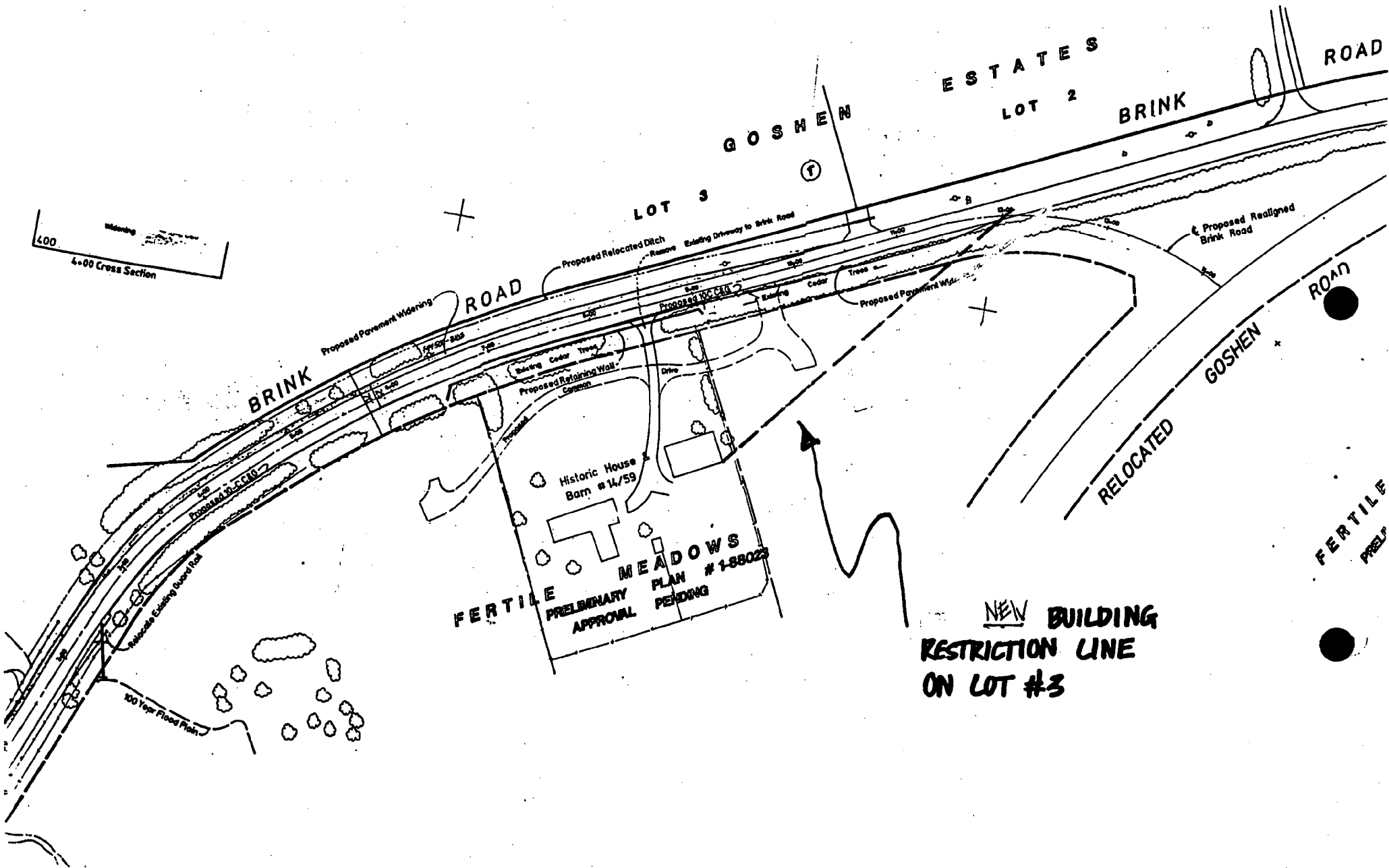


Subdivision Fertile Meadows
14/59 9000 Brink Road



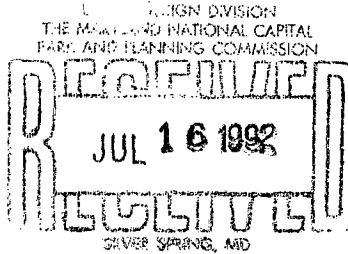
FERTILE
PRELIM

Lyman Flemister
(301) 854-5514
interested in purchasing
Fertile Meadows -
where are they in
subdivision process?
where will new homes
be sited? A. Mac.

GM



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



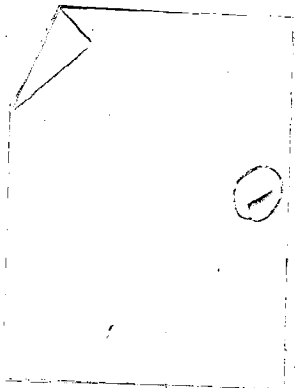
FROM: Subdivision Office - M-NCPPC

NAME: Fertile Meadow

FILE NO.: 1-88023

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of Aug. 3, 1992 (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



SURVEYOR'S CERTIFICATE

I hereby certify that the boundary and topographic data have been compiled as noted hereon; and that septic test sites shown hereon have been accurately located utilizing acceptable field survey procedures.

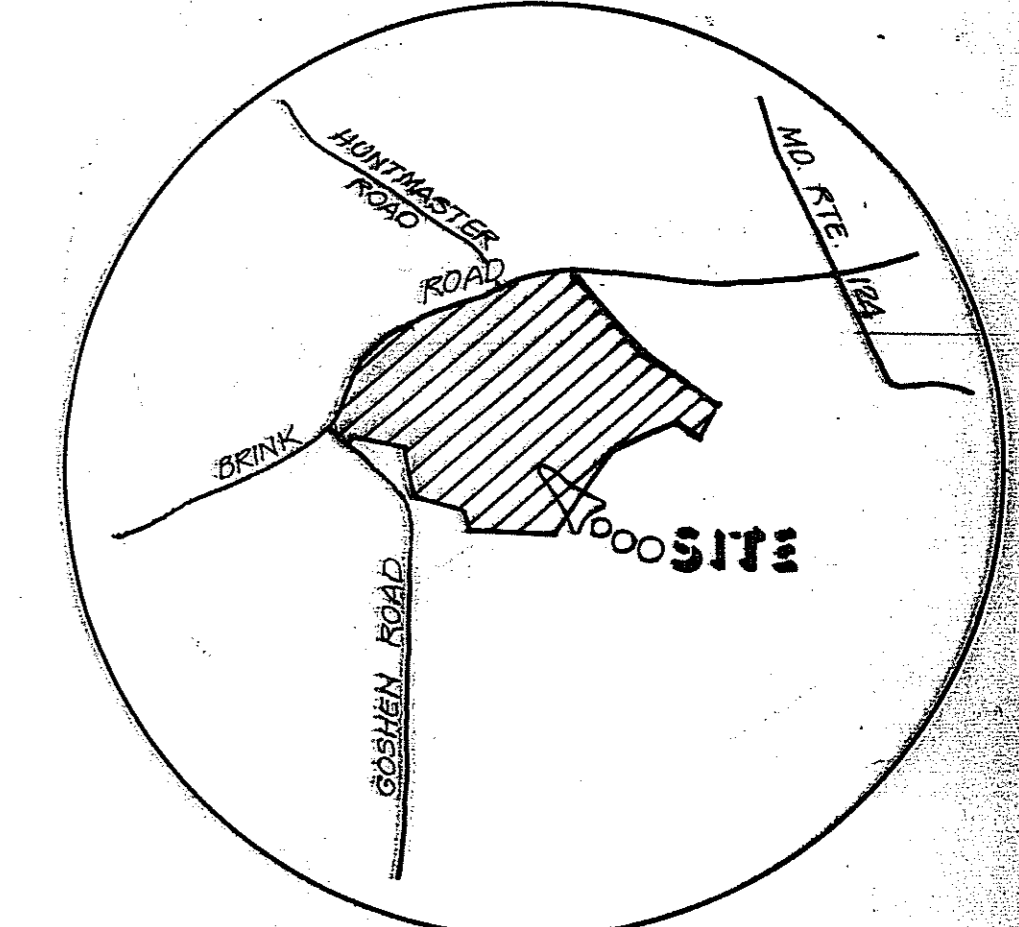
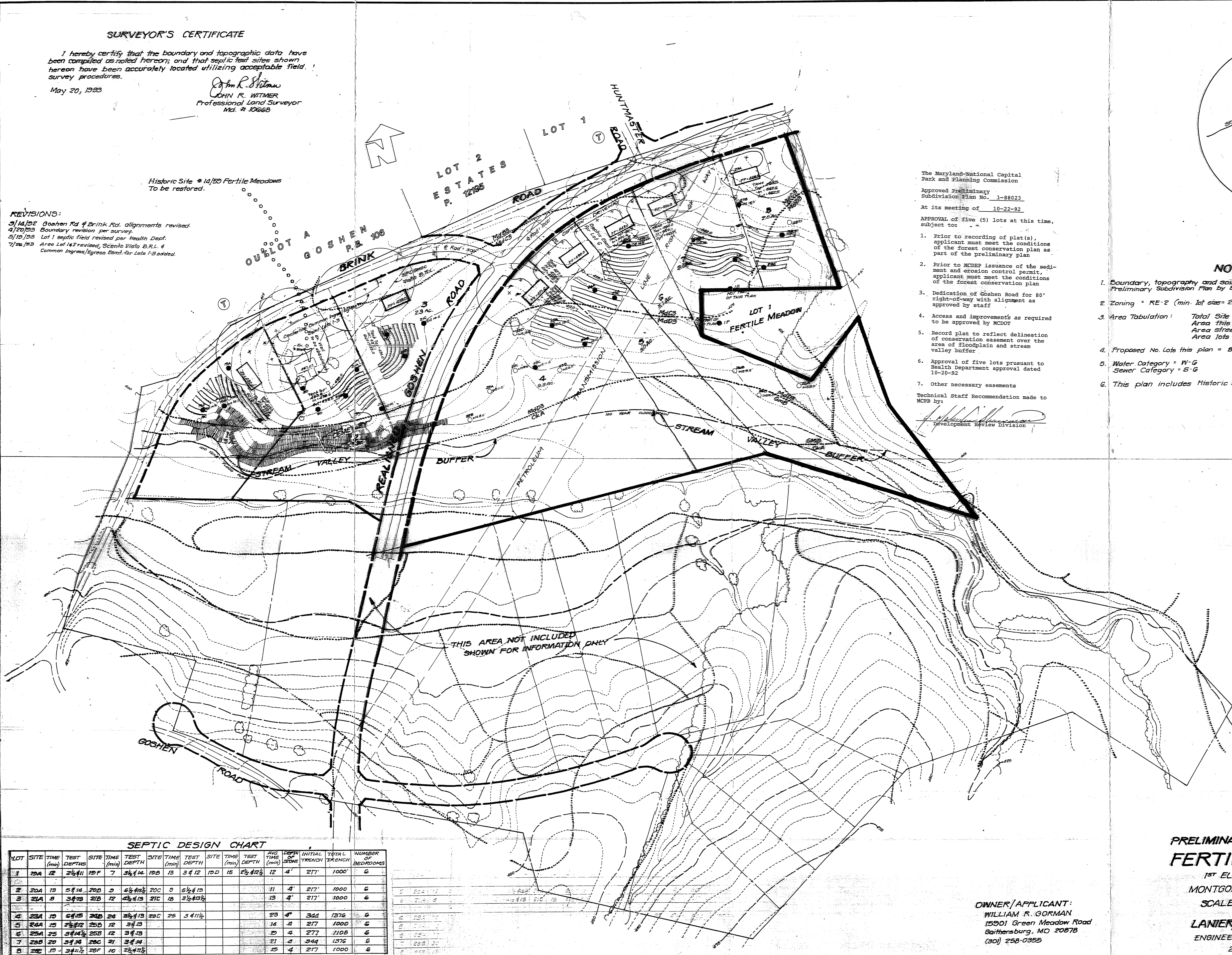
May 20, 1993

John R. Witmer
JOHN R. WITMER
 Professional Land Surveyor
 Md. # 10666

Historic Site * 14/80 Fertile Meadows
 To be restored.

REVISIONS:

- 3/14/92 Goshen Rd & Brink Rd. alignments revised
- 4/20/93 Boundary revision per survey
- 5/15/93 Lot 1 septic field revised per Health Dept.
- 7/26/93 Area Lot 142 revised, Scioto Vista B.R.L. 4
 Common Ingress/Egress Easmt. for Lots 1-3 added.



VICINITY MAP
 Scale 1" = 200'

NOTES

1. Boundary, topography and soils information shown hereon from a Preliminary Subdivision Plan by Benning Associates.
2. Zoning = RE-2 (min. lot size = 2.0 ac)
3. Area Tabulation:

Total Site Area =	91.4 Ac.
Area this plan =	35.3 Ac.
Area street ded. =	5.2 Ac.
Area lots =	30.1 Ac.
4. Proposed No. Lots this plan = 8
5. Water Category = W-G
 Sewer Category = S-G
6. This plan includes Historic Master Plan Site * 14/80 Fertile Meadows

The Maryland-National Capital
 Park and Planning Commission
 Approved Preliminary
 Subdivision Plan No. 1-88023
 At its meeting of 10-22-92
 APPROVAL of five (5) lots at this time,
 subject to:

1. Prior to recording of plat(s), applicant must meet the conditions of the forest conservation plan as part of the preliminary plan
2. Prior to MCDP issuance of the sediment and erosion control permit, applicant must meet the conditions of the forest conservation plan
3. Dedication of Goshen Road for 80' right-of-way with alignment as approved by staff
4. Access and improvements as required to be approved by MCDP
5. Record plat to reflect delineation of conservation easement over the area of floodplain and stream valley buffer
6. Approval of five lots pursuant to Health Department approval dated 10-29-92
7. Other necessary easements

Technical Staff Recommendation made to MCPB by:
[Signature]
 Development Review Division

SEPTIC DESIGN CHART

LOT	SITE	TIME (min)	TEST DEPTH	SITE	TIME (min)	TEST DEPTH	SITE	TIME (min)	TEST DEPTH	SITE	TIME (min)	TEST DEPTH	AVG. TIME OF TEST (min)	DEPTH OF TRENCH (ft)	TOTAL TRENCH (ft)	NUMBER OF BEDROOMS	
1	25A	12	2 1/2	11	7	3 1/2	14	19	13	3 1/2	12	15	11	4'	217'	1000'	6
2	20A	13	5 1/4	20	3	4 1/2	13	20	3	5 1/2	13	15	11	4'	217'	1000'	6
3	21A	8	3 1/2	21	12	4 1/2	13	21	18	3 1/2	13 1/2	15	13	4'	217'	1000'	6
4	23A	13	4 1/2	24	24	3 1/2	13	28	25	3 1/2	11 1/2	15	23	4'	344'	1376'	6
5	24A	15	2 1/2	25	12	3 1/2	13	25	12	3 1/2	13	15	14	4'	217'	1000'	6
6	25A	25	3 1/4	26	12	3 1/2	13	26	12	3 1/2	13	15	19	4'	277'	1108'	6
7	28	20	3 1/4	29	21	3 1/4	14	29	21	3 1/4	14	15	21	4'	344'	1376'	6
8	28	19	3 1/2	29	10	2 1/2	11 1/2	29	10	2 1/2	11 1/2	15	15	4'	217'	1000'	6

**PRELIMINARY SUBDIVISION PLAN
 FERTILE MEADOW**

1ST ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 100' JUNE, 1992

LANIER/WITMER ASSOCIATES
 ENGINEERS-SURVEYORS-PLANNERS
 224 NORTH ADAMS ST.
 ROCKVILLE, MARYLAND 20850
 (301) 251-6790

OWNER/APPLICANT:
 WILLIAM R. GORMAN
 15901 Green Meadow Road
 Gaithersburg, MD 20878
 (301) 258-0355

LAW OFFICES

LINOWES AND BLOCHER

SUITE 840
800 K STREET, N.W.
WASHINGTON, D.C. 20001
(202) 408-3220
TELECOPIER (202) 408-1719

SUITE 402
6411 IVY LANE
GREENBELT, MARYLAND 20770
(301) 982-3382
TELECOPIER (301) 982-0595

TENTH FLOOR
1010 WAYNE AVENUE
P.O. BOX 8728

SILVER SPRING, MARYLAND 20907-8728

(301) 588-8580

TELECOPIER (301) 495-9044

145 MAIN STREET
P.O. BOX 31
ANNAPOLIS, MARYLAND 21404
(410) 268-0881
TELECOPIER (301) 261-2603

SUITE 300
14 W. PATRICK STREET
FREDERICK, MARYLAND 21701
(301) 695-0244
TELECOPIER (301) 698-9107

9175 GUILFORD ROAD
COLUMBIA, MARYLAND 21046
(410) 740-3337
TELECOPIER (410) 740-3432

April 9, 1993

WRITER'S DIRECT DIAL NUMBER

(301) 650-7057

BY HAND

Mr. Edgar A. Gonzalez
Department of Transportation
Executive Office Building, 10th Floor
101 Monroe Street
Rockville, Maryland 20850

Re: Preliminary Plan No. 1-88023; Fertile Meadows

Dear Mr. Gonzalez:

On behalf of the Applicant, Moholt and Gorman, the purpose of this letter is to request a modification to what we are advised by Greg Leck will be required improvements on Brink Road in conjunction with approval of the above-referenced preliminary plan. Currently, a Historic House and Barn exist on the property (Site #14/59). This site is accessed through an existing driveway on Brink Road. The current paved cross-section of Brink Road is approximately 20 feet without standard shoulders and ditches on the side that abuts the Subject Property. The frontage along Brink Road and the Historic House contains an embankment and several mature cedar trees that have been identified by the Historic Preservation Commission and Park and Planning as an asset to the historic setting of the House and Barn which should be maintained in their current condition.

Greg Leck has advised that standard MCDOT policy would require the paving on Brink Road to be widened to 24 feet with standard shoulder and ditch work generally from the bridge (750' south of the Historic House) to a point approximately 300' east of said House. To implement such improvements would require the removal of the embankment and cedar trees. Recently, the Applicant, their engineer, the undersigned, Greg Leck and appropriate staff from Park and Planning met to discuss alternative strategies for the treatment of Brink Road. As a result of this meeting, the enclosed Exhibit was prepared to show possible access to Brink Road from the existing Historic House and two proposed houses which we believe addresses the competing concerns of the various agencies and the

LINOWES AND BLOCHER

Mr. Edgar A. Gonzalez
April 9, 1993
Page 2

Applicant.

As shown on the attached Exhibit, the existing driveway from the Historic House would be removed at its point of access with Brink Road. A private common driveway would be installed to serve the Historic House as well as the two new homes. A single point of access from the common drive would be constructed on Brink Road. The slopes on northeast bound Brink Road would be cleared as necessary for approximately 100 feet as shown on the Exhibit so that a minimum of 250 feet of site distance is provided at all points from the new driveway in accordance with existing standards. Such action removes the drive and improvements significantly away from the Historic House so that the embankment and cedar trees that form the historic setting are preserved, while providing safe and adequate access to the existing house and two new lots.

Such a configuration would not increase driveway entrances to Brink Road and, as noted, would be safe and adequate. Furthermore, the proposal would allow the maintenance of the embankment and existing cedar trees along the frontage of the Historic House. As noted on the Preliminary Plan, dedication for a 70' right-of-way for Brink Road is provided. We believe that further study of the ultimate disposition of the Brink Road in conjunction with the relocation of Goshen Road may well render improvements to Brink Road unnecessary. In the meantime, to require the extensive improvements sought which result in the destruction of the historic setting at the Subject Property, makes no sense. The traffic to be generated from the proposed three lots along Brink Road does not bear a reasonable relationship to the improvements currently sought by MCDOT. The offered solution of a common driveway and related slope improvements maintains the existing situation in the vicinity of the Historic House without exacerbating the traffic impact. Moreover, it permits flexibility for future decisions regarding Brink Road without destroying the historic setting perceived to be a valuable asset.

We have requested that Malcolm Shaneman present the Preliminary Plan to the Planning Board in the near future. Therefore, it would be important to resolve MCDOT's position with regard to this matter. We are prepared to assist DOT should further information or discussion be necessary.

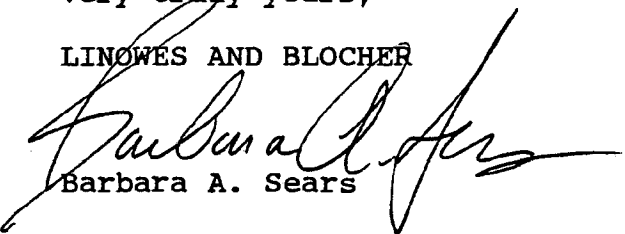
Best regards.

LINOWES AND BLOCHER

Mr. Edgar A. Gonzalez
April 9, 1993.
Page 3

Very truly yours,

LINOWES AND BLOCHER


Barbara A. Sears

BAS:mje

cc: Mr. Gregory Leck
Ms. Gwen Marcus
Mr. Malcolm Shaneman
Mr. William Gorman
Mr. Peter Moholt
Mr. Richard Witmer

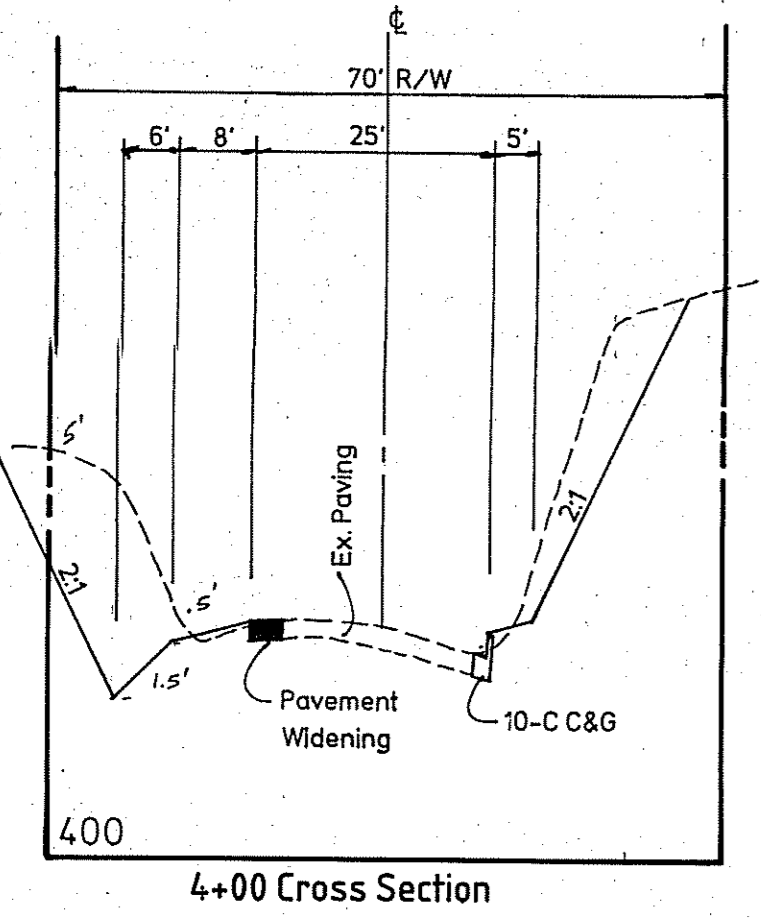
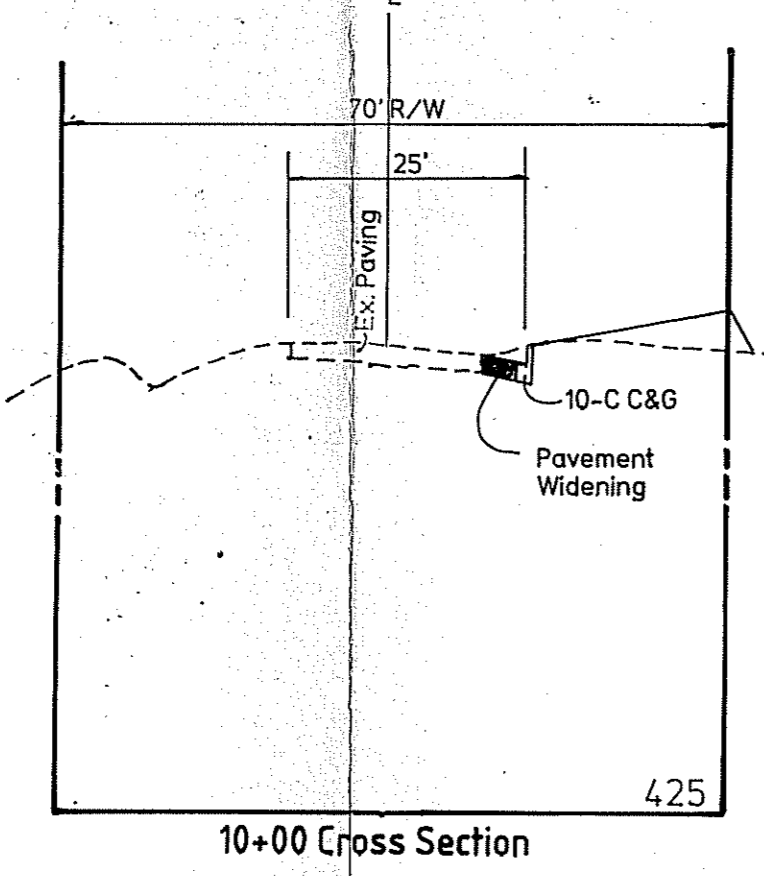
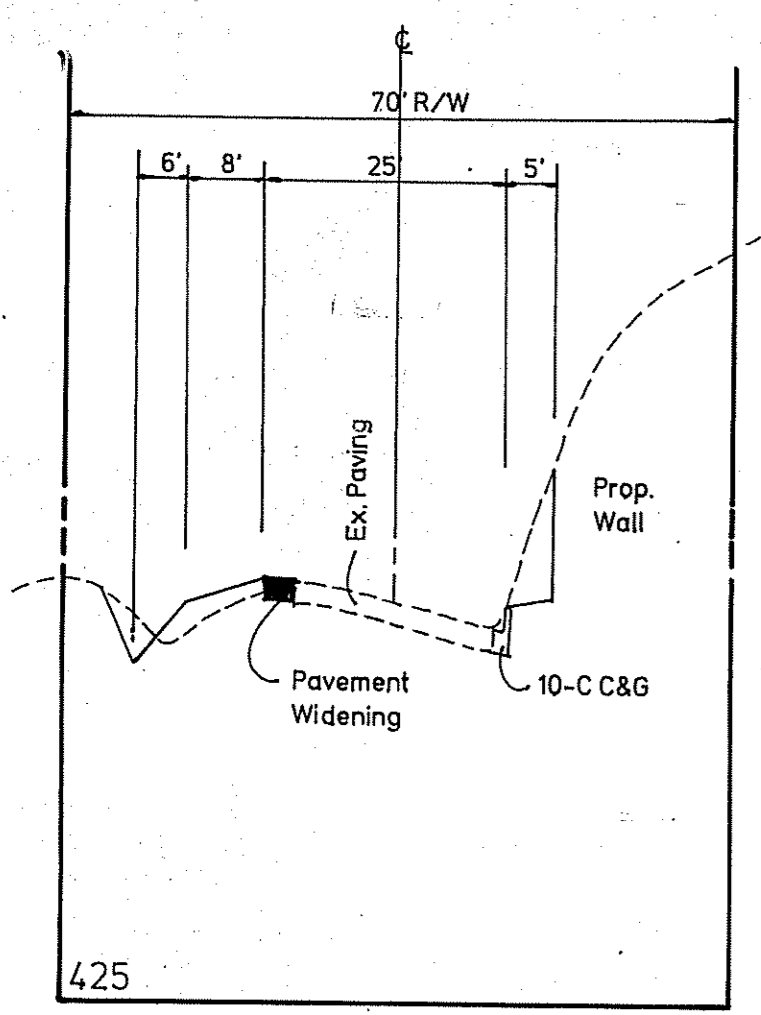
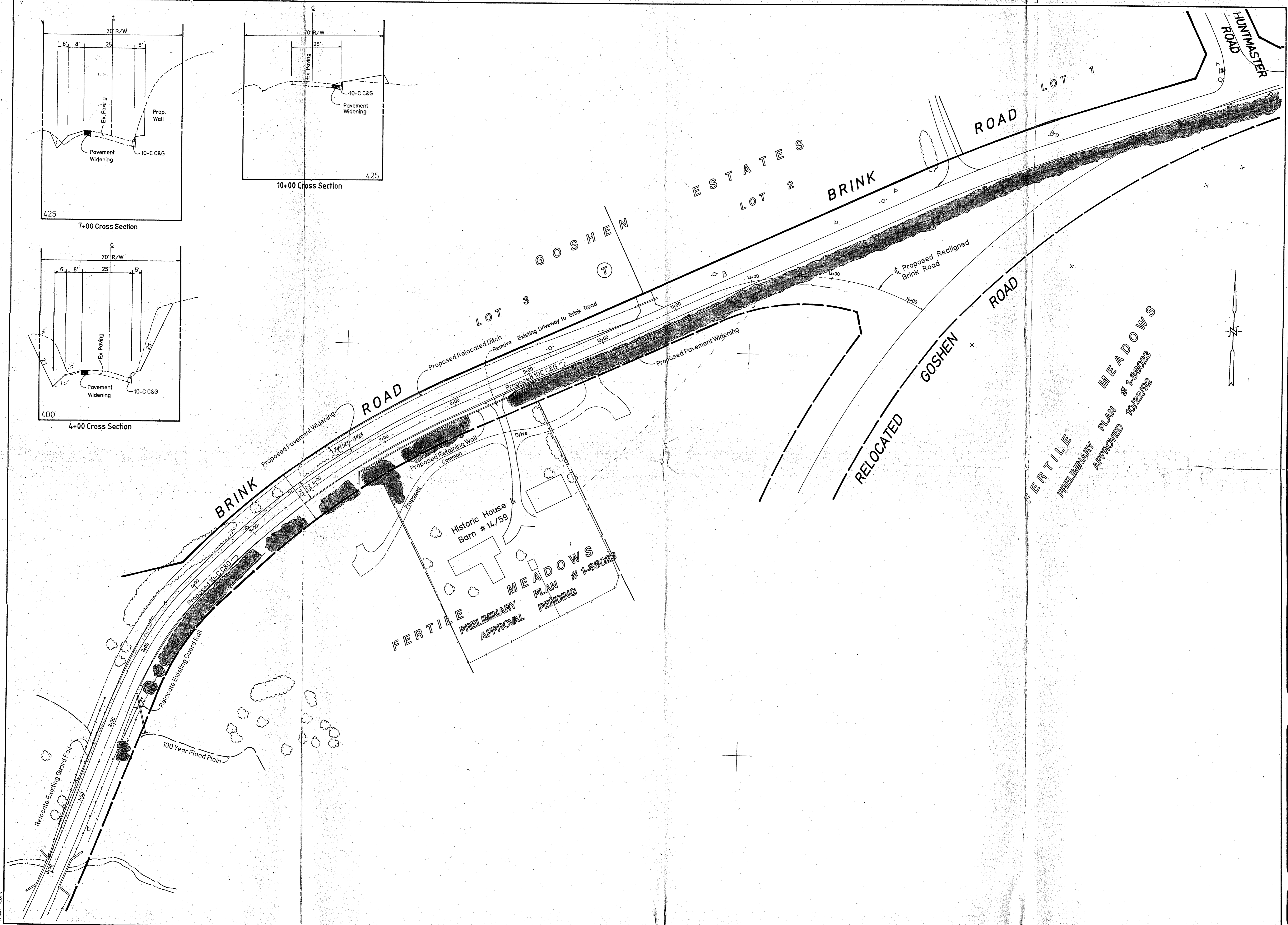
8656.003
gonzalez

go to PB early June -
wanna request - decided by Director -
would take 90 days -
→ sign distances for survey
→ make sure road is safe
- contact County Council to learn
how to add this to Rushe Road project

applicants do not remember taking well as auditor
Greg says he + Gura understood that well would
be placed to save trees -
instead, remember if otherwise - their letter of
4/9 states their understanding of mtg.

bike path - how does it tie in? Is it affected?
M.P. notes - provide class 2 bike path on Bank Rd
↳ part of payment -
(4 more payment)

Dick W. will call mtg for next week, if possible,
betw. Gonzalez, Gura and others -
to resolve road issues -



LANIER/WITMER Associates
 Engineering + Surveying + Planning
 284 NORTH ADAMS STREET
 ROCKVILLE, MARYLAND 20850
 (301) 251-6790 Fax

PREPARED FOR:
 William R. Gorman
 15901 Green Meadow Road
 Gaithersburg, MD 20878
 (301) 258-0355

BRINK ROAD IMPROVEMENT
 Section One-A
FERTILE MEADOWS
 FIRST ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND
STORM DRAIN & PAVING PLAN

FERTILE MEADOWS
 PRELIMINARY PLAN # 1-88023
 APPROVED 10/2/92

FERTILE MEADOWS
 PRELIMINARY APPROVAL
 PLAN # 1-88023
 PENDING

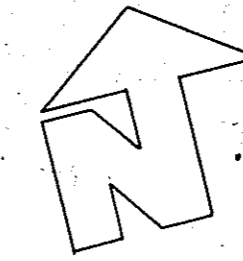
SCALE	1" = 50'
DATE	June, 1993
REVISIONS	
SHEET	1 OF 1
FILE NO.	92021

SURVEYOR'S CERTIFICATE

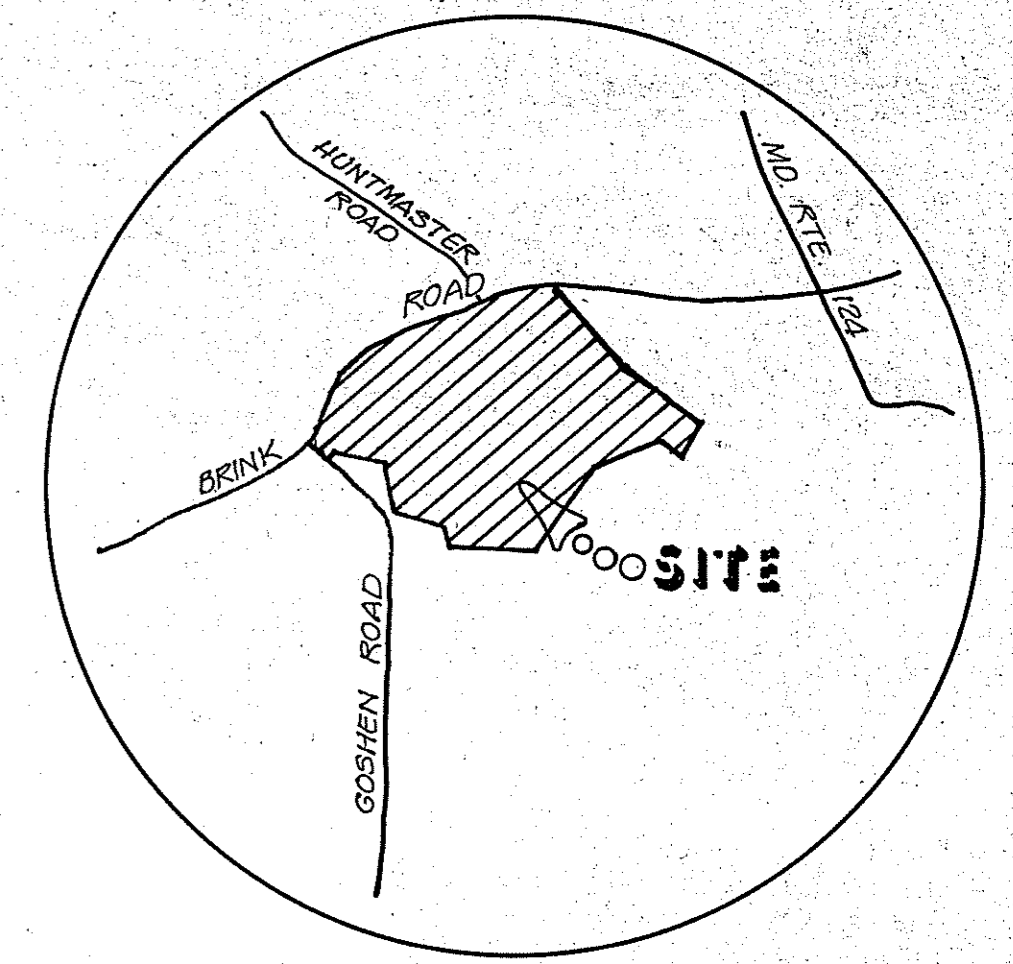
I hereby certify that the boundary and topographic data have been compiled as noted hereon; and that septic test sites shown hereon have been accurately located utilizing acceptable field survey procedures.

July 7, 1992

John R. Witmer
JOHN R. WITMER
 Professional Land Surveyor
 Md. # 10268



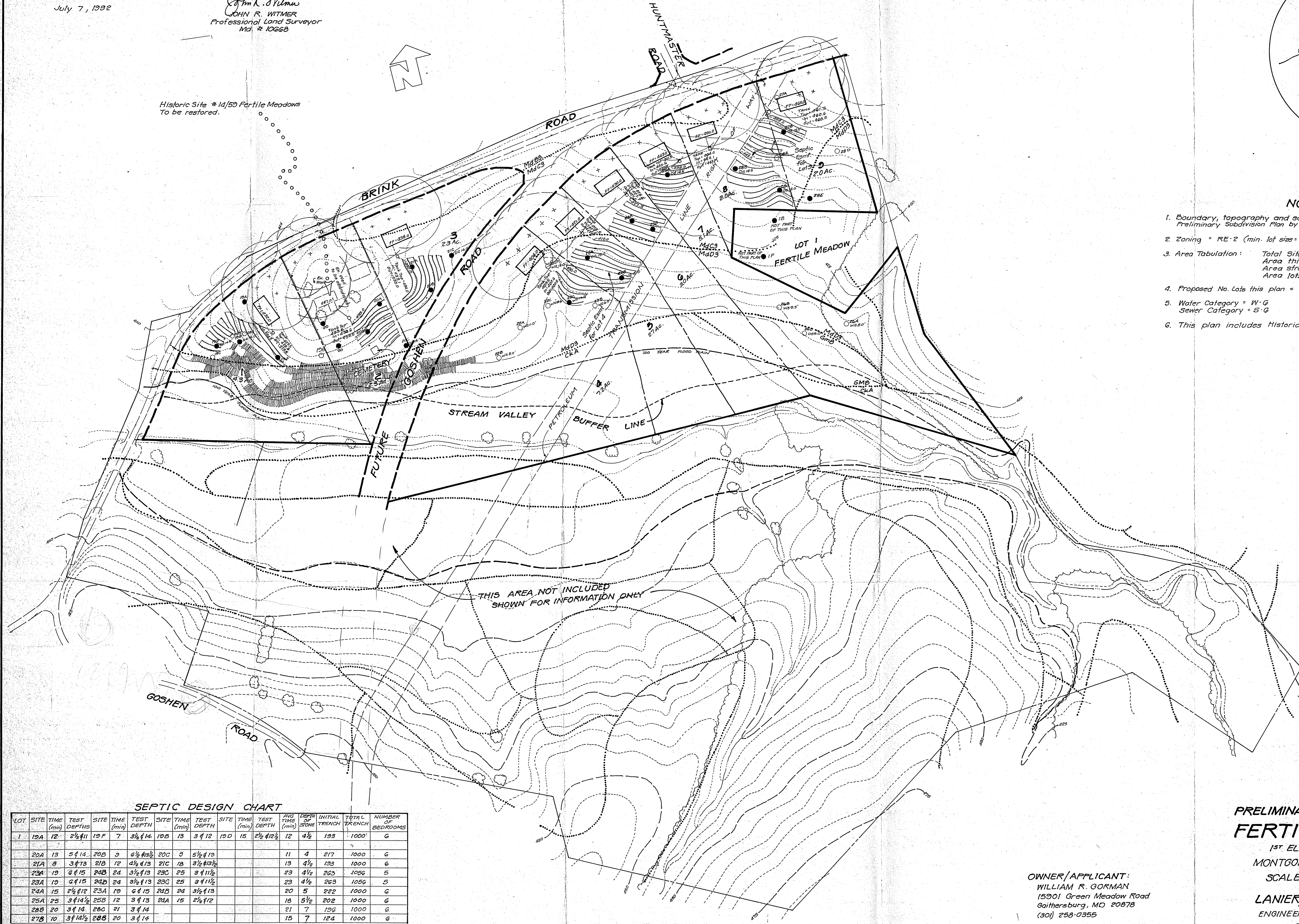
Historic Site #14/50 Fertile Meadows
 To be restored.



VICINITY MAP
 Scale 1" = 2000'

NOTES

1. Boundary, topography and soils information shown hereon from a Preliminary Subdivision Plan by Benning Associates.
2. Zoning = RE-2 (min. lot size = 2.0 ac.)
3. Area Tabulation: Total Site Area = 91.4 Ac.
 Area this plan = 35.3 Ac.
 Area street ded. = 3.2 Ac.
 Area lots = 30.1 Ac.
4. Proposed No. Lots this plan = 9
5. Water Category = W-G
 Sewer Category = S-G
6. This plan includes Historic Master Plan Site #14/50 Fertile Meadow.



SEPTIC DESIGN CHART

LOT	SITE	TIME (min)	TEST DEPTHS	SITE	TIME (min)	TEST DEPTHS	SITE	TIME (min)	TEST DEPTHS	SITE	TIME (min)	TEST DEPTHS	AVG DEPTH OF TRENCH (min)	INITIAL TRENCH	TOTAL TRENCH	NUMBER OF BEDROOMS	
1	19A	12	2 1/2 #11	19F	7	3 1/2 #14	19B	13	3 #12	19D	15	2 1/2 #12 1/2	12	4 1/2	193	1000'	6
20A	13	5 #14	20B	9	6 1/2 #13 1/2	20C	9	5 1/2 #13					11	4	217	1000	6
21A	8	3 #13	21B	12	4 1/2 #13	21C	18	3 1/2 #13 1/2					13	4 1/2	193	1000	6
23A	19	6 #15	24B	24	3 1/2 #13	23C	25	3 #11 1/2					23	4 1/2	263	1056	5
23A	19	6 #15	24B	24	3 1/2 #13	23C	25	3 #11 1/2					23	4 1/2	263	1056	5
24A	15	2 1/2 #12	23A	19	6 #15	24B	24	3 1/2 #13					20	5	222	1000	6
25A	25	3 #14 1/2	25B	12	3 #13	24A	15	2 1/2 #12					18	5 1/2	202	1000	6
28B	20	3 #14	28C	21	3 #14								21	7	196	1000	6
27B	10	3 #14 1/2	28B	20	3 #14								15	7	124	1000	6

REVISED PLAN
 DATE 7-15-92

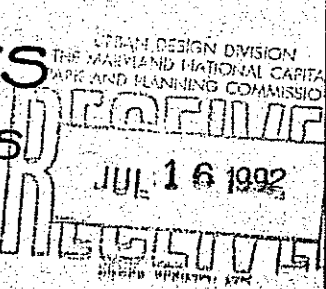
**PRELIMINARY SUBDIVISION PLAN
 FERTILE MEADOW**

1ST ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 100' JUNE, 1992

OWNER/APPLICANT:
 WILLIAM R. GORMAN
 15901 Green Meadow Road
 Gaithersburg, MD 20878
 (301) 258-0355

LANIER/WITMER ASSOCIATES
 ENGINEERS & SURVEYORS & PLANNERS

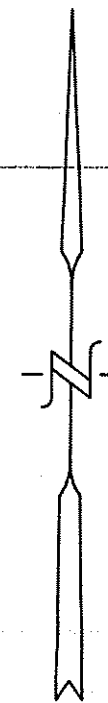
224 NORTH ADAMS ST.
 ROCKVILLE, MARYLAND 20850
 (301) 251-6730



Site distance sampling point summary northeast bound lane of Brink Road (primary road classification)

- A - 250' (Initial point when sight distance is 250')
- B - 214'
- C - 201'
- D - 250'
- E - >250'
- F - >250'
- G - >250'
- H - >250'
- I - >250'
- J - >250'
- K - >250'
- L - >250'

Sight distance was measured at a point 3.5 feet high on the centerline of northeast bound lane to a point 2.75 feet high on the centerline.



Remove existing driveway to Brink Road.

Clear existing cedars as required to provide a minimum of 250' sight distance in both directions.

Clear and lay back slope in this area to provide 250' minimum sight distance along northeast bound lane of Brink Road.

NOTE
Topography compiled by Photo Science, Inc. from aerial photography dated April, 1988.

WAIVER EXHIBIT
BRINK ROAD IMPROVEMENT
FERTILE MEADOWS
FIRST ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=50' MARCH, 1993
LANIER/WITMER ASSOCIATES
ENGINEERING • SURVEYING • PLANNING
224 NORTH ADAMS STREET
ROCKVILLE, MD 20850
(301)251-6730

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary and topographic data have been compiled as noted hereon; and that septic test sites shown hereon have been accurately located utilizing acceptable field survey procedures.

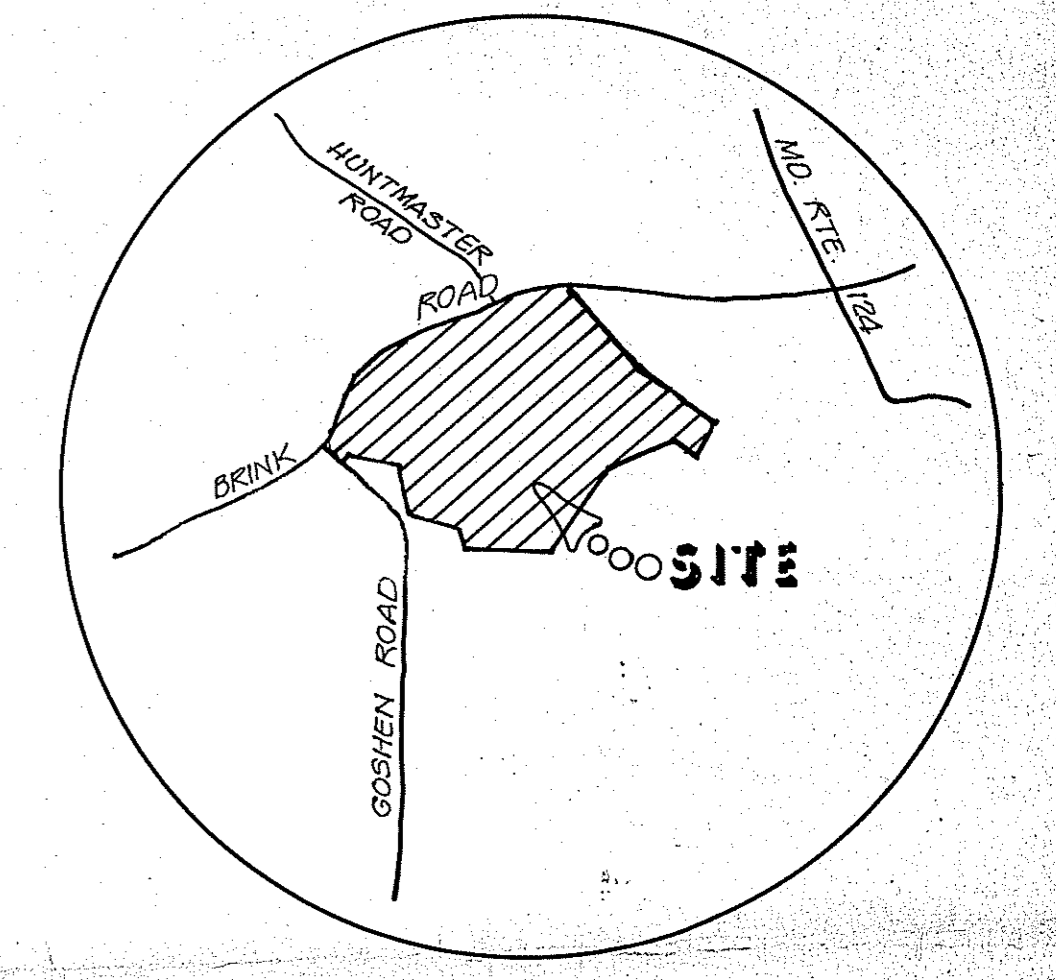
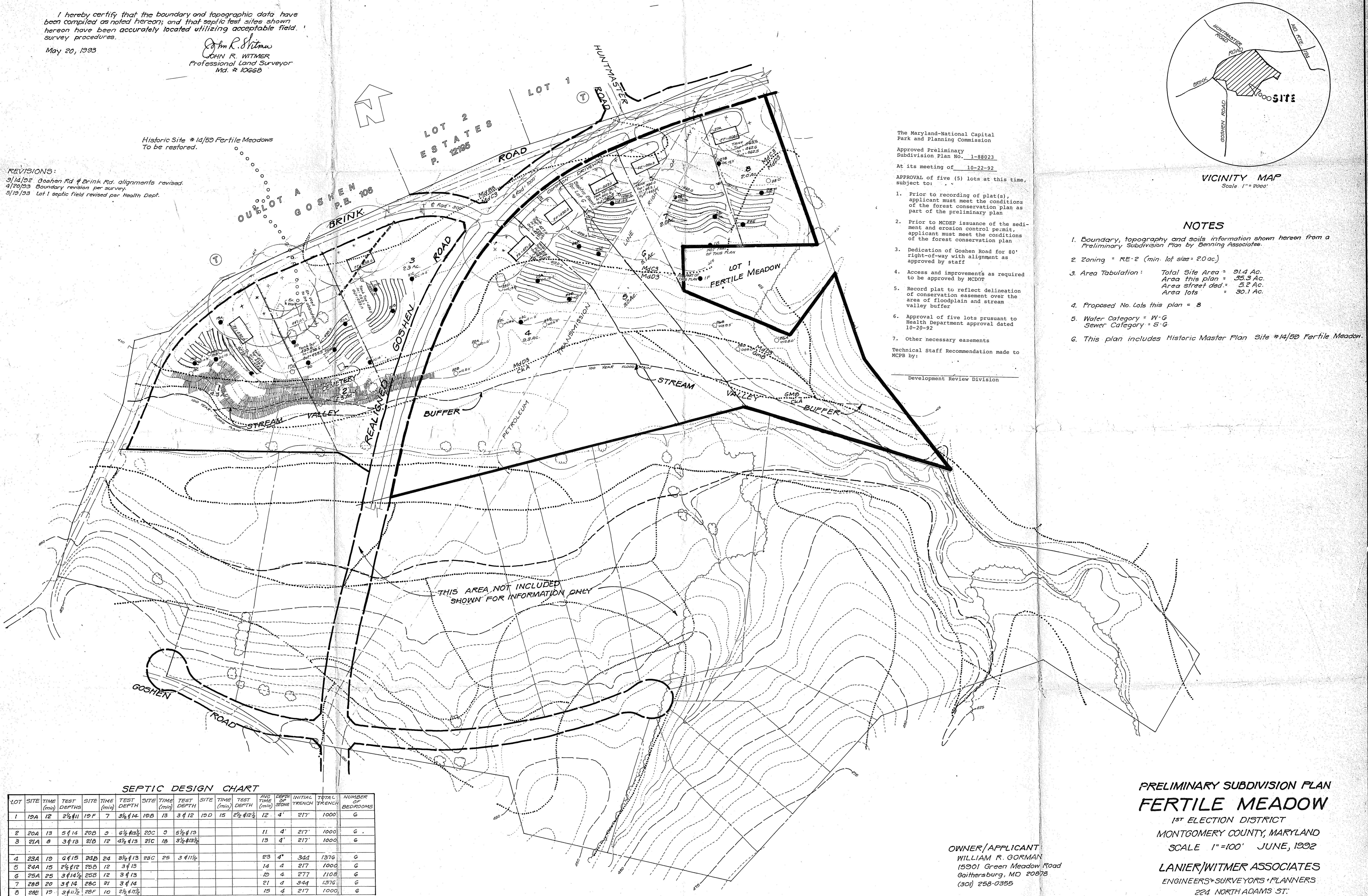
May 20, 1993

John R. Witmer
JOHN R. WITMER
 Professional Land Surveyor
 Md. # 10668

Historic Site #14/50 Fertile Meadows
 To be restored.

REVISIONS:

- 3/14/92 Goshen Rd & Brink Rd. alignments revised.
- 4/20/93 Boundary revision per survey.
- 5/19/93 Lot 1 septic field revised per Health Dept.



VICINITY MAP
 Scale 1"=2000'

The Maryland-National Capital Park and Planning Commission
 Approved Preliminary Subdivision Plan No. 1-88023
 At its meeting of 10-22-92
 APPROVAL of five (5) lots at this time, subject to:
 1. Prior to recording of plat(s), applicant must meet the conditions of the forest conservation plan as part of the preliminary plan
 2. Prior to MDDEP issuance of the sediment and erosion control permit, applicant must meet the conditions of the forest conservation plan
 3. Dedication of Goshen Road for 80' right-of-way with alignment as approved by staff
 4. Access and improvements as required to be approved by MCDOT
 5. Record plat to reflect delineation of conservation easement over the area of floodplain and stream valley buffer
 6. Approval of five lots pursuant to Health Department approval dated 10-20-92
 7. Other necessary easements
 Technical Staff Recommendation made to MCPB by:

NOTES

1. Boundary, topography and soils information shown hereon from a Preliminary Subdivision Plan by Benning Associates.
2. Zoning = RE-2 (min. lot size = 2.0 ac)
3. Area Tabulation: Total Site Area = 91.4 Ac.
 Area this plan = 35.3 Ac.
 Area street ded. = 5.2 Ac.
 Area lots = 30.1 Ac.
4. Proposed No. Lots this plan = 8
5. Water Category = W-G
 Sewer Category = S-G
6. This plan includes Historic Master Plan Site #14/50 Fertile Meadow.

Development Review Division

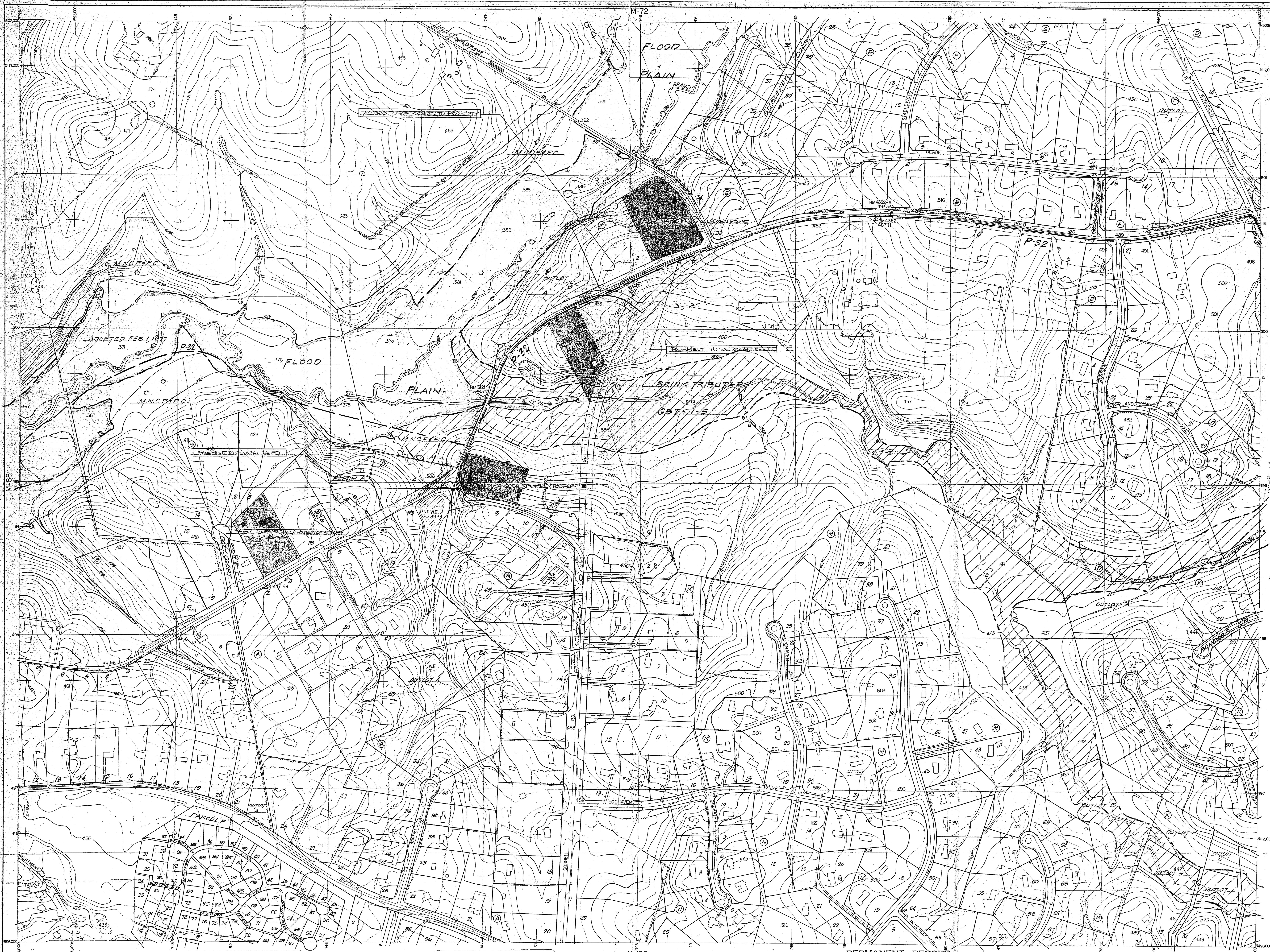
THIS AREA NOT INCLUDED
 SHOWN FOR INFORMATION ONLY

SEPTIC DESIGN CHART

LOT	SITE	TIME (min)	TEST DEPTHS	SITE	TIME (min)	TEST DEPTHS	SITE	TIME (min)	TEST DEPTHS	SITE	TIME (min)	TEST DEPTHS	AVG TIME OF STONE	DEPTH OF TRENCH	INITIAL TRENCH	TOTAL TRENCH	NUMBER OF BEDROOMS
1	19A	12	2 1/2 #11	19F	7	3 1/2 #14	19B	13	3 #12	19D	15	2 1/2 #12 1/2	12	4'	217'	1000'	6
2	20A	13	5 #14	20B	9	6 1/2 #13 1/2	20C	9	5 1/2 #13				11	4'	217'	1000'	6
3	21A	8	3 #13	21B	12	4 1/2 #13	21C	18	3 1/2 #13 1/2				13	4'	217'	1000'	6
4	23A	19	6 #15	23B	24	3 1/2 #13	23C	25	3 #11 1/2				23	4'	344'	1376'	6
5	24A	15	2 1/2 #12	24B	12	3 #13							14	4'	217'	1000'	6
6	25A	25	3 #14 1/2	25B	12	3 #13							19	4'	277'	1108'	6
7	28B	20	3 #14	28C	21	3 #14							21	4'	344'	1376'	6
8	28E	19	3 #11 1/2	28F	10	2 1/2 #11 1/2							15	4'	217'	1000'	6

OWNER/APPLICANT:
 WILLIAM R. GORMAN
 15901 Green Meadow Road
 Gaithersburg, MD 20878
 (301) 258-0355

PRELIMINARY SUBDIVISION PLAN
FERTILE MEADOW
 1ST ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1"=100' JUNE, 1992
LANIER/WITMER ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 224 NORTH ADAMS ST.
 ROCKVILLE, MARYLAND 20850
 (301) 251-9730



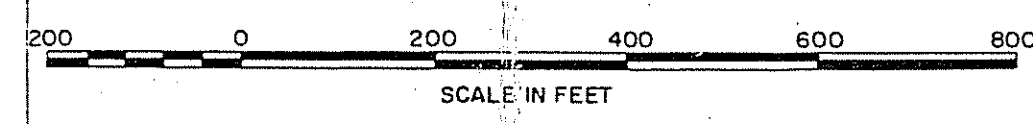
NOTE
SEE TOPO SHEET 89-2 FOR
ALIGNMENT 'C' FOR GOSHEN RD.

L.P. DATED 10/20/86 LARK/WONBLE

M-108

Topography Compiled by Photogrammetric Methods
From Photography Dated March 16, 1980 By
ADDI ASSOC., INC.
Fairfax, Virginia

COPYRIGHT May 21, 1981
The Maryland - National Capital
Park and Planning Commission

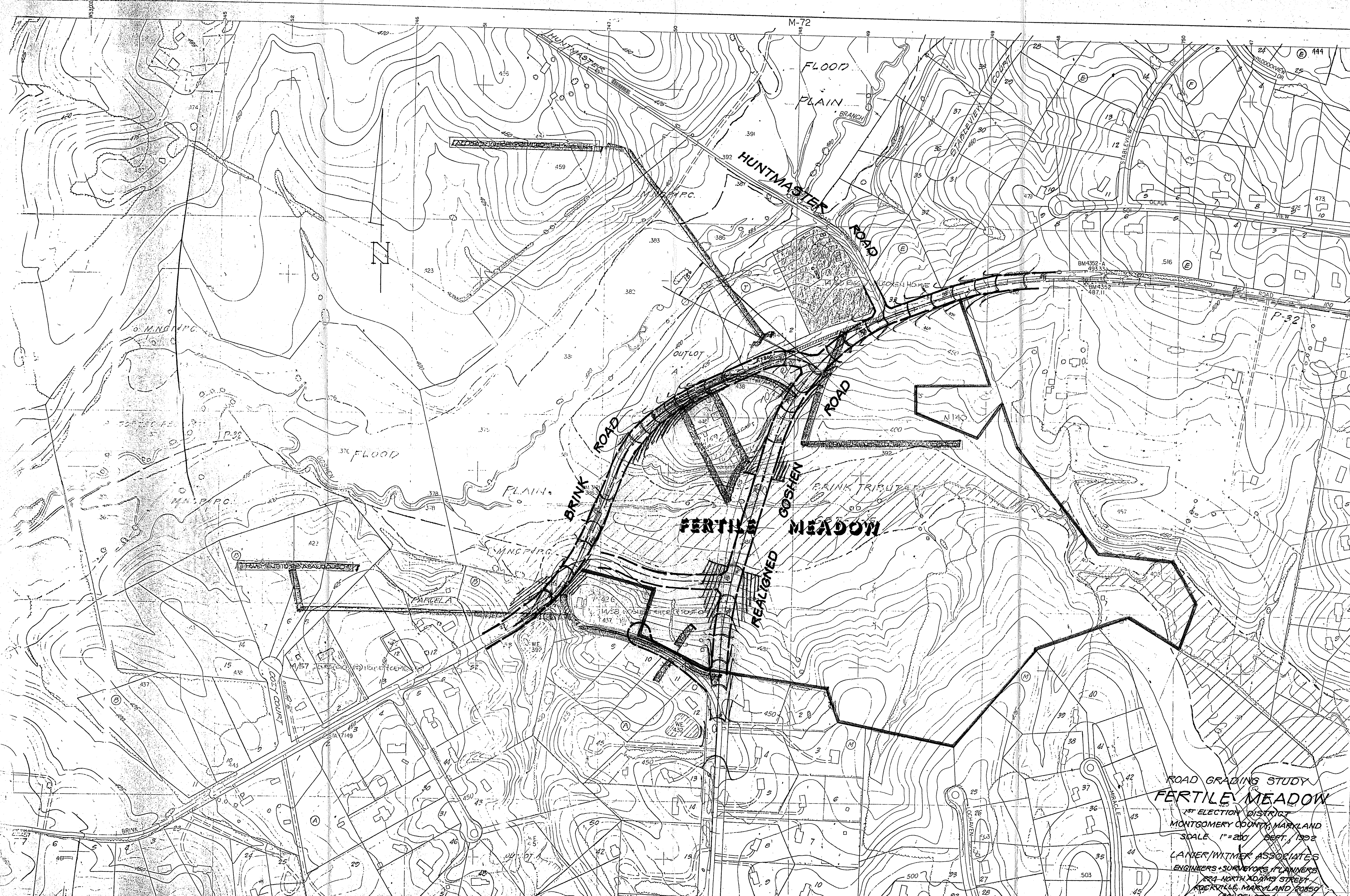


PERMANENT RECORD
PLEASE RETURN TO
TRANSPORTATION PLANNING DIVISION
MONTGOMERY COUNTY REGIONAL OFFICE
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907

MONTGOMERY COUNTY TOPOGRAPHIC SURVEY
The Maryland National Capital Park & Planning Commission
Scale: 1" = 200' Contour Interval 5' MARCH 16, 1980
Contract Title: GAITHERSBURG, ROCK CREEK

2

SHEET M-89-1



ROAD GRADING STUDY
FERTILE MEADOW
 1ST ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 200' SEPT, 1992
 LANER/WITMER ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 224 NORTH ADAMS STREET
 ROCKVILLE, MARYLAND 20850
 (301) 251-6750

Verification Report

Date: Aug 03

Time: 02:08PM

1 page sent to:

92029869131

Transmission time: 00:00:55

Result: Transmission OK

**Historic Site # 14/50 Fertile Meadows
To be restored.**

Post-It™ brand fax transmittal memo 7671

of pages ▶

To	JEFF SCHRAM	From	PAT PAKER
Co.		Co.	M-NGRPC
Dept.		Phone #	
Fax #	(202) 986.9131	Fax #	495.1307

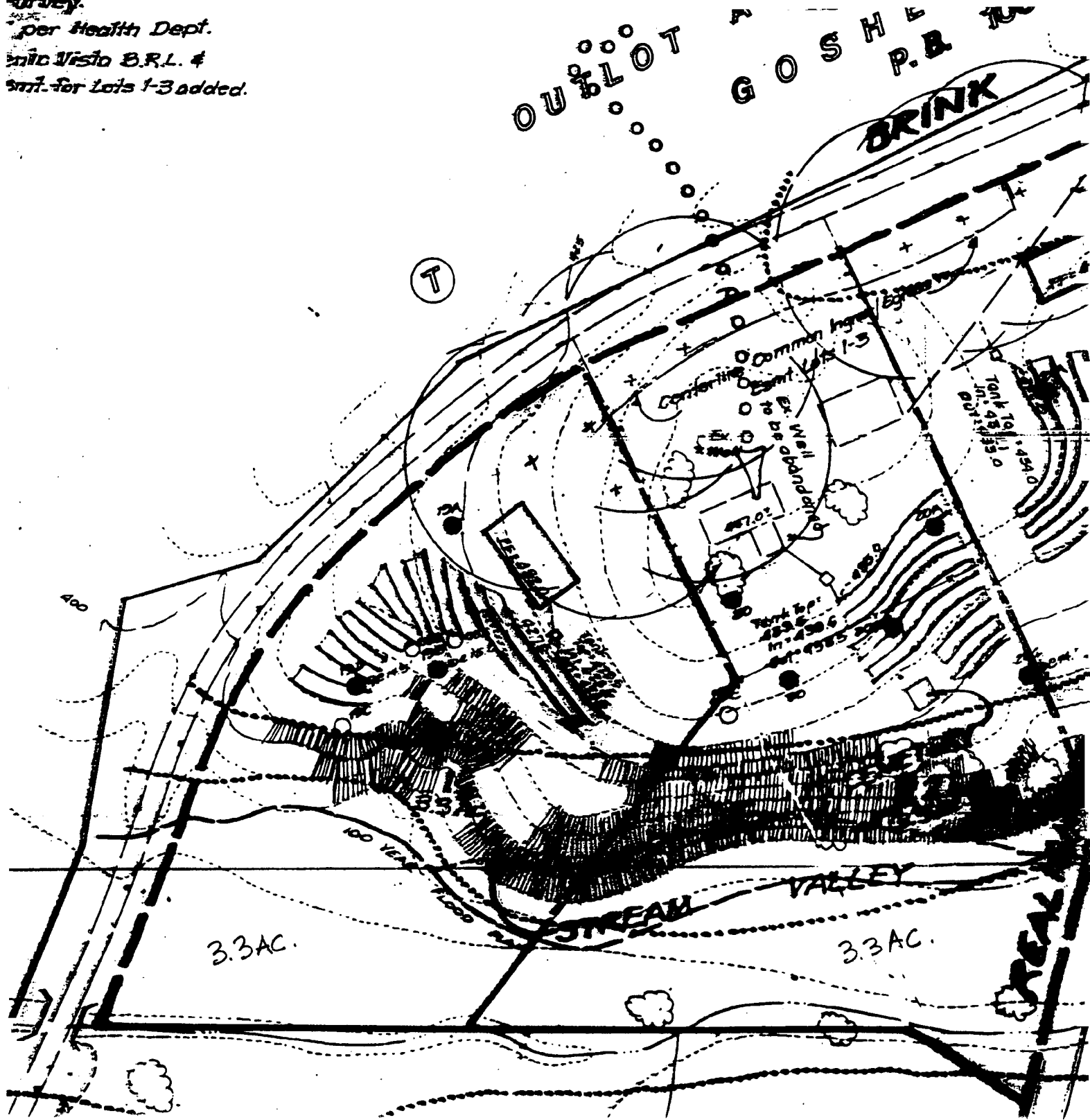
3rd. alignments revised.

survey.

per Health Dept.

into Vista B.R.L. #

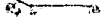
split for Lots 1-3 added.



LANIER/WITMER Associates
Engineering+Surveying+Planning

JOHN R. (DICK) WITMER, L.S.

224 NORTH ADAMS STREET
ROCKVILLE, MD 20850


(301) 251-6730
(301) 251-6733 (FAX)

Engineer
Dave A. W.
Rogers & Associates

MARY ANN

1-88023 FERTILE MEADOW

WE WOULD LIKE TO SCHEDULE THE
AMENDED PLAN TO BE REVIEWED
BY HPC A.S.A.P. - THE S.R.C. MEETING
IS SCHEDULED FOR AUG. 3 - WE ARE
TRYING TO GET TO THE P.B. AS SOON AFTER
THAT AS POSSIBLE. WE WOULD APPRECIATE
YOUR INPUT AND ASSISTANCE TO HAVE THE
PLAN HEARD AT H.P.C.

DICK WITMER

Scheduled Aug 12th

2nd or 3rd week in Sept.
to Pl. Bd.

Staff Report by Aug 5th

P.

A S H E W 406
G O S H P B
DRINK

ENVIRONMENTAL
PRINTS as of 8-9-89
LOT # 1
3.5 acres
McNair's, Smeadmore
+ Amador's
14159
MERCILE
MERRONS

T

FOYR

23 AC
20' 60' x 45'

Tank Top
In: 48
Out: 35.0
494.0



Ex. Well
to be abandoned

ROCK

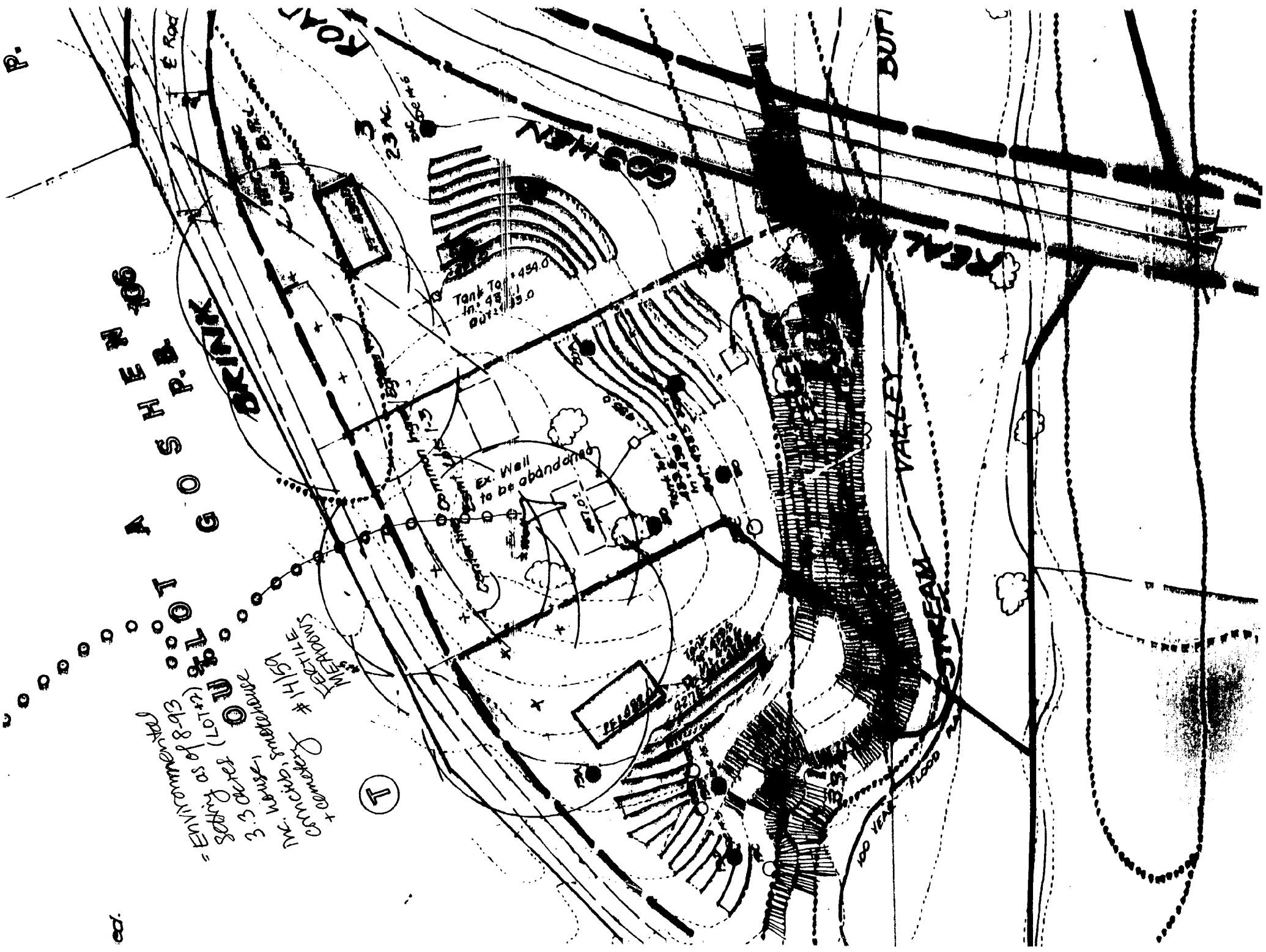
BUT

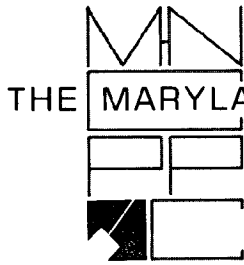
VALLEY

STREAM

100 YEA

ed.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

July 28, 1993

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Marcus, Historic Preservation Coordinator
Patricia Parker, Historic Preservation Planner
Design, Zoning, and Preservation

SUBJECT: Preliminary Plan #1-88023, Fertile Meadows

On July 14, 1993, the Historic Preservation Commission (HPC) met and reviewed several plans of subdivisions involving identified historic resources. This memo summarizes the Commission's concerns on a subdivision which affects Master Plan Site #14/59, Fertile Meadows, and are as follows:

Preliminary Plan #1-88023, Fertile Meadows, which involves Master Plan Site #14/59, Fertile Meadows has been recommended by the HPC for approval with the following conditions:

1. All historic structures on the property must be stabilized and maintained to avoid further deterioration. All openings of all structures shall be protected. Debris and overgrown vegetation shall be removed and all improvements shall be posted.
2. Lot #2, which includes the historic house, barn/corncrib, log meathouse and family cemetery, must be enlarged to approximately 3.3 acres.
3. A building restriction line must be created on Lot #3, east of Lot #2, and should be located starting at the rear corner of the barn/corncrib and angling northeast approximately 45 degrees to the front of the site. This line will revise the proposed location for new construction on Lot #3 (see attached drawing).
4. To the extent possible, all existing cedars along the property fronting on Brink Road, shall be protected. This may mean extending the retaining wall to the west, and/or moving the joint driveway to the east as necessary.

5. A minimum of two cedars (with size set by M-NCPPC Landscape Architect) shall be added to the right of the driveway entrance as you face Lot #2.

6. Historic preservation planning staff must be provided with a description of the new house to be built on Lot #1 because of land topography and because of the proximity of the new house to the historic setting.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

SITE: Master Plan Site #14/59
Fertile Meadows

DATE: July 7, 1993

CASE NUMBER: #1-88023

TYPE OF REVIEW: Subdivision

PREPARED BY: Patricia Parker

PROPERTY ADDRESS: 9000 Brink
Road

BACKGROUND/DISCUSSION:

This subdivision plan proposes the creation of three lots of 2.3 to 4.3 acres each, including Master Plan Site #14/59, Fertile Meadows - a historic house, appurtenances and cemetery (all on one lot) located on the south side of Brink Road near the Goshen Branch of the Great Seneca Creek Valley. Five lots, further to the east and separated from the historic site by realigned Goshen Road, were previously approved by the Planning Board and houses are currently being constructed on the lots.

Fertile Meadows is a 1790 frame and brick house, associated with the Riggs family (a prominent farming and mercantile family in Montgomery County), with accompanying corncrib/barn, meat house and family cemetery. Fertile Meadows was placed on the Master Plan in 1984 with the entire parcel of 91.38 acres as an environmental setting, to be reduced at the time of subdivision. The HPC reviewed an earlier subdivision proposal in February, 1988 and recommended a combination of three lots as a reduced setting north of the future Goshen Road realignment. This triangular shaped piece would be bounded by the new Goshen Road, Brink Road, and the Goshen Branch stream valley (see attached memo).

On July 8, 1992 the HPC reviewed a Historic Area Work Permit involving the relocation of the corncrib/barn on the property, but the applicant withdrew this proposal before any vote. The staff recommendation was against relocation of the barn because of its value to the site. No mention was made about the deteriorated condition of the meathouse. The Staff Report further recommends "the best preservation plan for this site would be to keep all the resources, including the cemetery, grouped on one lot."

This current subdivision request proposes reducing the environmental setting of Fertile Meadows to 2.3 acres as defined by existing fence lines and including the house, barn, meathouse and cemetery on one lot. It also proposes creating a lot on either side of the historic resource on the south side of Brink Road. The historic setting would have frontage on both Brink

Road and the new Goshen Road (although all structures would be oriented to Brink Road), and all elements of the historic resource would be located on the same parcel. A stream valley buffer would wind across Lot 1, the rear of Lot 2 (the lot containing Fertile Meadows) and portions of the remaining lots.

The County's Department of Transportation (DOT) is requiring substantial road improvements to Brink Road as a condition of this subdivision. The improvements to Brink Road will have a major impact on the setting for Fertile Meadows - specifically, removal of the existing driveway leading to the historic house from Brink Road and replacement with a shared driveway accessing Brink Road further to the east, pavement widening on the north and south shoulders of Brink Road in front of the site, and intrusion into the existing line of cedar trees (see attached plan.) The applicant has worked with DOT and is proposing a retaining wall in front of the historic house as a means of mitigating some of the impact of the road improvements.

Development of the 4.3 acre lot to the west of Fertile Meadows (Lot #1) is also of concern - it is a particularly sensitive area due to the topography of the site and the row of large cedar trees planted along Brink Road which provide a screen and windbreak for the historic site. Access to all the lots would be a shared driveway, and this driveway would have to cut across the front of the historic property to get to Lot #1. The front of the house on Lot #1 will face the historic house, with a vista toward the rear across the stream valley. The new house may be larger than the 1-1/2 story historic resource; but because of the topography, the new house will be placed at a lower elevation.

Finally, the condition of maintenance of the historic site is very poor. In addition to the main house being open and accessible to vandals, the deterioration of the log meathouse, from photos taken in 1984, shows an example of serious neglect which needs to be rectified. The meathouse is a significant part of the setting, and should be restored.

ISSUES:

There are several issues of importance in review of this subdivision proposal. First, the location of a new building restriction line on Lot #3 would require the house to be moved farther southeast behind the line and would maintain a vista for the historic house to Brink Road with less intrusion (see attached plan).

The length of the retaining wall should be increased to adequately protect existing and new cedars to be planted. This wall would help to maintain the existing screening along Brink Road which is an important aspect of the character and setting of the historic property.

The existing driveway entrance from Brink Road to the historic site (which will be closed) should be sensitively filled in and augmented with additional cedars planted at the entrance. The driveway is important to the historic setting, as is preservation of the row of cedars which lines Brink Road. The Secretary of the Interior's Standards #1 and #2 address the issue of altering the site:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Another very important issue is that the house and its appurtenances should be adequately protected. During a recent field visit, staff noted that the house was open and accessible to vandals, window openings had no weather protection, and excessive vegetation and debris has accumulated around the barn/corn crib and house. As noted above, the meathouse is in a state of collapse.

Finally, it would be appropriate to decrease the size of Lot #1 at the streambed and add acreage to Lot #2 by angling southward. This would strengthen the environmental setting and add to its openness by maintaining the semi-rural environment of the house. Due to its proximity and the land topography, the architectural design of the new house on Lot #1 should be fully described so as to ensure that it will complement Fertile Meadows as much as possible.

STAFF RECOMMENDATIONS:

Based on the issues discussed above, staff recommends approval of this subdivision plan with the following conditions:

- o Enlarge Lot #2 to include as much as 1 additional acre for a setting of approximately 3.3 acres for Master Plan Site #14/59 Fertile Meadows, including the house, barn/corncrib, log meathouse and family cemetery.
- o Create a building restriction line on Lot #3, with the new house moved farther to the southeast.
- o Protect all possible cedars along property fronting on Brink Road. This may mean extending the proposed retaining wall to the west as necessary.

- o Add a minimum of two cedars (with size to be set by M-NCPPC Landscape Architect) to the right of driveway entrance as you face Lot #2.
- o Post and protect (board-up) all openings for house and barn. Remove all debris and overgrown vegetation for protection of outbuildings and house.
- o Provide staff with a description of the new house to be built on Lot #1 so as to complement Fertile Meadows. The new house will be very visible from the historic house. This requirement should be met because of the promixity of the new house to the historic setting and land topography.

MEMORANDUM

February 29, 1988

TO: Charles Loehr
Subdivision Review, MNCPPC

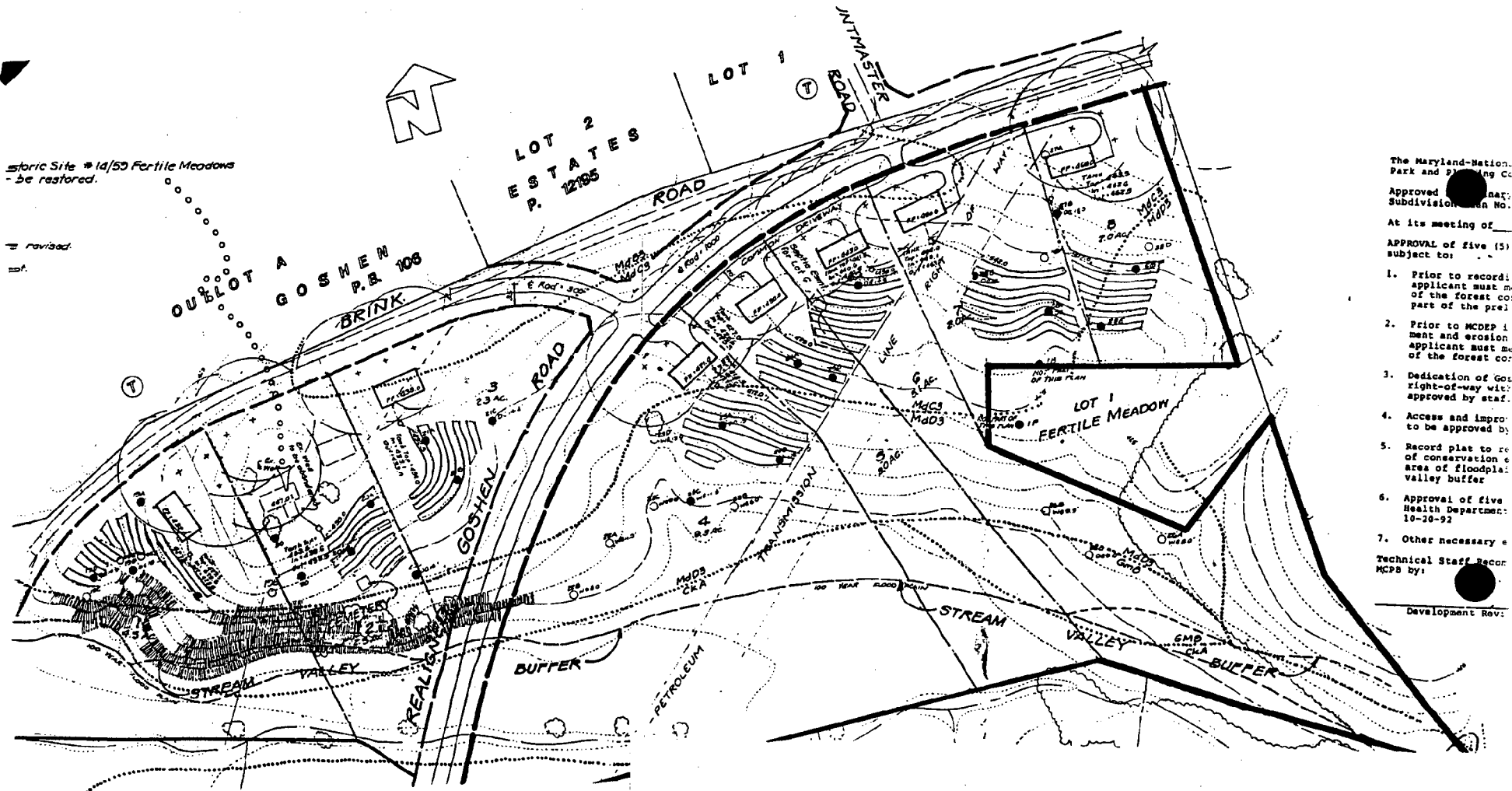
FROM: Bobbi Hahn, Executive Director *BH*
Historic Preservation Commission

SUBJECT: Subdivision involving historic resources

At its February 18, 1988 meeting the Historic Preservation Commission reviewed several plans of subdivisions involving identified historic resources.

1. Plan 1-87282 Cohen Property which is immediately adjacent to Atlas historic site #13/19 the Elizabeth Waters House. The Commission had no objections to the plan as submitted.
2. Plan 1-88006 Kings Crossing which involves Atlas historic site #19/14 the Hoyle Farm which has been recommended by the HPC for placement on the Master Plan for Historic Preservation on architectural grounds. The Commission found that although the environmental setting of the historic resource may be reduced from the entire parcel to a smaller amount of acreage, the developer should provide sufficient space for the retention of the house, barn, and stone outbuilding in a substantial setting. The Commission also expressed an interest in looking at the Hilton house, which is located on the north edge of the subject property, as part of the on-going survey of 20th century resource survey of Montgomery County. In addition, the Commission opposed the abandonment of Hoyle's Mill Road and favors the proposal of the Germantown Citizens Association that the present road be designated a scenic rural by way.
3. Plan 1-88023 Fertile Meadows which is located within the environmental setting of Master Plan site #14/59 Fertile Meadows and is immediately adjacent to Master Plan #14/58 Goshen Store and Post Office. ~~The Commission recommends that lot 18 next to the Goshen Store be eliminated so that the historic vista from the store is maintained. In addition the Commission recommends that lots 19, 20, and 21 be combined into one lot as a reduced environmental setting of Fertile Meadows: because this area will be separated from the remainder of the proposed development by the future realignment of Goshen Road and because it borders on the 100 year flood plan, an area which cannot be developed, there exists the unusual opportunity to preserve the historic resource in a semi-rural setting.~~

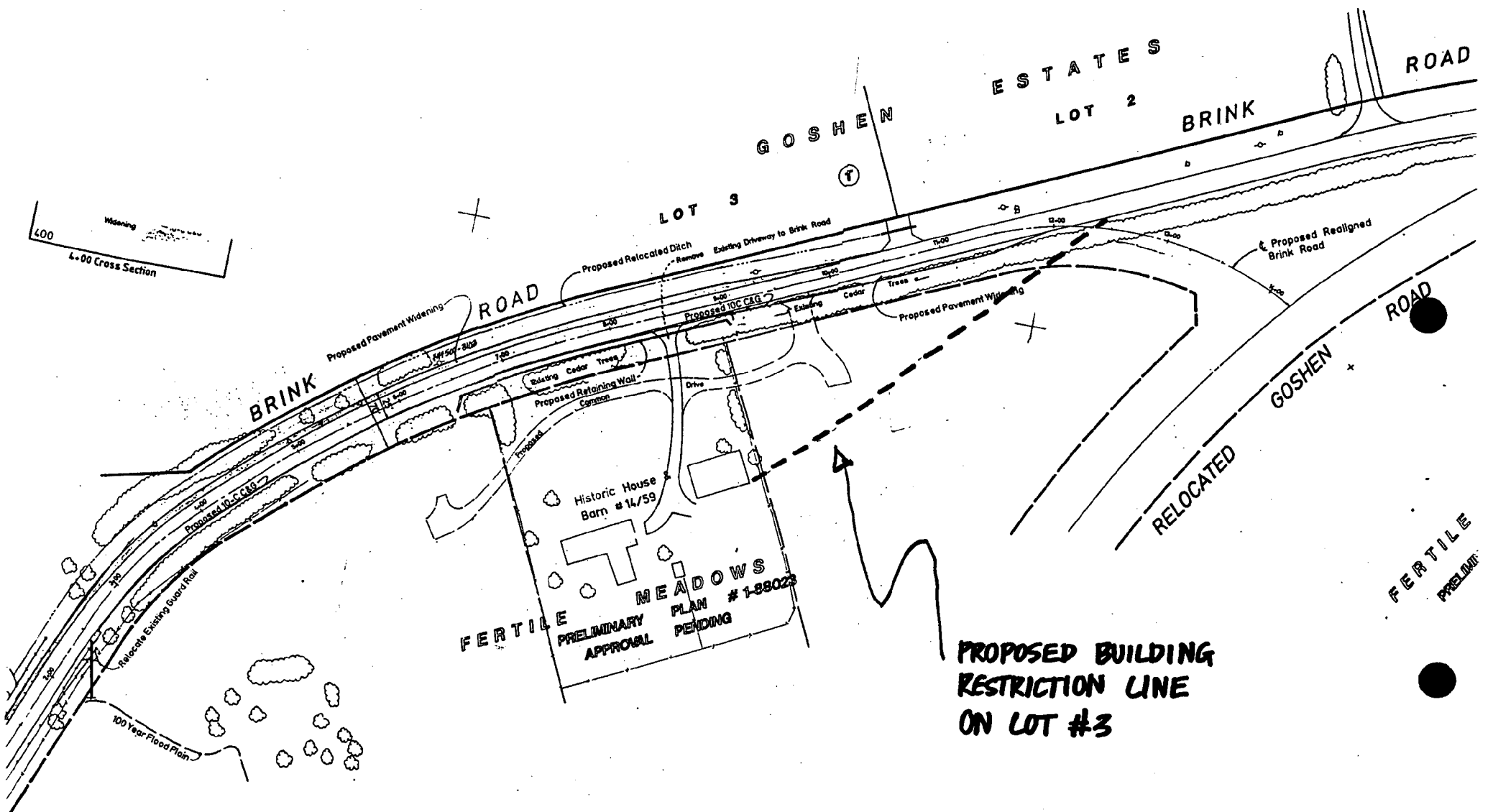
CURRENT PROPOSAL



The Maryland-National
Park and Planning Co.
Approved Subdivision Plan No. _____
At its meeting of _____
APPROVAL of five (5)
subject to:

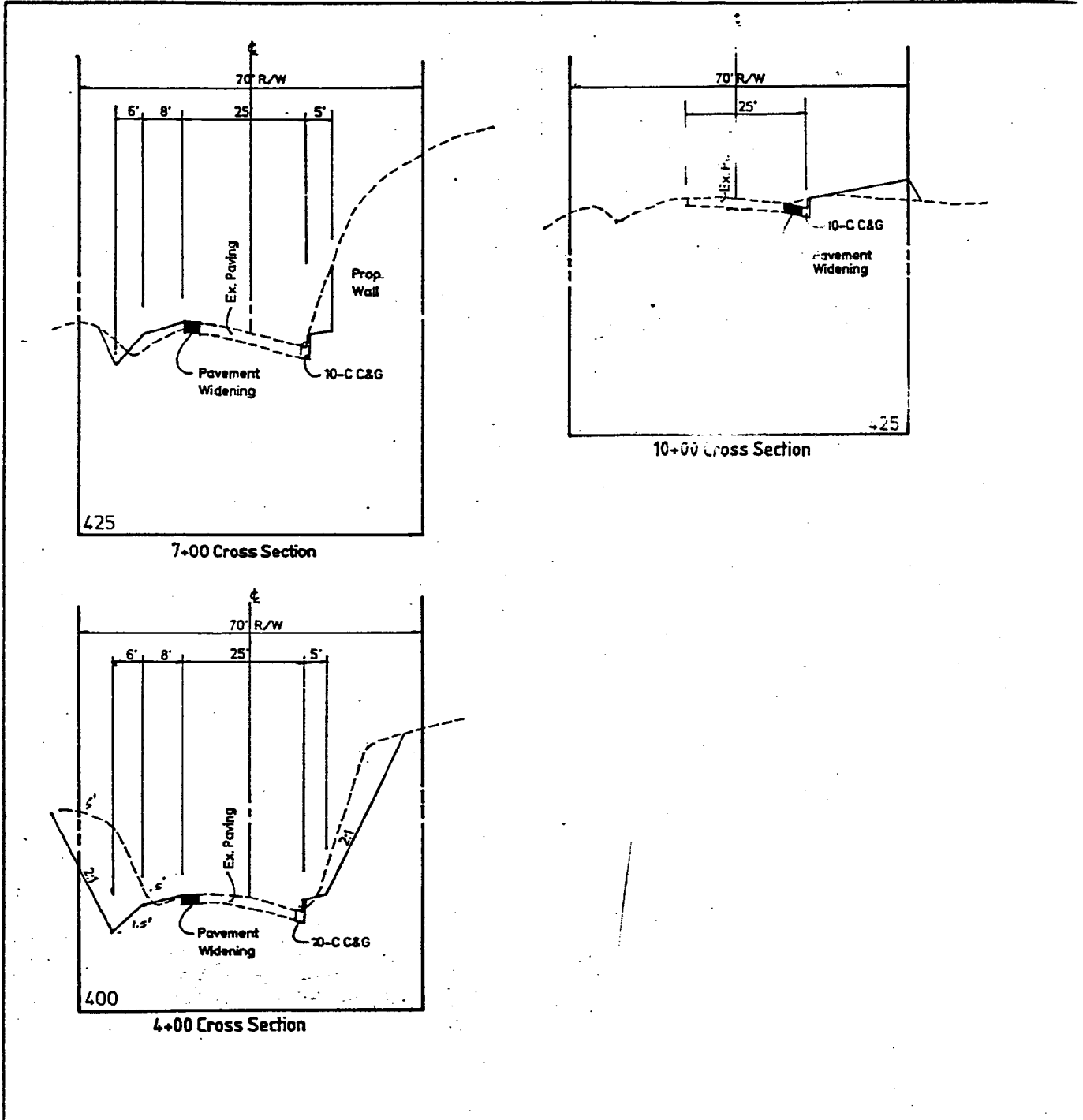
1. Prior to recording applicant must meet requirements of the forest code of the pre-1970.
2. Prior to MCDP 1000 and erosion applicant must meet requirements of the forest code of the forest code.
3. Dedication of Gas right-of-way with approved by staff.
4. Access and improvement to be approved by staff.
5. Record plat to record area of floodplains valley buffer.
6. Approval of five Health Department: 10-10-92
7. Other necessary conditions.

Technical Staff Record
MCPS by: _____
Development Rev: _____



FERTILE
PRELIMINARY

BRINK ROAD - PROPOSED ROAD CROSS SECTIONS



ACHS SUMMARY FORM

1. Name: Fertile Meadows
2. Planning Area/Site Number: 14/59
3. M-NCPPC Atlas Reference: Map 8
Coordinate C-10
4. Address: 9000 Brink Rd.
Laytonsville, Md.
5. Classification Summary

Category <u>building</u>	Previous Survey Recording <u>MNCPPC</u>
Ownership <u>private</u>	Title and Date: <u>Historic Sites Inventor,</u>
Public Acquisition <u>N/A</u>	<u>1976</u>
Status <u>occupied</u>	
Accessible <u>no</u>	Federal <u> </u> State <u> x </u> County <u> x </u> Local <u> </u>
Present use <u>private residence</u>	
6. Date: c. 1790
7. Original Owner: Joshua Pigman
8. Apparent Condition

a. excellent b. altered c. original site
9. Description: The house is a 1½ story structure, the west end of which is frame; the east end is brick on the first floor and frame above. At the east end is a one-story brick chimney with a free-standing stack. The frame section has an internal chimney where it adjoins the brick wing, and an external one-story chimney on the west end, with a narrow, free-standing stack. The frame section is five bays with a central doorway and a four-light transom. The windows are nine-over-nine double-hung sash. The steep "A" roof broken by three dormer windows on the main facade. The sheathing is clapboard and the cornice boxed with an ogee bed molding. On the gable sides, there is a fascia with a wide bead.

The brick section has a two-bay facade, and is a half level lower than the main house. The east bay was a door but has been altered into a window. There is one dormer on the north slope of the roof.

Near the house is a small log smokehouse with an external brick smoke-stack. The gable ends have horizontal weatherboarding.
10. Significance:

The Fertile Meadows is an excellent example of a later 18th century farm house. The property is associated with the Riggs family, prominent in Montgomery County history.

In 1743 a large tract was granted to Benjamin Wallingford and before 1792 Joshua Pigman bought the land and built a house on a hill overlooking a mill.

That year he sold the land. The house had several owners before being purchased by George Washington Riggs in 1819.

George Riggs was a self-made man. He started out as a silversmith in Georgetown and soon had a thriving business. In 1820, the year after he purchased Fertile Meadows, he had a license to be a storekeeper in Montgomery County, and eventually he moved to Baltimore where he became an exporter in the lucrative tobacco trade. He purchased several other large, expensive tracts of land in the county.

George gave his son Remus a small farm in 1859 and in 1864 sold him 28 acres, including Fertile Meadows. Remus farmed the land while selling off parcels, and in 1901 gave the remaining 60 acres to his wife. His son George sold the house in 1912. It changed hands several times before being bought by Lee Counselman, a finance expert from Detroit.
11. Researcher and date researched: Donald M. Leavitt/7/79 Mike Dwyer/Arch. Des
12. Compiler: Gail Rothrock
13. Date Compiled: 10/79
14. Designation Approval
15. Acreage: 93.7 acres

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The house is a one-and-one-half story structure, the west end of which is frame; the east end is brick on the first floor and frame above. At the east end is a one-story brick chimney with a free-standing stack. The frame section has an internal chimney where it adjoins the brick wing, and an external one-story chimney on the west end, with a narrow, free-standing stack. The frame section is five bays with a central doorway and a four-light transom. The windows are nine-over-nine double hung sash. The steep "A" roof is broken by three dormer windows on the main facade. The sheathing is clapboard and the cornice boxed with an ogee bed molding. On the gable sides, there is a fascia with a wide bead.

The brick section has a two-bay facade, and is a half level lower than the main house. The east bay was a door but has been altered into a window. There is one dormer on the north slope of the roof.

In plan, the brick wing is one room with a corner boxed staircase. The mantel has been removed. The second floor has been divided into several rooms; all have simple detailing.

The main house has a central hall with flanking parlors. The east room is divided from the hall by a vertically beaded board partition along which the staircase rises. The boarding continues around the east room as wainscotting. The fireplace has a jack arch over the opening; a molding surrounds the opening and above is a shelf with a bed molding. To the north of the fireplace is an open cupboard with butterfly shelves and an enclosed cupboard.

The west room has a plaster partition wall. The room is plastered, with a chair rail. The fireplace has a wood surround with a molding around the outside edge. The frieze is plain; the shelf has a deep bed molding above a row of fretwork. The corner posts and plates are exposed in this room as well as the hall and east room; the posts and plate have a quirked bead on the exposed edge.

On the second floor, there are two rooms on either side of the hall. The partition walls are vertical beaded boards. The east room has a small fireplace; the west room none. The door to the west room is six panelled and the walls plastered. The east room has a door of three beaded boards. The mantel shelf is attached to the wall. The chair rail is a double beaded board with an astragal in the center. The door frames are moldings applied to the partition walls.

Doors throughout the house have six raised panels and iron hardware. Hinges are rat-tail in the main rooms, H or HL for the secondary rooms and strap on the exterior doors. The floors are wide boards.

The wing to the south has been added by the present owners.

Near the house is a small log smokehouse with an external brick smokestack. The gable ends have horizontal weatherboarding.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Fertile Meadows

DESIGNATED ON MASTER PLAN 1-11-1984

AND/OR COMMON

2 LOCATION

STREET & NUMBER 9000 Brink Road

CITY, TOWN

Laytonsville

VICINITY OF

Goshen

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME Mrs. Lee Counselman

Telephone #: 926-3055

STREET & NUMBER

9000 Brink Road

CITY, TOWN

Laytonsville

VICINITY OF

Goshen

STATE, zip code

Maryland 20760

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Montgomery County Courthouse

Liber #: 572

Folio #: 232

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland 20850

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

M-NCPPC Inventory of Historical Sites

DATE

1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Rockville

STATE

Maryland 20855

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 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 c. 1790

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Fertile Meadows is an excellent example of a late 18th century farm house. The property is associated with the Riggs family, prominent in Montgomery County history.

In 1743 Benjamin Wallingford was granted the land upon which Fertile Meadows now sits, calling it "Benjamin's Square". Some years later the land was resurveyed and a mill was built where the road from Laytonsville to Clarksburg crosses Goshen Branch, providing the nearby town with its name, Goshen Mills. Joshua Pigman came into possession of a part of the Resurvey on Benjamin Square and it is believed that he built the Fertile Meadows house on the hill overlooking the mill sometime before 1792. In that year he sold the land,¹ and improvements, and the house passed through several owners before being purchased by George Washington Riggs in 1819.

George Riggs was a self-made man. He started out as a silversmith in Georgetown and soon had a thriving business. In 1820, the year after he purchased Fertile Meadows, he had a license to be a storekeeper in Montgomery County, and eventually he moved to Baltimore where he became an exporter in the lucrative tobacco trade. He purchased several other large expensive tracts of land in the county.

He gave his son Remus a small farm in 1859,³ and in 1864 sold to him for \$1 all 288 acres of "Goshen Farm and Mills", a parcel that included Fertile Meadows.⁴ Although Remus owned the mills he did not run them and instead farmed. As he grew older he sold off pieces of the land until 1901 when he gave the remaining 60 acres to his wife in consideration of "her promise to take care of me and provide for me for and during my natural life".⁵ After Remus' death his son George lived in the house before selling it in 1912.⁶

Several other parties owned Fertile Meadows before the Counselmans bought it in 1934. Lee Counselman had been a finance expert in Detroit and had helped organize several auto firms. Mrs. Counselman had been a fashion model.

Fertile Meadows in 1934 had been spared the threat of "modernization" and the Counselmans successfully retained its primitive atmosphere while making the house livable.

The name "Fertile Meadows" came from a small tract which made up part of the original farm.

FOOTNOTES:

1. Land Records of Montgomery County, Md., E/167, (4/13/1792).
2. Ibid., V/19, (11/13/1819).
3. Ibid., JGH 7/512, (8/30/1859).
4. Ibid., EBP 1/97, (2/19/1864).
5. Ibid., TD 17/195, (5/31/1901).
6. Ibid., 230/204, (10/15/1912).

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land Records of Montgomery County, Md.

Scharf, Thomas J., History of Western Maryland. Vol. I, Philadelphia: Lewis H. Everts, 1882.

Farquhar, Roger Brooke, Old Homes and History of Montgomery County, MD. Washington, D.C., Judd and Detweiler, 1962.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 93.68 acres

VERBAL BOUNDARY DESCRIPTION

Located on the south side of Brink Road, approximately 1 mile west of Route 124.

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

STATE COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

Donald M. Leavitt

Mike Dwyer

Architectural Description

ORGANIZATION

Sugarloaf Regional Trails

DATE

July 1979

STREET & NUMBER

Box 87

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

STATE

Maryland 20753

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



NO. 1045

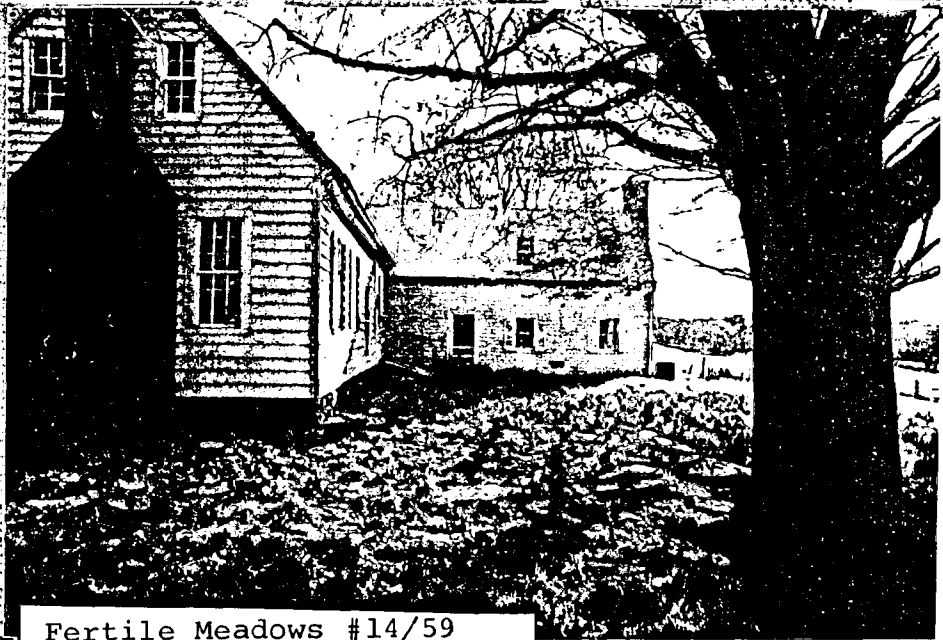


grandeur 3 1/2 x 5
size 9 x 13 cm

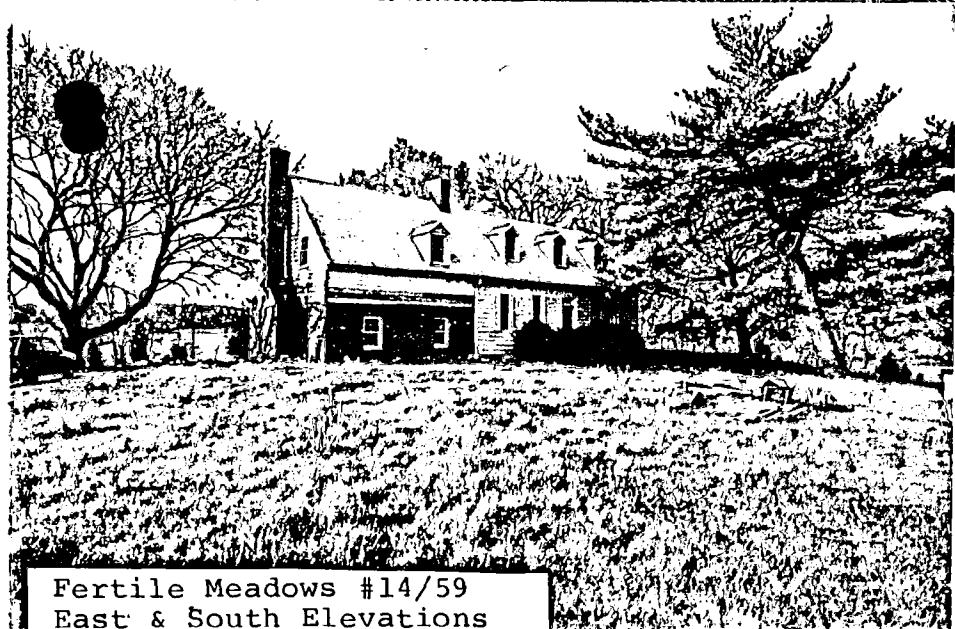
RECYCLED PAPER
MADE IN CANADA



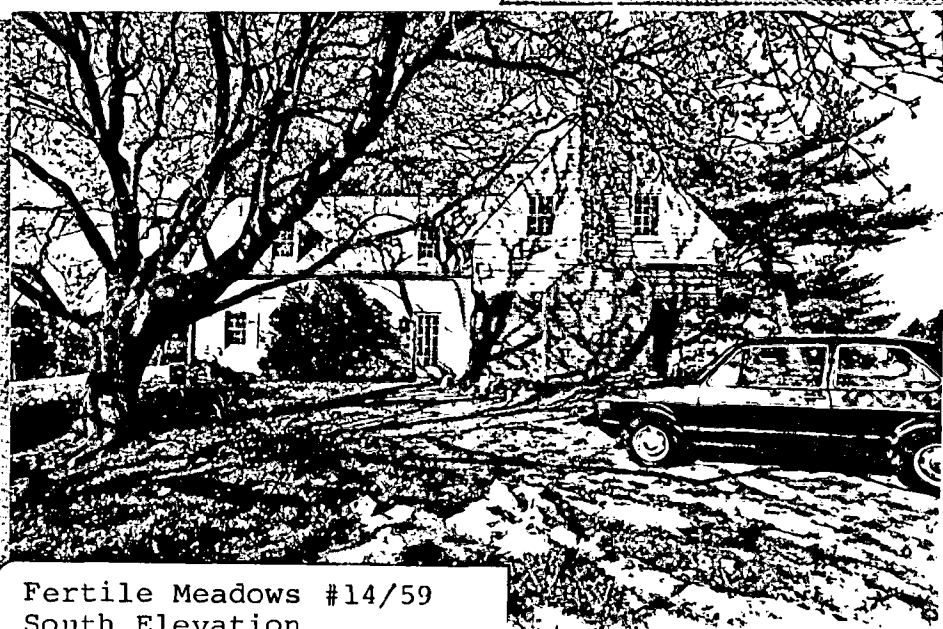
Fertile Meadows #14/59
Northwest Elevations



Fertile Meadows #14/59
North & West Elevations



Fertile Meadows #14/59
East & South Elevations



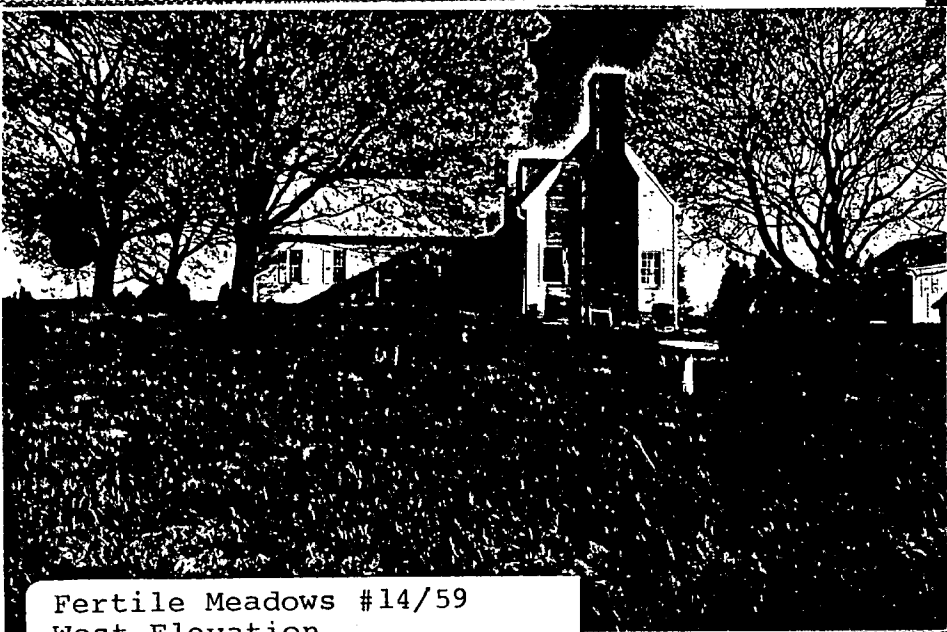
Fertile Meadows #14/59
South Elevation



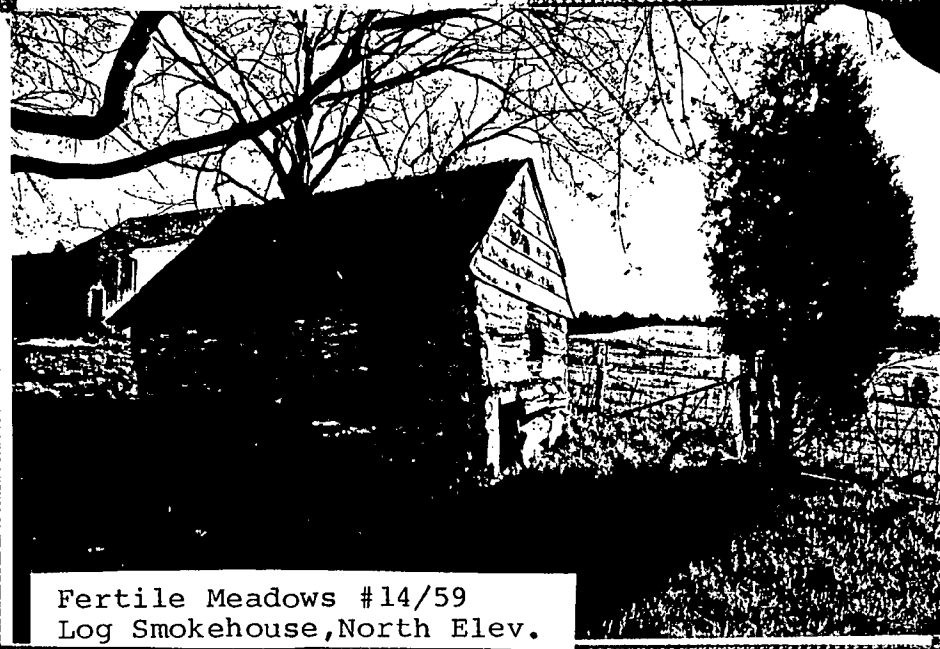
Fertile Meadows #14/59
East & South Elevations



Fertile Meadows #14/59
South & West Elevations



Fertile Meadows #14/59
West Elevation



Fertile Meadows #14/59
Log Smokehouse, North Elev.



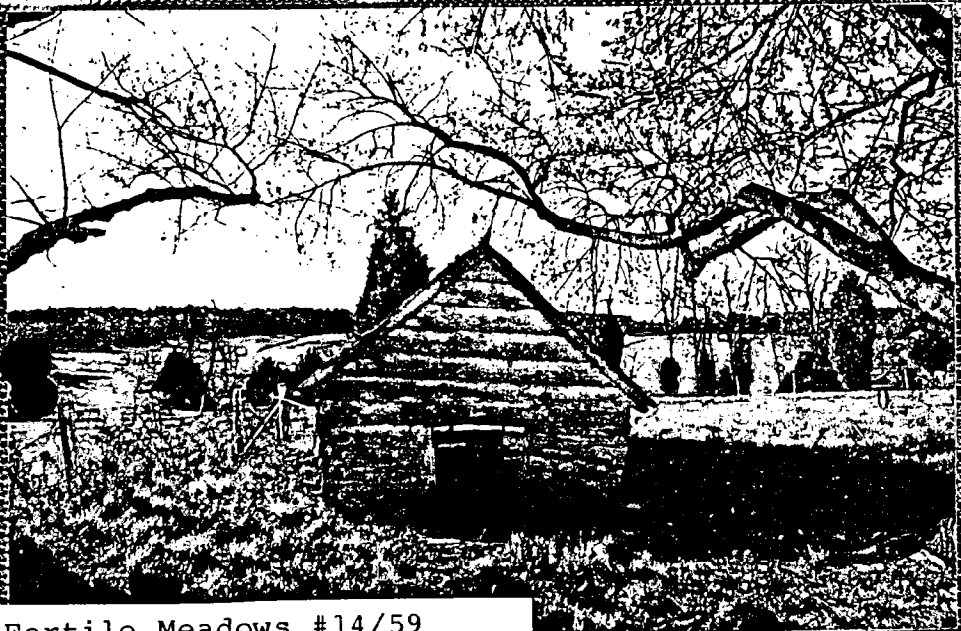


No. 104



grandeur 3 1/2 x 5
size 9 x 13 cm

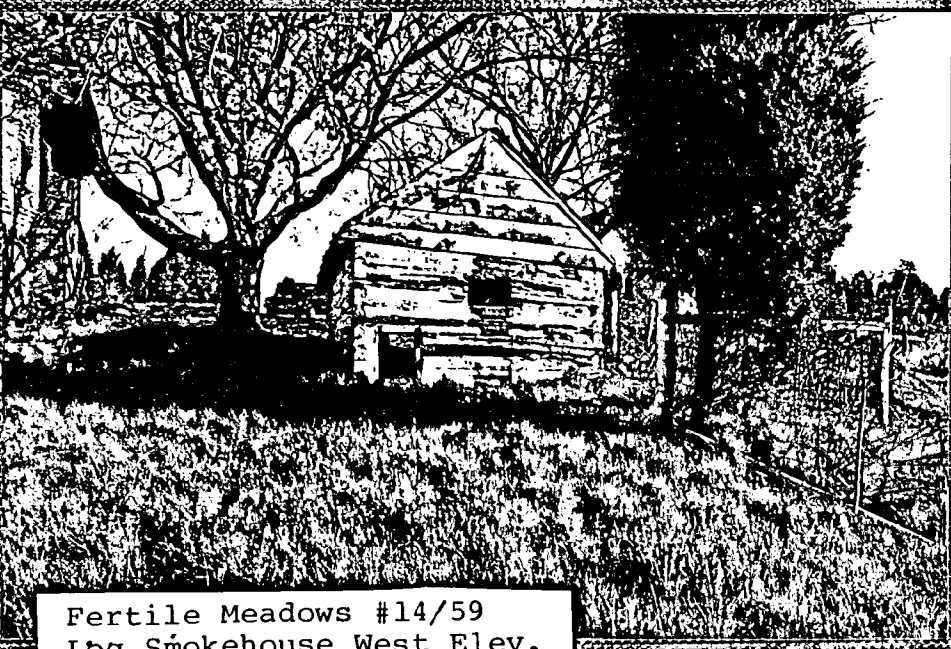
FABRIQUE EN CANADA
MADE IN CANADA



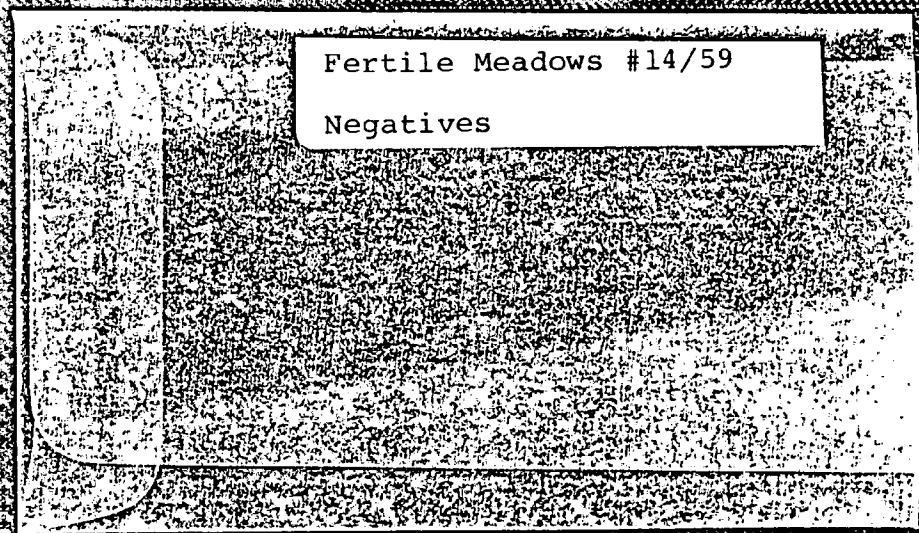
Fertile Meadows #14/59
Log Smokehouse, East Elev.



Fertile Meadows #14/59
Log Smokehouse, South/East Elev.



Fertile Meadows #14/59
Log Smokehouse West Elev.



Fertile Meadows #14/59
Negatives

Request

① Tree Protection
Plan

② Locational
drawing

③ Extent of stone
retaining wall -

HISTORIC PRESERVATION COMMISSION STAFF REPORT

SITE: Master Plan Site #14/59
Fertile Meadows

DATE: July 7, 1993

CASE NUMBER: #1-88023

TYPE OF REVIEW: Subdivision

PREPARED BY: Patricia Parker

PROPERTY ADDRESS: 9000 Brink
Road

BACKGROUND/DISCUSSION:

This subdivision plan proposes the creation of three lots of 2.3 to 4.3 acres each, including Master Plan Site #14/59, Fertile Meadows - a historic house, appurtenances and cemetery (all on one lot) located on the south side of Brink Road near the Goshen Branch of the Great Seneca Creek Valley. Five lots, further to the east and separated from the historic site by realigned Goshen Road, were previously approved by the Planning Board and houses are currently being constructed on the lots.

Fertile Meadows is a 1790 frame and brick house, associated with the Riggs family (a prominent farming and mercantile family in Montgomery County), with accompanying corncrib/barn, meat house and family cemetery. Fertile Meadows was placed on the Master Plan in 1984 with the entire parcel of 91.38 acres as an environmental setting, to be reduced at the time of subdivision. The HPC reviewed an earlier subdivision proposal in February, 1988 and recommended a combination of three lots as a reduced setting north of the future Goshen Road realignment. This triangular shaped piece would be bounded by the new Goshen Road, Brink Road, and the Goshen Branch stream valley (see attached memo).

On July 8, 1992 the HPC reviewed a Historic Area Work Permit involving the relocation of the corncrib/barn on the property, but the applicant withdrew this proposal before any vote. The staff recommendation was against relocation of the barn because of its value to the site. No mention was made about the deteriorated condition of the meathouse. The Staff Report further recommends "the best preservation plan for this site would be to keep all the resources, including the cemetery, grouped on one lot."

This current subdivision request proposes reducing the environmental setting of Fertile Meadows to 2.3 acres as defined by existing fence lines and including the house, barn, meathouse and cemetery on one lot. It also proposes creating a lot on either side of the historic resource on the south side of Brink Road. The historic setting would have frontage on both Brink

Road and the new Goshen Road (although all structures would be oriented to Brink Road), and all elements of the historic resource would be located on the same parcel. A stream valley buffer would wind across Lot 1, the rear of Lot 2 (the lot containing Fertile Meadows) and portions of the remaining lots.

The County's Department of Transportation (DOT) is requiring substantial road improvements to Brink Road as a condition of this subdivision. The improvements to Brink Road will have a major impact on the setting for Fertile Meadows - specifically, removal of the existing driveway leading to the historic house from Brink Road and replacement with a shared driveway accessing Brink Road further to the east, pavement widening on the north and south shoulders of Brink Road in front of the site, and intrusion into the existing line of cedar trees (see attached plan.) The applicant has worked with DOT and is proposing a retaining wall in front of the historic house as a means of mitigating some of the impact of the road improvements.

Development of the 4.3 acre lot to the west of Fertile Meadows (Lot #1) is also of concern - it is a particularly sensitive area due to the topography of the site and the row of large cedar trees planted along Brink Road which provide a screen and windbreak for the historic site. Access to all the lots would be a shared driveway, and this driveway would have to cut across the front of the historic property to get to Lot #1. The front of the house on Lot #1 will face the historic house, with a vista toward the rear across the stream valley. The new house may be larger than the 1-1/2 story historic resource; but because of the topography, the new house will be placed at a lower elevation.

Finally, the condition of maintenance of the historic site is very poor. In addition to the main house being open and accessible to vandals, the deterioration of the log meathouse, from photos taken in 1984, shows an example of serious neglect which needs to be rectified. The meathouse is a significant part of the setting, and should be restored.

ISSUES:

There are several issues of importance in review of this subdivision proposal. First, the location of a new building restriction line on Lot #3 would require the house to be moved farther southeast behind the line and would maintain a vista for the historic house to Brink Road with less intrusion (see attached plan).

The length of the retaining wall should be increased to adequately protect existing and new cedars to be planted. This wall would help to maintain the existing screening along Brink Road which is an important aspect of the character and setting of the historic property.

The existing driveway entrance from Brink Road to the historic site (which will be closed) should be sensitively filled in and augmented with additional cedars planted at the entrance. The driveway is important to the historic setting, as is preservation of the row of cedars which lines Brink Road. The Secretary of the Interior's Standards #1 and #2 address the issue of altering the site:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Another very important issue is that the house and its appurtenances should be adequately protected. During a recent field visit, staff noted that the house was open and accessible to vandals, window openings had no weather protection, and excessive vegetation and debris has accumulated around the barn/corn crib and house. As noted above, the meathouse is in a state of collapse.

Finally, it would be appropriate to decrease the size of Lot #1 at the streambed and add acreage to Lot #2 by angling southward. This would strengthen the environmental setting and add to its openness by maintaining the semi-rural environment of the house. Due to its proximity and the land topography, the architectural design of the new house on Lot #1 should be fully described so as to ensure that it will complement Fertile Meadows as much as possible.

STAFF RECOMMENDATIONS:

Based on the issues discussed above, staff recommends approval of this subdivision plan with the following conditions:

- o Enlarge Lot #2 to include as much as 1 additional acre for a setting of approximately 3.3 acres for Master Plan Site #14/59 Fertile Meadows, including the house, barn/corncrib, log meathouse and family cemetery.
- o Create a building restriction line on Lot #3, with the new house moved farther to the southeast.
- o Protect all possible cedars along property fronting on Brink Road. This may mean extending the proposed retaining wall to the west as necessary.

- o Add a minimum of two cedars (with size to be set by M-NCPPC Landscape Architect) to the right of driveway entrance as you face Lot #2.
- o Post and protect (board-up) all openings for house and barn. Remove all debris and overgrown vegetation for protection of outbuildings and house.
- o Provide staff with a description of the new house to be built on Lot #1 so as to **complement** Fertile Meadows. The new house will be very visible from the historic house. This requirement should be met because of the proximity of the new house to the historic setting and land topography.

M E M O R A N D U M

February 29, 1988

TO: Charles Loehr
Subdivision Review, MNCPPC

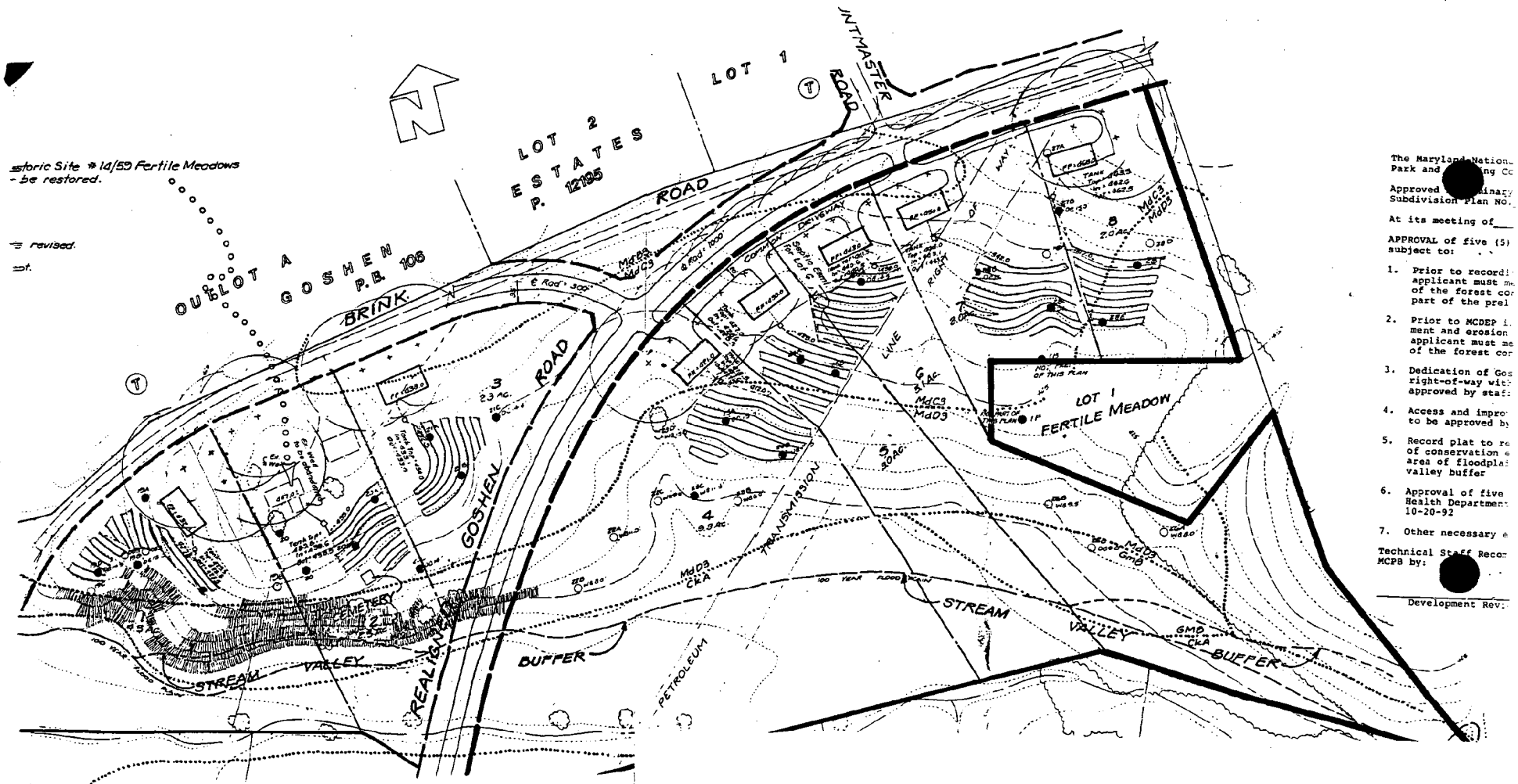
FROM: Bobbi Hahn, Executive Director *BH*
Historic Preservation Commission

SUBJECT: Subdivision involving historic resources

At its February 18, 1988 meeting the Historic Preservation Commission reviewed several plans of subdivisions involving identified historic resources.

1. Plan 1-87282 Cohen Property which is immediately adjacent to Atlas historic site #13/19 the Elizabeth Waters House. The Commission had no objections to the plan as submitted.
2. Plan 1-88006 Kings Crossing which involves Atlas historic site #19/14 the Hoyle Farm which has been recommended by the HPC for placement on the Master Plan for Historic Preservation on architectural grounds. The Commission found that although the environmental setting of the historic resource may be reduced from the entire parcel to a smaller amount of acreage, the developer should provide sufficient space for the retention of the house, barn, and stone outbuilding in a substantial setting. The Commission also expressed an interest in looking at the Hilton house, which is located on the north edge of the subject property, as part of the on-going survey of 20th century resource survey of Montgomery County. In addition, the Commission opposed the abandonment of Hoyle's Mill Road and favors the proposal of the Germantown Citizens Association that the present road be designated a scenic rural by way.
3. Plan 1-88023 Fertile Meadows which is located within the environmental setting of Master Plan site #14/59 Fertile Meadows and is immediately adjacent to Master Plan #14/58 Goshen Store and Post Office. ~~The Commission recommends that lot 18 next to the Goshen Store be eliminated so that the historic vista from the store is maintained.~~ In addition the Commission recommends that lots 19, 20, and 21 be combined into one lot as a reduced environmental setting of Fertile Meadows: because this area will be separated from the remainder of the proposed development by the future realignment of Goshen Road and because it borders on the 100 year flood plan, an area which cannot be developed, there exists the unusual opportunity to preserve the historic resource in a semi-rural setting.

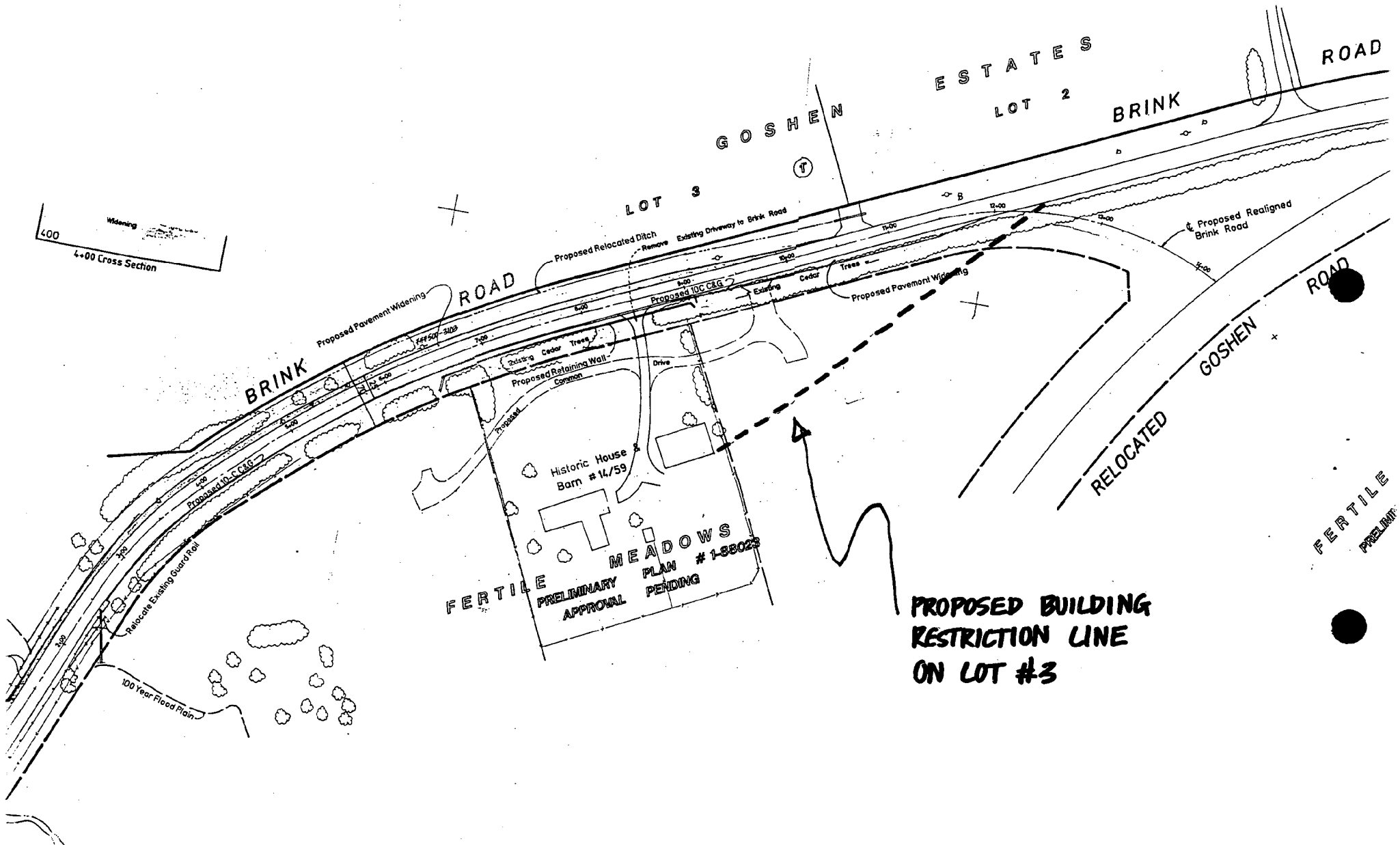
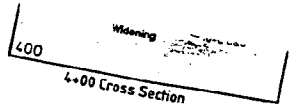
CURRENT PROPOSAL



The Maryland National Park and Planning Commission
 Approved Preliminary Subdivision Plan No. _____
 At its meeting of _____
 APPROVAL of five (5) subject to:

1. Prior to recordation applicant must submit a map of the forest corridor of the forest corridor.
2. Prior to MDCP implementation and erosion applicant must submit a map of the forest corridor.
3. Dedication of Goshen right-of-way with approval by staff.
4. Access and improvement to be approved by staff.
5. Record plat to be of conservation area of floodplain valley buffer.
6. Approval of five Health Department: 10-20-92
7. Other necessary and Technical Staff Record MDCP by: _____

Development Review: _____

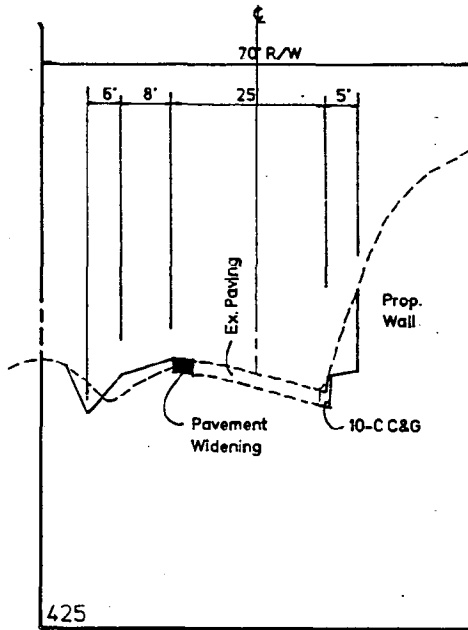


FERTILE MEADOWS
PRELIMINARY PLAN # 1-88023
APPROVAL PENDING

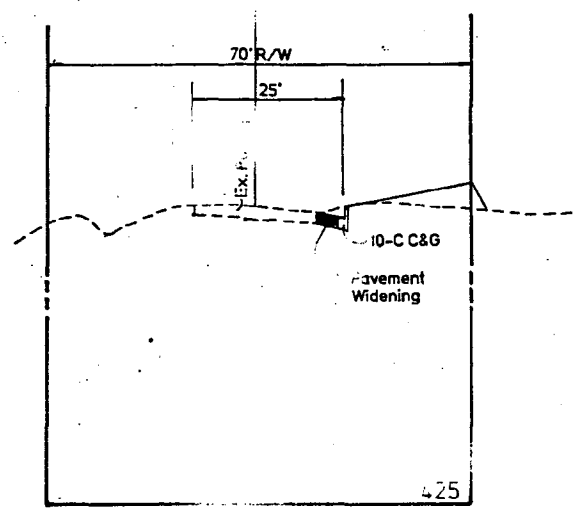
PROPOSED BUILDING RESTRICTION LINE ON LOT #3

FERTILE PRELIMINARY

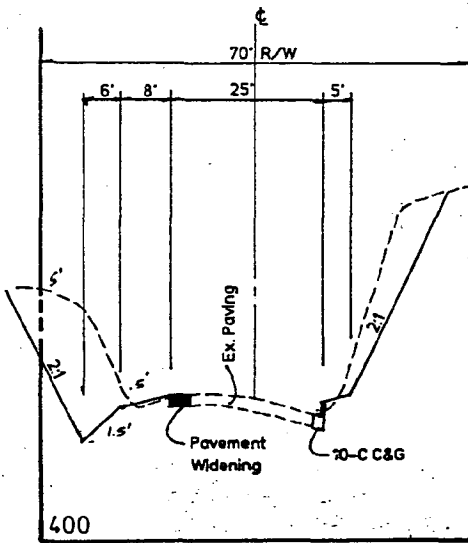
BRINK ROAD - PROPOSED ROAD CROSS SECTIONS



7+00 Cross Section



10+00 Cross Section



4+00 Cross Section

OWNER:

Peter Moholt
#24 Mont. Village Ave.
Gaithersburg, MD.
20879 840-0414

ENGINEER:

Dick Witmer
Lanier/Witmer Assoc.
224 North Adams St.
Rockville, MD.

^{PAPER}
CONTRACT PURCHASER:

Peter Papadopoulos
Springbrook Builders
15950 Berwood Rd.
Rockville, MD.

20855 984-0500 or
~~984~~ 540-0020

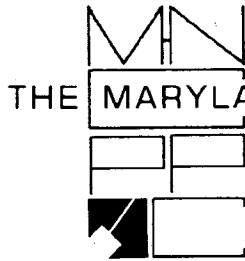
Peter Moholt (OWNER)
840-0414

Springbrook Builders
(CONTRACT
PURCHASER)
984-0500

Joel Brodsky

Cathy Conlon

Steve Cary



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

June 29, 1993

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission will be holding a public meeting and worksession on Wednesday, July 14, 1993, in order to evaluate the proposed subdivision of Fertile Meadows, #1-88023, located at 9000 Brink Road, Laytonsville. It involves Master Plan Site #14/59, Fertile Meadows. 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 resource, 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,

Gwen Marcus
Historic Preservation
Coordinator

Enclosure

cc: Peter Papadopoulos, Springbrook Builders
Dick Witmer, Lanier/Witmer Associates

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Mary Ann Rolland

DATE: August 5, 1992

CASE NUMBER: #1-88023

TYPE OF REVIEW: Subdivision
Review

SITE NAME: Fertile Meadows
Master Plan Site #14/59

ADDRESS: 9000 Brink Road
Laytonsville, MD

DISCUSSION

This subdivision involves Master Plan Site #14/59, Fertile Meadows, a 1790 frame and brick house associated with the Riggs Family with accompanying corncrib/barn, meat house, and family cemetery. It is located on the south side of Brink Road near the Goshen Branch of the Great Seneca Creek Valley.

Fertile Meadows was placed on the Master Plan in 1984 with the entire parcel of 91.38 acres as an environmental setting, to be reduced at the time of subdivision. The HPC reviewed an earlier subdivision proposal in February, 1988 and recommended a combination of three lots as a reduced setting north of the future Goshen Road realignment. This triangular shaped piece would be bounded by the new Goshen Road, Brink Road, and the Goshen Branch stream valley.

On July 8, 1992 the HPC reviewed a Historic Area Work Permit involving the relocation of the corncrib/barn on the property, but the applicant withdrew this proposal before any vote. The staff recommendation was against relocation of the barn because of its value to the site. No mention was made about the deteriorated condition of the meathouse.

This current subdivision request proposes reducing the environmental setting of Fertile Meadows to 2.3 acres bounded by existing fence lines including the house, barn, meathouse and cemetery on one lot. It also proposes creating a lot on either side of the historic resource on the south side of Brink Road. The historic setting would front on both Brink Road and the new Goshen Road, and all elements of the historic resource would be located on the same parcel.

At Subdivision Review, however, the Transportation Planning Division proposed a redesign of the intersection of Brink Road with the new Goshen Road involving a 300' radius turn of Brink Road to intersect the new Goshen Road. (See attached plan.) The road right-of-way would reduce the size of the lot to the east of Fertile Meadows (Lot #3) causing it to be less than the required two acres. Thus the environmental setting for the historic site could include this land adjacent to the barn and enhance its semi-rural setting.

Development of the 4.3 acre lot to the west of Fertile Meadows (Lot #1) is also problematic due to the high embankment and row of large Cedar trees planted along Brink Road providing a screen and windbreak for the historic site. Since access to this lot would be on a curve and driveway visibility onto Brink Road would be poor, a driveway connection would have to be made across the front of the

historic property, using the same driveway cut as the historic house. The front of this house on Lot # 1 would therefore face the historic house, with a vista toward the rear across the stream valley. While the new house may be larger than the 1 1/2 story historic resource, it will be placed at a lower elevation.

Another alternative to this driveway access might be to approach the house from the base of the hill near the stream valley bridge on Brink Road and orient the new house toward the road. However, there may be conflicts with both the septic and DOT right-of-way regulations. In either case, additional plantings are needed along the fence row between Lots #1 & #2 for privacy for both the new house and the historic house.

Finally, the deterioration of the log meathouse, from photos taken in 1984, shows an example of serious neglect which needs to be rectified. The meathouse is a significant part of the setting, and should be restored.

STAFF RECOMMENDATION

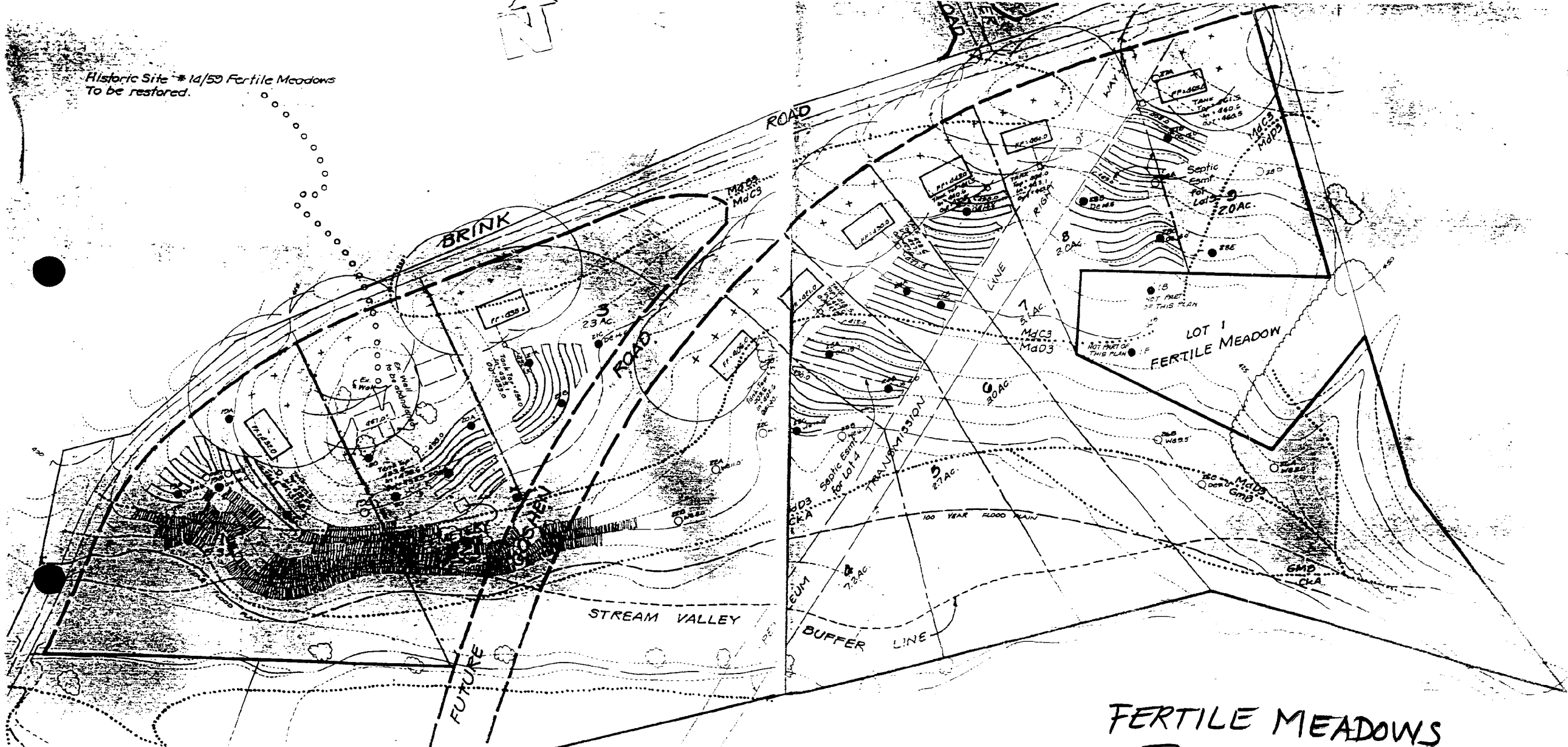
As it is unlikely that Lot #3 will be a buildable lot with the design of the intersection of Brink Road and New Goshen Road, staff recommends that the environmental setting of Fertile Meadows include Lot #3. This would enhance the use of the barn and maintain the semi-rural environment of the house. It would also enhance the view of Fertile Meadows from the east and south as an established early historic site on the scenic knoll.

Therefore, staff recommends the following conditions for approval of this subdivision:

- o Inclusion of lots #2 and #3 as a setting of approximately 4 acres for Master Plan Site #14/59 Fertile Meadows, including the house, barn/corncrib, log meathouse and family cemetery.
- o Satisfactory access to Lot #1 and the proposed house to the west of Fertile Meadows. This could include a shared driveway across the front yard of the historic house with review of the HPC, thus preserving the hedgerow of cedar trees and the high embankment along Brink Road. Or, an access to Lot #1 could be provided directly from Brink Road from the south.
- o Restoration of the log meathouse to its condition shown in the designation photographs.
- o Fencing of the historic family cemetery to protect it from further deterioration.
- o Additional screening along the fenceline between Lots #1 and #2 for privacy.



Historic Site * 14/59 Fertile Meadows
To be restored.



FERTILE MEADOWS
Revised Plan 7-15-92
1-88023

SCALE - 1" = 200'

382

444

OUTLOT

381

BRINK

438

D-32

381

BM 3121
38637

PLAIN

NEW GOSHEN

"B"

BRI

GB

386

N.C.P. & P.C.

388

1255 GOSHEN STORE & POST OFFICE

WE
392

9

10

11

12

WE
432

425

450

20

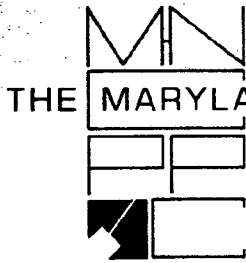
(A)

45

450

4

3



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

July 27, 1992

Dear Property Owner:

Please be notified that the Montgomery County Historic Preservation Commission (HPC) will be holding a public meeting and worksession on **Wednesday, August 12, 1992**, in order to evaluate the proposed subdivision of Fertile Meadows, #1-88023, located at 9000 Brink Road, Laytonsville. This subdivision involves Master Plan Site #14/59, Fertile Meadows. 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 HPC 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,

Mary Ann Rolland
Historic Preservation
Planner

Enclosure
cc: Dick Witmer
Jody Kline

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
495-4570

****WEDNESDAY****
AUGUST 12, 1992

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BUILDING
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. Cheryl Johnson and Clarence Ellison for alterations at 8806 Hawkins Lane, Chevy Chase (HPC Case No. 35/54-92B) (Hawkins Lane Historic District)

B. Jeanie Ahearn for alterations at 3920 Baltimore Street, Kensington (HPC Case No. 31/6-92E) (Kensington Historic District)

C. Eugene Jurasinski/Carey E. Hoobler for new construction at 10535 St. Paul Street, Kensington (HPC Case No. 31/6-92F) (Kensington Historic District)

III. **PRELIMINARY CONSULTATION**

A. Michael and Lou Knecht for alterations at 3919 Washington Street, Kensington (Kensington Historic District)

IV. **SUBDIVISIONS**

A. #1-88023, Fertile Meadows, which involves Master Plan Site #14/59, Fertile Meadows.

V. **APPROVAL OF MINUTES**

A. July 8, 1992

VI. **OTHER BUSINESS**

A. Commission Items

B. Staff Items

VII. **ADJOURNMENT**

M E M O R A N D U M

February 29, 1988

TO: Charles Loehr
Subdivision Review, MNCPPC

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

SUBJECT: Subdivision involving historic resources

At its February 18, 1988 meeting the Historic Preservation Commission reviewed several plans of subdivisions involving identified historic resources.

1. Plan 1-87282 Cohen Property which is immediately adjacent to Atlas historic site #13/19 the Elizabeth Waters House. The Commission had no objections to the plan as submitted.
2. Plan 1-88006 Kings Crossing which involves Atlas historic site #19/14 the Hoyle Farm which has been recommended by the HPC for placement on the Master Plan for Historic Preservation on architectural grounds. The Commission found that although the environmental setting of the historic resource may be reduced from the entire parcel to a smaller amount of acreage, the developer should provide sufficient space for the retention of the house, barn, and stone outbuilding in a substantial setting. The Commission also expressed an interest in looking at the Hilton house, which is located on the north edge of the subject property, as part of the on-going survey of 20th century resource survey of Montgomery County. In addition, the Commission opposed the abandonment of Hoyle's Mill Road and favors the proposal of the Germantown Citizens Association that the present road be designated a scenic rural by way.
3. Plan 1-88023 Fertile Meadows which is located within the environmental setting of Master Plan site #14/59 Fertile Meadows and is immediately adjacent to Master Plan #14/58 Goshen Store and Post Office. ~~The Commission recommends that lot 18 next to the Goshen Store be eliminated so that the historic vista from the store is maintained.~~ In addition the Commission recommends that lots 19, 20, and 21 be combined into one lot as a reduced environmental setting of Fertile Meadows: because this area will be separated from the remainder of the proposed development by the future realignment of Goshen Road and because it borders on the 100 year flood plan, an area which cannot be developed, there exists the unusual opportunity to preserve the historic resource in a semi-rural setting.



RAPID MEMO

TO: Alison Vawter, Historic Preservation Commission
FROM: Joel Magram, DOT, Design Sec.
SUBJECT: Goshen Road
CIP # 883101

MESSAGE

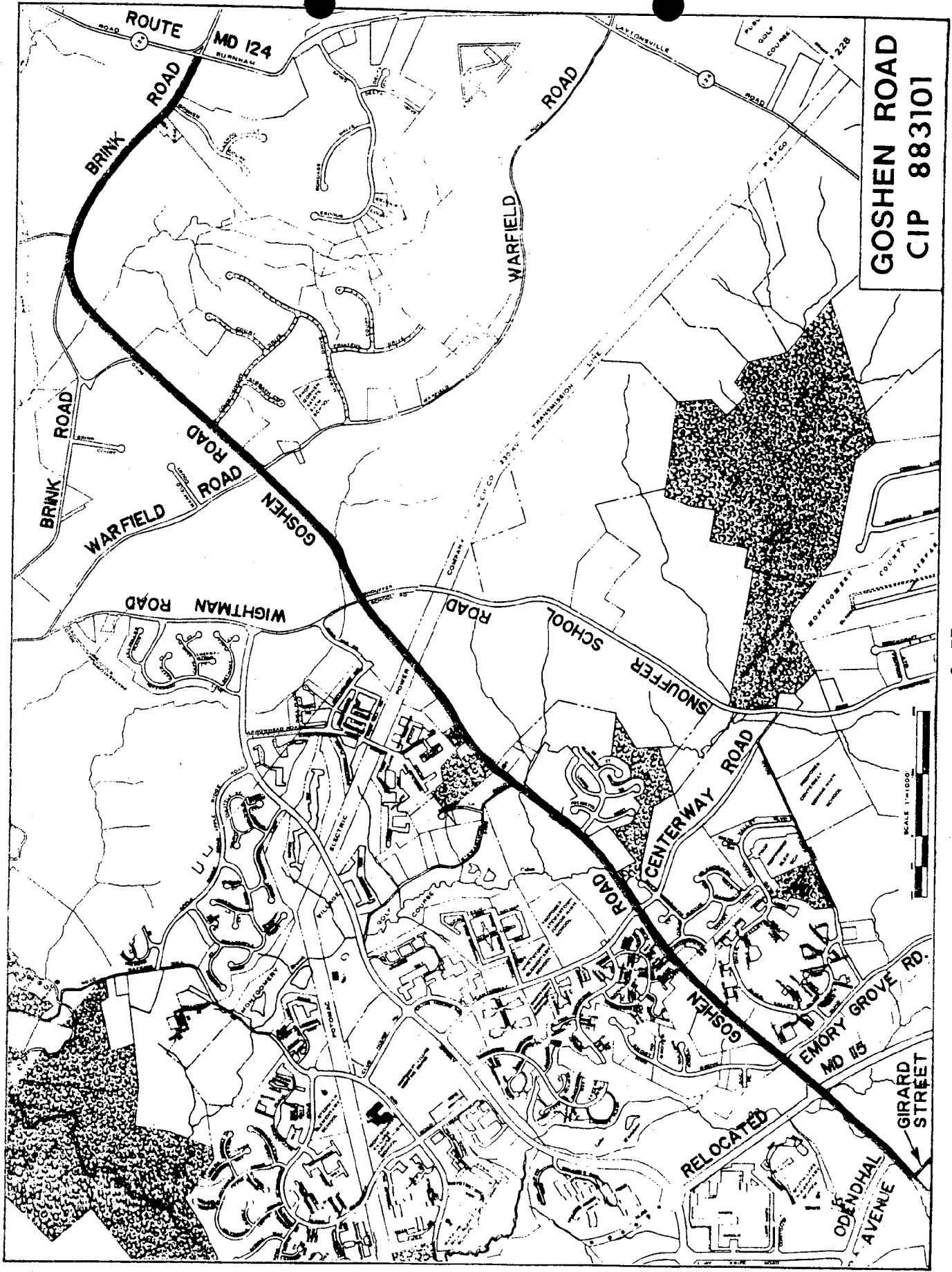
I have attached, as you requested a copy of the PDF for this project. As you can see, it has been delayed beyond the G-gear program. We were on the verge of moving from the planning stage to preliminary design stage when the project was halted. Therefore we have no plans that I can send you. SIGNED Joel Magram DATE 2/28/90

REPLY C. Harry Grassman

SIGNED

DATE

THIS COPY FOR PERSON ADDRESSED



GOSHEN ROAD
CIP 883101

1 Project Number 883101	Agency No	A. IDENTIFICATION AND CODING INFORMATION			7 PRE. PDF PG NO 7-75	8 REQ ADEQ. PUB FAC IDENT
		2 Date DEC. 20, 1989				
		REVISFO				

3 Project Name GOSHEN ROAD	5 Agency TRANSPORTATION
4 Program TRANSPORTATION	6 Planning Area GAITHERSBURG VICINITY

B. EXPENDITURE SCHEDULE (\$000)											
Cost Elements	(8) Total	(9) Thru FY89	(10) Estimate FY90	(11) Total 6 Years	(12) Year 1 FY91	(13) Year 2 FY92	(14) Year 3 FY93	(15) Year 4 FY94	(16) Year 5 FY95	(17) Year 6 FY96	(18) Beyond 6 Years
1 Planning, Design & Suprv	2374	29	5	700					300	400	1640
2 Land	1230										1230
3 Site Improvements and Utilities	1310										1310
4 Construction	13014										13014
5 Furniture and Equipment											
6 Total	17928	29	5	700					300	400	17194

C. FUNDING SCHEDULE (\$000)											
G.O. BONDS	(8) Total	(9) Thru FY89	(10) Estimate FY90	(11) Total 6 Years	(12) Year 1 FY91	(13) Year 2 FY92	(14) Year 3 FY93	(15) Year 4 FY94	(16) Year 5 FY95	(17) Year 6 FY96	(18) Beyond 6 Years
	17928	29	5	700					300	400	17194

D. ANNUAL OPERATING BUDGET IMPACT (\$000)											
DEBT SVC	NET IMPACT	WORK YRS	1	129	39	90					
			1	129	39	90					
			1	129	39	90					

E. DESCRIPTION AND JUSTIFICATION - PROJECT NO. 883101 PROJECT NAME GOSHEN ROAD
DESCRIPTION: This project provides for reconstruction of Goshen Road in two phases. Phase I is the reconstruction of Goshen Road from Girard Street to Warfield Road as a four lane divided curb and gutter major dual highway within a 120' wide right-of-way, for a distance of approximately 3.2 miles. Phase II is the relocation/reconstruction of 1.8 miles of Goshen Road and Brink Road from Warfield Road to MD 124, as a two lane, undivided, open-section arterial roadway within an 80' wide right-of-way. Total project length is approximately 5 miles. Appropriate pedestrian and bicycle facilities, stormwater management, and landscaping will be provided. **Capacity:** Upon project completion, the capacity of the four lane road will be approximately 36,600 vehicles per day. **Service Area:** Gaithersburg East and Goshen Policy Areas.
JUSTIFICATION: Plans and Studies: Goshen Road is shown as M-25 and A-14 on the Master Plan of Highways. Specific Data: Needed improvements include: reducing horizontal and vertical curves; constructing intersection improvements; and widening and relocating Goshen Road to the east of the existing sharp curve near Brink Road. Average daily traffic (ADT) volume on Goshen Road in 1984 ranges from 4,550 to 9,850 vehicles. Cost Increase: The cost increase is based on a preliminary cost estimate which includes increased construction costs, increased land acquisition costs, and inflation.
STATUS: Preliminary Design Stage.
OTHER: The project scope has remained the same. Much of the right-of-way required will be dedicated. Design of Phase I has been postponed five years due to fiscal constraints.

F. APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	88	(\$000)
Initial Cost Estimate		10,702
First Cost Est Current Scope	90	15,689
Last FY's Cost Estimate		17,928
Present Cost Estimate	91	17,928
Cumulative Appropriation	745	
Expenditures/Encumbrances	29	
Unencumbered Balance		710
Appropriation Request Budget Yr FY 91		-710
Supplemental Appropriation Request Current Year FY 90		0

G. RELOCATION IMPACT:

H. MAP Map Reference Code

SEE MAP ON NEXT PAGE

I. COORDINATION & OTHER INFORMATION (INCL SUBPROLS & WORK PRGM LISTS)

GOSHEN ROAD
 Maryland-National Capital Park & Planning Commission.
 Maryland State Highway Administration (MD 115 Relocated) (No. 883104)
 Montgomery Village Ave. Widening Project (No. 883106)
 Historic Preservation Commission

Special Legislation (Bill No. 13-87, effective on August 17, 1987).
 Citizens Advisory Committee

M E M O R A N D U M

February 29, 1988

TO: Charles Loehr
Subdivision Review, MNCPPC

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

SUBJECT: Subdivision involving historic resources

At its February 18, 1988 meeting the Historic Preservation Commission reviewed several plans of subdivisions involving identified historic resources.

1. Plan 1-87282 Cohen Property which is immediately adjacent to Atlas historic site #13/19 the Elizabeth Waters House. The Commission had no objections to the plan as submitted.
2. Plan 1-88006 Kings Crossing which involves Atlas historic site #19/14 the Hoyle Farm which has been recommended by the HPC for placement on the Master Plan for Historic Preservation on architectural grounds. The Commission found that although the environmental setting of the historic resource may be reduced from the entire parcel to a smaller amount of acreage, the developer should provide sufficient space for the retention of the house, barn, and stone outbuilding in a substantial setting. The Commission also expressed an interest in looking at the Hilton house, which is located on the north edge of the subject property, as part of the on-going survey of 20th century resource survey of Montgomery County. In addition, the Commission opposed the abandonment of Hoyle's Mill Road and favors the proposal of the Germantown Citizens Association that the present road be designated a scenic rural by way.
3. Plan 1-88023 Fertile Meadows which is located within the environmental setting of Master Plan site #14/59 Fertile Meadows and is immediately adjacent to Master Plan #14/58 Goshen Store and Post Office. ~~The Commission recommends that lot 18 next to the Goshen Store be eliminated so that the historic vista from the store is maintained. In addition the Commission recommends that lots 19, 20, and 21 be combined into one lot as a reduced environmental setting of Fertile Meadows: because this area will be separated from the remainder of the proposed development by the future realignment of Goshen Road and because it borders on the 100 year flood plan, an area which cannot be developed, there exists the unusual opportunity to preserve the historic resource in a semi-rural setting.~~

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

FROM: Subdivision Office - M-NCPPC

NAME: Fertile Meadows

FILE NO.: 1-88023

Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of Feb. 8, 1988 (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

Map 8

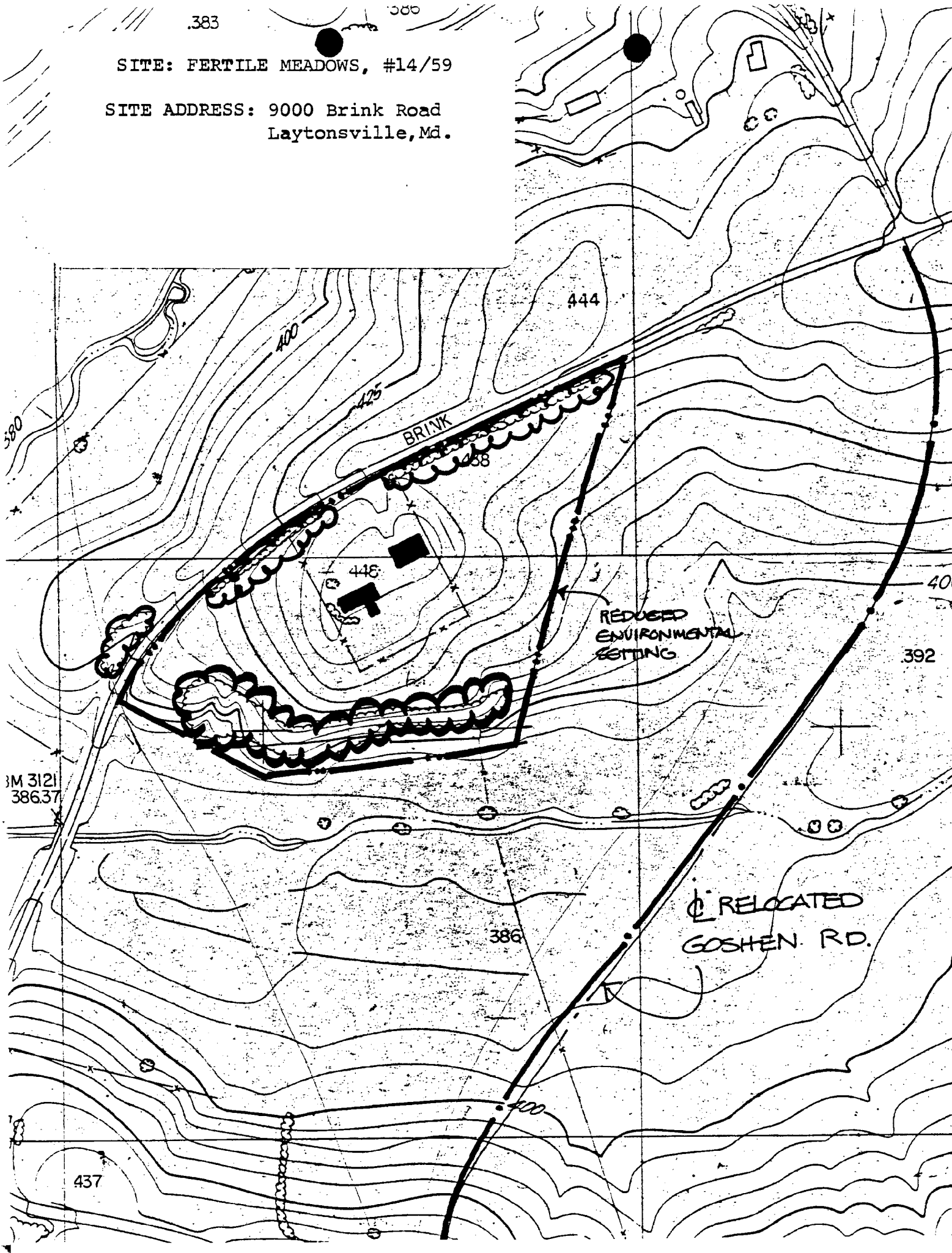
INVOLVES site 14/59

Fertile Meadows.

14/58

SITE: FERTILE MEADOWS, #14/59

SITE ADDRESS: 9000 Brink Road
Laytonsville, Md.



M E M O R A N D U M

February 1, 1988

TO: Charles Loehr
Subdivision Review
MNCPPC

FROM: Bobbi Hahn
Historic Preservation Commission

SUBJECT: Subdivision Review

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

1-88017	Shady Grove
1-88011	Luxmanor
1-88012	Wildcat Woods
1-88013	Richard Kettler
1-88014	Walkins Overlook
1-88016	Warfield Road
1-88018	Ashley Acres
7-88001	Valley Stream Estates
1-88019	Lake Potomac
1-88020	Grimes Property
1-88021	Young Property
1-88022	Emory Grove Park

Plan 1-88023 Fertile Meadows involves two Master Plan historic sites: #14/58 Goshen Store and Post Office (identified as the Freeman Property) and site #14/59 Fertile Meadows (located on lot 20). I will schedule the plan for Commission review at its February 18th meeting and get comments to you as soon as possible. I would expect that the lots of most concern to the HPC would be lot 19, which shows a proposed structure within 100 feet of the historic structure, and lot 18 which falls within the historic vista of the Goshen Store and Post Office.

Plan 1-88015 Ligon Property is immediately adjacent to master plan historic site #23/58 the Gustavus Jones farm. The plan does not appear to have a negative impact on the historic structures or the environmental setting.

cc: Office of Planning Policy
Gwen Marcus

BH:tb:0616E

M E M O R A N D U M

December 17, 1987

TO: Bobbi Hahn, Program Assistant
Montgomery Historic Preservation Commission

FROM: Gail Tait Nouri, Planning Specialist III
Office of Planning and Project Development

Gail T. Nouri

SUBJECT: Goshen Road Extended Project Historic Sites Review

We appreciate that you were able to meet with us on such short notice regarding the historic sites affected by the extension of Goshen Road and the concurrent widening of Brink Road. As a result of our meeting, we will be proceeding with our design work and will keep you updated.

The major comments made during our meeting are summarized below.

1) The Historic Area Work Permit application must be submitted and approved prior to construction of the project. The Historic Preservation Commission may decide to review the project before the work permit application is submitted but need the final alignments before the project can be approved. We would like the Commission to review the project prior to the application submission if possible. Our Design Section will then submit the application as soon as the alignments have been finalized.

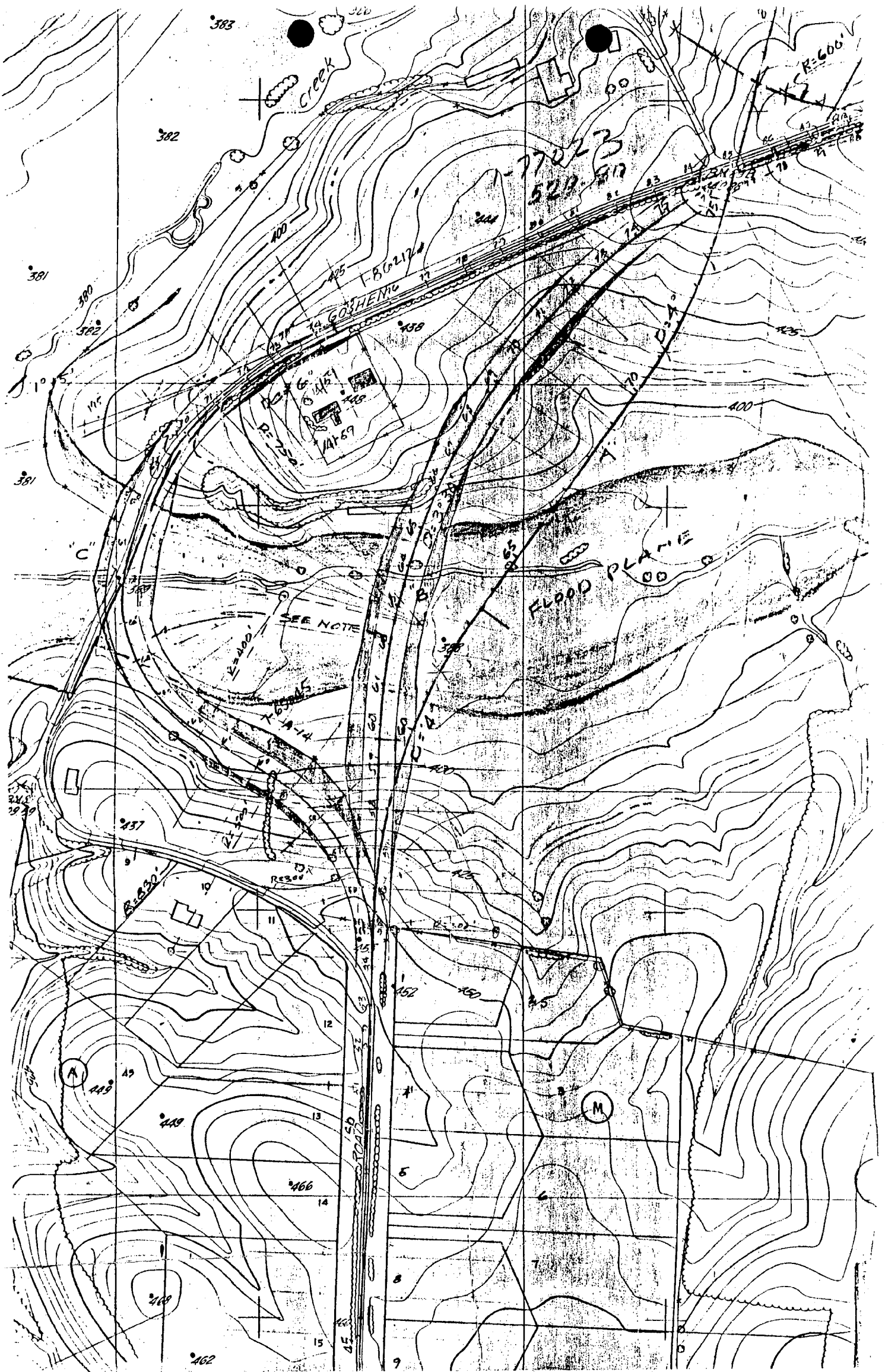
2) The alignment of Goshen Road within the Fertile Meadows historic area will probably be acceptable to the Commission if, after study, it is determined to be the most feasible alignment from an engineering standpoint. In addition, the Goshen Road extended project will not visually affect the Fertile Meadows historic building site, the most significant concern of the HPC. The roadway alignment falls beyond a significant tree line and vegetation at the bottom of a steep slope at the rear of the building so it will not be visible from the building.

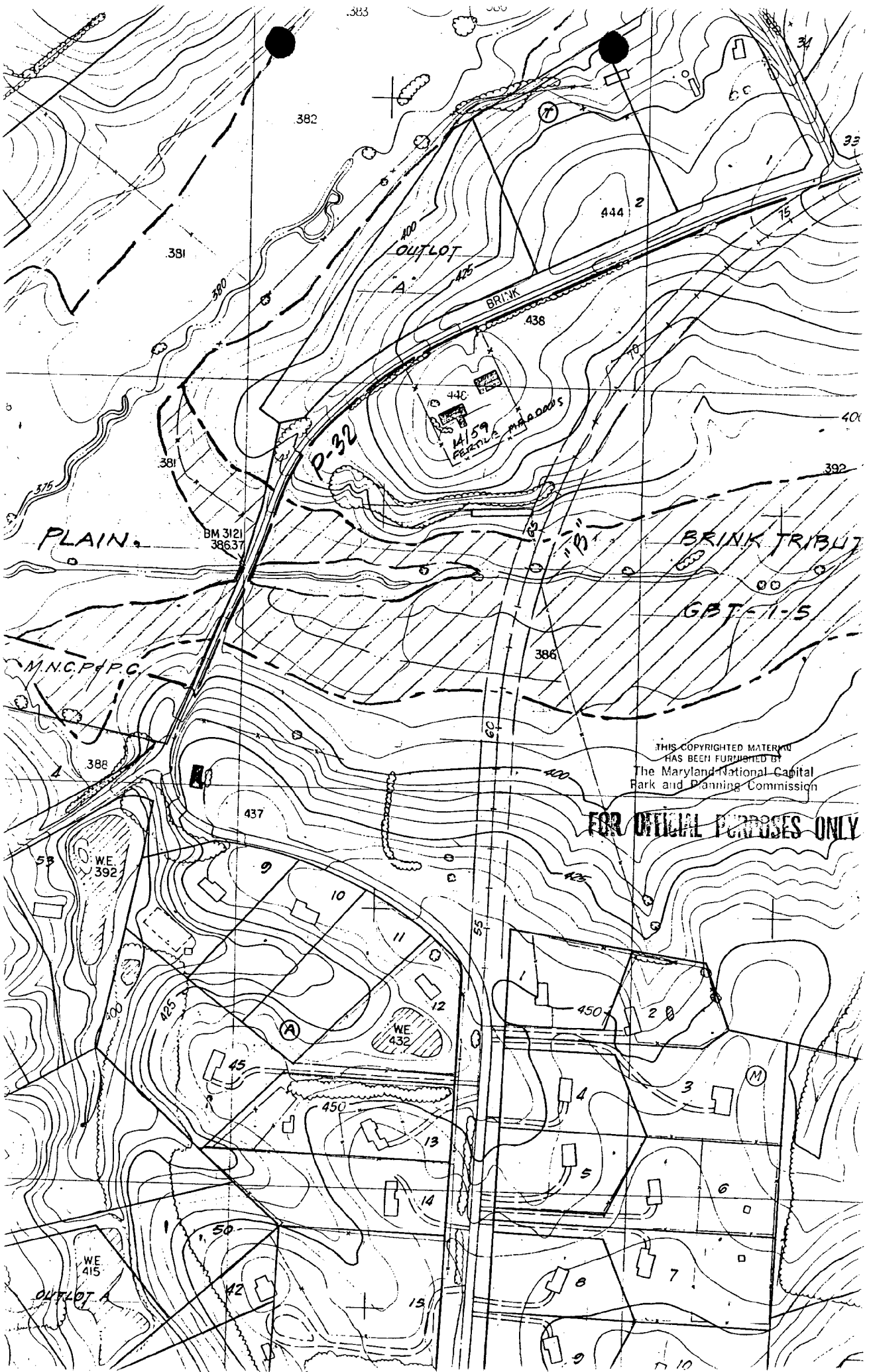
3) The alignment of Brink Road will probably be acceptable because it cannot be resituated since the right-of-way was previously established within the subdivision plans on the opposite side of the road from the historic Church site. In addition, although the Brink Road widening will affect the Goshen Mennonite Church historic site by the purchase of right-of-way, it will not visually affect the building. If the brick entranceway falls within the right-of-way, steps should be taken to maintain it at its present orientation, or, if the entranceway falls within the area of construction, or it is not possible to maintain it within the right-of-way, attempts to preserve it by relocation may be necessary.

Bobbi Hahn
Page 2
December 17, 1987

In conclusion, both of these historic sites will be impacted by the project but the historic buildings will not be visually affected by the project. Therefore, if the alignments are determined the only feasible possibility during the final design stage, and the sites are not visually impacted by the project, then the Historic Preservation Commission will most likely accept them.

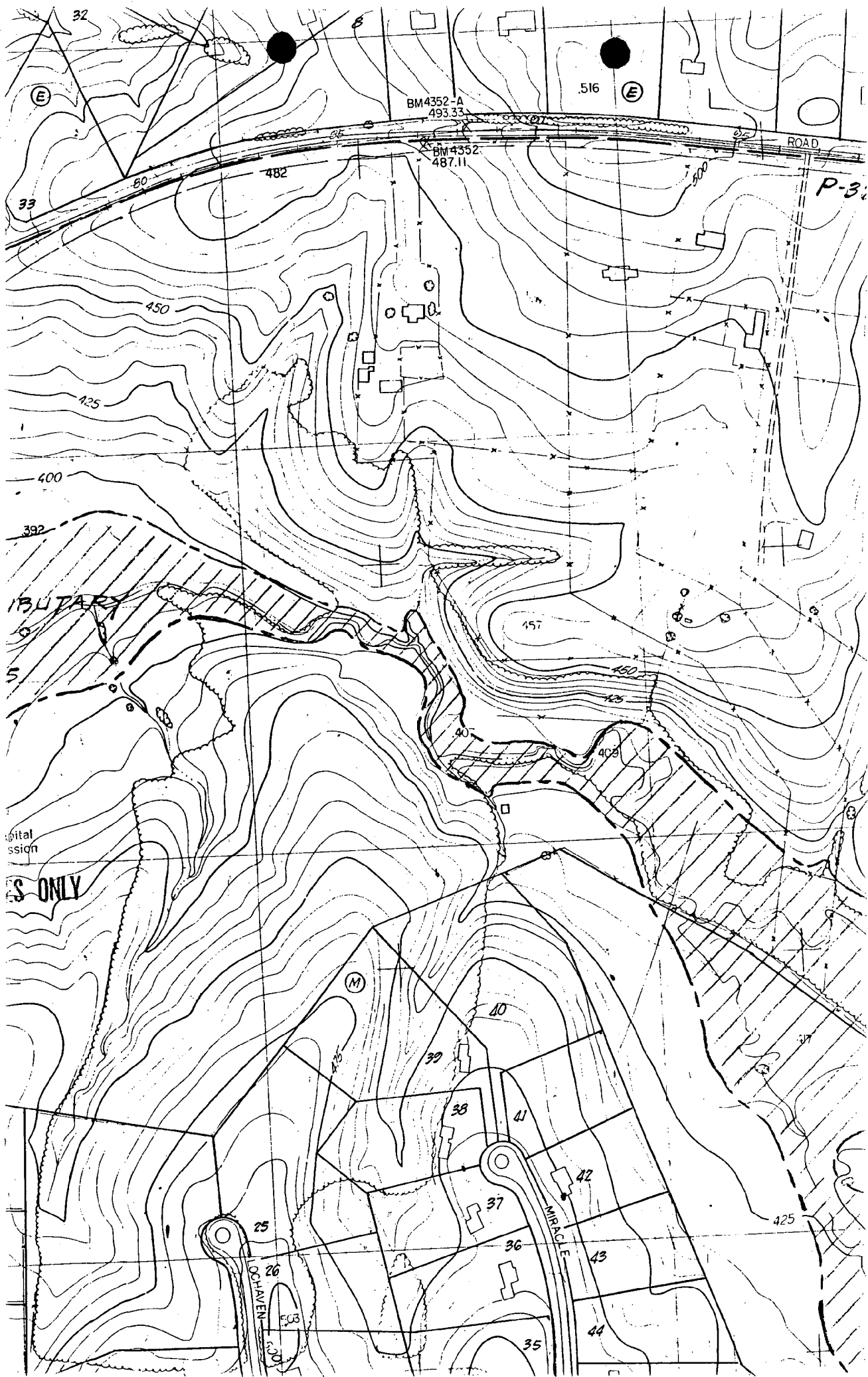
GTN:mjo
4190U



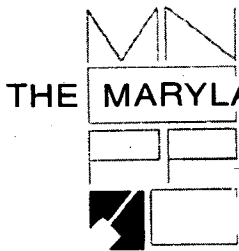


THIS COPYRIGHTED MATERIAL
HAS BEEN FURNISHED BY
The Maryland National Capital
Park and Planning Commission

FOR OFFICIAL PURPOSES ONLY

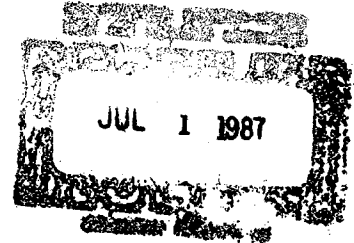


14/59



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

June 24, 1987



MEMORANDUM

TO: Files

FROM: Patricia B. Willard, Highway Coordinator
Transportation Planning Division

PBW

SUBJECT: Goshen Road

Bob Simpson of OPPD, MCDOT, requested input for the Coordinated Planning Information document which he is preparing for the subject CIP project. I have provided him with the following:

Parks. Program Open Space funds were used to purchase several parcels of Stewartown Park. Cabin Branch Park was purchased entirely with local funds. There is a State procedure which we will have to follow in order to convey the parkland to MCDOT for roadway right-of-way.

Number of Travel Lanes. I discussed this item with Ki Kim. We are recommending that south of O'dendhal (between O'dendhal and Girard) this road be a four-lane undivided arterial road with appropriate turn lane at the O'dendhal intersection.

Between O'dendhal Road and Warfield Road, Goshen Road is classified as a major highway. We are recommending six lanes between O'dendhal and Snouffers School Road and four lanes between Snouffers School Road and Warfield Road. The four lanes should be the outside lanes of an ultimate six-lane cross-section. North of Warfield Road, the road is an arterial and will be constructed as a two-lane rural arterial.

Sidewalk/Bicycle. I recommended that the major highway portion have, as a first choice, an eight (8) foot bikeway/sidewalk on each side of the roadway with a six (6) foot tree space. I also suggested that, as a safety feature, they may want to construct a wide curb lane since many bicyclists insist on riding on the roadway surface. I also referred Bob to the intersection plans for Centerway and Goshen because, based on what Carol

Truppi told me, I felt that the ultimate sidewalk/tree space area had been included as part of that intersection project.

After conversations with Carol Truppi and Ki Kim, I recommended an eight (8) foot bikeway on one side of the roadway behind the drainage ditch for the arterial section north of Warfield Road.

Historic. I provided Bob Simpson with pages from the Atlas and the Master Plan concerning Fertile Meadows, the historic house that fronts on Brink Road. I also gave him, not because it was important to the project but as a piece of information, a copy of our letter to the owner of the historic property and a summary of the discussions we had had with him concerning the location of the new portion of Goshen Road.

Alignment. Andy had previously given a copy of the 200-scale topo with the master plan alignment of this road.

PBW:dlf/Files.pbw

cc: Bill Gries
Ki Kim
Carol Truppi
Melissa Banach
Andy Dempster
Susan Cianci ✓

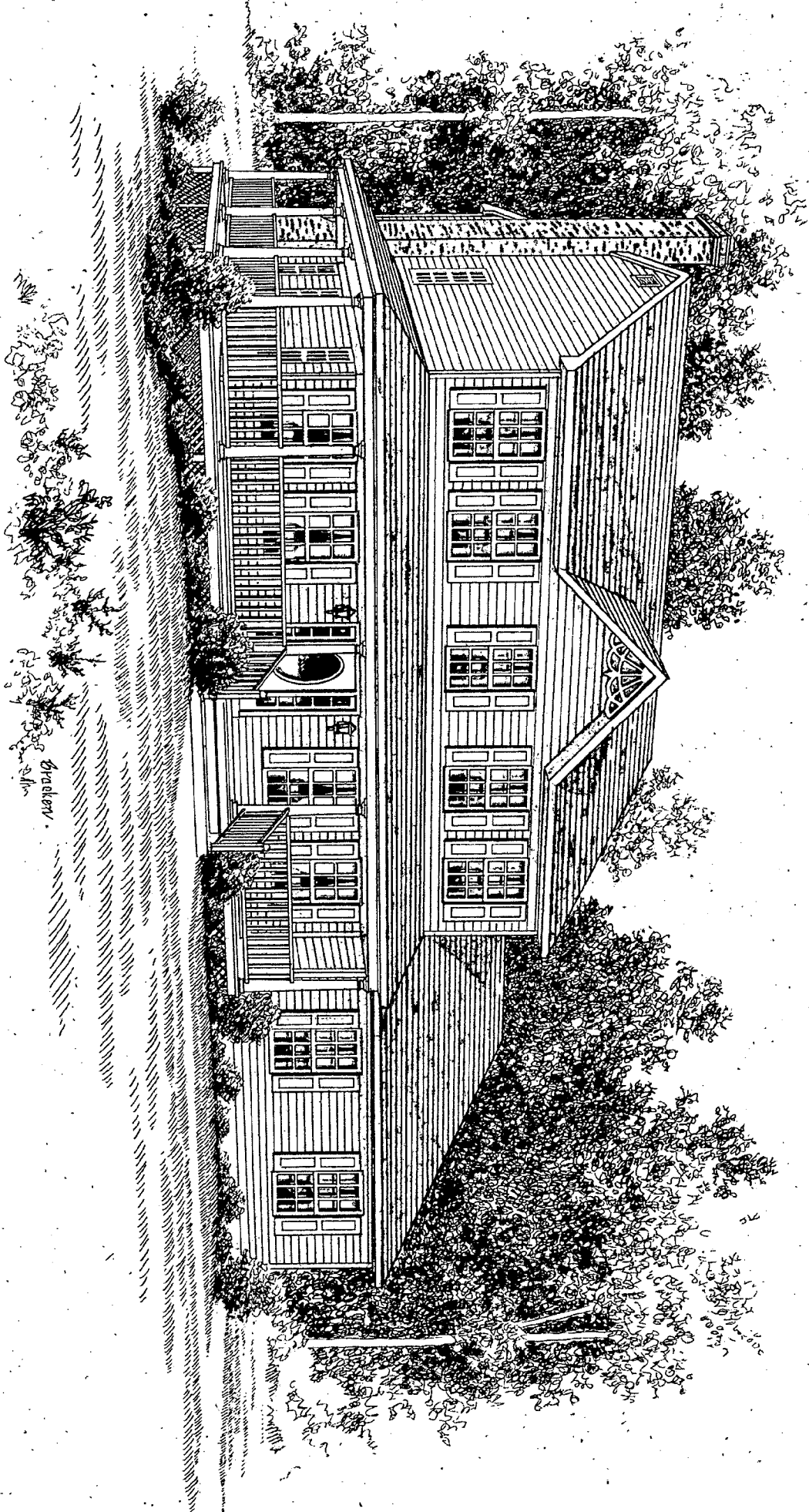
M E M O R A N D U M

June 11, 1987

TO: HPC Commissioners
FROM: Bobbi Hahn *BH*
SUBJECT: Agenda Item V.

Regarding the request of John Houston for the reduction in the environmental setting of Fertile Meadows, my thought is that it is premature to give any final approval for the reduction prior to the filing of a plan of subdivision. The proposed reduction of the setting referred to in Mr. Houston's letter (as shown on the attachment) was recommended by the HPC and Planning Board. It is best to have the setting be entirely in one ownership if possible and to have it correspond to lot lines if possible. Given the fact that the property has 2 acre zoning it is possible that the proposed 7.5 acres could include more than one lot but that can only be decided at the time of subdivision. The Commission certainly wants input into the location of new construction close to the house even if the construction setting is finally reduced to less than 7.5 a.

BH:gk:0195E



E-15

Architect

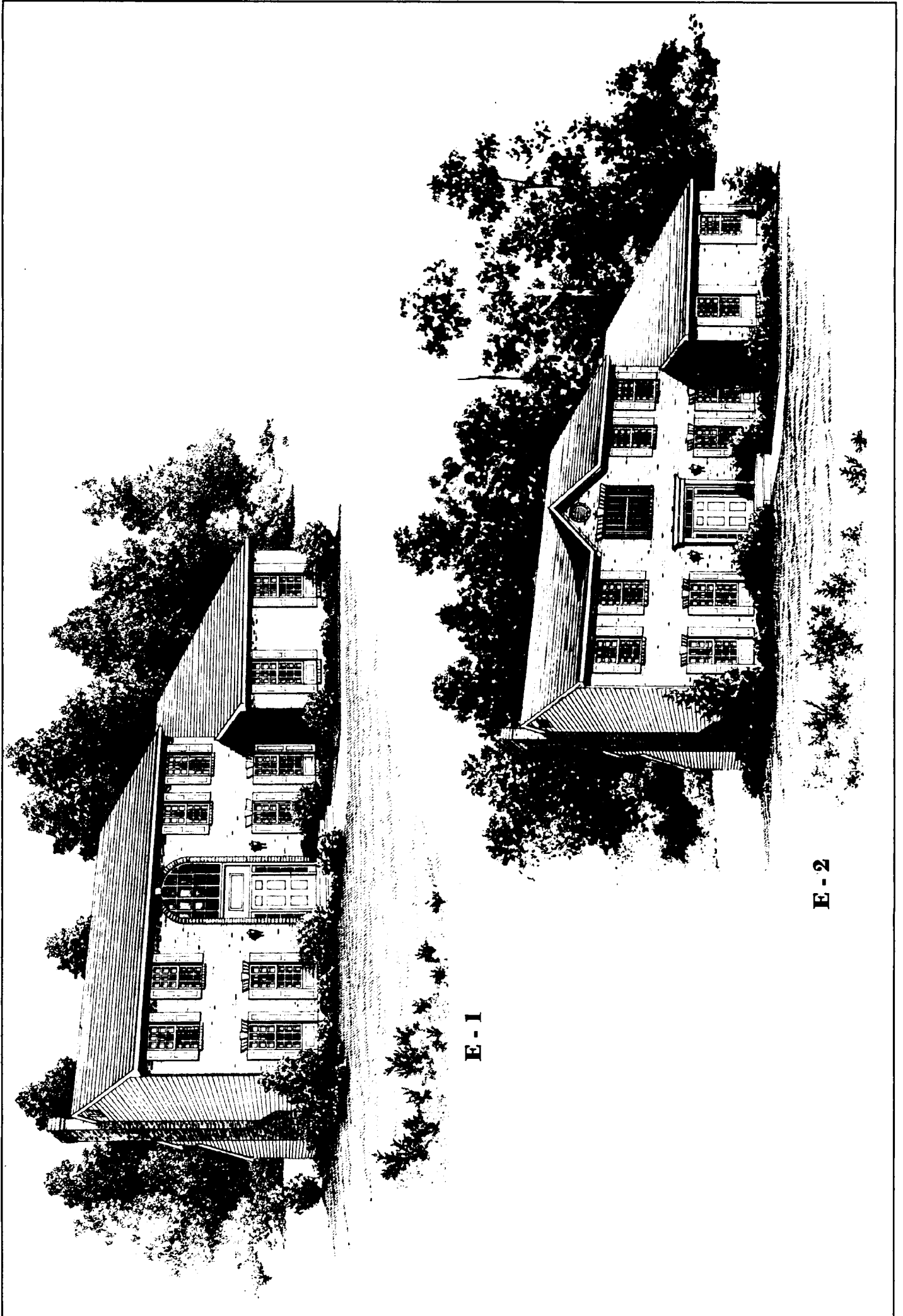
1

Springbrook Builders
Dartmouth
Elevation 15

Quality Construction with 10-year warranty program



Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.



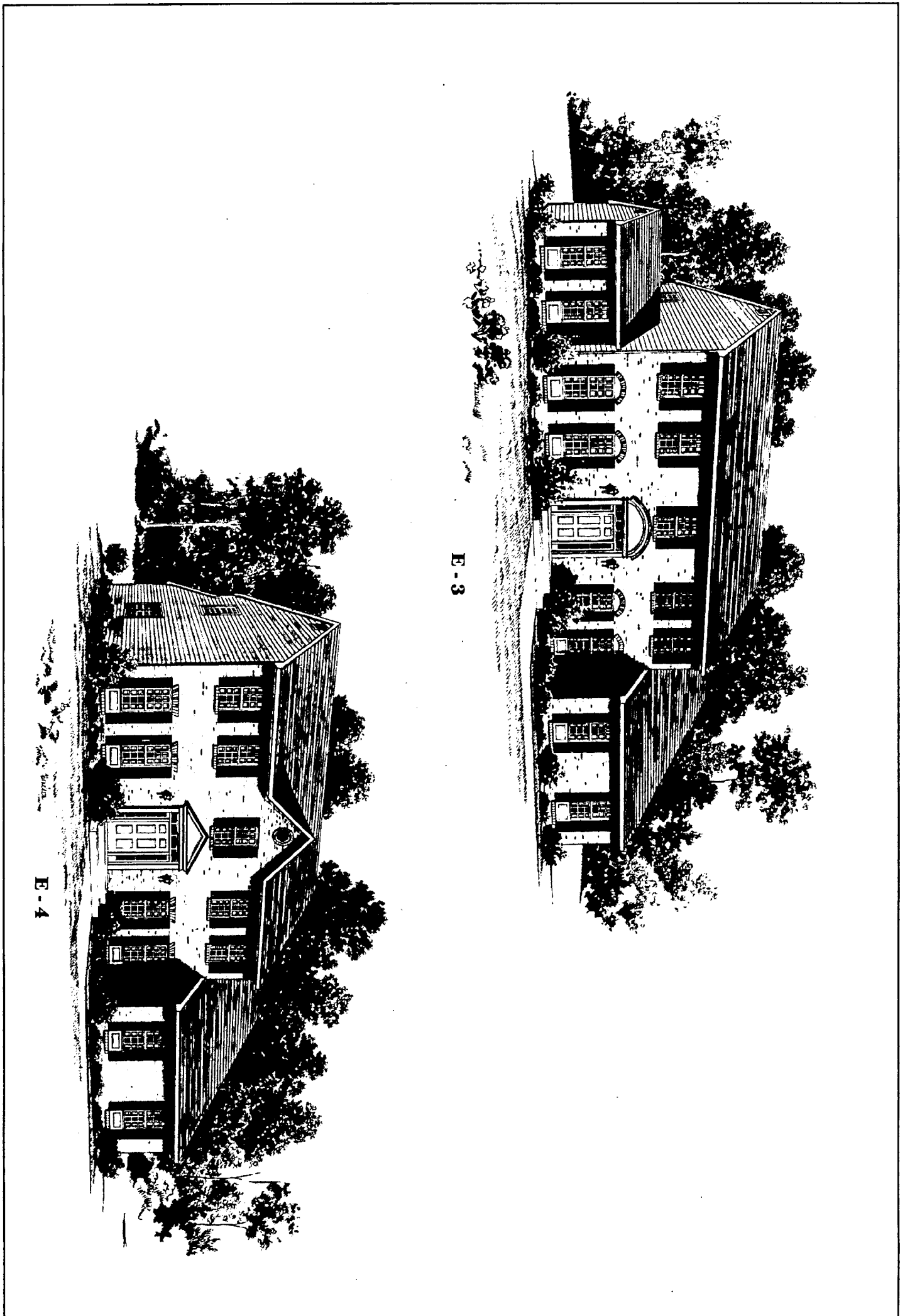
Traditional 2-Story Colonial Homes

NVBIA
 NORTHERN VIRGINIA
 BUILDING INDUSTRY
 ASSOCIATION

Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.

Springbrook Builders
Dartmouth
Elevation 1 and 2

2



E - 4

E - 3

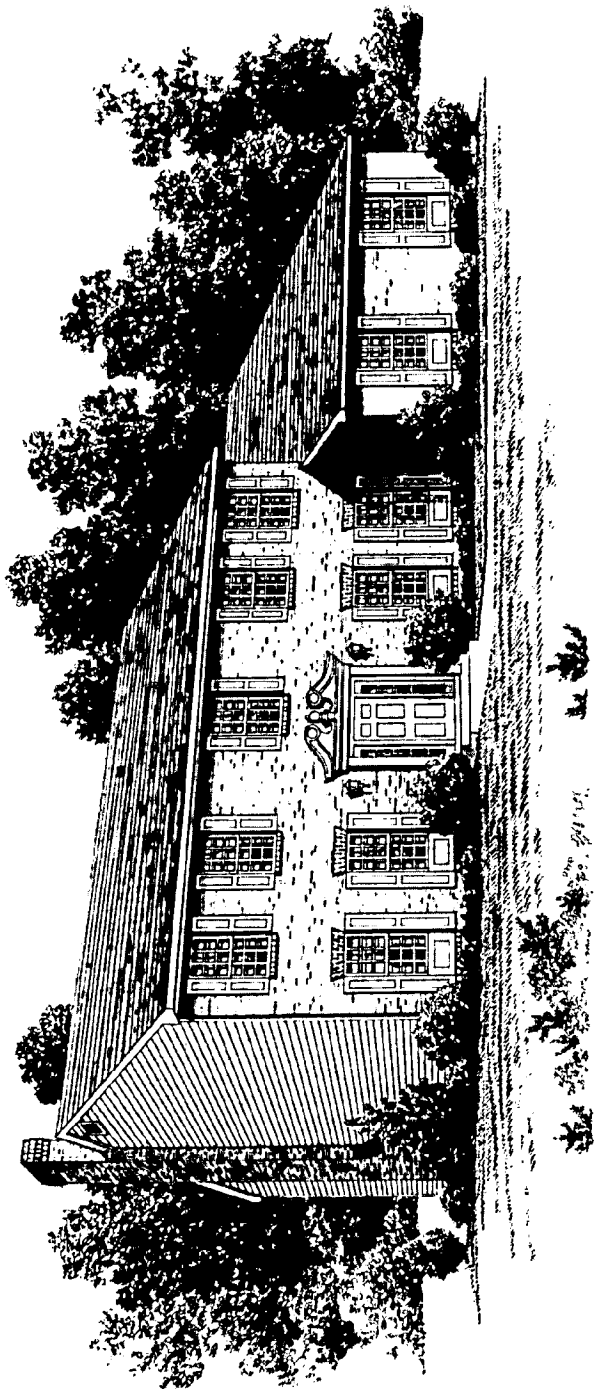
3

Springbrook Builders
Dartmouth
Elevation 3 and 4

Quality construction with 10-year warranty program



Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.



E - 6



E - 7

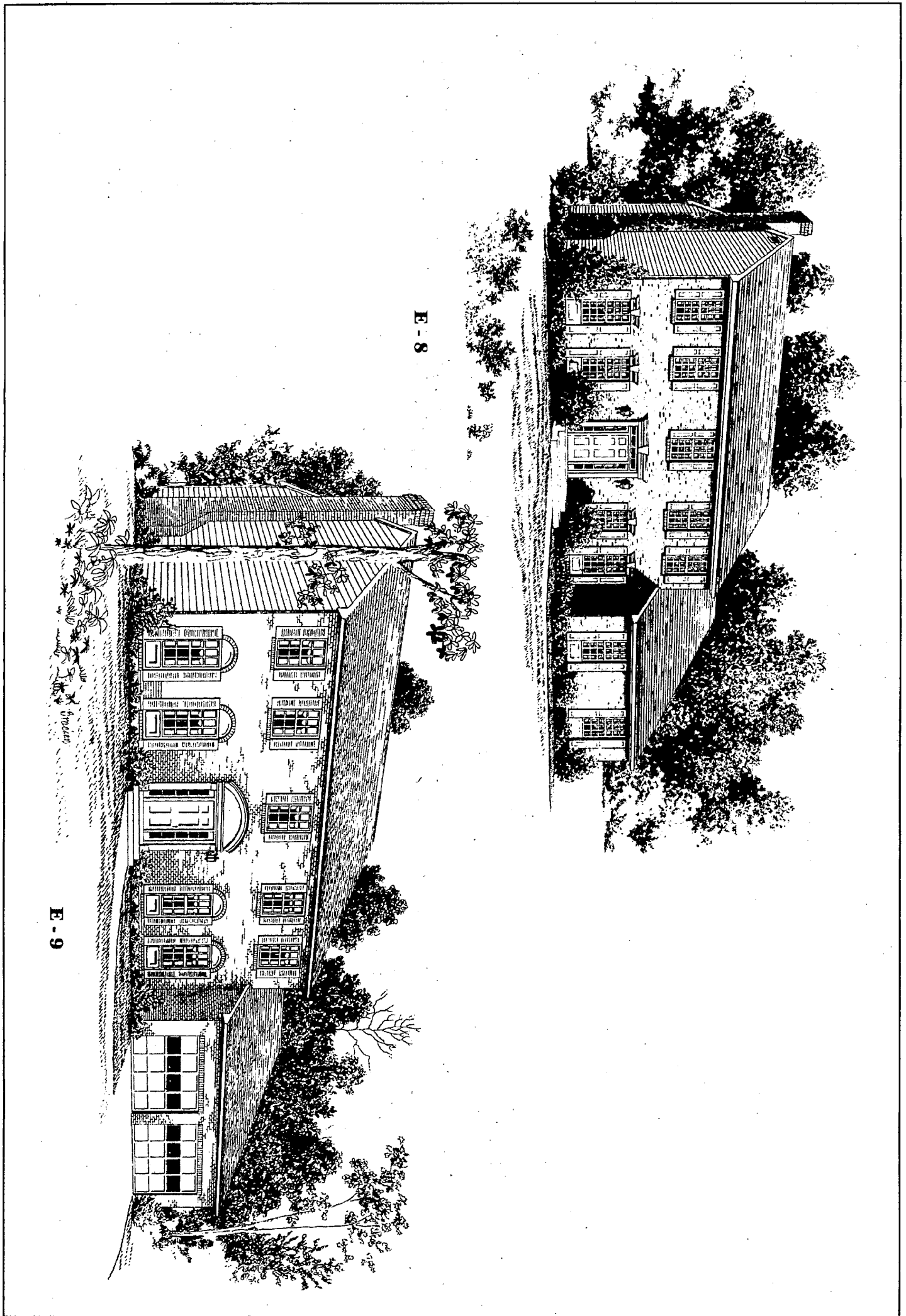
Energy Efficient Homes



Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.

Springbrook Builders
Dartmouth
Elevation 6 and 7

4



E-9

E-8

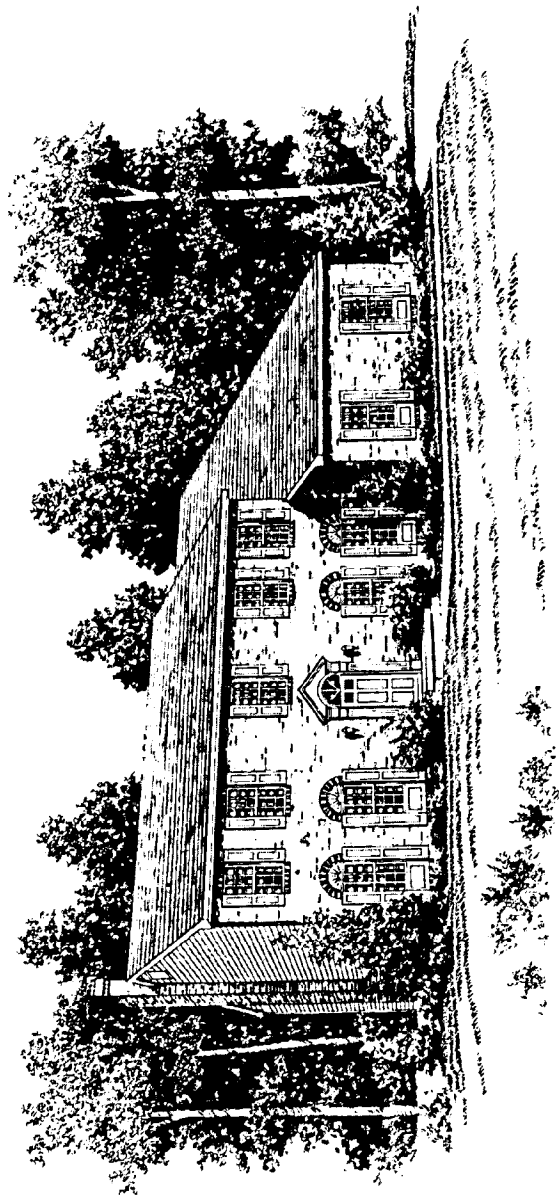
5

Springbrook Builders
Dartmouth
Elevation 8 and 9

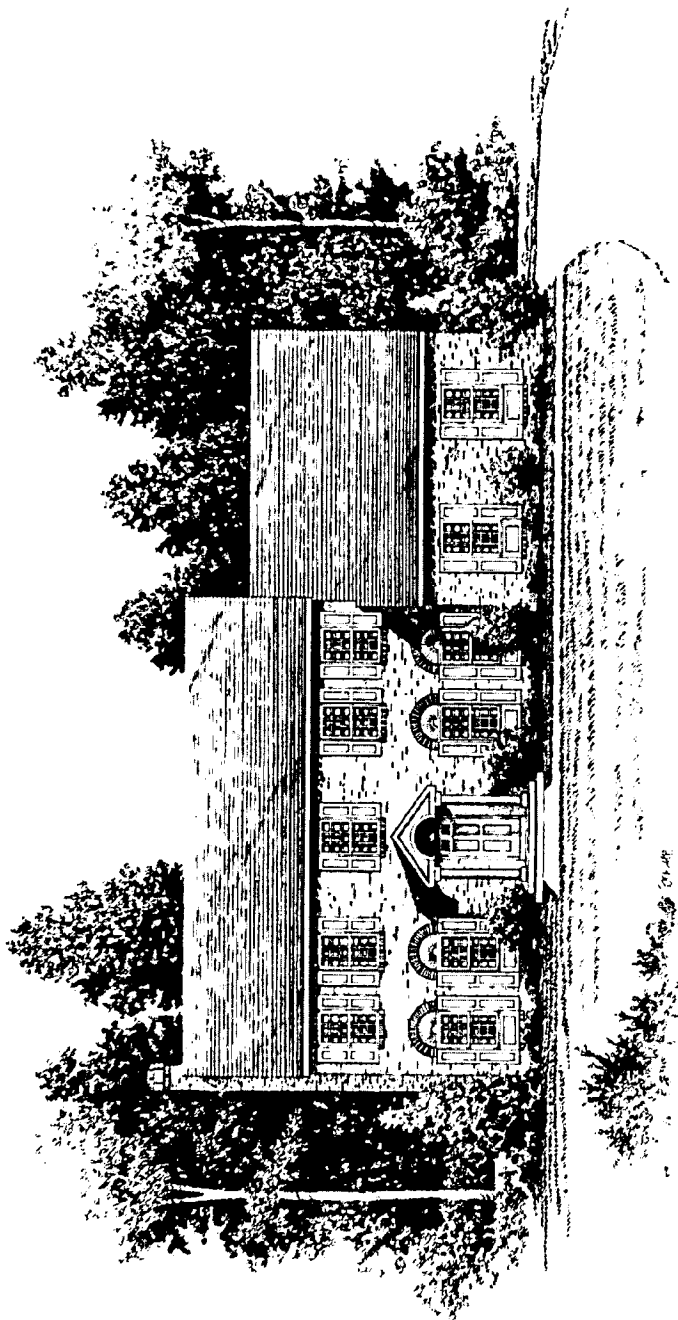
More Square Feet for the Money



Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.



E - 10



E - 11

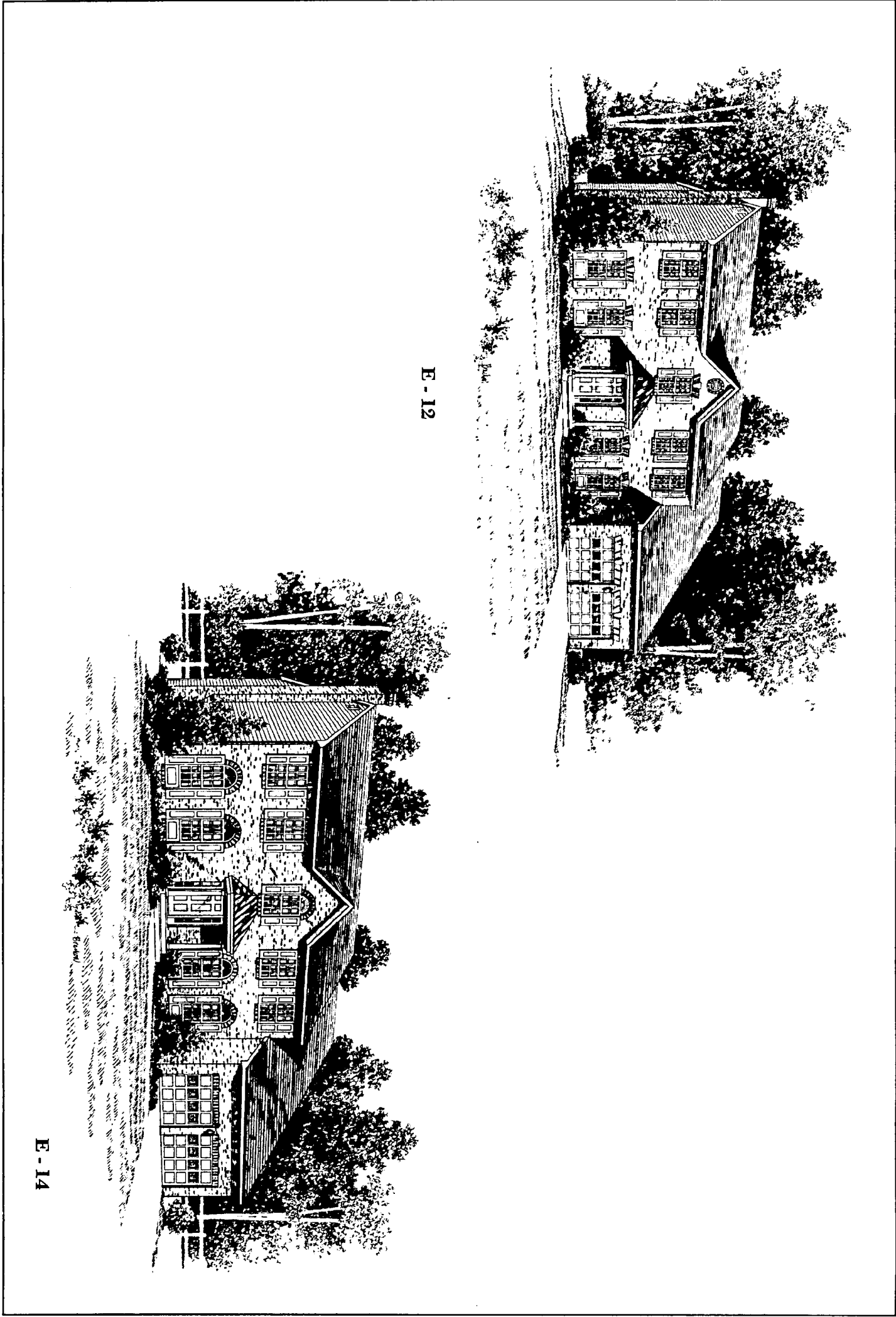
VALUE • VALUE • VALUE

10-year
Warranty
Program

Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.

Springbrook Builders
Dartmouth
Elevations 10 and 11

6



E - 12

E - 14

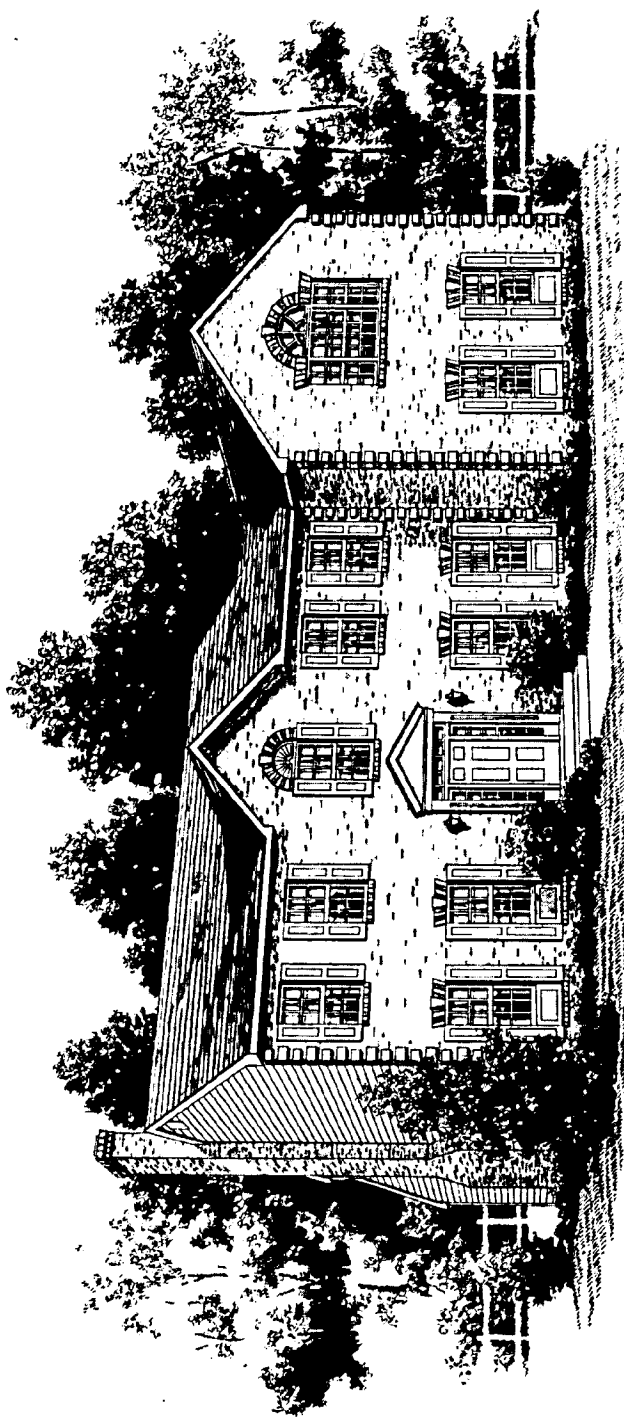
7

Springbrook Builders
Dartmouth
Elevation 12 and 14

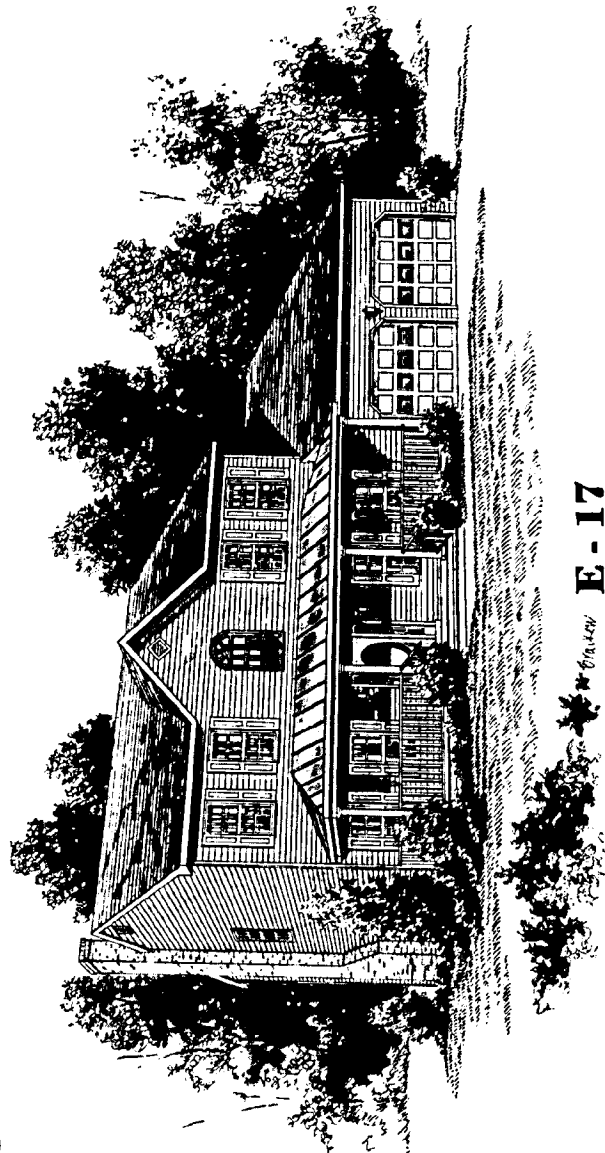
Best New Home Values in Maryland & Virginia



Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.



E - 16



E - 17

Best New Home Values in Virginia & Maryland

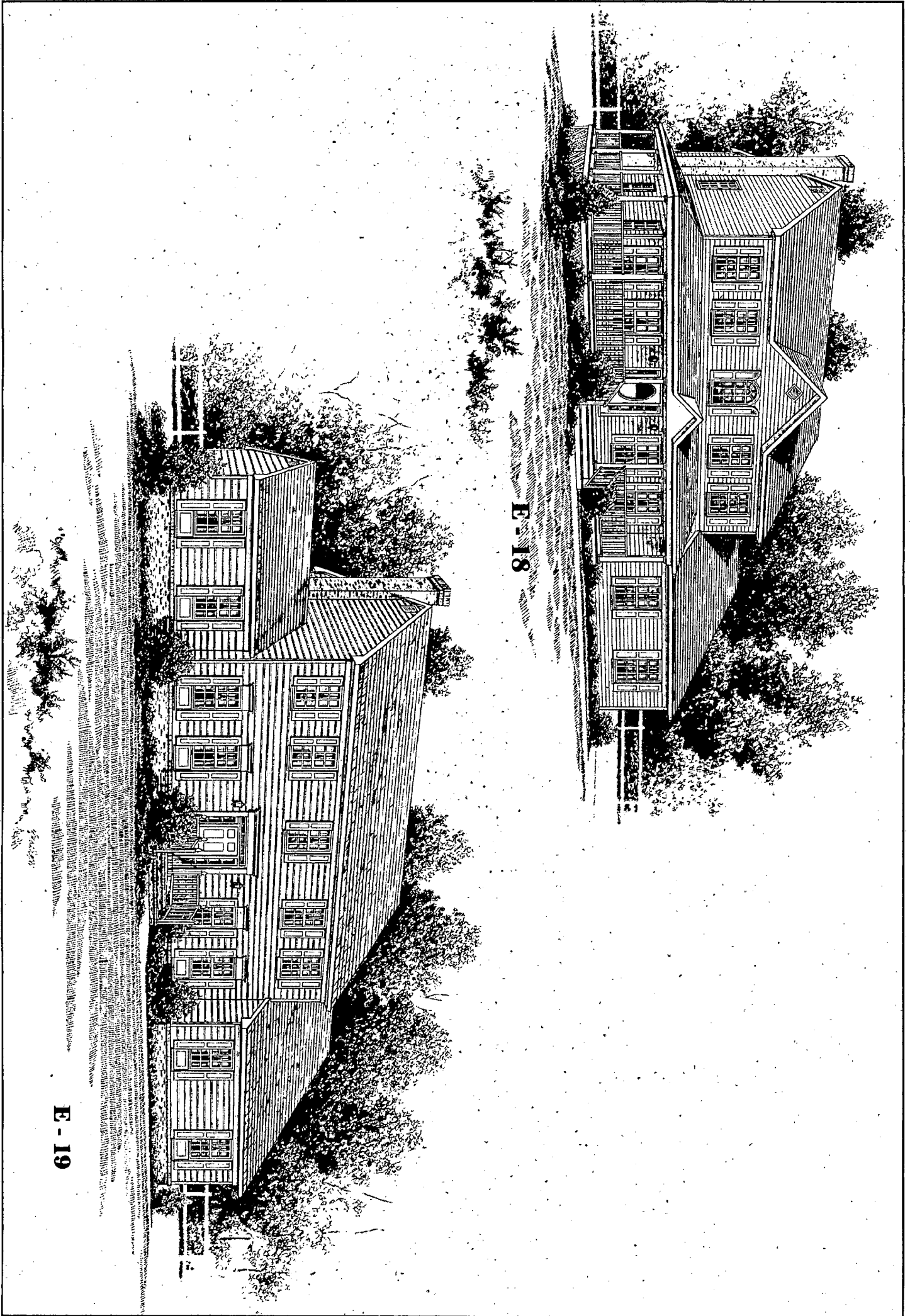


EQUAL HOUSING OPPORTUNITY

Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.

Springbrook Builders
Dartmouth
 Elevation 16 only on AS-6
 Elevation 17

8



E-19

E-18

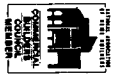
9

Springbrook Builders
Dartmouth
Elevation 18 & 19

Best New Home Values in Virginia & Maryland



Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.



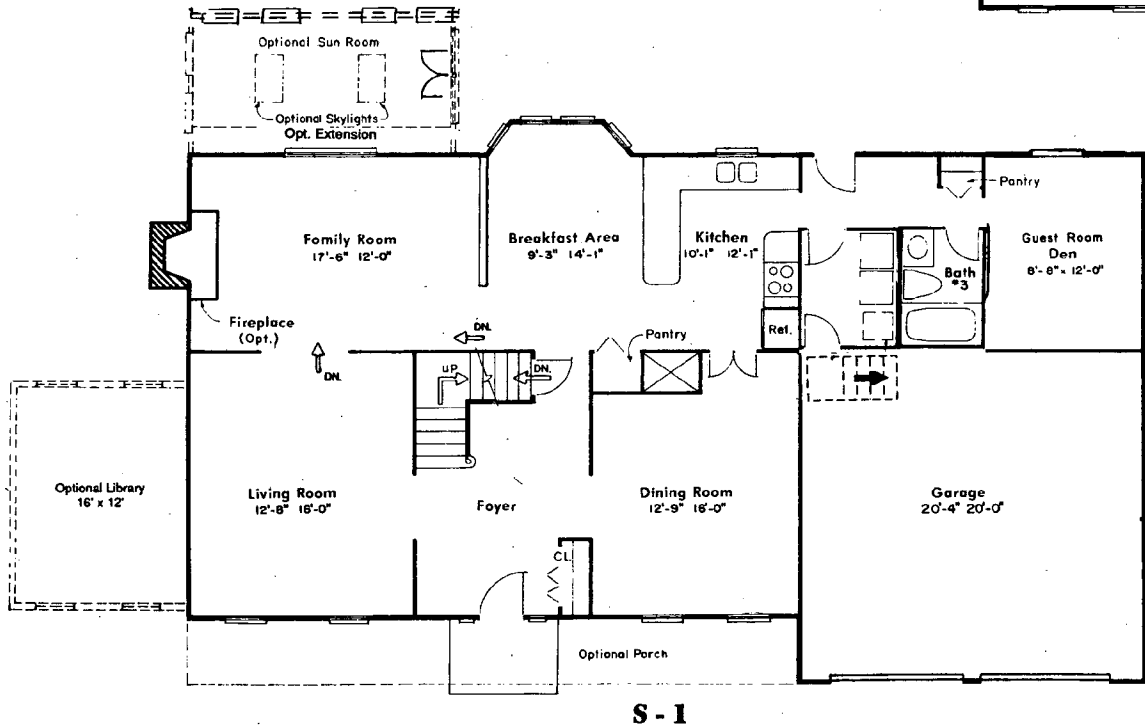
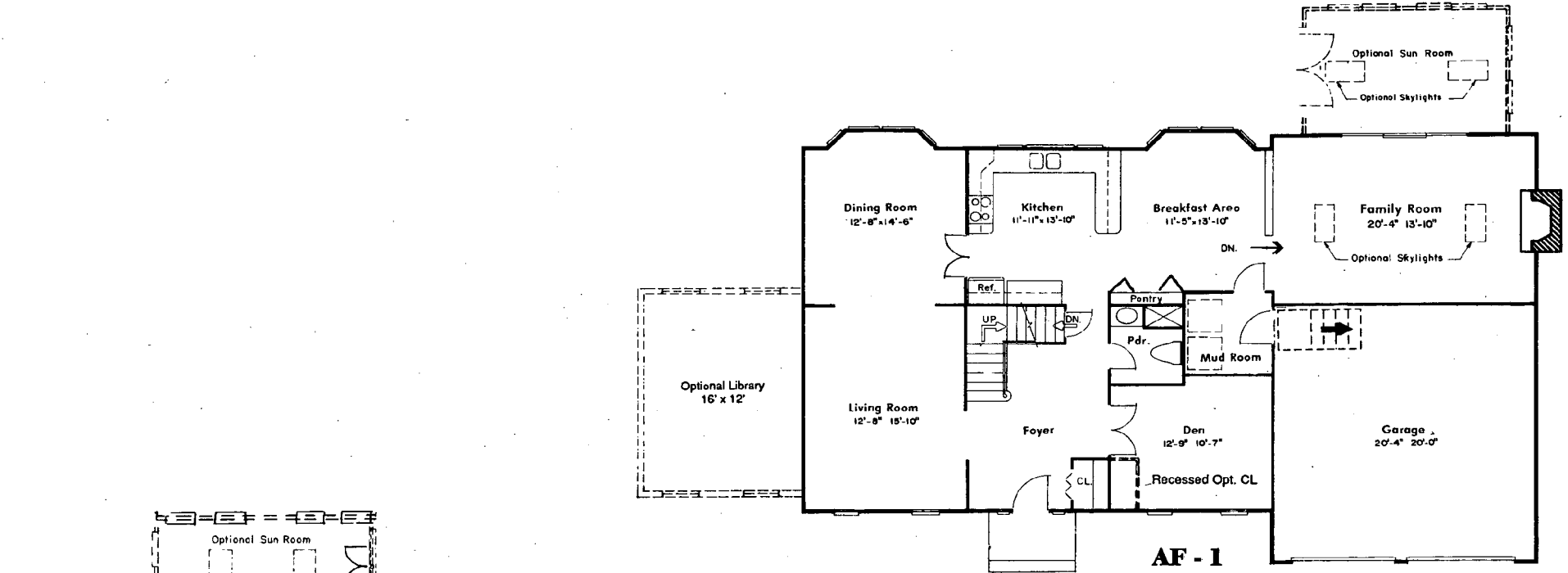
Spacious living areas

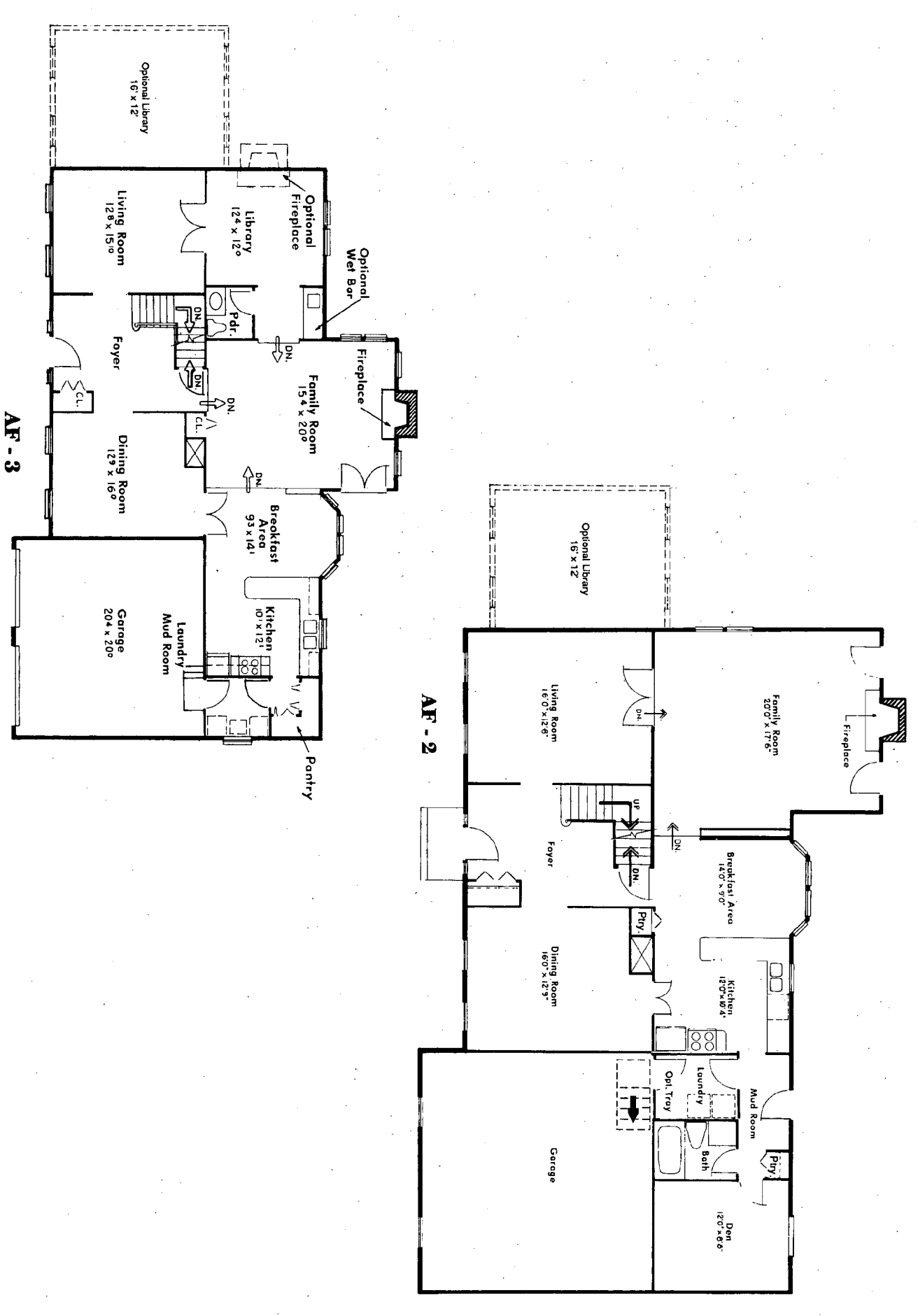
Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.

Springbrook Builders
Dartmouth

Floor Plans S-1 & AF-1

10





11

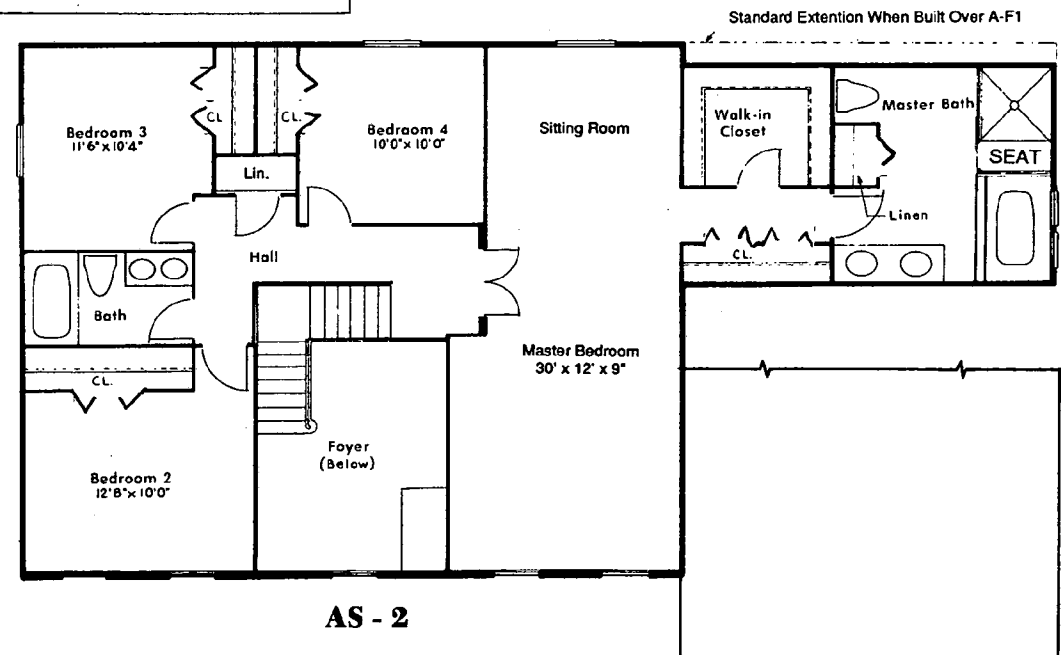
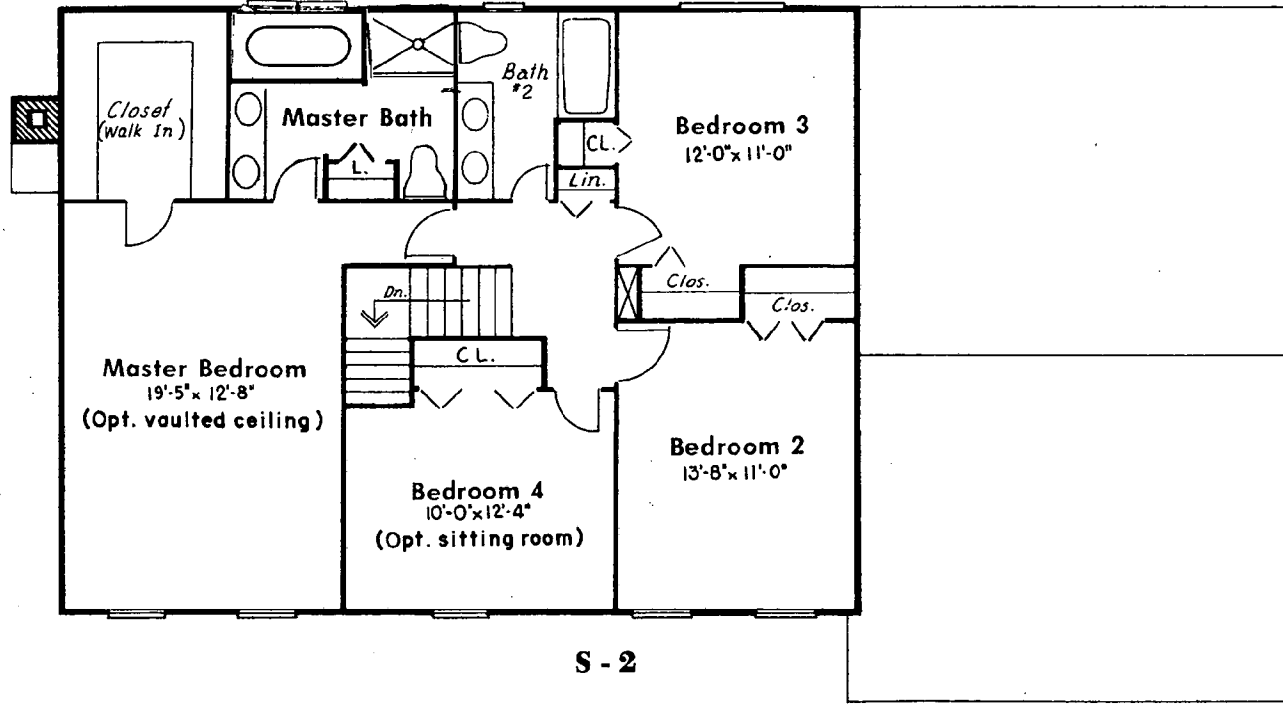
Springbrook Builders
Dartmouth
Floor Plans AF-2 & AF-3

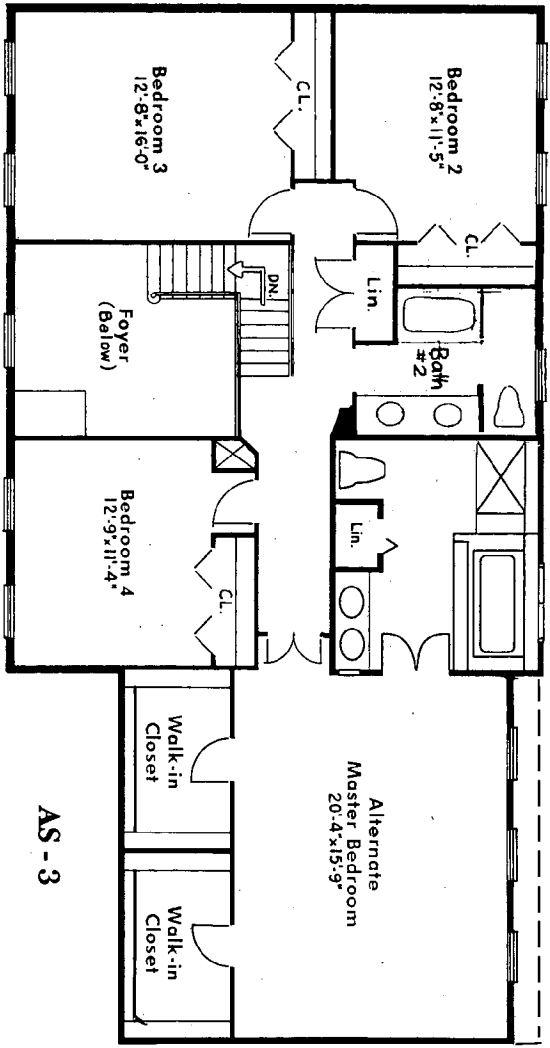
Many upgrades and options to choose from



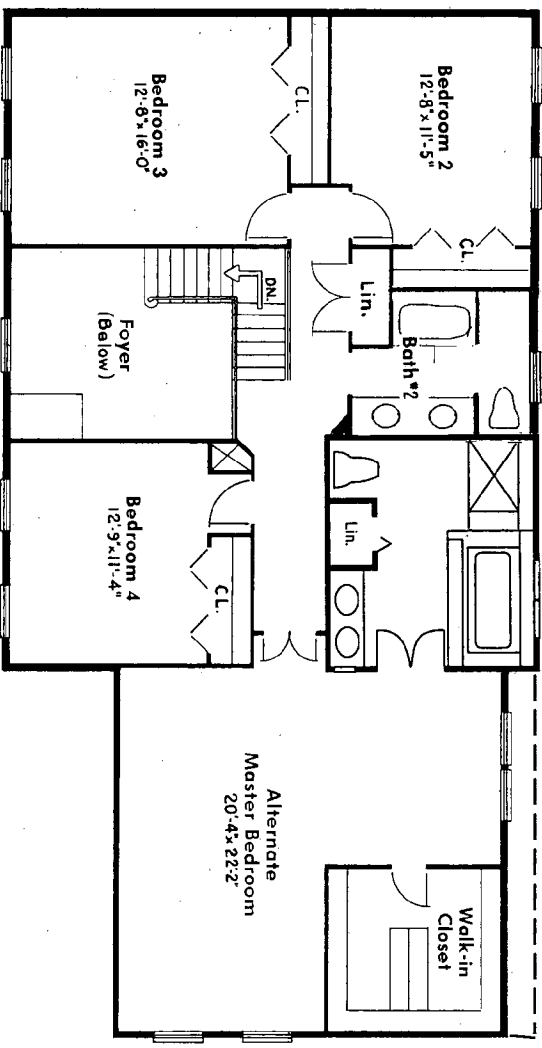
Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.

Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.





AS - 3



AS - 4

13

Springbrook Builders
Dartmouth
Floor Plans AS-3 & AS-4



VALUE • VALUE • VALUE

Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.

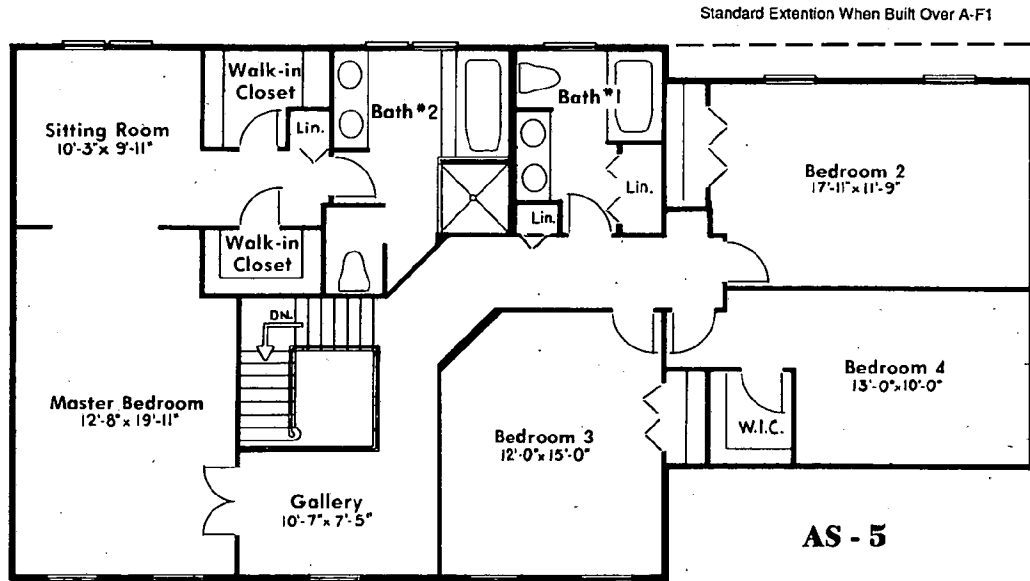


Quality construction with 10-year warranty program

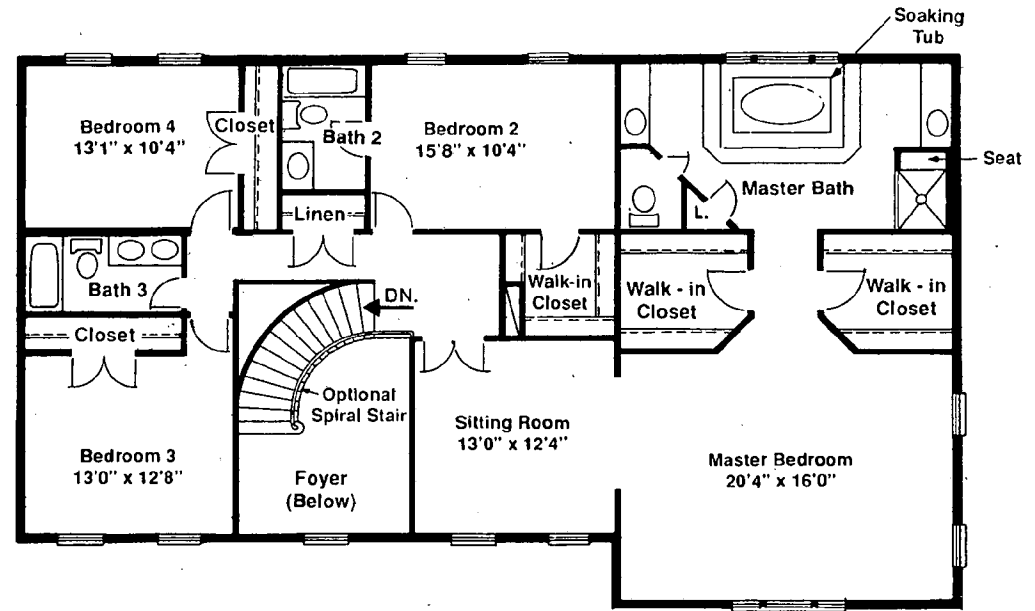
Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.

Springbrook Builders
Dartmouth
Floor Plans AS-5 & AS-6

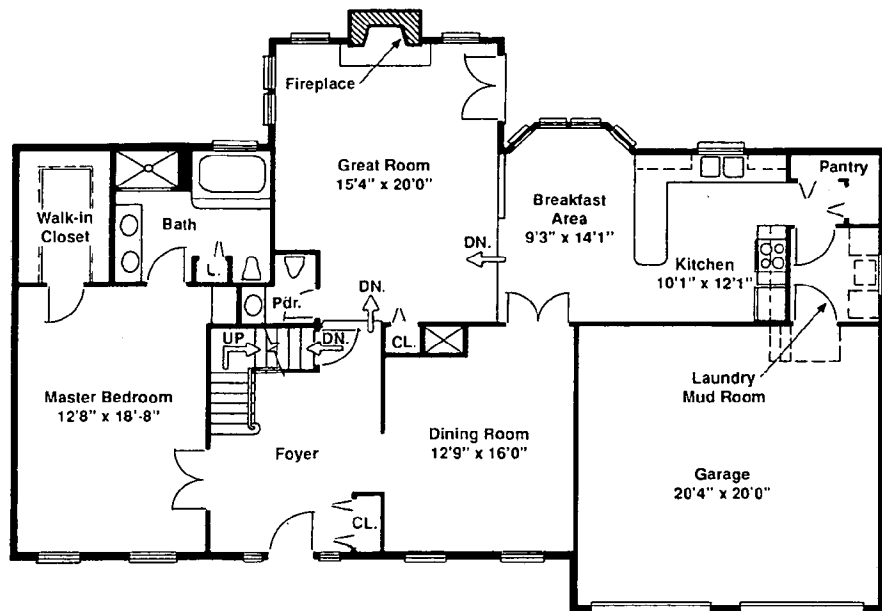
14



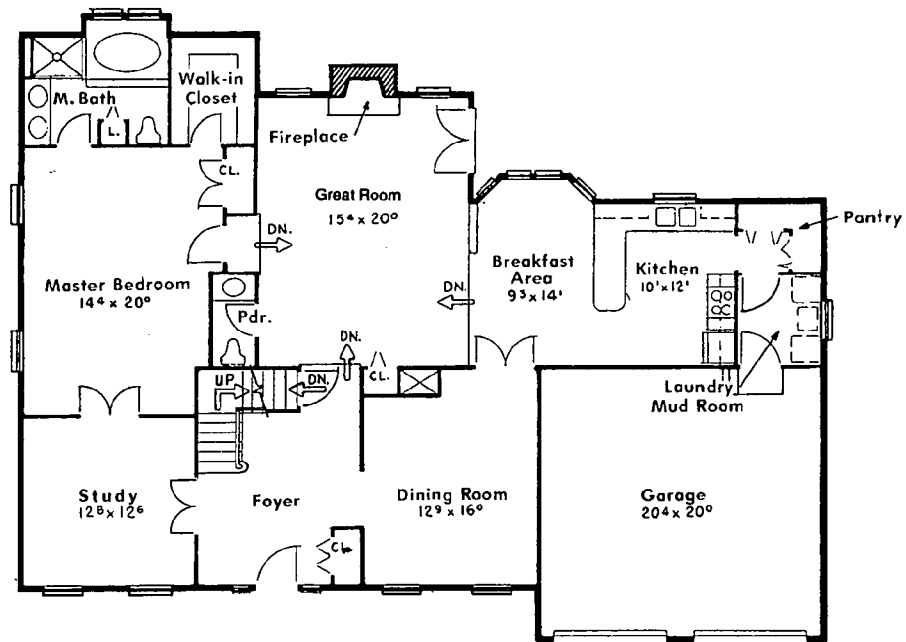
AS - 5



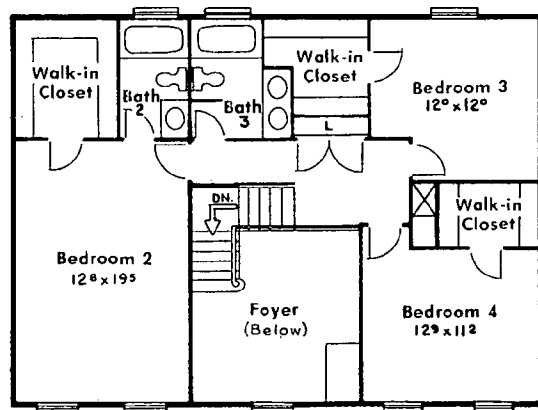
AS - 6



MBF - 2



MBF - 1



MBS - 2

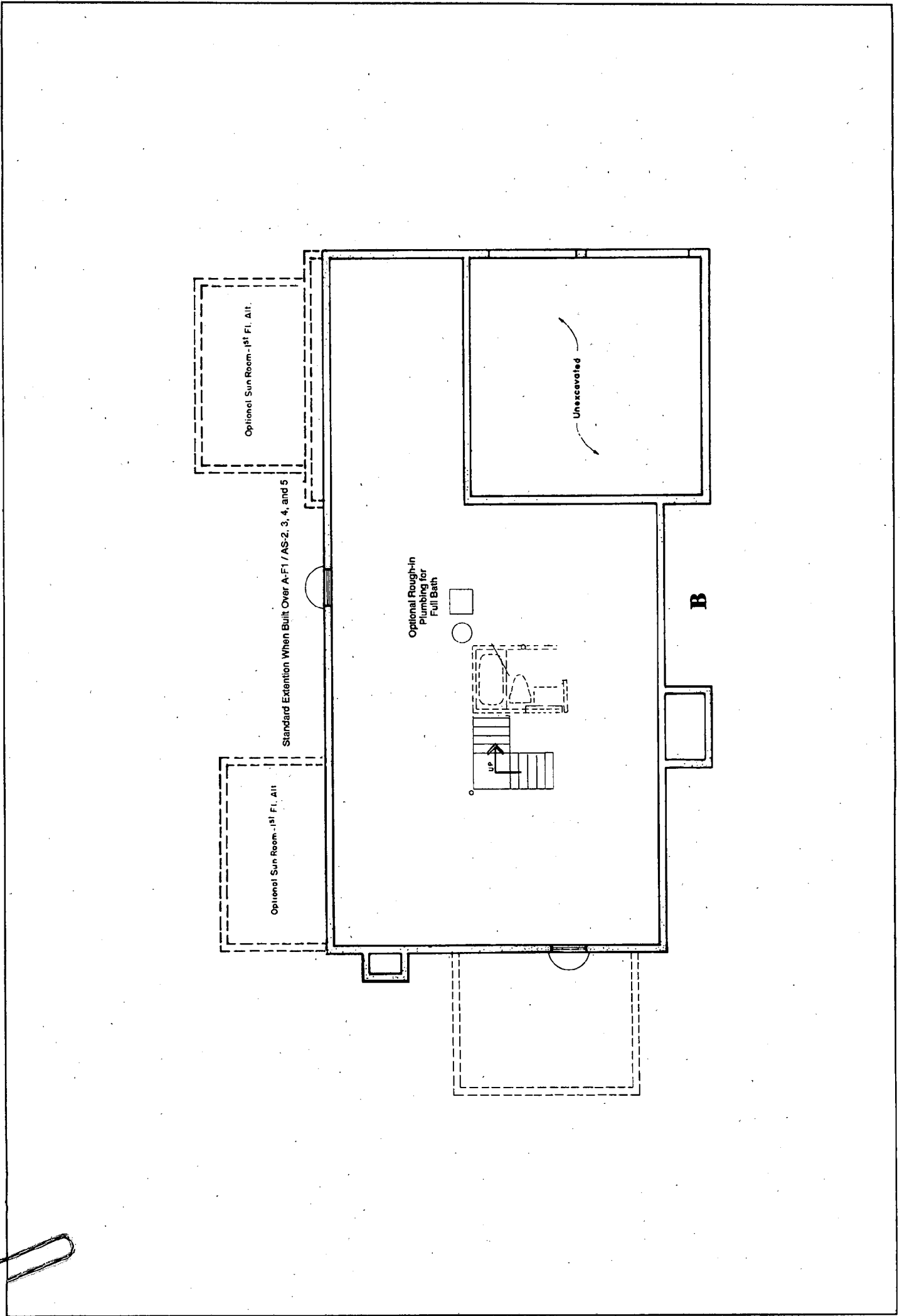
More Square Feet for the Money

Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.

NVBIA
NORTHERN VIRGINIA
BUILDING INDUSTRY
ASSOCIATION

Springbrook Builders
Dartmouth
Floor Plans **MBF-1, MBF-2**
& **MBS-2**

15



Excellent Customer Service



Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.

Springbrook Builders
Dartmouth
Floor Plan B

16

DARTMOUTH STANDARD FEATURES

EXTERIOR

- Large Lots
- 10 Year Warranty Program
- Two Stories with Full Basement
- Two Car Garage
- Wood Double Pane Insulated Windows
- Underground Utilities
- Waterproof Electrical Outlets and Frostproof Hose Bibs in Front and Rear of Home
- Walkways and Front Step
- Brick Formed Poured Concrete Foundation
- Maintenance-Free Vinyl Siding
- Seamless Maintenance-Free Gutters and Downspouts
- Maintenance-Free Fascia, Soffit and Shutters
- Insulated Exterior Door
- Professionally Designed Landscape Package
- Seeded Yards

INTERIOR

- High First Floor Ceilings
- Formal Living Room and Dining Room
- Step Down Family Room
- Separate Laundry Room on First Floor
- Hardwood Floor in Foyer
- French Door in Family Room
- Six Panel Colonial Doors
- Washer & Dryer Connections
- Crown Moulding in Foyer
- Crown Moulding and Chair Rail in Dining Room
- Wall-to-Wall Carpeting
- Door Chime
- Smoke Detectors on All Levels
- Energy Efficient Airstop
- Gas Heating
- Electric Air Conditioning
- Pre-Wire for Telephone and Television
- Full Basement
- Fifty Gallon Quick Recovery Gas Hot Water Heater
- R-30 Insulation in Ceiling
- R-13 Insulation in Exterior Walls

KITCHEN

- Breakfast Area Bay Window
- Peninsula Food Preparation Area
- Continuous Clean Double Gas Oven
- 18 cu. ft. Frostfree Refrigerator
- Energy Efficient Multi-Cycle Sound Insulated Dishwasher
- Double Bowl Stainless Steel Sink with Waste Disposal
- Choice of Oak Wood Cabinets

BATHS

FIRST FLOOR BATH:

- Dartmouth Standard Floor Plan Features Full Bath with Ceramic Tile/Tub Surround
- Dartmouth Alternate Floor Plan Features One-Half Bath Powder Room
- Oak Vanity with Cultured Marble Top

SECOND FLOOR HALL BATH:

- Full Bath with Ceramic Tile/Tub Surround
- Oak Vanity with Double Bowl Cultured Marble Top

MASTER BATH:

- Lavish Bath with Six Foot Soaking Tub and Separate Shower with Ceramic Tile Surrounds
- Spacious Linen Closet
- Oak Vanity with Double Bowl Cultured Marble Top

Quality • Value – Craftsmanship

Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.



Springbrook Builders
Dartmouth
Standard Features

17



EQUAL HOUSING OPPORTUNITY

Excellent customer service

Renderings and floor plans are the artist's conception. Details and dimensions may differ from actual plans. Standard and optional features may vary. Springbrook Builders reserves the right to initiate changes without prior notice. See Community Sales Manager for information.

Springbrook Builders

18

SPRINGBROOK BUILDERS, INC.

“A TRADITION IN HOME BUILDING”

SPRINGBROOK BUILDERS, INC. and its affiliate companies have continued a family building tradition that dates back well over 40 years in the Washington area. Our families have been builders in this area for three generations, and have built over 5,000 single family homes and townhomes, garden apartments, and commercial projects. They have built homes from under \$100,000 to the \$1 million range.

SPRINGBROOK BUILDERS, INC. is a well-respected name in the industry, and we take pride in our product. Our homes carry 10 year warranty program, and we have a strong commitment to excellent customer service.

Buying a SPRINGBROOK home will put you in good company. Our motto is “Compare...We Dare”. A SPRINGBROOK project will give our purchasers a good value. That is the key to our success. Every SPRINGBROOK home is an investment in your future. Welcome to our homes, and we hope, to your new home.

JOHN CHARLES HOUSTON
ATTORNEY AND COUNSELOR AT LAW
3017 CLARENDON BOULEVARD, SUITE C • ARLINGTON, VIRGINIA 22201
(703) 528-4433

June 8, 1987

Montgomery County Historic Preservation Commission
Suite 1009
51 Monroe Street
Rockville, Maryland
20850

Dear Board Members,
Attn. Bobbie Hahn

Pursuant to my conversation with Bobbie Hahn about our house on what is known as Fertile Meadows or the Gaither Estate, we wish to receive your approval as it may be required for the subdivision of the house from the rest of the property.

We propose to do two things in this regard. We have conveyed the bulk of the property to a buyer who is interested in developing the property with very nice and comfortable homes to the one which we own there. As you may know the property is zoned R-2, so the development will be nominal given the circa 92 acres available for it.

We were notified for the first time last week that an area of 7.5 acres is proposed as a historical "setting" for the house. We have done significant historical restoration to the house because we love what it is. We are also interested in preserving the house's character and historic value.

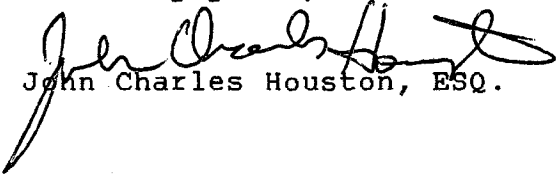
Because of this we proposed to Maryland Park and Planning the re-routing of the proposed road through the property to minimize the intrusion on the land itself and the house. As you may note from the proposed road, the road would itself intrude on the historical proposal. Pursuant to this we would strongly urge you to consider the proposed re-routing of the road to preserve the house and lands historic, esthetic and ecological value. We fully support the improvement in the road.

(2)

Because we believe that the historical quality of the house can be preserved with a modification of the original proposal, we propose for your approval the subdivision of the property on two acres, as illustrated in the enclosed plat. This is in fact what we own, as the property itself has been conveyed to another party. A physical re-drawing of the lines at this stage would cause enormous financial problems to us, and would in fact entail legal action by us against any party forcing such an issue upon us.

Given the agreed upon historic quality of the house, we and the buyer of the land, would agree to reasonable intrusions on both parties' use of the land as it relates to your concerns. We would appreciate the opportunity to appear before you, and explain our proposal, and better understand your concerns in this regard. We look forward to meeting with you at your next board meeting and seeking a mutually agreeable decision.

Sincerely yours,


John Charles Houston, ESQ.

Enclosure
JCH/ar