

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	12535 Milestone Manor Ln., Germantown	Meeting Date:	10/10/2018
Resource:	Individually Listed Master Plan Site Pleasant Fields/Basil Water Site #19-01	Report Date:	10/3/2018
Applicant:	M-NCPPC	Public Notice:	9/26/2018
Review:	HAWP	Tax Credit:	No
Case Number:	19/01-18A	Staff:	Dan Bruechert
PROPOSAL:	Storm Window installation		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #19-01(*Pleasant Fields/Basil Water Site*)
STYLE: Italianate
DATE: c.1797 with later modifications

PROPOSAL:

The applicant proposes to install wood storm windows on the exterior of the historic wood windows. The windows have been custom designed to fit within the existing historic widow opening. The Maryland Historic Trust holds a façade easement on the property and has reviewed and approved the proposal.



Figure 1: Suburban development now surrounds the Pleasant Fields Manor Site.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (3) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standards 2 and 5), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Julie Muelker

Daytime Phone No.: 301-650-4390

Tax Account No.: 19/001-000A

Name of Property Owner: Mo. Co. Dept. of Parks Daytime Phone No.: 301-650-4390

Address: 9500 Portnett Ave. Silver Spring MD 20901
Street Number City Street Zip Code

Contractor: Biocrete Construction Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 12525 Street: Milestone Manor Lane

Town/City: Germantown Nearest Cross Street: Observation Dr.

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Stair
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: storm windows

1B. Construction cost estimate: \$ 30K

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 _____ foot _____ 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.

Julie Muelker
Signature of owner or authorized agent

9/20/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

1. WRITTEN DESCRIPTION OF PROJECT:

a. *Description of existing structural and environmental setting, including historic features and significance.* The site consists of several historic buildings, including a farmhouse (c. 1797-late 19th- c.) and four early 20th century structures (carriage house, bank barn, drive-through corn crib, and loafing shed). All are in good condition. Parkland borders the site to the north. Late 20th-century housing developments are located across the street to the east and north and to the west. A newly constructed elementary school is immediately to the south.

Pleasant Fields/Basil Waters House is eligible for listing in the National Register of Historic Places under Criteria A, B, and C. Dating to the mid-to late 18th century, Pleasant Fields is illustrative of the county's long history of farming (Criterion A). For almost 200 years, it was associated with the locally prominent Waters Family (Criterion B). The farm complex is a cohesive and intact example of an agricultural grouping, and the house provides a good example of the evolution of a vernacular domestic building form from the later 18th century to the early 20th century (Criterion C).

b. *General description of project and its effect on the historic resources and environmental setting.*

Offices of the Park Planning and Stewardship Division of the Department of Parks are located in the the Waters House, along with Heritage Montgomery. The windows on the building were refurbished during the 1990s rehabilitation of the structure prior to the transfer of the property from private to public ownership. The work was done by a qualified historic windows contractor. That said, the windows do not provide sufficient energy efficiency. It is difficult to heat and cool the building properly. The project proposes to install custom-made wood storm windows.

Because the property is covered by a historic preservation easement held by the Maryland Historical Trust, approval by MHT's Easement Committee was sought and received (attached).

Effect: The installation of custom storm windows will have no adverse effect on the historic character defining features of the property. It will not alter or diminish the integrity of location, design, setting, materials, workmanship, feeling or association. Furthermore, the proposed improvement is easily reversible by the removal of the storms.

2. SITE PLAN: see attached

3. PLANS AND ELEVATIONS: see attached

4. MATERIAL SPECIFICATIONS: see attached

5. PHOTOGRAPHS: see attached

6. TREE SURVEY: N/A

7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Milestone Manor Lane

12530: Colin Seager
12532: Richard Yelle
12600: Tushar & Effie Chatterjee
12601: Board of Education
12602: Mohammed Johri
12604: Rosa Ingles

Sun Garden Court

21500: Janjay Taneja
21502: Kevin Conway
21504: Andrei Malykh
21506: Girma Woldemichael
21508: Michael Sheary
21511: Isaac Neequaye

Village Green

21323: Iyer Parasuram
32325: Brian Schuppner
21327: Roy Crumrine
21329: Graham Yowell
21331: Samuel Hoffpaur
21335: Terrance O'Connell
21337: Robert Russell

Hawks Nest Lane

12534: Vernando Everertt

Eagle View Way

12523: Falgun Shah



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

Robert S. McCord, Secretary

September 20, 2018

Julie Mueller
M-NCPPC, Montgomery Parks
9500 Brunett Ave.
Silver Spring, MD 20901

Re: Dr. William A. Waters Property, Montgomery County – Change/Alteration
Maryland Historical Trust Preservation Easement

Dear Ms. Mueller:

The Maryland Historical Trust is in receipt of your application, received on August 14, 2018, requesting approval to install exterior wood storm windows on the building. The Maryland Historical Trust Easement Committee (Committee) reviewed the information on August 21, 2018.

Based on the review and recommendation of the Committee, I approve the request to install exterior wood storm windows on the building. This work is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular *General Rehabilitation Standard 9*.

This approval is valid for a period of six months from the date of this letter. Should you require additional time to complete the work, make any changes to the scope of work as approved, or have any questions regarding this letter, please contact Kate Bolasky, Easement Administrator, at (410) 697-9537 or by email at kate.bolasky@maryland.gov.

Sincerely,

Elizabeth Hughes
Director
Maryland Historical Trust

EH/KB

Historic Preservation Easement Program Change/Alteration Request Application

This form is intended to be used by Maryland Historical Trust (MHT) Easement Property Owners and/or the Authorized Project Contact to initiate review of projects which require approval of the Director of the MHT as per the Deed of Easement. All Change/Alteration Request Applications must be submitted along with pertinent supplemental information in hard copy with an original signature at least one week prior to the scheduled meeting date. Easement Program staff will evaluate the application for completeness and may require additional information to facilitate review by the Easement Committee and Director. The application review period (as specified by each Deed of Easement) will not commence until Easement Program staff has deemed the application to be complete.

Return the Change/Alteration Request Application, and other information to:
Kate Bolasky, Administrator, Historic Preservation Easement Program
Maryland Historical Trust, 100 Community Place, Crownsville, MD 21032
(410) 697-9537/kate.bolasky@maryland.gov

Easement Property Information:

Name of Easement Property:		Dr. William Waters Property	
Alternative Name:		Pleasant Fields	
Address of Property:		12535 Milestone Manor Lane	
		Germantown	County: Montgomery
Maryland Inventory of Historic Places # (if known): (for more information visit http://mht.maryland.gov/research_survey.shtml)		M-19-1	
Scope of Easement: What does the Easement protect? (Check all that apply)	<input checked="" type="checkbox"/> Exterior <input type="checkbox"/> Interior <input type="checkbox"/> Archaeology	Is the scope of work located inside the easement boundary?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

*For a copy of the easement document, please contact Kathy Monday (410) 514-7603/ kathy.Monday@maryland.gov

Property Owner Information:

Name of Current Property Owner:		M-NCPPC, Montgomery Parks	
Address of Property Owner: (If different than property address)		9500 Brunett Avenue	
		Silver Spring, MD 20901	Date of Purchase: 1997
Work/Home Telephone:	301-650-4390	Fax:	
Mobile Telephone:		Email:	Julie.mueller@montgomeryparks.org

If application is completed by someone other than owner (only complete if applicable):

Name of Authorized Project Contact:		Julie Mueller	
Relationship to owner:		Cultural Resources Planner	
Address of Authorized Project Contact:		As above	
Daytime Telephone:	301-650-4390	Fax:	
Mobile Telephone:		Email:	Julie.mueller@montgomeryparks.org

Project Funding Information:

Is this project being funded by any of the following sources? <i>Please check all that apply:</i>	<input type="checkbox"/> MHT Capital Grant (FY ____) <input type="checkbox"/> MHT Loan <input type="checkbox"/> MHAA Capital Grant (FY ____) <input type="checkbox"/> AAHPP Grant (FY ____) <input type="checkbox"/> Historic Tax Credits (<input type="checkbox"/> Residential/ <input type="checkbox"/> Commercial) <input type="checkbox"/> Bond Bill (Chapter ____/Year ____) <input type="checkbox"/> Other State/Federal Funding ____ <input checked="" type="checkbox"/> Other Funding: Parks funds
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Please check that you have included the following information as part of your complete application:

Required: <input type="checkbox"/> Change/Alteration Request Application <input type="checkbox"/> Detailed Work Description <input type="checkbox"/> Printed Photographs & CD; properly labeled/identified	As Necessary (Recommended): <input type="checkbox"/> Site Plan/Drawings/Plans (dated ____) <input type="checkbox"/> Product Information/Specifications <input type="checkbox"/> Other ____
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The Easement Property Owner and/or the Authorized Proposal Contact is encouraged to keep a duplicated copy of all application information sent to the MHT, including photos and plans, as the MHT staff may need to discuss the application with the applicant prior to submission to the Easement Committee.

Signature of Owner or Authorized Representative/Date: Julie Mueller, 8/14/19

Detailed Work Description Form

(Include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair, and excavation)

Work Item # 1

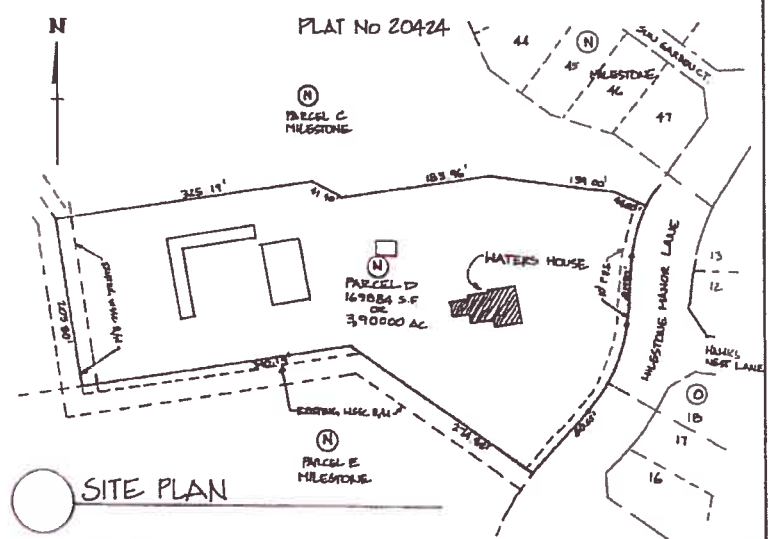
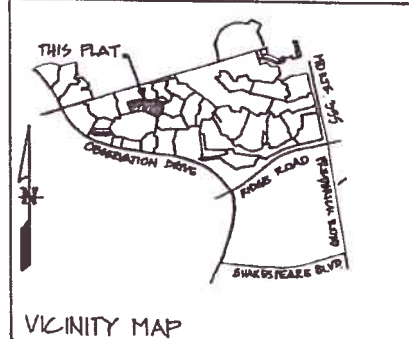
Architectural/Landscape feature: Windows	Describe, in detail, the proposed work and impact on existing feature:	
Approximate date of feature: varies	Be sure to include details and specifications on proposed products	
Describe existing feature and its condition:	Photo no.	Drawing no.1-4
The Waters House was constructed in three phases: the 1797 original farmhouse (western most block), the mid-19 th -century center block addition, and the late-19 th -century eastern addition. In the early 1990s, the severely deteriorated building was rehabilitated as part of an agreement that allowed private development of some of the property. At that time, all of the windows were removed, rebuilt, and replaced according to the Secretary of the Interior's Standards.	<p>The windows are all in good condition but lack energy efficiency creating uncomfortable working conditions for the tenants. As part of a larger, long-range energy plan that is currently being developed, the installation of storm windows will be very helpful.</p> <p>The storms are designed to reveal as much of the historic windows behind them as possible. Each window will be measured and will have a storm window built to fit it exactly such that as much of the historic window behind it will be revealed as possible. For instance, care will be taken to make sure that the meeting rails of the storms will be at</p>	

the same height at the meeting rails of the windows behind them. The storms will be built of cyprus.

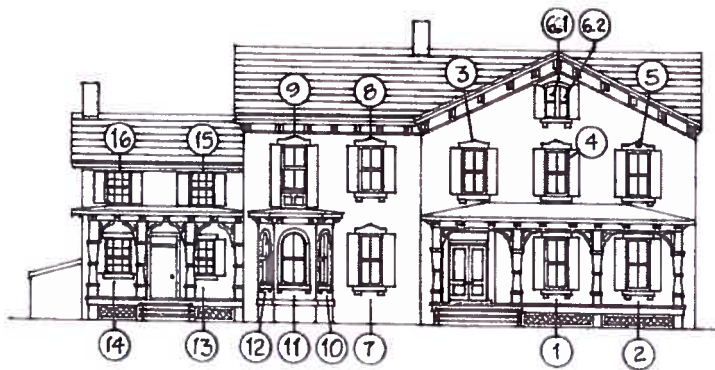
The installation of removable storm window will have no adverse effect on the historic integrity of the building.

HISTORIC WATERS HOUSE

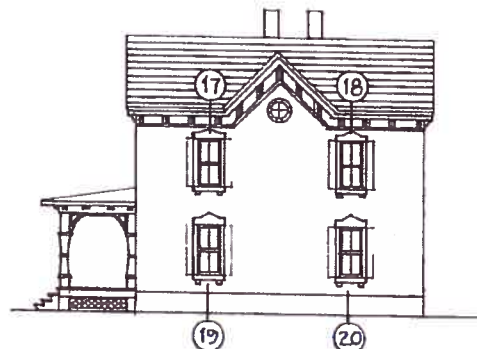
STORM WINDOWS INSTALLATION



HISTORIC WATERS HOUSE STORM WINDOWS INSTALLATION	GARCETE CONSTRUCTION	DATE 8/1/18
12535 MILESTONE MANOR LANE GERMANTOWN, MD 20876	4821 BALTIMORE AVENUE #101 BLADENSBURG, MD 20710	SHEET 1 OF 4



○ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



○ EAST ELEVATION
SCALE: 1/8" = 1'-0"



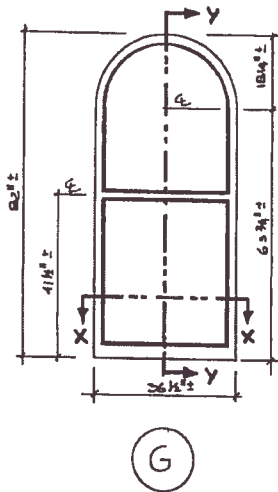
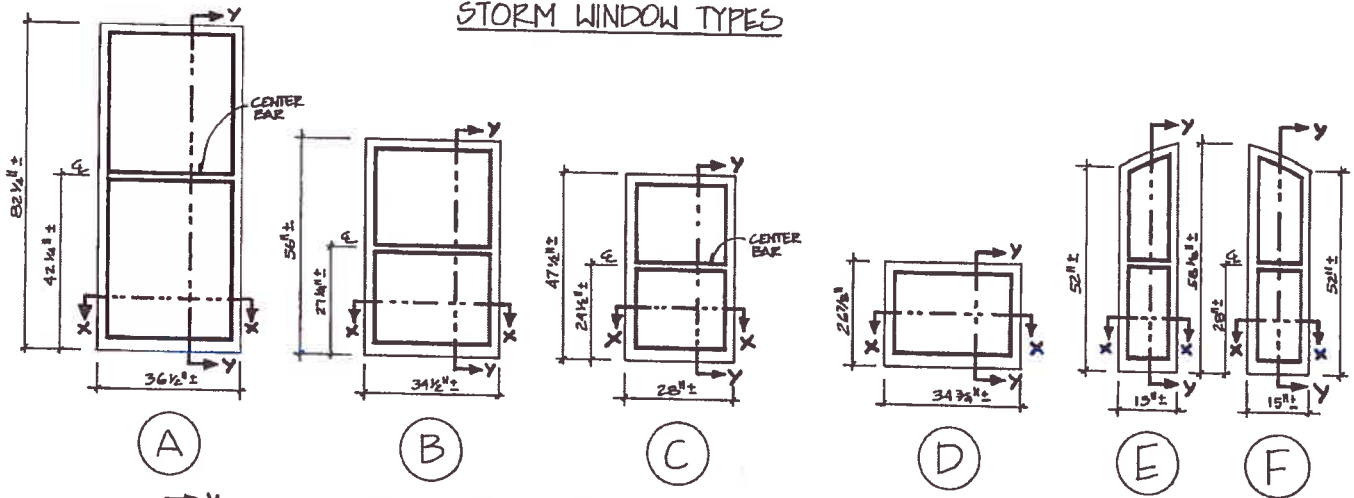
○ NORTH ELEVATION
SCALE: 1/8" = 1'-0"



○ WEST ELEVATION
SCALE: 1/8" = 1'-0"

HISTORIC WATERS HOUSE STORM WINDOWS INSTALLATION	GARCETE CONSTRUCTION	DATE 8/1/18
12535 MILESTONE MANOR LANE GERMANTOWN, MD 20876	4321 BALTIMORE AVENUE # 101 BLADENSBURG, MD 20710	SHEET 2 OF 4

STORM WINDOW TYPES



STORM WINDOW SCHEDULE

NO	TYPE	WIDTH	HEIGHT	CENTER BAR HEIGHT	
1	A	36 5/8"	82 1/4"	42 1/4"	
2	A	36 5/8"	82 3/8"	42 1/4"	
3	A	36 3/4"	82 3/8"	42 1/8"	
4	A	35 7/8"	82 1/4"	42 1/4"	
5	A	36 1/2"	82 1/4"	42 1/4"	
6.1	E	15"	52"	58 3/8"	27 3/8"
6.2	F	15"	58 3/8"	52"	27 3/8"
7	A	36 1/4"	82 1/2"	42"	
8	A	36 3/8"	82 1/8"	42 1/8"	
9	A	36 3/8"	82 1/4"	42 1/8"	
10	G	36 3/8"	82"	41 3/8"	
11	G	36 3/8"	82"	41 3/4"	

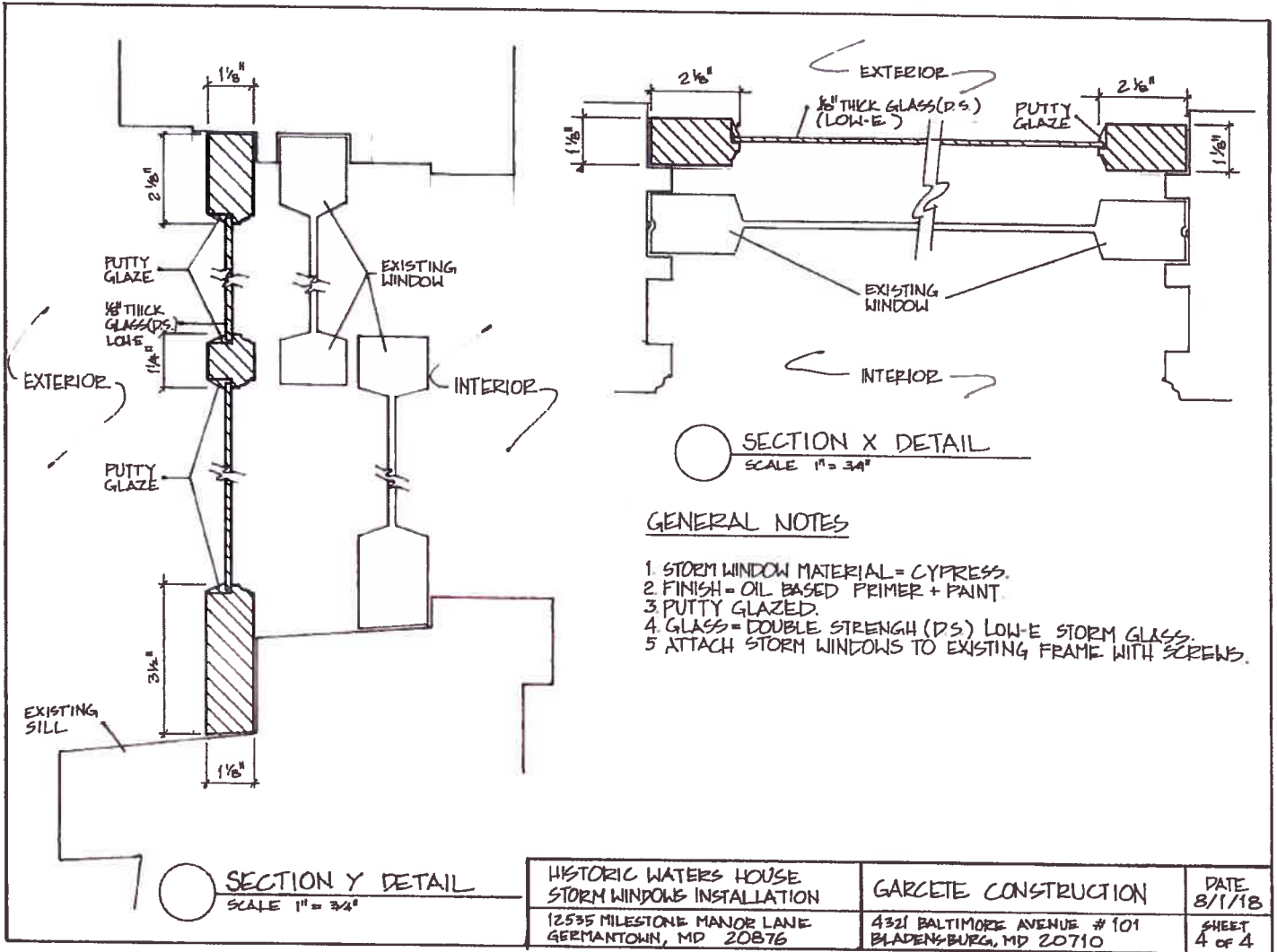
NO	TYPE	WIDTH	HEIGHT	CENTER BAR HEIGHT
12	G	36 1/2"	82"	41 3/4"
13	B	34 5/8"	56"	27 1/4"
14	B	34 1/2"	56 1/8"	27 1/4"
15	B	34 7/8"	56"	27 1/4"
16	B	34 7/8"	56"	27 1/4"
17	A	36 1/2"	82 1/8"	42 1/8"
18	A	36 3/4"	82 1/8"	42 1/8"
19	A	36 3/8"	82 1/4"	42 1/8"
20	A	36 1/2"	82 3/8"	42 1/2"
21	A	36	82 1/2"	42 1/2"
22	A	36	82 1/2"	42"

NO	TYPE	WIDTH	HEIGHT	CENTER BAR HEIGHT	
23	A	36 1/2"	82 1/2"	42 1/2"	
24.1	E	15"	52"	58 3/8"	27 3/8"
24.2	F	15"	58 3/8"	52"	27 3/8"
25	A	36 1/2"	82"	42 1/2"	
26	A	36 3/8"	82 1/8"	41 1/2"	
27	B	34 7/8"	56"	27 1/4"	
28	B	34 3/4"	56"	27 1/4"	
29	D	34 3/4"	26 7/8"	NONE	
30	B	34 7/8"	54 3/4"	28 1/2"	
31	C	28 1/2"	47 1/2"	24 3/4"	

HISTORIC WATERS HOUSE
STORM WINDOWS INSTALLATION
12535 MILESTONE MANOR LANE
GERMANTOWN, MD 20876

GARCETE CONSTRUCTION
4321 BALTIMORE AVENUE # 101
BLADENBURG, MD 20710

DATE
8/1/18
SHEET
3 OF 4



GENERAL NOTES

1. STORM WINDOW MATERIAL = CYPRESS.
2. FINISH = OIL BASED PRIMER + PAINT.
3. PUTTY GLAZED.
4. GLASS = DOUBLE STRENGTH (DS) LOW-E STORM GLASS.
5. ATTACH STORM WINDOWS TO EXISTING FRAME WITH SCREWS.

HISTORIC WATERS HOUSE STORM WINDOWS INSTALLATION	GARCETE CONSTRUCTION	DATE 8/1/18
12535 MILESTONE MANOR LANE GERMANTOWN, MD 20876	4321 BALTIMORE AVENUE # 101 BLADENSBURG, MD 20710	SHEET 4 OF 4