

19/1 Waters House
Subdivision



Montgomery County Government

June 23, 1988

Mr. David Ager
Rodgers and Associates
P.O. Box 1532
Rockville, Maryland 20850

Dear Mr. Ager:

Attached for your files is a copy of the transmittal to Planning Board Chairman Norman Christeller regarding the reduced environmental setting of Master Plan historic site #19/1, the Water House/Pleasant Fields, which the Historic Preservation Commission approved at its May 19, 1988, meeting. Please note that the boundaries, as approved at that meeting, vary somewhat from those changes on the sets of plans which you sent to me following that meeting. Those changes are the inclusion of the four buildable lots to the south of the house, plus the three lots to the east which the Commission would prefer to see left unbuilt upon. These changes are reflected on the attached plat.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Bobbi Hahn".

Bobbi Hahn
Executive Director

BH:ja

0768E



Montgomery County Government

June 16, 1988

Mr. Norman Christeller, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Christeller:

At its May 19, 1988, meeting, the Historic Preservation Commission considered the request of JAJ Neelsville Limited Partnership to reduce the environmental setting of Master Plan historic site #19/1, Pleasant Fields. The Commission agreed to reduce the setting to the area as shown on the attached plot, which is part of the proposed plan for subdivision. This includes an approximate area of five acres surrounding the historic house and outbuildings, four buildable lots to the south, and three lots to the east, which the Commission would prefer to see incorporated into the historic house parcel. In addition the Water's family cemetery is to be retained with the environmental setting to the dripline of the existing trees.

Sincerely,

Philip L. Cantelon, Chairman
Historic Preservation Commission

cc: David Ager, Rodgers and Associates

PLC:ja

0763E

#PC approved 5/19/88

500

Future Greenbelt
(Possible Recreation Fields)

Environmental Setting

existing fence

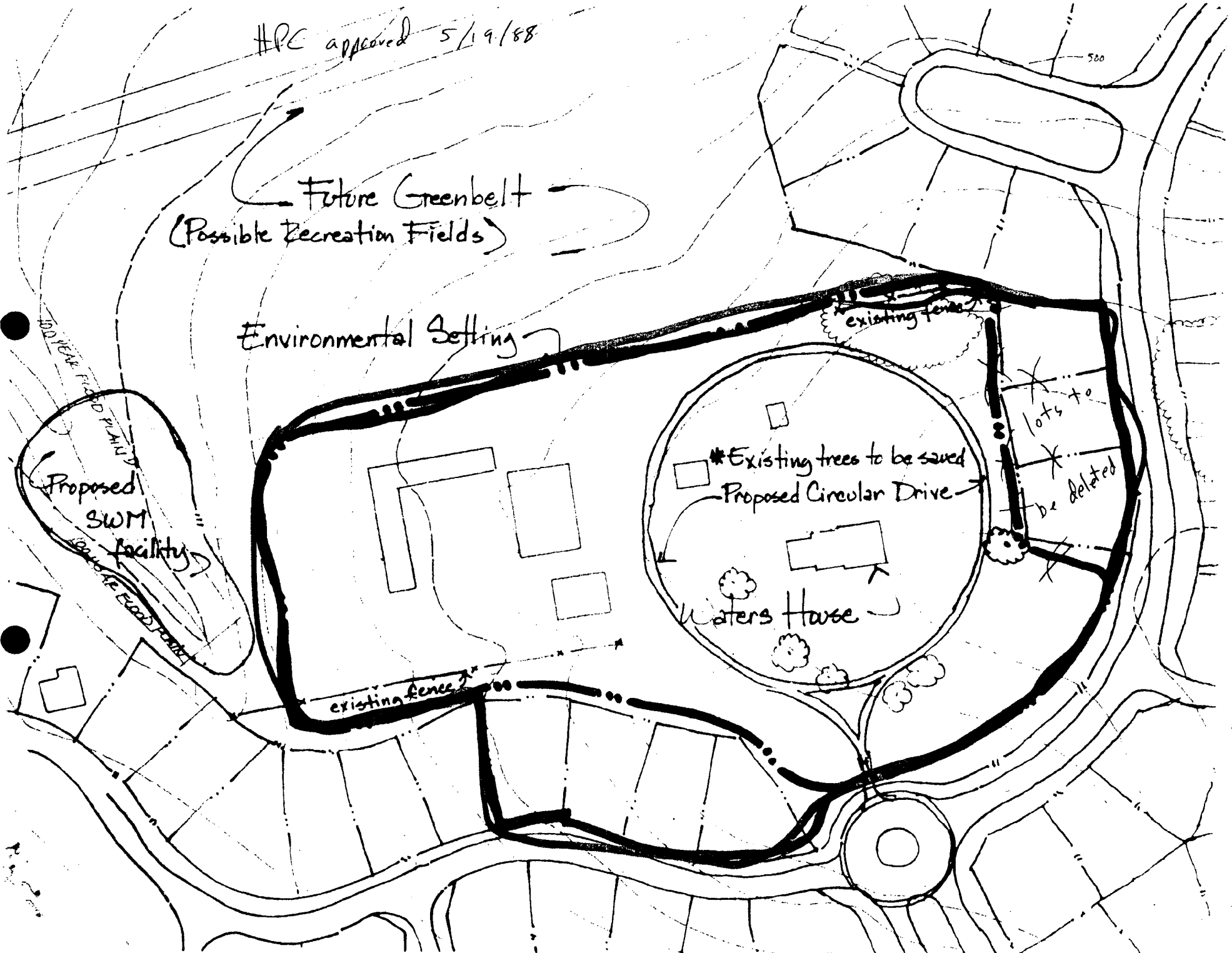
Proposed
SWM
facility

*Existing trees to be saved
Proposed Circular Drive

lots to
be deleted

Waters House

existing fence





Montgomery County Government

June 16, 1988

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8787 Georgia Avenue
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Sincerely,

Philip L. Cantelon, Chairman
Historic Preservation Commission

cc: David Ager, Rodgers and Associates

PLC:ja

0763E

MEMORANDUM

March 3, 1988

TO: Charles Loehr
Subdivision Review

FROM: Bobbi Hahn *BL*
HPC

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

7-88008	Slidell Hills
7-88006	Glen Echo Heights
7-88007	Granby Woods
7-88009	Woodmont
7-88062	North Chevy Chase
7-88063	Kings Acres

Plan I-86246 Silver Triangle involves Atlas historic site #36/13 the Tastee Diner located at 8516 Georgia Ave. The HPC is very interested in the final disposition of the diner when the property is being developed. It would be helpful if the applicant would contact the Commission about his plans.

Plan I-88064 Milestone Sect. III is immediately adjacent to property containing Master Plan historic site #19/1 Pleasant Fields but will not have any negative impact on the site. Commission comments on the property involving the historic buildings has been forwarded to you.

BH/pw

cc: Gwen Marcus
Office of Planning Policy

0656E

MEMORANDUM

January 26, 1988

TO: Charles Loehr
Subdivision Review, MNCPPC

FROM: Bobbi Hahn, Executive Director
Historic Preservation Commission *BH*

SUBJECT: Subdivision Review

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

7-87038	Betts Property
1-87273	Cabin John Park
1-87277	Piney Glen Farm
1-87274	Primary Day School
1-87276	Valley Stream Estates
1-87272	Thompson Property
7-87037	Calverton
1-87279	Edgemoor
1-87278	Hawkins LTD Property
1-87280	Foxlair Acres
1-87275	Charlene Magruders Add.
1-87281	Chevy Chase Gardens
7-87039	Mithell Range

Plan 1-87271 Milestone Industrial involves Master Plan Historic Site #19/1, Pleasant Fields, which is also located on the Milestone property. As the historic structure and its immediate environmental setting are on a distant part of the property and are screened from the area of this plan by the residential lots of preliminary plan 1-98243, it does not appear that this plan will have a negative impact on the historic resource.

Plan 1-87280 Foxlair Acres involves Atlas Historic Site #14/43, the Zachariah Waters House. It does not appear that the proposed subdivision or eventual new construction at the sites shown on the plan will have a negative impact on the historic resource.

cc: Gwen Marcus
Office of Planning Policy

BH:tb
0607E



Montgomery County Government

December 22, 1987

Mr. Stephen Elmendorf
Linowes & Blocher
8720 Georgia Avenue
Silver Spring, Maryland 20910

Dear Steve:

As a follow up to your appearance before the Historic Preservation Commission last week regarding the Milestone property, I am sending you a copy of the draft checklist for property development involving historic structures. This will give you and your client an idea of the types of issues the Commission will be concerned with when it reviews your revised plan. As noted by the Commission at the meeting, a tree survey of the property around the historic house and outbuildings will be required.

We look forward to working with you as your plans progress. Please let me know when you wish to be rescheduled on the HPC agenda.

Sincerely,

A handwritten signature in cursive script that reads "Bobbi Hahn".

Bobbi Hahn
Executive Director

Attachment

BH:gk:0565E



Montgomery County Government

D R A F T

CHECKLIST FOR PROPERTY DEVELOPMENT INVOLVING AN HISTORIC STRUCTURE

- Visibility of the historic resource from the public right-of-way.
- Integration of the historic structure(s) into the development plan in a manner which retains the historic and architectural integrity of the structure and its environmental setting.
- Retention of associated outbuildings.
- Scale of new construction as it relates to existing structures.
- Massing of new construction as it relates to existing structures.
- Setback of new construction as it relates to existing structures.
- Architectural detail and materials as they relate to the historic structure.
- Retention of existing vegetation and landscape features. A tree survey may be required.
- Addition of vegetation to screen new construction from historic structure or from public right-of-way.
- Amount and location of surface parking.
- Traffic volume and flow on the property.
- Information on the use of the buildings during and after construction, stressing the importance of continued occupancy up to and during construction. List of anticipated changes to the buildings including handicapped ramp and fire escape.
- Availability of old photos of the house to document any proposed changes.

MEMORANDUM

December 15, 1987

TO: HPC Commissioners
FROM: Bobbi Hahn *BH*
SUBJECT: Agenda Item III. 2. Milestone Property Subdivision

I thought you should be aware of some of the background of this subdivision/development plan before you review it at the December 17 meeting. As you know the HPC did not have any preliminary consultation with the property owners before the plan was submitted. Neither did Park & Planning staff, DEP, DOT, or any other agency which must review and approve this plan. The applicant has submitted the plan at this time because the new Germantown Master Plan being prepared by Planning staff calls for downzoning the property from the present R-200 (1/2 acre lots) to RE-1 (1 acre lots). The applicant is seeking to have the preliminary subdivision plan approved by the Planning Board prior to the submission of the preliminary draft of the new Germantown Master Plan to be able to take advantage of the existing zone density.

Subdivision Review reviewed the plan at its Monday, December 14 meeting. I understand that virtually every agency (Dept. of Parks, DEP, Schools, DOT), had major concerns with the proposal. The applicant will therefore take all of these issues raised by those agencies plus HPC comments into account in drafting a revised plan which will be resubmitted

You may be interested in the following concerns expressed by other agencies at subdivision review:

1. The Dept. of Parks requires a park in a development of this size. The applicant seems to be proposing to meet this requirement by providing an historic site park. The park, in order to meet Park Dept. requirements, probably would include ball fields, etc.
2. Substantial areas of greenbelt are proposed for the area. Street H north of the historic buildings probably falls within this area and will need to be deleted to meet the greenbelt requirement.

HPC Commissioners
December 15, 1987
Page 2

There is some question as to what the environmental setting of the historic site is as we are not sure what the entire parcel was when the site, one of the original Master Plan sites, was designated. When talking to the engineer I took the approach that HPC concern centers around the area closer to the historic buildings rather than on the outskirts and that although we can settle the parcel issue legally it seems most appropriate to work together to come to an agreement on the eventual delineation of a reduced environmental setting. He seemed to find that acceptable.

There is no reason why the HPC should make a final finding on the plan at this time. This discussion should be regarded as a preliminary consultation identifying design concerns which you wish to see reflected in the revised plan.

BH:gk:0549E

MEMORANDUM

December 3, 1987

TO: Charles Loehr
Subdivision Review

FROM: Bobbi Hahn *bh*
Historic Preservation Commission

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

7-87033	Hillmead
7-87034	Murphy Property
1-87240	Wolfes Subdivision
1-87241	Goldberg Property
1-87242	Merrimack Property

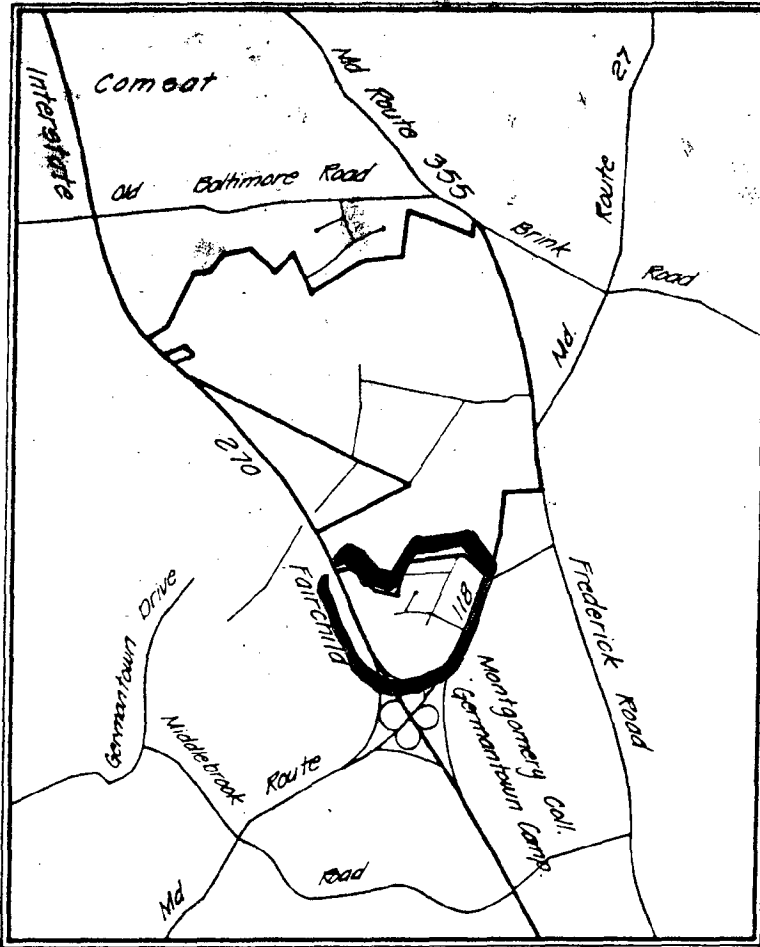
Plan 1-87089, Potomac Mews, involves Atlas site #29/9, The Dr. C.E. Willet House. Plans reflect preservation of house and environment. The preliminary plan was submitted to the HPC for comment and was approved. The site has been recommended for Master Plan placement by the HPC.

Plan 1-87243, Milestone Property, incorporates Master Plan historic site #19/1, Pleasant Fields and Cemetery. Plans reflect preservation of house and cemetery and will be submitted to the HPC for review and comment. I expect that there will be a significant amount of HPC input on this project.

BH:gk:0524E

Milestone Property - Master Plan Site #19/1

Pleasant Fields

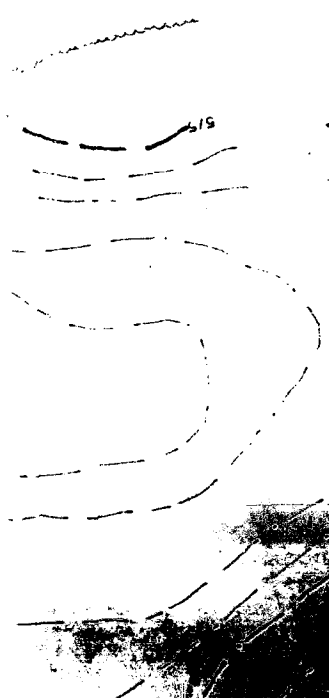


VICINITY MAP

SCALE: 1"=4000'

LEGEND

- PATHWAYS
- (TOT) TOT LOT AREAS
- (A) ACTIVE RECREATION AREAS
- (A) BLOCK DESIGNATION
- BUILDINGS TO REMAIN



PRELIMINARY PLAN NOTES

1. This plan consists of a portion of L7468/F769, 5468/292, 6124/203, and 6124/208, totalling approximately 453.34 acres, which is a portion of a total tract comprising 762.74+ acres.

2. Property is presently zoned R-200 and proposed to be developed under the R-200, MPDU development provisions as follows:

ZONE	ACRES	DENSITY	YIELD
R-200	453.34	2.4 DU/AC	= 1088 DU'S
1088 DU'S	X 12.5%	=	136 MPDU'S

3. Proposed Development:

Single Family Detached	=	952 UNITS
Single Family Attached (MPDU'S)	=	136 UNITS
TOTAL:	=	1088 UNITS

4. Boundary from deed composite.

5. Topography and existing vegetation from MNCPPC sources. Existing farm fence lines have not been shown for purposes of clarity.

6. Property is located on:

Tax Map EV
 WSSC Sheet No. 229 NW12, 230 NW12, 229 NW13,
 230 NW13
 Montgomery Co. Soils Map 15

7. Standard FUE'S and PIE'S will be provided.

8. All lots to be served by public water and sewer systems. Property is presently classified in water and sewer plan categories W-6 and S-6. A request for reclassification to W-3, S-3 has been submitted to the Montgomery County Department of Environmental Protection.

9. Proposed water and sewer lines to be located in accordance with W.S.S.C. Water and Sewer Report for this site.

10. All roads to be constructed in accordance with Montgomery County Department of Transportation standards.

11. Existing wells and septic systems to be located in the field.

12. Details and staging of open space, walkways and amenities to be defined at time of site plan. All open space parcels not otherwise noted on plan will be controlled by Homeowners Association.

13. Minimum setbacks to be in conformance with Section 59-C1.6 MPDU requirements.

14. Property area count:

Area of Single Family Detached Lots (Min. Lot Size 6000 S.F. Avg. 2,500 S.F.)	=	195.5 AC.
Area of Single Family Attached Lots (MPDU'S)	=	6.2 AC.
R/W Dedication	=	81.0 AC.
Area of Homeowner Association Open Space Includes (272,000 S.F. or 6.24 Green Area Required for 136 Single Family Attached Units)	=	22.3 AC.
Area of Greenbelt Park to be dedicated to M-NCPPC	=	130.0 AC.
Area of Local/Historic Park	=	7.6 AC.
Area of Proposed School Site	=	9.5 AC.
Area of Proposed Day Care Site	=	1.2 AC.
TOTAL	=	453.3 AC.

15. Parking

	SPACES REQUIRED	SPACES PROVIDED
952 Detached S.F. Units x 2 Spaces/Unit	1904	1904*
136 Attached S.F. Units x 2 Spaces/Unit	272	290

(*To be provided on lots)

16. Historic Waters House to be preserved in conformance with Staff Draft Germantown Master Amendment dated August 1987.

I he
line
data
(Sub

11-
Date

CONTRACT PURCHASER

TR.

HPC approved reduced
environmental setting
of #19/1 Pleasant Fields;
Also to include the cemetery
to the dripline of existing trees. 5/19/88

Future Greenbelt
(Possible Recreation Fields)

Environmental Setting

Proposed
SWM
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100 YEAR FLOOD PLAIN
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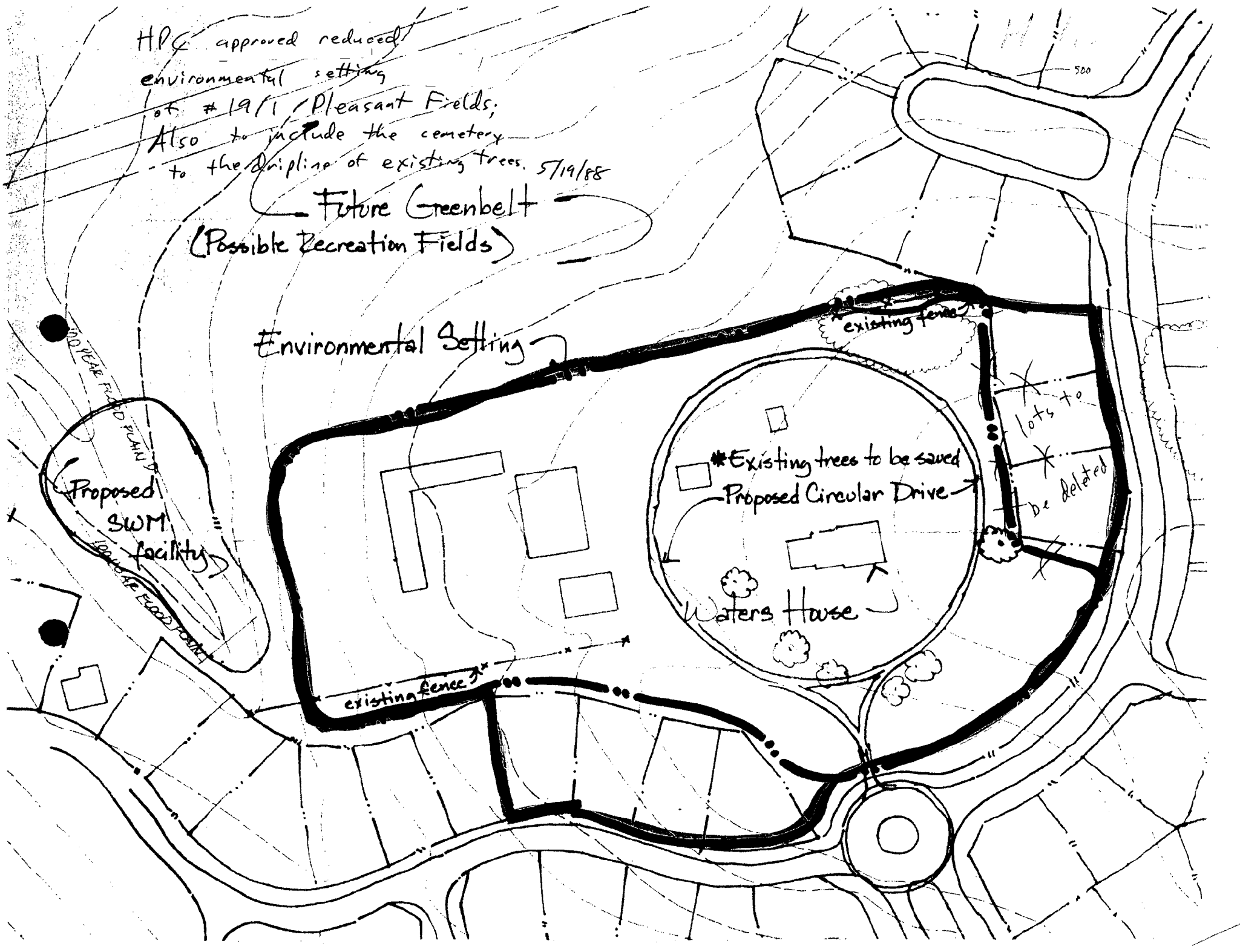
existing fence
cristina fence

*Existing trees to be saved

Proposed Circular Drive

Waters House

lots to
be deleted





FEBRUARY 25, 1988
CONCEPT PLAN

MILESTONE PROPERTY
 GERMANTOWN, MARYLAND



DEVELOPER: JAJ WHEELVILLE LIMITED PARTNERSHIP LAND PLANNER: CIVIL ENGINEER, RODGERS AND ASSOCIATES, INC. ENVIRONMENTAL PLANNER: ORISHOPPING
 ATTORNEY: LINDWES AND BLOCHER TRAFFIC CONSULTANT: THE TRAFFIC GROUP, INC.