

7-98021 · Montevideo H.P. # 17/58

*Kalmia procumbens*

Austin  
Kiplinger

16801 River Rd

Poolesville

20837

202-887-6450

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

April 9, 1998

**MEMORANDUM**

TO: Joe Davis  
Malcolm Shaneman  
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator  
1026 Robin D. Ziek, Historic Preservation Planner  
Historic Preservation Section

SUBJECT: Review of Subdivision Plans

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The HPC reviewed the proposed subdivision for the Kiplinger Property #7-98021 at their meeting on April 8, 1998. **The HPC recommended approval of this proposed subdivision,** with thanks to the Kiplingers for taking steps to protect their property through the use of a conservation easement with the county.

## MEMORANDUM

TO: Historic Preservation Commission

FROM: Robin Ziek, Staff

SUBJECT: **Montevideo (Master Plan #17/58)**  
Kiplinger Property #7-98021  
Pre-Preliminary Plan application

DATE: April 1, 1998

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Montevideo was the country home of the Peter family, and was built in 1825 by John Parke Custis Peter. There is a close resemblance between Montevideo and Tudor Place (in Georgetown) which was designed by William Thornton, and Thornton may have designed Montevideo as well. The environmental setting for the historic site is the parcel (153 acres); this includes the small cemetery for the Peter Family.

The Kiplingers purchased this property in 1959 in a derelict state, and have carefully restored the property to its present fine condition. In addition to the 153 acres, the Kiplingers have purchased adjacent properties and currently own over 400 contiguous acres. All of this property is protected under a perpetual agricultural conservation easement with Montgomery County which permits two additional home sites for the Kiplinger's children, after which no further subdivision is permitted.

The proposed two parcels of 5 acres each are located at the northeast edge of the environmental setting for Montevideo. **Only the property south of the existing hedgerow is in the environmental setting and therefore subject to the HPC review/approval process.** An existing hedgerow at the north boundary would be the entry drive alignment, with the new parcels on either side of the hedgerow.

The proposed new parcels are a fair distance from the main house and cemetery and the topography slopes down so that both parcels would be at a lower elevation (300-325) than Montevideo (373). This difference in elevation will ensure that the roof heights will not be prominent, if at all visible, from Montevideo. The driveway access for Montevideo is from River Road, but the new proposed dwellings would be reached via Montevideo Road, providing further distinction for the new dwellings and also assuring that the formal entry to Montevideo will not be disturbed. Montevideo Road has been designated as an Exceptional Rural Rustic Road. The siting for the proposed new dwellings is far enough from the road to continue agricultural activities adjacent to the road.

**The Kiplingers are not requesting a reduction of the environmental setting,** and are aware that new construction associated with the proposed dwelling south of the hedgerow would require HPC review/approval prior to obtaining a building permit with DPS. Therefore, they come before the HPC with a subdivision proposal only, leaving the existing environmental setting intact. There would be no HPC involvement for construction on the site north of the hedgerow.

(h) **Regulations.** The commission must adopt, under method (2) of section 2A-15 of this Code, rules, guidelines and regulations that are necessary for the proper transaction of the business of the commission. This includes provisions governing contested cases before the Commission.

1. **Meetings.** The commission shall hold such regular meetings which, in its discretion, are necessary to discharge its duties. Such meetings shall be open to the public.

2. **Staff.** There may be appointed and assigned to the commission such employees, and the chief administrative officer shall make available to the commission, such services and facilities of the county as are necessary or appropriate for the proper performance of its duties, and the county attorney shall serve as counsel to the commission.

Sec. 24A-5. Same - Powers and Duties

\* The commission has the following powers and duties:      *see (j)*

(a) To research historic resources and to recommend to the planning board that certain of them be designated as historic sites or historic districts on the master plan for historic preservation and, hence, be subject to the provisions of this chapter.

(b) To recommend to the Planning Board, as needed, any update to the inventory of historic resources which is contained in the "Locational Atlas and Index of Historic Sites in Montgomery County".

(c) To act upon applications for historic area work permits and other matters referred to it for action pursuant to the provisions of this chapter.

(d) To appoint members to local advisory panels to assist and advise the commission in the performance of its functions.

(e) To recommend programs and legislation to the council and the planning board to encourage historic preservation in the Maryland-Washington Regional District.

(f) To review any legislation and proposals affecting historic preservation, including preparation of master plans, and to make recommendations on such legislation and proposals to appropriate authorities.

(g) To serve as a clearinghouse for information on historic preservation for county government, individuals, citizens' associations, historical societies and local advisory committees; to provide information and educational materials for the public; to undertake activities to advance the goals of historic preservation in the county.

(h) To employ or hire consultants or other temporary personnel, consistent with county contract provisions, as deemed necessary to assist the commission in the accomplishment of its functions; such consultants or other personnel shall be compensated as may be provided for in the county budget.

(i) To administer any revolving funds or grant programs to assist in historic preservation.

\* (j) To advise the planning board, in the event of subdivision of land containing an historic resource, on the appurtenances and environmental setting necessary to preserve it.

(k) To delineate the extent of appurtenances and environmental setting associated with a historic site or resource.

#### Sec. 24A-6. Historic Area Work Permits - Generally

(a) Required. An historic area work permit for work on public or private property containing an historic resource must be issued pursuant to the provisions of this chapter before:

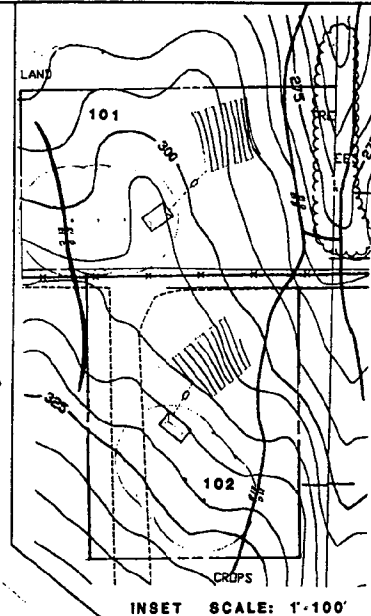
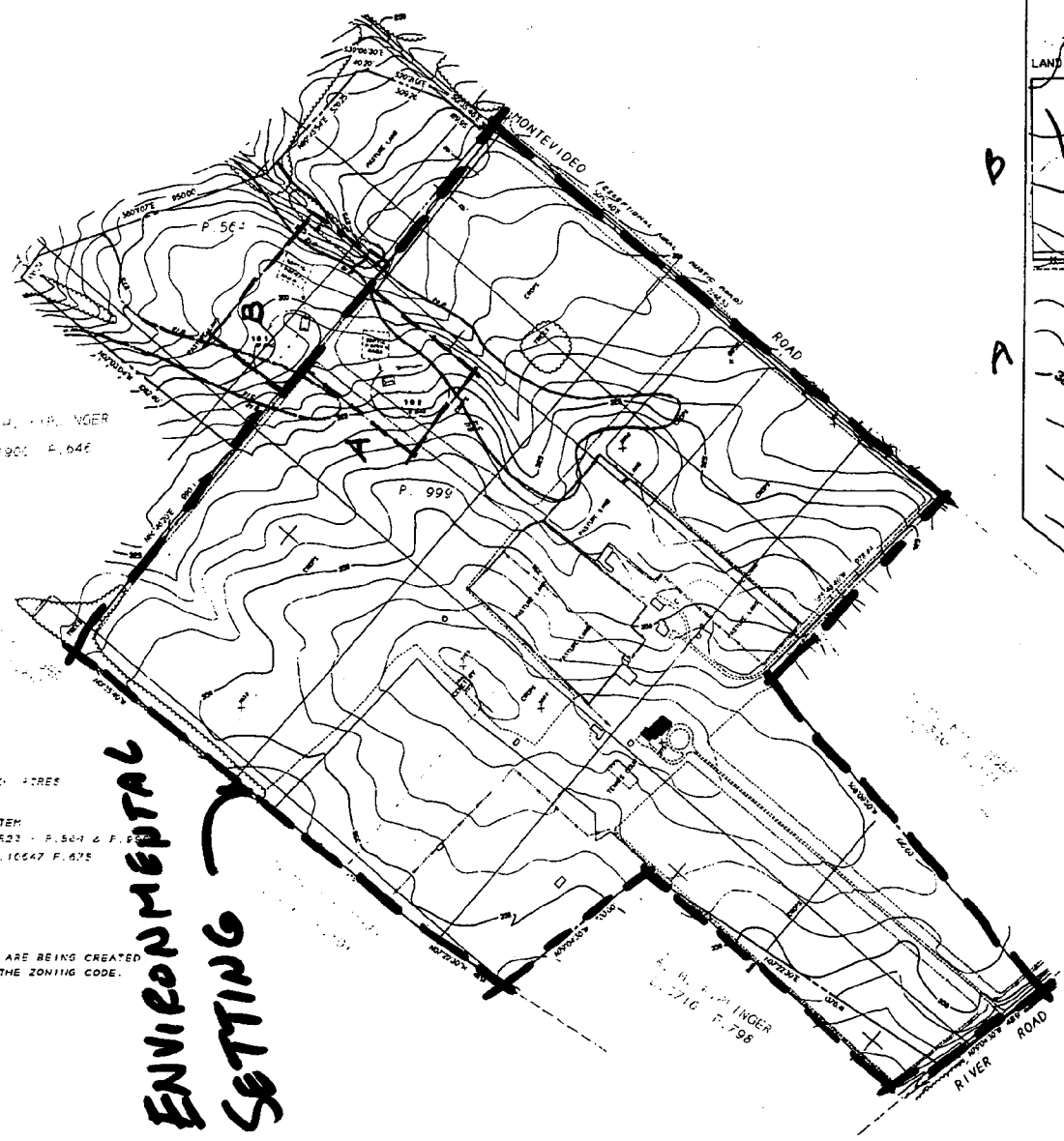
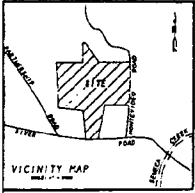
1. Constructing, reconstructing, moving, relocating, demolishing or in any manner modifying, changing or altering the exterior features of any historic site or any historic resource located within an historic district;
2. Performing any grading, excavating, construction, or substantially modifying, changing or altering the environmental setting of an historic site or an historic resource located within an historic district;
3. Erecting or causing to be erected any sign or advertisement (with the exception of those signs which temporarily advertise for sale an historic site or an historic resource located within an historic district, or which for a temporary period advertise a political viewpoint) on the exterior or on the environmental setting of any historic site or any historic resource located within an historic district.

(b) Exceptions. Nothing in this section shall be construed to require the issuance of an historic area work permit for any ordinary maintenance, repair of exterior features, any customary farming operations or any landscaping, which will have no material effect on [an] historic resource located within an historic district, of which such features are a part. For the purposes of clarification of this section, the commission shall develop and publish guidelines regarding what activities constitute ordinary maintenance and shall send a copy of these guidelines by registered mail to all owners of historic resources designated on the master plan.

#### (c) Disclosure Requirements

1. Applicants for permits to demolish or substantially alter the exterior features of any historic site, or historic resource located within an historic district, are required to disclose its identification as such in writing on any application there for.
2. Any person who shall undertake any work as stated in (a) of this section without first obtaining an historic area work permit shall be subject to the penalties established in section 24A-11.

(d) Advice of Commission prior to application. The commission shall adopt procedures to encourage owners of historic resources to seek the advice of the commission prior to filing an application for an historic area work permit, on the appurtenances and environmental setting appropriate to the resource, construction methods and materials, financial information concerning historic preservation, or any other matter under this chapter affecting the issuance of a permit.



REVISIONS:  
DATE: JANUARY 1998  
SCALE: 1" = 200'

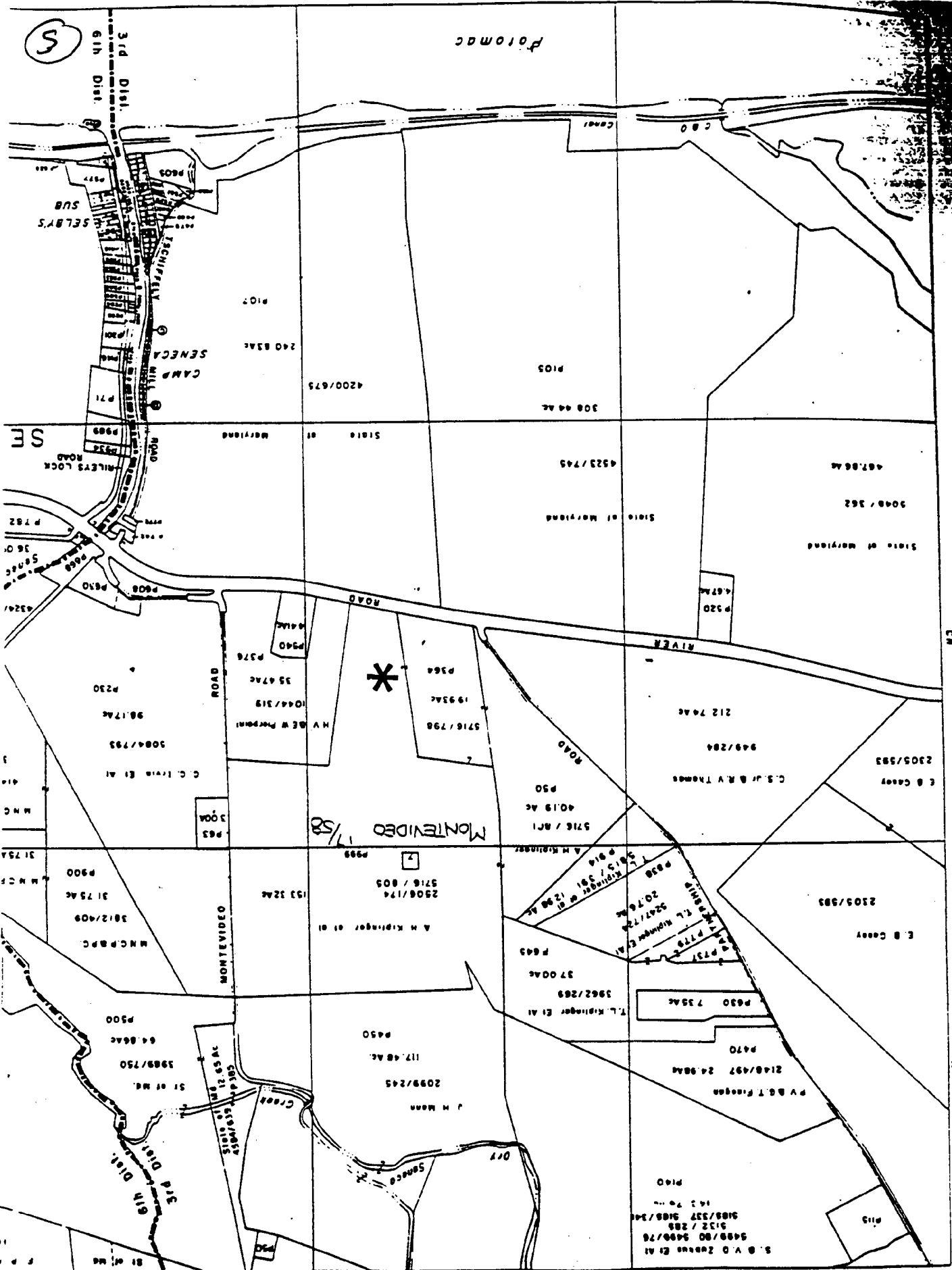
THOMAS A. MADDOX  
PROFESSIONAL LAND SURVEYOR  
MONTGOMERY COUNTY  
(202) 891-3000

PRE - PRELIMINARY PLAN  
KIPLINGER PROPERTY  
ELECTION DISTRICT NO. 3  
MONTGOMERY COUNTY, MARYLAND

- NOTES:
- 1) ZONING - RDT
  - 2) AREA SUBJECT OF PLAN - 146.6 ACRES
  - 3) LOTS SHOWN - 2
  - 4) PROPERTY TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM
  - 5) PROPERTY SHOWN ON TAX MAP DR23 - P. 564 & P. 565
  - 6) DEED REF.: L. 9806 F. 643 & L. 10647 F. 675
  - 7) OWNER/APPLICANT: AUSTIN W. & MARY L. KIPLINGER 1880 RIVER ROAD FODLESVILLE, MARYLAND 20837
  - 8) PH. 1202 887-6487
  - 9) THE LOTS SHOWN ON THIS PLAN ARE BEING CREATED PURSUANT TO SEC. 59-C-6.74 OF THE ZONING CODE.

**ENVIRONMENTAL SETTING**

AUSTIN W. & MARY L. KIPLINGER  
L. 9716 F. 796



POTOMAC

(S)

3rd Dist.  
6th Dist.

Canal C. & O.

SELBY'S  
SUB

CAMP MILL

SENeca

SE

MILEY'S LOCK  
ROAD

ROAD

RIVER



MONTEVIDEO

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R 3

D 3

D 2

D 1

S. B. V. D. Zebur Es At  
5488/80 5488/78  
5132 / 288  
5088/337 5088/344

pi 10

J. M. Mann

T. L. Kiplinger Es At

E. B. Coory

C. S. Jr. B. V. Thomas

H. V. B. W. Thompson

A. M. Kiplinger Es At

A. M. Kiplinger

C. C. Lewis Es At

M. C. P. C.

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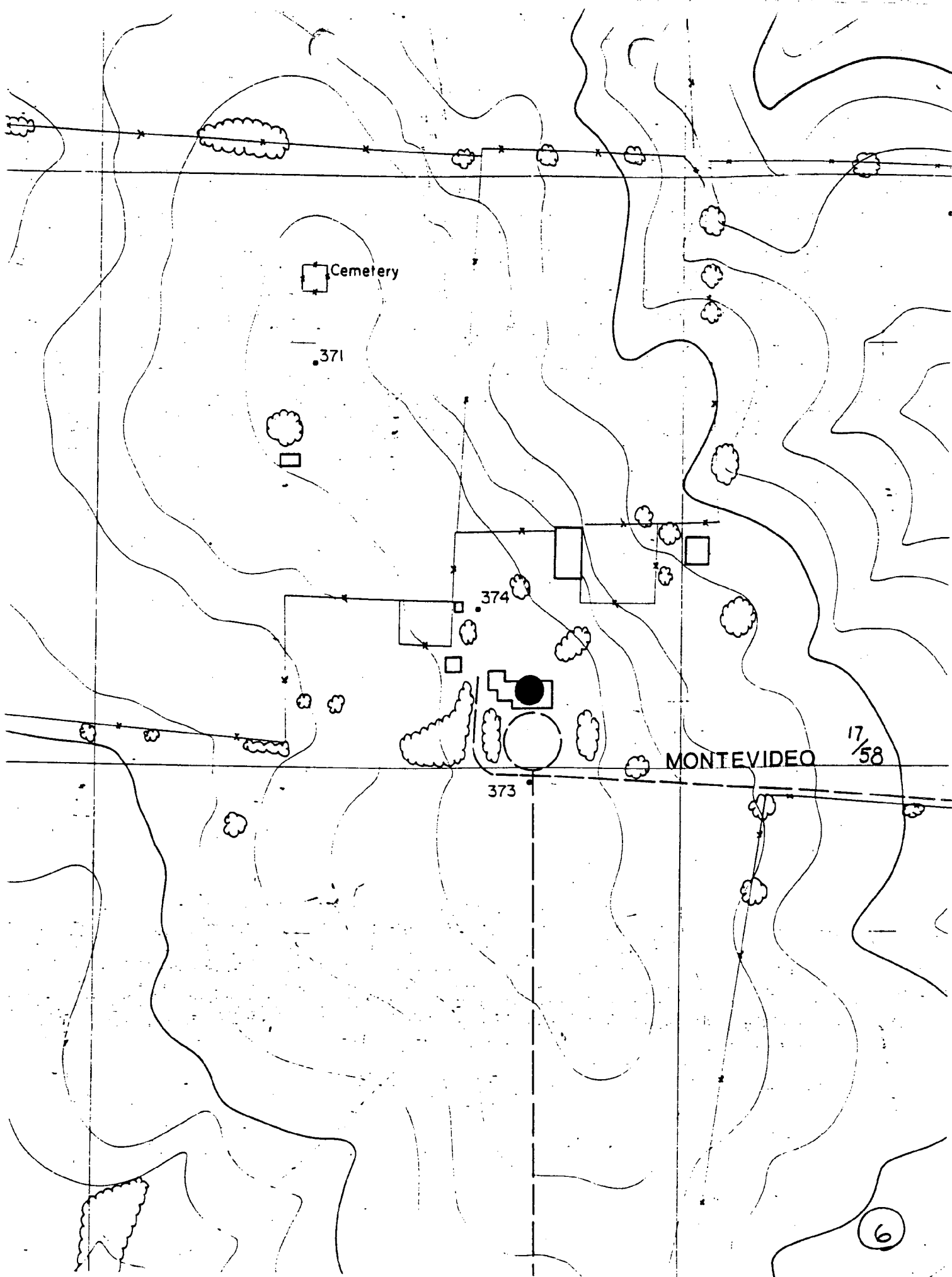
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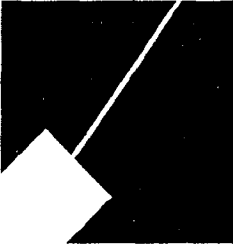




17/58

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M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

yes

# 12/58  
MP site

FROM: Development Review Division, M-NCPPC

NAME: KIPLINGER PROPERTY

FILE No.: 7-98021

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of 2/9, 1998 (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
- Request for Waiver
- Discussion Item
- Comments due by \_\_\_\_\_
- Planning Board date (if available) \_\_\_\_\_ (date subject to change)



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
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February 11, 1998

**MEMORANDUM**

TO: Joe Davis  
Malcolm Shaneman  
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator  
~~Robin D. Ziek~~ Robin D. Ziek, Historic Preservation Planner  
Historic Preservation Section

SUBJECT: Review of Subdivision Plans

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

#8-98017	Middlebrook Property
[1-98037]	
#8-98022	Germantown Business Park
#1-98038	Miller Estates
#1-98039	Signal Tree Lane
[#7-98017	Alvemar Woods, Lots 17 & 17, Block C] <i>Withdrawn</i>
[#7-98018	Alvemar Woods, Parcel 710] <i>Withdrawn</i>
#7-98019	Mahy Property
SRW 98-3	Montgomery Village Golf Club

The following cases involve identified historic resources:

#7-98020 Damacus Development Trust (George Gue - Barn, Locational Atlas Resource #11/22). The property has been included on the Atlas for the site and especially for the very large frame bankbarn, as well as other notable outbuildings, such as the 20th century dairy barn. The properties on the Atlas are protected from "Substantial Alteration", until such time as they can be evaluated for designation on the County's Master Plan for Historic Preservation. Other concerns may be the impact of new construction on three other Locational Atlas resources - #11/20, and 11/21, and #15/19.

#7-98021

Kiplinger Property (Montevideo, Master Plan Site #17/58). The entire Parcel 999 is the designated environmental setting, and the HPC would review any proposal for any new construction on this parcel. In addition, there may be some recommendations for screening for new construction on Parcel 654, which is outside of the environmental setting, but adjacent to this historic site.

**State of Maryland**  
**Department of Natural Resources**  
**Tawes State Office Building**  
**Annapolis, Md 21401**

**Carolyn C. Irvin**  
**c/o Wm. L. Schaeffer**  
**14015 Montevideo Road**  
**Poolesville, MD 20837**

**Austin H. Kiplinger**  
**1729 H Street, N.W.**  
**Washington, D.C. 20006**

**Thomas A. Maddox**  
**8933 Shady Grove Court**  
**Gaithersburg, MD 20877**

**Austin & Mary Kiplinger**  
**16801 River Road**  
**Poolesville, MD 20837**

10



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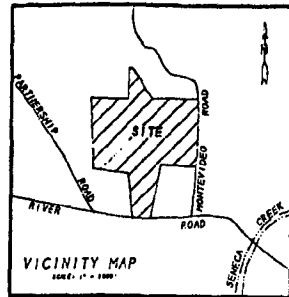
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26 miles S to site

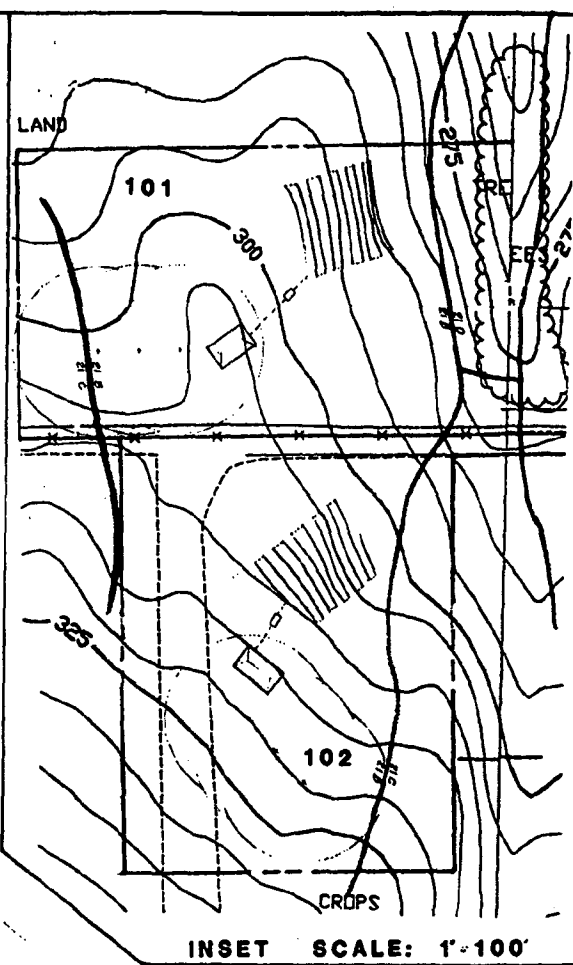
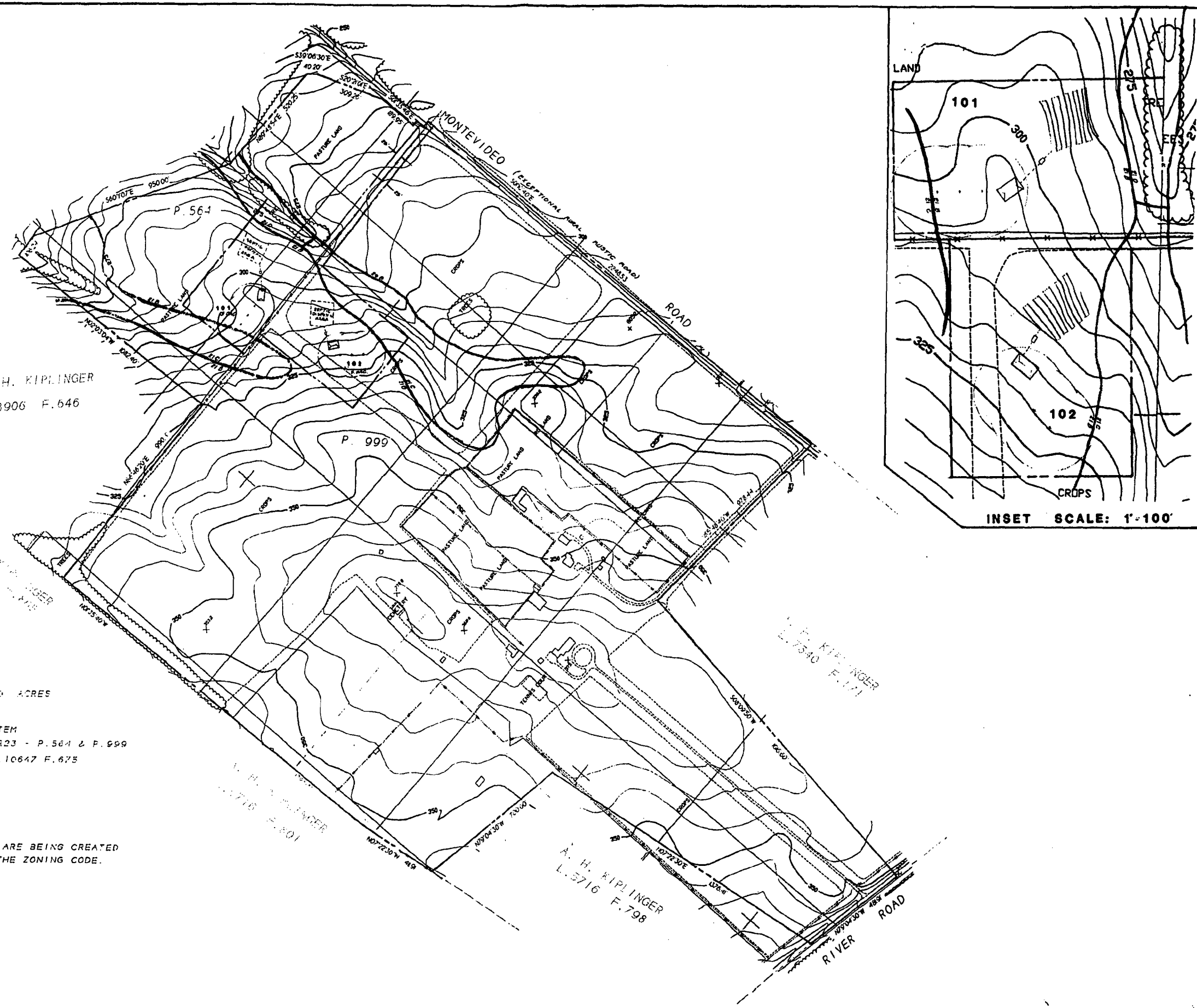
May 9<sup>th</sup> - 1pm Races \$20







A. H. KIPLINGER  
L.8906 F.646



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  - 8) PH. (202) 887-6487
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A. H. KIPLINGER  
L. 7116 F. 801

A. H. KIPLINGER  
L. 5716 F. 798

A. H. KIPLINGER  
L. 7540 F. 171

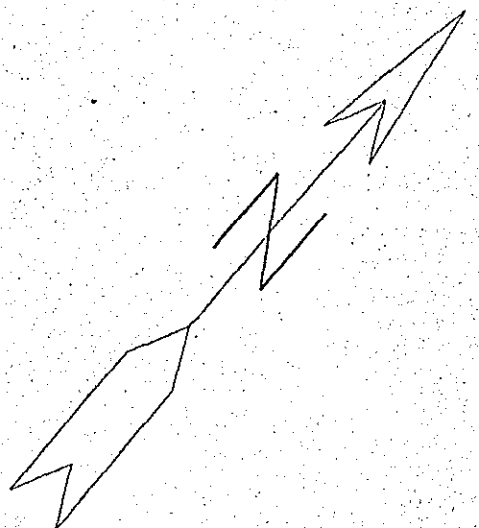
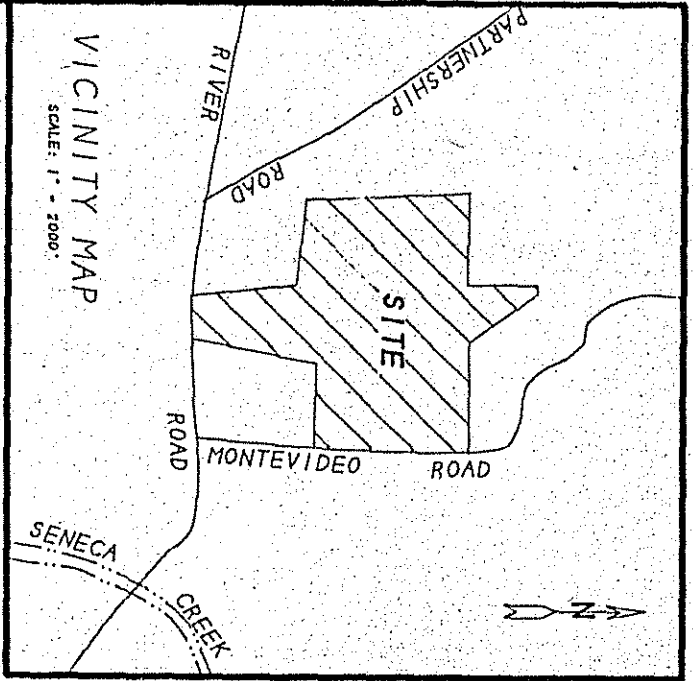
REVISIONS:


DATE: JANUARY 1998

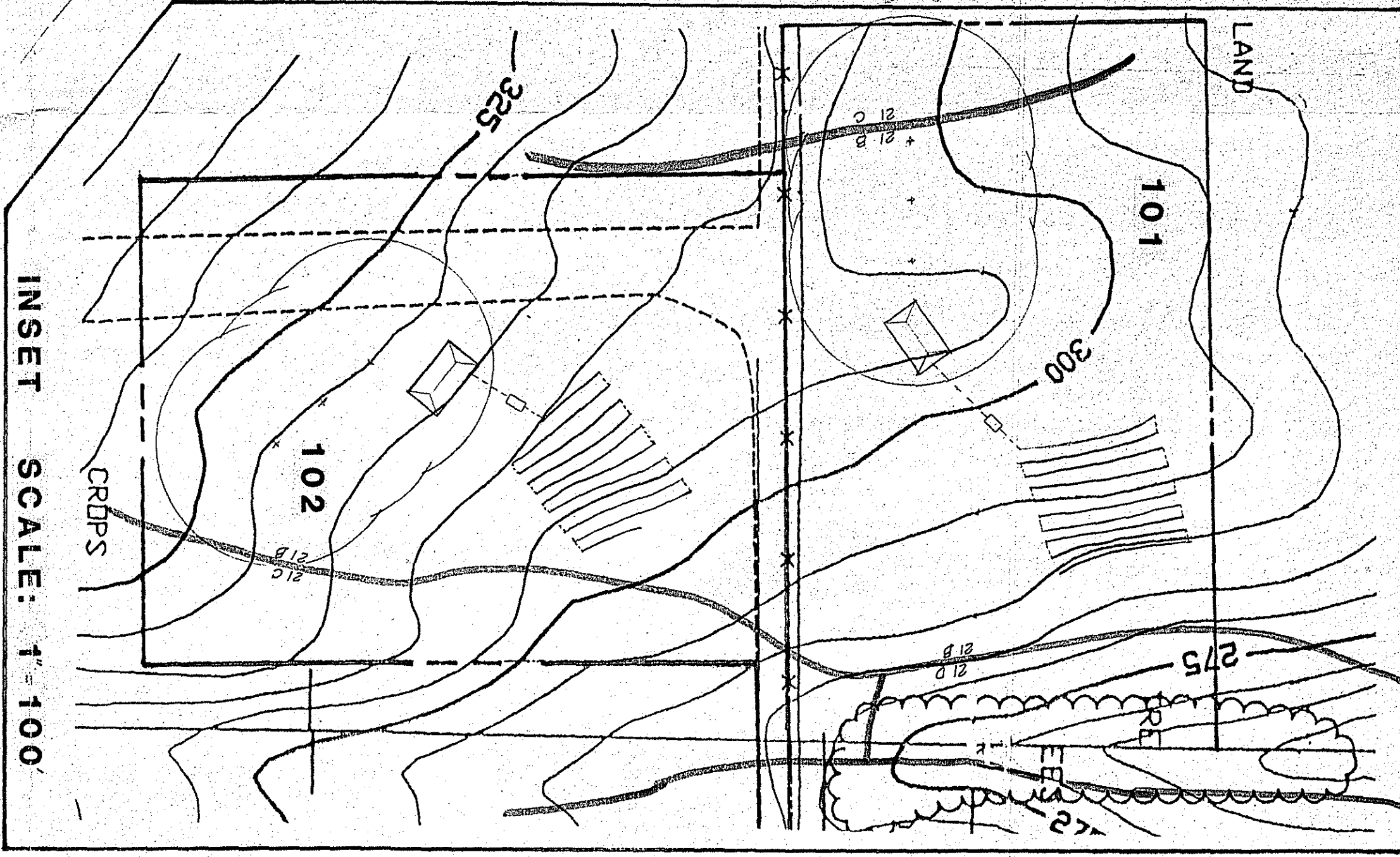
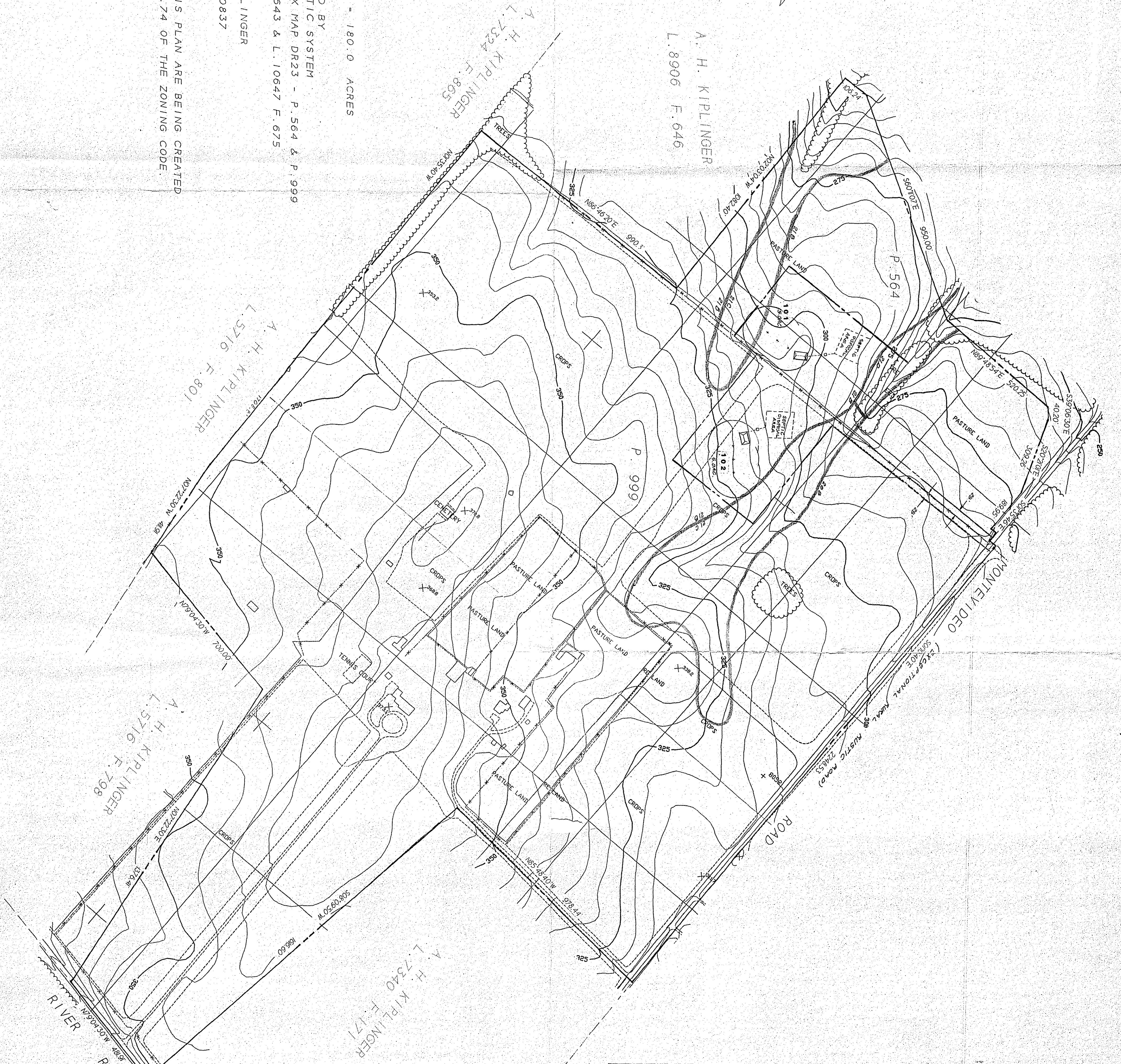
SCALE: 1" = 200'

THOMAS A. MADDIX  
PROFESSIONAL LAND SURVEYOR  
STATE OF MARYLAND  
CERT. NO. 10007  
(202) 881-3804

PRE - PRELIMINARY PLAN  
KIPLINGER PROPERTY  
ELECTION DISTRICT NO. 3  
MONTGOMERY COUNTY, MARYLAND



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7 98021

PRE - PRELIMINARY PLAN  
 KIPLINGER PROPERTY  
 ELECTION DISTRICT NO. 3  
 MONTGOMERY COUNTY, MARYLAND

THOMAS A. MADDUX  
 PROFESSIONAL LAND SURVEYOR  
 8933 SHADY GROVE COURT  
 GAITHERSBURG, MD 20877  
 (301) 984-5804

DATE: JANUARY 1998  
 SCALE: 1" = 200'

REVISIONS: