

19/11-prelim Forest Brook Road  
Waring/Crawford Farm

Post-It™ brand fax transmittal memo 7671 # of pages ▶ 2

To	Tom Robertson	From	Perry Kephart
Co.		Co.	JHPc
Dept.		Phone #	495 4570
Fax #	202 8330394	Fax #	495 1307

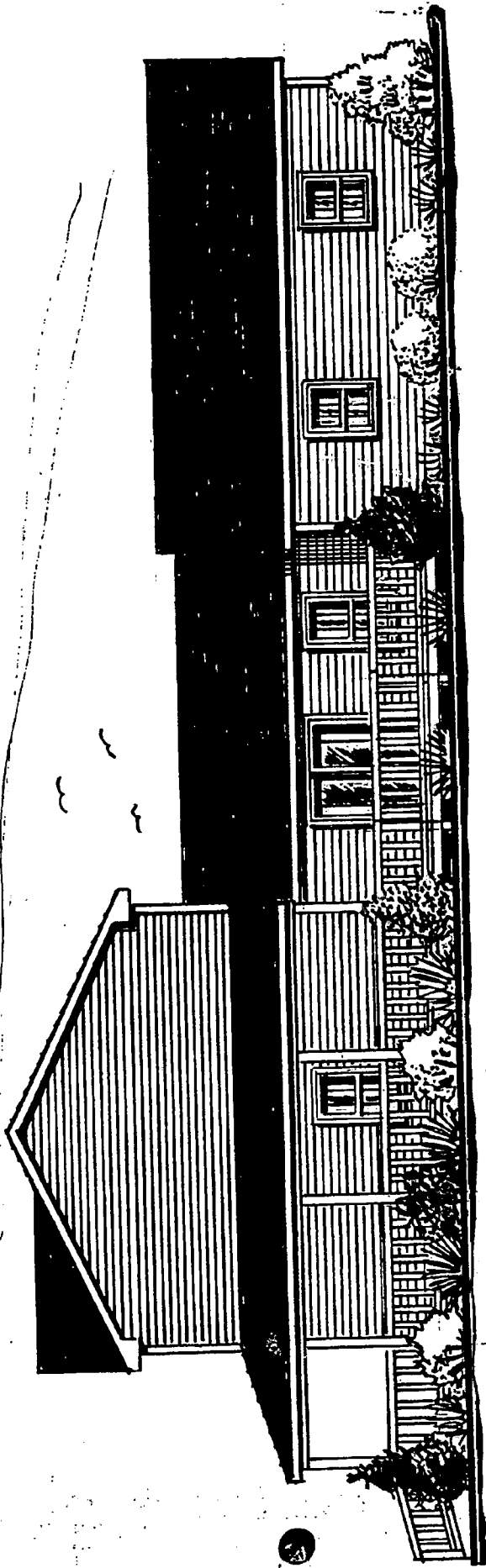
Post-It™ brand fax transmittal memo 7671 # of pages ▶ 18

To	Bill Burns	From	P. Kephart
Co.		Co.	
Dept.		Phone #	495 4570
Fax #	72 9378	Fax #	

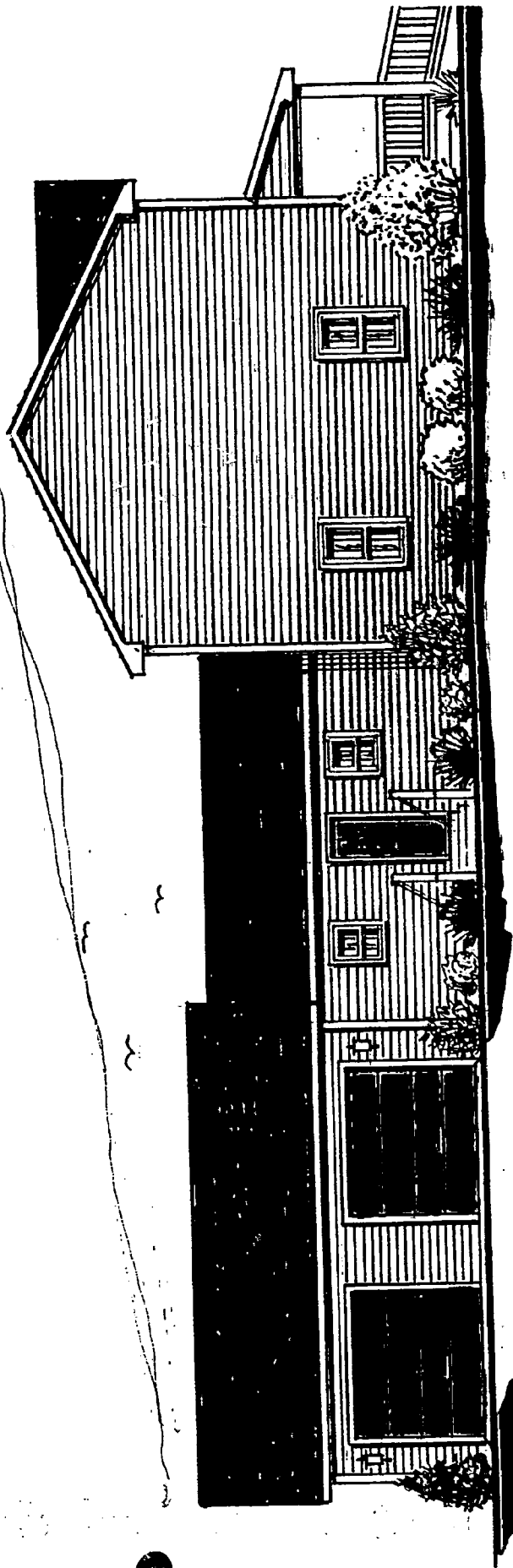
Door too plain -  
needs  
- shutters or  
- transom or  
- sidelights or  
- doubled.

need fence design  
porch "  
door design.

Sliders 15-26

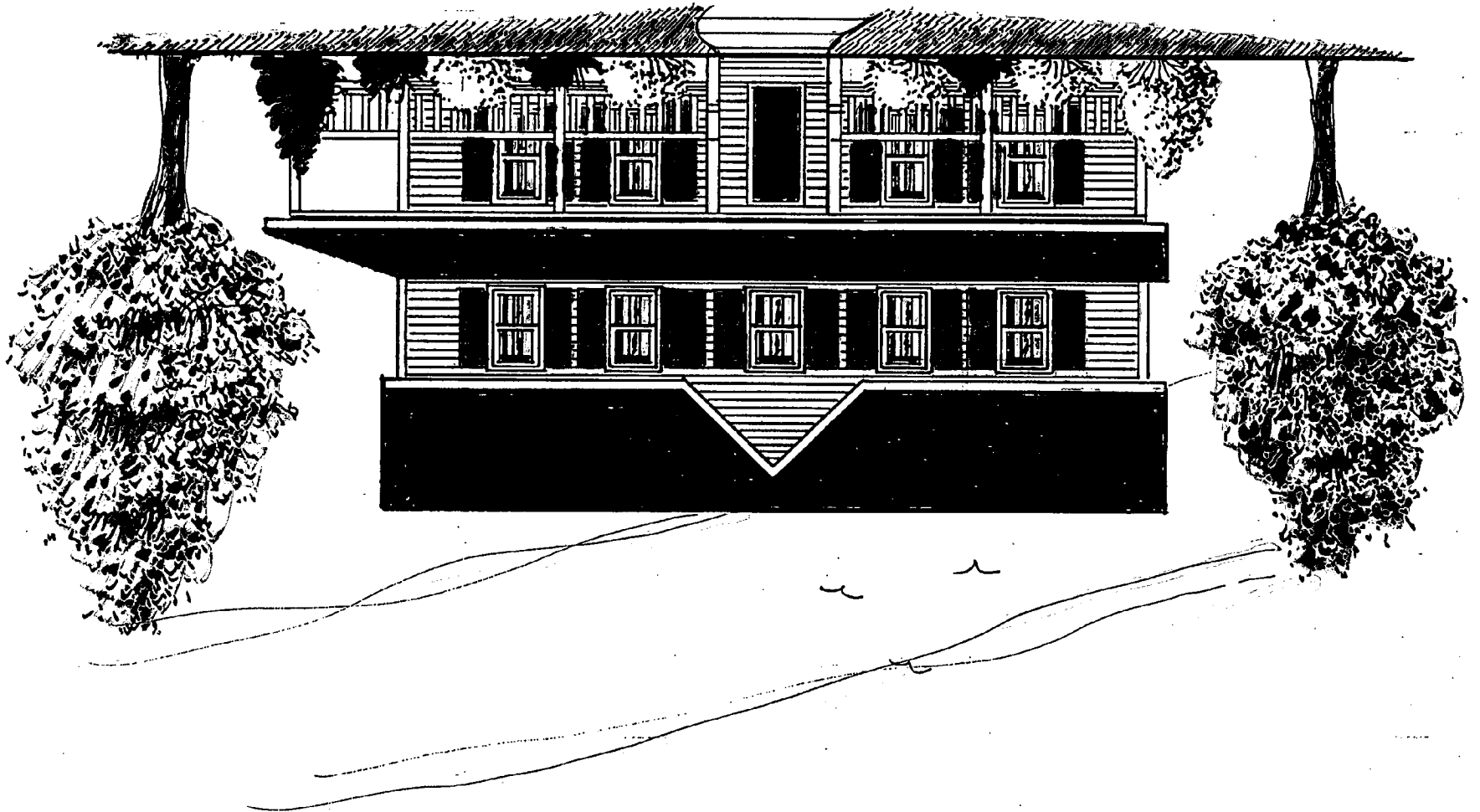


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATION





Sharon Duckert - ...  
needs bulk concern re large tree  
Robt Pickman - LA 19 owner.  
Homeowner's Assoc - as they members must be compatible w/ surrounding

regular building permits. HPC review for a HAWP application would include design or materials involved in the fence and walls, significant grading of the environmental setting and any proposed tree removal as well as review of the proposed house and garage plans.

driveway tree integrity - holly & dogwood may need to re-route

Infill of historic districts and the environmental settings of historic properties has always been an area of careful review by the HPC. In the case of the Waring/Crawford House, where the house is now surrounded on three sides by a housing development, the addition of one more house at a distance from the historic resource, designed and sited to co-exist without aesthetic insult to the historic resource, was seen as a reasonable infill project.

The house proposed at the first consultation has been modified by the new applicant, so has been brought to the HPC for a second consultation.

- concern about construction & children's safety

**PROPOSAL**

The applicant proposes to construct a five-bay vernacular 19th century farmhouse style two story house with a rear two-car garage connected to the house by a kitchen section. The house is proposed to have a front porch that will wrap around the full length of both sides. Plans that include the enlarged porch are to be submitted at the HPC meeting on April 23. In addition the house is to have a deck measuring approximately 23' x 25' to the right rear of the main block. The living area of the house totals approximately 1,934 sq ft and the garage is approximately 576 sq ft. The footprint covers approximately 1,590 sq ft not including the porch and deck.

1. Applicant has proposed that the siding, window framing, trim including soffits and window trim, and porch ceiling all be of vinyl.
2. The fascia is proposed to be metal and the shutters to be full-size and of fiberglass.
3. The roof is to be asphalt or fiberglass shingle.
4. The windows are proposed to be 1/1 double-glazed.
5. The porch is to have 6x6 simple turned wood pillars, standard pickets and handrail.
6. The garage door design is proposed to be of vinyl clad wood.
7. Applicant has also indicated that the house is to have dark blue siding, brick red shutters and white trim to better differentiate it from the historic house.

- main w/ Spencer Hines Tom Shields?  
min 2400 sq ft.?

**STAFF DISCUSSION**

The house as proposed is, in staff's opinion, an improvement on the house design that was submitted for the first consultation with the garage relocated to the rear and the porch extended around all three sides of the main block. The lower pitch of the roof of the proposed house and the deeper front-to-rear dimension clearly differentiate the design from that of a typical I-house that it somewhat resembles. In staff's opinion, the design is still too derivative to be considered a completely successful infill design. It might have been preferable for the current applicant to submit a new, more interesting design than that proposed in 1992. Nonetheless, the proposed new construction, although not complementary to the historic resource, (by providing either an interesting contrast or a historic counterpoint) has been kept sufficiently understated to be approved for the setting. Placing the garage at the rear and enlarging the porch greatly improve

Spencer Hines - PG/HPC #0#J

- 1) trees - driveway + house too large - shud be
- 2) need complete plans. - also review
- 3) smaller footprint.

2

the viewscape of the infill from the historic resource.

Staff cannot support the use of metal, fiberglass and vinyl in lieu of wood for the siding, trim, and windows, but is aware that the house is next door to houses constructed of these materials and is also aware that the house is being built for an owner seeking minimal maintenance. In staff's opinion, although wood needs painting, and the other materials do not, it also has a substantially longer life and better appearance over the long term if given regular maintenance. As any infill is considered for the life of the historic resource, the quality of materials used on the new construction should be comparable to that of the older structure.

Staff would commend the applicant for avoiding ersatz Victorian front door designs, but would suggest that the design of the front door could be softened somewhat with the addition of simple sidelights or full length shutters.

### STAFF RECOMMENDATION

Staff recommends that the applicant develop more detailed designs and drawings for this proposal, including elevations with dimensions that include the final porch and deck design and a design and site plan for the fence and any retaining walls, and submit an application for a Historic Area Work Permit. Special attention should be given to the following design issues:

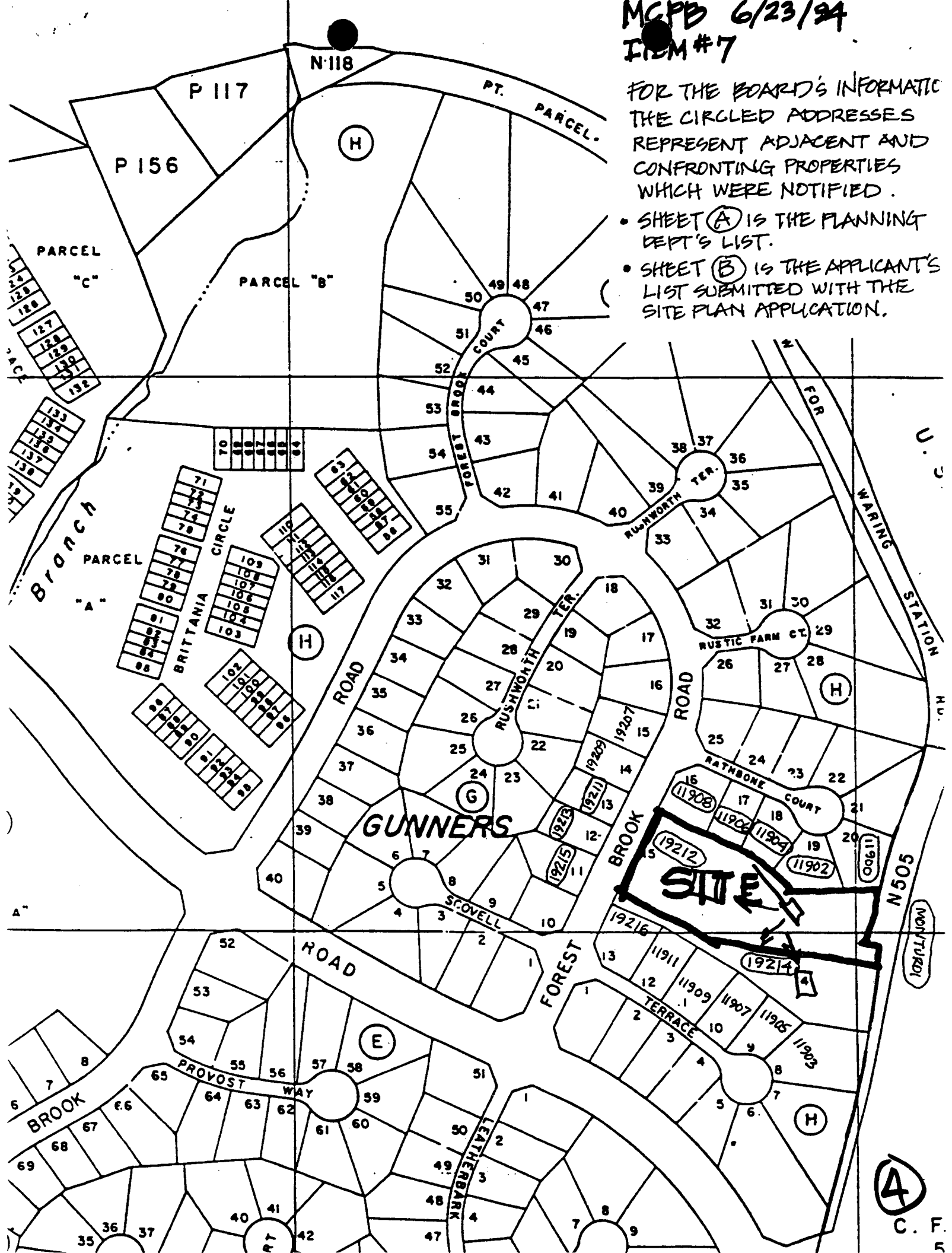
1. The specific design and materials for the garage doors, the windows and window trim and porch detail should be included.
2. Wood should be used instead of vinyl, metal and fiberglass for the siding, trim, windows, shutters, porch ceiling, and other appropriate places.
3. *need tree survey*  
The location of any trees affected by construction and methods of tree protection should be clearly indicated and proposed tree plantings should be included. *tree house*  
*sidewalk* *one maple needs irrigation system for driveway*
4. All aspects of driveway design, including grading, paving, or construction of retaining walls should be provided.
5. Fence location and design should be provided.
6. Any other changes in the environmental setting such as grading should be included.
7. Detailed elevations that include height and specific information on the siting and entire footprint should be included. *- need scale*

1) *need square footage of first resource*

MCPB 6/23/94  
ITEM #7

FOR THE BOARD'S INFORMATIC  
THE CIRCLED ADDRESSES  
REPRESENT ADJACENT AND  
CONFRONTING PROPERTIES  
WHICH WERE NOTIFIED.

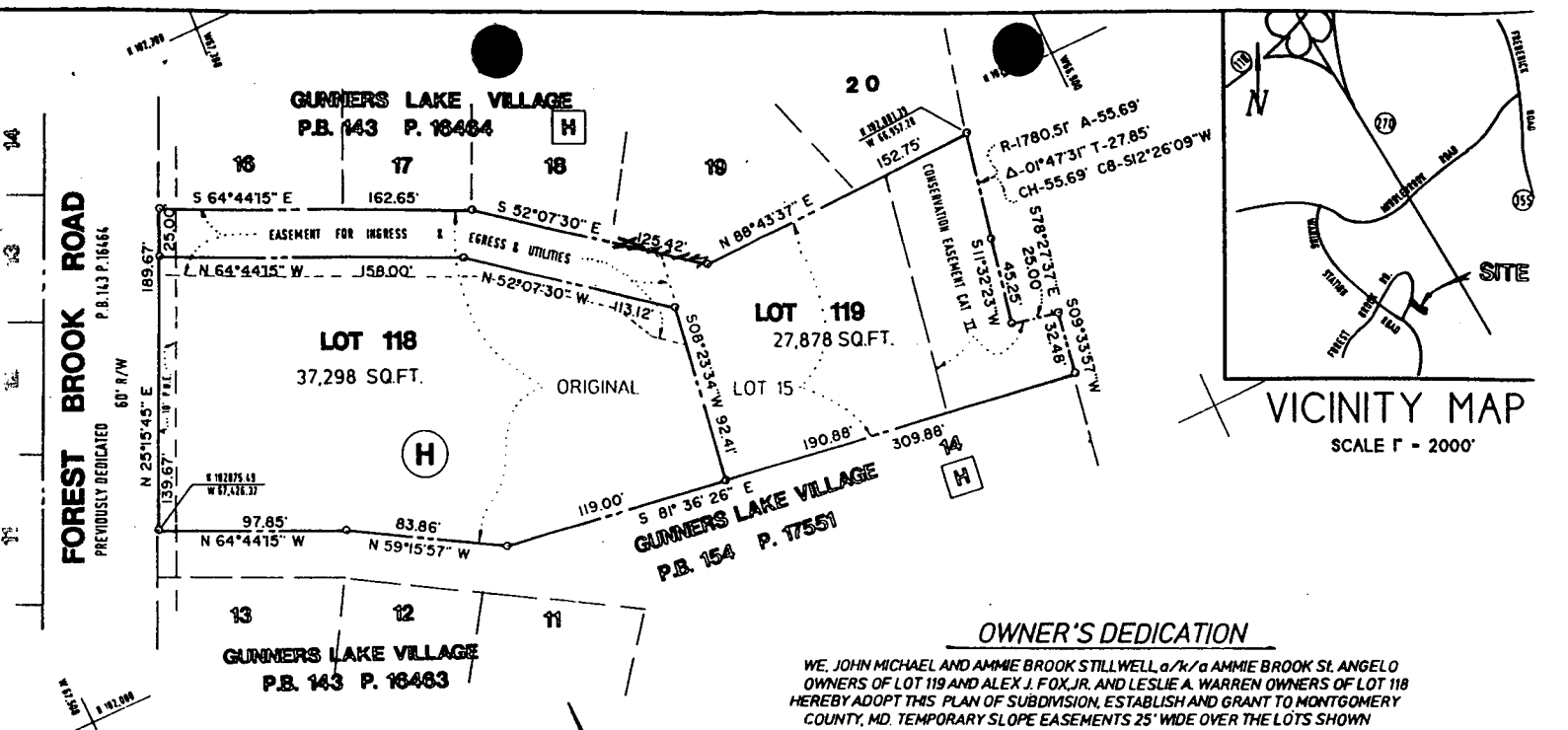
- SHEET (A) IS THE PLANNING DEPT'S LIST.
- SHEET (B) IS THE APPLICANT'S LIST SUBMITTED WITH THE SITE PLAN APPLICATION.



(A)

C. F. 5





**SURVEYOR'S CERTIFICATE**

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED AS FOLLOWS:  
 1. GUNNERS LAKE TWENTY SEVEN LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP TO JOHN MICHAEL AND AMMIE BROOK STILLWELL a/k/a AMMIE BROOK ST. ANGELO BY DEED DATED MARCH 16, 1988.  
 2. JOHN MICHAEL AND AMMIE BROOK ST. ANGELO TO ALEX JULIAN FOX AND LESLIE ANN WARREN BY DEED DATED MARCH 31, 1994 AND RECORDED IN LIBER 12485, AT FOLIO 408  
 ALL BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND ALSO BEING A RE-SUBDIVISION OF LOT 15, BLOCK H, PLAT 80, GUNNERS LAKE VILLAGE AND RECORDED IN P.B. 154, P. 17551 AMONG THE FORESAID LAND RECORDS.  
 CORNER MARKERS SHOWN THUS o WILL BE SET AS REQUIRED BY SECTION 24 (c) OF THE MONTGOMERY COUNTY CODE IF SO ENGAGED.  
 THE TOTAL AREA OF THIS PLAT IS 65,176 SQ.FT. OR 1.4962 ACRES OF LAND.  
 THERE IS NO DEDICATION BY THIS PLAT.

DATE: 2-10-95  
  
 JOHN R. WITMER  
 PROFESSIONAL LAND SURVEYOR  
 MD. NO. 10668

**NOTES**

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.
- DEVELOPMENT OF THESE LOTS IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS INCLUDING THE APPROVAL OF A FOREST CONSERVATION PLAN.
- THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE, WHICH IS PLANNED FOR THIS DEVELOPMENT, WILL BE AVAILABLE WHEN NEEDED.
- DEVELOPMENT SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD (M.N.C.P. & P.C. FILE NO. 8-94023).
- THESE LOTS ARE SUBJECT TO A TREE CONSERVATION PLAN WHICH PROHIBITS CLEARING OF CERTAIN TREES WITHOUT M.N.C.P. & P.C. APPROVAL. (PLAN NO. 8-94023)

DATE: 6/15/95  
 NO. 176  
 NUMBER: 19740  
 29523119206482023150120395  
 LAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 CHAIRMAN:   
 ASST. SECRETARY-TREASURER:   
 A.P.C. RECORD FILE NUMBER: 595.81 295231

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF TRANSPORTATION  
 APPROVED:   
 BY:   
 DIRECTOR

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 APPROVED:   
 BY:   
 FOR DIRECTOR

**OWNER'S DEDICATION**

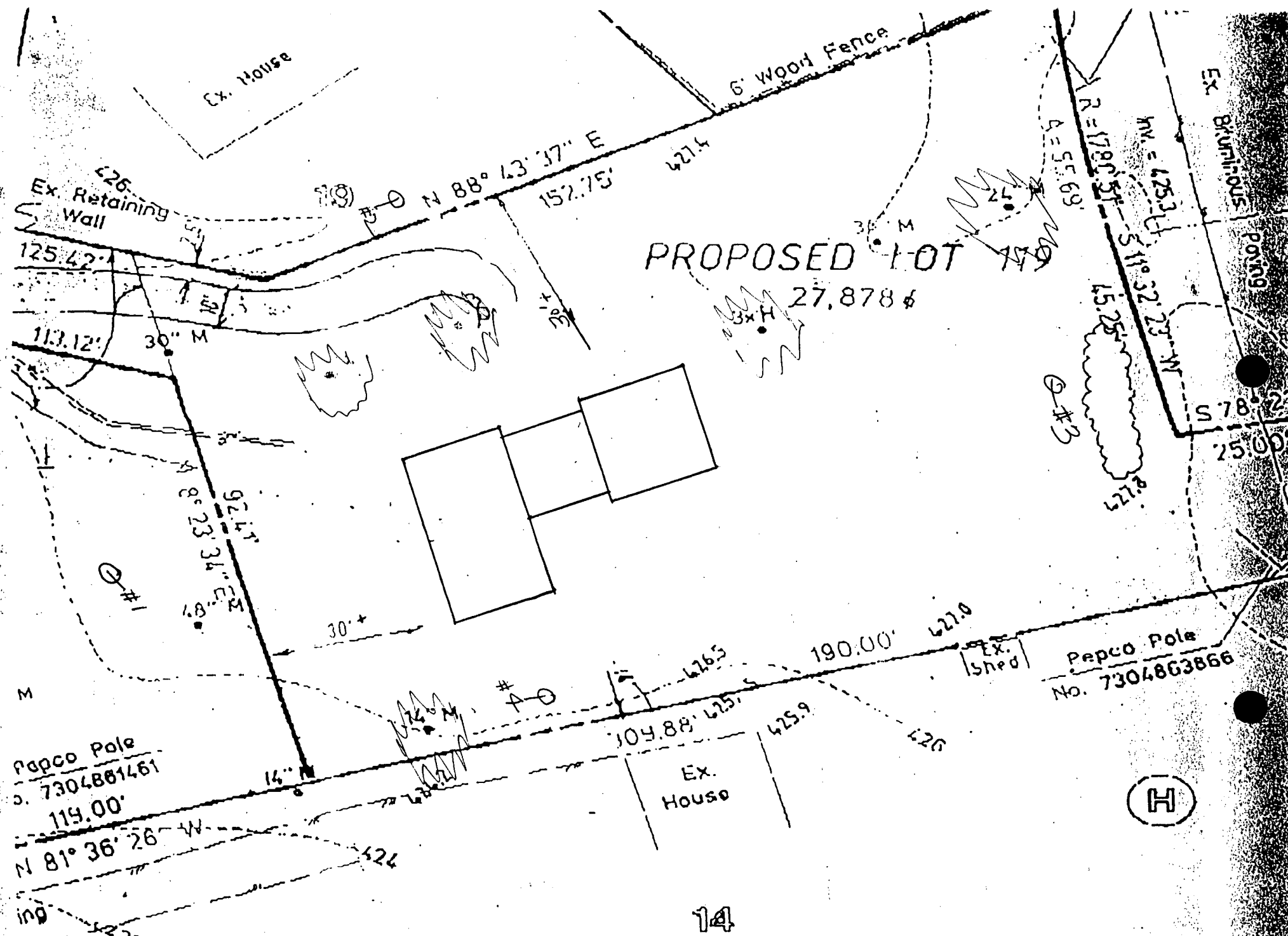
WE, JOHN MICHAEL AND AMMIE BROOK STILLWELL, a/k/a AMMIE BROOK ST. ANGELO OWNERS OF LOT 119 AND ALEX J. FOX, JR. AND LESLIE A. WARREN OWNERS OF LOT 118 HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH AND GRANT TO MONTGOMERY COUNTY, MD. TEMPORARY SLOPE EASEMENTS 25' WIDE OVER THE LOTS SHOWN HEREON, ADJACENT, CONTINUOUS AND PARALLEL TO THE STREET LINES, SLOPE EASEMENTS SHALL BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS IN THE ADJACENT ROADWAY HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MD. ESTABLISH THE CATEGORY II CONSERVATION EASEMENT AS SHOWN PER THE TERMS AND CONDITIONS OF A DOCUMENT TITLED "CONSERVATION EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD. IN LIBER 10728 FOLIO 510. GRANT A PUBLIC UTILITIES EASEMENT (P.U.E.) AS SHOWN HEREON TO THE PARTIES NAMED IN A DOCUMENT TITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD. SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES; WE ALSO ESTABLISH THE EASEMENT AS SHOWN FOR INGRESS, EGRESS AND UTILITIES.  
 WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.  
 THERE ARE NO SUTS, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED HEREON, EXCEPT A CERTAIN MORTGAGE AND THE PARTIES IN INTEREST THERE TO HAVE BELOW INDICATED THEIR ASSENT.

DATE: 2-10-95  
 WITNESS:   
 JOHN MICHAEL ST. ANGELO  
 WITNESS:   
 ALEX J. FOX, JR.  
 COLUMBIA FIRST BANK  
 WITNESS:   
 AMMIE BROOK STILLWELL  
 WITNESS:   
 LESLIE A. WARREN

ADRIENNE CLAYTON  
 SUBDIVISION RECORD PLAT  
 PLAT 81  
 LOTS 118 & 119, BLOCK H  
 GUNNERS LAKE VILLAGE  
 9TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 50' OCTOBER, 1994

LANIER/WITMER ASSOCIATES  
 ENGINEERING-SURVEYING-PLANNING  
 224 NORTH ADAMS STREET  
 ROCKVILLE, MARYLAND 20850  
 (301) 251-6730  
 L/WA 91032

"Crawford Farm" has 175 h/o 5952



PROPOSED LOT

27,878 sq ft

Pepco Pole  
 No. 7304861461  
 119.00'  
 $N 81^{\circ} 36' 26'' W$

Pepco Pole  
 No. 7304863866

Ex. House

9

14

GUNNERS LAKE VILLAGE

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## MEMORANDUM

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DATE: March 24, 1997  
TO: PERRY KEPHART  
FROM: WILLIAM R. BURNS  
RE: Colonial House

Attached house elevation was OK'd by your office back on October 14, 1992.

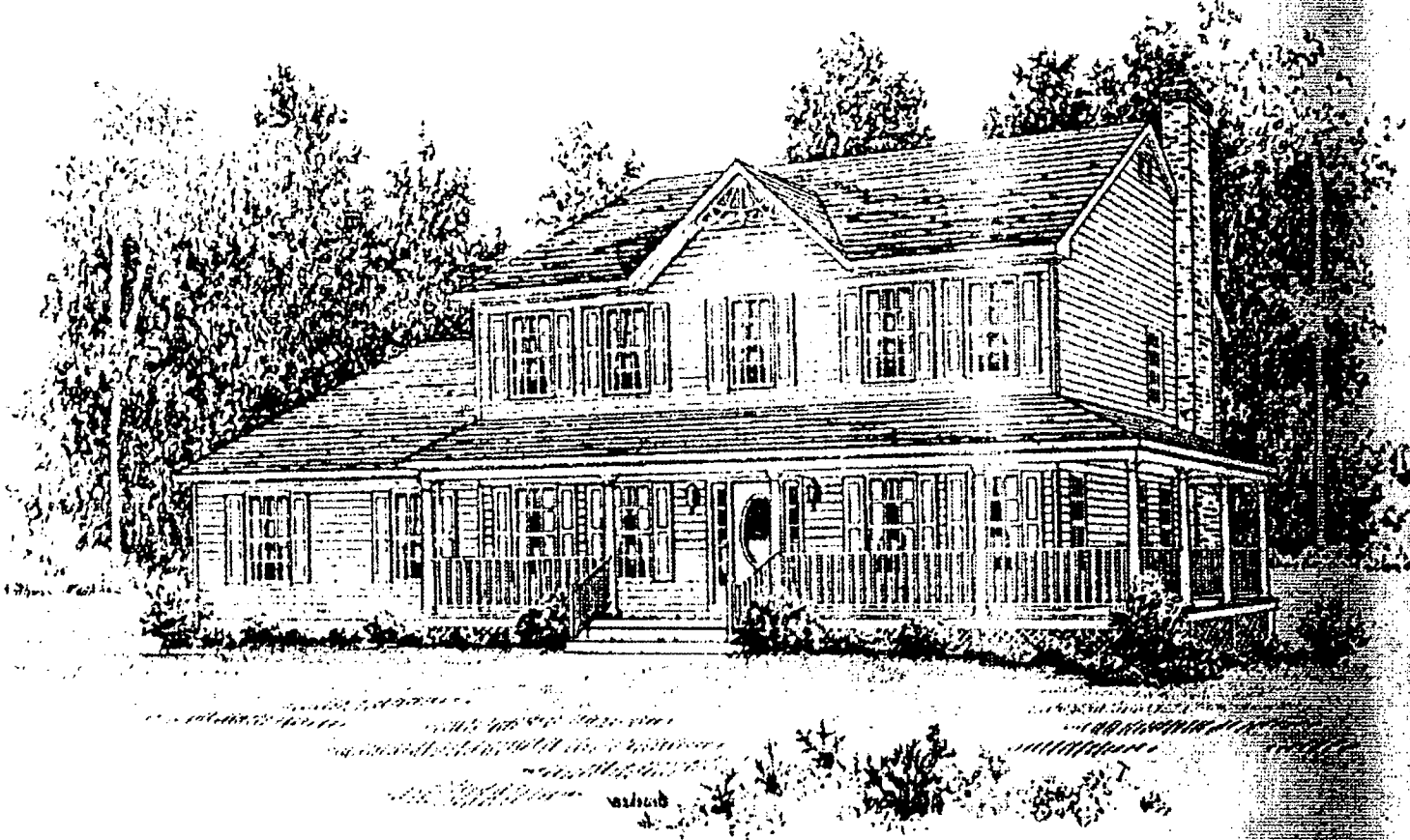
-Section 4, Preliminary Consultation A, Amite Ts. Angelo - new construction Forest Brook Road, Germantown, Md. Waring/Crawford Farm 1911

Changes that were to be made:

- Windows 6 over 6, must be changed to 1 over 1.
- Shutters must be changed to full size.
- Fret work in reverse gable must be removed.
- Oval glass in door and door side lites must be removed.

This house plan will work, if we can have a one story addition on the right side matching the garage on the left side. The adition would be approx. 16' X 16'.

I need your input.



E - 12

Oct 14, 1972  
 Site 4 Plaza Condo - A Amite Tr. Angola - New Condo -  
 FOREST BROOK Pt - GREENSBORO WARD 4 / CRAWFORD FARM 1981

8

9

FRONT ELEVATION

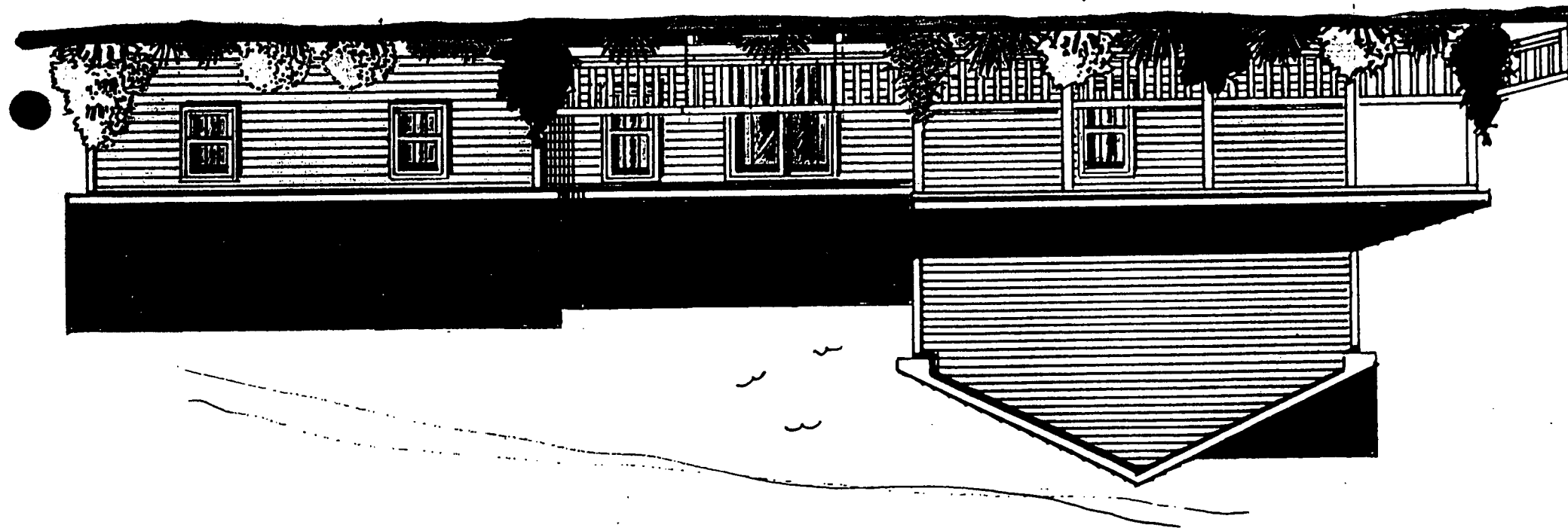


LEFT SIDE ELEVATION

21

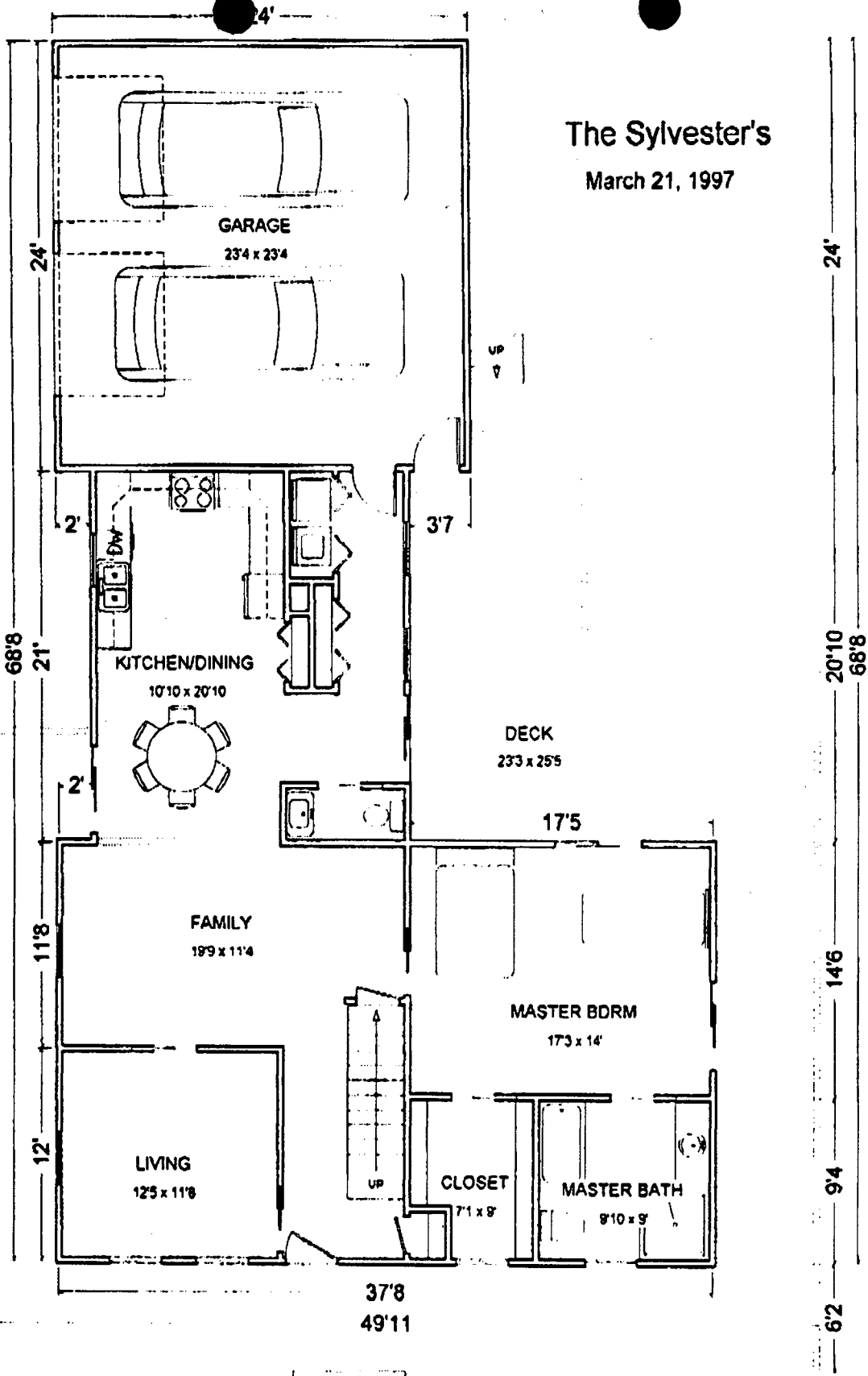


RIGHT SIDE ELEVATION



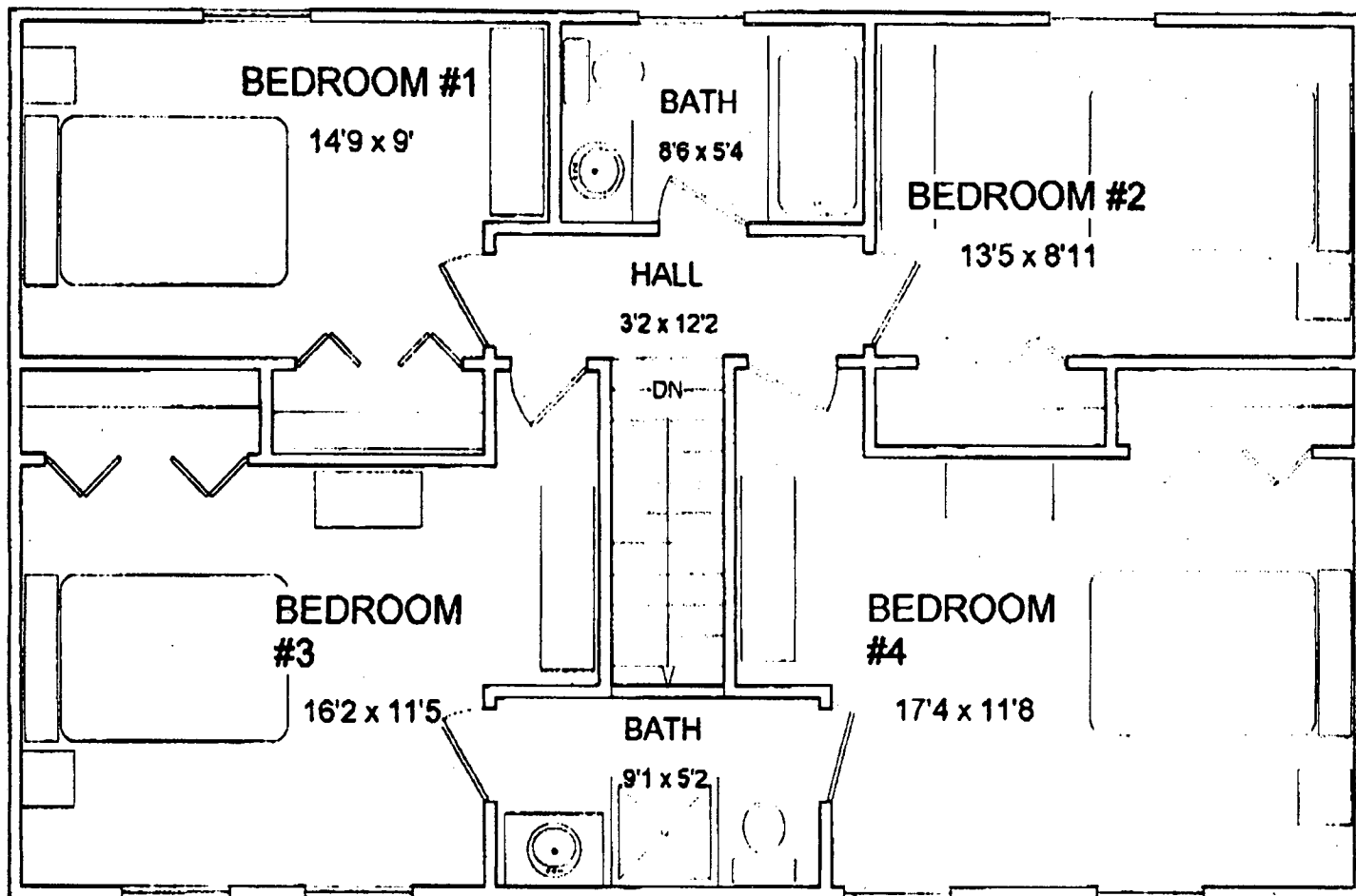
# The Sylvester's

March 21, 1997



**LIVING AREA**  
1934 sq ft





LIVING AREA

912 sq ft



**ROCKPORT HOMES**

19707 Executive Park Circle  
Germantown, Maryland 20874  
301-353-0447 Fax 301-972-9378

To: Historic Preservation Commission  
1109 Spring Street  
Silver Spring, Maryland 20910-3760  
Attn.: Perry Kephart

Re: Waring/Crawford Farm

***House Specifications***

*One over One wood sash windows*

*Quality vinyl siding, with wood trim & wood corners*

*Fiberglass panel shutters*

*Painted wood wrap around porch*

*Porch to have 6" pillars, standard pickets & handrail*

*Trim to be white, shutters to be brick red, siding to be dark blue*

***Requested Variances***

*White vinyl windows i.l.o. wood*

*Quality white, wide, vinyl corners i.l.o. wood*

*White metal fascia, & quality vinyl soffit i.l.o. wood*

*Quality white vinyl porch ceiling i.l.o. wood*

**CRAWFORD FARM HOME OWNERS ASSOCIATION**

HPC  
19/11-97A

Neighbors to the St. Angelo

11904 Rath Bone

Waiting Crawford

man driveway  
an to curia  
- will not be  
(?)

11906 Rath Bone

11908 Rath Bone

P/w due Fri → 5/30  
in office

11909 Scovell

11911 Scovell

TT - trees  
11216 Forrest Brook new, J. & E. Oxendine

OK - more ban like - WB okay

SS - prefer wood  
tree doc  
Architectural Control Committee

ML - work w/ steel on design  
ok vs no vt or uw.

SS - ts  
- sign driveway  
- begin sub div.

EE - house won't work -  
Sharon Lenne Goldbloom 540-8600

DH - ts  
- alt siding  
- need detail  
President B.O.D.

Louie Hishmen 353-0589  
- 2 wrongs don't make a right 2 husbands -  
- very sig reason to sell a house -  
- have to enhance  
- people who make us those who live there -

PB - ts  
- track housing

**THE MONTGONERY COUNTY PLANNING DEPARTMENT**  
**The Maryland-National Capital Park & Planning Commission**  
1109 Spring Street, Silver Spring, Maryland 20910

2nd PC

Perry Kephart 301-495-4570 Fax 495-1307

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- 1) Has site plan expired or been extended?
- 2) concern re: driveway. re trees. Tree Survey construction
- 3) general design of house

mae/IBM - how to hook to monitor -  
3D graphic specs for hardware  
video presentation for video

John & Amie St. Angelo  
19212 Forest Brooke Rd.  
Germantown, MD 20874

Lanier/Witmer Associates  
224 North Adams St.  
Rockville, MD 20850

William A. & S.J. Duckett  
19214 Forest Brook Rd.  
Germantown, MD 20874

SHEET (A)

Steven G. & D.J. Futrowski  
11908 Rathbone Court  
Germantown, MD 20874

Spencer C. & A.M. Hines  
11906 Rathbone Court  
Germantown, MD 20874

James W. & J.L. Quinn  
11904 Rathbone Court  
Germantown, MD 20874

Robert C. & A.T. Dickmann  
11902 Rathbone Court  
Germantown, MD 20874

Sharon L. Bramell  
11900 Rathbone Court  
Germantown, MD 20874

Carl F. Montuori  
2440 Virginia Ave., #801  
Washington, D.C. 20037

J.D. & L.B. Kirker  
19215 Forest Brook Rd.  
Germantown, MD 20874

Amy C. Calfee  
19213 Forest Brook Rd.  
Germantown, MD 20874

James & D.T. Martinell  
19211 Forest Brook Rd.  
Germantown, MD 20874

Spring Station HOA  
Laura Salins, President  
3827 Birdseye Dr.  
Germantown, MD 20874

Martins Landing HOA  
Lisa Flynn, President  
18701 White Sands Drive  
Germantown, MD 20874

Woodlake HOA  
Kalwey Johnson, President  
11713 Summer Oak Dr.  
Germantown, MD 20874

P.C. of Gaithersburg  
Brian Kildee  
12 Summit Hall Rd.  
Gaithersburg, MD 20877

Germantown Citizens Assn.  
Dave Coolidge, President  
P.O. Box 299  
Germantown, MD 20875

Germantown Alliance, Inc.  
James Hyatt, President  
13220 Executive Park Terr  
Germantown, MD 20874

Northern M.C. Alliance  
Julius Cinque, Chair  
23 Slidell Rd.  
Gays, MD 20874

Sugarloaf Citizens Assn  
Jane Hunter, President  
P.O. Box 381  
Barnesville, MD 20838

Citizens for the Up-  
Co. Ron Wohl, President  
14501 Antigone Drive  
Gaithersburg, MD 20878

(15)

ADJOINING PROPERTY OWNERS

Date February 10, 1994

Job No. 91035

Job Name Gunner's Lake Village

Page No. 1

Subdivision Lot, Block or Parcel	Owner's Name & Address	Liber & Folio
<u>Gunner's Lake Village</u>		
Lot 14, Block H	William A. & S.J. Duckett X 19214 Forest Brook Rd. Germantown, MD 20874	TAD Shields X 11907 SCOVELL TERRACE GERMANTOWN, MD. 20874
Lot 16, Block H	Steven G. & D.J. Futrowski 11908 Rathbone Court Germantown, MD 20874	
Lot 17, Block H	Spencer C. & A.M. Hines X 11906 Rathbone Court Germantown, MD 20874	
Lot 18, Block H	James W. & J.L. Quinn X 11904 Rathbone Court Germantown, MD 20874	540-9696 (H)
Lot 19, Block H	Robert C. & A.T. Dickmann X 11902 Rathbone Court Germantown, MD 20874	972-4291 (H) 417-1091 (W-DIRECT) 948-9870 (W)
Lot 20, Block H	Sharon L. Bramell 11900 Rathbone Court Germantown, MD 20874	
N 505	Carl F. Montuori 2440 Virginia Ave., #801 Washington, D.C. 20037	<del>SPENCER HINES 11906 RATHBONE COURT GERMANTOWN, MD. 20874</del>
Lot 11, Block G	T.D. & L.B. Kirker 19215 Forest Brook Road Germantown, MD 20874	
Lot 12, Block G	Amy C. Calfee 19213 Forest Brook Road Germantown, MD 20874	
Lot 13, Block G	James & D.T. Martinell 19211 Forest Brook Road Germantown, MD 20874	

JOHN OKENDINE  
19216 FOREST BROOK RD.  
GERMANTOWN, MD 20874

353-1254 (H) **16**



Waring/Crawford House



PICTURE TAKEN FROM FRONT #1

View From Historic Resource to Lot 119



#2

Adjacent Neighbor



#3

View From 119 to Historic Resource



#4

to be fenced

Adjacent Neighbor.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Forest Brook Road	Meeting Date: 10/14/92
Resource: Waring/Crawford Farm	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 9/30/92	Report Date: 10/7/92
Applicant: Amie St. Angelo	Staff: Nancy Witherell

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The applicant appeared before the Commission with a subdivision request at its meeting of January 15, 1992. The Commission recommended approval of the subdivision and anticipated that a proposal for the construction of a new house would be subsequently submitted. The primary issues discussed by the Commission were the retention of the trees and plantings in the new parcel as part of the environmental setting, and the siting of the new house to face the historic one. The staff report and minutes summary of the January HPC meeting are attached.

The subdivision review has not yet been completed; the exact location of the line between the two properties has not yet been determined. The applicants have requested a preliminary consultation so that the HPC may review the proposed design and location of the new house.

As proposed, the new house would face the historic house from the opposite side of the driveway loop. This relationship was seen as critical by the Commission, in order to provide a context for the historic house amidst the more recent residential and road construction. The driveway would be extended along the north side of the property, behind the rear yards of houses in the adjacent new neighborhood. Of equal importance to the Commission, the house is sited so that the trees on the site would not be disturbed by the construction.

Due to the trees, the applicant proposes a site approximately 150' (porch to porch) from the historic house; the two houses would still be visually related. The staff concurs with this approach, believing that the retention of the mature trees was paramount in the Commission's previous review of the subdivision.

The applicant has selected a style of house similar to the vernacular Gothic Revival-style, nineteenth-century houses once seen throughout the county. The style has been adapted for modern construction methods and is now used in various new communities in the county, including the subdivision adjacent to this site.

Although the proposed new house is more similar in style to these newer houses than to the Waring/Crawford Farmhouse, it is an appropriate counterpart to the historic house. Given the guidance for new construction found in the ordinance under 24-8(d), the staff judges the proposed house to be consistent with the ordinance, and with the Secretary's Standards, particularly #9 and #10. There is a certain amount of customization in the proposal, (not illustrated in the submission but understood by the applicant in her attached "construction specifications"), which will differentiate the new house from the adjacent houses.

As an alternative, the applicant could have proposed a contemporary version of a Queen Anne-style house; while more clearly different than the adjacent newer houses, a new Queen Anne-style house would not, in the staff's opinion, better complement the historic house.

The design includes an attached two-car garage. If the proposed house were closer to the driveway loop, the staff would probably recommend that the garage be detached. In this instance, however, given the distance between the two houses, the placement of the garage doors away from the historic house, and the absence of an evident location for a separate structure away from the trees, the staff finds the attached garage acceptable.

Although the garage increases the length of the house, the historic house has prominent features on its front elevation that enhance its presence and, moreover, its longest elevation is parallel to and most visible from the driveway entrance from Forest Brook Road.

The staff believes that the applicant's proposal, at this preliminary level, has addressed the concerns expressed by the Commission at its review of the subdivision of the site on January 15.



Commissioner Lanigan also moved that the Historic Area Work Permit Application of Elodie Samanos for construction of the carport/garage at 6825 Needwood Road, Derwood, be denied. Commissioner Brenneman seconded the motion. The Chair closed the public record and called for a vote on the motion. Following the vote, the motion passed 5-1. Commissioners Brenneman, Clemmer, Harris, Lanigan, and Randall voted in favor of the motion. Commissioner Norkin voted in opposition of the motion.

The Chair informed Ms. Samanos of her right to appeal the decision of the Commission, noting that a written denial of the decision will be available on October 28. He also explained the appeal process and its time frame.

- I. M-NCPPC for alterations at Westmoreland Hills Recreation Center, 5315 Elliott Drive, Bethesda (HPC Case No. 35/32-92A) (Battery Bailey/Civil War Earthworks)

This case was deferred until the October 28, 1992 Historic Preservation Commission meeting.

#### IV. PRELIMINARY CONSULTATION

- A. Amie St. Angelo for new construction on Forest Brook Road, Germantown (Waring/Crawford Farm, 19/11)

The Chair initiated discussion of this preliminary consultation. Nancy Witherell presented the slides, staff report and recommendations. As noted in the staff report, the applicants appeared before the Commission on January 15, 1992 with a request to subdivide the parcel of land on which the Waring/Crawford Farm is sited. The purpose of the proposed subdivision is to build a house. The Commission was supportive of the proposed subdivision and recommended that (1) the mature trees and plantings on the new parcel be retained and; (2) the new house face the historic house. The staff report also notes that the subdivision has not yet been completed and the exact boundary line between the two parcels has not yet been determined.

The applicants now appear before the Commission for a preliminary consultation of the proposed design and location of the new house on the new lot. The proposed house is described as a style of house similar to the nineteenth-century vernacular Gothic Revival-style, with a garage attachment. As proposed, the house would be sited 150' from the historic house; both houses will share a looped driveway. Ms. Witherell noted that the proposed house's window sash and door would have wooden trim. The dimensions are similar to the existing historic house.

Ms. Witherell stated that she recommends approval of the proposal and she believes that the two concerns raised by the Commission at the previous meeting have been satisfied. Since been

The Chair invited the applicants to come forth and speak regarding their proposal. Ms. St. Angelo stated that the Homeowners Association/neighbors expressed interest in mutually cooperating with the Commission in having input into whatever type of structure is proposed should the subdivision be approved. The Homeowners Association/neighbors feel that the proposed structure should be compatible with the neighborhood. They recommend that tree screening and planting be added to the area along where the proposed driveway turns to the direction of the garage to comply

Commissioner Clemmer expressed concern that, as depicted on the drawing, from an aesthetic point of view, the proposed foot print of the house appears to be very close to the house on lot 119. Ms. St. Angelo stated that the house on lot 119 is close to the property, but she believes the placement of the house conforms with the setback requirements. Ms. Witherell noted that the M-NCPPC's Development Review Division has reviewed the proposed siting of the house. Ms. Marcus stated that if the proposed house was moved further away from the non-historic house, that move would probably endanger at least one tree. The Chair stated that it does not appear that the relationship of the proposed house and the nearby house to which Commissioner Clemmer referred to will have any appreciable impact on the historic house. The consensus of the Commission was that it was supportive of the applicant's proposal at this preliminary stage.

V. APPROVAL OF MINUTES

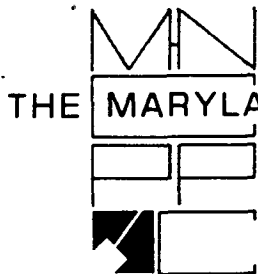
- A. August 12, 1992  
September 9, 1992 (transcript)

Commissioner Brenneman move that the August 12, 1992 and September 9, 1992 minutes be approved as presented. Commissioner Randall seconded the motion. The Chair called for a vote on the motion. Following the vote, motion passed unanimously. Commissioner Harris abstained from voting on the August 12, 1992 minutes, as she was not present at that meeting. Commissioner Randall abstained from voting on the September 9, 1992 minutes, as he was not present at that meeting.

VI. OTHER BUSINESS

- A. Commission Items

The Chair gave an update on the County Council PHED Committee meeting that he and Gwen Marcus attended concerning the Historic Preservation Commission's recommendations to the Council on the Final Draft Amendment - Rolling Ridge, Edward Chiswell Farm, John



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

MEMORANDUM

DATE: June 20, 1994

TO: Montgomery County Planning Board

FROM: Staff, Development Review Division

SUBJECT: Site Plan Review #8-94023  
Gunners Lake Village, Lots 118 & 119  
R-150 Zone, 1.49 acres  
Resubdivision of 1 lot into 2 lots requested  
Forest Brook Road, 400 feet NE of Waring Station Road  
Germantown

---

APPLICATION

On May 5, 1994, John & Amie St. Angelo filed Site Plan #8-94023 for two lots on Forest Brook Road in Germantown. Previous Planning Board Action was to approve pre-preliminary plan #7-91051 on February 27, 1992 and preliminary plan #1-92064 on December 3, 1992.

Preliminary Plan condition #3 required the applicant to negotiate in good faith with the Gunners Lake Village Homeowners Association to accommodate an expansion of the HOA to include the two proposed lots. The condition also required legal staff to determine prior to site plan approval, whether the HOA expansion is feasible or practical. Legal staff has been advised that the necessary provisions have been made in the HOA documents. Legal will confirm this requirement at the time of the site plan public hearing.

On June 20, 1994, Robert Dickman, an adjacent homeowner on lot #19, contacted staff to indicate his opposition to the proposed resubdivision of the property. The Northlake Village Federation has also commented that the Federation charges a monthly fee primarily to support a regional stormwater management facility and that the subject property should also be required to pay a monthly fee. Staff will address the Federation's comments at the time of the site plan hearing.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the proposed lots as requested subject to the following conditions:

1. Submit a Site Plan Enforcement Agreement and Development Program for review prior to approval of the building permit.
2. The following information must be clearly shown on the signature set of site and landscape plans and must be incorporated into the sediment and erosion control plan for staff review prior to approval by MCDEP:
  - a. Limit of disturbance line;
  - b. Methods and location of tree protection;
  - c. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
  - d. The development program inspection schedule.
3. No clearing or grading prior to Planning Department approval of signature set of plans.
4. Provide a 6-foot high board-on-board fence along the northern boundary line adjacent to lot #19.
5. Compliance with the conditions stated in the Environmental Planning Division's Tree Conservation Plan Recommendations and Supplemental Information sheet dated June 20, 1994.
6. Prior to release of building permit, submit grading plan for driveway which shows any necessary retaining walls and flow diversion. If stormwater flow is to be directed to existing 8" pipe in retaining wall of lot 18, submit computations to demonstrate adequacy of pipe.
7. Record plat to reflect reciprocal access and public utilities easement for the common driveway.
8. A historic area work permit must be reviewed and approved by Historic Preservation Commission prior to issuance of a building permit for the proposed dwelling and fence on lot 119.

## BASIS FOR REVIEW

Site plan review is required since the resubdivision occurs within the existing Gunners Lake community, which was developed under the optional method of the R-90/R-150 Zones.

## EXISTING CONDITIONS

The subject property is a 1.49-acre lot surrounded on three sides by the Gunners Lake Village community which has R-90 and R-150 zoning and was developed with the MPDU option, resulting in a single family detached minimum lot size of 7,000 square feet. Located to the east is undeveloped property zoned RE-1.

The property includes the historic Waring/Crawford house, Master Plan Site #19/11. A Historic Preservation Commission report notes that the original section of the house is a two story log and frame dwelling probably built in the last quarter of the 19th century, circa 1881, by George Crawford. A second section of the house which includes a two story tower with pyramidal roof and an ornately decorated porch was probably added in the early part of the 20th century at which time the house was covered with stucco. The house was recently renovated by the St. Angelos.

The topography slopes up from Forest Brook Drive to the existing dwelling, and then is relatively flat along the eastern half of the property. The property also includes a number of large silver maple trees in good condition, and other ornamental and evergreen trees within a lawn setting.

## PROPOSED SITE PLAN

The site plan proposes to subdivide the existing 1.49-acre lot into two lots, leaving the historic structure on a 33,360 square-foot lot (lot 118), and creating an additional lot comprising 31,515 square-feet (lot 119). Both lots will share the existing driveway to the turnaround loop, which will be extended along the northern boundary of lot 119 to the proposed dwelling.

## EXISTING REQUIREMENTS

### Master Plan

1. The Germantown Master Plan recommends R-150 zoning for the site. The Master Plan for Historic Preservation identifies the property as Site #19/11, the Waring/Crawford Farm.

2. Requirements of Preliminary Plan Approval

On December 3, 1992, the Planning Board approved the Preliminary Plan of subdivision #1-92064 for the property, with the following conditions:

- 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 MCDEP issuance of the sediment and erosion control permit, applicant must meet the conditions of the forest conservation plan
- 3) Applicant to negotiate in good faith, with the Gunners Lake Village H.O.A. about expanding the HOA to include the subject property. Legal staff to be advised of the progress of the negotiations. Prior to site plan approval, Legal staff shall make a determination, based on the negotiations and the HOA documents, as to whether expansion is feasible or practical and should take place
- 4) Note on the record plat(s) that identifies Historic Preservation Commission design review over both lots
- 5) Conditions of DEP stormwater management approval dated 10-26-92
- 6) Common ingress and egress for both lots and identified on record plat(s)
- 7) No clearing, grading or recording of plat(s) prior to site plan approval
- 8) Other necessary easements

STAFF FINDINGS

Conformance with Standards of R-150 Zone

The site plan is in conformance with the R-150 zone as follows:

SITE PLAN DATA TABLE

<u>Development Standard</u>	<u>Permitted/Required</u>	<u>Proposed</u>
Lot Area (ac.)	N/A	1.49
Min. Lot Size (sq.ft.)	7,000	31,515
Setbacks (ft.): (lot 119)		
- front setback	20	310
- side setback	7 (total 15)	20
- rear setback	20	85

Note: Minimum lot size and setback requirements were established by the Gunners Lake Village optional method of development.

3. Location of Buildings, Circulation, Open Space, and Landscaping

The environmental setting established for the historic property encompasses the entire 1.49-acre site. Trees located between the front of the Waring/Crawford house and the proposed dwelling will be retained or relocated and special tree protection measures will be implemented to help insure their survival. A spruce tree and a holly tree located near the proposed driveway will be relocated. The site plan has been revised to show the dwelling location shifting an additional five feet to the west to minimize impact to a 36" silver maple tree in the rear yard of the proposed dwelling. The proposed driveway extension follows along the north property boundary. Staff is recommending that a board on board fence be installed along the boundary adjacent to lot #19 to serve as a screen between the rear yard of the adjacent lot and the driveway.

4. Compatibility

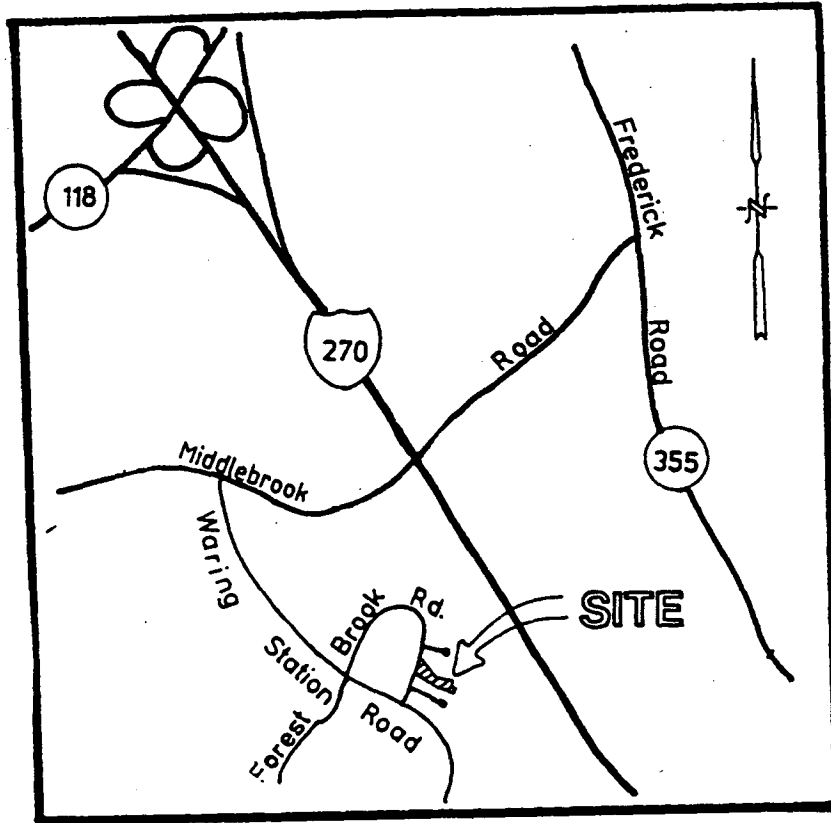
The site plan is compatible with the surrounding single family detached homes. The subdivision of the property into two lots create lot sizes which are much larger than the average adjoining lots. Regarding internal compatibility, staff finds that the proposed house location and orientation is compatible with the environmental setting of the historic Waring/Crawford house. In accordance with a preliminary plan condition, the Historic Preservation Commission will review the architectural plans for the proposed dwelling.

(26)

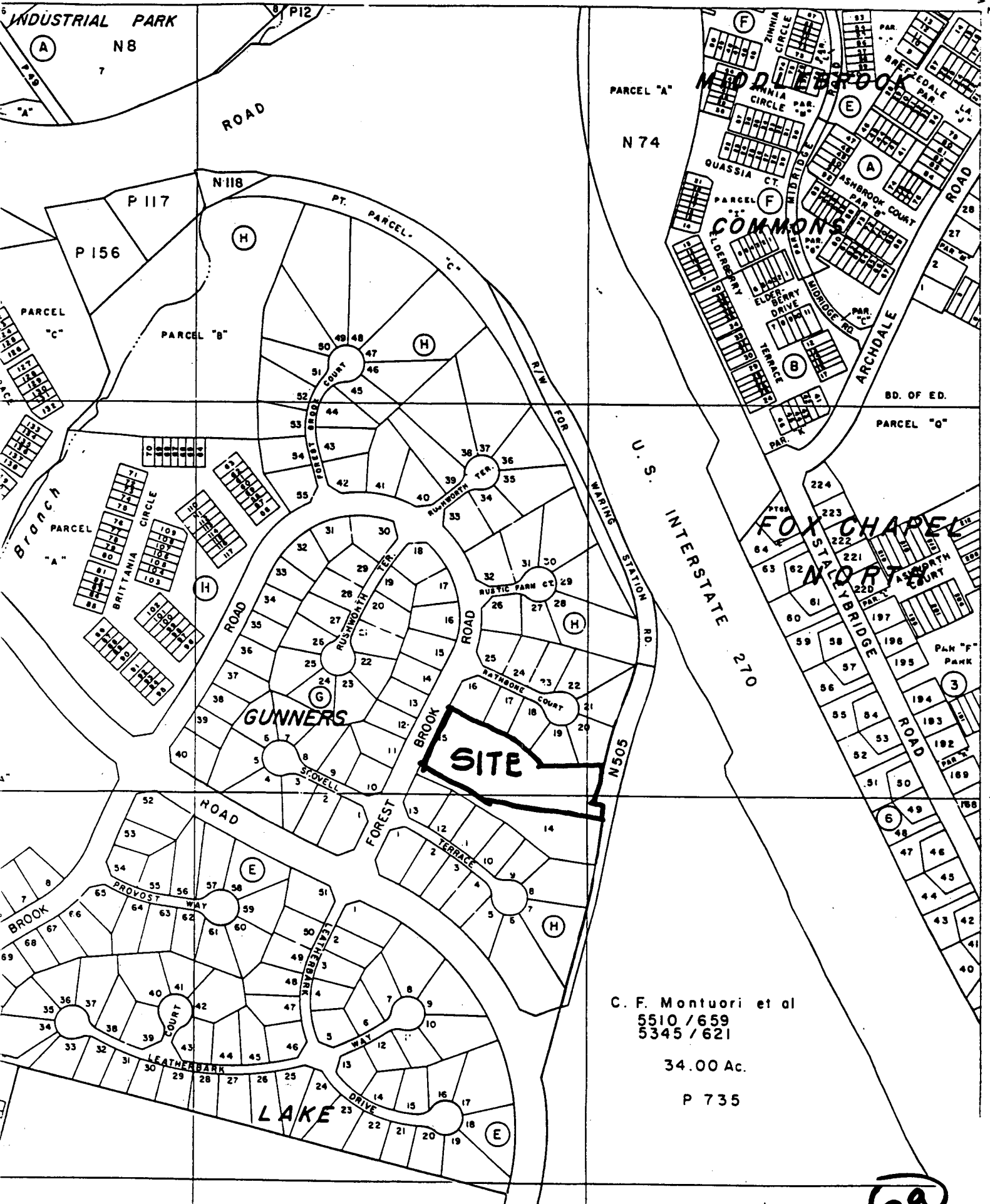
**Attachments:**

- 1 Overall vicinity map
- 2 Local vicinity map
- 3 Site and Landscape plan
- 4 Environmental Planning Division's Tree Conservation Plan  
Recommendations and Supplemental Information Sheet dated  
June 20, 1994.
- 5 Minutes of MCPB, dated February 27, 1992
- 6 Agreement and Acknowledgment of Covenants dated February 1,  
1993
- 7 Memo from K. Johnson, Northlake Village Federation, dated  
May 26, 1994

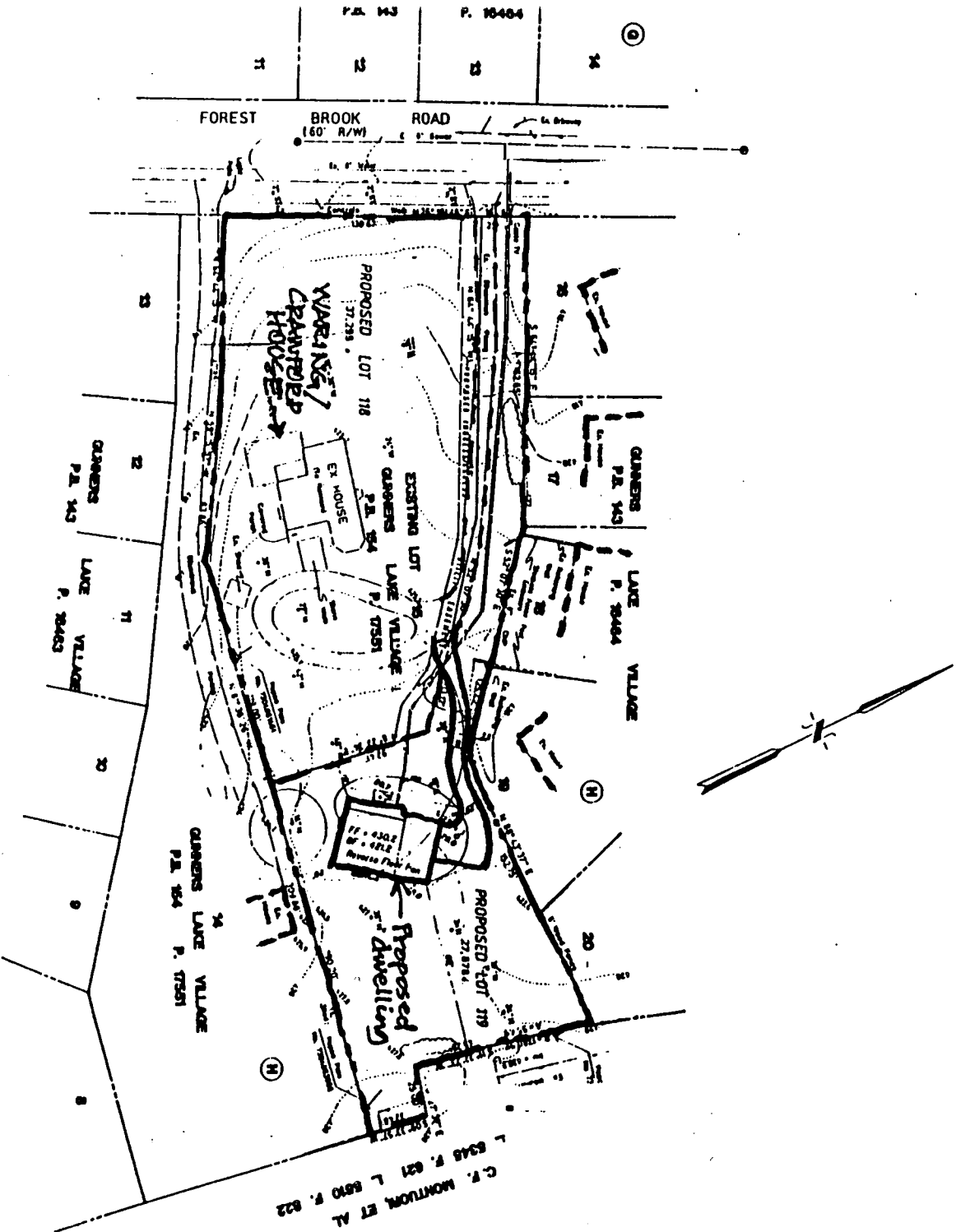




VICINITY MAP  
SCALE: 1"=2,000'



C. F. Montuori et al  
 5510 / 659  
 5345 / 621  
 34.00 Ac.  
 P 735



SITE PLAN

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Tree ENVIRONMENTAL PLANNING DIVISION  
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Calvin Nelson  
Development Review Division

SUBJECT: Forest Conservation Plan  
Preliminary/Site Plan # 8-94023, Banner Lake Village  
Date Rec'd \_\_\_\_\_ NRI/FSD # \_\_\_\_\_

The subject Forest Conservation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

- Adequate as submitted
- Inadequate for evaluation. The following items must be submitted:
  - Forest Conservation Plan Drawing
  - Forest Conservation Worksheet
  - Approved NRI/FSD Map
  - Development Program
  - Justification for aff/reforestation method
  - Qualifications of Preparer(s)
  - Long-term protection methods
  - Other: \_\_\_\_\_

RECOMMENDATIONS:

- Disapprove for reasons cited in the comments below.
- Revise according to the comments specified below.
- Approve subject to the following conditions:
  - Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
  - Approval of the following items by M-NCPPC staff prior to DEP issuance of the sediment and erosion control permit:
    - Tree Protection Plan *to be shown on*
    - Afforestation/Reforestation Planting Plan
  - Submittal of financial security to M-NCPPC prior to clearing or grading.
  - Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
  - Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
  - Other: ① Root pruning trench to be extended around front of house to connect to trench shown for utility access. Tree protection fencing to be installed around entire perimeter of root pruned area. No machinery or stockpiling to occur in this area. Any areas to be utilized for equipment or storage are to be vertically mulched upon completion of construction.
  - ② Construction entrance to be installed along same access as utilities to avoid compaction outside of area to be disturbed.

SIGNATURE: Parvati S. Rowe, Environmental Planning Division DATE: 6/20/94  
cc: (applicant)

ENVIRONMENTAL PLANNING DIVISION  
REVIEW OF SUPPLEMENTAL INFORMATION

(preliminary, site plans)

TO: Calvin Nelson  
Development Review Division

FROM: Samela Lowe  
Environmental Planning Division

SUBJECT: Plan # 8-94023, Summer Lake Village  
Info. Received: \_\_\_\_\_ on \_\_\_\_\_

The above-referenced information has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendation is made:

- INFORMATION RECEIVED IS COMPLETE**
  - Revise as noted below. (see comments)
  - Recommend plan be approved with the following conditions (see comments):
  - Recommend disapproval of plan. (see comments)

**INFORMATION RECEIVED IS NOT COMPLETE.** The following additional information is required in order to conduct plan review (see comments):

**COMMENTS/CONDITIONS**

1. Compliance with conditions of approval for tree conservation plan including specific tree protection measures. All tree protection measures to be inspected by M-DCPPC staff.
2. Prior to release of building permit, submit grading plan for driveway which shows any necessary retaining walls and flow diversion. If stormwater flow to be directed to existing 8" pipe in retaining wall of Lot 18, submit computations to demonstrate adequacy of pipe.

Date: 6/20/94

Items 21 and 22 are reported on the attached agenda.

ITEM 23. PRE-PRELIMINARY PLAN NO. 7-91051 - GUNNERS LAKE VILLAGE (RESUBDIVISION); EAST SIDE OF FOREST BROOK ROAD, 400 FEET NORTH OF WARING STATION ROAD; GERMANTOWN WEST POLICY AREA

ACTION: Motion of Floreen  
Second by Keeney  
2-3 (Bauman, Baptiste, and Richardson opposed)  
To disapprove the staff recommendation and recommend against submitting a preliminary plan.  
FAILED FOR LACK OF A MAJORITY

Motion of Richardson  
Second by Baptiste  
3-2 (Floreen, Keeney opposed) Approved staff recommendation to support submission of a preliminary plan.

Development Review staff presented the pre-preliminary plan to resubdivide one lot into two lots. The property is surrounded on three sides by the Gunners Lake subdivision and contains a historic house. Staff noted that there is adequate density and the abutting lot 14 is a pipestem lot, as is requested for one of the new lots.

Historic Preservation staff said that staff generally does not support reducing established historic settings. In this case, however, staff is inclined to support the proposal because the house sits in the middle of this subdivision with no context. In staff's view a second house on the property, facing the historic house, might provide a setting or neighborhood for the house.

Mr. Charles Dalrymple, attorney representing the applicant, provided additional information about the historic setting and noted that the Historic Preservation Commission (HPC) supports this plan.

Mr. Robert Dickman, an adjacent homeowner on Rathbone Court, raised a concern about whether the historic house and new house will be covered by homeowners association (HOA) design controls or by HPC design controls.

Historic Preservation staff reported that this issue is being discussed but has not yet been resolved.

Ms. Amie St. Angelo, the applicant, noted that the property was originally specifically excluded from participation in the homeowners association, although the homeowners association now apparently wants the property covered by HOA controls. She said that she does not want to be caught between the HOA and the HPC.

Commissioner Floreen expressed the view that this plan will cause many problems and she was not in favor of submission of a preliminary plan.

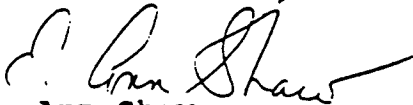
Commissioner Richardson supported additional discussion of the various issues in the context of a preliminary plan review.

Items 24 through 28 are reported on the attached agenda.

The Board recessed for dinner at 6:20 p.m. and reconvened in the auditorium at 8:05 p.m. with all five commissioners present.

Item 29 is reported on the attached agenda.

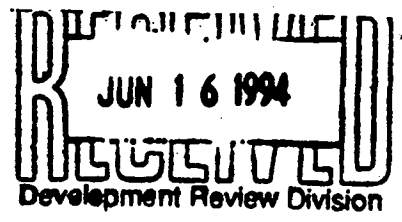
There being no further business, the meeting was adjourned at 10:50 p.m. The next regular meeting of the Board will be held Thursday, March 5, 1992, at 9:30 a.m. in the Montgomery Regional Office, Silver Spring, Maryland.



E. Ann Shaw  
Technical Hearings Writer



Ellen B. Dye  
Technical Hearings Writer



AGREEMENT AND ACKNOWLEDGMENT OF COVENANTS

WHEREAS, JOHN MICHAEL ST. ANGELO AND AMIE BROOK STILLWELL, a/k/a AMIE BROOK ST. ANGELO ("Owners"), are the owners of the property described as per the attached Exhibit A, ("the Property") having taken title to said property known as 19100 Waring Station Road, a/k/a 19212 Forest Brook Drive, by virtue of a Deed dated March 16, 1988, and recorded among the Land Records of Montgomery County at Liber 8194, Folio 410, a copy of which is attached hereto and included as part of Exhibit A;

WHEREAS, CRAWFORD FARMS HOMEOWNERS ASSOCIATION, INC. ("Association") is responsible for the common areas, preservation and architectural control of the homes and structures within the Crawford Farms Homeowners Association. That recorded among the Land Records of Montgomery County on or about June 4, 1987, at Liber 7729, Folio 129, et. seq. is a Declaration of Covenants, Conditions and Restrictions for the Association ("Covenants");

WHEREAS, there is presently pending in the Circuit Court for Montgomery County in Civil # 76916 (entitled Crawford Farms Homeowners Association v. John Michael St. Angelo and Amy Brook Stillwell), a declaratory judgment and money judgment action filed by the Association against the Owners;

WHEREAS, the Property is subject to the laws of the

FILED  
BETTIE A. SWELIGN  
CLERK'S OFFICE  
MONTGOMERY CO. MD

431.00  
APPELLO  
STORAGE  
SUSTAIN  
MONTGOMERY COUNTY

26  
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2



Historic Preservation Commission ("Commission") as codified under Chapter 24A of the Montgomery County Code;

WHEREAS, the Owners are seeking to subdivide the Property through the required process of the Montgomery County Planning Board ("the Board") into two record lots, thus permitting the future construction of an additional residential dwelling.

NOW, THEREFORE, on this 14<sup>th</sup> day of February, 1993, the parties agree as follows:

2. That the Association and its members will not unreasonably oppose the Owners' application for subdivision throughout the Planning Board proceedings as long as the subdivision and future construction fits within the harmony of design within the community (recognizing the needs of the Historic Preservation Commission) and obtain the approval of the Crawford Farms Homeowners Association, the Association shall not unreasonably withhold said approval. The house to be built shall be a minimum of twenty-four hundred (2400) square feet.

2. That the Owners will work closely with designees of the Association to achieve an architectural design for the housing to be located on the newly created lot that is acceptable to the Historic Preservation Commission and acceptable to the Association.

3. That the Owners agree to include a notation on the face of the record plat of the pending application binding the Owners, successors, heirs and assigns to confirm the

Property, simultaneously with the recording of the plat, is subjected to the Covenants;

4. That the Owners, simultaneously with the signing of this Agreement, shall acknowledge in writing and record a document subjecting the Property to the Covenants and shall pay to the Association a satisfaction of any past claims, obligation fees, assessments or charges of any kind which the Association was authorized to assess against the Property pursuant to the terms and conditions of the Covenants in the amount of One Hundred Twenty-five Dollars (\$125.00) for 1992, and One Hundred Twenty-five Dollars (\$125.00) for 1993.

5. That the Owners and the Association will work cooperatively to achieve the objectives of this Agreement;

6. That the Association, upon the recording of the Owners' plat of resubdivision, will dismiss Civil Case No. 76916 with prejudice;

7. That the parties agrees that this Agreement shall be recorded in the Land Records of Montgomery County.

CRAWFORD FARMS  
HOMEOWNERS ASSOCIATION

BY: *Louise Hishmeh*  
Louise Hishmeh, President

*John Michael St. Angelo*  
John Michael St. Angelo

*Amie Brook St. Angelo*  
Amie Brook St. Angelo

STATE OF MARYLAND

TO WIT:

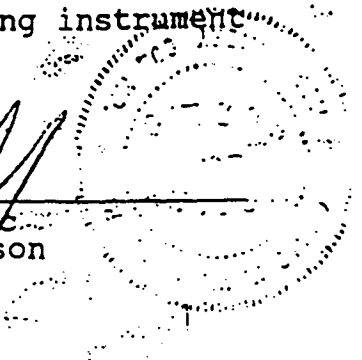
COUNTY OF *Al-*

I HEREBY CERTIFY that on this 16 day of February, before me the subscriber, a Notary Public of the State and County aforesaid, personally appeared Louie Hishimeh, President of Crawford Farms Homeowners Association and acknowledged that he, in his capacity as President of Crawford Farms Homeowners Association, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official Notarial Seal

*Charles T. Wilson*  
\_\_\_\_\_  
Notary Public

My Commission Expires: February 2, 1994 *Charles T. Wilson*



STATE OF MARYLAND

TO WIT:

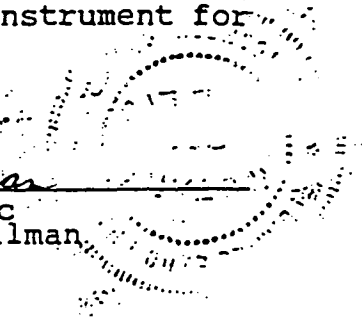
COUNTY OF Montgomery

I HEREBY CERTIFY that on this 26 day of JANUARY, 1993 before me the subscriber, a Notary Public of the State and County aforesaid, personally appeared John Michael St. Angelo, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official Notarial Seal

*Daniel E. Hoilman*  
\_\_\_\_\_  
Notary Public

My Commission Expires: March 1, 1993 *Daniel E. Hoilman*



STATE OF MARYLAND

TO WIT:

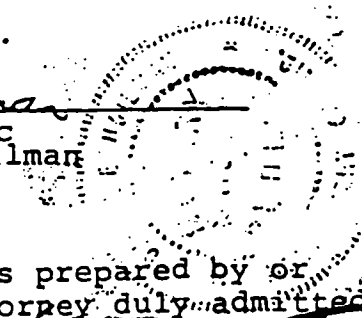
COUNTY OF

I HEREBY CERTIFY that on this 26 day of JANUARY, 1993 before me the subscriber, a Notary Public of the State and County aforesaid, personally appeared Amie Brook St. Angelo, and acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official Notarial Seal

*Daniel E. Hoilman*  
\_\_\_\_\_  
Notary Public

My Commission Expires: March 1, 1993 *Daniel E. Hoilman*



wpsys\c90840\agree.d01\#1.blid\1-13-93

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

*Jeffrey Van Grack*  
\_\_\_\_\_  
Jeffrey Van Grack

38

**RECEIVED**  
MAY 26 1994  
Development Review Division

Development Review Division Transmittal

May 16, 1994

TO: *H. Johnson*

Site Plan Review #8-94023 Preliminary Plan 1-  
Zone: R-150  
Project: GUNNERS LAKE VILLAGE, LOTS 118 & 119  
Location: FOREST BROOK ROAD, 400' NE OF WARING STATION ROAD

SCHEDULE

Development Review Committee: 06/06/94  
Tentative Planning Board Agenda: 06/23/94

ACTION

- Information
- Review and Comments by 06/06/94
- Other

ENCLOSURES

Copy of: Supporting Material As Appropriate

RESPONSE

- No Comment
- Comments Attached/Separate Cover
- Comments as follows:

*The Northlake Village Federation is made up of 15 member HOA made up of approximately 3445 units (Single family, Townhome, Condos, Apts). The Federation charges a monthly fee primarily to support a regional storm water management facility, common areas around the facilities and reserves for future replacements. This home should be subject to having to pay the monthly fee and the planning board should stop allowing exceptions while the remainder of the home owners are required to support this facility in lieu of the County having responsibility.*

*Kathy C. [Signature] 5/24/94*

Person to contact for more information: CALVIN NELSON at 301/495-4585

39

June 23, 1994

For any HPC case regarding the Waring-Crawford Farm, send notices to all the individuals listed on the attached sheets:

Gwen Marcus

1:50

Jim Stitura

404-5627

# HOMESTYLES<sup>®</sup>

## INTERACTIVE

### Plan: C-8347-A

Affordable Victorian

This compact Victorian design incorporates four bedrooms and three full baths into an attractive, affordable home that's only 30 ft. wide.

In from the covered front porch, the spacious parlor includes a fireplace, and the formal dining room has a beautiful bay window.

The galley-style kitchen offers efficient service to the breakfast nook. A laundry closet and a pantry are nearby.

The main-floor bedroom makes a great office or guest bedroom, with a convenient full bath nearby.

Upstairs, the master suite features an adjoining sitting room with a 14-ft. cathedral ceiling. The luxurious master bath includes a dual-sink vanity and a whirlpool tub with a shower. Two more large bedrooms share another full bath.

An attached two-car garage off the kitchen is available upon request.

Bedrooms: 3.5      Baths: 3 Full

Living Area:

Floors	2
Main floor	954 sq. ft.
Other floors	783 sq. ft.
Total Living Area	1737 sq. ft.
Standard basement	0 sq. ft.

Footprint:

Width	30 ft.
Depth	38 ft.

Exterior Wall Framing: 2x4

Foundation Options:

- Crawlspace
- Slab

Plan Category:

Traditional

Plan Style:

- Country/Farmhouse
- Victorian

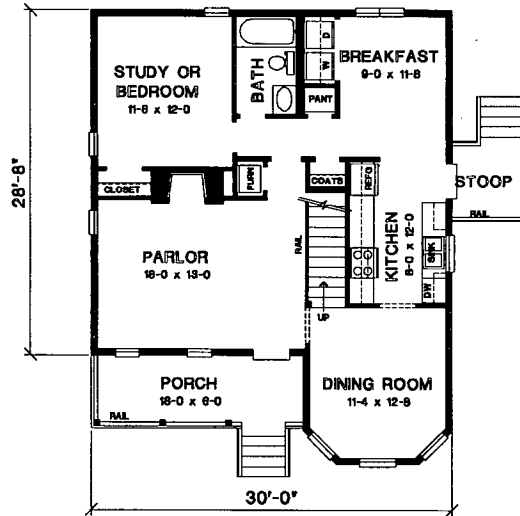
Special Features:

- Patio
- Den/Library/Office

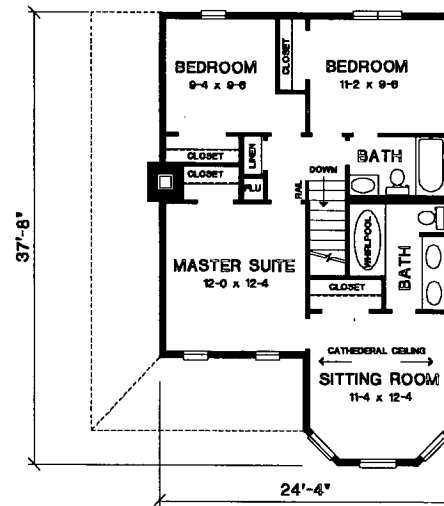
Designer: Corley Plan Service

(All plans can be built with your choice of foundation and framing. A generic conversion diagram is available.)

BLUEPRINT PRICE CODE: B



First Floor Plan



Second Floor Plan

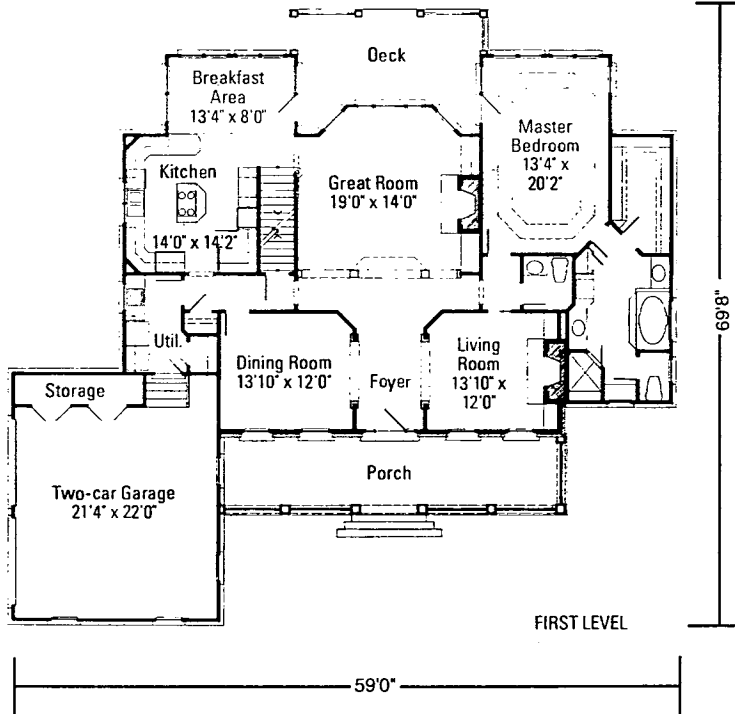
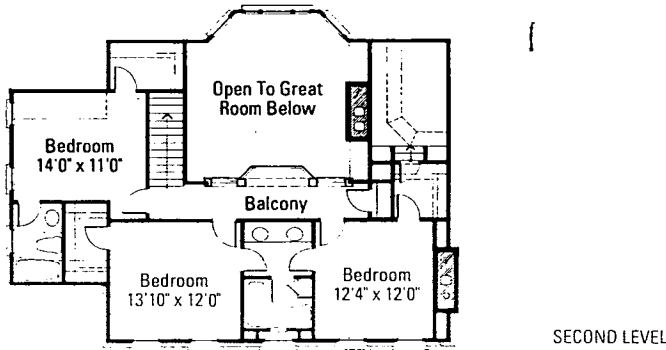
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# WILLIAMSBURG STYLING CONTRIBUTES TRADITIONAL CHARM

## PLAN 6325

(REFER TO PRICE LEVEL L4)



- Expansive covered porch greets guests and provides space for relaxing outdoors. Side-entry garage ensures the physical character of this elegant facade is not compromised.
- Foyer separates formal living and dining rooms; directly ahead, the spacious great room features a cathedral ceiling, a fireplace and a bayed rear wall that increases views.
- U-shaped kitchen promises maximum efficiency; the walk-in pantry supplies ample storage space.
- Dramatic tray ceiling enhances the master bedroom. An entire wall of glass provides views as well as access to the rear deck. The luxurious bath (11'4" x 15'0") contains two vanities, separate shower, and whirlpool tub. Nearby walk-in closet measures 6'0" x 12'0".
- Three additional bedrooms share two bedrooms on the second level; an open railing overlooks the great room below.
- Plan includes a daylight basement foundation.

**TOTAL LIVING AREA: 2865 sq. ft.**

FIRST LEVEL: 1960 sq. ft.

SECOND LEVEL: 905 sq. ft.

BEDROOMS: 4 BATHS: 3 1/2



see ordering information on page 182.



1881

## Plan: C-8018

Country Cottage

An informal floor plan complements the Cape Cod exterior of this 1,550 sq. ft. home. The master suite features a compartmentalized bath with dressing area and access to the centrally located utility room. The remainder of the 871 sq. ft. of heated living area on the main floor is divided between a Great Room with raised-hearth fireplace and an open L-shaped kitchen with eating area.

An additional 679 sq. ft. of heated living area on the upper floor consists of a second full bath with linen closet and two bedrooms with double closets. A screened-in side porch doubles as a breezeway connecting house and garage. Front porch, multi-paned windows, shutters and horizontal wood siding combine for a cozy, inviting look.



Apr. 23

Bedrooms: 3 Baths: 2 Full

Living Area:

Floors	2
Main floor	1550 sq. ft.
Other floors	0 sq. ft.
Total Living Area	1550 sq. ft.
Standard basement	1550 sq. ft.

Footprint:

Width	67 ft.
Depth	26 ft.

Exterior Wall Framing: 2x4

Foundation Options:

Crawlspace

Slab

Plan Category:

Traditional

Plan Style:

Country/Farmhouse

Special Features:

Fireplace

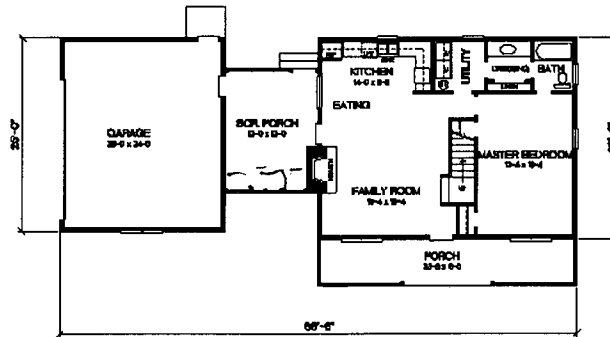
Porch

Family Room

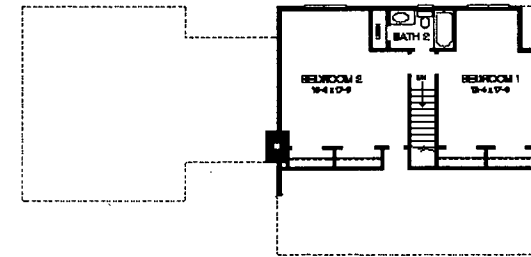
Main Floor Master Bedroom

Designer: Corley Plan Service  
(All plans can be built with your choice of foundation and framing. A generic conversion diagram is available.)

BLUEPRINT PRICE CODE: B



First Floor Plan



Second Floor Plan

**CALL NOW TO ORDER YOUR DREAM HOME! 1-800-547-5570**

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# Facsimile Cover Sheet

To: PERRY/KEPHART

Company:  
Phone:  
Fax:

From: Bill Burns  
Company: THE ROCKPORT GROUP  
Phone: 301-353-0447  
Fax: 301-972-9378

Date: 3/25/97  
Pages including this cover page: 3

PERRY,  
OUR ELEVATION WILL CONFORM TO THE  
LAST SUBMITTAL, THE GARAGE WILL GO AROUND BACK -  
WRAP AROUND PORCH, NEW DOOR, ETC -

THANKS -  
B

## THE ROCKPORT GROUP

19707 Executive Park Circle, Germantown, Maryland 20874

Main Offices: 301-353-0447 Fax: 301-972-9378

West Virginia Office

Rt #5, Box 128, Hedgesville, W.V. 25427

304-754-6736 Fax 304-754-6740

February 21, 1997

The Maryland-National  
Capital Park & Planning Commission  
1109 Spring Street  
Silver Spring, Maryland 20910-3760

Attn: Perry Kephart

Dear Ms. Kephart

Faxed is an elevation suggestion for the property located in Gunners Lake Village, lot 119.

Will you look over and fax back with your comments. Please fax to West Virginia Office.

I spoke with you a couple week ago about this property. I'm looking forward to working with you on this project.

Thanks,

William R. Burns

Was in Phil. Pa. on Monday - sorry  
to delay response - Perry. 495-4570  
Sp.



Waring Crawford House  
1880's stick or shingle style.  
with early 20th century touches.

Suggest -

Try for steps that doesn't copy the  
big house -

Craftsman sided "below grade" - low on  
the site would make sense for accessibility

Hipped roof folk Victorian with not much  
front facade. to "challenge" old house  
might be okay.

Cute house but

Too vertical,  
Too much masonry

Julius porch!

bad  
shutters  
way out  
of style



Minutes ago, Liz's mom was spotted coming home with Sunny Delight.

Packed with vitamins A, B, and C.

Sunny Delight® The good stuff kids go for.

Sunny

to  
the Queen  
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Mission  
Barbara was  
n 1786.

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**FRONT-GABLED ROOF**

1. Holmes County, Florida; 1910s. Here a Craftsman porch is attached to a simple folk form.

2. Canton, Mississippi; 1910s. The porch roof is a separate gabled element in this very common version of the subtype.

3. Lexington, Kentucky; 1910s. Note the doubled porch supports set on a closed porch railing. There is a section of hipped roof in the front with a gable above.

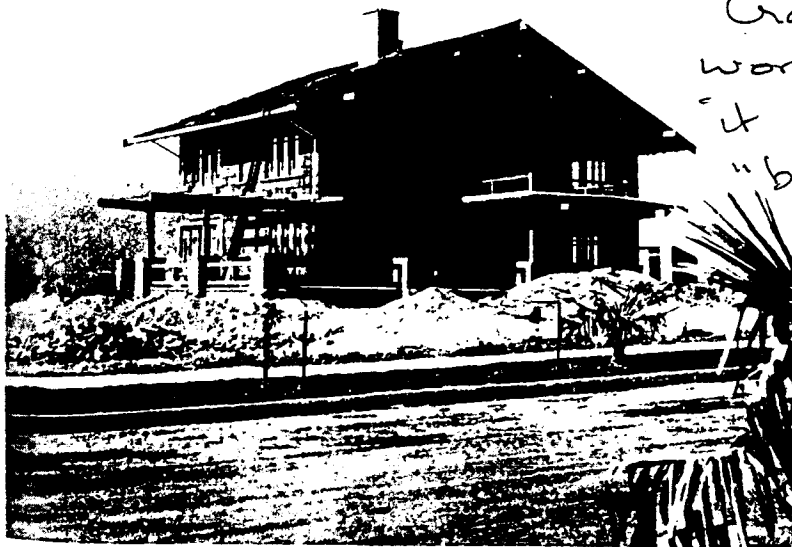
4. Kansas City, Missouri; 1910s. This stucco example has three front facing gables, all with half-timbered detailing.

5. Jackson, Mississippi; 1910s. This photograph emphasizes the triangular knee braces commonly used in the gable ends of Craftsman houses. The slightly tapered porch-roof supports, extending from ground level, are of irregular brick masonry. Note how the main roof extends over the porch.

6. Kansas City, Missouri; 1910s. A large two-story example of stone and stucco. The gable encompassing the entire second story is unusual.

7. Emporia, Kansas; 1910s. This is a more typical two-story form than Figure 6. Note the matching roof-support columns and gables over the entry and porte cochere.

8. Pasadena, California; 1906. Bentz House; Greene and Greene, architects. An early construction photograph of a relatively small-scale design by the masters of the style.



Craftsman works well as "it can be sited "below grade" so can keep low profile & still have huge 2nd floor - Also is reasonable solution from W-C House

Folk Victorian -  
 simplest form of Queen Anne -

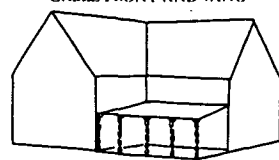


FRONT-GABLED ROOF



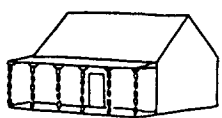
page 311

GABLE FRONT AND WING



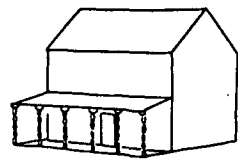
page 312

SIDE-GABLED ROOF, ONE-STORY



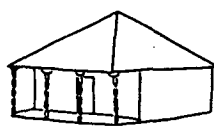
page 313

SIDE-GABLED ROOF, TWO-STORY



pages 314-15

PYRAMIDAL



pages 316-17

PRINCIPAL SUBTYPES

detailing and is more often executed in masonry. Moving southward and westward the style increases steadily in dominance and ebullience; California and the resurgent, cotton-rich states of the New South have some of the most fanciful examples.

#### COMMENTS

The style was named and popularized by a group of 19th-century English architects led by Richard Norman Shaw. The name is rather inappropriate, for the historical precedents used by Shaw and his followers had little to do with Queen Anne or the formal Renaissance architecture that was dominant during her reign (1702-14). Instead, they borrowed most heavily from late Medieval models of the preceding Elizabethan and Jacobean eras. The half-timbered and patterned masonry American subtypes are most closely related to this work of Shaw and his colleagues in England. The spindlework and free classic subtypes are indigenous interpretations.

The half-timbered Watts-Sherman house built at Newport, Rhode Island, in 1874 is generally considered to be the first American example of the style. A few high-style examples followed in the 1870s and by 1880 the style was being spread throughout the country by pattern books and the first architectural magazine, *The American Architect and Building News*. The expanding railroad network also helped popularize the style by making pre-cut architectural details conveniently available through much of the nation.

The earliest American examples followed Shaw's early, half-timbered designs, but during the 1880s the inventive American spindlework interpretation became dominant. Throughout the 1880s and '90s a relatively few high-style urban examples continued to imitate Shaw's later English models, which were executed in masonry. In the decade of the 1890s the free classic adaptation became widespread. It was but a short step from these to the early, asymmetrical Colonial Revival houses which, along with other competing styles, fully supplanted the Queen Anne style after about 1910.

→  
hipped roof  
would work  
well  
but with  
less ginger-  
bread





*Victorian Houses: Folk Victorian*

**PYRAMIDAL ROOF**

1. Midway, North Carolina, vicinity; ca. 1880. McLamb House. A five-ranked, hipped-roof I-house with eave brackets and modest spindlework porch detailing.

2. Biloxi, Mississippi, ca. 1900.

3. San Antonio, Texas; 1903. Pancoast House. Note the flat, jig-saw cut porch frieze elaborated with stars, a frequent motif in the Lone Star state.

4. McPhersonville, South Carolina; late 19th century. Gregorie House. Two-tiered, full facade porches, such as this, are common throughout the South.

5. Brunson, South Carolina; ca. 1875. Brunson House. This example has small eave brackets and flat, jig-saw cut porch decoration.

6. Woodville, Texas; ca. 1880. Cruse House. This example adds centered gables to the low-pitched hipped roof. It is quite large for a Folk Victorian; most houses of this size and detailing more closely followed one of the stylish modes of the day.



perhaps too simple slope.



208

Eclectic Houses: Craftsman



A  
V



Susan D. Robb  
203 Manor Circle  
Takoma Park, Maryland 20912

Michael Proffitt, Architect  
110 N. Washington Street  
Rockville, Maryland 20850  
20900A Martinsburg Rd.

Richard Gault & Nancy J. Slomowitz  
14800 Seneca Road  
Darnestown, Maryland 20874

Mable M. Ballenger  
19925 White Ground Road  
Boys, Maryland 20841

Karen A. Orlansky & Ian D. Spatz  
7304 Willow Avenue  
Takoma Park, Maryland 20912

Andrew & Katya Partan  
2610 N. John Marshall Drive  
Arlington, Virginia 22207

25 Holt Place

~~John St. Angelo~~ Suzanne Gardner  
119210 Forest Brook Road  
Germantown, Maryland 20874

Jamin B. & Sarah Bloom Raskin  
7209 Holly Avenue  
Takoma Park, Maryland 20912

Jeremy Lichtenstein  
4716 Waverly Avenue  
Garrett Park, Maryland 20896

Sharon Cohen & Elliot Rosen  
7013 Poplar Avenue  
Takoma Park, Maryland 20912

901  
948-3460  
agenda & app memo } went to the above  
add.

# IMPORTANT MESSAGE

For Lwen

Day 4/11 Time 1:45 A.M.  
P.M.

M Spencer Hines

Of \_\_\_\_\_

Phone 202-736-3970

FAX Area Code Number Extension

MOBILE Area Code Number Extension

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

Message what are issues in  
connector with Lot 119  
Forest Brook Road

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

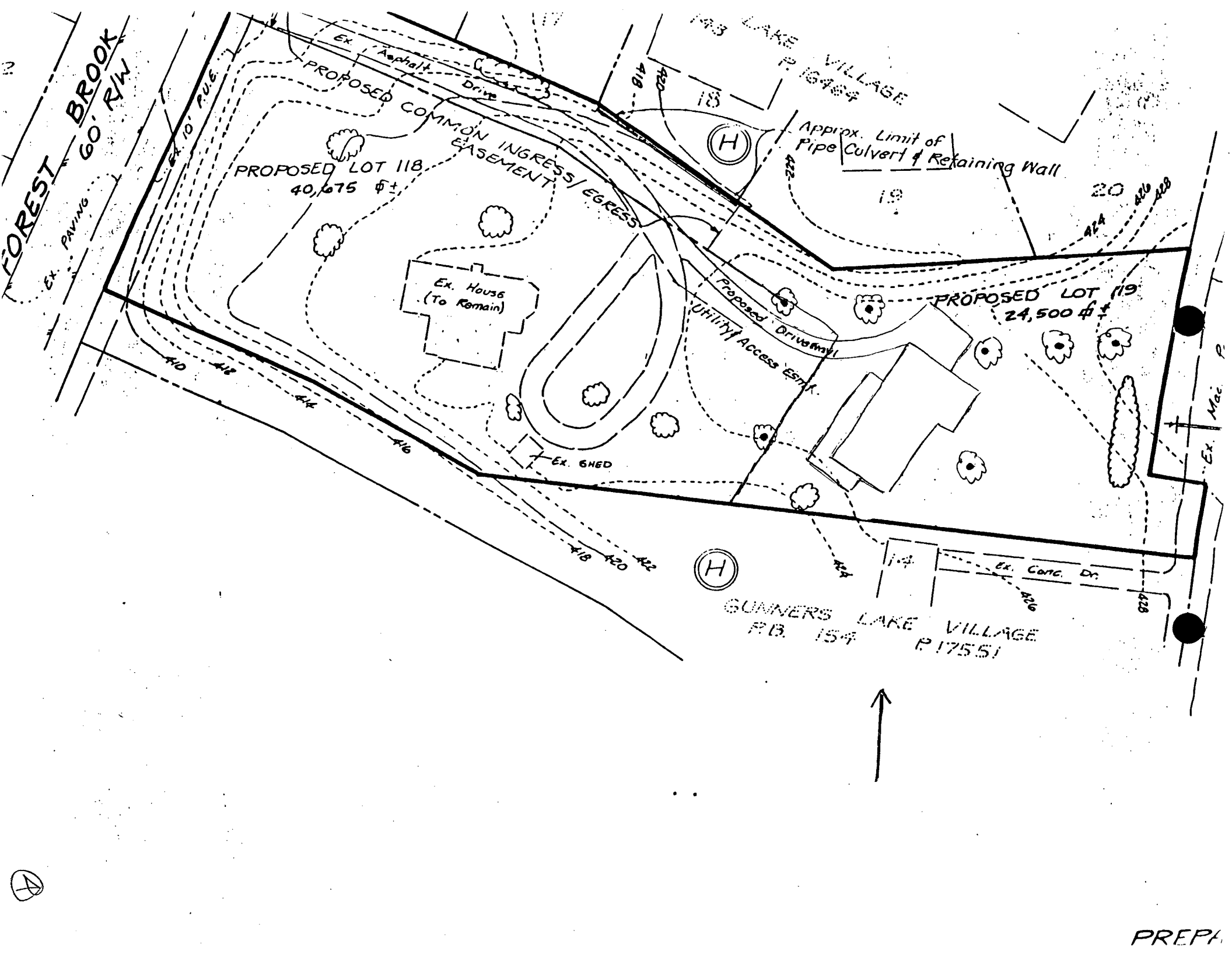
Signed Jue

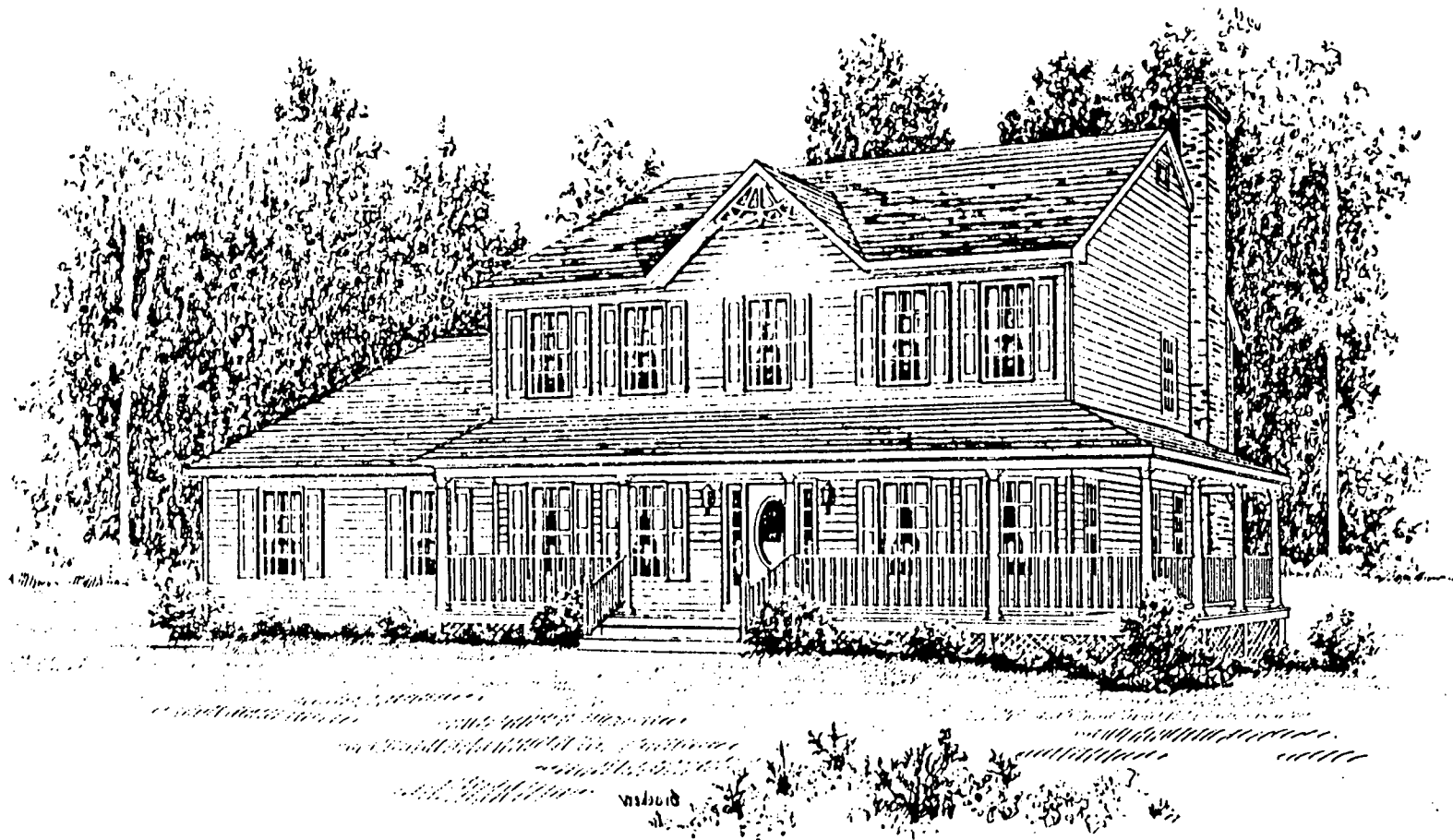


Dear Gwen,

After a very productive meeting with Nancy, I was able to assemble the attached packet for preliminary review by both the HPC and the neighborhood HOA. I've attached a front elevation drawing as well as photos of a home we feel would compliment the Crawford Farm House as well as the neighborhood. There are photos of several Crawford Farm homes, & the Crawford Farm front yard where we propose to locate the new home, I've also enclosed an adjusted site plan which represents tree locations more precisely. It seems that this house can indeed be positioned to prevent the removal of any trees. I've also enclosed a list of specific construction details which we are proposing. If you feel this packet is lacking any necessary data, please let me know + I will attempt to obtain it. Thank you for all your personal time + assistance in this matter.

Very Sincerely  
Amie St Angelo





E - 12



## Construction Specifications

- One over one wood sash windows
- Quality vinyl siding with wood trim & wood corner board
- Fiberglass variety colored shingles
- Painted wood wrap around porch
- Simplified front door - possibly four panel with glass
- Porch to have substantial pillars, standard pickets and handrail.
- Trim, shutters, and siding to be three color Victorian scheme to compliment Crawford Farmhouse
- Existing grade not to be changed
- Snow fences to be used to protect existing trees
- Victorian ornament in reverse gable to be deleted and small semi circle window to be used instead.
- Chimney to be masonry



Proposed front view



Proposed East view



Proposed North view



Proposed Rear view



A home in Crawford Farm Subdivision



A view of proposed home's location  
with Crawford Farm House in rear of photo.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Mary Ann Rolland

DATE: January 7, 1992

CASE NUMBER: #7-91051, Gunners  
Lake Village

TYPE OF REVIEW: Subdivision  
Review

SITE/DISTRICT NAME: Waring/Crawford Farm, Master Plan  
Site #19/11

PROPERTY ADDRESS: 19212 Forest  
Brook Road  
Germantown

DISCUSSION:

Gunners Lake Subdivision proposes dividing the existing 1.7 acre environmental setting for Master Plan Site #19/11, the Waring/Crawford Farm, into two smaller parcels, leaving the historic structure on a 34,175 square foot parcel and creating a second parcel of 30,000 square feet to the north of the historic farmhouse, accessed by the existing drive from Forest Brook Road. An easement on the shared driveway would be created to allow ingress and egress from the proposed lot 119.

When the Waring/Crawford Farm was placed on the Master Plan in 1989, the environmental setting was delineated as 1.7 acres, noting the importance of the drive and treeline. The historic drive approach was from the old Waring Station Road to the north, which has since been abandoned. The surrounding development created Forest Brook Road, with a new approach to the Waring/Crawford House from the south created with a turn-around on the north side of the house.

RECOMMENDATION:

The creation of a second house on the property facing the historic house could be an enhancement of the property, as long as the attractive mature landscaping is preserved and accommodations made for storage of vehicles and other utility items. The change in the road approach has created some neighborhood inconsistencies, with surrounding neighbors' back yards facing the historic resource, and the rear of the historic resource facing the new street. The larger parcels are needed to help protect the privacy and livability of the houses, as well as setting them apart from the rest of the development.

Staff recommends approval of this subdivision with two conditions:

1. Because this subdivision of an established environmental setting could set an undesirable precedent, the owner must submit written justifications for subdivision of the setting with reasons why this specific proposal is a special case and will not set a precedent for other historic resources.
2. The Historic Preservation Commission will retain design review of any house to be built on the new parcel, even if it changes hands. A new structure should face south, and relate to the existing historic house. The mature plantings and trees should be preserved as part of the environmental setting.

applicant wants to build on the lot, she just has to come before the Commission and citizens and give it her best shot. Concurring with the Chairperson's remark, he urged Ms. Murray and the neighbors to keep talking and try to reach an agreement.

Commissioner Brenneman expressed that he believes it is time to stop playing games with the proposal; the reality of the situation is to either build a house or do not build a house. He encouraged the applicant to bring a proposal/model of a house before the HPC that she wants to build, then once and for all the matter should be ended. This proposal has come before the Commission for the past 3 years. In addition, Commissioner Brenneman stated that he does not think an agreement will be reached that every one will be happy with. His concern is that the situation with the proposal creates a bad image for the HPC; it implies that new homes cannot be built in historic districts. In other historic districts, for example, Takoma Park, Garrett Park, and Somerset, new homes are being built; they are just a part of the changing neighborhood with homes that represent different periods of time in history.

Ms. Murray informed the HPC about her current plans with respect to lot 15, which has been approved for new construction by the HPC. She has been talking with the Pressers in connection with trying to sell lot 15 to prospective buyers. Lot 15 has been approved for a house with a foot print of approximately 1540 square feet. Lot 15 will be coming before the Commission in about two weeks for a revision of that plan. The revised plan entails a smaller foot print. The proposed roof massing has also been reduced. Ms. Murray expressed that she believes that the Commission and neighborhood will be pleased with the reduction in size. Mr. Presser made a suggestion which she thinks is a good idea: the people who are going to buy the house on lot 15, if it is approved, may buy Mr. Presser's driveway and his garage for their exclusive use; and then he could buy lot 13 and put in a garage, possibly with an apartment above it, and a driveway. Mr. Presser has stated that he may or may not proceed with his idea. In the meantime, she cannot waste any more time, and would like to move forward.

#### IV. SUBDIVISIONS

- A. #7-91051 Gunners Lake Village (Impacts Master Plan Site 19/11, the Waring/Crawford Farm)

The Chairperson initiated discussion about this subdivision application. Mary Ann Rolland presented the slides, staff report and recommendations. This subdivision proposes dividing the 1.7 acre environmental setting for the designated historic site, the Waring/Crawford Farm, into two lots: the historic resource will exist on a 34,175 square foot parcel and a new lot will be created which will be 30,000 square feet. Both lots will share the same driveway. Ms. Rolland elaborated that the original approach to the Waring/Crawford house was from the old Waring Station Road, which has been abandoned. When the surrounding land was subdivided by the developer, a new road called Forest Brooke Road was built, which created a new

entrance or approach to the historic house from the rear. This new approach needs to be considered, specifically, in terms of the subdivision. The back lot of the Waring/Crawford Farm, where the new lot will be created, was originally in the front yard. An existing circular drive will be in the front of the house, between the two resources. The change in the roads has created some neighborhood inconsistencies, with the surrounding neighbor's back yards facing the historic resource, and the rear of the historic resource facing the new street. A barn is temporarily located in the vicinity of the circular drive. The owner plans to relocate the barn. Ms. Rolland stated that staff is requiring satisfaction of two conditions for the approval of the subdivision. (1) the owner should show that the proposed subdivision will not set a precedent for subdividing existing environmental settings of historic resources in the County; and (2) the HPC will retain design review of the new house that will be placed on the new lot, and that the house will face south toward the existing historic house and relate to it. Also, the mature plantings that are on the property should be preserved.

Commissioner Randall noted that the staff recommendations indicate that creation of the second house on the property could be an enhancement of the property; it is not clear how that creation will be an enhancement to the property. Ms. Rolland explained that the old abandoned road is no longer used for anything, so nobody approaches the house any longer from the abandoned road; the house is approached from the back. Staff viewed the proposed subdivision as an opportunity to allow people to approach the house from the circular drive, which would give them a chance to see the original front of the house. By putting the two houses facing each other, there will be a relationship, whereas right now both the back of the historic house and the back of the neighborhood houses face each other, so that there is no relationship between the historic house and the rest of the neighborhood. Commissioner Randall stated that while commuting, he has seen the subject property on several occasions, and always had the sense that the environmental setting is not appropriately designed, and he is very troubled by the notion of that additional parceling out of that environmental setting may cause an even more adverse setting. Ms. Marcus's understanding is that the environmental setting of the historic house was created in the early 1980's. In staff's opinion, the environmental setting was not carefully thought out and is not a good setting for the historic house as it stands today. From an urban design perspective, resubdivision of the land on which the historic house exists may be an opportunity to try to correct the inappropriate setting by giving the existing historic house some context in which to fit rather than having it look like it is sitting on a piece of left-over land.

Commissioner Brenneman commented that it has always been his understanding that once the environmental setting was defined on a property, the property could not be subdivided. Ms. Marcus explained that essentially staff does feel very strongly that once a setting is defined, it should not be chopped away and that it should be retained as one setting. In this particular case, when staff reviewed the proposal for resubdivision, the proposal was viewed as a bit unique, in that it appeared to staff that the existing setting had not been

given a lot of thought. The current setting appears to be more ad hoc than anything else. Therefore, staff reasoned that, if the two conditions could be satisfied as stated in the staff report, the proposal might be approvable.

Amie and John St. Angelo came forth to speak regarding the proposed subdivision. Ms. St. Angelo stated that she and her husband bought the historic house on the existing parcel and have renovated and maintained the house. She elaborated on their reason for wanting to reduce the size of the parcel of land. From the front of their house is a very unesthetic view: cars from I-270 can be seen and a large field lies between their house and I-270. She and Mr. St. Angelo have learned that the field was approved for an office building. There will be no fronts of houses facing their house, and the new development will result in an even more unesthetic setting. She and Mr. St. Angelo really like old houses that's why they own old houses. Currently, they are in the midst of trying to salvage another historic resource, which takes a lot of money and an enormous amount of work. Ms. Marcus elaborated that because of the complications that have arisen for Mr. and Ms. St. Angelo in trying to save the historic Londonderry house which they had moved from Route 355 because it would have been demolished, financial difficulties have required them to subdivide the Waring/Crawford land and build a house in order to get the necessary cash to complete the project on Londonderry, though they would prefer not to subdivide the land. The St. Angelos are true preservationists.

Ms. St. Angelo explained that prior to the meeting, she and Mr. St. Angelo had not had an opportunity to see the subdivision drawing. The plan does not depict their intention for how the land will be subdivided for the setting of the historic house. They intended to have the new lot on a smaller portion of land than depicted on the drawing. Ms. Marcus clarified that the new lot will be not be 31,000 square feet, it might be approximately 20,000 square feet. Commissioner Booth asked the St. Angelos to indicate, on a map, which each Commissioner had a copy of, their intended environmental setting and property boundaries. Ms. St. Angelo stated that with respect to the sale of the new house, the contract and deed will stipulate the owners can never make any changes, modifications, alterations, or put fences, bushes, etc. along the common asphalt drive which is entered from Forest Brooke Road, which will serve as an easement for the old house.

The Chairperson stated that if the proposal was approved, HPC should have a statement entered on the record plat as why the original environmental setting of the historic house was being reduced. Ms. Marcus clarified with the Chairperson that essentially, the justification for approval will be that which is worded in the staff report in condition #1. The Chairperson also suggested that language be included that explains that because of the errors that were already made with the environmental setting of the historic resource, it did not seem fair to penalize the property owner.

Commissioner Randall stated that having heard discussion concerning the proposed subdivision, he believes that dividing the land and

adding the second house will be an enhancement to the property's setting.

Amie St. Angelo stated the homeowners association in the community indicated to she and Mr. St. Angelo that the association may legally dictate to them on architectural design, setting, or other matters pertaining to their existing and new house. She inquired of the HPC if the homeowners association's statement was correct. Commissioner Randall commented that in terms of applying for a building permit, the HPC has a particular role. Further, he suggested to Ms. St. Angelo that she ask the homeowners association to call Gwen Marcus for more clarification.

Ms. Marcus asked the Commissioners if the consensus is that they all agree with what is in the staff recommendation, except that in addition to the staff recommendation, justification should be included on the record plat. Commissioner Booth stated that clarification should be made that the lot size where the existing historic resource is located will be larger than that indicated in the original proposal. Commissioner Randall stated that there should an indication on the plat for the prospective buyer's information that the property sold will be part of an historic environmental setting. This was the consensus of the Commissioners.

V. APPROVAL OF MINUTES

A. October 23, 1991 (Second Review)

B. November 6, 1991

The Chairperson called for a motion to approve the minutes. Commissioner Randall moved that the October 23, 1991 and November 6, 1991 minutes be approved. Commissioner Booth seconded the motion. The Chairperson called for a vote on the motion. Following the vote, the motion to approve the minutes passed unanimously.

VI. OTHER BUSINESS

A. Staff Items

Ms. Marcus announced the following with respect to staff items:

- As Ms. Marcus understands it, the County Council's Health and Human Services Committee, which approves HPC grant funds and monies allocated to the Historical Society, the Arts Council, Strathmore Hall, etc., has conducted some discussion about what their general policy will be for the upcoming budget year. While the Committee did not say it will not fund preservation type activities, the certainty of their funding preservation activities is questionable. The Committee will be setting forth their comments to the full Council so the Council can set policies. The Full Council will meet on Tuesday, January 28. Ms. Marcus suggested that if the HPC wants to continue receiving preservation grant funds, an HPC representative(s) should attend that meeting



**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**