

22730-90A

15715 Avery Road, Rockville

22/30 Barnesley House



## Montgomery County Government

August 24, 1990

Dr. and Mrs. William G. Banfield  
15715 Avery Road  
Rockville, Maryland 20850

RE: HPC Case No. 22/30-90A

Dear Dr. and Mrs. Banfield:

Enclosed please find the decision of the Historic Preservation Commission regarding your application for construction of a garage at 15715 Avery Road (HPC Case No. 22/30-90A). Also enclosed is a copy of your Historic Area Work Permit application. If you have any questions about the decision or need any other information, please feel free to call me at 217-3625.

Sincerely,

A handwritten signature in cursive script that reads "Laura McGrath".

Laura McGrath,  
Planning Specialist

Enclosures

cc: Leonard Taylor, Historic Preservation Commission Chairperson

Robert Hubbard, Construction Codes Enforcement Division  
Department of Environmental Protection

2050E

**HISTORIC PRESERVATION COMMISSION**

of

**MONTGOMERY COUNTY**

51 Monroe Street, Suite 1001  
Rockville, Maryland 20850

301-217-3625

Case No.: 22/30-90A

Received: July 23, 1990

Before the Montgomery County Historic Preservation Commission

Application of Dr. and Mrs. William G. Banfield

**DECISION AND OPINION OF THE COMMISSION**

Decision of the Commission: Application is DENIED

**OPINION OF THE COMMISSION**

**BACKGROUND**

The following term is defined in Section 24A-2 of the Code:

Historic Site: Any individual historic resource that is significant and contributes to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

The applicant has applied for an Historic Area Work Permit (HAWP) for construction of a two-story garage/workshop at 15715 Avery Road, Rockville, Maryland. The subject property is also known as the "Barnesley House" and was designated an historic site through a resolution amending the Master Plan for Historic Preservation by the Montgomery County Council, sitting as the District Council, on July 8, 1985. The amendment was adopted by the Maryland-National Capital Park and Planning Commission on July 9, 1985.

The Master Plan Amendment for the Barnesley House describes the findings of historical and architectural significance that resulted in the placement of the Barnesley House on the Master Plan.

[The Barnesley House is] A good example of a well-maintained 19th Century Gothic Revival farmhouse, once so ubiquitous in Montgomery County. Because this house retains its original/historic setting, the entire 11.25 acre parcel is recommended as the environmental setting in order to provide architectural review of any future development under the Preservation Ordinance. Designation of the site does not preclude subdivision under the development standards of the RE-2 Zone. Inclusion of the entire parcel in the environmental setting does, however, require architectural review of any additional development on the site prior to the issuance of building permits. Once developed, the environmental setting to be required in perpetuity under the Ordinance could be reduced to the size of the lot retained for the historic structure.

## EVIDENCE

The following testimony was presented at the hearing:

### Commission Staff

Staff reported that the applicant proposed to construct a three-bay, two-story garage/workshop which would be attached to the Barnesley House. The proposed garage would replace an existing "lean-to" carport (consisting of a metal roof supported by poles). The applicant also proposed to remove a cinderblock storage shed located to the rear of the property. Staff noted a meeting with the applicant earlier in the year, at which time staff recommended that the garage be built as a separate structure and that the roof style of the garage be made compatible to the 19th Century Gothic Revival style of the Barnesley House. This style is characterized by symmetrically arranged bays under a multi-gabled roof. At that time, staff also advised that if, in the opinion of the applicant, the garage had to be attached to the house, its size should be reduced, it should be connected with an open breezeway or similar "hyphenated" structure without walls, and that it be oriented in such a way as to have less visual impact on the front and side elevations of the house.

Staff reported that the applicant had responded to a few of staff's suggestions by incorporating a gable-style roof for the garage and setting it back from the front elevation. All proposed materials would match the existing house. The drawings for the garage show it attached to the house by a hyphenated structure, but this structure is completely enclosed, contrary to staff's recommendation. Staff also noted that the width of the proposed garage, exclusive of the enclosed connecting structure, was almost equal to that of the house, rendering the proposed garage incompatible with the existing structure in terms of overall scale. Staff recommended that the record be left open to allow the applicant time to explore alternatives to the current proposal in terms of both size and location.

## Applicant

The applicant, Mrs. Banfield, testified that the garage is needed for her family's three automobiles, a tractor, and an end loader. She stated that the existing house is located on a rise and that only the second story of the proposed addition will be visible from the road, thereby having little visual impact from the public right-of-way. A detached garage in the back yard would ruin the view from the house into the back yard space.

In response to a question raised by Commissioner Taylor on whether the applicant had considered the possibility of constructing a detached garage in the same location or connecting it with a breezeway, open on both sides, the applicant replied that she considered the side of the house where the garage would be attached the "nothing" side of the house and that she did not see the reason for detaching the garage from the house. The proposed location is also the most convenient location because the driveway already leads there, she added. Commissioner Taylor explained that outbuildings to Gothic Revival style farmhouses in the central eastern United States were traditionally constructed as separate structures. He stated that structures are rarely built as appendages to this style of farm house.

Commissioner Cantelon stated that the proposed garage and enclosed breezeway would add 45 feet to the existing 40 foot wide house, noting that a separate garage would be more consistent with the style of this house. He also stated that if the garage were to be attached to the house, it should be attached by an open breezeway or similar structure.

There were no opponents to the application from the public.

## FINDINGS

Based on the testimony presented to the Commission and other evidence in the record, the Commission makes the following findings:

1. The Barnesley House, at 15715 Avery Road, Rockville, is a historic site under the Master Plan for Historic Preservation and the definition in Section 24A-2 of Chapter 24A of the Montgomery County Code, and is a valuable example of a well-maintained 19th Century Gothic Revival Farmhouse.
2. The applicant's proposed alteration is inconsistent with two characteristics of 19th Century Gothic Revival Farmhouses. First, the Gothic Revival style is characterized by symmetrically arranged bays under a multi-gabled roof. An attached two-story addition would be inappropriate to this style as it would make the existing building mass asymmetrical. Second, outbuildings to Gothic Revival style farmhouses in the central eastern United States were not traditionally attached to the main house. A detached garage in the same location as proposed, or one connected to the house with an open breezeway, would be more appropriate to the historic site.

Accordingly, the Commission finds that the application does not meet any of the criteria for approval in Section 24A-8, and, that the alteration proposed by the Banfield's would be inappropriate and inconsistent with the preservation of the Barnesley House. Therefore, under Section 24A-8(a), the Commission must deny the application.

Based on these facts and findings, and having heard and carefully considered all of the testimony and exhibits contained in the record, it is the decision of the Montgomery County Historic Preservation Commission that the application by Dr. and Mrs. William G. Banfield for an Historic Area Work Permit for construction of a garage/workshop at 15715 Avery Road, Rockville, is denied.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A - 7(h) of the Montgomery County Code, an appeal may be filed within thirty days with the Board of Appeals which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.

  
\_\_\_\_\_  
Leonard Taylor, Chairperson  
Montgomery County Historic Preservation Commission

August 24, 1990  
Date



## Montgomery County Government

August 17, 1990

Dr. and Mrs. William G. Banfield  
15715 Avery Road  
Rockville, Maryland 20855

RE: Historic Area Work Permit Application Case No. 22/30-90A Denial

Dear Dr. and Mrs. Banfield:

This is to confirm that your application to the Historic Preservation Commission for a Historic Area Work Permit to construct a garage/workshop on your property was denied by the Commission at its August 15, 1990 meeting. Within a week, the Commission will issue a written decision detailing the reasons for the denial. You may not file for a building permit for this project until a Historic Area Work Permit application is approved.

If desired, you may make a new application for a Historic Area Work Permit. You also have the right to appeal this decision in accordance with Section 24A-7(h) of the Montgomery County Code Chapter 24A, Preservation of Historic Resources (enclosed) to the Board of Appeals within 30 days of the date of the commission's decision. The Board has full and exclusive authority to hear and decide all appeals taken from decisions of the commission in the administration of this chapter. The Board of Appeals will review the commission's decision de novo and has the authority to affirm, modify or reverse the order of the commission.

If you have any questions about the above, please feel free to call me at 217-3625.

Sincerely,

*Laura McGrath*

Laura McGrath,  
Planning Specialist

Enclosure

2027E





# Montgomery County Government

## MEMORANDUM

TO: Robert Seely, Chief  
 Division of Construction Codes Enforcement  
 Department of Environmental Protection

FROM: Laura E. McGrath, Planning Specialist  
 Division of Community Planning and Development  
 Department of Housing and Community Development

SUBJECT: Historic Area Work Permit Application

DATE: August 16, 1990

The Montgomery County Historic Preservation Commission, at their meeting of August 15 reviewed the attached application by Dee MK  
William Profield for an Historic Area Work Permit. The application was:

Approved

Denied

Approved with Conditions: \_\_\_\_\_

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

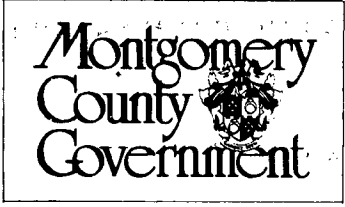
Attachments:

1. HMAP application + attachments
2. Photos
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

2020E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301 217-5625



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 115174

NAME OF PROPERTY OWNER Dr. Mrs. Wm. C. Fairfield TELEPHONE NO. 301 761 6111  
(Contract/Purchaser)

ADDRESS 15715 Avery Rd. Rockville MD 20851 STATE MD ZIP 20851

CONTRACTOR Bob Brown TELEPHONE NO. 301 261 1111  
CONTRACTOR REGISTRATION NUMBER 1111

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 15715 Street Avery Rd.

Town/City Rockville Election District 14

Nearest Cross Street Monroeville Hill Road

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision 102

Liber 2037 Folio 244 Parcel (Boyd's Delin)

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	<u>Move</u>	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other <u>Garage Addition</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 36,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Power

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 ( ) WSSC	02 <u>( )</u> Septic
03 ( ) Other	

2B. TYPE OF WATER SUPPLY

01 ( ) WSSC	02 <u>( )</u> Well
03 ( ) Other	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line \_\_\_\_\_
- Entirely on land of owner \_\_\_\_\_
- On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) Wm C Fairfield Date 2/10/91

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED X Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 4007160071 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

---

---

---

---

---

---

---

---

---

---

---

---

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

*John [unclear]*

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: August 3, 1990

CASE NUMBER: 22/30-90A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Barnesley  
House

PROPERTY ADDRESS: 15715 Avery Road

TAX CREDIT ELIGIBLE: No

DISCUSSION:

The applicant is proposing to construct a three-bay, two-story garage/workshop which would be attached to the existing structure. The garage would replace an existing "lean-to" carport and a cinderblock storage shed to the rear of the property.

STAFF RECOMMENDATION:

Staff originally met with the applicant earlier this year and discussed a slightly different garage design. Staff recommended at that point that the design was incompatible with the Barnesley House, which, according to the Master Plan, is a "good example of a well-maintained 19th century Gothic Revival Farmhouse". The basic elements of this style include symmetrically arranged bays under a multi-gabled roof. Staff recommended that, if possible, the garage be built as a separate structure and that the roof style be altered to one more compatible with the house. If, in the opinion of the applicant, the garage had to be attached, staff suggested that the size be reduced, that it be connected to the house with a breezeway or similar "hyphen" structure, and that it be oriented in such a way as to have less visual impact on the front and side elevations of the house.

With the proposal currently under consideration, the applicant has responded to several of staff's earlier concerns by incorporating a gable-style roof, setting the garage back from the front elevation, and attaching the garage to the house with an enclosed breezeway. All materials used will also match those of the house. The width of the proposed garage, however, is almost equal to that of the house. Staff is still of the opinion, therefore, that the proposed garage is not compatible with the existing structure in terms of overall scale. Staff recommends that the record be left open in order to allow the applicant time to explore alternatives to the current proposal in terms of both size and location.

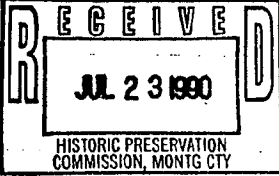
ATTACHMENTS:

1. HAWP Application and Attachments
2. Site Plan
3. Photographs
4. Elevations
5. Floor Plan
6. Master Plan Amendment

1997E



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625 *22/30-90A*



# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 45474  
 NAME OF PROPERTY OWNER Dr. & Mrs. Wm G. Barnfield TELEPHONE NO. 301 762-6971  
(Contract/Purchaser) (Include Area Code)  
 ADDRESS 15715 Avery Rd. Rockville Maryland 20855  
CITY STATE ZIP  
 CONTRACTOR Oak Grove Designs TELEPHONE NO. 948 6412  
CONTRACTOR REGISTRATION NUMBER 1160  
 PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
 House Number 15715 Street Avery Rd.  
 Town/City Rockville Election District 4  
 Nearest Cross Street Muncaster Mill Road  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision 302  
 Liber 2039 Folio 244 Parcel (Boyd's Delay)

- 1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct  Extend/Add  Alter/Renovate  Repair   
 Wreck/Raze  Move  Install  Revocable  Revision   
 Circle One: A/C Slab Room Addition  
 Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Other Garage & Workshop
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 35.00
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes - MP # 22/30 - Barnesky House

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL  
 01 ( ) WSSC 02  Septic  
 03 ( ) Other \_\_\_\_\_

2B. TYPE OF WATER SUPPLY  
 01 ( ) WSSC 02  Well  
 03 ( ) Other \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner \_\_\_\_\_  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Joan S. Barnfield William S. Barnfield  
 Signature of owner or authorized agent (agent must have signature notarized on back) 2/20/90  
 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9007200071 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s):

Original house is a typical "new-gothic" Maryland farm house: "L"-shaped, two stories with a peak in front. The angle of the "L" was later filled in with a one story structure. We have added a lean-to type car port, and it is this structure that is to be replaced with a permanent garage.

b. General Description of Project:

The lean-to carport is to be replaced with a permanent 3 car garage with a small shop on top and a storage area ~~at~~ at the front (towards the street) of the garage. The garage doors will open on the driveway at the back of the house. With a storage area for garden tools, we will be able to tear down a unattractive cedar block shed where they are stored now.

2. SITE PLAN. For all projects, attach an accurate site plan or property survey, which shall include the following:

3

- a. Scale (for example, 1/4" = 1 foot)
- b. North Arrow
- c. Location and dimensions of all existing and proposed structures:
- d. Location of other features such as walks, drives, fences, ponds, streams, dumpsters, mechanical equipment, and major landscaping elements.

✓3. TREE SURVEY. If any 6" diameter or larger trees are to be removed, or fall within the construction zone, attach an accurate tree survey. The survey should include the exact location, size, and species of all trees located in the project area, indicating which are to be preserved and which are to be removed.

4

✓4. FLOOR PLANS; CONSTRUCTION PLANS. For new construction and room additions, attach a complete set of scaled floor plans. For porches and decks, attach scaled drawings showing dimensions, materials, and where and how they will be attached to existing structures. For other types of work, such as outbuildings and fences, attach scaled drawings showing dimensions, materials, construction methods, and design details.

5. ELEVATION DRAWINGS. For new construction, including outbuildings, attach scaled drawings of all sides of the proposed structure. For additions, decks, porches, and major exterior alterations, attach scaled drawings of all sides of structure which will be affected by the proposed work.

✓6. MATERIAL SPECIFICATIONS. For all projects, provide a written description of all exterior materials to be used. If desired, material specifications may also be included as notes on elevation drawings. If available, manufacturer's literature may also be included.

*Materials used will match existing structure: German Siding, Clapboards; metal roof; double hung windows with two lights to each section. Trim around windows, corners of the house & roof will all match existing house. Wood-shutters*

Tree Survey

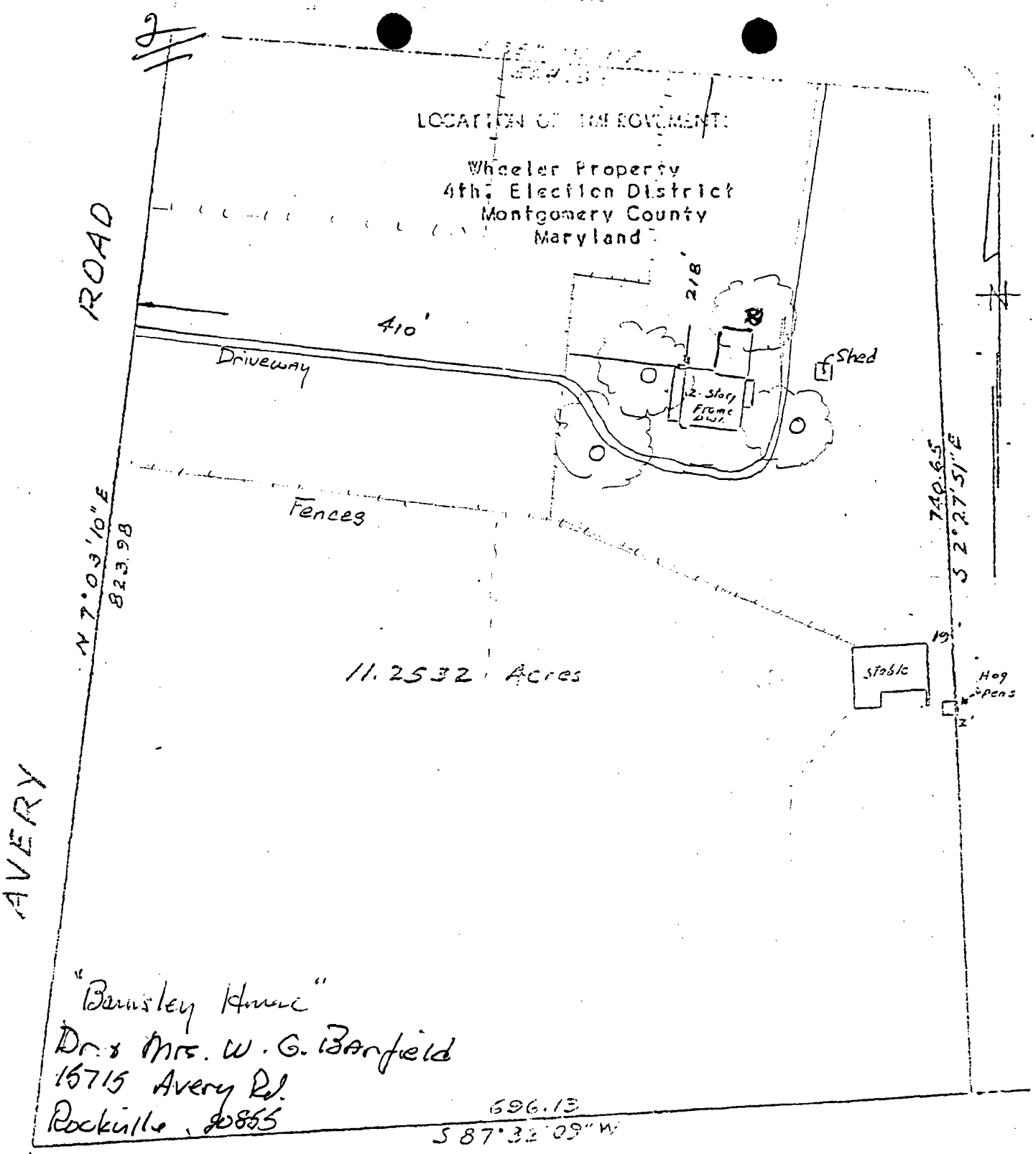
Only one tree is near the construction site (see tree with X on the site plan) This is a large black walnut - 99" in circumference. The tree is about 12' out from the corner of the proposed garage, and 3' out from the side. (See floor plan)

The tree will suffer only minor root disturbance during construction of the garage foundation.



LOCATION OF IMPROVEMENTS:

Wheeler Property  
4th. Election District  
Montgomery County  
Maryland



AVERY

"Barnsley House"  
Dr. & Mrs. W. G. Barfield  
15715 Avery Rd.  
Rockville, 20855

ENGINEER'S CERTIFICATE

I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.

*Milton M. Price*

MILTON M. PRICE

Registered  
Engineer & Surveyor  
Bethesda, Maryland

Ol. 4-2243 7240 Wisconsin Ave.

Date: 8-27-54  
Scale: 1" = 100'

Record No.

J-373HL



NORTH ELEVATION



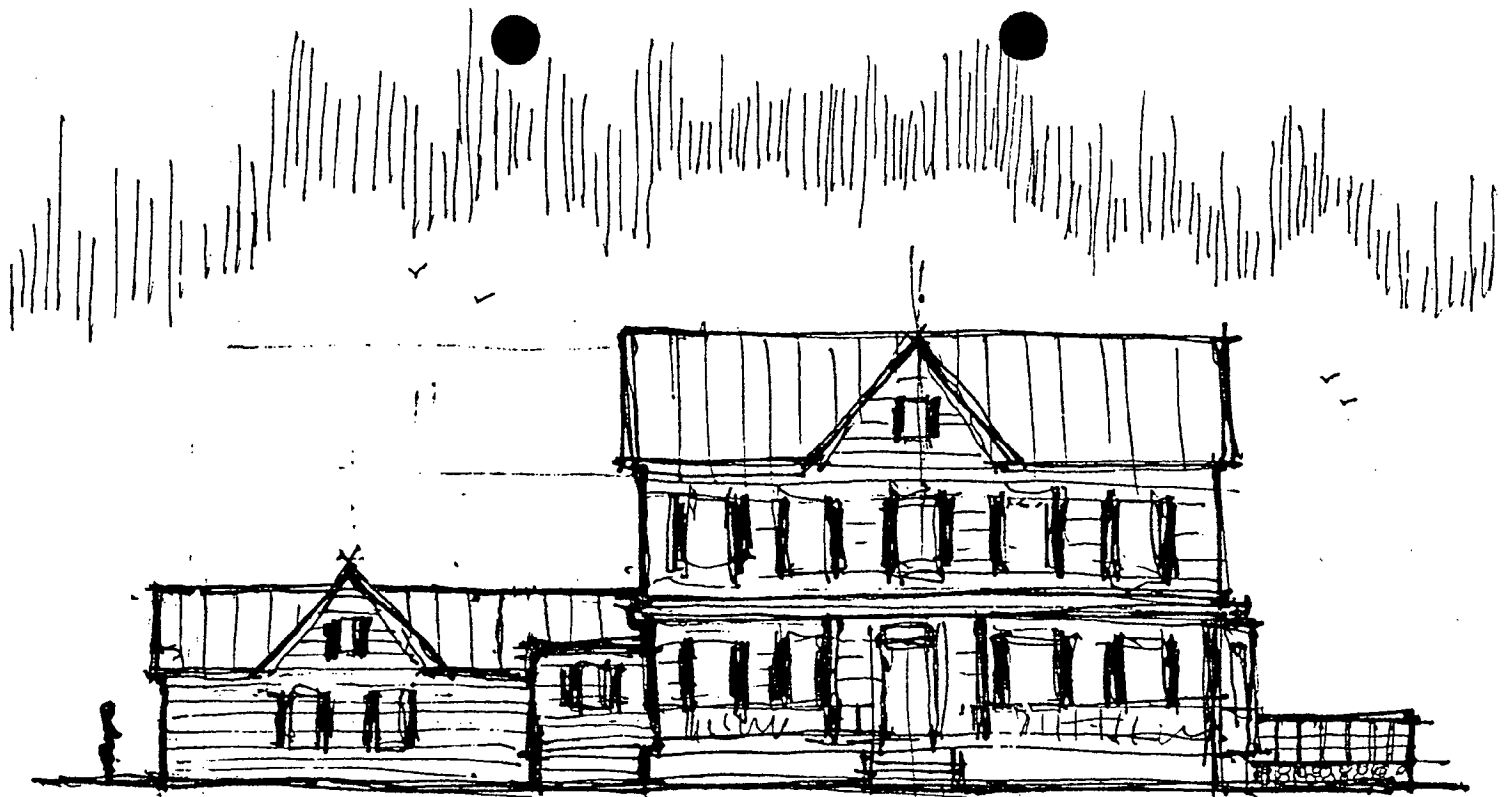
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



C-16-90

DANFIELD RESIDENCE  
FRONT ELEVATION

Site # 22/32

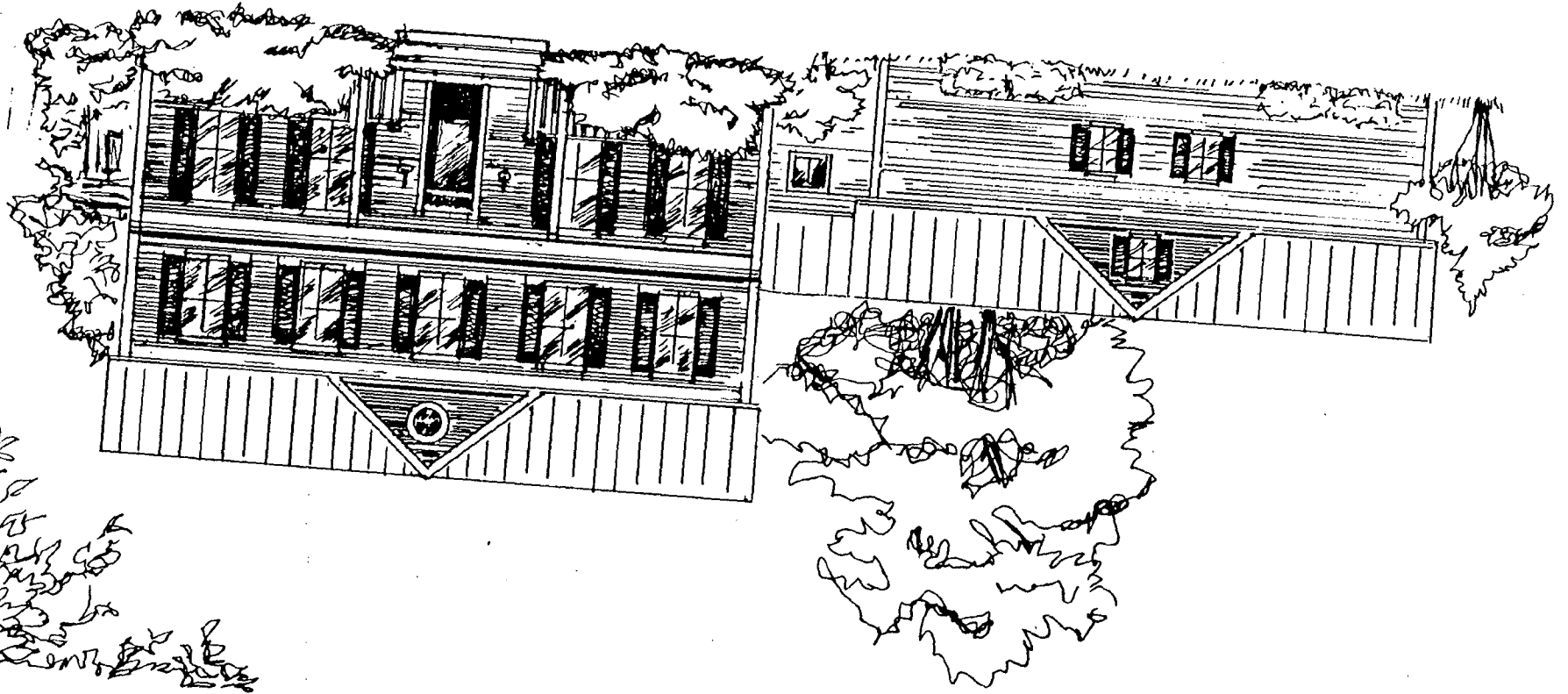
9007200071

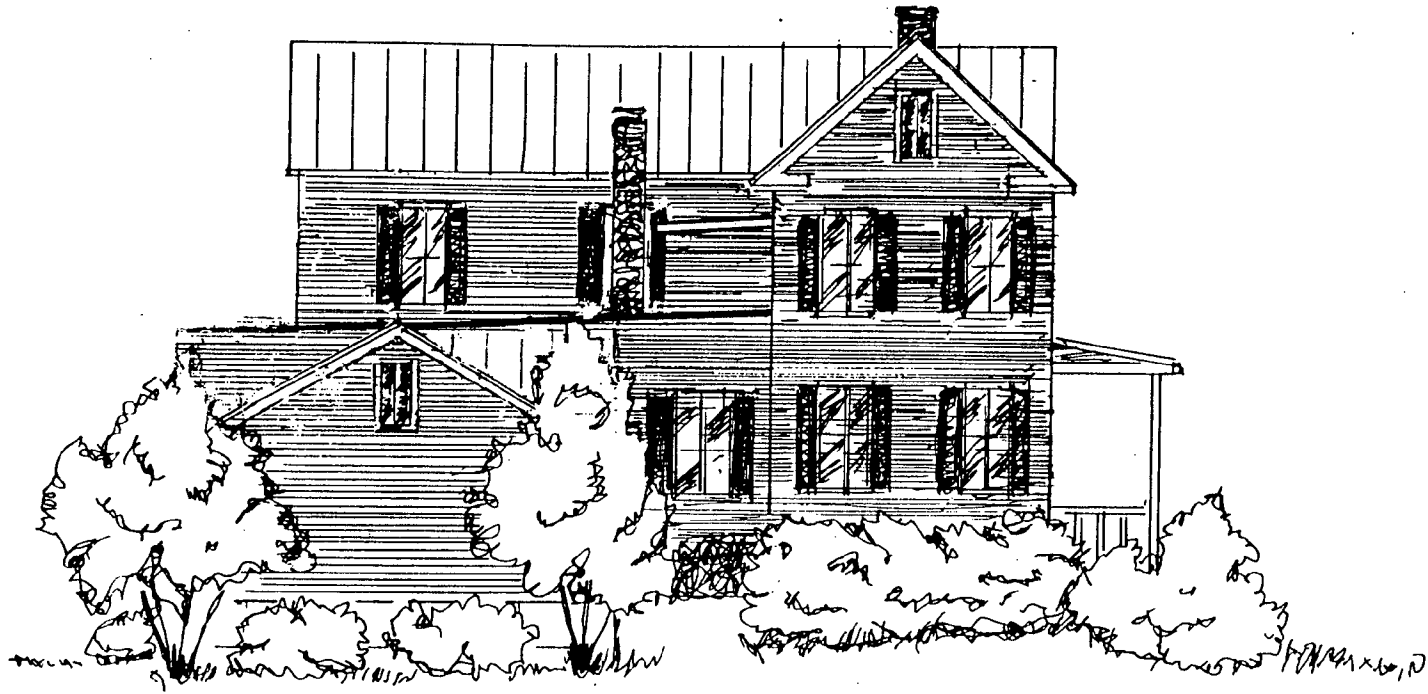
MANFIELD

9007 2000 71

WEST FACE

H

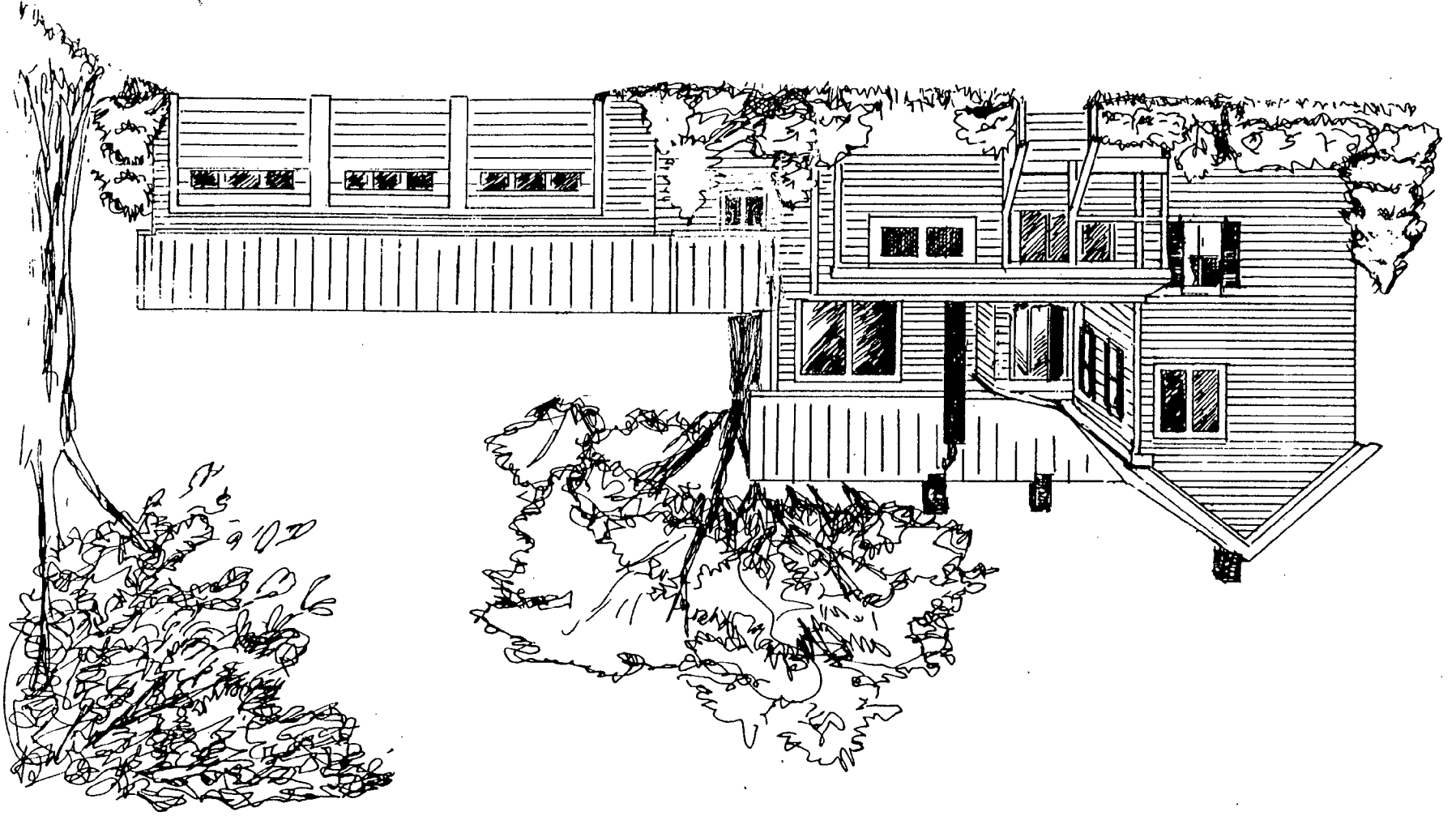




NORTH FACE

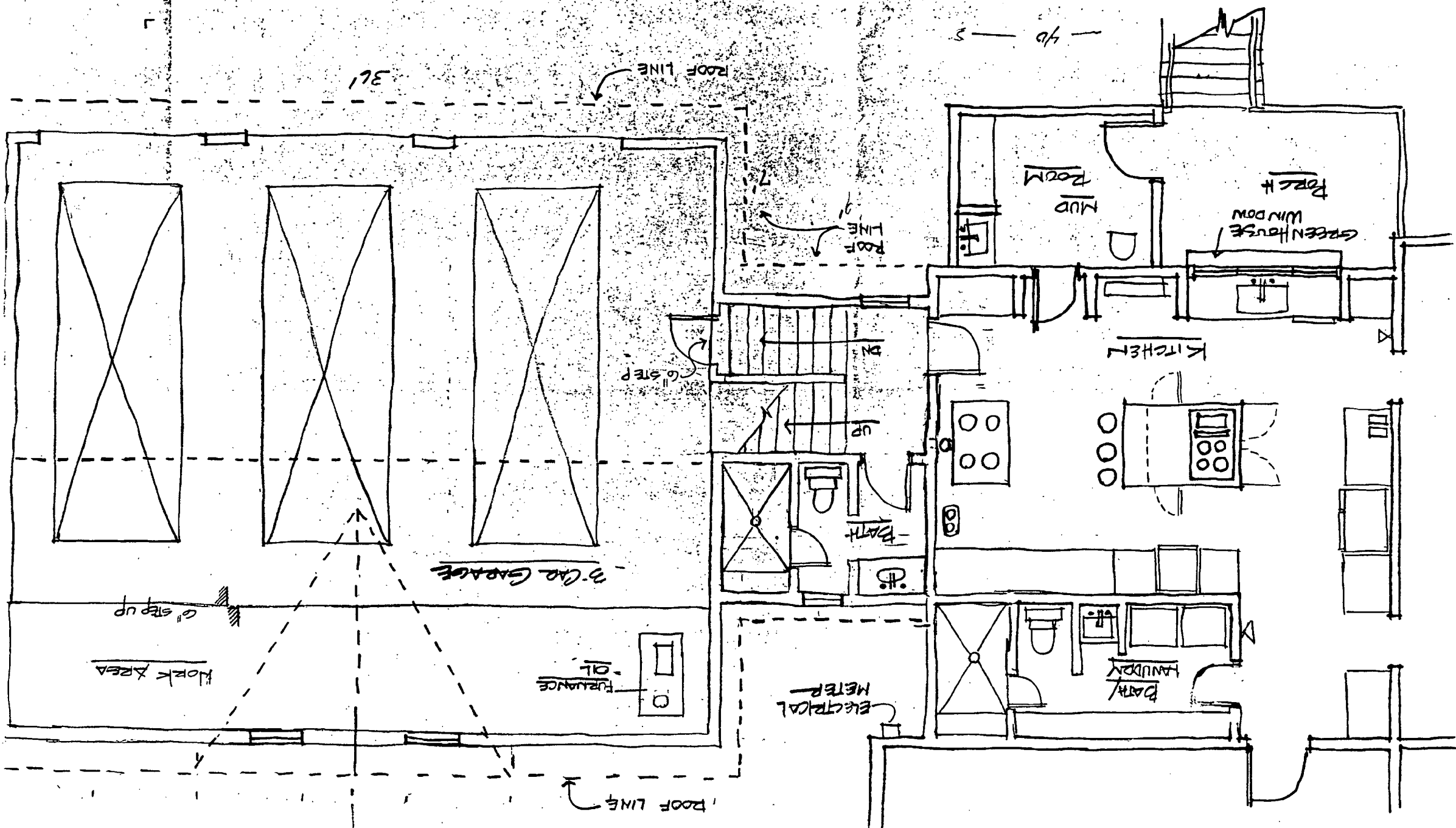
BRAYFIELD

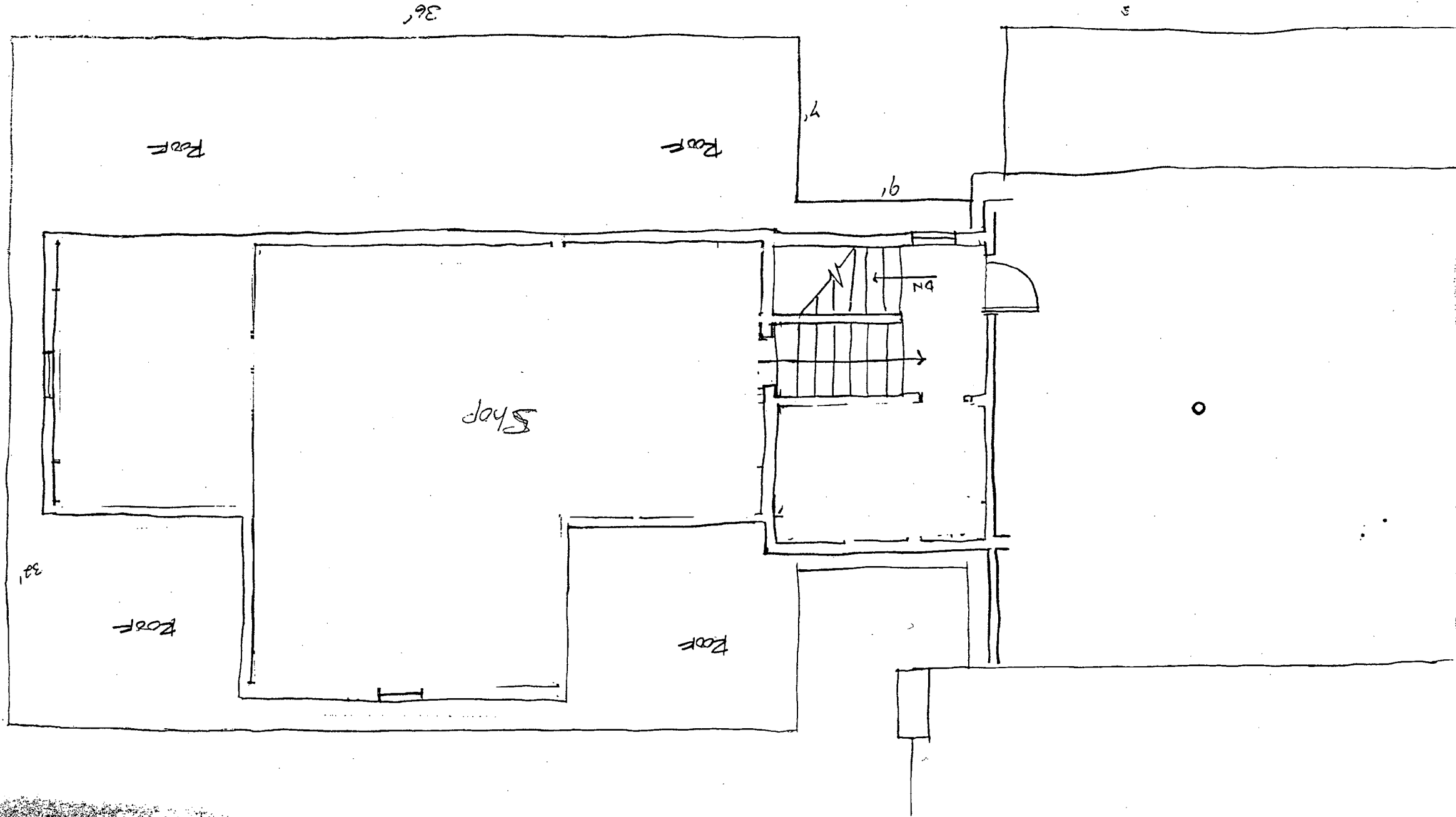
EAST FACE



9007200071

House is 40' wide







<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
22/25	J.H. Cashell Farm	5867 Muncaster Mill Rd.	350.29 Acres
	<ul style="list-style-type: none"> <li>- The earliest section of the frame Cashell Farmhouse, in the American farmhouse style, was built in the mid 19th century by the Hon. Hazel H. Cashell. His son John H. added a turriculated, jerkin-headed Queen Anne block at the end of that century.</li> <li>- Important for its association with the Cashell family as well as the high level of architecture achieved by the hybrid-style building.</li> <li>- With appropriate lot configuration, a one acre environmental setting should provide sufficient area to preserve the integrity of the historic structure and retain some of the major trees which define its historic setting.</li> </ul>		
22/30	Barnesley House	15715 Avery Rd.	11.25 Acres
	<ul style="list-style-type: none"> <li>- A good example of a well-maintained 19th century Gothic Revival farmhouse, once so ubiquitous in Montgomery County.</li> <li>- Because this house retains its original/historic setting, the entire 11.25 acre parcel is recommended as the environmental setting in order to provide architectural review of any future development under the Preservation Ordinance.</li> <li>- Designation of the site does not preclude subdivision under the development standards of the RE-2 Zone. Inclusion of the entire parcel in the environmental setting does, however, require architectural review of any additional development on the site prior to the issuance of building permits. Once developed, the environmental setting to be required in perpetuity under the Ordinance could be reduced to the size of the lot retained for the historic structure.</li> </ul>		
22/34	Eubanks Farm	6825 Needwood Rd.	11.52 Acres
	<ul style="list-style-type: none"> <li>- Constructed in 1889 for Samuel Robertson, this irregular Queen Anne villa bears the unmistakable quality of its designer, Thomas Groomes, Montgomery County's most prolific 19th century architect and the great popularizer of the revival styles in the Rockville-Gaithersburg area.</li> <li>- Because of the desirability of retaining some views of this "irregular Queen Anne villa", the entire 11.52 acres parcel is recommended as the environmental setting to provide architectural review of any future development under the Preservation Ordinance.</li> </ul>		
22/35	Needwood Mansion	6700 Needwood Rd.	Needwood Golf Course
	<ul style="list-style-type: none"> <li>- Constructed for William George Robertson (Samuel Robertson's father). The main block, completed in 1856, repeats the tripartite motif characteristic of the late Greek revival-early Italianate periods in the windows, sidelights, and number of stories.</li> </ul>		

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
22/25	J.H. Cashell Farm	5867 Muncaster Mill Rd.	350.29 Acres
	<ul style="list-style-type: none"> <li>- The earliest section of the frame Cashell Farmhouse, in the American farmhouse style, was built in the mid 19th century by the Hon. Hazel H. Cashell. His son John H. added a turriculated, jerkin-headed Queen Anne block at the end of that century.</li> <li>- Important for its association with the Cashell family as well as the high level of architecture achieved by the hybrid-style building.</li> <li>- With appropriate lot configuration, a one acre environmental setting should provide sufficient area to preserve the integrity of the historic structure and retain some of the major trees which define its historic setting.</li> </ul>		
22/30	Bamesley House	15715 Avery Rd.	11.25 Acres
	<ul style="list-style-type: none"> <li>- A good example of a well-maintained 19th century Gothic Revival farmhouse, once so ubiquitous in Montgomery County.</li> <li>- Because this house retains its original/historic setting, the entire 11.25 acre parcel is recommended as the environmental setting in order to provide architectural review of any future development under the Preservation Ordinance.</li> <li>- Designation of the site does not preclude subdivision under the development standards of the RE-2 Zone. Inclusion of the entire parcel in the environmental setting does, however, require architectural review of any additional development on the site prior to the issuance of building permits. Once developed, the environmental setting to be required in perpetuity under the Ordinance could be reduced to the size of the lot retained for the historic structure.</li> </ul>		
22/34	Eubanks Farm	6825 Needwood Rd.	11.52 Acres
	<ul style="list-style-type: none"> <li>- Constructed in 1889 for Samuel Robertson, this irregular Queen Anne villa bears the unmistakable quality of its designer, Thomas Groomes, Montgomery County's most prolific 19th century architect and the great popularizer of the revival styles in the Rockville-Gaithersburg area.</li> <li>- Because of the desirability of retaining some views of this "irregular Queen Anne villa", the entire 11.52 acres parcel is recommended as the environmental setting to provide architectural review of any future development under the Preservation Ordinance.</li> </ul>		
22/35	Needwood Mansion	6700 Needwood Rd.	Needwood Golf Course
	<ul style="list-style-type: none"> <li>- Constructed for William George Robertson (Samuel Robertson's father). The main block, completed in 1856, repeats the tripartite motif characteristic of the late Greek revival-early Italianate periods in the windows, sidelights, and number of stories.</li> </ul>		

4. 19430 Germantown Road, Horace Bennett House.

Two story, three bays by three; L-shaped porch with turned posts. front and side gables have fishscale shingles and decorative gable boards; tin roof; projecting bay, west side.

Possibly built by Horace Bennett very early 20th century or late 19th. Bennett owned a hardware store in Germantown Station.

5. 19411 Germantown Road, Presbyterian Chapel.

Built c.1896 for church services because nearest Presbyterian church was in Neelsville; Presbyterian Manse was across road, where C&P Telephone Company office now stands; Chapel bell would be rung as fire alarm.

Turn-of-the-century; two story, three bays, steep gable roof, side dormers; porch front and side; aluminum sided; recently renovated for use as veterinarian's office.

6. 19401 Germantown Road, Pumphrey/Mateny House/Store.

Two story frame house, five bays by three, German siding; gable roof with decorative trim at gables, bracketed gable eaves and front gable Palladian window; one story projecting bay, west side. side porch with decorative trim. One story addition at back; very close to road.

Robert H. Pumphrey purchased property from John Nicholls in 1883. Ran a store here during the 1890's until a separate building was constructed next door, in the very early 1900's. The Pumphrey family lived in the house and were succeeded by the Mateny family, Mrs. Mateny being a daughter of Robert Pumphrey. She occupied the house until the Late 60's.

7. Building adjacent to 19401 Germantown Road, Pumphrey's Store.

Two story storefront building with attic, hipped roof and dormer; three bay facade; German siding under asphalt shingle; constructed early 20th century.

Vacant since 1960's (see #6); one of few remaining commercial structures; poor condition.

8. 19421 Waters Road, Richard Waters House.

One-and-one-half story, bungalow style, pebbledash; five bays by three; shed roof dormer; center door with transom and side-lights.

Built by Richard Waters, son of Perry Waters, owner of Germantown store; Perry Waters' house stood next door until destroyed by fire, 1926 or 1927.

9. 19420 Waters Road, Patricia Waters house.

Two story, four bays; hipped roof with dormers; front porch with turned posts; projecting bay, south side; aluminum sided.

9A. Waters Road, Kenneth Waters House.

c.1910-1920; additional information needed.

116E