

17/2-92A 19501 Darnestown Road
Charline Manor/Hanover Farm

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-94036

NAME OF PLAN: FOUR STREAMS GOLF CLUB

On 10-18-93, FOUR STREAM LTD. PTN. , submitted an application for the approval of a preliminary plan of subdivision of property in the RDT zone. The application proposed to create 1 lots on 298.00 ACRES of land. The application was designated Preliminary Plan 1-94036. On 07-28-94, Preliminary Plan 1-94036 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing , the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-94036 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-94036, subject to the following conditions:

APPROVAL, subject to:

- 1) Compliance with Environmental Planning Division approval regarding the requirements of the forest conservation legislation (as part of the preliminary plan). Applicant shall satisfy all conditions prior to recording of plat or MCDEP issuance of sediment and erosion control permit, as appropriate
- 2) Agreement with Planning Board to limit development to a 18-hole public/membership golf course with associated uses and implement the approved integrated pest management (IPM) and water quality monitoring program as outlined in BOA S-1944
- 3) Conditions of MCDEP stormwater management approval dated 6-23-94
- 4) Access and improvements as required and approved by MDSHA
- 5) Dedication for Darnestown Road (MD Rt. 28) for 150' right-of-way and 40' off center line on Beallsville Road (MD Rt. 109)

Record plat to reflect delineation of conservation easements over the areas of 100-year floodplain and building restriction lines

- 7) Conditions of Health Department approval dated 6-16-94
- 8) Other necessary easements
- 9) This preliminary plan will remain valid until September 10, 1997. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 19501 Darnestown Road **Meeting Date:** 6/10/92

Resource: Charline Manor/Hanover Farm **Review:** New Construction, Alteration, Demolition

Case Number: 17/2-92A,
17/2-92B **Tax Credit Eligible:** Repair, historic structures

Public Notice: 5/28/92 **Staff:** Nancy Witherell

Applicant: John Pettit **Report Date:** 6/3/92

Charline Manor/Hanover Farm is an individually-designated site with an environmental setting of 25 acres. The house is also listed in the National Register of Historic Places. The site includes the main house--a brick Federal-style house built just after the turn of the 19th century; and various ancillary buildings, including a corn crib, a silo, the ruins of a bank barn, a garage, a twentieth-century dairy barn and silo, a pole barn, and three tenant houses.

The environmental setting reflects several uses: residential, agricultural, and commercial (nursery). The main house, framed by mature trees, sits on the knoll of a deep, grassy lawn. A narrow, paved driveway winds its way to the house from Darnestown Road, past the foot of the front lawn. The lawn and trees, driveway, and a small, frame building behind the house used as an office, form the immediate setting for the house.

Behind and to the side of the house are the earlier agricultural buildings, including a corn crib, the ruins of a bank barn, and a silo. A long garage built of concrete block and vertical board is sited to the side of the house across the driveway. Fields immediately behind the house and to the north are planted. Tenant houses, with small gardens and fences, were built in a swale behind the house. The large dairy barn and silo built in the 1930s sit to the northeast of the house on higher ground. Behind the dairy barn is a pole barn dating to the 1930s or 1940s.

These barns are used for the nursery business. (Many of the quonset huts associated with the nursery business have already been relocated to an area outside the designated environmental setting and the rest are to be relocated, as well.) The presence of the nursery business is also indicated by the rows of specimen

trees to the south of the house across the driveway from the main house.

The environmental setting, shown on a map attached to the staff report, includes all of the structures mentioned above. The National Register nomination form does not refer to any structure other than the main house. At the time the environmental setting was established, "significant outbuildings" were alluded to but not named. (At the time the environmental setting was established, it was understood that the construction of buildings associated with the nursery business would not be considered detrimental to the historic house. The removal of these non-historic structures--quonset huts and greenhouses--would not be detrimental to the historic setting.)

STAFF DISCUSSION

The application proposes many changes, grouped by staff as follows:

1) HPC Case No. 17/2-92A--maintenance and repair to the main house, corn crib, dairy barn, two silos, and five-car garage. This work, which would bring into good condition these historic structures, qualifies for the county property tax credit. The work includes stabilization of the corncrib, masonry repair of the main house, repair of the dairy barn and its silo, and painting.

Keep
2) HPC Case No. 17/2-92B--demolition of the ruins of the bank barn, of the pole barn, and of the three tenant houses. Blown over in a storm a number of years ago, the bank barn consists solely of masonry foundations and is virtually imperceptible among the summer's undergrowth. It is no longer a historic building. The staff recommends, however, that the applicants retain the stone wall (as opposed to the concrete block walls), as an indication of the site and materials of the bank barn. At the least, it still serves as a significant retaining wall.

Not now
The pole barn, in the judgment of the staff, is not a significant agricultural structure and could be razed without affecting the character of the historic site.

The tenant houses are dated by a former resident to the 1930s. One, a former bull pen rebuilt as a cottage, is constructed of stucco-coated block. A second is clad with asbestos shingle. Both of these houses date stylistically to the inter-war period, as stated by the former resident. The third tenant house (closest to the dairy barn), although also dated by the former owner to the 1930s, appears to staff to be an earlier structure. Its vertical and narrow proportions seem to indicate a vernacular nineteenth-century structure. It is now clad with asbestos shingles.

3) HPC Case No. 17/2-92B--construction of an 18-hole golf course, including parking lots, and a club house. Portions of three holes fall within the environmental setting, as do sections of the parking lots. This alteration would have a significant effect on the setting. The grassy areas would become groomed and differentiated for tees, greens, sand bunkers, etc. The low-lying swale where the tenant houses now sit would be flooded to create an irrigation pond. An existing pond south of the house would be expanded for the same purpose. The site of the pole barn would become a parking lot. (The club house would sit on high ground to the northeast of and outside the established environmental setting.)

STAFF RECOMMENDATION

The proposed construction of the 18-hole golf course is currently the subject of review by the staff of the M-NCPPC. The plans are undergoing revision now, and additional revisions are anticipated. The staff recommends that the HPC address the first and second of the three issues summarized above, give direction and advice to the applicants on the third issue, and invite the applicants to return to the HPC for review of the site when more complete information is available.

1) Proper maintenance and upkeep of the historic buildings is encouraged and welcomed by the HPC. Staff recommends that this proposal be approved, provided the staff can review in advance the mortar specifications for the repair to the main house.

2) In the staff's judgment, the buildings proposed for demolition by the applicant do not contribute significantly to the historic character of the site, with the exception of the third tenant house. Without a sure construction date and additional information about the house, the staff recommends that the HPC not approve its demolition at this time.

Without specific mention, much less documentation, of the "significant outbuildings" of the site in the designation documentation, the staff recommends that the HPC consider the corn crib, the dairy barn, and the silos to be significant. The stone foundation of the bank barn is interesting as a ruin that illustrates the placement and former size of the structure; in its present condition, however, it cannot be described as an outbuilding. While contributing to the agricultural character of the site, the two tenant houses closest to the main house are not, in the staff's judgment, historically significant themselves. If the third tenant house (closest to the dairy barn) is a nineteenth-century or early twentieth-century structure, it should be retained, since it would have a longer association with the main house than the other structures on the site.

3) The staff recommends that the applicants return to the HPC with the proposal for the golf course when the plans are more detailed and more complete. The applicant should address the

comments and questions of the Commissioners at the meeting, as well as the following issues:

- a) the retention of the driveway to the house**
- b) the materials of all new paved areas**
- c) the retention/removal of trees within the environmental setting**
- d) firm documentation concerning the construction date of the third tenant house**
- e) proposals for the retention of the barn's stone wall**

The staff finds the repair and maintenance of historic structures and the removal of non-historic or non-significant structures, as defined above, to be consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site

In addition, the removal of non-historic or non-significant structures conforms with the Secretary of the Interior's Standard 2:

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.

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masonry ramp, and, for the historic character of the building, a wooden ramp is a very appropriate solution. Commissioner Harris suggested that a wooden ramp with a railing detail that is not deck-like and more fitting to a commercial structure would be appropriate. Commissioner Norkin suggested that in keeping with the color scheme of the building, white trim on the wood would be appropriate. Commissioner Harris suggested that the deck be painted deck gray.

The Chair asked Mr. Meyers that, in the absence of a plan or detail, would he be willing to work with Ms. Witherell and present a plan. Mr. Meyers concurred.

Commissioner Kousoulas moved that the Historic Area Work Permit Application of Douglas Development Corporation for alterations to the Old Silver Spring Post Office be approved with the following conditions: (1) the proposed wooden ramp will have white painted railings and trim; (2) the deck of the ramp will be painted deck gray; and (3) the ramp and railing details will be as approved by staff subsequent to this meeting. The recommendation for approval is consistent with Criteria 24A-(b)2 and Secretary of the Interior's Standard #1. Commissioner Harris seconded the motion. The Chair closed the public record and called for a vote on the motion. Following the vote, the motion passed unanimously.

- F. John H. Pettit for alteration, new construction, and demolition at 19501 Darnestown Road, Beallsville (HPC Case No. 17/2-92A) (Charline Manor/Hanover Farm)

The Chair opened the public record concerning this case. Nancy Witherell presented the slides, staff report and recommendations. The applicant proposes new construction, alteration, and demolition to certain structures and portions of the 25-acre environmental setting of Charline Manor/Hanover Farm, an individually designated site on the Master Plan. Because of the number of proposed changes, staff has grouped the proposed changes in three cases: HPC Case # 17/2-92A - repair to the main house, corn crib, dairy barn and two silos and the five car garage; HPC Case # 17/2-92B - demolition of the ruins of the bank barn, pole barn, and the three tenant houses; HPC Case # 17/2-92B - construction of an 18-hole golf course, including parking lots, greens/fairways, and a club house.

As Ms. Witherell noted in the staff report, staff recommends that the applicants retain both the stone foundation wall of the bank barn and tenant house #3, which are of historical significance.

Mr. John H. Pettit, the applicant, Mr. Bob Dalrymple of the law firm of Linowes and Blocher, representing the applicant, and Mr. John Stock, the owner of the property, came forth to speak.

The Chair noted that the staff report recommends retention of the stone foundation wall of the bank barn. He asked Mr.

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Pettit if he had plans to retain the stone foundation wall. Mr. Pettit indicated that he and Mr. Stock intend to retain the stone foundation wall.

Mr. Dalrymple stated that the plan also proposes expansion of an existing lake on the property. In addition, he stated that the property is in the RDT Zone. He has filed a special exception request to permit the golf course in that zone. The request will come before the Planning Board and the Board of Appeals.

The Chair inquired about the proposed composition of the 25-acre setting. Mr. Stock indicated that at the edge of the setting, there will be 2-3 parking lots, and a maintenance shed. The existing stream will be screened with plantings where the pole barn is to be demolished. Additional plantings will screen the new maintenance building across the back. A lot of trees exist on the property, and new, large trees will be planted. The Chair inquired about the size of the proposed parking lots and the distance of the parking lot from the main house. Mr. Pettit responded that the proposed parking lots are 85 feet long, and less than 100 spaces for the whole golf club. He also stated that the parking lot is about 400 feet from the main house.

The Commissioners, staff, Mr. Dalrymple, Mr. Stock and Mr. Pettit also addressed the following issues that were noted in the staff report:

- (1) Retention of the existing driveway to the main house. After some discussion of the driveway, Commissioner Kousoulas discussed and offered a sketch proposal for the driveway in relation to the 6th fairway.
- (2) Proposed materials for the paved areas. Mr. Dalrymple stated that asphalt will be used for the paved areas. Mr. Pettit clarified that asphalt will be used, except where the road ties into Route 28.
- (3) Retention and removal of trees within the environmental setting. Mr. Stock stated that some nursery trees and any nursery stock will be removed. There are some half-dead Silver Maple trees that will also be removed. Mr. Dalrymple stated that they are required to submit tree preservation, tree removal, and landscape plans to M-NCPPC staff.
- (4) Documentation concerning the construction date of the third tenant house. Mr. Dalrymple said that the applicant/owner/firm will provide whatever documents they can find, will examine the foundation of the house, and will get a letter from the original owner.

Mr. Dalrymple confirmed with staff and the Commission that he, the applicant, and the owner will return to the HPC on July 8 to address the proposal further. Additional information on the landscape plans and the third tenant house will be provided.

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Commissioner Lanigan moved for approval of HPC Case # 17/2-92A as described in the staff report. Commissioner Norkin seconded the motion. The Chair closed the public record and called for a vote. Following the vote, the motion passed unanimously.

Commissioner Kousoulas moved for approval of HPC Case # 17/2-92B for demolition of the ruins of the bank barn, except the stone foundation wall, demolition of the pole barn, and demolition of tenant houses #1 and #2 with the conditions as stated in the staff report. Commissioner Clemmer seconded the motion. The Chair closed the public record and called for a vote. Following the vote, the motion passed unanimously.

The Chair stated that the third case, HPC 17/2-92B for construction of the golf course and changes to the landscape plan will not be voted on at tonight's meeting. The applicants will appear before the HPC on July 8 with additional information and refined plans at which time the HPC will address that case.

III. BRIEFING ON PLANS FOR JUNE 28 OPEN HOUSE

Mary Ann Rolland initiated discussion concerning the Open House. She briefed the Commission on plans for the Open House to date. In addition, Ms. Rolland stated that staff has done a lot of ground work and would like to get ideas and suggestions from the Commissioners. She relayed the following:

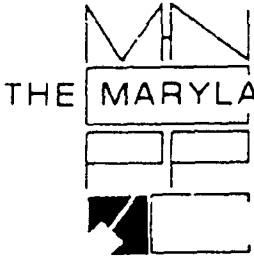
- 15 groups are planning to participate in the Open House. They will display exhibits.
- Staff has mailed publicity and a press release concerning the Open House.
- Invitations need to be sent to VIPs, Planning Board, County Council, State Delegates and the Governor.
- Staff has produced a draft of the VIP invitation for the Commissioners to review.
- Staff is considering having a brass band play at the Open House.

The Commissioners and staff discussed the Open House plans extensively and, ultimately, agreed upon what needed services and items each person would provide for the Open House.

IV. APPROVAL OF THE MINUTES

A. April 22, 1992

Commissioner Harris moved that the April 22, 1992 minutes be approved. Commissioner Kousoulas seconded the motion. The minutes were approved by unanimous vote.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
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FAX TRANSMITTAL SHEET

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TO: STATION of (Boe Kozlowski) FAX NUMBER: 217-6374

FROM: Gwen Marcus PHONE NUMBER: _____

DATE: Jan. 17, 1996

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 4

NOTE:
