

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5701 Achille Lane, Rockville	Meeting Date:	3/2/2022
Resource:	Master Plan Site #22/25 <i>James H. Cashell Farm</i>	Report Date:	2/23/2022
Applicant:	Robert Bertrand	Public Notice:	2/16/2022
Review:	HAWP	Tax Credit:	No
Permit Number:	982366	Staff:	Michael Kyne
PROPOSAL:	Construction of a new shed		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #22/25, *James H. Cashell Farm*
DATE: 2016 House within Historic Environmental Setting (Mid 1800s; Late 1800s-Early 1900s)

Excerpt from *Places from the Past*:

“... [T]he Cashell House was built in two distinct sections. The original section, at right, is typical of the mid1800s with its traditional sidegable symmetrical form and 6/6 sash windows. The picturesque east and north addition (left and rear) bears hallmarks of the Victorian era with its three-story tower with stickwork panels, jerkin-head (clipped) gable, and paired cornice brackets. The original block was likely updated when the addition was built, with cornice brackets and first-level 2/2 sash windows. The Cashell family owned this property for much of the 1800s. In 1865, the property belonged to Hazel B. Cashell, County Commissioner and Orphan’s Court judge, and James Cashell was living here by 1878. The farmstead includes a one-level hay barn with hanging gable, another substantial barn with two cupolas, and a stone house from the mid-1900s.”

The Cashell House was destroyed by fire in November 2010, but the stone tenant house and one historic barn remain.

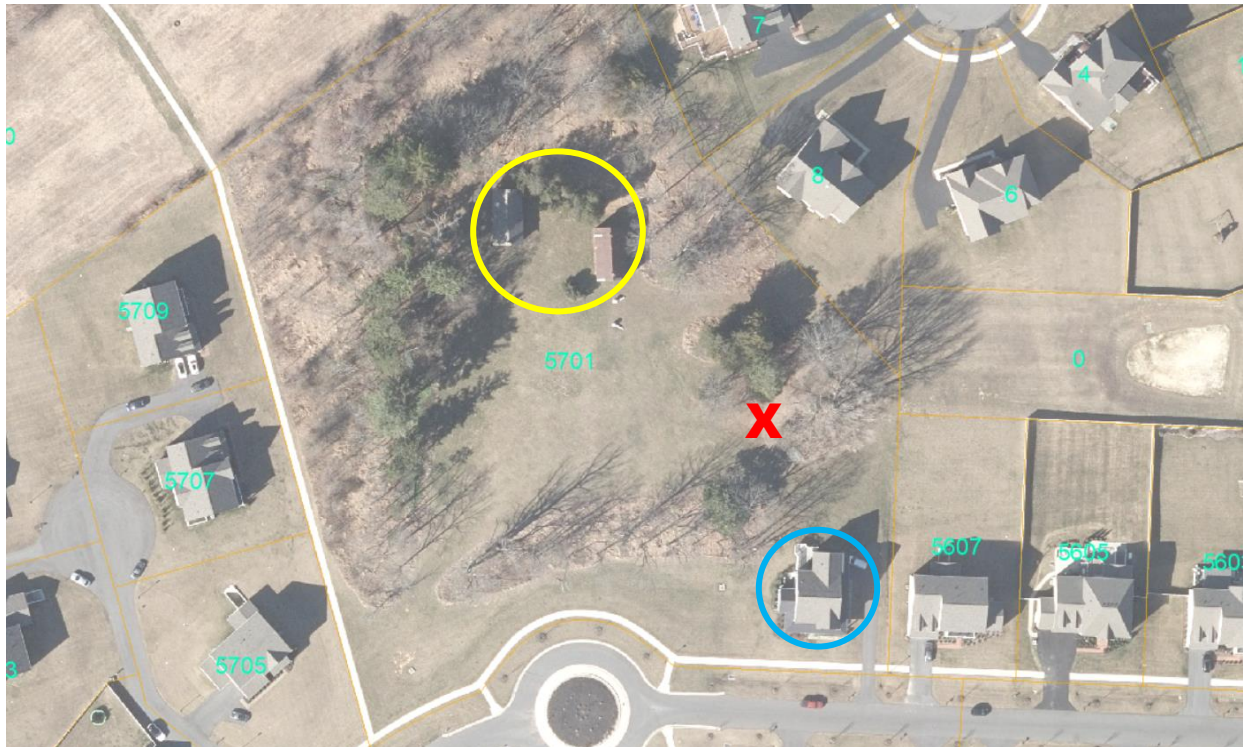


Fig. 1: Subject property, with the 2016 house circled in blue, the historic outbuildings circled in yellow, and the approximate proposed shed location marked by the red X.

PROPOSAL:

This applicant proposes to construct a new 10' x 16' painted wooden shed with fiberglass shingle roofing and cupola at the rear of the 2016 house. The proposed shed will be constructed off-site prior to delivery and installation. This shed will be partially visible from the public right of way and, therefore, does not qualify for a staff level approval of the HAWP.

APPLICABLE GUIDELINES:

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

2. Modifications to a property, which do not significantly alter its visual character.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.

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 ensure 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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2), having found that the proposal, as modified by the condition, will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

and with the general condition that the applicant shall present an electronic set 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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Robert Bertrand
Address: 5701 Achille Lane
Daytime Phone: cell 732-763-7031

E-mail: robbertrand@outlook.com
City: Rockville Zip: 20855
Tax Account No.: 03685495

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 22/025-000A

Is the Property Located within an Historic District? Yes/District Name _____
No/Individual Site Name James H. Cashell Farm

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 5701 Street: Achille Lane
Town/City: Rockville Nearest Cross Street: Heartwood Drive
Lot: 1 Block: D Subdivision: 082 Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Robert Bertrand

02-07-22

Signature of owner or authorized agent

Date

5

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This application covers the addition of an accessory shed behind the main residence on the remains of the James H. Cashell Farm. This 5-acre parcel was preserved as part of the County MPHP in the creation of subdivision, The Preserve at Rock Creek (former Bowie Mill Estates). Today, the parcel is a mixture of open space (where the original Cashell farmhouse once stood, and is now a mowed lawn), wooded area, and preserved trees. A number of significant trees ring the property, and a new home erected in 2016 sits in the SE corner of the property, where the homeowner (applicant) resides. A contributing wood frame barn was relocated to this parcel, adjacent to the stone building, by order of MCPB Plan 120060320, which reduced the historic setting of the Cashell farm to the 5.01 acres it is today, and required the relocation of the contributing barn. Today, the property contains these three structures spread out across primarily open land: the non-contributing 1940s-era stone building/tenant house; the relocated contributing barn; and the 2016 owner residence. The proposed shed will be located closest to the 2016 owner residence, beneath the Gingko trees, to the rear of the original Cashell farmhouse. This is the same location where utility buildings were originally located on the farm.

Description of Work Proposed: Please give an overview of the work to be undertaken:

This application proposes the installation of a pre-built 10'x16' wood shed accessory structure. The shed will be built off-site and delivered in one piece to the Property. The shed will be painted grey with white trim to match the primary residence, as well as utilize "weatherwood" colored shingles to match the primary residence. It will also feature a cupola to echo the cupolas on the barn.

Work Item 1: <u>Shed Installation</u>	
Description of Current Condition: Proposed location is brush overgrowth and formerly housed accessory structures (sheds, storage buildings) prior to creation of subdivision.	Proposed Work: Locate new accessory shed amid the mature bushes and trees that surrounded the former accessory structures on the property. Site to be cleared of brush in advance of installation. Mature trees and bushes (boxwoods) to be preserved.
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Adjacent and Confronting Properties:

Rockville, MD 20855

5 Heartwood Terrace

7 Heartwood Terrace

8 Heartwood Terrace

5607 Achille Lane

5608 Achille Lane

5610 Achille Lane

5705 Achille Lane

5707 Achille Lane

5709 Achille Lane

16601 Heartwood Drive



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/3/2022

Application No: 982366
AP Type: HISTORIC
Customer No: 1426768

Comments

Shed falls within the historic viewshed, however, it is located to the rear of the original farmhouse location as required by Preliminary Plan Limited Amendment 12006032A (Preserve at Rock Creek), which amended MCPB Resolution No. 07-62

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Location 5701 5701 ACHILLE LN LN 5701 ACHILLE LN DERWOOD, MD 20855
Homeowner Bertrand (Primary)

Historic Area Work Permit Details

Work Type ADD
Scope of Work Add 10x16 free-standing shed within the historic lot, adjacent to the main residence.

Historic Area Work Permit Application #982366

5701 Achille Lane, Derwood, Maryland 20855

Supporting Photographs

February 7, 2022



Figure 1.

Overhead view of 5701 Achille Lane 5-acre historic property

Main residence is in the southeast corner. Tree cluster where shed is proposed is just north of the residence.

Historic structures are northwest of proposed location.

Original location of Cashell farmhouse is in the clearing at the center of the photograph.

Muncaster Mill Road is southwest of the photograph.



Figure 2.

Closeup of proposed shed location.

Main residence is in the southeast corner. Tree cluster where shed is proposed is north of the residence.

Red box identifies proposed shed location.



Figure 3.

View of tree cluster for proposed shed location, as seen from main residence.

Proposed shed location is between the boxwood shrubs to the left of the Gingko Trees.

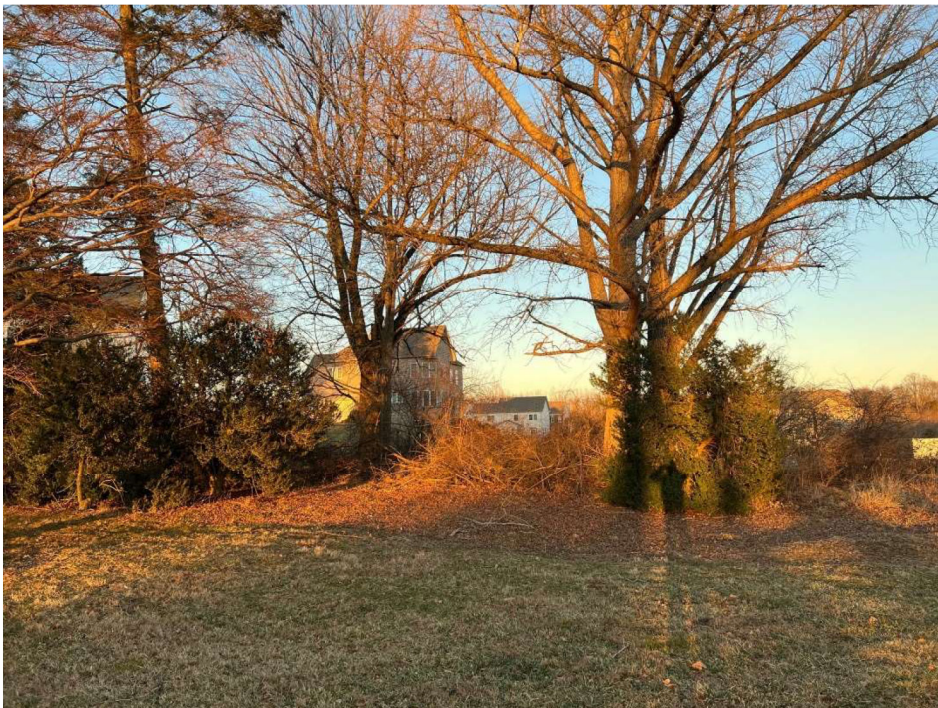


Figure 4.

Closeup of proposed shed location.

Shed is proposed to sit between the Boxwood shrubs beneath the Gingko trees, in place of the brush that is presently at the center of this photograph.



Figure 5.
View from Muncaster Mill Road, looking into viewshed.

Proposed shed location is beyond the ring of border trees, to the east of the opening where the historic structures are visible.

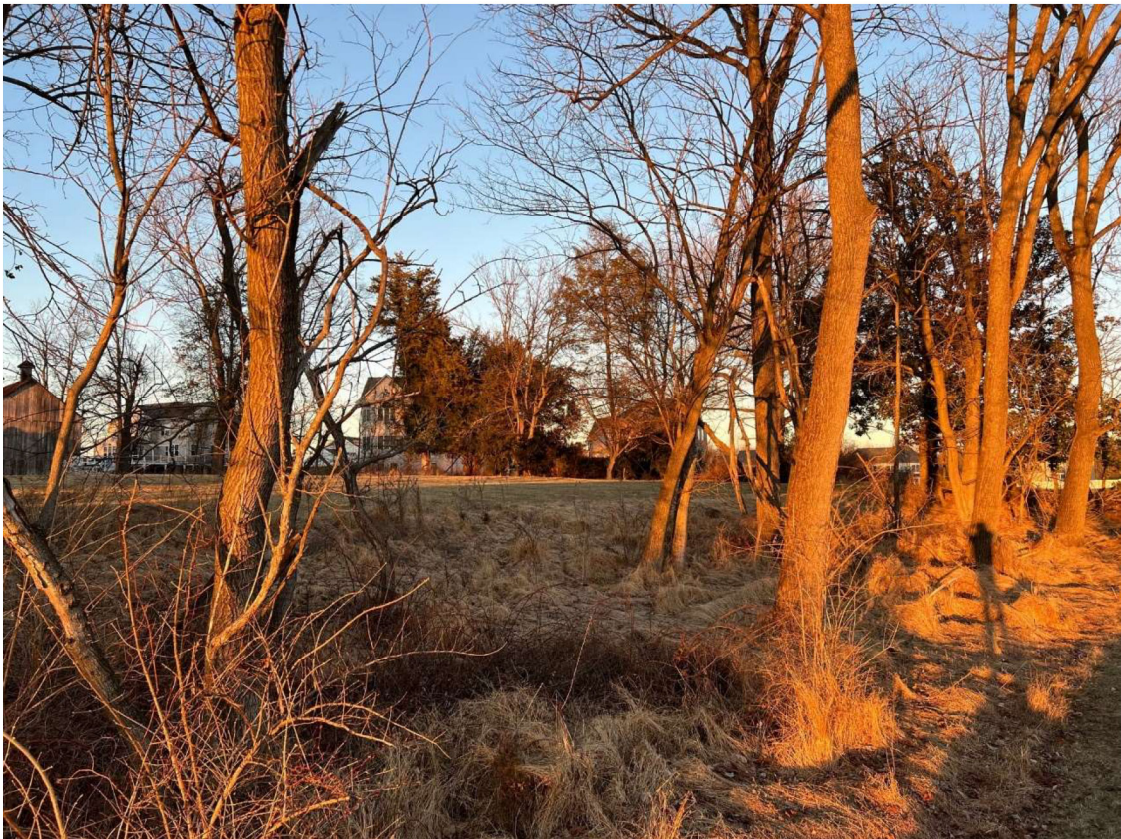
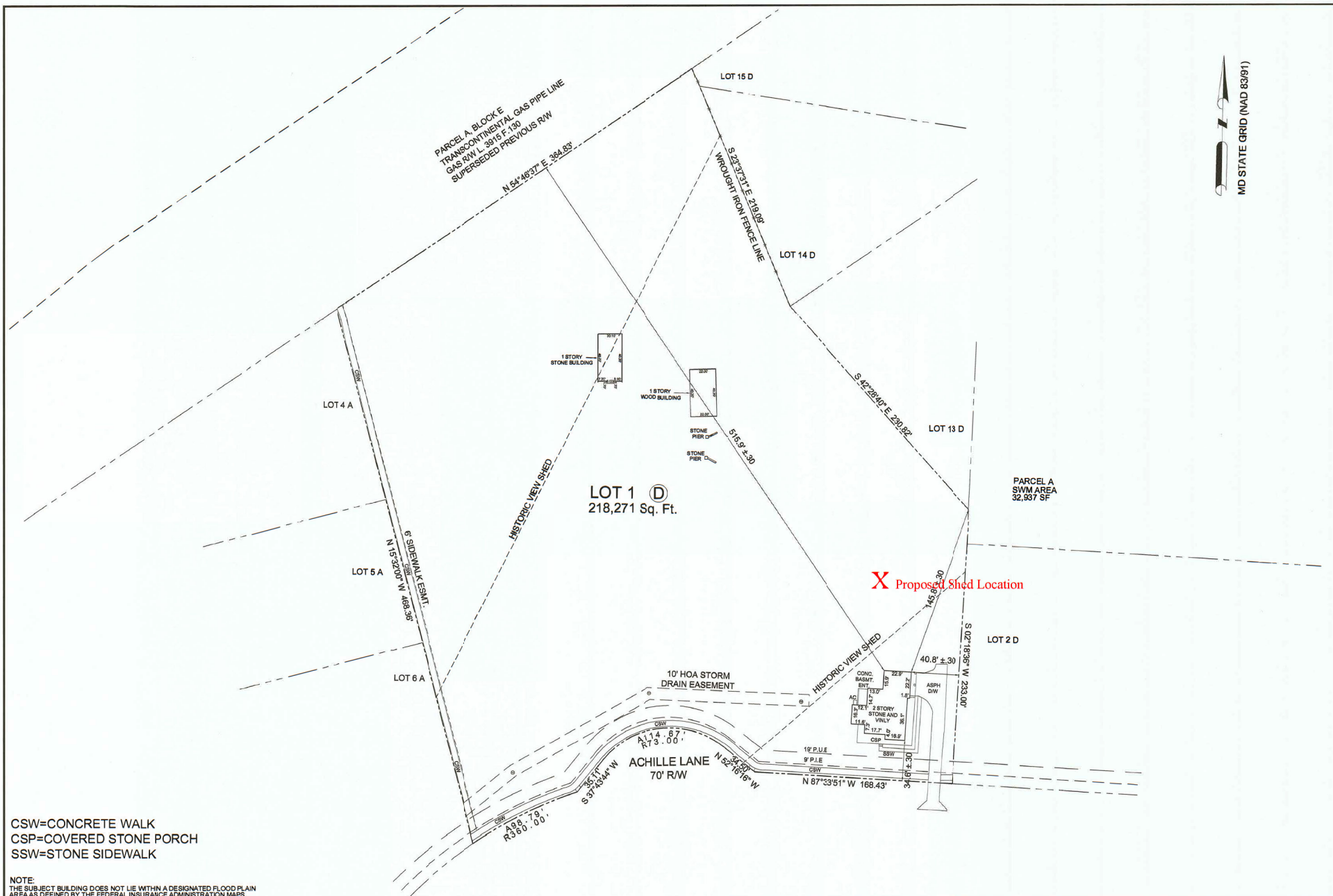
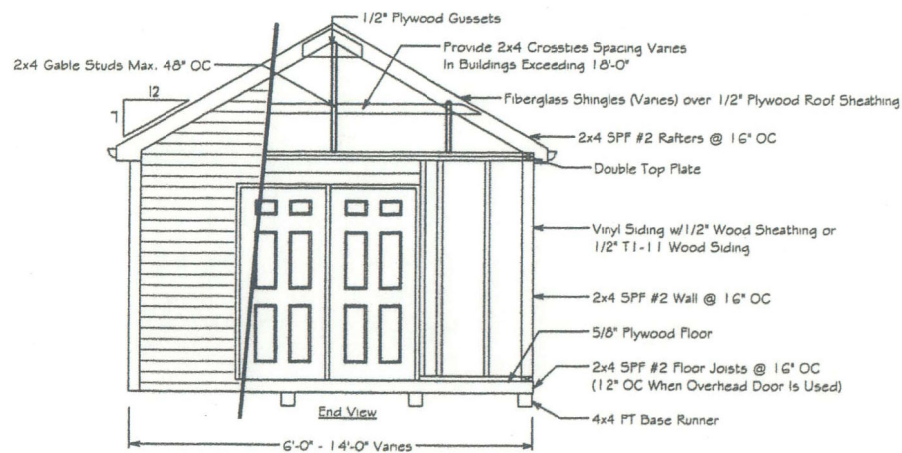
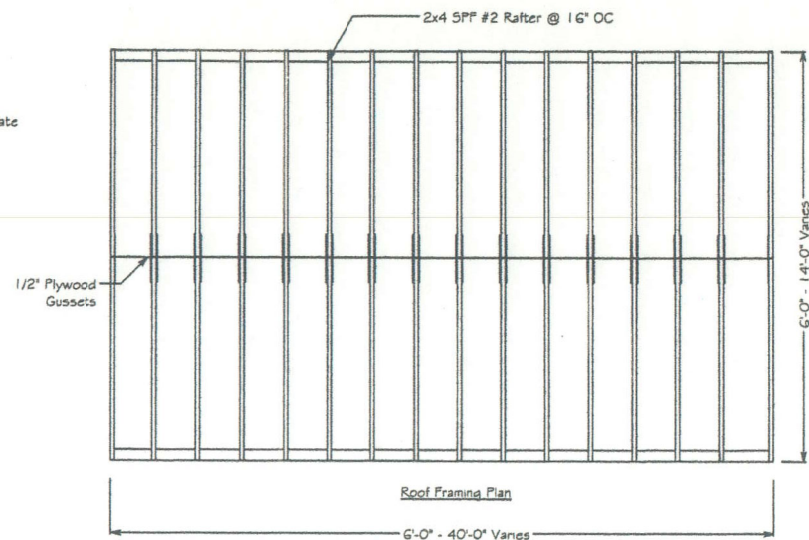
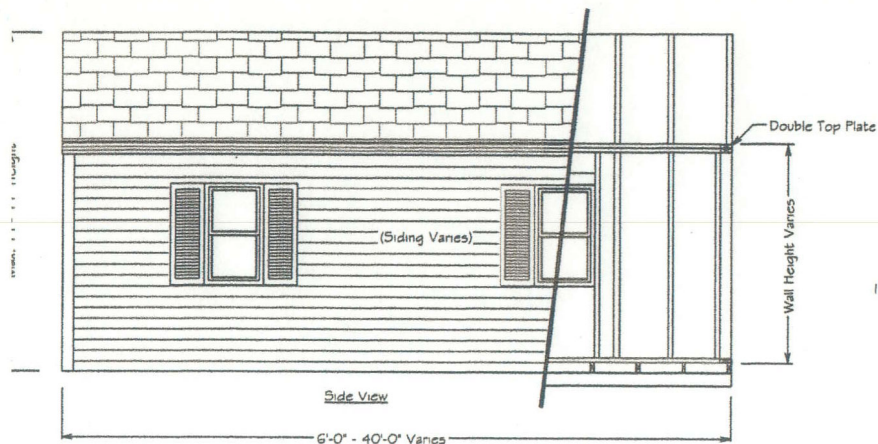


Figure 6.
View through the border trees looking toward the proposed shed location

Proposed shed location is nestled within the trees seen in the distance of this photograph.



<p>MINIMUM ADVICE</p> <p>1) THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER, OR A TITLE INSURANCE COMPANY, OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. 2) THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GAVAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS. 3) THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>THE PREPARATION OF THIS PLAT, AND THE REQUIRED SURVEY WORK, HAVE BEEN PERFORMED UNDER MY DIRECTION, IN ACCORDANCE WITH REQUIREMENTS OF SECT. 08.13.08.06-LOCATION DRAWINGS AND SECT. 08.13.08.12 BUSINESS PRACTICES OF THE MARYLAND STATE LAW REGARDING "MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING"</p> <p>DATE: 08/28/2017</p> <p>Vincent E. Boyd VINCENT E. BOYD PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21814 EXPIRES: 06/28/2019</p>	<p>PLAT NO. 24252</p> <p>ADDRESS 5701</p> <p>PERMIT # 711405</p>	<p>Dewberry</p> <p>321 Ballenger Center Drive, Suite 103 Frederick, MD 21703 301.663.3158 Fax: 301.663.3679 www.dewberry.com</p>	<p>LOCATION DRAWING PRESERVE AT ROCK CREEK LOT 1 BLOCK D 5701 ACHILLE LANE OLNEY (8TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND SCALE 1"=50'</p>
--	--	--	---	---



4x4 Base Spacing	
6' Wide	5'-3 1/2"
8' Wide	5'-6 1/2"
10' Wide	2'-2 3/4" 2'-10" 2'-10" 2'-2 3/4"
12' Wide	3'-1" 2'-9 3/4" 2'-9 3/4" 3'-1"
14' Wide	1'-8 1/4" 2'-4" 2'-10" 2'-10" 2'-4" 1'-8 1/4"

Notes

- Provide Double 2x3 w/ 1/2" Plywood Over All Openings
- Door & Window Locations, styles, & Sizes (Varies)

Plan Title:
Cape Cod

Project:

Date:

Drawn by: R.L.

Not to Scale

Sheet 1 of 1



ESTIMATE

STANDARD PURCHASE

DATE: February 04, 2022

ORDER #:

High Point Buildings

P.O. Box 388

Glen Burnie, MD 21061

(888) 697-6660

www.highpointbuildings.com

Buyer:

Rob Bertrand

Derwood, MD 20855

(202) 827-4371 (M)

robbertrand@outlook.com

BOS: No

Site Visit: No

Expedite: No

Notes:

Description	Quantity	Price
Gable 10x16	1	\$4,552.00
Painted Shed Exterior	1	\$227.60
Sidewall Height - 6'4"to 6' 10"	1	\$341.40
Ramp - 4x4	1	\$96.00
Window - 60" x 16" Jalousie	2	\$300.00
Floor - 3/4" (Non-PT)	160	\$288.00
Joists - Pressure Treated	160	\$72.00
Loft	30	\$150.00
Shelf	10	\$50.00
Vent - Gable Vent (Wood shed)	2	\$40.00
Cupola	1	\$175.00

Subtotal		<u>\$6,292.00</u>
Sales Tax @	6.0%	\$377.52
Delivery Miles/Fee	27	\$36.00
BOS Miles/Fee	0	\$0.00
Block and Level Fee		\$180.00
B / L Materials		\$0.00
Expedite Fee		\$0.00
Total		<u>\$6,885.52</u>
Received		\$0.00
Balance Due		<u>\$6,885.52</u>

ALL SALES FINAL. CANCELLATION AT ANY TIME WILL RESULT IN FORFEIT OF DEPOSIT.

Customer Signature _____ Date _____

Historic Area Work Permit Application #982366

5701 Achille Lane, Derwood, Maryland 20855

Elevations of New Shed

February 7, 2022



Front & Right Side Elevation

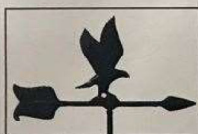
Incorporates style elements from main house (siding color, roof, trim) and barn (door framing, hinges)

Options & Upgrades

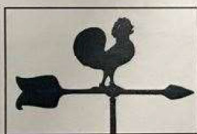
24" Black Weather Vanes



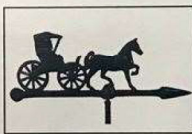
Horse



Eagle



Rooster



Horse & Buggy

Cupolas

Cupola roof:
Black or Brown
Weathervane optional

Small: 16"W x 18"H

Medium: 21.5"W x 23"H

Large: 25"W x 30"H



Cupola

Shed will include a cupola with black roof and no weathervane, centered on the roof ridge.



**Front & Left
Side Elevation**



**Rear & Right
Side Elevation,
Showing Roof**

Historic Area Work Permit Application #982366

5701 Achille Lane, Derwood, Maryland 20855

Supporting Tree Survey and Historic Photographs

February 7, 2022

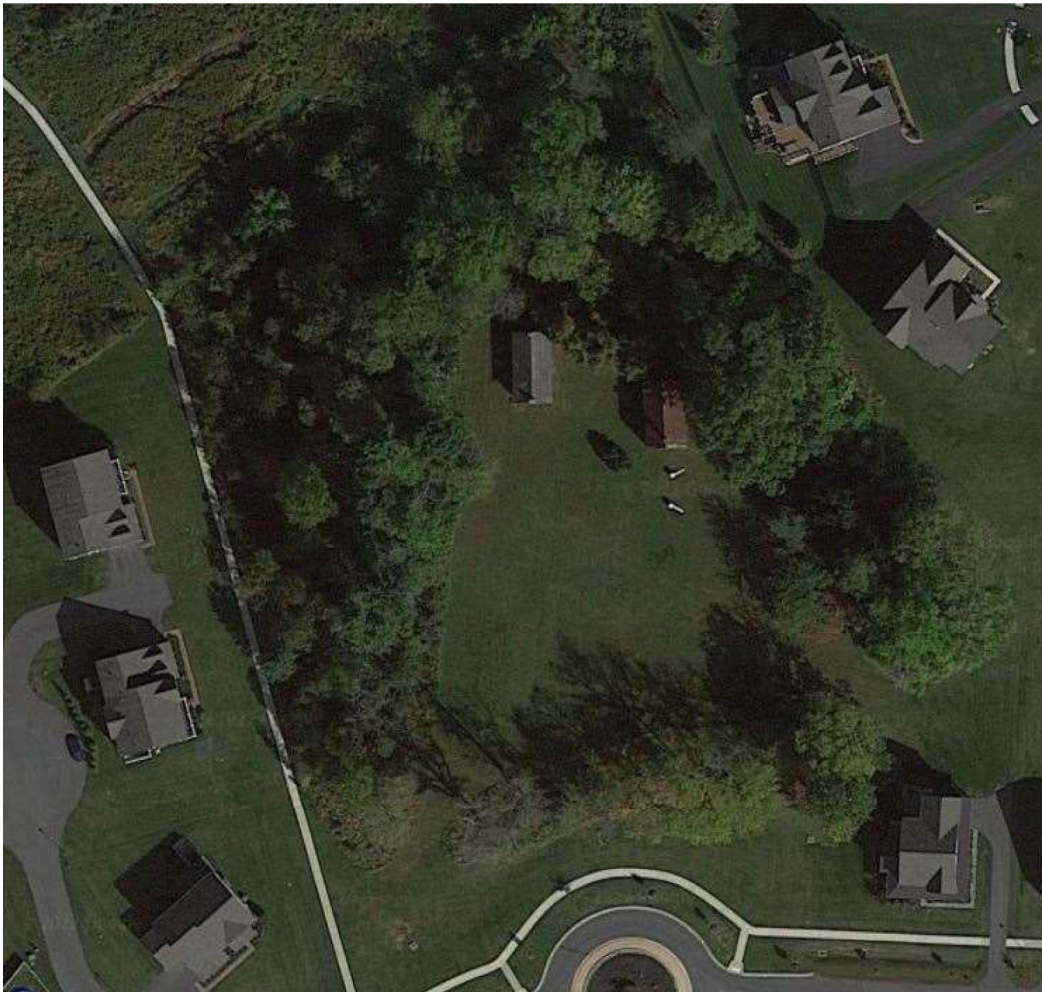


Figure 1.

Overhead view of 5701 Achille Lane 5-acre historic property

Main residence is in the southeast corner. Tree cluster where shed is proposed is just north of the residence.

Historic structures are northwest of proposed location.

Original location of Cashell farmhouse is in the clearing at the center of the photograph.

Muncaster Mill Road is southwest of the photograph.



Figure 2.

Closeup of proposed shed location.

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Red box identifies proposed shed location.

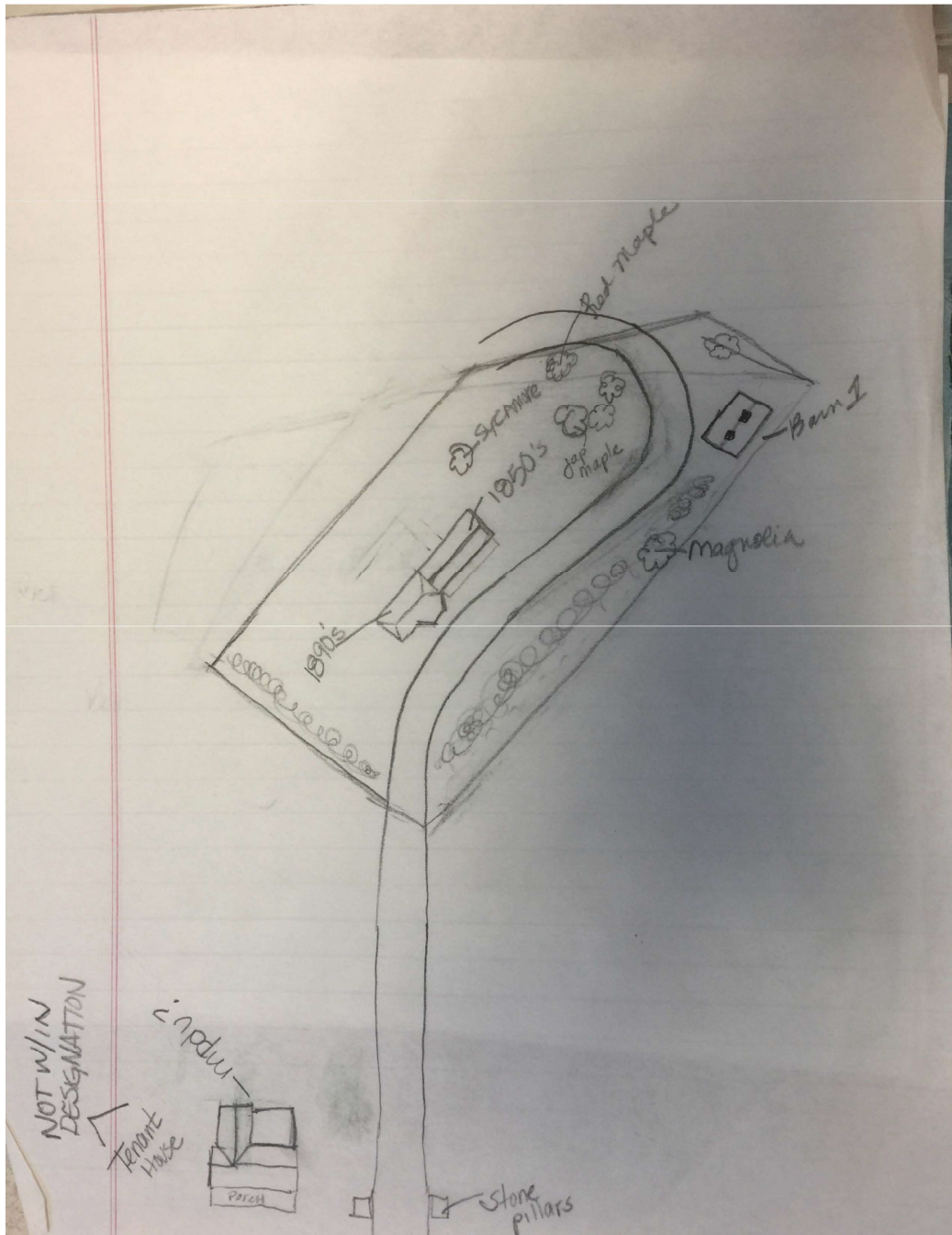


Figure 3.
Sketch circa 1996.

Sketch of Cashell Farmstead, showing former location of 1890s/1850s farm house and original driveway from Muncaster Mill Road.

The Japanese Maple noted on the sketch is immediately west of the proposed location of the new shed.

"Barn 1" was located approximately in the present location of the current owner residence.

The existing line of trees on the southern border of the property is indicated to the south-east of the driveway in this sketch, including the Magnolia tree.



Figure 4.
Aerial Shot of Cashell Farm, Circa 1996.

Muncaster Mill Road is to the North in this photograph.

There are remnants of tile silos in the south-west quadrant of the photo (just north of the field). The proposed shed location is adjacent to where these silos stood.



Figure 5.
*Excerpt from 1996
National Register
Application*

Collapsed building
under trees is in the
vicinity of the
proposed shed
location.

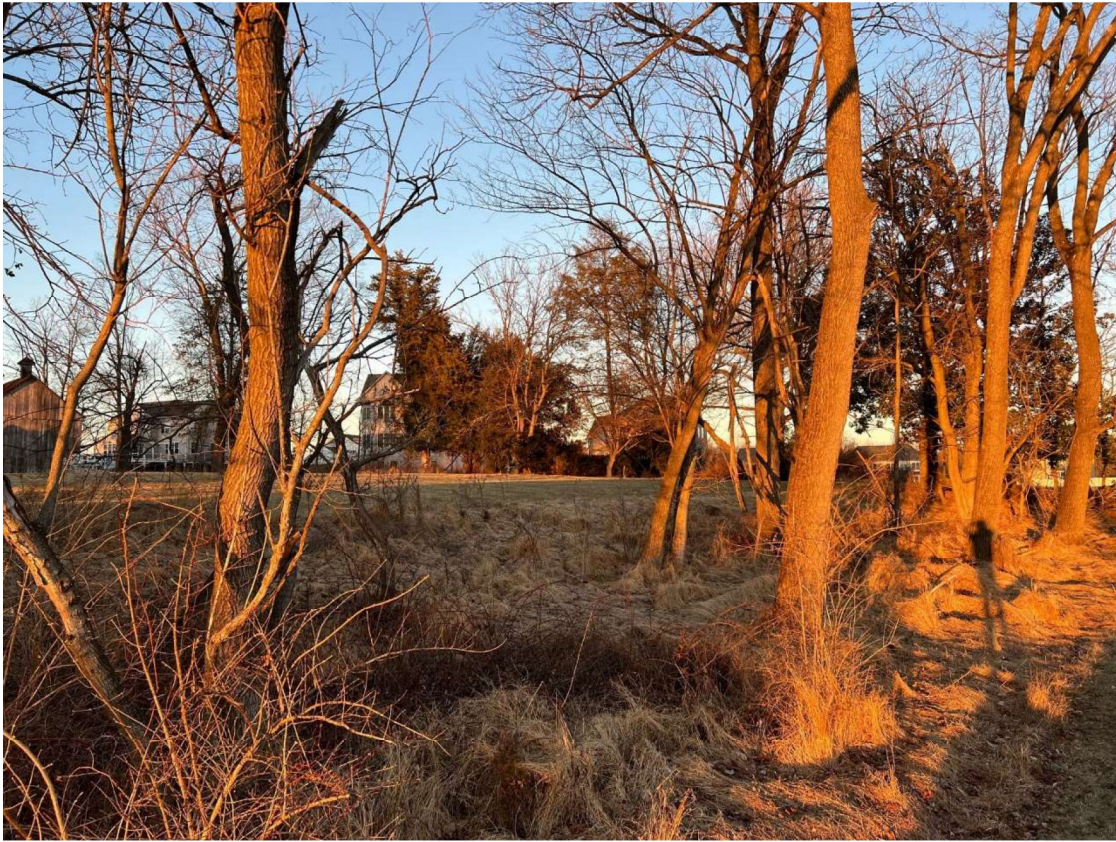
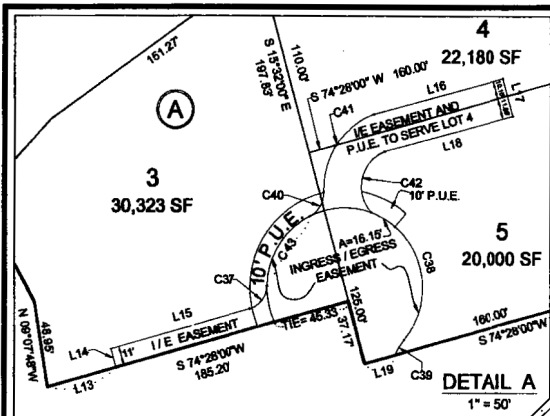


Figure 6.
*Present Day View
through the border
trees looking toward
the proposed shed
location*

Proposed shed location is nestled within the trees seen in the distance of this photograph, which is in the vicinity of where the collapsed sheds and silos were located on the original farm.



NOTES:

- 1) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 2) THE LAND HEREON IS ZONED RNC (RURAL NEIGHBORHOOD CLUSTER).
- 3) THE LOTS SHOWN HEREON ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN FILE NO. 120060320, AND DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN FILE NO. 620060110.
- 4) THE PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP: HT121, 53 583, 57 541 AND H8 123.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY HENRY F. BRANDENSTEIN, ESQ., ET AL, TO 3M BOWME MILL LLC, DATED JANUARY 28, 2010, RECORDED IN LIBER #1182 AT FOLIO 681, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY CORNERS WILL BE SET AS DELINEATED HEREON AND IN ACCORDANCE WITH SECTION 60-346(c) (2) OF THE MONTGOMERY COUNTY CODE.

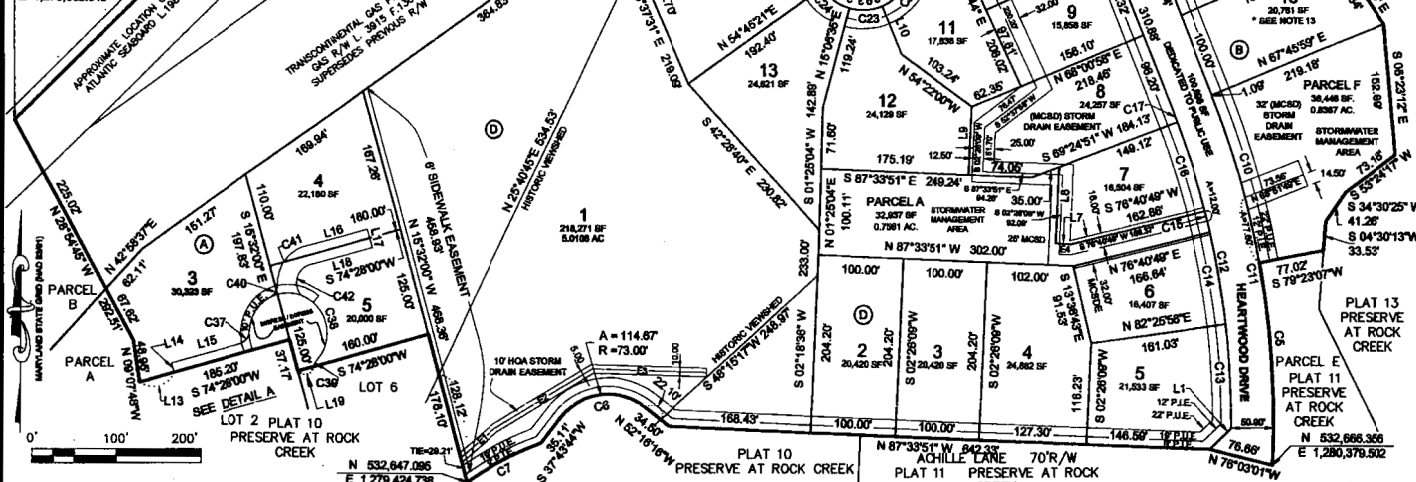
THE TOTAL AREA OF THIS PLAT IS 1,285,488 SQUARE FEET OR 29.811 ACRES OF LAND, OF WHICH 100,000 SQUARE FEET OR 2.3145 ACRES IS DEDICATED TO PUBLIC USE BY THIS PLAT.

DATE: 03/14/2011

ERIC V. DAY
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10771

N 533,064.510
E 1,278,886.845

APPROXIMATE LOCATION OF 60' R/W
ATLANTIC SUBURBAN L1960-238



CURVE DATA TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	30.00'	27.50'	53°17'00"	26.91'	S 68°37'00" E
C2	62.00'	115.32'	106°34'17"	98.40'	S 35°13'28" E
C3	30.00'	27.50'	53°17'00"	26.91'	S 81°54'12" E
C4	1025.00'	118.98'	6°36'58"	118.89'	S 31°58'08" E
C5	1025.00'	225.47'	13°00'00"	225.99'	S 04°00'00" E

CENTERLINE STORM DRAIN EASEMENT LINE TABLE

Course	Bearing	Distance
E1	N 49°58'11" E	52.98'
E2	N 59°14'21" E	133.08'
E3	S 68°31'58" E	136.25'
E4	S 87°33'51" E	14.25'

CURVE DATA TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C6	73.00'	114.87'	90°00'00"	103.24'	S 82°43'44" W
C7	30.00'	27.50'	53°17'00"	26.91'	S 35°13'28" E
C8	1025.00'	225.47'	13°00'00"	225.99'	S 04°00'00" E
C9	1025.00'	118.98'	6°36'58"	118.89'	S 31°58'08" E
C10	1025.00'	225.47'	13°00'00"	225.99'	S 04°00'00" E
C11	1025.00'	457.32'	24°28'44"	434.01'	S 08°47'13" E
C12	975.00'	374.69'	22°00'39"	372.35'	N 10°59'27" W
C13	975.00'	119.82'	7°02'49"	119.84'	N 03°27'22" W
C14	975.00'	107.89'	6°02'29"	107.90'	N 02°09'59" W
C15	975.00'	25.00'	1°29'00"	25.00'	N 14°03'18" W
C16	975.00'	109.89'	6°27'20"	109.80'	N 18°01'01" W
C17	975.00'	11.98'	0°42'19"	11.98'	N 12°30'48" W
C18	175.00'	26.80'	8°42'39"	26.85'	S 50°59'35" W
C19	38.00'	33.16'	46°58'44"	32.12'	S 12°31'39" W
C20	60.00'	293.20'	27°58'23"	277.14'	N 35°14'58" W
C21	38.00'	33.16'	46°58'44"	32.12'	N 70°45'11" E
C22	60.00'	38.77'	37°50'11"	38.58'	S 80°21'39" W
C23	60.00'	41.52'	36°28'48"	40.89'	N 55°00'02" W
C24	60.00'	45.22'	43°10'59"	44.10'	N 13°39'13" W
C25	60.00'	68.18'	65°00'31"	64.85'	N 40°28'59" E
C26	60.00'	39.22'	31°43'17"	37.88'	N 88°53'25" E
C27	60.00'	38.00'	6°00'00"	38.00'	N 82°30'52" E
C28	975.00'	183.00'	10°45'21"	182.70'	N 25°52'52" W
C29	975.00'	6.28'	0°29'11"	6.28'	S 35°01'02" E
C30	975.00'	187.93'	6°52'00"	187.88'	S 29°50'22" E
C31	975.00'	6.86'	0°34'11"	6.86'	S 24°42'22" E
C32	30.00'	27.50'	53°17'00"	26.91'	S 81°54'12" E
C33	62.00'	115.32'	106°34'17"	98.40'	S 35°13'28" E
C34	30.00'	27.50'	53°17'00"	26.91'	S 08°37'00" E
C35	14.00'	17.33'	57°20'11"	16.73'	N 37°43'49" E
C36	45.00'	38.00'	11°02'48"	38.58'	S 12°30'48" W
C37	34.00'	10.38'	17°10'04"	10.34'	S 31°34'44" W
C38	15.00'	17.18'	68°30'27"	16.28'	N 30°11'51" E
C39	44.88'	66.87'	37°03'28"	63.10'	N 33°54'47" E
C40	21.47'	42.18'	11°24'48"	42.18'	S 04°00'00" W
C41	45.00'	48.88'	61°52'55"	47.30'	N 32°03'18" E

NOTES (CONT'D):

- 7) PUBLIC WATER AND SEWERAGE SYSTEMS WILL SERVE THE LOTS IN THIS SUBDIVISION. HOWEVER, NO PUBLIC OR PRIVATE WATER AND SEWER IS PLANNED OR APPROVED FOR OPEN SPACE PARCELS WHICH ARE DESIGNATED AS SERVICE AREA CATEGORIES WA OR SA.
- 8) THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE. HOWEVER, MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

NOTES (CONT'D):

7) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING ADOPTION OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A RECORDING OF THIS PLAT.

8) THIS PLAT IS RECORDED IN THE MARYLAND STATE GRIFFIN SYSTEM (MSGS).

9) THE LAND SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF A PUBLIC IMPROVEMENTS EASEMENT RECORDED IN LIBER 884 AT FOLIO 482, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

10) THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR OTHERWISE IS NOT PERMITTED.

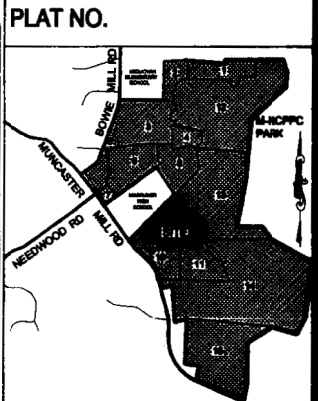
11) THIS PLAT IS SUBJECT TO A COMMON OPEN SPACE CONVEYANCE RECORDED AT LIBER 2946 FOLIO 878 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

12) PARCELS A, B, BLOCK D, AND PARCELS G, F AND LOTS 16-18, BLOCK D, ARE SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION OF COVENANTS ASSIGNING HEREON, ARE SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION OF COVENANTS ASSIGNING RESPONSIBILITY FOR PRIVATE PAVEMENT, THE MAINTENANCE OF PRIVATE DRIVE STREETS AND PRIVATE DRAINAGE SYSTEMS LOCATED THEREIN, RECORDED IN LIBER 884 AT FOLIO 482, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

13) LOTS 16, 17, AND 18, BLOCK D, SHOWN HEREON, ARE SUBJECT TO RESTRICTIONS BASED ON AN INTERPRETIVE CAP AGREEMENT WITH THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION.

14) PARCELS A, BLOCK E, PARCELS A, BLOCK D, AND PARCELS F & G, BLOCK B, HEREON ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

15) PARCELS A, BLOCK E SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF A RURAL OPEN SPACE CONVEYANCE RECORDED IN LIBER 884 AT FOLIO 482 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.



VICINITY MAP
SCALE: 1"=2000'

LINE DATA TABLE

Course	Bearing	Distance
L1	N 68°37'00" E	26.91'
L2	N 35°13'28" E	26.91'
L3	N 21°55'13" E	26.91'
L4	S 21°55'13" W	26.91'
L5	S 81°54'12" E	26.91'
L6	S 31°58'08" E	26.91'
L7	N 04°00'00" E	26.91'
L8	N 10°59'27" W	26.91'
L9	N 03°27'22" W	26.91'
L10	N 02°09'59" W	26.91'
L11	S 14°03'18" W	26.91'
L12	S 18°01'01" W	26.91'
L13	N 12°30'48" W	26.91'
L14	N 35°14'58" W	26.91'
L15	N 70°45'11" E	26.91'
L16	S 80°21'39" W	26.91'
L17	S 50°59'35" W	26.91'
L18	S 12°31'39" W	26.91'
L19	S 35°01'02" E	26.91'
L20	S 29°50'22" E	26.91'
L21	S 24°42'22" E	26.91'
L22	S 08°37'00" E	26.91'
L23	S 04°00'00" W	26.91'
L24	N 32°03'18" E	26.91'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS TO PUBLIC USE, AND GRANT TO MONTGOMERY COUNTY, MARYLAND, SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE, ADJACENT, PARALLEL, AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTENDED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ADJUTING THE ROAD HAVE BEEN LAID OUT, COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

WE HEREBY GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 884 AT FOLIO 482 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS, DESCRIBED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS INDICATED WITH SAID DECLARATION.

WE HEREBY GRANT TO MONTGOMERY COUNTY, THEIR SUCCESSORS AND ASSIGNS, PUBLIC IMPROVEMENTS EASEMENTS, DESIGNATED HEREON AS "P.I.E." IN ACCORDANCE WITH THE TERMS AND CONDITIONS FOUND RECORDED IN LIBER 884 AT FOLIO 482.

WE HEREBY ESTABLISH SLOPE AND EGRESS EASEMENTS, INDICATED HEREON AS "E.E.", FOR THE USE OF ALL ADJUTING LANDS.

WE HEREBY GRANT TO MONTGOMERY COUNTY, THEIR SUCCESSORS AND ASSIGNS, PUBLIC STORM DRAIN EASEMENTS, DESIGNATED HEREON AS "P.S.D.E." IN ACCORDANCE WITH THE TERMS AND CONDITIONS FOUND RECORDED IN LIBER 884 AT FOLIO 482.

WE HEREBY ESTABLISH EASEMENTS FOR THE USE OF HOME OWNERS ASSOCIATION, INDICATED HEREON AS "H.O.A. STORM DRAIN EASEMENT", FOR THE INSTALLATION, MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT OF PRIVATE STORM DRAIN SYSTEMS.

WE HEREBY ESTABLISH A FOOT SIDEWALK EASEMENT FOR THE HOME OWNERS ASSOCIATION, INDICATED HEREON AS "H.O.A. SIDEWALK EASEMENT", FOR ACCESS TO PARCELS A, B, AND C.

WE HEREBY ESTABLISH THE HISTORIC VENEERED SHOWN HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF SITE PLAN 620060110.

IN CONSIDERATION OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, SHALL CAUSE PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 60-346(c) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUTS, ACTIONS AT LAW, LEASES, LIENS OR TRUITS ON THIS PROPERTY, EXCEPT A CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD AT LIBER #1182, FOLIO 672, AND ALL PARTIES IN INTEREST THEREIN HAVE INDICATED THEIR AGENT BELOW.

FOR 3M BOWME MILL LLC,
STEVEN B. ALLOY, MANAGER
DATE: 3/14/2011
WITNESS: [Signature]

FOR BRANCH BANK AND TRUST COMPANY,
CLAIRE M. CLINE, TRUSTEE
DATE: 3/14/2011
WITNESS: [Signature]

FOR THEA E. EMERY, TRUSTEE
DATE: 3/14/2011
WITNESS: [Signature]

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN ASST. SECRETARY TREASURER

M-NCP&PC RECORD PLAT FILE NO.

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____

BY: _____ DIRECTOR

PIA No. _____

RECORDED _____

DATE _____

PLAT NO. _____

Dewberry

203 Perry Parkway, Suite 1
Gaithersburg, MD 20877-2169
301-948-8300 Fax: 301-258-7607

SUBDIVISION RECORD PLAT

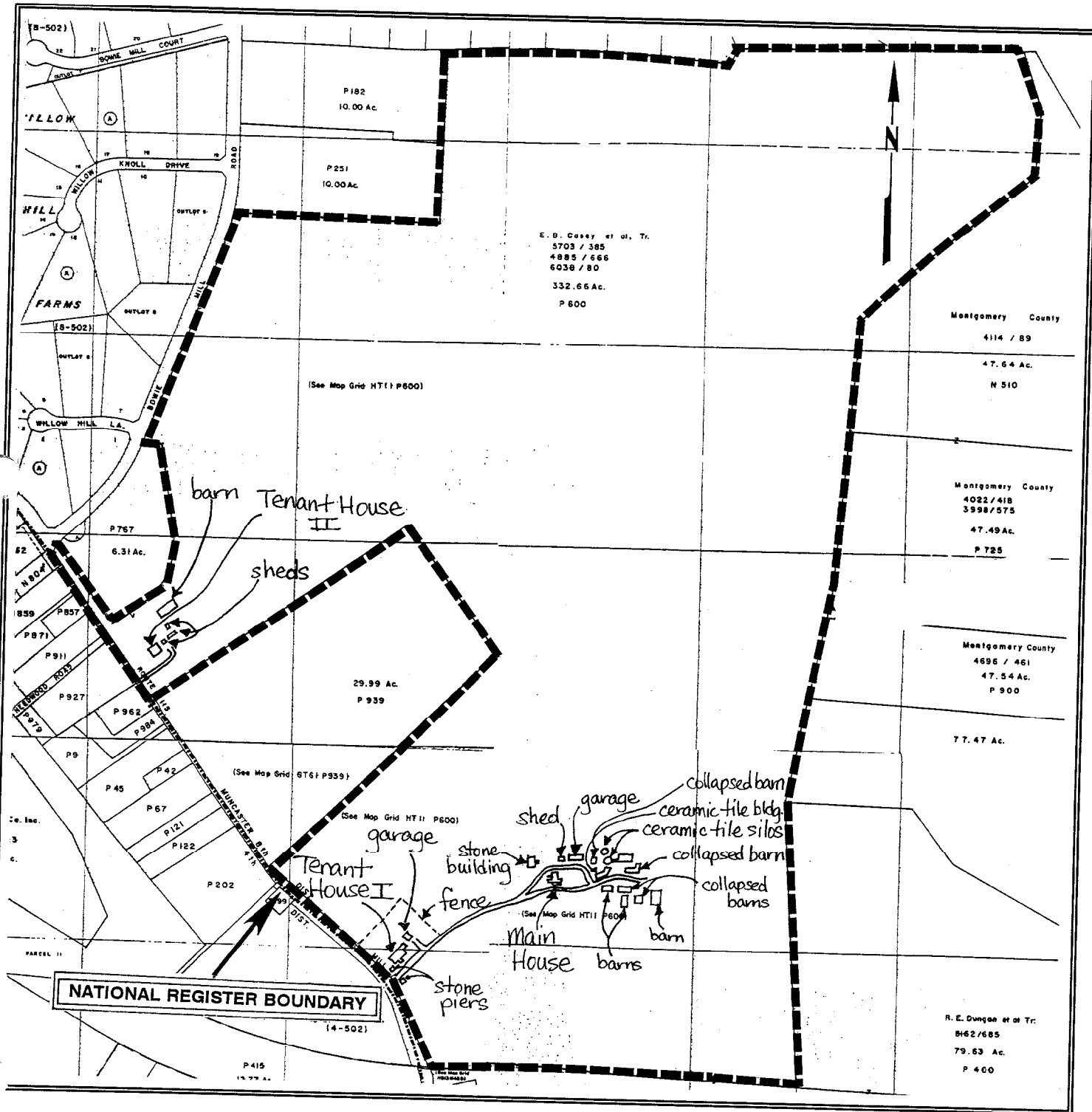
PLAT NINE
PRESERVE AT ROCK CREEK
LOT 3-5, BLOCK A, PARCELS A & LOTS 1-19, BLOCK D,
PARCEL A, BLOCK E & PARCELS G, F & LOTS 16-18, BLOCK B
OLNEY (8th) ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' DATE: NOVEMBER 2009

**MARYLAND HISTORICAL TRUST ADDENDUM SHEET
INTERCOUNTY CONNECTOR PROJECT**

Property Name: Cashell Farm
Survey No: M:22-25 (PACS A6.32, A6.33, A7.22)

Property Address 5861, 5867, 6001 Muncaster Mill Road, Derwood, Montgomery County
Owner Name/Address Eugene B. Casey Trust, 5867 Muncaster Mill Road, Derwood, Maryland
Year Built circa 1860

Resource Sketch Map and National Register Boundary Map:



Preparer:
P.A.C. Spero & Company
October 1996



Preliminary Plan Limited Amendment 12006032A: Preserve at Rock Creek

BCB

Benjamin Berbert, Senior Planner Area 3, Benjamin.Berbert@montgomeryplanning.org

RAW

Rich Weaver, Acting Supervisor Area 3, Richard.Weaver@montgomeryplanning.org

JAC

John Carter, Chief Area 3, John.Carter@montgomeryplanning.org

Completed: 9/07/2012

Description

**Preliminary Plan Limited Amendment 12006032A:
Preserve at Rock Creek**

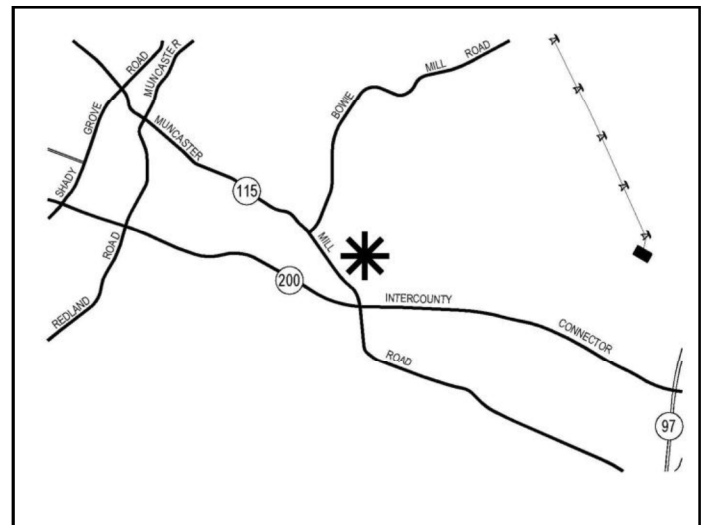
Request to modify the conditions of the previously approved Preliminary Plan (MCPB Res. 07-62) related to the historic site, located on the east side of Muncaster Mill Road (MD 115) and Bowie Mill Road, on the north side of the Inter-County Connector and opposite the intersection with Needwood Road, approximately 468.59 acres, RNC Zone, Upper Rock Creek Master Plan.

Staff Recommendation: Approval with conditions

Review Basis: Chapter 50

Submittal Date: 06/11/2012

Applicant: SM Bowie Mill, LLC ("Applicant")



Summary

This application is a request to modify conditions of the original preliminary plan approval that pertained to a historic site.

- The property contains a historic site and setting, however; the most significant feature of the site, the J.H. Cashell farmhouse, has burned down.
- Modification of condition 29 to acknowledge that the historic farm house that the viewshed was originally designed around no longer exists.
- Modification of condition 30 to establish new building permit conditions requiring the relocation and stabilization of the remaining historic barn and stone tenant house prior to the release of 117th building permit.
- Removal of condition 33 requiring certain renovations to the historic house.

The modification of these conditions has no additional effect on the original plan approval or the remaining conditions of approval

RECOMMENDATION

Approval of the amendment request, subject to the following modifications to the existing conditions:

- 29) The Applicant must maintain the viewshed as shown on the approved preliminary plan and on plats numbered 24252 and 24253. A viewshed to the Historic Setting, as identified on the Preliminary Plan, will be preserved and will be identified on the record plat as a protected area. No building will be allowed on the land located within the identified viewshed. Any new plantings, tree removal, or fences within the viewshed will require approval by M-NCPPC Historic Preservation Section staff. The historic viewshed contemplated herein shall be limited to the portion of the proposed subdivision that is forward of the former Cashell Farm house (i.e. between Muncaster Mill Road and the former Historic House).
- 30) Prior to the issuance of the 117th building permit, the Applicant will have obtained Historic Area Work Permits from the Historic Preservation Commission and completed the relocation and stabilization of the historic barn and restoration of the stone tenant house within the Historic Setting as identified on the Preliminary Plan.
- ~~33) The Applicant will have substantially completed the rehabilitation of the historic house on the site by the time of the 60th occupancy permit is issued for the overall project.~~

All Planning Board findings and all other conditions, not modified herein, contained in MCPB Resolution No. 07-62 remain valid.

SITE DESCRIPTION

The Preserve at Rock Creek (formerly known as Bowie Mill Estates) is a 468.59 acre property located generally on the east side of Muncaster Mill Road (MD 115) and Bowie Mill Road, opposite the intersection with Needwood Road ("Property" or "Subject Property"). The Property is in the Rural Neighborhood Cluster ("RNC") zone as recommended by the 2004 Upper Rock Creek Area Master Plan. The Subject Property is outlined in red on figure 1. The Magruder High School and Sequoyah Elementary School properties are partially surrounded by the Subject Property. The approved Bowie Mill Estates preliminary plan created 186 lots and dedicated approximately 260 acres to the Maryland-National Park and Planning Commission ("M-NCPPC") for park land. The lot shown in bright blue in the figure below is Lot 1 in the previously approved preliminary plan. Lot 1 was referenced in the documentation from the original approval as the environmental setting for the historic site ("Historic Setting"). The Subject Property is located in the Upper Rock Creek watershed and a Special Protection Area.

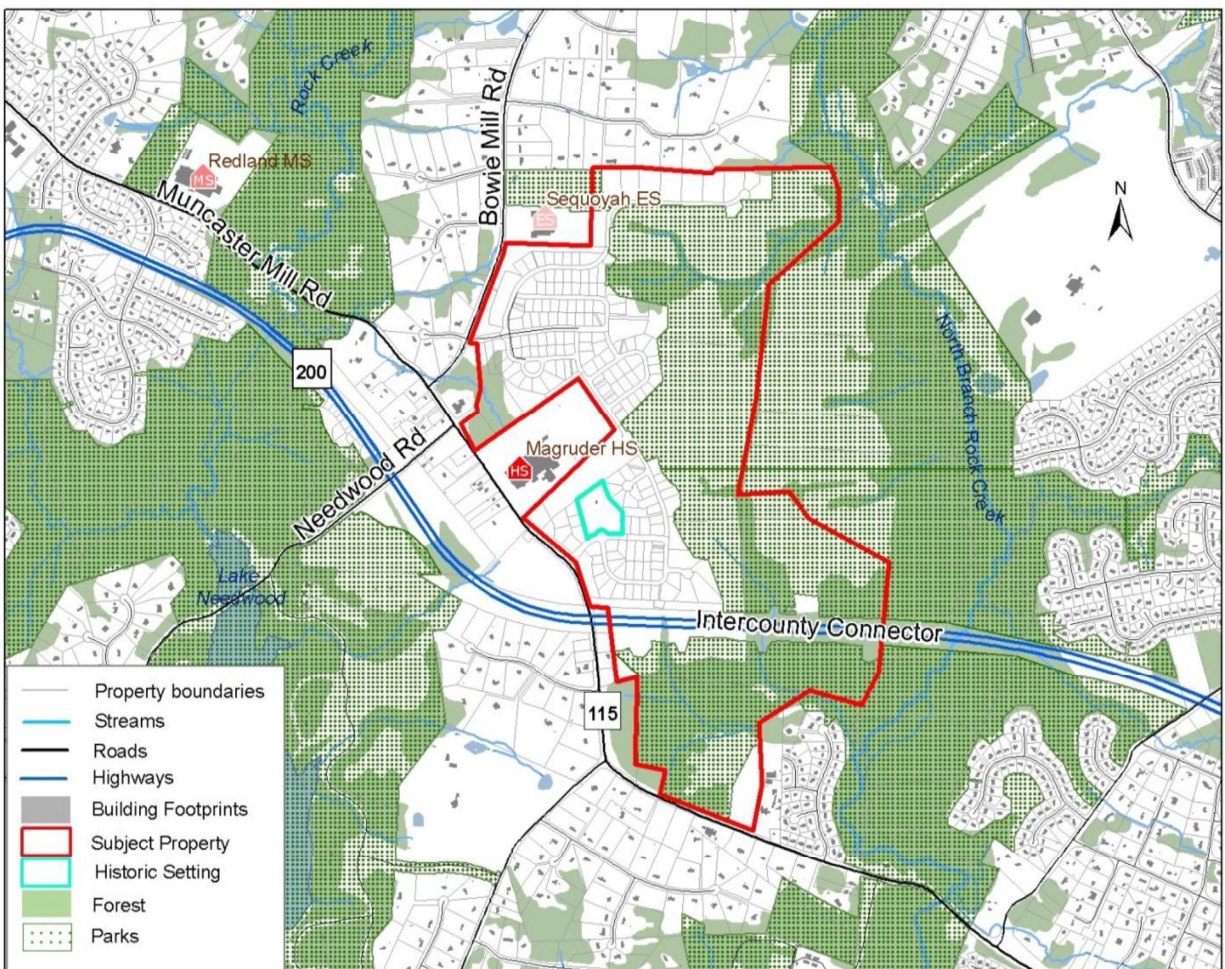


Figure 1

The surrounding land uses are one-family detached housing, and the public elementary and high schools abutting the Property along Bowie Mill Road and Muncaster Mill Road. To the east, the land is mostly M-NCPPC owned parkland and stream valley buffer. The surrounding zoning is mostly in the RE-1 Zone with smaller areas in the RE-2 Zone west of Bowie Mill Road, and also to the east within the North Branch Stream Valley Park.

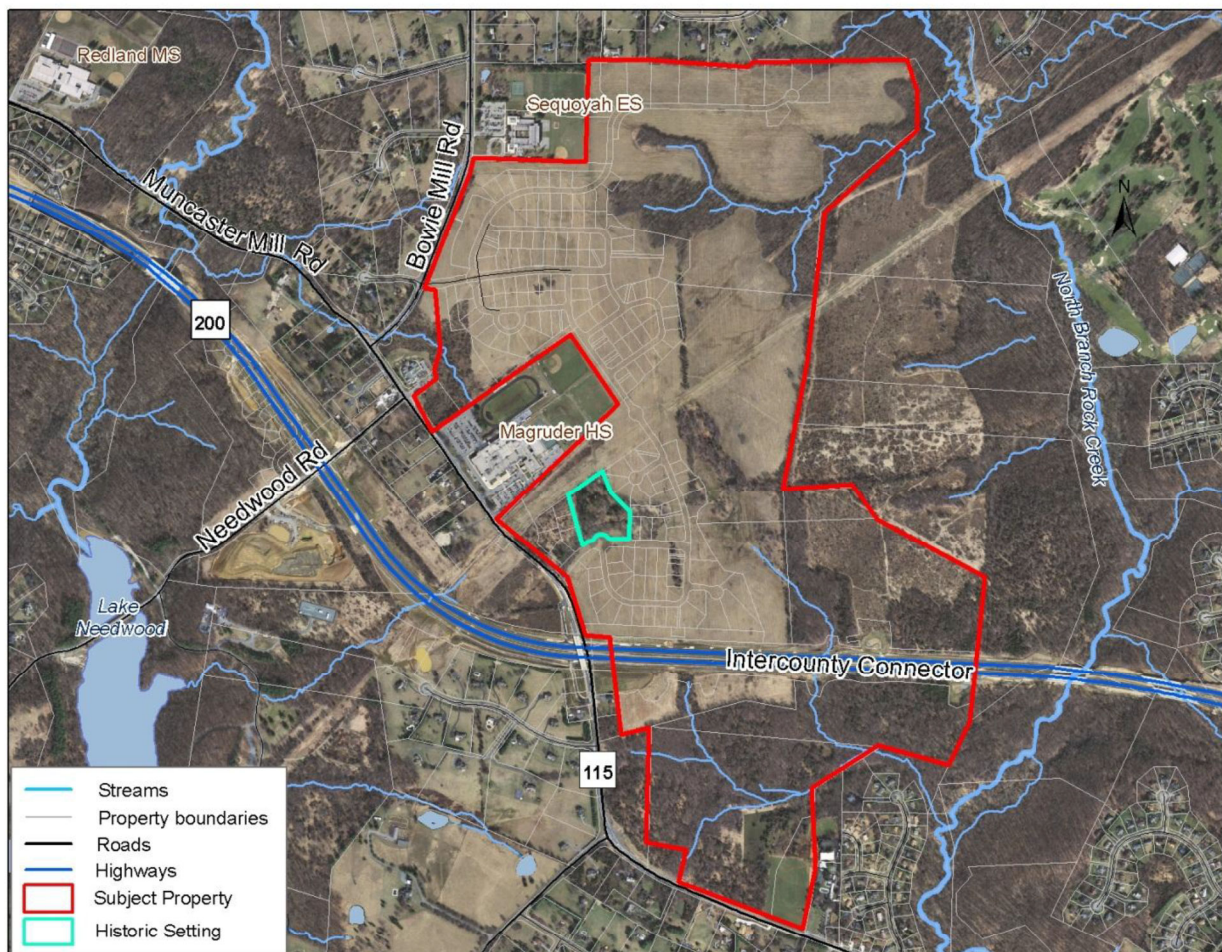


Figure 2

PROJECT DESCRIPTION

Project History

The preliminary plan No. 120060320 Bowie Mill Estates was approved on November 21, 2007 for 186 lots (158 market rate and 28 MPDU's), and approximately 260 acres of land dedicated to the M-NCPPC. The Site Plan No. 820060110, Preserve at Rock Creek, for the same Property, was approved on November 13, 2009 for 186 lots (158 market and 28 MPDU's).

ANALYSIS AND FINDINGS

Modification of conditions

The Applicant has requested the modification of two conditions from the approved Preliminary Plan 120060230, Resolution 07-62 (Attachment A) (conditions 29 and 30) and the deletion of condition 33. When the original preliminary plan was approved, there was consideration given to the existing historic resources on the Property, including the J.H. Cashell Farm House, a barn and a stone accessory structure. A 5.01 acre lot was created to serve as the Historic Setting for the structures as recommended by the Historic Preservation Commission for the three structures and conditions were included in the plan approval regarding the creation and preservation of a viewshed (condition 29), the relocation of the nearby historic barn onto the Historic Setting (condition 30), the rehabilitation of the historic house, and the stone accessory structure (condition 33). The work to be done on the historic

house was tied to a certain number of building permits for the project. The historic house was destroyed by arson in November of 2010, necessitating an amendment to the existing preliminary plan. The Applicant is currently working with the Historic Preservation Commission on the design and location of a new dwelling unit to eventually be built within the historic setting in place of the former historic house.

The Applicant has requested that Condition 29 in the existing preliminary plan be modified. Condition 29 currently reads:

“A viewshed to the historic site, as identified on the Preliminary Plan, will be preserved and will be identified on the record plat as a protected area. No building will be allowed on the land located within the identified viewshed. Any new plantings, tree removal, or fences within the viewshed will require approval by M-NCPPC Historic Preservation Section staff. The historic viewshed contemplated herein shall be limited to the portion of the proposed subdivision that is forward of the house (i.e. between Muncaster Mill Road and the Historic House).”

Initial consideration was given to removing condition 29 in its entirety to allow the construction of a new dwelling within the Historic Setting. Although the historic house is no longer in existence, the 5 acre Historic Setting is a prominent feature when looking into the Subject Property from Muncaster Mill Road, and there are remaining historic features in the setting that will be preserved. The 2004 Upper Rock Creek Area Master Plan also encourages the protection of the rural viewsheds onto this Property. The Applicant and staff have determined a new dwelling can be located within the Historic Setting and avoid the area currently protected by the viewshed. For these reasons, condition 29 should be modified rather than completely remove it. Because the viewshed is already established on Plats No. 24252 and No. 24253 (Attachment C), the condition needs to be modified acknowledging the existing viewshed. The proposed language for condition 29 follows:

The Applicant must maintain the viewshed as shown on the approved preliminary plan and on plats numbered No. 24252 and No. 24253. ~~A viewshed to the Historic Setting, as identified on the Preliminary Plan, will be preserved and will be identified on the record plat as a protected area.~~ No building will be allowed on the land located within the identified viewshed. Any new plantings, tree removal, or fences within the viewshed will require approval by M-NCPPC Historic Preservation Section staff. The historic viewshed contemplated herein shall be limited to the portion of the proposed subdivision that is forward of the former Cashell Farm house (i.e. between Muncaster Mill Road and the former Historic House).

The Applicant has also requested that modification be made to Condition 30 on the existing Preliminary Plan that provides clear guidance for the timing of the required improvements to the historic barn and tenant house. Condition 30 currently reads:

“The Applicant will relocate one historic barn (identified on the Preliminary Plan) onto Lot 1. The owner will obtain a Historic Area Work Permit from the Historic Preservation Commission for relocation of the structure.”

The Applicant proposes a new condition 30 that adds timing conditions for the relocation of the historic barn and the restoration of the stone tenant house to the 117th building permit. This permit number represents the end of phase 1b in the phasing schedule, and is 63% of the total 186 lots in the

Preliminary Plan. Under the existing approval, building permit conditions had only applied to rehabilitation of the former historic house. Now that the historic house is gone, Staff agrees that building permit conditions are necessary to bind the Applicant to a point in time when the relocation of the barn and preservation of the tenant house must be completed. Staff has recommended additional minor changes to the Applicant's language for new condition 30 to include the stabilization of the historic barn, and to clarify that a Historic Preservation Commission work permit would be required for both the historic barn and the stone tenant house. The recommended language for condition 30 follows:

~~The Applicant will relocate one historic barn (identified on the Preliminary Plan) onto Lot 1. The owner will obtain a Historic Area Work Permit from the Historic Preservation Commission for relocation of the structure. Prior to the issuance of the 117th building permit, the Applicant will have obtained Historic Area Work Permits from the Historic Preservation Commission and completed the relocation and stabilization of the historic barn and restoration of the stone tenant house within the Historic Setting as identified on the Preliminary Plan.~~

The Applicant has also requested that Condition 33 in the existing preliminary plan approval be removed in its entirety. Condition 33 currently reads:

"The Applicant will have substantially completed the rehabilitation of the historic house on the site by the time of the 60th occupancy permit is issued for the overall project."

Staff agrees that this condition should be removed. The historic house is no longer on the site, and other conditions will be modified to ensure the timing and preservation of the other historic elements on Lot 1.

Conformance to the Master Plan

The 2004 Upper Rock Creek Area Master Plan ("Master Plan") specifically mentioned the Subject Property as the Casey and Dungan Properties and makes specific recommendations about the development of the Property. These recommendations are outlined in the staff report created for the original Preliminary Plan approval (Attachment B). The Master Plan recommended the protection of the historic J.H. Cashell Farm house, barn and other historic structures, along with protecting rural viewsheds. Consideration had been given to potentially removing condition 29 which requires the establishment and maintenance of a historic viewshed, because it was originally focused on the historic house. Preserving the viewshed helps implement the Master Plan's goal of protecting views and would have no impact to the Applicant's future plans to construct a new dwelling on the historic lot. The Application otherwise proposes no changes to the overall layout of the development, which was designed to conform to the Master Plan recommendations. Staff finds the Application as amended by staff continues to be in substantial conformance with the Master Plan.

Other findings

The Application proposes no changes to the previously approved plan except for the amended conditions as explained above. The modified conditions do not alter any public facility, public utility, or forest easement; nor do they alter the number or shape of any lot or right-of-way, or add vehicular trips generated by this development. Staff finds that the Preliminary Plan amendment conforms to all of the findings made during the previous plan approval.

CITIZEN CORRESPONDENCE AND ISSUES

This Application was submitted and noticed in accordance with all Planning Board adopted procedures. Five signs were posted along the Property's frontage with Bowie Mill Road and Muncaster Mill Road on April 23, 2012, and notices were sent out to surrounding property owners and interested parties regarding this Application. Staff received one phone call asking about the nature of the amendment and if the alignment of Bowie Mill Road was under consideration as part of the amendment. Staff explained that the amendment was limited to the issue of the historic structures only. Staff has received no other comments from citizens or community groups.

CONCLUSION

The Application amendments requested are minor and will have no substantial effect to the previous findings that were done for the original preliminary plan other than to modify the conditions to address the loss of one of the historic resources on site. Staff supports the requested changes to the conditions as reflected within this report.

ATTACHMENTS

Attachment A - Preliminary Plan Resolution 07-62 for preliminary plan 120060320

Attachment B – Preliminary Plan Staff Report for preliminary plan 120060320

Attachment C – Plats numbered 24252 and 24253

Attachment D – Approved preliminary plan 120060320, composite and sheet 8

[Attachments intentionally omitted from HAWP application 982366, as they are already on file with the Commission and not relevant to this application.]