

17/2-97A Four Seasons Golf Course
(MP Site #17/2 - Charline Manor

P

~~Called Len Blakely~~
~~About this~~

ATTN: GWEN MARCUS
PER LEN BLAKELY

Farm Property
Beallsville



Loiederman Associates, Inc.

1390 Piccard Drive
Rockville, Maryland 20850

TRANSMITTAL

Project No. 802-00

301-948-2750

To DPS - STA. 4

Date 10-6-97

Subject 4 STREAMS G.C.

Attn _____

The following items are transmitted: Herewith Under Separate Cover Via: HAND

No. of
Copies

Description

2 LANDSCAPE PLANS

PLEASE INSERT IN PLACE of other
LANDSCAPE PLAN submitted yesterday
for CHARLENE MANOR (HANOVER FARM)
HAWP Applic.
(PLANT LIST LEFT OFF)

The above items are submitted

At your request

For your review

For your files

For your approval

For your action

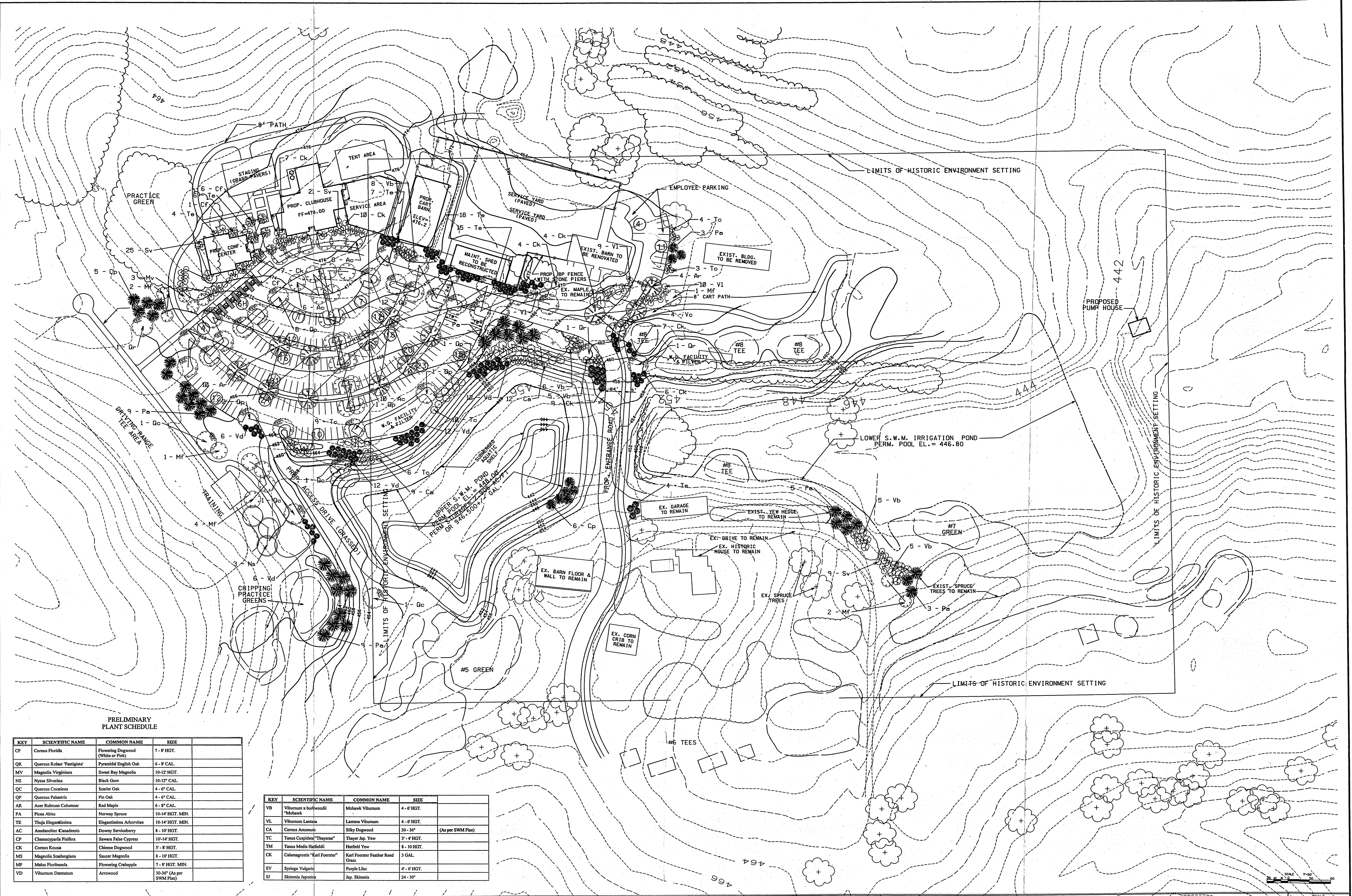
For your information

General Remarks

Copies To

FRANKS

By HEN BLAKLEY



PRELIMINARY
PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
CF	Cornus Florida	Flowering Dogwood (White or Pink)	7-8 HGT.
QR	Quercus Robur 'Fastigiata'	Pyramidal English Oak	6-8' CAL.
MV	Magnolia Virginiana	Sweet Bay Magnolia	10-12' HGT.
NS	Nyssa Silvestris	Black Gum	10-12' CAL.
QC	Quercus Coccinea	Scarlet Oak	4-6" CAL.
QP	Quercus Palustris	Pin Oak	4-6" CAL.
AR	Acer Rubrum Columnar	Red Maple	6-8" CAL.
PA	Picea Abies	Norway Spruce	10-14' HGT. MIN.
TE	Thuja Elegansissima	Elegantissima Arborvitae	10-14' HGT. MIN.
AC	Amelanchier Canadensis	Downy Serviceberry	8-10' HGT.
CP	Chamaecyparis Platifera	Sawara False Cypress	10-14' HGT.
CK	Cornus Kousa	Chinese Dogwood	5-8' HGT.
MS	Magnolia Soulangiana	Saucer Magnolia	8-10' HGT.
MF	Malus Floribunda	Flowering Crabapple	7-8' HGT. MIN.
VD	Viburnum Dentatum	Arowood	10-16" (As per SWM Plan)

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
VB	Viburnum x burwoodii 'Mohawk'	Mohawk Viburnum	4-6' HGT.
VL	Viburnum Lanata	Lanata Viburnum	4-6' HGT.
CA	Cornus Amomum	Silky Dogwood	30-36" (As per SWM Plan)
TC	Taxus Cupidata 'Thayerae'	Thayer Jap. Yew	3'-4' HGT.
TM	Taxus Media Haifieldii	Haifield Yew	8-10' HGT.
CK	Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 GAL.
SV	Syringa Vulgaris	Purple Lilac	4-6' HGT.
SJ	Skimmia Japonica	Jap. Skimmia	24-30"

LOIEDERMAN ASSOCIATES, INC.
 CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
 ENVIRONMENTAL STUDIES

15288 Shady Grove Road 4487 Forbes Boulevard 258 West Patrick Street
 Rockville, Maryland 20850 Lanham, Maryland 20706 Frederick, Maryland 21701
 (301) 948-2750 (301) 794-7555 (301) 696-1248
 Metro (301) 631-4544

DESIGNED	DRAWN	CHECKED	PROJ. ENG.	OFFICE	DATE

**LANDSCAPE PLAN
FOR HISTORIC AREA WORK
PERMIT APPLICATION**

FOUR STREAMS GOLF CLUB
 ELEVENTH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

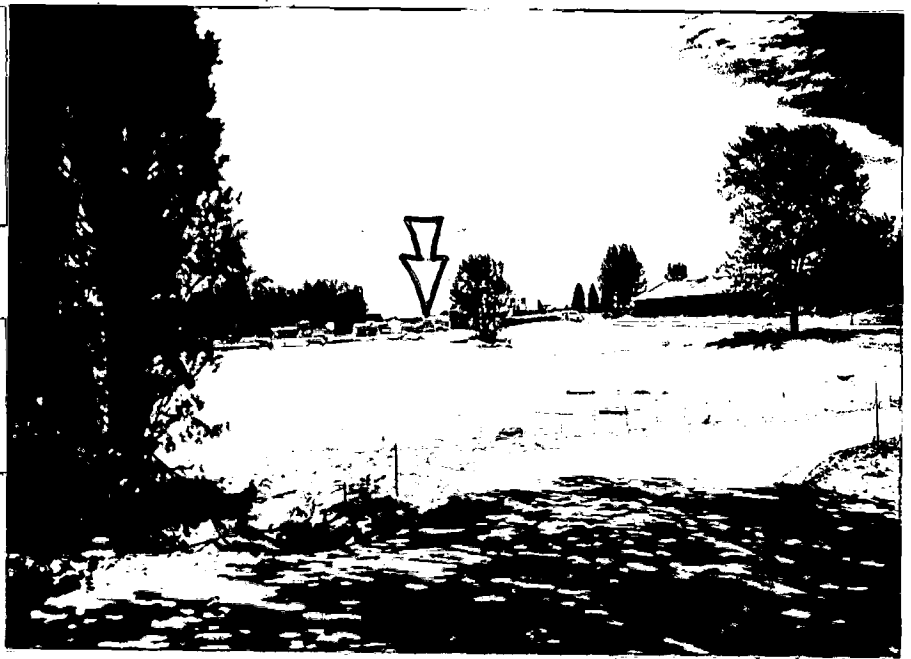
SCALE	1" = 50'
SHEET	1
OF	1 SHEETS
JOB NO.	862-00

1582-00\engineer\116640\lndscp - Jan. 04, 1997 15:35:25

**FOUR STREAMS GOLF COURSE
CHARLENE MANOR/HANOVER FARM
HISTORIC SITE 17/02**

**FOUR STREAMS GOLF
COURSE
CHARLENE
MANOR/HANOVER FARM
HISTORIC SITE 17/02**

1. View from north end of garage toward clubhouse site and across upper SWM pond.



2. View from north end of garage toward existing maintenance shed (pole barn).

3. View from north end of garage toward existing dairy barn (under renovation) and across upper pond embankment. New access road bed being placed.





4. View from north end of garage toward existing dairy barn (under renovation) and across upper pond embankment. New access road bed being placed.

5. View from east porch of main house toward north end of garage. Clubhouse site in left background.



6. View from south porch of main house toward Green No. 7 (graded area) and lower SWM pond beyond. All trees visible are to remain.

7. View from lawn south of main house toward Green No. 7 and lower pond beyond.



8. View from south porch of main house, toward Yew hedge east of house and lawn. Pond and embankment of lower pond (not visible) beyond.

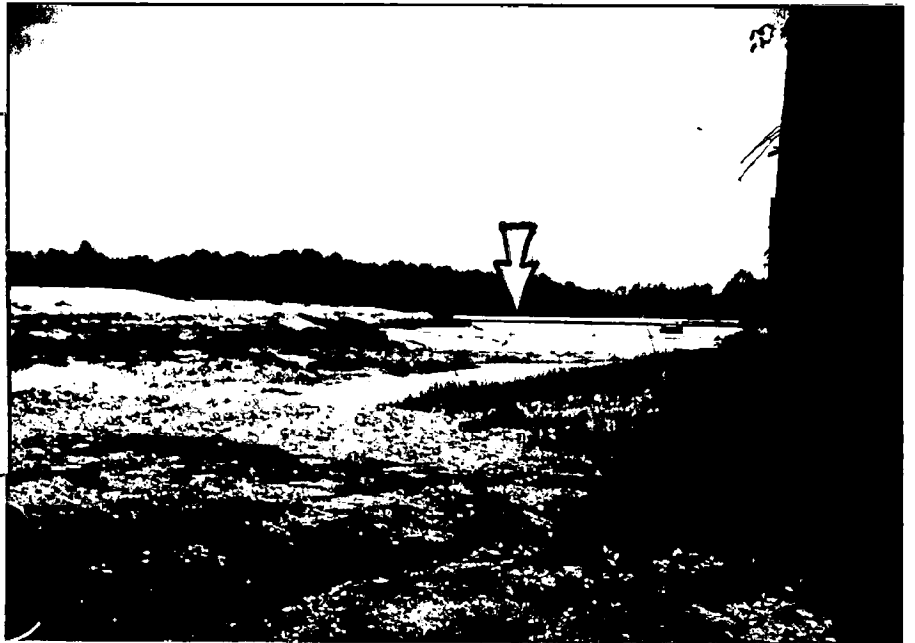
9. View from south lawn (southerly end toward lower pond embankment). **Note:** Proposed pump house will be beyond the embankment in approximately the location indicated by the arrow. Roof ridge elevation three feet below embankment.





10. View from south lawn toward garage. Southeast corner of main house visible at left.

11. View from northeast corner of garage toward main pond embankment to south. Pond will be filled significantly higher than indicated by this photo. Pump house will be located beyond and below embankment approximately at arrow.



Post-it™ Fax Note 7671

Date

of pages

3

To Bill Landfair

From Perry

Co./Dept.

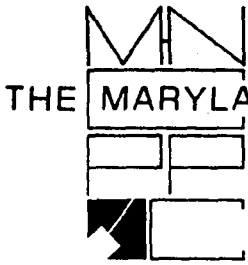
Co.

Phone #

Phone # 2105

Fax # 1304

Fax #



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

DATE: 6-25-97

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) Final landscaping plans to be approved by HPC staff.

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

Applicant: Four Streams Golf Associates LLC
Address: 19501 Darnestown Rd. Beltsville

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.



TURN 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: Joseph Meyerhoff II
Daytime Phone No.: 410-727-3200

Tax Account No.: 52-1970884
Name of Property Owner: Four Streams Golf Associates LLC Daytime Phone No.: 410-727-3200
Address: 25 S. Charles Street, Ste 200 Baltimore MD 21201
Street Number City Street Zip Code
Contractor: Greater Potomac Inc. Phone No.: 301-840-1616
Contractor Registration No.: 047451
Agent for Owner: Joseph Meyerhoff II Daytime Phone No.: 410-727-3200

LOCATION OF BUILDING/PREMISE

House Number: 1950 Street: Darnestown Road
Town/City: Beallsville Nearest Cross Street: Beallsville Road
Lot: _____ Block: _____ Subdivision: _____
Liber: 3203 Folio: 17 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Plaza
- 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: _____

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.

Four Streams Golf Associates, L.L.C.

By: Magna Holdings VIII, Inc. - Managing Member

By: Joseph Meyerhoff II, President

5/30/97
Date

Approved: WJ condition For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 6-25-97
Application/Permit No.: _____ Date filed: _____ Date issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

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

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.

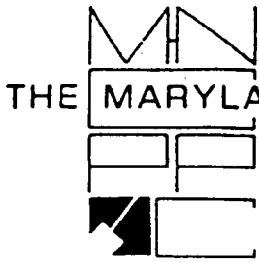
6. TREE SURVEY

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.**



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

DATE: 6-25-97

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!

06/02/97

page 1

DATA ON DESIGN FOR STRUCTURES AT FOUR STREAMS NATIONAL

The concept is one of a unified site, with all structures visually connected by the use of the same building materials as well as the actual connecting element of horizontal board fencing with stone piers.

Key to the design philosophy is the visual integration of all new structures with the existing barn, which will dominate the approach to the clubhouse. To that end, all structures will repeat the German style wood siding of the barn with the introduction of stone on some facades of the clubhouse, cart storage building and other auxiliary structures, as well as on the fence piers.

Roofing for all structures will be standing seam metal, as close in design to that on the barn as is practical. The half round gutter detail from the barn will be used on all structures.

All structures will be painted to match the barn, in a neutral ground and dark green trim.

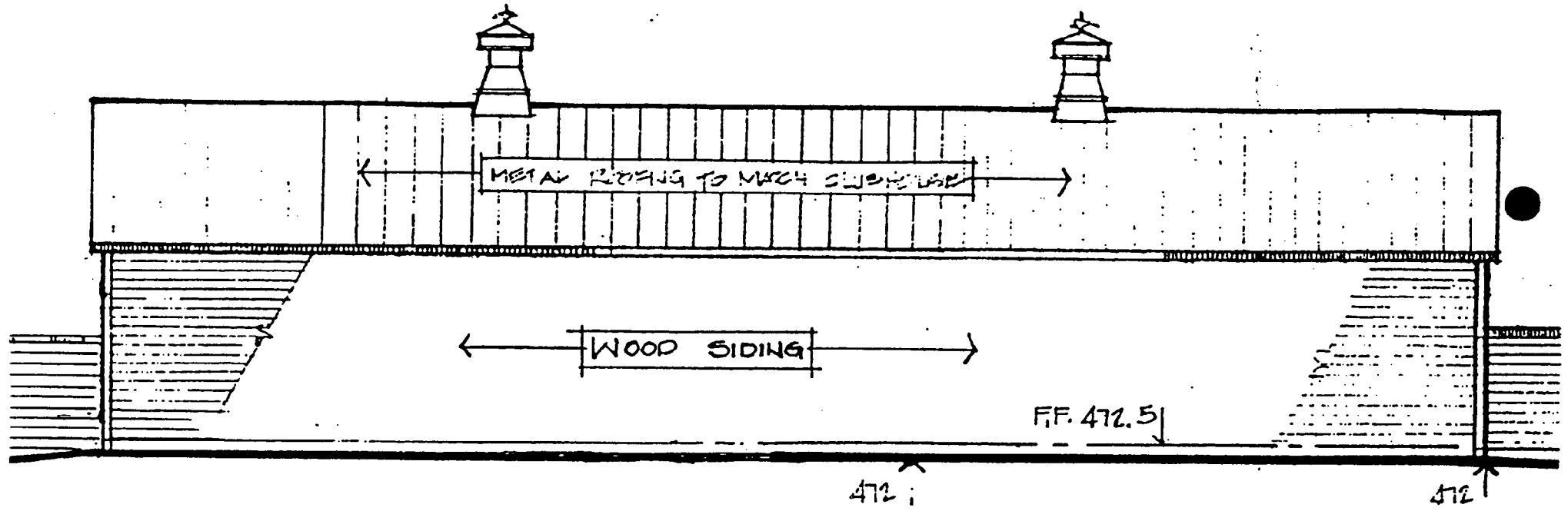
Traditional 'farm house' design elements formed the basis for the designs created for the clubhouse and auxiliary structures.

APPROVED
Montgomery County
Historic Preservation Commission
Robert Kephau 6/25/97

REPLACEMENT MAINT. SHED

N.T.S.

PROF

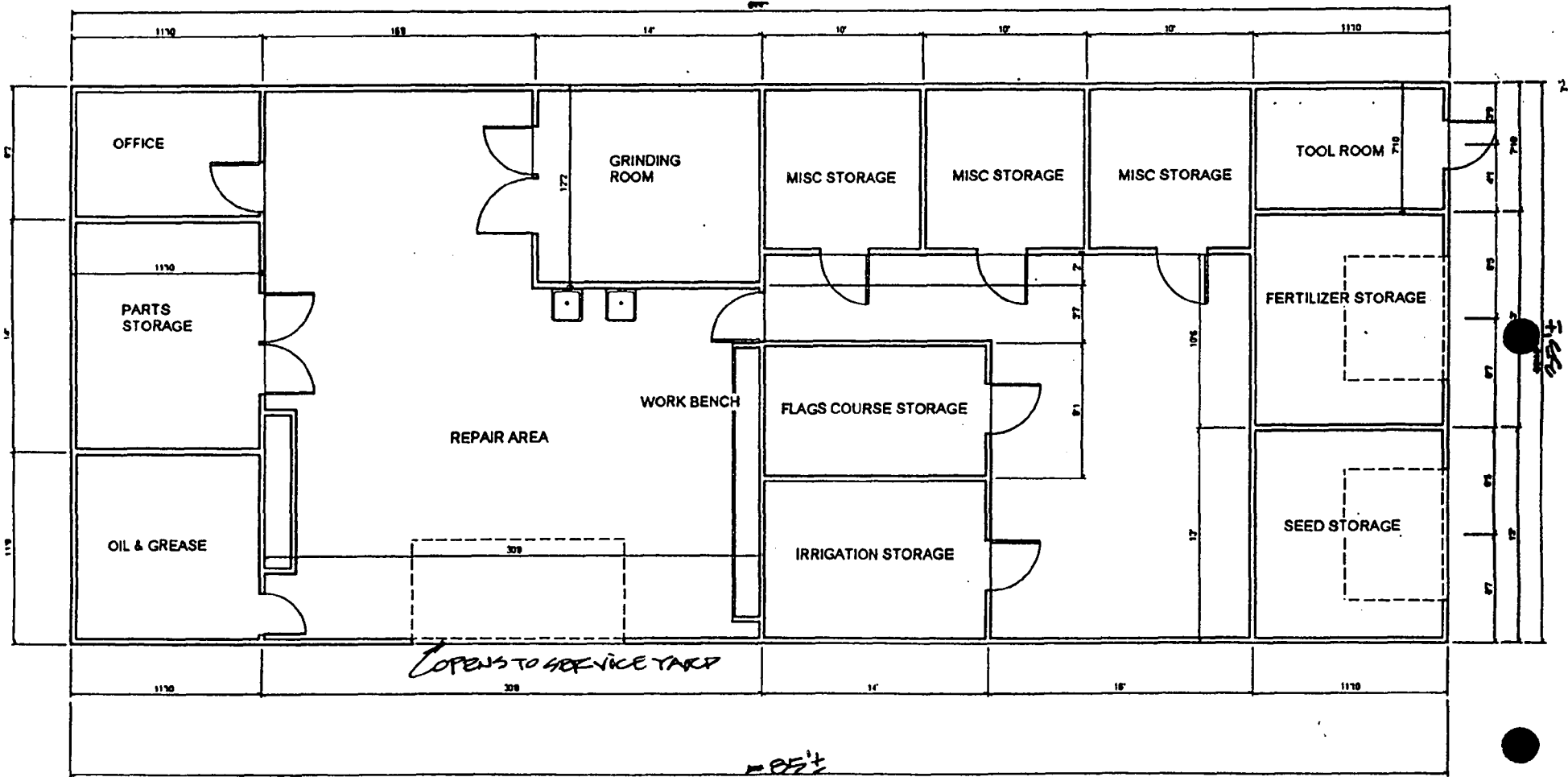


APPROVED
Montgomery County
Historic Preservation Commission
Woody Keplart, 6/25/97

FOUR STREAMS GOLF COURSE

Ⓜ

MAINTENANCE & REPAIR SHED



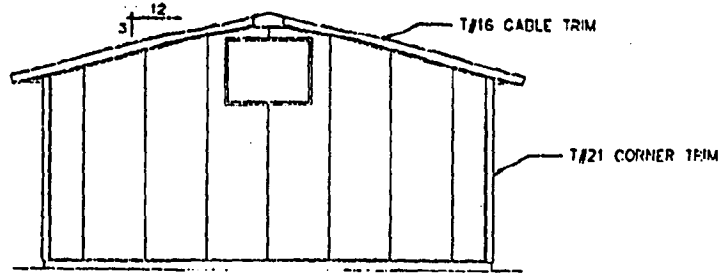
APPROVED
 Montgomery County
 Historic Preservation Commission

Tommy Kaplan 6/25/97

FOUR STREAMS GOLF COURSE

12

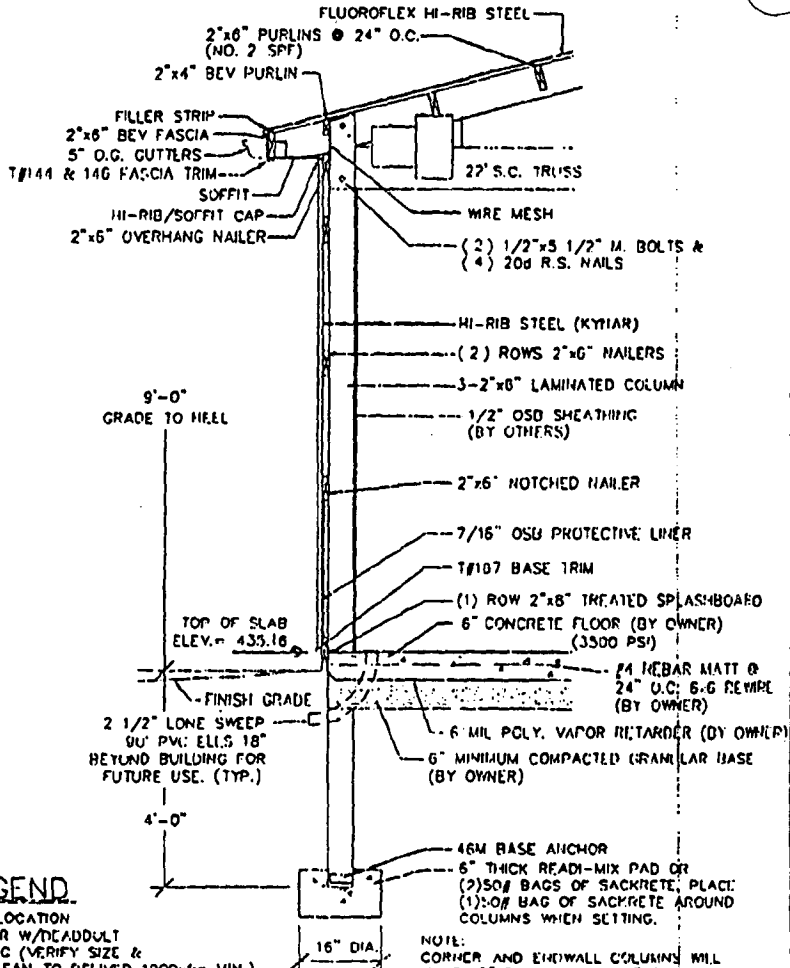
GUTTERS



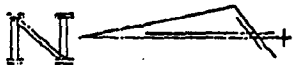
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Karen Kephau 4/25/17

TRIM



NO STOP DOOR

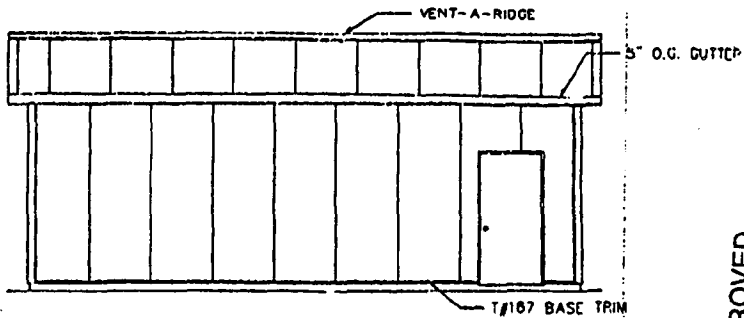


COLUMN PLAN LEGEND

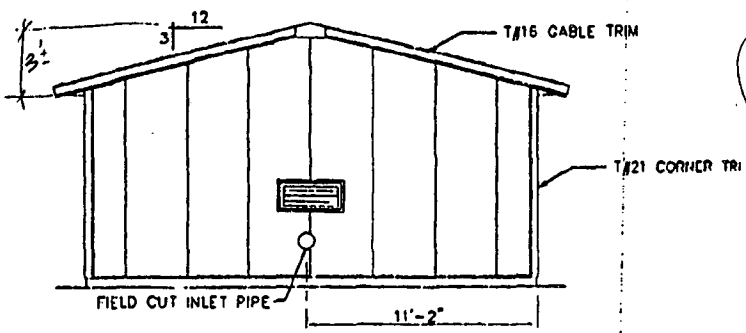
- - 3-2"x6" LAMINATED COLUMN LOCATION
- - 3068 T-30D PLAIN WALK DOOR W/CAULK
- △ - FRAMED EXHAUST FAN OPENING (VERIFY SIZE & LOCATION IN FIELD) (EXHAUST FAN TO DELIVER 1900cfm MIN.)
- △ - FRAMED AIR INTAKE LOUVER OPENING (VERIFY SIZE & LOCATION IN FIELD)

SIDEWALL SECTION A-A
80 M.P.H. WIND LOAD SCALE: 1/2" = 3'-0"

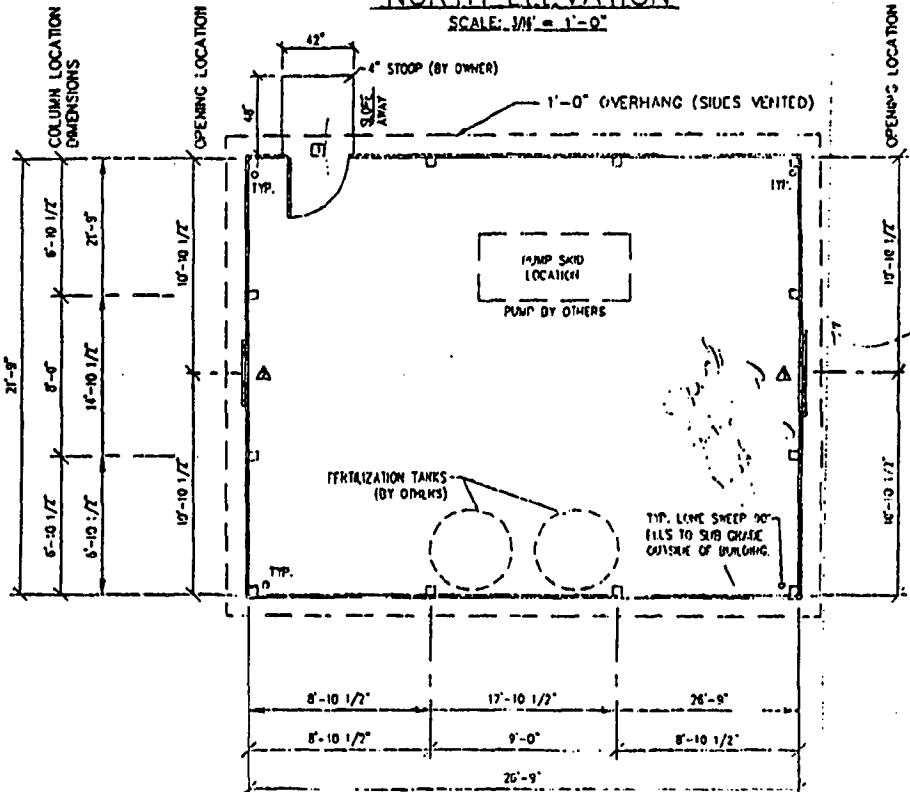
IRRIGATION PUMPHOUSE
H.T.S.



NORTH ELEVATION
SCALE: 3/8" = 1'-0"



NORTH ELEVATION
SCALE: 3/8" = 1'-0"



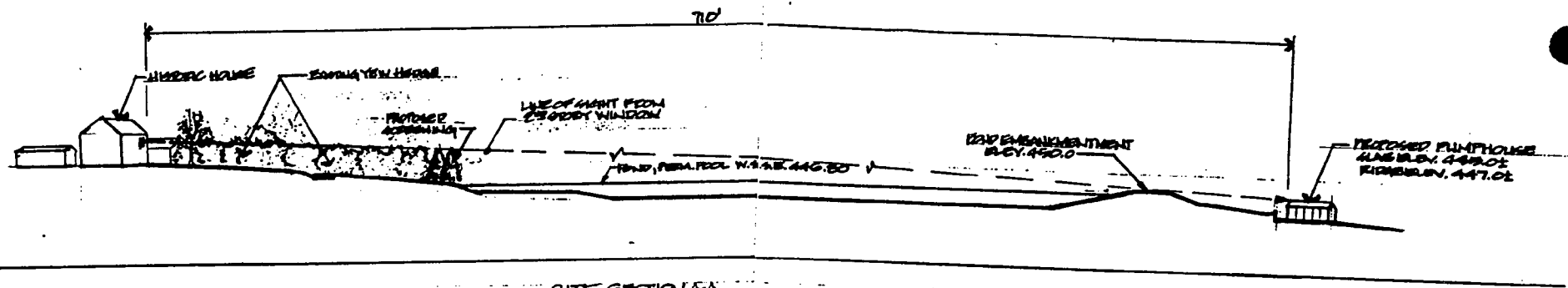
COLUMN PLAN
SCALE: 1/4" = 1'-0"

IRRIGATION PUMPHOUSE
N.T.S.

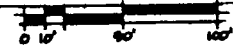
APPROVED
Montgomery County
Historic Preservation Commission
Sherry Kellan V6/25/97

15

900
800
700
600
500
400
300
200
100
ELEV. 400



SITE SECTION A
FR. HISTORIC HOUSE TO RECR. PUMP HOUSE
FOUR STREAMS GOLF COURSE



19

APPROVED
Montgomery County
Historic Preservation Commission
Ron Kefauver 6/25/97

George H. Miller
19939 Beallsville Road
Beallsville, Maryland 20839
P. 312

MNCP&PC
8787 Georgia Avenue
Silver Spring, Maryland 20910
P. 264

John B. 2nd & C.D. Bennett
Box 60
Beallsville, Maryland 20839
P. 103

PEPCO
1900 Pennsylvania Avenue, N.W.
Room 402, Tax Department
Washington, D.C. 20006
P. 9

Melvin J. & E.R. Loewen
20100 Beallsville Road
Beallsville, Maryland 20839
P. 909

PEPCO
1900 Pennsylvania Avenue, N.W.
Room 402, Tax Department
Washington, D.C. 20006
P. 243

PEPCO
1900 Pennsylvania Avenue, N.W.
Room 402, Tax Department
Washington, D.C. 20006
P. 507

Allen K. & M.M. Belt
20311 Beallsville Road
Beallsville, Maryland 20839
P. 125

Earl N. Heap 3rd, et al
c/o Riggs National Bank, T.R.E.
P.O. Box 96202
Washington, D.C. 20090
P. 730

Orcenia B. Hankerson
9509 Pin Oak Street
Clinton, Maryland 20735
P. 765

Colleen G. & S.C. Dronenburg
19520 Peachtree Road
Dickerson, Maryland 20842
P. 910

Eric Brooks, et al
21021 Big Woods Road
Dickerson, Maryland 20841
P. 967

Maxwell & S. Honrmond
700 7th Street, N.W.
Washington, D.C. 20024
P. 160

John P. Hill, et al
16513 Baederwood Lane
Rockville, Maryland 20855
P. 214

Dianne M. Driscoll
19001 Darnestown Road
Beallsville, Maryland 20839
P. 301

Harland J. Shoemaker & Son, Inc.
18811 Darnestown Road
Poolesville, Maryland 20837
P. 234

Clarence U. Driscoll, et al
c/o Peter A. Driscoll
19001 Darnestown Road
Beallsville, Maryland 20839
P. 280

George D. Hazzard, et al
19301 Darnestown Road
Beallsville, Maryland 20839
P. 140

Robert J. Boswell
5025 White Flint Drive
Kensington, Maryland 20895
P. 75

Dennis B. & R.A. Funk
20120 Beallsville Road
Beallsville, Maryland 20839
P. 767

Morris F., Sr. & F.E. Randolph
21201 Big Woods Road
Dickerson, Maryland 20842
P. 817

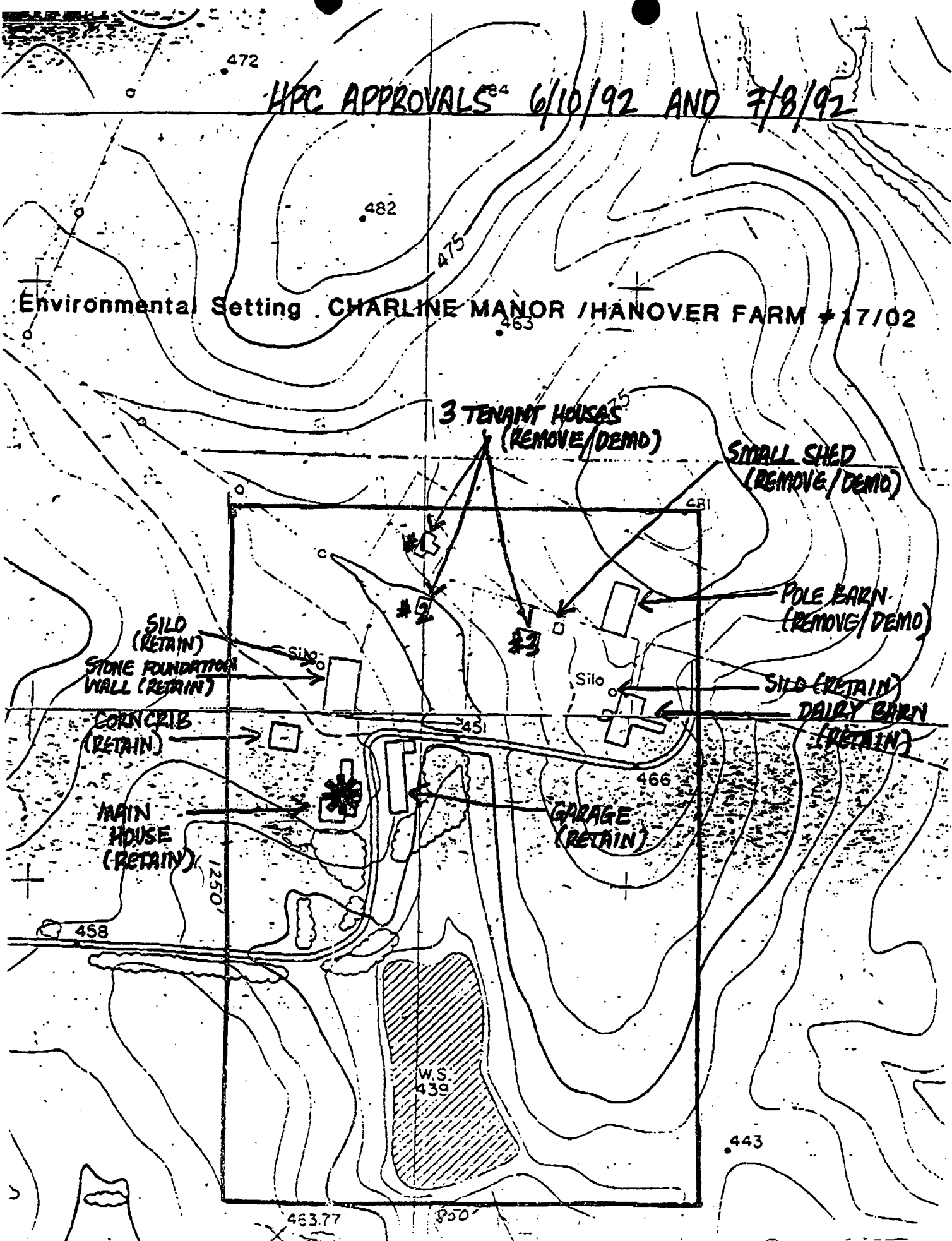
Ronnie & D. Randolph
21111 Big Woods Road
Dickerson, Maryland 20842
P. 104

Morris F., Sr. & F.E. Randolph
1201 Big Woods Road
Dickerson, Maryland 20842
P. 817

Ronnie & D. Randolph
21111 Big Woods Road
Dickerson, Maryland 20842
P. 104

HPC APPROVALS 6/10/92 AND 7/8/92

Environmental Setting CHARLINE MANOR / HANOVER FARM # 17/02





Loiederman Associates, Inc.

Engineers
Planners
Surveyors

June 12, 1997

Ms. Gwen Wright
Historic Preservation Section
Department of Park & Planning
MNCP&PC
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: HAWP Permit Application
Four Streams Golf Course
Charlene Manor/Hanover Farm, Site No.:17/02
LAI No.: 862-00

Dear Ms. Wright:

We recently submitted an Historic Area Work Permit Application for the above-referenced project including Site and Landscape Plans.

Unfortunately, there has been some mis-communication between our client and ourselves regarding the plant materials list for the Landscape Plan. As submitted, the plan indicates the use of very large trees and shrubs based on a plan made over five years ago, and utilizing materials then known to be available at the Stock Nursery, at that time. As the Stock Nursery materials are now being planted throughout the project, a firm inventory of currently available materials and sizes has not been provided to us. Therefore, we have revised the Landscape Plan to reflect more commonly used and available sizes so as not to over-commit to the larger sizes of the previously submitted plan. Our client indicates that, if available at the time of construction, he has every intention of utilizing plant materials larger than the norm. We should also note that some specific plant species may require "like" substitutions at construction, but should meet the intent of this plan.

Further, we would also note that the Site and Landscape Plans will be subject to review by MNCP&PC staff for revisions to the approved Special Exception, and therefore, subject to enforcement.

For the hearing, we have also enclosed an illustrative drawing of the project. This was made before the above-noted revisions, so please utilize this for illustration only.

1390 Piccard Drive
Rockville, MD 20850
(301) 948-2750 • Fax: (301) 948-9067



Ms. Gwen Wright
June 12, 1997
Page 2

Please contact us if you have any questions, or need clarification of the above. Our thanks for your attention to this matter.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Leonard K. Blakley', written over a horizontal line.

Leonard K. Blakley, R.L.A.
Assistant Project Manager

LKB:cam

Enclosure

cc: Joseph Meyerhoff
Will Rubenstein

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 19501 Darnestown Road, Beallsville
Resource: Master Plan Site #17/2,
Charline Manor/Hanover Farm
Case Number: 17/2-97A
Public Notice: 06/11/97
Applicant: Joseph Meyerhoff,
Four Streams Golf Associates, LLC
PROPOSAL: Construct Cart Barn, Maintenance
Shed, Parking, Pumphouse.
Landscape Plan for Historic Environmental
Setting.

Meeting Date: 06/25/97
HAWP: Construction
Tax Credit: No
Report Date: 06/18/97
Staff: Perry Kephart
RECOMMEND: Approval
w/conditions

5-0

DATE OF CONSTRUCTION: ca. 1801.

SIGNIFICANCE: Individual Master Plan site.

ARCHITECTURAL DESCRIPTION

Federal style brick farm house built in two sections, a three bay main block with center doorway and a one story kitchen outbuilding to the right. The kitchen was attached to the main block by conversion of a breezeway to a bay-fronted two story infill in the early 20th century and then modified into a two story dining room and bedroom wing when a new ell-shaped Colonial Revival kitchen wing was added at the right rear of the building in 1954. A one story porch stretches along the full length of the main section. The rear of the main block has a distinctive "H" window placement with the center window opening set a half story above the first level to provide light to the entry hall and main stairs.

BACKGROUND

On June 10, 1992, and July 8, 1992, the Historic Preservation Commission reviewed and approved alterations to Hanover Farm that are listed in the material accompanying the staff report. The alterations approved in 1992 include, among other changes and conditions, the demolition of a pole barn or maintenance shed, reconfiguration of parking near the historic house, and the provision of screening by mature plant materials of all trees and shrubs within the historic environmental setting. (See page 3 for a full list of the 1992 conditions.) This application is a follow-up to the earlier work permits. It also includes a new proposal for an irrigation pumphouse at the far end of the southern stormwater management pond, for a new golf cart barn, and for a connecting fence between the maintenance structures for the golf facility.

PROPOSAL

The applicant proposes to:

1. Replace a pole barn maintenance shed previously approved for demolition with a wood-sided two story side gabled maintenance shed 85' long by 35' wide. There are to be two cupola-like decorations on the standing seam metal roof for visual integration with the

①

existing dairy barn. The shed is to have no openings on the side facing the historic resource with all work bays facing to the side and to a service yard in the rear.

2. Build a cart barn next to and at right angles to the new maintenance shed. It is proposed to be 98.5' long by 47'4" deep. There are to be two cupola-like decorations on the standing seam metal roof for visual integration with the existing dairy barn. Cross gables at each end of the north elevation and the west elevation are to be faced with field stone veneer. Another cross gable on the south elevation is to be wood sided. The south and north elevations are to have 5 light shed dormers at the center. The east elevation is to have three garage bays as is the right cross gable of the north elevation.

3. Build an 8' high horizontal board screening wall with stone piers connecting the existing barn and the two new maintenance buildings to enclose the service area. The wall between the old and new structures is proposed to be approximately 80' long and between the maintenance shed and the cart barn to be approximately 35' long.

4. Build a prefabricated metal irrigation pumphouse at the far end of the stormwater management pond at the far right of the historic environmental setting. The dimensions are approximately 27' by 22' with an elevation of about 15'. As seen on the Site Section A-A, the pumphouse is to be set such that only the roof ridgeline is visible from the farmhouse.

5. Build a parking area near the clubhouse at the upper left hand corner of the historic setting to be screened from the farmhouse by plantings of mature trees.

6. Landscape the historic environmental setting using mature specimen trees already in place and adding others from the inventory of the nursery previously on the property. As noted in the letter from Loiederman Associates, engineers for the project, the exact inventory and siting of the trees cannot be specified except as to general size and as coming from the available plant materials list shown on the Landscaping Plan.

STAFF DISCUSSION

Staff feels that the proposed designs for the two new maintenance buildings are appropriate to the farm theme of the golf course and to the simple, elegant design of the house and the extant historic outbuildings. The pump house a simple building and well removed from the historic house. The fencing is appropriate to define and screen the maintenance area. The proposed landscaping is extensive and adequately screens the historic house from the new parking and from the golf course elements. Coordination of review of the landscaping plan with the Park and Planning Staff responsible for the Special Exception is a reasonable method of pinning down which specific plant materials are to be used for screening of the historic resource.

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 #10:

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

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.

- landscape review & approval by staff.

- staff review adjustments to driveway ~~from~~ for access thru 6th g.

On June 10, 1992, the Historic Preservation Commission reviewed and approved the following alterations to 19501 Darnestown Road (Charline Manor/Hanover Farm, Master Plan Site #17/2):

1. Renovation and repair of the main house, the corn crib, the dairy barn, two silos, and a five-car garage. Historic preservation staff must review the mortar specifications if the main house is to be repointed.
2. Demolition of two tenant houses (closest to the main house) and the pole barn.
3. Removal of the debris associated with the bank barn (which blew over in a storm a number of years ago), but retention of the stone foundation wall that has been a part of the bank barn.

On July 8, 1992, the Historic Preservation Commission reviewed and approved additional alterations to 19501 Darnestown Road:

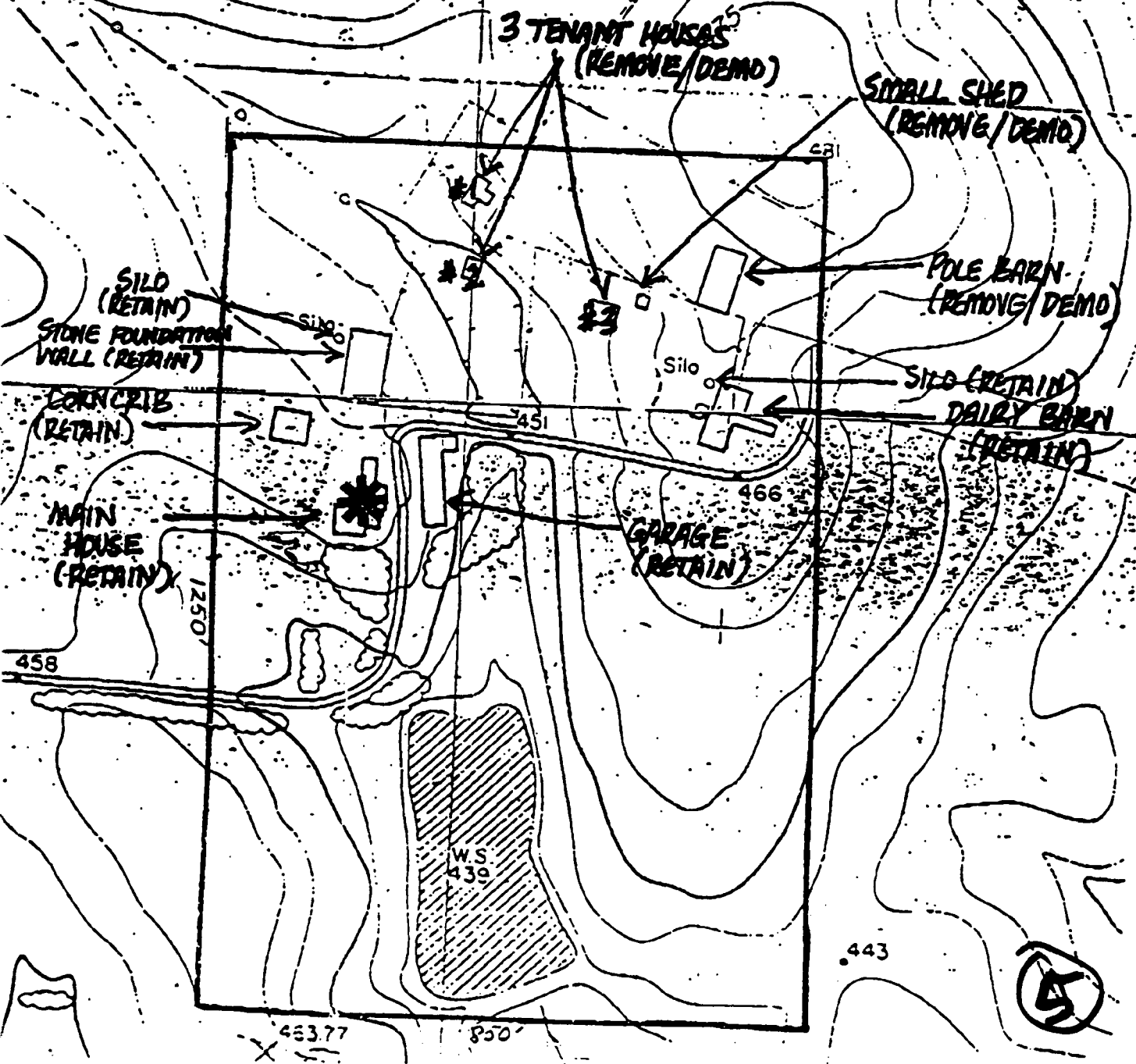
1. Demolition of the third tenant house (closest to the pole barn).
2. Creation of an irrigation pond and expansion of an existing pond to the south, as long as the existing road to the dairy barn is retained.
3. Retention of the driveway to the main house in its existing location.
4. The 8th tee must be moved further away from the main house.
5. The parking lot proposed to be located closest to the historic house must be removed.
6. All tees and greens within the environmental setting must be screened by mature landscaping.

A map of the historic site showing which building are to be retained and which are to be removed is attached.

4

HPC APPROVALS²⁴ 6/10/92 AND 7/8/92

Environmental Setting CHARLINE MANOR / HANOVER FARM # 17102



HISTORIC AREA WORK PERMIT

Contact Person: Joseph Meyerhoff II

Daytime Phone No.: 410-727-3200

Tax Account No.: 52-1970884

Name of Property Owner: Four Streams Golf Associates LLC Daytime Phone No.: 410-727-3200

Address: 25 S. Charles St., Suite 2100 Baltimore MD 21201
Street Number City State Zip Code

Contractor: Greater Potomac Inc. Phone No.: 301-840-1616

Contractor Registration No.: 047451

Agent for Owner: Joseph Meyerhoff II Daytime Phone No.: 410-727-3200

LOCATION OF BUILDING/PREMISE

House Number: 19501 Street: Darnestown Road

Town/City: Beallsville Nearest Cross Street: Beallsville Road

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Stair
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

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
- 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.

Four Streams Golf Associates, L.L.C.

By: Magna Holdings VIII, Inc. - Managing Member

Joseph Meyerhoff II
By: Joseph Meyerhoff II, President

5/30/97
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____

Date: _____

(6)

June 4, 1997

Charline Manor/Hanover Farm
Historic Site #17/02
Barnesville, Maryland (Montgomery County)

**RE: DESCRIPTION OF PROPOSED WORK ON HISTORIC PROPERTY
FOR HISTORIC AREA WORK PERMIT APPLICATION DATED 5/30/97**

This site has been the subject of prior applications for Historic Area Permit, and received conditional approval on June 10, 1992, and July 8, 1992, for various work elements within the defined 25 acre Historic Environmental Setting. Design of various golf course, clubhouse, and support facilities has progressed in recent months, therefore, the purpose of this application is for approval of accessory elements including;

- Location and design of the proposed Cart Barn (pole structure with stone and horizontal board siding). Structure previously approved.
- Location and design of replacement maintenance shed of building previously approved for demolition. (Structure type as above).
- Location and design of parking facilities proximate to above.
- Current design of Irrigation/Stormwater Management Ponds, grading and golf course elements previously approved.
- Location and design of a new proposed irrigation pumphouse southerly of the embankment of the main (lower) pond.

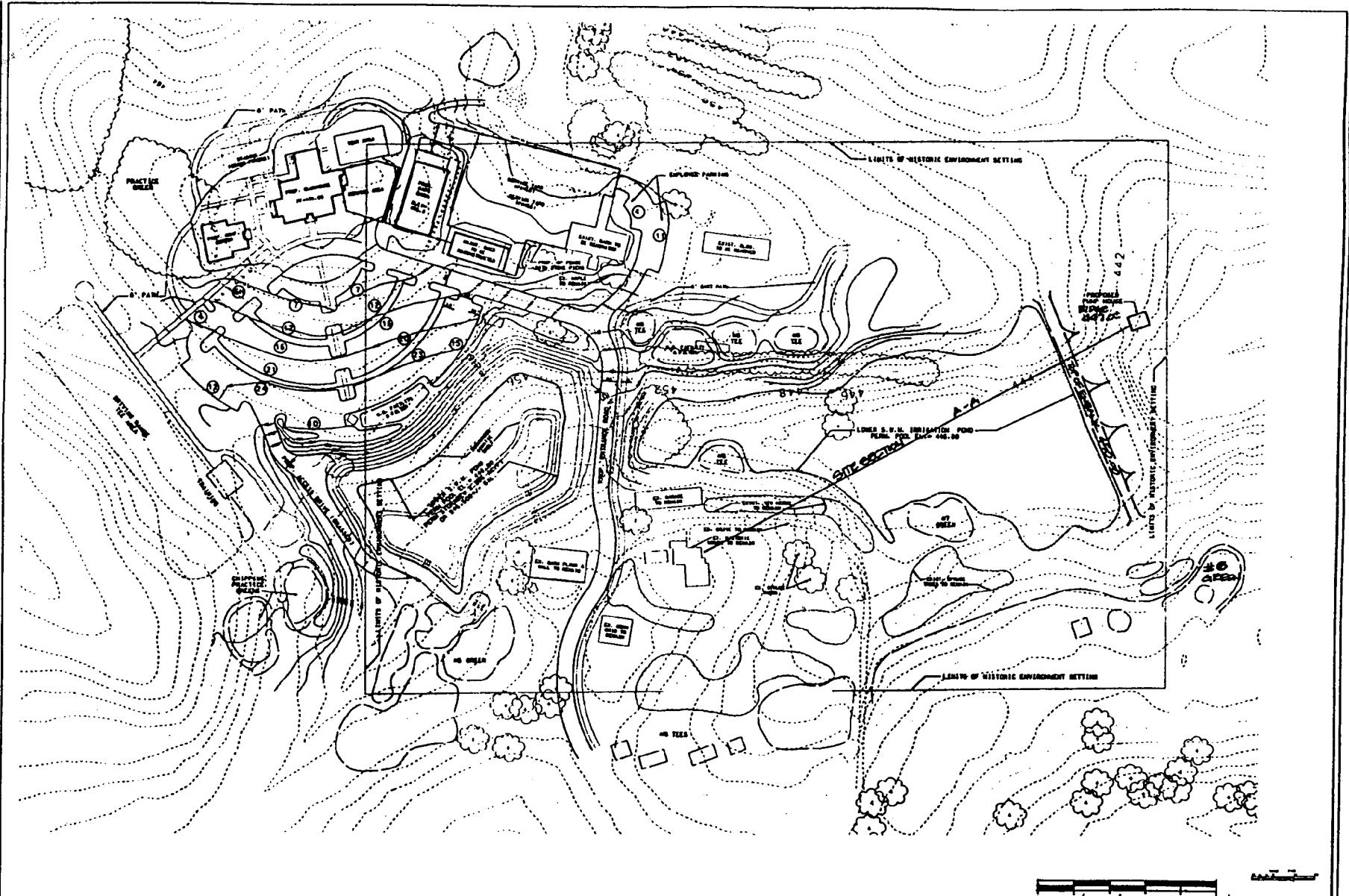
To this end, this application package includes;

- Design development level architectural plans of the proposed structures.
- A written statement from the architect pertaining to design approach.
- An elevational view of the existing barn and proposed maintenance shed, and Cart Barn as a related group.
- Site Plan of the 25 acre Historic Environmental Setting showing the historic house and other existing and proposed facilities.



- A Design Development Level Landscape Plan of the primary core area of the clubhouse and support facilities.

Exterior lighting facilities have not been selected at this time, however, the developer has indicated that fixture heights should be low and illumination levels minimized in keeping with the rural setting.



LOEBERMAN ASSOCIATES, INC. CIVIL ENGINEERS 1000 S. 10th Street, Suite 100 Lincoln, Nebraska 68502 Phone: (402) 441-1111	SHEET NO. _____ TOTAL SHEETS _____ DATE _____	SITE PLAN FOR HISTORIC AREA WORK PERMIT APPLICATION	FOUR STREAMS GOLF CLUB SHERIDAN PLAZA DISTRICT LINCOLN COUNTY, NEBRASKA	SCALE: 1" = 50' 0 50 100 150	SHEET NO. _____ TOTAL SHEETS _____ DATE _____
	PROJECT NO. _____ CLIENT: _____ DESIGNER: _____ CHECKED BY: _____ DATE: _____			SHEET NO. _____ TOTAL SHEETS _____ DATE _____	

6

06/02/97
page 1**DATA ON DESIGN FOR STRUCTURES AT FOUR STREAMS NATIONAL.**

The concept is one of a unified site, with all structures visually connected by the use of the same building materials as well as the actual connecting element of horizontal board fencing with stone piers.

Key to the design philosophy is the visual integration of all new structures with the existing barn, which will dominate the approach to the clubhouse. To that end, all structures will repeat the German style wood siding of the barn with the introduction of stone on some facades of the clubhouse, cart storage building and other auxiliary structures, as well as on the fence piers.

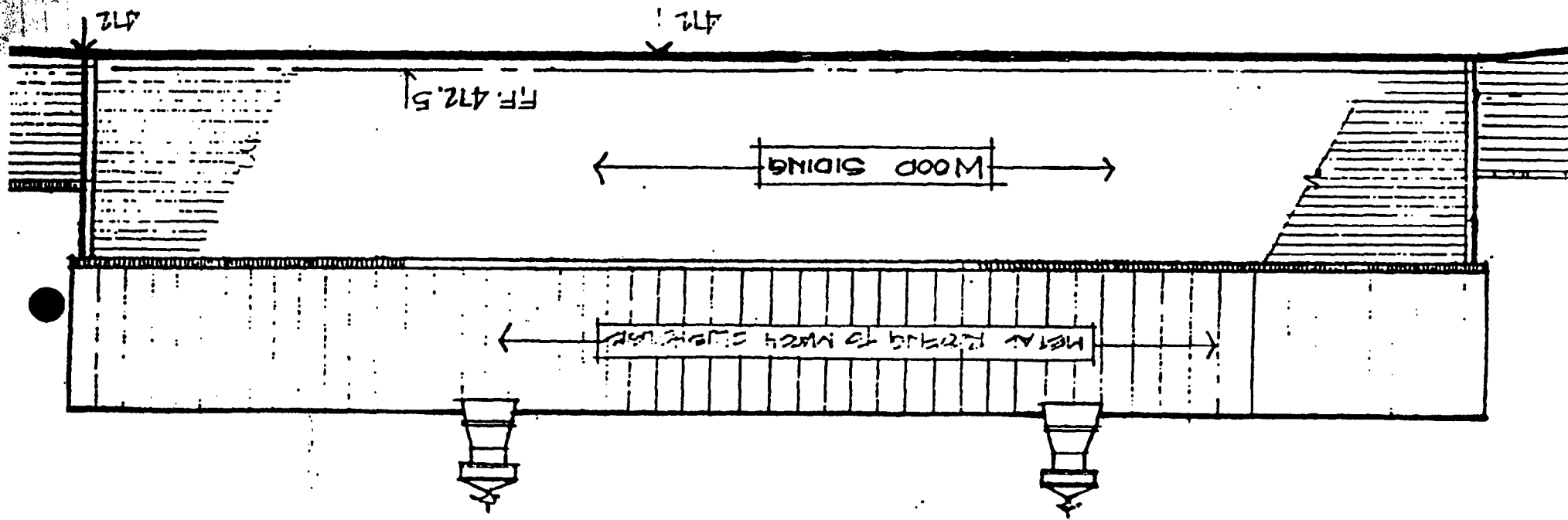
Roofing for all structures will be standing seam metal, as close in design to that on the barn as is practical. The half round gutter detail from the barn will be used on all structures.

All structures will be painted to match the barn, in a neutral ground and dark green trim.

Traditional 'farm house' design elements formed the basis for the designs created for the clubhouse and auxiliary structures.

③

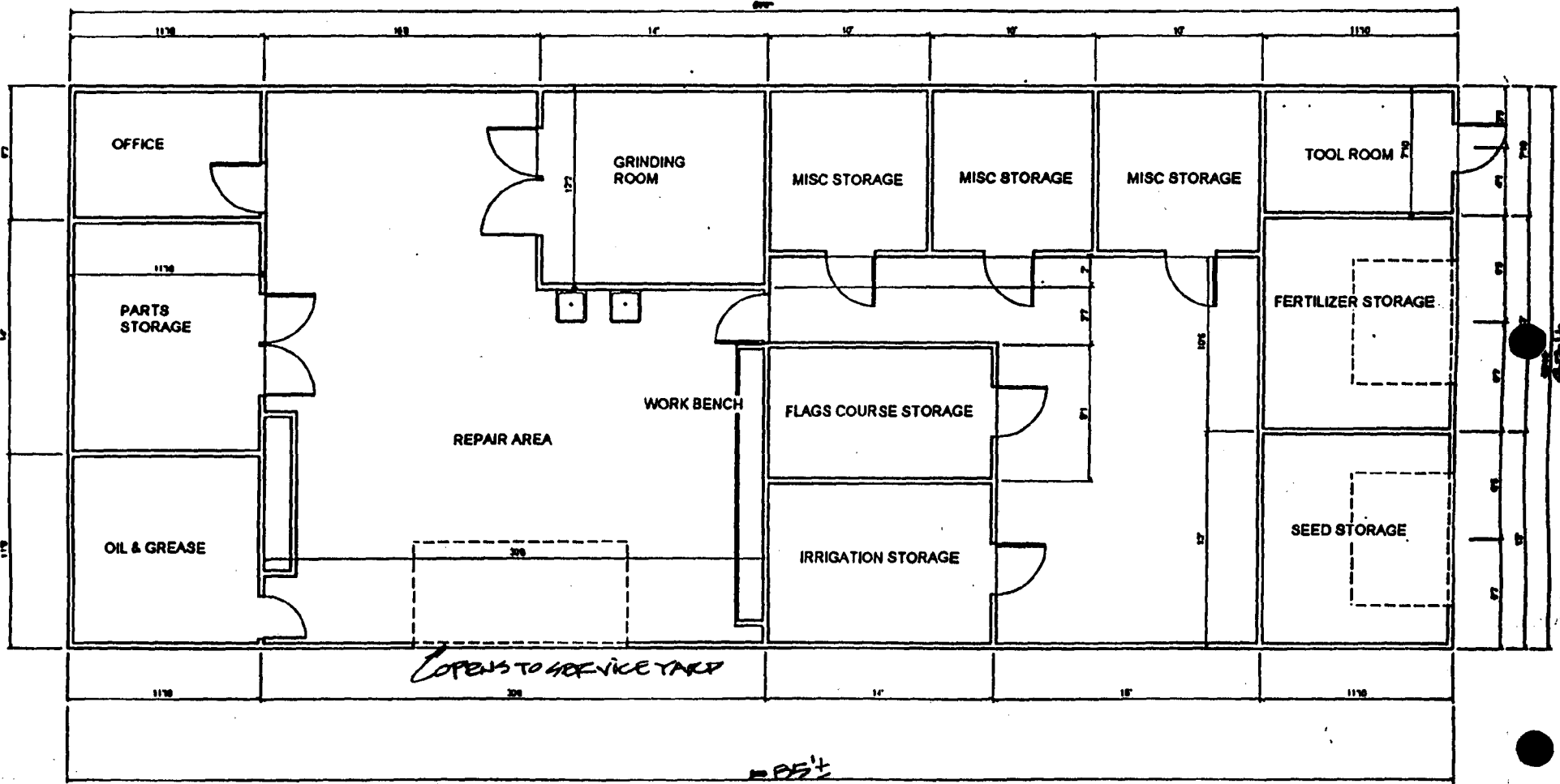
FOUR STREAMS GOLF COURSE



REPLACEMENT MAINT. SHED
N.T.S.

PRO

1



FLIP END TO END

FOUR STREAMS GOLF COURSE

12

A-1

PROJECT NUMBER: _____

DATE: 9-10-77

SCALE: (AS SHOWN)

PROJECT TITLE: _____

PROJECT NUMBER: _____

PERMISSION: _____

NOTES: THIS DRAWING IS THE PROPERTY OF THE HARMON GROUP ARCHITECTS. IT SHALL NOT BE COPIED, REPRODUCED OR OTHERWISE USED WITHOUT WRITTEN PERMISSION.

FOUR STRAINS GOLF COURSE

GOLF CART STORAGE

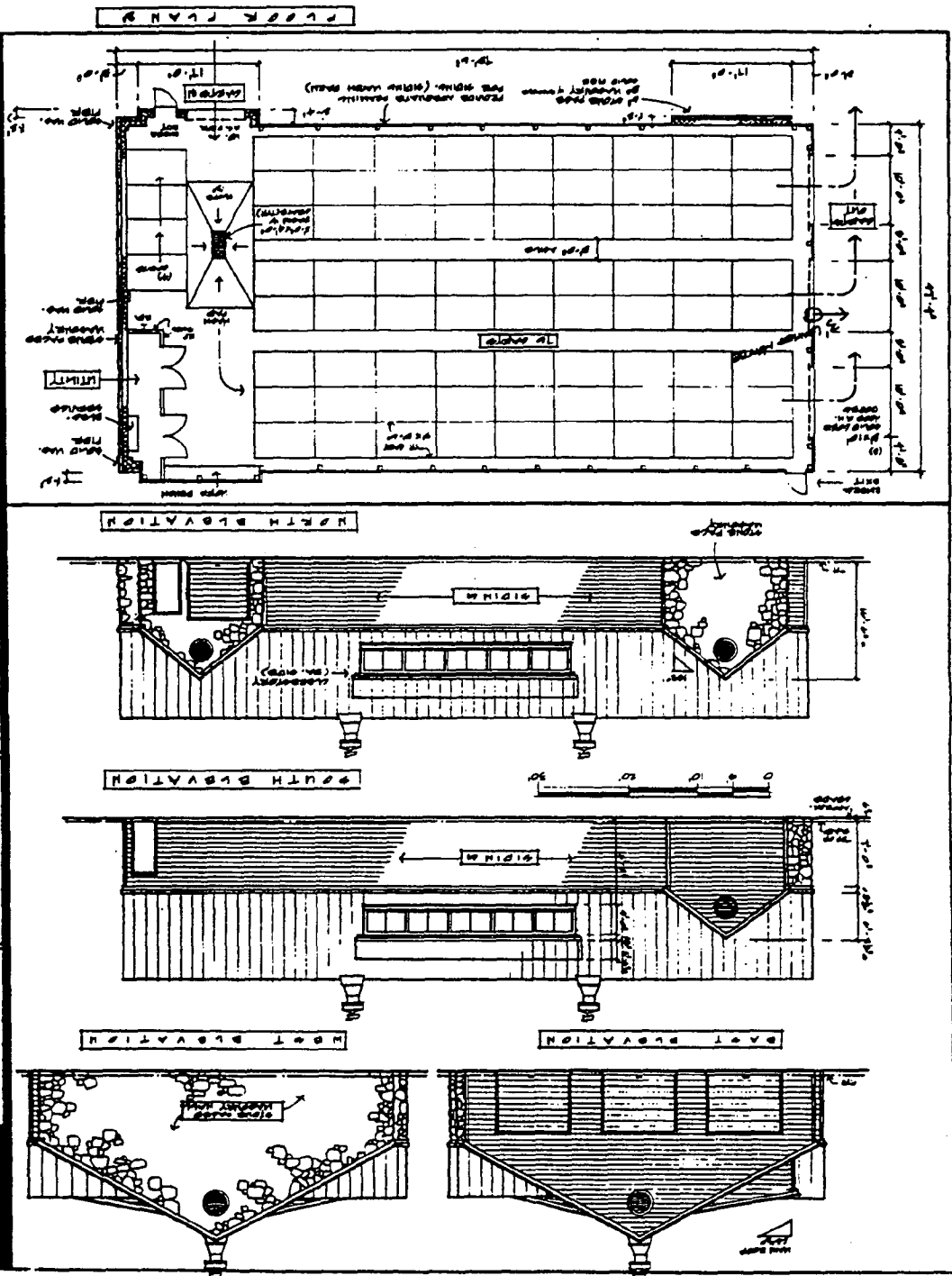
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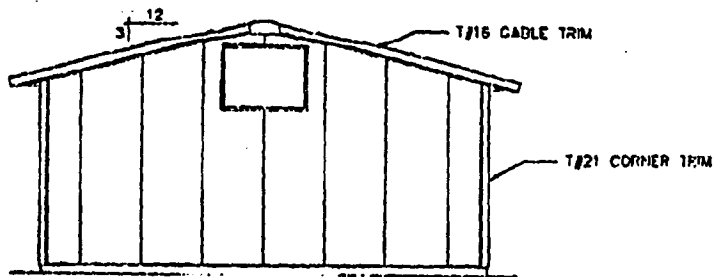
DATE: 9-10-77

FAX: (301) 291-7878

1111 CLAY ROAD
POTOMAC, MD 20854

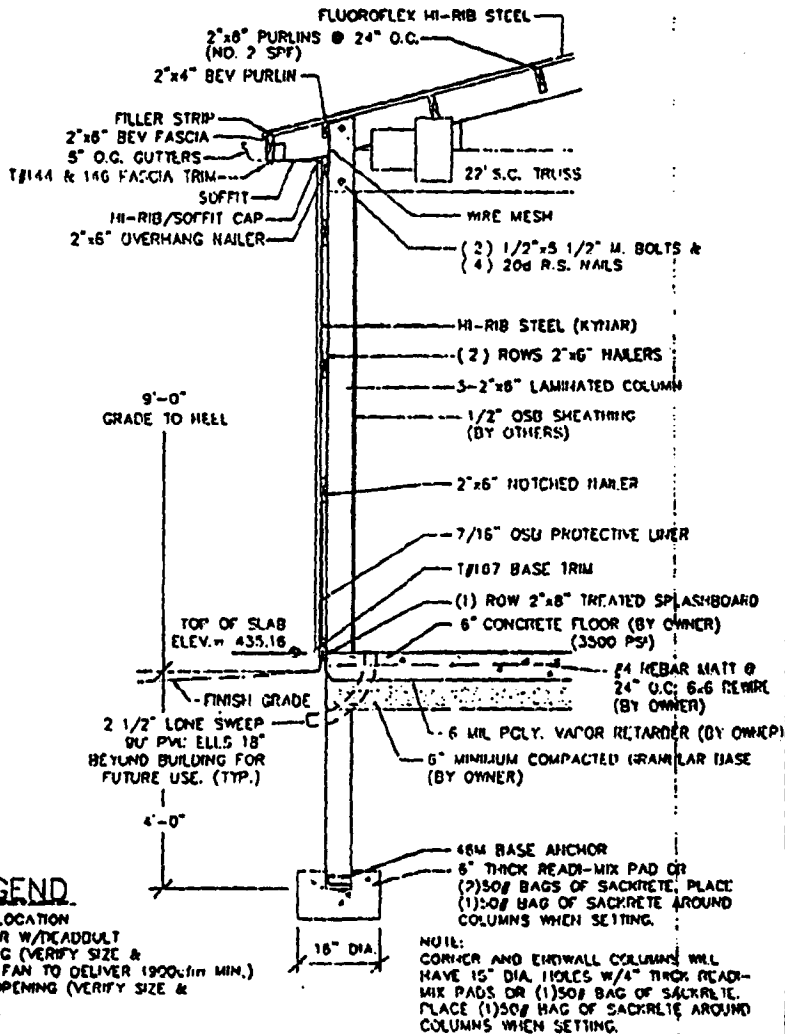
THE HARMON GROUP
ARCHITECTS





SOUTH ELEVATION

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



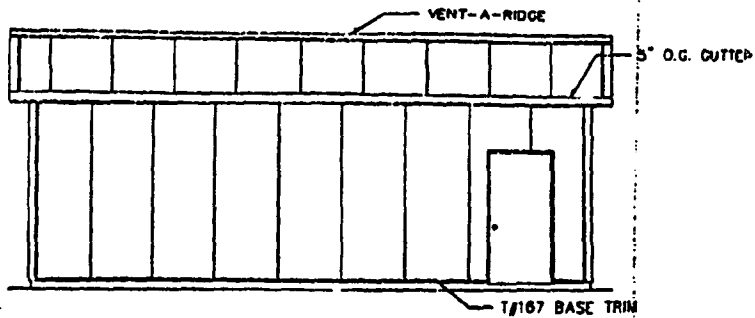
SIDEWALL SECTION A-A
80 M.P.H. WIND LOAD SCALE: 1/2" = 1'-0"

COLUMN PLAN LEGEND

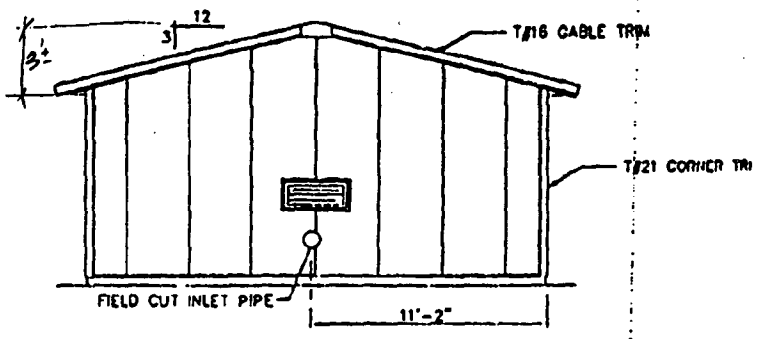
- - 3-2"x8" LAMINATED COLUMN LOCATION
- - 308B T-300 PLAIN WALK DOOR W/HEADULT
- △ - FRAMED EXHAUST FAN OPENING (VERIFY SIZE & LOCATION IN FIELD) (EXHAUST FAN TO DELIVER 1900cfm MIN.)
- △ - FRAMED AIR INTAKE LOUVER OPENING (VERIFY SIZE & LOCATION IN FIELD)

IRRIGATION PUMPHOUSE
H.T.S.

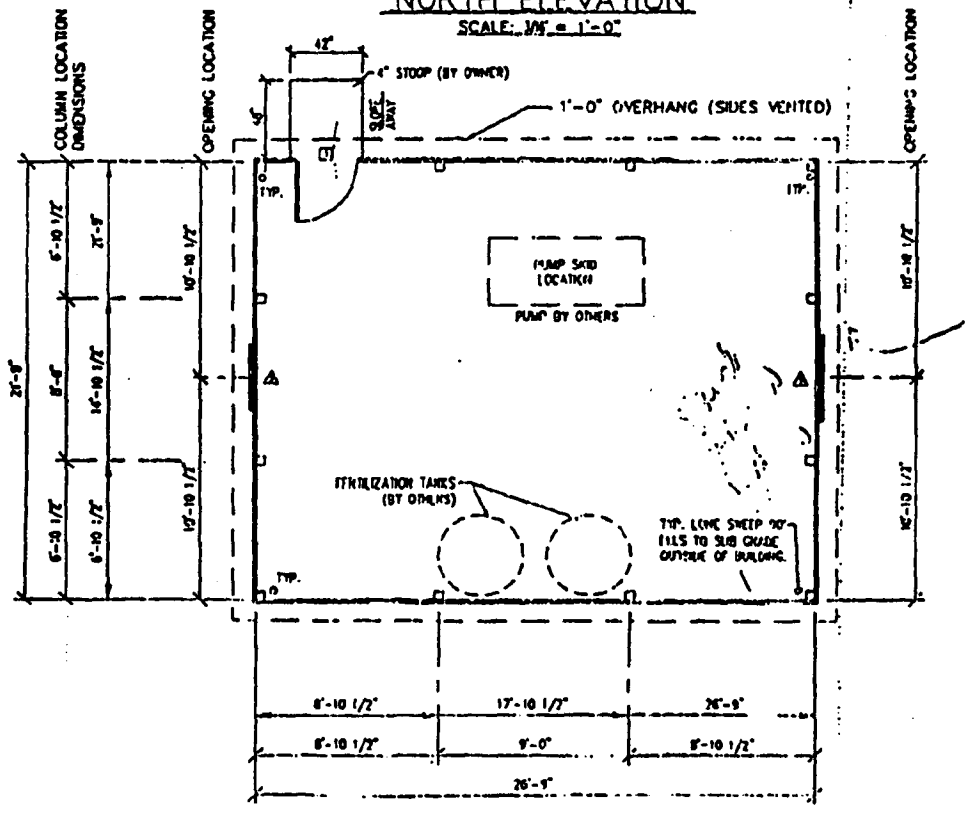
14



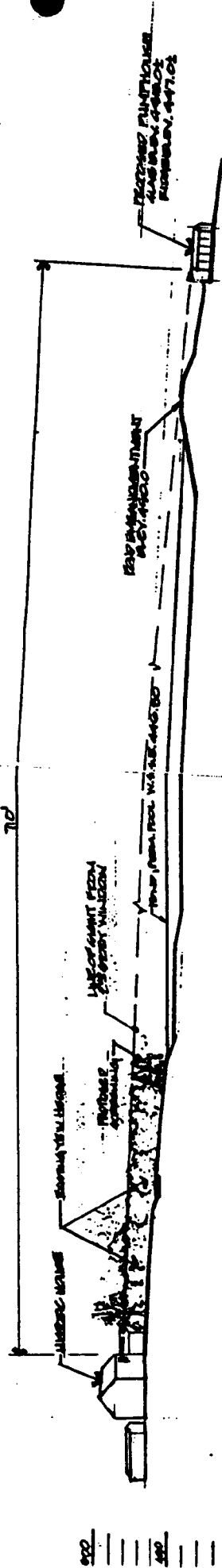
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



COLUMN PLAN
SCALE: 1/8" = 1'-0"



500
400
300
200
100
0

SITE SECTION 'A'
EX. HISTORIC HOUSE TO EXIST. BUNGALOW
FOUR STREAMS GOLF COURSE

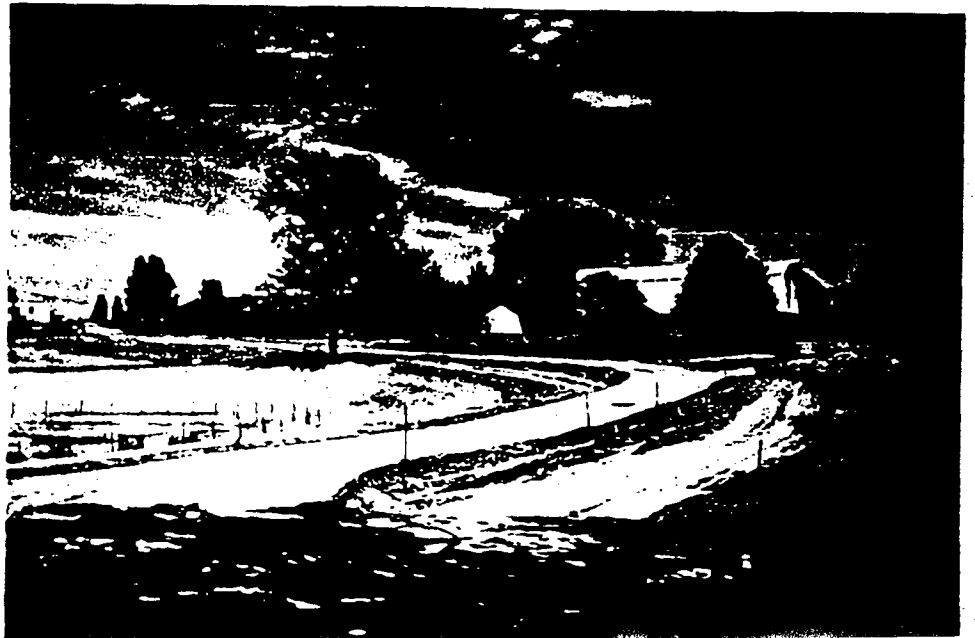
**FOUR STREAMS GOLF
COURSE
CHARLENE
MANOR/HANOVER FARM
HISTORIC SITE 17/02**

1. View from north end of garage toward clubhouse site and across upper SWM pond.



2. View from north end of garage toward existing maintenance shed (pole barn).

3. View from north end of garage toward existing dairy barn (under renovation) and across upper pond embankment. New access road bed being placed.





4. View from north end of garage toward existing dairy barn (under renovation) and across upper pond embankment. New access road bed being placed.

5. View from east porch of main house toward north end of garage. Clubhouse site in left background.



6. View from south porch of main house toward Green No. 7 (graded area) and lower SWM pond beyond. All trees visible are to remain.

7. View from lawn south of main house toward Green No. 7 and lower pond beyond.



8. View from south porch of main house, toward Yew hedge east of house and lawn. Pond and embankment of lower pond (not visible) beyond.

9. View from south lawn (southerly end toward lower pond embankment). Note: Proposed pump house will be beyond the embankment in approximately the location indicated by the arrow. Roof ridge elevation three feet below embankment.





10. View from south lawn toward garage. Southeast corner of main house visible at left.

11. View from northeast corner of garage toward main pond embankment to south. Pond will be filled significantly higher than indicated by this photo. Pump house will be located beyond and below embankment approximately at arrow.





June 12, 1997

Ms. Gwen Wright
Historic Preservation Section
Department of Park & Planning
MNCP&PC
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: HAWP Permit Application
Four Streams Golf Course
Charlene Manor/Hanover Farm, Site No.:17/02
LAI No.: 862-00

Dear Ms. Wright:

We recently submitted an Historic Area Work Permit Application for the above-referenced project including Site and Landscape Plans.

Unfortunately, there has been some mis-communication between our client and ourselves regarding the plant materials list for the Landscape Plan. As submitted, the plan indicates the use of very large trees and shrubs based on a plan made over five years ago, and utilizing materials then known to be available at the Stock Nursery, at that time. As the Stock Nursery materials are now being planted throughout the project, a firm inventory of currently available materials and sizes has not been provided to us. Therefore, we have revised the Landscape Plan to reflect more commonly used and available sizes so as not to over-commit to the larger sizes of the previously submitted plan. Our client indicates that, if available at the time of construction, he has every intention of utilizing plant materials larger than the norm. We should also note that some specific plant species may require "like" substitutions at construction, but should meet the intent of this plan.

Further, we would also note that the Site and Landscape Plans will be subject to review by MNCP&PC staff for revisions to the approved Special Exception, and therefore, subject to enforcement.

For the hearing, we have also enclosed an illustrative drawing of the project. This was made before the above-noted revisions, so please utilize this for illustration only.

21



Ms. Gwen Wright
June 12, 1997
Page 2

Please contact us if you have any questions, or need clarification of the above. Our thanks for your attention to this matter.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Leonard K. Blakley', written over a horizontal line.

Leonard K. Blakley, R.L.A.
Assistant Project Manager

LKB:cam

Enclosure

cc: Joseph Meyerhoff
Will Rubenstein

George H. Miller
939 Beallsville Road
Beallsville, Maryland 20839
P. 312

MNCP&PC
8787 Georgia Avenue
Silver Spring, Maryland 20910
P. 264

John B. 2nd & C.D. Bennett
Box 60
Beallsville, Maryland 20839
P. 103

PEPCO
1900 Pennsylvania Avenue, N.W.
Room 402, Tax Department
Washington, D.C. 20006
P. 9

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100 Beallsville Road
Beallsville, Maryland 20839
P. 99

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1900 Pennsylvania Avenue, N.W.
Room 402, Tax Department
Washington, D.C. 20006
P. 243

PEPCO
1900 Pennsylvania Avenue, N.W.
Room 402, Tax Department
Washington, D.C. 20006
P. 07

Allen K. & M.M. Belt
20311 Beallsville Road
Beallsville, Maryland 20839
P. 125

N. Heap 3rd, et al
Wiggs National Bank, T.R.E.
Box 96202
Washington, D.C. 20090

Orcenia B. Hankerson
9509 Pin Oak Street
Clinton, Maryland 20735
P. 765

Colleen G. & S.C. Dronenburg
9520 Peachtree Road
Dickerson, Maryland 20842
P. 910

Eric Brooks, et al
21021 Big Woods Road
Dickerson, Maryland 20841
P. 967

Maxwell & S. Honrmond
100 7th Street, N.W.
Washington, D.C. 20024
P. 160

John P. Hill, et al
16513 Baederwood Lane
Rockville, Maryland 20855
P. 214

Janne M. Driscoll
1001 Darnestown Road
Beallsville, Maryland 20839
P. 301

Harland J. Shoemaker & Son, Inc.
18811 Darnestown Road
Poolesville, Maryland 20837
P. 234

Marcelle U. Driscoll, et al
c/o Peter A. Driscoll
1001 Darnestown Road
Beallsville, Maryland 20839
P. 280

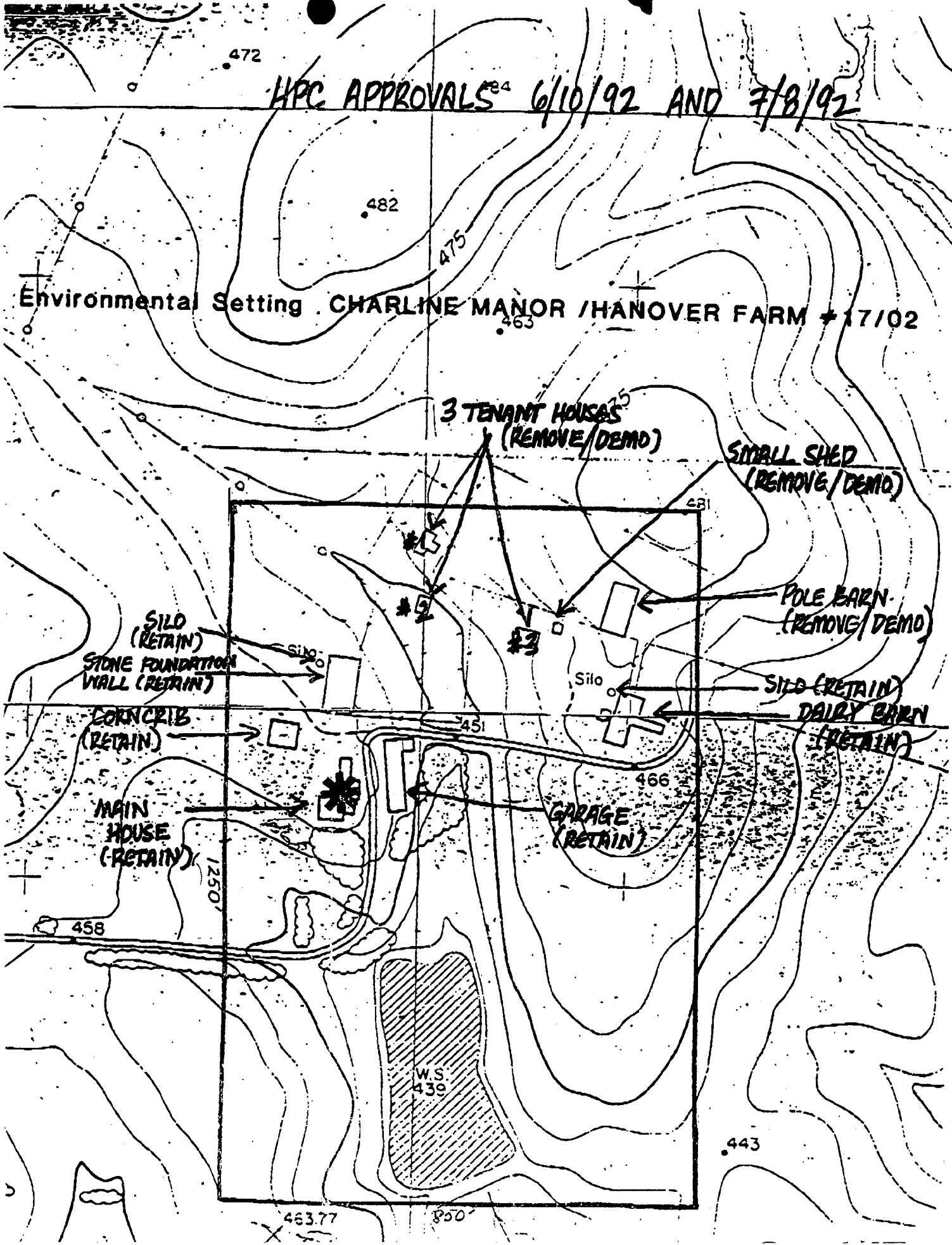
George D. Hazzard, et al
19301 Darnestown Road
Beallsville, Maryland 20839
P. 140

Bert J. Boswell
25 White Flint Drive
Washington, Maryland 20895
P. 75

Dennis B. & R.A. Funk
20120 Beallsville Road
Beallsville, Maryland 20839
P. 767

HPC APPROVALS²⁴ 6/10/92 AND 7/8/92

Environmental Setting CHARLINE MANOR / HANOVER FARM # 17102



George H. Miller
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Beallsville, Maryland 20839
P. 312

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Silver Spring, Maryland 20910
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21201 Big Woods Road
Dickerson, Maryland 20842
P. 817

Ronnie & D. Randolph
21111 Big Woods Road
Dickerson, Maryland 20842
P. 104

Colleen G. & S.C. Dronenburg
19520 Peachtree Road
Dickerson, Maryland 20842
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21021 Big Woods Road
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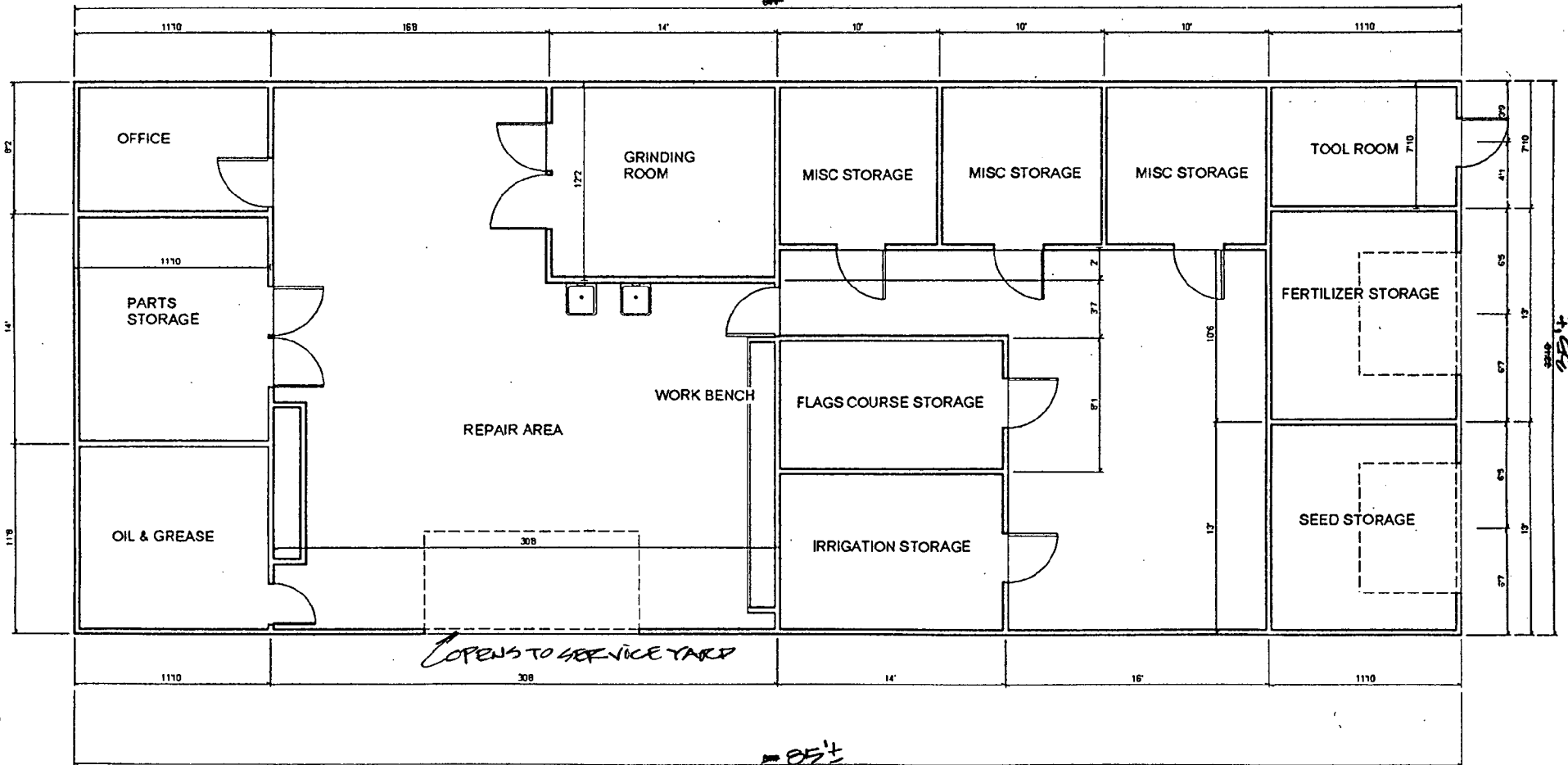
Clarence U. Driscoll, et al
c/o Peter A. Driscoll
19001 Darnestown Road
Beallsville, Maryland 20839
P. 280

George D. Hazzard, et at
19301 Darnestown Road
Beallsville, Maryland 20839
P. 140

Robert J. Boswell
5025 White Flint Drive
Kensington, Maryland 20895
P. 75

Dennis B. & R.A. Funk
20120 Beallsville Road
Beallsville, Maryland 20839
P. 767

MAINTENANCE & REPAIR SHED



FOUR STREAMS GOLF COURSE



Loiederman Associates, Inc.

TRANSMITTAL

1390 Piccard Drive
Rockville, Maryland 20850

Project No. 862-00

301-948-2750

To DEPT. OF PERMITTING SERVICES

Date 10.4.97

Subject HAWP Applic.
FOUR STREAMS G.C.

Attn _____

The following items are transmitted: Herewith Under Separate Cover Via HAND

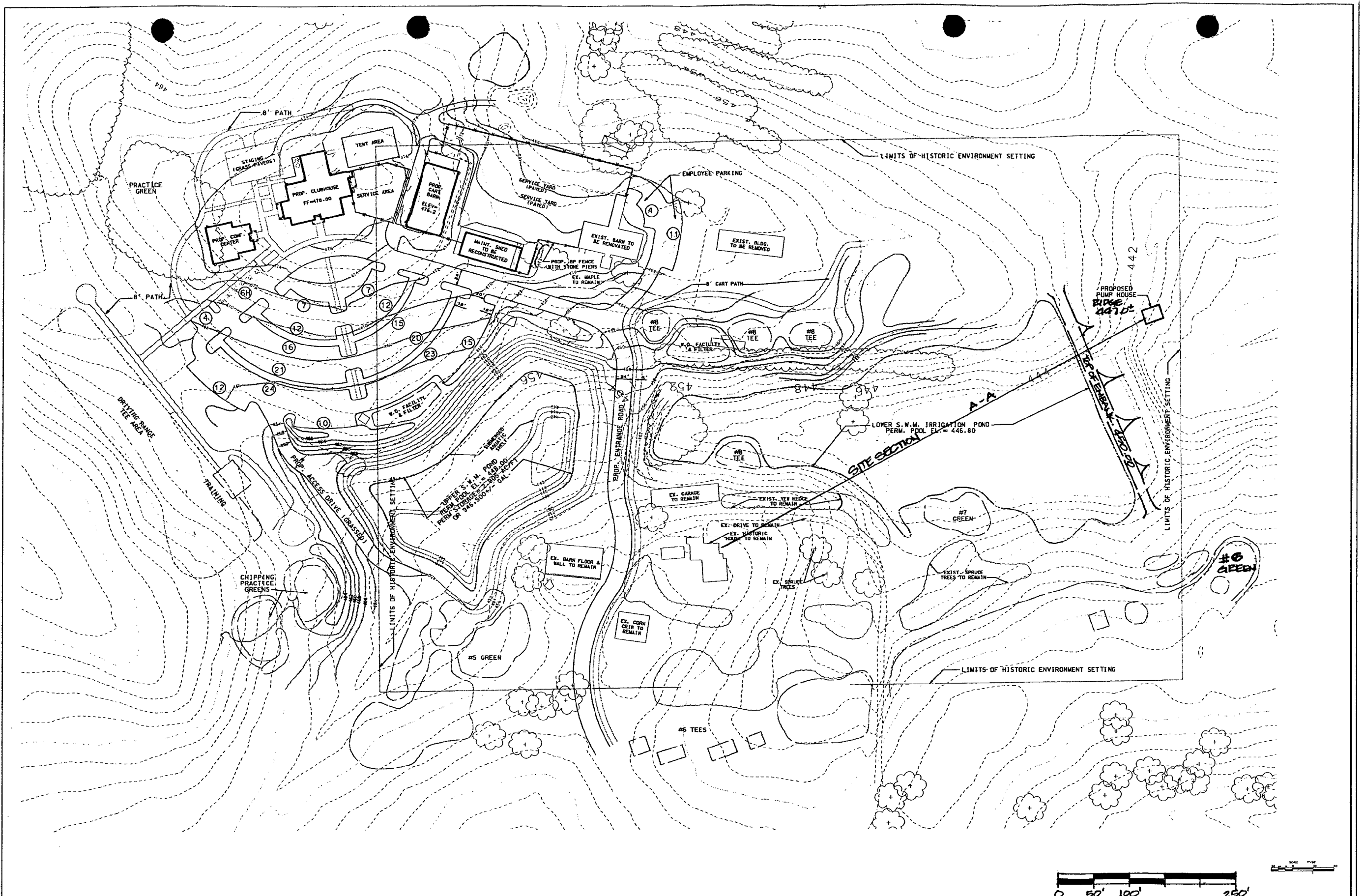
No. of Copies	Description
1(2)	Application
1	SET OF PHOTOS
2	SETS OF Following:
	• Description of Work
	• Adj. Owners List
	• HPC SKETCH OF SITE
	• SITE PLAN (Reduced)
	• Archt's Statement
	• PLANS & ELEV. of CART BARN w/ MAINT. SHED
	• Elev. of BUDA GROUP
	• Plans/Elevs of Pump house
	• SITE SECTION - Historic Use to Pump house
	• SITE PLAN @ 1" = 50'
	• LANDSCAPE PLAN

The above items are submitted At your request For your review For your files
For your approval For your action For your information

General Remarks

Copies To

By LEONARD K. BLAKLOT



LOIEDERMAN ASSOCIATES, INC.
 CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
 ENVIRONMENTAL STUDIES

15200 Shady Grove Road
 Rockville, Maryland 20850
 301.944.2758

1107 James Boulevard
 Lanham, Maryland 20786
 301.791.7555

252 0001 Patricia Street
 Frederick, Maryland 21701
 301.696-1248
 Md. No. 13011 831-4544

Designed	LKB		
Drafted	RMC		
Checked	LKB		
Proj. Eng.	ECW		
BY TITLE	ROCKVILLE		
DATE	JUNE 1997	NO.	
		REVISIONS	BY DATE

**SITE PLAN FOR
 HISTORIC AREA
 WORK PERMIT APPLICATION**

FOUR STREAMS GOLF CLUB
 ELEVENTH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

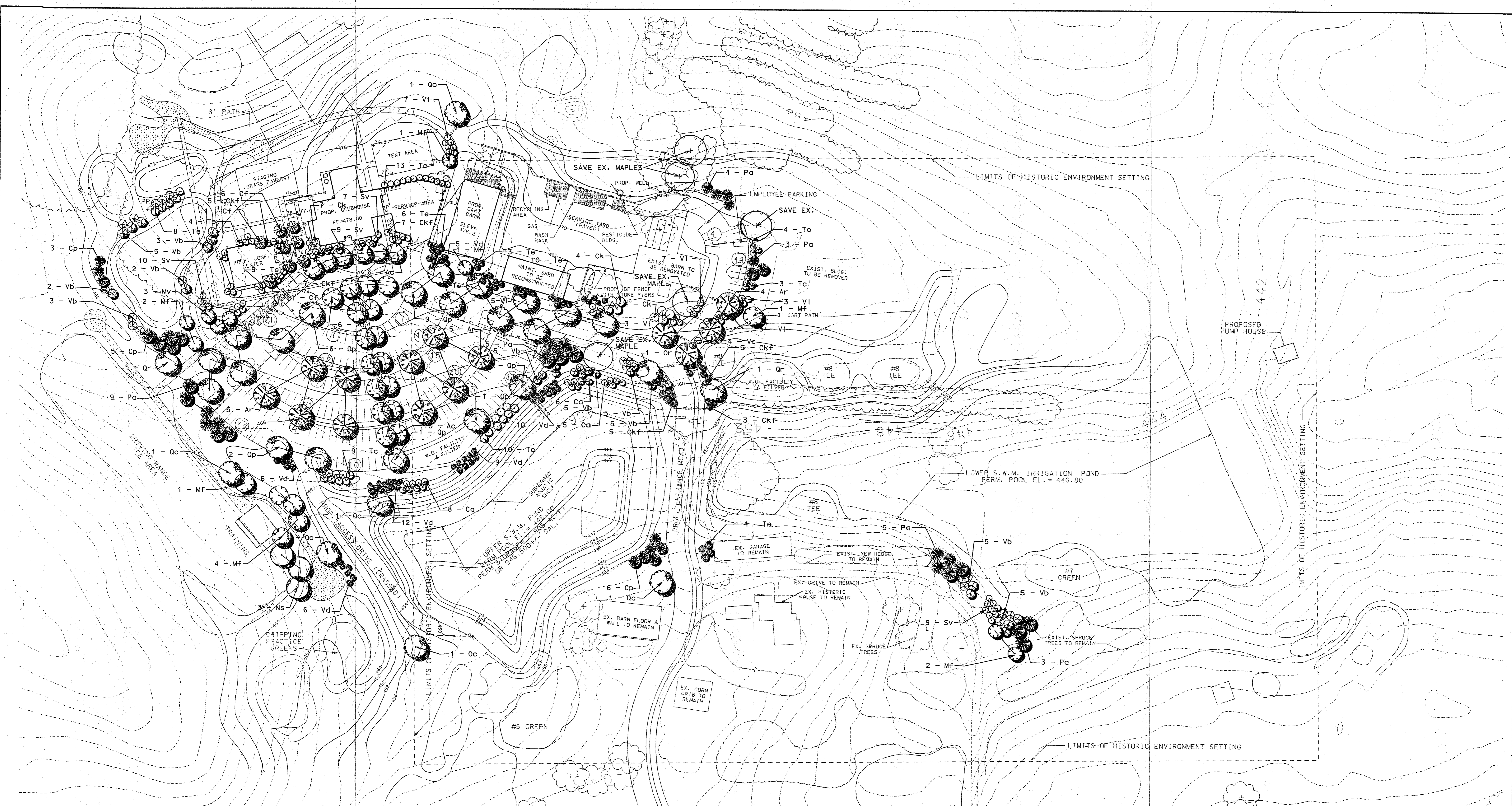


SCALE 1" = 50'

SHEET

OF SHEETS

JOB NO.
862-00



PRELIMINARY PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
CF	Cornus Florida	Flowering Dogwood (White or Pink)	6' - 7' HGT.
Qr	Quercus Robur 'Fastigata'	Pyramidal English Oak	2 1/2' CAL.
Mv	Magnolia Virginiana	Sweet Bay Magnolia	6' - 7' HGT.
Ns	Nyssa Silvatica	Black Gum	2 1/2' CAL.
Qc	Quercus Coccinea	Scarlet Oak	2 1/2' CAL.
Qp	Quercus Palustris	Pin Oak	2 1/2' CAL.
Ar	Acer Rubrum Columnar	Red Maple	2 1/2' CAL.
Pa	Picea Abies	Norway Spruce	6' - 7' HGT.
Tc	Thuja Elegantisima	Elegantissima Arborvitae	4' - 5' HGT.
Ac	Amelanchier Canadensis	Downy Serviceberry	2' CAL.
Cp	Chamaecyparis Pistifera	Sawara False Cypress	6' - 7' HGT.
Ck	Cornus Kousa	Chinese Dogwood	6' - 7' HGT.
Ms	Magnolia Soulangiana	Saucer Magnolia	6' - 7' HGT.
Mf	Malus Floribunda	Flowering Crabapple	6' - 7' HGT. MIN.
Vd	Viburnum Dentatum	Arrowwood	24-30" (As per SWM Plan)

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
Vb	Viburnum x burkwoodii 'Molokai'	Molokai Viburnum	24" - 30"
Vl	Viburnum Lantana	Lantana Viburnum	24" - 30"
Ca	Cornus Amomum	Silly Dogwood	30" - 36"
Tc	Taxus Cuspida 'Thayera'	Thayer Jap. Yew	24" - 30"
Tm	Taxus Media Hatfieldii	Hatfield Yew	24" - 30"
Ckf	Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 GAL.
Sv	Syringa Vulgaris	Purple Lilac	24" - 30"
Sj	Skimmia Japonica	Jap. Skimmia	24" - 30"

All sizes indicated are minimum. Owner shall provide larger sizes if available from on-site stock.

LOIEDERMAN ASSOCIATES, INC.
 CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
 ENVIRONMENTAL STUDIES

15288 Shady Grove Road
 Rockville, Maryland 20850
 (301) 948-2750

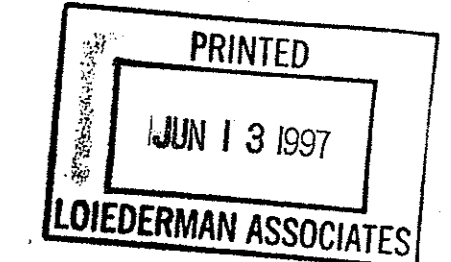
4487 Forbes Boulevard
 Lanham, Maryland 20706
 (301) 794-7555

258 West Patrick Street
 Frederick, Maryland 21701
 (301) 696-1248
 Metro (301) 831-4544

Designed	LKB
Drafted	RMC
Checked	LKB
Proj. Eng.	ECW
OFFICE	ROCKVILLE
DATE	MAY, 1997

LANDSCAPE PLAN FOR HISTORIC AREA WORK PERMIT APPLICATION

FOUR STREAMS GOLF CLUB
 ELEVENTH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND



SCALE	1" = 50'
SHEET	
OF SHEETS	
JOB NO.	862-00

1582-20/imp/mar/11/1997/106666 JUN 13 1997 10:27:00



June 4, 1997

Charline Manor/Hanover Farm
Historic Site #17/02
Barnesville, Maryland (Montgomery County)

RE: DESCRIPTION OF PROPOSED WORK ON HISTORIC PROPERTY
FOR HISTORIC AREA WORK PERMIT APPLICATION DATED 5/30/97

This site has been the subject of prior applications for Historic Area Permit, and received conditional approval on June 10, 1992, and July 8, 1992, for various work elements within the defined 25 acre Historic Environmental Setting. Design of various golf course, clubhouse, and support facilities has progressed in recent months, therefore, the purpose of this application is for approval of accessory elements including;

- Location and design of the proposed Cart Barn (pole structure with stone and horizontal board siding). Structure previously approved.
- Location and design of replacement maintenance shed of building previously approved for demolition. (Structure type as above).
- Location and design of parking facilities proximate to above.
- Current design of Irrigation/Stormwater Management Ponds, grading and golf course elements previously approved.
- Location and design of a new proposed irrigation pumphouse southerly of the embankment of the main (lower) pond.

To this end, this application package includes;

- Design development level architectural plans of the proposed structures.
- A written statement from the architect pertaining to design approach.
- An elevational view of the existing barn and proposed maintenance shed, and Cart Barn as a related group.
- Site Plan of the 25 acre Historic Environmental Setting showing the historic house and other existing and proposed facilities.



- A Design Development Level Landscape Plan of the primary core area of the clubhouse and support facilities.

Exterior lighting facilities have not been selected at this time, however, the developer has indicated that fixture heights should be low and illumination levels minimized in keeping with the rural setting.