

23/64-96A 19101 Old Balto. Road
Brookeville (23/64 Oak Grove)



Existing Driveway at Oak Grove

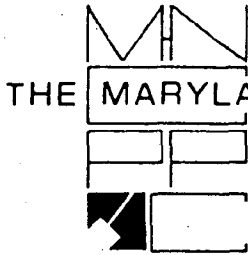
23/64-96A

Dr. G. G. G.

Brookline LAP.

not clear

jurisdiction



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 10-23-96

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

- 1) Paving may be gravel, brick or cobblestone,
- 2) Paving must be laid on sand or stone dust.
- 3) Cement or asphalt paving may not be used
- 4) Final choice of paving material or pattern must be approved by NPC staff.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Michael & Brenda Goodman

Address: 19101 Old Baltimore Rd. Brookeville, Md

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 10-23-96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

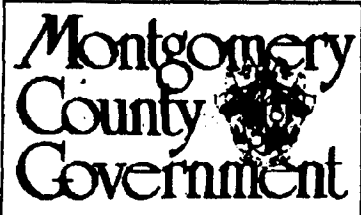
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON Brenda Goodman
 DAYTIME TELEPHONE NO. (301) 774-5104

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER Michael & Brenda Goodman DAYTIME TELEPHONE NO. (301) 774-5104
 ADDRESS 19101 Old Baltimore Rd Brookville MD 20833
 CITY STATE ZIP CODE
 CONTRACTOR pending TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 19101 STREET Old Baltimore Rd
 TOWN/CITY Brookville MD NEAREST CROSS STREET Gold Mine Rd
 LOT 9 BLOCK E SUBDIVISION Gold Mine Crossing
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other Driveway
 1B. CONSTRUCTION COST ESTIMATE \$ ~ 5000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # Ø

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Brenda Goodman Signature of owner or authorized agent 3 Oct 96 Date

APPROVED W/conditions For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature [Signature] Date 10-23-96

APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

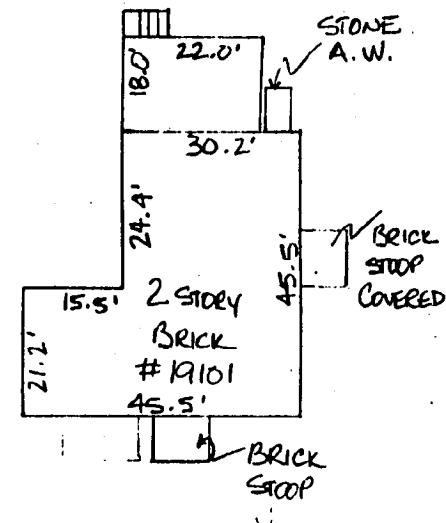
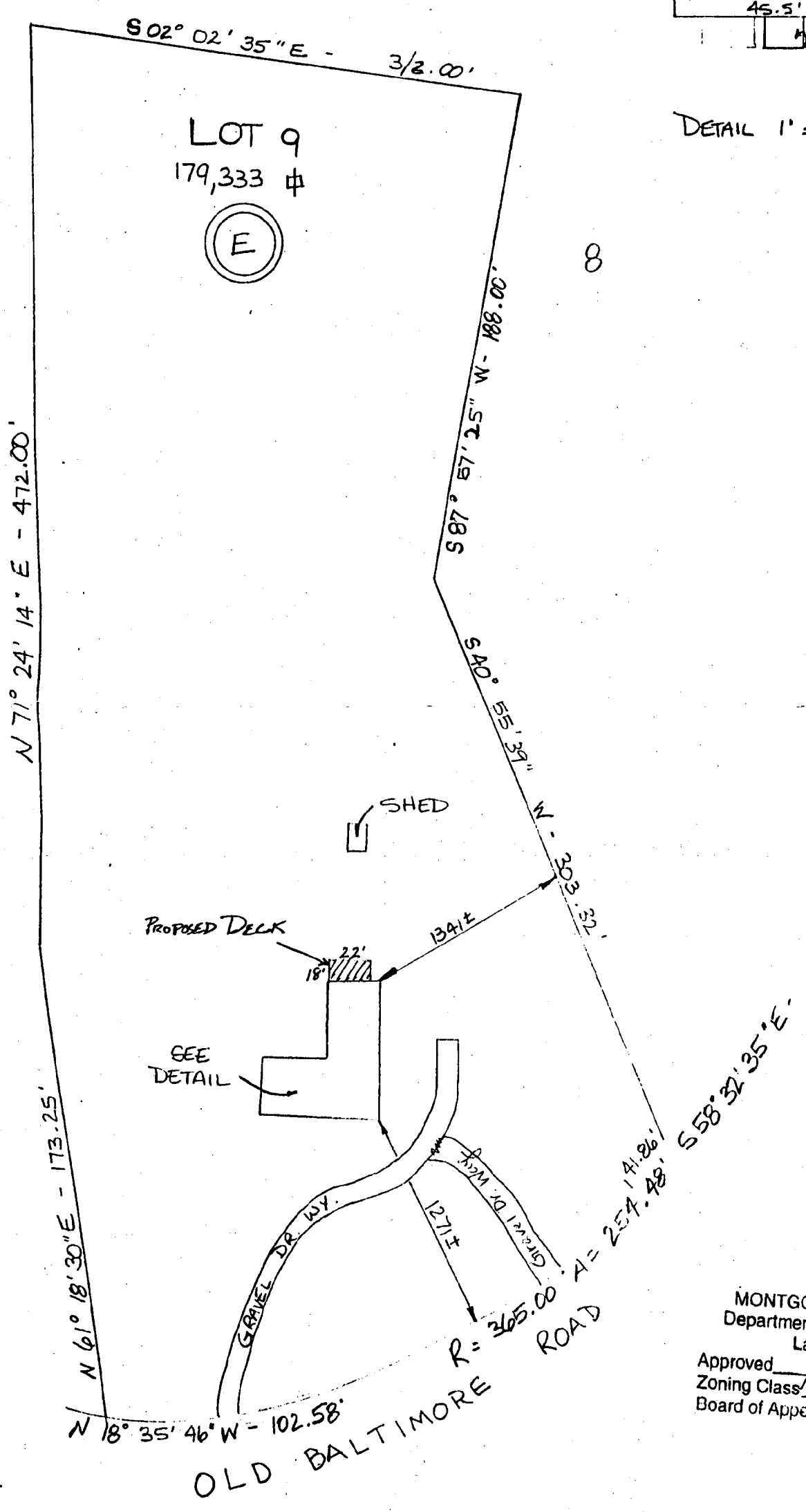
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.



DETAIL 1" = 30'

APPROVED - deck
 Montgomery County
 Historic Preservation Commission

[Signature]

JOB GOODMAN DECK OF _____ DATE 7-18-95
 SHEET NO. SITE PLAN CALCULATED BY _____ CHECKED BY _____
 SCALE _____

DESIGN-BUILD
 18809 Willow Grove Road Olney, Maryland 20832
 (301) 924-0004 MHC #58

[Signature]

MONTGOMERY CO. GOVERNMENT
 Department of Environmental Protection
 Land Use Compliance

Approved [Signature] Date 8-11-95
 Zoning Class NR200 Date 2/22/96
 Board of Appeals Case _____

LOT 9 BLOCK E
 GOLD MINE CROSSING

APPROVED driveway
 Montgomery County
 Historic Preservation Commission

[Signature] 10/25/96

MRS. MUNTHA
2208 FARMHOUSE CT.
BROOKEVILLE, MD. 20833

MR. & MRS. LAWSON
9016 OLD BALTIMORE RD,
BROOKEVILLE, MD. 20833

MR. & MRS. BEAN
9009 OLD BALTIMORE RD.
BROOKEVILLE, MD. 20832

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 19101 Old Baltimore Road, Brookeville

Meeting Date: 10/23/96

Resource: Master Plan Site #23/64, Oak Grove

HAWP: Paving

Case Number: 23/64-96A

Tax Credit: No

Public Notice: 10/09/96

Report Date: 10/16/96

Applicant: Michael and Brenda Goodman

Staff: Perry Kephart

PROPOSAL: Pave front driveway

RECOMMEND: Approve w/
conditions

DATE OF CONSTRUCTION: Ca. 1850

SIGNIFICANCE: Individual Master Plan site.

ARCHITECTURAL DESCRIPTION:

Late Federal style, five-bay, common bond brick, ell-shaped residence with painted jack arches above the windows, a cornice of painted brick dentils, and interior chimneys at each end of the side gabled roof with two front dormers and a dormer over the rear wing. There are twin entrances on the front and side facades, with a flat-roofed portico over the front door which has an eight light transom and is flanked by sidelights. Steps with simple wood railings lead down to the driveway.

BACKGROUND:

Oak Grove was designated as a Master Plan site in 1986 when its 208 acre setting was subdivided. In 1992, when the 88.15 acres surrounding the house were developed, 4.1 acres were retained as the environmental setting for the house.

In 1993, reconfiguration of the driveway to Oak Grove was requested in a Historic Area Work Permit (HAWP). The original driveway stretched for half a mile from the house to Georgia Avenue. At the time a new road was built for the subdivision, the driveway was eliminated except for short steep stretch that was inaccessible from the new road. Regrading the existing driveway would have endangered a huge oak tree at the front of the property. Therefore, a new driveway which circled up a gentle slope from the new roadway to the front of the house and back to the subdivision road was approved. At the time of the HAWP, asphalt paving was discussed, but gravel was agreed upon as 1) more historically appropriate for a drive which would run directly in the front of the house and, 2) less of a hazard to the roots of the historic trees in the front and side yards (see attached transcript from 4/28/93 HPC meeting).

In addition, in 1995, the owners received a HAWP to add a wood deck at the rear. This wood deck has been constructed; however, it has yet to be stained with a white opaque stain. At the time of the HAWP, HPC staff spoke with the owner and the owner's contractor. It was staff's understanding that staining with a white opaque stain was a part of the plan for deck and this was presented in the staff report which the HPC approved.

PROPOSAL:

The applicant proposes to pave the gravel driveway which was installed in 1993. The applicant, in a letter to the HPC, states that three loads of stone have been added to the driveway since her family moved to the house in 1994, but that the driveway remains rutted and hard on vehicles. She also notes that her husband is an obstetrician whose work demands that the road be accessible in all weather, but that the driveway is difficult to plow and in snowy weather is not reliably negotiable. Applicant has asked the Commission for permission "to pave this driveway with whatever medium you see fit."

STAFF DISCUSSION:

This case is problematic. Staff is reluctant to recommend denial of the applicant's request, as it appears that they have attempted to work with the gravel drive for two years and as the owner's occupation requires travel in emergencies and in all weather.

However, historically, most driveways were unpaved dirt, or were filled with bank sand (a natural mixture of clay, sand and pebbles such as is used on the towpath of the C & O Canal) or with gravel or limestone. Occasionally logs would be laid side by side in endemically muddy stretches of the path to allow all weather travel. Paving - when it was found - was usually brick, flagstones, cobblestone, or fieldstone. Paving was usually seen only on the sections of the driveway closest to the house, and would have only been undertaken by the most prosperous of homeowners.

Staff is concerned that the integrity of the environmental setting of Oak Grove be preserved. The house is surrounded by modern houses with paved driveways and streets with curbs and sidewalks. An asphalt paved driveway would mitigate the efforts that have been made to retain an appropriate environmental setting for the historic site with a significantly larger lot and gracious background of lawns and large old trees. In addition, staff is a bit concerned that adding a great deal of new paving could ultimately damage the root systems around the old trees. The trees are close to the new subdivision road and sidewalks and would be surrounded with paving if asphalt or some other impermeable surface is used for the driveway.

As a compromise and understanding the applicant's need for a more accessible driveway, staff would suggest that the owners be permitted to pave the driveway, but that a more historically appropriate and less permeable material be used. Staff would recommend either brick or cobblestone laid on a sand base (not concrete) or a product like "Grasscrete" which is a system of open pavers that allow grass to grow up between them. Asphalt or concrete would not be acceptable materials.

STAFF RECOMMENDATION:

With the following condition, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards for Rehabilitation #1 and #2:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment; and

HJ / brick w/ grass center.

Smiley - gravel a prob @ graded areas

Greg - agree w/ snowblower
" It's a sidewalk slip question
coming around on grass curb.

HJ . approve 23 etc .
08
w/
~~use~~

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

and with the following conditions:

or stone dust

6-0

- 1) If the applicant chooses to pave the driveway with a material other than gravel, — brick or cobblestone laid on sand, ~~or a permeable paving stone (like "Grasscrete") may be used.~~ Cement or asphalt may not be used.
- 2) The final choice of paving material ^{pattern} shall be approved at a staff level.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

Gregg - Grasscrete. questions cobble

Holt - not grasscrete - too much work to keep grass up in this area.

Susan - sand inter-locked base. eg. Wimbury, or brick

Meredith Brick or cobblestone -
Grasscrete not appropriate -
not historical

Holt river gravel

Emily - has gravel & agrees that
it's harder on feet.
Snowblower.

- Brick checks w/ gravel in. full so
gravel doesn't travel - but may
not be usually ok. (3)

19101 Old Baltimore Rd
Brookeville, MD 20833
Sept. 27, 1996

Historic Preservation Commission of Montgomery Co.
8787 Georgia Ave
Silver Spring, MD 20910-3760

Dear Chairman,

I am the current owner of Oak Grove, a historic home in Brookeville. My request is to obtain permission to pave the driveway leading to my home. I understand it is necessary to have such permission before undertaking this project.

At this time, the long driveway is stone. Although we have had three additional loads of stone poured since moving in two years ago, the driveway remains hopelessly rutted and hard on our vehicles. I invite to drive up the driveway for a demonstration. It is the approach of winter, however, that leads me to finally write this letter. A stone driveway is impossible to plow, and last Winter's multiple blizzards took its toll. My husbands profession (obstetrician) makes it necessary to be able to negotiate that driveway in all weather. This led to untold hours of manually digging out a driveway 50 yards long. I cannot bear the thoughts of a repeat performance. Furthermore, the gravel has been hard on my children's knees and is messy on the sidewalk that crosses both outlets of the drive. Therefore, I request permission to pave this driveway with whatever medium you see fit.

Thank you for your consideration.

Sincerely,



Brenda Goodman

Mrs Michael T

301-774-5104

⑤

23/64



Existing Driveway at Oak Grove

1 Road in Brookeville. That's Case Number 23\64-93-A, and
2 we'll open the public record on that and we will have to
3 wait one moment because staff has gone on an errand for me
4 and they'll be back in just a second.

5 MR. BRENNEMAN: Mr. Chairman, I'd like to say I
6 abstain from voting on this as I'm part of the business
7 deal on it.

8 CHAIRPERSON RANDALL: Okay. Very good. We will
9 have a staff report in just a few moments on that one.

10 Okay, we will now proceed with the staff report
11 on Case 2C.

12 MS. WITHERELL: ^(the slide projector) This will quiet down in a
13 minute. Can you see the screen clearly?

14 This application is for a driveway at Oak Grove,
15 an individually listed resource just south of Brookeville.
16 Information is known about its original driveway, which has
17 been in that configuration for quite some time.

18 It originally stretched for a half a mile from
19 the house out to the road. This house is now to be
20 surrounded by a subdivision and a new road is being cut
21 through.

22 In your package you see the layout of the new
23 road, and you can see how close it comes to the house. The
24 problem, I think, from a historic perspective, is that the
25 new road is about six or seven feet or so below the level

1 of the driveway, the pre-existing driveway.

2 I'd like to recommend that the proposal, as
3 submitted, be approved for a circular gravel driveway. I'm
4 standing up on the level of the lawn at this point. This
5 is about the extent of the grading and you'll notice the
6 car there, the pale colored car is our County car.

7 That's where the existing driveway is. I was
8 parked, well I can't see it from there, on the gravel area
9 just in the foreground and this would be where, if we were
10 to use the existing driveway, it would have to cut through
11 here. It's frankly just too steep to get up there.

12 Furthermore, the tree -- the large tree in the
13 foreground, the roots of it are close enough to the cut now
14 and to cut a driveway through there would, I think, would
15 be injurious to the roots.

16 The car in front, again, that beige car is where
17 the existing driveway is. The applicant would like to come
18 in between these two trees here and after pacing it out, we
19 agree that it would be just to the right here, that this
20 would be the most gentle incline.

21 This is a little farther down the road now, but
22 it would go between those trees. So, I think the applicant
23 has done the best job of selecting the site for the new
24 driveway. They have recommended asphalt, but they concur
25 that gravel, that would be a good choice, I think, just in

1 terms of the effect in front of the historic house and also
2 to help preserve the roots.

3 So I recommend that the proposal be approved as
4 it's been proposed on paper.

5 CHAIRPERSON RANDALL: Okay, any questions of
6 staff?

7 MR. CLEMMER: Yes. In the packet on Page 10,
8 this site is described as having 4.1 acres in the
9 environmental setting, but on Page 10 I look at my graphic
10 here that says "preservation easement - no clearing or
11 grading without prior written consent."

12 And it points to a boundary line that may describe
13 eight tenths of an acre.

14 MS. MARCUS: The entire parcel or lot on which
15 the house is located is the environmental setting for the
16 property, and that was what was delineated at the time of
17 subdivision.

18 The house is on 4.1 acres of land and that is
19 the setting. There are some specific conservation
20 easements that were also included at the time of
21 subdivision to preserve large trees on the lot, so it's
22 double protection, you might say.

23 But the HPC has jurisdiction over the entire 4.1
24 acre lot and that is the official environmental setting for
25 the property.

1 MR. CLEMMER: And that on Page 10 would be
2 represented as the lines that have an occasional "X" that
3 are not completely represented on here. They go out to the
4 rear of the property. It just goes off the map.

5 MS. WITHERELL: Right. But in fact, this line
6 in front, I mean I didn't measure it precisely, but it does
7 appear to follow what's shown on paper. In other words, to
8 protect the roots of those trees because that ~~is~~^{line} appears
9 pretty close to, but outside of the drip line of those
10 trees in the front.

11 MR. CLEMMER: And this is what you want to
12 approve the way I read it?

13 MS. WITHERELL: Yes.

14 MR. NORKIN: I have a question. The work that's
15 going on here, this is County widening of the --

16 MS. WITHERELL: This new road.

17 MS. MARCUS: It's creating a new road for this
18 newly subdivided property. A road that never was there
19 before.

20 MR. NORKIN: And is that the type of thing that
21 would, and maybe it did come before this Commission and I
22 just either wasn't there that night or paying attention,
23 but is the creation of that kind of a road also the type of
24 thing that we would have before us?

25 MS. MARCUS: As part of the subdivision process,

1 yes. And this was a very old subdivision. I think
2 actually this came before the Commission originally back in
3 maybe 1987, maybe even earlier and then the property was
4 not developed for a long period of time, and finally it was
5 -- they moved forward with the approved subdivision.

6 MR. NORKIN: Okay.

7 MS. LANIGAN: I have another question. So the
8 cut that's already there is for the road that the County is
9 putting in and the driveway is going to be on the same
10 level as the house?

11 MS. WITHERELL: It will go from the road up to
12 the house.

13 MS. LANIGAN: Okay, but there won't be a cut for
14 the driveway except to access it?

15 MS. WITHERELL: Right. The intention is to put
16 in the driveway in the grade that's the flattest so to
17 prevent having any kind of steep sides.

18 CHAIRPERSON RANDALL: Any other questions of
19 Staff? If not, I see that Mr. Bain and Mr. Webber are here
20 representing the applicant. If you would like to come
21 forward please. And if you would like to identify yourself
22 for the record and then if you have an opening presentation
23 of sort to supplement what staff said, please feel free to
24 proceed.

25 MR. BAIN: Thank you. Mr. Chairman, Members of

1 the Commission. My name is Roger Bain. I'm an attorney
2 with Wheeler and Korpeck and I'm here with our Planner, Chris
3 Webber. We are here on behalf of the applicant.

4 We think the staff has fairly presented the
5 case, and we would concur on their recommendation if they
6 choose, that a gravel type drive in the position that she
7 has recommended is the better choice, we would have no
8 objection to that.

9 CHAIRPERSON RANDALL: Okay. Any questions of
10 the applicant from the Commissioners?

11 MR. CLEMMER: Does anyone live in the house now.
12 Is it occupied?

13 MR. BAIN: There is a tenant in the house now,
14 but he is in the process of moving out.

15 MR. CLEMMER: What is your eventual plans for
16 the house?

17 MR. BAIN: For the house?

18 MR. CLEMMER: Yeah. The owners' plans for the
19 house?

20 MR. BAIN: Sell it to -- the owner is going to
21 sell it and my understanding is it may be a member of the
22 Commission, that's why he chose to refuse himself.

23 MR. CLEMMER: I learn something new every day.

24 CHAIRPERSON RANDALL: See, we really don't talk
25 among ourselves about these private matters.

1 MR. BOOTH: The subdivision is not encroaching
2 on the 4.1 acres though, is it?

3 MR. BAIN: No.

4 MR. BOOTH: And, now is the -- are the
5 subdividers putting this road in, or is this --

6 MR. BAIN: That's correct. It's a County master
7 plan road, but the subdividers are going to have to build
8 it.

9 MR. BOOTH: I was just curious as to, was it
10 necessary to bring it -- it looks like about seven or eight
11 feet down into the ground like that. Was that --

12 MR. BAIN: Do you want to address that Chris?

13 MR. WEBBER: Let me explain something to you.

14 MR. BOOTH: Shoot.

15 MR. WEBBER: Sure there were a lot of reasons
16 for sewer and water flow in that area. The current owner
17 purchased that property when it was in the process of
18 foreclosure sale last year.

19 And so, a lot of the subdivision was already in
20 place as Gwen, I believe, indicated to you earlier. So I'm
21 not specifically sure myself of why all the reasons there
22 were -- the initial grades are established, but a lot of
23 the road work in there was on grade.

24 There has been some rough work done for WSSC
25 even before the property was platted.

1 MR. BOOTH: Okay.

2 CHAIRPERSON RANDALL: Any other Commissioners
3 have any questions or observations, comments?

4 I'm pleased that they are so readily acquiescing
5 in the gravel situation so we don't have to get into a lot
6 of dialogue on that, and from what I see, it looks to me as
7 if the staff's amended staff report appears to be probably
8 the right way to go given the circumstances of what's
9 happened here.

10 MR. NORKIN: Is it proper to make a motion at
11 this point then?

12 CHAIRPERSON RANDALL: It certainly would be.

13 MR. NORKIN: I would like to move an HPC Case
14 23\64-93A application by Francis O'Day Company,
15 Incorporated at 19101 Old Baltimore Road, Historic Area
16 Work Permit be approved as applied for and reported in the
17 staff report with the condition that the highway be paved
18 in gravel.

19 CHAIRPERSON RANDALL: Second?

20 MS. HARRIS: Second.

21 CHAIRPERSON RANDALL: All right, there's a
22 second. Is there any further discussion on the motion?
23 Hearing no further discussion, I close the public record.
24 All those in favor of the motion as read please signify by
25 raising your hand.

19101 Old Baltimore Rd
Brookeville, MD 20833
Sept. 27, 1996

Historic Preservation Commission of Montgomery Co.
8787 Georgia Ave
Silver Spring, MD 20910-3760

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Thank you for your consideration.

Sincerely,



Brenda Goodman

Mrs Michael T

301-774-5104

23/64