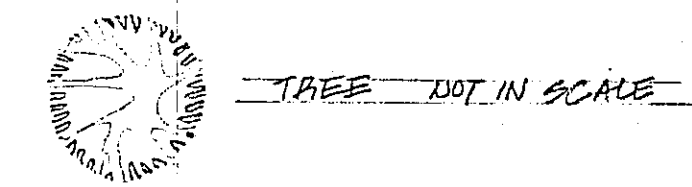


19/1-99A 12535 Milestone Manor  
Lane (MP#19/1 Pleasant Fields/Waters  
House)



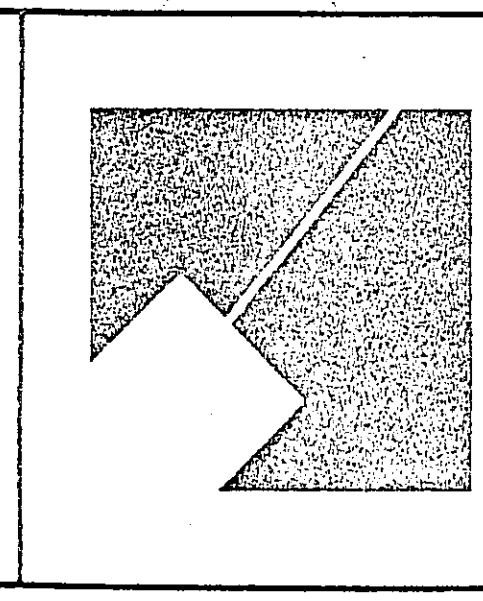
NOTE  
 DISTANCE BETWEEN TREES AND  
 PARKING CURB SHOULD BE 10' MIN.



design  
 landscape architect \_\_\_\_\_ date \_\_\_\_\_  
 architect \_\_\_\_\_ date \_\_\_\_\_  
 engineer \_\_\_\_\_ date \_\_\_\_\_  
 drawn by *James P. Johnson* date *12/01/98*

review and approval  
 chief of park planning and development \_\_\_\_\_ date \_\_\_\_\_  
 region chief \_\_\_\_\_ date \_\_\_\_\_  
 approved by montgomery county park commission \_\_\_\_\_ date \_\_\_\_\_

review and comment  
 \_\_\_\_\_ date \_\_\_\_\_  
 \_\_\_\_\_ date \_\_\_\_\_  
 \_\_\_\_\_ date \_\_\_\_\_  
 \_\_\_\_\_ date \_\_\_\_\_



The Maryland-National Capital Park and Planning Commission  
 Department of Parks/Montgomery County  
 Parkside Headquarters  
 9500 Brunett Avenue  
 Silver Spring, Maryland 20901  
 (301) 495-2535

scale: 1" = 50'

project: **CONCEPTUAL DEVELOPMENT PLAN**  
**WATERS HOUSE**  
 date: 12/01/98  
 sheet 1 of 1





-PROPOSED ENTRY TO SITE.



-VIEW TOWARD ACCESSIBLE PARKING AREA.



VIEW TOWARD PROPOSED ACCESS LANE & PARKING SOUTH OF BARN.



VIEW TOWARD COURTYARD AREA.





VIEW TOWARD PROPOSED PARKING & ACCESS  
LANE LOCATED WEST OF RUN-IN SHED



VIEW TOWARD PROPOSED ACCESS & PARKING  
NORTH OF BARN.



VIEW OF REAR OF HOUSE - TOWARD BARN.

PLEASE NOTE: THE PROPOSED ACCESS  
AND PARKING AREA WILL NOT DISTURB  
ANY TREES.  
THEREFORE A TREE SURVEY IS NOT INCLUDED  
IN THIS SUBMITAL.

- to be ~~stronger~~ in lined
- 1) to lot to go outside  
ew. str behind carries  
hse.
  - 2) acc phg on 2 levels
  - 3) bike rack behind ch.
  - 4) wider <sup>stronger</sup> walkway to  
back door for unloading

2/24

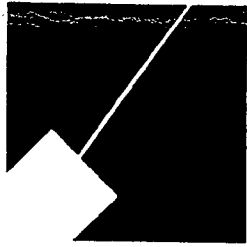
WETA -

Please add this  
file to the pile of  
"Wetters House" info  
on chain in Gwen's  
office - Hly

Perry.



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 2-24-99

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation *gwr*

SUBJECT: Historic Area Work Permit

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

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

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: M-NCPPC (Jan Wilson, Architect)

Address: 12535 Philistone Manor Lane, Germantown

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICE  
250 HUNGERFORD DRIVE, 2nd FLOOR ROOM 20850 WILLC, MD 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: JAN WILSON

Daytime Phone No.: 301 495 2544

Tax Account No.: 03192878

Name of Property Owner: MNLCPCC Daytime Phone No.: 301 495 2544

Address: 9500 BRUNETT AVE SIL SPR MD 20901  
Street Number City State Zip Code

Contractor: N/A Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: SAME Daytime Phone No.: SAME

**LOCATION OF BUILDING/PREMISE**

House Number: 12535 Street: MILESTONE MANOR LANE

Town/City: GERMANTOWN Nearest Cross Street: OBSERVATION DR

Lot: \_\_\_\_\_ Block: N Subdivision: MILESTONE PARCEL D

Liber: 14697 Folio: 208 Parcel: P150

**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: SITE IMPROVEMENTS  
- WALKS, PARKING, ROADS

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 EXTENS/OADITIONS**

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.

Jan Wilson  
Signature of owner or authorized agent

29 Dec 98  
Date

Approved:  For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 2-24-99

Application/Permit No.: 9902030872 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

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

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**2. SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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**

- a. 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.
- b. 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 ONTO MAILING LABELS.**

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

GERMAN TOWN  
SENECA JOINT VENTURE  
C/O TENENBAUM & SAAS P.C  
4330 EAST WEST HIGHWAY  
SUITE 1150 BETHESDA, MD. 20814  
PARCEL C & E

LOT 18, BK 0  
ROBERT A. JR. & J.M. CLIFFORD  
12600 MILESTONE MANOR LANE  
GERMAN TOWN 20876

LOT 12, BK Z  
FALGON A. & R. SHAH  
12523 EAGLE VIEW WAY  
GERMANTOWN MD. 20876

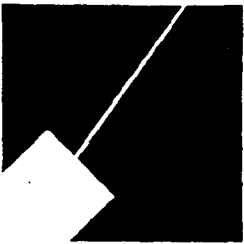
LOT 13, BK Z  
RICHARD A. & C.A. TELLE  
12532 MILESTONE MANOR LANE  
GERMANTOWN 20876

LOT 16, BK 0  
TY M. & C. CHING  
12604 MILESTONE MANOR LANE  
GERMANTOWN 20876

LOT 17, BK 0  
KAISER & Z. AHMED  
12602 MILESTONE MANOR LANE  
GERMANTOWN 20876



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 2-24-99

MEMORANDUM

TO: Historic Area Work Permit Applicants - #79/1-99A

FROM: Gwen Wright, Coordinator  
Historic Preservation Section *gwh*

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

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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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 12535 Milestone Manor Lane **Meeting Date:** 02/24/99  
**Resource:** Master Plan Site #19/1 **Review:** HAWP  
(Pleasant Fields/Waters House & Barn)  
**Case Number:** 19/1-99A **Tax Credit:** N/A  
**Public Notice:** 02/10/99 **Report Date:** 02/17/99  
**Applicant:** M-NCPPC (Jan Wilson, Agent) **Staff:** Perry Kephart  
**PROPOSAL:** Paving, Walkways **RECOMMEND:** Approval

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**DATE OF CONSTRUCTION:** ca. 1800

**SIGNIFICANCE:** Individual Master Plan site.

**ARCHITECTURAL DESCRIPTION**

The house is built in three sections; the lower two story brick building in about 1797, the middle frame section in about 1870 (both are side-gabled, two bay structures), and the largest front-gabled, 2 ½ story, 3 bay section - and the porch across the front of all three sections - in about 1890.

The frame bank barn is from about 1870. The frame carriage house located between the barn and house is also from the 19<sup>th</sup> century. Behind the barn is an early 20<sup>th</sup> century ell-shaped, frame loafing shed that with the barn form the perimeter of a barnyard that is indicated on the attached plan as a "courtyard". Next to the barn is a frame corn crib.

**PROPOSAL**

The applicant proposes to:

1. Provide access and parking by means of a paved driveway leading from Milestone Manor Lane across the front of the property to the corn crib. A single width dropoff lane is proposed to circle from the driveway to the front of the house. Parking is proposed to be placed around three sides of the barn and loafing shed. Accessible parking is proposed to be placed between the carriage house and the barn to the rear of the carriage house. The driveway and lined parking lot are proposed to be paved with gravel imbedded asphalt.
2. Connect the three buildings with a system of brick paver walkways to allow for all-

weather access to all the buildings, including up the ramp to the upper level of the bank barn. Walkways are also proposed for the "courtyard".

### **STAFF DISCUSSION**

The proposed project is a reasonable solution to the need for accessibility and onsite parking that are part of the adaptive re-use of the site for extensive public use. The parking is being placed at the rear of the site to minimize the visual intrusion. Although the site has historically been the center of a farming operation, it is now at the edge of a densely populated suburban development with an elementary school to be built on one side of the property and playing fields planned for the other side.

The materials proposed for the walks and driving areas are appropriate to the setting. The brick walkways are in keeping with the Victorian house and outbuildings.

The use of paving for the roads is not historically accurate, but the use of imbedded gravel is a reasonable compromise, and meets the need for an all weather, low maintenance road surface. Although the installation of brick walkways in the barnyard is also not historically accurate, it allows for the use of the space and of the loafing sheds as a public gathering place.

Staff would note that the installation of a narrow roadway across the front lawn of the historic house is somewhat problematic, but is a compromise that has been included in order to allow the house to be brought back into adaptive use. The alternative would be to place the accessible parking spaces at the front of the house, or to ask those needing accessible parking to enter through the rear of the building.

Finally, staff would suggest that more accessible spaces should be included in the parking layout at the lower level near the courtyard and near the entrance to the bank barn to allow for the significant changes in grade between the two levels.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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 Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from

the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will 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.

and with the general conditions applicable to all Historic Area Work Permits that the applicant shall present the permit set of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), 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: JAN WILSON

Daytime Phone No.: 301 495 2544

Tax Account No.: 03192878

Name of Property Owner: MHCPPC Daytime Phone No.: 301 495 2544

Address: 9500 BRUNETT AVE SIL SPR MD 20901  
Street Number City State Zip Code

Contractor: N/A Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: SAME Daytime Phone No.: SAME

## LOCATION OF BUILDING/PREMISE

House Number: 12535 Street: MILESTONE MANOR LANE

Town/City: GERMANTOWN Nearest Cross Street: OBSERVATION DR

Lot: \_\_\_\_\_ Block: N Subdivision: MILESTONE PARCEL D

Liber: 14687 Folio: 208 Parcel: P150

## 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: SITE IMPROVEMENTS - WALKS, PARKING, ROADS

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.

Jan Wilson  
 Signature of owner or authorized agent

29 Dec 98 (4)  
 Date

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

GERMAN TOWN

SENECA JOINT VENTURE  
C/O TENENBAUM & SAAS P.C  
4330 EAST WEST HIGHWAY  
SUITE 1150 BETHESDA, MD. 20814

PARCEL C & E

LOT 18, BK 0

ROBERT A. JR. & J.M. CLIFFORD  
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12523 EAGLE VIEW WAY  
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12532 MILESTONE MANOR LANE  
GERMANTOWN 20876

LOT 16, BK 0

TY M. & C. CHING  
12604 MILESTONE MANOR LANE  
GERMANTOWN 20876

LOT 17, BK 0

KAISER & Z. AHMED  
12602 MILESTONE MANOR LANE  
GERMANTOWN 20876

(5)

## HISTORY

The first member of the Waters family to come to the New World, John Waters, was born in England and emigrated to America in the mid-1600s. His great-grandson, Basil Waters, inherited land in Germantown from his father and built the first section of the House in time for him, in 1797, to move in with his bride, Anne Pottinger Magruder, daughter of the Revolutionary War hero, Col. Zadock Magruder. Basil named the property "Pleasant Fields." A cousin, Dr. William Waters, built an addition to the House in the 1870s, where he practiced medicine. His son, Charles Clarke Waters, built the largest section of the House and added the Barn and a racetrack in the 1890s. He raised standardbred horses, making the Pleasant Fields Stock Farm well-known in regional racing circles. The property was sold out of the Waters family during the Depression, and was bought in 1991 by the South Charles Realty Corp., which restored the House over two years at a cost of \$900,000.

The Waters Bank Barn and House are historically priceless: they are one of the few nineteenth century farm properties remaining in Montgomery County—a reminder of the County's agricultural heritage. The Barn, built in the 1890s, is a two-story structure standing near the Waters House. Its main-floor level was used for threshing, with overhead wheat bins and hay loft. The lower-floor level contained stalls and tack rooms for horses. The House, built in 1797, is a two-story, 3,600 square-foot structure that was restored by South Charles Realty Corp., a subsidiary of NationsBank, and deeded to the Maryland-National Capital Park and Planning Commission in January 1997.

The Montgomery County Department of Park and Planning will manage the House and Barn, making them available for public use. The House is an ideal site for small meetings and social events, such as weddings. The Barn will be ideal for large meetings and public events, such as fairs and festivals, school programs, and adult workshops, and for a County history exhibit that will be developed and operated by the Montgomery County Historical Society, which for 50 years has collected, preserved, and interpreted County history to scholars, students, genealogists, and the general public.

## WATERS: PROPOSED SITE IMPROVEMENTS

MNCPPC staff is submitting a proposed site improvement plan that offers a significant change to the site plan for the Water's property that was approved by HPC in 1994.

Staff proposes to place all of the parking to the west of the house, mostly around the barn. There will be two parking spaces for accessibility on the west side of the house. All access roads and parking are proposed to be surfaced with the same gravel imbedded asphalt design that will be placed over the gravel parking area at the Beall-Dawson House in Rockville, MD. (Construction documents provided).

Staff is proposing a lane looping from the main access road to the front of the building. This lane should serve two purposes. The first is to act as a drop off for guests that may not be able to handily reach the house from the parking lots. The second purpose is to draw the eye to the front of the house. This lane is designed deliberately to be one lane wide to discourage any other uses.

The opening through the corn crib is only large enough for one lane of traffic, but the proposed site plan is two way for the rest of the site's major access roads.

The rear of the house, the barn and the court yard created by the barn and the run-in sheds are programmed to provide for the exterior use on the site. To serve this end a series of walks are proposed. The walkway surface is proposed to be made of brick pavers, and of a construction that is the same as that of the walkways at Woodlawn Cultural Park (construction documents not available at this time).

The location and size of the carriage house make it ideal for use as a stand-a-lone rest room facility and that is reason for the walk way design that is around it.

The trellis has not been designed yet, and is shown here for siting purposes only.

N:\PROJECTS\Waters\HPCdescrip.wpd



## USE PLAN for the Waters Barn and Grounds

The Waters Barn has great potential for a broad variety of events and number of people that it could accommodate. The barn will offer a large, open assembly hall on its main floor, suitable for large meetings and social events, plus space for a Montgomery County history exhibit. The lower level will offer break-out areas for smaller group functions, rest rooms, a catering kitchen, and office and storage space.

A large, grand room on the main-floor level will accommodate the following:

- History exhibit
- Dances
- Banquets
- Training and education programs
- Lectures
- Receptions, parties, social events
- Art performances
- Rallies, fundraisers

The ground-floor lower level will provide:

- Assessible restrooms
- Warming kitchen
- Break-out meeting/activity rooms
- Office rooms
- Storage and custodial rooms

In addition, an outbuilding shed adjacent to the barn will be rehabilitated to provide space for outdoor exhibits and displays. Paved parking, plus an overflow parking area, with night lighting for the lots, pathways, and sheds, will be provided.

**CRUSHED STONE OVERLAY SPECIFICATIONS**

**I. Materials**

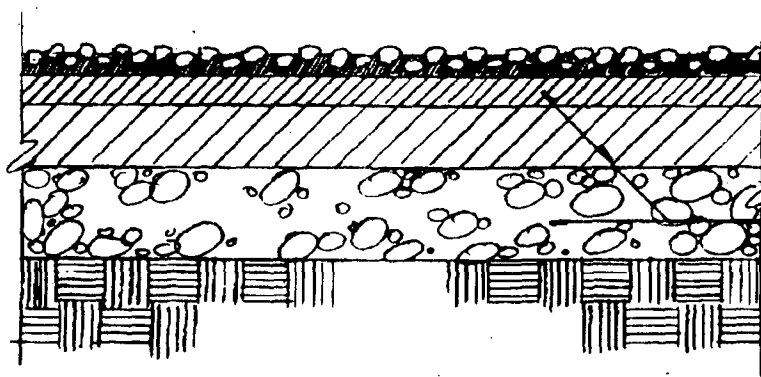
- A. Liquid Asphalt: Use CRS2 emulsified asphalt
- B. Crushed Stone Aggregate: washed crushed quartzite stone, yellow orange in color, size: #8

**II. Surface Course Placement**

- A. The plant mix bituminous concrete base must be in place and cured for two months prior to application of the aggregate surface treatment. Sweep surface clean prior to application of surface materials.
- B. Weather: apply surface materials in dry weather only, when ground temperature is 50 degrees Fahrenheit and rising.
- C. The rate of application for materials is as follows:
  - 1. Liquid Asphalt: Use a one shot, .35 gal. sq. yd. surface treatment. Use a second shot (.3 gal. Per sq. Yd.) if the initial application does not have an uniform texture.
  - 2. Crushed Aggregate: 25 lbs. per sq. yd.
- D. All spray nozzles on the liquid asphalt rig must be cleaned prior to application to insure that there is a uniform application of the liquid asphalt.

- E. Immediately following (within a minute) the application of the liquid asphalt, the gravel is to be spread to cover the asphalt. Use an aggregate spreader to evenly spread the crushed stone aggregate over the liquid asphalt. Use a chip spreader for large jobs, or a tailgate spreader for small jobs.
- F. Use a pneumatic tired roller to roll the surface after spreading the aggregate. The roller is to immediately follow the gravel spreading to ensure full adhesion of the gravel to the asphalt. If there is a delay or breakdown in any part of the process, all work will stop immediately.
- G. The surface treatment must be allowed to cure for two days after application prior to use.

9



CRUSHED STONE OVERLAY SET IN LIQUID ASPHALT - SEE ABOVE SPECS

3 L-8 ASPHALT DRIVE

Project

**Historic Landscape Plan**

**Beall-Dawson House  
Rockville, Maryland**

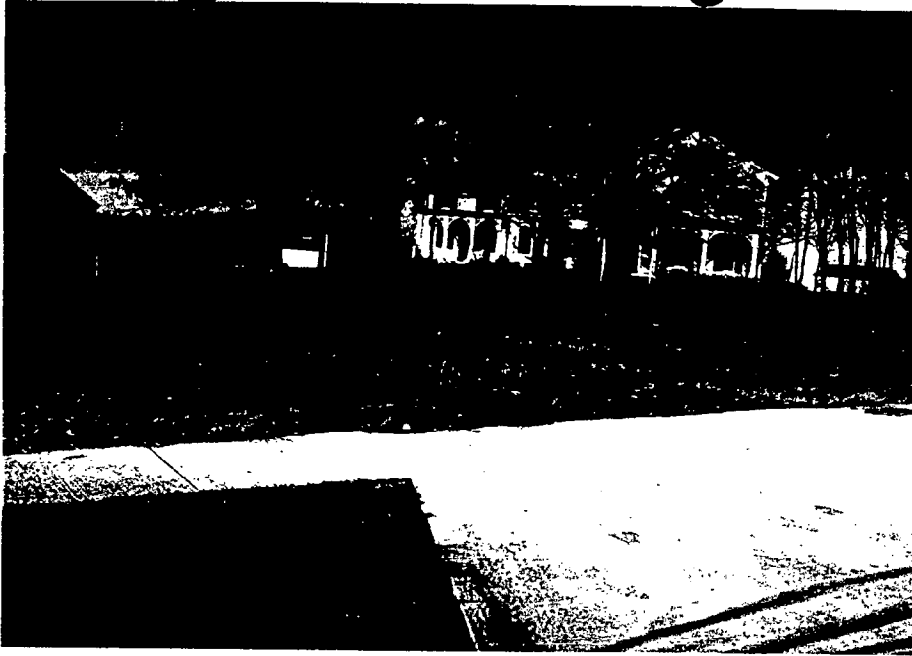
Landscape Architect:

**Stephenson & Good**  
1010 Wisconsin Avenue, N.W.  
Washington, D.C. 20007

Owner:

**City of Rockville**

7 **CRUSHED STONE OVERLAY**  
SCALE: 1 1/2" = 1'-0"



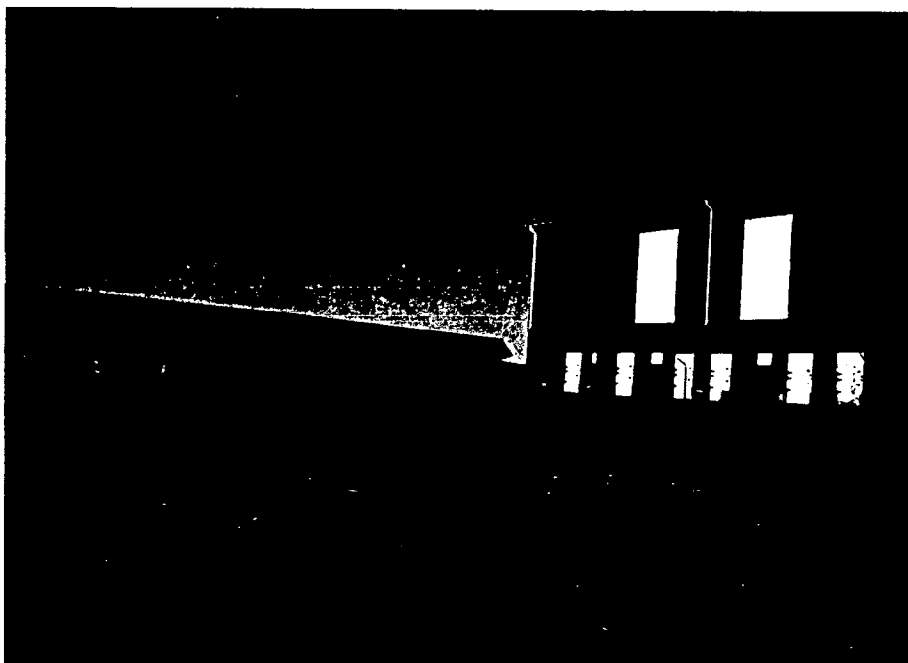
PROPOSED ENTRY TO SITE.



VIEW TOWARD ACCESSIBLE PARKING AREA.



VIEW TOWARD PROPOSED ACCESS LANE &  
PARKING SOUTH OF BARN.



VIEW TOWARD COURTYARD AREA.





VIEW TOWARD PROPOSED PARKING & ACCESS  
LANE LOCATED WEST OF RUN-IN SHED



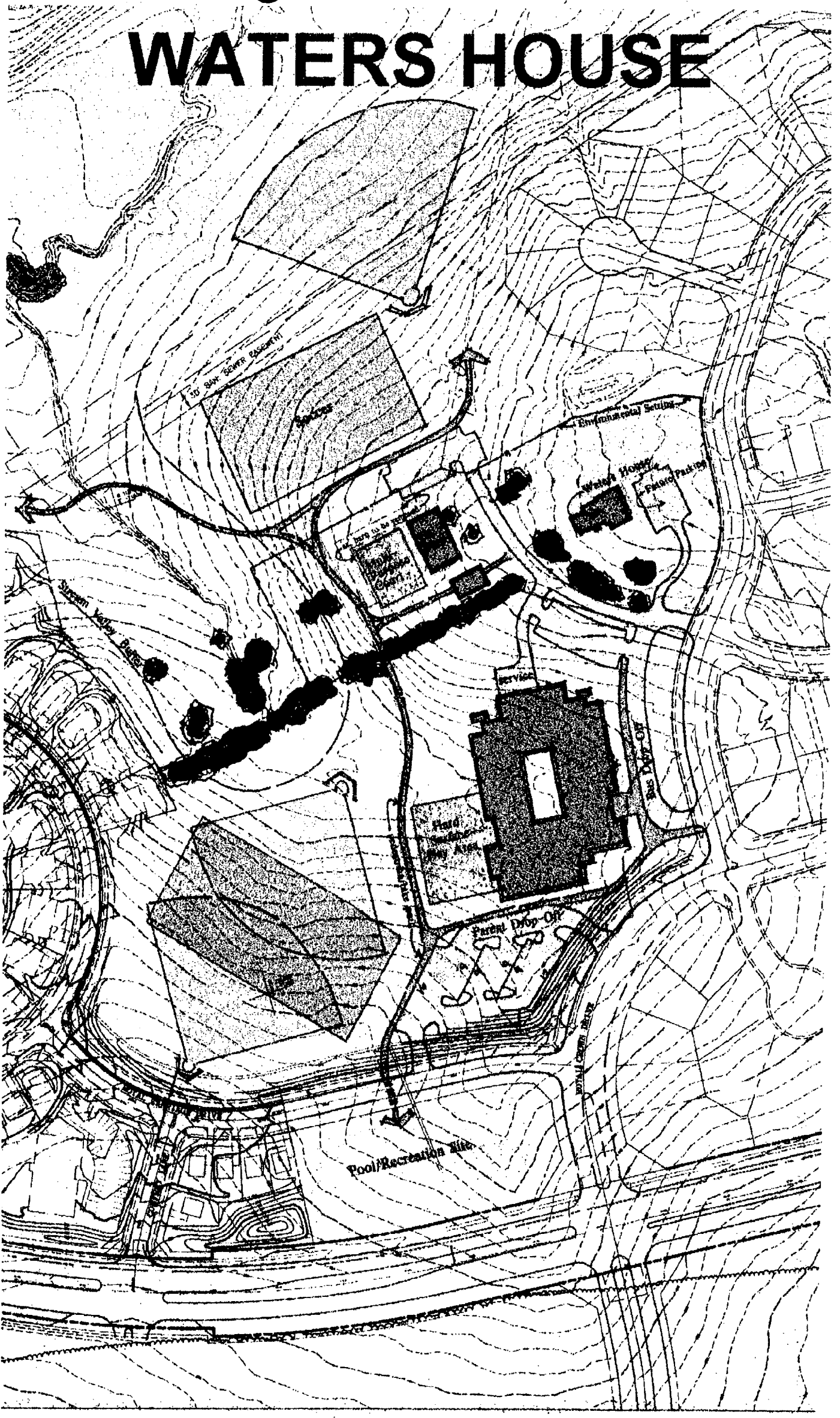
VIEW TOWARD PROPOSED ACCESS & PARKING  
NORTH OF BARN.



VIEW OF REAR OF HOUSE - TOWARD BARN.

PLEASE NOTE: THE PROPOSED ACCESS  
AND PARKING AREA WILL NOT DISTURB  
ANY TREES.  
THEREFORE A TREE SURVEY IS NOT INCLUDED  
IN THIS SUBMITAL..

# WATERS HOUSE



conduct w

**Date:** 2/22/99  
**Sender:** Coleman.L  
**To:** Wilson Jan, Wright  
**cc:** Brooks Terry, Schmieler, EdwardsS, Ponsford  
**Priority:** Normal  
**Subject:** Relation of WAters House Conceptual Development Plan to Appr

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In reviewing the approved site plan for Milestone, the path shown in the vicinity of the Waters House is not the same as shown on the Waters House Conceptual Plan. If the new Park Plan is intentionally changing the location of the path, this amendment should be clarified and the developer notified since the developer is supposed to construct the path. This is important because we do not want to create a gap in the trail system as we modify and re-examine the trail location.

Also, Larry Ponsford tells me that a tot lot is supposed to be located on the Waters House property. The Parks Dept agreed to this since the developer could not fit a tot lot on adjoining property.

Thanks!  
nearby way. in park →

l - \$ say hang is coming - shafinger  
e, Steve's desk

into phe  
trail has to be run thru to

Perry - FYI

**Date:** 2/22/99  
**Sender:** Ponsford  
**To:** Coleman.L, Wilson Jan, Wright, Gries William  
**cc:** Brooks Terry, Schmieler, EdwardsS  
**Priority:** Normal  
**Subject:** Historical and Legal Context of the Waters House Conceptual

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The approved site plan for the MILESTONE HOUSING shows the path as the developer's obligation. It also shows the approved layout for the play fields, although DevRev and Parks have since agreed upon modifications to the layout. The Waters House Property was specifically excluded from the HOUSING site plan.

There were several issues about the park layout, some about the Waters House, and a couple about the relationship between them. Many drawings were produced by Parks, HP and DevRev staff. The issues affecting the approved site plan for the HOUSING site plan were the deletion of the park's tennis courts and the addition of a tot lot.

The tennis courts were deleted by Parks staff as being incompatible with the nearby housing on the short cul-de-sac. DevRev has no issue with this. The tot lot was agreed to by Parks as long as three-four years ago. Several areas of the approved housing site plan were amended to 1.) accommodate a different configuration of MPDU's and Day Care, to 2.) consolidate and relocate other developer-proposed recreation, and to 3.) protect a small family cemetery from the negative effects of an adjacent proposed tot lot. Over the past three years, I have reminded two and possibly three Parks staff that the orphaned tot lot was to move into the park, because there was room after deletion of the tennis courts. Each time, Parks staff agreed to make sure the tot lot was in the park layout. I assume it is being incorporated into the current plans.

The Waters house has its own long history. Without getting into how the building became what it is now, I can discuss the various site design issues. First, however, it should be stated that, because the property was transferred to the Parks department, it escaped the requirement for Site Plan Review required by the Zone. This is not to say, however, that there were no site plan issues.

The Chairman emphatically specified that the Park, the Waters House and the School, as well as the Day Care Center beyond the School, ALL be site planned together to assure functional symbiosis between their respective functions and to share parking and pedestrian access to the maximum extent possible. The School parking was to be located so the Waters House could share it. Pedestrian connections between the School and the Park weaving through the Waters site were an issue. Access through the Waters site parking to the Park parking was an issue. The Waters yard relationship to the pedestrian seating areas of the playfields was an issue. Access to the Park across the front of the Waters site was an issue.

But more importantly, originally the Milestone housing site plan set aside the Waters House property, and the Planning Board subsequently required the original developer Len Forkas to spend \$750,000 to renovate the Waters House for a public purpose yet to be determined. In the absence of any interest by Parks, Forkas renovated it (over \$900,000) for donation to a trustee, who was to manage the property for occupants such as the Maryland Historic Trust (?) or a private conference/meeting facility with a commitment to partial public use. All that became unnecessary when it was ultimately given to Parks.

The house as it stands now is a required amenity of the Neelsville Village Site Plan; it was required as a condition of approval by the Board. The RMX Zone Optional Method allowed a 100,000 sf retail center to be approved rather than a few single-family houses, provided significant amenities and facilities were proposed to offset the impact of the increased development. The Waters House is part of that package provided by the developer. For these reasons it cannot cease to be a public amenity/facility.

FUTURE COUNTY WIDE TRAIL

ADULT FOOT TRAIL

5

2

4

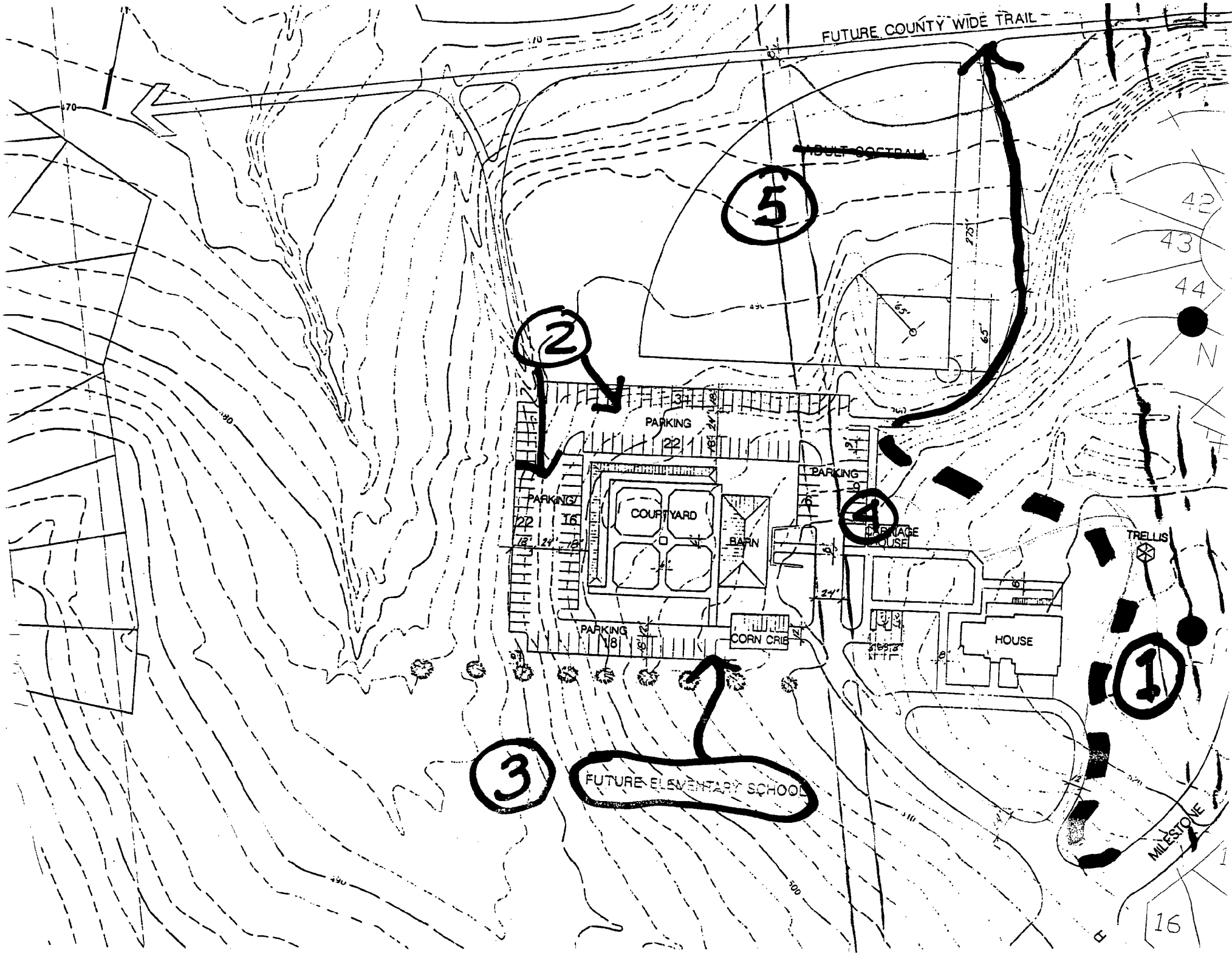
3

FUTURE ELEMENTARY SCHOOL

1

MILESTONE

16



Feb 11, 1999

Dear Gwen,

THIS IS VERY INFORMAL commentary on what I conveyed at Park Planning Review Committee on Waters Farm (I do not think they publish minutes.....) My comments are keyed to attached map:

1. Safe trail connection from Milestone (which has sidewalk) to countywide trail, portions of which are in or will soon be completed by developers as part of Milestone site plan approval (as 8' asphalt trail). This countywide trail will go east to Ridge Road Local Park and west to the Clarksburg Greenway. There should be OFF ROAD, OUT OF PARKING LOT trail connection from Milestone to "Future countywide trail." Jan Wilson was not sure whether such a connection could cross near trellis or anywhere on Waters House Site. But it could be an interpretation trail that leads to trellis and interpretative historical kiosk/signage. Significant trees could be identified as well.
2. The courtyard, barn and corn crib are surrounded by parking. Why? The adult softball field is no longer part of the plan (even though it shows.....) Why all the parking and why in that configuration? Can't parking be shared with the future elementary school on week-ends and evenings?
3. A stronger relationship should be anticipated between the elementary school and the historic buildings. We envision classes of kids visiting the historic sites but there is no trail connection shown to the future elementary school. At Park Plan Review, Jan Wilson agreed to show a desire line which should show up at the HPC presentation.
4. Jan also agreed to show an area for bicycle parking where trail connector from countywide trail to Waters House so cyclists could park bikes and walk around site.
5. With the disappearance of the Adult Softball field, why not envision a "festival grounds" or informal play area that could be used by Historical Society or community for outdoor community events??

Anyway, these are our thoughts.....

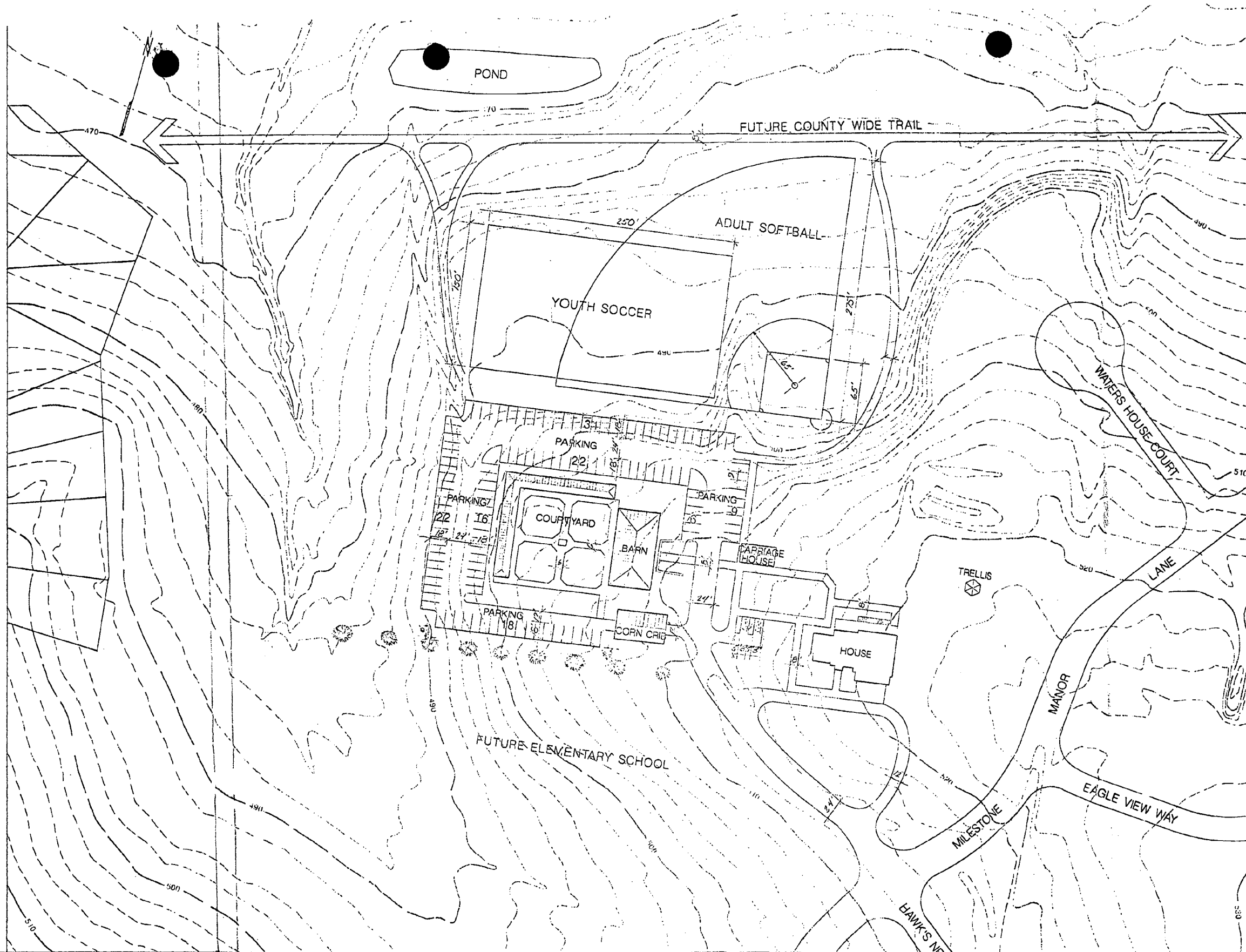
Lyn

cc: Karen



Re: Lyn's remarks about Pleasant Fields:

1. Would be extremely detrimental to landscaping and to event planning to put an 8" asphalt strip across the lawn of the Waters House past the gazebo/trellis. Why not run path down the road and hook up with the trail system at the corner of the parking lot behind the carriage house, i.e. on sketch delete the dotted line.
2. Parking out of sight behind the loafing sheds is in order to place it in least obtrusive place. Might be possible to phase it in if there are too many spaces at this time v. expected volume, but, as the slots are planned to be alongside a one-way road, phasing may not be practical. Parking could be shared with the school in the future, but there needs to be quite a bit of on-site parking with 4 venues at Pleasant Fields (house, house lawn, bank barn and loafing shed/barnyard) (5 venues - add frolicking meadow, see 5).
3. Everything re the school can be worked out when the school is built - or show a dotted line out into the middle of the future site. Not clear that there needs to be a path so that the kids can visit the site - they can walk down their driveway and up the house driveway. Paved trails crisscrossing open spaces can be overdone.
4. I will ask the HPC to include a bike parking in the proposed parking area at the back of the carriage house. Would not suggest adding more paved area.
5. Glad to hear the softball backstop is out of the picture, but do not see that anything needs to be done to the field except keep it mowed if it is supposed to be used for frolicking in the meadow.



NOTE  
DISTANCE BETWEEN TREES AND  
PARKING & CURB SHOULD BE 10' MIN.

TREES NOT IN SCALE

design  
landscape architect \_\_\_\_\_ date \_\_\_\_\_  
architect \_\_\_\_\_ date \_\_\_\_\_  
engineer \_\_\_\_\_ date \_\_\_\_\_  
*Christina J. Anderson*  
drawn by \_\_\_\_\_ date \_\_\_\_\_

review and approval  
chief of park planning and development \_\_\_\_\_ date \_\_\_\_\_  
region chief \_\_\_\_\_ date \_\_\_\_\_  
approved by montgomery county park commission \_\_\_\_\_ date \_\_\_\_\_

review and comment  
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The Maryland-National Capital Park and Planning Commission  
Department of Parks/Montgomery County

Parkside Headquarters  
9500 Brunet Avenue  
Silver Spring, Maryland 20901  
(301) 495-2535

project: CONCEPTUAL DEVELOPMENT PLAN

# WATERS HOUSE

14

scale: 1" = 50'

date: 12/01/98

sheet 1 of 1