

-20/4-97A : 8711 Snouffer School Rd
: Gaithersburg, MP #20/4r (Dickerson
House)

ENVIRONMENTAL

• Environmental Design Engineering

QUALITY

• Construction

RESOURCES, INC.

• Maintenance

Stormwater Management • Stream Restoration • Wetland Mitigation • Revegetation • Pond Maintenance

Corporate:

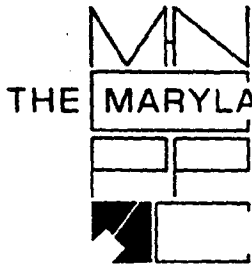
8711 Snouffer School Rd.
Gäithersburg, MD 20879
Tel. 301-208-0123
Fax 301-208-0188

Baltimore:

6917 Proctman Avenue
Baltimore, MD 21237
Tel 410-483-3444
Fax 410-483-4268

Carter B. McCamy

President



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: B-13-97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: Gwen Wright, 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) guttering of storage shed to be added
in order to drain watershed from shed
roof away from existing barn banked
stone wall

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

Applicant: M-NCPPC & Environmental Qual Res. Inc.
(Carler McCamy, agent)

Address: 8711 Snoutter School Road Gaithersburg

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.



RETURN TO: 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: Carter McCamy

Daytime Phone No.: 301) 208-0123

Tax Account No.: N/A

Name of Property Owner: Maryland National Capital Park and Planning Commission Daytime Phone No.: Scot Wallace-Legal 301) 495-4646

Address: 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760
Street Number City State Zip Code

Contractor: Environmental Quality Systems, Inc. Phone No.: 301) 208-0123

Contractor Registration No.: N/A

Agent for Owner: Carter McCamy Daytime Phone No.: 301) 208-0123

LOCATION OF BUILDING/PREMISE

House Number: 8711 Street: Snouffer School Road

Town/City: Gaithersburg, Nearest Cross Street: Centerway Road

Lot: _____ Block: _____ Subdivision: The Green Farm

Liber: 4618 Folio: 428 Parcel: _____

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: Barn

1B. Construction cost estimate: \$ 10,000

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: N/A

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

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]
Signature of owner or authorized agent

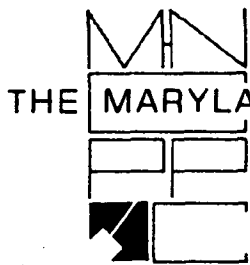
7/22/97
Date

Approved: w/condition For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 07-13-371 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 8-13-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, 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.

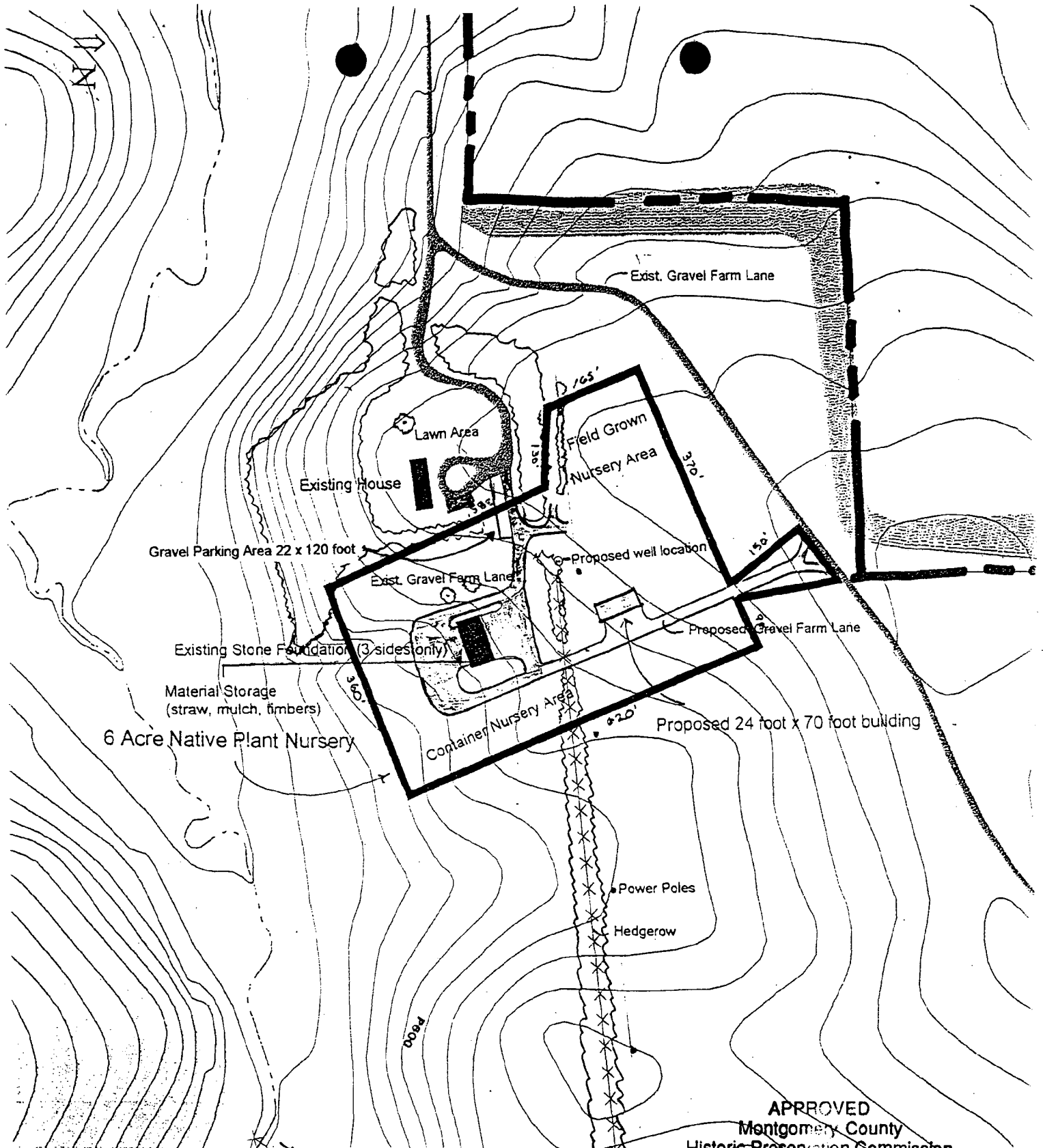
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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!



APPROVED
 Montgomery County
 Historic Preservation Commission

[Handwritten signature]

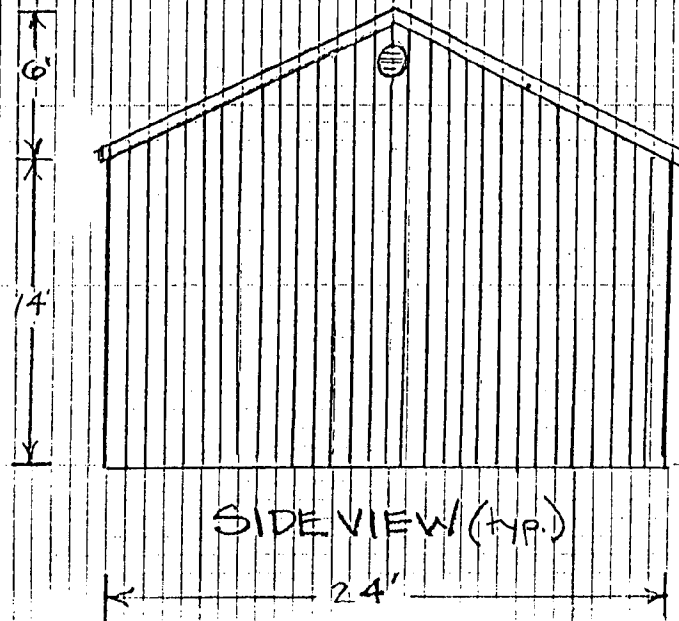
Environmental Quality Resources, Inc (EQR)
 8711 Snouffer School Road
 Gaithersburg, MD 20979

tel: 301-208-0123 fax: 301-208-0189

scale 1" = 200'

The Green Farm

Site Plan



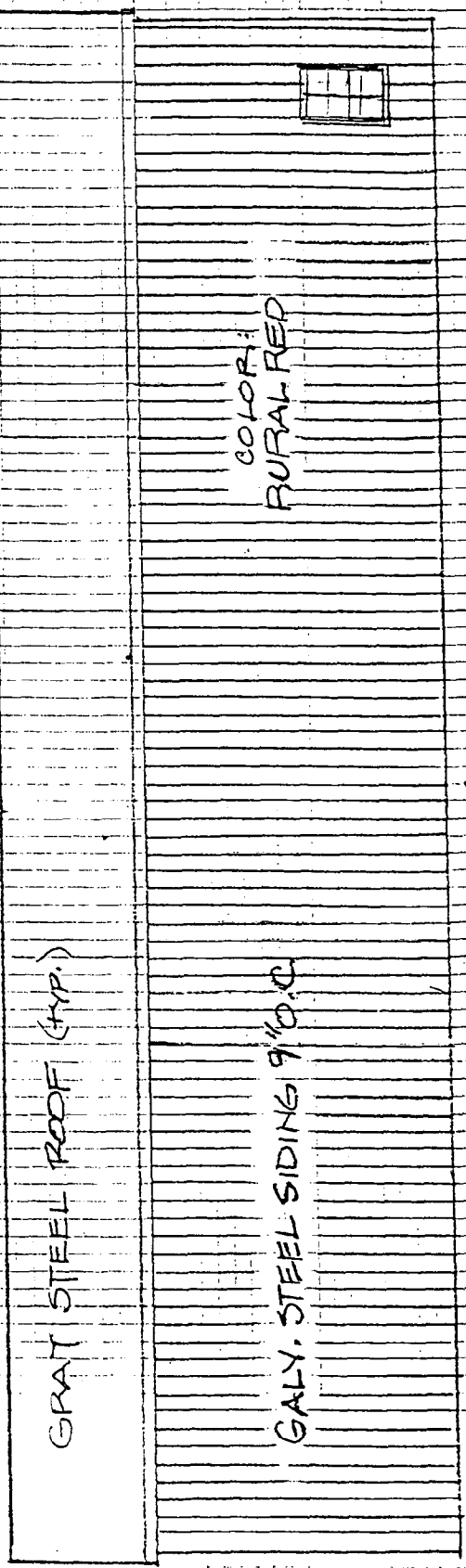
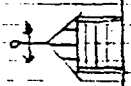
Environmental Quality Resources, Inc.
 8711 Snouffer School Road
 Gaithersburg, MD 20879

New Barn Design

Barn to be constructed as a pole barn with steel siding, 9" on center grooves upright, metal roof. The Barn will have 3 overhead and one entry door facing open field and woods to the east. The sides and rear will be as shown. The frame will allow for 14 foot clear on the inside with a 6 foot height to the roof ridge. Outside dimension to be 70 feet long x 24 feet wide. The barn will be painted a traditional rural barn red. A "cupola/weather vane" will be mounted on top.

APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]
 9/13/97

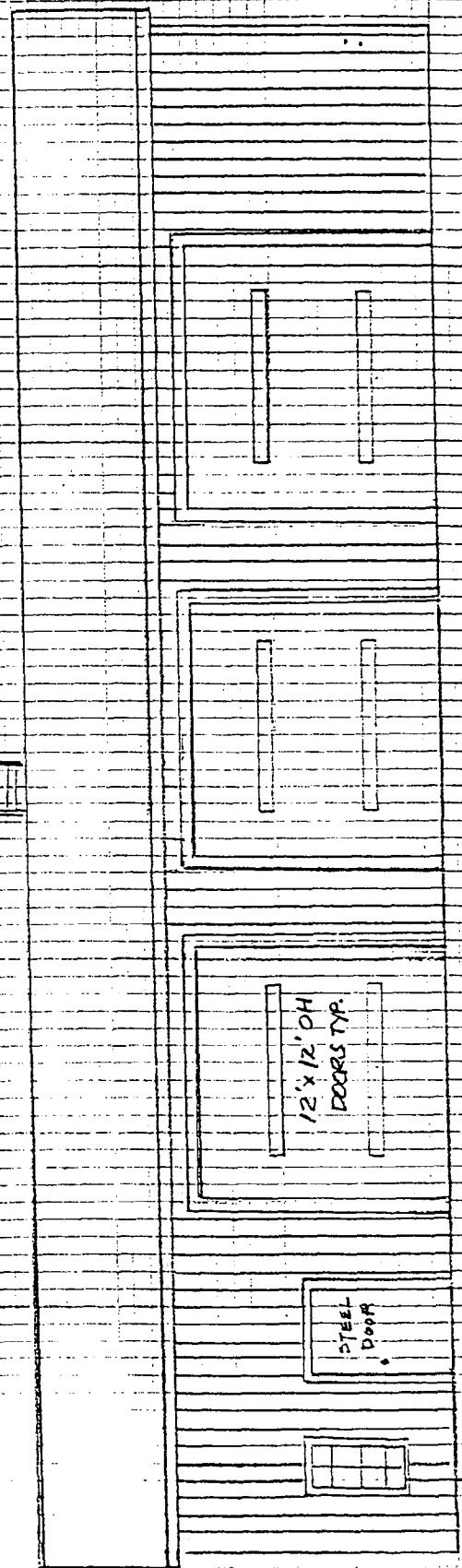
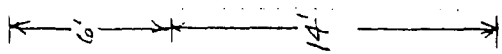
REAR VIEW



COLOR:
RURAL RED

GRAY STEEL ROOF (HYP.)

GALV. STEEL SIDING 9" O.C.



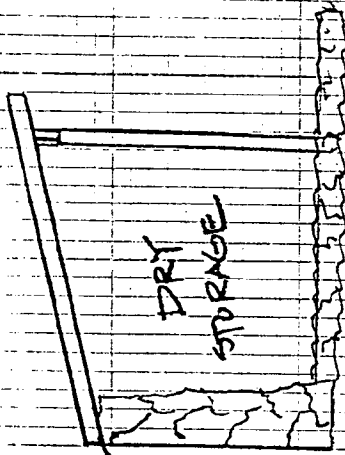
FRONT VIEW

70'



APPROVED
Montgomery County
Historic Preservation Commission

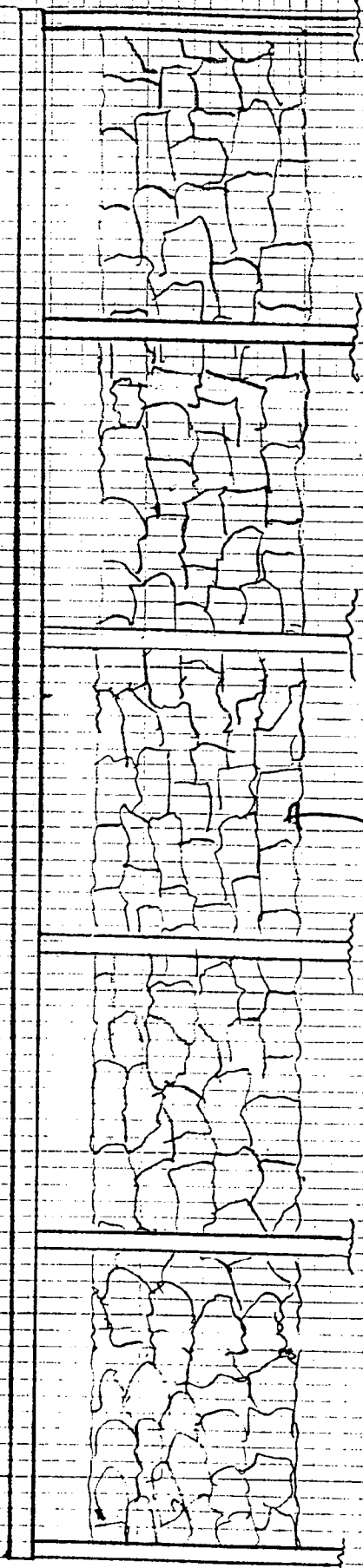
Tom C. [Signature] 9/13/97



EXISTING GRADE

DRY STORAGE

TIN ROOF OVER WOOD BEAM FRAMING



WOOD POSTS TYPICAL

EXISTING STONE FOUNDATION WALL (10' HEIGHT)

SHED STRUCTURE FOR STORAGE

UTILIZE EXISTING STONE BANK BARD WALL
(NO EXISTING STRUCTURE (WOOD))

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 8/13/97

DLH
2-SS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 8711 Snouffer School Road **Meeting Date:** 08/13/97

Resource: Master Plan Site # 20/4, Nathan Dickerson House/Green Farm **Review:** HAWP

Case Number: 20/4-97A **Tax Credit:** None

Public Notice: 07/30/97 **Report Date:** 08/05/97

Applicant: Carter McCamy, Agent for M-NCPPC & Env. Quality Resources, Inc. **Staff:** Perry Kephart

PROPOSAL: Barn & Shed Construction, Parking Area **RECOMMEND:** Approval
w/ guidelines on storage
barn

DATE OF CONSTRUCTION: ca. 1836

SIGNIFICANCE: Master Plan Site. Environmental setting is 30 acres.

ARCHITECTURAL DESCRIPTION

Late Federal and early Greek Revival three bay wood frame farmhouse with a rear ell and a later rear addition to the ell. There are three 6/6 shuttered windows on the second floor with two larger 6/6 shuttered windows on the first floor and transom-lit ten-light double doors on the right (east) side of the front facade. At the west end of the main block is an internal brick chimney. The ell has an external chimney with a one-story base and free standing stack on the north end and also a central chimney. The roof is covered with corrugated sheet metal. The house is sheathed with straight-sawn wood siding attached with cut nails on the front and center sections. The rear section is covered with later, round sawn wood siding and contemporary redwood siding. Greek Revival details include cornice end boards. There is a shed roof one-story front porch. A west door into the rear ell is protected by a small pedimented portico and is now used as the main entrance to the building.

BACKGROUND

The Nathan Dickerson House, also known as the Green Farm, was designated with an environmental setting of 30 acres as a Master Plan site in 1982. As such, it is subject to the highest level of review.

The principal farm residence appears to have been built all at one time by Nathan Dickerson on land purchased by him from the estate of Thomas Cramphin during the 1830's. At the death of Dickerson in 1860 the house was inherited by his daughter Rebecca Poole, and conveyed shortly thereafter to her brother Nathan C. Dickerson. Dickerson was a county

1

commissioner (1848-1849 and 1861-1863) who occupied the farm until 1876 when the farm was purchased by William T. Poole at mortgage foreclosure proceedings. The farm passed through a number of owners until the 1930's when it was purchased by Lois Green. She donated the farm (204 acres) to the Park and Planning Commission in 1975. Since that time the house has been lived in by tenants and park employees. A number of changes to the previously essentially intact farmhouse have occurred since 1975 including the replacement of the raised seam metal roof with corrugated sheet metal, disposal of half-round tin gutters (replaced with aluminum ogee gutters), and out-of-period modifications to the interior. The large bank barn was allowed to deteriorate and was demolished in about 1982, at approximately the same time as the house and 30 acres were designated as a Master Plan site under Criteria 1A, 1C, and 2A.

The stone walls of the bank barn are still in place and are included in this proposal. None of the other farm buildings (including a horse stable, corn house, wagon house, granary and cow stable) have survived. There is a gravel lane leading to the house and down to the barn site and another gravel farm lane leading into the adjacent field. The outlines of a terraced or waterfall garden can be seen to the south of the house.

The property is still owned by M-NCPPC. In May, 1997, Environmental Quality Resources, Inc. (EQR) entered into a long-term lease of the house and six acres for use as headquarters for a landscape and environmental consulting business and native plant nursery. EQR, in exchange, is providing natural resource consultation and land planning services in the design of a Park Master Plan for the entire thirty acre setting and, upon approval of the Plan, expect to make improvements to the Park-owned property.

Handwritten notes:
MP site
15 acres
EQR
MP site

PROPOSAL

Applicant proposes to :

1. Construct a 24' by 70' metal maintenance building in the field adjacent to the bank barn site. The structure is proposed to have a gray steel roof and barn-red galvanized steel siding. A cupola-like addition with a windvane is proposed for the center of the roof. There are three 12' x 12' overhead doors, an entry door and a window proposed for the front facade, facing away from the historic structure. The rear wall facing the house site is proposed to be red metal with one window at the far right end. The proposed height is 20'. The building is to be placed at an elevation approximately 12' lower than that of the house. Heavy vegetative screening, both evergreen and deciduous, is in place between the two sites such that the proposed structure is not expected to be visible from the house or upon entering the setting of the house. No trees are affected by the construction.

2. Build an open, three-sided materials (straw, mulch, timbers) storage shed on the site of the bank barn using the existing 10' stone bank wall as the back wall of the shed. The shed is proposed to be constructed of wood posts and framing with a tin sheet metal roof at the height of the existing bank grade. Scrub trees that are damaging the stone wall would be removed during construction. The structure is down hill from, and to the rear of, the historic house and should not be visible from the house.

3. Install a 22 x 120 foot gravel parking area to the rear of the house and adjacent to the existing gravel lane leading to the bank barn site. No trees would be removed.

4. Continue the existing gravel lane leading down to the bank barn site around the front of the proposed storage shed (through the site of the barnyard) and out past the proposed maintenance shed to connect with the existing gravel farm lane in the center of the field adjacent to the house site. (See Circle 7.)

STAFF DISCUSSION

The additions of a gravel parking area and gravel lane are compatible with the farm setting of the historic resource.

In staff's opinion the use of the stone wall and foundation masonry from the bank barn as part of a materials storage shed is to be commended in that the roofing proposed should provide much needed protection of the historic materials from the elements. Removal of vegetation that was endangering the stonework is also to be encouraged. The proposed shed appears to be an unobtrusive and pragmatic solution to the need for a dry storage area.

Bringing the historic farm site back into adaptive agricultural use as a nursery using contemporary structures is in keeping with the Secretary of Interior's Guidelines for Rehabilitating Historic Buildings. In the introduction to the Standards for the Treatment of Historic Properties is the following overview of building sites and setting:

The building site consists of a historic building or building, structures, and associated landscape features within a designed or legally defined parcel of land. A site may be significant in its own right, or because of its association with the historic building or buildings. The relationship between buildings and landscape features on a site should be an integral part of planning for every work project.

The setting is a larger area or environment in which a historic property is located. It may be an urban, suburban, or rural neighborhood or a natural landscape in which buildings have been constructed. The relationship of building to each other, setback, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood.

The maintenance building is set well away from the viewshed of the historic house and the now overgrown gardens. It is close enough to the sites of the demolished farm buildings to be considered to be in its proper context as an agricultural structure.

If at all possible, staff would encourage the applicant to attempt to identify and protect the sites of the earlier outbuildings in the interests of potential future archeological investigations. It should also be noted that although the waterfall garden is outside of the six acre area of interest for EQR, restoration of the garden would add significantly to the beauty of the historic setting.

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 with the Secretary of the Interior's Standards for Rehabilitation #1, #9 and #10:

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships, and

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., and

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,

and with the general condition applicable to all Historic Area Work Permits that the applicant 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.

(A)



RETURN TO: 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: Carter McCamy

Daytime Phone No.: 301) 208-0123

Tax Account No.: N/A

Name of Property Owner: Maryland National Capital Park and Planning Commission Scot Wallace-Legal
 Daytime Phone No.: 301) 495-4646

Address: 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760
Street Number City State Zip Code

Contractor: Environmental Quality Resources, Inc. Phone No.: 301) 208-0123

Contractor Registration No.: N/A

Agent for Owner: Carter McCamy Daytime Phone No.: 301) 208-0123

LOCATION OF BUILDING/PREMISE

House Number: 8711 Street: Snouffer School Road

Town/City: Gaithersburg, Nearest Cross Street: Centerway Road

Lot: _____ Block: _____ Subdivision: The Green Farm

Liber: 4618 Folio: 428 Parcel: _____

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: Barn

1B. Construction cost estimate: \$ 10,000

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: N/A

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

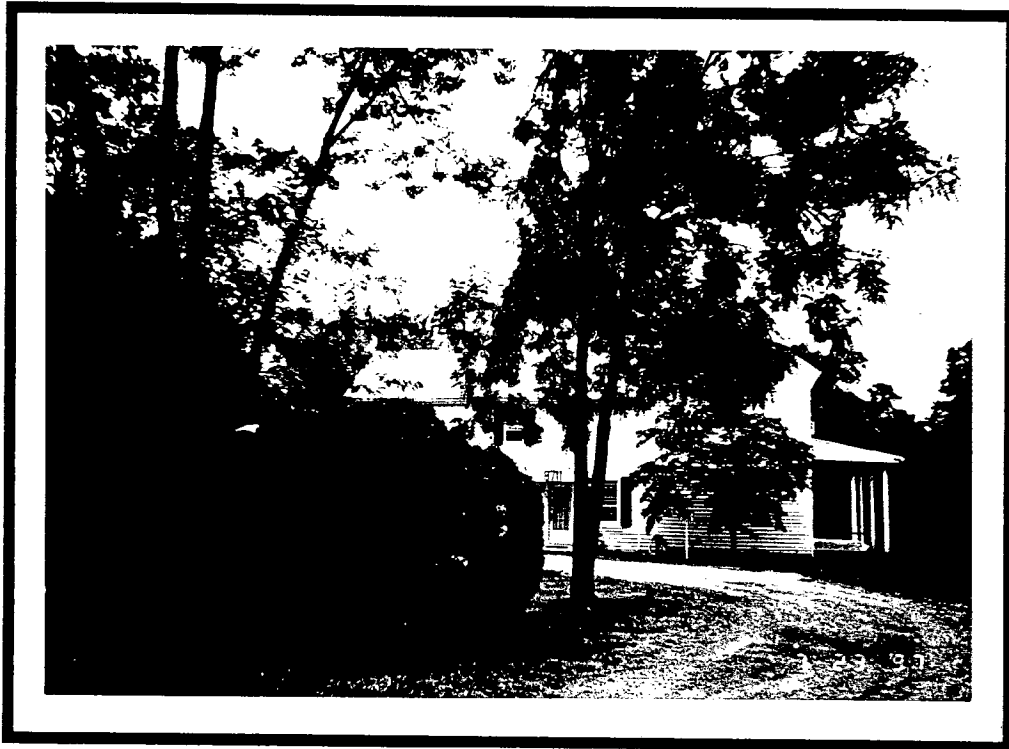
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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

5

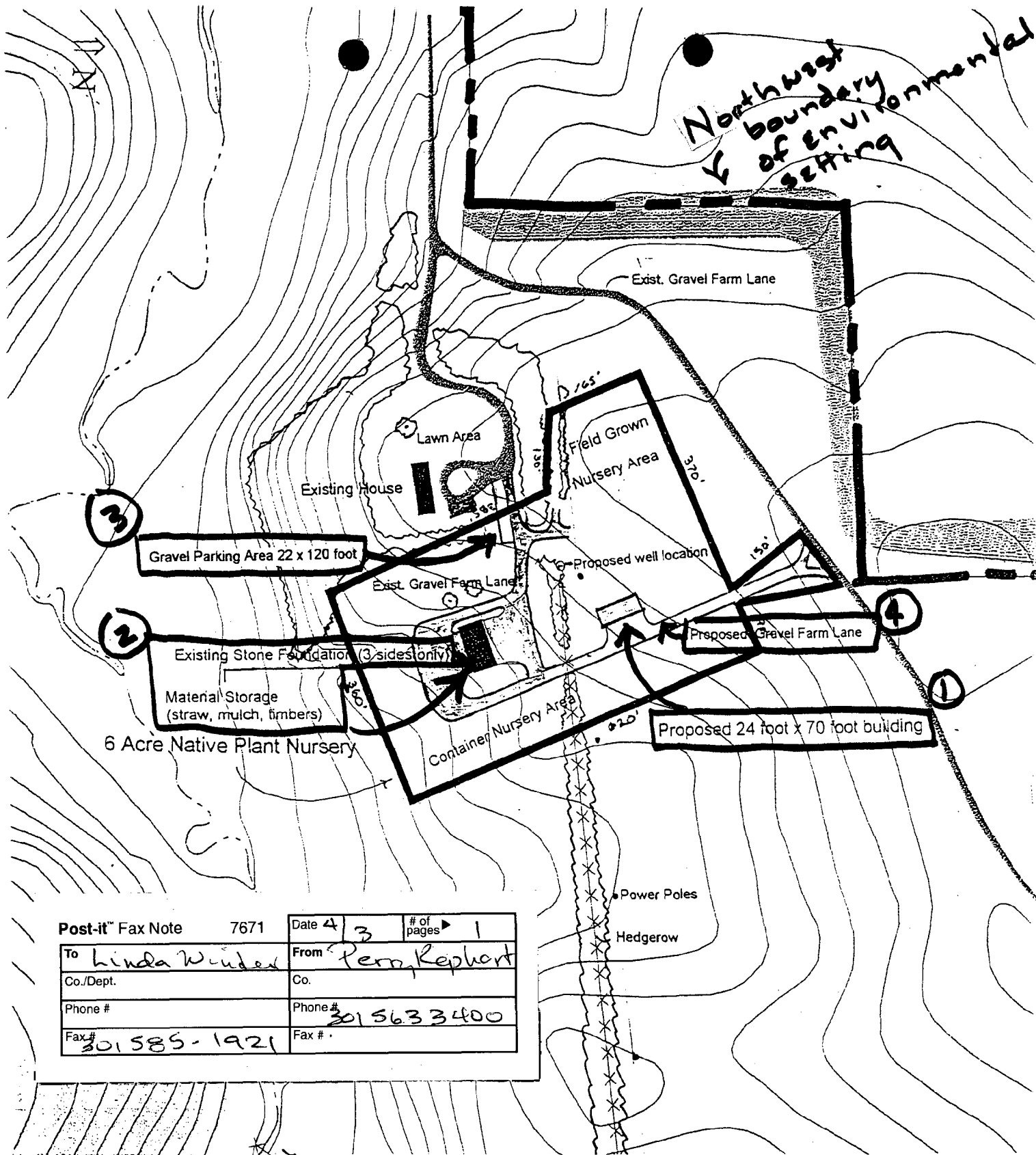


Historic House Front View



Historic House Side View

6



Environmental Quality Resources, Inc (EQR)
 8711 Snuffer School Road
 Gaithersburg, MD 20979
 tel: 301-208-0123 fax: 301-208-0189

The Green Farm
 Site Plan

scale 1" = 200'

7

ENVIRONMENTAL QUALITY RESOURCES, INC.

EQR



Stormwater Management • Stream Restoration • Wetland Mitigation • Reforestation • Pond Maintenance

July 22, 1997

Historic Preservation Commission
Department of Permitting Services
250 Hungerford Drive
Rockville, MD 20850

Re: Additions to The Green Farm Property

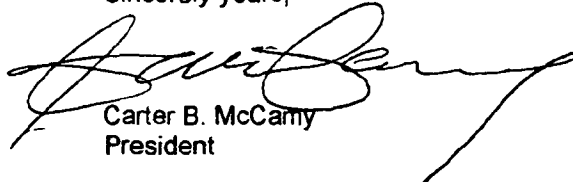
Historic Preservation Commission Members:

Please find attached a completed Historic Area Work Permit application, site plan, elevations and property use description. The application is for the addition of a barn to an adjacent field, the use of an existing stone foundation wall (considered deteriorated by M-NCPPC staff, 1982), and the addition of a parking area near the historic house.

The property in question is known as the Green Farm and has been managed to date by the Parks Department as a tenant dwelling rental. Environmental Quality Resources, Inc. (EQR) has a long term lease with the Parks Commission to occupy the house and to utilize 6 acres of adjacent field for our landscape operations and native plant nursery. In exchange, EQR will be providing natural resources consulting and land planning services to design a Park Master Plan for the property. Upon approval of the plan, EQR will build the new Park. The historic setting will be planned for appropriate improvements under the guidance of staff and the HPC.

EQR has occupied the property since May 1, 1997 and initiated necessary structural repairs to the house as part of our commitment to protect and enhance the historic setting. Our submitted improvements reflect the plan as approved by the Parks Commission and will allow us to utilize the property in an efficient manner that will not affect any historic resource. We have met with Mike Dwyer and Perry Kephart on site and have incorporated their comments in our submittal. I look forward to discussing our permit at the hearing.

Sincerely yours,



Carter B. McCamy
President

cc file

Corporate: 8711 Snuffer School Road, Gaithersburg, Maryland 20879 • 301-208-0123 • Fax 301-208-0189
Baltimore: 6917 Proctman Avenue, Baltimore, Maryland 21237 • 410-483-3444 • Fax 410-483-4268



Project Development Proposal for the Lois Y. Green Special Park

1.0 Proposal Overview

Environmental Quality Resources, Inc. (EQR), a natural resources management company based in Silver Spring, MD offers the following proposal to the Maryland-National Capital Park and Planning Commission for the development of the Lois Y. Green Special Park, in keeping with the deed to the Green Farm and the 1986 Project Development Plan for the property.

In exchange for use of the existing house and 6 acres of field and outbuildings, EQR will provide professional consulting and construction services to implement the elements of the Project Development Plan in a manner that will provide for long term benefits to the property and availability of planned uses sooner than could be expected through conventional means.

2.0 Key Element of the Deed to the Green Farm

On February 28, 1975, Mrs. Lois Y. Green conveyed 204.31 acres of land to the Maryland-National Capital Park and Planning Commission. The property is located northwest of the Montgomery County Airpark on Snouffer School Road. The deed specifically requests that the land "be used as open space, for park land, and for recreation in such a manner as to evidence the conservation of soil, water, woods and wildlife, and to that end, shall be maintained essentially in its natural condition, provided that the exact use of said real property within the above guidelines, shall be determined by the party of the second part." (The Commission)

3.0 Summary of the Findings and Recommendations of the Technical Advisory Committee establishing the Project Development Plan for the Green Farm (Attachment #2 is full report)

3.1 Goals and Objectives

- a. The establishment of the Lois Y. Green Farm as a "model" conservation demonstration area.
- b. The development of passive-type, public recreational facilities in concert with planned conservation demonstrations.

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- c. The interpretation of best land-use and resources management practices for the visiting public.
- d. The coordination of the development and programming with the existing activities on the Lois Y. Green Sligo Chapter IWLA grounds.
- e. The involvement of local and state conservation organizations in the planning, development, and management of the Green Farm conservation project.
- f. The establishment of an "Urban-Forestry Center" in partnership with the Maryland Forest and Park and Wildlife Service as a project feature.

3.2 Specific Highlights of Project Development Plan

- a. On-site opportunities for the demonstration of:
 - Soil stabilization
 - Woodlot management
 - Pond and stream management
 - Wildlife management
 - Stream restoration
- b. Introduction of:
 - Self-guided nature conservation/nature trail
 - Use of stormwater ponds as interpretive tools and possible recreational facilities
 - Construction of a multi-purpose lake
(Note: probably not allowed under today's standards)
 - Perimeter Maintenance/Wagon Road
 - Group picnic area
 - Conservation and nature study
- c. Use of public and private resources to develop such demonstration areas.
- d. Concerns regarding maintenance of facilities
- e. Importance to improve and maintain the historic structure and setting for future use as an interpretive center.

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4.0 Consistency of EQR Proposal with terms of the Deed and Project Development Plan

4.1 Overview of EQR Proposal for the Green Farm

Environmental Quality Resources, Inc. (EQR) proposes a use for the Green Farm that will promote long term enhancement of the farm for wildlife, water quality and other natural resources; provide for the construction of natural resources demonstration plots and for the development of educational and interpretive areas in keeping with the key elements of the deed and the Project Development Plan. The proposal will additionally provide for maintenance of, and improvements to, the historic farm house, buildings and historic setting, all of which will occur in full cooperation with M-NCPPC, relevant agencies and parties as deemed appropriate by the Commission.

This proposal would allow the use of the house and approximately 6 acres to the east of the house, for the EQR native plant nursery, landscape operations and ecological research center, with EQR providing a 15 year design build program for the implementation of the Project Development Plan.

4.2 Implementation of the Development Plan

It is proposed that EQR develop a 15 year plan in, conjunction with a development committee, following the outline provided in the Project Master Plan. The program of development for the farm could include a number of items which could specifically meet the goals of the deed and the Commission.

4.2a. Natural Resources and Development of Site- As an example a reforestation program could be implemented to include a scientifically designed series of test plots for various methods of reforestation. Reforestation methods could include natural regeneration, bareroot plantings in different sizes and installation techniques, transplanting on-site, container and balled and burlap methods. The Environmental Planning Division and the Natural Resources Division would have tremendous interest in the information resulting from such a long term study. Demonstration areas could be developed to include pond management techniques, stream restoration techniques, wildlife habitat requirements, alien and invasive species management and soil stabilization methodologies. These demonstration areas could include interpretive signage and regular presentations to interested parties including environmental groups, regulators, engineers, ecologists, farmers and developers (similar to Fairland Stormwater Demonstration Area).

The site layout offers the opportunity to develop passive recreation areas and trail systems that could begin off of Snouffer School Road and tie into the Izaak Walton League parcel. Plans could include eventual tie in with the historic site.

4.2b. Historic Setting- The existing farm house is currently habitable, but in need of maintenance. The program would include an on-going maintenance and improvement program following the recommendations of the Commission and appropriate oversight

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agencies. Any work would require Commission approval and the issuance of a Historic Area Work Permit. The goal would be to re-establish the traditional setting including landscaping and to provide for structural maintenance and improvement with the eventual goal of utilization by the Parks Department as a Visitor/Interpretive Center.

Work to the outbuildings would be prioritized to provide for safety and historical preservation. A maintenance barn is proposed, to be conveyed for future Park use upon completion of the ten year program. (Such outbuildings are proposed in the Development Plan).

The plan would provide a general work program to meet the intent of the deed and the Project Development Plan. Yearly updates would be developed and approved for action. Revisions to a given years plan would be made as perceived goals of a designated development committee are implemented.

4.2c Phases to Each Yearly Project

- Prepare Concept Plan and Description
- Review and Approval of Concept by M-NCPPC and appropriate oversight committee
- Prepare Final Plan and Specifications
- Review and Approval of Final Plan.
- Implementation by EQR During Fiscal Year
- Adjustments to Plan in Response to Site Needs

5.0 Relevant Experience of EQR Staff (See Resumes Attachment #5) and Company

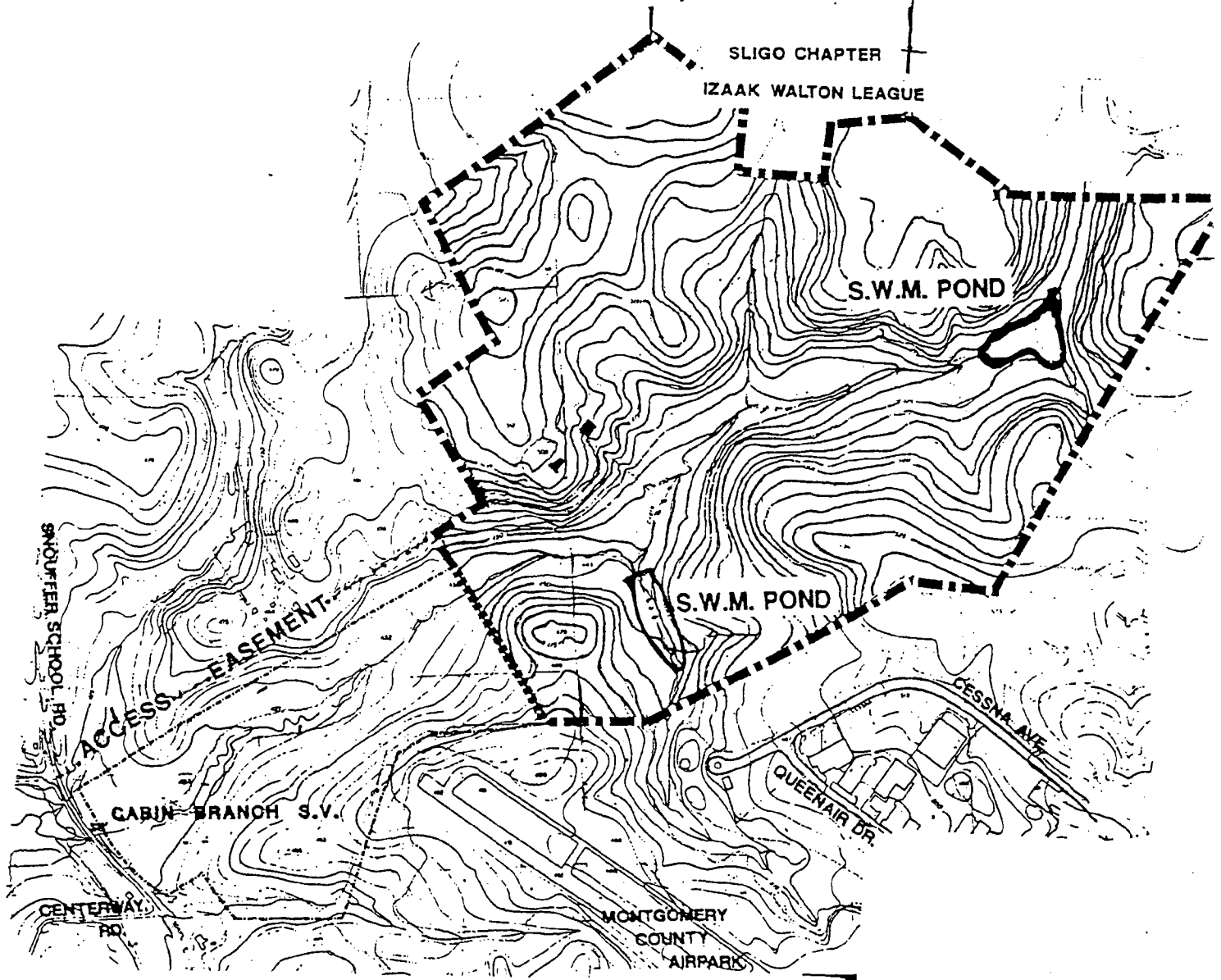
5.1 Environmental Quality Resources, Inc. (EQR) - EQR is a natural resources management company with corporate headquarters located at 1738 Elton Road Suite 310, Silver Spring, MD 20903. The company was incorporated in 1991 by Carter McCamy and has 30 full time employees. The company is comprised of two main divisions.

The first division is the Science Division, which is directed by company vice president Mark Burchick. Mark and his staff provide consultation to developers, regulatory agencies, utility companies as well as local, state and Federal government. The work conducted by the science department is almost always directly related to the identification and preservation of natural ecological systems. The staff of ecologists, wildlife biologists, agronomists and civil engineers work closely with the planning staff of designers and draftsmen to develop forest conservation plans, stream restoration plans, wetland delineation's and mitigation plans, water quality monitoring programs, stormwater management plans, wildlife sanctuary plans, nature trails as well as pond management plans. (see Attachments #3 and 4, Government forms 255 and 254 which detail specific sample projects and clients).

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GREEN FARM CONS. AREA PARK

8711 SNOUFFER SCHOOL, GAITHERSBURG

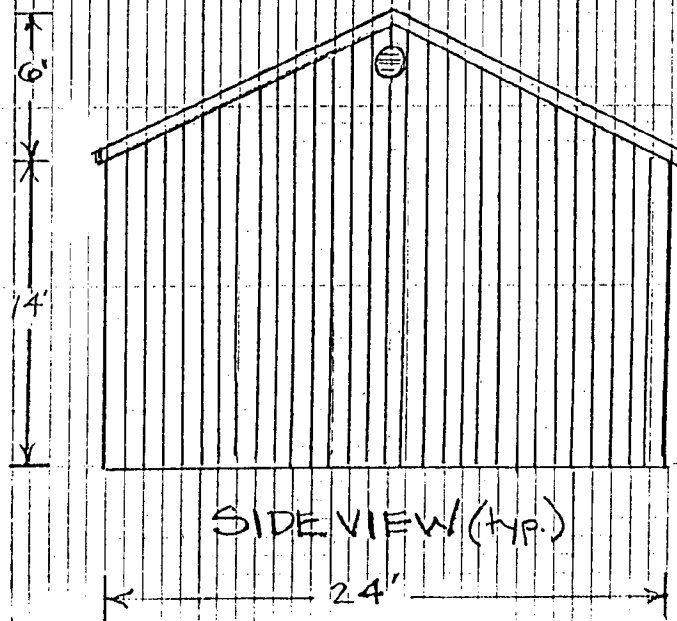


13

MNCPPC STAFF GUIDE 14-3D

NOT TO SCALE

	ACREAGE	204.3	REGION I, AREA D
	FACILITY CODE	S03	



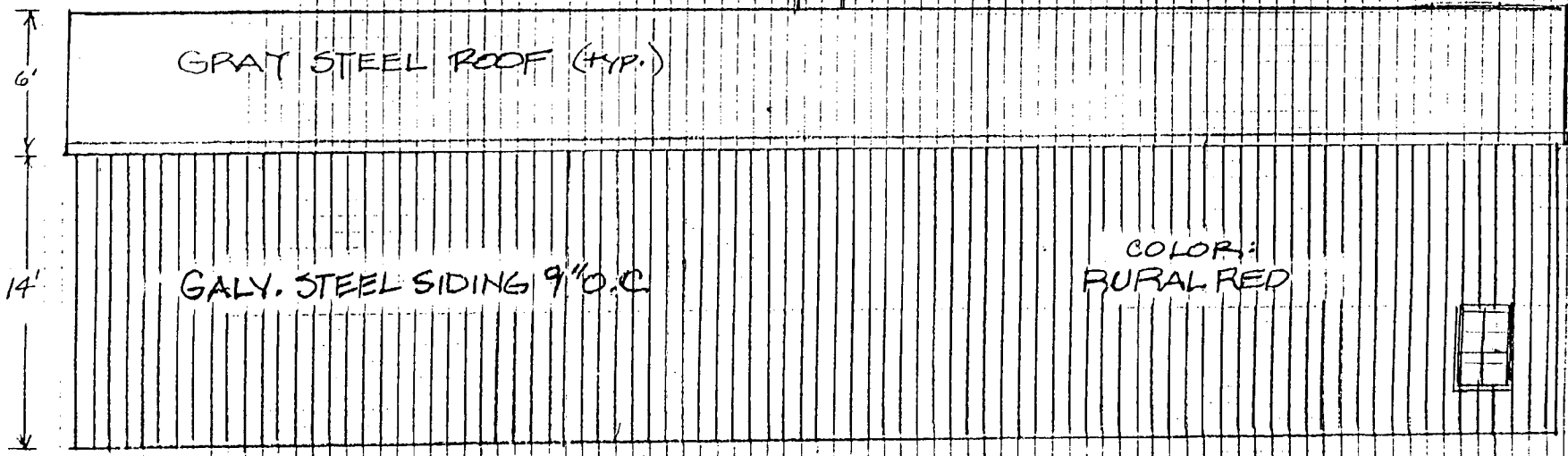
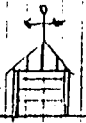
Environmental Quality Resources, Inc.
8711 Snouffer School Road
Gaithersburg, MD 20879

New Barn Design

Barn to be constructed as a pole barn with steel siding, 9" on center grooves upright, metal roof. The Barn will have 3 overhead and one entry door facing open field and woods to the east. The sides and rear will be as shown. The frame will allow for 14 foot clear on the inside with a 6 foot height to the roof ridge. Outside dimension to be 70 feet long x 24 feet wide. The barn will be painted a traditional rural barn red. A "cupola/weather vane" will be mounted on top.

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REAR VIEW



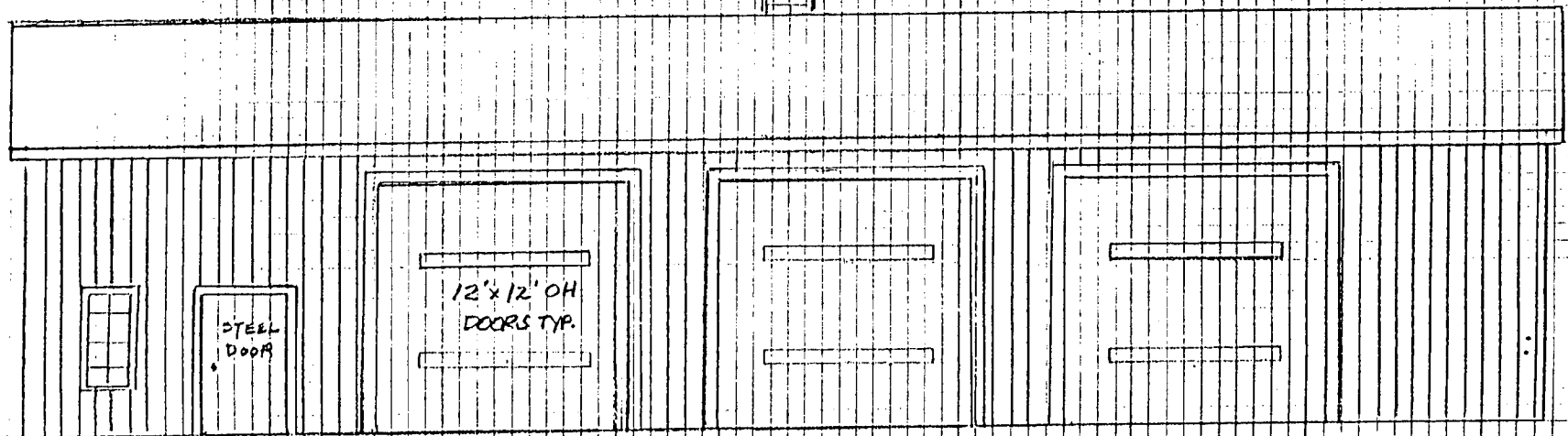
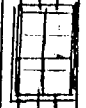
GRAY STEEL ROOF (TYP.)

6'

GALV. STEEL SIDING 9" O.C.

14'

COLOR:
RURAL RED



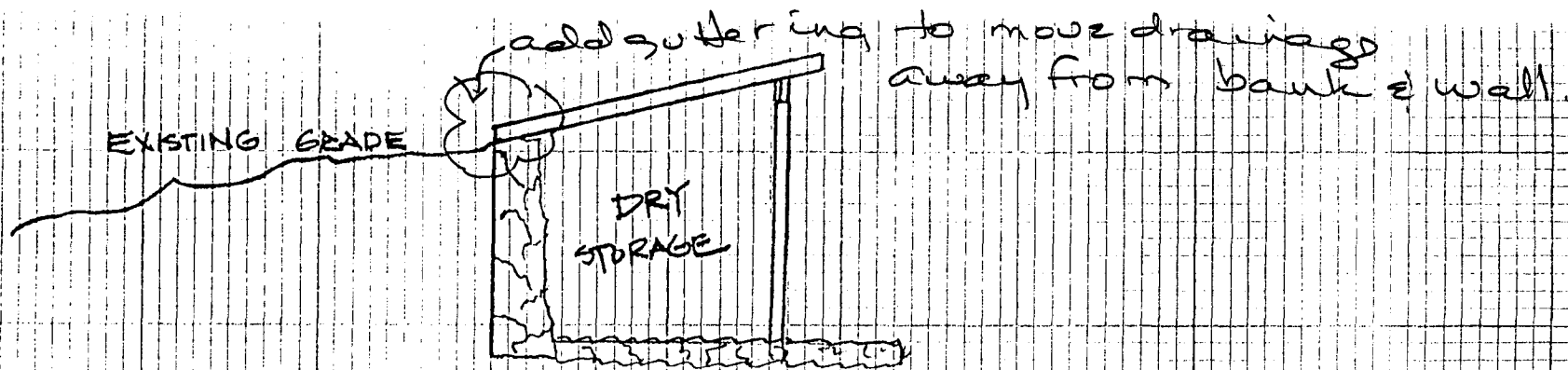
12' x 12' OH
DOORS TYP.

STEEL
DOOR

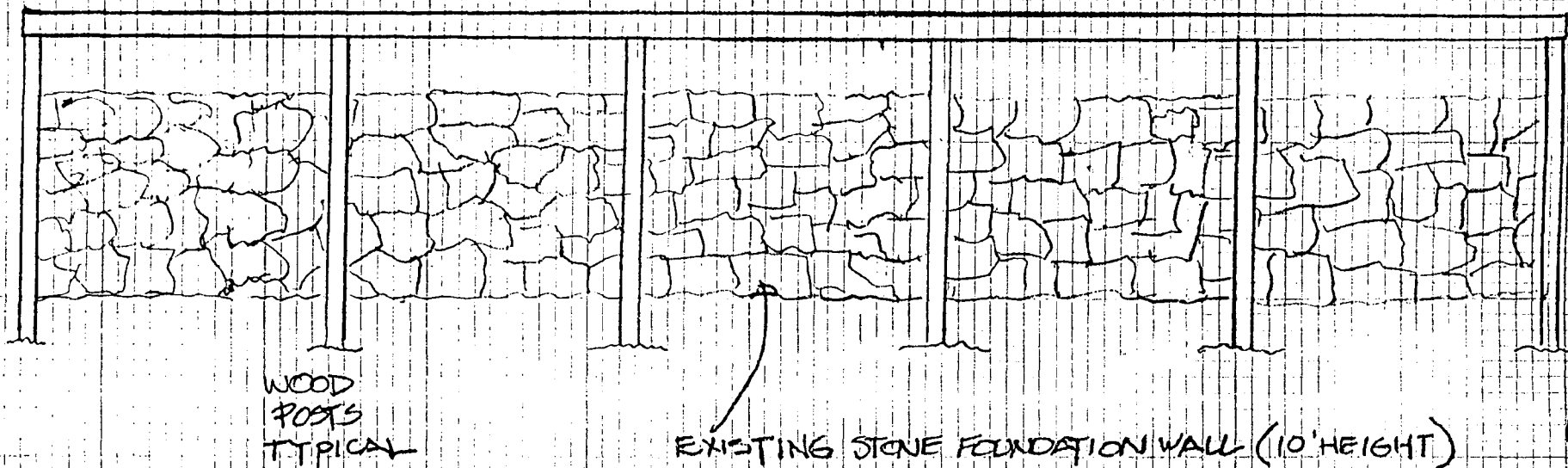
70'

FRONT VIEW

15



TIN ROOF OVER WOOD BEAM FRAMING



SHED STRUCTURE FOR STORAGE

UTILIZE EXISTING STONE BANK BARN WALL
(NO EXISTING STRUCTURE (WOOD))

SPRAGGS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

- 3787 George Avenue • Silver Spring, Maryland 20907

January 11, 1982

MEMORANDUM

TO: Bob Young, Associate Director of Parks

FROM: Mark Walston, Park Historian *MW*

RE: Designation of Green Farm as Historic Site

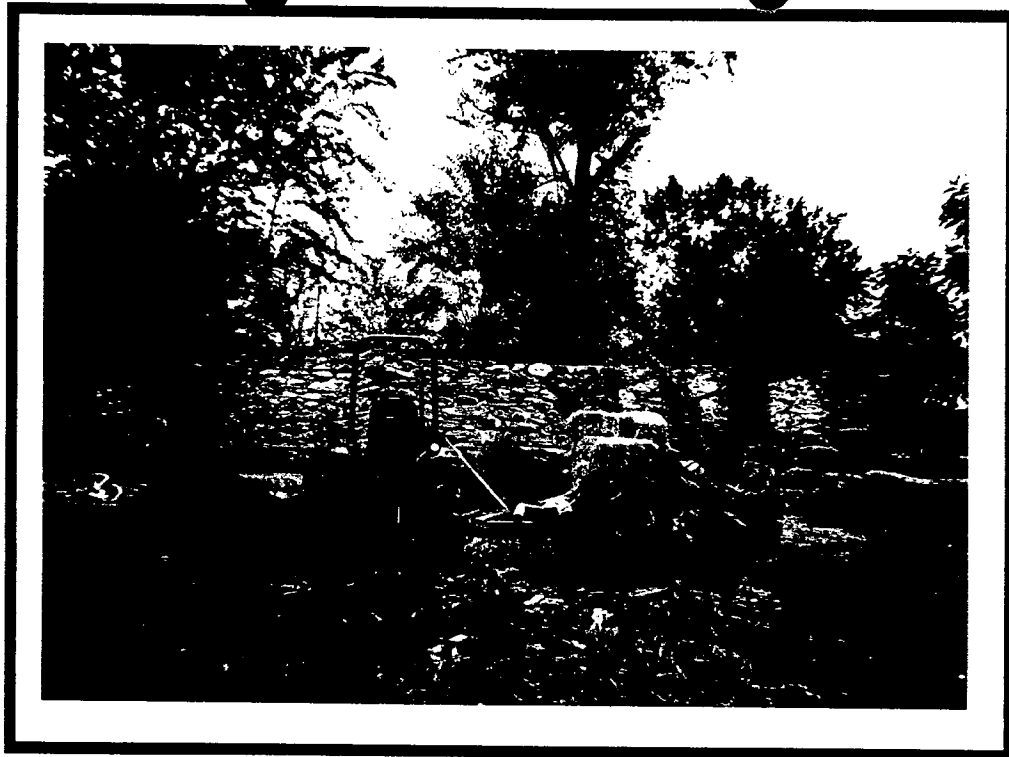
At the January 1982 meeting of the Historic Preservation Commission, the Green Farm (Nathan Dickerson Farm) was unanimously recommended for placement on the Master Plan for Historic Preservation. I had requested that an environmental setting of five acres excluding the bank barn be recommended. The HPC felt it to be inadequate, and recommended an environmental setting of 30 acres surrounding the farmhouse. However, I did persuade the HPC to agree in their formal recommendation to the Planning Board to recognize the bank barn, due to its deteriorated condition, as a non-significant structure within the environmental setting, and as such be excluded from any imposed control under the Historic Preservation Ordinance. This allows us to proceed with the planned demolition of the bank barn at our discretion.

cc: Charles McGovern ✓

File
E.Q.R.

N.E.

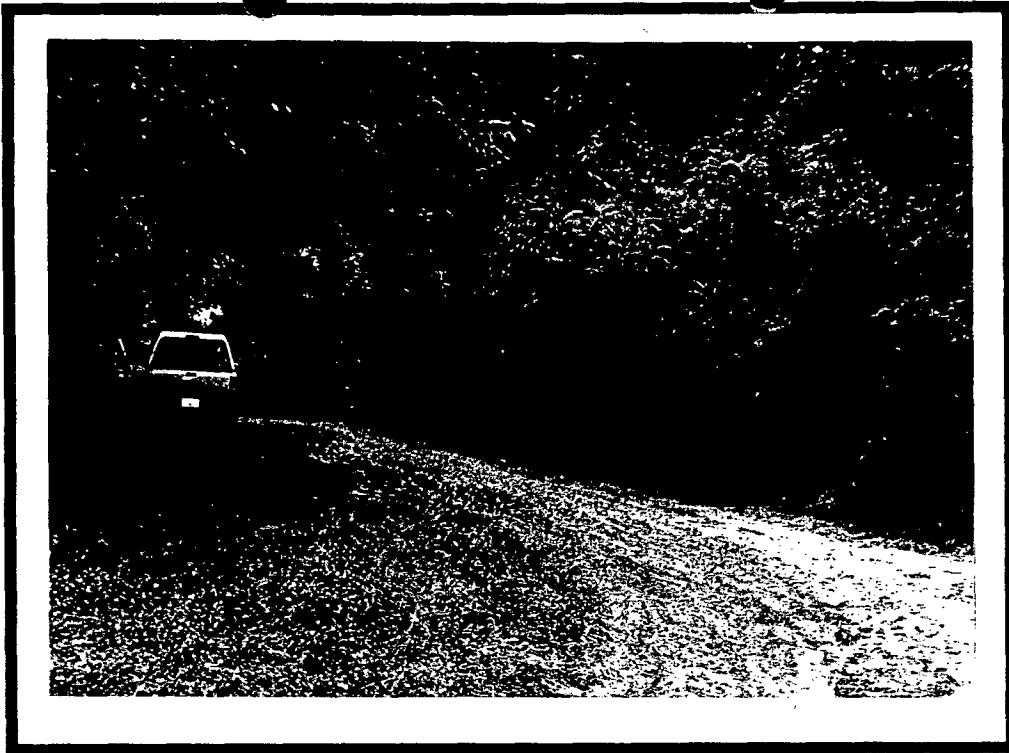
17



Deteriorated Bank Barn Stone Wall



Close Up of Wall



Proposed Parking Area to the North of the Historic House



Location of Proposed Barn.
Note, cannot be seen from House Area

ENVIRONMENTAL QUALITY RESOURCES, INC.

Stormwater Management • Stream Restoration • Wetland Mitigation • Reforestation • Pond Maintenance
July 22, 1997

Historic Preservation Commission
Department of Permitting Services
250 Hungerford Drive
Rockville, MD 20850

Re: Additions to The Green Farm Property

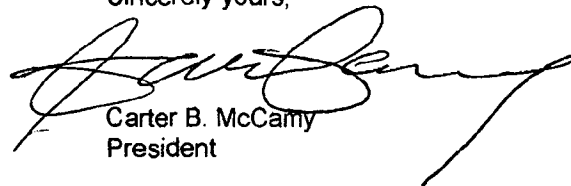
Historic Preservation Commission Members:

Please find attached a completed Historic Area Work Permit application, site plan, elevations and property use description. The application is for the addition of a barn to an adjacent field, the use of an existing stone foundation wall (considered deteriorated by M-NCPPC staff, 1982), and the addition of a parking area near the historic house.

The property in question is known as the Green Farm and has been managed to date by the Parks Department as a tenant dwelling rental. Environmental Quality Resources, Inc. (EQR) has a long term lease with the Parks Commission to occupy the house and to utilize 6 acres of adjacent field for our landscape operations and native plant nursery. In exchange, EQR will be providing natural resources consulting and land planning services to design a Park Master Plan for the property. Upon approval of the plan, EQR will build the new Park. The historic setting will be planned for appropriate improvements under the guidance of staff and the HPC.

EQR has occupied the property since May 1, 1997 and initiated necessary structural repairs to the house as part of our commitment to protect and enhance the historic setting. Our submitted improvements reflect the plan as approved by the Parks Commission and will allow us to utilize the property in an efficient manner that will not affect any historic resource. We have met with Mike Dwyer and Perry Kephart on site and have incorporated their comments in our submittal. I look forward to discussing our permit at the hearing.

Sincerely yours,



Carter B. McCamy
President

cc file

Corporate: 8711 Snouffer School Road, Gaithersburg, Maryland 20879 • 301-208-0123 • Fax 301-208-0189
Baltimore: 6917 Proctman Avenue, Baltimore, Maryland 21237 • 410-483-3444 • Fax 410-483-4268

Environmental Design Engineering • Construction • Maintenance