

22/20-02A DEMOLITION of 5 bldgs.^R
(Redland Historic District)

Oaks, Michele

From: Oaks, Michele
Sent: Friday, April 22, 2005 11:45 AM
To: Witthans, Wynn
Cc: Conlon, Catherine; Weaver, Richard; Ma, Michael; Cavicchi, Clare; Soderberg, Susan
Subject: Fraley Property # 8-03030

Wynn,

This e-mail is a follow-up to our phone conversation this week regarding the site plan conditions for the Fraley property.

I received a message from a Bob Andrews from Bozutto Homes (301-623-3638 office, 240-793-1813 cell) indicating that he was very surprised at the historic preservation conditions that were required as part of the site plan. He indicates that the first time he had heard about any of these conditions was at the Fraley Property Part 2 DRC item a couple of weeks ago. He further explained that 4 of the 6 houses have already been demolished and the volunteer fire department were using the remaining 2 houses for training.

The second condition that was part of the site plan was the installation of a historic marker. It is my understanding that they have found the cemetery on the site. The installation of the marker near the cemetery would be a logical location. I hope it is their objective to retain the cemetery and place a nice wrought iron fence around it and deed it to the homeowners association to maintain.

On a larger picture, I am concerned that if they didn't follow these site plan conditions, what others are they going to choose not to follow.

Let me know if you need any further information.

Michele

Michele Oaks, Senior Planner
Historic Preservation Office
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.oaks@mncppc.org
www.mncppc.org

Bob Andrews
wk
301-623-3638

cell 240-793-1813

Bozutto Honey

REVISED CONDITONS

DATE: September 9, 2003
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief
Michael Ma, Supervisor
Development Review Division
FROM: Wynn E. Witthans, AICP, RLA
Planning Department Staff
(301) 495-4584
REVIEW TYPE: Final Water Quality Plan and Site Plan Review
APPLYING FOR: Approval of 32 townhouses on 6.22 acres
PROJECT NAME: Fraley Property
CASE #: 8-03030
REVIEW BASIS: Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan
ZONE: RT-12.5
LOCATION: North side of Muncaster Mill Road, 400 feet West of Redland Road
MASTER PLAN: Upper Rock Creek Master Plan
APPLICANT: The Bozutto Group, Clark Wagner manager
FILING DATE: April 3, 2003
HEARING DATE: September 11, 2003

*Out reach email
Jim Swann*

SITE PLAN

5. Finding that for reduction of Setback per Section 59-C-1.732

The Planning Board finds this proposed layout a more desirable form of development than the standard setback and approves this configuration with the front yard setbacks as shown as allowed in Section 59-C-1.732

6. Historic Preservation

The final landscape plans shall show the location of a historic plaque on the proposed open space-recreation area on the subject property that illustrates the historic context of the site. Prior to the release of signature set, the plaque should be designed by HPC staff and financed by the developer. The developer shall erect the sign at the time of construction of the recreation area. Additionally the applicant shall conform to the HPC approval of October 23, 2002 that requires

that the building materials from the existing buildings (that have been and are proposed for demolition) shall be identified for historic materials for salvage and donations for reuse.

ADDITIONAL ATTACHMENTS

- 1. July 29, 2003, Revised SWM Approval**
- 2. June 10, 2003, Signed letter by Eric Larsen signifying agreement with the MPDU situation for the property.**
- 3. Letter from the Flaherty Group Inc. September 10, 2003, indicating their interest in fast-tracking the post approval process.**
- 4. September 5, 2003 Letter from HPC.**

P. 4
10755
Fraleley
Karen



RECEIVED
AUG 01 2003

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

July 29, 2003

Ms. Sherry Clarke
Apex Engineering
15850 Crabbs Branch Way, Suite 200
Rockville, MD 20855

Re: Stormwater Management **CONCEPT** Request
for Fraley Property
Preliminary Plan #: 1-02063
SM File #: 204556
Tract Size/Zone: 5.7Ac/R-90, RT-12.5
Total Concept Area: 5.7 Ac
Lots/Block: N/A
Parcel(s): P535,543,590,591
Watershed: Upper Rock Creek

Dear Ms. Clark:

Based on a review by the Department of Permitting Services Review Staff, the revised stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via a dry pond; on-site water quality control via a surface sand filter; and onsite recharge via Stormchambers or an equivalent.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. A dam breach analysis must be done.
5. At a minimum a 4 foot by 4 foot riser and a barrel must be installed to safely convey the flows from the sand filter to the dry pond.

This list may not be all-inclusive and may change based on available information at the time.

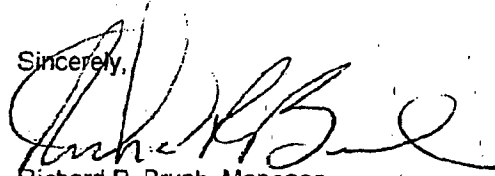
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.



This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm

cc: M. Shaneman
S. Federline
SM File # 204556

QN -onsite; Acres: 8.7
QL - onsite; Acres: 5.5
Recharge is provided

07/13/2003 11:14 2487773789

PAGE 02/03

**LINOWES
AND BLOCHER LLP**
ATTORNEYS AT LAW

RECEIVED
JUN 11 2003

June 10, 2003

Barbara A. Sears
301.961.5157
bsears@linowes-law.com

Eric B. Larsen
Program Administrator - MPDUs
Division of Housing & Code Enforcement
100 Maryland Avenue
4th Floor
Rockville, MD 20850

Re: Fraley Property; Site Plan No. 8-03030

Dear Mr. Larsen:

I am in receipt of your letter dated May 12, 2003 regarding the above-referenced property. A copy of this letter was provided to Clark Wagner, representing the Bozzuto Group, at the Development Review Committee meeting on this site plan. Your letter indicates that, when the R-90 portion of the property is developed at a later date, the subdivision will be subject to Chapter 25A for the entire development. The purpose of this letter is to clarify that the preliminary plan is grandfathered from the application of the new law, which applies MPDU standards to developments with 35 or more units, since the preliminary plan for the subdivision was filed prior to the effective date of the amendment to Chapter 25A (January 9, 2003).

Attached please find an excerpt from Chapter 25A. The editor's note indicates that the requirements of Chapter 25A, as amended by Section 1 of the Act, do not apply to any subdivisions with more than 34 or fewer than 50 units at one location if the applicant applies for preliminary plan of subdivision before the Act took effect (January 9, 2003), unless the applicant agrees that the requirements of Chapter 25A as amended should apply to that subdivision. The preliminary plan for this project was filed on December 11, 2001 and proposed to create 42 lots. The preliminary plan covered both the R-90 and RT-12.5 zoned areas. In view of the pending Upper Rock Creek Master Plan and Sectional Map Amendment to follow adoption, the Planning Board approved only 34 townhouse lots in the RT-12.5 area and left the remaining units, located on the R-90 portion, pending for approval once the SMA was adopted. Therefore, the preliminary plan for the R-90 portion, which is proposed by the Upper Rock Creek Master Plan Amendment to be rezoned RT-10 along with the RT-12.5

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

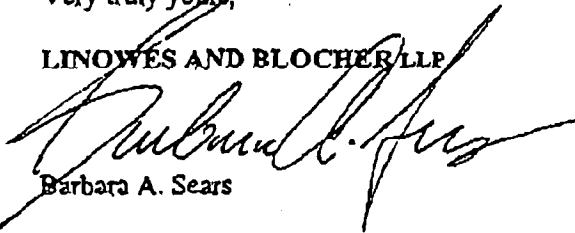
Eric B. Larsen
June 10, 2003
Page 2

portion, was filed prior to January 9, 2003 and will not create greater than 50 units at one location when acted on. It is my further understanding that Park and Planning Staff has requested an amendment to the preliminary plan to be filed as a housekeeping item because of a change in access, but this does not affect the original filing date of the preliminary plan, which was December 11, 2001. Under the circumstances, the development is grandfathered from any MPDU requirements.

I appreciate the opportunity to explain the facts to you as they pertain to this property. So that there is no confusion as Bozzuto moves forward to the Planning Board, I would appreciate your acknowledging the exemption of this development under the facts as stated above from the new MPDU law where indicated below. Should you have any questions or require further information, please feel free to call me.

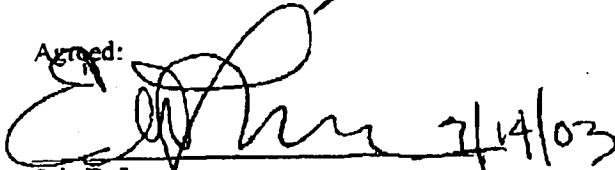
Very truly yours,

LINOWES AND BLOCHER LLP



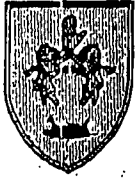
Barbara A. Sears

Agreed:



Eric B. Larsen
Program Administrator

- cc: Wynn E. Witthans
- Malcolm A. Shaneman
- Richard Weaver
- Clark Wagner
- Karen Carpenter



FLAHERTY
GROUP, INC.
REALTORS

September 10, 2003

Mr. Derick P. Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Site Plan Review- No. 8- 03030, Fraley Property

Dear Mr. Berlage:

Our firm, as I stated at the time of Preliminary Plan Review months ago, represents the Catherine V. Fraley Trust. As you will recall, Mrs. Fraley is in her 90's and currently resides through the efforts of the applicant, The Bozzuto Group and my firm, in a nursing home in Boonsboro, MD. We joked last time, but it is still true that at her age, her family still only buys her ripe bananas.

She, like many of our pioneer citizens of Montgomery County, enjoy their wealth in real property assets. In the past, the Fraley family has been generous with their property to the community. St. Lukes Church, in Derwood, for example, exists today because of a generous gift of acreage by the Fraley's years ago. Now, the balance of her property is being sold to see to her health care needs in her final years or months (as it now appears the case may be).

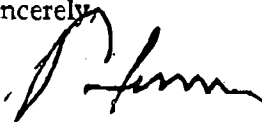
On behalf of the Fraley Trust, I would like to thank the staff, the Board Members and the applicant for all of the efforts and cooperation to date. Also, I would like to express our gratitude in anticipation of an approval of the Site Plan presented to you today.

In life we all learn that unique situations are most favorably satisfied with unique actions. On behalf of the Fraley Trust, based on this unique situation, I would like (and it would be looked upon with gratitude and appreciation) to ask the Board to take a unique action, provided that it is in the scope of your powers to do so. I would request along with your vote, to approve the Site Plan that you would also move to "fast track" the recordation of the Record Plat.

I ask for the favor of your motion for two reasons. First, there is a high interest loan that was made to the Trust that is maturing soon. This loan was to keep Mrs. Fraley at the Boonsboro facility and to pay back charges at the facility. Second, if closing takes place on the property while Mrs. Fraley is alive, she and her heirs will benefit hundreds of thousands of dollars in tax savings.

Thank you for all that you may be able to do.

Sincerely,



Paul V. Flaherty



Montgomery County Government
September 5, 2003

Derick Berlage, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Berlage:

On Wednesday, June 11, 2003, the Montgomery County Historic Preservation Commission (HPC) reviewed a site plan (#8-03030) for the subdivision of the lots located at 7221, 7225 and 7229 Muncaster Mill Road. These lots are located within the boundaries of the *Locational Atlas* Historic District of Redland.

The HPC is recommending that the Planning Board support this proposed subdivision with the condition that the applicant erects a historic plaque illustrating the historic context of the site and locate the plaque on the proposed open recreation space on the subject property. The plaque should be designed by HPC staff and financed by the developer.

The members of the HPC who attended this meeting voted unanimously to recommend approval of this proposed subdivision. The Commissioners felt that there is no *Master Plan* historic district potential left for the Redland Historic District.

As a caveat, a demolition permit was approved with condition by the HPC on October 23, 2002, for the five existing houses and outbuildings currently on the subject lots. The condition of approval for this permit was that the applicant be required to work with HPC staff to identify historic materials for salvage and donations for reuse.

If you have any questions, please feel free to contact my staff at 301-563-3400.

Sincerely,

A handwritten signature in black ink that reads "Susan Velasquez".

Susan Velasquez, Chairman
Historic Preservation Commission

Historic Preservation Commission



Thursday, September 11, 2003, 9:30 A.M.

8787 Georgia Avenue, Silver Spring, MD 20910-3760

301-495-4600, www.mc-mncppc.org

The following time schedule is an estimate subject to change without notice, depending on the circumstances affecting each item. On individual agenda items, public testimony is accepted unless otherwise noted and *italics* indicate staff's recommendation for Board action. For information about meetings in progress, call 301-495-1333. For other information, call 301-495-4600 or the TTY (teletypewriter used by people with hearing or speech impairments) at 301-495-1331. The Planning Board encourages the participation of individuals with disabilities in all its programs and services. Meeting agendas and other planning and parks information are available on the Internet – www.mc-mncppc.org

9:00 A.M. WELCOME BACK RECEPTION

9:30 A.M. GENERAL MEETING (*Third Floor Conference Room, 8787 Georgia Ave, Silver Spring*)

- A. Administrative Items
- B. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a) (7) (Subject: Headquarters Study)*
- C. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a) (7) (Subject: Park Mutual Aid Agreement)*
- D. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(a) (4) (proposal for a business to locate, expand or remain in the state)*
- E. *Proposed Closed Session pursuant to Maryland State Government Code Annotated Section 10-508(3) (consider acquisition of real property for a public purpose)*

11:35 A.M. PLANNING BOARD MEETING (*MRO Auditorium, 8787 Georgia Ave, Silver Spring*)

- Roll Call
- Approval of Minutes
- Commissioners' Report
- Director's Report
- Reconsideration Requests

Bill Gries
301-650-2861
Combine
1, 2 & 3

1. **Rock Creek Stream Valley Park/Aspen Hill Local Park** – Authorization to convey to State Highway Administration 0.77 acres in Fee Simple and 0.40 acres in easements for the Veirs Mill Road/Aspen Hill, intersection improvement, Aspen Hill – *Approval.*
2. **ICC Right-of-Way Property** – Authorization to convey to State Highway Administration 0.331 acres in Fee Simple, 0.405 acres in Temporary Construction Easement, and 0.033 acres in Perpetual Drainage Easement for U.S. Rte. 29 and Briggs Chaney Road intersection improvements, Fairland – *Approval.*
3. **Agricultural History Farm Park** – Authorization to acquire 8.0 acres, more or less, unimproved, from Winchester Homes, Inc., located at the end of Cypress Hill Drive, east of Redland, in a subdivision known as Brookefield, Derwood – *Approval.*
4. **Facility Plan for a New Trail in Black Hill Regional Park** – This 1.0 mile trail would provide access from Spinning Wheel Drive in the Churchill Town Sector area to develop the area of Black Hill Regional Park, Aspen Hill, Boyds – *Approval of a facility plan.*

Ali Khan
301-650-2871



12:25 P.M. LUNCH

1:25 P.M. PLANNING BOARD MEETING (MRO Auditorium, 8787 Georgia Ave, Silver Spring)

Dilip Pandya
301-495-2469

5. **Facility Plan for a Pedestrian Bridge for the Rock Creek Hiker/Biker Trail over Veirs Mill Road, Aspen Hill – Approval.**

Nellie Maskal
301-495-4518

6. **Board of Appeals Petition No. S-2423-A (Special Exception Modification)** Meadow Ridge Seniors Villas, LLC. Applicant requests a modification to Housing for the Elderly and Handicapped Persons for conversion of rental dwelling units to condominium units, R-200 Zone, 9700-9704, 9706, 9709, 9711 and 9713 Cordonary Ct. Gaithersburg – *Approval.*

Joe Davis
301-495-4591

7. **Zoning Text Amendment No. 03-22** Introduced by Councilmembers Floreen, Knapp and Leventhal; amend the Zoning Ordinance to authorize the District Council to approve certain exceptions to the setback requirements for buildings and parking area existing at the time of reclassification to the Country Inn Zone- *Approval with minor modifications.*

Joe Davis
301-495-4591

8. **Zoning Text Amendment No. 03-23** Introduced by Councilmembers Leventhal and Perez; amend the Zoning Ordinance allowing existing nonconforming uses in the CBD-1 zone within an area designated as an arts and entertainment district to expand under limited circumstances – *Denial.*

Joe Davis
301-495-4591

9. **Zoning Text Amendment No. 03-18** Introduced by Councilmember Praisner; amend the Zoning Ordinance to eliminate the 1,200 gross square foot limit on the size of an accessory apartment – *Approval with modifications.*

Joe Davis
301-495-4591

10. **Zoning Text Amendment No. 03-20** Introduced by Councilmember Floreen; amend the Zoning Ordinance to permit certain commercial uses by right, rather than by special exception, in the Transit Station-Residential (TS-R) zone- *Approval with modifications.*

Shahriar Etemadi
Combine
11, 12 and 13

11. **Mandatory Referral No. 03813-DPWT-1**, Proposed Sale of County-owned Property - 12,065 square feet of Woodmont Avenue right-of-way; northeast quadrant of the intersection of Old Georgetown Road (MD 187) and Woodmont Avenue in the CBD-R2 zone; Bethesda – *Approval.*

Mary Beth
O'Quinn
301-495-1322

*12. **Project Plan No. 9-03002 – Woodmont Corner** CBD-R2 zone; 1 Lot; (18,808 square foot Retail space and 253 residential units, including 44 MPDUs of which 32 MPDUs are provided on site); 56,837 square foot lot; northeast quadrant of the intersection of Old Georgetown Road (MD 187) and Woodmont Avenue; Bethesda – *Approval with conditions.*

Richard Weaver
301-495-4544

*13. **Preliminary Plan Review No. 1-03078 – Woodmont Corner** CBD-R2 zone; 1 Lot; (18,808 square foot Retail space and 253 residential units, including 44 MPDUs of which 32 MPDUs are provided on site); 56,837 square foot lot; northeast quadrant of the intersection of Old Georgetown Road (MD 187) and Woodmont Avenue; Bethesda – *Approval with conditions.*

Malcolm
Shaneman
301-495-4587
Combine 14 & 15

*14. **Preliminary Plan Review No. 1-00088A Pita Subdivision (7-11 store)** (Request to revise the previous conditions of approval) C-3 zone; 1 lot; (3,062 square feet commercial retail); 1.28 acres; southeast quadrant of the intersection of relocated Germantown Road (MD 118) and Bowman Mill Drive; Germantown – *Approval with conditions.*

Robert
Kronenberg
301-495-2187

*15. **Site Plan Review No. 8-00042A Pita Subdivision (7-11store)** (Request to revise the previous conditions of approval) C-3 zone; 1 lot; (3,062 square feet commercial retail); 1.28 acres; southeast quadrant of the intersection of relocated Germantown Road (MD 118) and Bowman Mill Drive; Germantown – *Approval with conditions.*

Richard
Weaver
301-495-4544
Combine 16 & 17

*16. **Preliminary Plan Review No. 1-02063A – Fraley Property** (Request to revise the previous conditions of approval) RT-12.5/R-90 zones 32 lots (32 previously approved one -family attached dwelling units); 6.22 acres; north side of Muncaster Mill Road (MD 115), approximately 370 feet east of Muncaster Road; Upper Rock Creek – *Approval with conditions.*

Wynn Witthans
301-495-4584

*17. **Site Plan Review No 8-03030 – Fraley Property** RT-12.5/R-90 zones 32 lots (32 one-family attached dwelling units); 6.22 acres; North side of Muncaster Mill Road (MD 115), approximately 370 feet east of Muncaster Road; Upper Rock Creek – *Approval with conditions.*

Malcolm
Shaneman
301-495-4587

- *18. **Preliminary Plan Review No 1-04003 – Parcel 243:** I-1 zone: 2 lots proposed (27,277 square foot of existing television broadcast and office facility); 0.66 acres: south side of River Road (MD 190). approximately 1,000 feet northwest of Little Falls Parkway: Bethesda-Chevy Chase – *Approval with conditions.*

Malcolm
Shaneman
301-495-4587

- *19. **Preliminary Plan Review No. 1-03108 – Charred Oak Estates (Resubdivision):** R-200 zone: 1 lot (one-family detached dwelling unit) 0.796 acres; south side of Lonesome Pine Lane, abutting the west side of Seven Locks Road; Potomac – *Approval with conditions.*

Richard
Weaver
301-495-4544

- *20. **Record Plats.**

6:10 P.M.

ADJOURN

*Maryland law and the Planning Board’s Rules of Procedure regarding ex parte (outside the record) communications require all discussion, review, and consideration of this matter take place only during the Board’s public hearing. Telephone calls and meetings with Board members in advance of the hearing are not permitted. Written communications will be directed to appropriate staff members for response.

Notices and Reminders

September

- 8 - 7:00 p.m., Silver Spring Citizens Advisory Board, MRO Auditorium
- 9 - 4:30 p.m., Wheaton Urban District Committee, Mid-County Services Center, 2424 Reddie Drive, Wheaton
- 9 - 7:00 p.m., East County Recreation Advisory Board, Fairland Community Center, 14906 Old Columbia Pike, Burtonsville
- 10 - 7:00 p.m., Silver Spring Recreation Advisory Board, Parkside Headquarters, 9500 Brunett Avenue, Silver Spring
- 10 - 7:30 p.m., Historic Preservation Commission Meeting, MRO Auditorium
- 11 - 9:30 a.m., Montgomery County Planning Board General Meeting, 3rd Floor Conference Room, MRO, Silver Spring
- 11 - 7:30 p.m., Western Area Recreation Advisory Board, Potomac Community Center, 11315 Falls Road, Potomac
- 15 - 7:00 p.m., Western Montgomery County Citizens Advisory Board, Bethesda-Chevy Chase Regional Center, 4805 Edgemoor Lane, 2nd floor, Bethesda
- 16 - 7:45 a.m., Bethesda Urban Partnership Board of Directors Meeting, 7700 Old Georgetown Road, Lobby, Bethesda
- 16 - 7:15 p.m., Mid-County Citizens Advisory Board, Mid-County Services Center, 2424 Reddie Drive, Wheaton
- 17 - 9:30 a.m., Full Commission Meeting, MRO
- 17 - 7:00 p.m., Upcounty Region Recreation Advisory Board, Upcounty Services Center, 12900 Middlebrook Road, Germantown
- 18 - 9:30 a.m., Montgomery County Planning Board General Meeting, 3rd Floor Conference Room, MRO, Silver Spring
- 18 - 4:00 p.m., Downtown Silver Spring Urban District Advisory Committee, Silver Spring Regional Center, 8435 Georgia Avenue
- 18 - 7:30 p.m. **OLNEY MASTER PLAN PUBLIC HEARING, MRO, Auditorium**
- 23 - 7:30 p.m., Shady Grove Sector Plan, Public Meeting; presentation of the Staff Draft Sector Plan, copies will be available at the meeting, 16641 Crabbs Way, Gaithersburg
- 24 - 7:30 p.m., Historic Preservation Commission Meeting, MRO Auditorium
- 25 - 9:30 a.m., Montgomery County Planning Board General Meeting, Brookside Gardens, Wheaton
- 25 - 1:00 p.m., Montgomery County Planning Board Meeting, MRO Auditorium, Silver Spring

Review and Public Comment on Consolidating Headquarters Study

Testimony Limited to One Hour—Please Sign Up in Advance to Speak

On Thursday, September 18, 2003, the Planning Board will review alternative development options, a general development program, and a recommended preferred location for potential future Departmental facilities currently housed in three separate Silver Spring locations. Public comment on this project will be limited to one hour. Members of the public may sign up to speak on this project beginning at 9 a.m. on Monday, September 8, 2003, by calling the Community Relations Office at 301-495-4600.

MTA INITIATES BI-COUNTY TRANSITWAY PROJECT

The Maryland Transit Administration has begun planning efforts for the Bi-County Transitway, formerly known as the Purple Line, connecting Bethesda to New Carrollton. Public involvement activities to determine the range of alternatives that will receive further study for the full 14-mile corridor will occur in the Fall, 2003. Four public “scoping meetings” will occur at different locations along the corridor to present the initial alternatives for the alignment. The public will have an opportunity to provide input on the potential alignment options and to help identify issues that should be addressed. The meetings will be held in an “open house” format. Citizens can drop by between 4 p.m. and 8 p.m. to view materials and speak to staff. The meetings are schedule for:

- September 10, 2003 at the Langley Park Community Center, 1500 Merrimac Dr.
- September 16, 2003 at the Silver Spring Holiday Inn, 8777 Georgia Avenue
- September 17, 2003 at Bethesda-Chevy Chase High School, 4301 East-West Highway, Bethesda
- September 24, 2003 at College Park City Hall, 4500 Knox Road

For more information, contact Michael Madden, Project Manager, in MTA’s Office of Planning in Baltimore at (410) 767-3694.

PUBLIC NOTICE

Department of Permitting Services Division of Water Resources Management has received a
PRELIMINARY/FINAL WATER QUALITY PLAN for FRANKLIN PROPERTY-MILES TRACT

The site is located on Duval Road within the Upper Paint Branch Watershed, which is a designated Special Protection Area. The proposed development will consist of one existing single-family house and one new single-family house on a 1.725 acres lot.

If you wish to request a public information meeting, a written request must be submitted to the office listed below within 15 days of this notice (Notice posted 9/8/2003). The Water Quality Plans are available for review at the Department of Permitting Services office during working hours. (8:00am-4:00pm Monday through Friday)

For further information, please call Leo Galanko at (240) 777-6242. The address for the Department of Permitting Services

Department of Permitting Services, 255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850



HPC

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 10/30/2002

Permit No: 291241
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT: CATHERINE FRALEY TRUST
9121 CRYSTAL FALLS DRIVE
BOONSBORO MD 21713

HAS PERMISSION TO: DEMOLISH

PERMIT CONDITIONS: 3 SINGLE FAMILY DWELLINGS & OUT BUILDINGS

PREMISE ADDRESS MUNCASTER MILL RD
ROCKVILLE MD

LOT	BLOCK	PARCEL	ZONE
LIBER	ELECTION DISTRICT	PLATE	GRID
FOLIO	SUBDIVISION		
PERMIT FEE: \$0.00	TAX ACCOUNT NO.:		

HISTORIC MASTER:
HISTORIC ATLAS:

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

September 5, 2003

Derick Berlage, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Berlage:

On Wednesday, June 11, 2003, the Montgomery County Historic Preservation Commission (HPC) reviewed a site plan (#8-03030) for the subdivision of the lots located at 7221, 7225 and 7229 Muncaster Mill Road. These lots are located within the boundaries of the *Locational Atlas* Historic District of Redland.

The HPC is recommending that the Planning Board support this proposed subdivision with the condition that the applicant erects a historic plaque illustrating the historic context of the site and locate the plaque on the proposed open recreation space on the subject property. The plaque should be designed by HPC staff and financed by the developer.

The members of the HPC who attended this meeting voted unanimously to recommend approval of this proposed subdivision. The Commissioners felt that there is no *Master Plan* historic district potential left for the Redland Historic District.

As a caveat, a demolition permit was approved with condition by the HPC on October 23, 2002, for the five existing houses and outbuildings currently on the subject lots. The condition of approval for this permit was that the applicant be required to work with HPC staff to identify historic materials for salvage and donations for reuse.

If you have any questions, please feel free to contact my staff at 301-563-3400.

Sincerely,

Susan Velasquez, Chairman
Historic Preservation Commission



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

October 28, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 22/20-02A

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

Approved Denied **Approved with Conditions:**

1. The applicant to work with staff to identify historic materials for salvage and donate same for reuse.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

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

Applicant: Catherine Fraley Trust (Clark Wagner, Agent)
C/o Patricia Hargett
9121 Crystall Falls Drive
Boonsboro, MD 21713



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Clark Wagner

Daytime Phone No.: 301/623-1501

Tax Account No.: 61-001-0002737

Name of Property Owner: Catherine Fraley Trust C/O Patricia Harget Daytime Phone No.: 703/858-8045

Address: 9121 Crystal Falls Dr., Boonsboro, MD 21713

Contractor: N/A Phone No.:

Contractor Registration No.:

Agent for Owner: Bozzuto Homes, Inc. Daytime Phone No.: 301-220-0100

Address: 6401 Golden Triangle Dr., Suite 200, Greenbelt, MD 20770

LOCATION OF BUILDING/PREMISE

House Number: 7221, 7225, 7229 Street: Muncaster Mill Road

Town/City: Rockville Nearest Cross Street: Muncaster Road

Lot: N/A Block: N/A Subdivision: N/A

Lot: N/A Folio: N/A Parcel: P590, P591, P543

PART ONE: TYPE OF PERMIT ACTION AND USE

IA. CHECK ALL APPLICABLE:

- Construction, Extend, Alter/Renovate, Move, Install, Wreck/Retire, Revision, Repair, Revocable

CHECK ALL APPLICABLE:

- AVC, Stair, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other

1D. Construction cost estimate: \$ 40,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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.

Signature of owner or authorized agent

Date: 10/1/02

Approved: X w/conditions

Disapproved: Signature: Date: 10/28/02

Application/Permit No.: Date Filed: Date Issued:

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:

5 existing single family detached dwellings & out-buildings. All of the buildings are in serious disrepair and decline with the exception of #7229 on P543, which is still in use for residential purposes. There is very little historic value to the buildings as most were constructed in the mid 20th century and they have no redeeming architectural value.

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

These homes are somewhat detached from the intended historic area and are not a contributing resource.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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 on a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- 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.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features 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

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. AR labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of way and of the adjoining properties. AR labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the drip-line 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

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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Catherine Fraley Trust
C/O Patricia Hargett
9121 Crystall Falls Drive
Boonsboro, MD 21713

Owner's Agent's mailing address

Clark Wagner
Bozzuto Homes, Inc.
6401 Golden Triangle Drive
Suite 200
Greenbelt, MD 20770

Adjacent and confronting Property Owners mailing addresses

*Mill Creek Towne
Block F Lot 1
Paul S White
17746 Millcrest Drive
Derwood, MD 20855

*Mill Creek Towne
Block F Lot 3
Mousa J & L Azat
17738 Millcrest Drive
Derwood, MD 20855

Mill Creek Towne
Block F Lot 29
Issa M & A I Masoud
7266 Muncaster Mill Road
Derwood, MD 20855

Brooke Grove Inheritance
P 479 L 7232 F 798
Saint Lukes Evangelical Lutheran
Church Inc.
17740 Muncaster Road
Derwood, MD 20855

Greens Marsh
P 534 L 2922 F 642
Saint Lukes Evangelical Lutheran
Congregation Redland
17740 Muncaster Road
Derwood, MD 20855-1322

PT Par A Redland Gulf
Parcel N642 L 14400 F 350
CMS Management LLC
15927 Frederick Road
Rockville, MD 20855

PT Par F Redland
Parcel N 651 Parcel F, Plat 15043
Redmill Shop CTR Assoc. LP
C/o L Kapiloff
30 Courthouse Sq., Suite 405
Rockville, MD 20850-2302

*Mill Creek Towne Condo
Parcel C
Vanguard Management Assoc. Inc.
Attn: Debbie Turton, Property Manager
P.O. Box 39
Germantown, MD 20875

*Mill Creek Townhouses
Unit 1-3 L. 4258 F. 525
Irving M & C L Shnider
7281 Millcrest Terrace
Derwood, MD 20855

*Mill Creek Townhouses
Unit 1-6 L. 14299 F. 408
Cynthia I. Posey
7275 Millcrest Terrace
Rockville, MD 20855

*Mill Creek Towne
Block F Lot 2
Ruben & C A Montalvo
17742 Millcrest Drive
Derwood, MD 20855

*Mill Creek Towne
Block F Lot 4
John E & Kathleen A Ewen
17734 Millcrest Drive
Derwood, MD 20855

Mill Creek Towne
Block F Lot 30
Wing-Chi Chan
7268 Muncaster Mill Road
Derwood, MD 20855

Redland School Property
P 488 L 14296 F 415
Claude B Wideman, ET AL TR
8905 Garfield Drive
Gaithersburg, MD 20882-3009

Banks Advenyure & Green Marsh
P 586 L 11344 F 647
Peck T Sim
17730 Muncaster Road
Derwood, MD 20855

Fraleys Sub Redland
Parcel N 643, Lot 1 L 12213 F 480
Jack Coppersmith, TR
C/o Holladay Corp
3400 Idaho Ave., NW, Suite 500
Washington, DC 20016-3049

Plat 8832 Part Parcel A Redland Gulf
Parcel N 655 L 15517 F 411
JCP Family Investments, LLC
211 Olney-Sandy Spring Road
Ashton, MD 20861-3611

*Mill Creek Townhouses
Unit 1-1 L. 16412 F. 232
Leo J & S Welsh
7285 Millcrest Terrace
Derwood, MD 20855-1242

*Mill Creek Townhouses
Unit 1-4 L. 9097 F. 466
Rosemary G Armah
C/o Rosemary G Thompson
7279 Millcrest Terrace
Derwood, MD 20855-1242

*Mill Creek Townhouses
Unit 1-7 L. 17081 F. 544
Blanca E Perez, et al
7273 Millcrest Terrace
Rockville, MD 20855-1242

**Hargett Property
Adjacent Owner List
No: 10755
December 3, 2001
*Downstream Owners**

*Mill Creek Towne
Block F Lot 28
Barry E. & G L P Moultrie
7264 Muncaster Mill Road
Derwood, MD 20855

Mill Creek Towne
Block F Lot 31
George P & K Than
7270 Muncaster Mill Road
Derwood, MD 20855

Lot at Redland
P 532 L. 985 F. 109
Saint Lukes Evangelical Lutheran
Congregation Redland
17740 Muncaster Road
Derwood, MD 20855-1322

Par Eye Redland
Parcel N601 Plat 19432
Mark E Scuderi, ET AL
15927 Frederick Road
Rockville, MD 20855-2218

Fraleys Sub Redland
Parcel N644 Lot 2 L 12793 F 362
Daniel J Duke
P.O. Box 5596
Rockville, MD 20855

Redland Estates
Plat 16344 Par A
Central Baptist Church of
Gaithersburg Inc.
7271 Muncaster Mill Road
Rockville, MD 20855-1216

*Mill Creek Townhouses
Unit 1-2 L. 7715 F. 40
Leeann Steinberg
7238 Millcrest Terrace
Derwood, MD 20855

*Mill Creek Townhouses
Unit 1-5 L. 9866 F. 377
Alireza Ziafatmadary
7277 Millcrest Terrace
Derwood, MD 20855

*Mill Creek Townhouses
Unit 1-8 L. 4836 F. 1
Gary L & M B Gold
7271 Millcrest Terrace
Rockville, MD 20855

Mill Creek Townhouses
Unit 2-1 L. 19231 F. 516
George Rostata Gigantana
7263 Millcrest Terrace
Derwood, MD 20855-1242

*Mill Creek Towne
L. 7517 F. 709
Dwight E & M J Stewart
17720 Millcrest Drive
Rockville, MD 20855-1230

*Mill Creek Townhouses
L. 12491 F. 105
Edward W & P S Douglas
17729 Millcrest Drive
Derwood, MD 20855-1231

*Mill Creek Towne
L. 12834 F. 653
Janet O & B S Lee
17721 Millcrest Drive
Derwood, MD 20855-1231

*Mill Creek Towne
L. 5398 F. 820
Abraham C & S E Fannoney
17725 Millcrest Drive
Derwood, MD 20855-1231

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7221, 7225, 7229 Muncaster Mill Road
Meeting Date: 10/23/02
Applicant: Catherine Fraley Trust (Bozzuto Homes, Inc, Agent)
Report Date: 10/16/02
Resource: Redland Historic District (*Locational Atlas*)
Public Notice: 10/9/02
Review: HAWP
Tax Credit: No
Site Number: 22/20-02A
Staff: Robin D. Ziek

PROPOSAL: Demolish existing structures.

RECOMMEND: Approve *W/ Condition - Applicant Salvage materials*

+ donate such for reuse.

PROJECT DESCRIPTION

SIGNIFICANCE: Redland *Locational Atlas* Historic District
DATE: 19th - 20th century

The Redland *Locational Atlas* Historic District is located at the crossroads of Muncaster Mill Road and Muncaster Road. In 1865, there were farms in the area owned by Griffith and Thompson families (see Circle *18*). At the intersection of the two roads, there was a school house. By 1879, the area was known as Redland, was more populated and had a post office (see Circle *19*). New family names which show up on the 1879 map, besides Griffith and Thompson, include Penn, Bready, Magruder, Grady, and Householder.

There is information about two different school buildings in the Redland PO area. The early school building was located at the crossroads, and a second one was possibly located at the northwest edge of the subject property, but has been demolished. The St. Lukes Evangelical Lutheran Church has a long history in the area, and the first church was dedicated in 1901, and the new church was dedicated in 1957. The church was built on property apparently donated by the Fraley property (information from Luther Hargett, husband of Pat Fraley), and the family was very active in the church (see Circle *25-29*). Mr. Hargett noted that his wife's grandfather was a well-known local auctioneer, Brake Fraley. The grandparents built the house at 7229, and 7225. Mr. Hargett said that Mr. Fraley built the bungalow at 7221 in 1952. The outbuilding behind that house was enlarged to provide tenant housing for an assistant. Mr. Hargett also noted that the Crab House was moved to this location in the 1950s, and had been down in Bethesda, near the Tastee Diner.

In 1976, when the *Locational Atlas* was produced, Redland was described as follows: "Most of the old buildings from this 19th century crossroads settlement have disappeared." (see Circle). In 2002, there are even more changes evident, and new construction dominates the crossroads. There is a large shopping center in the SW quadrant, and a shopping center and some small businesses in the SE quadrant. There is a gas station in the NE quadrant, and a gas station and two restaurants in the NW quadrant. The buildings under consideration are also in the NW quadrant.



View looking east



View looking SE

The applicant comes before you, under Chapter 24A-10 (a), where a owner of property within a *Locational Atlas* Historic District may decide to come directly to the HPC for a HAWP as if the district had already been designated, rather than ask that the entire district be evaluated immediately (see Circle *24*). Staff (Robin Ziek and Clare Cavicchi) met the applicant at the site to survey the interior and exterior of each of the buildings proposed for demolition and evaluate the potential for the designation of these structures, either individually or within a Redland Historic District. It is staff's opinion that there have been too many alterations to this area and to the resources within the area to meet the standards for historic designation. With this understanding, staff recommended that the applicant proceed with a HAWP application for demolition.

Existing Conditions

#7221 – post-WW II bungalow. 1-1/2 story house with full-width front porch.



HISTORIC PRESERVATION COMMISSION STAFF REPORT

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Review:	HAWP	Tax Credit:	No
Site Number:	22/20-02A	Staff:	Robin D. Ziek
PROPOSAL:	Demolish existing structures.		
RECOMMEND:	Approve		

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View looking east



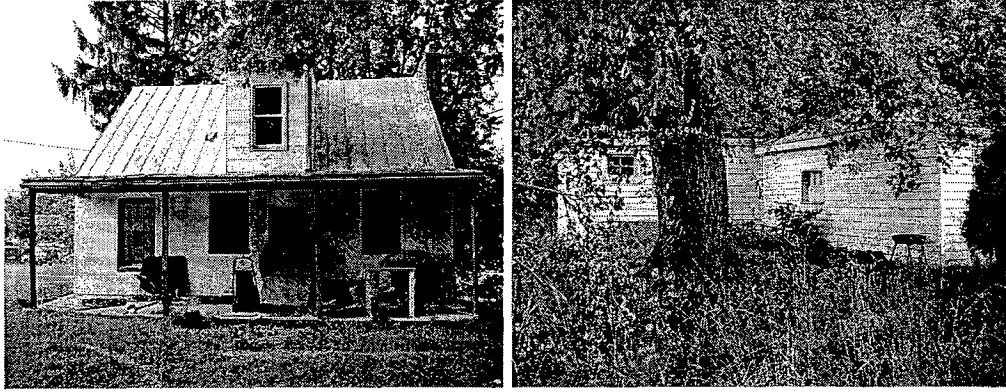
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#7221 – post-WW II bungalow. 1-1/2 story house with full-width front porch.





The outbuilding behind this structure was built for adapted for tenant housing. The Crab House is adjacent to this, to the east.

#7225 - This house is a three-bay house with a central chimney. It has 2/2 sash, asbestos siding, and an asphalt shingle roof. It is a two-story single-pile house, with a 1-story shed addition at the rear, and a secondary shed-roof addition off of that. Behind the house, are two small storage sheds. There is a beaded tongue-and-groove porch ceiling, a shaped verge board. Standing seam metal was used on the two rear additions. The two rear additions are circular sawn, with 20th century nails. Corrugated metal roofing was set over asphalt shingle roofing.



7229 – This yellow house is the oldest of the properties under consideration. The front section is earliest. The back section was built after 1936, according to Mr. Hargett. The house has vinyl siding, and replacement windows. The foundation is poured concrete, and the porch is set on piers. There is a large garage on the property, which was used for an auto business. Another small outbuilding on the property was moved here.



#7249 - This is a one-story side-gable residence which appears to be an example of manufactured housing, brought to the site in the mid-1940's. The interior has wainscoting which is continuous on the exterior wall, but the partition walls appear to have been added on site.



#7253 - This 20th century craftsman bungalow was apparently built by Brake Fraley for one of his [8-9] brothers. It has 6/1 sash, and asbestos siding. There are several original interior doors, with an interesting pattern of a single short/wide panel above a tall/wide panel.



The reputed school building was apparently in the location of the existing road. Muncaster Mill Road was widened after 1990. The neighboring church was built in the early 1990's.

PROPOSAL

The applicant proposes to demolish all of these buildings, and build a new housing project on the property (see Circle 14, 15).

STAFF DISCUSSION

Staff believes that there is no historic district potential left in Redland. Based on that evaluation, staff recommends that the applicant be allowed to proceed with the project at this time. The alternative would be to have HPC staff drop work in progress, and take up the evaluation of the Redland Historic District. This process can take no more than 195 days, and involves research and public hearings by the HPC and Planning Board, at a minimum. Staff feels that this work should be done as part of the regular work schedule in the future, at which time the Redland Historic District would be removed from the *Locational Atlas*.

STAFF RECOMMENDATION

Staff recommends that the Commission find that the HAWP application is consistent with Chapter 24A-8(b) 1:

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 *Guidelines* 9 :

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Daytime Phone No.: 301/623-1501

Tax Account No.: 61-001-0002737

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- AVC, Slab, Floor Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall (complete Section 4), Other

10. Construction cost estimate: \$ 40,000

11. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

7A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other

20. Type of water supply: 01 WSSC, 02 Well, 03 Other

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3A. Height feet inches

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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 of owner or authorized agent

Date: 10/1/02

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

7

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8

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Catherine Fraley Trust
C/O Patricia Hargett
9121 Crystall Falls Drive
Boonsboro, MD, 21713

Owner's Agent's mailing address

Clark Wagner
Bozzuto Homes, Inc.
6401 Golden Triangle Drive
Suite 200
Greenbelt, MD 20770

Adjacent and confronting Property Owners mailing addresses

g addresses: noticing table

Ormond A. Seavey
7214 Spruce Avenue
Takoma Park, MD 20912

Lynn Dougherty
7216 Spruce Avenue
Takoma Park, MD 20912

Saiguri Henkai
116 Park Avenue
Takoma Park, MD 20912

Norman L. Dean
114 Park Avenue
Takoma Park, MD 20912

Bill & Heidi Maloni
5 Chevy Chase Circle
Chevy Chase, MD 20815

Attn: John Mangan
Managan Group Architects
8605 Carmeron St., Suite 202
Silver Spring, MD 20895

Burt Braveman & Kathleen Meredith
2 Magnolia Parkway
Chevy Chase, MD 20815

David Evans & Ruth Robins
3 Magnolia Parkway
Chevy Chase, MD 20815

Jerome & Marilyn Bracken
5 Magnolia Parkway
Chevy Chase, MD 20815

Catherine Fraley Trust
C/O Patricia Hargett
921 Crystall Falls Drive
Boonsboro, MD 21713

Clark Wagner
Bozzuto Homes, Inc
6401 Golden Triangle Drive,
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Greenbelt, MD 20770

Paul S. White
Mill Creek Towne
17746 Millcrest Drive
Derwood, MD 20855

William & Rebecca Senhauser
3359 Quesada St., NW
Washington DC 20015

David Jones, AIA
David Jones Architects
1739 Connecticut Avenue, NW
Washington DC 20009

Robert C. Goodwin
3710 Bradley Kane
Chevy Chase, MD 20815

Rowland W. Olson
3718 Bradley Lane
Chevy Chase, MD 20815

David H. Pivirotto
3711 Bradley Lane
Chevy Chase, MD 20815

Stephen P. Hills
29 Quincy Street
Chevy Chase, MD 20815

Raphael Semmes
31 Quincy Street
Chevy Chase, MD 20815

Muncaster Area Civic Association
Dave Troutner, President
19101 Artesian Court
Derwood, MD 20855

Mill Creek Towne Citizens Association
John Crispino, President
7636 Miller Full Road
Derwood, MD 20855

Saint Lukes Evangelical Lutheran Church
17740 Muncaster Road
Derwood, MD 20855

CMS Management LLC
15927 Frederick Road
Rockville, MD 20855

Redmill Shop CTR Association LP
C/O L. Kapiloff
30 Courthouse Square, Suite 405
Rockville, MD 20850-2302

Vanguard Management Association Inc
Attn Debbie Turton, Property Management
PO Box 39
Germantown, MD 20875

Claude B Widerman, ET AL TR
8905 Garfield Drive
Gaithersburg, MD 20882-3009

Daniel J. Duke
PO Box 5596
Rockville, MD 20855

Central Baptist Church of Gaithersburg
7271 Muncaster Mill Road
Rockville, MD 20855-1216

10



October 2, 2002

Ms. Robin Ziek
Historic Preservation Planner
County-wide Planning Division
MNCPPC
1109 Spring Street, Suite 801
Silver Spring, MD 20910

RE: The Fraley Property

Dear Ms. Ziek:

This letter is in reference to our attached application for a Historic Area Work Permit to demolish several single-family detached homes on the Fraley property in Derwood, MD.

As you know, we had originally submitted our Preliminary Plan in December 2001 to develop the property under the existing RT-12.5 and R-90 zoning on the property (see attached plan). The plan has been modified as a result of our review by the Development Review Committee, who at our last meeting in August, asked that we proceed with this application through the Historic Preservation Commission prior to review by the Planning Board.

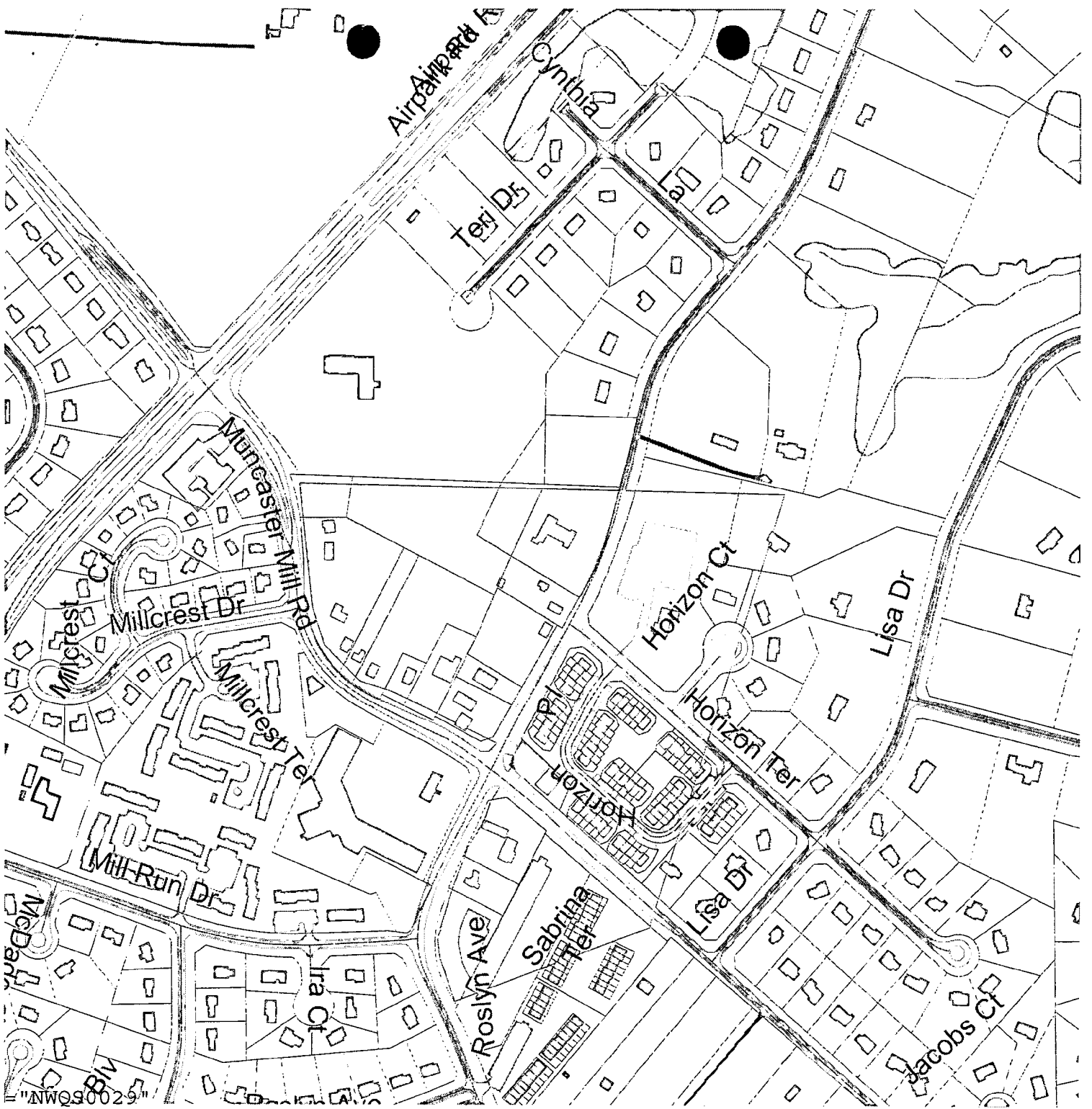
We have always been under the assumption that the existing buildings on this property were never intended for preservation by the County as they have very little historic value and many are in serious disrepair.

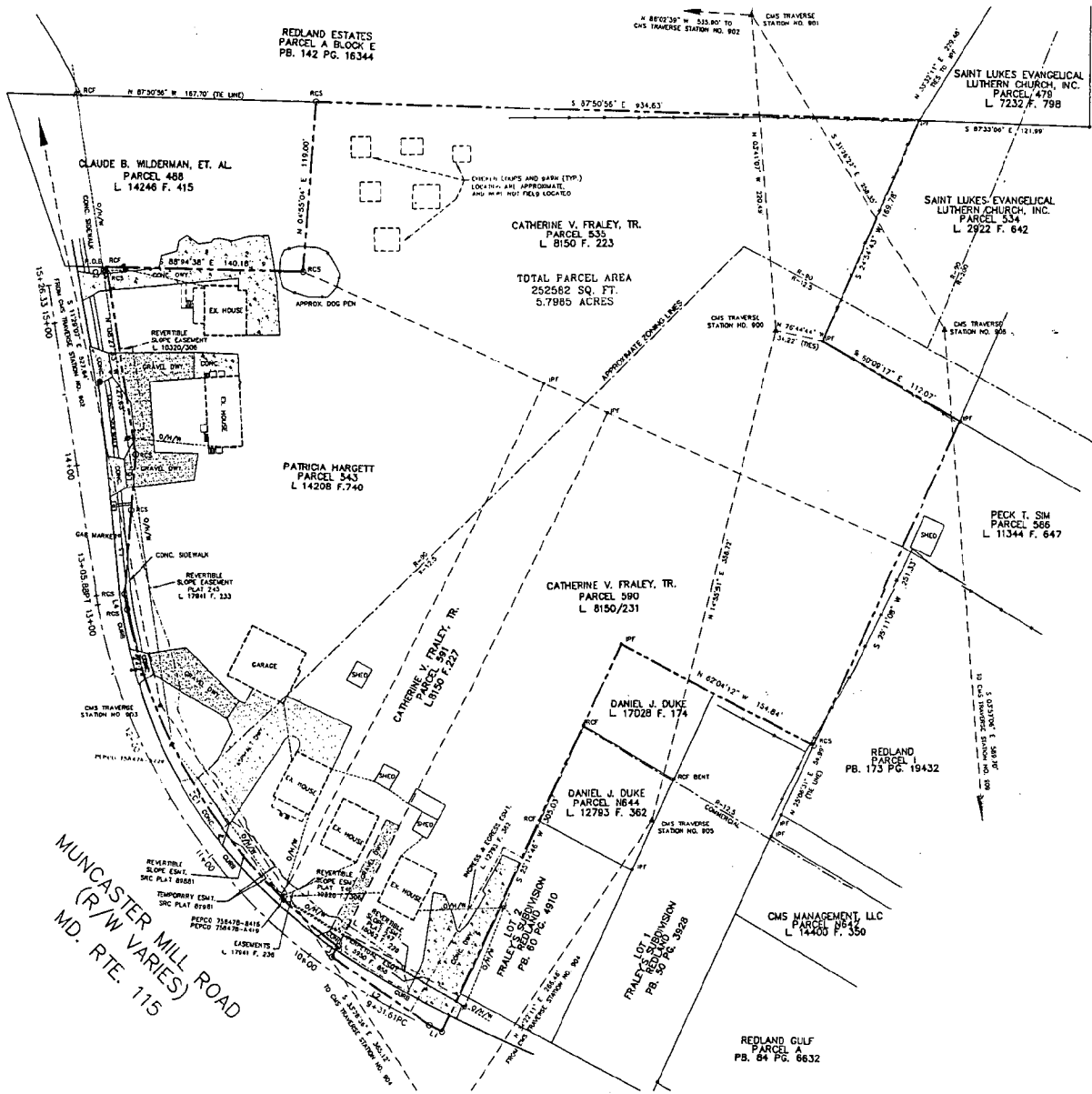
Therefore, we respectfully request that the Historic Preservation Commission approve our application for an Historic Area Work Permit to demolish the buildings.

Sincerely,
Bozzuto Homes, Inc.

Clark Wagner
Senior Development Associate

11





PROPERTY LINE TABULATION

LINE	BEARING	DISTANCE
L1	N 62°04'12" W	10.00'
L2	N 55°04'12" W	84.72'
L3	N 27°29'19" E	8.56'
L4	N 10°03'03" W	10.97'
L5	N 04°46'17" E	59.31'
L6	N 04°46'13" E	39.56'

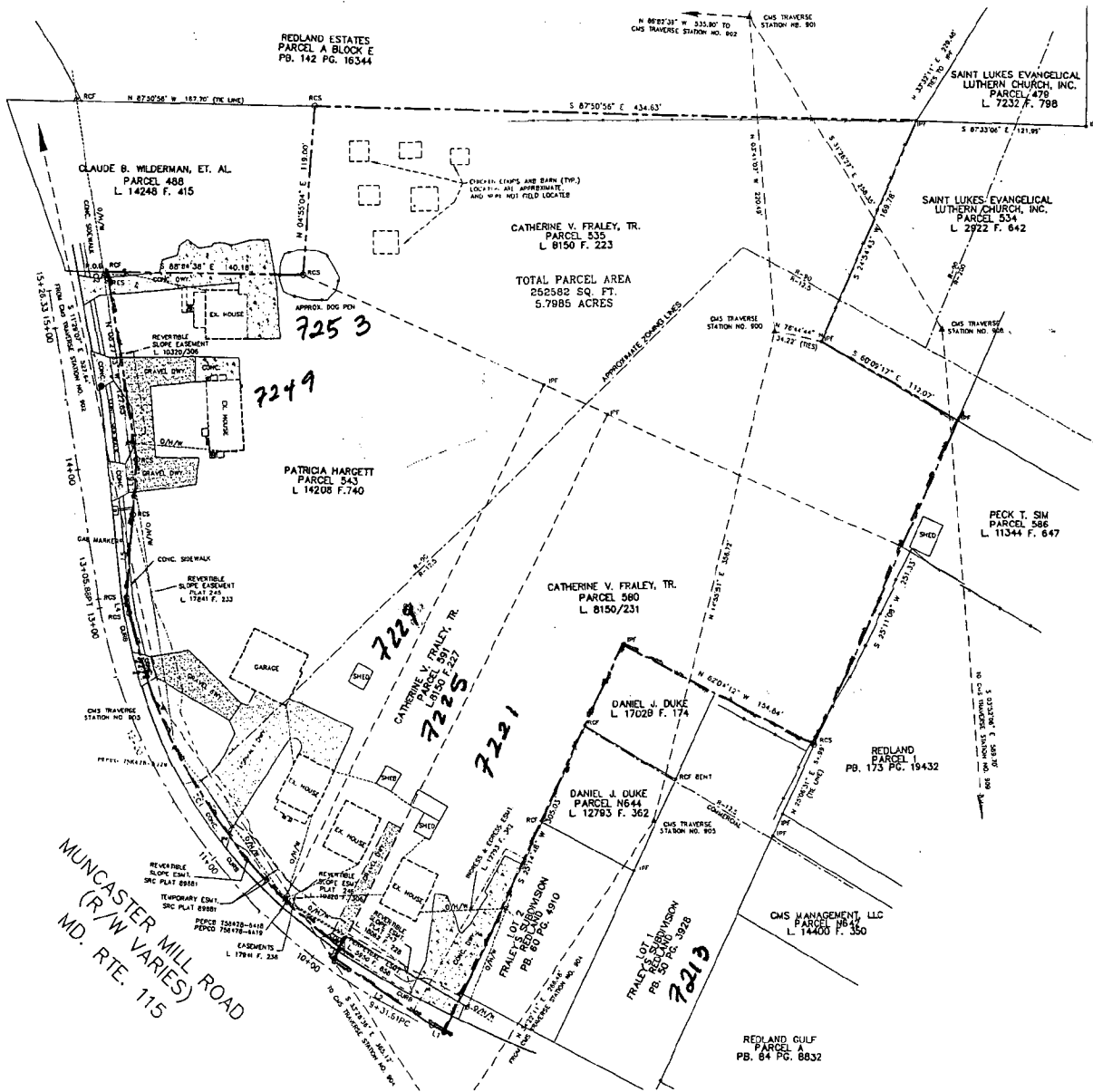
PROPERTY LINE CURVE TABULATION

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	387.93'	290.79'	N 31°37'25" W	284.03'	42°56'56"	152.61'
C2	545.00'	4.85'	N 08°42'50" W	4.85'	00°30'36"	2.43'

BY	DATE



BOUNDARY



REDLAND ESTATES
PARCEL A BLOCK E
PB. 142 PG. 16344

CLAUDE B. WILDERMAN, ET. AL.
PARCEL 488
L. 14248 F. 415

CATHERINE V. FRALEY, TR.
PARCEL 535
L. 8150 F. 223

TOTAL PARCEL AREA
262582 SQ. FT.
5.7985 ACRES

SAINT LUKES EVANGELICAL
LUTHERN CHURCH, INC.
PARCEL 479
L. 7232 F. 798

SAINT LUKES EVANGELICAL
LUTHERN CHURCH, INC.
PARCEL 534
L. 2922 F. 642

PATRICIA MARGETT
PARCEL 543
L. 14208 F. 740

CATHERINE V. FRALEY, TR.
PARCEL 580
L. 8150/231

PECK T. SIM
PARCEL 586
L. 11344 F. 647

DANIEL J. DUKE
L. 17028 F. 174

DANIEL J. DUKE
PARCEL N644
L. 12783 F. 362

REDLAND PARCEL 1
PB. 173 PG. 19432

CMS MANAGEMENT, LLC
PARCEL N642
L. 14400 F. 350

REDLAND GULF
PARCEL A
PB. 64 PG. 8832

MUNCASTER MILL ROAD
(R/W VARIES)
MD. RTE. 115

PROPERTY LINE TABULATION

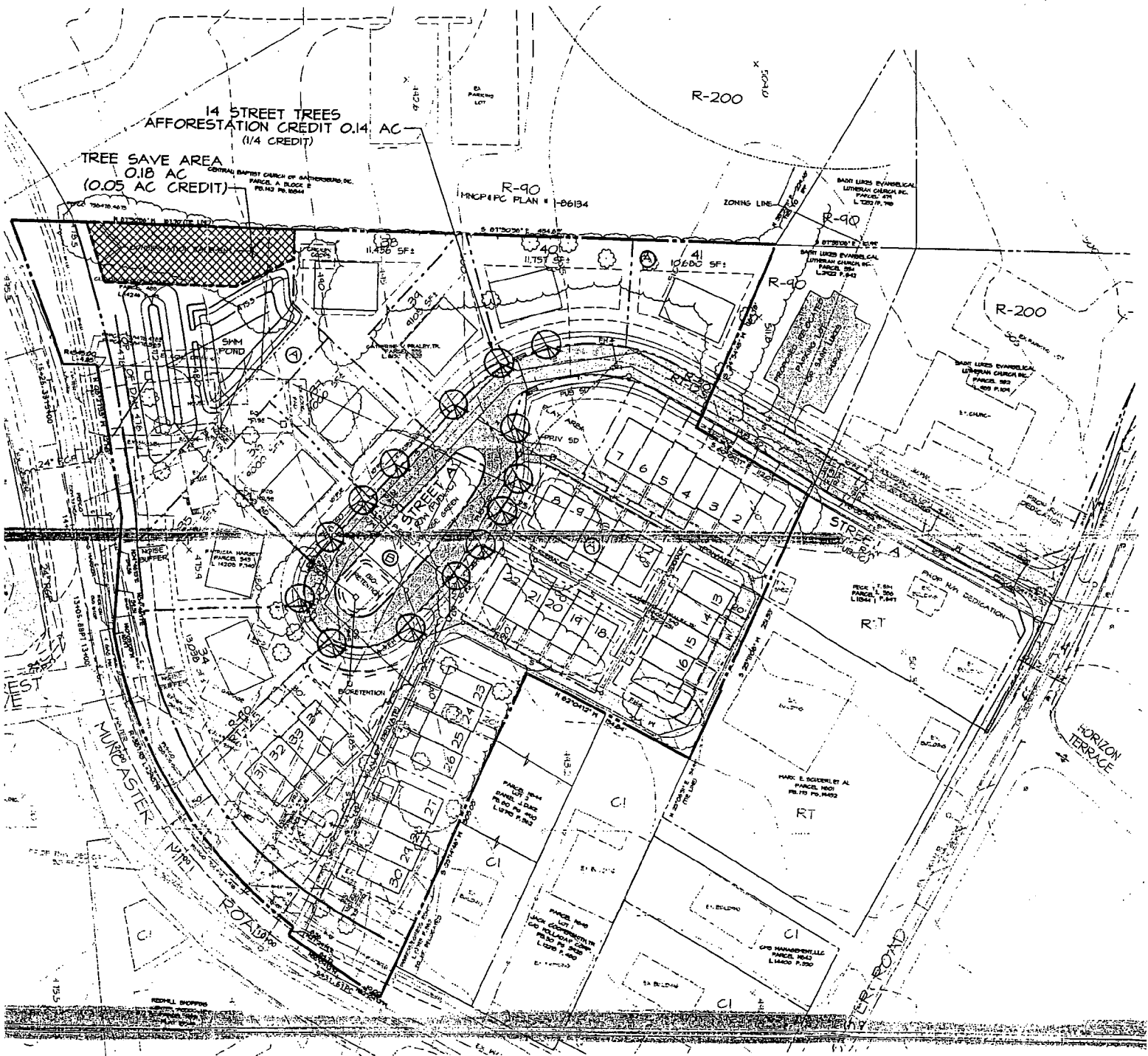
LINE	BEARING	DISTANCE
L1	N 52°04'12" W	10.00'
L2	N 55°04'12" W	84.72'
L3	N 27°29'19" E	8.56'
L4	N 10°03'03" W	10.97'
L5	N 04°45'17" E	59.31'
L6	N 04°46'13" E	39.55'

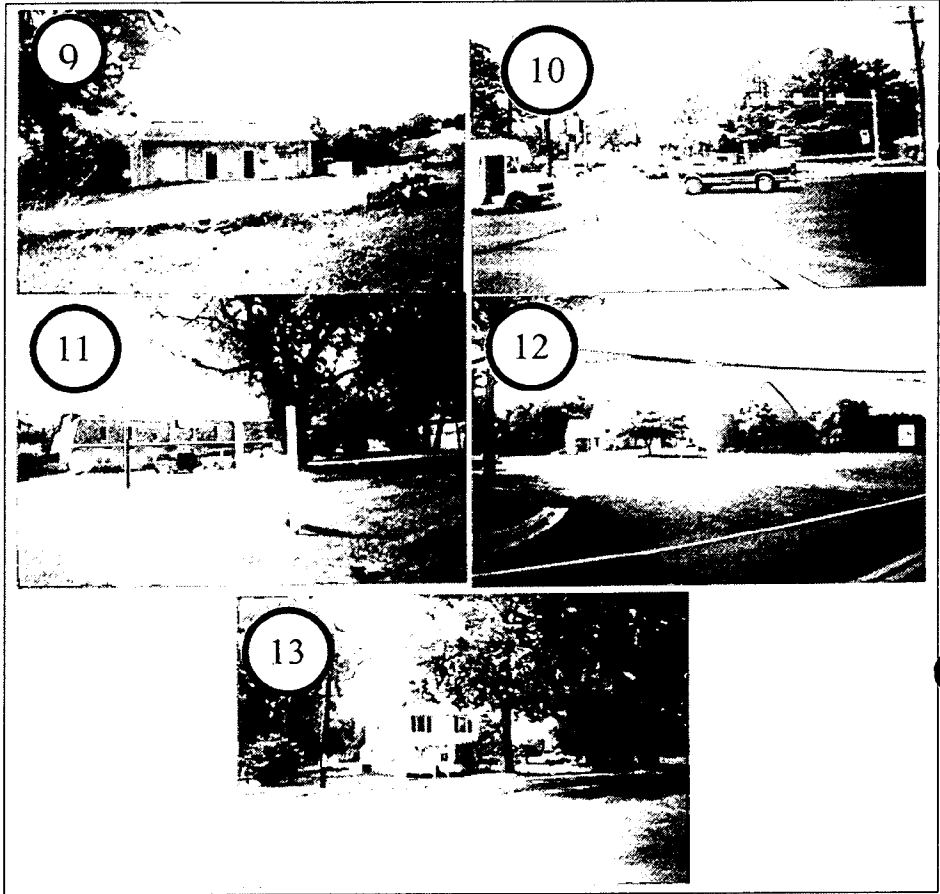
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BY	DATE

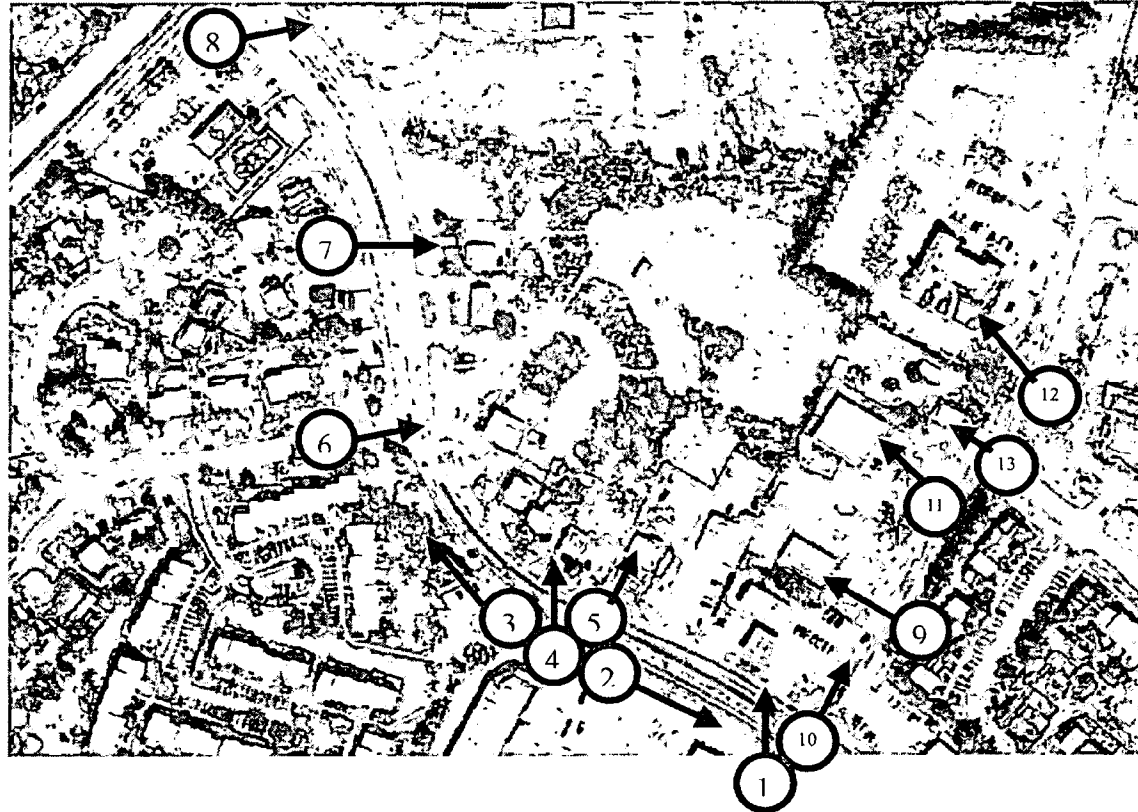
BOUNDAR





Existing Neighborhood

Guide To Photographs



THE DOZZI TO GROUP

HARGETT PROPERTY

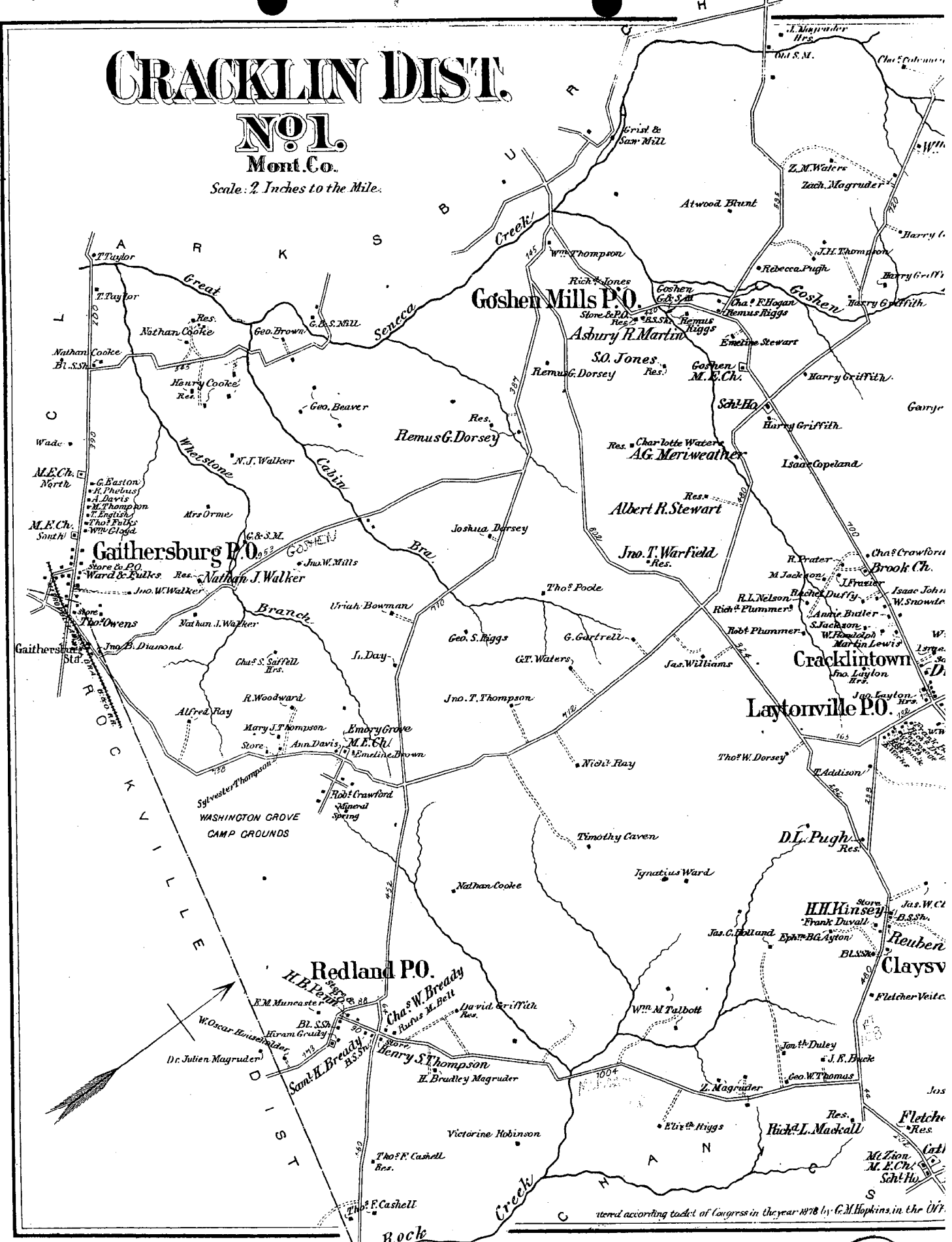
SKG ARCHITECTS & PLANNERS, LLC
10.7.20

(17)

CRACKLIN DIST.

NO. 1. Mont. Co.

Scale: 2 Inches to the Mile.



ROCK HILL

1879

19

tered according to act of Congress in the year 1878 by G.M. Hopkins in the U.S.

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Redland, Maryland

2 LOCATION

STREET & NUMBER

Intersection of Redland-Muncaster Rd. & Rte. 115

CITY, TOWN

CONGRESSIONAL DISTRICT

Redland

— VICINITY OF

STATE

COUNTY

Maryland

Montgomery

3 CLASSIFICATION

✓ CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

✓ STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER

4 OWNER OF PROPERTY

NAME

various owners

Telephone #:

STREET & NUMBER

CITY, TOWN

— VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Montgomery County Courthouse

STREET & NUMBER

Liber #:

Folio #:

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

— FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

20

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Most of the old buildings from this 19th Century crossroads settlement have disappeared. The intersection today is marked chiefly by a shopping center and several gas stations, etc. However, several old two-story, frame country houses remain, north of the intersection, on both sides of Rte. 115. The gray house on the left was allegedly a store at one time, and an old shed and gas pump remain. Beyond this, is a weathered, two-room schoolhouse, dating from the turn-of-the-century. (Presently for sale-owned by Fraleys.) The only old buildings at the intersection proper are an old blacksmith shop/garage and a narrow, two-story frame house next door, that sits beyond the NE corner of Muncaster Road (next door to the Lutheran Church.)

CONTINUE ON SEPARATE SHEET IF NECESSARY

21

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This was a late-19th Century crossroads village with its own stores, post office and blacksmith shops.

CONTINUE ON SEPARATE SHEET IF NECESSARY

22

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See 1878 Hopkins Atlas and hand-drawn map in file (ca. 1920's-'30's)

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

1975

STREET & NUMBER

8787 Georgia Ave.

TELEPHONE

589-1480

CITY OR TOWN

Silver Spring

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

23

- c. In the event that stabilization action is not instituted within the time allotted, or not completed within a reasonable time thereafter, the director may institute, perform and complete the necessary stabilization work and the expenses incurred by the director for such work, labor or materials shall be a lien against the property, and draw interest at the highest legal rate, the amount to be amortized over a period of 10 years subject to a public sale if there is a default in payment. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

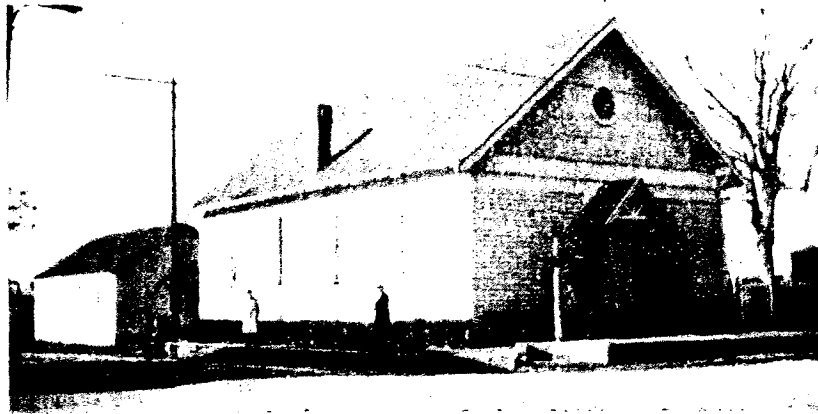
Sec. 24A-10. Moratorium on alteration or demolition.

- (a) *Application for permits for historic resources on locational atlas.* Any applicant for a permit to demolish or substantially alter the exterior features of any historic resource which is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to that atlas, published by the Maryland-National Capital Park and Planning Commission, but which is not designated as an historic site or historic district on the master plan for historic preservation, must disclose that fact on the application. If the historic resource is located in an area under review for designation as an historic district and is not under review for designation as an historic site, the application must be reviewed under the procedure in Section 24A-7 if the applicant seeks review under that Section.
- (b) *Referral to the planning board.* If the applicant does not seek review under Section 24A-7, the Director must promptly forward the permit application to the Planning Board to make a finding, after a public hearing, as to the significance of the historic resource and to determine whether, after considering the recommendations of the Commission, the property will be designated as an historic site or an historic resource within an historic district, listed in the master plan for historic preservation. The Planning Board's public hearing on an application to demolish or substantially alter any historic resource listed in the locational atlas satisfies the requirements of section 33A-6 for a public hearing on a preliminary draft amendment to the historic preservation master plan if all notice requirements of that section are met.
- (c) *Determination by the planning board.*
- (1) Where the planning board determines that the historic resource will not be included in the master plan for historic preservation, the director shall forthwith issue the permit.
 - (2) Where the planning board determines that the historic resource in all likelihood will be included in the master plan for historic preservation, the director shall withhold issuance of the permit once for a maximum period of 195 days from the date the application for demolition is filed. If, as a result of the master plan process, the property is designated an historic site or an historic resource within

Festival of Dedication

St. Luke's Evangelical Lutheran Church

Sept 15, 1957



Our first Church and Parish Hall

Dedicated May 5, 1901



Our New Church

Dedicated September 15, 1957

The Church—a priceless heritage—made possible by the working of the Grace and Love of the Triune God in men's hearts.

TO HIM ALONE BE THE GLORY!

May you always find Him here, and may His presence inspire you to pray, and work, and give for His Kingdom in this Community and thruout the World.

THE HISTORY
OF
MONTGOMERY COUNTY,
MARYLAND,

FROM ITS

Earliest Settlement in 1650 to 1879:

THE EARLY LAND GRANTS.—BY WHOM PATENTED.—THEIR ORDER OF
SETTLEMENT AND PRESENT OWNERS.—LOCAL AND GENERAL
EVENTS.—LEADING INCIDENTS.—PRINCIPAL TOWNS,
VILLAGES, &C.—ITS SOIL, PRODUCTS, AND
INDUSTRIES. ALSO,

SKETCHES OF THE PROMINENT MEN OF THE COUNTY.

DIRECTORY

OF POST OFFICES, MERCHANTS, MANUFACTURERS, PROFESSORS,
FARMERS, TOBACCO PLANTERS, MECHANICS, MILLS,
COLLEGES, SCHOOLS, AND CHURCHES.

WITH AN APPENDIX,

CONTAINING A DESCRIPTION OF THE PROMINENT BUSINESS HOUSES
OF WASHINGTON AND GEORGETOWN.

COMPILED AND ARRANGED FROM AUTHENTIC SOURCES,

BY

T. H. S. BOYD,

CLARKSBURG, MONTGOMERY COUNTY, MARYLAND.

1879.

26

ex
any

any

Number 68-31727
r 0-8068-7954-5

pany

d

l

of America

E

mac River, six miles from
d same distance from the
n. Principal products—
to two thousand head of
Soil sandy, gray and red;
. A Public and Private
nary for Young Ladies,
daughter, with a large

Dade, John
Dawson, F.
Fisher, George
Fisher, Martin
Hott, Thomas N.
Griffith, Howard
Leirberger, Aaron
Lempstone, H. T.
Lempstone, T.
Lillard, Robert
Hughes, William D.
ones, John A.
ones, John L. T.
ones, N.
ones, William T.
Letzger, Charles
Letzger, William
Liles, Uriah
Lole, Dickerson
Lole, F. S.
Lole, J. Sprigg
Lole, Richard
Lole, Thomas H.
Lole, Wallace
Lole, William
Lchaffer, William
Lelman, Charles
Llabbott, Benson
Lundie, James
Lhite, Benjamin
Lhite, Frank
Lhite, Joseph
Lhite, Richard
Lhite, Thomas H.
Lillard, Charles
Lillard, J.
Lung, David
Lung, Henry
Lung, Isaac
Lung, W. T.

REDLAND.

Two miles from Derwood Station, Metropolitan Branch Railroad. Soil productive, and susceptible of improvement. Church and Public School. Population, 50.

Postmaster.

Peirce, H. B.

Blacksmiths.

Bready, C. W.
Bready, S. K.

Carpenters.

Belt, Rufus
Belt, W. M.

Merchants.

Peirce, H. B.
Thompson, H. S. & Bro.

Miller.

Shaw, Nathan

Physicians.

Magruder, J. W.
Magruder, Julian

Farmers.

Bean, C. M.
Bowman, U.
Case, J. & R.
Cashell, H.
Cashell, J.
Cashell, Thomas, Jr.
Griffith, David
Housholder, W. O.
Magruder, H. B.
Magruder, Zadoc
Muncaster, E. M.
Rabbitt, J.
Ricketts, J. T.
Riggs, Mrs. E. H.
Thompson, J. E.

ROCKVILLE.

The County Seat, on the Metropolitan Railroad, fifty-seven miles from Baltimore, and sixteen miles from Washington. The land in the vicinity is clay loam, well improved, and sells from twenty to one hundred dollars per acre. Staple productions—Wheat, Corn, Hay, and Oats. Considerable attention is devoted to Fruit and Garden productions. Contains Court House, Jail, and the County Almshouse. Churches—Methodist Episcopal, Baptist, Presbyterian, Catholic, Episcopal, Disciples, and two Colored. Mispah Lodge, No. 144, A. F. & A. M. Montgomery Grange. Population, 1000.

Postmaster.

England, John G.

Agents—Insurance.

Higgins, John J.
Prettyman, E. D.

Agent—Railroad.

Cooper, J. J.

Attorneys at Law.

Anderson & Bouic.
Anderson, James W.
Brewer & Brewer.
Dawson, James

England, John G.
Jones, Spencer C.
Peter & Henderson.
Peter, John F.
Talbot, H. W.

Auctioneer.

Boswell, James

Blacksmiths and Wheelwrights.

Bagley, R. A.
Buxton, James F.
Green, M.
Haney, B.

Those Who Serve at St. Lukes Church

PASTOR—Rev. William H. Mercer

PRESIDENT—William A. Dove

THE CHURCH COUNCIL—

Clarence Beatty, Treasurer; Kenneth Brown, Secretary; William Eurrroughs, Carl Dove, Elmer Fink, Alfred Fraley, Vice-President; Grover Fraley, Vernon Fraley, Vernon Kephart, Harry Magruder, Linden Neff, Porter Oden, Hugh Stup, Paul Stup, and Bruce Weed.

THE SUNDAY SCHOOL STAFF:

General Superintendent—Paul Stup

Assistant Superintendent—Georgia Lee Shaw

Treasurer—Hugh Stup

Secretary—Leola Beatty

Music—Bess Brake, Virginia Fraley, Grace Stup, Mae Dove, Barbara Wetherell, Margretta Fink, and Wilson Smith.

Teachers—Rev. Mercer, William A. Dove, Hazel Beatty, Martha Dame, Clara Fraley, Ola Magruder, Thelma Neff, Mabel Dove, Edna Wilson, Mildred Fink, Ottie Godfrey, Mae Dove.

Assistant Teachers—Alfred Fraley, Mary Smith, Pearl Stup, Nancy Disney, Patsy Burroughs, Mary Lou Brown, Hazel Harding, Grace Stup, Judith Benson, Lena Wetherell, Barbara Wetherell, and Frances Hottinger.

THE ORGANIZATIONS:

Ladies Aid and Missionary Society—
Thelma Mull, President,
Mae Dove, Vice President

Children of the Church—
Candice Teets, President

Luther League—
Leola Beatty, President
Norman Grogan, Vice-President

CHURCH ORGANIST—Bess Brake

Brief History of St. Lukes Evangelical Lutheran Church

The first service was held in the Oakmont school building, Washington Grove, Pastor John Doermann of Grace church, Washington, preaching. He was the true friend and founder of St. Lukes in the year 1892, supported by Mrs. William H. Brake. Mrs. Dora Fraley, her daughter, was in the first Confirmation class and is the oldest living member today. Another daughter, Miss Bessie C. Brake, has been organist for almost 50 years.

At one time the interest and membership had become so small that it was thot best to abandon the work at Redland. However, a faithful and courageous few determined to carry on and the place of worship was changed to Redland. The corner stone of the first church was laid in the fall of 1900, and the building was dedicated the following spring, May 5, 1901. The Parish Hall was built in 1937 by volunteers under the able leadership of William H. Brake. It has filled a great need in the field of religious education and social activities ever since.

The first full time Pastor was the Rev. S. H. Puffenberger, who served from 1914-1918. The Rev. L. P. Propst followed and for 19 years faithfully and sacrificially served both his St. Pauls congregation at Fulton, Howard County, Maryland, and St. Lukes. The growth and progress in these years made it necessary to call a full time Pastor in the person of the Rev. O. C. Propst. Thus, on October 31, 1938, St. Lukes became self-supporting with the instalation of Pastor Propst. But dark days were to come again with the sudden death of Pastor Propst.

Early in 1939, the Rev. Ralph W. Hershberger began his ministry at St. Lukes. His consecrated efforts resulted in spiritual advance and improvement. A very successful Daily Vacation Bible School was organized and is still well attended. Early in the life of the congregation a Ladies Aid Society was organized. Its name was later changed to Ladies Aid and Missionary Society. The Luther League had been organized even before. The Junior Mission Band or, as it is now called, Children of the

Church, was begun February 2, 1938. All organizations are very active and filling a vital need in the life of the congregation.

Upon the resignation of Pastor Hershberger, the Rev. George P. Schmidt was called and assumed his duties here in March of 1946. God has richly blessed his ministry so that in a few years the old church became crowded, financial conditions were excellent, and it was decided to initiate plans for the building of a new church. Pastor Schmidt submitted tentative plans of a combination Parsonage, Sunday School and Church. *This idea was adopted and Mr. Eimer Cappleman was secured as architect to incorporate it in plans for the building now completed. Ground was broken for this building on Palm Sunday, March 25, 1956, first by Mrs. Dora Fraley, oldest living member, followed by her sister Bess and others. The corner stone was laid at a special service the afternoon of November 4, 1956. Thus, today, the dreams and plans and sacrificial giving and labor of a relatively small consecrated group of earnest Christians are realized in our new St. Lukes Church. We are convinced that it was only by His help and blessing it could be done, and we give our God alone the Glory due unto His Name.

At the annual meeting in January, 1957, after much prayer and deliberation, Pastor Schmidt reluctantly submitted his resignation, being convinced that, due to his physical condition and his inability to carry the load of work this challenging field demands, it would be best for all concerned to make the transition at this time. The congregation kindly but reluctantly concurred with him and accepted the resignation with regret. After vainly calling several Pastors, it was decided to send a call to William H. Mercer, theological graduate from our Seminary at Columbus, Ohio. He accepted this call and was installed on Sunday, July 14, at 11 a.m.

*Note: The Church Council, in behalf of St. Lukes Congregation, expresses gratitude and appreciation to Pastor Schmidt for having the initial foresight and vision in recognizing the need for a new church.

In Gratitude and Appreciation

As we think of the years and months and days which have passed, and enumerate in our minds the hours of planning and toil and sacrifice which have led to this Day of Dedication, our hearts are filled with deepest gratitude and appreciation.

We remember former Pastors, church councils, the Building Committee, and the many others, both members and friends, without whose efforts this new church would not be. For years, contributions have been received from loyal hearts and hands to make our new church building possible. Countless man-hours of volunteer labor by men and women, young and old, and the finest cooperation, have made this new church plant a reality.

We express most sincerely our gratitude and appreciation to almighty God for the spirit in these people which moved them to truly sacrifice for the church they love. Since so many have worked at the church, and since it is practically impossible to name all, we thot it best to mention only the leaders, viz.:

Clarence M. Beatty, Treasurer—Financial planning and accounting, man of many other jobs, sparkplug of the whole building program.

Grover Fraley and assistants—All the electrical work.

Vernon Fraley and assistants—Heating plant

Carl Dove and assistants—Exterior and interior painting

Luther McIlwee and assistants—Plumbing

Vernon Kephart, Sr., Harry Magruder and assistants—Grading and landscaping

Brake Fraley—Surfacing driveways and professional window cleaning.

George Fraley—Grading and septic tanks

Mrs. David Grogan and Mrs. Lester Hottinger—Making paraments (chancel hangings)

~~677~~

~~299~~

970 — ~~Manchester Area Civic Assn.~~

Dave Troutner, Pres.

~~177~~

19101 Artesian Court

Derwood, MD. 20855

177.

~~Hill Creek Towne Citizens Assn.~~

John Crispino, Pres.

7636 Miller Fall Rd

Derwood, MD 20855

Mill Creek Townhouses
Unit 2-1 L. 19231 F. 516
George Rostata Gigantana
7263 Millcrest Terrace
Derwood, MD 20855-1242

*Mill Creek Townhouses
L. 12491 F. 105
Edward W & P S Douglas
17729 Millcrest Drive
Derwood, MD 20855-1231

*Mill Creek Towne
L. 5398 F. 820
Abraham C & S E Fannoney
17725 Millcrest Drive
Derwood, MD 20855-1231

*Mill Creek Towne
L. 7517 F. 709
Dwight E & M J Stewart
17720 Millcrest Drive
Rockville, MD 20855-1230

*Mill Creek Towne
L. 12834 F. 653
Janet O & B S Lee
17721 Millcrest Drive
Derwood, MD 20855-1231

*Mill Creek Towne
Block F Lot 1
Paul S White
17746 Millcrest Drive
Derwood, MD 20855

*Mill Creek Towne
Block F Lot 3
Moussa J & L Azat
17738 Millcrest Drive
Derwood, MD 20855

Mill Creek Towne
Block F Lot 29
Issa M & A I Masoud
7266 Muncaster Mill Road
Derwood, MD 20855

Brooke Grove Inheritance
P 479 L 7232 F 798
Saint Lukes Evangelical Lutheran
Church Inc.
17740 Muncaster Road
Derwood, MD 20855

Greens Marsh
P 534 L 2922 F 642
Saint Lukes Evangelical Lutheran
Congregation Redland
17740 Muncaster Road
Derwood, MD 20855-1322

PT Par A Redland Gulf
Parcel N642 L 14400 F 350
CMS Management LLC
15927 Frederick Road
Rockville, MD 20855

PT Par F Redland
Parcel N 651 Parcel F, Plat 15043
Redmill Shop CTR Assoc. LP
C/o L Kapiloff
30 Courthouse Sq., Suite 405
Rockville, MD 20850-2302

*Mill Creek Towne Condo
Parcel C
Vanguard Management Assoc. Inc.
Attn: Debbie Turton, Property Manager
P.O. Box 39
Germantown, MD 20875

*Mill Creek Townhouses
Unit 1-3 L. 4258 F. 525
Irving M & C L Shnyder
7281 Millcrest Terrace
Derwood, MD 20855

*Mill Creek Townhouses
Unit 1-6 L. 14299 F. 408
Cynthia I. Posey
7275 Millcrest Terrace
Rockville, MD 20855

*Mill Creek Towne
Block F Lot 2
Ruben & C A Montalvo
17742 Millcrest Drive
Derwood, MD 20855

*Mill Creek Towne
Block F Lot 4
John E & Kathleen A Ewen
17734 Millcrest Drive
Derwood, MD 20855

Mill Creek Towne
Block F Lot 30
Wing-Chi Chan
7268 Muncaster Mill Road
Derwood, MD 20855

Redland School Property
P 488 L 14296 F 415
Claude B Wideman, ET AL TR
8905 Garfield Drive
Gaithersburg, MD 20882-3009

Banks Advenyure & Green Marsh
P 586 L 11344 F 647
Peck T Sim
17730 Muncaster Road
Derwood, MD 20855

Fraleys Sub Redland
Parcel N 643, Lot 1 L 12213 F 480
Jack Coppersmith, TR
C/o Holladay Corp
3400 Idaho Ave., NW, Suite 500
Washington, DC 20016-3049

Plat 8832 Part Parcel A Redland Gulf
Parcel N 655 L 15517 F 411
JCP Family Investments, LLC
211 Olney-Sandy Spring Road
Ashton, MD 20861-3611

*Mill Creek Townhouses
Unit 1-1 L. 16412 F. 232
Leo J & S Welsh
7285 Millcrest Terrace
Derwood, MD 20855-1242

*Mill Creek Townhouses
Unit 1-4 L. 9097 F. 466
Rosemary G Armah
C/o Rosemary G Thompson
7279 Millcrest Terrace
Derwood, MD 20855-1242

*Mill Creek Townhouses
Unit 1-7 L. 17081 F. 544
Blanca E Perez, et al
7275 Millcrest Terrace
Rockville, MD 20855-1242

Hargett Property
Adjacent Owner List
No: 10755
December 3, 2001
*Downstream Owners

*Mill Creek Towne
Block F Lot 28
Barry E. & G L P Moultrie
7264 Muncaster Mill Road
Derwood, MD 20855

Mill Creek Towne
Block F Lot 31
George P & K Than
7270 Muncaster Mill Road
Derwood, MD 20855

Lot at Redland
P 532 L. 985 F. 109
Saint Lukes Evangelical Lutheran
Congregation Redland
17740 Muncaster Road
Derwood, MD 20855-1322

Par Eye Redland
Parcel N601 Plat 19432
Mark E Scuderi, ET AL
15927 Frederick Road
Rockville, MD 20855-2218

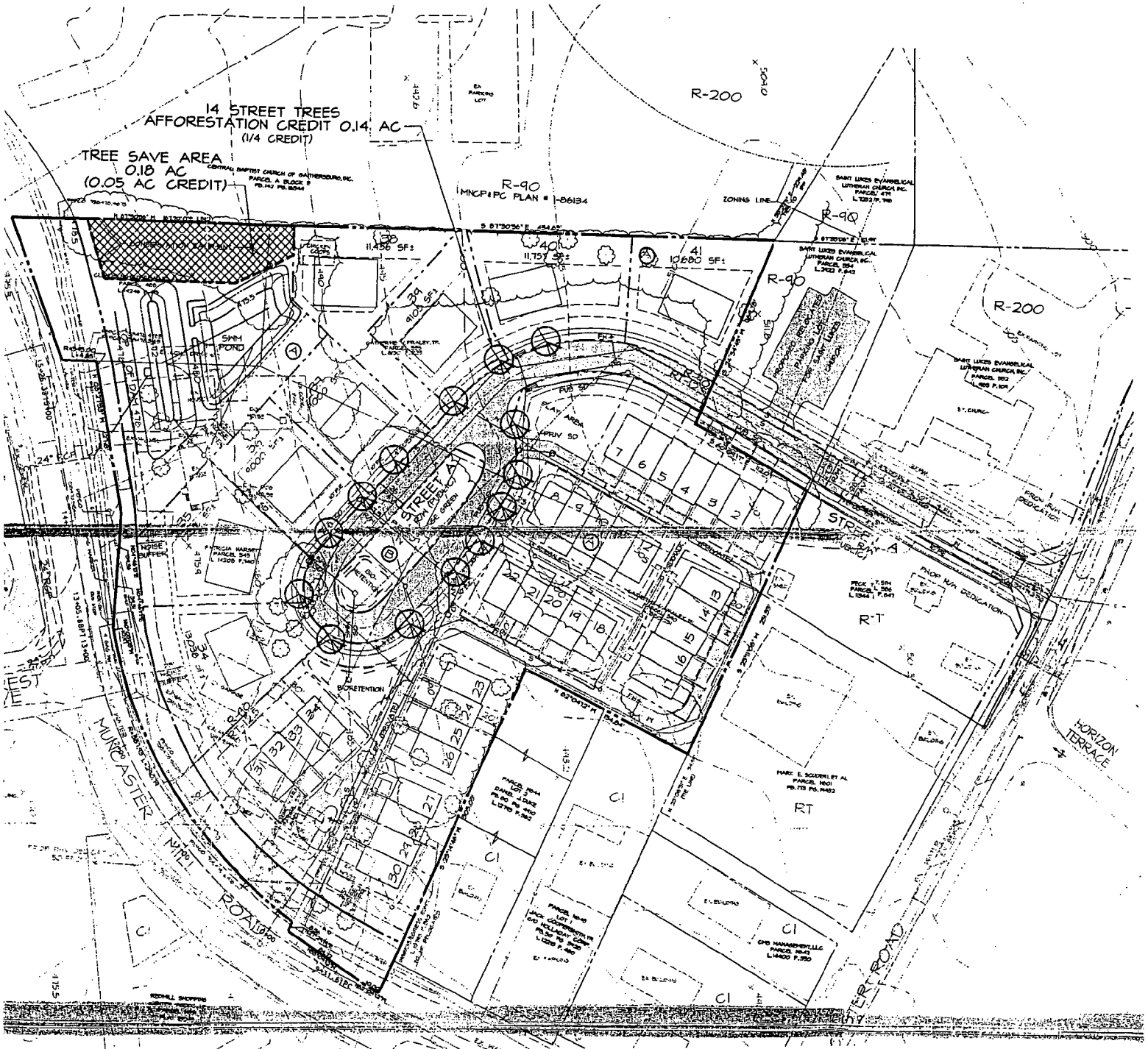
Fraleys Sub Redland
Parcel N644 Lot 2 L 12793 F 362
Daniel J Duke
P.O. Box 5596
Rockville, MD 20855

Redland Estates
Plat 16344 Par A
Central Baptist Church of
Gaithersburg Inc.
7271 Muncaster Mill Road
Rockville, MD 20855-1216

*Mill Creek Townhouses
Unit 1-2 L. 7715 F. 40
Leeann Steinberg
7238 Millcrest Terrace
Derwood, MD 20855

*Mill Creek Townhouses
Unit 1-5 L. 9866 F. 377
Alireza Ziafatmadary
7277 Millcrest Terrace
Derwood, MD 20855

*Mill Creek Townhouses
Unit 1-8 L. 4836 F. 1
Gary L & M B Gold
7271 Millcrest Terrace
Rockville, MD 20855



14 STREET TREES
AFFORESTATION CREDIT 0.14 AC
(1/4 CREDIT)

TREE SAVE AREA
0.18 AC
(0.05 AC CREDIT)

R-90
MNCIP PG PLAN # 06134

R-200

ZONING LINE

SANT LUIS EVANGELICAL
LUTHERAN CHURCH INC.
PARCELS 204
L 1022 P. 106

SANT LUIS EVANGELICAL
LUTHERAN CHURCH INC.
PARCELS 204
L 1022 P. 106

R-200

R-T

PARCELS 204
L 1022 P. 106

RT

ONE MANHATTAN LLC
PARCELS 204
L 1022 P. 106

CI

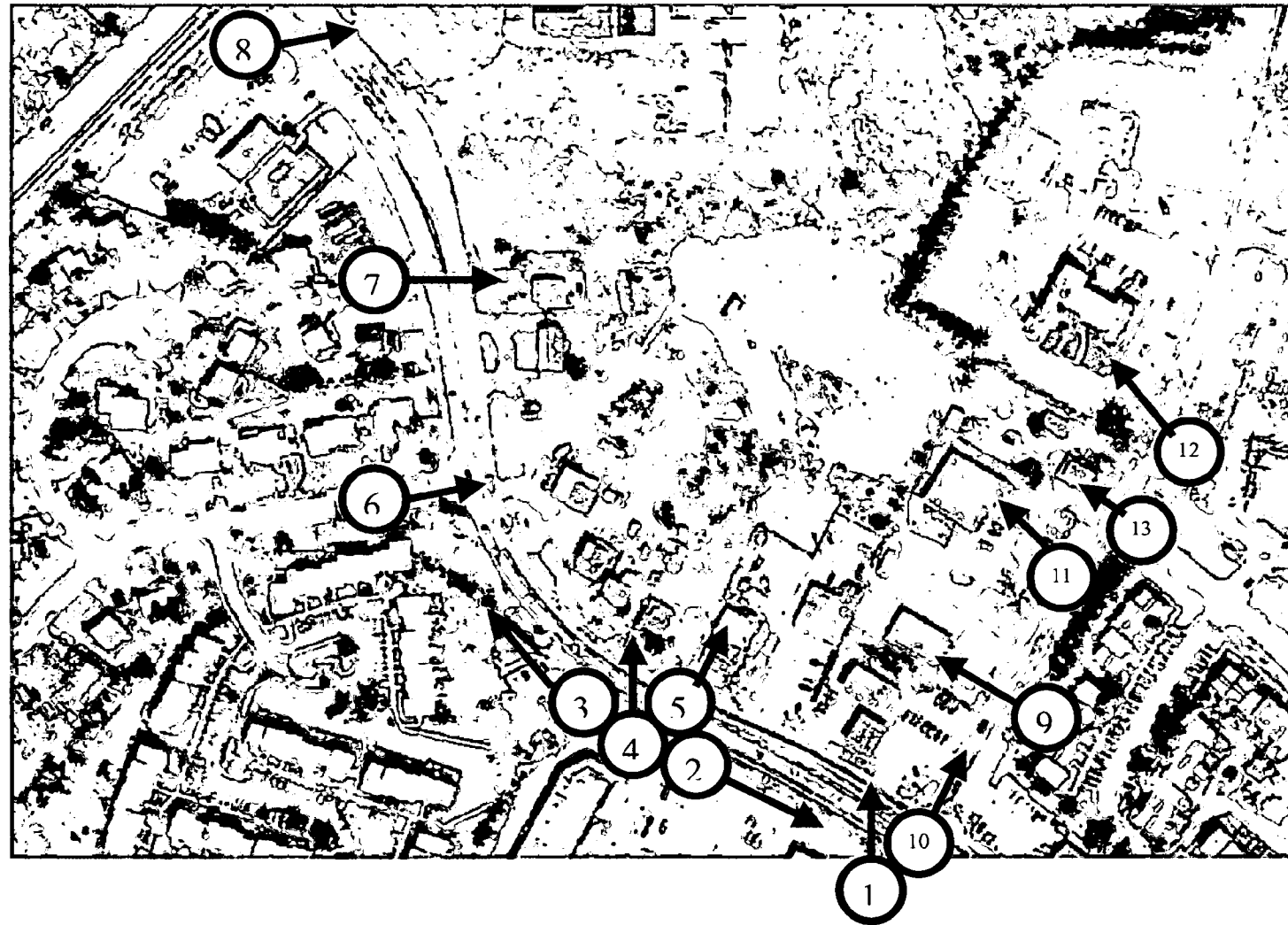
HORIZON
TERRACE

MUNCASTER
RD

STREET A

STREET B

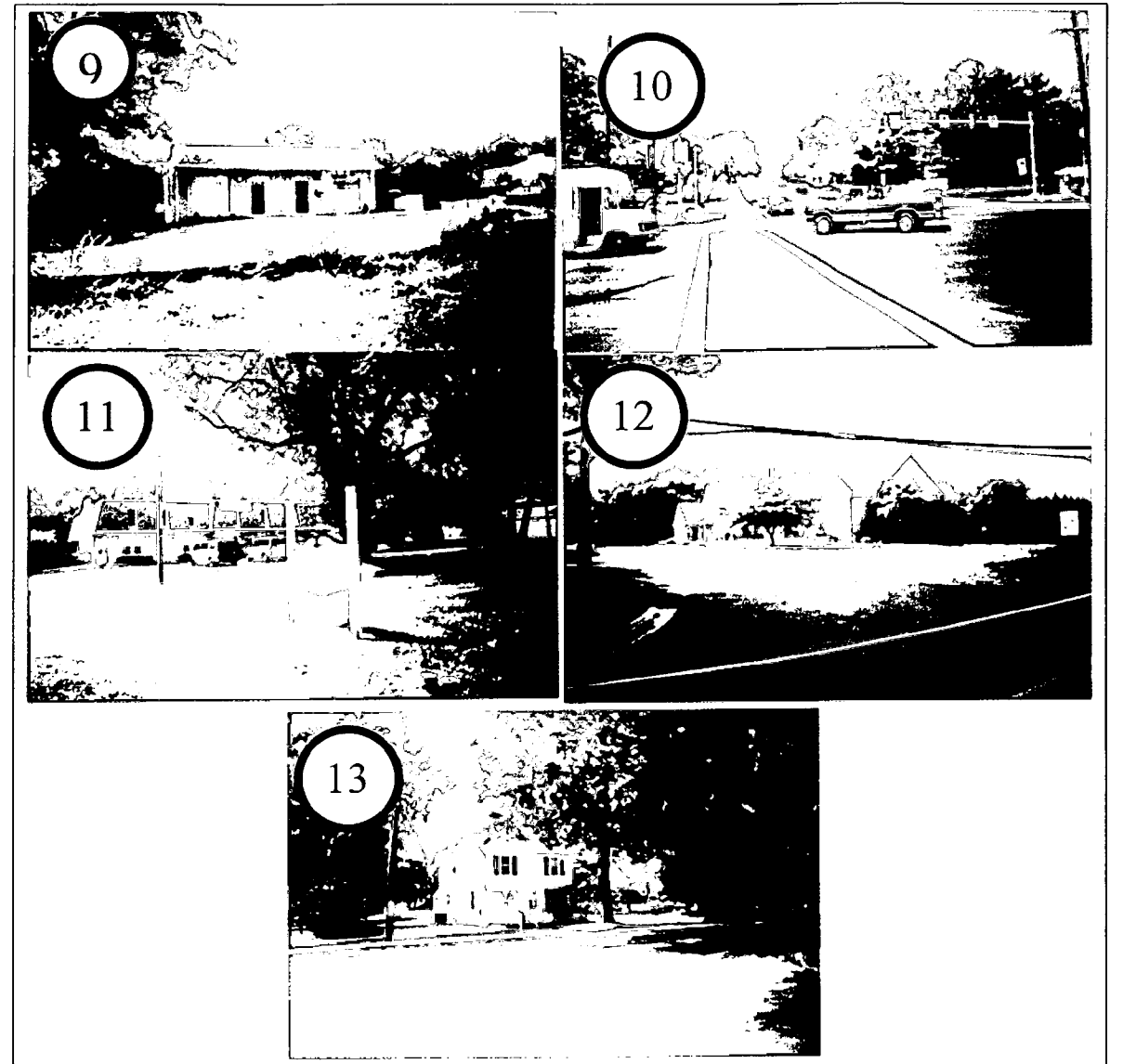
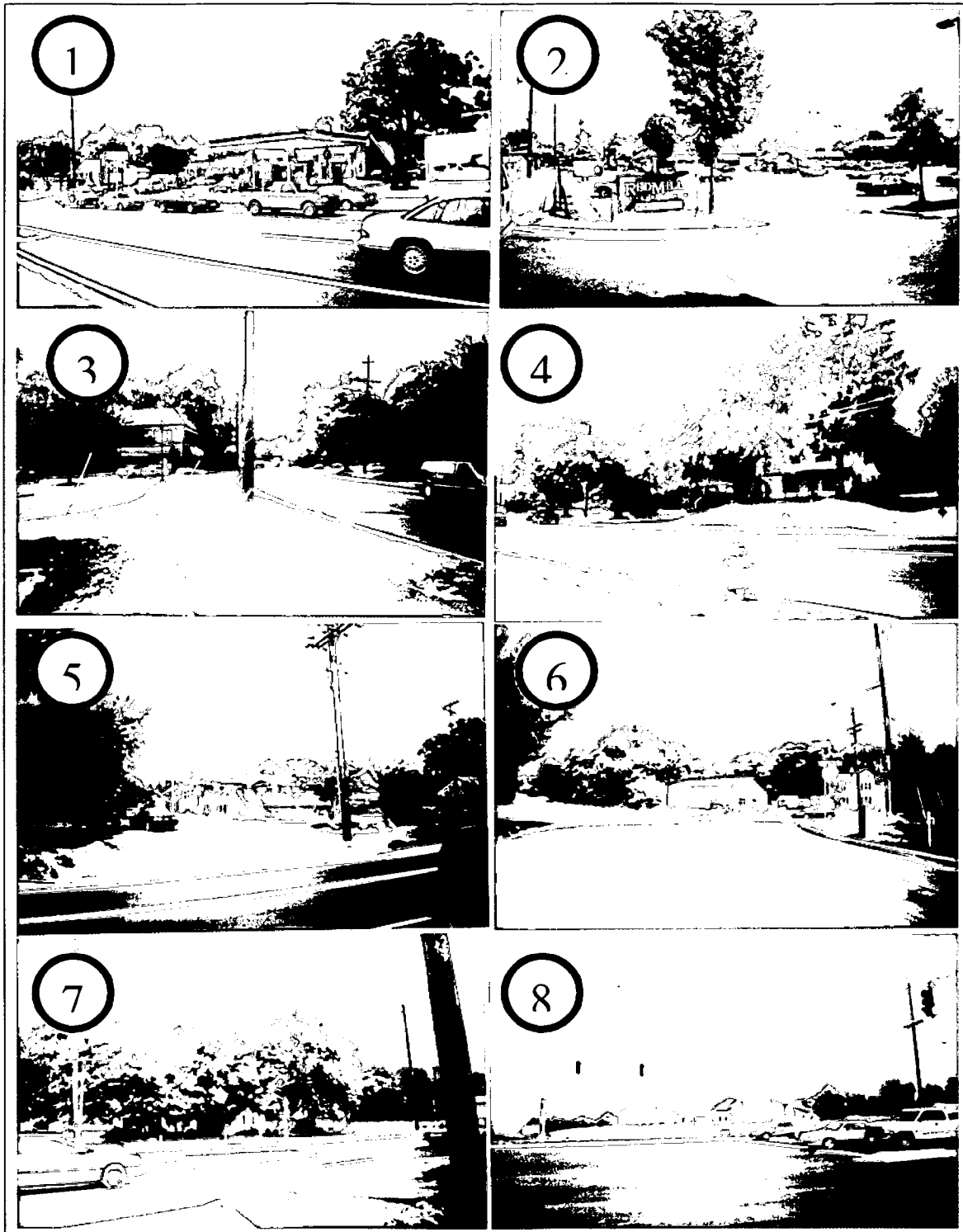
Guide To Photographs



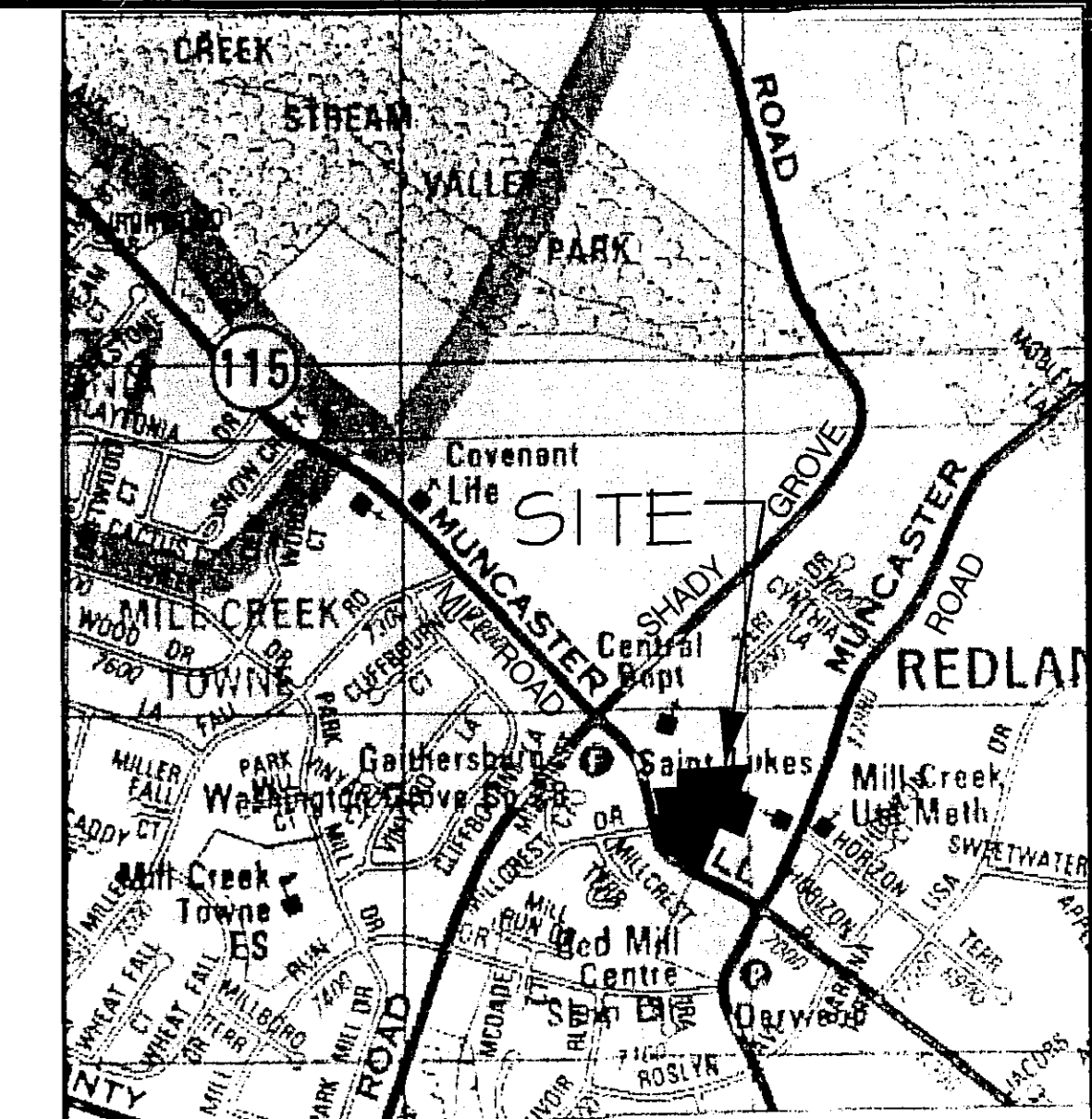
THE BOZZUTO GROUP

HARGETT PROPERTY

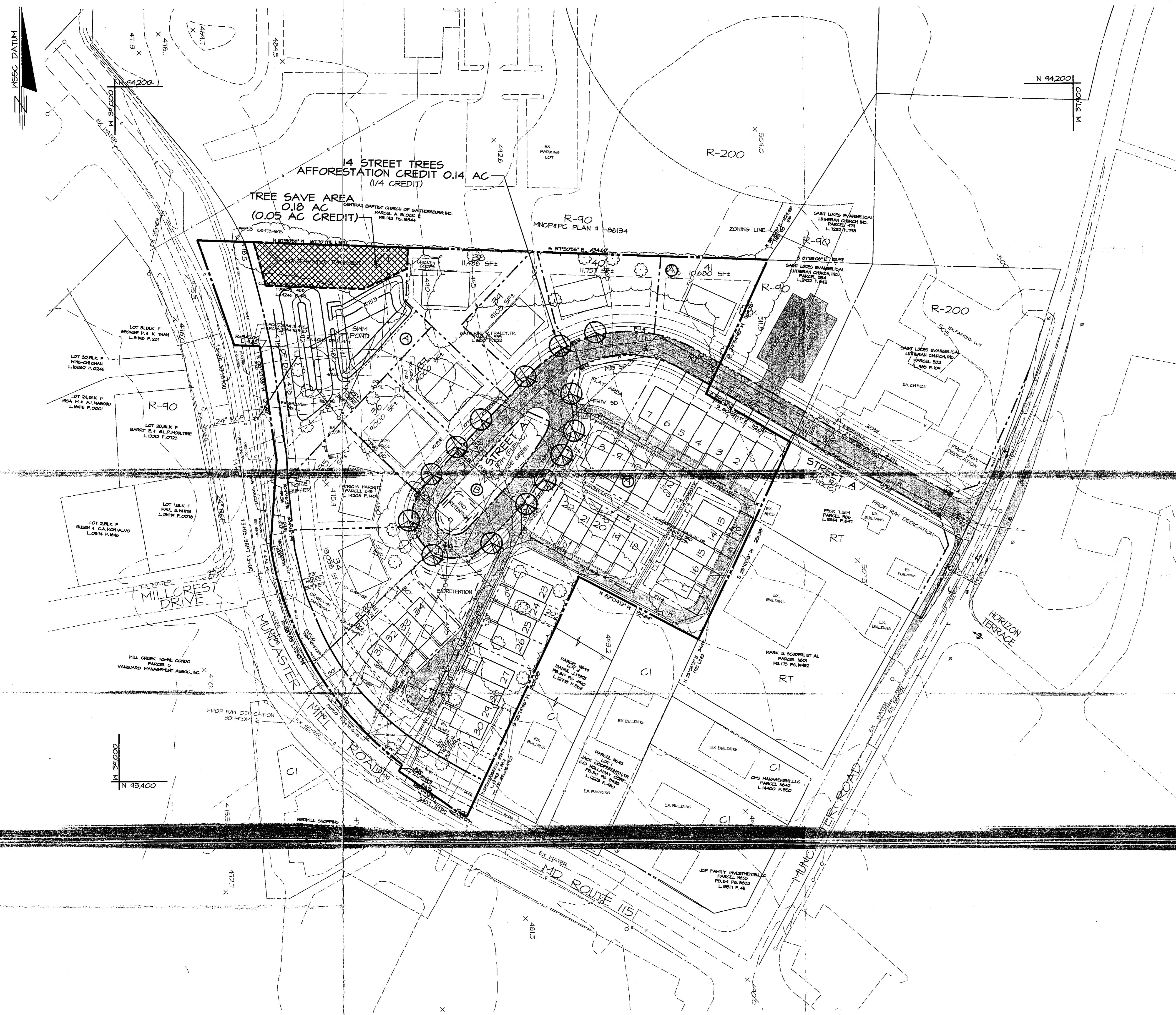
SKG ARCHITECTS & PLANNERS, LLC
APR 12, 2011



Existing Neighborhood



VICINITY MAP
NOT TO SCALE
COPYRIGHT ADG THE MAP PEOPLE
PERMITTED USE NUMBER 20501176



FOREST CONSERVATION WORKSHEET
VERSION 1.0

NET TRACT AREA:

A. TOTAL TRACT AREA	=	6.51 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN (<400 AC DA OR USE III WATER)	=	0.00 AC
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	=	0.00 AC
D. AREA WITHIN PROPOSED WSSC R.O.W OR EASEMENT	=	0.00 AC
E. AREA WITHIN MCDOT/SHA R.O.W OR EASEMENT	=	0.00 AC
F. NET TRACT AREA	=	6.51 AC

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
Input the number "1" under the appropriate land use zoning, and limit to only one entry.

AREA	MDR	IDA	HDR	MPD	CIA	
G. AFFORESTATION THRESHOLD						15% x D = 0.98 AC
H. CONSERVATION THRESHOLD						20% x D = 1.30 AC

EXISTING FOREST COVER:

I. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	=	0.00 AC
J. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	=	0.00 AC
K. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	=	0.00 AC

BREAK EVEN POINT:

L. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	=	0.00 AC
M. CLEARING PERMITTED WITHOUT MITIGATION	=	0.00 AC

PROPOSED FOREST CLEARING:

N. TOTAL AREA OF FOREST TO BE CLEARED	=	0.00 AC
O. TOTAL AREA OF FOREST TO BE RETAINED	=	0.00 AC

PLANTING REQUIREMENTS:

P. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	=	0.00 AC
Q. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	=	0.00 AC
R. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	=	0.00 AC
S. CREDIT FOR INDIVIDUAL TREES SAVED AND LANDSCAPING (20% OF TOTAL REFORESTATION ALLOWED)(Specimen Trees Saved)	=	0.19 AC
T. TOTAL REFORESTATION REQUIRED	=	0.00 AC
U. TOTAL AFFORESTATION REQUIRED	=	0.98 AC
V. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	=	0.98 AC

W. TOTAL REFORESTATION AND AFFORESTATION AFTER CREDIT FOR TREES SAVED AND LANDSCAPING	=	0.79 AC
TOTAL REFORESTATION/AFFORESTATION CREDIT	=	0.00 AC

0.79 AC AFFORESTATION SHALL BE PLANTED OFFSITE. LOCATION TO BE DETERMINED AT A LATER DATE.

AFFORESTATION CALCULATIONS

STREET TREES	0.14 AC
OFFSITE	0.79 AC
TOTAL	0.98 AC

CONTRACT PURCHASER/DEVELOPER:
THE BOZZUTO GROUP
6401 GOLDEN TRIANGLE DRIVE, SUITE 200
GREENBELT, MARYLAND 20770
CONTACT: MR. CLARK WAGNER



DATE	DEC. 2001
DESIGNED	CJM
TECHNICIAN	CJM
CHECKED	KVC
NO.	1
REVISION	
BY	
DATE	

SCALE
1"=50'

JOB NO.
10755

PRELIMINARY FOREST CONSERVATION PLAN
FOR PRELIMINARY PLAN

PRELIMINARY FOREST CONSERVATION PLAN
FOR PRELIMINARY PLAN
FRALEY PROPERTY
1ST ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

PRINTED ON
AUG 08 2002
APEX ENGINEERING



Title Commitment Notes
Stewart Title
Commitment No. 012TT
Schedule B, Section 2 Exceptions

1. Not plottable or locatable
2. No visual claims by others
3. No visual claims by others
4. As shown hereon, if any
5. Not plottable or locatable
6. Not plottable or locatable
7. Not plottable or locatable
8. Not plottable or locatable
9. As shown hereon
10. As shown hereon
11. As shown hereon
12. As shown hereon
13. As shown hereon

GENERAL NOTES

1. Horizontal control Datum based on W.S.S.C.
2. The size, location and type of visible buildings, and the location and type of all observable structures and improvements are as shown.
3. Solid visible and observable buildings, structures and improvements constitute all visible and observable improvements on sold premises and unless otherwise noted on the survey all are within the boundary lines of the property.
4. The premises have direct access to Muncaster Mill Road (MD. RTE. 115).
5. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or municipal/public serves facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
6. This survey meets current "Minimum Standard for Property Boundary Surveys."
7. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.
8. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground containers or facilities that may affect the use or development of this tract.

FLOOD DATA This property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 240049 0150 B which has an effective date of 07-02-1979 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

LEGEND

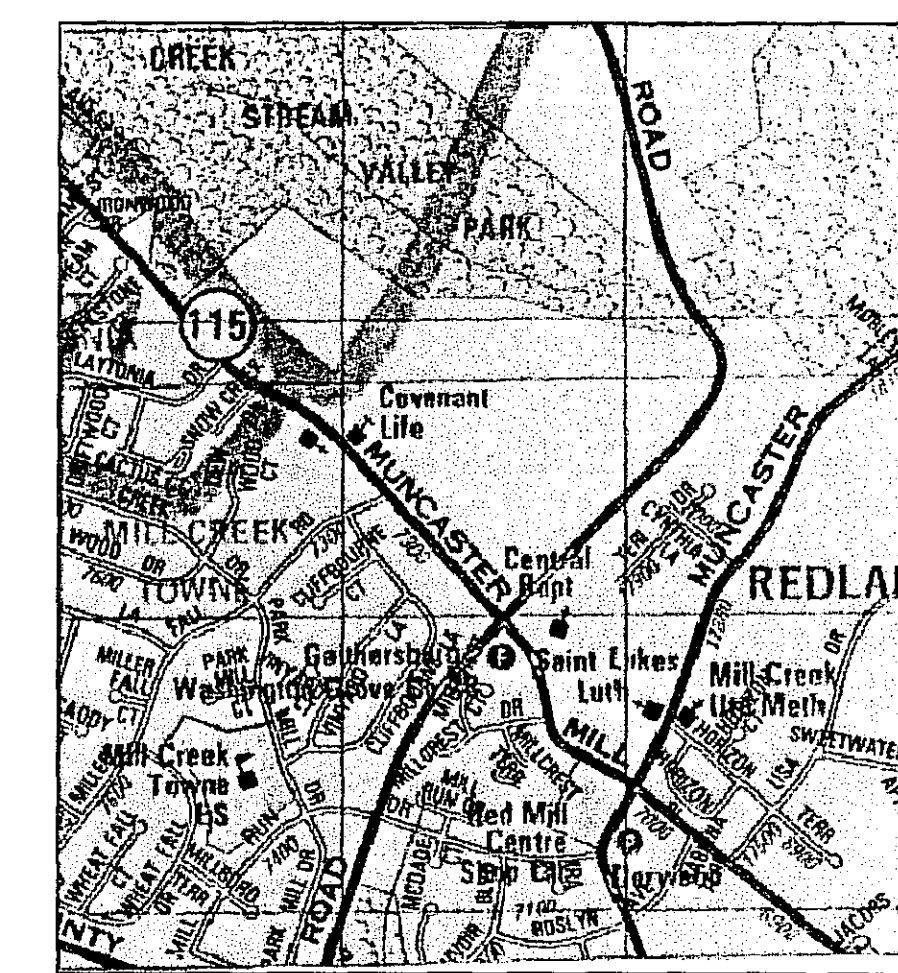
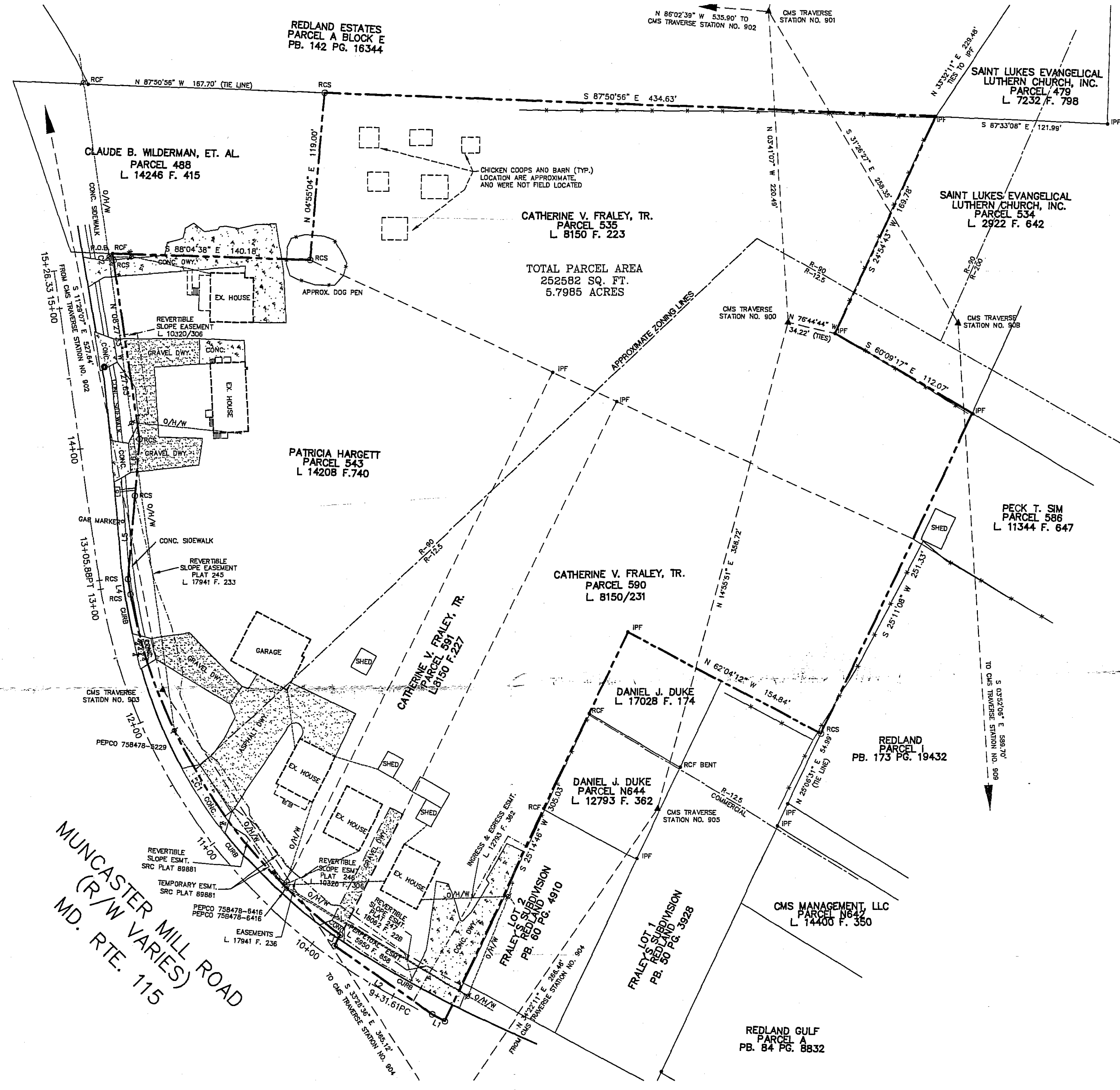
- | | | |
|-----------------------|--------------------------|--------------------------|
| ● IRON PIPE FOUND | ⊕ POWERPOLE | — SS — SAN SEWER LINE |
| ○ RC 5/8" REBAR & CAP | ○ GUY WIRE | ⊙ SEWER MANHOLE |
| ○ REBAR AND CAP SET | ○ LIGHT POLE | ○ CLEAN OUT |
| ■ P.K. NAIL FOUND | ○ STREET LIGHT POLE | □ CURB INLET |
| ○ P.K. NAIL SET | — B.E. — BURIED ELECTRIC | □ CATCH BASIN |
| × SET X MARK | ⊠ ELECTRIC BDX | — SD — STORM DRAIN LINE |
| × FND X MARK | ○/H E OVERHEAD ELECTRIC | ⊙ STORM DRAIN MANHOLE |
| ▲ TRAVERSE STATION | — W — WATER LINE | ○ MONITORING WELL |
| △ R.R. SPIKE SET | ○ WATER MANHOLE | □ TELEPHONE BOX |
| ⊕ BENCHMARK | ⊕ WATER VALVE | ⊕ PAY PHONE |
| ⊠ CONC. R/W MARKER | ⊕ WATER METER | — T — TELEPHONE LINE |
| (R) RECORD DATA | ○ HYDRANT | ○/H T OVERHEAD TELEPHONE |
| (M) MEASURED DATA | ○ GAS VALVE | ● STEEL POLES |
| (C) CALCULATED DATA | ○ GAS METER | ⊕ STOP SIGN |
| O/H OVERHANG | — G — GAS LINE | ⊕ TRAFFIC SIGNAL |
| RD ROOF DRAIN | ○ L/S LANDSCAPING | ⊕ POWER POLE |
| FC FACE OF CURB | ○ TREE | |

PROPERTY LINE TABULATION

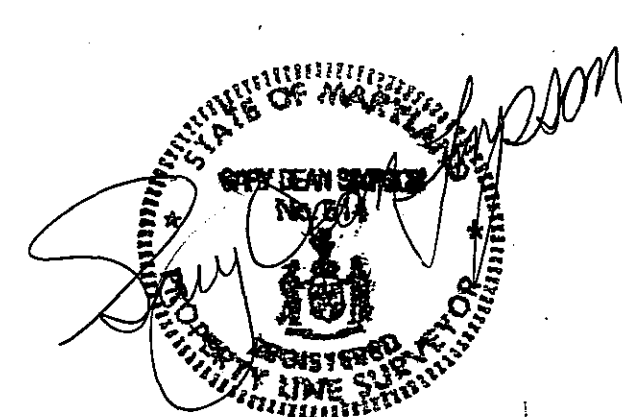
LINE	BEARING	DISTANCE
L1	N 62°04'12" W	10.00'
L2	N 55°04'12" W	84.72'
L3	N 27°29'19" E	8.56'
L4	N 10°03'03" W	10.97'
L5	N 04°46'17" E	59.31'
L6	N 04°46'13" E	39.56'

PROPERTY LINE CURVE TABULATION

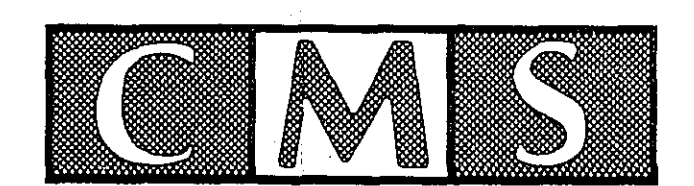
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	387.93'	290.79'	N 31°37'25" W	284.03'	42°56'56"	152.61'
C2	545.00'	4.85'	N 08°42'50" W	4.85'	00°30'36"	2.43'



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PERMITTED USE NUMBER 20401166



DATE:	NO.	REVISIONS	BY	DATE
JUNE, 2001				
DRAFTED BY:				
DESIGNED BY:				
CHECKED BY:				



CENTRAL MARYLAND SURVEYORS, INC.
2813 PATUXENT RIVER ROAD, DAVIDSONVILLE, MD. 21035
PHONE (410) 798-9700 FAX (410) 798-9705
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BOUNDARY SURVEY

PATRICIA HARGETT, TRUSTEE OF THE
CATHERINE V. FRALEY PERSONAL RESIDENCE TRUST
PARCEL 543
CATHERINE V. FRALEY, TRUSTEE OF THE
CATHERINE V. FRALEY REVOCABLE TRUST
PARCELS 535, 590 & 591
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=50'
SHEET NO: 1 OF 1
JOB NO: 0630-01
DRAWING FILE: DIR:\NEW-2001\0630-01\0630-01.DWG