

ATTACHMENT D



MONTGOMERY COUNTY PLANNING DEPARTMENT THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 17, 2008

TO: Glenn Kreger, Acting Chief
Community-Based Planning Division

Sue Edwards, Team Leader
Community Based Planning Division

VIA: Scott Whipple, Historic Preservation Supervisor *SW*
Urban Design and Preservation Division

John Carter, Chief *JC*
Urban Design and Preservation Division

FROM: Clare Lise Kelly, Research and Designation Coordinator *CLK*
Urban Design and Historic Preservation Division

SUBJECT: Germantown Town Center: Historic Area Urban Design Recommendations

Staff Recommendations:

1. Expand Draft Plan's Town Center recommendations to provide more architectural and design guidance for development sites near the Historic District, improving compatibility and community identity in accordance with Planning Board's comments. See specific guidance in this memo.
2. Add new photos and graphics to illustrate these guidelines.

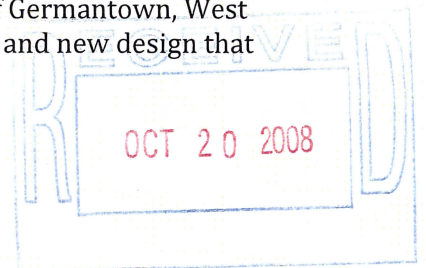
Draft Plan Recommendations for the Town Center

No specific historic guidance for the Town Center is currently in the Draft Plan. Historic feature recommendations are provided in the area-wide section, page 16 and in Appendix 9.

Planning Board Comments, Worksession #3, October 3, 2008

- Consider expanding the boundaries of the Germantown Historic District.
- Considered amending the Master Plan study area boundary to incorporate the historic district
- Provide more architectural and design guidance in the historic area of Germantown, West End section of the Town Center for preservation of existing resources and new design that respects the historic architecture and character of the area.

Urban Design and Historic Preservation Division
8787 Georgia Avenue, Silver Spring, Maryland 20910
Phone: 301.563.3400 www.MontgomeryPlanning.org



Staff Response:

Historic District Boundary

Historic Preservation staff does not recommend expanding the boundary of the historic district north of the railroad. When the Board evaluated the Germantown district for historic designation in 1988, the Board recommended a larger district that spanned both sides of the railroad. The County Council ultimately designated a smaller district south of the railroad. The Council also designated two individual sites in the West End area, north of the railroad: the Pumphrey-Mateney House, 19401 Walter Johnson Road (#19/13-5) and the Madeline V. Waters House Site (#19/13-1). The Planning Board has recently evaluated the historic significance of another West End resource, the Germantown Presbyterian Church (#19/13-8), finding it ineligible for designation. The County Council is currently considering this resource as part of the Individual Resources Amendment to the Master Plan for Historic Preservation. Staff has not identified any additional resources in this area that merit consideration for Master Plan designation at this time.

Historic Preservation staff does believe that several resources south of the railroad may be eligible for Master Plan designation. However, staff is not aware of community support for the designation of these resources, most of which were included within the district boundaries the Planning Board recommended for designation and which the County Council elected not to designate.

Staff notes that the historic district and the area south of it are outside the study area for this master plan and may have other planning issues that would need to be considered in conjunction with potential historic district expansion. If the Board elects to pursue historic district expansion, more time would be needed to comprehensively evaluate planning issues.

Although there may be certain advantages of linking the historic district to the town center area, Historic Preservation staff does not recommend expanding the Master Plan study area to include the historic district and adjacent resources given the apparent lack of support for expanding the district at this time and limitations on staff capacity. The resources may be reevaluated for historic designation in the future when the Planning Board undertakes an update of the master plan for the area west of this master plan.

Design Guidelines

Staff recommends that the following site development and architectural guidance be included in the West End section of the Master Plan. An aerial photograph on the following page delineates areas under consideration. More detailed discussion of these recommendations follows in the last section of this report.

- The area south and east of the Pumphrey-Mateney House should remain open for surface parking, not a parking structure (see Area 1).
- Provide the following architectural detail for the two new, single family houses adjacent to the Pumphrey-Mateney house (Area 2):
 - Wood frame construction
 - Picturesque roofline and asymmetrical massing
 - Double-hung windows
 - Vertical emphasis in windows and roof pitch

- One story appendages, including open porches, to relate main mass to the pedestrian level
 - Vernacular Victorian detailing: scroll brackets, bargeboard, cross-bracing, arched windows, shutters
 - Open eave with sloped soffit
 - Brick chimney
- A parking structure for the MARC station is appropriate on the upper lot fronting MD 118 away from the Historic District (Area 3). Structures on the upper lot are to be no more than three stories and have street frontages. Maximum heights shall front on Germantown Road, with height, scale and massing reduced along Bowman Mill Drive to the east. The façade of the structure at the corner of Walter Johnson Road and Bowman Mill Drive shall have wood or hardiplank siding and be of a design, scale, and massing that is compatible with the Pumphrey-Mateney House.
 - Housing planned for the area north of the Pumphrey-Mateney House (Area 4) shall be compatible with the massing, scale, and size of the adjacent Pumphrey-Mateney House, and shall have wood or hardiplank siding and detailing.
 - Townhouse and commercial structures planned for Area 5 shall have streetfronts on Germantown Road and Walter Johnson Road. The Walter Johnson Road structure(s) shall be of a design, scale, and massing that is compatible with historic structures, particularly at the southwest corner nearest the Pumphrey-Mateney House, with designs drawing from traditional themes and materials. Brick and wood finishes may be used, but frame shall be the dominant material.

AREAS:

- 1-Historic District Vicinity
- 2- Pumphrey-Matney House & Vicinity
- 3-Parking Garage Site

- 4-Perrine Parcel
- 5-Historic Area Vicinity
- 6-Madeline Waters Site



The Nature of Germantown and its Historic Resources

Germantown grew around a railroad stop and a flour mill that served the local farming community. The small historic district protecting the surviving resources from the community's early days contains a train station, bank, mill site, and cluster of frame Victorian Vernacular houses dating from the 1870s to the 1890s. The historic district is south of the tracks, although historically, the railroad district community included most of the area shown in the aerial photo. North of the tracks, the Pumphrey-Matney House and Madeline Waters House are historic sites designated in the Master Plan for Historic Preservation.

The houses built within this period have a strong uniformity and similar architectural detail, drawing from the simple rural tradition of 19th century upper Montgomery County. The homes, built for mill and railroad employees as well as the shopkeepers and ministers who worked in the community, were accompanied by domestic outbuildings decorated with similar architectural detailing. Generous front and side yards allowed for family gatherings and gardens, while shade trees and porches helped residents escape the heat of summer.

The historic district and the adjacent area north of the railroad require a delicate, balanced approach that offers opportunities for growth to accomplish the goals of fostering neighborhoods and businesses in walking distance of transit stops while preserving and strengthening the significant historic community.



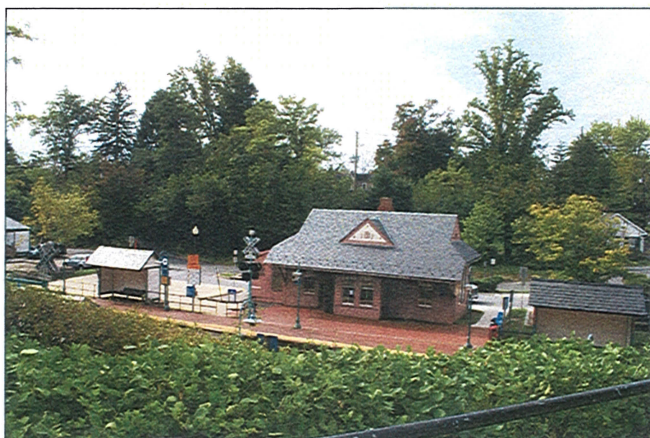
Historic District Houses

DESIGN GUIDELINES

The goal of the design guidelines for this area is to provide guidance for property owners, builders, developers and architects to ensure that change is compatible with Germantown's history and community character.

Area 1-Historic District Vicinity

The area directly adjacent to the designated historic district, which contains the MARC train station, is situated at a higher elevation than the district and looks down over it. The view looking south into the district is significant.



Germantown Train Station

The land in Area 1 is intended to remain open. Any construction on this site has the potential to have a negative impact on the historic district. Appropriate land use includes open green space and surface parking.



View north toward Area 1 from Historic District

The restoration and improvement of the Storm Water Management facility to the southeast of this area could provide an opportunity for open green space, walkway to neighboring residential area, and preservation of the context of the historic district.

Area 2- Pumphrey-Mateney House & Vicinity

The Pumphrey-Mateney House, 19401 Walter Johnson Road (Resource #19/13-5), is a historic site designated on the Master Plan for Historic Preservation. Any subdivision or new construction proposed within the environmental setting is subject to review by the Historic Preservation Commission.



Pumphrey-Mateney House

Character-defining features of the Pumphrey-Mateney House include:

- Wood frame construction, brick chimney
- Picturesque roofline and asymmetrical massing
- Double-hung windows
- Vertical emphasis in windows and roof pitch
- One story appendages, including open porches, to relate main mass to the pedestrian level
- Vernacular Gothic detailing: scroll brackets, bargeboard or cross-bracing, arched windows, shutters

- Open eave with sloped soffit

The design of new construction shall maintain visual continuity with the Pumphrey-Mateney House, yet be subservient to the historic house. This may be accomplished by drawing design elements from the Pumphrey-Mateney House's character-defining features. New construction shall have a vertical orientation, and include design elements such as a gable roof and double hung windows. New construction shall be no taller than the Pumphrey-Mateney House and fenestration must align horizontally. The scale, massing, and setback shall be compatible.

Area 3-Parking Garage Site

This site is adjacent to the railroad and west of the Pumphrey-Mateney House. A footbridge leads from a pocket park at the edge of Area 3 connecting to the historic district. Structure or structures built on this site shall have streetfronts on Germantown Road, Bowman Mill Drive, and Walter Johnson Road. A parking structure, no more than three stories above ground, shall be encased by commercial/retail structures with street frontages not to exceed three stories in height. Maximum heights shall front on Germantown Road, with height, scale and massing reduced along Bowman Mill Drive to the east to reflect the height, scale, and massing of the Pumphrey-Mateney House, located across Walter Johnson Road, the pocket park near the footbridge, and openness of the area adjacent to the historic district (Area 1) to the east and south. The façade of the structure at the corner of Walter Johnson Road and Bowman Mill Drive shall have wood or hardiplank siding and be of a design, scale, and massing that is compatible with the Pumphrey-Mateney House.

Area 4-Perrine Parcel

This site is located immediately adjacent to the Pumphrey-Mateney House. The site currently contains a structure that was historically the Germantown Presbyterian Church, 19431 Walter Johnson Road. This resource is not a designated historic site and is not subject to the review of the Historic Preservation Commission; however, the owner is encouraged to retain the original block of the church structure.



Germantown Presbyterian Church

This structure may be incorporated into new construction but should be done so in a compatible manner. Housing is planned for this site, with a density of 18 units/acre.

New construction shall follow the following guidelines:

- Should the housing be provided with townhouses, structures should be of frame construction with wood or hardy plank siding. The design is to have traditional finish including clapboard, drop siding or shingles, with a variety of design and asymmetrical

massing drawing design cues from the vernacular, 19th century residences found in the adjacent historic district and which were common in upper Montgomery County. The site design must be oriented toward Walter Johnson Road with doors opening onto the street. Structures must be compatible in scale and massing with the historic resources.

- Should the housing take the form of single family attached units, the design shall be compatible with the massing, scale, and size of the adjacent Pumphrey-Matenev House. Context-sensitive contemporary design, detail, and materials are encouraged.

Area 5-Historic Area Vicinity

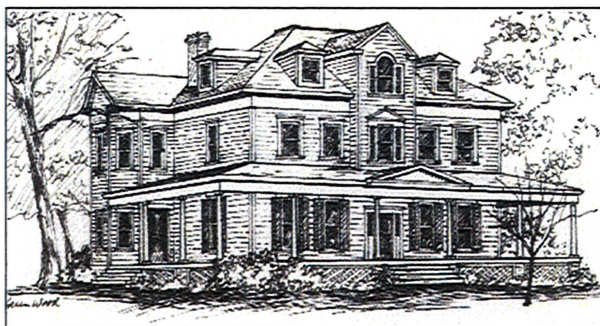
This site is located across Walter Johnson Road from and facing the Pumphrey Matenev House to the north and east. Townhouse and commercial uses are planned for this site. Structures built on this site shall have streetfronts on Germantown Road and Walter Johnson Road. The Walter Johnson Road structure(s) shall have a design, scale, and massing that is compatible with the Pumphrey-Matenev House and historic district structures, particularly at the southwest corner nearest the Pumphrey-Matenev House, with designs drawing from traditional themes and materials. Brick construction is appropriate for commercial structures, but frame shall be the dominant material.



Germantown Bank, 1922, brick structure
19330 Mateny Hill Road



Scale and massing of Mateny Hill Road houses
in historic district



Area 6 – Madeline V. Waters House Site

The Madeline Waters House (Resources #19/13-1) was designated on the *Master Plan for Historic Preservation* with a 7.9-acre environmental setting, now bisected by Germantown Road (118). The Madeline V. Waters House was destroyed by arson on April 1, 1986. The site remains listed in the Master Plan and is subject to the provisions of Chapter 24A. The site is currently improved by three structures, related parking lots, signs, and landscape features: one west of Germantown Road and two east of Germantown Road (118).

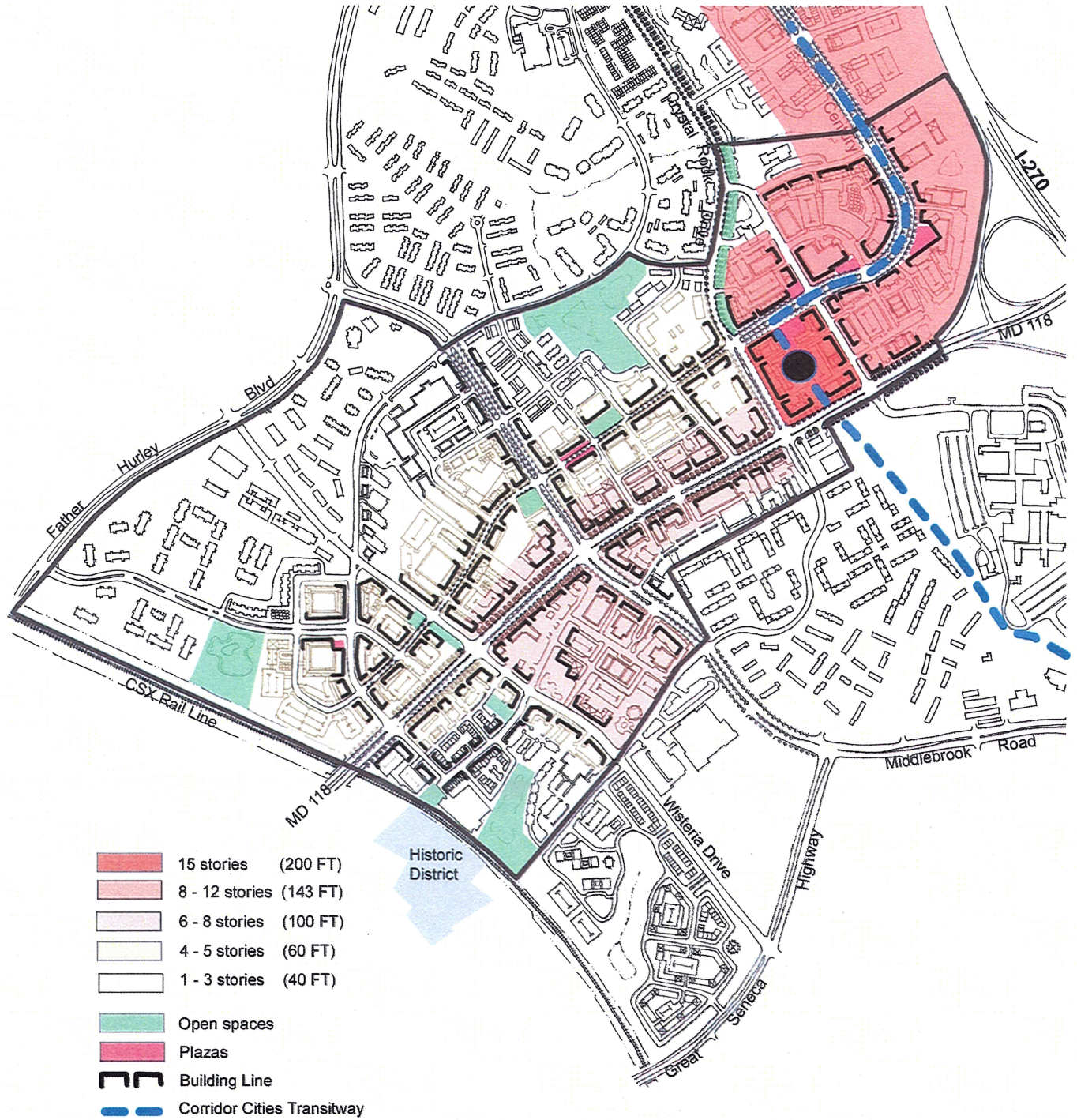
Any modifications to the site, including alterations to or demolition of existing structures or other improvements, construction of new structures, or changes to the environmental setting and its appurtenances, is subject to the review of the Historic Preservation Commission (HPC). The HPC is guided in its review of Historic Area Work Permit applications by Chapter 24A-8, the Secretary of the Interior's Standards for Rehabilitation, and pertinent guidance in Master Plans.

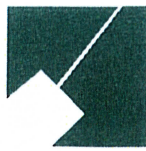
The collection of trees that historically lined the driveway leading up to the historic house is an original feature of the site and merits retention. Any new development on the site shall take measures to protect this historic alley of trees; any undertaking that causes damage to any tree shall be required to replace the tree, subject to the review of the Historic Preservation Commission.

A linear park was established along Wisteria Drive to commemorate the Madeline Waters House, incorporating a historical marker. Any approval of any significant redevelopment effort shall be predicated upon agreement of the applicant to commemorate the Madeline V. Waters House, as per HPC case number 19/13-03A.

ATTACHMENT E

Town Center Illustrative Urban Form





ATTACHMENT F

MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 22, 2008

MCPB item # 4
10/30/08

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Mary Bradford, Director of Parks *MB*
Mike Riley, Deputy Director of Parks *MR*
John Hench, Chief, Park Planning and Stewardship Division *JH*

FROM: Brooke Farquhar, Acting Supervisor, Park and Trail Planning
Park Planning and Stewardship Division *Brooke Farquhar*

SUBJECT: OWNERSHIP AND MAINTENANCE OF TOWN COMMONS, GERMANTOWN

RECOMMENDED PLANNING BOARD ACTION:

Revise the draft plan's urban design recommendations to add the following language:

- 1) Department of Parks staff will help to develop standards for maintenance of the Germantown Town Commons;
- 2) Montgomery County Department of General Services to continue maintenance of Germantown Town Commons until an Urban District is established. Said District will assume maintenance responsibilities;
- 3) Germantown Town Commons to remain as County owned and maintained land.

BACKGROUND

At the October 6, 2008 Planning Board Worksession the Board discussed the future maintenance and ownership of existing and proposed public open spaces in the Town Center, and in particular, the Town Commons in front of the Black Rock Center for the Arts, which is currently owned and maintained by the County.

Board members expressed the following concerns, and staff agrees that:

- 1) The Commons as the most visible and central public open space in the Town Center is not currently maintained at a high enough standard to reinforce the image of the vital downtown that is envisioned by the master plan; and,
- 2) There should be a consistent, high standard of maintenance for the Commons and for all of the existing and future public open spaces in the Town Center.

Staff agrees that the current level of maintenance is below the standard of an Urban District. Staff continues to recommend that ultimately a District similar to those in the Central Business Districts of Silver Spring, Bethesda, and Wheaton should be formed to maintain and program Germantown's public urban spaces. The Department of Parks is currently participating in negotiations with Urban Districts in both Bethesda (Elm Street Park, Battery Lane Park) and Silver Spring (Gene Lynch Park) to transfer maintenance duties of some urban parks to the Urban Districts. The question of whether this should become the standard for all urban parks will be discussed as a policy issue in the context of the Countywide Urban Parks Plan. This memo addresses the specific issue of maintenance of the Town Commons during the interim period until an Urban District is established in Germantown.

ANALYSIS

Staff recommends that the County maintain the Commons at a slightly higher level of maintenance until a District is established because this is the most efficient interim solution. In order to arrive at this solution, staff investigated the maintenance needs of the site and the efficiencies of County versus Parks Department maintenance.

What is the current maintenance program, tasks, and frequencies and what would it take to bring the level of maintenance up to an appropriate standard?

Typically high use urban open spaces need immediate graffiti removal, daily trash removal, weekly mowing, trimming and landscape maintenance, as well as other high maintenance tasks.

The existing maintenance contract for the Town Commons costs the County approximately \$10,000 per year and is performed by a private contractor. Parks has reviewed the contract and has made initial recommendations on how to augment the contract to create and maintain a more manicured lawn and ornamental plantings appropriate for a town commons. Specifically more edging, fertilizing, overseeding, aerating and watering of the grass, and ornamental plantings is needed. According to initial analysis, adding these tasks to the existing maintenance contract is estimated to cost an additional \$2000 per year.

What is the most efficient solution?

The County Department of General Services contractor maintains three public buildings and their grounds within a three-block area in the Germantown Town Center: the Public Library, including mowing the area around the future Town Center Park behind the library, the Black Rock Center for the Arts adjacent to the library, and the UpCounty Government Center two blocks away. Sending Parks Department crews and equipment to an area that already has County maintenance would be duplicating efforts and is not an efficient use of public funds.

RECOMMENDED SOLUTION

The existing maintenance program needs to be improved. Staff will provide recommendations to the County on specific maintenance tasks and schedules to achieve a premier landscape in this important public space, until such time as an Urban District can be implemented in Germantown Town Center.

BF:cg

cc: Gene Giddens
Gordon Rosenthal
Mike Horrigan
Jim McMahan