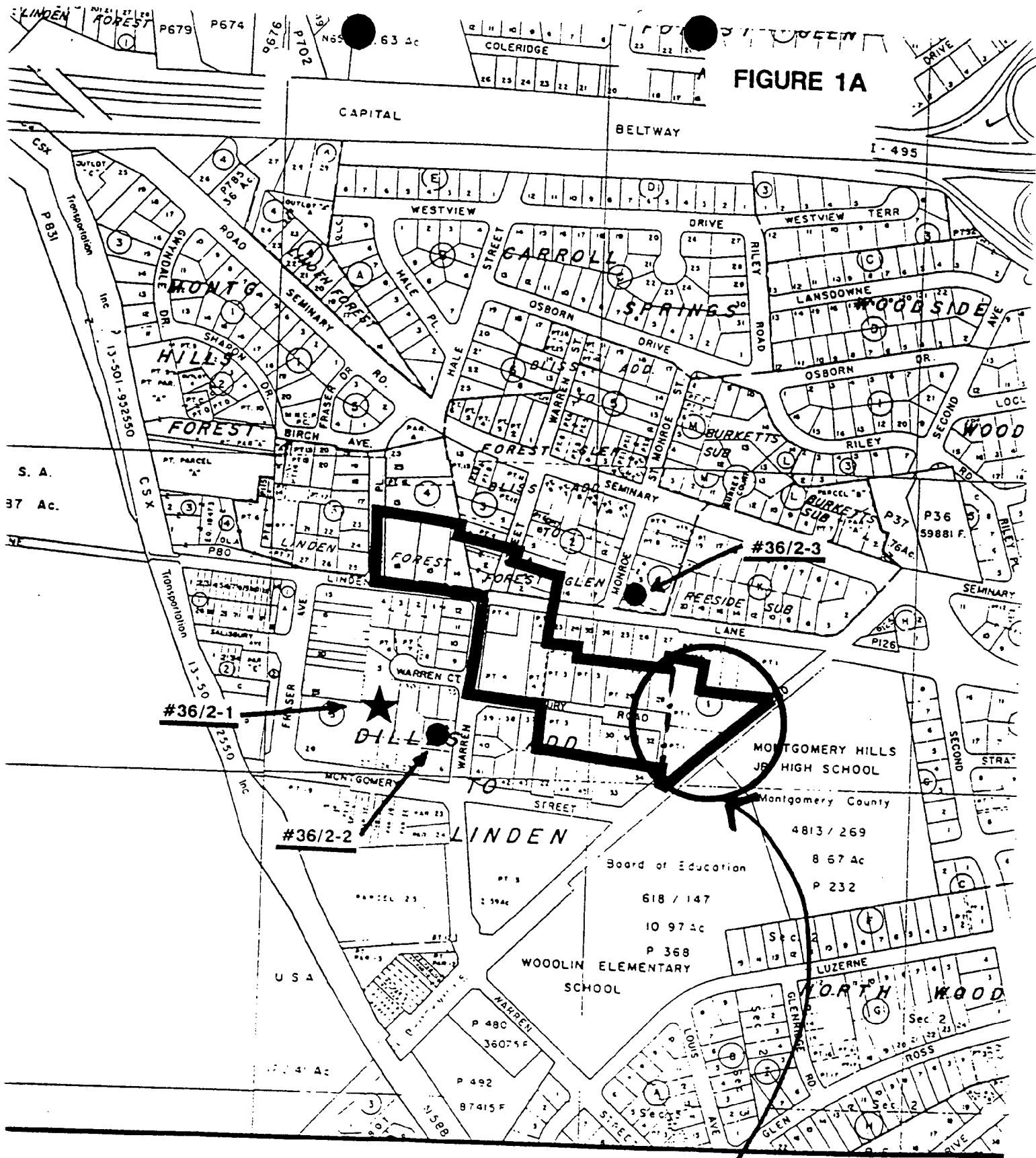
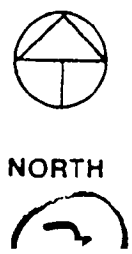


FIGURE 1A

#36/2 - LINDEN HISTORIC DISTRICT

- DISTRICT BOUNDARIES - **—**
- INDIVIDUAL RESOURCES - ★
- LOCATIONAL ATLAS RESOURCES - ●

9310 BROOKVILLE ROAD



Memo ~~will~~ be passed to DR
Subd to be incorporated
for planning
BDD Report

HISTORIC PRESERVATION COMMISSION STAFF REPORT

CASE: Wolfe Property (within the
Linden Historic District,
Master Plan Site #36/2)

DATE: December 13, 1995

include George's
drawing!

CASE NUMBER: #7-96012

TYPE OF REVIEW: Subdivision

PREPARED BY: Robin D. Ziek

ADDRESS: 9310 Brookville Road
Silver Spring, Md.

BACKGROUND:

This subdivision proposal is located within the Linden Historic District,
Master Plan Site #36/2.

The Linden Historic District is the earliest railroad suburb in Montgomery County, and was platted in 1873. The District is characterized by late-19th century and early-20th century frame dwellings representing several different styles. The property at 9310 Brookville Road is a Queen-Anne-style home with a square turret marking the front entrance. The house has remained in the same family since it was constructed in (1897) 1893 by George M. and Mary F. Wolfe. Mr. Wolfe established the Linden General Store at 2345 Montgomery Street. The house is also remarkably intact architecturally.

This subdivision plan proposes the creation of five lots, for the construction of four new homes adjacent to the existing historic resource at 9310 Brookville Road. All five lots would be accessed from Salisbury Road (currently a dead end street), with a shared entrance and multiple driveways off of that. Three of the lots would front on Brookville Road and two lots would be essentially interior lots with road frontage on Salisbury Road. The existing house is a 2-1/2 story structure which fronts on Brookville Road. The subdivision would be located between adjacent lots improved with single-family dwellings. Two lots would be approximately 60' wide by 95' deep; three lots would be irregularly shaped. Adjacent to the property on the west side is a recent single-family dwelling (non-contributing resource) which fronts Salisbury Road. To the east of the property is a one-story ranch house fronting on Brookville Road (not included in the Historic District). Across the street on Brookville Road is a school yard.

Staff feels that this Historic District has been pressed by new construction to the point where the character of the District may be at risk. Staff notes that the boundaries of the district were constricted at the time of designation due to new construction which had taken place in the interim while this area was a Locational Atlas resource.

- o George: Proposes new house at 45° to Brookville Rd - leaving frontage along Brookville Rd 2 houses ok -
- o Save trees



DISCUSSION:

The proposed development is inconsistent with the grid platting of the historic district, which consists of dwellings fronting roadways. In addition, the proposed density would compromise the environmental setting of the Wolfe House which is a good example of a Victorian single-family dwelling in a garden setting.

Concerns voiced at the Development Review Committee meeting were consistent with preservation concerns, including comments that the lot sizes were too small, that the front yard setback wasn't being met, that houses in front of houses is not recommended, that there are significant trees on the property which should be saved, that access off of Brookville Road was problematic, and that the proposed shared entranceway was problematic (DOT recommended use of a cul de sac to improve access to the proposed lots utilizing Salisbury Road).

STAFF RECOMMENDATION:

Based on the issues discussed above, staff recommends further study of this subdivision plan towards a goal of preserving the Wolfe House in a sufficient garden setting, while developing new construction consistent with the historic development patterns.

Staff considers that two additional lots at this site may be possible. One lot could front Brookville Road, and be adjacent to the new home which currently exists on Brookville Road to the east of the subject property. The land immediately adjacent to the Wolfe property (and east of it) would remain open as the side yard to the Wolfe House. This area has a concentration of the significant landscape features and several mature trees. A second lot could be developed which would be in line with the other houses on Salisbury Road, and utilize Salisbury Road for egress.

This project is tentatively set for the Planning Board agenda for 1/25/95.

the driveway ended the original property. His grandparents bought the rest of the property! But house never had a back yard!

1944 - grandfather sold house to 2 sisters - his daughters

1952 - He died

The one sister lived in the house for over 50 years! (poor wife)

His mother now lives in Frostberg - a large house - She needs money for work in her house! - wants to get her value out of the property

(Mrs. Aldridge)

Mr. LaDue said he would renovate the house as part of the proposal. He estimates \$100,000 to renovate -

Salisbury Rd. has already been extended on the site for 3 new houses

13 WATERSHED = ROCK CREEK.

LINDEN

LANE

27

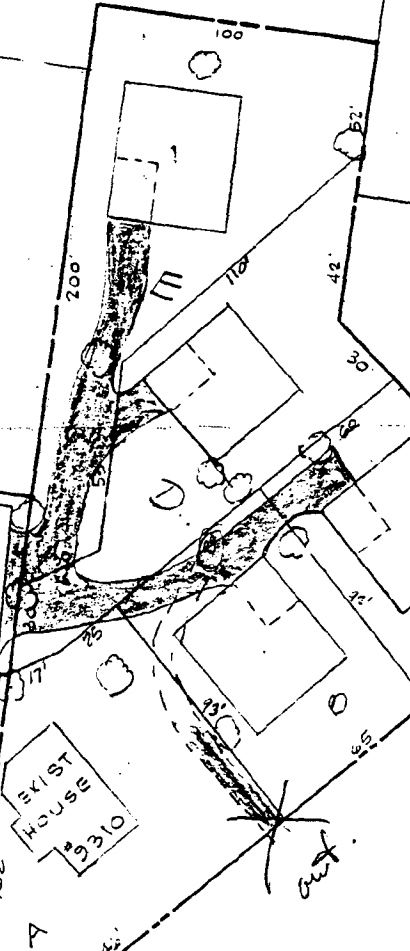
PT. 1

P.B. 29 P. 1815

PT. 1

P.D. 52 P. 4094

29



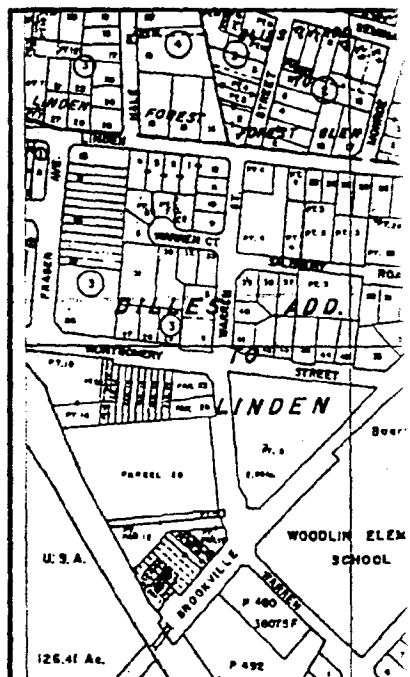
48 yrs. old
DEDICATION

ROAD

(ARTERIAL)

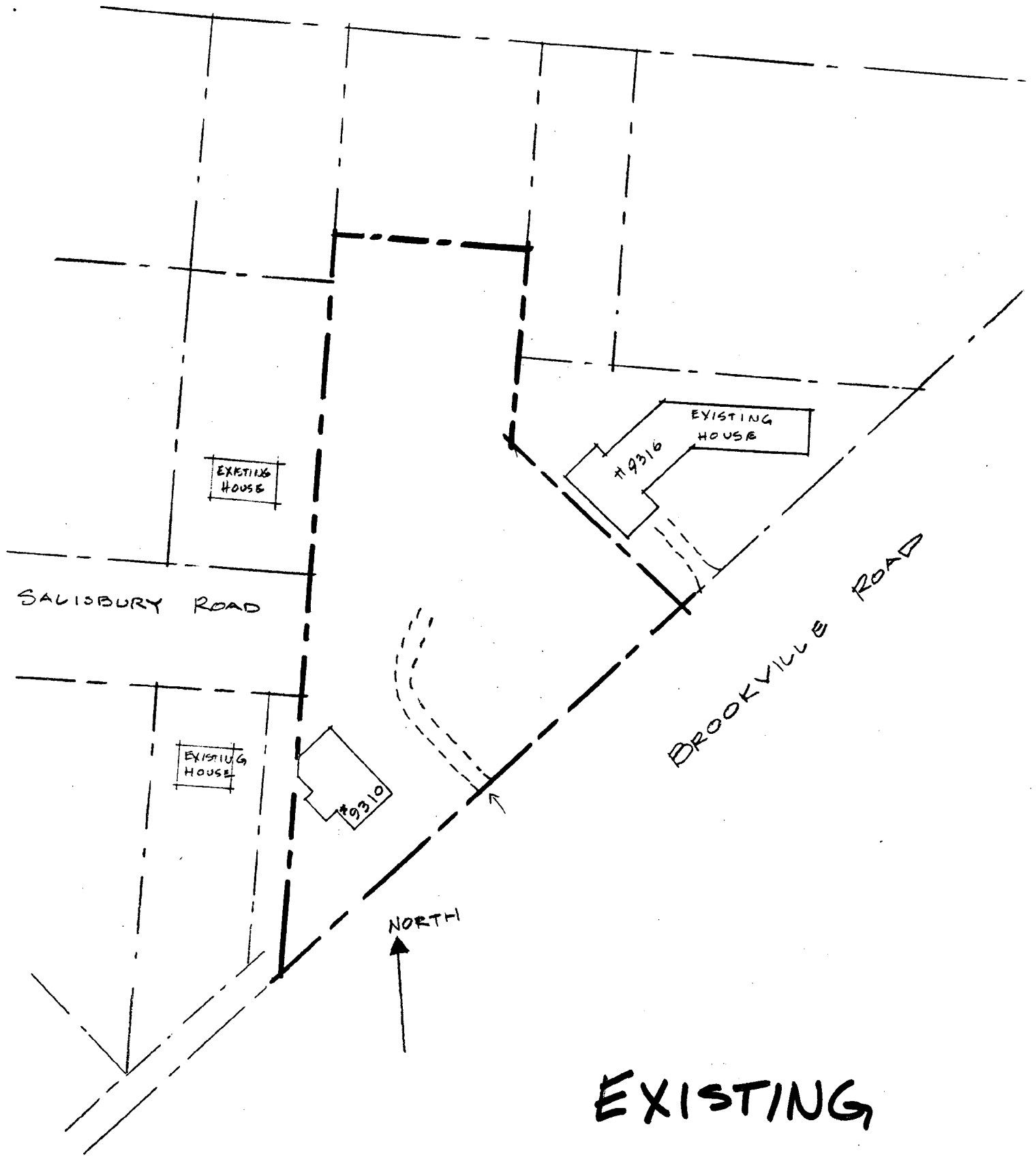
BROOKVILLE

PROPOSED SUBDIVISION PLAN



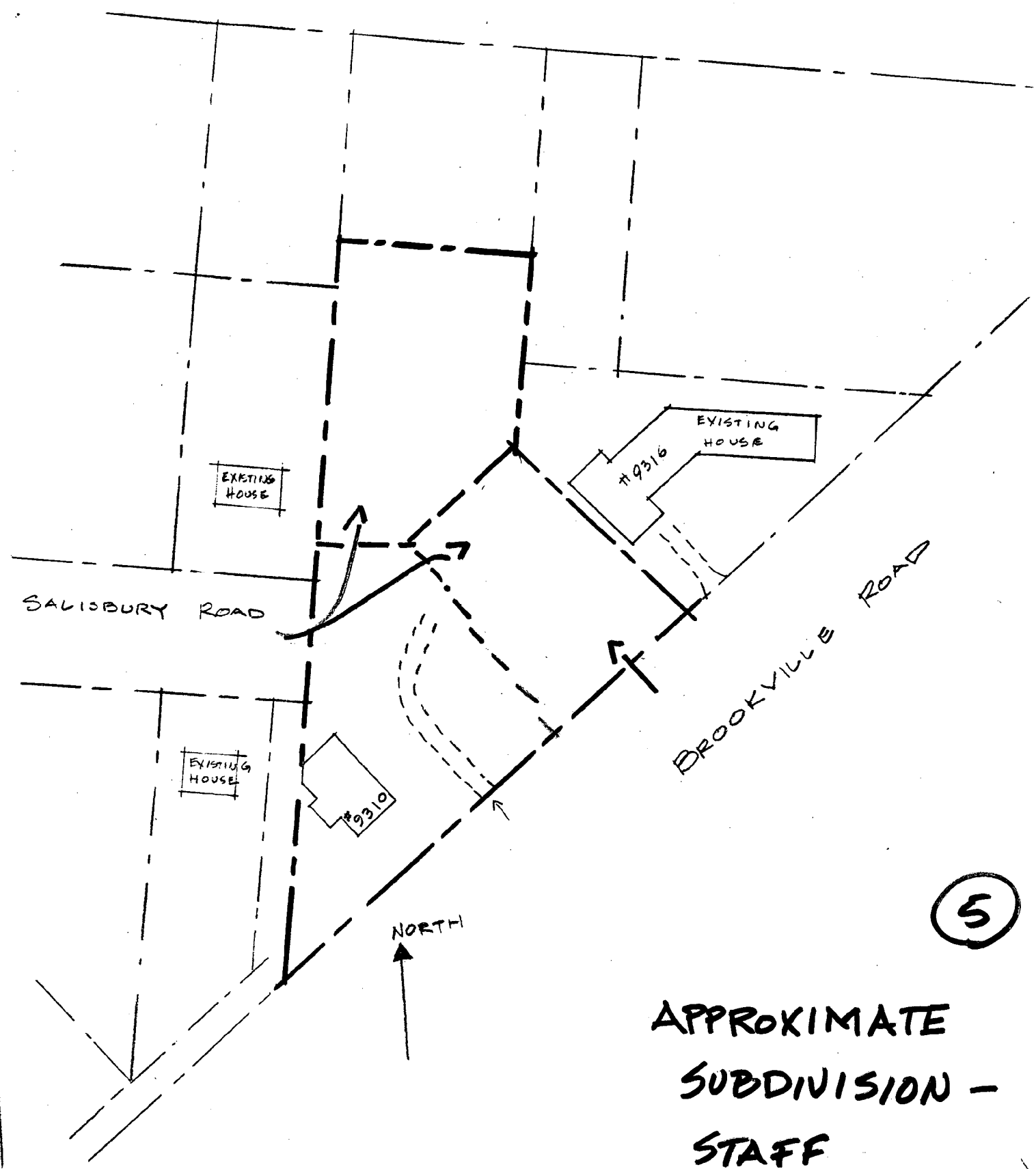
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LINDEN LANE



EXISTING
PLAN

4

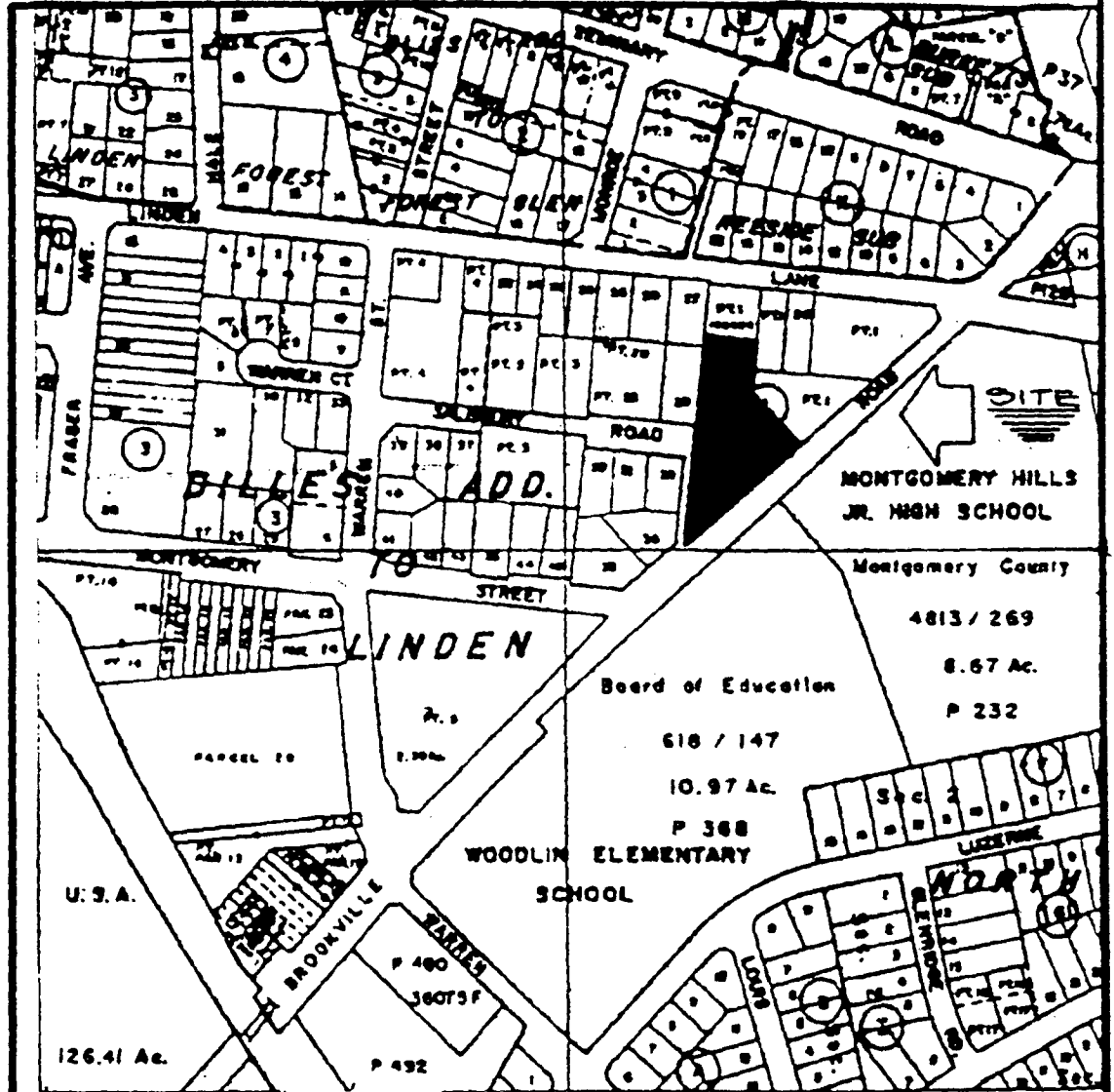


APPROXIMATE
SUBDIVISION -
STAFF
RECOMMENDATION

5

DEDICATION

B-25, V-7



VICINITY MAP

N.T.S.



6

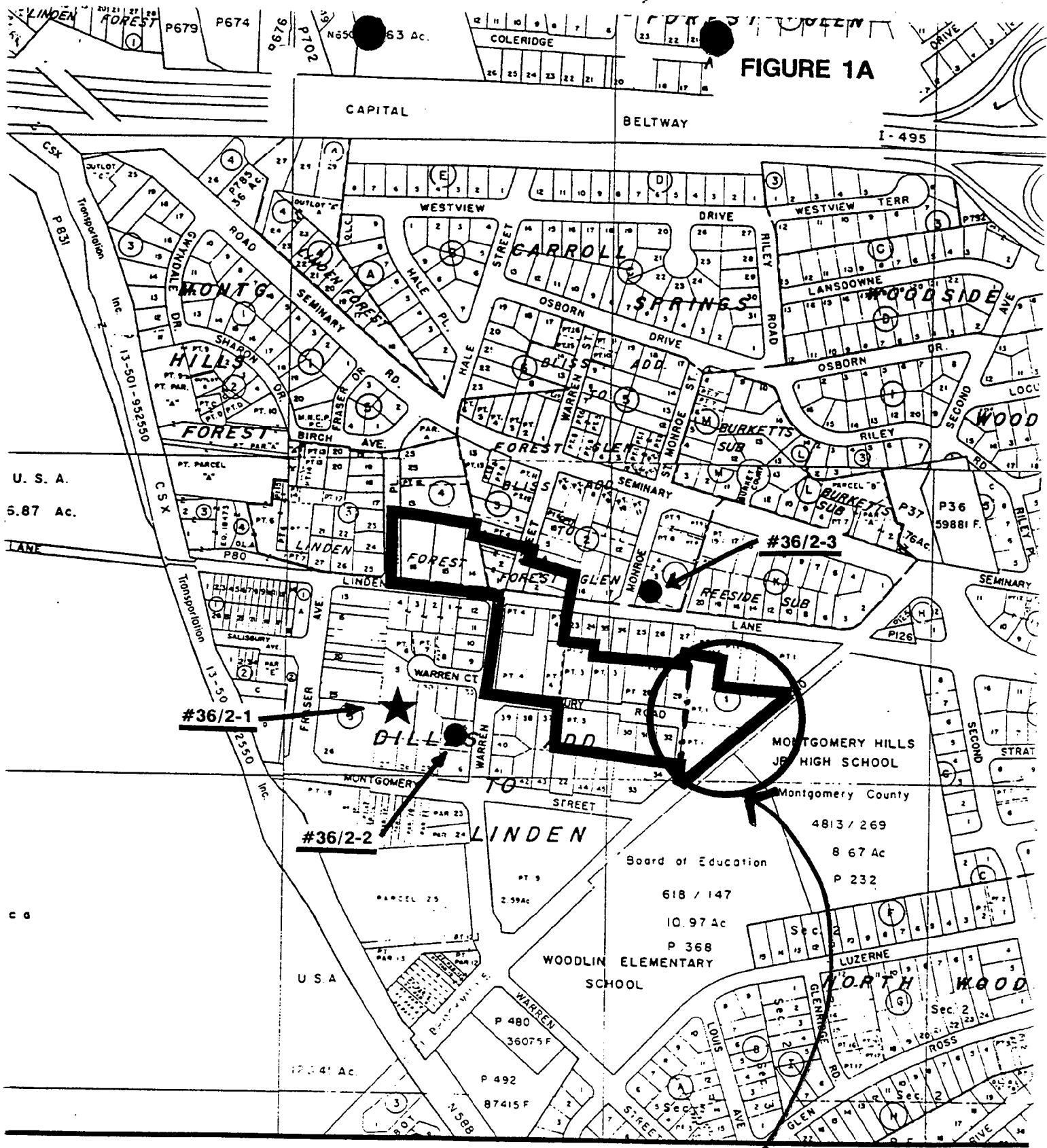
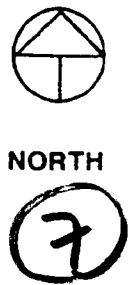


FIGURE 1A

#36/2 - LINDEN HISTORIC DISTRICT

- DISTRICT BOUNDARIES - **—**
- INDIVIDUAL RESOURCES - ★
- LOCATIONAL ATLAS RESOURCES - ●

9310 BROOKVILLE ROAD





#36/2 - LINDEN HISTORIC DISTRICT

DISTRICT BOUNDARIES - **█**

INDIVIDUAL RESOURCES - ★

LOCATIONAL ATLAS RESOURCES - ●

9310 BROOKVILLE ROAD



NORTH



11NW2

Master Plan Historic District Addresses
July 13, 1993

LINDEN HISTORIC RESOURCES

11

Individual Site

#36/2-1 2312 Warren Court Center & Annie Lawrence House

Historic District

#36/2 Linden Historic District

<u>Address</u>	<u>Date</u>	<u>Category</u>
9310 Brookeville	1897	Outstanding
2210 Linden	c1993	Non-Contributing <i>Yellow</i>
2303 Linden	c1890-3	Outstanding
2309 Linden	Late 19th c	Contributing
2106 Salisbury	Post WWII	Non-Contributing
2108 Salisbury	Post WWII	Non-Contributing
2109 Salisbury	Post WWII	Non-Contributing
2110 Salisbury	Post WWII	Non-Contributing
2115 Salisbury	c1902	Outstanding
2200 Salisbury	c1887	Outstanding
2201 Salisbury	c1875/c1885	Outstanding
2209 Salisbury	c1875/c1885	Outstanding
2215 Salisbury	Early 20th c	Contributing
9315 Warren	Early 20th c	Contributing
9321 Warren	Early 20th c	Contributing
9402 Warren	c1923	Contributing
9403 Warren	c1920	Contributing

Locational Atlas Resource

#36/2-2 9304 Warren Street Ira Jones House
#36/2/3 9401 Monroe Street Lewis & Annie Smith House

BROOKVILLE

34

33

APPLICANT:

Ron LaDue - B.C.M.I

500 - Greenbridge Road

Brookville, Maryland - 20383

301 - 924 - 7477

THE TECH GROUP, I
ENGINEERS • PLANNERS • SURVEYORS
GEOTECHNICAL • ENVIRONMENTAL
MATERIALS CONSULTANTS • FACILITIES

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

WEDNESDAY
December 20, 1995

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.

I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room

II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in the Auditorium

Approved w/ Condition
A. Mr. and Mrs. Harry Volz, for alterations at 2801 Barker Street, Silver Spring (HPC Case No. 31/7-95G) (Capitol View Park Historic District) *(2 votes)*

B. Mr. and Mrs. Gonzalez, for tree removal at 10120 Capitol View Avenue, Silver Spring (HPC Case No. 31/7-95F **RETROACTIVE**) (Capitol View Park Historic District)

C. Circle Manor Nursing Home (Ms. Mindy Hippchen), for landscape development at 10231 Carroll Place, Kensington (HPC Case No. 31/6-95L) (Kensington Historic District)

Exp. ~~D.~~ Eric and Sarah Hertfelder, for alterations at 521 Albany Avenue, Takoma Park (HPC Case No. 37/3-95KK) (Takoma Park Historic District)

Exp. ~~E.~~ Arthur Karpas, for alterations at 6916 Westmoreland Avenue, Takoma Park (HPC Case No. 37/3-95LL) (Takoma Park Historic District)

Approved F. as per staff request
F. Charlene Sussel, for a garage at 10918 Montrose Road, Garrett Park (HPC Case No. 30/13-95D) (Garrett Park Historic District)

→ G. Mark Flory, for alterations at 12 Valley View, Takoma Park (HPC Case No. 37/3-95MM) (Takoma Park Historic District)

(OVER)

III. PRELIMINARY CONSULTATIONS - 9:00 p.m.

- A. Ron La Due, for subdivision of 9310 Brookeville Road, Silver Spring (Linden Historic District #36/2)
- B. Walter Hsu, for new construction at Lot 19, Block 4, Connecticut Avenue, Kensington (Kensington Historic District #31/6)

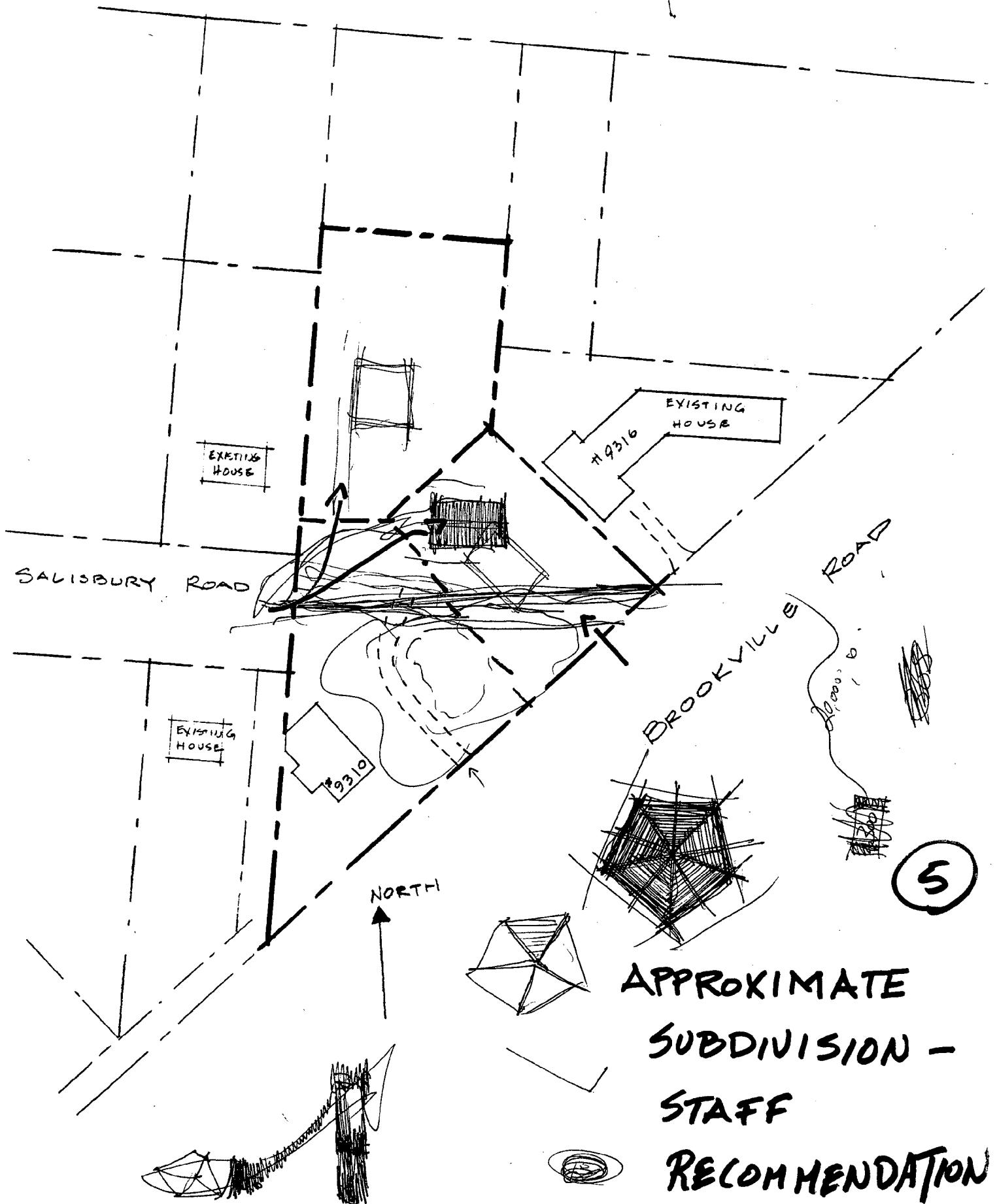
IV. MINUTES - 10:00 p.m.

- A. November 15, 1995

V. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VI. ADJOURNMENT

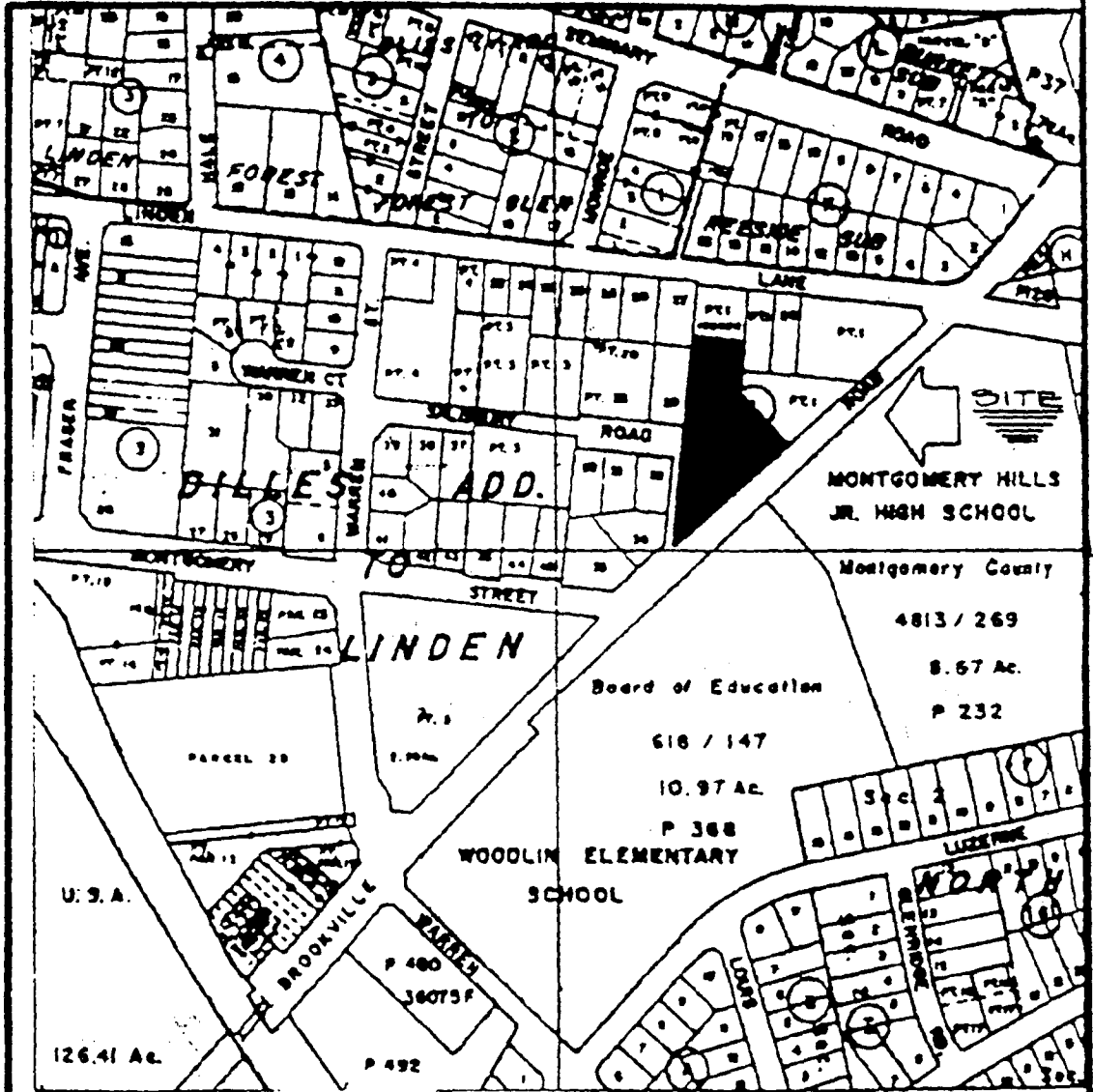


APPROXIMATE
SUBDIVISION -
STAFF
RECOMMENDATION

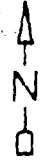
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Dedication

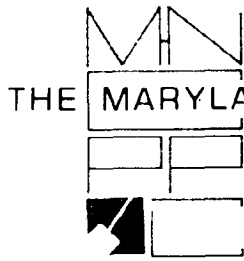
B-25, V-7



VICINITY MAP
N.T.S.



6



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

MEMORANDUM

TO: Linden Historic District LAP
Craig MacKown

FROM: Robin Ziek, ^{RZ}Historic Preservation Commission staff

SUBJECT: Proposed development of 9310 Brookeville Road

DATE: December 7, 1995

Dear Craig:

A project has come in which proposes to develop the large side yard for the property at 9310 Brookeville Road in the Linden Historic District. At this time, Park and Planning staff has seen a site plan proposal for the construction of four additional houses at this site, with driveway access off of Salisbury Road.

An informal meeting was held at M-NCPPC by the Development Review division to discuss this proposal on November 20, 1995. Comments received from community planners, historic preservation planners and transportation planners at that meeting included noting potential difficulties with constructing that many houses there from the perspective of increased site density, too many driveways off of Salisbury, and incompatibility with the historic district development patterns. Suggestions were made to consider the construction of only two additional houses here, and the use of Salisbury for access for both the new houses and for the existing residence.

At this time, we have not received any further information about this project. We have scheduled it tentatively for the Historic Preservation Commission meeting on December 20, 1995, but may have to postpone the hearing if further information is not received by early next week.

Please call me with any questions you may have about this project at (301) 495-4570. Of course the HPC is quite concerned with your comments, and those of the community. Thank you very much for your assistance with this review.

MINUTES
DEVELOPMENT REVIEW COMMITTEE
MEETING OF NOVEMBER 20, 1995
In Attendance:

M. Shaneman, M-NCPPC, DRD	K. Easley, M-NCPPC, DRD
G. Leck, MCDOT	B. James, WSSC
S. Federline, M-NCPPC, EPD	S. Kindler, M-NCPPC, DRD
L. Galanko, MCDEP	F. Casio, PEPCO
B. Thompson, PEPCO	B. Liem, M-NCPPC, TPD
G. Vongunten, MC Health Dept	R. Ziek, M-NCPPC, HP

VAR 96-8 THORN HILL
Dan Goodman & Johanna Cowe - Applicant
Peter Q. & Nancy D. Eichacker - Engineer

Committee Comments:

1. DRD - recommends maintenance agreement for common driveway (draft letter to homeowners re: maintenance responsibility), also make sure to coordinate with Health Department and staff is recommending plat be recorded;
2. DOT - no more than 4 lots to share common driveway, also recommends common maintenance agreement for driveway, will look at apron to see if adequate, may need new one;
3. EPD - Forest Conservation concerns especially area over septic fields, also concern with stream on property - recommend conservation easement along edge of stream;
4. DEP - SWM exempt, need drainage area map to see if greater than 30 acres, if it is, need floodplain map - conservation easement may provide exemption for site for a floodplain map, water and sewer categories consistent with DEP records;
5. TPD - concern with frontage, DRD may waive requirements;
6. Bell Atlantic/PEPCO - ingress/egress easement must include utilities, also show existing utilities - need easement to get to utility lines;
7. Health Dept - will sign off on record plat;
8. Tentative Planning Board date: January 11, 1995.

7-96012 LINDEN
Ron LaDue - B.C.M.I. - Applicant
The Tech Group - Engineer

Committee Comments:

1. DRD - front yard setback must be minimum 25 feet in R-60 zone, lot sizes too small for neighborhood compatibility - recommend 3 lots total (including 1 existing), the average size in the surrounding

7-96012 LINDEN (Continued)

- neighborhood is 60,000 or greater, also frontage created by this proposal is very small (smaller than rest of neighborhood) - houses in front of houses not recommended;
2. TPD - clarify ownership of the different parts of lots and when parts were created, dedicate 80 feet from opposite side for Brookeville Road - will check on dedication of other sites along Brookeville Road;
 3. Historic Preservation - HPC must review and approve any new construction - any reduction of the environmental setting, feels proposal is too tight a layout, next meeting is 12/20/95;
 4. EPD - concern with tree save and any reconfiguration of lots, NRI/FSD pending;
 5. DEP - need to submit SWM concept at Preliminary Plan stage, need drainage area map to determine if there is floodplain on site;
 6. DOT - recommends 3 lots off a temp-turn-around only, would rather have dedication and construction of a cul-de-sac, no access to Brookeville Road, remove access on Brookeville Road, applicant wants to keep access for historic house - DOT will need sight distance check, clarify 9510 and 9516 access on Preliminary Plan and do sight distance check;
 7. WSSC - water and sewer connection required, water storage is deficient, at Preliminary Plan would like to see existing water and sewer ties;
 8. PEPCO - show existing facilities (poles...) to see how plan will affect them;
 9. Bell Atlantic - need ingress/egress/utilities easement and easement along Brookeville Road;
 10. Tentative Planning Board date: January 25, 1995.

1-96028 MILESTONE COURT
Best Development - Applicant
Advance Resource Consultants, Inc - Engineer

Committee Comments:

1. DRD - provide easement, not an outlot, show future access to Stewart Lane extended (coordinate with Community Planning on Master Plan recommendations for future access) - for now access will be to Milestone Dr;

11/20/95

(c) Contractor may want Public Hearing : Malcolm advises
Met of Civic Assoc 1x

(d) Come in a prelim plan) will go over ex with them

Malcolm

Just would be a Resubdivision -

would look @ (1) intax lots on N + S. of Salisbury
(2) New subdivision by Fleming on Hartman St.

= maybe map of 3 lots, based on size of lots -
(Total)

Builder presents The case -

Malcolm: problems: existing termination of Salisbury RD
(1) Small Rd. frontage is a problem
(2) Concerns - orientation of houses to other.
Mix to stacking situation.

Steve: pending NR/FSD - pre. lim. plan.

Env. concerns: Tree - some on site...

Del: Storm water mgmt. plan

Fire Water - valves - grades - OK -

Back - sewer connections -

DOT - discourage access on Brookville RD

Temp. turn-around discouraged - OK - max. of 3 lots.

Remove access from Brookville RD

11/20/95 (cont)

Working w/ Steve Orrens as lawyer - for HPC ..

Need to check DOT dedication - to get 80' R.O.W for
Brookville Rd.

What about taking the land from BO Education?

But needs to be looked into for prelim. plan.

→ at prelim, need to see existing utilities shown.
Utility Commitment along Brookville B

front yard set back - 25' in R-60.

for clustering, they'd have to go to Comm. Planning to .

Let Malcolm know about date

~~Dec 6?~~

Dec 20?

Robin -

Gwen tells me that you
are handling this item
#7-96012 Linden.

It has a tentative
Manning Board date of
1/25/95.


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

December 6, 1995

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Patricia Parker, Historic Preservation Planner *PP*
Design, Zoning, and Preservation Division

SUBJECT: Review of Subdivision Plans

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

- #1-96028 Milestone Court - No impact.
- #1-96029 Esworthy Park - No impact.
- #1-96030 EQR Horticulture Nursery - This property is in the vicinity of Locational Atlas Resource #28/25, the Perry Leishear House - No impact.
- #1-96034 Briarcliff Manor - This property is in the vicinity of Master Plan Site #34/2, Liberty Grove Church - No impact.
- #1-96035 Chestnut Hills - No impact.
- #1-96036 Cabin John Park - No impact.

VAR 96-8 Thorn Hill - No impact.

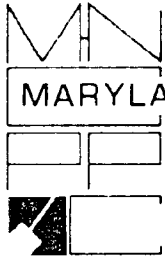
#7-96012 Linden - This property is within Master Plan Site #36/2, the Linden Historic District. Staff is very concerned about the number of new houses proposed and their orientation to the street. The HPC will review this proposal and forward comments as soon as possible.

cc: E. Davison, OPI

Re Preliminary

JPI21

TDM



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

November 17, 1995

Robin -
F41
for subdivision
mtg. on
Mon.
Gwen

MEMORANDUM

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- #1-96036 Cabin John Park - No impact.

VAR 96-8 Thorn Hill - need plans!

→ (#7-96012 Linden - This property is within Master Plan Site #36/2, the Linden Historic District. Staff is very concerned about the number of new houses proposed and their orientation to the street. The HPC will review this proposal and forward comments as soon as possible.

cc: E. Davison, OPI

10/27/95

(202) 363-9700

(202) 666-7340

Ralph Lindstrom

Long & Foster

Listing agent

(Admission
no fee)

check out
Realtor's Name

Over
Jo's

Jennifer Brown

August 3, 1995

~~(7-92035) Pre Prelim~~

~~1-93015 ← Preliminary Plan~~

Mr. William Aldridge
4916 Powder Mill Road
Beltsville, MD 20705

(301) 595-0033

RE: 9310 Brookeville Road, Linden Historic District

44-572
JP 121
JTB

Dear Mr. Aldridge:

Thank you for talking with me on Tuesday, August 1st. I know that all of this is difficult because of the recent death of your aunt, and your concern for your mother. Clearly, you have deep attachments to the family home at 9310 Brookeville Road. Staff at this office were encouraged during the nomination process of the Linden Historic District by the efforts of your aunt, Ms. Mary Wolfe, to have this district designated and to include the family property. The HPC would like to express their condolences to you and your family on her recent passing.

I am enclosing some material for you about the Montgomery County Historic Preservation Ordinance, and the review process which has been developed to provide for measured change and alterations within the locally designated historic districts. I will be happy to discuss any questions you may have about this material, and as it applies to your mother's property.

One way to assure the preservation of historic properties is, as we know, through an ordinance such as Montgomery County has passed. But in conjunction with that, the best way to preserve such properties is by tapping into the market of home buyers who are specifically interested in the unique qualities of historic properties. We have worked with two realtors in Montgomery County who specialize in the sale of historic properties. In addition, I know of a third realtor is very familiar with historic properties, and may be of help even though she is located in Anne Arundel County. I believe all of them will have a lot of useful information for you, and may be of some assistance in the sale of this home. They are:

Sandra Gallagher, Weichert Realty, (301) 718-4080; and
Ellen Janelle, Weichert Realty, (301) 656-2500; and
Nancy McGuire, O'Connor, Piper & Flynn (410) 263-8686.

I understand that realtors work with other realtors all the time, so that you can still retain the realtor with whom you have already signed a contract without reducing the range of possibilities offered by these other realtors. I believe sales of historic properties works on a network, like everything else. These people have developed a reputation, and know of potential buyers and the like.

Another means of advertising the sale of your property to people specifically interested in historic properties includes two preservation publications: Historic Preservation, published by the National Historic Trust for Preservation (202) 673-4000; and the Old-House Journal (508) 283-3200.

The Historic Preservation Commission reviews all proposed changes to the exterior of the property and the surrounding land. All decisions are guided by the ordinance, and are intended to preserve those characteristics which are special to a district. Decisions are made on a case-by-case basis, and depend on the specifics of any one property. New development within a historic district is always looked at very carefully. The HPC is involved in all decisions such as approval to build, and the size, location, massing and materials of any new construction which is permitted. Staff is available to discuss with you previous HPC decisions, and help you to work within the county ordinance.

Please let me know how we can be of further assistance to you. I can be reached at (301) 495-4570.

Sincerely,

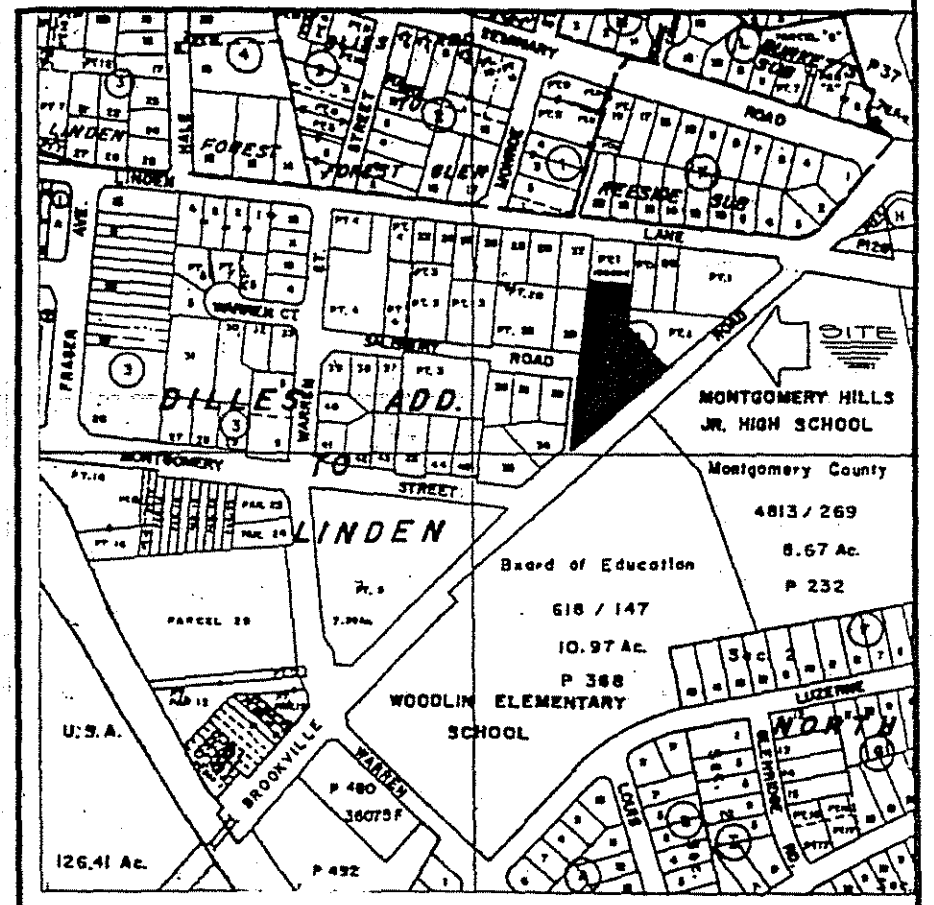
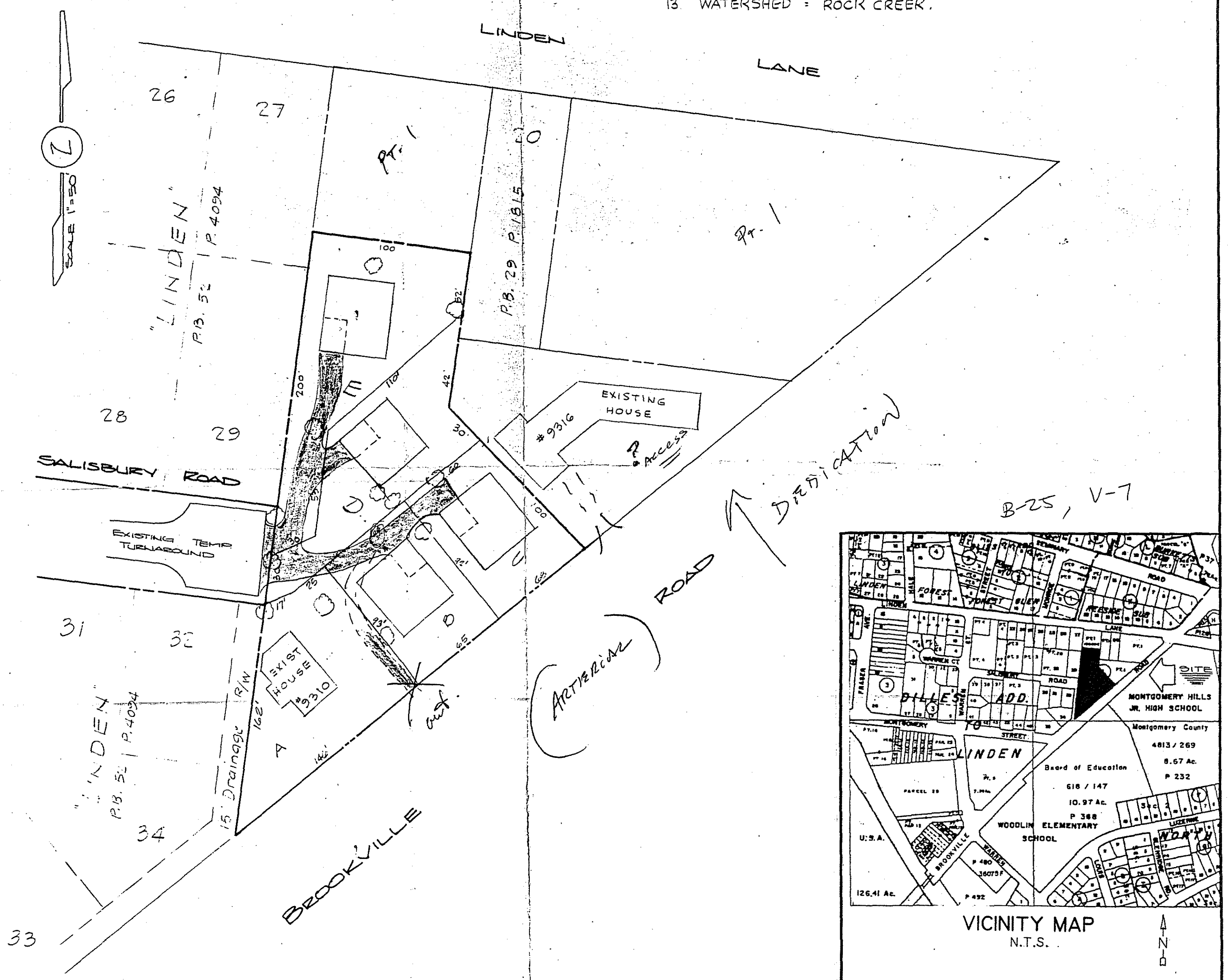


Robin D. Ziek
Historic Preservation Planner



PLAN NOTES

1. BOUNDARY FROM EXISTING LAND RECORDS.
2. RESUBDIVISION - LOT-1, "LINDEN" L.EBP-11, F.33.
3. STREET MAP 39-E1.
4. WSSC COO SHEET 211-NW-2
5. TAX MAP JP-121
6. TOTAL AREA = 44,000 S.F.±
7. PUBLIC WATER AND SEWER (WSSC)
8. PROPERTY ZONED R-60
9. PROPOSED NUMBER OF LOTS = 5
10. PROPOSED USE = SINGLE FAMILY
11. NO SPECIAL TAXING DISTRICT.
12. UTILITY COMPANIES - PEPCO, C&P, AND WASHINGTON GAS.
13. WATERSHED = ROCK CREEK.

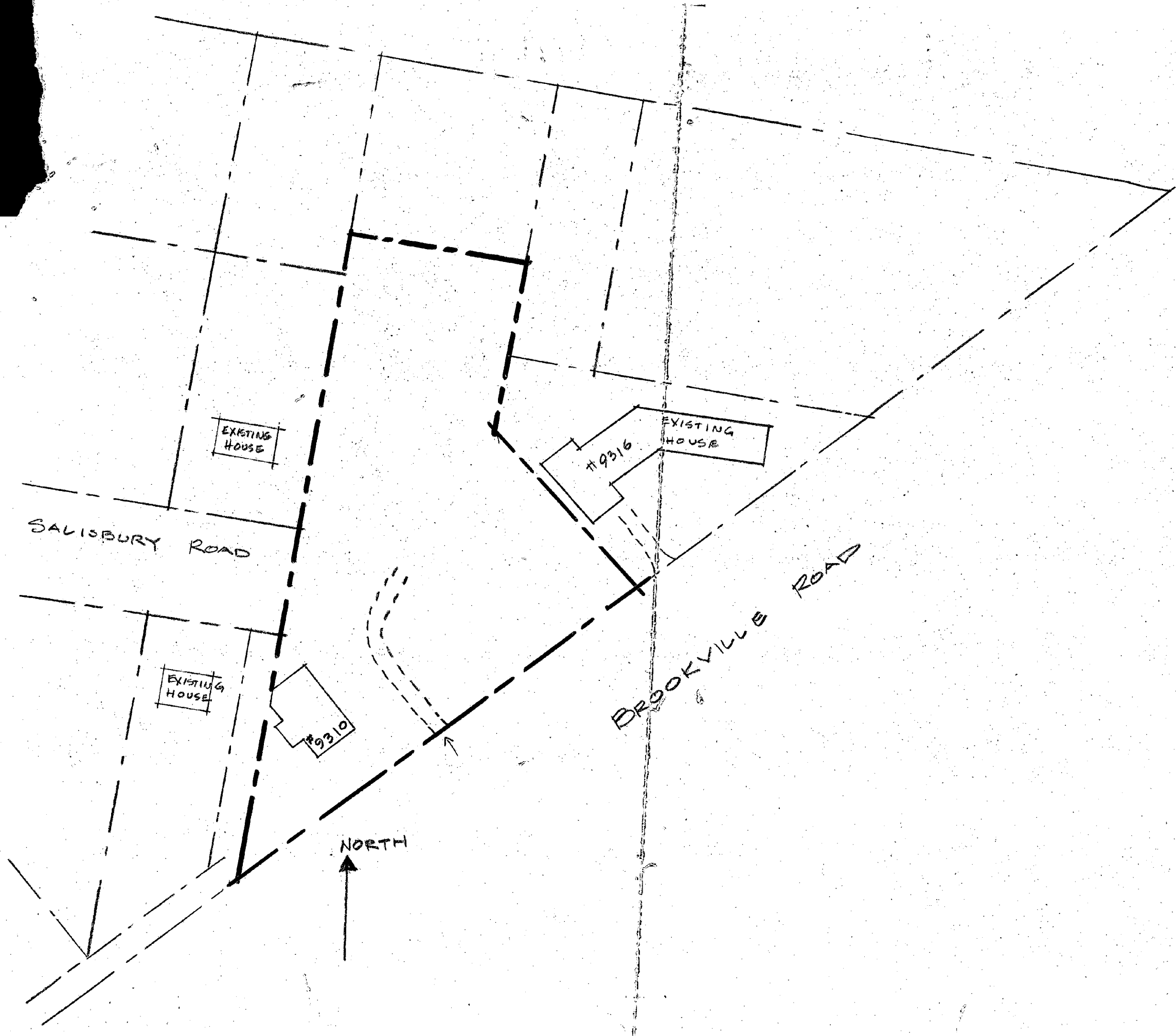
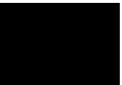
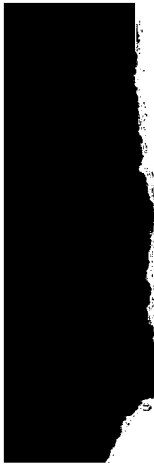


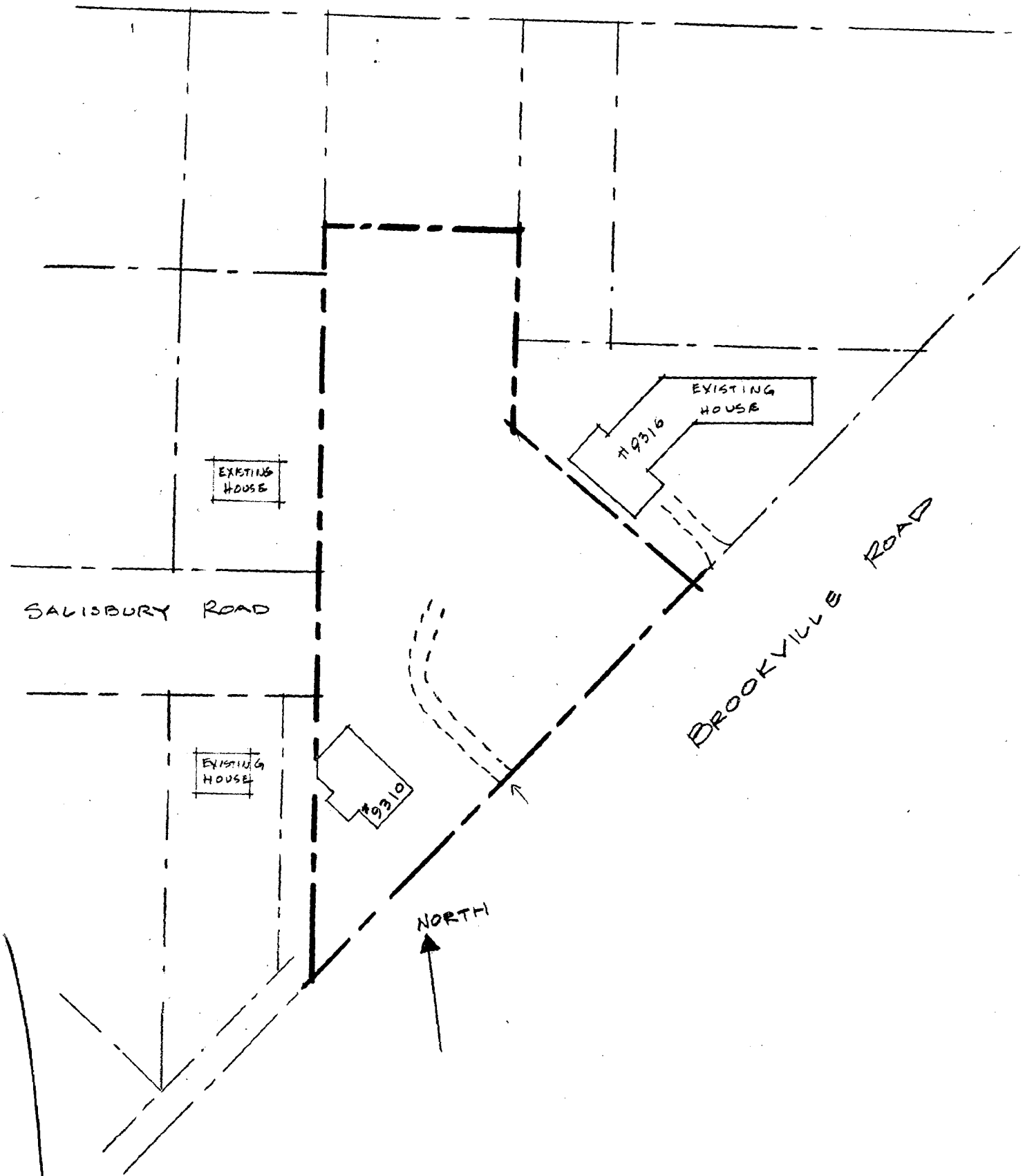
VICINITY MAP
N.T.S.

APPLICANT:
 Ron LaDue - B.C.M.I
 500 - Greenbridge Road
 Brookeville, Maryland - 20383
 301-924-7477

THE
TECH GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 GEOTECHNICAL • ENVIRONMENTAL
 MATERIALS CONSULTANTS • FACILITIES

PRE-PRELIMINARY PLAN
 RESUBDIVISION - PART OF LOT-1
 "LINDEN"
 13TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=50' SEPT. 1995
 THE TECH GROUP, INC.





EXISTING HOUSE

SALISBURY ROAD

EXISTING HOUSE

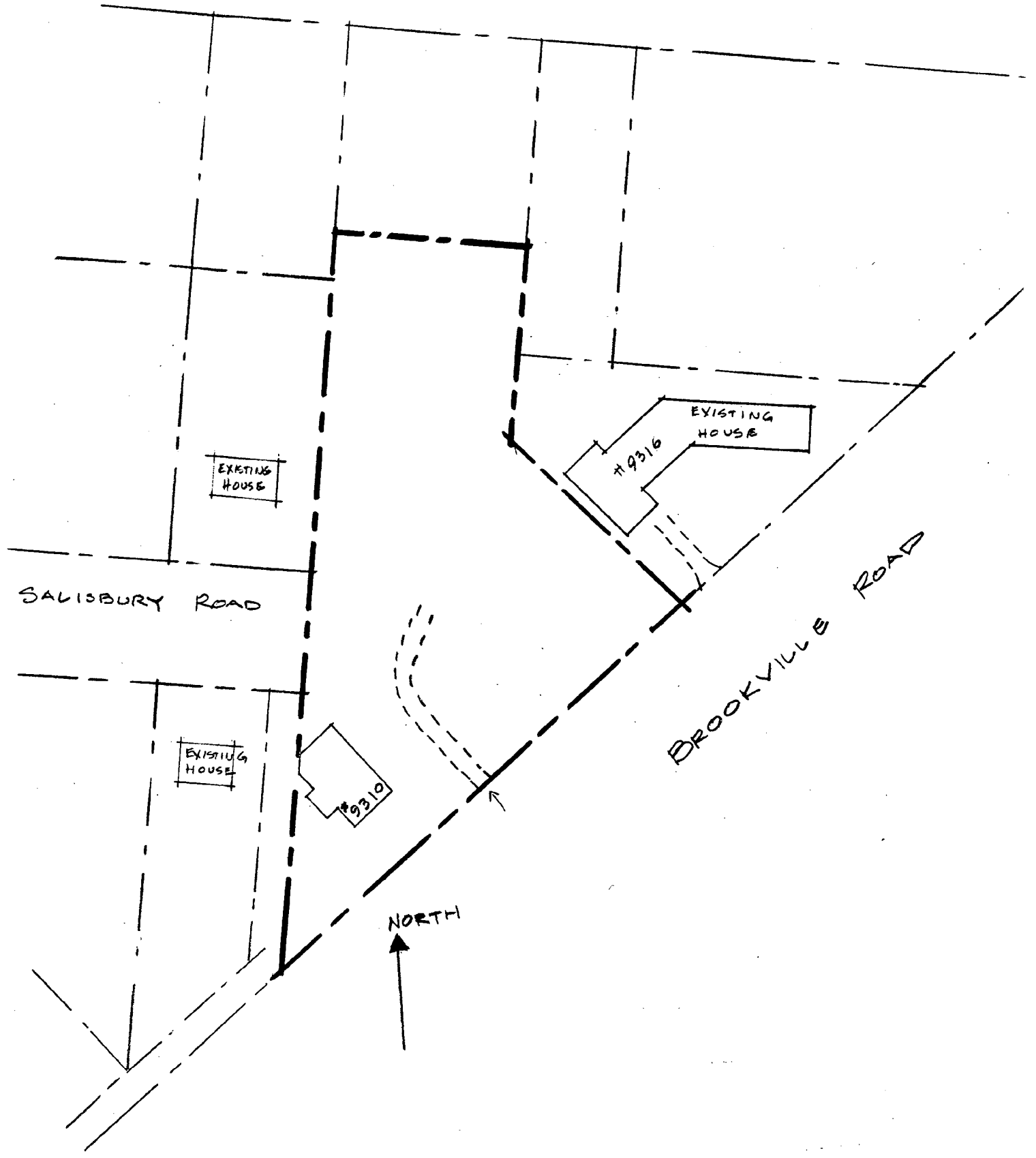
#9310

NORTH

BROOKVILLE ROAD

EXISTING HOUSE

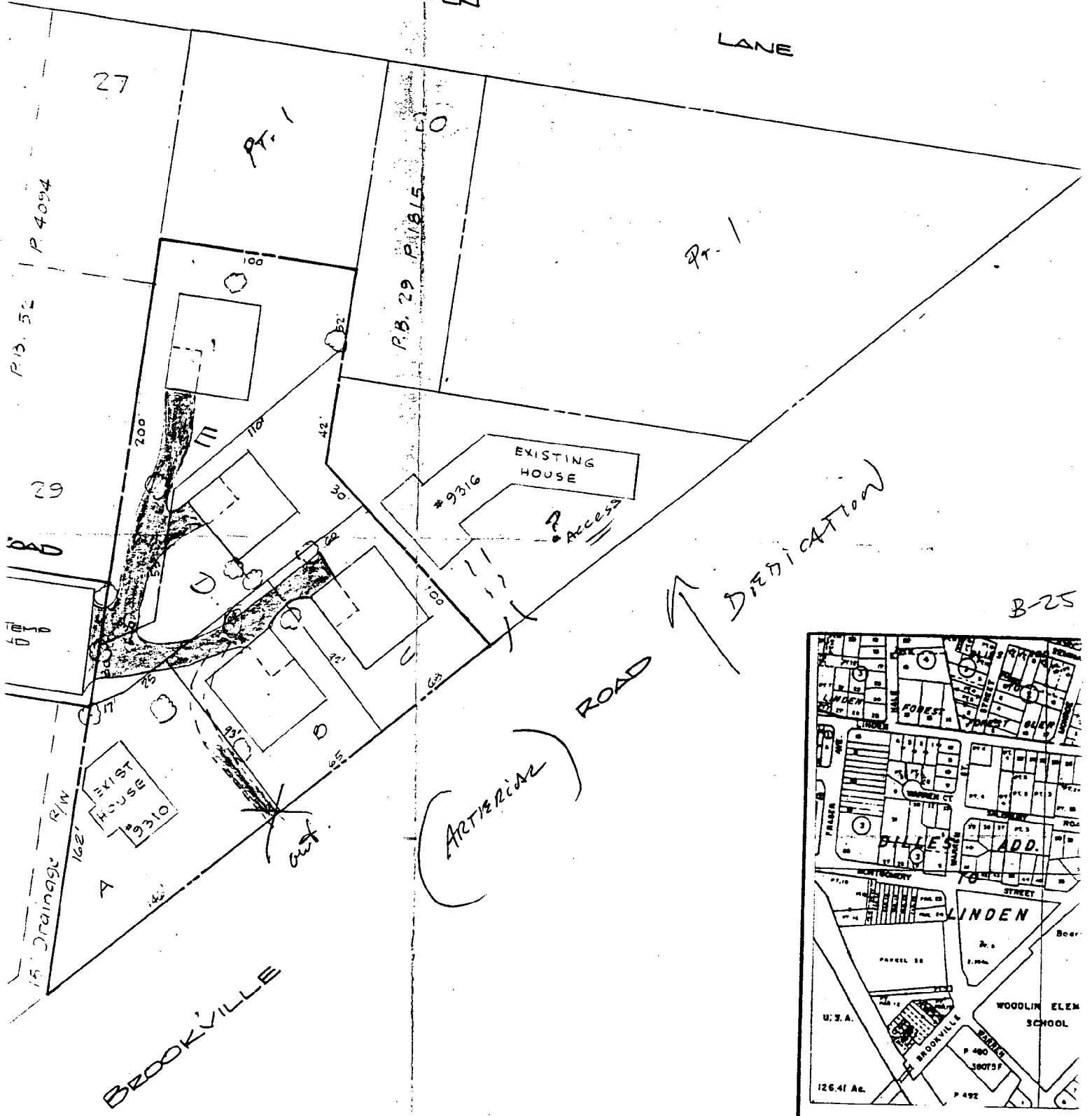
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13 WATERSHED = ROCK CREEK.

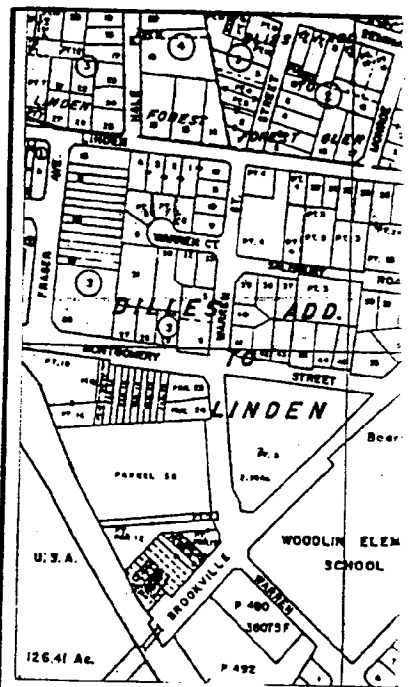
LINDEN

LANE

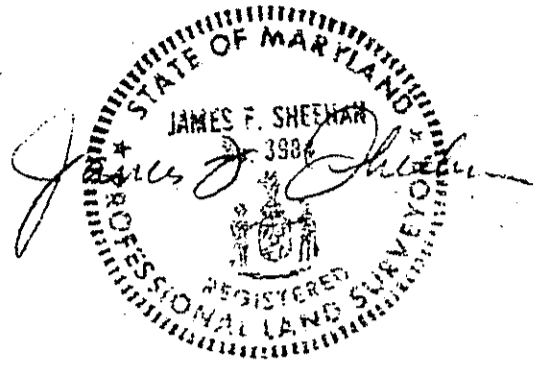


DICTIONATION

B-25

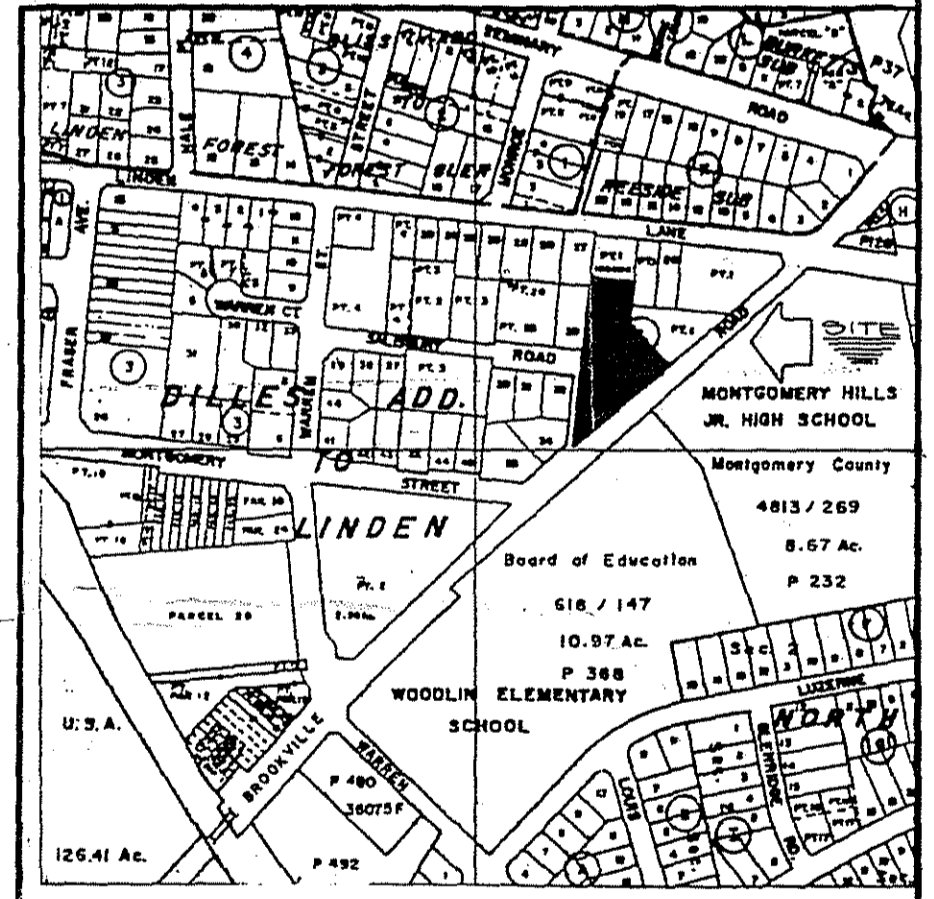
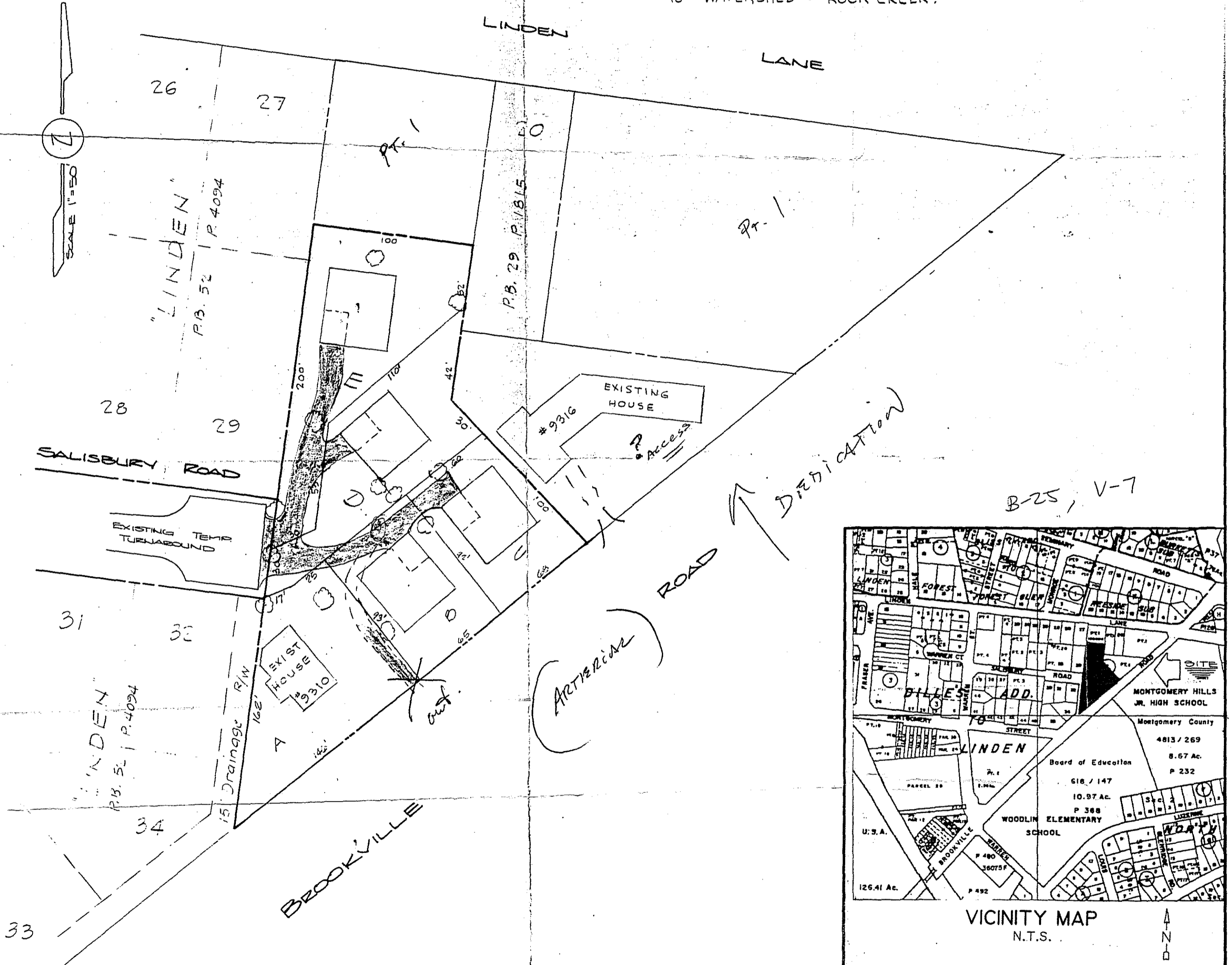


VICINITY M
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