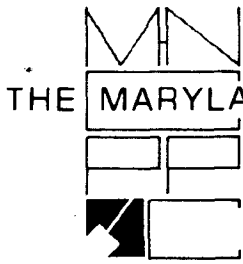


Subdivision #1-92076

MAIDENS FANCY

15/67



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

January 25, 1994

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and worksession on Wednesday, February 9, 1994, in order to evaluate the proposed subdivision of the Crook Property (#1-92076), located at 15701 Aitcheson Lane near the T. Howard Duckett Reservoir and the Howard County Line. It involves Master Plan Site #15/67, Maidens Fancy. The meeting will begin at 7:30 p.m. and will be held in the Maryland-National Capital Park and Planning Commission auditorium at 8787 Georgia Avenue in Silver Spring.

This evaluation is taking place pursuant to your request for subdivision of the property. The Historic Preservation Commission will review the proposal as it impacts the historic site, and make recommendations to the Planning Board regarding its environmental setting.

As the Property Owner, you are encouraged to either attend the meeting or submit written comments to the HPC at 8787 Georgia Avenue, Silver Spring, MD 20910.

This item may not be first on the agenda, so please be prepared for a short delay. Enclosed please find a copy of the meeting agenda (subject to change). If you have any questions, please feel free to contact me at 495-4570.

Sincerely,

Patricia Parker  
Historic Preservation  
Planner

Enclosure

cc: Jim Newburn, Newburn Development Corp.  
Stanley O. Benning, Benning & Assocs.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

WEDNESDAY

February 9, 1994

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.

A. John Fleming for new construction at 3806 Washington Street, Kensington (HPC Case No. 31/6-93Q CONTINUED)  
(Kensington Historic District)

III. HISTORIC PRESERVATION MASTER PLAN EVALUATION

A. Evaluation of 1300 Parr's Ridge Drive, Spencerville  
(Locational Atlas Resource #15/50, Sunnyside) - demolition permit pending

IV. SUBDIVISIONS

A. #1-94040, Reitman Property, which directly involves Master Plan Site #23/66, Bordley's Choice (Marywood)

B. #1-92076, Crook Property, which directly involves Master Plan Site #15/67, Maiden's Fancy.

V. NATIONAL REGISTER OF HISTORIC PLACES EVALUATION

A. Review of proposed Sugarloaf Historic District for listing in the National Register of Historic Places

VI. MINUTES

A. January 12, 1993

(OVER)

VII. OTHER BUSINESS

A. Commission Items

B. Staff Items

VIII. ADJOURNMENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARY LINES SHOWN ON THIS PLAN AND THE SEPTIC SYSTEM AND CONSERVATION EASEMENT THEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM TO THE RECORDS OF THE DEPARTMENT OF REVENUE.

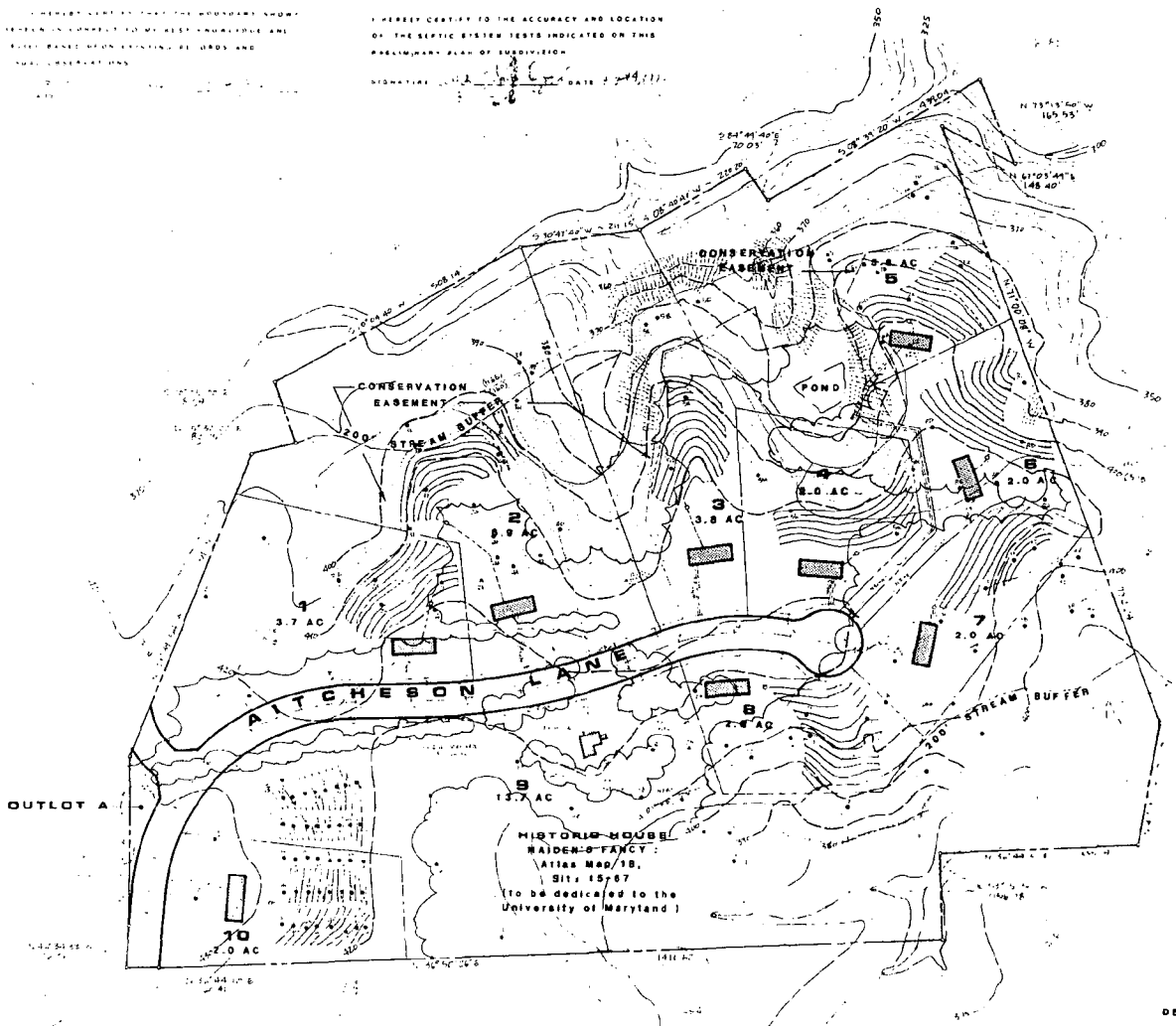
**CERTIFICATION OF TEST SITE LOCATIONS**

I HEREBY CERTIFY TO THE ACCURACY AND LOCATION OF THE SEPTIC SYSTEM TESTS INDICATED ON THIS PRELIMINARY PLAN OF SUBDIVISION.

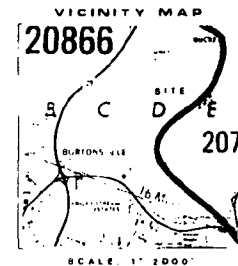
SIGNATURE: [Signature] DATE: 3/24/1992

Lot No.	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)																																																																																																																																																																																																																																																																																							
1	3.7	160,000	2	8.8	383,000	3	3.8	166,000	4	1.0	43,600	5	2.0	87,200	6	2.0	87,200	7	2.0	87,200	8	2.0	87,200	9	2.0	87,200	10	2.0	87,200	11	2.0	87,200	12	2.0	87,200	13	2.0	87,200	14	2.0	87,200	15	2.0	87,200	16	2.0	87,200	17	2.0	87,200	18	2.0	87,200	19	2.0	87,200	20	2.0	87,200	21	2.0	87,200	22	2.0	87,200	23	2.0	87,200	24	2.0	87,200	25	2.0	87,200	26	2.0	87,200	27	2.0	87,200	28	2.0	87,200	29	2.0	87,200	30	2.0	87,200	31	2.0	87,200	32	2.0	87,200	33	2.0	87,200	34	2.0	87,200	35	2.0	87,200	36	2.0	87,200	37	2.0	87,200	38	2.0	87,200	39	2.0	87,200	40	2.0	87,200	41	2.0	87,200	42	2.0	87,200	43	2.0	87,200	44	2.0	87,200	45	2.0	87,200	46	2.0	87,200	47	2.0	87,200	48	2.0	87,200	49	2.0	87,200	50	2.0	87,200	51	2.0	87,200	52	2.0	87,200	53	2.0	87,200	54	2.0	87,200	55	2.0	87,200	56	2.0	87,200	57	2.0	87,200	58	2.0	87,200	59	2.0	87,200	60	2.0	87,200	61	2.0	87,200	62	2.0	87,200	63	2.0	87,200	64	2.0	87,200	65	2.0	87,200	66	2.0	87,200	67	2.0	87,200	68	2.0	87,200	69	2.0	87,200	70	2.0	87,200	71	2.0	87,200	72	2.0	87,200	73	2.0	87,200	74	2.0	87,200	75	2.0	87,200	76	2.0	87,200	77	2.0	87,200	78	2.0	87,200	79	2.0	87,200	80	2.0	87,200	81	2.0	87,200	82	2.0	87,200	83	2.0	87,200	84	2.0	87,200	85	2.0	87,200	86	2.0	87,200	87	2.0	87,200	88	2.0	87,200	89	2.0	87,200	90	2.0	87,200	91	2.0	87,200	92	2.0	87,200	93	2.0	87,200	94	2.0	87,200	95	2.0	87,200	96	2.0	87,200	97	2.0	87,200	98	2.0	87,200	99	2.0	87,200	100	2.0	87,200

- NOTES:**
- AREA OF PARCEL - 48.65 AC
  - EXISTING ZONING - RC
  - NO. LOTS PERMITTED 8
  - NO. LOTS SHOWN - 10 (1 lot per 50'-0" C-9.73(4))
  - REQUIRED OPEN SPACE - 60% = 27.99 AC
  - OPEN SPACE SHOWN -
  - LOT 8 - 13.7 AC
  - OUTLOT A - 0.14 AC
  - CONSERVATION E'SMNT - 14.15 AC
  - AREA IN STREET - 2.59 AC
  - AREA IN TO BE SERVED WITH PUBLIC WATER & INDIVIDUAL SEWAGE DISPOSAL SYSTEMS



DEVELOPER:  
**NEWBURN DEVELOPMENT CORP.**  
 % MR. JIM NEWBURN  
 6670 STERRETT PLACE - SUITE 201  
 COLUMBIA, MD 21044  
 (410)957-3818



date: MARCH 1992

scale 1" = 100'

Planning & Associates, Inc.  
 Lead Planning Consultants  
 1200 N. W. 10th Ave.  
 Gainesville, FL 32607  
 (352) 352-0240



PRELIMINARY PLAN  
**MAIDEN'S FANCY**  
 project: MONTGOMERY COUNTY, MARYLAND

1 Applicant: Weinbaum Development Corp. c/o John Weinbaum

5570 Stewart Place - Suite 201  
Columbia, Md. 21044  
(410) 997-3815

1 Owner: ~~Shirley M. ...~~ Ben Lewis Creek  
15701 Pitt Mason Lane  
Lanham, Md. 20707

1 Engineer: Benning & Associates.  
Stamley O. Benning  
8933 Shady Grove Court  
Bethesda, Md. 20877  
(301) 948-0240

Advertiser / Confronting Property Owners:

P572, N627 - Barry A. & S.S. Noff  
15700 Bitcheson Lane  
Lanham, Md. 20707

P733, P757 - Beverly F. Latus  
15622 Arfhuson Lane  
Lanham, Md. 20707

P221, P205 - WSSC  
4017 Baumhart Street  
Hyattsville, Md. 20781

P256 - Charles C. & M.S. Knoch  
15900 Bitcheson Lane  
Lanham, Md. 20707

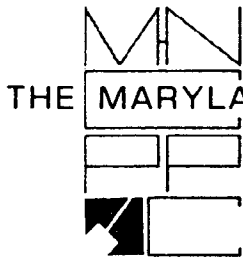
P450, R577

Mary E. & C.E. Meyer  
(5828 Arfhuson Lane  
Lanham, Md. 20707

P494, Lot 15  
Jurgen O. von Buelow  
15621 Arfhuson Lane  
Lanham, Md. 20707

P388  
Charles I. Kirkville  
15620 Riding Star Road  
Lanham, Md. 20707

P395  
James W. & K.T. Smith  
601 Riding Star Road  
Lanham, Md. 20707



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

February 22, 1994

MEMORANDUM

TO: Joe Davis  
Malcolm Shaneman  
Development Review Division

FROM: Gwen Marcus, Historic Preservation Coordinator *Gwen*  
Design, Zoning, and Preservation Division

SUBJECT: Preliminary Plan #1-92076, Maiden's Fancy

---

On February 9, 1994, the Montgomery County Historic Preservation Commission (HPC) reviewed a proposed subdivision plan (#1-92076, Maiden's Fancy) which directly affects a designated historic site (Maiden's Fancy, Master Plan Site #15/67). The HPC reviewed a revised plan for this subdivision dated November 16, 1993 - a copy of this revised plan is attached.

The HPC recommended approval of the proposed subdivision plan with the following conditions:

- o The design of the house on Lot #10 must be reviewed and approved by the HPC before a building permit is obtained. Criteria which the HPC will consider in reviewing the proposal for a new house are: it should be generally consistent in scale and massing with those already existing along Aitcheson Lane, there should be a minimum side yard setback on the south side, the house should be low in height (1 to 1 1/2 stories), the architecture should be compatible with the historic character of the area.
- o A conservation easement shall be provided on the entire rear yard of Lot #10 which would disallow construction of any structures (i.e. sheds, gazebos, garages, swimming pools, etc.) This conservation easement would, however, permit installation of a septic field in the rear yard of Lot #10.
- o Appropriate landscaping shall be installed to sensitively screen the rear yard of Lot #10 from the historic house.

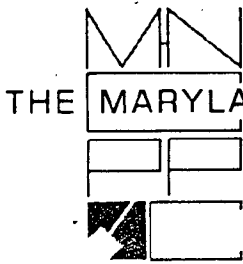
- o Appropriate landscaping shall be installed to sensitively screen the new house on Lot #8 from the rear yard of the historic house.
- o The extension of Aitcheson Lane should be moved far enough to the north so that not only the road right-of-way and public utility easements are not going to affect the existing hedgerow, but also the limits of grading disturbance should also be well away from the hedgerow. A grading plan with road cross-sections should be developed and approved by staff to demonstrate that this can be accomplished.
- o The existing driveway will be retained and will be used as the main vehicular access to the historic house.

Please make sure that these conditions are made a part of the Planning Board's approval of this Preliminary Plan. If you have any questions, please feel free to contact me.

cc: Mrs. Genevieve Crook  
Jim Newburn  
Stanley O. Benning  
David Fogel



3



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

# 15/67  
M.P.

FROM: Development Review Division, M-NCPPC

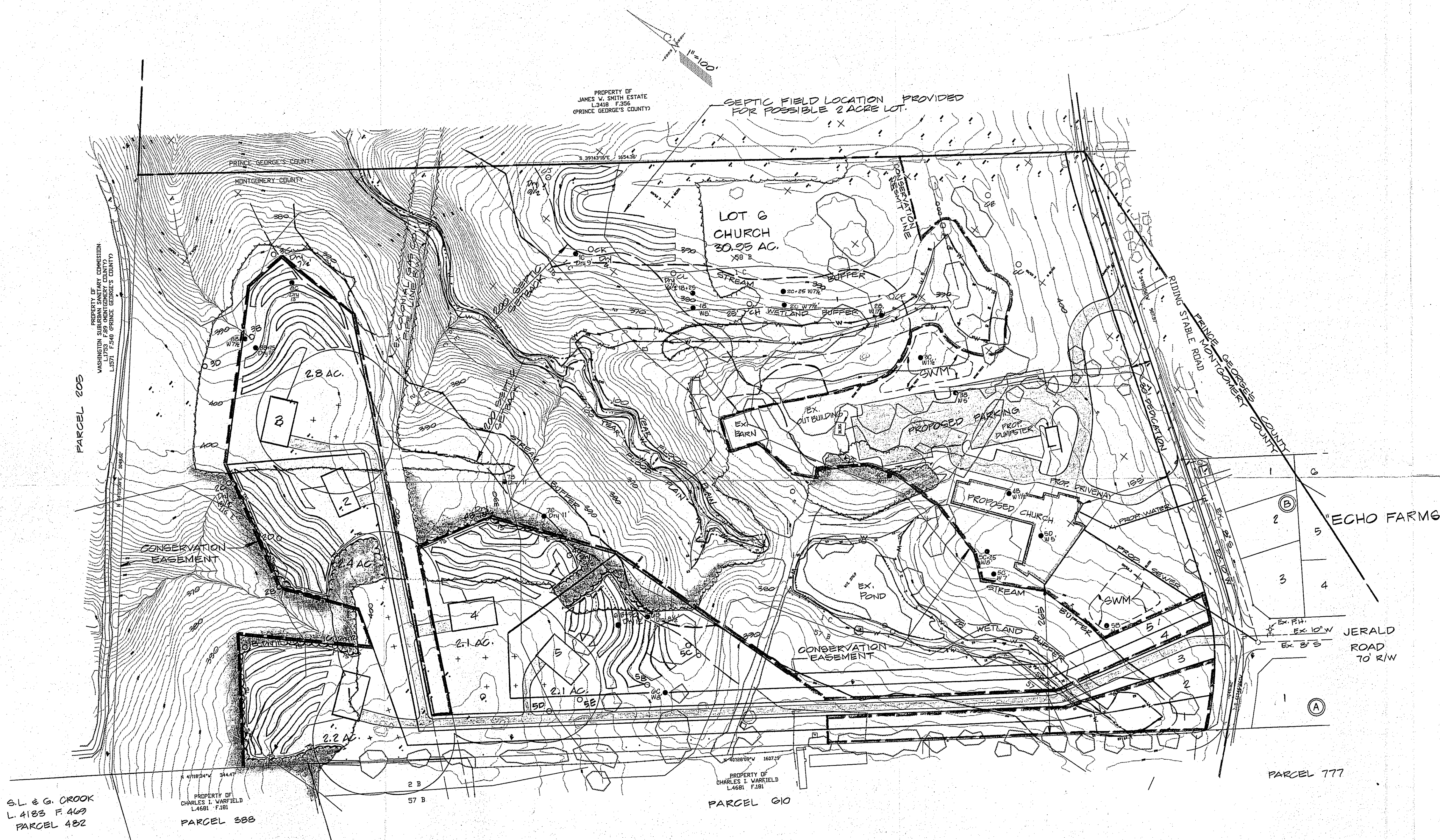
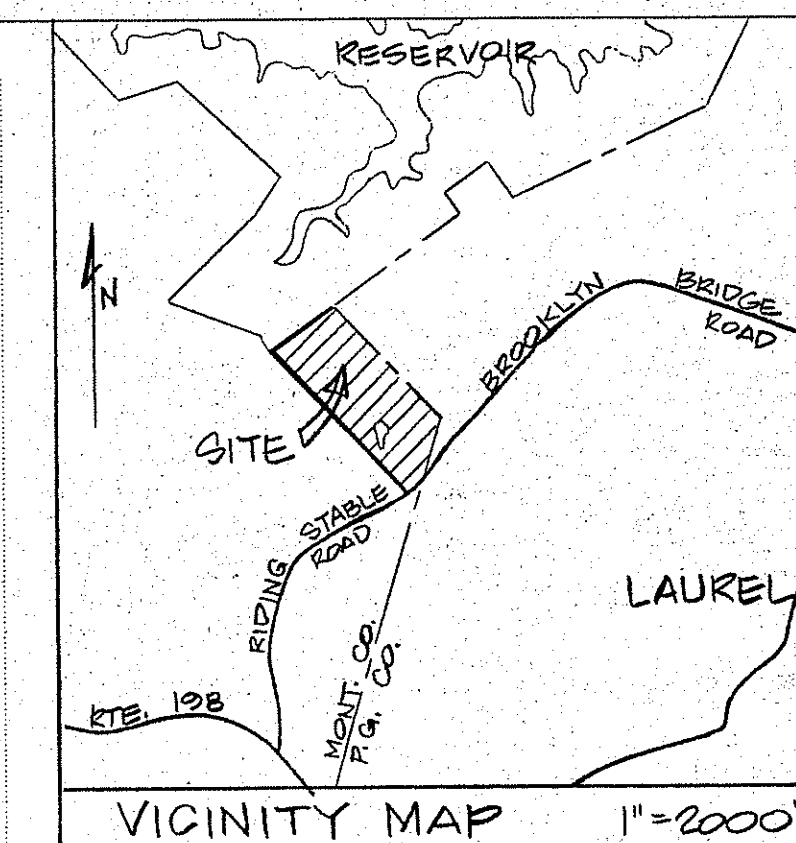
NAME: Maddens Fancy Estates

FILE No.: 1-97010

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of Dec 16, 1996 (no meeting scheduled if blank).

- New preliminary Plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application
- Variation request
- Discussion Item
- Comments due by December 16 1996
- Planning Board date (if available) \_\_\_\_\_\*

\* date subject to change



**GENERAL NOTES**

1. Area of Site: 43.3 acres
2. Zoning of Site: RC
3. Permitted Density: 8 lots
4. Proposed Lots: 6 Lots
  - a) 5 - 2 acre (minimum) residential lots
  - b) 1 - 30.95 acre lot for church
  - c) 0.75 acre R/W dedication
5. Water and Sewer Category
  - a) 5 residential lots - W-6, S-6
  - b) 1 church lot - W-3, S-3
6. Topographic information is from aerial survey.
7. Boundary information is from actual field survey by Beltway Surveys.
8. Floodplain Survey is from study by Beltway Surveys.
9. Site is located within drainage area to Rocky Gorge Reservoir which drains to lower Patuxent.
10. Open Space Calculations:
  - a) 43.3 acres
  - .75 R/W dedication
  - 42.55 acres
  - .06 requirement
  - 25.5 acres open space required
  - \*25.5 acres open space provided
  - \* 1.75 acres open space easement in residential lots
  - 23.75 acres open space easement in church lot

S.L. & G. CROOK  
L. 4183 F. 469  
PARCEL 482

PROPERTY OF  
CHARLES I. WARFIELD  
L. 4681 F. 181  
PARCEL 288

PROPERTY OF  
CHARLES I. WARFIELD  
L. 4681 F. 181  
PARCEL 610

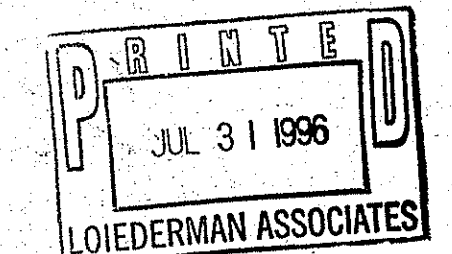
PARCEL 777

**OWNER**  
J.W. & H.T. SMITH  
601 RIDING STABLE ROAD  
LAUREL, MD 20707

**DEVELOPER**  
BETHANY COMMUNITY CHURCH  
13900 BALTIMORE BLVD.  
LAUREL, MD 20723  
(301) 725-7838  
KEVIN G. MCGHEE - PASTOR

Forest Conservation Plan Prepared by:  
*Eric E. See* 7/21/96  
Eric E. See, Qualified Professional  
**SEE ENVIRONMENTAL SERVICES, INC.**  
45 Old Solomons Island Road • Suite 105 • Annapolis, MD 21401  
Telephone (410) 266-3828

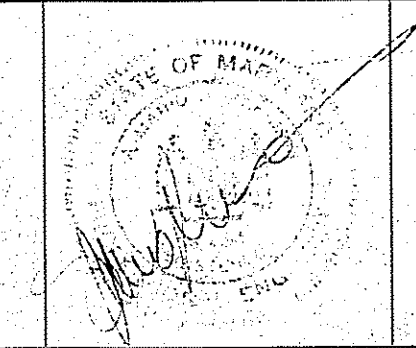
**ENGINEERS CERTIFICATE**  
I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER.  
*Eric E. See* MD#4085



**LOIEDERMAN ASSOCIATES, INC.**  
CIVIL ENGINEERING LAND PLANNING LAND SURVEYING  
ENVIRONMENTAL STUDIES  
15200 Shady Grove Road Rockville, Maryland 20850 (301) 948-2750  
4407 Forbes Boulevard Lanham, Maryland 20706 (301) 794-7555  
258 West Patrick Street Frederick, Maryland 21701 (301) 696-1240  
Metro (301) 631-4544

Designed	DFS			
Drafted	DFS			
Checked				
Proj. Eng.	DFS			
OFFICE	ROCK.	1	Added W.T. results Added old WT tests	DFS 4/23/96 DFS 5/24/96
DATE	2-26-96	NO.	REVISIONS	BY DATE

**PRELIMINARY PLAN AND PRELIMINARY FOREST CONSERVATION PLAN**



**MAIDEN'S FANCY ESTATES**  
COLESVILLE (5TH) ELECTION DISTRICT  
MONTGOMERY COUNTY MARYLAND  
PARCEL 395  
L. 3418 F. 356

SCALE	1" = 100'
SHEET	1
OF	1 SHEETS
JOB NO.	873-00

Iris  
*Artist* Maud H. Purdy  
Image courtesy of Brooklyn Botanic Garden  
Produced by Kensington House Publishing Ltd. New York, USA Printed in UK



Fris - for Spring!

2/24/94

Dear Gwen,

I've been worried for some years now concerning the fate of "Mather Ferry". I'm afraid that worry made me rude - on your trip to look over the site - I apologize.

I complement you on your fine presentation before the Planning Commission on your conclusion regarding the welfare of my home place, your slides were a great aide to your delivery. The snow really offsets red brick and a red roof.  
Thank you.

Sincerely,  
\*  
Genevieve Atcherson Crook

\* I think you know that, yes?

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Gwen Marcus

DATE: February 2, 1994

CASE NUMBER: #1-92076

TYPE OF REVIEW: Subdivision

SITE: Master Plan Site #15/67,  
Maiden's Fancy

ADDRESS: 15701 Aitcheson Lane  
Burtonsville/Laurel

---

### BACKGROUND:

This subdivision plan proposes the creation of ten lots, one of which is a 13.7 acre lot including the Master Plan Site known as Maiden's Fancy. The main section of the historic structure was built circa 1807, although there may have been earlier structures on the site in the mid-1700s. Maiden's Fancy is a five bay Federal-style house of 2 1/2 stories. One contributing outbuilding, a smokehouse, exists to the rear of the main house. Maiden's Fancy has very good architectural integrity and is historically significant in its association with a number of important Burtonsville families: the Waters, the Carrs, and the Aitchesons. A copy of the Maryland Historical Trust form on this property is attached.

The property is in the rural cluster zone and the subdivision proposes a cluster scheme with 29.34 acres of the total 46.65 acres (approximately 63%) retained as permanent open space.

There has been discussion about the possible conveyance of Maiden's Fancy to the University of Maryland, and possible use of the historic house by the University's Historic Preservation Program. However, it is important to note that these matters are not directly pertinent to the HPC's review of the subdivision proposal. Staff's comments on the proposal are based solely on analyzing the most appropriate environmental setting for the historic house and not on its ultimate use.

### DISCUSSION:

In general, staff finds the subdivision plan that has been proposed to be appropriate to the historic character of the Maiden's Fancy site. Maiden's Fancy is a very special and very significant structure, and staff has encouraged the applicant to be especially sensitive in developing an environmental setting. The use of the cluster option in this case has allowed for

retention of a more appropriate lot for the historic house and of significant open space.

Two major issues, however, need to be discussed: first, the location of Lot #10 along Aitcheson Lane and in front of the historic house; and secondly, the extension of Aitcheson Lane/creation of a new cul-de-sac road and its impact on the environmental setting and landscape for Maiden's Fancy.

Staff has been extremely concerned about the location of Lot #10 along Aitcheson Lane. In most circumstances, it is not at all appropriate to locate a new house in front of an existing historic house, both because the vista to and from the historic house is very important and because it sets up an odd backyard to frontyard relationship.

However, it should be recognized that there are a number of factors that make this case somewhat unique. One factor is the substantial vegetation which exists in the immediate front yard of the historic house. Even in winter, it is difficult to see the historic house until one has driven part of the way up the existing driveway. In addition, there is an interesting change in topography on the site: the area along Aitcheson Lane and the site of the house itself are fairly high, and the land dips down between the two. This situation makes the two areas seem somewhat separate and not part of one long vista. Finally, there is an existing row of new houses along Aitcheson Lane, and the house on Lot #10 would be in line with these houses and would read as part of this grouping.

Importantly, the applicant in this case is also willing to place the house on Lot #10 under the HPC's design review jurisdiction, and to provide a conservation easement on the entire rear yard of Lot #10 which would disallow construction of any structures (i.e. sheds, gazebos, garages, swimming pools, etc.)

For these reasons and with the conditions noted below, staff feels that Lot #10 is acceptable in this particular case.

The other significant issue is the extension of Aitcheson Lane to the north of the historic house. There is an existing gravel driveway which is proposed to be retained and which would be somewhat parallel to the new road. A substantial existing hedgerow of trees would separate the two and screen the new construction. Staff is very concerned that the extension of Aitcheson Lane which is to be constructed be designed in such a way that it will not disturb the existing hedge row. The road should be moved far enough to the north so that not only the road right-of-way and public utility easements are not going to affect the existing hedgerow, but also the limits of grading disturbance should also be well away from the hedgerow. A grading plan with road cross-sections should be developed and approved by staff to demonstrate that this can be accomplished.

STAFF RECOMMENDATIONS:

Staff recommends approval of this subdivision plan with the following conditions:

- o The design of the house on Lot #10 must be reviewed and approved by the HPC before a building permit is obtained. Criteria which the HPC will consider in reviewing the proposal for a new house are: it should be generally consistent in scale and massing with those already existing along Aitcheson Lane, there should be a minimum side yard setback on the south side, the house should be low in height (1 to 1 1/2 stories), the architecture should be compatible with the historic character of the area.
- o A conservation easement shall be provided on the entire rear yard of Lot #10 which would disallow construction of any structures (i.e. sheds, gazebos, garages, swimming pools, etc.)
- o Appropriate landscaping shall be installed to sensitively screen the rear yard of Lot #10 from the historic house.  
Appropriate landscaping shall be installed to sensitively screen the new house on Lot #8 from the rear yard of the historic house.
- o The extension of Aitcheson Lane should be moved far enough to the north so that not only the road right-of-way and public utility easements are not going to affect the existing hedgerow, but also the limits of grading disturbance should also be well away from the hedgerow. A grading plan with road cross-sections should be developed and approved by staff to demonstrate that this can be accomplished.
- o The existing driveway will be retained and will be used as the main vehicular access to the historic house.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IN CONFORMITY TO MY BEST KNOWLEDGE AND BELIEF DETERMINED UPON EXISTING RECORDS AND VISUAL OBSERVATIONS.

*John F. Kelly, Surveyor*  
 J.F.K.

REV. NOV. 15, 1985

**CERTIFICATION OF TEST SITE LOCATIONS**

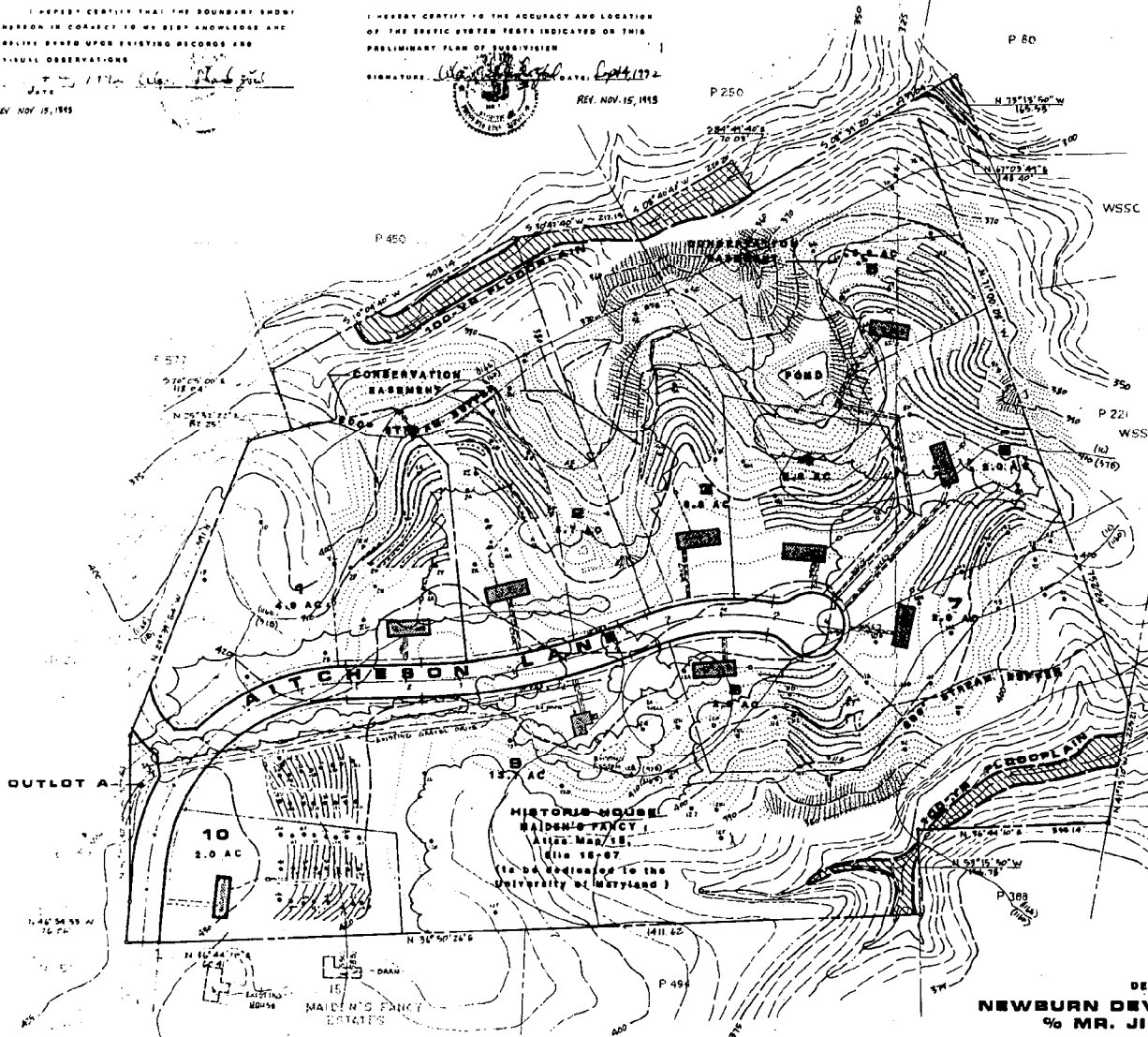
I HEREBY CERTIFY TO THE ACCURACY AND LOCATION OF THE BRITIC SYSTEM TESTS INDICATED ON THIS PRELIMINARY PLAN OF SUBDIVISION.

SIGNATURE: *Walter J. ...* DATE: *Nov 15, 1985*

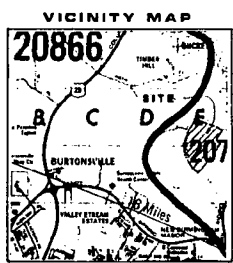


REV. NOV. 15, 1985

LOT NO.	AREA (AC)	PERCENTAGE	AREA (AC)	PERCENTAGE	AREA (AC)	PERCENTAGE	AREA (AC)	PERCENTAGE	AREA (AC)	PERCENTAGE
1	2.0	2.0%	2.0	2.0%	2.0	2.0%	2.0	2.0%	2.0	2.0%
2	4.0	4.0%	4.0	4.0%	4.0	4.0%	4.0	4.0%	4.0	4.0%
3	8.0	8.0%	8.0	8.0%	8.0	8.0%	8.0	8.0%	8.0	8.0%
4	16.0	16.0%	16.0	16.0%	16.0	16.0%	16.0	16.0%	16.0	16.0%
5	32.0	32.0%	32.0	32.0%	32.0	32.0%	32.0	32.0%	32.0	32.0%
6	64.0	64.0%	64.0	64.0%	64.0	64.0%	64.0	64.0%	64.0	64.0%
7	128.0	128.0%	128.0	128.0%	128.0	128.0%	128.0	128.0%	128.0	128.0%
8	256.0	256.0%	256.0	256.0%	256.0	256.0%	256.0	256.0%	256.0	256.0%
9	512.0	512.0%	512.0	512.0%	512.0	512.0%	512.0	512.0%	512.0	512.0%
10	1024.0	1024.0%	1024.0	1024.0%	1024.0	1024.0%	1024.0	1024.0%	1024.0	1024.0%



**NOTES:**  
 AREA OF PARCEL - 46.88 AC  
 EXISTING ZONING - RC  
 NO. LOTS PERMITTED - 8  
 NO. LOTS SHOWN - 10 (1 lot per RC-C-9.78(4))  
 REQUIRED OPEN SPACE - 80% = 27.58 AC  
 OPEN SPACE SHOWN -  
 LOT 8 - 13.7 AC (8.7 IN CONG. E'SMNT.)  
 OUTLOT A - 0.14 AC  
 CONSERVATION E'SMNT - 28.2 AC  
 AREA IN STREET - 2.86 AC  
 AREA IN TO BE SERVED WITH PUBLIC WATER & INDIVIDUAL SEWAGE DISPOSAL SYSTEMS  
 TOTAL OPEN SPACE - 89.34 AC



DEVELOPER:  
**NEWBURN DEVELOPMENT CORP.**  
 % MR. JIM NEWBURN  
 5570 STERRETT PLACE - SUITE 801  
 COLUMBIA, MD 21044  
 (410) 897-3818

date: MARCH 1982  
 NOV. 16, 1985  
 scale 1" = 100'  
 norm  
 PRELIMINARY PLAN  
 MAIDEN'S FANCY  
 project: MONTGOMERY COUNTY, MARYLAND  
 Planning & Architecture, Inc.  
 Land Planning Consultants  
 8033 Sheehy Drive Court  
 Gaithersburg, MD 20877  
 (301) 948-0240  
**Peo**  
**PA**



M 15/67

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

Maiden's Fanny

AND/OR COMMON

Benjamin D. Carr House - " The Old Brick House Farm "

**2 LOCATION**

STREET & NUMBER

157-01 Aitcheson Lane

CITY, TOWN

Laurel

CONGRESSIONAL DISTRICT

VICINITY OF

STATE

Maryland

COUNTY

Montgomery

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME

Samuel L. and Genevieve Crook

Telephone #: 725 - 2445

STREET & NUMBER

157 01 Aitcheson Lane

Maryland,

CITY, TOWN

Laurel

VICINITY OF

STATE, zip code

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Montgomery County Circuit Court

Liber #: 4183

Folio #: 469

STREET & NUMBER

27 Courthouse Square

Maryland, 20850

CITY, TOWN

Rockville

STATE

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Old Building Survey of the Burtonsville Area MNCPPC, MSRT, V. H. S. 1/10/67

DATE

1975 1/76

FEDERAL STATE  COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

6700 NEQUIN ROAD  
Published and Sponsored by The Burtonsville Bicentennial Committee

CITY, TOWN

ROCKVILLE  
Burtonsville, Maryland

STATE

MD

M 15/87

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE						
<p>The house is a five bay Federal-style house with two and one-half stories. The main (south) facade is laid up in Flemish bond, while the rest of the house is common bond with random glazed headers. Over the windows are flat restraining arches one header and one stretcher in width. Over the doorway a stone keystone has the date 1807 incised. The doorway has a transom light; the reveal is panelled with only a simple roll moulding along the outer edge. The east and west ends have external brick chimneys that rise two stories before narrowing to stacks; three projecting courses of brick serve as the chimney cap.</p> <p>On the rear, a recent addition has been added to replace an older log wing. On the second floor, the roofline of the older wing can be seen as a pattern on the brickwork of the exposed back wall of the house. The mortise for the wall plate of this older wing is also visible.</p> <p>The interior is relatively simple for a house of this size. The window splays are panelled with plain, smooth paneling and the framing consists of a cyma-moulding surrounded by a simple square moulding. The fireplaces on the first floor have a panelled surround, a frieze, and a mantleboard supported by projecting mouldings. All doors are four-panel with uncarved frames that have roll mouldings long the outer edge. The staircase is of the three-run type with two ballusters per tread and a wall moulding that follows the incline of the staircase. At the landing, a shelf reveals the narrowing of the thickness of</p>						

SEE INSTRUCTIONS

## #7 continued:

the walls. There are not plate or ceiling mouldings in any of the rooms. The chair-rail has been replaced by the owners, using a section from the second floor as a model; it consists of a narrow board with a round moulding along the upper edge and a cyma-moulding along the lower edge.

The second floor has two rooms, each with a fireplace with mantles similar to, but simpler than, those on the first floor. The window splays are also panelled with unmoulded panels. A door from one bedroom leads to the second floor of the modern wing.

The attic has been ceiled and floored.

In the basement, half-log joists rest on plates and a sleeper running along the longitudinal axis; one wall, supporting one end of a sleeper at a point one-third the distance from the west end wall, is brick.

A square stone smokehouse with a hipped-roof is the only significant surviving outbuilding.

## **SIGNIFICANCE**

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Local History
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Constructed ca. 1807 BUILDER/ARCHITECT James and Lucretia Waters Ray

### STATEMENT OF SIGNIFICANCE

Maiden's Fancy is a one hundred and seventy five year old, Federal style, red brick house located in Burtonsville, Maryland. It was the dwelling place for several generations of the Waters family, as well as Benjamin D. Carr; both significant in Burtonsville local history.

### History

Maiden's Fancy is a red brick house of simple Federal design said to be constructed of bricks brought over from England. It sits on a part of a five hundred and eighty acre tract of land surveyed by Neil Clarke in 1700. The earliest mention of Maiden's Fancy appears in the last will and testament of John Waters, Jr. who bequeaths to Sameul, his son, "280 acres of 'Madons Fance' where he (Sameul) now dwells," (in a log and frame dwelling); and to William, another son, 200 acres. Later in a will made April 13, 1780, by Sameul Waters, 200 acres of Maiden's Fancy is bequeathed to daughter Lucretia (Cressy). Cressy had been appointed an executor of her father's estate along with her brother, Josephas. Later mention is made of Josephas, Cressy and a Mr. James Ray as joint executors; Lucretia is married to Ray by then. It is assumed that James Ray and Lucretia Waters Ray built the brick addition which has a keystone incised with "1807" over the front door. It later became known as, "The Old Brick House Farm." In 1845, Hammond Dorsey of the Annapolis Hammond family and his wife, Lucretia Brown Dorsey, convey Maiden's Fancy to Benjamin D. Carr. It appears that Lucretia Brown Dorsey (her mother was Ann Ray) was the granddaughter of James Ray and Lucretia Waters Ray. Benjamin D. Carr is listed as a farmer in the Burtonsville section of Boyd's History of Montgomery County, Maryland. The Carr clan had originally come from Ireland, landing at West River near Annapolis, called Carr's landing for years. Benjamin D. Carr was married to Marie Antoinette Carr (Nettie) and shortly after his death, she sold Maiden's Fancy in 1908 to Robert Aitcheson and Sarah Elizabeth Aitcheson, his wife. Robert and Sarah Aitcheson conveyed the property to their son, Samuel and his wife, Viola in 1919. More than half a century later, in 1972, Maiden's Fancy was conveyed to Sameul Crook and his wife Genevieve (Sameul Aitcheson's daughter), the present owners. The Crooks have built a modern family room addition to the old brick house in the exact location of the old log and frame dwelling, which was demolished at the turn of the century. Their sincere interest in and appreciation of this property will undoubtedly assure a worthy restoration of Maiden's Fancy.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**Footnotes**

- <sup>1</sup> Allen, Dorothy Edmonston Zimmerman, Zimmerman, Waters and Allied Families.  
( publ. unknown, n.d. )
- <sup>2</sup> Montgomery County Land Records. Liber STS 1, Folio 348 ( July 19, 1845 )
- <sup>3</sup> Ibid. Liber 200, Folio 390 ( November 7, 1908 )
- <sup>4</sup> Ibid. Liber FBR 280, Folio 13 ( April 25, 1919 )
- <sup>5</sup> Ibid Liber 4183, Folio 469 ( February 3, 1972 )

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Land and Judgement Records, Montgomery County, Maryland.  
 Lord, Elizabeth Gateway. Burtonsville Heritage - Genealogically Speaking -  
A Brief Historical Sketch of Burtonsville, Maryland. Baltimore:  
 Gateway Press, Inc. 1976.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY 18.976 acres

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

**11 FORM PREPARED BY**

NAME / TITLE	<u>Anita Lovette Hall</u>	<u>April, 1981</u>
ORGANIZATION	<u>P.O. Box 34558</u>	<u>301 - 469-7613</u>
STREET & NUMBER	<u>Bethesda</u>	<u>Maryland, 20034</u>
CITY OR TOWN		STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
 The Shaw House, 21 State Circle  
 Annapolis, Maryland 21401  
 (301) 267-1438

**Bibliography continued**

**Ron Geraci, Walker, Vicki, Donnary, Linda. Old Building Survey of the  
Burtonsville Area. Sponsored by the Burtonsville Bicentennial Committee  
Burtonsville, Maryland. 1976.**

**T.H.S. Boyd. The History of Montgomery County, Maryland From It's Earliest  
Settlement in 1650 to 1879. Baltimore: Regional Publishing Company.  
( reprint ) 1968.**

**Personal Interview with Mrs. Genevieve Crook, February, 1981.**

# HPC supports subdivision in Burtonsville

54

15/67 MAIDEN'S FANCY (M.P.)

BY JOEL DAVIS

2/17/94

## FREE PRESS

Built in 1807, the home known as Maiden's Fancy has seen many inhabitants and neighbors over the years, including Burtonsville pioneer families such as the Carrs, Waters and Aitchesons.

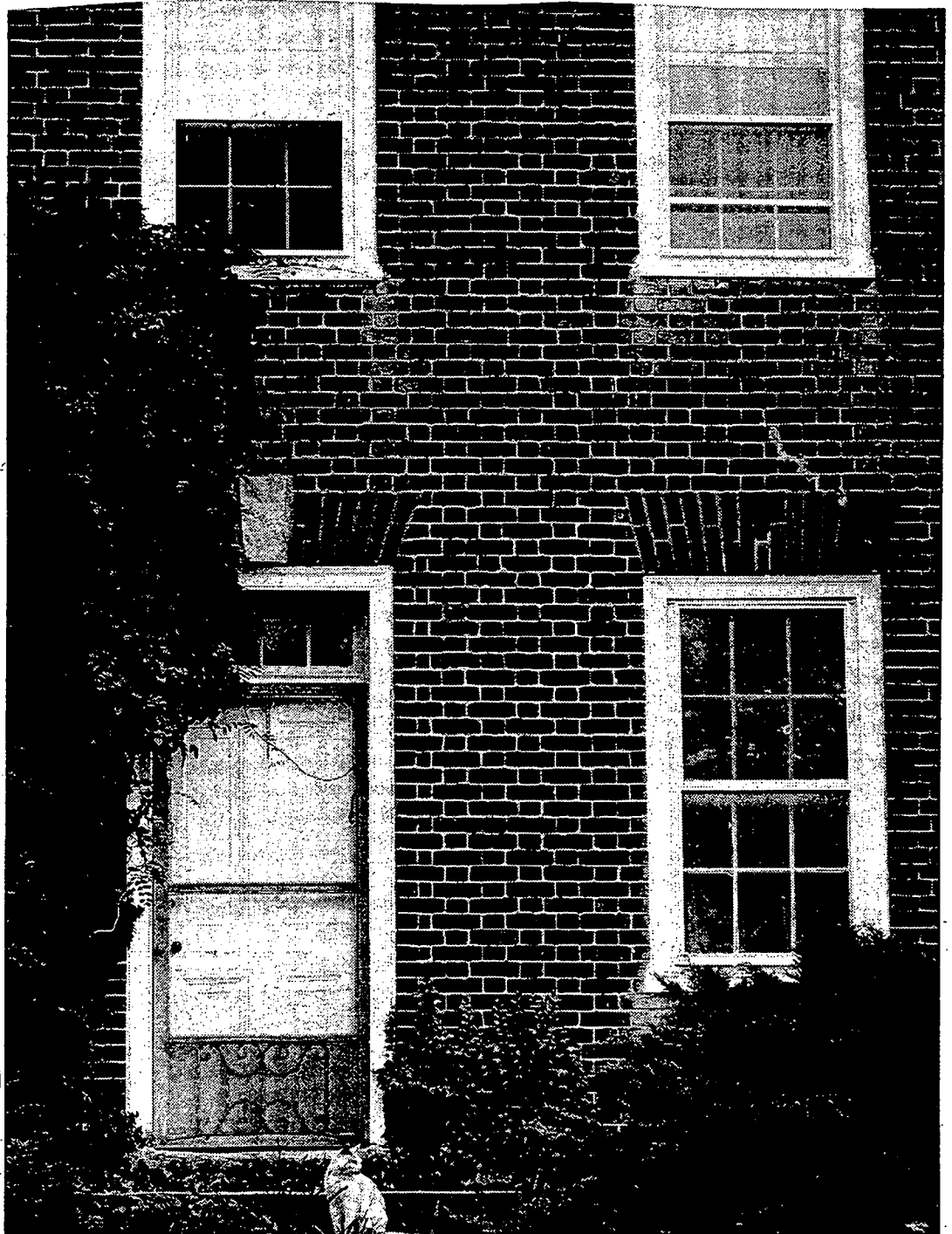
Now the home, on Aitcheson Lane in Burtonsville, will have some permanent new neighbors when subdivision of the 46-acre property brings nine new homes close to the historic site.

The county's Historic Preservation Commission approved a plan for the subdivision in a meeting Monday night.

Though the plan calls for new houses nearer than any previous neighbor of the home, clustering of the other nine houses will allow Maiden's Fancy to remain by itself on a 13.7-acre lot, which the commission considers ample to showcase the home in a traditional setting. Commission staff asked that landscaping on the two lots closest to the home be approved to ensure that the vista to and from the historic site is protected.

Maiden's Fancy is first mentioned in the will of John Waters Jr. in the mid 1700s, when Waters bequeathed the land to his son Samuel. Samuel evidently lived in a log and frame cabin on the site, which served as the basis for the later brick structure, dated 1807 on a carving in the keystone over the front door.

The home eventually passed on to the Carr family, instrumental in the founding of Annapolis as well as early Burtonsville dwellers. Then it came to the Aitcheson family. The present owner, Genevieve Crook, the daughter of the last Aitcheson to own the home, has expressed interest in conveying it to the University of Maryland Historic Preservation Program for use as an educational resource.



STAFF PHOTO BY DAVID HOBBY

Built in 1807, Maiden's Fancy in Burtonsville has been home to the Waters, Carr and Aitcheson families, and may soon be neighbor to a nine-home subdivision near the Prince George's County line.



# Zimmerman seeks addition

FREE PRESS 2/17/94

When the proposal to build an addition to the Zimmerman and Sons hardware store in Burtonsville comes up for a hearing before the Board of Appeals next Wednesday, it will seem like a rerun of sorts for owner Ron Zimmerman.

Zimmerman, who has operated the store on the corner of routes 198 and 29 for more than a decade, said the plan is the same as one the business tried before, which was turned down because of problems with setbacks.

"We've been doing this for three or four years it seems like," said Zimmerman last week. "I hope this time we get approval."

The small addition will essentially glass in space around the present entrance, creating a new, more attractive entry, and also a well-lit space to showcase seasonal

merchandise and displays.

"Santa Claus will go in there during the holidays, mowers and lawn stuff in the summer probably. Things like that," said Zimmerman.

Sounds simple, but the problem with the addition actually began back in 1981, when the county was reviewing the local master plan. During that process, which was implemented over several years, the zoning on the Zimmerman's tract was altered to a zone that has stricter setback requirements, leaving Zimmerman without enough room from the edge of the addition to the edge of the property to satisfy the setback requirements.

"Really, the entrance now is over the line that it should be," said Zimmerman. "But that's because they changed the zoning on

the property. As it was built originally, it met the requirements of the zone that was there."

Zimmerman tried and failed to get an approval in 1991, but a zoning text amendment passed that year gave him and other businesses affected by zoning changes the right to request variances — with Board of Appeals approval.

So now Zimmerman is back, this time to get a zoning variance from the Board of Appeals. If the board agrees that the setback requirement should be waived, then Zimmerman and Sons is in luck.

The case is scheduled to be heard on Feb. 23 in Rockville. Zimmerman said that the timing of construction will have to wait until the Board of Appeals is done ruling on the case.

55

## Lee Newcomb

### FREE PRESS View from the porch is changing 2/17/94



When I first moved to the eastern area of the county, it was with visions of getting away from the bustle of Silver Spring and the impending Metro stations.

The thought of open green spaces and fewer cars was extremely enticing and so, with great expectations, I moved to this congenial and pleasant setting. Even though considered "rural-residential" by county zoning maps, the area was not so rural as to be inaccessible.

Soon, the sounds of geese, cows and roosters became routine, with the sight of a slow tractor running down the road a familiar and common occurrence.

In fact, it was with some surprise that I stopped one day to realize the joy of the area. It was in the mid-1980s, when my father was visiting from New Jersey. As he sat rocking on the front porch, he started to laugh and said that the area looked like something from the past

century. There across the street at the Spencerville Market were four horses tied to the front porch rails of the market. Some people had been riding the bridle trails on the side of the road and stopped at the store for refreshments.

The sight of the horses tied to the rails of a store in the 1980s was a sight I accepted as part of the scenery, while my father considered it truly an oddity.

Another time as I was traveling through the area, there was a halt in traffic due to an impasse up the road. Was an accident blocking the road? No! A woman and her collie were up ahead trying to push a sheep, who had wandered from home, into the back seat of her car.

It is with these fond memories that I now look out across the road to see this nostalgia give way to the congestion that has taken over the rest of the county. While the cars and trucks commute at a pace faster than permissible, the peace and quiet has long since changed.

So it is via the meandering path of roads and the rhetoric of this story that I come to my point: The eastern area of the county needs the involvement and the commitment of its residents if it wishes to retain the quality of life it has long enjoyed. We can't expect the decisions of others to be relevant to our concerns, nor can we take for granted that our neighbors will serve wisely and judiciously on the

committees that affect our futures.

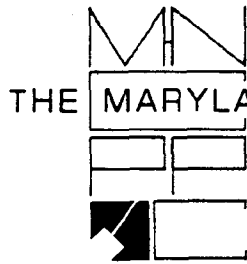
The need for all of us to take responsibility has never been greater. The impending plans for the Inter-County Connector, potential water storage and police facilities as well as school expansions require more than a perfunctory glance at the paper.

As the year of upcoming elections emerges, it is important that the eastern part of the county make the people running for office aware of our positions and responsible to our votes and support. That the style of life in our area of the county would experience great changes over the past decade was inevitable. However, these changes may pale by comparison if we fail to become active and involved in our community now.

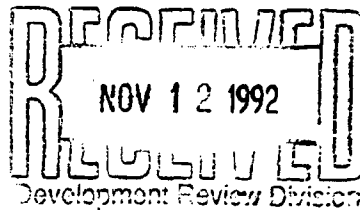
So as I look out at the view from my front porch, the scenery may have changed, but the ability to influence what is important remains the same — with the strength of the individual.

If we all sit back and fail to become involved, we will be of little consequence to the community around us. However, if we become active and accountable, we will make a difference. Let us all not just sit on our porches, but move in a direction to make a real difference.

*Lee Newcomb and her family are longtime residents of Spencerville*



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



November 10, 1992

MEMORANDUM

TO: Joe Davis  
Malcolm Shaneman  
Development Review

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*  
Mary Ann Rolland, Historic Preservation Planner  
Neighborhood Design and Zoning Division

SUBJECT: Review of Subdivision Plans

---

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

- #1-92078 (delayed)
- #1-92079 Norbrook Village (In the vicinity of Master Plan Site #23/103, the John D. Berry House. No impact.)
- #1-92081 (delayed)
- #1-92082 Gude North
- #1-92083 Gayfields

#1-92076, Maidens Fancy, involves Master Plan Site #15/67, Maiden's Fancy, at 15701 Aitcheson Lane near the T. Howard Duckett Reservoir and the Howard County Line. The environmental setting delineated at the time of designation for this site was 18.976 acres including the smokehouse, with the understanding that this setting would be reduced at the time of subdivision. The plan shows a 13.7 acre lot with the house, which is ultimately to be dedicated to the University of Maryland. Staff is particularly concerned about the location of Lot 10 in the field in front of the historic house and would recommend deleting this lot. Staff is also concerned about the house on Lot 8 and its close proximity to the historic house. Finally, the historic access drive to the house should be retained with all new roads on the north side of the existing hedgerow. The HPC will review this subdivision, and will forward recommendations to M-NCPPC within 30 days.

cc: Elizabeth Davison, OPI

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON IS CORRECT TO MY BEST KNOWLEDGE AND BELIEF BASED UPON EXISTING RECORDS AND VISUAL OBSERVATIONS.

DATE: 11/15/1993

REV. NOV. 15, 1993

**CERTIFICATION OF TEST SITE LOCATIONS**

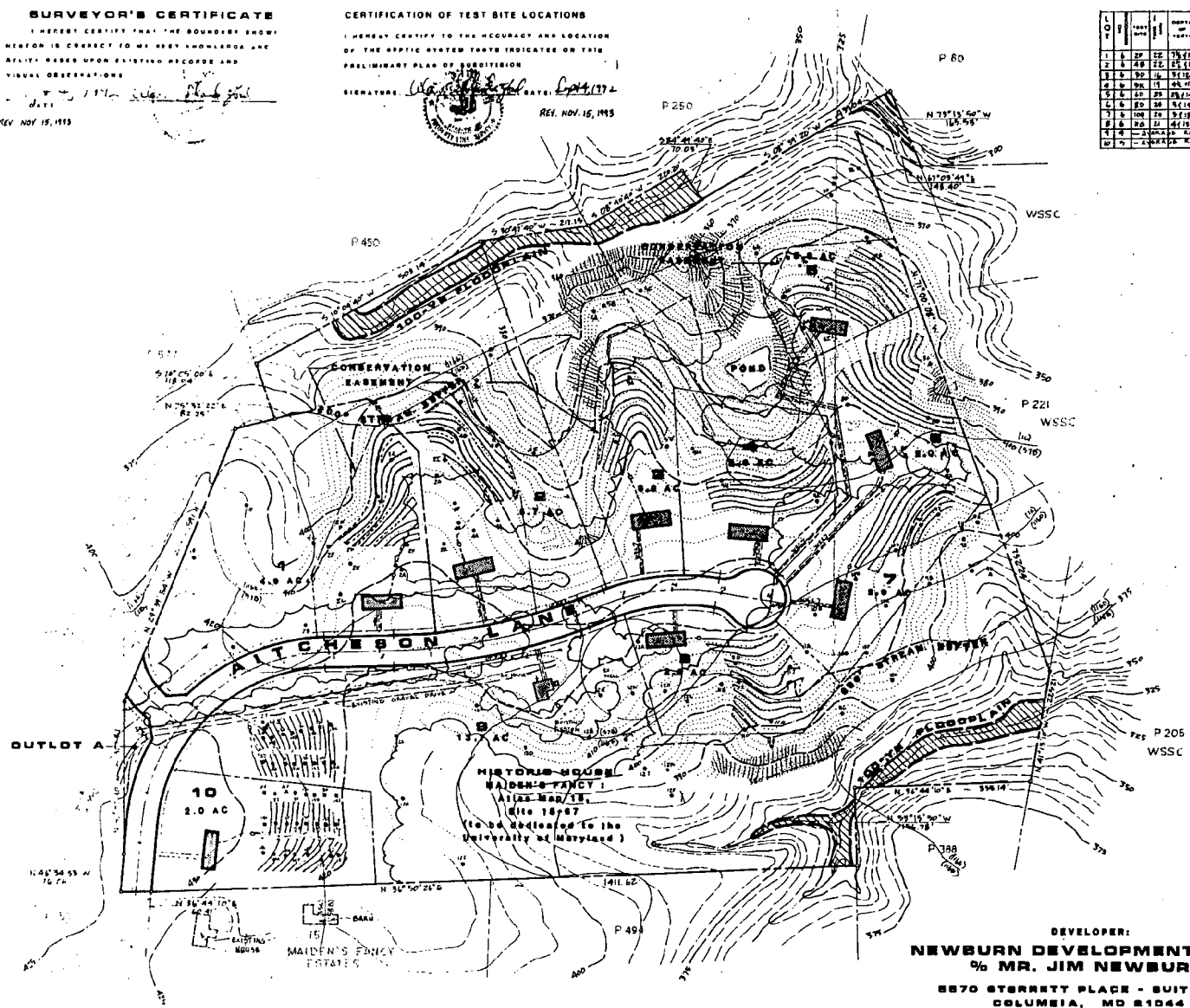
I HEREBY CERTIFY TO THE ACCURACY AND LOCATION OF THE OPTIC TESTED TARGET INDICATOR ON THIS PRELIMINARY PLAN OF SUBDIVISION.

SIGNATURE: [Signature]



DATE: 11/15/93

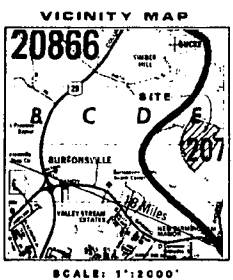
REV. NOV. 15, 1993



LOT	AREA (AC)	PERCENT	DEPTH (FT)	WIDTH (FT)	PERIMETER (FT)	AREA (SQ FT)	PERCENT	DEPTH (FT)	WIDTH (FT)	PERIMETER (FT)	AREA (SQ FT)	PERCENT	DEPTH (FT)	WIDTH (FT)	PERIMETER (FT)	AREA (SQ FT)	
1	27	22	75	100	350	122,250	22	11.14	38	27	11.14	418.5	418.5	421	428.8	277	13200
2	48	22	25	110	300	75,000	22	11.14	38	27	11.14	418.5	418.5	421	428.8	277	13200
3	90	26	31	120	350	107,100	26	12.12	42	30	12.12	459.0	459.0	462	470.0	300	15000
4	90	26	31	120	350	107,100	26	12.12	42	30	12.12	459.0	459.0	462	470.0	300	15000
5	105	25	28	110	320	92,400	25	11.18	36	28	11.18	414.0	414.0	417	424.0	280	14000
6	80	28	30	110	320	92,400	28	12.16	40	30	12.16	453.6	453.6	456	464.0	280	14000
7	100	20	25	100	300	75,000	20	10.00	35	25	10.00	400.0	400.0	403	410.0	250	12500
8	120	20	40	100	300	120,000	20	11.18	36	28	11.18	414.0	414.0	417	424.0	280	14000
9	100	20	25	100	300	75,000	20	10.00	35	25	10.00	400.0	400.0	403	410.0	250	12500
10	20	20	10	10	100	10,000	20	10.00	35	25	10.00	400.0	400.0	403	410.0	250	12500
11	10	20	10	10	100	10,000	20	10.00	35	25	10.00	400.0	400.0	403	410.0	250	12500
12	10	20	10	10	100	10,000	20	10.00	35	25	10.00	400.0	400.0	403	410.0	250	12500
13	10	20	10	10	100	10,000	20	10.00	35	25	10.00	400.0	400.0	403	410.0	250	12500
14	10	20	10	10	100	10,000	20	10.00	35	25	10.00	400.0	400.0	403	410.0	250	12500
15	10	20	10	10	100	10,000	20	10.00	35	25	10.00	400.0	400.0	403	410.0	250	12500

**NOTES:**  
 AREA OF PARCEL - 46.86 AC  
 EXISTING ZONING - RC  
 NO. LOTS PERMITTED - 8  
 NO. LOTS SHOWN - 15 (1 lot per 89-C-8.73(4))  
 REQUIRED OPEN SPACE - 60% = 27.88 AC  
 OPEN SPACE SHOWN -  
 LOT 8 - 13.7 AC (8.7 IN CONS. E'SMNT.)  
 OUTLET A - 0.14 AC  
 CONSERVATION E'SMNT - 26.2 AC  
 AREA IN STREET - 2.88 AC  
 AREA IN TO BE SERVED WITH  
 PUBLIC WATER & INDIVIDUAL  
 SEWAGE DISPOSAL SYSTEMS  
 TOTAL OPEN SPACE - 28.34 AC

DEVELOPER:  
**NEWBURN DEVELOPMENT CORP.**  
 % MR. JIM NEWBURN  
 8870 STERNY PLACE - SUITE 201  
 COLUMBIA, MD 21044  
 (410)997-3818



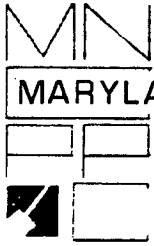
date: MARCH 1992  
 NOV. 16, 1993  
 scale 1" = 100'

Preziding & Associates, Inc.  
 Land Planning Consultants  
 9335 Steady Drive Court  
 (301)948-0240

**R&A**

PRELIMINARY PLAN  
 MAIDEN'S FANCY  
 project: MONTGOMERY COUNTY, MARYLAND

# 15/67



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



FROM: Subdivision Office - M-NCPPC

NAME: Maiden's Fancy

FILE NO.: 7-90011

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of Feb. 12, 1990 (no meeting scheduled if blank).

- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application

Mrs. Crook - 725-2445

2/12  
Subdiv. Rvw

Maiden's Fancy

Master Plan # 15/67

1807 brick Federal house

- retain open space ~~westward~~ <sup>south</sup> to road,
- retain ~~westward~~ <sup>north</sup> to include smoke + spring houses
- retain existing drive and line of trees  
( "scrub trees" planted by Ms. Crook's father; <sup>historic entrance was further east</sup> )
- new road to subdivision parallel w/ and <sup>west</sup> north of drive + trees

Given \*

(existing setting : 18.97 Acres) (6/83)  
- existing house to be considered as one lot. <sup>discussion within county over</sup>

- Will need to be reviewed by APC
- minimize disturbance of tree line...

Subdiv. Rvw :

60' dedication  
 tree line ... shift road  
 # lots - proposing 11 lots ... 9 + 2

Federlein - prefer to reconfigure lots - houses on knolls  
 avoid 25% slopes  
 tree guidelines  
 pond

looking for 60% open space in this zone

(Env/Well-Septic  
Sometimes compact  
perc/open)

well acceptic - (pond/church) 1 acre parcel deeded in 1971... should be part of this subdiv.

MONDAY FEB. 12

4:30-  
4:00  
10-4=6 hr.

Subalt.  
Review  
Monday  
10:55

After  
George in GA. Adv. Conf. Room.

Master Plan Site # 15/67  
7-90011

Maiden's Fancy

Owner wants to give to  
U. of MD. (David) which wants to develop  
(Newbern developer)

Dennis  
Joe Davis  
Monday

46 acres

Rural Cluster - 1/5 acres = 9 units  
(prov- add lot for each child) + 2  
11

does existing house count as lot?

11 houses

2 open sp. lots -

1 includes ex. house

Dennis agrees.  
(10 + existing)

shouldn't existing house be considered

= 10 additional houses as one?

G. would like to eliminate far left lot &  
retain existing drive with  
new road parallel to existing drive

2/12/67

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARY LINES  
HEREIN IN CONTACT TO BE BEST APPROXIMATE AND  
BEHAVE ACCORDING TO THE BEST AVAILABLE AND  
RELIABLE DATA AND EXISTING RECORDS AND  
PHYSICAL OBSERVATIONS

**CERTIFICATION OF TEST SITE LOCATIONS**

I HEREBY CERTIFY TO THE ACCURACY AND LOCATION  
OF THE LOCATED TEST SITE INDICATED BY THE  
BOUNDARY ALSO BY PHOTOGRAPHY

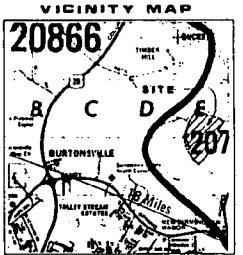
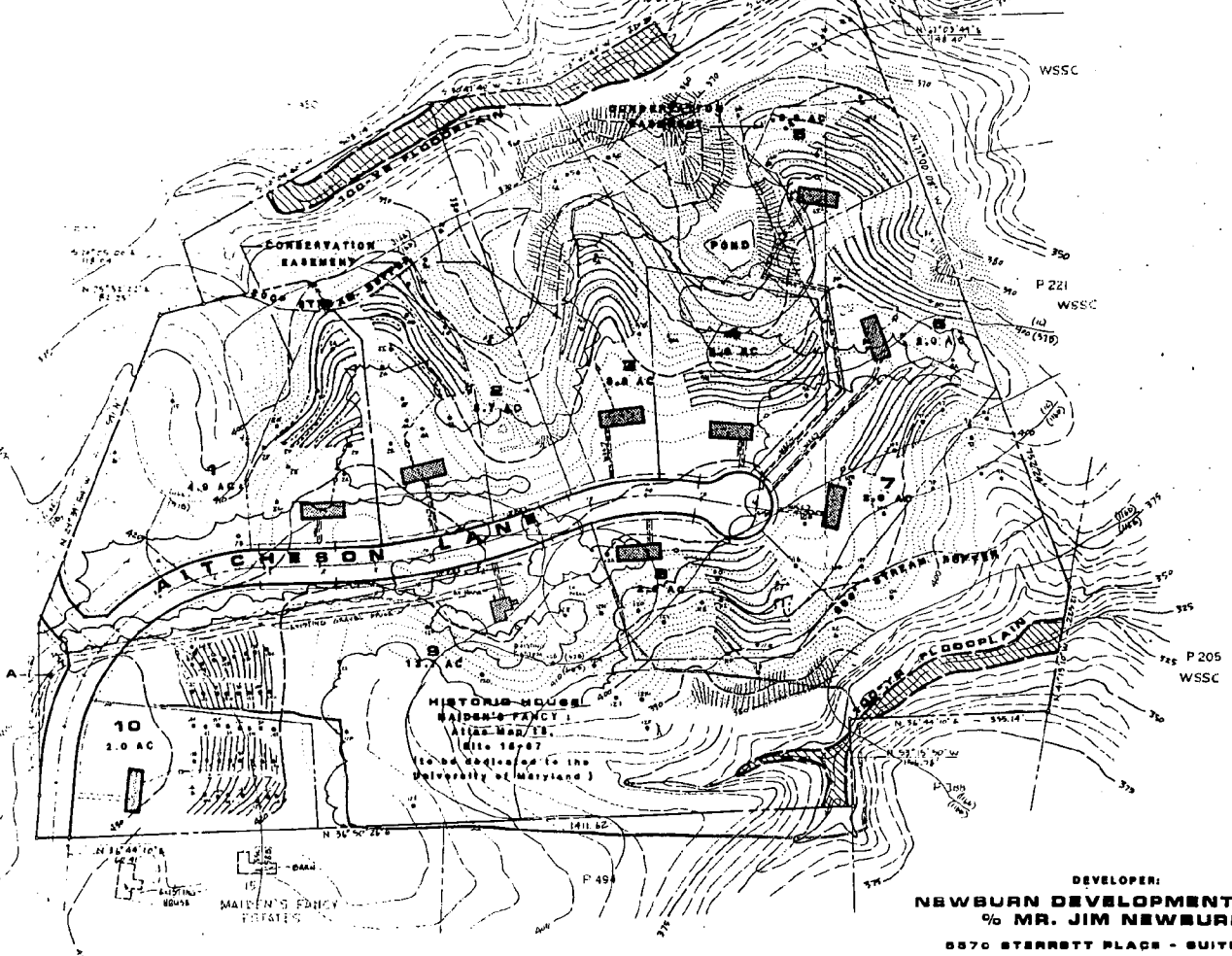
DATE: *Nov 18, 1995*



LOT	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
1	1.0	2.0	4.0	8.0	16.0	32.0	64.0	128.0	256.0	512.0	1024.0	2048.0	4096.0	8192.0
2	2.0	4.0	8.0	16.0	32.0	64.0	128.0	256.0	512.0	1024.0	2048.0	4096.0	8192.0	16384.0
3	4.0	8.0	16.0	32.0	64.0	128.0	256.0	512.0	1024.0	2048.0	4096.0	8192.0	16384.0	32768.0
4	8.0	16.0	32.0	64.0	128.0	256.0	512.0	1024.0	2048.0	4096.0	8192.0	16384.0	32768.0	65536.0
5	16.0	32.0	64.0	128.0	256.0	512.0	1024.0	2048.0	4096.0	8192.0	16384.0	32768.0	65536.0	131072.0
6	32.0	64.0	128.0	256.0	512.0	1024.0	2048.0	4096.0	8192.0	16384.0	32768.0	65536.0	131072.0	262144.0
7	64.0	128.0	256.0	512.0	1024.0	2048.0	4096.0	8192.0	16384.0	32768.0	65536.0	131072.0	262144.0	524288.0
8	128.0	256.0	512.0	1024.0	2048.0	4096.0	8192.0	16384.0	32768.0	65536.0	131072.0	262144.0	524288.0	1048576.0
9	256.0	512.0	1024.0	2048.0	4096.0	8192.0	16384.0	32768.0	65536.0	131072.0	262144.0	524288.0	1048576.0	2097152.0
10	512.0	1024.0	2048.0	4096.0	8192.0	16384.0	32768.0	65536.0	131072.0	262144.0	524288.0	1048576.0	2097152.0	4194304.0
11	1024.0	2048.0	4096.0	8192.0	16384.0	32768.0	65536.0	131072.0	262144.0	524288.0	1048576.0	2097152.0	4194304.0	8388608.0
12	2048.0	4096.0	8192.0	16384.0	32768.0	65536.0	131072.0	262144.0	524288.0	1048576.0	2097152.0	4194304.0	8388608.0	16777216.0
13	4096.0	8192.0	16384.0	32768.0	65536.0	131072.0	262144.0	524288.0	1048576.0	2097152.0	4194304.0	8388608.0	16777216.0	33554432.0
14	8192.0	16384.0	32768.0	65536.0	131072.0	262144.0	524288.0	1048576.0	2097152.0	4194304.0	8388608.0	16777216.0	33554432.0	67108864.0
15	16384.0	32768.0	65536.0	131072.0	262144.0	524288.0	1048576.0	2097152.0	4194304.0	8388608.0	16777216.0	33554432.0	67108864.0	134217728.0

**NOTES:**

- AREA OF PARCEL - 48.88 AC
- EXISTING ZONING - RC
- NO. LOTS PERMITTED - 8
- NO. LOTS SHOWN - 10 (1 lot per 69-C-0.75(4))
- REQUIRED OPEN SPACE - 50% = 27.88 AC
- OPEN SPACE SHOWN -
- LOT 8 - 12.7 AC (8.7 IN CONS. S'MMNT.)
- OUTLOT A - 0.14 AC
- CONSERVATION S'MMNT - 26.2 AC
- AREA IN STREET - 2.98 AC
- AREA IN TO BE SERVED WITH PUBLIC WATER & INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
- TOTAL OPEN SPACE - 29.94 AC



DEVELOPER:  
**NEWBURN DEVELOPMENT CORP.**  
% MR. JIM NEWBURN  
6670 STERRETT PLACE - SUITE 801  
COLUMBIA, MD 21044  
(410)887-3618



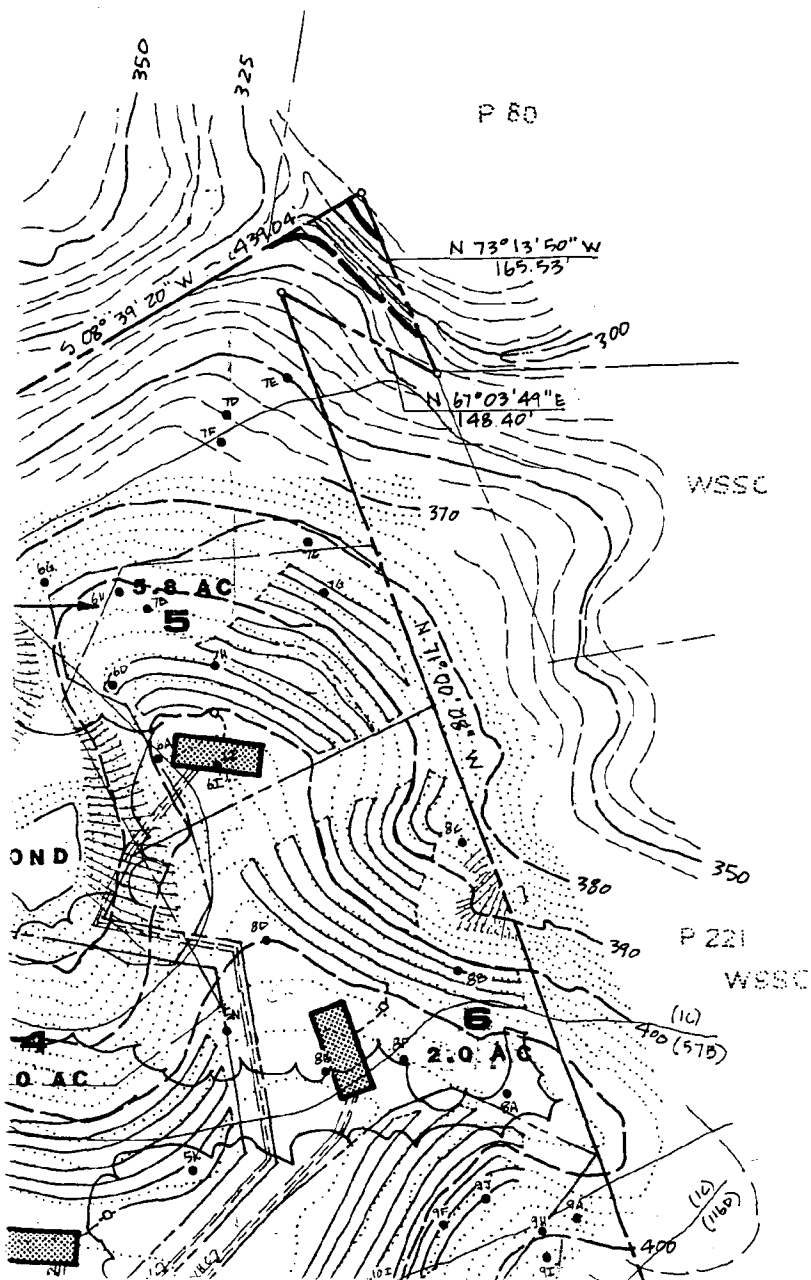
date: MARCH 1992  
NOV. 18, 1995  
scale 1" = 100'

Planning & Associates, Inc.  
Lead Planning Consultants  
8923 Shady Grove Court  
Gaithersburg, Md. 20877  
301-448-9240



PRELIMINARY PLAN  
MAIDEN'S FANCY

project: MONTGOMERY COUNTY, MARYLAND



LOT	NO. BEDDOWNS	TEST SITE	TIME IN MIN.	DEPTH OF TESTS	TEST SITE	TIME IN MIN.	DEPTH OF TESTS	TEST SITE	TIME IN MIN.	DEPTH OF TESTS	INVERT. LOWEST FIXTURE	SEPTIC TANK		INVERT BEGIN FIELD	LENGTH INITIAL SYSTEM	LENGTH ENTIRE SYSTEM	DEPT. STONE
												INVERT IN	INVERT OUT				
1	6	ZF	22	7 1/2 f 15	ZD	22	6 f 14	3A	22	5 f 14	416.2	412.4	412.1	411.5	277'	1700'	4"
2	6	4B	22	2 1/2 f 11	4D	24	7 1/2 f 19	3C	18	2 1/2 f 13 1/2	414.6	410.8	410.9	409.5	277'	1700'	4"
3	6	5D	16	3 f 12	5A	21	2 1/2 f 12 1/2				414.5	409.5	409.2	409.1	277'	1700'	4"
4	6	5K	19	4 1/2 f 12 1/2	5H	26	5 f 13 1/2	5N	20	5 1/2 f 13 1/2	406.0	402.4	402.1	402.0	343'	1700'	4"
5	6	6D	23	2 1/2 f 14	7H	8	5 f 14	7G	18	6 f 14	386.4	382.9	382.6	382.5	277'	1700'	4"
6	6	8D	24	3 f 13	8B	30	2 1/2 f 13 1/2	8C	27	4 f 12	397.4	394.1	393.8	393.5	388'	1700'	4"
7	6	10H	23	5 f 13 1/2	8A	30	2 1/2 f 12 1/2	9F	18	4 1/2 f 12 1/2	404.0	400.5	400.2	400.0	344'	1700'	4"
8	6	11A	21	4 f 13 1/2	11J	19	6 f 13 1/2	11D	20	4 f 12 1/2	405.7	402.4	402.1	402.0	277'	1700'	4"
9	4	- AVERAGE				18	e 2 1/2 f 6 1/2				429.4	425.9	425.0	424.5	403'	1,700'	1 1/2"
10	5	- AVERAGE				13	c 2 1/2 f 6 1/2				429.1	425.1	424.8	424.5	375'	1,700'	1 1/2"

**NOTES:**

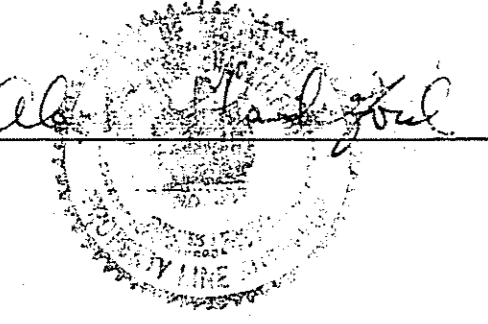
- AREA OF PARCEL - 46.65 AC
- EXISTING ZONING - RC
- NO. LOTS PERMITTED 9
- NO. LOTS SHOWN - 10 (1 lot per 59-C-9.73(4))
- REQUIRED OPEN SPACE a 60% = 27.99 AC
- OPEN SPACE SHOWN -
- LOT 9 - 13.7 AC (9.7 IN CONS. E'SMNT.)
- OUTLOT A - 0.14 AC
- CONSERVATION E'SMNT - 25.2 AC
- AREA IN STREET - 2.58 AC
- AREA IN TO BE SERVED WITH
- PUBLIC WATER & INDIVIDUAL
- SEWAGE DISPOSAL SYSTEMS
- TOTAL OPEN SPACE - 29.34 AC



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS CORRECT TO MY BEST KNOWLEDGE AND BELIEF BASED UPON EXISTING RECORDS AND VISUAL OBSERVATIONS.

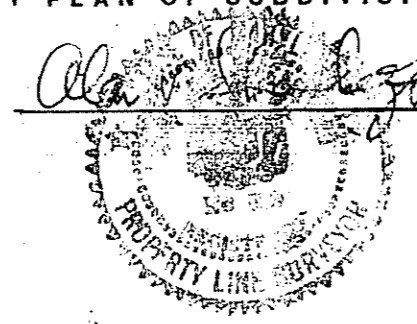
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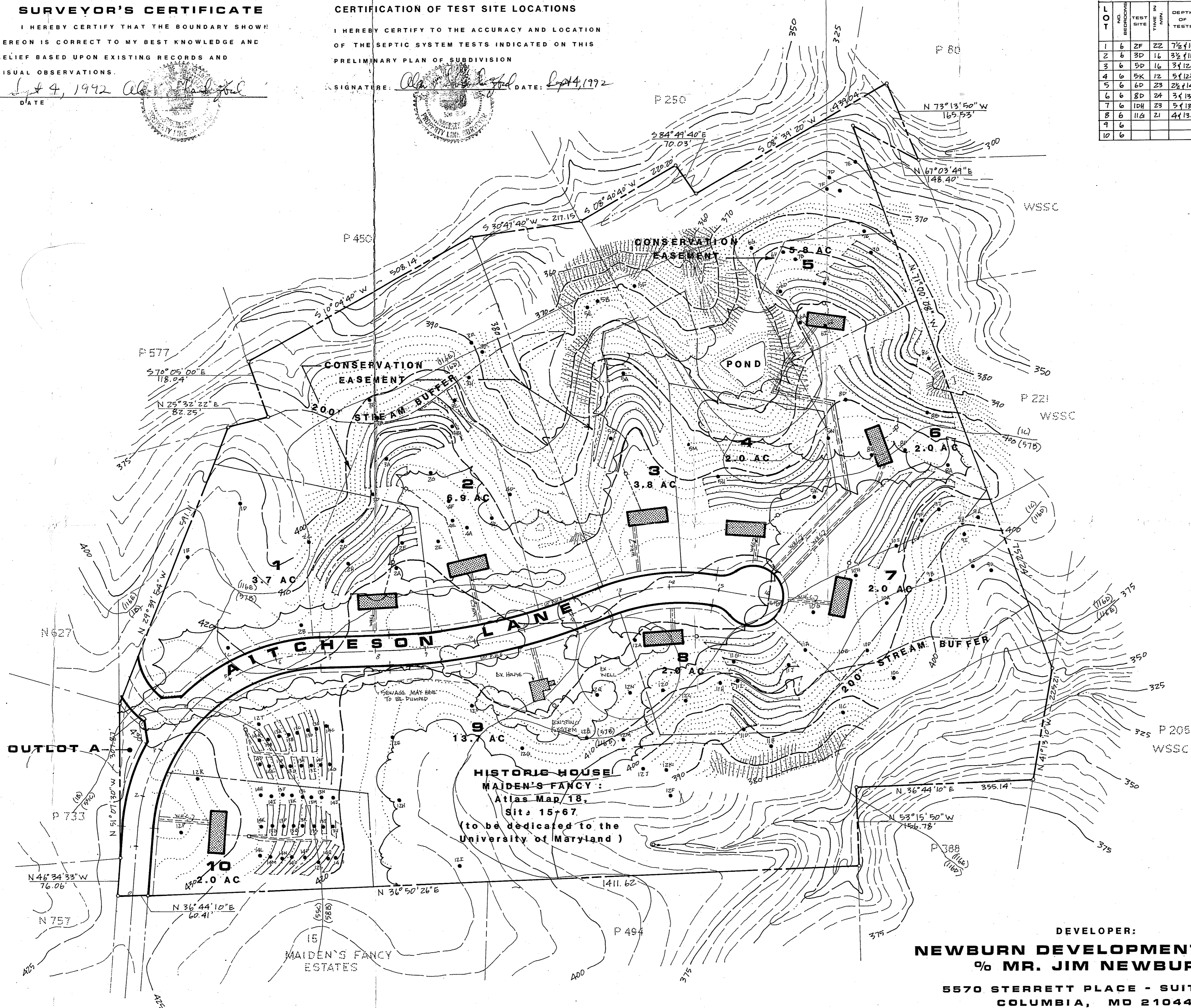
**CERTIFICATION OF TEST SITE LOCATIONS**

I HEREBY CERTIFY TO THE ACCURACY AND LOCATION OF THE SEPTIC SYSTEM TESTS INDICATED ON THIS PRELIMINARY PLAN OF SUBDIVISION

SIGNATURE:



DATE: 3/14/1992

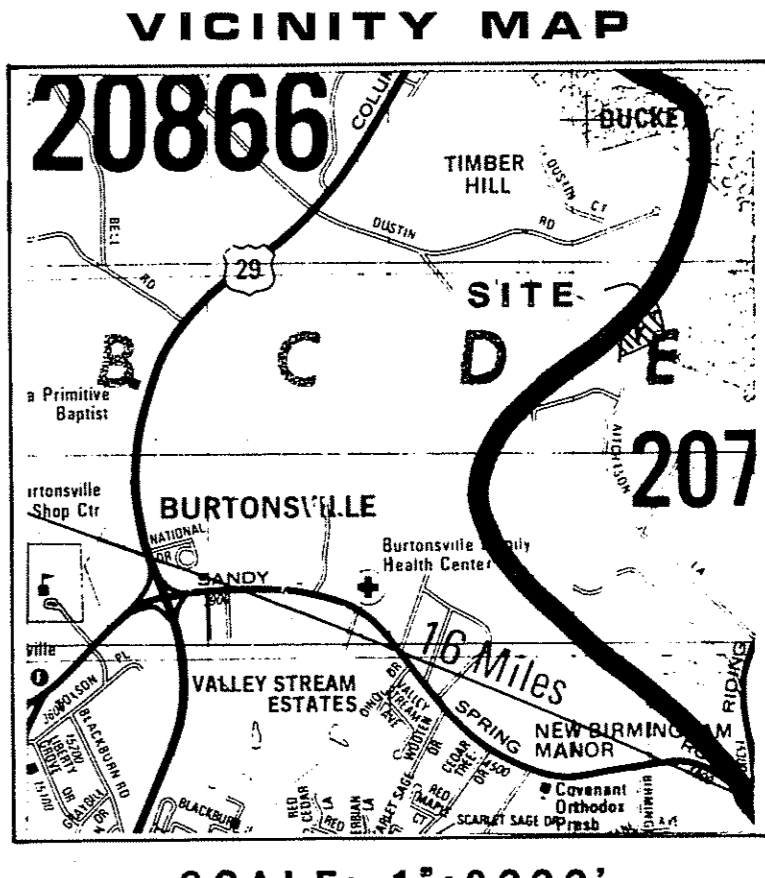


LOT	NO. OF TESTS	TEST SITE	TIME IN MIN.	DEPTH OF TESTS	TEST SITE	TIME IN MIN.	DEPTH OF TESTS	TEST SITE	TIME IN MIN.	DEPTH OF TESTS	INVERT ELEVATION	SEPTIC TANK INVERT	SEPTIC TANK INVERT	INVERT BEGIN FIELD	LENGTH ENTIRE SYSTEM	LENGTH ENTIRE SYSTEM	DEPTH STONE
1	6	2F	22	7 1/2 ft	24	9	8 1/2 ft	22	22	6 1/4	407.2	403.0	402.7	402.5	277'	1700'	4'
2	6	3D	16	3 1/2 ft	3C	18	2 3/4 ft	3B	19	4 1/2	408.0	401.5	401.2	401.0	277'	1700'	4'
3	6	5D	16	3 1/2 ft	5A	21	2 3/4 ft	5B	20	4 1/4	414.5	409.5	409.2	409.1	277'	1700'	4'
4	6	5K	12	5 1/2 ft	5H	26	5 1/2 ft	5N	20	5 1/2 ft	406.0	402.4	402.1	402.0	277'	1700'	4'
5	6	6D	23	2 1/2 ft	7H	8	5 1/4 ft	7B	18	6 1/4	386.4	382.9	382.6	382.5	277'	1700'	4'
6	6	8D	24	3 1/2 ft	8B	30	2 3/4 ft	8C	27	4 1/2	397.4	394.1	393.8	393.5	388'	1700'	4'
7	6	10H	23	5 1/2 ft	9A	30	2 3/4 ft	9F	18	5 1/2 ft	404.0	402.5	402.2	402.0	344'	1700'	4'
8	6	11A	21	4 1/2 ft	11J	19	6 1/2 ft	11D	20	4 1/2 ft	405.7	402.4	402.1	402.0	277'	1700'	4'
9	6																
10	6																

**NOTES:**

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- CONSERVATION E'SMNT - 14.15 AC
- AREA IN STREET - 2.58 AC
- AREA IN TO BE SERVED WITH PUBLIC WATER & INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

old



DEVELOPER:  
**NEWBURN DEVELOPMENT CORP.**  
 % MR. JIM NEWBURN  
 5570 STERRETT PLACE - SUITE 201  
 COLUMBIA, MD 21044  
 (410)997-3815



date: MARCH 1992  
 scale 1" = 100'

Penning & Associates, Inc.  
 Land Planning Consultants  
 8933 Shady Grove Court  
 Gaithersburg, Md. 20877  
 (301) 948-0240



PRELIMINARY PLAN  
**MAIDEN'S FANCY**  
 project: MONTGOMERY COUNTY, MARYLAND