

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

May 21, 2007

CALL TO PODIUM:

Jacqueline Marsh

RESPONSIBLE STAFF:

Jacqueline Marsh, Planner

AGENDA ITEM:

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input type="checkbox"/>	Public Hearing
<input checked="" type="checkbox"/>	Historic District
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	Policy Discussion
<input type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:
Historic District Commission: Policy Discussion
Demolition Request
Applicant: KB Homes
10000 and 9600 Fields Road

SUPPORTING BACKGROUND:
<p>KB Homes is requesting approval to demolish two houses located at 10000 and 9600 Fields Road. The request was forwarded to the Historic Preservation Advisory Committee (HPAC) or a recommendation on the historic, cultural, and/or architectural significance. As is customary, staff scheduled a site visit with the HPAC to allow the members an opportunity to evaluate the sites.</p> <p>On April 17, 2007, HPAC members Drzyzgula, Coratola, Johnson, and Bernstein and staff person Jacqueline Marsh visited the site with Greg May, the KB Homes representative. The group toured both the interior and exterior of the houses and the surrounding outbuildings.</p> <p>On May 9, 2007, the HPAC held a review for the purpose of making a recommendation on the historic significance of both houses to the Historic District Commission (HDC). HPAC noted that the structure at 9600 Fields Road did not meet the criteria for historic designation finding a lack of significance in architecture, history, or presence in the community.</p> <p>In the case of 10000 Fields Road, HPAC recommended that in the event that the house is not designated as a historic structure, city staff should request assistance from Montgomery Preservation Inc. (MPI) and other suitable organizations to make an effort to find a party interested in reusing and relocating the structure and to facilitate that process. Additionally, City staff should work with the applicant and the former residents of the structure to gain a full historic documentation of the ownership and prior occupants of the house and maintain a photographic record of both the inside and outside of the structure.</p> <p>Tonight, the HDC may direct the city manager to issue the demolition permits or direct the City Manager to withhold the permit and hold a public hearing to determine if the historic designation is appropriate.</p> <p><i>Attachments:</i> <i>HPAC's Evaluation of the site</i> <i>Draft minutes</i> <i>Demolition requests</i> <i>Designation criteria: Sec 24-226</i> <i>Maryland Historical Trust Inventory forms</i> <i>Supplemental Crown Farm information</i></p>

DESIRED OUTCOME:
Direct the City Manager to issue the demolition permits or direct the City Manager to withhold the permits and hold a public hearing.

MEMORANDUM TO: Historic District Commission

VIA: David Humpton, City Manager *DH*

FROM: Greg Ossont, Director *GO*
Jacqueline Marsh, Planner *JM*
Planning and Code Administration

DATE: May 17, 2007

SUBJECT: Historic Preservation Advisory Committee's
Evaluation of Historic Significance of
10000 & 9600 Fields Road

KB Homes has submitted demolition application requests for 10000 & 9600 Fields Road, located on the Crown Farm.

On Tuesday, April 17, 2007, HPAC Members Drzyzgula, Coratola, Johnson, and Bernstein, along with Staff Liaison Marsh, met with the applicant, Greg May, of KB Homes, and toured the property, houses, and outbuildings at 10000 & 9600 Fields Road. At their meeting of May 9, 2007, after having reviewed the historical background against the criteria for historic significance required in Section 24-226 of the Preservation Ordinance, the HPAC found that the house at 9600 Fields Road did not meet the criteria for historic designation.

After a discussion on the property at 10000 Fields Road, a motion was made to find that the property meets some criteria for historic designation. After the motion was made, there was a 2-2 vote, therefore the motion failed. Members Arkin and Johnson voted in favor of the historic designation. Members Drzyzgula and Coratola voted against the historic designation.

As an alternative, the HPAC unanimously agreed to recommend the following:

In the event that the house is not designated as a historic structure, city staff should request assistance from Montgomery Preservation Inc. (MPI) and other suitable organizations to make an effort to find a party interested in reusing and relocating the structure and to facilitate that process. Additionally, City staff should work with the applicant and the former residents of the structure to gain a full historic documentation of the ownership and prior occupants of the house and maintain a photographic record of both the inside and outside of the structure.

**MINUTES OF THE
HISTORIC PRESERVATION ADVISORY COMMITTEE
May 9, 2007**

The meeting was called to order at 7:35 p.m by Chair Arkin. Members present: Richard Arkin, Chair, Cathy Drzyzgula, First Vice Chair and Committee Members Joe Coratola, and Warren Johnson. Absent: Ronda Bernstein. Staff present: Patricia Patula, Planner, Jacqueline Marsh, Planner, and Teresa Izquierdo, Recording Secretary.

I. RECOMMENDATION TO HISTORIC DISTRICT COMMISSION

Historic Significance of 9600 & 10000 Fields Road
Demolition Requests

Planner Marsh gave an introduction referring to an onsite meeting on April 17, 2007, to look at the interiors and exteriors of the houses and the surrounding areas and the outbuildings. Only two demolition permits have been filed; one for the structure known as the Sitson house, and the brick house located in the center of the property. The applicant had submitted the Maryland Historic Trust (MHT) forms along with the demolition permit. Ms. Marsh stated that there were pictures in the record of the interior and exterior of the houses and surrounding outbuildings.

Ms. Marsh indicated that Greg May of KB Homes, was present for any questions. It was noted that in attendance at the site visit were Members Coratola, Drzyzgula, Johnson, and Bernstein, Elizabeth Johnson, Wayne Goldstein, Clark Day, Greg May, and staff member Marsh.

Chair Arkin noted that he made trips to both properties on this own, as he could not attend the scheduled site visit.

Rosalind MacLennan, 9718 Athletic Way, stated her concern that there are historic buildings of value on the Crown Farm site. She sympathizes with redevelopment, however, she believes historic recommendations should be taken under serious consideration. Mr. Arkin showed pictures of the historic properties to Ms. MacLennan. First Chair Cathy Drzyzgula stated that the process in which the City has hired a contractor to evaluate the buildings might be completed by the end of the summer. Ms MacLennan emphasized that it would be a shame to remove historic properties that have historic significance.

The members agreed to begin the evaluation with the structure located at 9600 Fields Road. Ms. Drzyzgula started the discussion by stating that the property does not possess any architectural or design significance. The house is a typical home of its era and it appears to be built in the 1950s. It is not of a high style design and it stands by itself as opposed to being a part of a neighborhood. Ms. Drzyzgula felt that in terms of cultural and historical significance, it could be identified with a

person or group of persons who influenced society [§24-226(b)(1)(c)], but that would be its only characteristic. She felt it does not hold merit for historic designation.

Member Joe Coratola agreed with Ms. Drzyzgula's assessment that the house embodies a typical 1950s style tract home. He noted that it has modern materials, but does not have a distinct architectural style. It appears to have many styles adapted throughout the years. During the April 17, 2007, site tour of the properties, he observed that there were no distinctive features of the house. It is not the embodiment of the farm, nor does it participate in the original use of the farm.

Member Warren Johnson agreed with the statements of Ms. Drzyzgula and Mr. Coratola and said he believed that it is not remarkable structure. Chair Arkin said that he also believed it is a typical house of the 1950s and it is in reasonable shape. It could represent an established and familiar visual feature of the neighborhood, community or city due to its singular physical characteristic or landscape [§24-226(b)(2)(e)], but that is the only criteria that could be used for this property.

Motion was made by Member Johnson, seconded by Member Coratola, to recommend that the house at 9600 Fields Road be found not suitable for historic designation as it does not meet any significant criteria for designation

VOTE: 4-0

The members began the discussion on 10000 Fields Road. Ms. Drzyzgula stated that this particular house was in very good condition, but that does not necessarily mean it should be historically designated. She agreed with Mr. Coratola that it was not the center operation of the farm and the house is on a higher architectural level. She felt that it would be worth the effort to keep the house even if it was moved to another location. She noted that it embodies the distinctive characteristics of a type, period or method of construction [§24-226(b)(2)(a)]. Mr. Coratola observed modern materials that were used on the house. Mr. Johnson said he thought the house was built at the turn of the century due to the dry stack foundation.

Mr. Akin felt the house met some of the criteria, in that it has character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state or nation [§24-226(b)(1)(a)]. Further, it exemplifies the cultural, economic, social, political, or historic heritage of the city and its communities [§24-226(b)(1)(d)]. He stated that from the exterior, the house is a fine example of high Victorian farmhouse construction. It has some artistic value which represents a significant and distinguishable entity whose components may lack individual distinction [§24-226(b)(2)(d)]. The house represents an established and familiar visual feature of the neighborhood, community or city due to its singular physical characteristic or landscape [§24-226(b)(2)(e)]. He stated the house could be kept within the overall development plan and yet preserve the aspect of the community's history.

Mr. Johnson agrees with Mr. Arkin's reasoning for preserving the house. He believes the house is authentic and he strongly agrees it meets the criteria for historic designation. Mr. Arkin asked the applicant, if he looked at the possibility of moving the home to a site within the development.

Mr. Greg May, applicant, stated he had not looked at the possibility of moving the home to a site within the development. He stated his concerns that there was a lack of good space within the community to place the home. The site is tight with development and most of the open space is for reforestation. His company is not close minded towards the idea.

Mr. Arkin suggested that there are some larger lots in the subdivision in the plans that he has seen, and it appears that the house could be moved to one of the larger lots and adapted and modernized in a way that it can be attractive and marketed. Mr. May said it would be a challenge to accomplish this because some of the lots are traditional and have garages where as the home in question does not. He stated it is an older style house and believes it would not be a big interest to the public.

Mr. Johnson stated that the home has unique architectural features that are well preserved and represent an era that is the 1890s time frame. Mr. Drzyzgula reasoned that while it is an old house, that does not make it historic.

Mr. Johnson cited the pertinent criteria for historic designation and his findings on how the house meets this criteria. The house has character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state or nation [§24-226(b)(1)(a)]. The house's character represents the agricultural heritage of Gaithersburg and is one the last remaining examples of a farm home within the City. It has character and interest that are a part of the development of the agricultural history of Gaithersburg. The house exemplifies the cultural, economic, social, political or historic heritage of the city and its communities [§24-226(b)(1)(d)]. The house exemplifies the economic history of Gaithersburg in that it is representative of a farm home with architectural materials, such as hand-hewn beams, that display a type of construction that represents the work ethic and culture that is associated with early farm development.

The house embodies the distinctive characteristics of a type, period or method of construction [§24-226(b)(2)(a)]. From the exterior, it is a prime example of a Victorian farm home, which is a distinctive type of architecture, and it remains in good shape. The house possesses high artistic values [§24-226(b)(2)(c)]. The house is a very pleasing structure to the eye and has nice lines that contribute to its artistic value. The house represents an established and familiar visual feature of the neighborhood, community or city due to its singular physical characteristic or landscape [§24-226(b)(2)(e)]. It stands out as the only structure in the vicinity, making it an established and familiar visual feature. The house embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development [§24-226(b)(2)(f)]. The materials and workmanship of the house set a sense of time and place of the City that represents its agricultural history.

Motion was made by Member Johnson, seconded by Member Drzyzgula, to recommend that the house at 10000 Fields Road be recommended for historic designation as it meets the criteria set forth in §24-226(b)(1)(a) and (d) and §24-226(b)(2)(a),(c),(e), and (f).

VOTE: 2-2 (motion fails)
[Members Drzyzgula and Coratola voted in opposition]

A second motion was made by Member Johnson, seconded by Member Coratola, that in the event that the house is not designated as a historic structure, city staff should request assistance from Montgomery Preservation Inc. (MPI) and other suitable organizations to make an effort to find a party interested in reusing and relocating the structure and to facilitate that process. Additionally, City staff should work with the applicant and the former residents of the structure to gain a full historic documentation of the ownership and prior occupants of the house and maintain a photographic record of both the inside and outside of the structure.

VOTE: 4-0



DEMOLITION PERMIT APPLICATION

In accordance with Chapter 24, Article VI and Chapter 5, Article I of the City Code

Maryland State Law requires that building contractors provide a copy of their current state license with this application.

Application No.	PI-0070291
Date	4-26-07
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
Fees:	
Total Fee	_____
Application Fee	\$600 pd
Amount Due	_____

All information requested in this application must be answered completely.

1. SUBJECT PROPERTY

Street Address 10000 Fields Road Suite No. _____
 Lot _____ Block _____ Subdivision _____
 Project Name _____ Floor Location _____

2. APPLICANT

Name KB Home Maryland Inc.
 Street Address 8219 Leesburg Pike Suite No. 300
 City Vienna State VA Zip Code 22182
 Telephones: Work 703-663-6509 Home _____

3. CONTRACTOR

Name Tammal Demolition
 Contractor's Maryland License Number 152 58590 Telephone 301-816-1606
 Street Address 5705 Arundel Avenue Suite No. _____
 City Rockville State MD Zip Code 20852

4. PROPERTY OWNER

Name Crown Farm Village LLC
 Street Address 8219 Leesburg Pike Suite No. 300
 City Vienna State VA Zip Code 22182
 Telephones: Work 703-663-6509 Home _____

5. BUSINESS OWNER/OCCUPANT

Business Name (T/A) _____ Manager _____
 Owner/Occupant _____
 Address _____ Suite No. _____
 City _____ State _____ Zip Code _____
 Telephones: Work _____ Home _____

6. PERMIT TYPE (check one only)

- INTERIOR DEMOLITION
- RESIDENTIAL
- BUILDING DEMOLITION
- COMMERCIAL

7. WORK DESCRIPTION

8. PROJECT DETAIL INFORMATION

Cost \$46,500
Number of Buildings 3 Building Height _____
Number of Stories 2
Above Grade yes Below Grade yes

9. CODE ANALYSIS

Total Floor Area:
Building and/or Space 1504 sq. ft.
Total Work Area _____ sq. ft.
Use Group (IBC, Chapter 3) _____
Construction Type (IBC, Chapter 6) _____
Automatic Sprinkler System: Yes No Partial

10. OCCUPANCY

Is this space currently occupied? Yes No
Will this space be occupied during internal demolition? Yes No

I hereby certify that I have read and examined this application and that all statements are true and correct; furthermore, I certify that I am the Owner or Lessee of the property, or Agent or either, or the licensed Engineer, Architect, or Contractor employed in connection with this proposed work, and that the proposed work is authorized by the Owner in fee, and I am authorized to make such application.

Applicant's Name (please print) Nathan Clemens
Applicant's Signature [Signature] Date 4/24/07
Daytime Telephone 571-283-8806

SPECIAL CONDITIONS



DEMOLITION PERMIT APPLICATION

In accordance with Chapter 24, Article VI and Chapter 5, Article I of the City Code

Maryland State Law requires that building contractors provide a copy of their current state license with this application.

Application No.	<u>PT-B070290</u>
Date	<u>4/26/07</u>
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
Fees:	
Total Fee	_____
Application Fee	<u>\$600.00</u>
Amount Due	_____

All information requested in this application must be answered completely.

1. SUBJECT PROPERTY

Street Address 9600 Fields Road Suite No. _____
 Lot _____ Block _____ Subdivision _____
 Project Name _____ Floor Location _____

2. APPLICANT

Name KB Home Maryland Inc.
 Street Address 8219 Leesburg Pike Suite No. 300
 City Vienna State VA Zip Code 22182
 Telephones: Work 703-663-6509 Home _____

3. CONTRACTOR

Name Tammal Demolition
 Contractor's Maryland License Number 15258590 Telephone 301-816-1606
 Street Address 5705 Anndel Avenue Suite No. _____
 City Rockville State MD Zip Code 20852

4. PROPERTY OWNER

Name Crown Farm Village LLC
 Street Address 8219 Leesburg Pike Suite No. 300
 City Vienna State VA Zip Code 22182
 Telephones: Work 703-663-6509 Home _____

5. BUSINESS OWNER/OCCUPANT

Business Name (T/A) _____ Manager _____
 Owner/Occupant _____
 Address _____ Suite No. _____
 City _____ State _____ Zip Code _____
 Telephones: Work _____ Home _____

6. PERMIT TYPE (check one only)

- INTERIOR DEMOLITION
- BUILDING DEMOLITION
- RESIDENTIAL
- COMMERCIAL

7. WORK DESCRIPTION

8. PROJECT DETAIL INFORMATION

Cost 346,500
Number of Buildings b Building Height _____
Number of Stories 2
Above Grade yes Below Grade yes

9. CODE ANALYSIS

Total Floor Area:
Building and/or Space 2100 sq. ft.
Total Work Area _____ sq. ft.
Use Group (IBC, Chapter 3) _____
Construction Type (IBC, Chapter 6) _____
Automatic Sprinkler System: Yes No Partial

10. OCCUPANCY

Is this space currently occupied? Yes No
Will this space be occupied during internal demolition? Yes No

I hereby certify that I have read and examined this application and that all statements are true and correct; furthermore, I certify that I am the Owner or Lessee of the property, or Agent or either, or the licensed Engineer, Architect, or Contractor employed in connection with this proposed work, and that the proposed work is authorized by the Owner in fee, and I am authorized to make such application.

Applicant's Name (please print) Nathan Clemens
Applicant's Signature [Signature] Date 9/24/07
Daytime Telephone 571-283-8806

SPECIAL CONDITIONS

Sec. 24-225. Powers and duties of historic district commission.

The historic district commission shall have those powers, duties and authority assigned to it by Article 66B, MD. CODE ANN., the zoning ordinance of the City of Gaithersburg, and those acts or enactments of the city council of the City of Gaithersburg. The commission shall adopt such rules and regulations as may be necessary for the proper transaction of its business. (Ord. No. O-12-96, 12-2-96)

Sec. 24-226. Designation of historic districts and historic sites; criteria.

(a) The historic district commission, on its own motion or by petition of the property owners of record or the planning commission, may, after prescribed notice and public hearing, designate by ordinance or resolution historic districts, historic resources, and historic sites in the city which are deemed to be of historic, archaeological or architectural significance following the procedure applicable to classifications in zoning. These resources shall thereafter be subject to the provisions of this article and any rules and regulations promulgated by the commission. The procedures are substantially similar to those applicable to local map amendments, as provided in Article VIII of Chapter 24 of this Code.

(b) In considering historic resources for designation as historic districts and historic sites, the historic district commission shall apply the following criteria:

- (1) *Historical and cultural significance.* The historic resource:
 - a. Has character, interest or value as part of the development, heritage or cultural characteristics of the city, county, state or nation;
 - b. Is the site of a significant historic event;
 - c. Is identified with a person or a group of persons who influenced society; or
 - d. Exemplifies the cultural, economic, social, political or historic heritage of the city and its communities.
- (2) *Architectural and design significance.* The historic resource:
 - a. Embodies the distinctive characteristics of a type, period or method of construction;
 - b. Represents the work of a master;
 - c. Possesses high artistic values;
 - d. Represents a significant and distinguishable entity whose components may lack individual distinction;
 - e. Represents an established and familiar visual feature of the neighborhood, community or city due to its singular physical characteristic or landscape; or
 - f. Embodies design, setting, materials, workmanship and ambience to the city's sense of time, place and historic development.

(c) Prior to the conduct of a public hearing on the designation of a historic district or historic site, the historic preservation advisory committee shall investigate, research, and submit findings and recommendations to the historic district commission on each request. Prior to the closing of the public hearing record:

- (1) The city planning department shall submit its findings and recommendations to the historic district commission on the proposed designation; and
 - (2) The city planning commission, after public hearing on the designation, shall make its recommendation to the historic district commission prior to the close of the historic district commission's record. In formulating such recommendation, the planning commission may consider public hearing testimony before the historic district commission, the recommendation of the historic preservation advisory committee, the city planning department, and any other relevant and material matters.
- (Ord. No. O-12-96, 12-2-96)

Sec. 24-227. Historic preservation advisory committee.

The mayor and council of the city are authorized to create by resolution a historic preservation advisory committee consisting of seven (7) members appointed for three-year terms with the initial appointments staggered, so that no more than any two (2) of the appointments shall expire each year. The mayor may, subject to confirmation by the city council, appoint not more than three (3) alternate members of the committee for the purpose of sitting in place of regular members who may be necessarily absent, disqualified or otherwise unable to vote or participate in committee matters. Alternate members shall be appointed on a nonstaggered basis for a term of three (3) years. The majority of committee members and alternate members shall be city residents, selected to the extent feasible from various geographic areas of the city, and possess either interest or special knowledge or training in such fields as history, architecture, architectural history, planning, archaeology, anthropology, curation, conservation, landscape architecture, historic preservation, urban design or related disciplines (historic preservation, design or architecture). The committee shall have the powers, duties and responsibilities as may hereafter be designated by ordinance or resolution of the mayor and council and as provided by this Article XII of Chapter 24 of the City Code.

Members of the committee are eligible for reappointment and any vacancy on the committee shall be filled by the appointing authority for the unexpired term of the particular position. Consistent attendance at all meetings of the committee shall be a prerequisite to continuing membership on the committee. The chairperson or the committee may recommend to the mayor and city council that any member with a persistent absentee record be replaced, and the mayor and council may appoint a replacement for the remainder of the term of the removed member.

The committee shall adopt rules and regulations as may be necessary for the proper transaction of its business. Rules and regulations of the committee shall be subject to approval by resolution of the historic district commission.

(Ord. No. O-12-96, 12-2-96)

7. Description

Inventory No.

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Since at least 1956 the property was owned by Crown and Stinson families. The house has been there since at least 1951 according to the aerial photography from the Phase I Environmental Site Assessment dated 6/15/05. During its history the property was improved with about four house-related structures and approximately five farming structures. The entire property was supplied by well water and used septic systems for sewerage. The land was once farmed for several types of crops until it became primarily a hay farm. In recent years, most of the crop production has discontinued altogether. The adjacent land is composed of rolling hills that slope downward in an overall southerly direction, toward the intermittent stream located along the southern portion of the property.

8. Significance

Inventory No. _____

Period
and justify below

Areas of Significance

Check

<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates

Unknown

Architect/Builder

Unknown

Construction dates

Unknown

Evaluation for:

 National Register Maryland Register not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Not historically significant

9. Major Bibliographical References

Inventory No.

Phase I Environmental Site Assessment Crown Farm (Schnabel Reference 05120085) prepared by Schnabel Engineering North, LLC on June 15, 2005

10. Geographical Data

Acreage of surveyed property 8.40257
Acreage of historical setting N/A
Quadrangle name Unknown

Quadrangle scale: Unknown

Verbal boundary description and justification

Title information available upon request.

11. Form Prepared by

name/title	Nate Clemens, Project Manager		
organization	KB Home	date	04/24/07
street & number	8219 Leesburg Pike, Suite 300	telephone	703-663-6500
city or town	Vienna	state	VA

The Maryland Inventory of Historic Properties 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:

DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust

7. Description

Inventory No.

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Since 1956 the property has been owned by the Stinson and Crown families. The property consists of one housing structure, one detached garage, and one farming structure. The primary structure was built in 1956. The entire property was supplied by well water and used septic systems for sewerage. The property was farmed for several types of crops until it became primarily a hay farm. In recent years, most of the crop production has discontinued altogether. The adjacent land is composed of rolling hills that slope downward in an overall southerly direction, toward the intermittent stream located along the southern portion of the property.

8. Significance

Inventory No.

Period and justify below	Areas of Significance				Check
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	Unknown	Architect/Builder	Unknown
Construction dates	1956		

Evaluation for:

National Register Maryland Register not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Not historically significant

9. Major Bibliographical References

Inventory No. _____

Phase I Environmental Site Assessment Crown Farm (Schnabel Reference 05120085) prepared by Schnabel Engineering North, LLC on June 15, 2005

10. Geographical Data

Acreage of surveyed property 19.96184
Acreage of historical setting N/A
Quadrangle name Unknown Quadrangle scale: Unknown

Verbal boundary description and justification

Title information available upon request

11. Form Prepared by

name/title	Nate Clemens, Project Manager		
organization	KB Home	date	04/24/07
street & number	8219 Leesburg Pike, Suite 300	telephone	703-663-6500
city or town	Vienna	state	VA

The Maryland Inventory of Historic Properties 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:

DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust

Supplemental information on the Crown Property

Nathaniel Wickham, Jr. and Samuel Pettinger were patented 1,400 acres on Muddy Branch and were among the earliest settlers in the Montgomery County area. In 1723, Prince George's County ordered Wickam to lay out a road from his plantation to the mouth of Seneca Creek and another road from his house to Sugarland.

The parcel, known today as Crown Farm, was once entitled Wickam's Chance and by reference of the enclosed map, dates back to at least 1729, assumed as the plantation owned by Nathaniel Wickam, Jr.

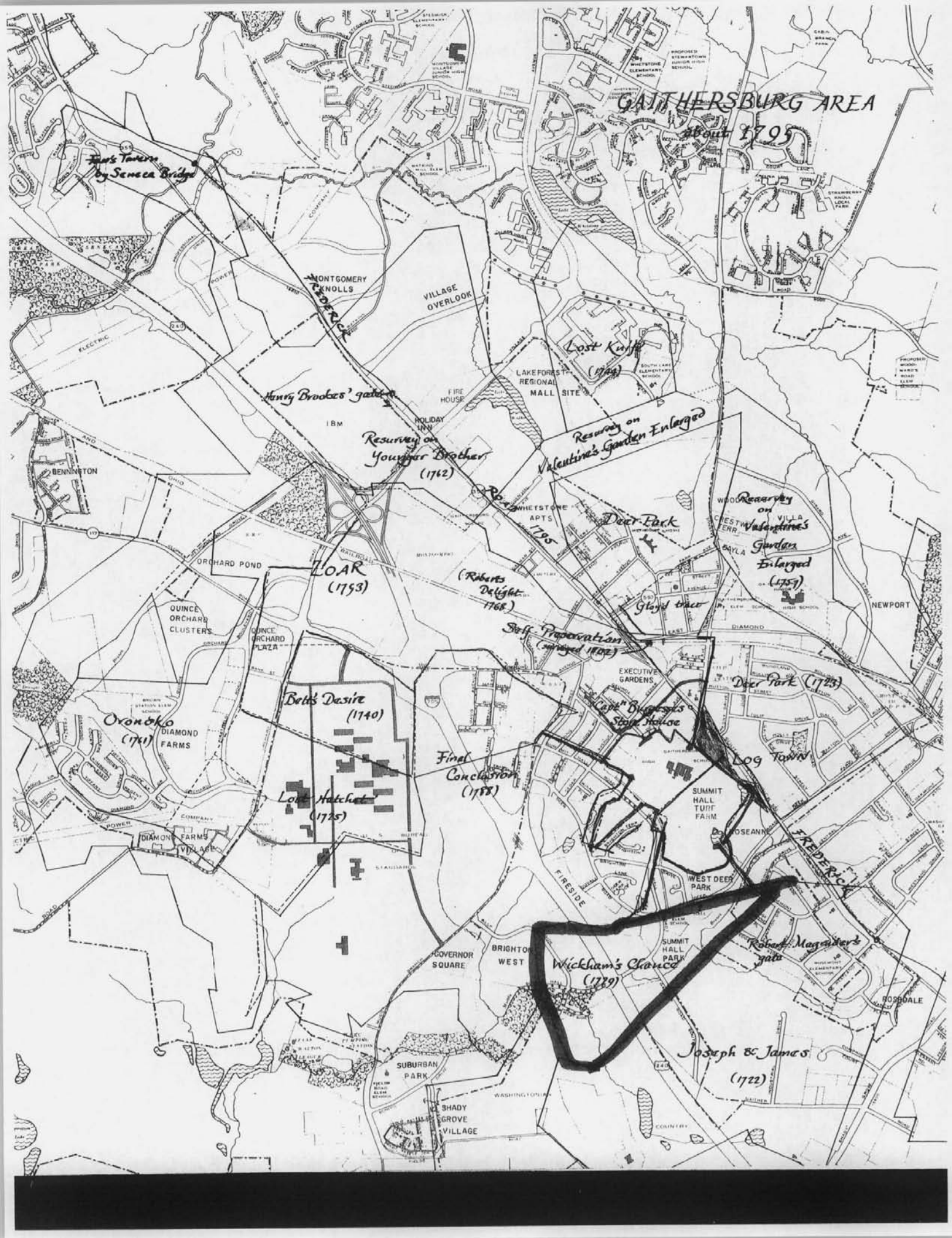
Crown Farm has been in the Crown Farm since May 1900. Prior to that, it was owned by John and Alice Heeter until it was transferred to James and Sarah Crown. The earliest deed to be located for the property dates back to October of 1896, in which John Heeter was granted ownership of the entire tract from two other parties (the Smalls and the Clagetts) besides himself.

Timeline of ownership:

John Heeter retains full ownership of land	October 26, 1896
John/Alice Heeter transfer to James/Sarah Crown	May 5, 1900
Wallace Crown leaves land to Forrest and Ruby Crown	March 1957
Ruby Crown transfers to her children: James Forrest Crown Charles Oliver Crown Catherine Virginia Stinson Robert Crown	1972
Robert Crown transfers his portion to James Forrest Crown	September 21, 1988
Crown Village Farm purchases property	September 14, 2005
City of Gaithersburg annexes property	August 2006

Sources: "The Story of Montgomery County, Maryland 1776-1976" Richard MacMasters and Ray Eldon Heibert
Montgomery County Courthouse

GAITHERSBURG AREA
about 1795



Four's Tavern by Seneca Bridge

MONTGOMERY KNOLLS
FREDERICK

VILLAGE OVERLOOK

Henry Brookes' garden

Resurvey on Younger Brother (1762)

Resurvey on Valentine's Garden Enlarged

Deer Park

Resurvey on Valentine's Garden Enlarged (1757)

LOAR (1753)

(Roberts Delight 1768)

Self Preparation (enlarged 1702)

Glad trace

Oronoko Diamond Farms (1741)

Bett's Desire (1740)

Final Conclusion (1758)

Wickham's Blance (1779)

LOG TOWN

Lost Hatchet (1725)

Joseph & James (1722)

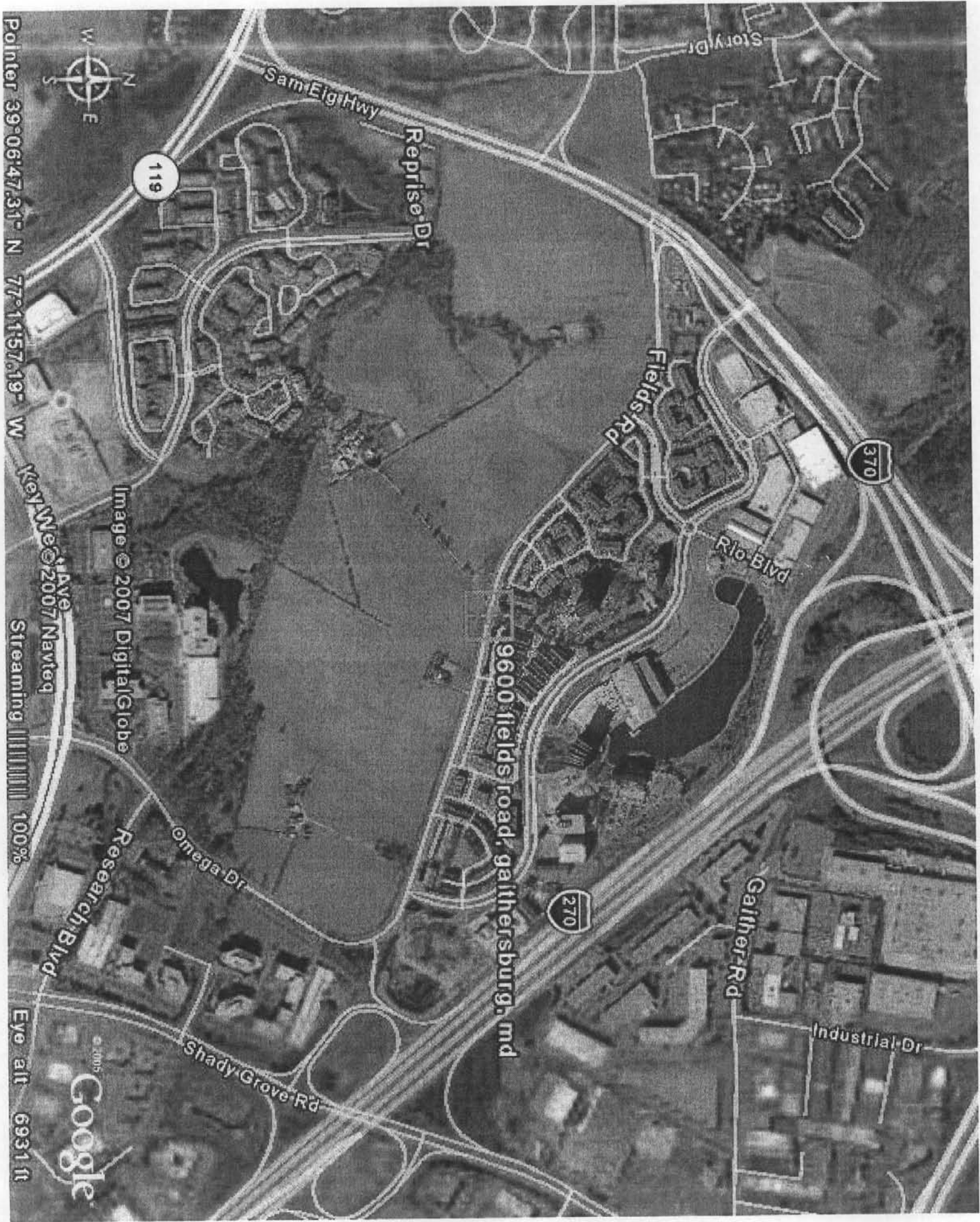
Wickham's Blance (1779)

Robert Maguire's gate

SUBURBAN PARK

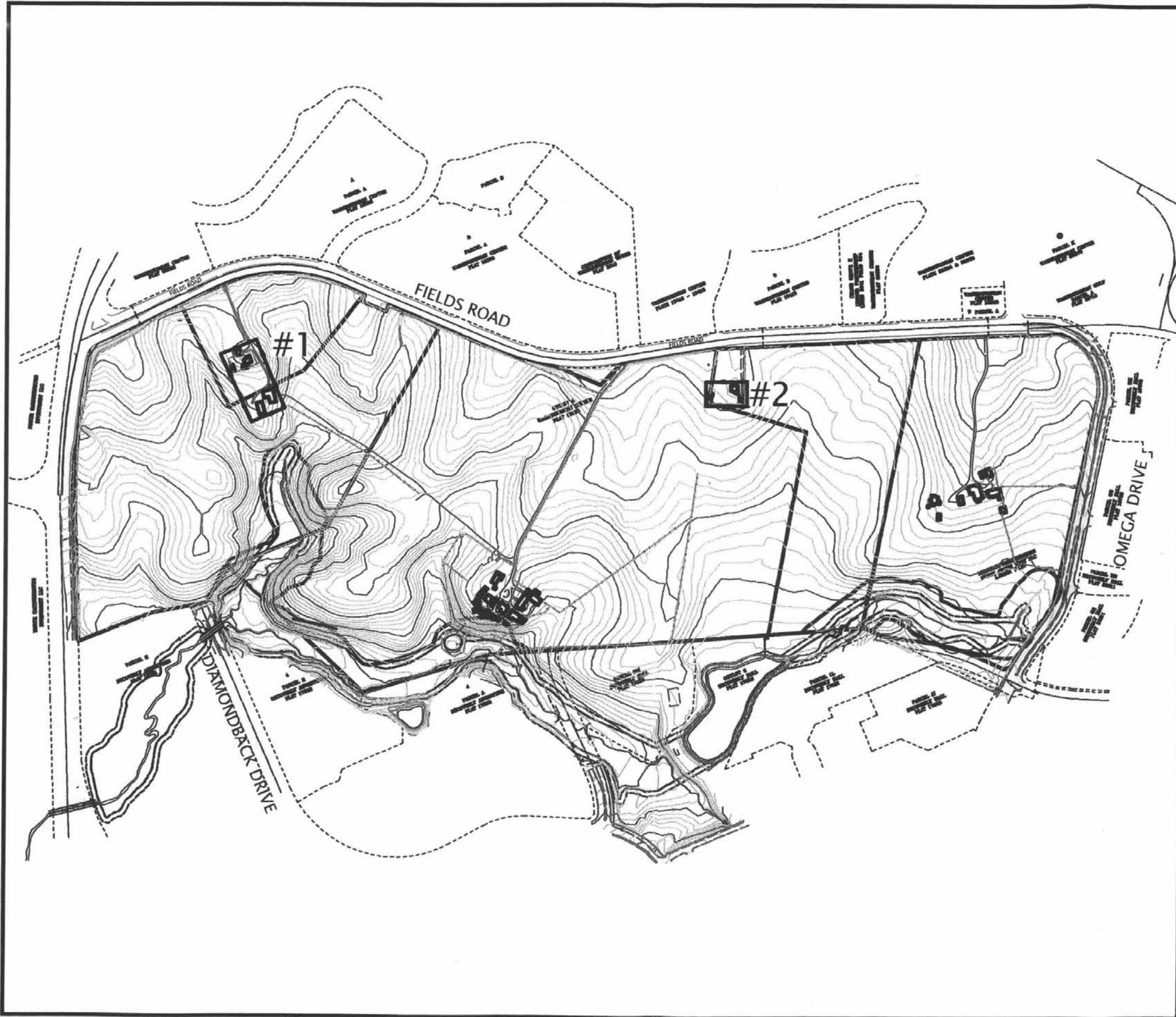
SHADY GROVE VILLAGE

ROSBDALE



Pointer 39°06'47.31" N 77°11'57.19" W
Image © 2007 DigitalGlobe
KeyMap © 2007 Navteq
Streaming 100%
Eye alt 6931ft
Google © 2005

9600 fields road, gaithersburg, md



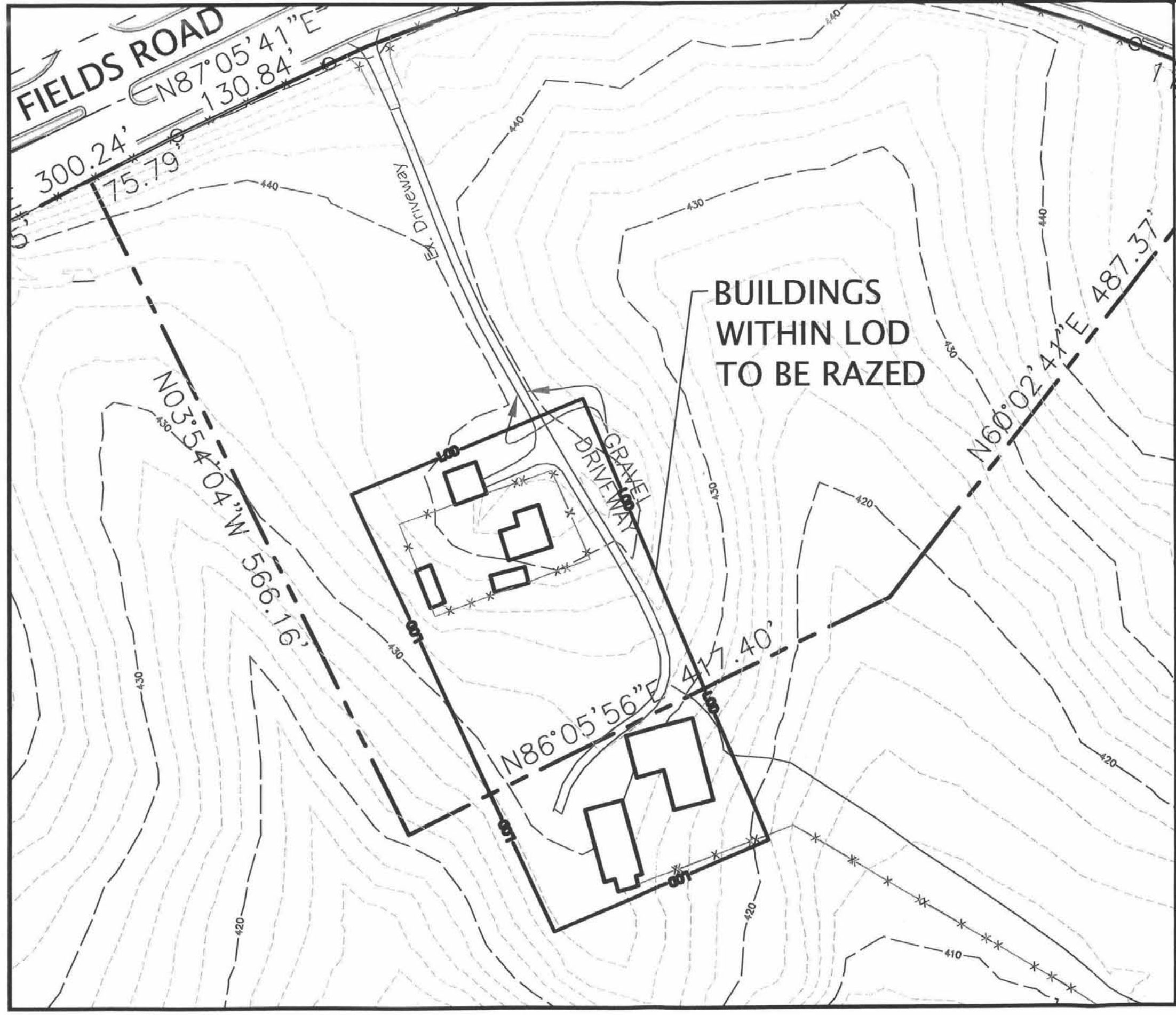
THE CROWN PROPERTY
DEMOLITION EXHIBIT- OVERALL SITE
 City of Gaithersburg
 9th election district
 Montgomery County, Maryland

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 Germantown, MD 20874
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 301.948.6256 (fax)
 301.253.6609
 www.rodgers.com

Applicant/Owner:
 Crown Village Farm, LLC
 c/o KBHome
 8219 Leesburg Pike
 Suite 300
 Vienna, Virginia 22182
 Contact: Mr. Steve Coniglio

SCALE: NTS
 JOB No. 1010A1
 DATE: 4/2007
 SHEET No. 1 OF 3



FIELDS ROAD
 N87°05'41"E
 130.84'

300.24'
 75.79'

N03°54'04"W
 566.16'

N86°05'56"E
 417.40'

N60°02'47"E
 487.37'

**BUILDINGS
 WITHIN LOD
 TO BE RAZED**

SCALE: 1"=100'
 JOB No. 1010A1
 DATE: 4/2007
 SHEET No. 2 OF 3

Applicant/Owner:
 Crown Village Farm, LLC
 c/o KBHome
 8219 Leesburg Pike
 Suite 300
 Vienna, Virginia 22182
 Contact: Mr. Steve Coniglio

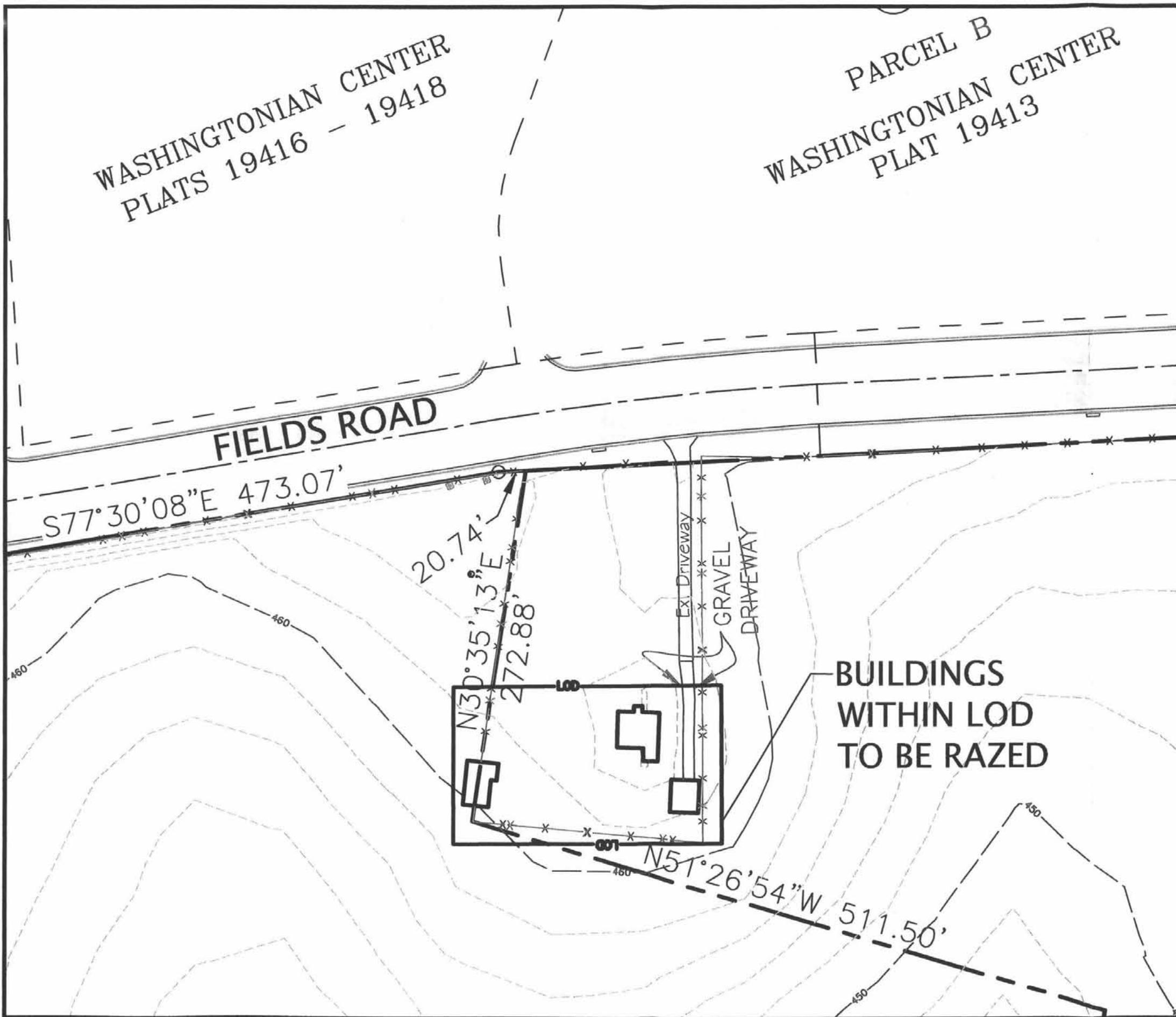
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THE CROWN PROPERTY
 DEMOLITION EXHIBIT- AREA #1
 City of Gaithersburg
 9th election district
 Montgomery County, Maryland

WASHINGTONIAN CENTER
PLATS 19416 - 19418

PARCEL B
WASHINGTONIAN CENTER
PLAT 19413



SCALE: 1" = 100'
JOB No. 1010A1
DATE: 4/2007
SHEET No. 3 OF 3

Applicant/Owner:
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THE CROWN PROPERTY
DEMOLITION EXHIBIT- AREA #2
City of Gaithersburg
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