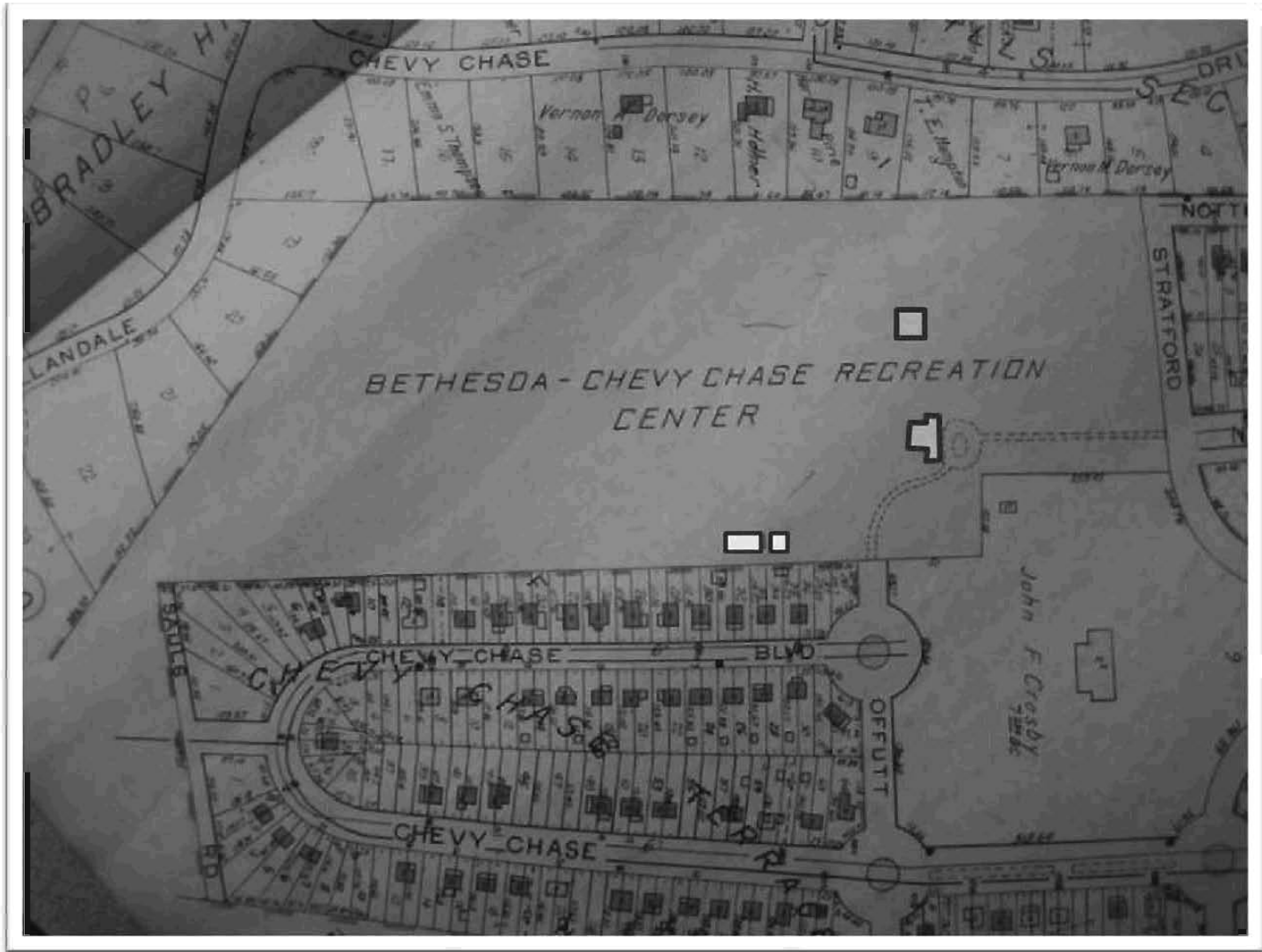


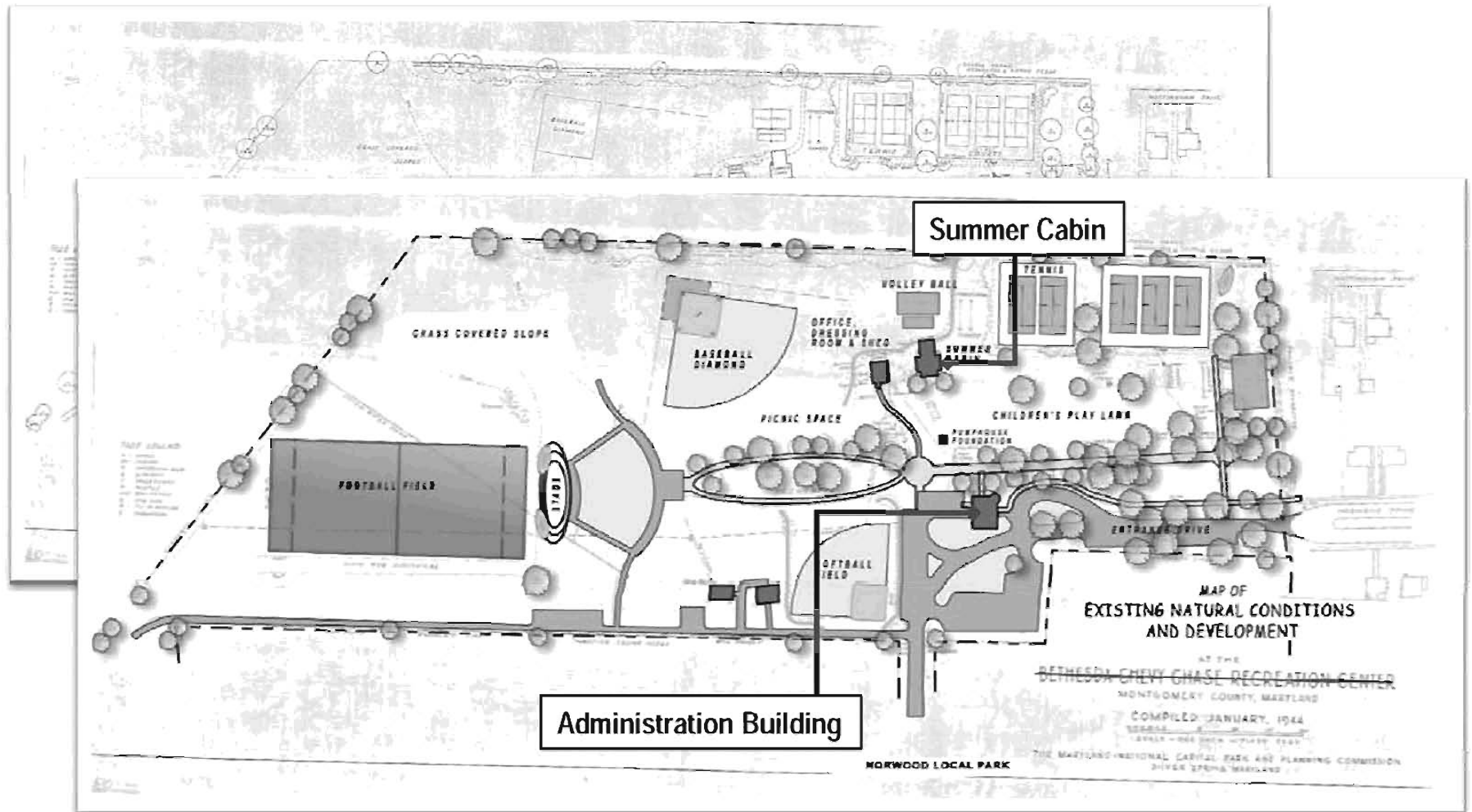
► 1939 Lighting and Power Line Plan





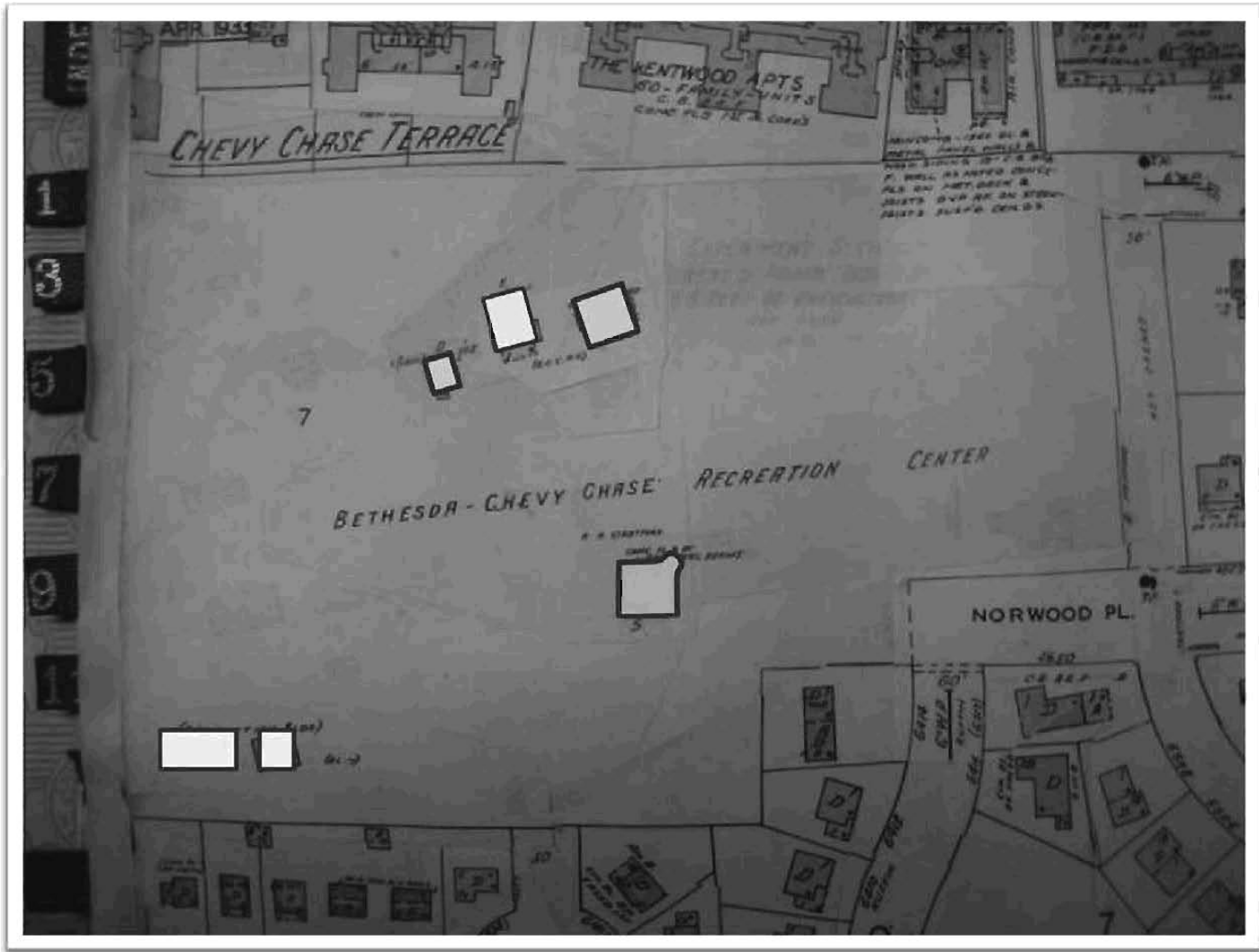
► 1943 Insurance Atlas

1862 ————— 1907 ————— 1943 ————— 1957 ————— 2007



► 1944 Map of Existing Natural Conditions and Development





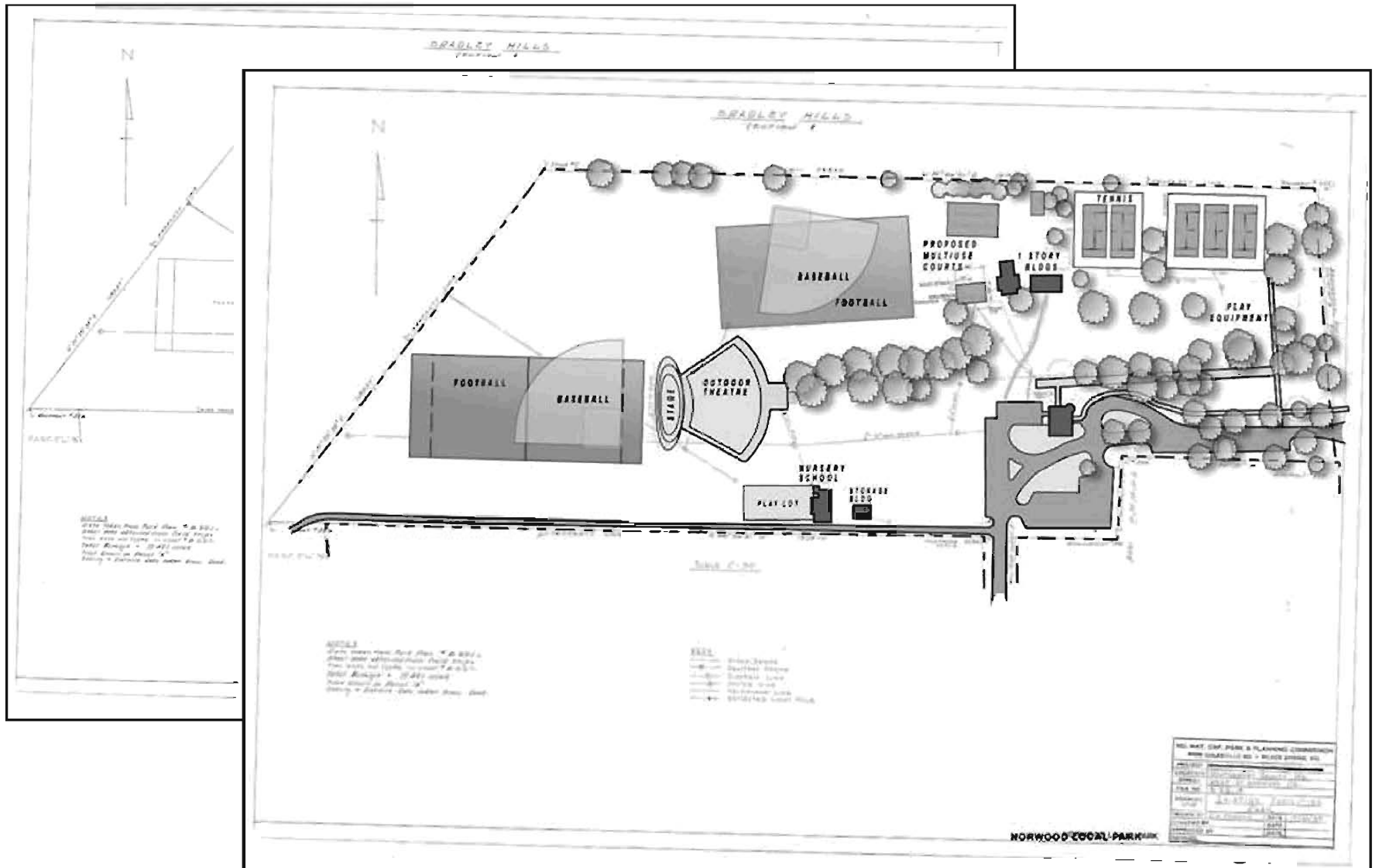
▶ 1951 Insurance Atlas

1862 ————— 1907 ————— 1951 1957 ————— 2007



▶ "The Office Building"





► 1955 Plan





1862

1907

1961

2007



Montgomery County Master Plan for Historic Preservation

- Master Plan site is a *local* designation
- Places a property under the jurisdiction of Chapter 24A of the County Code.



1862

1907

1957



2007

▶ **Criteria from Chapter 24A of the Montgomery County Code**

- ▶ **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 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;
 - ▶ d. exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities.

- ▶ **2. Architectural and design significance: The historic resource:**
 - ▶ a. embodies the distinctive characteristics of a type, period, or method of construction;
 - ▶ e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.



Previous Feasibility Studies

Kingsley School House, Little Bennett Regional Park

Brainard Warner, Kensington

Woodlawn Barn, Sandy Spring

Waters House Barn, Germantown

1862

1907

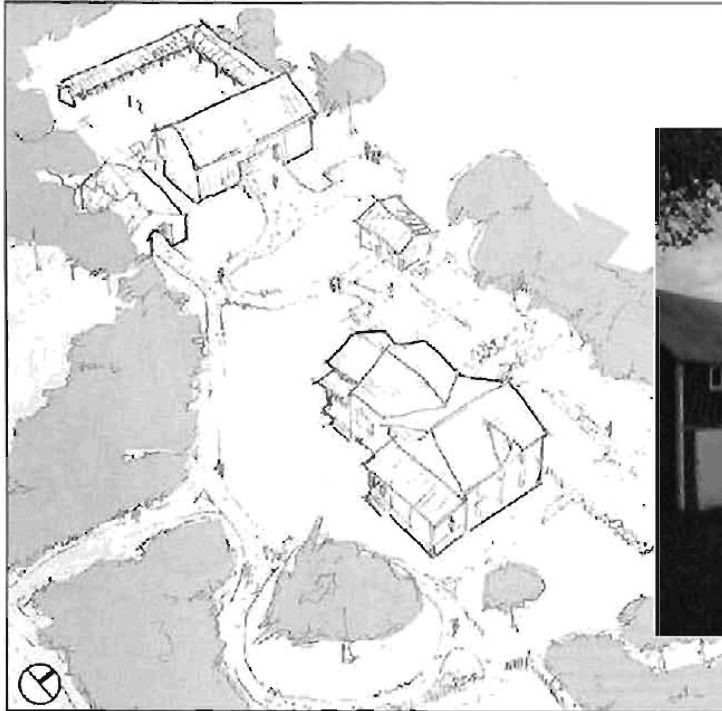
1957

2008

CHAPTER 4: CONCEPTUAL SITE DESIGN

INTEGRATED SITE CIRCULATION

As described in Chapter 2, the design looks to meet the needs of a range of users in a manner that is comprehensive and clearly defined. As illustrated below, the site design directs users toward the Heritage Center in the Bank Barn while taking full advantage of the entire Waters House Special Park. Upon leaving a re-turbished but visually separated parking area, a visitor will be directed along integrated pathways through a historically appropriate landscape toward the agricultural buildings. From these paths one could choose to enter the Waters House, with its proposed and clearly indicated Office and Meeting Spaces, or continue toward the grouping of structures that make up the majority of the site. While standing to the west of the main house, a visitor would gain an appreciation of the collection of buildings and have the opportunity to read interpretive outdoor displays that describe the history of the site and the region. From here a visitor could proceed directly to the Heritage and Visitors Center within the Bank Barn, or alternatively engage the magnificent view to the north across the open field and meadows toward the wooded hills beyond.



Aerial View of Concept Site Design illustrating proposed circulation, outdoor displays and visually separated parking



► Waters House Barn Feasibility Study





1862

1907

1957

2008

Selecting the Feasibility Assessment Team

	 Real Estate Economics	 Community & Preservation	 Rules & Regulations	 Design & Construction
Attributes	Good with numbers, willingness to ask questions, understanding of finance, knowledge of investment expectations	Good with people, willingness to ask questions, knowledgeable about community organizations, sensitive to political issues	Attention to detail, knowledgeable about rules, regulations, laws	Understands building design and construction, knowledge of building codes
Background	Accounting, banking, real estate	Community organizing, public relations, politics, nonprofit management	Law, planning, real estate	Architecture, engineering, construction
Technical Skills	Real estate vocabulary, spreadsheet capabilities	Listening, writing, ability to "read between the lines," marketplace demographics	Research	Design, drafting, site planning, cost estimating
Occupations	Commercial real estate broker, appraiser, developer, banker, economic development director, accountant	Planner, community development director, downtown manager, community activist, preservationist, chamber of commerce director, journalist	Attorney, planner, building inspector, title company researcher	Architect, engineer, contractor, planner, preservationist, cost estimator

▶ National Trust for Historic Preservation: Feasibility Study Stakeholders





▶ Historic Preservation Designation Process

1. Historic Preservation Commission Hearing with public input.

- Evaluates whether the building meets the design criteria listed in the Ordinance.

2. Planning Board Hearing with public input.

- After the hearing, the Board conducts a worksession to review HPC recommendations, public testimony and the historic preservation staff's recommendations.

3. Montgomery County Council Review with public input.

- Review final Planning Board draft.
- The County Executive has opportunity to comment.
- County Council holds hearing and worksession and approves or disapproves Planning Board draft.

4. Local Historic Designation!

- Building is adopted to master plan and its stewardship is guaranteed.

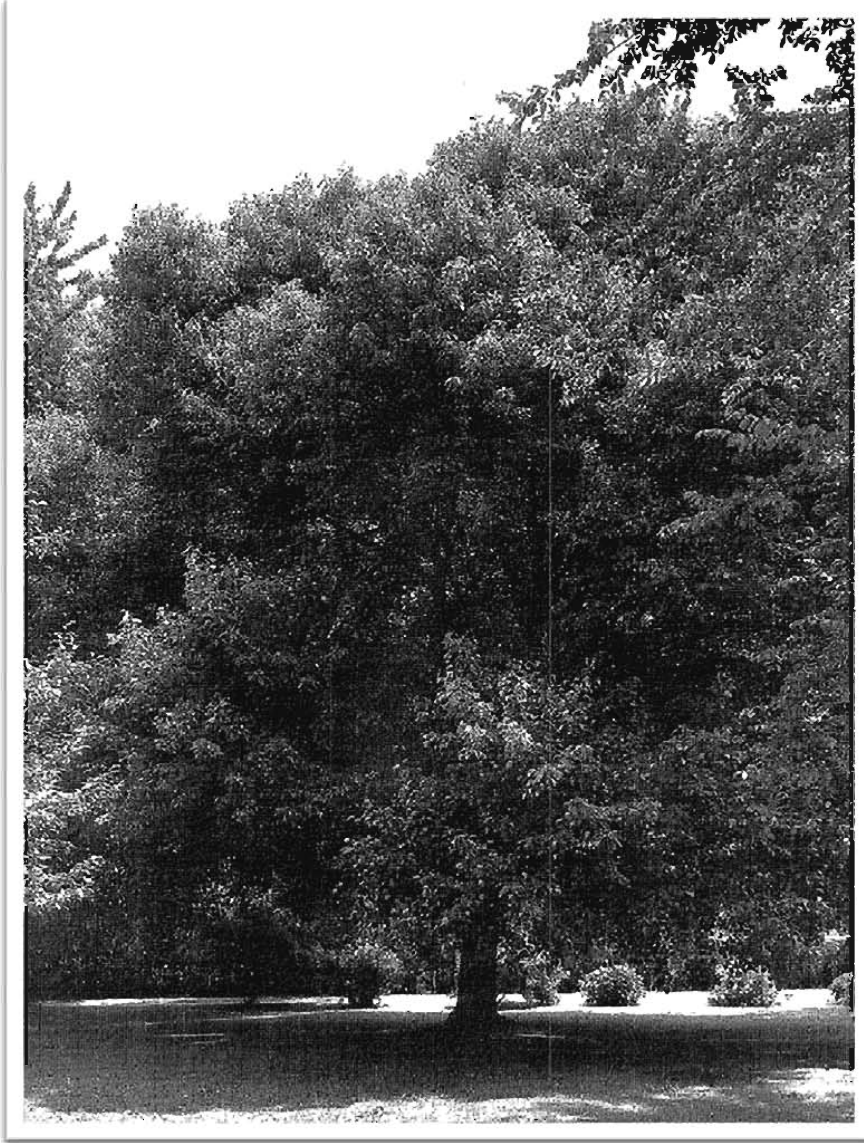
2007



Generous Timeline



????



► **Thank You**

