

17/2-92B 19501 Damestown Road
Charline Manor/Hanover Farm

1-17-96

Pettit + Griffin
Richard Pettit
975-1020

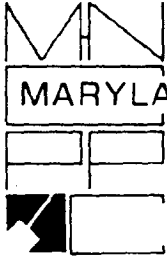
Staff's Recommendations
17-2-92B

Chaslene Nann / Hanover

6-7pp

217-6359

Joe Kozlowski
Station 4
DEP
217-6381



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

DATE: 6/10/92 AND 7/8/92

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

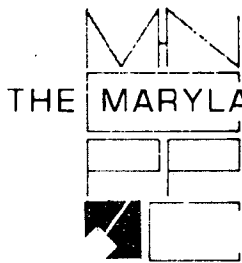
SEE ATTACHMENT

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: PETTIT / STOCK

Address: 19501 DARNESTOWN RD.

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.




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

January 18, 1996

MEMORANDUM

TO: Joe Koslowski, DEP

FROM: Gwen Marcus, Historic Preservation Coordinator 
M-NCPPC

SUBJECT: Permit for 19501 Darnestown Road

Today, I received a copy from Stephen Pettit of the plan for 19501 Darnestown Road (Master Plan Historic Site #17/2) and this plan shows the buildings to be demolished.

This plan is consistent with the HPC review and approval in 1992 - and with the materials on this issue which I FAXed to you yesterday. However, some greenhouses and nursery sheds are also shown for demolition on the plan and these buildings were not addressed in the information that I FAXed to you.

PLEASE NOTE THAT THE GREENHOUSES AND SHEDS ASSOCIATED WITH THE ONGOING NURSERY BUSINESS WERE SPECIFICALLY EXCLUDED FROM THE ORIGINAL HISTORIC DESIGNATION OF CHARLINE MANOR/HANOVER FARM. THEREFORE, NO REVIEW OR APPROVAL BY THE HPC IS REQUIRED TO REMOVE OR RELOCATE THESE TYPES OF BUILDINGS.

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

DATE: 6/10/92 AND 7/8/92

MEMORANDUM

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On June 10, 1992, the Historic Preservation Commission reviewed and approved the following alterations to 19501 Darnestown Road (Charline Manor/Hanover Farm, Master Plan Site #17/2):

1. Renovation and repair of the main house, the corn crib, the dairy barn, two silos, and a five-car garage. Historic preservation staff must review the mortar specifications if the main house is to be repointed.
2. Demolition of two tenant houses (closest to the main house) and the pole barn.
3. Removal of the debris associated with the bank barn (which blew over in a storm a number of years ago), but retention of the stone foundation wall that has been a part of the bank barn.

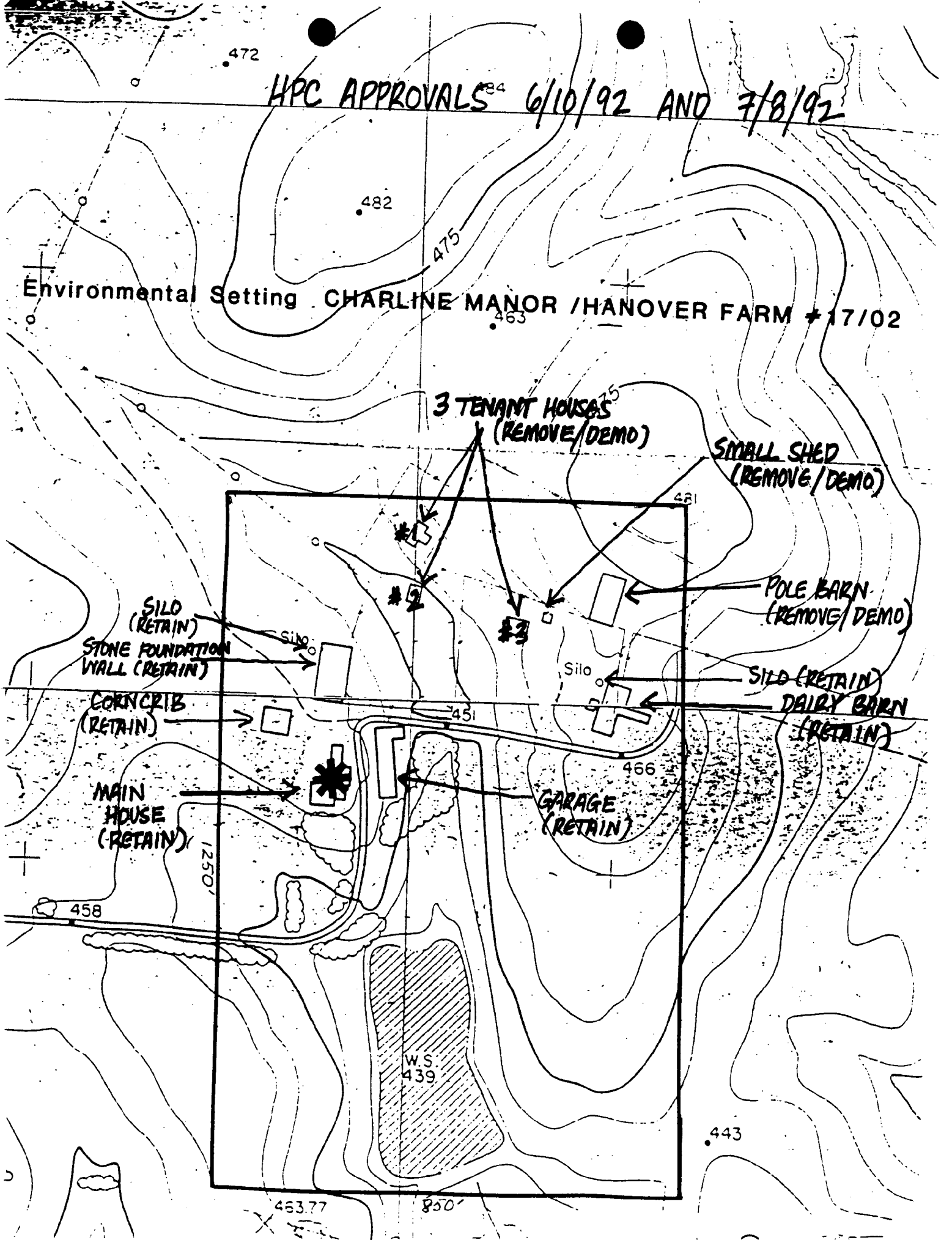
On July 8, 1992, the Historic Preservation Commission reviewed and approved additional alterations to 19501 Darnestown Road:

1. Demolition of the third tenant house (closest to the pole barn).
2. Creation of an irrigation pond and expansion of an existing pond to the south, as long as the existing road to the dairy barn is retained.
3. Retention of the driveway to the main house in its existing location.
4. The 8th tee must be moved further away from the main house.
5. The parking lot proposed to be located closest to the historic house must be removed.
6. All tees and greens within the environmental setting must be screened by mature landscaping.

A map of the historic site showing which building are to be retained and which are to be removed is attached.

HPC APPROVALS⁸⁴ 6/10/92 AND 7/8/92

Environmental Setting CHARLINE MANOR / HANOVER FARM # 17/02



LETTER OF TRANSMITTAL

FROM:

PETTIT & GRIFFIN, INC.

18205-D Flower Hill Way
Gaithersburg, Maryland 20879
(301) 975-1020



PETTIT & GRIFFIN, INC.

TO:

MNLPPC
Historical Preservation Comm.
8787 Georgia Ave.
Silver Spring, MD

DATE 1/10/96
PROJECT Four Streams Golf Course
LOCATION Darnestown, MD
ATTENTION Clare Cacchero
RE: RAZE Permit 96011 70076

20910

GENTLEMEN:

WE ARE SENDING YOU HEREWITH DELIVERED BY HAND UNDER SEPARATE COVER

VIA _____ THE FOLLOWING ITEMS:

- PLANS PRINTS SHOP DRAWINGS SAMPLES SPECIFICATIONS
 ESTIMATES COPY OF LETTER _____

COPIES	DATE OR NO.	DESCRIPTION
1	10/92	SWM Plan with locations of houses and barns barns marked that will be razed.

THESE ARE TRANSMITTED AS INDICATED BELOW

- FOR YOUR USE APPROVED AS NOTED RETURN _____ CORRECTED PRINTS
 FOR APPROVAL APPROVED FOR CONSTRUCTION SUBMIT _____ COPIES FOR _____
 AS REQUESTED RETURNED FOR CORRECTIONS RESUBMIT _____ COPIES FOR _____
 FOR REVIEW AND COMMENT RETURNED AFTER LOAN TO US FOR BIDS DUE _____

REMARKS: Clare,
If you have any questions please
feel free to call me.

Thank you

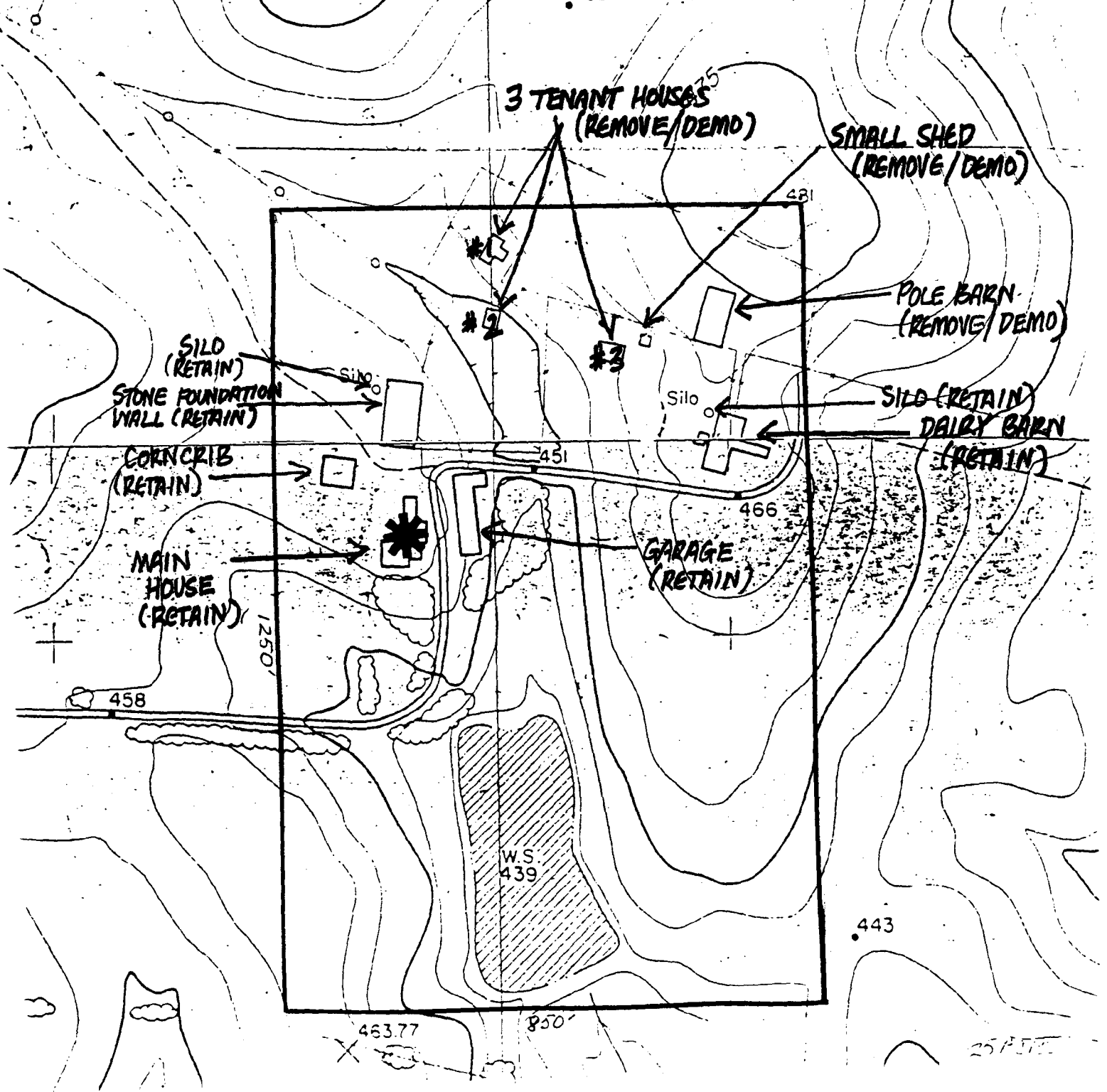
J. Stephen Pettit

IF ENCLOSURES ARE NOT AS INDICATED,
PLEASE NOTIFY US AT ONCE.

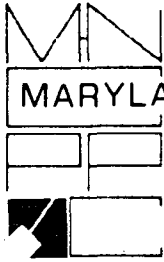
SIGNED: J. Stephen Pettit

HPC APPROVALS⁸⁴ 6/10/92 AND 7/8/92

Environmental Setting CHARLINE MANOR / HANOVER FARM #17/02



Please FAX to
Lyn Blakely
@ 948-9067



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

FAX TRANSMITTAL SHEET

Design, Zoning, & Preservation Division
(301)495-4570 (Telephone)

(301)495-1307 (Fax Number)

TO: Lini Blakely FAX NUMBER: 301-948-9067

FROM: Awen Wright PHONE NUMBER: _____

DATE: 5-23-97

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 8

NOTE:

FACSIMILE COVER PAGE

Date: 3/21/97
Time: 11:42:44
Pages: 2

To: Gwen Wright
Company: Historic Preservation Commission
Fax #: 301-495-1307

From: Will Rubenstein
Company: Magna Holdings, Inc.
Address: 25 S. Charles St., Ste. 2100
Baltimore, MD 21201
Fax #: 410-625-1075
Voice #: 410-727-3200 x241

**MAGNA GOLF
GROUP**

Memo

To: Gwen Wright - Historic Preservation Commission
From: Will Rubenstein - Four Streams Golf Associates, LLC
Via: Fax, 301-495-1307
Date: March 21, 1997
Re: Our conversation, 3/21/97

This memo is a written confirmation of our conversation of Friday, March 21, 1997 at approximately 10:20 am. In that conversation, you expressed to me that no review of the clubhouse specifications or plans was necessary from the Historic Preservation Commission, due to the fact that the clubhouse site is outside the environmental buffer of the Manor House. You told me that there were nine conditions that had been laid out by HPC, concerning, among other things, those buildings that needed to remain on-site and those buildings that could be removed.

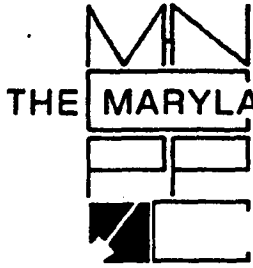
You also told me that you had contacted Rich Weaver of M-NCPPC, who informed you that after a review from his department, there is no need for a review from the Planning Board of the same clubhouse plans and specs already described. However, you told me that you had contacted Bill Landfair, who worked on the original Special Exception through the Board of Appeals. After his conversation with you, you said that he was in the process of pulling the Special Exception from the files in order to establish what review, if any, of the aforementioned clubhouse plans and specs, was necessary from the Board of Appeals.

Shortly after our conversation, I contacted Mr. Landfair by telephone. He told me that he had not pulled the Special Exception from the archive, but that the request had been made and that he would review the document in the next couple of days after receipt, and then contact me with any further information.

If I have made any substantive mistakes in this memo, please call me at 410-727-3200 x241, or fax me at 410-625-1075.

cc: Joseph Meyerhoff II

Four Streams file



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

FAX TRANSMITTAL SHEET

**Historic Preservation Section
Department of Park & Planning**

Telephone Number: (301) 495-4570

Fax Number: (301) 495-1307

sent 12 p.m. PJK

3/21/97

727-3208

TO: *Will Rubenstein* FAX NUMBER: *410-625-1075*

FROM: *Sven Wright* PHONE NUMBER: _____

DATE: *3/21/97*

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: *4*

NOTE:

IMPORTANT MESSAGE

For Given
 Day 5/23 Time 3:30 A.M. / P.M.
 M Joe Kozlowski
 Of _____
 Phone 217-6365
 FAX Area Code _____ Number _____ Extension _____
 MOBILE Area Code _____ Number _____ Extension _____

<input type="checkbox"/> Telephoned	<input checked="" type="checkbox"/> Returned your call	<input type="checkbox"/> RUSH	
<input type="checkbox"/> Came to see you	<input type="checkbox"/> Please call	<input checked="" type="checkbox"/> Special attention	
<input type="checkbox"/> Wants to see you	<input type="checkbox"/> Will call again	<input type="checkbox"/> Caller on hold	

Message Re: Green Stream Golf
course request for pump
house in golf course.

GIVEN
CALLER JOE
5/23/97
TOLD HIM NOT
TO
ISSUE
PERMIT

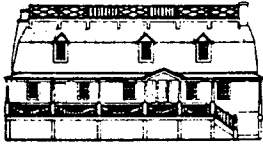
Wonna O'Brien
840-1616
Len Blakely
948-2750

Signed _____
 48023 948-9067 LITHO IN U.S.A.

NOTES

Lined area for notes with horizontal lines and a large smudge at the bottom.

MARYLAND
HISTORICAL



TRUST

Parris N. Glendening, Governor
Patricia J. Payne, Secretary

August 31, 1995

Office of Preservation Services

Mr. Joseph I. Hmieleski
Loiederman Associates, Inc.
15200 Shady Grove Road
Suite 202
Rockville, MD 20850

Re: Proposed Irrigation Pond
for Four Streams Golf
Course, Beallsville,
Montgomery County,
Maryland; 199461629; 93-
NT-1329

Dear Mr. Hmieleski:

Thank you for your August 1, 1995 letter requesting our comments on the above referenced project, pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended. We understand that the undertaking involves the enlargement of an existing farm pond as an irrigation pond and will require a permit from the U.S. Army Corps of Engineers.

According to our records, the undertaking is unlikely to have an effect on archeological resources or standing structures that are eligible for the National Register of Historic Places. With regard to historic standing structures, we will require additional information in order to comment on effects to historic properties.

We appreciate the inclusion of the findings of the Montgomery County Historic Preservation Commission with your letter. Those findings will be taken into account in our review, but do not substitute for the Section 106 process.

Your letter states that Mr. George Harrison of the Corps determined that the "project area" is the area immediately surrounding the pool. Did Mr. Harrison indicate that the "project area" is equivalent to the "area of potential effect," defined in the Advisory Council's regulations implementing Section 106 as "the geographic area or areas within which an undertaking may cause changes in the character or use of historic properties, if any such properties exist" [36 CFR 800.2 (c)]? If Mr. Harrison did not specifically define of area of potential effect for the project, that issue must be resolved by the Corps.



Division of Historical and Cultural Programs
100 Community Place • Crownsville, Maryland 21032 • (410) 514-_____

*The Maryland Department of Housing and Community Development (DHCD) pledges to foster
the letter and spirit of the law for achieving equal housing opportunity in Maryland.*

Mr. Joseph I. Hmieleski
August 31, 1995
Page 2

We note that there are several structures located within the project area which will be demolished as a result of the undertaking. Please provide photographs of these structures keyed to a site map. If available, please provide the construction date or estimated construction date for these structures. Based on this information, we will be able to determine if any further architectural investigations will be necessary to evaluate the eligibility of these structures.

We will require additional information to evaluate the effects of the undertaking on the National Register-listed historic property, Hanover Farm House (M 17-2), also known as Charline Manor. The National Register-listed property consists of not just the farmhouse, but also three outbuildings and the grounds within a five-acre boundary (see attached boundary map). Based on the information provided, it is difficult to determine whether or not there will be grading and pond within the National Register boundaries. Please provide a site map showing the relationship between the proposed pond and grading and the listed property. Please be aware that under Section 106, effects are not just limited to alterations of historic structures, but include anything which may alter characteristics of the property that qualify the property for inclusion in the National Register (36 CFR 800.9).

Please confirm that the plan dated 12/94, provided with your letter conforms with the three conditions outlined in the Montgomery County Historic Preservation Commission Staff Report, dated July 1, 1992.

Further coordination with this office will be required to complete the Section 106 review. If you have any questions or require further information, please contact Dr. Gary Shaffer (archeology, 410-514-7638) or Ms. Elizabeth Hannold (structures, 410-514-7636).

Sincerely,



Elizabeth J. Cole
Administrator
Archeological Services

EJC/GDS/EAH
9502029
Enclosure

cc: Mr. George Harrison (DNR)
Ms. Judy Cole (MDE)
Hon. Gilbert Gude
Dr. Thomas King

Ms. Marie-Regine Charles-Bowser
~~Ms. Gwen Marcus~~
Ms. Mary Gardner

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 19501 Darnestown Road **Meeting Date:** 7/8/92
Resource: Charline Manor/Hanover Farm **Review:** HAWP
Case Number: 17/2-92B **Tax Credit:** No
Public Notice: 6/25/92 **Report Date:** 7/1/92
Applicant: John Pettit **Staff:** Nancy Witherell

The applicant returns to the HPC for review of the proposed construction of a golf course within the 25-acre environmental setting of Charline Manor/Hanover Farm, an individually-designated property on the Master Plan for Historic Preservation. The house is also listed in the National Register of Historic Places.

Attached is the staff report and most of the attachments given to the HPC at the June 10, 1992, meeting at which the applicant appeared. Also attached is a letter from Mrs. Mabel Davis, a former owner of the property. The issue before the Commission at this meeting is the effect of the golf course construction on the historic house and ancillary structures and on the environmental setting.

STAFF DISCUSSION

1. One issue remaining from the June meeting was the proposed demolition of the so-called third tenant house, the one built closest to the dairy barn. Mrs. Davis writes that the house was built in 1935. If no evidence to the contrary arises, the staff recommends that the HPC approve the demolition of the structure.
2. The use of the swale in which the tenant houses are situated for an irrigation pond is a significant and necessary feature of the proposed golf course. If the tenant houses are to be removed and the site no longer used for farming, the staff recommends that the Commission approve the use of the site for an irrigation pond. The staff also concurs with the expansion of the south pond, in an area of low and marshy land, for the same use. The road to the dairy barn already is a high, dammed road and will continue to have this appearance, albeit surrounded by water.

3. At the June meeting, there was discussion of the importance of retaining the driveway to the house. The staff reiterates this position. Historically, and to the present day, the house is approached from the driveway that originates to the southwest of the house and leads the visitor past the deep front lawn and up to the side entrance. The relation of the house to the lawn with its encircling mature trees is recognized by all parties and is proposed for retention in its present condition by the applicant because of its historic significance and character.

The staff suggests that the location of the driveway is part of that significance and a means by which the central importance of the house to its site can be maintained. If the driveway were removed, the only approach to the house would be from its rear, an unsatisfactory alteration that would adversely affect the historic character of the property.

4. Although the site has been altered for a nursery business, primarily by the planting of rows of specimen trees, the staff is concerned with the imposition of artificially manicured greens and tees within the environmental setting. Although fairways are not entirely natural in character, the staff finds them an acceptable feature within the environmental setting in light of the changes already wrought by the nursery business.

The staff recommends that the golf course design be altered so that no greens or tees be included within the environmental setting. The staff finds that the 7th green could be an exception to this condition, provided the tree buffer continue to be as well defined as it is at present. The staff notes that the proposed golf cart path will be cut through the trees between the house and the 7th green.

STAFF RECOMMENDATION

The staff recommends that the application to construct a golf course at Charline Manor/Hanover Farms be approved, subject to the following conditions, because it is consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site . . . and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards #1 and 2:

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.

The conditions that must be met in order for the proposed project to be consistent with Chapter 24A and the Secretary of the Interior's Standards are:

- 1) that the third tenant house date from the 1930s;
 - 2) that the driveway be retained in its existing location;
 - 3) that no greens or trees be built within the environmental setting, with the exception of the 7th green as long as it is visually screened from the house by the existing mature trees.
-

7/8/92

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

The Chair confirmed with staff that this case was duly advertised, then opened the public record. Nancy Witherell presented the slides, staff report and recommendations.

The Commission has voted on two previous issues concerning the applicant's proposal to construct a golf course on this property which will affect the 25-acre environmental setting of Charline Manor/Hanover Farm. The applicant now appears before the Commission to continue the case and address other matters, including the applicant's proposal to demolish the third tenant house and the landscaping of the proposed golf course.

Ms. Witherell stated that having examined the third tenant house very closely, she believes that it is a 20th century structure because of the foundation. In addition, Ms. Witherell stated that she received a letter from the former owner of the third tenant house who wrote that the house was built in 1935. The staff report notes that if no evidence to the contrary arises, staff recommends HPC approval to demolish the structure.

The Chair invited the applicant, Mr. Pettit, to come forth and speak regarding his application. Mr. Pettit, the applicant, was accompanied by Mr. John Stock, the owner, and Bob Dalrymple of the law firm Linowes and Blocher, representing the applicant. Mr. Dalrymple noted that this application will be presented to the Planning Board next Thursday; it will be presented to the Board of Appeals on July 22. He stated that the applicant/owner agrees with the 7/1/92 staff report, except for the fourth or last item mentioned in the "staff discussion" section of the report which recommends that the golf course design be altered so that no greens or tees be included in the environmental setting, except for the 7th green, provided the tree buffer continue to be well defined. Mr. Dalrymple expressed that there is no reason to preclude the tees and greens.

Mr. Dalrymple, Mr. Pettit and Mr. Stock presented a map detailing the plan for the property. Mr. Dalrymple noted at the previous meeting concerning this application, Commissioner Kousoulas recommended that the applicant consider retaining the existing driveway. He expressed that Commissioner Kousoulas made a good recommendation; that recommendation is being incorporated into plans for development of the golf course.

Mr. Pettit explained that all of the cart paths will be screened and hidden and will not be visible from anywhere around the house. Commissioner Harris asked the applicant how much of the contour of the land will be changed and impacted by building of all the tees and fairways, etc. Mr. Pettit responded that a minimum amount of soil will be removed, as the site is beautifully contoured already.

7/8/92

Ms. Witherell inquired if the applicant he had information concerning the revised parking lot location and construction of a maintenance building. Mr. Pettit stated that the maintenance building was not a part of the application; it is not clear at this point whether or not a maintenance building will be needed at the site. To the extent that a maintenance building will be needed, the applicant will submit another application. Mr. Stock stated that their current plans are to extend two parking lots a little, then delete plans to build the parking lot closest to the lake and historic house.

The Chair referred to the staff recommendation that no greens or tees be built within the environmental setting, except, perhaps the 7th tee. He asked the applicant if he had considered other possible locations for the greens and tees. Mr. Pettit explained that, in as much as Ms. Witherell had expressed concern about screening, he has many mature trees which can be moved around without any problem to add sufficient screening. The Chair asked the applicant if it was possible to move the 8th tee so that instead of having four tees, the number may be reduced to one tee. Mr. Dalrymple, Mr. Pettit, and Mr. Stock made a verbal proposal to relocate the tee and plant trees. Ms. Marcus asked that the Commissioners review and consider the specific landscaping conditions in terms of plantings and enumerate those conditions specifically, then staff will transmit those recommendations to both the planning staff and the Planning Board.

Commissioner Lanigan asked that if the HPC votes to allow demolition of the third tenant house, can that vote be done in such a way that if the whole plan is not approved by the Board of Appeals, that demolition of the third tenant house will not occur. Mr. Stock stated that if the project is not approved, he and the applicant would accept that condition.

Commissioner Harris moved that the Historic Area Work Permit Application of John H. Pettit for alteration, new construction and demolition at 19501 Darnestown Road, Beallsville, be approved with the following conditions: (1) demolition of the third tenant house is acceptable; (2) use of the site close the third tenant house for an irrigation pond is acceptable; (3) the existing driveway to the house be retained; (4) the 8th fairway's location is acceptable if the 8th tee is moved away from the historic house; (5) third tenant house will not be demolished if the overall plans for the golf course are not approved; (6) the parking lot closest to the historic house be removed according to the applicant's plan; (7) the tees and greens within the environmental setting be screened by mature growth of Cyprus, Juniper, Holly, or other appropriate screening trees. Further, she moved that all of these changes be approved in accordance with the Ordinance and the Secretary of the Interior's Standards as stated in the staff report. Commissioner Brenneman seconded the motion. The Chair closed the public record and called for a vote. Following the vote, the motion was approved unanimously.