

19/1-97A 12535 Milestone Manor Lane
Germantown (MP Site #19/1)

Public Notice

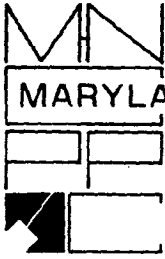
CMI

Gail Shultie

(304) 587-0900

Milestone Homeowners
Assoc.

C



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

DATE: 6/26/97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: Gwen Wright, ^{PD2} Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

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

_____ Approved _____ Denied

Approved with Conditions: _____

(1) Applicant to provide detailed permit set to HPC staff for review/approval/stamp, PRIOR TO APPLICATION FOR BUILDING PERMIT.

(2) New stair/ramp system to be painted.

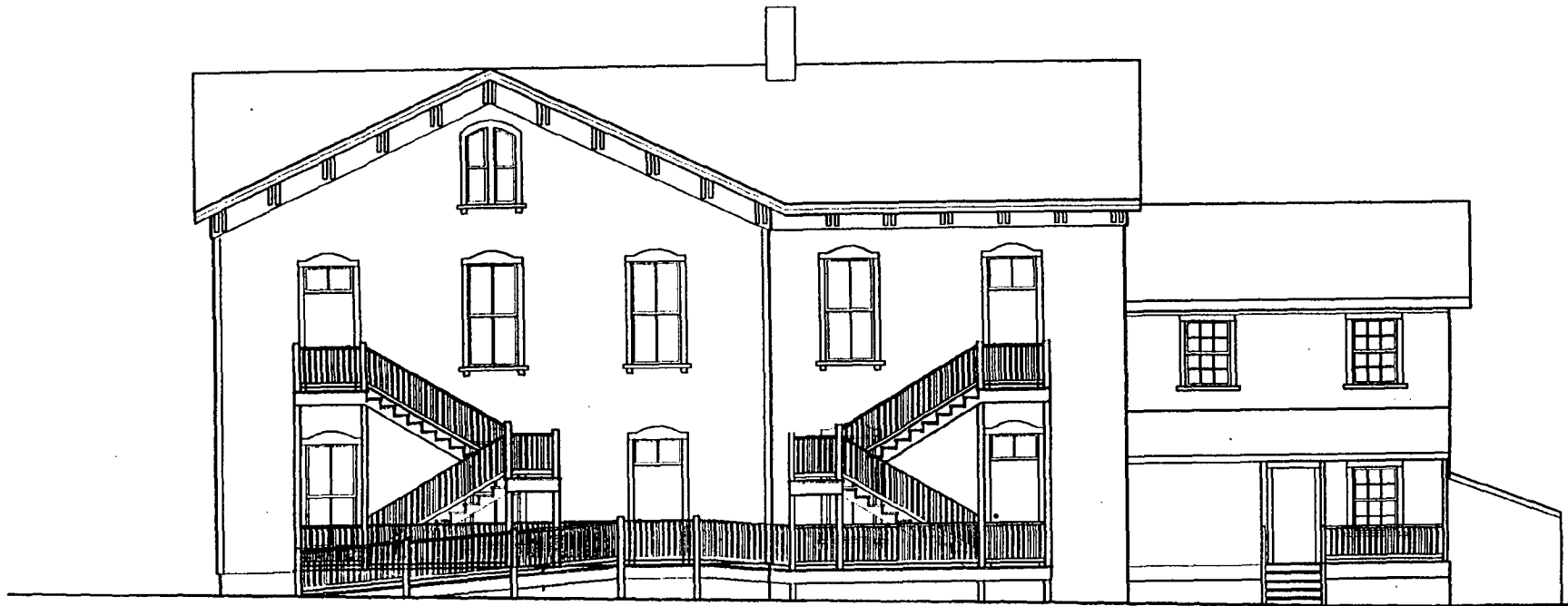
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: M-DCPPC (Samuel Brown, Agent)

Address: Parkside

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

Re: 12535 Milestone Manor Lane, Germantown
Master Plan Site # 19/1 Pleasant Fields/Waters House



Proposed Rear Elevation

Scale: 1/4"=1'-0"

ARCHITECTS • DESIGNERS • PLANNERS • ENGINEERS
bbw Bryan Boyast Williams, P.C.
421 Connecticut Avenue N.W., Suite 200
Washington, D.C. 20008 202 344-2800

CONCEPT
APPROVED
Montgomery County
Historic Preservation Commission

Michael J. Zell 6/26/97

N.B.: Permit set still to be stamped

12



DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: SAMUEL BROWN
Daytime Phone No.: (301) 495-3584

Tax Account No.: 2-1-1971183
Name of Property Owner: M-NCPPC Daytime Phone No.: _____
Address: 9500 SILVER SPRING BONNETT 20901
Street Number City Street Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 12535 Street: MILESTONE MAJOR LANE
Town/City: _____ Nearest Cross Street: ROSEAL CROWN DRIVE
Lot: _____ Block: _____ Subdivision: _____
Liber: 14687 Folio: 202 Parcel: 150 #191 Pleasant Fields Water House

PART ONE: TYPE OF PERMIT ACTION AND USE

- | | |
|----------------------------------------------------|---------------------------------------------------------------------|
| 1A. CHECK ALL APPLICABLE: | CHECK ALL APPLICABLE: |
| <input type="checkbox"/> Construct | <input type="checkbox"/> A/C |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Slab |
| <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Move | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Deck |
| <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove |
| | <input type="checkbox"/> Single Family |
| | <input type="checkbox"/> Fence/Wall (complete Section 4) |
| | <input checked="" type="checkbox"/> Other: <u>STAIRS & RAMP</u> |

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

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

Signature of owner or authorized agent: _____ Date: 6/4/97

Approved: X W/CONDITIONS Chairman, Historic Preservation Commission
Signature: _____ Date: 6/26/97
Application/Permit No.: 9706060001 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

18th & 19th Century structures built in three sections of
which became construction situated on 2.9 acres environmental
surrounding w/ adjacent roads. For a description
of historical significance, see attached history
written by Susan Soderberg of the Germantown
Historical Society

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

In order to address several ADA & Fire Marshall
requirements the following changes to the rear of the
structures are proposed in order to facilitate accessibility
while retaining the primary historical & architectural
elements of the primary views of the structures (see attached plans
formulated in conjunction w/ Ream's Dept, Historic, Preservation, & Fire
2. SITE PLAN Marshall codes).

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

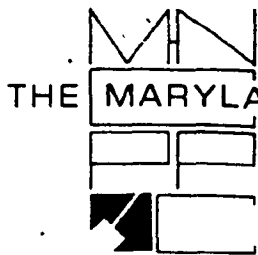
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY INTO MAILING LABELS.



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

DATE: 6/26/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus^{PDC}, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

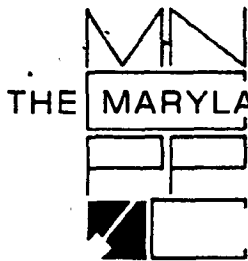
When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

⚡ Please Come into HPC office with permit set for HPC staff review/ Approval/ Stamp.



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

MEMORANDUM

DATE: 6/26/97

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 6/25/97
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 495-4570.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 12535 Milestone Manor Lane

Meeting Date: 6/25/97

Resource: Pleasant Fields/Waters House
Master Plan Site #19/1

Review: HAWP

Case Number: 19/1-97A

Tax Credit: No

Public Notice: 6/11/97

Report Date: 6/18/97

Applicant: M-NCPPC (Samuel Brown, Agent)

Staff: Robin D. Ziek

PROPOSAL: Rear stairs and ramp

RECOMMENDATIONS:
APPROVAL w/CONDITIONS

PROJECT DESCRIPTION

RESOURCE: Pleasant Fields/Waters House (#19/1)

STYLE: Italianate Farm house - with three sections

DATE: 1797, 1872, 1890s

The Waters House was recently renovated by South Charles Realty, the developer of the Milestone property, and was given to M-NCPPC. In conjunction with a partnership with the Montgomery County Historical Society, M-NCPPC will make the house available for use as a public facility, for meetings and weddings, etc. As such, the need for egress from the second floor, in terms of fire safety, has been identified.

The HPC reviewed and approved an earlier proposal (1994) for egress at the rear of the Waters House which included a large addition with stairs under roof (see Circle 16 -). The current proposal would supersede that approved HAWP. 23

PROJECT PROPOSAL

The proposal before the HPC addresses health and safety egress requirements, including ADA. The applicant proposes to install stairways from two sections of the house on the second story, and a ramp from the first floor down to grade. The structure would not be under roof. Three existing windows - one on the first floor and two on the second floor - will be converted to doors. No changes will occur at the front facade.



STAFF COMMENTS

The stairway and ramp system is extensive of necessity, in order to accommodate people in the different portions of the house. Yet, this proposal is lighter than the earlier proposal, and would have less effect on the original fabric. This is, in part, due to the placement of the stairway system at a distance from the house rather than adjacent to it. As such, this new construction could also be easily removed in the future if the use of the house were to change, and the stairway system was no longer necessary.

The applicant has not provided details on the construction of the railings, the design of the three new doors, the supporting columns for both the first and second floor portions, or the porch flooring at the first floor. There are existing porches on the house, both on the front and rear facade. Staff feels that the appearance of the new construction should approximate the appearance of the rear kitchen porch, and that the overall construction should be in keeping with the character of the house, including the use of paint for a final finish. The three doors replacing existing windows should have as much glass as possible, to recall the windows, and should be of a design sympathetic to the architectural character of the historic house.

There may, however, be some special details because the stair/ramp system will not be under roof. The HPC may wish to approve the general direction indicated in the submitted drawings, while requesting further details to be approved on a staff level concerning the actual design of the columns, the railing, the doors, and the porch floor.

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

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

and with Secretary of the Interior's Standards for Rehabilitation #10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CONDITIONS:

- 1) The new stair/ramp system will be painted.
- 2) The applicant will provide more details to the HPC staff for review/approval concerning the design of the columns, the railing, the doors, and the floor.

②

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SAMUEL BROWN

Daytime Phone No.: (301) 495-3584

Tax Account No.: 2-1-1971183

Name of Property Owner: M-NCPPC Daytime Phone No.: _____

Address: 9500 SILVER SPRING BROHETT 20901
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 12535 Street: M. LESTONE MANOR LAKE

Town/City: _____ Nearest Cross Street: ROYAL CROWN DRIVE

Lot: _____ Block: _____ Subdivision: _____

Liber: 14687 Folio: 208 Parcel: 150

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: STAIRS & RAMPS

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

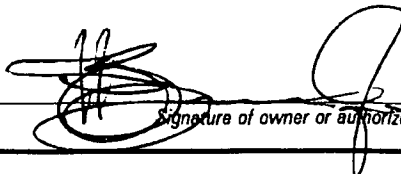
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3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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



 Signature of owner or authorized agent

6/4/97

 Date

4

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

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

18th & 19th Century structures built in three sections of brick & frame construction situated on 3.9 acres environmental surrounding w/ adjacent outlots. For a description of historical significance, see attached history written by Susan Soderberg of the Germantown Historical Society

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

In order to address several ADA & Fire Marshall requirements the following changes to the rear of the structure are proposed in order to facilitate accessibility while retaining the primary historical & architectural elements of the primary views of the structures (see attached plans formulated in conjunction w/ Ramsey's Dept., Historic. Preserv. & Fire Marshall's office).

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

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5

The History of the Waters House

By Susan Soderberg

Waters House, or Pleasant Fields, the oldest house in Germantown, is a 3,600-square-foot structure built in three sections. It is named for the Waters family.

The first of the Waters family to enter the New World was John Waters who was born in England and immigrated to America in the mid-1600s. He married the widow Susannah White in 1673 and their son, Samuel Waters, acquired much land in what would later become Montgomery County. Samuel had two children with his first wife, Sarah Arnold, and ten children with his second wife, Jane Dunster. One of these ten children was William Waters, born May 7, 1716. William married Mary Harris and built a grand estate in Brookeville. He purchased much land in the area, including about 500 acres in Germantown in 1787.

William and Mary had four sons and four daughters. Three of their sons, Zachariah, William, and Basil, inherited land in Germantown when their father died in 1788. The youngest son, Ignatius, inherited the Brookeville estate.

In 1797 Basil Waters built the oldest section of the Waters house on his inherited land in time for him to move in with his bride, Anne Pottinger Magruder, daughter of the Revolutionary War hero Col. Zadock Magruder. He resurveyed the land, named it "Pleasant Fields," and turned it into a large tobacco plantation. He shared a mill for grinding wheat, sawing wood and making flax seed oil, with his two brothers to the west. The ruins of this mill can still be seen in Black Hill Park.

Basil and Anne had three children, Susannah in 1806, Zachariah in 1809 and Robert in 1815. Tragedy struck the family when the black measles epidemic of 1824 took the lives of Susannah, Robert, and their mother.

When Basil died in 1844 his son, Zachariah, inherited the farm. Zachariah died in 1871 and his widow, having no heirs, sold the farm to Zachariah's cousin, Dr. William Alexander Waters (son of Ignatius Waters), who lived and practiced medicine in Clarksburg at the time.

Dr. William Waters built the second section of the house soon after he acquired the property. He had his doctor's office on the first floor, but continued the farm operation which included the growing of wheat and corn, feeding pigs for market and a large dairy herd. He married Mary Willson Neale, granddaughter of John Clarke, founder of Clarksburg. They had one son, Charles Clarke Waters. When Mary died Dr. Bill married Maria Harris Willson, widow of Leonidas Willson.

Charles Waters, who would inherit the farm upon his father's death in 1907, brought his bride, Maud Getzendanner, to live at the house with his father and step

mother in 1888. He built the largest part of the house in the 1890s and made quite a reputation for himself, as well as a lot of money, raising standardbred racing horses. Kinster, one of his more famous studs, won numerous races and set the east coast trotting record in 1898. Pleasant Field Stock Farm was well known in regional racing circuits.

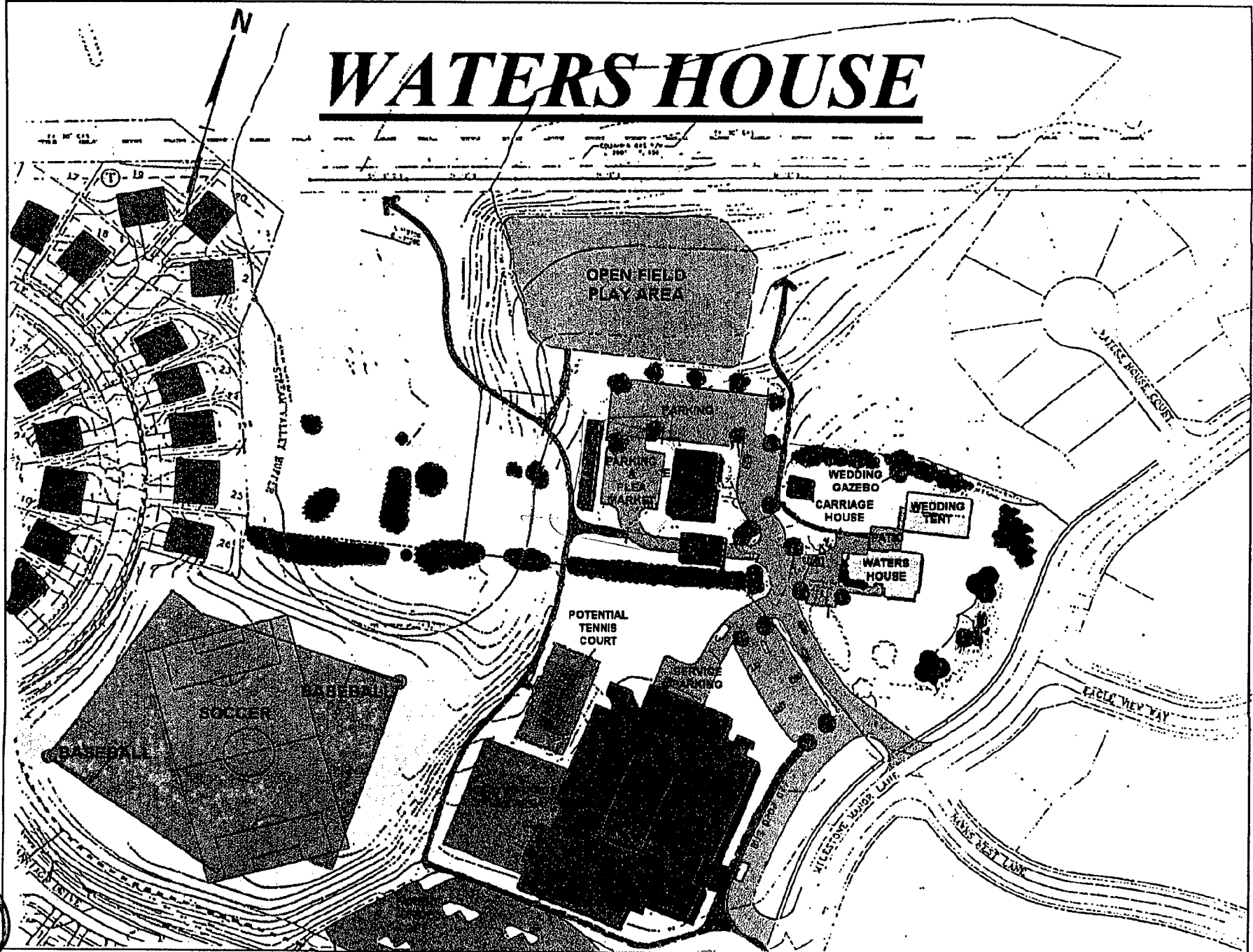
Charles and Maude had three children, William, Maria, and Joseph Thomas. Charles, with his son, William, shifted from the horse to the car business in the 1920s, opening a Buick dealership in Gaithersburg.

The Depression hit the Waters family hard and Pleasant Fields had to be sold out of the family in 1932. It was bought by Harry Hoskinson, a local landowner, resold in 1951 to newscaster Eric Johnston and resold again in 1965 to the Milestone Corporation.

In 1991 South Charles Realty Corp, a subsidiary of NationsBank, took over the property and in 1993 began a major restoration of the Waters House that took more than two years to complete at a cost of \$900,000. In ceremonies on January 22, 1997, the Waters House was turned over to the Maryland National Capital Park and Planning Commission and the Commission will make the Waters House available for public use.

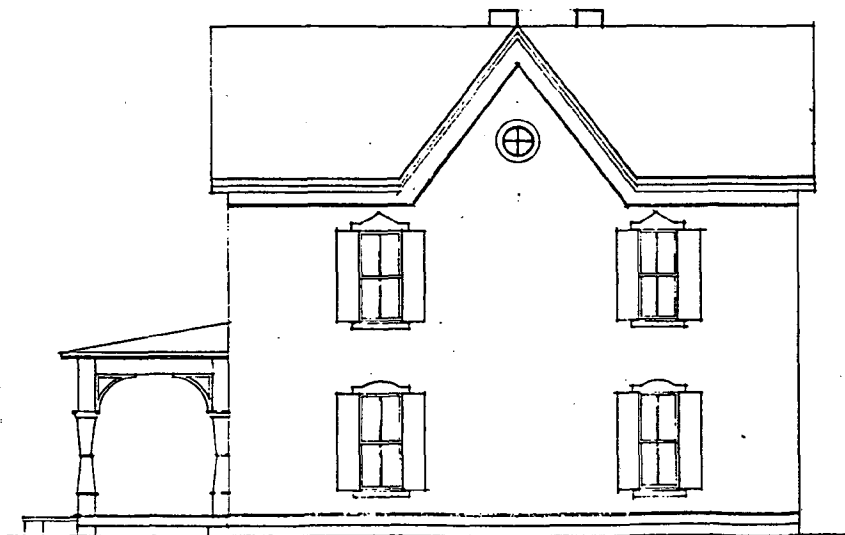
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WATERS HOUSE





⊙ SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



⊙ EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

6

QUINN
EVANS
□□□
□□□□

ARCHITECTS

1514 Twenty-Second St. NW
Washington, DC 20007
(202) 526-1700

WATERS
RESIDENCE
RENOVATION

APPROVED
Montgomery County
Historic Preservation Commission
James N. [Signature]

SHEET NO.

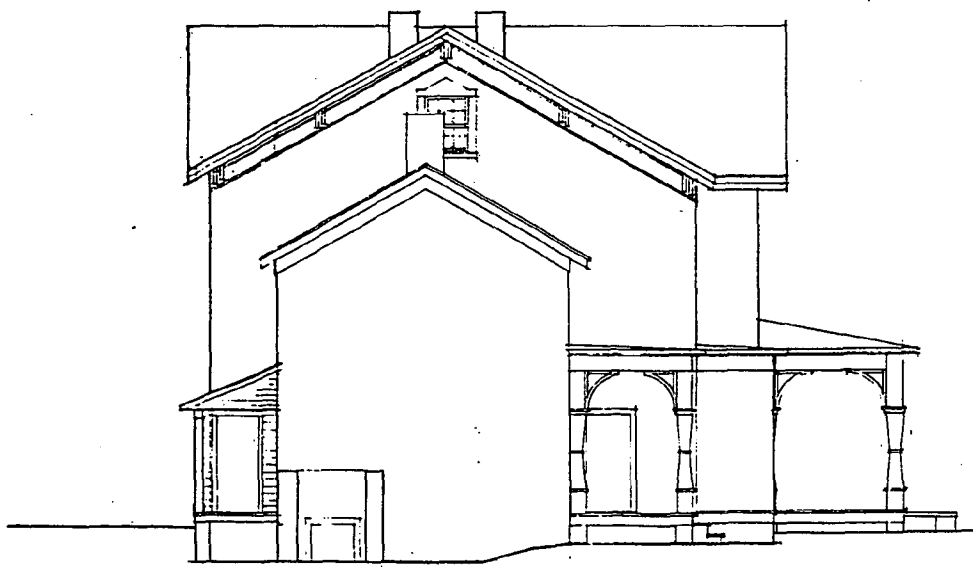
EXISTING
ELEVATIONS

DATE

SHEET NUMBER



⊙ NORTH ELEVATION - EXISTING
SCALE: 3/4" = 1'-0"



⊙ WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

Ⓟ

QUINN
EVANS
□□□
□□□□

ARCHITECTS
1914 Twenty-Second St., NW
Washington, D. C. 20027
(202) 398-4700

WATERS
RESIDENCE
RENOVATION

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

EXISTING
ELEVATIONS

DATE

SHEET NUMBER

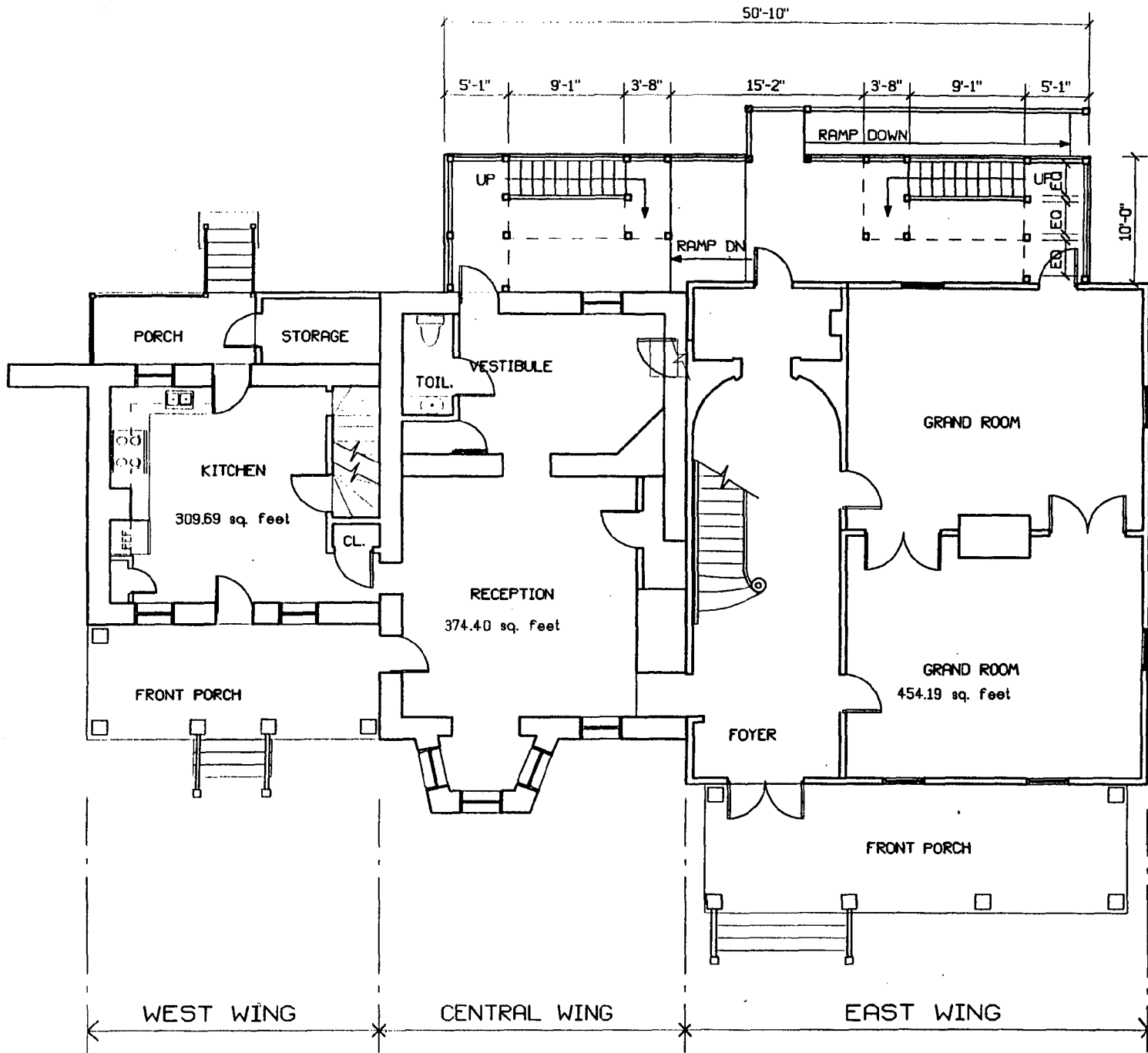


Existing Rear Elevation

Scale: 1/8"=1'-0"

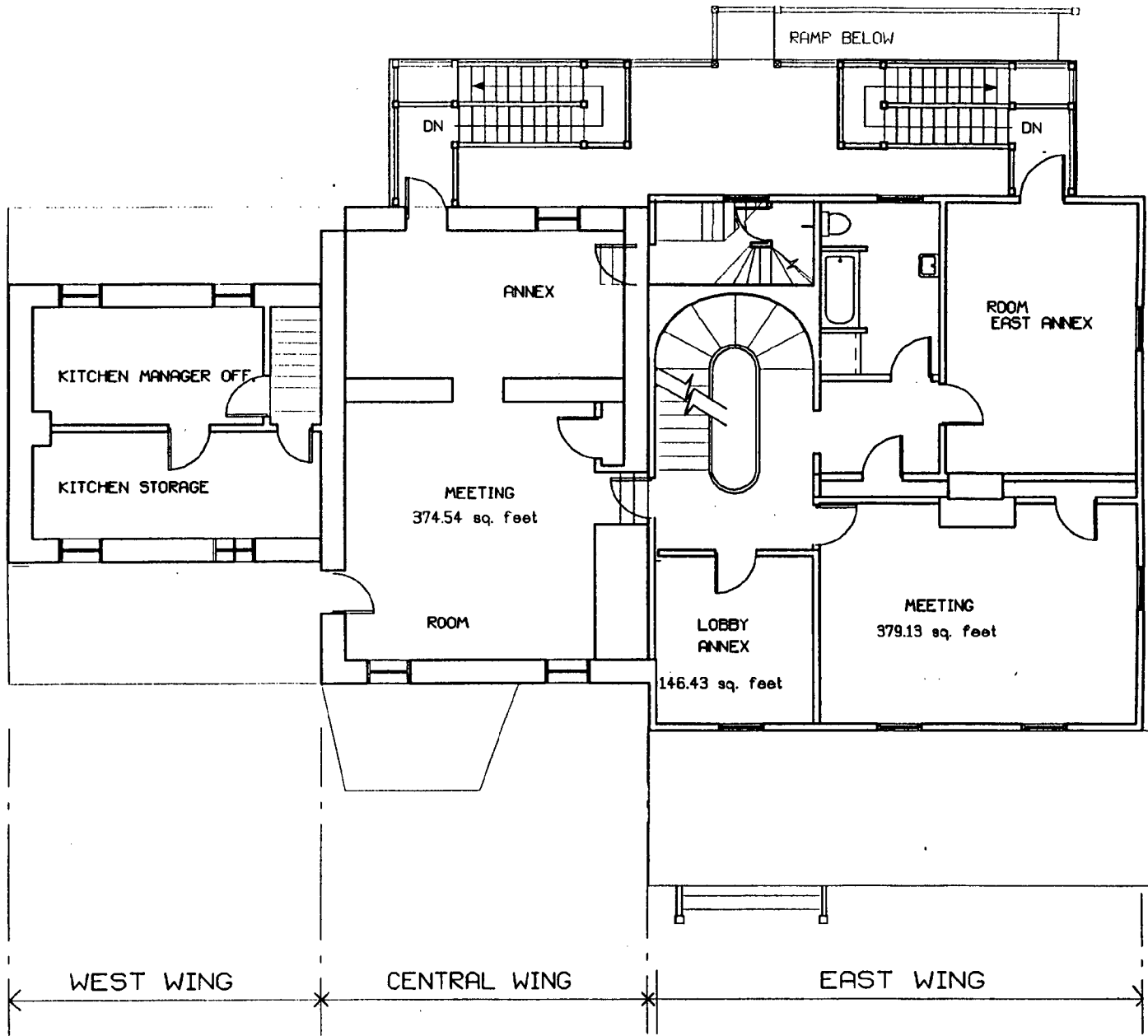
ARCHITECTS • INTERIORS • PLANNERS • ENGINEERS
bbw Bryant Bryant Williams, P.L.L.C.
401 Connecticut Avenue N.W., Suite 200
Washington, D.C. 20008 (202) 344-9900

11



FIRST FLOOR PLAN

13



SECOND FLOOR PLAN

ARCHITECTS • DESIGNERS • PLANNERS • ENGINEERS
bbw Bryant Bryant Williams, P.C.
 400 Connecticut Avenue N.W., Suite 300
 Washington, D.C. 20001 202 544-1000

14

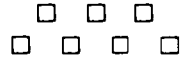


Front View



Rear View

WATERS RESIDENCE RENOVATION GERMANTOWN, MARYLAND



QUINN EVANS / ARCHITECTS

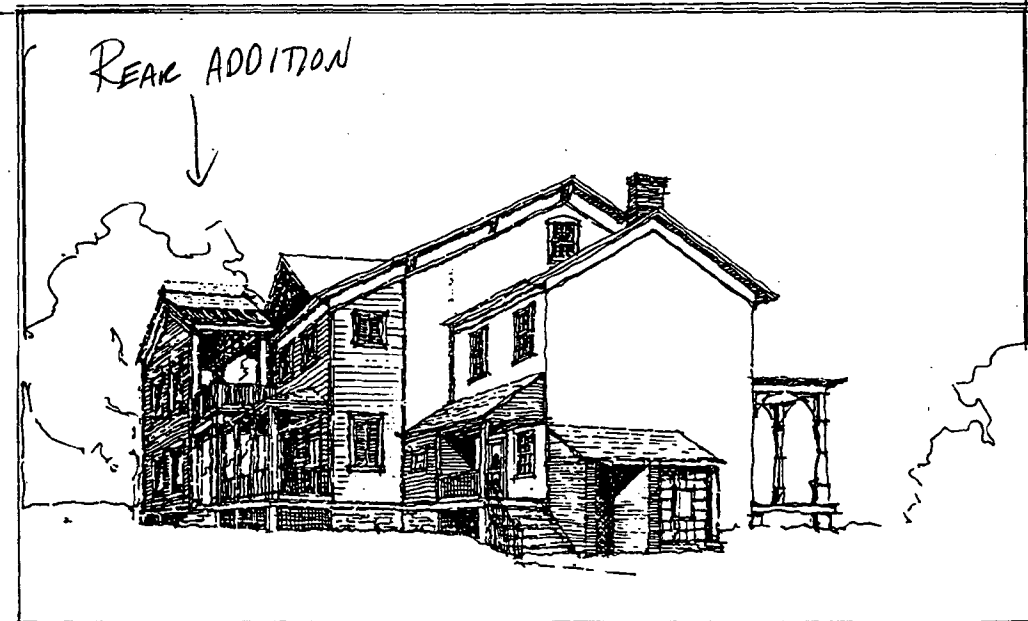
WASHINGTON, DC

MEP

SMITH AND FAASS CONSULTING ENGINEERS, INC.

12800 MIDDLEBROOKE RD., SUITE 206
GERMANTOWN, MD

APPROVED
Montgomery County
Historic Preservation Commission
Allen Naara



QUINN
EVANS
O O O
O O O O

ARCHITECTS

WATERS
RESIDENCE
RENOVATION

SHEET TITLE

COVER SHEET

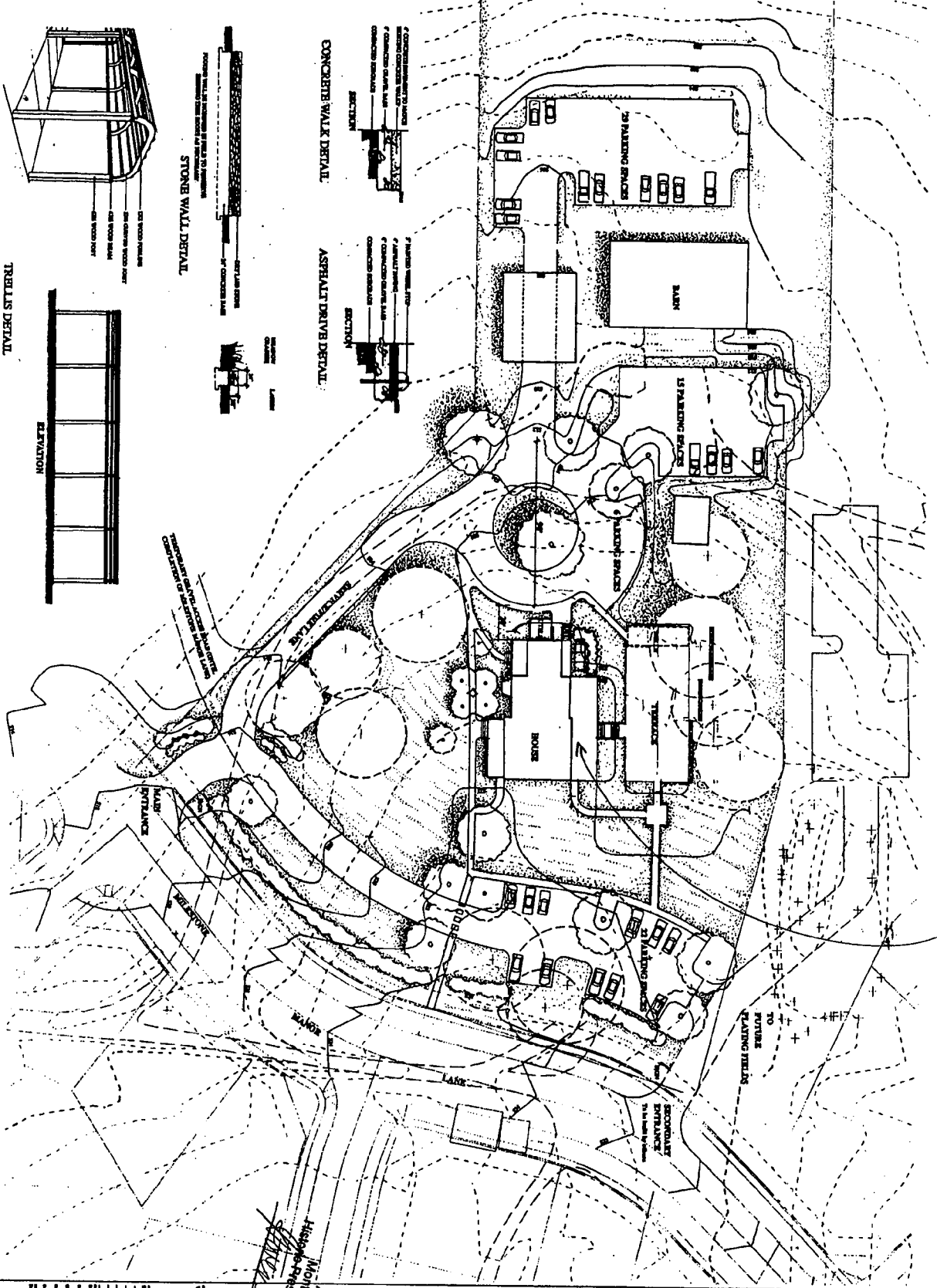
DATE

SHEET NUMBER

C1

19

1994 Approved Site Plan



REAR ADDITION

DATE	NOV 20 1994
PROJECT	WATERS HOUSE AT MILESTONE
OWNER	MILESTONE ASSOCIATES, INC.
DESIGNER	THE LANTIER GROUP
SCALE	AS SHOWN
DATE	NOV 20 1994
PROJECT	WATERS HOUSE AT MILESTONE
OWNER	MILESTONE ASSOCIATES, INC.
DESIGNER	THE LANTIER GROUP
SCALE	AS SHOWN
DATE	NOV 20 1994

MASTER PLAN

APPROVED
 Montgomery County
 Commission on Preservation

WATERS HOUSE
 AT MILESTONE
 GERMANTOWN • MARYLAND

THE LANTIER GROUP
 1000 WESTGATE DRIVE
 SUITE 200
 GAITHERSBURG, MD 20878
 PHONE (301) 251-1100
 FAX (301) 251-1101
 WWW.LANTIER.COM

ADDITION

QUINN
EVANS
□□□
□□□□

ARCHITECTS
1214 North Green St. Mt.
Washington, DC 20007
(202) 538-0200

WATERS
RESIDENCE
RENOVATION

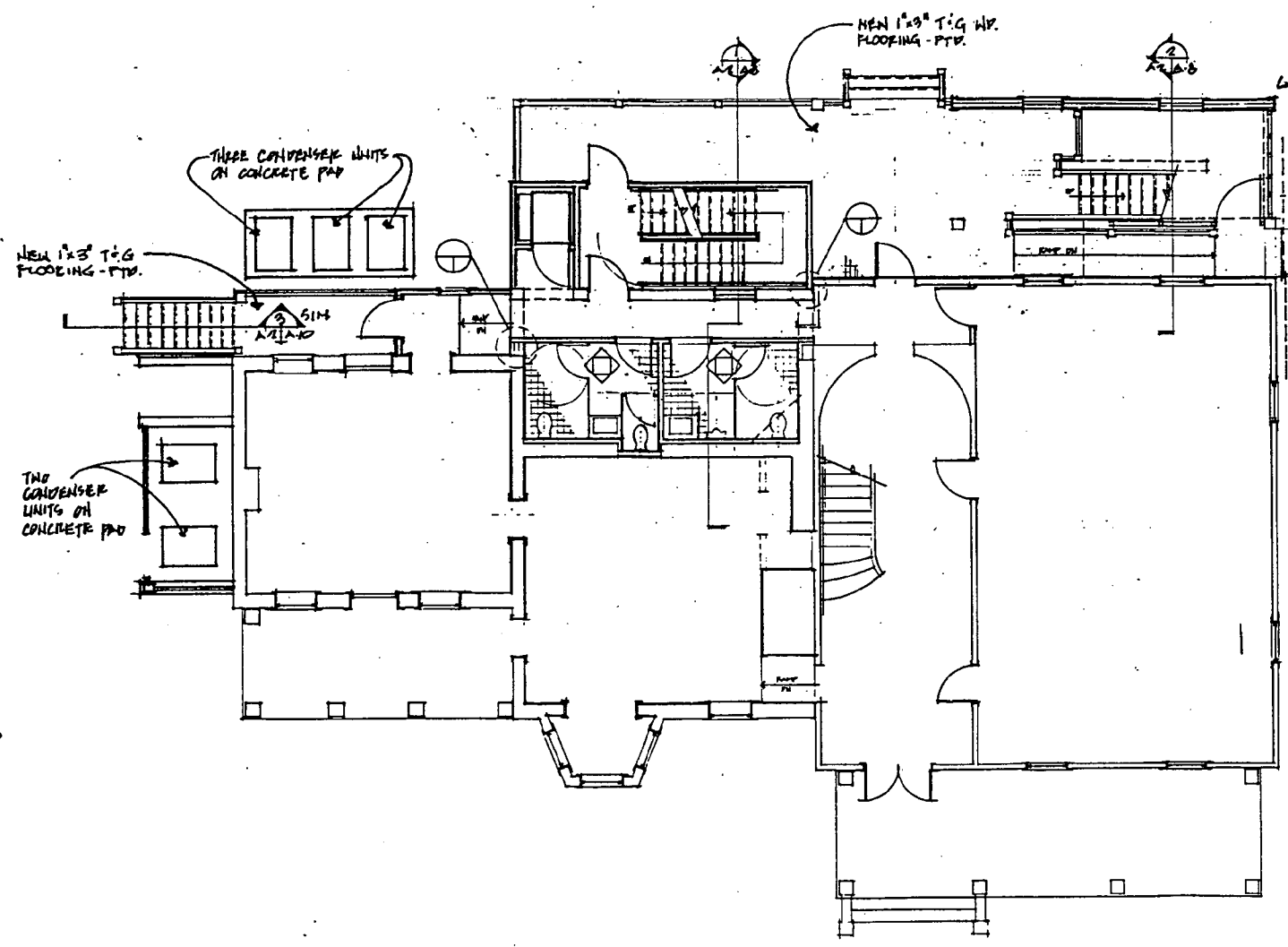
APPROVED
Montgomery County
Historic Preservation Commission
Sharon Wilson

FIRST
FLOOR
PLAN

DATE

SHEET NUMBER

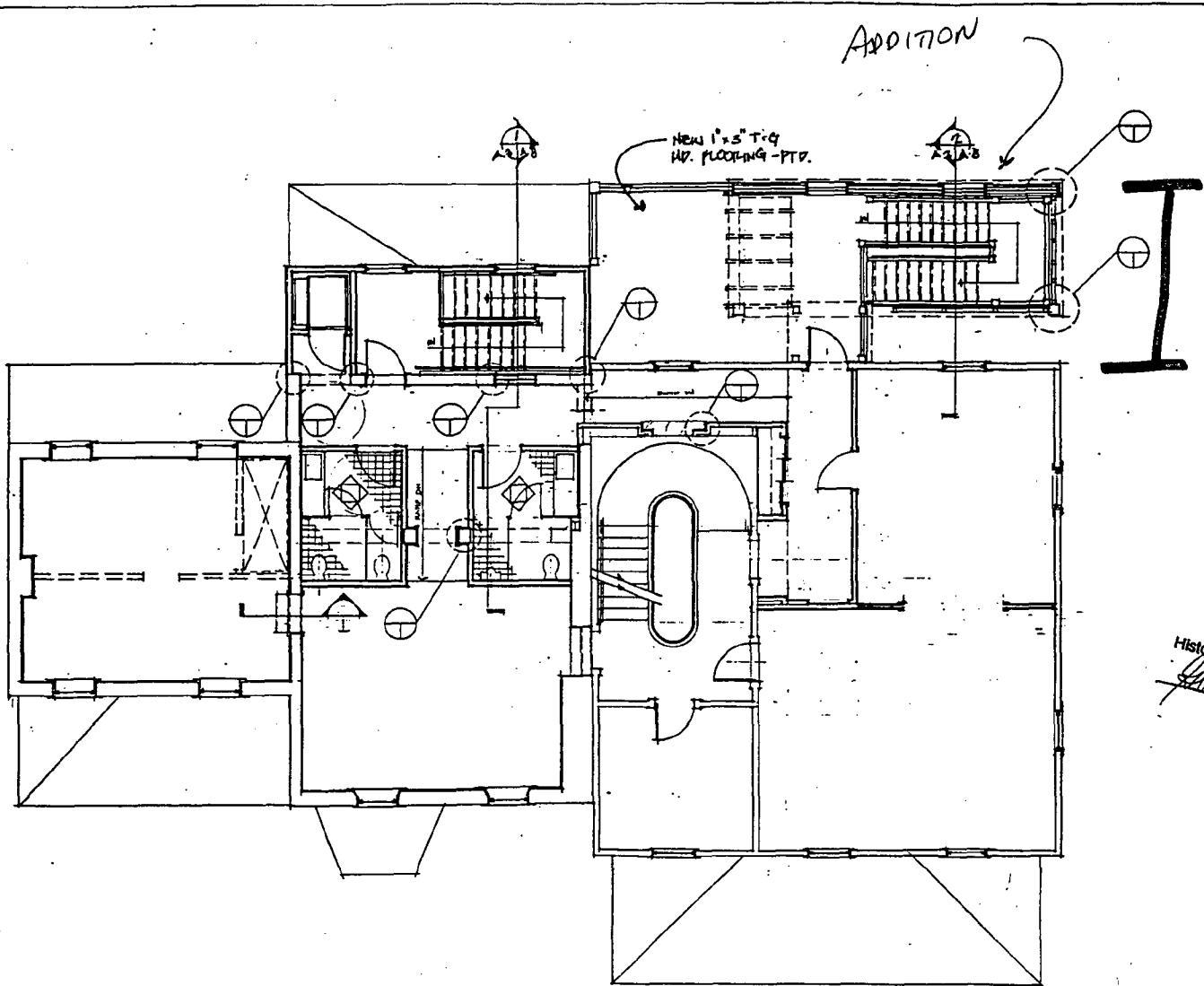
A2



1 FIRST FLOOR PLAN
1/2" SCALE - 11/21/07

1994 Proposal

18



QUINN
EVANS
O O O
O O O

ARCHITECTS

1214 Thompson Street, N.W.
Washington, D.C. 20007
(202) 298-4000

WATERS
RESIDENCE
RENOVATION

APPROVED
Montgomery County
Historic Preservation Commission
Genevieve

SHEET TITLE

SECOND
FLOOR
PLAN

DATE

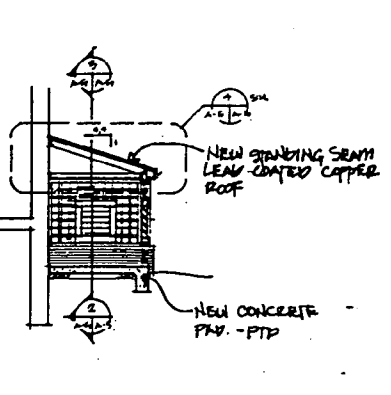
SHEET NUMBER

A3

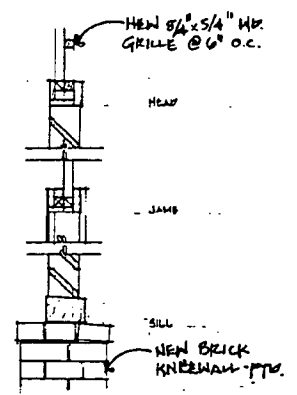
1994 REVISIONAL

19

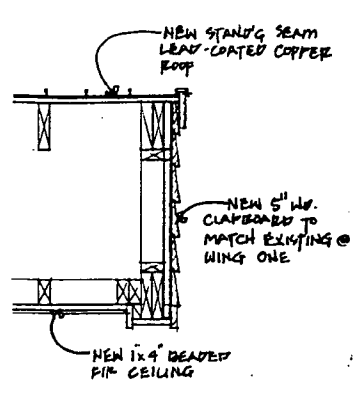
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



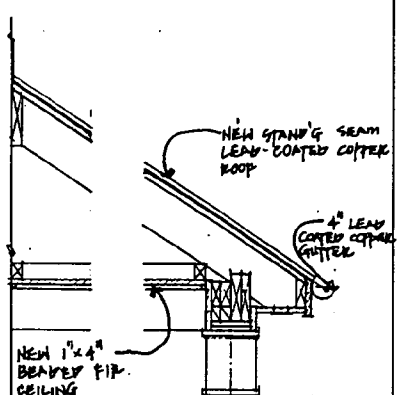
1 SECTION 0 CONDENSER PAVILLION
SCALE: 1/4" = 1'-0"



2 SECTION 0 LOUVER - WING ONE
SCALE: 1/4" = 1'-0"

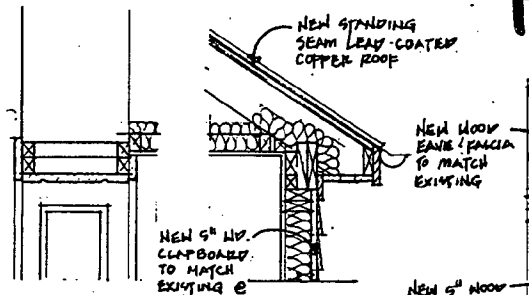


3 SECTION 0 ROOF - WING ONE
SCALE: 1/4" = 1'-0"

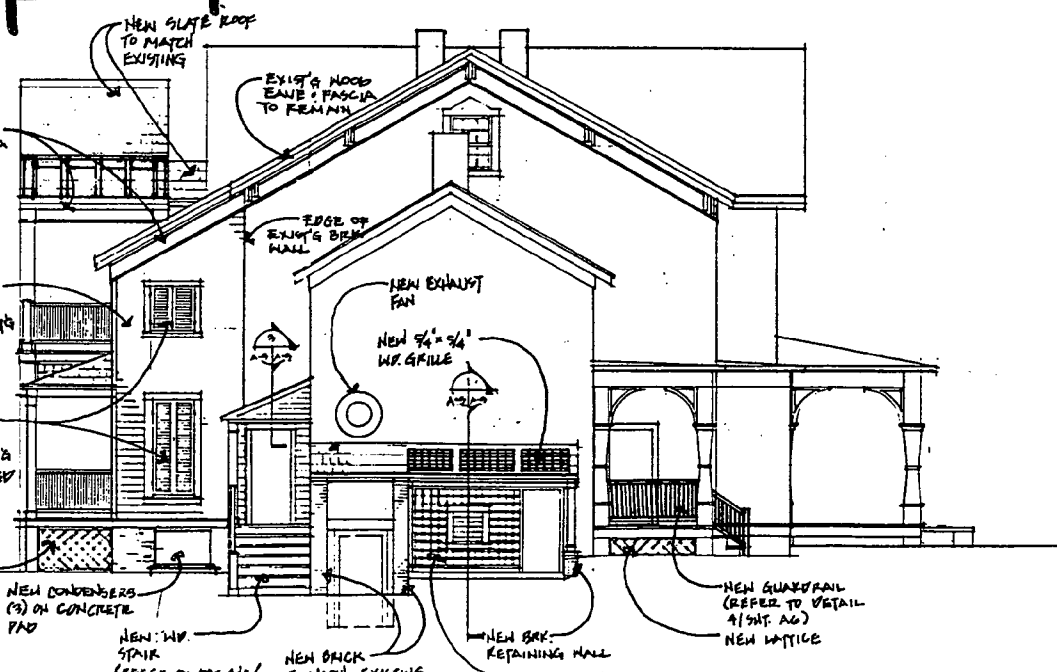


4 SECTION 0 ROOF - WING ONE
SCALE: 1/4" = 1'-0"

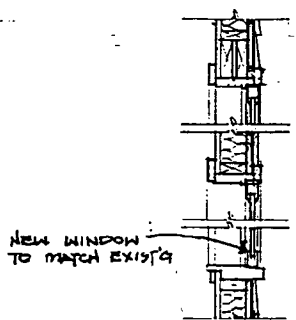
ADDITION



5 SECTION 0 ROOF - WING ONE
SCALE: 1/4" = 1'-0"



6 WEST ELEVATION
SCALE: 1/4" = 1'-0"



7 SECTION 0 WINDOW - WING ONE
SCALE: 1/4" = 1'-0"

QUINN
EVANS
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O O O

ARCHITECTS
1514 Twenty-Second St. NE
Atlanta, GA 30307
(404) 526-6700

WATERS
RESIDENCE
RENOVATION

APPROVED
Montgomery County
Historic Preservation Commission
Shirley Mason

SHEET TITLE

WEST
ELEVATION
&
DETAILS

DATE

SHEET NUMBER

A5

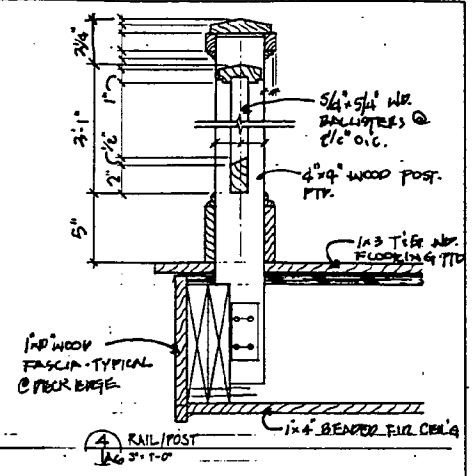
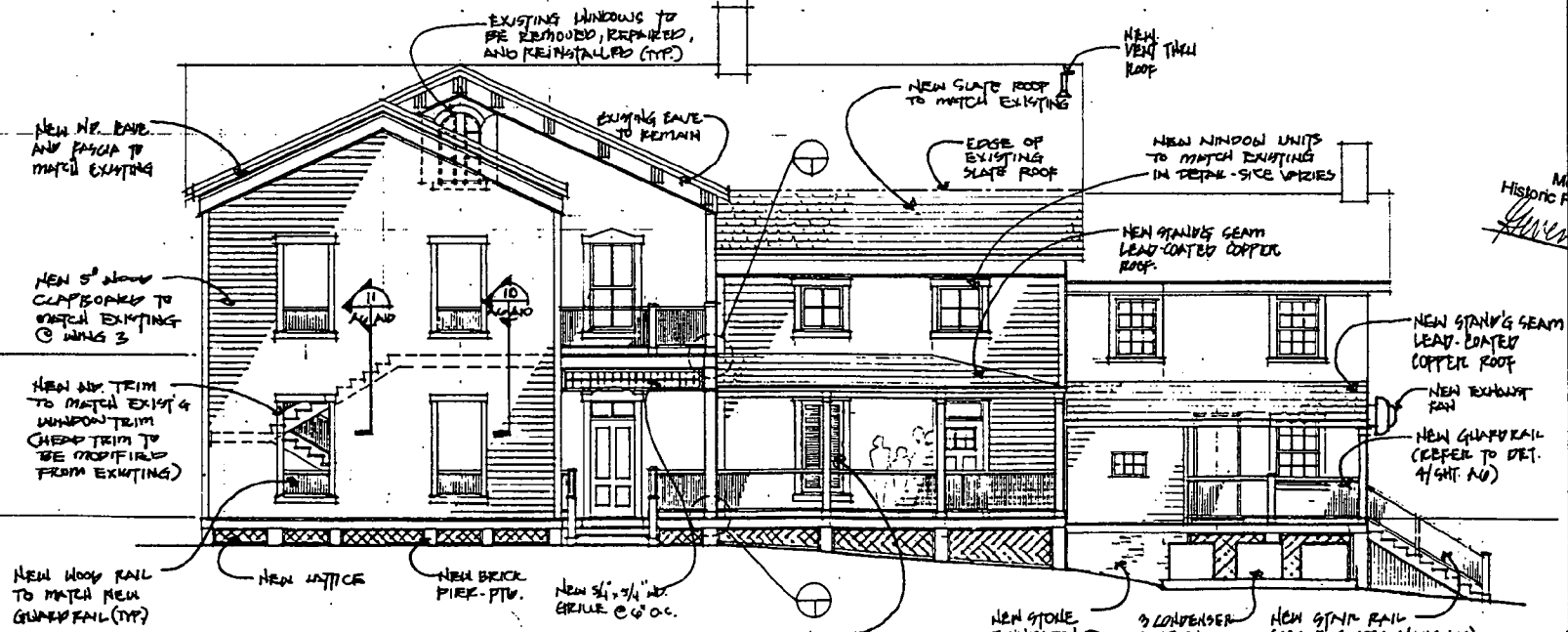
1994 REVISIONAL

56

1994 RENOVATION



5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



QUINN
EVANS
□ □ □ □

ARCHITECTS

1214 Twenty-Sixth St. NW
Washington, DC 20037
(202) 556-6700

WATERS
RESIDENCE
RENOVATION

APPROVED
Montgomery County
Historic Preservation Commission

Genevieve Marcus

SHEET TITLE

NORTH
ELEVATION
&
DETAILS

DATE

SHEET NUMBER

A6

NOTE: EXISTING WD. SHUTTERS TO BE REMOVED, REPAIRED, & REINSTALLED. NEW SHUTTERS TO MATCH EXISTING; REFER TO EXIST'G ELEV'S. FOR LOCATION

1994 PROPOSAL

22



ADDITION

NEW SLATE ROOF TO MATCH EXISTING

NEW WOOD EAVE AND FASCIA TO MATCH EXISTING

NEW 5/8" x 3/4" W.D. GUTTER & D.C.

NEW 7/8" W.D. PANEL

NEW W.D. RAIL TO MATCH NEW GUARDRAIL

WOOD SPIND BEYOND (REFER TO DETAILS ON SHEET A10)

NEW LATTICE

NEW BRICK FIRE PTD.

NEW FOUNDATION GRILLE - CAST-IRON PTD.

NEW 7/8" x 5/8" WOOD COLUMN

NEW W.D. TRIM TO MATCH EXISTING WINDOW TRIM.

NOTE: EXISTING W.D. SHUTTERS TO BE REMOVED, REPAIRED, AND REINSTALLED. NEW SHUTTERS TO MATCH EXISTING. REFER TO EXISTING ELEVATIONS FOR EXACT LOCATION.

EAST ELEVATION
SCALE: 1/4" = 1'-0"

QUINN
EVANS
□□□
□□□□

ARCHITECTS
1216 Indiana Avenue, N.W.
Washington, D.C. 20007
(202) 292-4700

WATERS
RESIDENCE
RENOVATION

APPROVED
Montgomery County
Historic Preservation Commission
Steven Marano

SHEET TITLE

EAST
ELEVATION
&
DETAILS

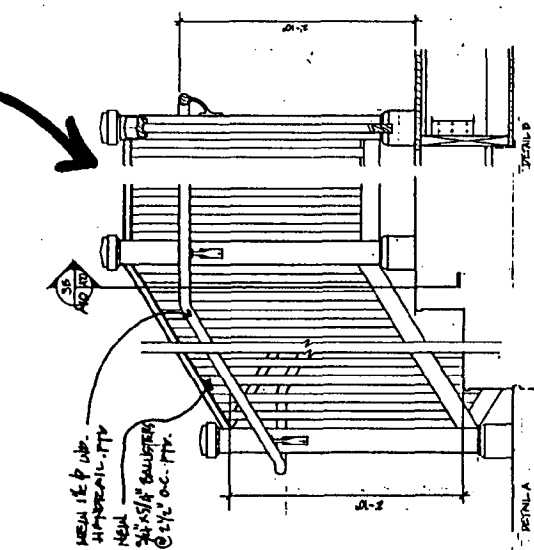
DATE

SHEET NUMBER

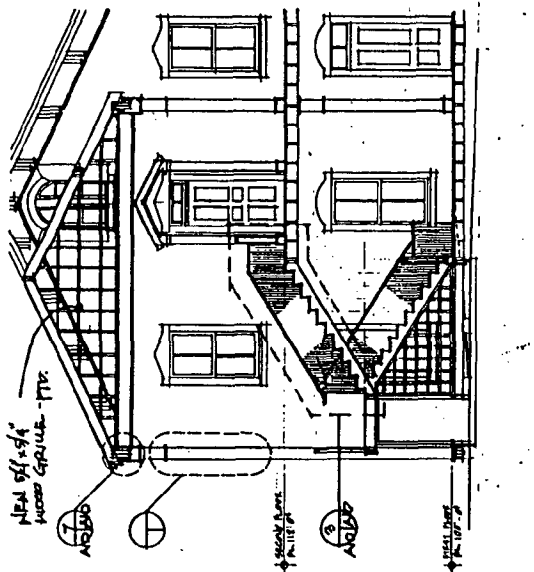
A7

PROPOSED RAILING

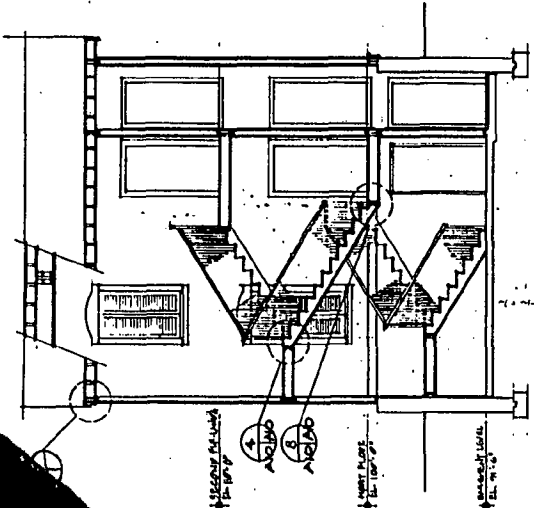
QUINN EVANS O O O O O O O O	ARCHITECTS 1111 Broadway, Suite 200 San Francisco, CA 94109 (415) 774-1700	WATERS RESIDENCE RENOVATION APPROVED Montgomery County Historic Preservation Commission <i>Shirley Mallett</i>	PROJECT TITLE	STAIR DETAILS	DATE	SHEET NUMBER A10
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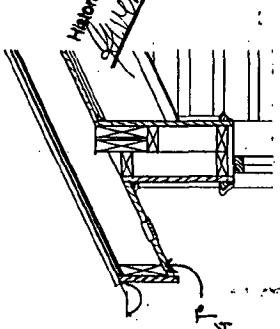
5 HANDRAIL & BALUSTRADE FOR STAIR NO. 2
SCALE: 1/2" = 1'-0"



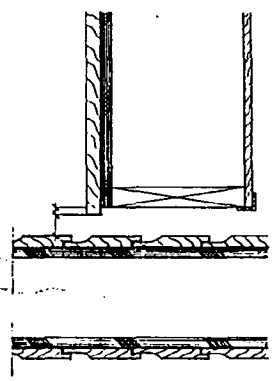
2 SECTION OF STAIR NO. 2
SCALE: 1/2" = 1'-0"



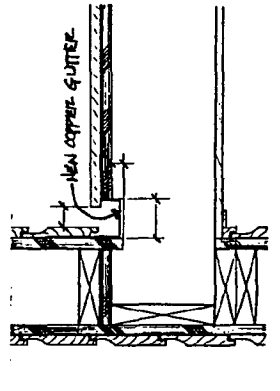
1 SECTION OF STAIR NO. 1
SCALE: 1/2" = 1'-0"



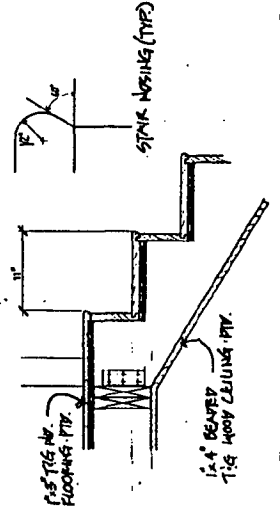
11 HANDRAIL END DETAIL
SCALE: 1/2" = 1'-0"



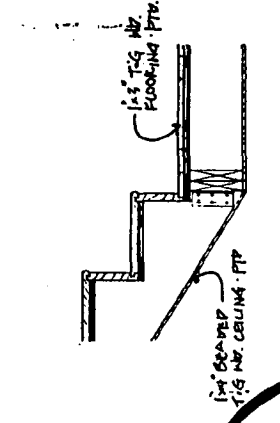
11 STAIR TREAD / WALL
SCALE: 1/2" = 1'-0"



10 DECK CONNECTION TO STAIR WALL
SCALE: 1/2" = 1'-0"



4 STAIR NOSING (TYP)
SCALE: 1/2" = 1'-0"



3 STAIR DETAIL
SCALE: 1/2" = 1'-0"

1994 PROPOSAL

23

The History of the Waters House

By Susan Soderberg

19/1

Waters House, or Pleasant Fields, the oldest house in Germantown, is a 3,600-square-foot structure built in three sections. It is named for the Waters family.

The first of the Waters family to enter the New World was John Waters who was born in England and immigrated to America in the mid-1600s. He married the widow Susannah White in 1673 and their son, Samuel Waters, acquired much land in what would later become Montgomery County. Samuel had two children with his first wife, Sarah Arnold, and ten children with his second wife, Jane Dunster. One of these ten children was William Waters, born May 7, 1716. William married Mary Harris and built a grand estate in Brookeville. He purchased much land in the area, including about 500 acres in Germantown in 1787.

William and Mary had four sons and four daughters. Three of their sons, Zachariah, William, and Basil, inherited land in Germantown when their father died in 1788. The youngest son, Ignatius, inherited the Brookeville estate.

In 1797 Basil Waters built the oldest section of the Waters house on his inherited land in time for him to move in with his bride, Anne Pottinger Magruder, daughter of the Revolutionary War hero Col. Zadock Magruder. He resurveyed the land, named it "Pleasant Fields," and turned it into a large tobacco plantation. He shared a mill for grinding wheat, sawing wood and making flax seed oil, with his two brothers to the west. The ruins of this mill can still be seen in Black Hill Park.

Basil and Anne had three children, Susannah in 1806, Zachariah in 1809 and Robert in 1815. Tragedy struck the family when the black measles epidemic of 1824 took the lives of Susannah, Robert, and their mother.

When Basil died in 1844 his son, Zachariah, inherited the farm. Zachariah died in 1871 and his widow, having no heirs, sold the farm to Zachariah's cousin, Dr. William Alexander Waters (son of Ignatius Waters), who lived and practiced medicine in Clarksburg at the time.

Dr. William Waters built the second section of the house soon after he acquired the property. He had his doctor's office on the first floor, but continued the farm operation which included the growing of wheat and corn, feeding pigs for market and a large dairy herd. He married Mary Willson Neale, granddaughter of John Clarke, founder of Clarksburg. They had one son, Charles Clarke Waters. When Mary died Dr. Bill married Maria Harris Willson, widow of Leonidas Willson.

Charles Waters, who would inherit the farm upon his father's death in 1907, brought his bride, Maud Getzendanner, to live at the house with his father and step

mother in 1888. He built the largest part of the house in the 1890s and made quite a reputation for himself, as well as a lot of money, raising standardbred racing horses. Kinster, one of his more famous studs, won numerous races and set the east coast trotting record in 1898. Pleasant Field Stock Farm was well known in regional racing circuits.

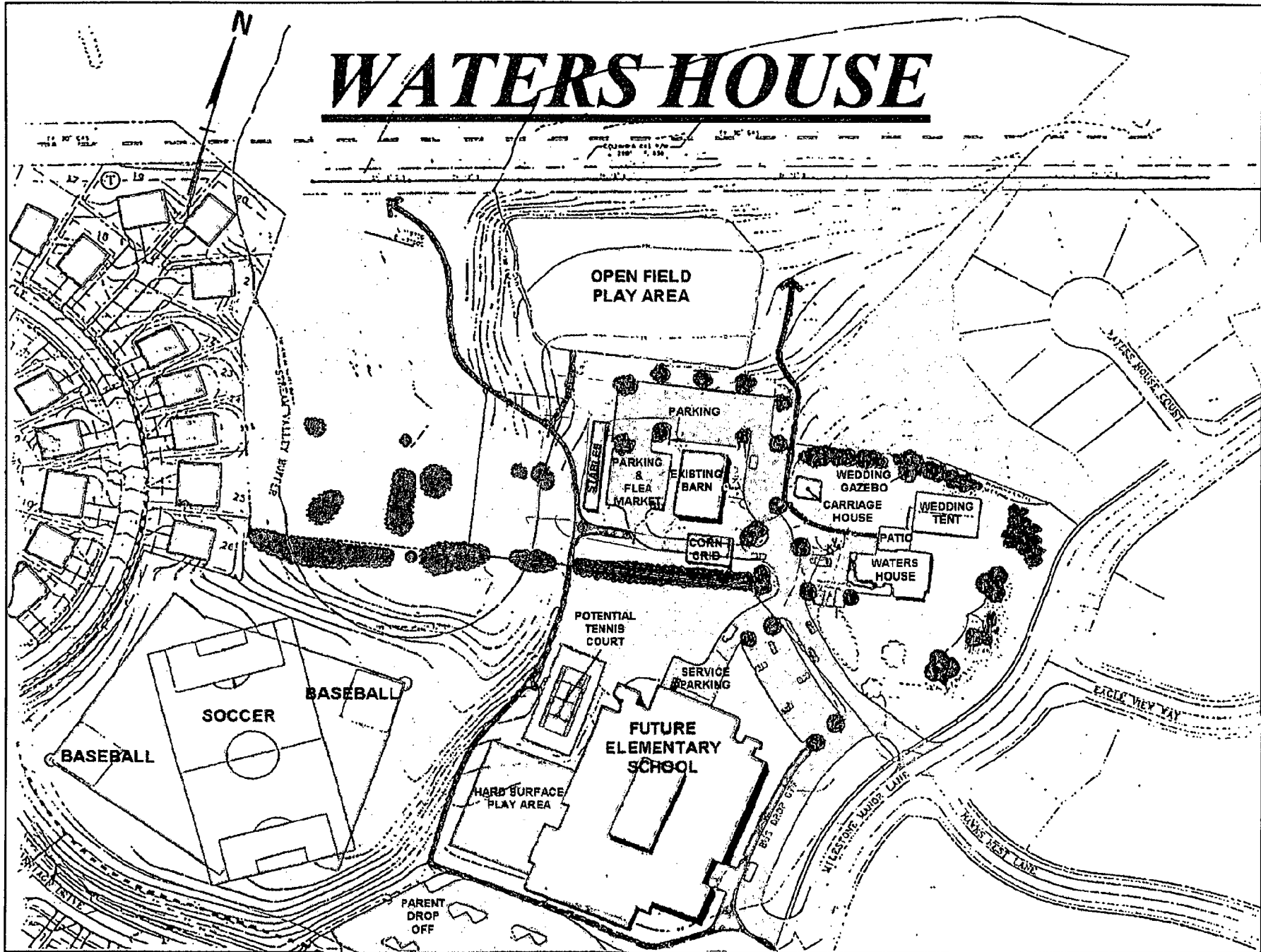
Charles and Maude had three children, William, Maria, and Joseph Thomas. Charles, with his son, William, shifted from the horse to the car business in the 1920s, opening a Buick dealership in Gaithersburg.

The Depression hit the Waters family hard and Pleasant Fields had to be sold out of the family in 1932. It was bought by Harry Hoskinson, a local landowner, resold in 1951 to newscaster Eric Johnston and resold again in 1965 to the Milestone Corporation.

In 1991 South Charles Realty Corp, a subsidiary of NationsBank, took over the property and in 1993 began a major restoration of the Waters House that took more than two years to complete at a cost of \$900,000. In ceremonies on January 22, 1997, the Waters House was turned over to the Maryland National Capital Park and Planning Commission and the Commission will make the Waters House available for public use.

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WATERS HOUSE





Front View



Rear View

Front —

July 16th letter

from Art Deco

Society,

+ response