

34/8 Julius Marlow House
Deer Park Subdivision



Montgomery County Government
MEMORANDUM

May 1, 1984

To: Donald Bohrer
Department of Transportaion

From: Bobbi Hahn *BH*
Historic Preservation Commission

Subject: Deer Park Subidivison Plan # 1-83123

This is to bring to your attention that the above-referenced subdivision plan is immediately adjacent to historic site # 34/8, the Julius Marlow house. This house, which is located at 2525 Musgrove Road, is on the Master Plan of Historic Sites and is subject to the protections and restrictions thereof.

The Historic Preservation Commission is particularly concerned about changes to the environmental setting of historic sites which may negatively impact the integrity of the site. They have made numerous recommendations regarding the proposed subdivision.

HPC's concern involves the impact of a road widening in front of the Julius Marlow house. Every effort should be made to lessen the amount of land which must be taken in front of this house, especially where it involves trees and other landscape features, and thereby minimize the negative impact on the site. We would appreciate your cooperation and sensitivity in this matter. The Commission fully realizes that matters of public safety are a priority and does not in any way wish to ask that safety be compromised.

Please contact me if I can be of any assistance to you on this matter.

cc - Norman Christeller
Gloria Marconi

BH:kc



Montgomery County Government

September 29, 1983

Norman L. Christeller, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Christeller:

It has recently come to our attention that a development is planned on a TDR receiving zone property adjoining Master Plan historic site #34/8, the Julius Marlow house at 2525 Musgrove Road, Silver Spring. Enclosed you will find the HPC's recommendations on that plan which are made in an effort to preserve the integrity of that historic site as much as possible. We trust that the Planning Board will take our recommendations into account when acting on this development.

The Commission was distressed to find that this Master Plan site is in a TDR receiving zone without any apparent provision made for its continued survival. It would seem that the County is working at cross purposes when it designates historic structures on the Master Plan and then, by including them in this overlay zone, assures that they will be enveloped by development and taxed accordingly. Property owners are taxed for a density of development which there is very little chance they would ever be allowed to utilize. We understand that the County Council was considering a reduction to property tax assessments for Master Plan sites similar to reductions permitted for agricultural use. It would seem that this should definitely be pursued.

Enclosed is a copy of a letter from the owner of the Julius Marlow property venting her frustrations about the zoning change in her area and the lack of any positive repercussions from her placement on the Master Plan. Her concerns are in many ways typical of all owners of Master Plan sites who see only restrictions placed on them and find no advantages. The Commission feels that the highest priority should be given to passing county legislation which would give property owners a property tax credit for restoring Master Plan structures. We have, in fact, had the county attorney's office draft such legislation which was forwarded to you by Joe Mott on January 4, 1983. We feel that the County Council would be receptive to this concept at this time and we welcome your sponsorship of this to the Council.

Mr. Norman Christeller
September 29, 1983
Page Two

It is also appropriate at this time to consider requesting that the County Council enact a phased in property assessment increase for improvements on historic sites. This type of legislation is used successfully in Frederick City and three Maryland counties (Article 81-9C of the Annotated Code of Maryland). This would not only encourage the restoration and rehabilitation of our historic resources but would negate the feeling of many property owners that they are being penalized for fixing and maintaining structures which the County, by virtue of the Ordinance for Historic Preservation (Section 24A, Montgomery County Code), is requiring them to do for the public good.

We would appreciate your comments on these issues at your earliest possible convenience. The HPC Financial Incentive subcommittee is available to work with you in developing a tax incentive package which will address these issues.

Sincerely,

Susan Kuklewicz, Chairman
Historic Preservation Commission

BH/ehw

0338I/11&12

M E M O R A N D U M

September 22, 1983

TO: Charles Loehr
Subdivision Review Coordinator
Montgomery County Planning Board

FROM: Bobbi Hahn, Staffperson *BH*
Historic Preservation Commission

SUBJECT: Subdivision Plan #1-83123 Deer Park Which Immediately
Adjoins Master Plan Site #34/ 8, The Julius Marlow House

At its September 15, 1983 meeting, the Historic Preservation Commission reviewed the above noted plan for its impact on the Julius Marlow house, a site which was added to the Master Plan for Historic Preservation in November of 1981. Although the proposed plan is not within the .83 acres included in the environmental setting of the Julius Marlow house, the Commission feels that the development as proposed would impact negatively on the resource which is immediately adjacent to it. It therefore recommends the following changes be made in plan #1-83123, Deer Park to protect this Historic Resource:

1. Eliminate lots 41, 42, and 43.
2. Retain a 100' green space buffer between the historic resource and the tertiary street 'B'.
3. Add tree buffer on the west side of tertiary street 'B' along what is now lots 41, 42, and 43.
4. Maintain the existing grade of these lots.
5. Maintain the existing tree line where it now falls along lot 41.

The Commission may also wish to add additional comments at a later date. These comments were delayed because the liber/folio numbers on the submitted plan appear to be inaccurate, therefore not corresponding to our identification of the Julius Marlow house.

The Commission also was unanimous in its opposition to having TDR receiving zones surround and in fact include Master Plan sites without making any provision for the survival of these resources.

BH/e11
cc: Norman Christeller
0338I/3

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

(301) ~~555-1403~~
565-7440

34/8

Name:

Deer Park

File No.:

1-83123

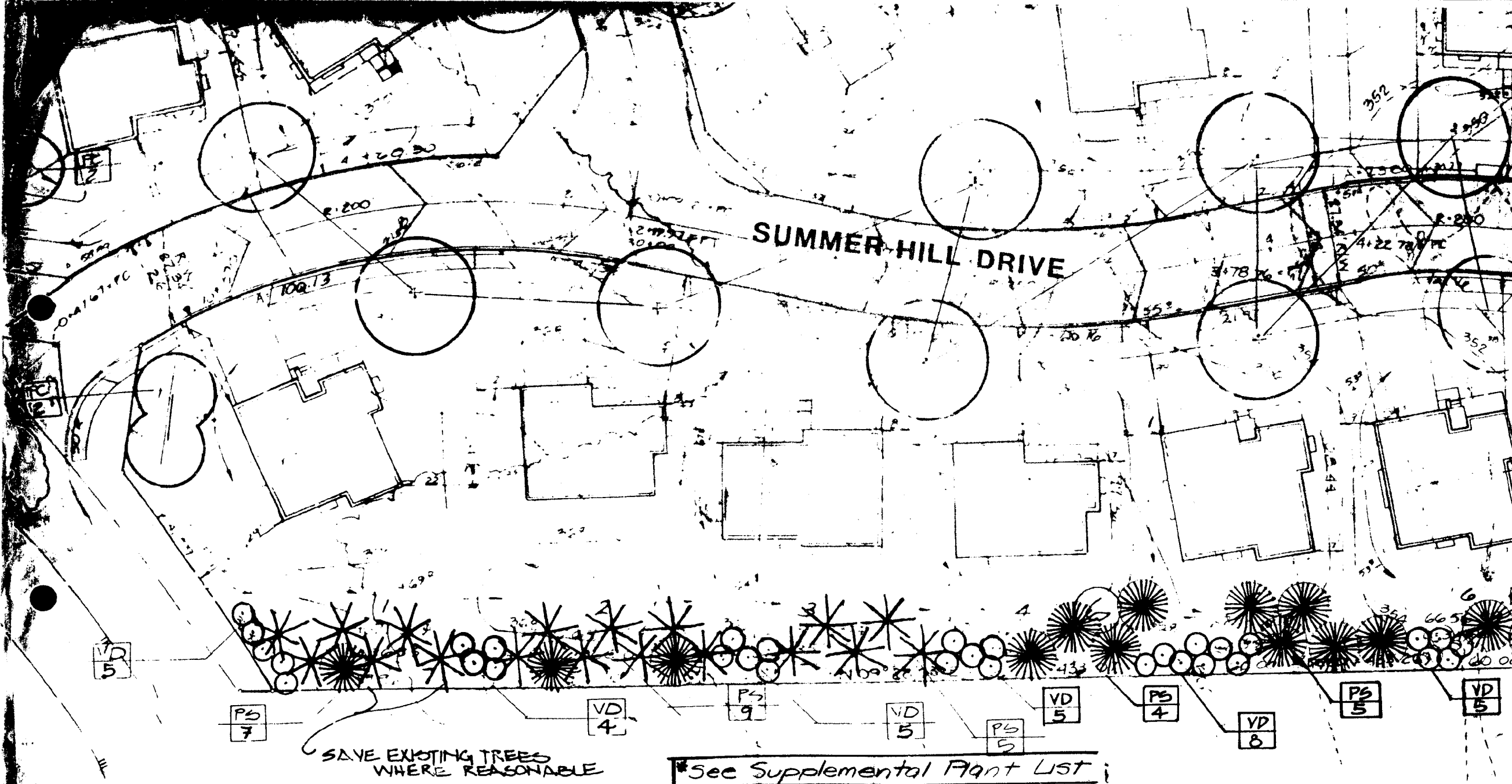
This plan is being processed under the revised subdivision approval procedure for Montgomery County. It will be reviewed at the Subdivision Review Committee Meeting of Aug 22, 1983. A copy of the agenda will be forwarded to all parties concerned, which will indicate the time for each item, approximately one week in advance of the meeting.

The owner and his engineer are invited to attend this meeting to comment on any suggestions and/or revisions that may be encountered. The meeting will be held in our third floor Conference Room.

Sincerely,

Charles R. Loehr

Charles R. Loehr
Subdivision Coordinator



SUMMER HILL DRIVE

SAVE EXISTING TREES WHERE REASONABLE

See Supplemental Plant List

Augmented Supplemental Plant List:
 proposed by developer. 5/27/67

J. HOKE
 7065/345

10' on center white pins

56 GROVE

ROAD

EXISTING TREES TO REMAIN

SUPPLEMENTAL PLANT LIST

QUAN	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
15	PINUS STROBUS	WHITE PINE	6'-8'	B & B
21	VIBURNUM DENTATUM	ARROWWOOD	18"-24"	CONT.

GENERAL NOTES:

BOUNDARY & TOPOGRAPHY PREPARED BY
GREENHORNE & O'MARA INC.

TOPOGRAPHY BASED ON W.S.S.C. DATUM

EXISTING CONTOURS INDICATED THUS:

202

215

PROPOSED CONTOURS INDICATED THUS:

208

CONTOUR INTERVAL 2'

EXISTING SPOT ELEVATION: 20.2

PROPOSED SPOT ELEVATION: +20.8

DRAINAGE INDICATED →

DESIGNED: R-90

TOTAL NUMBER OF UNITS: 97

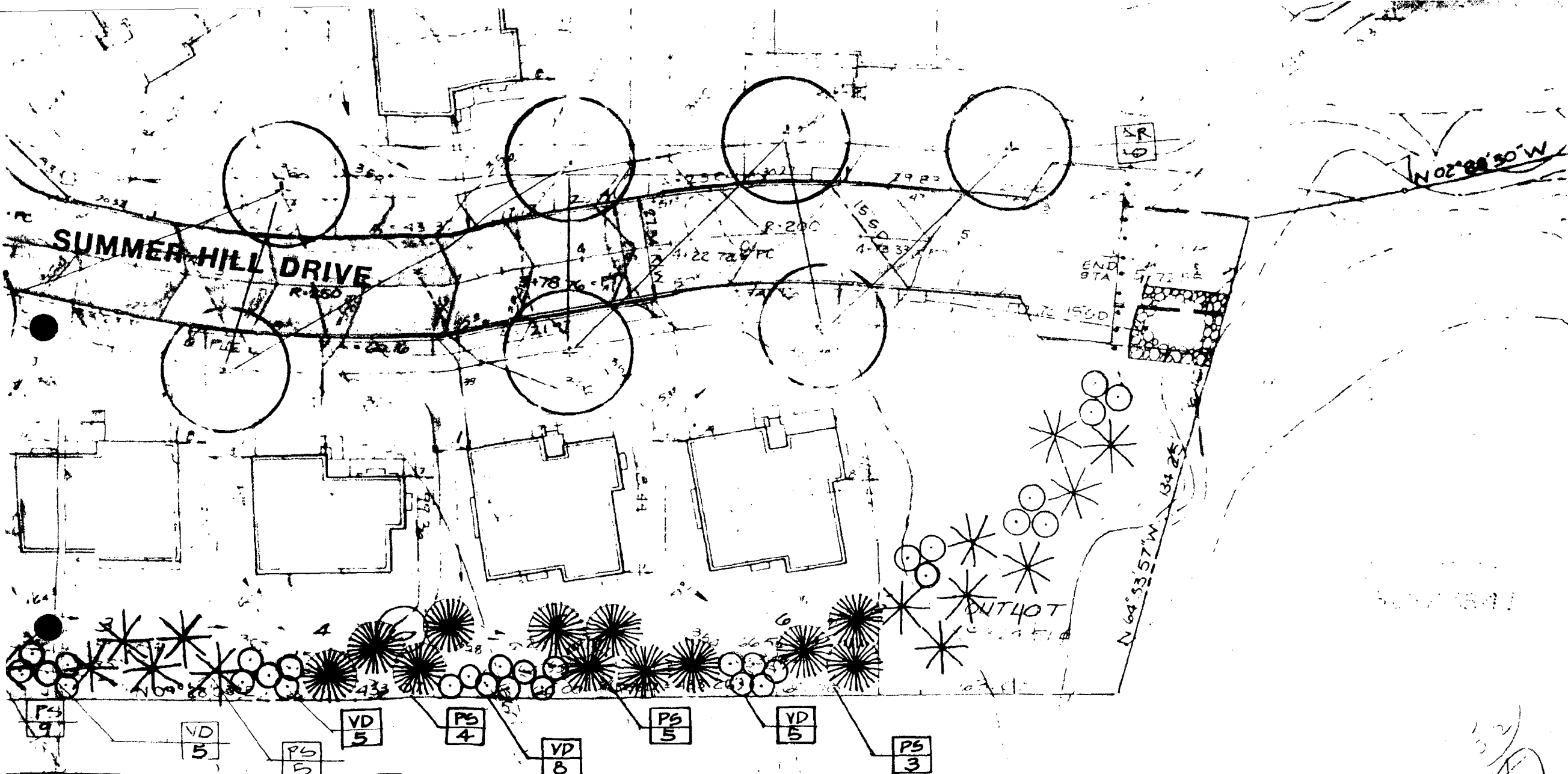
The undersigned agrees to the site plan in accordance with Planning Board and the undersigned

By: *Charles*
COSTAIN

OWNER/DEVELOPER:

COSTAIN WASHINGTON, INC.

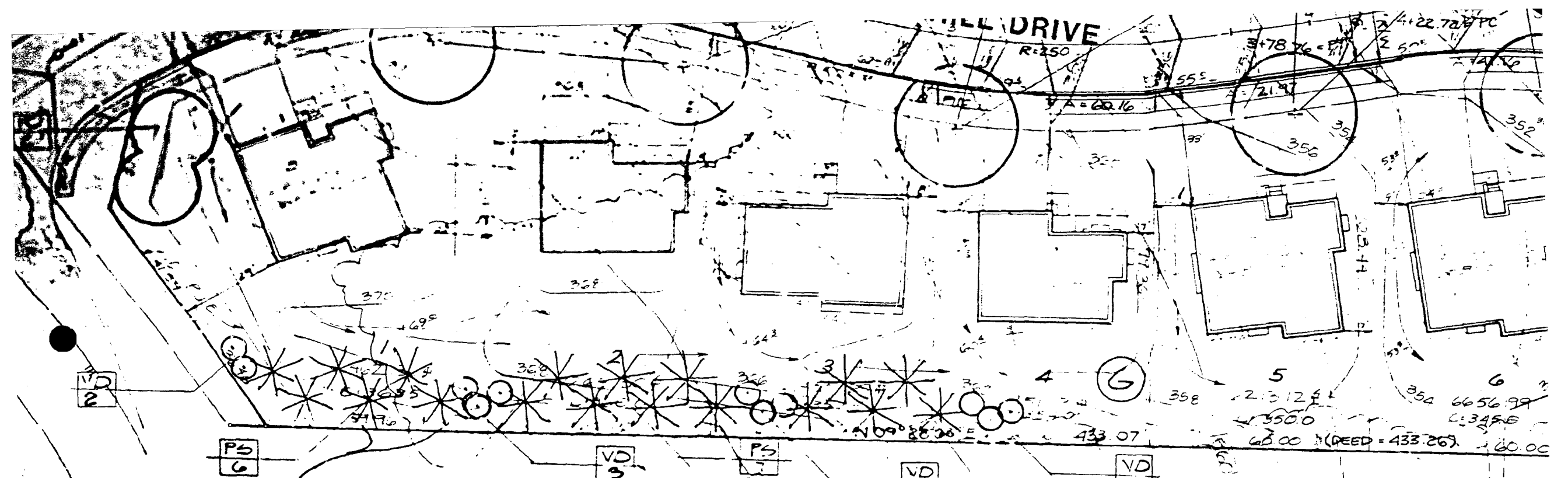
FOLIABLE BANK CENTER, SUITE 1200



SUMMER HILL DRIVE

See Supplemental Plant List

THIS PLAN



SAVE EXISTING TREES WHERE REASONABLE

*See Supplemental Plant List

Supplemental landscape plan as approved 6/17
 MARCONI

J HOKE
 2 685/345

the features at
 cement between the
 noted:
 [Signature]
 SPRINGSTON

REVISION	DATE	BY
Street Names Changed Per Site Plan	12-25-85	SPT

GREENHC

212.50'

E 14,850
N 64,050

350

APPROVED SITE PLAN MONTGOMERY COUNTY PLANNING BOARD

BY: Russell E. Adams DATE: 7/18
CHAIRMAN OR DESIGNEE

ZONE : R-90

SETBACKS : FRONT - 20'
SIDE - 6'
REAR - 30' (FROM BOUNDRY LINE)

TOTAL NO. UNITS THIS SHEET : 23

*

SUPPLEMENTAL PLANTS NOTE

IN AREAS OF EXISTING TREES TO REMAIN SUPPLEMENTAL TREES WILL BE ADDED IN THE EVENT THAT THE EXISTING TREES ARE NOT ADEQUATE FOR THEIR INTENDED PURPOSE.

SUGGESTED SPECIES INCLUDE:

- | | |
|-----------------------|----------------------|
| PINUS STROBUS | WHITE PINE |
| QUERCUS ACUTISSIMA | SAWTOOTH OAK |
| CRATAEGUS PHAENOPYRUM | WASHINGTON HAWTHORNE |
| - ACER RUBRUM | RED MAPLE |
| VIBURNUM DENTATUM | ARROWWOOD |

PRII
MAY
GREENHORNE
(ROC)

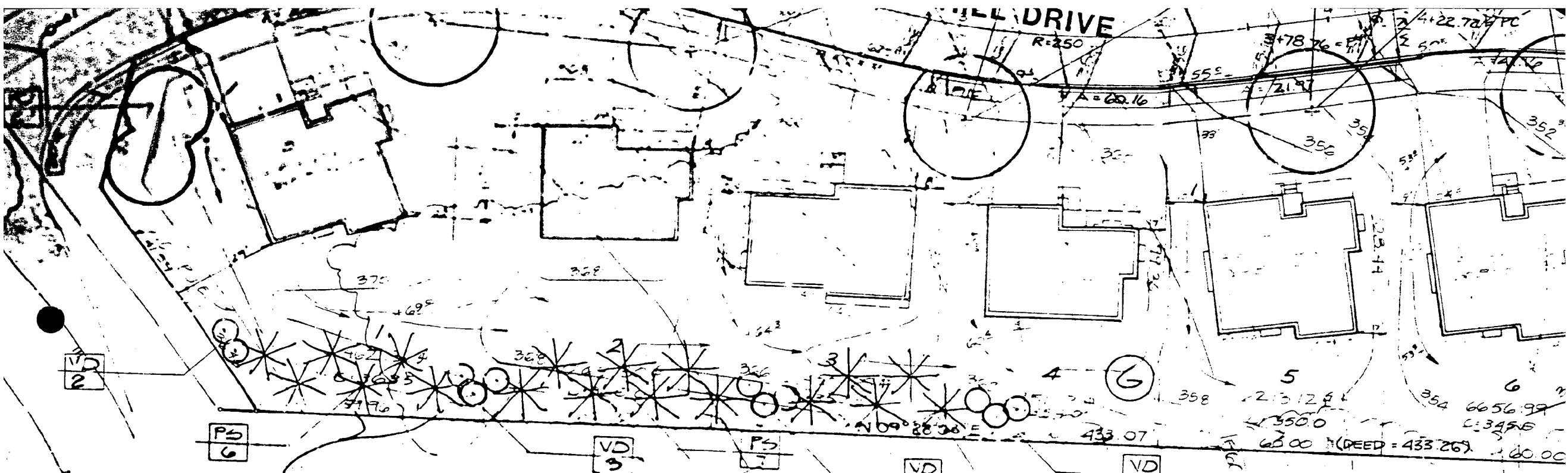
FOR ONLY

LANDSCAPE PLAN

DEER PARK

COLESVILLE (5th) ELECTION DISTRICT

JW DESIGN	SCALE 1"
JW DRAWN	1
CHECKED	SHEET
NOV 84 DATE	OR No



SAVE EXISTING TREES WHERE REASONABLE

See Supplemental Plant List

Supplemental landscape plan as approved

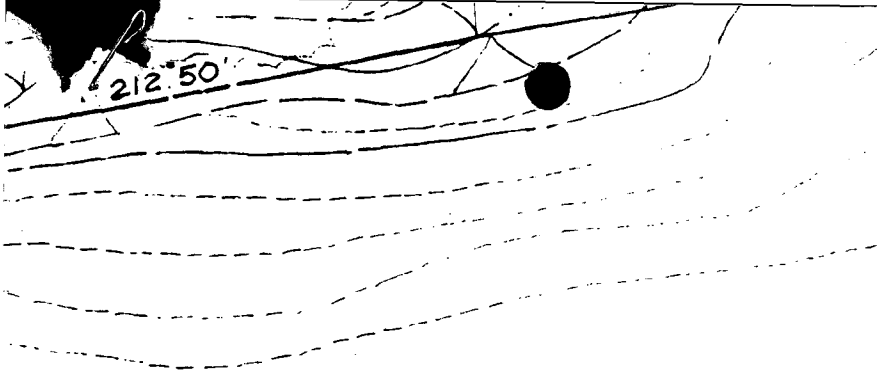
PHONE
2685/345

the features and requirements of this agreement between the Montgomery County

PROJECT MANAGER
WASHINGTON, INC.

No.	REVISION	DATE	BY
1	Street Names Changed Per Site Plan	4-25-85	SPT

GREENHC



E 14,850
N 164,050

APPROVED SITE PLAN
MONTGOMERY COUNTY PLANNING BOARD

BY: *Russell E. Johnson* DATE 7/18
CHAIRMAN OR DESIGNEE

ZONE : R-90
SETBACKS : FRONT - 20'
 SIDE - 0'
 REAR - 30' (FROM BOUNDRY LINE)

TOTAL NO. UNITS THIS SHEET : 23

*

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PRII

MM

GREENHORNE
(ROC)

FOR ONLY

LANDSCAPE PLAN

DEER PARK

COLESVILLE (5th) ELECTION DISTRICT

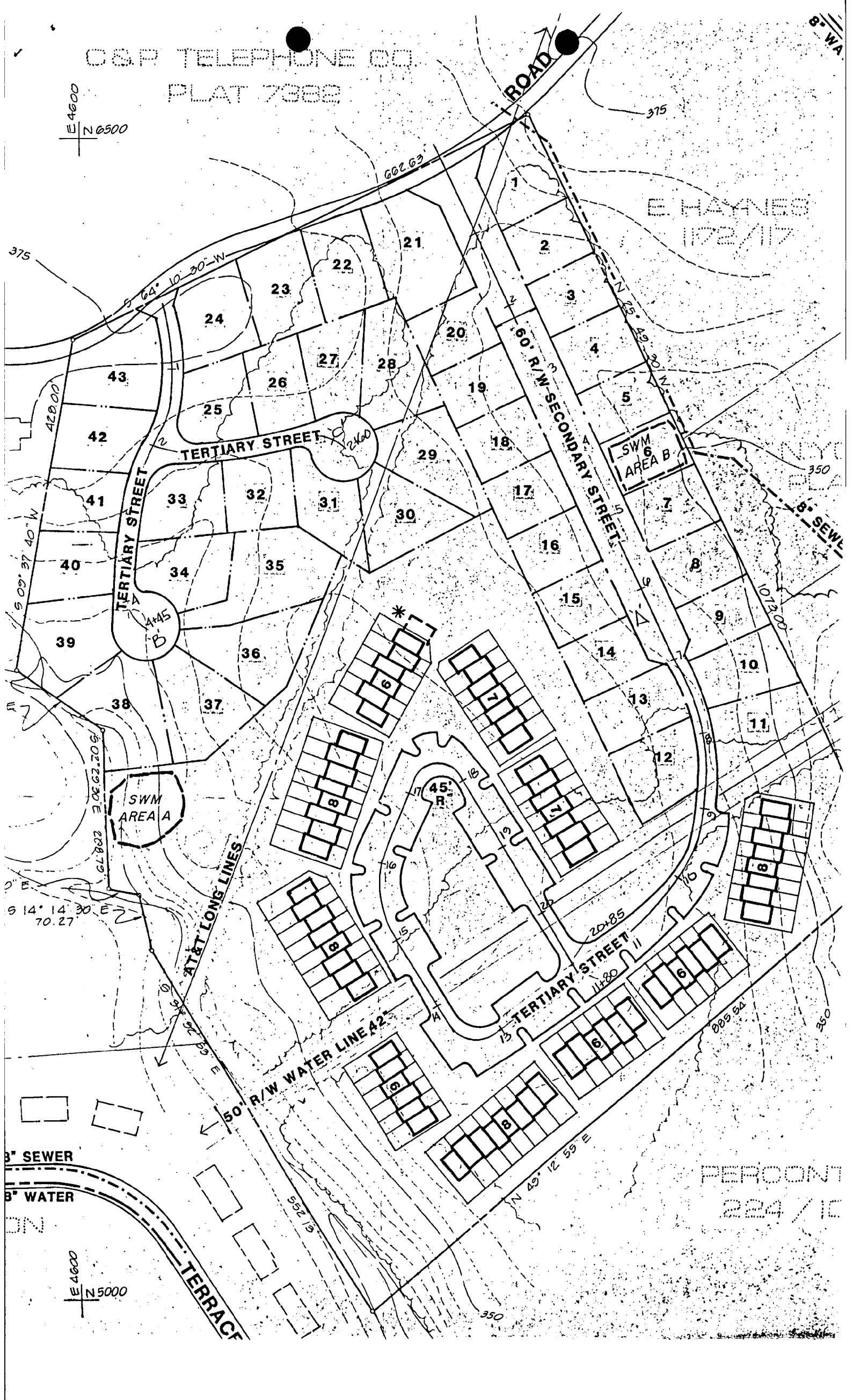
SW DESIGN	SCALE 1"
SW DRAWN	1
CHECKED	SHEET
NOV 84	

C&P TELEPHONE CO.

PLAT 7382

E 4600
N 0500

8' WA



E HAYNES
172/17

SWM
AREA B

SWM
AREA A

PERCENT
224/10

E 4600
N 5000

ARLOW T. 18' WALL



OSP TELEPHONE CO. PLAT 2988

4600
4500
N

ROVE

TERTIARY STREET

TERTIARY STREET

60' R/W SECONDARY STREET

SWM AREA

54.30 E
34.05

62.20 E

45'

SWM

*

18'

12'

13'

14'

15'

16'

17'

18'

19'

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100'