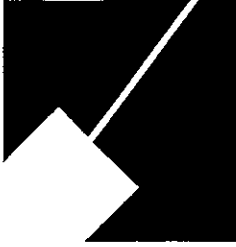


Item #9

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: November 29, 2001
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Planning Department
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for December 06, 2001.

Attached are copies of plan drawings for Items #04, #05, #06, #07, #08, #09. These subdivision items are scheduled for Planning Board consideration on December 06, 2001. The items are further identified as follows:

- Agenda Item #04 - Preliminary Plan 1-02036
Dailey Tract
- Agenda Item #05 - Preliminary Plan 1-02013
College View
- Agenda Item #06 - Preliminary Plan 1-01060
Spencer Farm
- Agenda Item #07 - Preliminary Plan 1-87012E
North Village
- Agenda Item #08 - Preliminary Plan 1-02012
Morrison Property
- Agenda Item #09 - Pre Preliminary Plan 7-02010
Huntington Terrace

Attachment

VICINITY MAP FOR
HUNTINGTON TERRACE (7-02010)



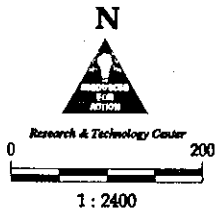
Map compiled on September 17, 2001 at 11:01 AM | Site located on base sheet no - 211NW05

NOTICE

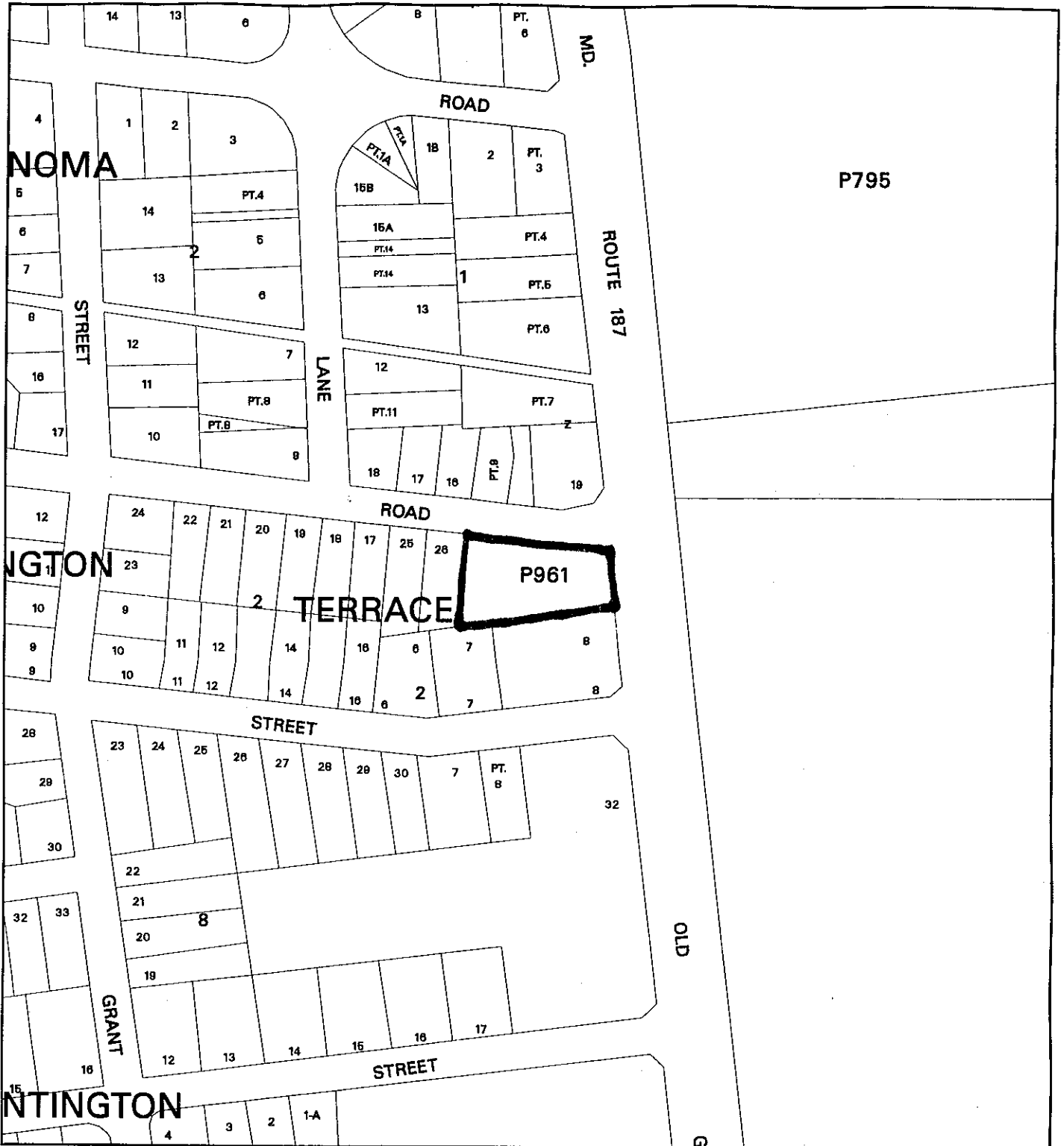
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



VICINITY MAP FOR
HUNTINGTON TERRACE (7-02010)



Map compiled on September 17, 2001 at 11:55 AM | Site located on base sheet no - 211NW05

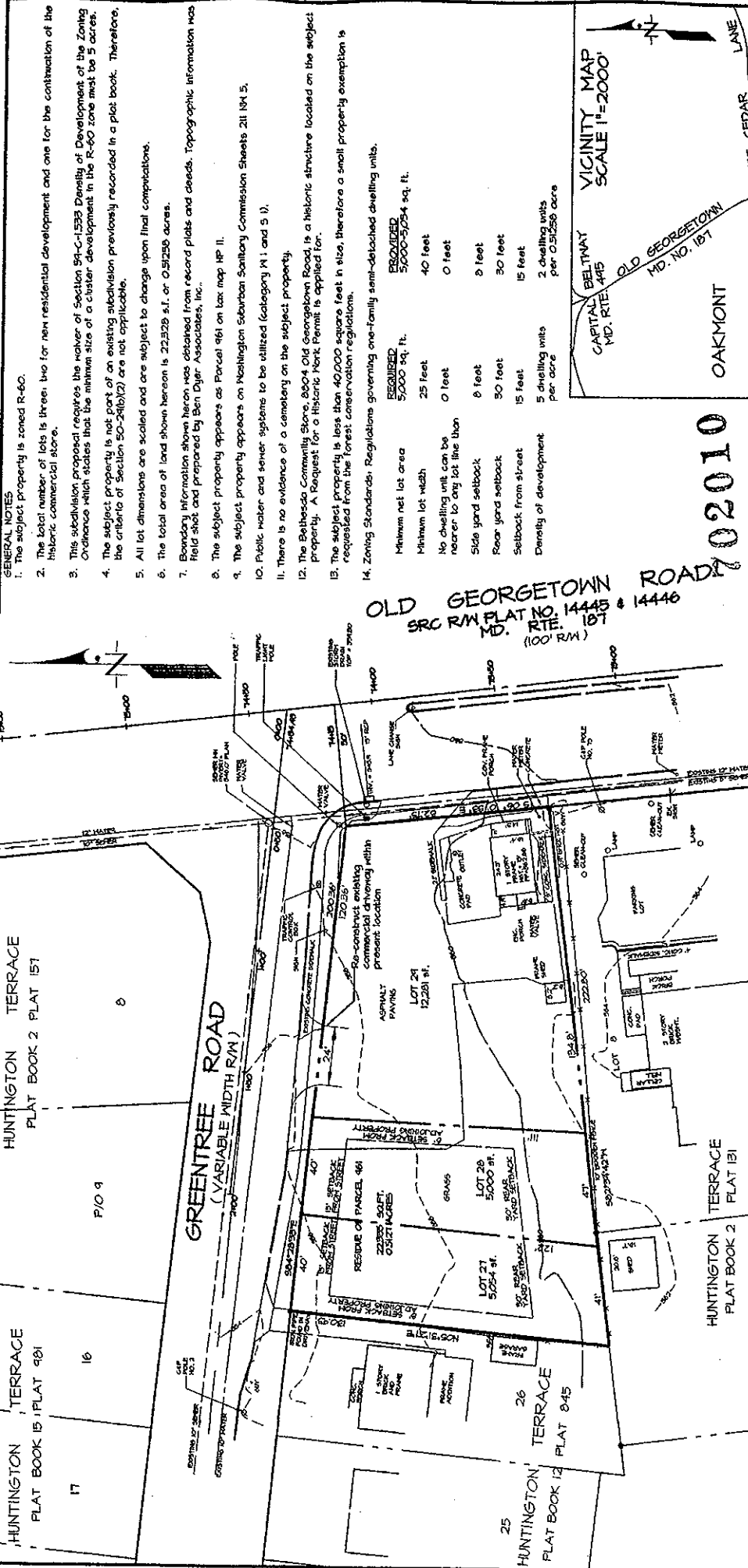
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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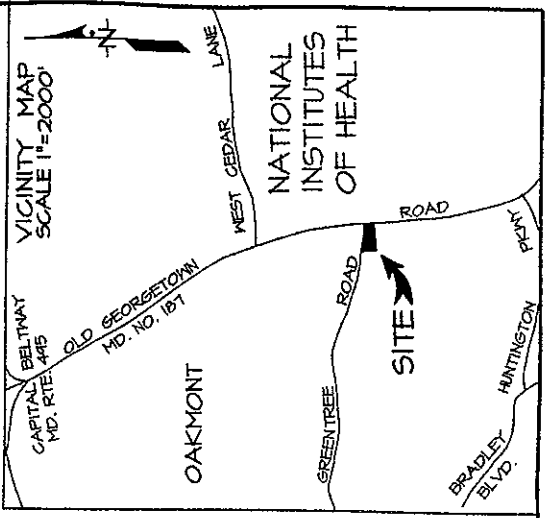


GENERAL NOTES

- The subject property is zoned R-60.
- The total number of lots is three, two for new residential development and one for the continuation of the historic commercial store.
- This subdivision proposal requires the waiver of Section 50-C-1533 Density of Development of the Zoning Ordinance which states that the minimum size of a cluster development in the R-60 zone must be 5 acres.
- The subject property is not part of an existing subdivision previously recorded in a plot book. Therefore, the criteria of Section 50-24(b)(2) are not applicable.
- All lot dimensions are scaled and are subject to change upon final computations.
- The total area of land shown herein is 22,329 s.f. or 0.51259 acres.
- Boundary information shown herein was obtained from record plats and deeds. Topographic information was field shot and prepared by Ben Dyer Associates, Inc..
- The subject property appears as Parcel 461 on tax map HP II.
- The subject property appears as Parcel 461 on tax map HP I.
- Public water and sewer systems to be utilized (category R1 and S1).
- There is no evidence of a cemetery on the subject property.
- The Bethesda Community Stone, 8804 Old Georgetown Road, is a historic structure located on the subject property. A Request for a Historic Mark Permit is applied for.
- The subject property is less than 40,000 square feet in area, therefore a small property exemption is requested from the Forest Conservation regulations.
- Zoning Standards: Regulations governing one-family semi-detached dwelling units.

Minimum net lot area	REQUIRED 5000 sq. ft.	PROPOSED 5000-5024 sq. ft.
Minimum lot width	25 feet	40 feet
No dwelling unit can be nearer to any lot line than	0 feet	0 feet
Side yard setback	0 feet	0 feet
Rear yard setback	30 feet	30 feet
Setback from street	15 feet	15 feet
Density of development	5 dwelling units per acre	2 dwelling units per 0.51259 acre

OLD GEORGETOWN ROAD
 SRC R/W PLAT NO. 14445 & 14446
 MD. RTE. 187
 (100' R/W)



PRE-APPLICATION CONCEPT PLAN
FOR PRELIMINARY PLAT OF SUBDIVISION
LOTS 27, 28 & 29
LAND OF
HUNTINGTON TERRACE
 GREEN TREE ASSOCIATES, LLC
 ADJACENT TO
 HUNTINGTON TERRACE
 BETHESDA DISTRICT NO. 7
 MONTGOMERY COUNTY, MARYLAND

1721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	
BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 430-2000	
COPYRIGHT © 2001 BEN DYER ASSOCIATES, INC. DRAWN BY: [Name] CHECKED BY: [Name] RECORD NO. J-B-010T2	
DATE	DESCRIPTION
BY	REVISIONS
SCALE 1" = 40'	DATE AUGUST 2001
DRWG. NO. 3.001-M	

MSSC 200' SHEET SERIES 21 N4 5
 ADC MAP BK LOCATION 35 J-B

GRAPHIC SCALE 1" = 40'

**SHULMAN
ROGERS
GANDAL
PORDY &
ECKER, P.A.**

Lawrence A. Shulman
Donald R. Rogers
Larry N. Gandal
Karl L. Ecker†
David A. Pordy +
David D. Freishtat
Martin P. Schaffer
Christopher C. Roberts
Jeffrey A. Shanc
Edward M. Hanson, Jr.
David M. Kochanski
James M. Kefauver
Rebecca Oshway
Robert B. Canter
Daniel S. Krakower
Kevin P. Kennedy
Alan B. Sternstein

Nancy P. Regelin
Samuel M. Spiritos+
Martin Levine
Worthington H. Talcott, Jr.+
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Morton A. Faller
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James M. Hoffman
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Jay M. Eisenberg+
Douglas K. Hirsch
Ross D. Cooper
Glenn C. Etelson
Ashley Joel Gardner
Michael J. Froehlich
William C. Davis, III

Paul A. Bellegarde+
Kim Viti Fiorentino
Patrick M. Marryn
Karl J. Protil, Jr.+
Elizabeth A. White
Sandy David Baron
Christine M. Sorge
Sean P. Sherman +
Michael L. Kabik
Gregory D. Grant+
Jeffrey W. Rubin
Timothy Dugant
Karl W. Means
Debra S. Friedman+
Simon M. Nadler
Matthew M. Moore+

Daniel H. Handman
Deborah L. Moran
Robert S. Tanner
Eric J. von Vorys
Michelle R. Curtis•
Gary I. Horowitz•
Jason M. Kerben
Mark S. Gubelman
Cara A. Frye•
Sarit Keinan
Christopher A. Taggi+
Mary Park McLean•
Heather L. Howard•
Daniel R. Valente
Brian A. Loffredo
Stephen A. Metz

09
Of Counsel
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Richard P. Meyer•
Robert B. Ostrom•
William Robert King
Larry A. Gordon•
David E. Weisman
Lawrence Jay Eisenberg

Maryland and D.C.
except as noted:
+ Virginia also
• Maryland only
◦ D.C. only
† Retired

Writer's Direct Dial Number:

301/230-5206

dfreishtat@srgpe.com

November 29, 2001

Mr. Arthur Holmes, Jr. Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Pre-Preliminary Plan No. 7-02010; Huntington Terrace
Bethesda Community Store
Our File No: 103305.00020

Dear Chairman Holmes:

The purpose of this letter is to place on the record justification for the requested subdivision proposal. The subject property is located at 8804 Old Georgetown Road. It is known as the Bethesda Community Store, as site number 35/43 on the Bethesda-Chevy Chase Master Plan (Property).

The proposal is to subdivide the Property into three lots. The entire parcel is 22,335 square feet, zoned R-60. The proposal would create two 5,000 square foot lots, at the western end of the property, and the third lot would be the balance of 12,335 square feet, which would be the site of the store, its parking and the surrounding area. At present, the entire site is considered the historic setting. In reality, the western area is grassed, and not used as part of the store, parking nor eating area.

It is suggested that the Planning Board consider the site as a R-60 cluster, in an effort to continue the respect for the historic site, but reduce the site to its actual usage, and allow the construction of two single family homes. By using the cluster subdivision the lot sizes can be adjusted, and the Planning Board is granted site plan review of both the historic site as well as the two single family sites. This control will continue for the life of the subdivision, which means forever.

The Bethesda-Chevy Chase and Historic Preservation Master Plans recognize that the grassy area to the western part of the property is not an integral part of the historic site, and could be severed from the historic site, but with appropriate control to protect the historic site. I am

Mr. Arthur Holmes, Jr.

November 29, 2001

Page 2

enclosing a copy of the County Council Resolution adopted June 3, 1986, wherein the County Council stated that the historic setting may be reduced if a finding by the "Historic preservation Commission finds that it would be necessary for the appropriate use of the property and that the historic value would be retained."

This grassy area is now being used as parking for workers at NIH and otherwise is not a part of the operation of the store. It is well known that with the growth of Suburban Hospital and its increased role as a medical resource to the community, many existing homes have been taken over by the hospital. This will be a small but welcome attempt to place two more homes into the area. This effort is being supported by the Huntington Terrace Citizens Association.

Since this is only a pre-preliminary subdivision review, only the opinion of the Planning Board is being requested. The HPC staff supports the proposal including the two lots. The Historic Preservation Commission does not support the subdivision at all, which we believe is not in accordance with the provisions of the Master Plan or the realities of the economy and the existing store.

The applicants appreciate the Planning Board's consideration of this matter and we will be available to respond to the Board's questions.

Very truly yours,



David D. Freishtat

DDF/grs

Enclosure

cc: Members of the Planning Board

Mr. Ron Paul

Mr. Gary Jaffee

Resolution No. 10-1969
Introduced: June 3, 1986
Adopted: June 3, 1986

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland re: Bethesda Community Store

Background

1. On August 1, 1985, the Montgomery County Planning Board transmitted to the District Council a Final Draft Amendment to the Historic Preservation Master Plan proposing the designation of the Bethesda Community Store as an historic resource.
2. On October 8, 1985, the Montgomery County Council held a public hearing wherein oral and written testimony was received concerning the Final Draft Amendment to the Master Plan for Historic Preservation.
3. On December 10, 1985, and May 27, 1986, the Planning, Housing and Economic Development Committee reviewed the Final Draft Master Plan Amendment and the issues raised at the public hearing with the Montgomery County Planning Board, staff, and interested parties.
4. The Montgomery County Council reviewed the Final Draft Amendment and the recommendations of the Planning, Housing, and Economic Development Committee at a worksession held on June 3, 1986.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

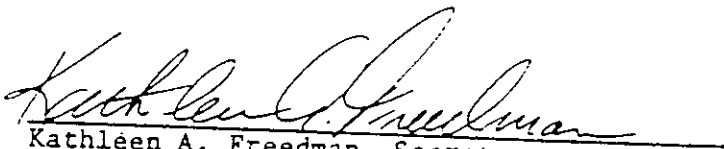
The Final Draft Amendment to the Historic Preservation Master Plan for the designation of the Bethesda Community Store, located at 8804 Old Georgetown Road, is approved as follows:

<u>Site</u>	<u>Name</u>	<u>Location</u>	<u>Associated Acreage</u>
#35/43	Bethesda Community Store	8804 Old Georgetown Road	.567 acre

- The Bethesda Community Store, built in 1924 on the site of an earlier store, meets Preservation Ordinance criteria 1a and 1d, specifically as part of the economic, cultural, and social heritage of the County, because it is one of the few surviving early 20th century commercial structures in Montgomery County still in operation providing insight into everyday life in early predevelopment Bethesda.

- The store meets criterion 2a--embodies the distinctive characteristics of a type, period or method of construction--as it retains in nearly original conditions the style of the small scale commercial architecture so common in the first quarter of the 20th century in the County.
- Additionally the store as vernacular architecture meets criterion 2d--represents a significant and distinguishable entity whose components may lack individual distinction--because the building form itself, along with the grandfathered commercial use and its historical setting combine to convey a strong sense of an earlier time and place in contrast to its immediate surroundings.
- Finally, by virtue of this contrast, the store meets criterion 2e--represents an established visual feature of the neighborhood, community or county due to its singular characteristics--as it is the only structure along Old Georgetown Road reminiscent of the earliest phase of Bethesda suburban development.
- Because any changes to the site could affect the viability of the store's commercial operation, the entire .567 acre parcel is designated as the environmental setting to be reviewed under the Preservation Ordinance. Features of the setting include the store itself, the parking area, service delivery area, storage shed, and picnic and lawn areas to the rear of the parcel. The environmental setting may be reduced if the Historic Preservation Commission finds it necessary for the appropriate use of the property by the owner, and that the historical value would be retained.

This is a correct copy of Council action.


Kathleen A. Freedman, Secretary
County Council

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. 35743

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Bethesda Community Store

and/or common

2. Location

street & number 8804 Old Georgetown Road

not for publication

city, town Bethesda

vicinity of

congressional district 7th

state Maryland

county Montgomery

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Suburban Hospital Assoc., Inc.

street & number 8600 Old Georgetown Rd.

telephone no.:

city, town Bethesda, MD

state and zip code 20814

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse

liber 6613

street & number

folio 541

city, town Rockville

state Maryland

6. Representation in Existing Historical Surveys

title none

date

federal state county local

depository for survey records M-NCPPC Park Historian's Office

city, town Rockville

state Maryland

7. Description

Survey No. _____

Condition

- excellent
- good
- fair

- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date of move _____

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

The Bethesda Community Store is a free standing, long, narrow vernacular structure. It is a small, single story, two bay by one bay building of frame construction. It has a front gabled roof with slightly overhanging, bracketed eaves. The entry is to the southern side of the facade. To the other side is a large, four light window. A wooded porch supported by plain wooden posts and railings runs the length of the facade. A large, three sided metal sign reading "Bethesda Community Store" on the front and "Coca-Cola" to either side rests on the shed roof of the porch. Inside, the store is a single room measuring about 30 X 18 feet. To the rear is a small, single story, shed roof addition. The store remains in original condition. It is located in a densely developed residential area of Bethesda. It stands as the only commercial structure found here.

Significance

Survey

Areas of Significance—Check and justify below

- | | | | | |
|---|--|---|---|---|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input checked="" type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1924... Builder/Architect John Moyer

Check: Applicable Criteria: A B C D and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Bethesda Community Store is significant for its interest as part of the commercial development of Montgomery County. It exemplifies the simple, early economic heritage of the community and of the county as a whole. The store is one of the few general stores left in the county. This once familiar institution is rapidly vanishing. Long years of faithful service to the community has, in fact, made the Bethesda Community Store a well established and familiar landmark of the neighborhood. In addition to its cultural and economic significance, the store building represents a distinctive early twentieth century, simple, utilitarian architectural style. The store is very characteristic of the once commonly found commercial architecture of this period. Furthermore, it is all that remains in this area of the rural character of the Bethesda community. Thus, the Bethesda Community Store is one of the last of its kind-- architecturally and culturally.

The Bethesda Community Store was built in 1924 by Mr. John Moyer. This property has, however, an earlier history as the site of a store, The Hopkins Atlas of 1894 shows "Morgan's Store" as located on this spot. The property was owned by the Morgan family at that time (Deed 180/406). The lumber used in the construction of the present structure was said to have come from a country store in Cedar Grove. The property on which the store was built was at that time owned by Mr. John W. Huffman. His large, frame residence sat on this lot also. Mr. Huffman, like all the owners of this lot, never ran the store himself.

Mr. Rowland Custer, who delivered milk for Sealtest, said his route included the Bethesda Community Store in 1929. It was then operated by Mr. Owens. Other proprietors included "the Browns" (Mr. Ernest Brown), "the Fergusons" and "Old Sweetie Williams" (Sentinel, March 16, 1967). According to Mr. Custer, very little about the store has changed since then.

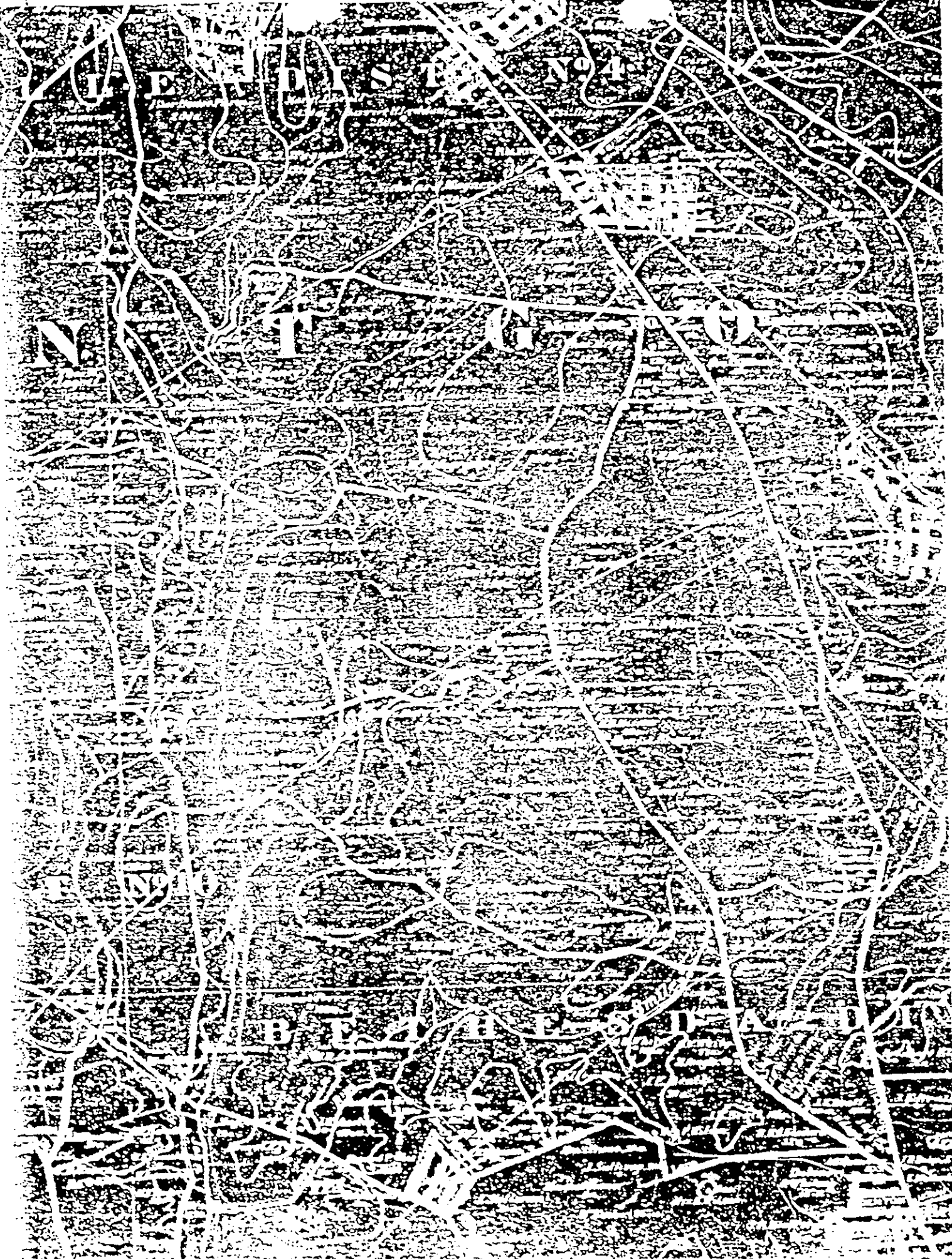
See attachment Sheet

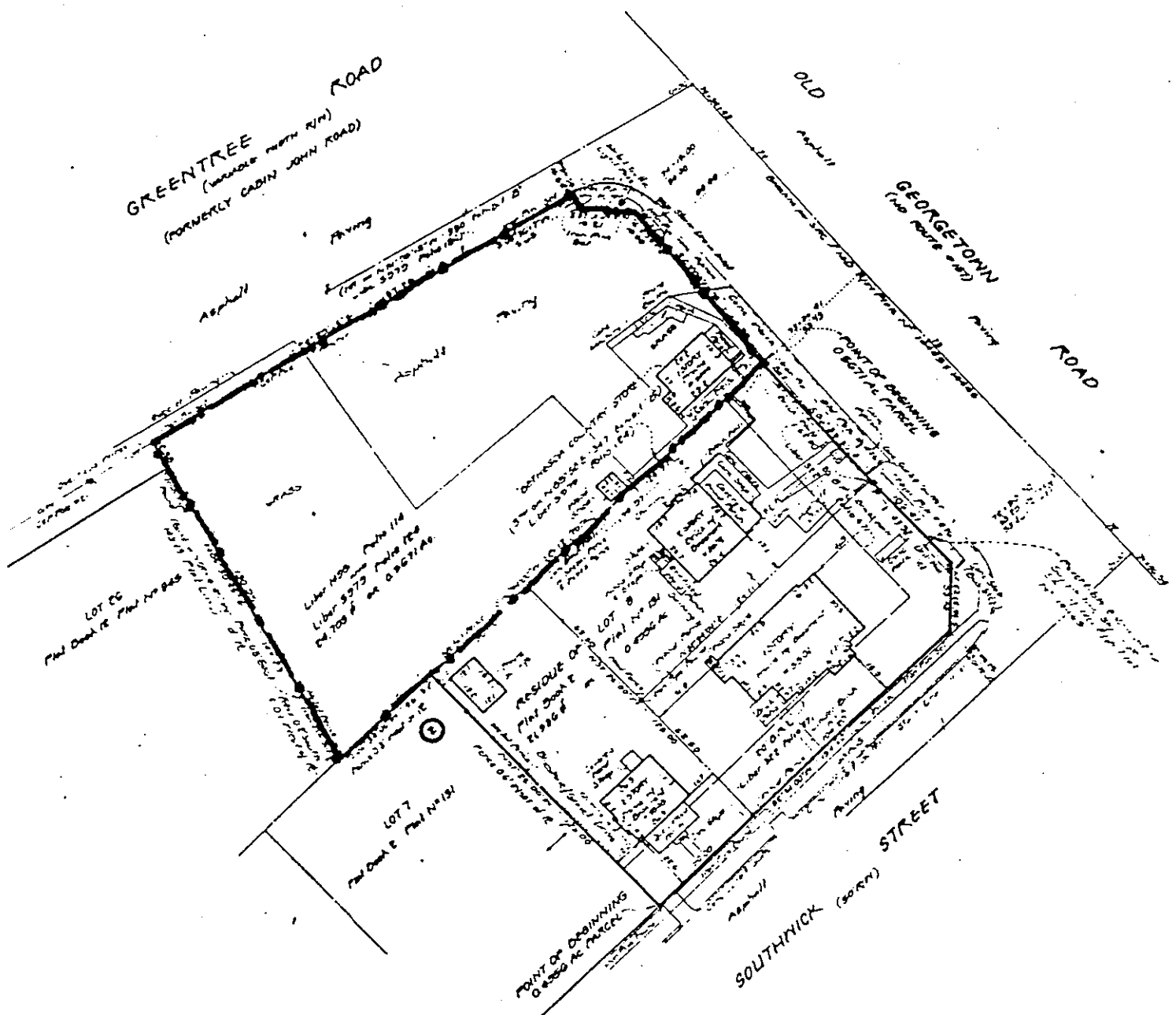
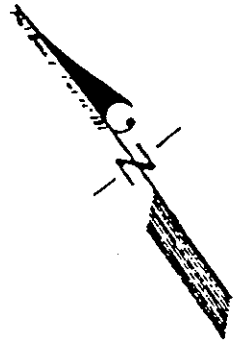
June of 1937, John and his wife, Mary Huffman defaulted on their mortgage and the property was sold by court appointed trustees. The property, 1.016 acres, included a large, frame dwelling house with hot and cold water, electric lights and "other modern improvements," and a "small frame store building" (Judgement Record 78-301, Case # 8233). The house and store were purchased by realtors, Emory H. and Jennie R. Bogley (Deed 667-385). The property remained in the Bogley family until its recent sale to Suburban Hospital in December of 1984 (Deed 6613-541).

The Bethesda Community Store was operated for nearly forty years by Ernest and Margaret Caudill. They began business on May 28, 1945, selling groceries and some fresh produce. The Caudills later opened a deli counter to serve sandwiches. A demand had been created by the working men involved in the Bethesda construction boom. Children have also been among the store's best customers, attracted by the wide variety of candy, still sold by the piece. According to Mr. Caudill, the store remains the same inside and out. The only structural change has been the addition of a bathroom to the rear of the building about twelve to fifteen years ago. Tradition prevails at the Bethesda Community Store. Modern improvements and gadgetry (such as a cash register) is unknown to the store. The Caudills opened the store each week day about 3:30 a.m. to serve coffee, donuts and slices of pie to their last at night or early to work customers. The store then closes at 6:00 p.m. Ernie and Margaret Caudill have since retired (effective January 1, 1984). The new proprietors, however, Mr. Bill Henderson and family, intend to maintain the old traditions of the Bethesda Community Store.

(Note: Attempts at change and even demolition of the store have been made in the past by the property owners; however, zoning laws have prevented such action).

HOPKINS 1874 MAP





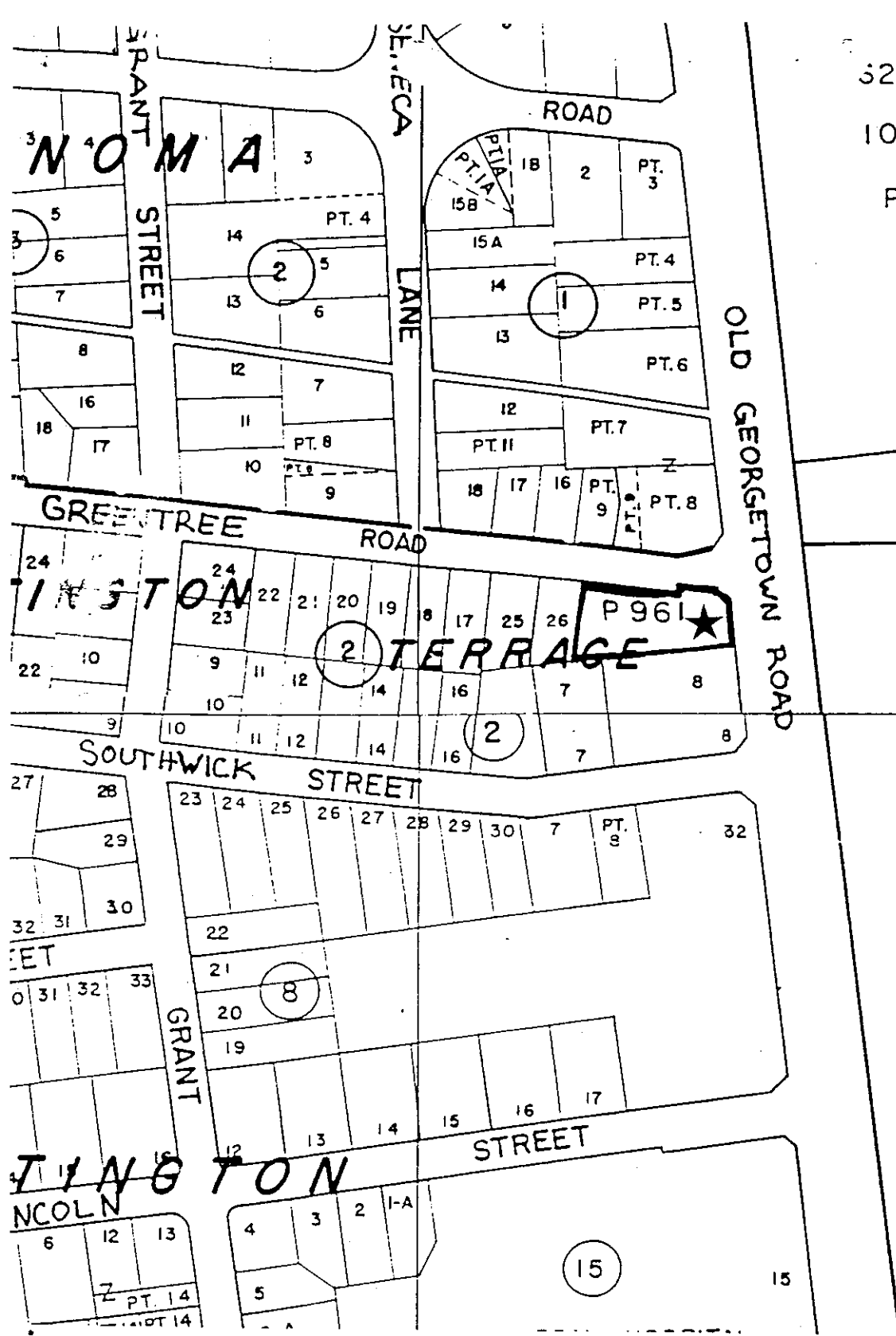
BETHESDA COMMUNITY STORE #35/43
 8804 OLD GEORGETOWN ROAD

--- PROPOSED ENVIRONMENTAL SETTING

5272 / 827

10.95 Ac.

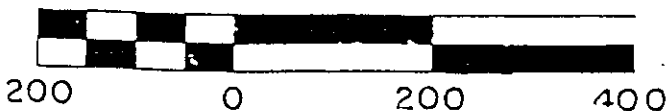
P 795

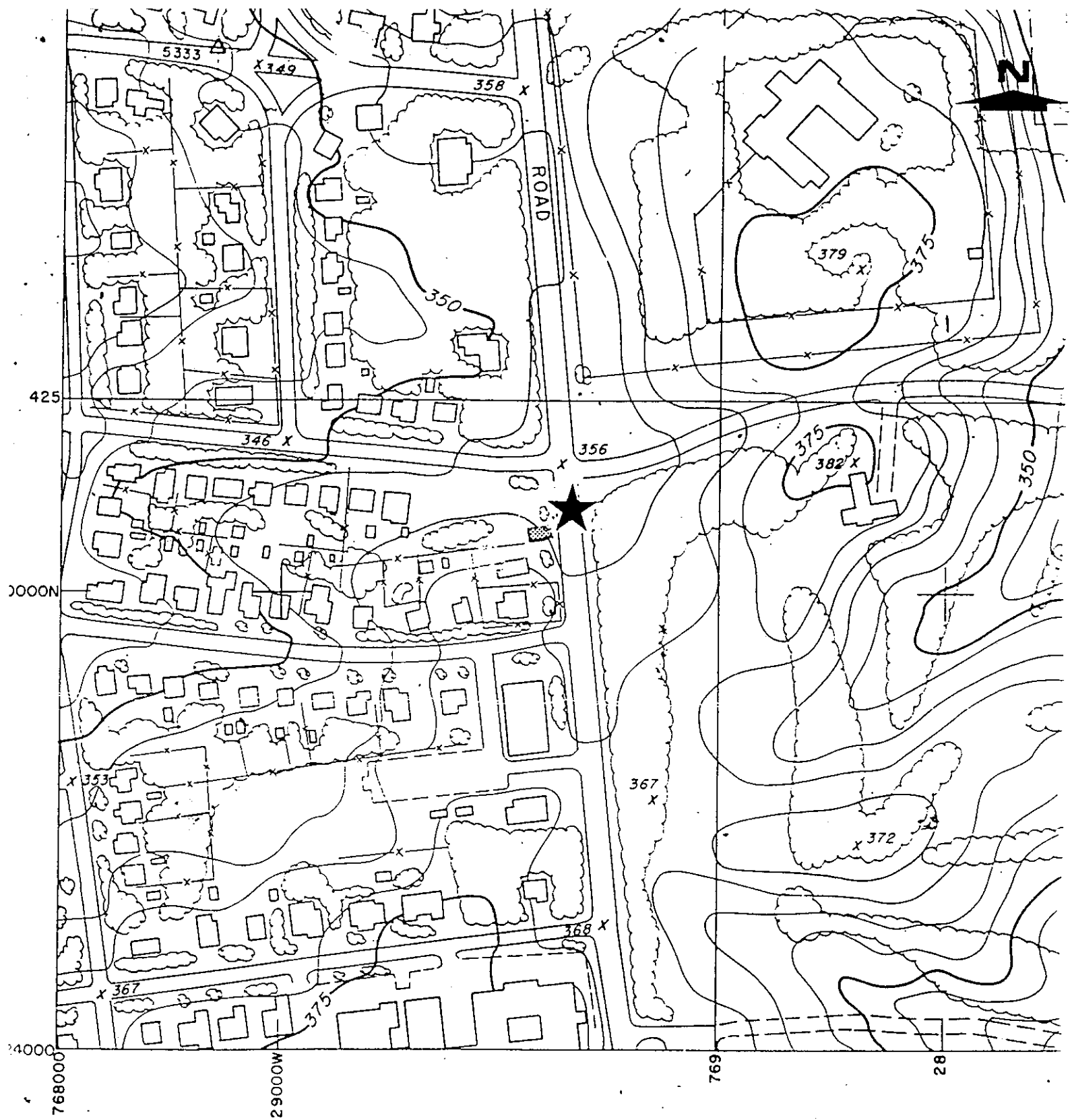


BETHESDA COMMUNITY STORE
SITE 35/14-5

Scale: 1"=200'

8804 Old Georgetown Road
Bethesda, MD 20817





BETHESDA COMMUNITY STORE
SITE 35/43

Scale: 1"=200'

8804 Old Georgetown Road
Bethesda, MD, 20817

