

1913 Germantown, Germantown Station
Subdivision



GERMANTOWN

Germantown Citizens Association

P. O. Box 299
Germantown, Md. 20874

May 7, 1987

Montgomery County Historic Preservation Commission

Re: Plan 1-87120 Germantown Station

The Germantown Citizens Association has grave concerns about this subdivision plan. Some of these concerns are about the effect of the development on the adjacent proposed historic district.

1. The proposed subdivision is across the street and in full view of the oldest house in Germantown Station, the Allnutt house, seen on the ~~Martinet and Bond~~ map of 1878 as the "R.E. Harris res." The positioning of small single family homes on small lots without any buffering between them and the house would have an adverse effect on historical appearance of this house and its grounds. The house is nestled in the corner of Materney Road at the southeast border of the proposed historic district.

2. The Germantown Train Station is scheduled to be reconstructed by the County and will be surrounded by a beautifully landscaped, parklike parking lot with period street lamps. The old Germantown Bank building will also be a part of this creative way to incorporate a commuter parking lot into an established historical residential community and also preserve some of the history of that community. The extra traffic produced by 49 houses through this parking lot and through the historic district will have a detrimental effect on the district. This is supposed to be the preservation of a little railroad town, not a major thoroughfare for automobiles.

3. We would like to propose that Materney Road be included in the proposed historic district as an historic road. There is attached a history of the road, which was a conglomeration of a series of different roads connected at different times to meet the changing needs of the community. This makes it at the same time typical of many roads of the period, and also special to this community. The road was named after Mac Materney who owned a stockyard between the road and the railroad track and who was known, in the 1930s and 40s as the unofficial "Mayor" of Germantown.

We particularly object to the access of seven of the houses directly onto the road, and the nonexistence of any buffering between the houses and Materney Road.

Our first suggestion is that the development not be built at all and "Materney Hill" be made into a park. There is a terrific view from the top of the hill and a picnic area and play area could be established there. Trails could lead down the hill for observing the groundhogs in "groundhog castle," a mound of earth next to the stream which has been occupied by our furry friends for who knows how many years and is even now a favorite place for watching nature in action by the local neighbors.

If houses must be built there, our suggestion to lessen the impact on the historic district is to eliminate lots no. 1, 43, 44, 45, 46, 47, and 48 and to create in their place a berm with a pleasing landscaping of trees, bushes and flowers which would be maintained by the homeowners' association of the development.

Sincerely, *Susan Soderberg*

MEMORANDUM

April 23, 1987

TO: Charles Loehr
Subdivision Review

FROM: Bobbi Hahn *bt*
Historic Preservation Commission

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

1-87117	Woodside Park
1-87118	Fairland Gardens
1-87119	Hawkins
1-87121	8711 Georgia Ave. Office
1-87122	Sheintal Property
1-87123	Timberland Estates
1-87125	Wildwood Acres
7-87013	Springbrook Manor
7-87014	Orchard Estates

Plan 1-87124, Musgrove Road, is immediately adjacent to Master Plan historic site #34/8, the Julius Marlow house. As noted in our earlier comments the Historic Preservation Commission has no objection to the plan but urges that the developer be required to install a mature tree buffer between the new buildings and the historic site.

Plan 1-87126, Ashton Manor, involves Master Plan historic site #28/9, Cherry Grove. The area of this plan which is located within the environmental setting of the historic site (outlined on attachment I) is basically the same as the plan which was reviewed by the HPC at its November 6, 1986 meeting. At that time the Commission had no serious problem with the plan with the possible exception of lot 2. The Commission was unable to make more specific comments on the plan until the applicant submits siting locations for the proposed houses.

Plan 1-87120, Germantown Station, is immediately across Mataney Road from contributing resources within the Germantown Atlas historic district (#19/13). Attachment II shows the boundaries of the Germantown historic district as recommended by the Historic Preservation Commission for placement on the Master Plan for Historic Preservation. I will forward Commission comments on this plan as soon as possible.

BH: gk: 009LE

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
279-8097

May 7, 1987 - 9:00 p.m.

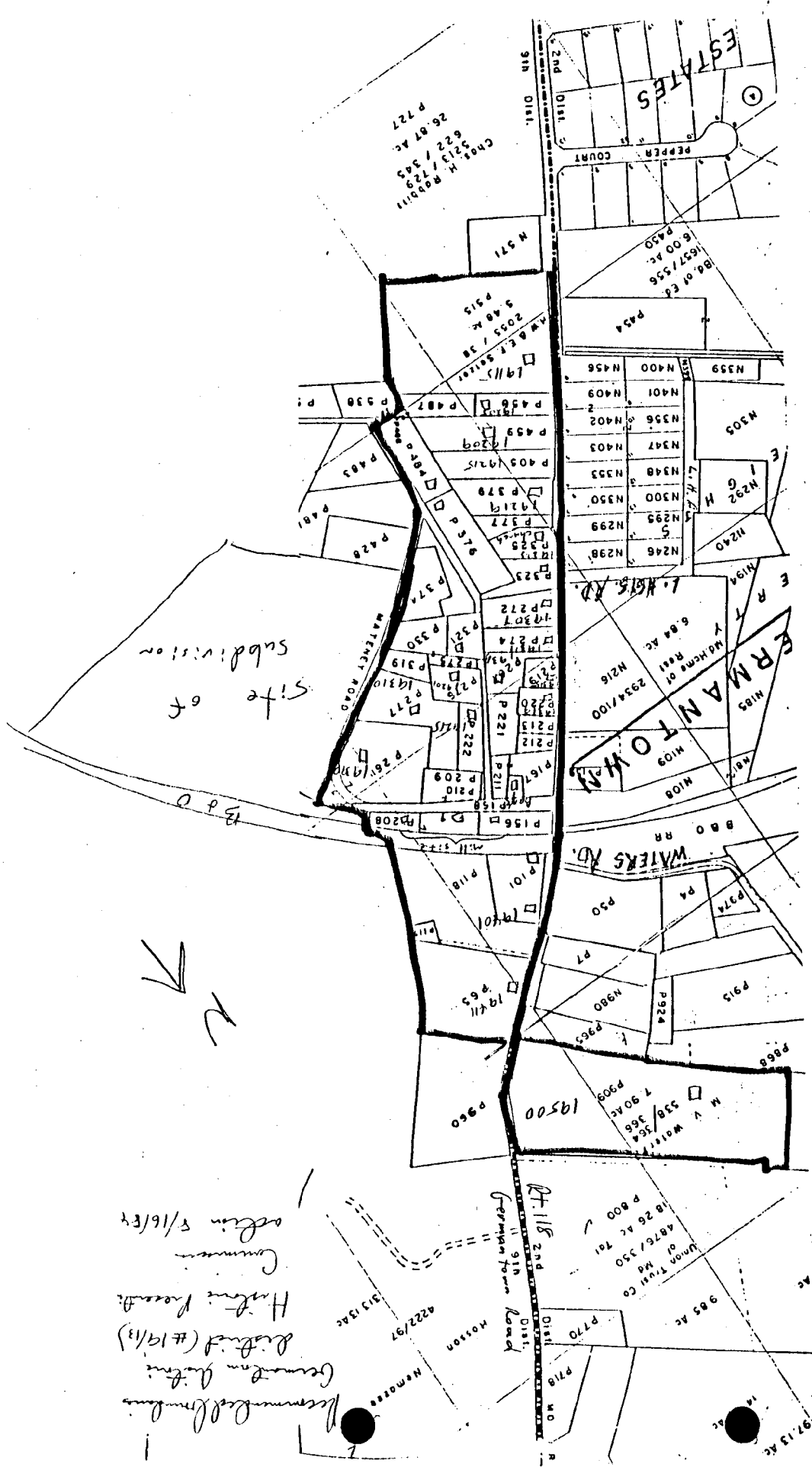
Maryland-National Capitol Park & Planning Commission Building
8787 Georgia Avenue - 3rd floor conference room
Silver Spring, MD.

- 9:00 I. Historic Area Work Permit Public Hearings
1. Continuation of the April 2 hearing on the application of John Gladchuck to change the windows at 204 Market St., a contributing resource within the Brookeville historic district (#23/65). Attachment
 2. Application of Steuben Granger to enclose a side/front porch of 10410 Montgomery Ave., a contributing resource within the Kensington historic district (#31/6). LAC recommends approval. Attachment
 3. Application of Carter, Inc., to construct a new house at 3913 Baltimore St., Kensington historic district (#31/6). Attachment. LAC comments forthcoming.
 4. Application of Mr. & Mrs. Hash, 3944 Baltimore Ave., contributing resource within the Kensington historic district, to enlarge the front dormer, remove existing glazing from the front porch, enlarge rear porch, and add a rear dormer and deck. Attach. LAC comments to follow.
 5. Application of Legend Enterprises to construct a storage building, install a fence, and build a concrete pad at the rear of 15130 Barnesville Road, a contributing resource within the Boyds historic district (#18/8). LAC recommends approval. Attachment.
- 9:45 II. Review of Subdivision Plan
1. 1-87120 Germantown Station-immediately across Mateney Road from contributing resources within the recommended Germantown historic district (#19/13).
- 9:55 III. Approval of April 16, 1987 HPC minutes - attached
- 10:00 IV. Determinations of Substantial Alteration
1. Application of Joyce Schoeppach, for new construction at 7105 Holly Ave., Takoma Park Atlas historic district (#37/3). LAC recommends approval.

FYI:

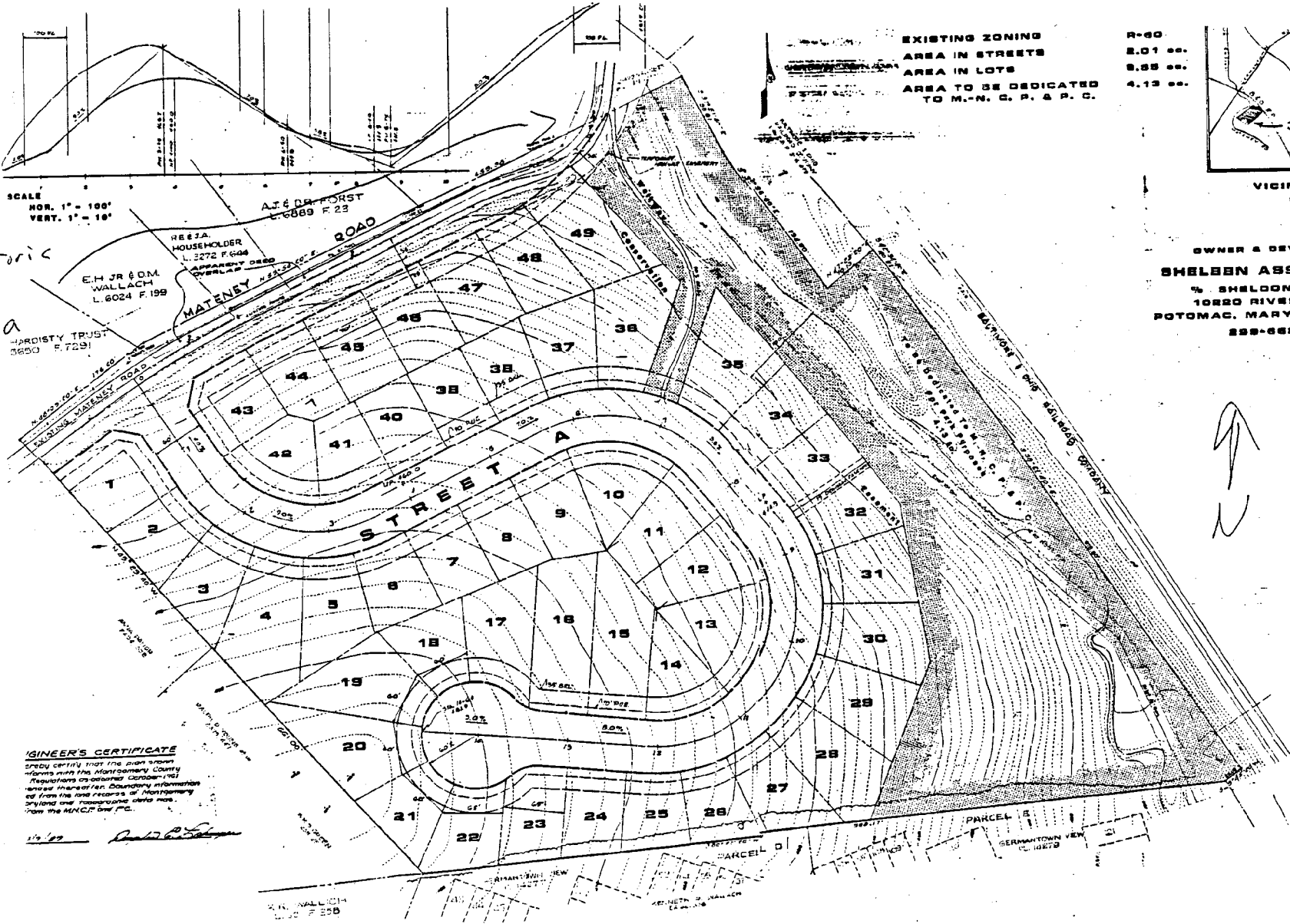
1. Information on the Executive's Office of Planning Policies.

0107E



Consent of the Board of Assessors dated 5/16/84

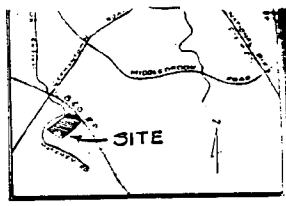
III



Historic Area

EXISTING ZONING
 AREA IN STREETS
 AREA IN LOTS
 AREA TO BE DEDICATED
 TO M.-N. C. P. & P. C.

R-60
 R.O.1 cc.
 R.65 cc.
 4.13 cc.



OWNER & DEVELOPER
SHELLEN ASSOCIATES
 7% SHELDON SLITZ
 10820 RIVER ROAD
 POTOMAC, MARYLAND 20854
 888-8822

ENGINEER'S CERTIFICATE
 I hereby certify that the plan shown
 conforms with the Montgomery County
 Regulations as amended, Chapter 162
 unless thereof in. Boundary information
 is from the land records of Montgomery
 and/or other recording data has
 been from the M.N.C.P. and P.C.

100 W