

31/7 Capitol View

Brunswick Woods Subdivision

79

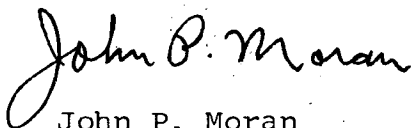
March 2, 1989

Jared Cooper
Staff, Montgomery County Historic
Preservation Commission
GBS Building
51 Monroe Street
Suite 1001
Rockville, MD 20850

Dear Mr. Cooper:

The Capital View Park local advisory committee's (LAC) comments regarding the proposed Brunswick Woods development are that Mount Pleasant Road should not be abandoned because it is an integral portion of the historical layout of Capital View Park. The LAC position is that Mount Pleasant Road significantly adds to the historical setting of the historic homes currently owned by Cohen & Resink within the area identified by lots 1 and 21-26 shown on plat 2276 of Capital View Park. The LAC's position is that the paper street -- Mount Pleasant Road -- would serve as an important buffer between the proposed Brunswick Woods development and the historic homes mentioned above; and is serving as an important buffer between these historic homes and Leafy House.

Sincerely,



John P. Moran
Chairman, Capital View Park LAC

JPM/jma

MEMORANDUM

February 6, 1989

TO: Charles Loehr, Coordinator
Development Review Division

FROM: Jared Cooper, ^{JAC}Historic Preservation Specialist
Division of Community Planning and Development

SUBJECT: Review of Subdivision Site Plans

At its meeting of March 2, 1989, the Historic Preservation Commission reviewed the following subdivision and site plans, with comments and findings as listed:

1-88081 - Brunswick Woods - This proposed subdivision is directly adjacent to the Capital View Park Historic District (Master Plan #31/7). The Commission felt that the Brunswick Woods subdivision not result in significant negative impact on any of the resources found within the historic district boundaries.

7-89005 - Fairhill II - In order to minimize the negative impact on Master Plan Site #23/29, the Commission has recommended that, in keeping with the large lot sizes in the area, an environmental setting of 20 - 25 acres be provided for this site. The farmhouse itself should be situated centrally in this 20-25 acre setting. The Commission also had concerns about potential highway improvement/widening projects. It is their recommendation that, in undertaking any highway improvement projects, a special effort be made to align the highway so that it will not result in further encroachment on the resource.

099E/2
JC:jcm

CAPITOL VIEW PARK CITIZENS' ASSOCIATION

9822 Capitol View Avenue
Silver Spring, Maryland 20910

April 21, 1988

Norman H. Christeller, Chairman
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Dr. Christeller:

This letter relates to the proposal of Lipnick & Cohen for "Brunswick Woods".

The proposal has been reviewed by members of our community, and was discussed at length at a heavily attended regular meeting of the Association on April 13. At that meeting, the membership unanimously resolved that it is opposed to townhouse development of the subject property, and asked me to register its opposition with you.

The opposition of the community to townhouse development of the property is based on several factors. We are concerned about (1) the proximity of certain lots to the one hundred year flood plain, (2) drainage issues, (3) the severe topography of the property, and (4) increased traffic density in the area.

Most importantly, however, we are determined to protect the unusual, historic character of Capitol View Park, which to date consists of single family detached homes. We feel strongly that townhouse development would have a very destructive impact on Capitol View Park. Therefore, in recent years we have successfully resisted such development in our area. Townhouse development of this very property was successfully opposed by the citizens ten years ago, and we would suggest that if any equities or issues have shifted in the interim, they have shifted in our favor. Recognizing that the economic pressures for development in this area have greatly increased, we are now seeking your help in protecting and preserving our community from maximum density development by outsiders, and ask that you give the strong sentiments of the local residents great weight in considering the Lipnick & Cohen proposal, or any modification thereof.

Yours very truly,

Charles Fallow
Charles Fallow
Secretary

April 17 1988

Bobbi Hahn
HPC
101 Monroe Street,
Rockville, MD

Dear Mrs. Hahn:

The LAC of Capitol View Park would like to comment on the Plan #1-88081, Brunswick Woods. This plan is on a property which is immediately adjacent to The Capitol View Park Historic District. The developer and owner of this property which is located directly behind Leafy House is petitioning to build townhouses on the wooded hill between Leafy House and the stream below.

It is our concern that the high density deviation from the R-60 zoning for this historic neighborhood would adversely impact the neighborhood. Our neighborhood has small roads which are part of the historic setting. The density caused by townhouses would negatively impact these roads and the rustic atmosphere which is part of the charm of this railroad community.

Goals as set forth in Park and Planning's Sector Plan state that "the community should reflect a recognition of the permanence of the existing residential character and to assure that future development is sensitive to the physical environment". By higher density and removal of woods over a flood plain we are highly concerned that this development will not only not be compatible but will be destructive for the neighborhood. Thus we would like to request that HPC inform Park and Planning that this plan would negatively impact this Historic District.

Cordially,

Carol Ireland
Secretary
LAC
Capitol View Park

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LOCATION OF PROPOSED WORK

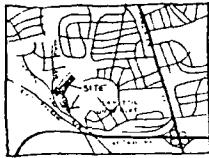


HISTORIC DISTRICT

--- Historic District Boundary

RESOURCES

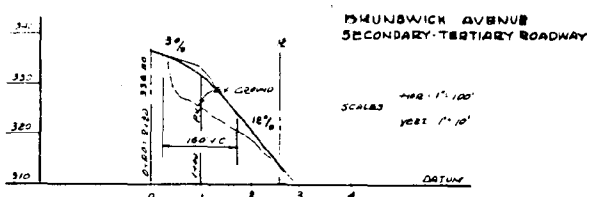
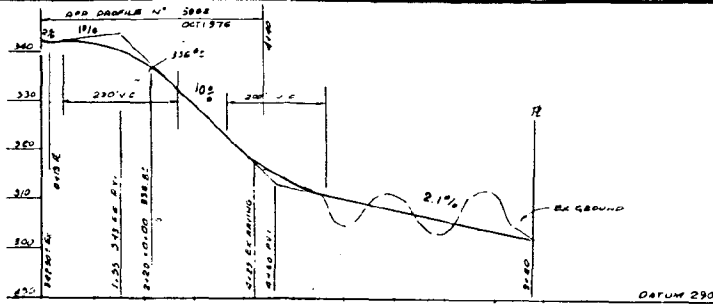
-  1870 - 1916
-  1917 - 1935
-  Nominal (1935 -)
-  Spatial



VICINITY MAP
GENERAL NOTES

SITE DATA:
EXISTING ZONE R-60 - 212 N.Y.C.
PROPOSED ZONE R-60 W/ MPDU OPTION
AREA OF SITE 4.98 ACRES
MAX. UNITS ALLOWED - 30
UNITS PROPOSED - 21
TOWNSHIP 117
SINGLE FAMILY HOUSES - 4
MPDU'S REQUIRED - 3
PARKING REQUIRED - 42
PARKING SPACES PROVIDED 48
NOTE: ENTIRE SITE WOODED

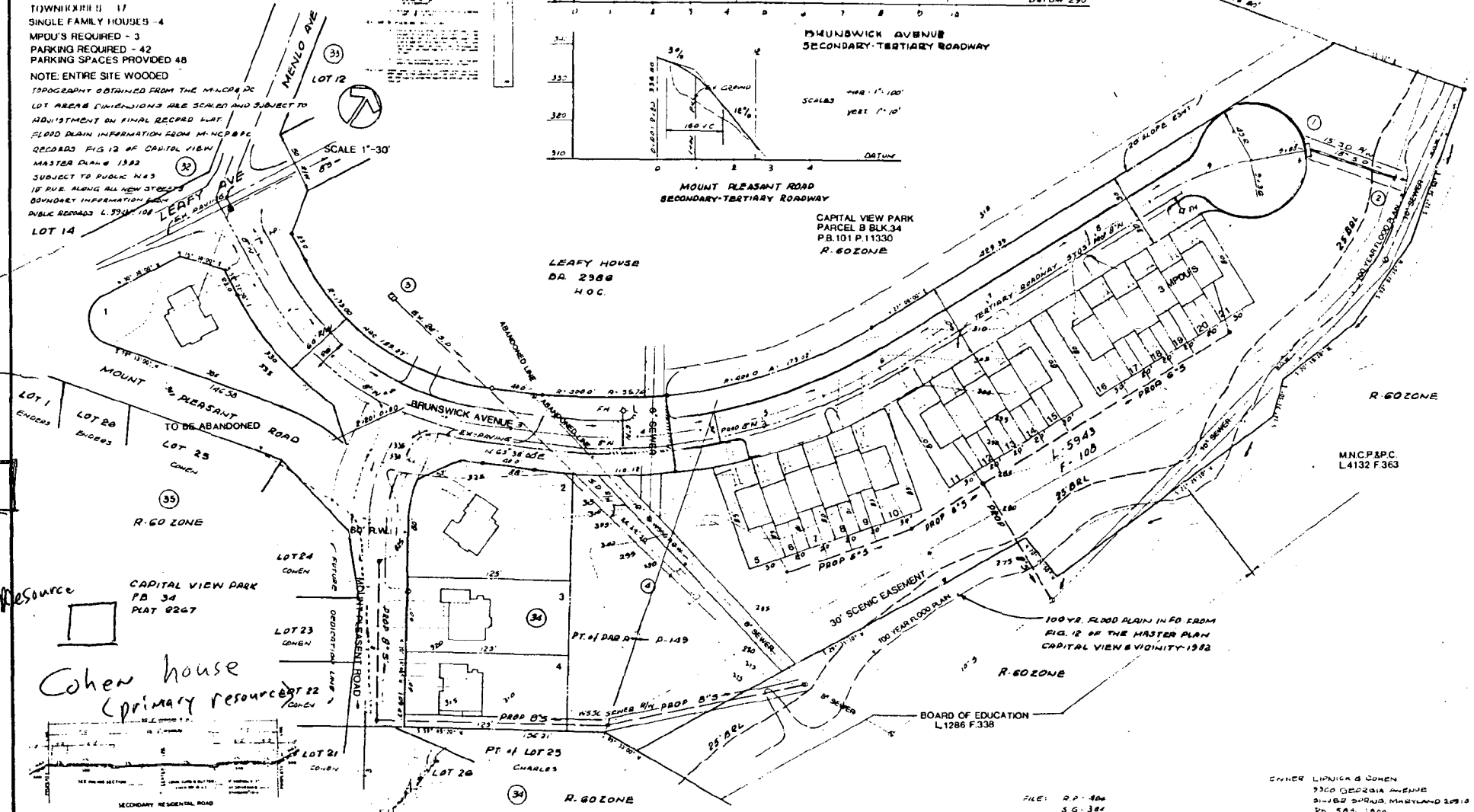
TOPOGRAPHY OBTAINED FROM THE MNC&P.C.
LOT AREAS DIMENSIONS ARE SCALED AND SUBJECT TO
ADJUSTMENT ON FINAL RECORD MAP.
FLOOD DRAIN INFORMATION FROM MNC&P.C.
RECORDS FIG. 12 OF CAPITAL VIEW
MASTER PLAN 1982
SUBJECT TO PUBLIC NOS.
12 PUE ALONG ALL NEW STREETS
BOUNDARY INFORMATION FROM
PUBLIC RECORDS L. 3347 108



CTO ELLIAN HANCO
PARCEL 9
LE DEU GARDENS
PLAT BK 21 PLAT 5183
318 80'

Capitol View Ave.

Euders
House
Primary Resource
Cohen house
Primary resource

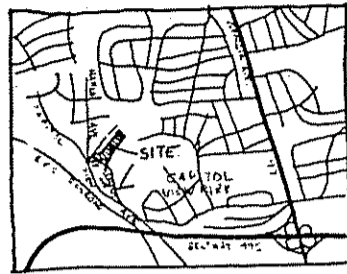


HANSON & DEN DUTER, LTD.
CIVIL ENGINEERS & LAND SURVEYORS
LAND PLANNING CONSULTANTS
1100 ELLING AVE. COBBVILLE, MD. 20838
PHONE: (301) 981-6778

BRUNSWICK WOODS
OWNER: LIPNICK & COHEN

PRELIMINARY PLAT PLAN

CHK Architects and Planners
1100 Georgia Avenue, N.W., Suite 500
Washington, D.C. 20037
Phone: 202-331-1000



VICINITY MAP

GENERAL NOTES

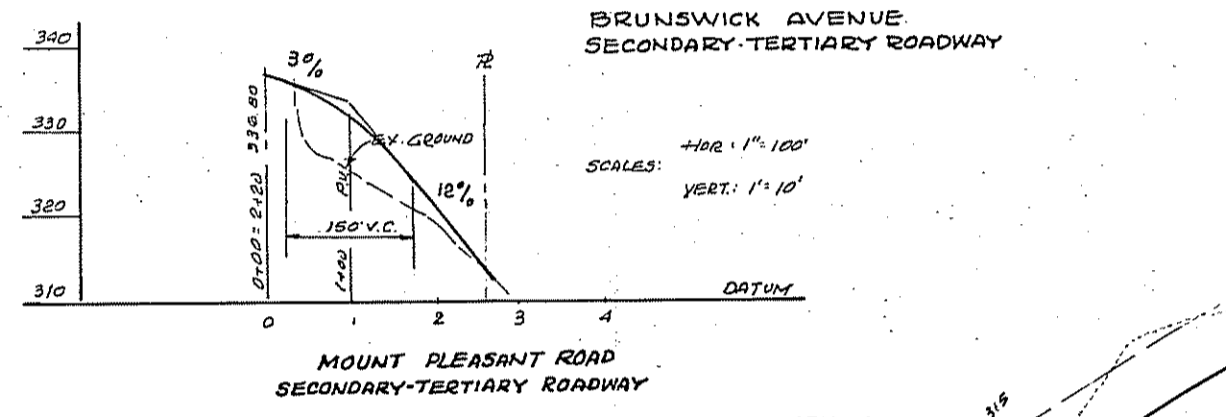
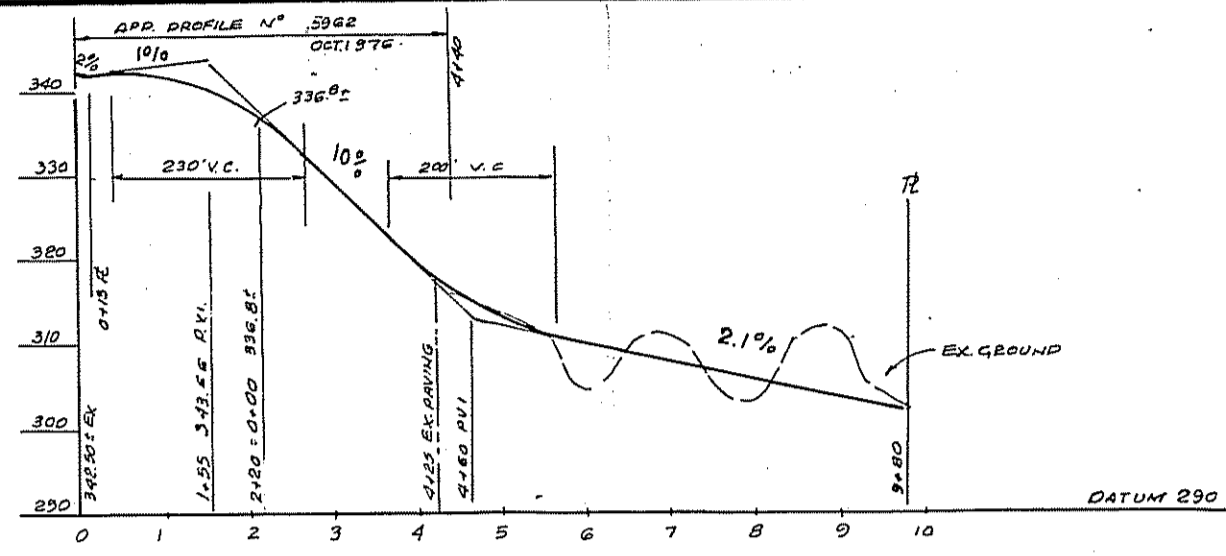
SITE DATA:
EXISTING ZONE R-60 - 212NW3
PROPOSED ZONE R-60 W/ MPDU OPTION.

AREA OF SITE 4.98 ACRES
MAX. UNITS ALLOWED - 30
UNITS PROPOSED - 21
TOWNHOUSES - 17
SINGLE FAMILY HOUSES - 4
MPDU'S REQUIRED - 3
PARKING REQUIRED - 42
PARKING SPACES PROVIDED 48

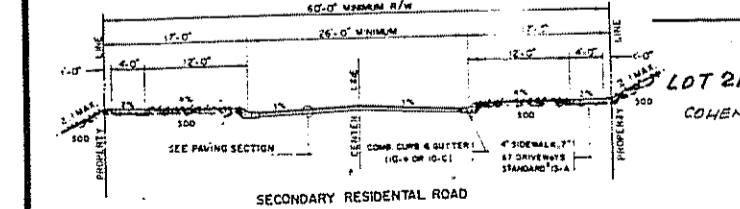
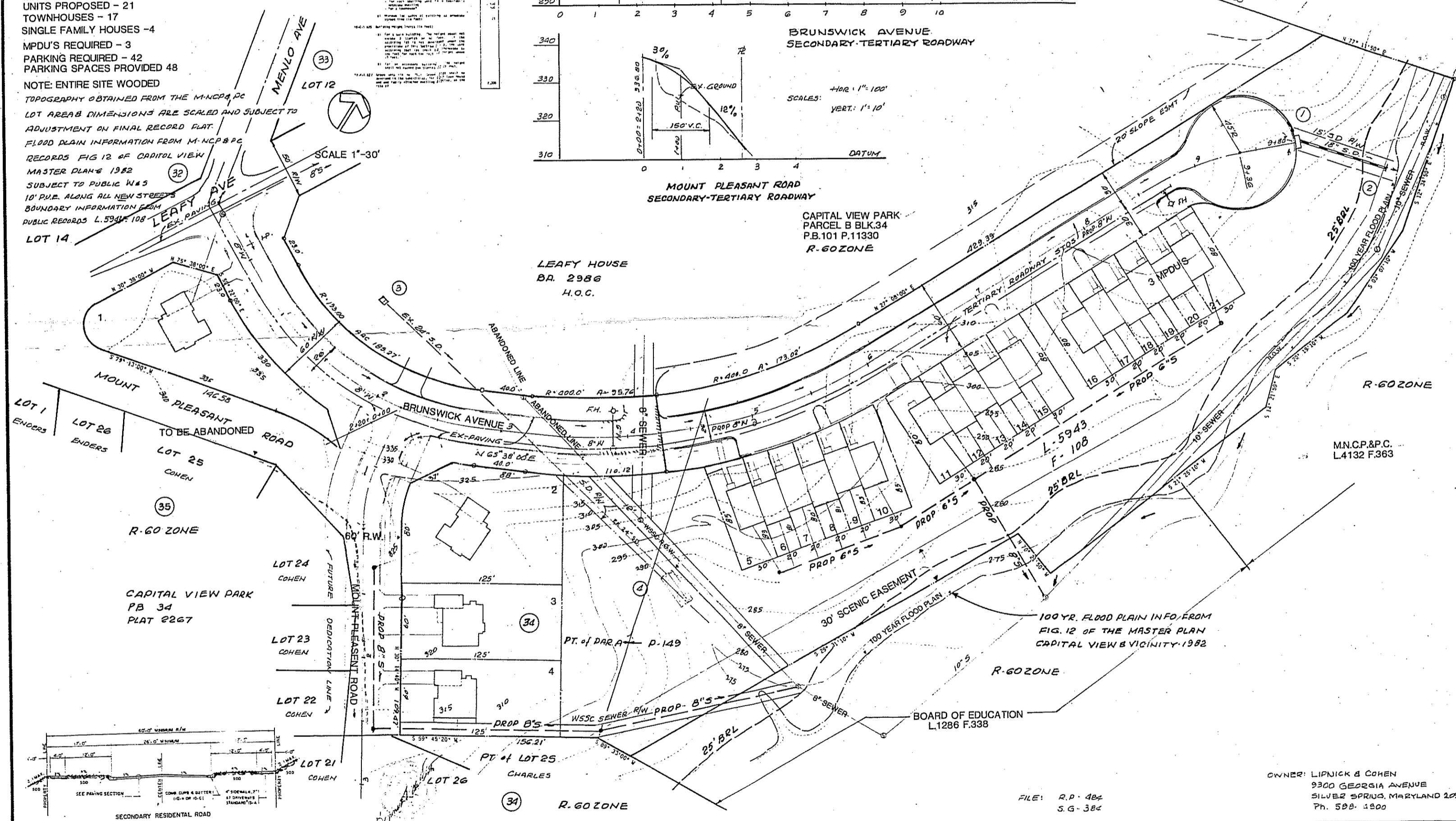
NOTE: ENTIRE SITE WOODED

TOPOGRAPHY OBTAINED FROM THE M.N.C.P. & P.C.
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FLOOD DRAIN INFORMATION FROM M.N.C.P. & P.C.
RECORDS FIG 12 OF CAPITAL VIEW
MASTER PLAN 1982
SUBJECT TO PUBLIC N.E.S.
10' P.U.E. ALONG ALL NEW STREETS
BOUNDARY INFORMATION FROM
PUBLIC RECORDS L.594 & 108

284.42 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF TANGENCY IS 102.00 FEET.
284.43 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF TANGENCY IS 102.00 FEET.
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284.50 DISTANCE FROM THE POINT OF BEGINNING TO THE POINT OF TANGENCY IS 102.00 FEET.



CTR SYLVAN HANDE
PARCEL A
LE DEAU GARDENS
PLAT BK 51-DAT 5184
448.80'



HANSON & DEN OUTER, LTD.
CIVIL ENGINEERS & LAND SURVEYORS
LAND PLANNING CONSULTANTS
172 ROLLING AVE., ROCKVILLE, MD. 20852
PHONE (301) 581-8770

Table with columns for project name, sheet number, and other details.

BRUNSWICK WOODS
OWNER: LIPNICK & COHEN

FILE: R.P. 48c
S.G. 38c

PRELIMINARY PLAT PLAN
DATE: OCT 1976

CHIK Architects and Planners
9300 Georgia Avenue
Silver Spring, Maryland 20910
Phone 581-7000



Montgomery County Government

Historic Preservation Commission
100 Maryland Avenue
Rockville, Maryland, 20850

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Dranswich