

32/2 Holly View
Subdivision



Montgomery County Government

October 2, 1981

Mr. John Broda
Development Review Division
Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Md. 20907

Re: Liberty Heights
M-NCPPC File No. 1-81142

Falls Road Estates
M-NCPPC File No. 7-81046

Granby Woods
M-NCPPC File No. 1-81061

Holly View
M-NCPPC File No. 1-79290

Fertile Meadows
M-NCPPC File No. 1-81064

Dear Mr. Broda:

The above-referenced subdivision plans were received by the Historic Preservation Commission at the September 17, 1981 regular meeting.

With regard to the Liberty Heights plan, the Commission has not yet evaluated the Germantown Historic District for Master Plan inclusion. Based on the boundaries of the district as delineated by the Locational Atlas, it was determined that the proposed subdivision plan would not involve or affect the resources within the Germantown District. In the event those boundaries were to change, the Commission still feels that the District will be located far enough away from the proposed development that no adverse impact will result.

With reference to the Falls Road Estates, the Commission is supportive of Study Plan A which proposes to subdivide into 5 single-family lots. The Lynch House, Site #29/25, is the historic resource involved. With the permission of the owner, the Lynch House was evaluated and the Commission recommended against placement on the Master Plan. The property did not conform to the criteria as enumerated in 24A-3b of the Ordinance. Since the site was not recommended for placement, the Commission took no action.

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Lastly, with regard to Fertile Meadows, Granby Woods and Holly View, the Commission took no action as all respective subdivisions are outside of the proposed environmental settings for the historic resources involved. Those resources are: Fertile Meadows (#14/59), Flint Hill Farm (#22/16) and Holly View (#32/2).

Thank you for the opportunity to comment on these plans. If you have any questions, please contact me.

Sincerely,

Cindy Donner
Executive Secretary
Historic Preservation Commission

CD/dk/lk
Attach.

April 2, 1980

Dr. Royce Hanson, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20907

Re: Kinsman Property Preliminary
Subdivision Plan Review Regarding
the Holly View Historic Structure
Environmental Setting

Dear Dr. Hanson:

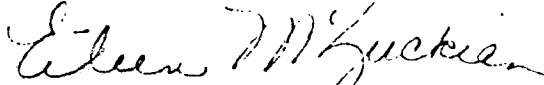
Pursuant to your request, the Historic Preservation Commission reviewed the above cited preliminary plan to determine an appropriate environmental setting for Holly View, site #32-2 in the Master Plan and Atlas of Montgomery County Historic Resources. The Commission reviewed this structure in context with the developer's plan and the attached staff evaluation. The Commission recommends the following:

1. Holly View should be sited on approximately one acre.
2. The site configuration should include the major segments of existing vegetation which add character and value to the historic setting of the house.
3. The entrance to the house and property should remain consistent with the historic setting; the original circular area of the driveway should be retained as the main property entrance.

The attached staff site plan, while schematic, provides a guideline for the developer. This illustration outlines the approximate site configuration. It also graphically displays the concept of site entrance and retention of vegetation. It should be noted, however, that the motion voted and approved by the Commission called for the approximate one acre site versus the .65 acre site herein illustrated.

The Commission sought to offer clear guidelines for the developer. There appears sufficient land area to accommodate both the developer's plan plus provide an attractive and meaningful environmental setting for Holly View. Should you desire additional Commission review or comments, I would be glad to assist the Planning Board.

Sincerely,


(Ms.) Eileen McGuckian, Chairperson
Historic Preservation Commission

EM:sah

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OPINION

Site Plan Review No. # H1054

Holly View (Kinsman Property)

ACTION OF THE BOARD: Approval with Conditions
(by Vote of 5-0).

On November 19, 1981, a hearing was held before the Montgomery County Planning Board to receive evidence on a site plan for what is known as the Kinsman property. The site is located along U.S. Route 29 near the intersection of Eastwood Avenue. The application for site plan approval showed 131 dwelling units, including 49 single family attached units and 82 townhouses. A preliminary plan had been approved for the R-60 cluster application. Testimony was presented on such issues as preserving the historic Holly View House with an appropriate environmental setting, preserving existing trees, noise attenuation for vehicular movement along U.S. Route 29, compatibility with adjacent development and providing appropriate access. After reviewing all of the evidence, the Montgomery County Planning Board makes the following findings:

1. The site plan meets all of the requirements of the R-60 Cluster Zone, including minimum area, number of units, appropriate setbacks, minimum lot area, height of buildings and parking.
2. The locations of the buildings and structures, the open spaces, the landscaping and the pedestrian and vehicular circulation systems are adequate, safe and efficient.

1 The site plan must be considered in view of such constraints
2 as location of a historic site on the property, noise impact,
3 access and slopes.

4 3. The proposed development will be compatible with
5 existing adjacent development.

6 4. The Montgomery County Planning Board adopts the
7 findings of facts of the staff report dated November 16, 1981.

8 Based on the aforesaid findings, the Montgomery County
9 Planning Board approves the site plan with the following
10 conditions:

11 a. Providing a 30'-0" conservation easement which
12 prohibits clearing and grading adjacent to all existing
13 adjacent dwelling units, except to direct stormwater
14 runoff to a safe outfall as approved by the Montgomery
15 County Planning Board;

16 b. Providing a conservation line easement which
17 prohibits clearing and grading between U.S. Route 29 and
18 the line shown on the Site Plan;

19 c. Directing stormwater from the rear of lots 30 to
20 34 so that pre-development standards are maintained;

21 d. Providing a pathway along the major subdivision
22 street to connect U.S. Route 29 and Barge Road;

23 e. Removing the existing structure located at the
24 intersection of Southwood and Eastwood Avenue;

25 f. Supplementing existing vegetation along U.S. Route
26 29 with 8-10 foot evergreen trees; and

27 g. Providing street trees along the major subdivision

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street

- h. Providing a streambank stabilization plan;
- i. Providing a lighting plan to be approved by Montgomery County Planning Board staff;
- j. Traffic light that has been approved to be installed by developer as the applicant has volunteered;
- k. Improvement of recreation facilities; and
- l. Delineating the no-cut line before grading begins.

Date Mailed: January 18, 1982

