

19/11	Forest Brook Rd. German-
prelim. cons.	town
	Waring/Crawford Farm

LAW OFFICES

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SPEVACK & VAN GRACK, P.C.**

9210 CORPORATE BOULEVARD

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MICHAEL H. HABERMAN (DC, MD)  
JOHN J. KALAS (MD)

November 17, 1992

Historic Preservation Commission  
Maryland National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Attn: Gwen Markus

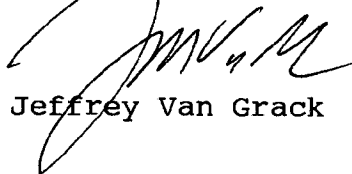
RE: 19100 Waring Station Road/Crawford Farm HOA

Dear Ms. Markus

As you are aware, this office represents the Crawford Farm Homeowners Association and the situation between the homeowners and the Association remains in litigation.

I would appreciate your updating me on the status of the case and advising the Commission of this ongoing litigation which is set for trial on February 3, 1993.

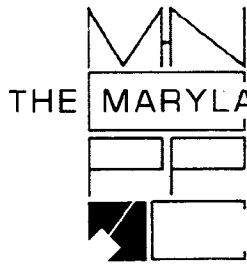
Very truly yours,



Jeffrey Van Grack

JVG/bld

cc: Board of Directors  
c/o Louie Hishmeh, Director  
Vanguard Management Associates, Inc.



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

December 9, 1992

Mr. Jeffrey Van Grack  
Kass, Skalet, Segan, Spevack & Van Grack, P.C.  
9210 Corporate Boulevard, Suite 360  
Rockville, MD 20850

Dear Mr. Van Grack:

I am writing in response to your letter to Gwen Marcus in which you requested an update on the status of the Crawford Farm case. Mr. and Mrs. St. Angelo appeared before the Historic Preservation Commission on October 14, 1992, for a preliminary consultation with the Commission on a proposed design for a new house to be constructed facing their house. The Commission did not review a Historic Area Work Permit, nor did it vote on the proposed design.

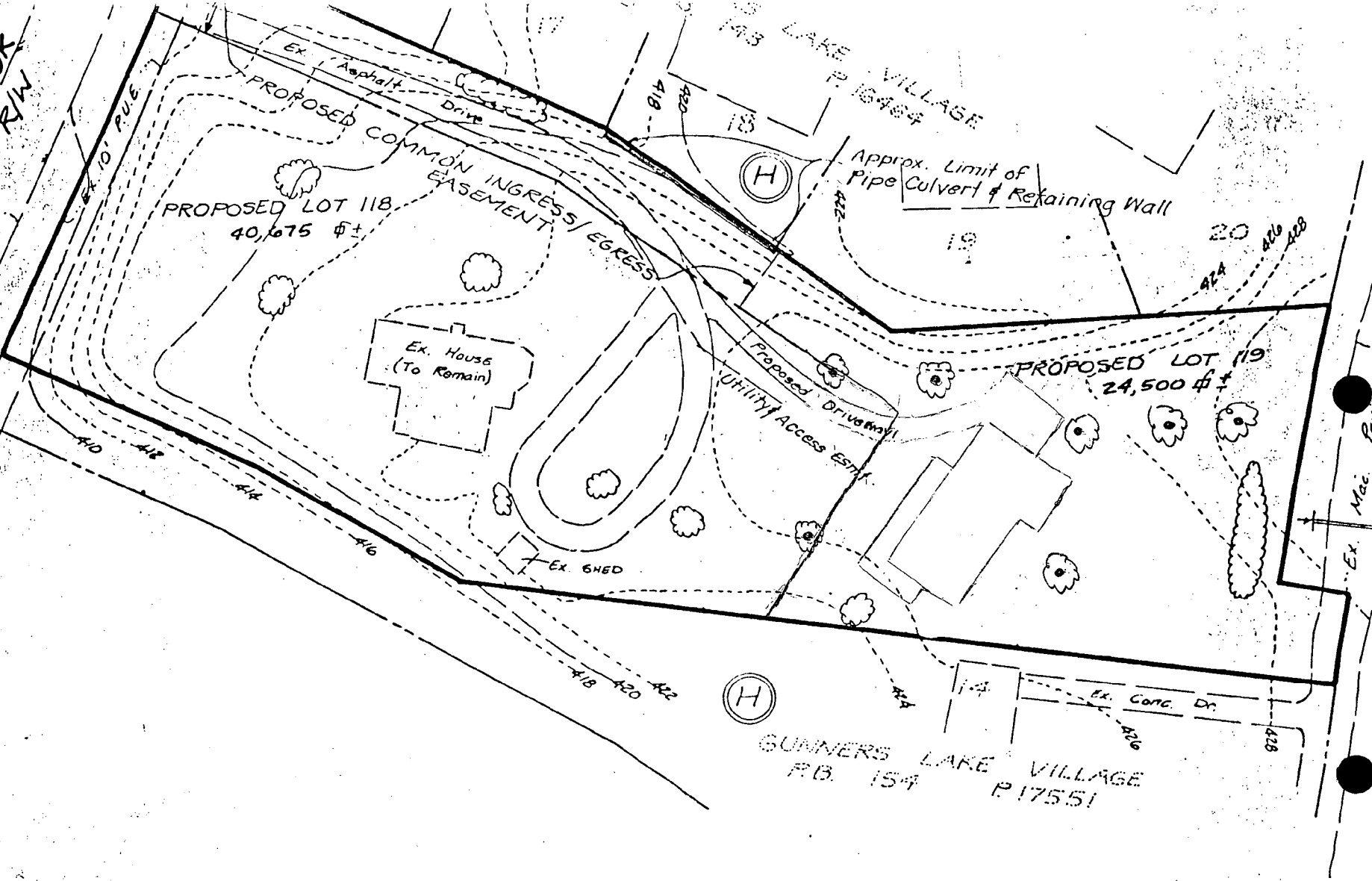
The Commission members responded favorably to the character of the proposal, including the size and design of the proposed house (which would look similar to nearby houses) and to the siting of the new house, which would not require the removal of any trees.

Enclosed is the packet submitted to the Commission in advance of the meeting. If you have further questions, please call me at 301-495-4570.

Sincerely,

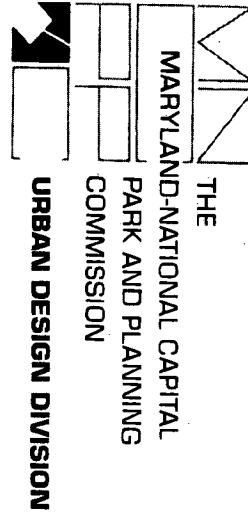
Nancy Witherell  
Historic Preservation  
Planner

FOREST BROOK  
60' R/W  
EX. PAVING



PREPAI

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



prelim. cons - 10/14/12

new construction  
Forest Brook Rd  
Germantown  
Waring / Crawford Farm 11/11

## Construction Specifications

- One over one wood sash windows
  - Quality vinyl siding with ~~wood trim~~ wood trim & wood corner board
  - Fiberglass variety colored shingles
  - Painted wood wrap around porch
  - Simplified front door - possibly four panel with glass
  - Porch to have substantial pillars, standard pickets and handrail.  
6x6. 1x1 4oc
  - Trim, shutters, and siding to be three color bl/brk/wh.
- Victorian scheme to compliment Crawford Farmhouse
- Existing grade not to be changed
  - Snow fences to be used to protect existing trees
  - ~~now~~ Victorian ornament in reverse gable to be deleted and small semi circle window to be used instead.
  - ~~now~~ - Chimney to be masonry

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Forest Brook Road	Meeting Date: 10/14/92
Resource: Waring/Crawford Farm	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 9/30/92	Report Date: 10/7/92
Applicant: Amie St. Angelo	Staff: Nancy Witherell

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The applicant appeared before the Commission with a subdivision request at its meeting of January 15, 1992. The Commission recommended approval of the subdivision and anticipated that a proposal for the construction of a new house would be subsequently submitted. The primary issues discussed by the Commission were the retention of the trees and plantings in the new parcel as part of the environmental setting, and the siting of the new house to face the historic one. The staff report and minutes summary of the January HPC meeting are attached.

The subdivision review has not yet been completed; the exact location of the line between the two properties has not yet been determined. The applicants have requested a preliminary consultation so that the HPC may review the proposed design and location of the new house.

As proposed, the new house would face the historic house from the opposite side of the driveway loop. This relationship was seen as critical by the Commission, in order to provide a context for the historic house amidst the more recent residential and road construction. The driveway would be extended along the north side of the property, behind the rear yards of houses in the adjacent new neighborhood. Of equal importance to the Commission, the house is sited so that the trees on the site would not be disturbed by the construction.

Due to the trees, the applicant proposes a site approximately 150' (porch to porch) from the historic house; the two houses would still be visually related. The staff concurs with this approach, believing that the retention of the mature trees was paramount in the Commission's previous review of the subdivision.

The applicant has selected a style of house similar to the vernacular Gothic Revival-style, nineteenth-century houses once seen throughout the county. The style has been adapted for modern construction methods and is now used in various new communities in the county, including the subdivision adjacent to this site.

Although the proposed new house is more similar in style to these newer houses than to the Waring/Crawford Farmhouse, it is an appropriate counterpart to the historic house. Given the guidance for new construction found in the ordinance under 24-8(d), the staff judges the proposed house to be consistent with the ordinance, and with the Secretary's Standards, particularly #9 and #10. There is a certain amount of customization in the proposal, (not illustrated in the submission but understood by the applicant in her attached "construction specifications"), which will differentiate the new house from the adjacent houses.

As an alternative, the applicant could have proposed a contemporary version of a Queen Anne-style house; while more clearly different than the adjacent newer houses, a new Queen Anne-style house would not, in the staff's opinion, better complement the historic house.

The design includes an attached two-car garage. If the proposed house were closer to the driveway loop, the staff would probably recommend that the garage be detached. In this instance, however, given the distance between the two houses, the placement of the garage doors away from the historic house, and the absence of an evident location for a separate structure away from the trees, the staff finds the attached garage acceptable.

Although the garage increases the length of the house, the historic house has prominent features on its front elevation that enhance its presence and, moreover, its longest elevation is parallel to and most visible from the driveway entrance from Forest Brook Road.

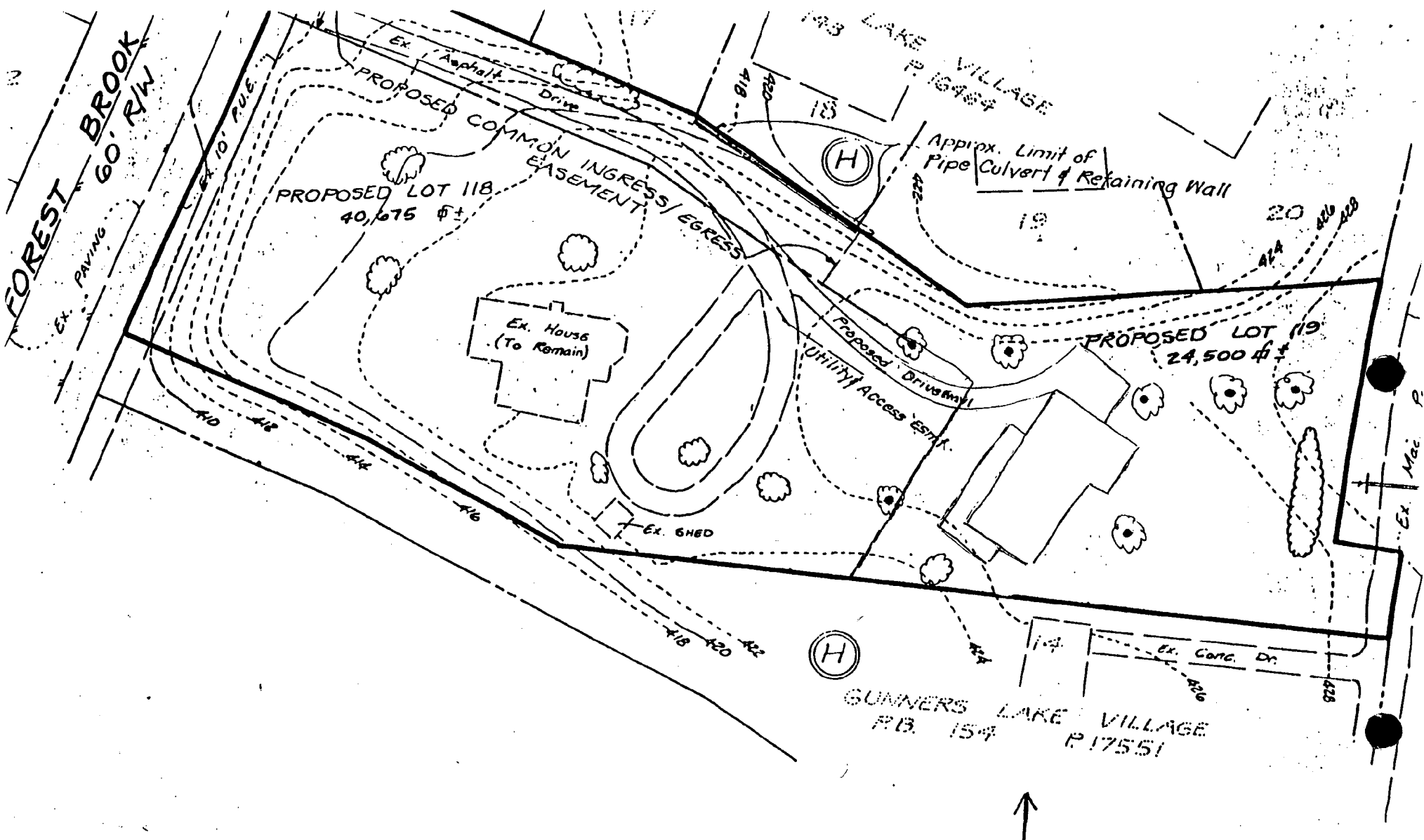
The staff believes that the applicant's proposal, at this preliminary level, has addressed the concerns expressed by the Commission at its review of the subdivision of the site on January 15.



Dear Gwen,---

After a very productive meeting with Nancy, I was able to assemble the attached packet for preliminary review by both the HPC and the neighborhood HOA. I've attached a front elevation drawing as well as photos of a home we feel would compliment the Crawford Farm House as well as the neighborhood. There are photos of several Crawford Farm homes, & the Crawford Farm front yard where we propose to locate the new home, I've also enclosed an adjusted site plan which represents tree locations more precisely. It seems that this house can indeed be positioned to prevent the removal of any trees. I've also enclosed a list of specific construction details which we are proposing. If you feel this packet is lacking any necessary data, please let me know + I will attempt to obtain it. Thank you for all your personal time + assistance in this matter.

Very Sincerely  
Amie St Angelo



FOREST BROOK  
60' R/W

GUNNERS LAKE VILLAGE  
P.B. 154 P. 17551

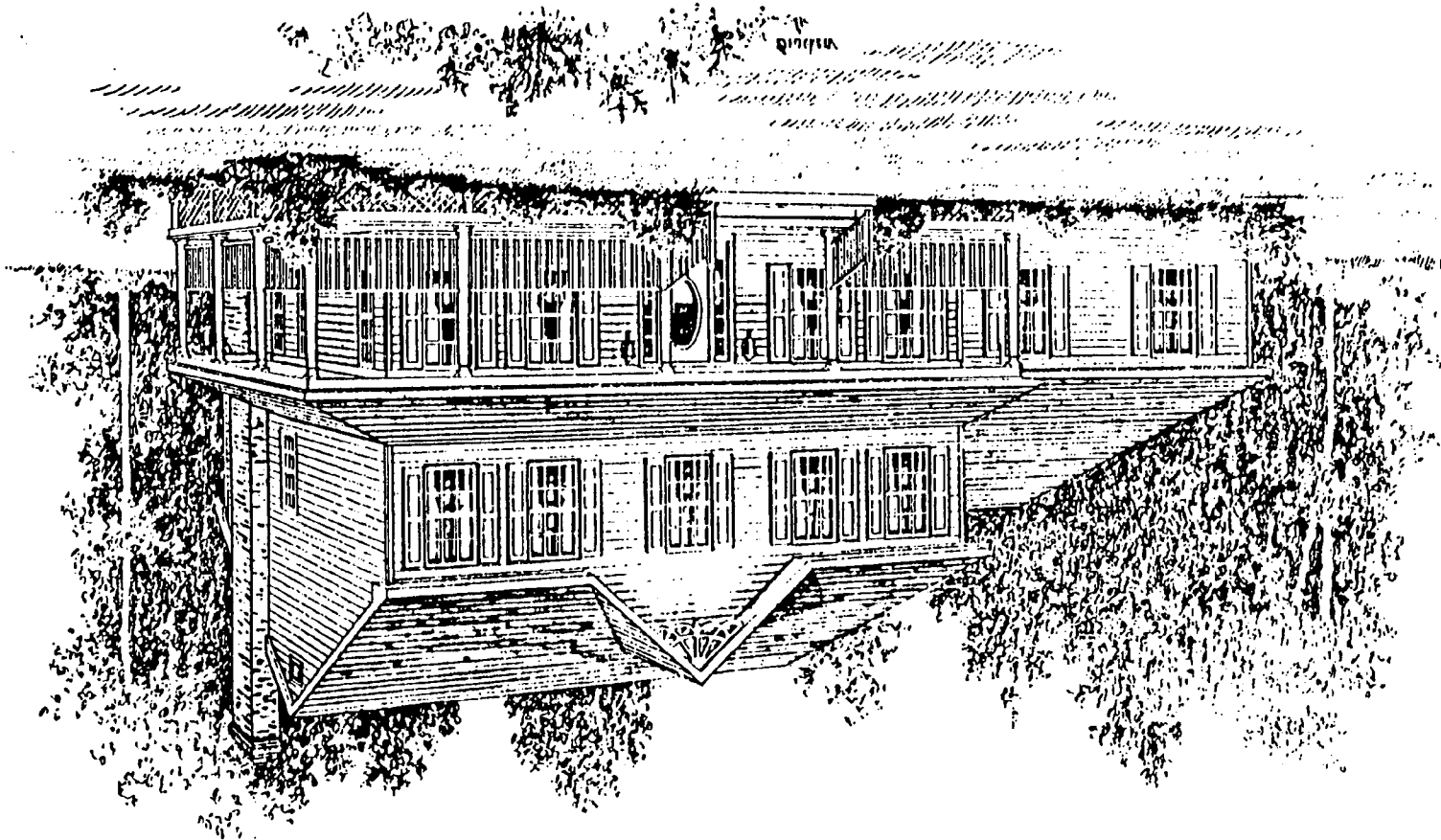
PROPOSED LOT 118  
40,675 sq ft

PROPOSED LOT 119  
24,500 sq ft

Ex. House  
(To Remain)

GUNNERS LAKE VILLAGE  
P.B. 154 P. 17551

E - 12



5

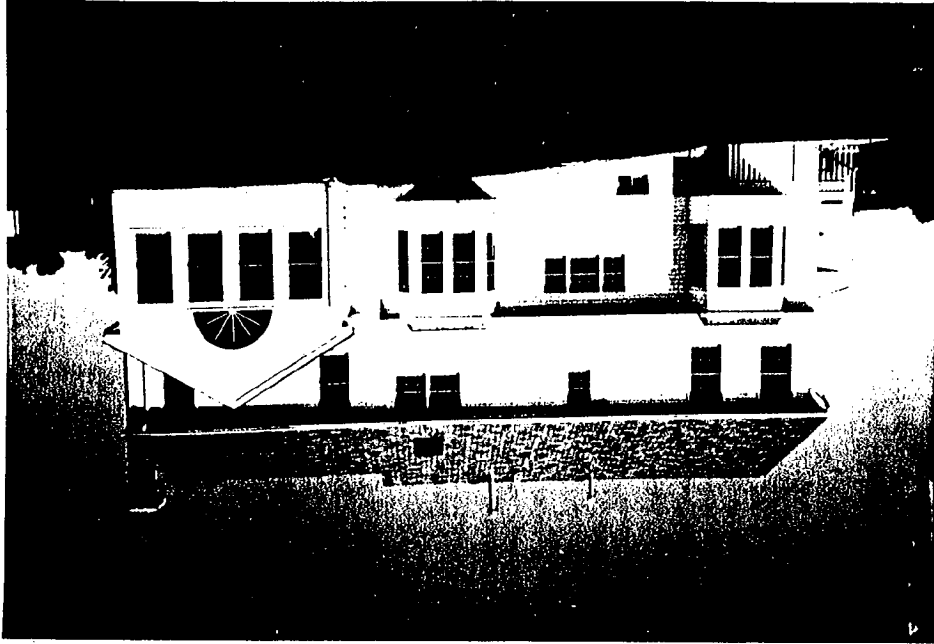


A home in Crawford Farm Subdivision

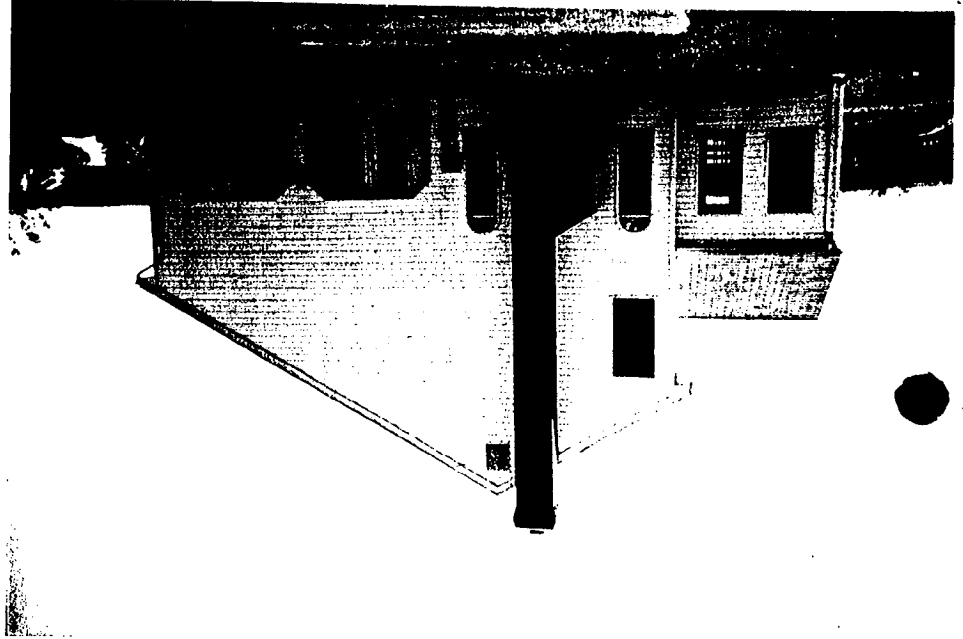


A view of proposed home's location  
with Crawford Farm house in rear of photo.

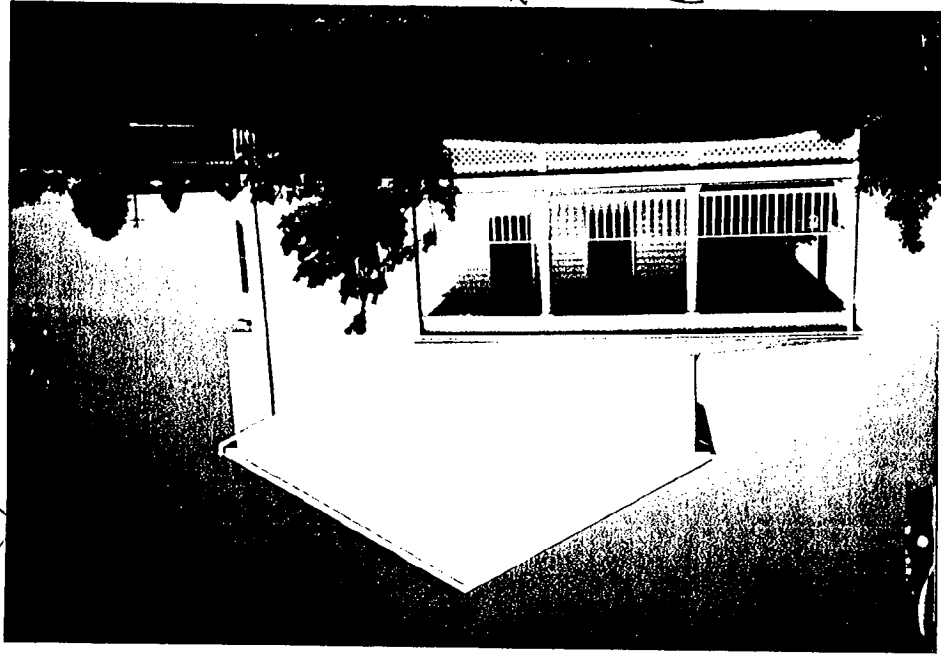
Proposed Rear View



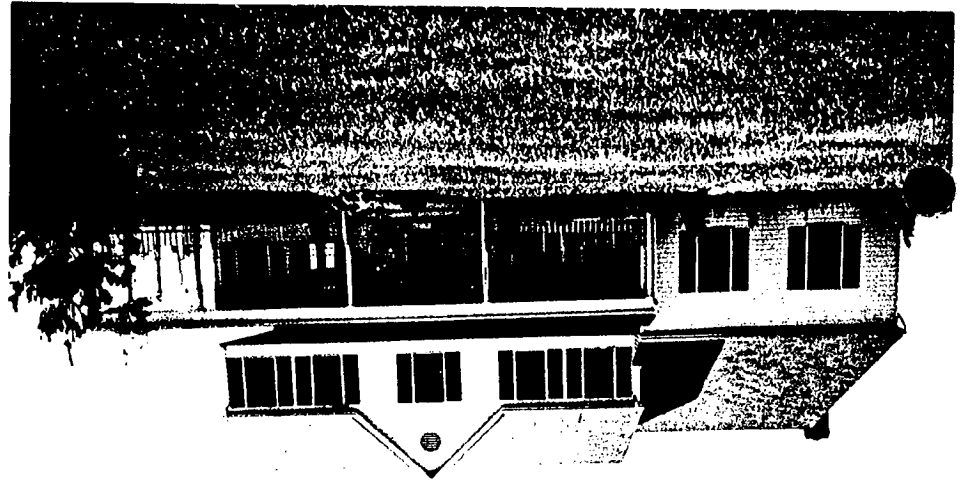
Proposed North View



Proposed East View



Proposed Front View



HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Mary Ann Rolland

DATE: January 7, 1992

CASE NUMBER: #7-91051, Gunners  
Lake Village

TYPE OF REVIEW: Subdivision  
Review

SITE/DISTRICT NAME: Waring/Crawford Farm, Master Plan  
Site #19/11

PROPERTY ADDRESS: 19212 Forest  
Brook Road  
Germantown

DISCUSSION:

Gunners Lake Subdivision proposes dividing the existing 1.7 acre environmental setting for Master Plan Site #19/11, the Waring/Crawford Farm, into two smaller parcels, leaving the historic structure on a 34,175 square foot parcel and creating a second parcel of 30,000 square feet to the north of the historic farmhouse, accessed by the existing drive from Forest Brook Road. An easement on the shared driveway would be created to allow ingress and egress from the proposed lot 119.

When the Waring/Crawford Farm was placed on the Master Plan in 1989, the environmental setting was delineated as 1.7 acres, noting the importance of the drive and treeline. The historic drive approach was from the old Waring Station Road to the north, which has since been abandoned. The surrounding development created Forest Brook Road, with a new approach to the Waring/Crawford House from the south created with a turn-around on the north side of the house.

RECOMMENDATION:

The creation of a second house on the property facing the historic house could be an enhancement of the property, as long as the attractive mature landscaping is preserved and accommodations made for storage of vehicles and other utility items. The change in the road approach has created some neighborhood inconsistencies, with surrounding neighbors' back yards facing the historic resource, and the rear of the historic resource facing the new street. The larger parcels are needed to help protect the privacy and livability of the houses, as well as setting them apart from the rest of the development.

Staff recommends approval of this subdivision with two conditions:

1. Because this subdivision of an established environmental setting could set an undesirable precedent, the owner must submit written justifications for subdivision of the setting with reasons why this specific proposal is a special case and will not set a precedent for other historic resources.
2. The Historic Preservation Commission will retain design review of any house to be built on the new parcel, even if it changes hands. A new structure should face south, and relate to the existing historic house. The mature plantings and trees should be preserved as part of the environmental setting.

(summary of minutes - Jan. 15, 1992)

applicant wants to build on the lot, she just has to come before the Commission and citizens and give it her best shot. Concurring with the Chairperson's remark, he urged Ms. Murray and the neighbors to keep talking and try to reach an agreement.

Commissioner Brenneman expressed that he believes it is time to stop playing games with the proposal; the reality of the situation is to either build a house or do not build a house. He encouraged the applicant to bring a proposal/model of a house before the HPC that she wants to build, then once and for all the matter should be ended. This proposal has come before the Commission for the past 3 years. In addition, Commissioner Brenneman stated that he does not think an agreement will be reached that every one will be happy with. His concern is that the situation with the proposal creates a bad image for the HPC; it implies that new homes cannot be built in historic districts. In other historic districts, for example, Takoma Park, Garrett Park, and Somerset, new homes are being built; they are just a part of the changing neighborhood with homes that represent different periods of time in history.

Ms. Murray informed the HPC about her current plans with respect to lot 15, which has been approved for new construction by the HPC. She has been talking with the Pressers in connection with trying to sell lot 15 to prospective buyers. Lot 15 has been approved for a house with a foot print of approximately 1540 square feet. Lot 15 will be coming before the Commission in about two weeks for a revision of that plan. The revised plan entails a smaller foot print. The proposed roof massing has also been reduced. Ms. Murray expressed that she believes that the Commission and neighborhood will be pleased with the reduction in size. Mr. Presser made a suggestion which she thinks is a good idea: the people who are going to buy the house on lot 15, if it is approved, may buy Mr. Presser's driveway and his garage for their exclusive use; and then he could buy lot 13 and put in a garage, possibly with an apartment above it, and a driveway. Mr. Presser has stated that he may or may not proceed with his idea. In the meantime, she cannot waste any more time, and would like to move forward.

#### IV. SUBDIVISIONS

- A. #7-91051 Gunners Lake Village (Impacts Master Plan Site 19/11, the Waring/Crawford Farm)

The Chairperson initiated discussion about this subdivision application. Mary Ann Rolland presented the slides, staff report and recommendations. This subdivision proposes dividing the 1.7 acre environmental setting for the designated historic site, the Waring/Crawford Farm, into two lots: the historic resource will exist on a 34,175 square foot parcel and a new lot will be created which will be 30,000 square feet. Both lots will share the same driveway. Ms. Rolland elaborated that the original approach to the Waring/Crawford house was from the old Waring Station Road, which has been abandoned. When the surrounding land was subdivided by the developer, a new road called Forest Brooke Road was built, which created a new

entrance or approach to the historic house from the rear. This new approach needs to be considered, specifically, in terms of the subdivision. The back lot of the Waring/Crawford Farm, where the new lot will be created, was originally in the front yard. An existing circular drive will be in the front of the house, between the two resources. The change in the roads has created some neighborhood inconsistencies, with the surrounding neighbor's back yards facing the historic resource, and the rear of the historic resource facing the new street. A barn is temporarily located in the vicinity of the circular drive. The owner plans to relocate the barn. Ms. Rolland stated that staff is requiring satisfaction of two conditions for the approval of the subdivision. (1) the owner should show that the proposed subdivision will not set a precedent for subdividing existing environmental settings of historic resources in the County; and (2) the HPC will retain design review of the new house that will be placed on the new lot, and that the house will face south toward the existing historic house and relate to it. Also, the mature plantings that are on the property should be preserved.

Commissioner Randall noted that the staff recommendations indicate that creation of the second house on the property could be an enhancement of the property; it is not clear how that creation will be an enhancement to the property. Ms. Rolland explained that the old abandoned road is no longer used for anything, so nobody approaches the house any longer from the abandoned road; the house is approached from the back. Staff viewed the proposed subdivision as an opportunity to allow people to approach the house from the circular drive, which would give them a chance to see the original front of the house. By putting the two houses facing each other, there will be a relationship, whereas right now both the back of the historic house and the back of the neighborhood houses face each other, so that there is no relationship between the historic house and the rest of the neighborhood. Commissioner Randall stated that while commuting, he has seen the subject property on several occasions, and always had the sense that the environmental setting is not appropriately designed, and he is very troubled by the notion of that additional parceling out of that environmental setting may cause an even more adverse setting. Ms. Marcus's understanding is that the environmental setting of the historic house was created in the early 1980's. In staff's opinion, the environmental setting was not carefully thought out and is not a good setting for the historic house as it stands today. From an urban design perspective, resubdivision of the land on which the historic house exists may be an opportunity to try to correct the inappropriate setting by giving the existing historic house some context in which to fit rather than having it look like it is sitting on a piece of left-over land.

Commissioner Brenneman commented that it has always been his understanding that once the environmental setting was defined on a property, the property could not be subdivided. Ms. Marcus explained that essentially staff does feel very strongly that once a setting is defined, it should not be chopped away and that it should be retained as one setting. In this particular case, when staff reviewed the proposal for resubdivision, the proposal was viewed as a bit unique, in that it appeared to staff that the existing setting had not been



given a lot of thought. The current setting appears to be more ad hoc than anything else. Therefore, staff reasoned that, if the two conditions could be satisfied as stated in the staff report, the proposal might be approvable.

Amie and John St. Angelo came forth to speak regarding the proposed subdivision. Ms. St. Angelo stated that she and her husband bought the historic house on the existing parcel and have renovated and maintained the house. She elaborated on their reason for wanting to reduce the size of the parcel of land. From the front of their house is a very unesthetic view: cars from I-270 can be seen and a large field lies between their house and I-270. She and Mr. St. Angelo have learned that the field was approved for an office building. There will be no fronts of houses facing their house, and the new development will result in an even more unesthetic setting. She and Mr. St. Angelo really like old houses that's why they own old houses. Currently, they are in the midst of trying to salvage another historic resource, which takes a lot of money and an enormous amount of work. Ms. Marcus elaborated that because of the complications that have arisen for Mr. and Ms. St. Angelo in trying to save the historic Londonderry house which they had moved from Route 355 because it would have been demolished, financial difficulties have required them to subdivide the Waring/Crawford land and build a house in order to get the necessary cash to complete the project on Londonderry, though they would prefer not to subdivide the land. The St. Angelos are true preservationists.

Ms. St. Angelo explained that prior to the meeting, she and Mr. St. Angelo had not had an opportunity to see the subdivision drawing. The plan does not depict their intention for how the land will be subdivided for the setting of the historic house. They intended to have the new lot on a smaller portion of land than depicted on the drawing. Ms. Marcus clarified that the new lot will be not be 31,000 square feet, it might be approximately 20,000 square feet. Commissioner Booth asked the St. Angelos to indicate, on a map, which each Commissioner had a copy of, their intended environmental setting and property boundaries. Ms. St. Angelo stated that with respect to the sale of the new house, the contract and deed will stipulate the owners can never make any changes, modifications, alterations, or put fences, bushes, etc. along the common asphalt drive which is entered from Forest Brooke Road, which will serve as an easement for the old house.

The Chairperson stated that if the proposal was approved, HPC should have a statement entered on the record plat as why the original environmental setting of the historic house was being reduced. Ms. Marcus clarified with the Chairperson that essentially, the justification for approval will be that which is worded in the staff report in condition #1. The Chairperson also suggested that language be included that explains that because of the errors that were already made with the environmental setting of the historic resource, it did not seem fair to penalize the property owner.

Commissioner Randall stated that having heard discussion concerning the proposed subdivision, he believes that dividing the land and

adding the second house will be an enhancement to the property's setting.

Amie St. Angelo stated the homeowners association in the community indicated to she and Mr. St. Angelo that the association may legally dictate to them on architectural design, setting, or other matters pertaining to their existing and new house. She inquired of the HPC if the homeowners association's statement was correct. Commissioner Randall commented that in terms of applying for a building permit, the HPC has a particular role. Further, he suggested to Ms. St. Angelo that she ask the homeowners association to call Gwen Marcus for more clarification.

Ms. Marcus asked the Commissioners if the consensus is that they all agree with what is in the staff recommendation, except that in addition to the staff recommendation, justification should be included on the record plat. Commissioner Booth stated that clarification should be made that the lot size where the existing historic resource is located will be larger than that indicated in the original proposal. Commissioner Randall stated that there should an indication on the plat for the prospective buyer's information that the property sold will be part of an historic environmental setting. This was the consensus of the Commissioners.

V. APPROVAL OF MINUTES

- A. October 23, 1991 (Second Review)
- B. November 6, 1991

The Chairperson called for a motion to approve the minutes. Commissioner Randall moved that the October 23, 1991 and November 6, 1991 minutes be approved. Commissioner Booth seconded the motion. The Chairperson called for a vote on the motion. Following the vote, the motion to approve the minutes passed unanimously.

VI. OTHER BUSINESS

A. Staff Items

Ms. Marcus announced the following with respect to staff items:

- As Ms. Marcus understands it, the County Council's Health and Human Services Committee, which approves HPC grant funds and monies allocated to the Historical Society, the Arts Council, Strathmore Hall, etc., has conducted some discussion about what their general policy will be for the upcoming budget year. While the Committee did not say it will not fund preservation type activities, the certainty of their funding preservation activities is questionable. The Committee will be setting forth their comments to the full Council so the Council can set policies. The Full Council will meet on Tuesday, January 28. Ms. Marcus suggested that if the HPC wants to continue receiving preservation grant funds, an HPC representative(s) should attend that meeting

Fachklasse

length - 56.0  
front 41'  
height 28

Neub

69'  
37'  
27'

FOREST BROOK 60' RW

EX. PAVING

EX. 10' P.U.E.

PROPOSED LOT 118  
40,675 sq ft

EX. Asphalt Drive

EX. House  
(To Remain)

EX. SHED

(H)

SUNNERS LAKE VILLAGE  
P.B. 154 P.17551

Proposed Driveway  
Utility Access Easement

Approx. Limit of  
Pipe Culvert & Retaining Wall

PROPOSED LOT 119  
24,500 sq ft

193 LAKE VILLAGE  
P. 16954

20  
424 426 428

EX. Mac. P.

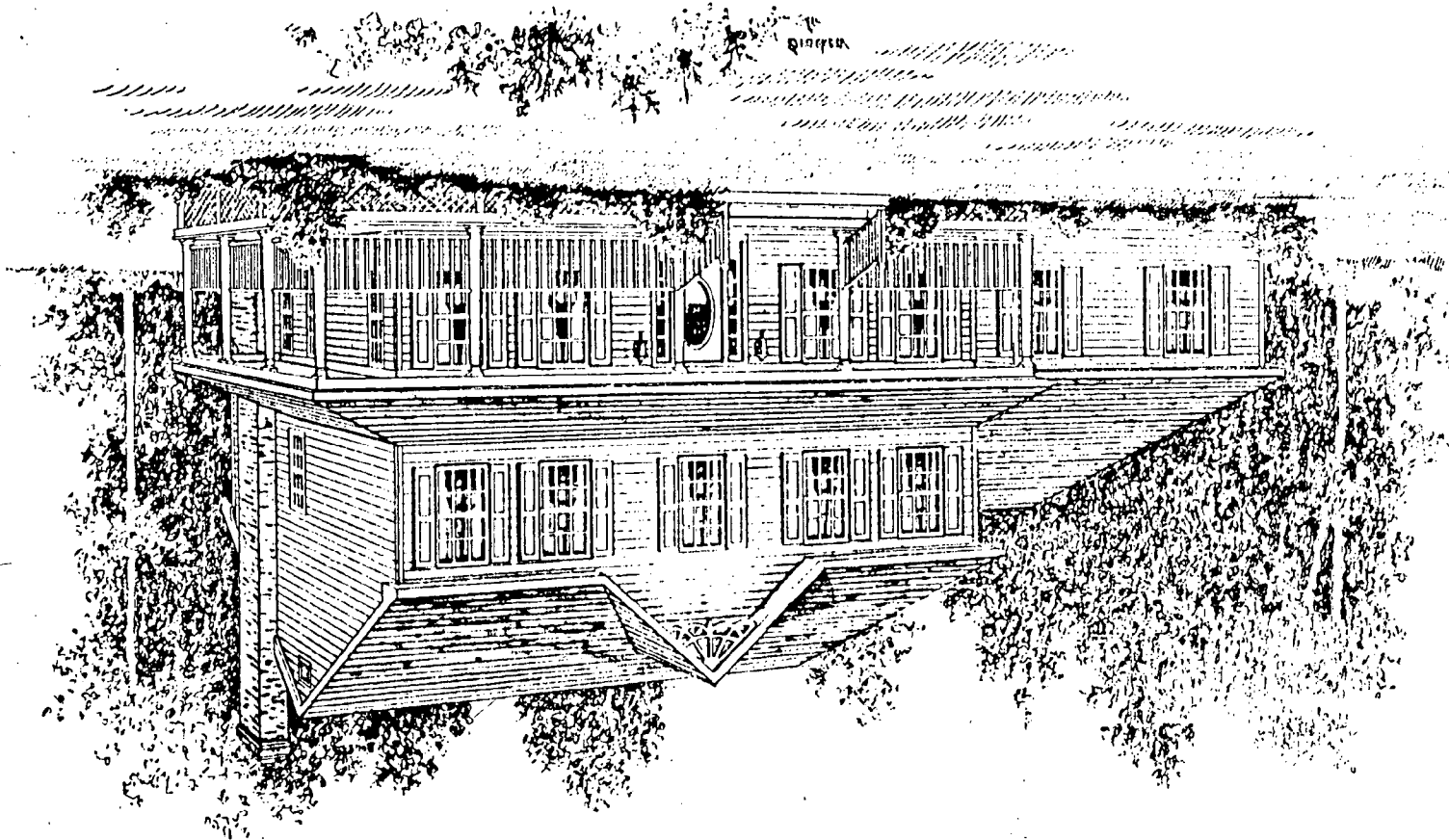
PREP

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Carmie St Angelo

E - 12



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- One over one wood sash windows
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#### IV. SUBDIVISIONS

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The Chairperson initiated discussion about this subdivision application. Mary Ann Rolland presented the slides, staff report and recommendations. This subdivision proposes dividing the 1.7 acre environmental setting for the designated historic site, the Waring/Crawford Farm, into two lots: the historic resource will exist on a 34,175 square foot parcel and a new lot will be created which will be 30,000 square feet. Both lots will share the same driveway. Ms. Rolland elaborated that the original approach to the Waring/Crawford house was from the old Waring Station Road, which has been abandoned. When the surrounding land was subdivided by the developer, a new road called Forest Brooke Road was built, which created a new



entrance or approach to the historic house from the rear. This new approach needs to be considered, specifically, in terms of the subdivision. The back lot of the Waring/Crawford Farm, where the new lot will be created, was originally in the front yard. An existing circular drive will be in the front of the house, between the two resources. The change in the roads has created some neighborhood inconsistencies, with the surrounding neighbor's back yards facing the historic resource, and the rear of the historic resource facing the new street. A barn is temporarily located in the vicinity of the circular drive. The owner plans to relocate the barn. Ms. Rolland stated that staff is requiring satisfaction of two conditions for the approval of the subdivision. (1) the owner should show that the proposed subdivision will not set a precedent for subdividing existing environmental settings of historic resources in the County; and (2) the HPC will retain design review of the new house that will be placed on the new lot, and that the house will face south toward the existing historic house and relate to it. Also, the mature plantings that are on the property should be preserved.

Commissioner Randall noted that the staff recommendations indicate that creation of the second house on the property could be an enhancement of the property; it is not clear how that creation will be an enhancement to the property. Ms. Rolland explained that the old abandoned road is no longer used for anything, so nobody approaches the house any longer from the abandoned road; the house is approached from the back. Staff viewed the proposed subdivision as an opportunity to allow people to approach the house from the circular drive, which would give them a chance to see the original front of the house. By putting the two houses facing each other, there will be a relationship, whereas right now both the back of the historic house and the back of the neighborhood houses face each other, so that there is no relationship between the historic house and the rest of the neighborhood. Commissioner Randall stated that while commuting, he has seen the subject property on several occasions, and always had the sense that the environmental setting is not appropriately designed, and he is very troubled by the notion of that additional parceling out of that environmental setting may cause an even more adverse setting. Ms. Marcus's understanding is that the environmental setting of the historic house was created in the early 1980's. In staff's opinion, the environmental setting was not carefully thought out and is not a good setting for the historic house as it stands today. From an urban design perspective, resubdivision of the land on which the historic house exists may be an opportunity to try to correct the inappropriate setting by giving the existing historic house some context in which to fit rather than having it look like it is sitting on a piece of leftover land.

Commissioner Brenneman commented that it has always been his understanding that once the environmental setting was defined on a property, the property could not be subdivided. Ms. Marcus explained that essentially staff does feel very strongly that once a setting is defined, it should not be chopped away and that it should be retained as one setting. In this particular case, when staff reviewed the proposal for resubdivision, the proposal was viewed as a bit unique, in that it appeared to staff that the existing setting had not been

given a lot of thought. The current setting appears to be more ad hoc than anything else. Therefore, staff reasoned that, if the two conditions could be satisfied as stated in the staff report, the proposal might be approvable.

Amie and John St. Angelo came forth to speak regarding the proposed subdivision. Ms. St. Angelo stated that she and her husband bought the historic house on the existing parcel and have renovated and maintained the house. She elaborated on their reason for wanting to reduce the size of the parcel of land. From the front of their house is a very unesthetic view: cars from I-270 can be seen and a large field lies between their house and I-270. She and Mr. St. Angelo have learned that the field was approved for an office building. There will be no fronts of houses facing their house, and the new development will result in an even more unesthetic setting. She and Mr. St. Angelo really like old houses that's why they own old houses. Currently, they are in the midst of trying to salvage another historic resource, which takes a lot of money and an enormous amount of work. Ms. Marcus elaborated that because of the complications that have arisen for Mr. and Ms. St. Angelo in trying to save the historic Londonderry house which they had moved from Route 355 because it would have been demolished, financial difficulties have required them to subdivide the Waring/Crawford land and build a house in order to get the necessary cash to complete the project on Londonderry, though they would prefer not to subdivide the land. The St. Angelos are true preservationists.

Ms. St. Angelo explained that prior to the meeting, she and Mr. St. Angelo had not had an opportunity to see the subdivision drawing. The plan does not depict their intention for how the land will be subdivided for the setting of the historic house. They intended to have the new lot on a smaller portion of land than depicted on the drawing. Ms. Marcus clarified that the new lot will be not be 31,000 square feet, it might be approximately 20,000 square feet. Commissioner Booth asked the St. Angelos to indicate, on a map, which each Commissioner had a copy of, their intended environmental setting and property boundaries. Ms. St. Angelo stated that with respect to the sale of the new house, the contract and deed will stipulate the owners can never make any changes, modifications, alterations, or put fences, bushes, etc. along the common asphalt drive which is entered from Forest Brooke Road, which will serve as an easement for the old house.

The Chairperson stated that if the proposal was approved, HPC should have a statement entered on the record plat as why the original environmental setting of the historic house was being reduced. Ms. Marcus clarified with the Chairperson that essentially, the justification for approval will be that which is worded in the staff report in condition #1. The Chairperson also suggested that language be included that explains that because of the errors that were already made with the environmental setting of the historic resource, it did not seem fair to penalize the property owner.

Commissioner Randall stated that having heard discussion concerning the proposed subdivision, he believes that dividing the land and

adding the second house will be an enhancement to the property's setting.

Amie St. Angelo stated the homeowners association in the community indicated to she and Mr. St. Angelo that the association may legally dictate to them on architectural design, setting, or other matters pertaining to their existing and new house. She inquired of the HPC if the homeowners association's statement was correct. Commissioner Randall commented that in terms of applying for a building permit, the HPC has a particular role. Further, he suggested to Ms. St. Angelo that she ask the homeowners association to call Gwen Marcus for more clarification.

Ms. Marcus asked the Commissioners if the consensus is that they all agree with what is in the staff recommendation, except that in addition to the staff recommendation, justification should be included on the record plat. Commissioner Booth stated that clarification should be made that the lot size where the existing historic resource is located will be larger than that indicated in the original proposal. Commissioner Randall stated that there should be an indication on the plat for the prospective buyer's information that the property sold will be part of an historic environmental setting. This was the consensus of the Commissioners.

#### V. APPROVAL OF MINUTES

A. October 23, 1991 (Second Review)

B. November 6, 1991

The Chairperson called for a motion to approve the minutes. Commissioner Randall moved that the October 23, 1991 and November 6, 1991 minutes be approved. Commissioner Booth seconded the motion. The Chairperson called for a vote on the motion. Following the vote, the motion to approve the minutes passed unanimously.

#### VI. OTHER BUSINESS

A. Staff Items

Ms. Marcus announced the following with respect to staff items:

- As Ms. Marcus understands it, the County Council's Health and Human Services Committee, which approves HPC grant funds and monies allocated to the Historical Society, the Arts Council, Strathmore Hall, etc., has conducted some discussion about what their general policy will be for the upcoming budget year. While the Committee did not say it will not fund preservation type activities, the certainty of their funding preservation activities is questionable. The Committee will be setting forth their comments to the full Council so the Council can set policies. The Full Council will meet on Tuesday, January 28. Ms. Marcus suggested that if the HPC wants to continue receiving preservation grant funds, an HPC representative(s) should attend that meeting



A home in Crawford Farm Subdivision



A view of proposed home's location  
with Crawford Farm House in rear of photo.

Proposed North view



Proposed Rear view



Proposed front view



Proposed East view

