

BROOKVILLE NEWS ARTICLES

23/65 BROOKEVILLE H.D.

Brookeville starts restoration of schoolhouse

OLNEY GAZETTE

by Terri Hogan

10/12/02

The Brookeville Schoolhouse, one of the last remaining one-room schoolhouses in Montgomery County, sits nestled in the woods at the end of North Street.

The Town of Brookeville, ever-cognizant of preserving its history, is restoring the wood-frame structure, which dates back to the 1860s.

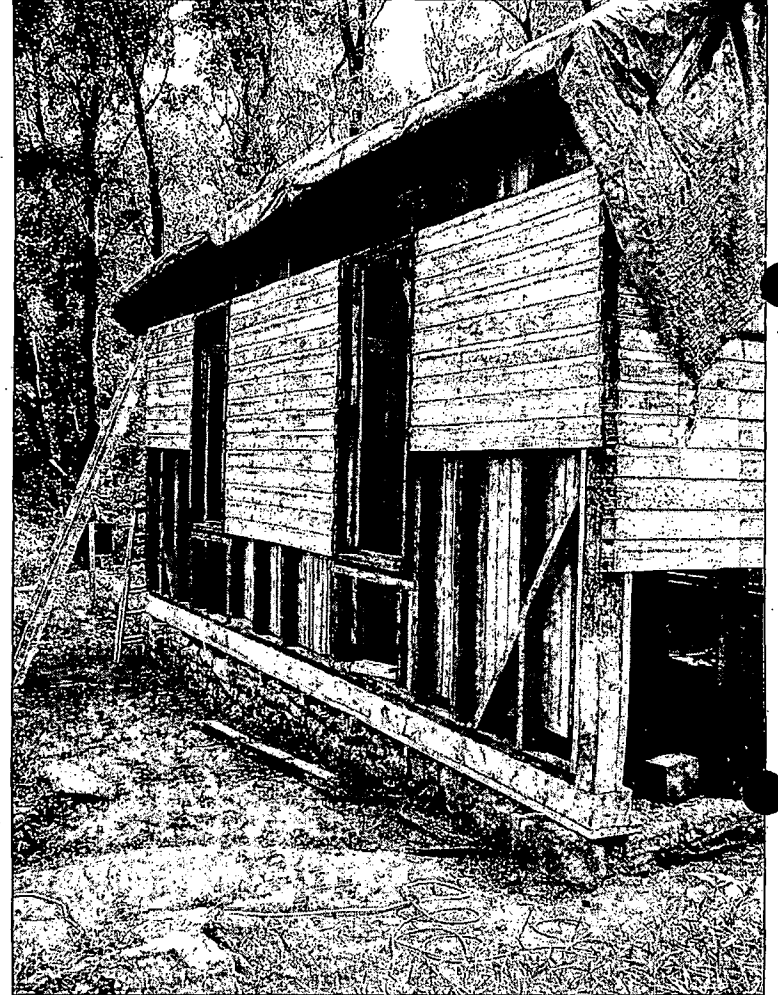
Early history

One-room schoolhouses were common in the 19th and early 20th centuries. Most Americans attended one-room schoolhouses during that time.

The Brookeville Schoolhouse appears to have been a typical American one-room schoolhouse — one room with two windows on each side and a vestibule. An outhouse sat behind the structure.

Each schoolhouse would typically have a single teacher, teaching grades one through eight. The youngest children sat in the front of the room, and the oldest in the back. They were taught reading, writing, arithmetic, history and geography. Students memorized and recited their lessons.

Details about the schoolhouse are sketchy and have been comprised from town records and information provided by the Sandy Spring Museum.



Submitted photos

With the help of local residents, the Town of Brookeville is restoring the one-room schoolhouse at the end of North Street. The school dates back to the 1860s.

Continued on next page →

The land was purchased for \$300 in 1865, four years after the county's public school system was established by Maryland's General Assembly.

The schoolhouse appears to have been in continuous use until the early 1920s.

One of the town's residents, Grace Bryan, 90, recalls attending the school.

"Miss Mary Downey was our teacher; her father had a farm in Sandy Spring," she said. "But she got TB (tuberculosis) and had to go away. We were all crying because we loved her. She was wonderful."

Bryan recalls hanging her coat in the small vestibule and a pot-belly stove in the middle of the classroom.

Gladys Unglesbee, 89, currently a resident of Silver Spring, also has vague recollections of attending the schoolhouse.

"The mothers used to make soup and put it on top of the stove," she said. "The teacher would serve it to us. Sometimes, we would even get cocoa."

One of the school's earlier teachers was William H. Briggs, the son of Isaac Briggs, famous land surveyor and Brookeville resident.

The later years

The school was operational until the early 1920s, when a new and larger school was built.

After the schoolhouse was sold in 1926, it was converted into a residence, but was later abandoned and continued to deteriorate over the years.

James Howell Howard and Maude Lemos Howard, African Americans who devoted their lives to education, purchased the property. Their grandson, James H. Howard Jr., recalled visiting the schoolhouse as a young child.

In an undated letter, the younger Howard writes of "drives into the country" taken with his parents to visit his two uncles and the schoolhouse.

"I have no idea as to what he motivation was for my grandparents to purchase the schoolhouse property, or how it came about that the county was allowed to see the property to Negroes," he wrote.

A deed shows the property was transferred to James Howell Howard Jr. by Maude Lemos Howard in 1942.

Whatever the intentions of the Howard family, the schoolhouse sat vacant and began to deteriorate.

To prevent further deterioration of the building, the Town of Brookeville began negotiations with the Howard estate to acquire the property.

Brookeville Commission President Richard Allan said the town had been anxious to obtain the schoolhouse property, but was not

in the position to purchase it, due to the costs involved in the previous restoration of the Brookeville Academy.

In 1997 the property was deeded to the town by Juanita C. Gardner and Shirley H. Rice (co-administrators of the Howard estate) to honor Howard's wish that the building be restored by the town in memory of his parents, Howell J. Howard Sr. and Consuelo Howard, and their dedication to the improvement, education and well-being of African-American children in Montgomery County and Washington, D.C.

"It worked out wonderfully well," Allan said. "We'll be able to bring the schoolhouse back to life, and it will have meaning again."

Allan said that Brookeville was the home to several educational institutions: the North Street Schoolhouse, the Brookeville Academy, Miss Portner's School for Girls and Orndorff Hall.

"That's pretty incredible for a town this size to have that kind of educational infrastructure," he said.

Allan said the town also had other motivations for wanting to acquire the school.

"We had a driving desire to obtain the schoolhouse while some of the residents that attended the school were still alive so that they could share their memories with us and help us to restore it as it once was," he said.

The restoration process

After the town was awarded a small grant in 1997, local architect Miche Booz, who has spearheaded the restoration project, began preliminary work.

Booz said the first task was to stabilize the building to prevent further deterioration.

In 2001 a small Save the Brookeville Schoolhouse Committee was formed to manage the project and develop recommendations for how the restored schoolhouse will be used.

Using Booz's plan, the town applied for and recently received a \$17,000 grant. The town has also budgeted \$17,000 in capital funds towards the project. The first phase is expected to cost approximately \$50,000.

Several volunteer days, which drew many town residents, resulted in clearing brush and debris from the site. Many of the town's residents have volunteered their time, their expertise and their money to the project.

"When we began, the building had been abandoned for 40 years," Booz said. "It was a mess. We filled two Dumpsters with the material hauled out of there."

Construction is one-third of the way completed, Booz said.

Walls have been rebuilt or supported, sill plates have been replaced, windows have been ordered, and a

new roof will soon be installed.

"We are retaining as much as the original materials as possible, and are spending the money to make sure that the building lasts a long time," Booz said.

Brookeville resident and mason David Yinger rebuilt the chimney and is planning to build a sidewalk from the front door down to the road, making the schoolhouse more accessible.

The future

Allan is unclear at this point as to how the restored schoolhouse will be used.

"One obvious use is to work with the school system to demonstrate or recreate 19th-century education in a classic one-room schoolhouse," he said. "With the Sandy Spring Museum and the Oakley Cabin nearby, it seems to be a natural combination."

Allan said he will solicit ideas from the community on other possible uses.

"Because of its location, its usage will have to be fairly low-key," he said. "We don't plan on using it for anything that would draw large numbers of people."

To track the progress of the schoolhouse restoration, visit the town's Web site at www.townofbrookevillemd.org.

Brookeville working to restore one-room schoolhouse

by Terri Hogan

Staff Writer

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#23/65

Plan to build three homes in Brookeville to go before county historic commission

OLNEY GAZETTE
by Terri Hogan

Staff Writer 1/23/02

Developers planning to build three single-family homes in the Brookeville historic district will appear before the Montgomery County Historic Preservation Commission this evening.

Ruffin Maddox and Rory Coakley plan to construct the homes on High Street behind 301 Market St., on a piece of land known as the Rotter property.

The four-acre property currently has one house on it.

According to Christopher Scanlon, chairman of the Brookeville Planning Commission, the Historic Preservation Commission will review the site plan and vote on whether to allow construction. He said the Town of Brookeville will likely hold its own hearing next month for the final site plan approval.

Scanlon said that members of the Brookeville Planning Commission will attend tonight's hearing to comment as necessary and to avoid potential conflict, but he expects the preservation commission to approve the plan.

"In the preliminary hearing there were a number of stipulations, changes or inclusions," he said. "The developers have been receptive, so I suspect everything will go smoothly."

"There are no items of contention, so we're kind of fine-tuning things at this point," he added. "We're working out street lighting and planting trees along the street. The major issues of size, siting and materials have already been worked out."

The case is the first development issue Brookeville has encountered since regaining its subdivision authority from the county.

"There couldn't be a more important development to test the process," Brookeville Town Commission President Richard Allan said. "We've seen the preliminary site plans and have expressed our thoughts informally, but that is what the Planning Commission exists for."

Scanlon agrees on the importance of the case.

"This is important because it is one of the last opportunities for development in town. There are only a few properties that have the ability to subdivide," he said.

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Camp bill coming soon

OLNEY GAZETTE
by Leah Carlson

Staff Writer 1/23/02

County Council President Steven A. Silverman plans to introduce a bill by the end of the month to give private schools two years to obtain county approval for the summer camps they run.

The need for the bill has arisen out of a zoning case involving the summer camp at Holton-Arms School, a secular, private school in Bethesda for girls in grades 3 to 12.

"There has to be a global solution," said Silverman (D-At large) of Silver Spring. "It's not just related to Holton-Arms."

The summer-camp issue arose after Holton-Arms officials sought approval by the county Board of Appeals more than two years ago to expand the school.

Holton-Arms is located in a neighborhood off River Road, and must have approval by the Board of Appeals, called a "special exception," to exist. The school obtained that approval when it moved to Bethesda in 1960, and had to ask the board two years ago for permission to expand.

Holton-Arms officials have appeared before the board numerous times in the last two years for a series of hearings to explain their plans to expand enrollment and

campus facilities.

Holton-Arms has operated the camp for 28 years without board approval because school officials considered it part of their academic program, hence it would be covered by the school's approval from when it moved to Bethesda.

But the board ruled in December that the summer camp required a separate hearing and approval because it was separate from the school's academic program, and not covered by the approval 40 years ago.

The board held that hearing Jan. 16, at which time it approved the co-educational summer camp for 645 participants. The camp, designed for children ages 3 to 13, enrolled about 800 people in 2000 and about 750 in 2001.

Diana Beebe, Holton-Arms' head of school, said she was relieved.

"I'm happy for the children of Montgomery County and everyone who works at the camp," she said. "Overtime the camp has become enormously popular. It's been a wonderful admissions tool for us."

The board's decision might affect other private schools in Montgomery County that have a special exception from the Board of Appeals to exist, but not separate approval for a summer camp.

Governor outlines environmental agenda

Outlook for waters near Ocean City not good, he says

By TOM STUCKEY
Associated Press

ANNAPOLIS — Gov. Parris N. Glendening will ask the legislature for bigger fines for environmental polluters and will seek more protection for the coastal bays off Ocean City and the wooded lands that border the Chesapeake Bay and its tributaries.

Glendening delivered the opening address Monday at the annual environmental legislative summit sponsored by a network of environmental organizations.

The governor also questioned the need for a black bear hunting season in western Maryland.

"We'll work with the scientific community. We'll evaluate this carefully," Glendening said about bills to allow bear hunting in Garrett and Allegany counties.

Western Maryland lawmakers, including House Speaker Casper Taylor,

D-Allegany, are supporting legislation to allow hunting for black bears in the two western counties because of a growing bear population, now estimated at 300 to 400.

The state has banned bear hunting for 48 years, although the DNR has the authority to authorize a bear season.

Taylor said he also plans to introduce a measure that would strip the department of its authority to regulate hunting and create an independent game commission.

"What do you do if the department that is in charge of wildlife in this state is not willing to recognize the realities that exist?" Taylor said. "The fact of the matter is, hunting has been and continues to be a legal, 300-year tradition throughout America."

However, Glendening questioned whether 400 bears pose enough of a

problem to justify creating a season.

"What if there were 400 humans? Would we want a hunting season?" he asked.

The governor also fleshed out other details of his environmental program for the 2002 General Assembly session and to seek support for his bills.

A top priority will be legislation that would bring the coastal bays between Ocean City and the Worcester County mainland under the control of the Critical Areas Commission.

Glendening said he toured Ocean City and areas across the bays last summer to see check out development.

"If you want to see a true horror story of the environment, go down and see what has happened," Glendening said.

Construction is destroying wetlands, damaging the view across the bays from Ocean City and causing silting problems.

"If we don't do something now, we'll have one of the biggest mud flats on the East Coast," Glendening said.

Some Worcester County officials complained strongly about the proposal when the governor first discussed it last August at the Maryland Association of Counties conference in Ocean City.

"It was a total shock to each of us," county commissioner Virgil Shockley said.

He said county officials believed they had an agreement with the state to deal with the issue locally, and they do not welcome state interference.

"We are attacking the issue in what we thought was a sensible way to go about it," Shockley said.

Glendening said he wants stiffer penalties for companies that pollute the air and water because fines "are so minor

they have no real consequences."

"For some, they are just one more rather minor cost of doing business," he said.

The maximum fine for violating air pollution laws is \$2,500 a day up to a total of \$50,000 in Maryland. In Pennsylvania, there is a \$25,000 a day fine with no cap, Glendening said.

He said he will ask the legislature to pass a bill that would overturn what he called "three unfortunate court rulings" that have weakened the authority of the Critical Areas Commission to regulate construction in a 100-foot buffer around the bay and tributaries.

"The court has opened holes so wide in the law you could drive a developer's bulldozer right through it," Glendening said.

He also called for passage of a bill to increase the right of Marylanders to file lawsuits to challenge permits given to nearby businesses to discharge pollutants into the air or water.

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The Threatened Charm Around the Bend ^{#23/65}

WASH. POST
By BARBARA RUBEN
Special to The Washington Post 10/01

In 1814, when the British invaded Washington during the War of 1812, President James Madison fled the White House. His circuitous trip on horseback to the tiny town of Brookeville in north-eastern Montgomery County took four days. Today, about 9,000 cars a day careen around an abrupt zigzag in Georgia Avenue that forms the backbone of Brookeville.

Travel time to 1600 Pennsylvania Ave. takes about an hour, depending on traffic. But beyond the now-omnipresent roar of 18-wheelers and SUVs through the 50-house incorporated town, residents say Brookeville's character has changed little in the 176 years since Madison made the town the U.S. capital for one steamy August day. Several houses date back to Madison's time and earlier. Victorians, Sears kit houses and mid-20th-century ramblers also line Brookeville's five streets.

"What was Brookeville like 50 years ago? Just look down the street and you're looking at essentially the same place," said Clyde Unglesbee, 80, who grew up in Brookeville, married another Brookeville native and 50 years ago built a house on the land his wife grew up on.

Brookeville's mayor, Richard Allan, lives in what's referred to as the Madison House, a 2½-story white-brick house constructed in about 1798. On the wall of his family room, which was a post office in the early 19th century, is a reproduction of a letter Madison penned to his wife, Dolley, when he stayed in the house, assuring her he was safe.

Upstairs, Allan's 15-year-old daughter, Libby, has adorned the room in which Madison once slept with a stuffed "Rugrats" doll and Looney Toons balloons. Allan and his wife, Diane, bought the house 20 years ago after answering an ad in a preservation journal. They moved from the Palisades area of Northwest Washington.

"We had lived in an 80-year-old home, but that wasn't old enough for us," Diane Allan said.

Other residents have also been attracted by Brookeville's past-steeped charm. Susan Johnson, who serves as the town's clerk-treasurer, moved from Gaithersburg to Brookeville seven years ago. She lives in one of the town's newer houses, a 35-year-old Dutch colonial.

"What I really like about Brookeville is the fact that it's historic. When I look at this neighborhood 20 to 30 years from now, it will be the same, as opposed to Germantown or Gaithersburg," she said.

During a storm a few winters back, residents who were stuck in their houses banded together for potluck dinners. Most summers, there's a town picnic to bring people together, and there's a holiday party each December.

But Johnson also worries about the influx of traffic on the quality of life. As subdivisions of massive new homes have ringed tiny Brookeville over the last two decades, more and more cars zip past the town. And recent growth in Howard County has resulted in a stream of cars flowing in from the east.

Richard Allan said that in the early 1980s, he used to see more cows and horses than cars as he drove out of town. Today, the Maryland State Highway Administration predicts the number of cars and trucks on Georgia Avenue in Brookeville will double by 2020.

Brookeville residents have lobbied for more than 30 years for a bypass to be built around the western edge of the town. The half-mile road would funnel much of the traffic that now passes through Brookeville into a country park and out onto Brookeville Road, past the town limits.

But the road has met with opposition from residents in Brookeville's unincorporated areas and fell victim to Maryland Gov. Parris N. Glendening's "smart growth" initiative, which nixed the plan. Still, Allan is optimistic the bypass may again be an option. A public hearing about alternative sites for the bypass will be held soon.

"I see this as probably the most important issue facing us. The bypass would mean the town would be a town again," he said. "A little town like this is seen as a cozy and interesting place to live, but traffic and the absence of sidewalks that allow people to connect have really hampered the quality of life."

Brookeville's 135 residents lost another way to connect when the town's post office, its primary commercial building, was relocated several years ago to larger quarters several miles north, in Sunshine.

"When the post office left, you would not believe how much energy left the town," said Diane Allan.

"Now no one sees anyone," she said.



The Brookeville Angel, sculpted from a live white oak by artist Stefan Saal in 1994, now guards the Brookeville Academy Community Center, which formerly housed a boys' school.

But there are still several hubs of community life in Brookeville, including Salem United Methodist Church. The current building with its steeply pitched roof and

prominent bell tower was constructed in 1910, but an earlier incarnation of the church was built a century before that near the cemetery across the street.

In addition, in 1994, the town's bicentennial, the town of Brookeville bought and renovated a historic fieldstone building, constructed in 1810, that housed a boys' school called the Brookeville Academy. As government officials fled Washington in 1814, they stored the Senate records here. According to legend, gold from Washington's banks was also taken to the academy for safekeeping.

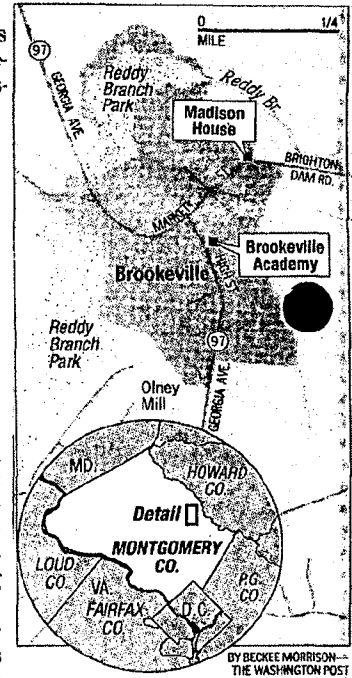
Today, the town's government offices and archives are located there. The building is also used for community meetings, such as a Friday night lecture series, and rooms are rented out to the public for weddings and meetings. Meanwhile, the town plans to renovate a 135-year-old two-room schoolhouse as an additional meeting place.

Clyde Unglesbee served as one of the town's three commissioners for 30 years, leaving office two years ago. He said the refurbishing and expansion of the Brookeville Academy has been the cornerstone of his work with the town. Brookeville also provides trash-removal, snow-plow and leaf-removal services for its residents.

"The people who make their homes here want a little release from the tensions we all experience—they want a slower, small-town way of life," Unglesbee said. "We're very proud of the color, flavor and charm of this little village."

WHERE WE LIVE

Brookeville



BOUNDARIES: Reddy Branch Park to the north and west, Reddy Branch creek to the east, Longwood Recreation Center to the south.

WEB SITE: www.townofbrookeville.org

HOME SALES: The 50-dwelling incorporated town has one house, under construction, for sale for \$259,900. There are also a few lots for sale. One house is under contract; the asking price was \$177,000. In 2000, one house sold for \$190,000; two sold in 1999, one for \$525,000, the other for \$220,000.

SCHOOLS: Greenwood Elementary, Rosa Parks Middle and Sherwood High schools.

WITHIN WALKING DISTANCE: The Inn at Brookeville Farms, a new regional-American restaurant just outside the town borders; Salem United Methodist Church, Reddy Branch Park.

WITHIN A 10-MINUTE DRIVE: Olney Town Center, Olney Village Mart, Olney shopping centers, Montgomery General Hospital, Olney library.

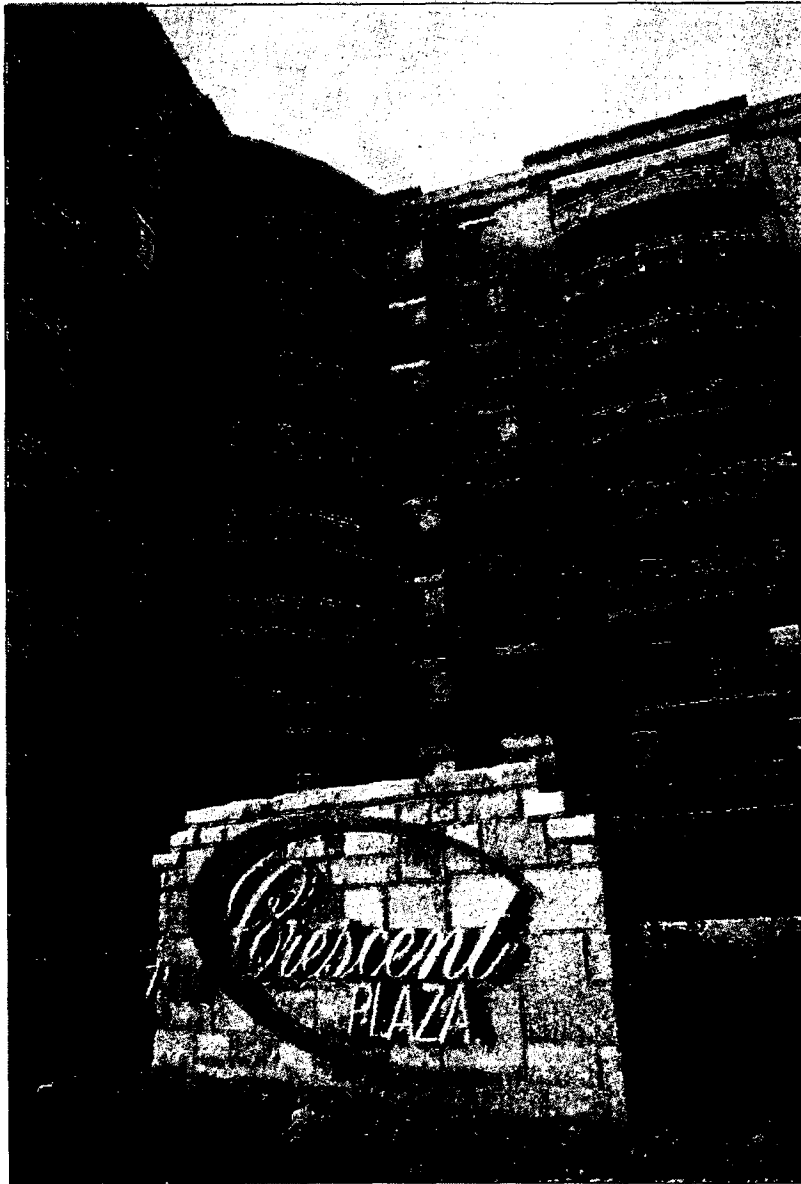
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Location, Location, Bethesda

WASH. POST 2/10/01

There's Already a Waiting List at an All but Brand New Mid-Rise / Page 3



BY DUDLEY M. BROOKS—THE WASHINGTON POST

The nine-story Crescent Plaza opened for occupancy late last summer in the Woodmont Triangle district.

CONT. ON NEXT PAGE

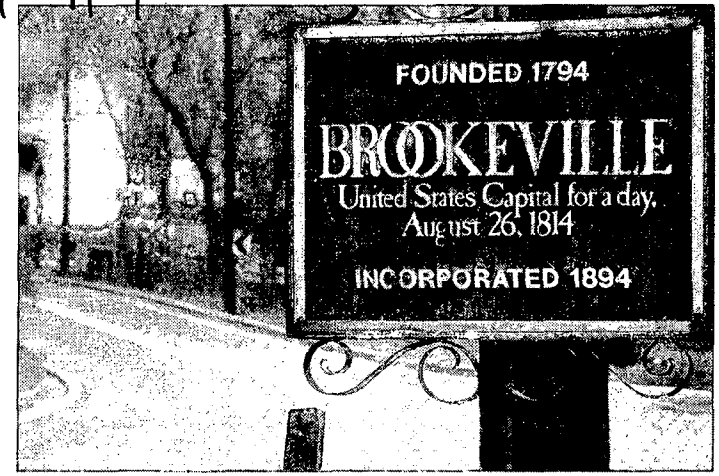
INSIDER'S GUIDE

Capital for a Day

WASH. POST 1/2/00

Even in this geographically challenged age, any elementary school student can tell you that the capital of the United States is Washington, D.C. However, according to the residents of a tiny town in Maryland, for one fleeting day in the early 19th century, their bucolic burg held that title. The town in question, Brookeville (population: 54), lies less than 20 miles outside the present-day capital, straight out Georgia Avenue. After passing through Silver Spring, Wheaton, Glenmont, Aspen Hill and Olney, you will know that you have arrived in Brookeville when you reach the sign that tells the town's story. (If you hit the S-curve, you'll know you have gone too far.)

In heading due north out of the District, you will be following the same path that President James Madison likely took as he fled a burning Washington on Aug. 26, 1814. In the low point of the War of 1812, the British marched triumphantly into Washington, burning the Capitol and the White House, among other national treasures. Madison and his family fled north to Brookeville, finding safe haven in the home of the town's first postmaster, Caleb



A sign of Brookeville's once-upon-a-time.

Bentley. Present-day Brookeville boasts several points of interest. These include brick and stone homes, which would seem more at home in Georgetown than in the farmland of upper Montgomery County, and the town's recently abandoned post office, which owes more to the era of the Pony Express than to that of "going postal." Just south of the town lies Salem Cemetery, with graves dating back

to the early and mid-18th century, including those of many first-generation European immigrants. Perhaps the most enchanting yet disturbing tombstone in the cemetery is that of Agnes Connel (1790-1870), which reads: "Behold all you that pass me by/ As you are now, so once was I/ As I am now, so you must be/ Prepare for death and follow me." A final item of interest: Lying

just north of the "downtown" on Brookeville Road, just short of Greyheaven Manor Road, is Oakley Cabin, a rare surviving example of slave housing from surrounding area farms.

The cabin is considered to possibly have been a stop on the Underground Railroad. A true log cabin, the Oakley Cabin lies on the grounds of a former farm owned by the Brooke family, for whom the town is named. (For information on touring the cabin, call 301-840-5848.)

So the next time you have relatives in town who are aching to see the highlights of the nation's capital, head outside the Beltway, beat the traffic, don't worry about parking and take a step back in time to the day when Brookeville was the seat of American democracy.

—Josh Gibson, Washington
The Insider's Guide needs you. Submit items (accompanied by address, daytime phone and Social Security number) via: e-mail (shrodert@washpost.com); fax (202-334-5587); mail (Insider's Guide, 1150 15th St. NW, Washington, D.C. 20071). No items promoting personal business interests accepted.

Double-Dip Conservation

WASH. POST 1/2/00
A costly, cumbersome approach to sprawl.

The proposal by some Virginia legislators to address the problem of sprawl development by relying on publicly funded land purchases—apparently in lieu of zoning, impact fees and other regulatory tools—offers a solution that is unfair, unnecessary and ultimately ineffectual [Metro, Dec. 12].

That public purchases of private lands have their place, in order to create parks and for certain other public purposes, is undeniable. The mistake is in thinking that land purchases should be the only or even the main way to conserve land and manage land uses.

The proposal would require the massive use of tax dollars to pay for land value created, in large measure, by public investments and the investments of other private firms and individuals. Private land value reflects the benefits conferred by, for example, investments in roads and schools and in job-creating businesses, which create a demand for new uses that private, undeveloped land can support.

It is unfair to ask the public to pay for land value twice—once by helping to create it in the first place and second by buying the land from the owner at its market value. The unfairness is compounded because land values also reflect the effects of neighbors' compliance with reasonable land-use

restrictions, which raises the value of developable land by making the community a more attractive place.

The proposal to rely on acquisition in lieu of regulation also is unnecessary, because neither the original intentions of the drafters of the Bill of Rights, including Virginia's own James Madison nor the rulings of the Supreme Court bar the use of regulatory measures to limit and channel development. While the Supreme Court is supportive of property rights, it repeatedly has rejected the idea that an owner is entitled to the potential profits from developing his or her land. That is why the courts across the country routinely have upheld forest-use or agricultural-use zoning, techniques that could go a long way toward protecting Virginia's beautiful working landscapes without gouging the taxpayers.

Finally, at least to the extent that the acquisition strategy relies exclusively on purchases from willing sellers, it would be ineffectual in controlling unsightly and destructive development because it fails to address the "holdout" problem. For example, a policy to stop development along a scenic ridge will founder if one uncooperative owner decides to build there anyway. Likewise, an investment of millions of dollars in preserving an agri-



cultural valley would be largely wasted if one owner insisted on subdividing a key parcel for development (and then marketing the units at high prices based on their proximity to protected conservation lands).

Land acquisition has a place in land conservation. But it is a limited place.

—John D. Echeverria

directs the Environmental Policy Project at Georgetown University Law Center.

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Wednesday, Sept. 29, 1999

Olney Edition
The Gazette

Section
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Homes

23/65

Charm and grace go hand-in-hand



Dan Gross/GAZETTE

Left: Original features of the living room include the random-width flooring, molding around the brick and a stone fireplace.

Directly below: Doors connect porch to porch with the center screened-in area showcasing arched doorways with stone trim leading to the oldest portion of the home, which is the dining room, and the newest section, which is the kitchen.

Bottom right: Antique pine cabinets featuring a pull-down recipe shelf, accent shelving, and full wall pantry are among the custom items in the kitchen.

Bottom: The historic Valley House lists early occupants as farmers, millers, tanners, doctors, diplomats, antique dealers, school principals, and rectors.

by Sherry Moeller

9-29-1999
The 200-plus-year-old sycamore at the end of the driveway was proclaimed a champion by The National Arborist Association and International Society of Arboriculture in 1987 for having lived at the site at the time of the signing of the constitution. The site, 318 Market St., claims its own collection of historic events, with beginnings in the stone house or lodge which came to be called Valley House in the late 19th century.

Located in a valley on Route 97/Georgia Avenue, Valley House grew up with Brookeville which was founded in 1794 by Richard Thomas and was fully incorporated with its own municipal government in 1890. Fifty-six quarter-acre lots, a small cottage, the Bentley home which was renamed Madison House after President Madison's historic visit to Brookeville in 1814, and Valley House with adjoining property passed down through generations of the Brooke family, comprised Brookeville in its founding days.

The listing

Location: 318 Market St., Brookeville

Style: Historic home

Price: \$575,000

Contact: Brooke Fox, RE/MAX Realty Centre Inc. at 301-774-5900 or 301-990-0457

Now a small residential village with a church, restored and town-owned Brookeville Academy, and small plumbing business, Brookeville is listed in the National Register of Historic Places and in Montgomery County's Master Plan for Historic Preservation.

Sharing in Brookeville's heritage, Valley House lists early occupants as farmers, millers, tanners, doctors, diplomats, antique dealers, school principals, and rectors of St. John's Episcopal Church in



Olney. It is also the site of the historic Newlin's Mill with a mill stone located under a backyard birdbath and remnants of the mill's foundation hidden in parkland behind the two-acre property.

Reddy Branch Stream borders the land to the right with three stone out-buildings along the back. The stone and log smokehouse or summer kitchen with working brick fireplace is believed to be the oldest structure in Brookeville.

The early-20th-century carriage house is a 492-square-foot, two-room dwelling with kitchen facilities, a full bathroom, and its own heating and cooling systems.

The main house's stone masonry spans 200 years and includes work by 1840's stone mason Owen W. Gaffney, as well as recycled stones from another Brookeville residence for the award-winning 1994 kitchen, bathroom, laundry room, and basement addition. Designed by architect Stephen Muse and built by Horizon Builders, the addition won awards from Home Builders Magazine and Montgomery Preservation, Inc.

Antique pine cabinets featuring a pull-down recipe shelf, accent shelving, and full wall pantry are among the custom



items in the kitchen.

The oldest section of the home is the dining room which has the original cooking fireplace with a collectable screen from the old Olney Inn.

The living room is on the main floor of the three-story section of Valley House. Original features include the random width flooring, molding around the brick and stone fireplace, transom above the



entry door, and deep-silled window. Built-in bookcases backing to the built-in china cupboard in the dining room are in the spot which was originally a passageway between the two rooms.

For more information about the historic Valley House priced at \$575,000, call historic homes specialist Brooke Fox of RE/MAX Realty Centre, Inc. at 301-774-5900 or 301-990-0457.

Sales around the county

The following partial listing of single-family homes sold throughout Montgomery County is produced by First American Real Estate Solutions.

BETHESDA

8017 Carita Court, from Martin Auerbach Trust to F. & K. Johnsen, \$412,500.
 8907 Clewerwall Drive, from R. & J. Aidhu to R. & L. Yazhary, \$1,000,000.
 5500 Christy Drive, from D. & H. Miles to I. & G. Gershengorn, \$407,500.
 7908 Custer Road, from W. Porter to J. Geier, \$342,000.
 10215 Dickens Ave., from B. & E. Zollman to G. & B. Calhoun, \$335,000.
 5311 Duvall Drive, from J. & K. Bettin to M. & G. Yost, \$780,000.
 4621 Edgefield Road, from W. & A. Wubben to E. Cada, \$264,500.
 5005 Fort Sumner Drive, from Faith H. Galassi Trust to M. & M. Rosenberg, \$422,500.
 6741 Greentree Road, from Kenwood Homes LLC to J. & N. Poznansky, \$889,000.
 4515 Gretna Street, from W. Spieth to C. & B. Fedchock, \$275,000.
 7701 Hamilton Spring Road, from K. & R. Ferdows to R. & R. Agraw-

al, \$304,800.
 8000 Herb Farm Drive, from D. & J. Roth to R. & W. Miller, \$696,000.
 8913 Holly Leaf Lane, from D. & J. Callister to R. Generous, \$900,000.
 6309 Kirby Road, from P. Hilmoe to B. Tung, \$350,500.
 5800 Lone Oak Drive, from P. & R. Milne III to D. & S. Garrett, \$230,000.
 7513 Marbury Road, from L. Sedgwick to H. & F. Ashktorab, \$330,000.
 5701 Mohican Place, from C. Bou to L. & J. Bou, \$340,000.
 5617 Northfield Road, from R. & E. Margolis to R. & M. Schnue-mann, \$337,000.
 9412 Old Georgetown Road, from B. Tibolla to P. Tibolla, \$220,000.
 6325 Rockhurst Road, from R. & P. Burke to Y-P Hsiao, \$260,000.
 5910 Springfield Drive, from E. Martin to C. & E. Young, \$399,000.
 7204 Swansong Way, from C. Wu to V. & D. Edgar, \$246,000.
 8312 Thoreau Drive, from Arthur W. Greeley Trust to V. & K. Williams, \$375,000.
 5813 Walton road, from J. & A. Cannata to S. & N. Bergmann, \$285,000.
 9621 Weathered Oak Court, from S. & R. Harris to I. & H. Gill, \$610,000.

BOYDS

18907 Festival Drive, from WL Homes LLC to Y. & Y. Wang, \$256,240.

BROOKEVILLE

18737 Consodine Drive, from J. & J. Tsinonis to N. Moore, \$204,000.
 2427 Epstein Court, from Manor Oaks LLC to M. Woodfolk, \$197,770.
 2904 Gold Mine road, from D. & D. Liening to M. & V. Cumings, \$215,000.
 19116 Heritage Hills Drive, from K. & J. Keutsch to W. & S. Monroe, \$209,000.
 19202 Honeystone Place, from D. R. Horton Inc. to J. & Y-B Loh, \$326,788.
 19643 Olney Mill Road, from C. Schantz to E. & L. Altobelli III, \$235,000.
 18817 Quarrymen Terrace, from Manor Oaks LLC to G. & N. Mancini, \$436,695.
 18640 Queen Elizabeth Drive, from J. & S. Dockman to E. Martinez-Vidal, \$170,000.

BURTONSVILLE

14231 Angelton Terrace, from Secretary/Vet Affairs to V. & V. Kushawaha, \$130,500.
 3602 Childress Terrace, from C. Martin to M. & V. Jennings III, \$130,000.
 3408 Dulaney Place, from G. & H. Singh to C. & E. Duval, \$320,000.
 3004 Spencerville Road, from Blue Ball National Bank to A. & R. Rumph, \$184,900.
 14433 Stepping Stone Way, from S. & S. Fogleman to B. Ongot, \$132,900.
 4225 Thistlewood Terrace, from N. WORsham to K. & M. Wade, \$109,900.
 3613 Turbridge Drive, from C. & M. Lee to S. & S. Yoo, \$205,000.

5616 Western Ave., from M. Mc-Manus to D. & J. Mohler, \$570,000.

DAMASCUS

10303 Buckmeadow Lane, from NVR Inc. to P. & K. Argyropoulos, \$312,270.
 10308 Buckmeadow Lane, from NVR Inc. to S. & R. Ketchum Jr., \$299,835.
 23503 Buckridge Drive, from NVR Inc. to L. & R. Stout, \$331,400.
 27411 Ridge Road, from G. Nick to G. Moyer, \$135,000.
 23 Shelldrake Court, from Johnson to K. Parker, \$91,000.

DARNESTOWN

13101 Chestnut Oak Drive Bankers Trust Co. to F. & T. lenz, \$255,000.

GAITHERSBURG

15213 Apricot Lane, from Mourad to C. & P. Psallida, \$236,250.
 54 Beacon Hill Court, from Merkin to D. Glaser, \$174,000.
 20617 Beaver Ridge Road, & R. Durham to A. & S. Ba, \$219,000.
 8617 Calypso Lane, from S

to B. & G. Silver, \$204,000.
 32 Case Street, from Rocky Gorge at Washingtonian to Y-Y & M-L Chuang, \$231,484.
 7 Cedar Ave., from D. Chicricchi to D. & K. Napolitano, \$192,000.
 632 Chestertown Street, from K. Donato to J. Gutierrez, \$226,000.
 18701 Cross Country Lane, from L. Kaus to V. & J. Velentia, \$117,000.
 23609 Dixie Ridge Court, from D. & D. Orth to J. & T. Schlee, \$211,000.

Faces & places

Avery-Hess Realtors
 Avery-Hess Realtors announced Vickie Robinson and Barbara Pfeifer joined its Gaithersburg office

Avery-Hess, Realtors announced the top agents for August.
 Joe Chabot was the top lister. Donna Gibson was the top salesperson and the top producer in the Gaithersburg office with \$754,800 in total production.
 Eric Venit was the top lister. Sherry Smith was the top salesperson and the top producer in the Rockville office with \$1.1 million in total production.

Seminars & such

Eastern Mortgage Services Inc.
 Eastern Mortgage Services Inc. will host a seminar entitled "How to Select a Buyer's Agent." With buyer representation gaining increasing popularity, many prospective home buyers are not aware of how to evaluate and what questions to ask a real estate agent when determining the value of one agent's services versus another's.
 Additional topics of discussion will be federal and local government perks available only to first-time homebuyers. Such perks include: (1) government subsidized financing allowing for zero down purchases and (2) a discount in the mortgage insurance premium in exchange for completing a free, government-sponsored, home buyer education course.
 Dates: Thursday, Sept. 30, and

Thursdays in Oct. (7, 14, 21, 28) and Nov. (4, 11, 18, 25)
 Time: 7 to 8 p.m.
 Location: 18310 Montgomery Village Ave., #270, Gaithersburg
 Call: 301-258-5091 x141 and ask for Steven Yeager in seminar registration. Confirmations will be mailed to registrants. Seminars are one night only.

Coldwell Banker Stevens, Realtors
 The Gaithersburg/North Potomac office of Coldwell Banker Stevens, Realtors offers free seminars for people who are interested in a career in real estate. These seminars, "Getting Started in Your Real Estate Career" are held by appointment on the second and fourth Thursday of every month at 6 p.m. Experienced sales associates

are also welcome to attend. These seminars will familiarize the current or potential real estate licensee with information about the residential real estate profession and the opportunities available through the Gaithersburg/North Potomac office of Coldwell Banker Stevens, Realtors.
 These seminars will be held at the Gaithersburg/North Potomac office located at 115 Market St., Gaithersburg. For more information or to RSVP for a seminar, call Judy Lawyer, office manager, at 301-921-1040.

Coldwell Banker Realty Pros Ltd.
 Coldwell Banker Realty Pros Ltd. is sponsoring free career seminars. These workshops will familiarize the current or potential real estate licensee

with basic information about residential real estate professional opportunities at Coldwell Banker Realty Pros. For more information on these free seminars, call the office nearest you.
 Kevin McDuffie, Bethesda, 654-3222
 Joan Reilly, Potomac: 301-Lana Cloud, Gaithersburg
 North Potomac: 301-258-9588
 Ruth Papuchis, Silver Spr 681-3905

The Home Depot
 The Home Depot recently enrollment for Home Depot's ty, a series of comprehensive week instructional programs focusing on a broad home imp

the Peeke MORTGAGE RATE UPDATE

Rates as of 9/22/99

ID #	Lender Name/Brokers	Phone	30 YR. FIXED		15 YR. FIXED		7 YR. ARM or BAL		5 YR. ARM									
			Loans Below \$240,000	Loans Above \$240,000	Loans Below \$240,000	Loans Above \$240,000	Loans Below \$240,000	Loans Above \$240,000	Loans Below \$240,000	Loans Above \$240,000								
118	A. Anderson Scott Mtg.	301-424-7901	6.875	3.000	7.250	2.250	6.375	3.000	6.875	2.875	6.625	1.625	6.875	1.625	6.250	1.875	6.500	1.750
138	Aadvantage Plus Financial	301-468-6100	7.500	.250	7.875	.000	7.250	.000	7.500	.250	7.375	.000	7.500	.000	7.000	.000	7.000	.000
104	Acacia Bank	703-506-8144	7.625	1.000	7.875	1.000	7.125	1.250	7.500	2.000	6.875	2.250	7.375	1.250	7.000	.500	7.000	.500
131	Advantage 1st Mortgage	301-948-8484	7.750	1.000	7.875	1.125	7.250	1.250	7.500	1.250	7.125	1.250	7.625	1.000	7.000	1.000	7.375	1.000
148	Advocate Mortgage Group	877-507-RATES	7.625	.000	7.875	.000	7.250	.000	7.500	.000	7.125	.000	7.375	.000	6.875	.000	7.000	.000
110	American Home Finance	888-873-1940	7.625	.000	8.000	.000	7.375	.000	7.750	.000	7.250	.000	7.250	.000	6.875	.000	7.000	.000
115	AmericasBESTloan.com	703-734-6738	7.750	.000	8.000	.000	7.500	.000	7.875	.000	7.250	.000	7.375	.000	7.125	.000	7.250	.000
108	Buckingham Mortgage	301-721-4500	7.625	.000	7.625	1.000	7.250	.000	7.500	1.000	7.375	.000	7.125	1.000	7.125	.000	6.875	.000
126	Carteret Mtg. Corp.	703-549-1017	7.625	.000	8.000	.000	7.250	.000	7.750	.000	7.500	.000	8.000	.000	6.875	.000	6.875	.000
111	Chase Manhattan Mtg.	800-486-4747	7.500	1.750	7.875	1.750	7.375	1.250	7.500	1.875	7.125	1.500	7.125	1.500	6.750	2.250	6.750	2.250
103	Choice Finance Corp.	301-986-9570 x105	6.875	3.500	7.250	2.625	6.500	3.125	7.000	1.500	7.125	.750	7.125	.750	6.750	.750	6.750	.750
150	Diversified Financial	301-881-4525x101	7.000	3.000	7.250	2.750	6.625	2.750	7.125	1.750	7.125	1.000	7.125	1.000	6.875	1.000	6.750	1.500
125	Eagle Funding Group, Ltd.	703-934-8100	7.250	2.000	7.500	2.000	6.875	2.000	7.375	2.000	6.750	2.000	6.750	2.000	6.750	2.000	6.750	2.000
119	Elite Funding Corp.	301-881-2747	7.625	.000	8.000	.000	7.250	.000	7.750	.000	7.625	.000	7.500	.000	7.375	.000	7.375	.000
142	Fairfax Mortgage	703-385-6122	7.500	1.000	7.875	1.000	7.125	1.000	7.750	1.000	7.375	1.000	7.375	1.000	7.000	1.000	7.000	1.000
129	Franklin Columbia Mtg.	301-482-0301	7.000	2.750	7.375	2.750	6.500	2.875	7.250	1.500	6.750	2.000	6.875	2.000	6.500	1.250	6.625	1.250
120	Greater Potomac Mtg.	888-333-4762	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
151	Mandarin Mortgage Corp.	800-626-3746	7.500	.000	7.875	.000	7.125	.000	7.500	.000	7.375	.000	7.500	.000	7.125	.000	7.125	.000
124	Market Street Mtg.	703-941-6600	7.500	1.750	7.625	1.750	7.125	2.000	7.250	1.625	7.125	2.000	7.125	1.750	6.500	1.625	6.625	2.000
143	Mortgage Quest	888-253-7357	7.625	.000	7.875	.000	7.250	.000	7.500	.000	7.250	.000	7.375	.000	6.750	.125	6.750	.000
113	Nationwide Home Mtg.	301-921-7899	7.125	2.250	7.375	2.375	6.875	1.875	7.250	1.250	7.000	1.125	7.125	1.250	6.875	.625	6.875	.625
145	Navy Fed Credit Union	703-255-7300	7.250	2.750	7.500	2.750	6.750	2.750	6.875	2.750	6.750	2.750	7.250	2.750	n/a	n/a	n/a	n/a
109	North American/Dime	888-808-4080	7.500	1.750	7.750	1.875	7.125	1.750	7.250	1.875	7.000	2.000	7.125	2.000	6.750	2.000	6.875	2.000
160	Parkvale Mortgage	800-735-0719	7.500	.000	8.000	.000	7.375	.000	7.500	.000	7.250	.000	7.375	.000	7.000	.000	7.000	.000
117	People's Mortgage Corp.	800-474-0387	7.500	1.000	7.875	1.000	7.250	1.000	7.625	1.000	7.125	1.000	7.125	1.000	6.875	1.000	6.875	1.000
130	Pilot Mortgage	301-309-1300	7.625	.000	7.875	.000	7.375	.000	7.750	.000	7.375	.000	7.375	.000	7.125	.000	7.250	.000
101	Preferred Mtg. Corp.	703-893-1050	7.500	.750	7.875	.500	7.250	.000	7.750	.250	7.375	.000	7.375	.000	7.000	.000	7.000	.000
106	Realty Home Mortgage	301-716-3038	7.000	3.250	7.375	2.750	6.625	2.875	7.000	2.750	6.500	2.875	6.625	2.375	6.000	3.000	6.125	3.250

23/65

Brookeville residents don't want to expand borders

OLNEY GAZETTE 11/24/99

The Gazette's coverage (Nov. 17) of the recent Town of Brookeville annexation hearing gave a less than accurate impression of what actually happened and warrants response.

First, the Town Commissioners should not have been surprised by the failure of their resolution. If they had done their homework, they would have known that there was considerable anti-annexation sentiment among many people in town before the issue got to the public hearing stage. It's not unusual for people not to be galvanized against something until that something is staring them in the face. The substantial number representing a wide cross-section of residents who opposed the annexation of the five adjoining properties did so simply because they did not want the town's boundaries exchanged. They like the town as it is.

Second, they were unconvinced that the annexation was risk free from a financial standpoint. It is just not true that this opposition was in any way about rejecting "good people" who wanted to be part of town. It was unfortunate and inappropriate that the commission president and others chose to characterize what happened in such personal terms.

Lost in the shuffle was the fact that the town has twice turned down annexation in the relatively recent past. The developers of the Abrams Farm, now known as Brookeville Farms, had sought to be annexed by the town so that they could be better positioned to develop that subdivision at a much higher density than possible under county zoning. I was a member of the commission that turned that proposal down. An earlier annexation of a farm adjoining the town located on Georgia Avenue — now developed — was also rejected. Last week's rejection had ample precedent and should not be viewed as some kind of aberration driven by anything other than sound reasons for maintaining the town's physical status quo.

Further, I think The Gazette story did a disservice to town residents who went to the hearing and who signed the petition in opposition to the annexation. Interestingly, none of them were interviewed. What was reported painted a negative picture. Not only was that portrayal off the mark, it was way off the mark. Signing and participating in a petition that calls for a referendum on a serious issue is about exercising the dem-

ocratic process. It's about expressing a position in the public arena to elected officials. That so many in Brookeville did so is a sure sign of healthy citizenship and should be seen as such. One has a harder time saying the same for the inexplicable initial action by the commission president not to accept the petition at a public hearing.

Neighbors outside the town's limited political boundaries historically have been welcome to participate in town affairs and activities. Some have made significant contributions to the town. They still remain very welcome. The town's residents are a diverse mix of individuals and families. Many have lived in Brookeville all or most of their lives. Many others are more recent arrivals. All, however, share in common a love for the town — its eclectic mix of old and new, its rustic small town setting, its distinctive sense of place. And yes, while we are protective of our physical boundaries, we also know full well what "community" means, and that it must and does transcend such boundaries. No one should think otherwise.

Richard S. Allan, Brookeville

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Make downtown Wheaton pedestrian friendly

SS GAZETTE 11/24/99

As a citizen and homeowner in Wheaton for the past five years, I am thrilled at the prospect of revitalization of the town, and have been keeping a watchful eye on recent progress. Last year, I contacted appropriate city government officials to inquire about what incentives were being offered for new businesses to come to Wheaton, and what mechanisms were in place to keep pawnshops and similar establishments from filling even more of our shopping areas. I was pleased to see the recent demolition of the unsightly building at the corner of Grandview and Reddie, and was pleasantly surprised to hear there are plans for a grassy area at that location, and for improvements in Wheaton Plaza other than by a change in the name.

Wheaton needs a cleaning up — there's no doubt about that. But what it should look and feel like after the scrubbing is the question. I'm concerned about the prospect of an enlarged parking lot; the idea that adding a few more parking spaces should take priority over making downtown a pedestrian-friendly, attractive area is shortsighted. What Wheaton needs is more green space (What's wrong with trees on a medi-

an or along the malls; why not landscape the new space on Grandview and encourage its use as a park?) more attractive store fronts, and fewer pawn and check-cashing stores. And while one business owner expressed that the 1950s shopping mall model is a good, clean look for Wheaton, I beg to differ. If we want Wheaton to be a charming place for people to walk and shop (which I hope many of us do), we could use more trees, bricked sidewalks (or red concrete like we see along part of Grandview), and most importantly, pretty storefronts with good, solid shops behind them. There is nothing pretty about a 1950s shopping center ... such a thing simply looks out of time and screams "update me." Can't we maintain the interesting and eclectic variety of stores (along with some new ones) but have a higher-quality, more timeless face on them?

I have spent five years fixing up my brick colonial home a few blocks away from central Wheaton, with the hopes that others will do the same and help raise the value of our neighborhoods ... and some neighbors are now doing the same. I marvel at our beautiful regional park and gardens,

a paradise that I wouldn't want to do without. But then I walk to the Metro, looking around at the state of the businesses — noting the uncanny number of "for lease" signs and the disappointing number of pawnshops. (That these can remain in business while our only bagel shop can't survive concerns me!) We have such wonderful restaurants, all of which seem sadly empty for much of the week, greatly in need of a new influx of customers. But no matter how many parking spaces we create, customers won't come to Wheaton unless we can offer a combination of great businesses and comfortable, attractive streets.

I feel Wheaton can be revitalized without compromising the small-town feel and the mom-and-pop shops. But I hope the city planners will think long-term, making a place where citizens can do most everything they need to within walking distance from home, while encouraging others to seek out our town to enjoy the great mix of ethnic foods and businesses. And to do it all while enjoying the view ... that seems like a reasonable goal.

J. Steinberg, Wheaton

40

It's academic in Brookeville

BY MARIA LONGO SWIEK

Today's Georgia Avenue has many faces — housing developments, shopping malls, recreational facilities, traffic — all the trappings of modern suburbia. As one approaches the Howard County line, the character of the avenue changes, reverting from a broad divided thoroughfare to a gracefully meandering two-lane road.

Upon entering the tiny incorporated town of Brookeville (and folks, we're talking tiny--140 people), Georgia Avenue becomes High Street, a name that dates from the town's founding in 1794. The Broke family, early Quaker settlers and once among Montgomery County's largest landholders, established this late-18th century version of a planned community. Fifty-six homes and businesses were laid out in a grid centered on Market and High streets. Within a few decades of its founding, its proximity to markets and farms — and a growing reputation for education and progressive agronomy — made Brookeville a thriving place. At its peak, the town boasted two schools and two physicians, plus two mills, a post office and a whole panoply of other tradesmen and businesses.

Brookeville also had a brief but pivotal role in our nation's early history. Following the British invasion of Washington in 1814, President Madison and his staff fled the city and took refuge in the home of town postmaster and

leading progressive farmer Caleb Bentley. For two short days, little Brookeville was the seat of the U.S. government. Talk about being a political hotseat!

These days, Brookeville is making news over a proposed road bypass. Funding was granted by the State of Maryland, then taken away, then restored through efforts of residents and the County Council—a big victory for a small town.

BROOKEVILLE ACADEMY

The town jewel, located right on High Street, is Brookeville Academy. Renovations were completed in 1994 for the town's bicentennial celebrations, so the building is pristine and inviting. The stones are freshly pointed, the trim is newly painted, and the windows are sparkling. On closer inspection, however, the wavy glass of the windows and the thickness of the stone walls remain testament to its early 19th-century origins.

Brookeville Academy was established about 1810 as one of the first private academies in the country, offering a rigorous classical education for local boys and boarders, as well as continuing education for adults. (In 1869, when the school outgrew its facilities, it moved to nearby Marywood, now a private home, where it continued operating until the early 20th century.)

In 1909, the ownership of the building passed to St. John's Church of Olney, which in turn sold it to a partnership of the Town of Brookeville and the Friends of Brookeville Academy in 1989. In the



Photos by Michael Stewart
Brookeville Academy is a landmark on High Street, the center of a controversial bypass. At right, the Angel Gabriel quietly observes the goings-on.



meantime, it served as the meeting place of the predecessor to the Montgomery Mutual

Insurance Companies, the Odd Fellows Lodge and an American Legion Post, which leased the facility until 1996.

By the time the partnership assumed ownership of the building, the structure was in need of major repairs. Through public and private contributions and a \$250,000 loan taken out by 50 local families, the building has been restored and renovated, including a tasteful addition. During the town's bicentennial celebration in 1994, the academy served as the focal point of the festivities, with over 4,000 attending the giant block party. Last year, a huge, tropically colored statue of the Angel Gabriel was placed on the grounds of the Academy to much fanfare.

With two large meeting rooms, a catering kitchen and a buffet corridor, the building is being used year-round for public and private educational, cultural and

PLEASE SEE BROOKEVILLE, PAGE 16

Relighting The Light

BROOKEVILLE, FROM PAGE 4

social events. (The day I visited, the custodial staff was cleaning up from the previous evening's wine tasting, hosted by a local medical group.)

The Town of Brookeville is attempting to rekindle the academy's public education objectives through its "Relight the Light" initiative. The goal is to once again make the academy a full-use community center. Currently, a public lecture series entitled Friday Night Specials is being offered once a month. Mary Gardner, a former town commissioner and civic leader, is pursuing a grant to expand and re-inventory the academy's substantial archives so they can be opened to the public for research. In addition, she and other Brookeville enthusiasts are in the early planning stages of the first Brookeville house and garden show.

When asked what makes Brookeville so special, Gardner replied simply: "People enjoy being in a place that has a sense of place," and charming Brookeville is one of those places.

FROM TESLA TO TULIPS

The Friday Night Specials lecture series is offered at 8 p.m. the third Friday of each month at Brookeville Academy. The lecture, refreshments and conversation are free. In the tradition of the 19th-century European salons, the Friday Night Specials seek to meet the educational, cultural and social interests of the surrounding communities. On March 19, "Low Maintenance Perennial Gardens;" April 16, "Music Boxes in History;" May 14, "The Burning of Washington;" and June 18, "The Life and Times of Nicola Tesla."

Brookeville Academy is at 5 High St., Brookeville. In addition to the lecture series, half-day (5 hours) rentals are available from \$125, full-day (8 hours) from \$200. For more information, please call 301-570-4465.

Town picks up ally in battle for bypass

Schaefer raises hope of making exception to Smart Growth plan

By CANDUS THOMSON
SUN STAFF

BROOKEVILLE — A speck of a town in rural Montgomery County that knows a thing or two about war is spilling for a fight with Gov. Parris N. Glendening over his highly publicized campaign against sprawl.

And the residents of tiny Brookeville have found a powerful ally who some suspect is looking for a gubernatorial fight of his own: William Donald Schaefer.

Brookeville became one of the first victims of Smart

Growth policies last month when its long-planned \$13 million bypass was cut from Glendening's fiscal 2000 capital budget. State planners felt detouring Route 97 around the town would encourage development in Montgomery, western Howard and lower Carroll counties.

But the town fathers believe the issue is safety, not sprawl, and will be among the first to challenge Glendening's decision.

"They probably thought, 'It's a small town, not a lot of people,'" said Al Gardner, president of the town Board of Commissioners. "They thought they could get away with it. Well, they can't."

Brookeville isn't much. Blink once and you're through. [See Smart, 8A]

Brookeville prepares to battle for its bypass

[Smart, from Page 1A]

But blink at your own peril.

The road, also known as Georgia Avenue, comes down out of Howard County like a fishing line with a hook on the end. The point of the hook sticks right in the center of town with the rest of Georgia Avenue dangling from the end.

About 13,000 times each day, commuters and truckers negotiate the sharp jog in the center of the town. Most are successful. But others cross the center line, drive up on people's lawns or terrify pedestrians.

The steady stream of traffic on its way to Washington has sliced the town in two and made walking on the street impossible, forcing residents to drive to visit a neighbor or to take a baby-sitter home.

A bypass, its supporters say, would funnel through-traffic onto two lanes west of town and turn the fishhook into the local road it was meant to be.

The 1½-mile-long bypass has been on the area's master plan for decades and moved to the early planning stages several years ago. Support from residents living near



DOUG KAPUSTIN/SUN STAFF

Truck traffic: Karen Montgomery lives on Georgia Avenue in Brookeville, where a bypass has long been anticipated.

its path was slow in coming, but it came.

Even though it might take eight years to build the bypass, residents thought they could begin dreaming of the day when the historic walking tours would no longer resemble a game of chicken.

Then came the governor's announcement.

"This is shameful," said Karen Montgomery, who lives in the curve of the fish hook and raises sheep. "Every time Brookeville is about to get a bypass, the bar gets raised."

Montgomery and others voiced their displeasure last week at a meeting with state highway and planning officials.

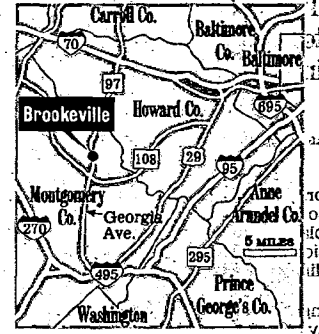
Neither side could move the other.

"I think [state planners] are putting blinders on because deep down they want to take a stand on Smart Growth and because our governor has become such a national figure on this issue," said state Sen. Christopher J. McCabe, a Howard County Republican whose district includes Brookeville.

The village of 48 households has plenty of political friends, including County Executive Douglas M. Duncan, members of the legislature who supported Smart Growth and now Schaefer, a member of the state Board of Public Works, which could be the avenue of appeal.

"You can make exceptions," said Schaefer, the former governor who, as the newly elected comptroller, sits on the three-member board with Glendening and State Treasurer Richard N. Dixon. "Duncan would know if this project is needed. If he tells me he will need it, I will vote for it."

Schaefer said he knows the community well, but volunteered,



ROBERT CRONAN/SUN STAFF

"I can come out and look at it and bring Mr. Dixon with me."

Duncan, a Democrat in his second term, has asked Glendening to review the decision of his planners.

"You can't cross the street today, and the projections show there will be a doubling in traffic by 2020," Duncan said. "If we don't get this bypass, we're going to destroy this town."

And, residents say, destroy a tiny piece of American history. Brookeville proudly notes that for one night during the War of 1812, it served as the nation's capital for President James Madison, whose home — the White House — was being burned by British soldiers.

The state has proposed three alternatives to a bypass: stop signs, a traffic light on Georgia Avenue or a small traffic circle.

Montgomery officials are leery of anything that won't solve the problem.

"It's a sticky wicket," acknowledged County Councilwoman Nancy H. Dacek, a Republican who represents the area. "If you accept an option, there's less pressure to get the job done right."

Duncan and McCabe say the Smart Growth policy may not have an appeals process built in. The attorney general is reviewing the legislation. If he rules it does not provide for appeals, they say, a bill will be filed to correct the oversight.

"I'm not taking this personally," said Duncan, who has had his share of run-ins with Glendening. "I just think they made a mistake."

REAL ESTATE 2

HOMES FOR SALE, GENERAL CLASSIFIED

SATURDAY, FEBRUARY 10, 2001

#23/65

Mortgage Rates

MG PG

The Threatened Charm Around the Bend

By BARBARA RUBEN
Special to The Washington Post

In 1814, when the British invaded Washington during the War of 1812, President James Madison fled the White House. His circuitous trip on horseback to the tiny town of Brookeville in northeastern Montgomery County took four days. Today, about 9,000 cars a day careen around an abrupt zigzag in Georgia Avenue that forms the backbone of Brookeville.

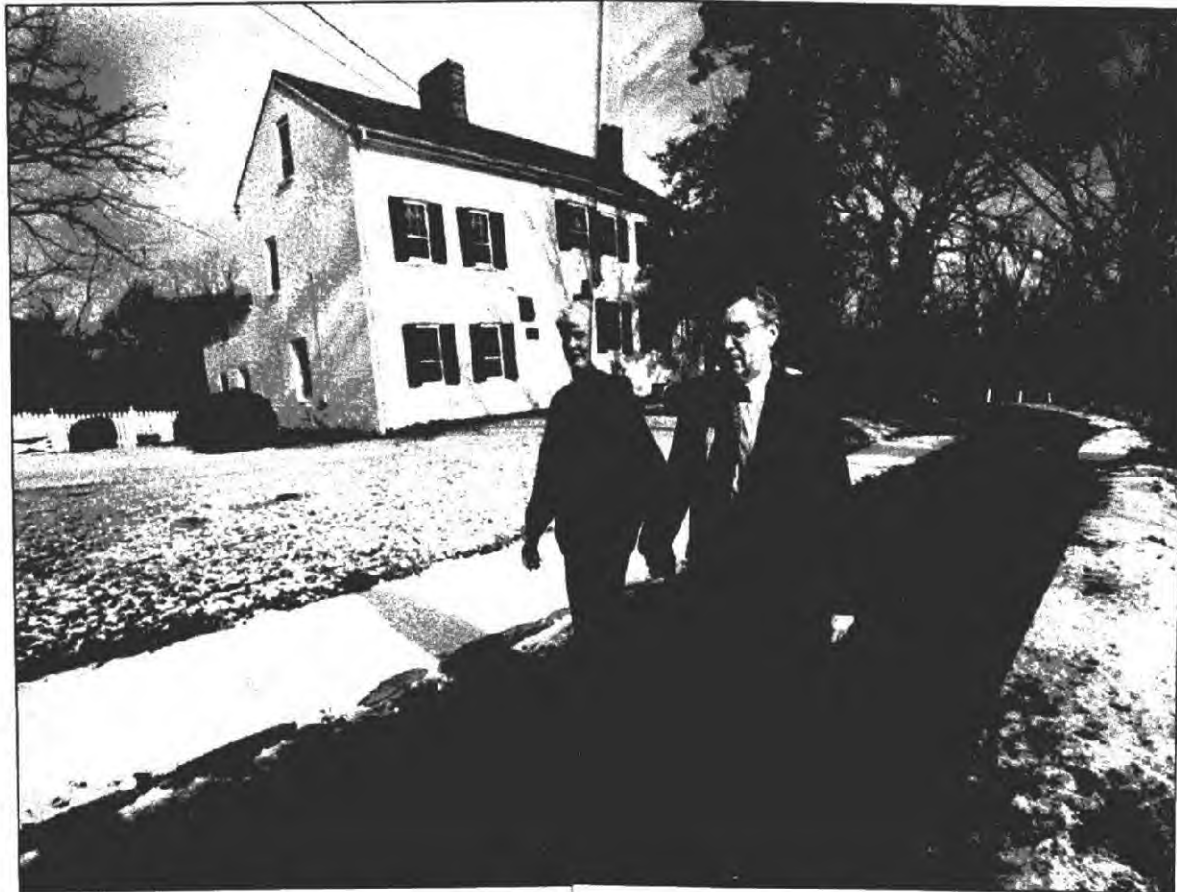
Travel time to 1600 Pennsylvania Ave. takes about an hour, depending on traffic. But beyond the now-omnipresent roar of 18-wheelers and SUVs through the 50-house incorporated town, residents say Brookeville's character has changed little in the 176 years since Madison made the town the U.S. capital for one steamy August day. Several houses date back to Madison's time and earlier. Victorians, Sears kit houses and mid-20th-century ramblers also line Brookeville's five streets.

"What was Brookeville like 50 years ago? Just look down the street and you're looking at essentially the same place," said Clyde Unglesbee, 80, who grew up in Brookeville, married another Brookeville native and 50 years ago built a house on the land his wife grew up on.

Brookeville's mayor, Richard Allan, lives in what's referred to as the Madison House, a 2½-story white-brick house constructed in about 1798. On the wall of his family room, which was a post office in the early 19th century, is a reproduction of a letter Madison penned to his wife, Dolley, when he stayed in the house, assuring her he was safe.

Upstairs, Allan's 15-year-old daughter, Libby, has adorned the room in which Madison once slept with a stuffed "Rugrats" doll and Looney Toons balloons. Allan and his wife, Diane, bought the house 20 years ago after answering an ad in a preservation journal. They moved from the Palisades area of Northwest Washington.

"We had lived in an 80-year-old home, but that wasn't old enough for us," Diane Allan said.



Brookeville Mayor Richard Allan and his wife, Diane, live in the Madison House, where the fourth president stayed in 1814.

Other residents have also been attracted by Brookeville's past-steeped charm. Susan Johnson, who serves as the town's clerk-treasurer, moved from Gaithersburg to Brookeville seven years ago. She lives in one of the town's newer houses, a 35-year-old Dutch colonial.

"What I really like about Brookeville is the fact that it's historic. When I look at this neighborhood 20 to 30 years from now, it will be the same, as opposed to Germantown or Gaithersburg," she said.

During a storm a few winters back, residents who waded in their houses banded together potluck dinners. Most summers there's a town picnic to bring people together, and there's a holiday party each year.

But Johnson worries about the influx of traffic and quality of life. As subdivisions of new homes have ringed tiny Brookeville over the last two decades, more cars zip past the town. And growth in Howard County has led to a stream of cars flowing in from the east.

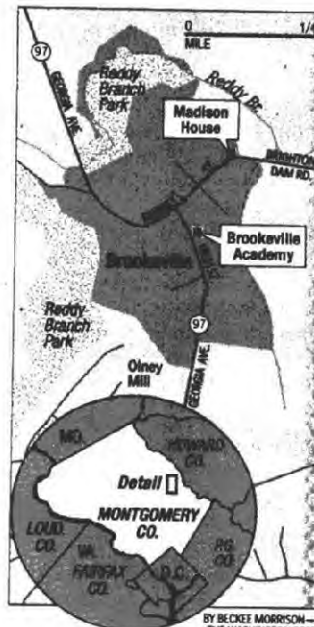
Richard Allan said that in the early 1980s, he used to see more cows and horses than cars as he drove out of town. Today, the Maryland State Highway Administration predicts the number of cars and trucks on Georgia Avenue in Brookeville will double by 2020.

Brookeville residents have lobbied for more than 30 years for a bypass to be built around the western edge of the town. The half-mile road would funnel much of the

See BROOKEVILLE, H2, Col. 1

WHERE WE LIVE

Brookeville



BOUNDARIES: Reddy Branch Park to the north and west, Reddy Branch to the east, Longwood Recreation Center to the south.

WEB SITE: www.townofbrookevillemd.org

HOME SALES: The 50-dwelling incorporated town has one house, under construction, for sale for \$259,900. There are also a few lots for sale. One house is under contract; the asking price was \$177,000. In 2000, one house sold for \$190,000; two sold in 1999, one for \$525,000, the other for \$220,000.

SCHOOLS: Greenwood Elementary, Rosa Parks Middle and Sherwood High schools.

WITHIN WALKING DISTANCE: The Inn at Brookeville Farms, a new regional-American restaurant just outside the town borders; Salem United Methodist Church, Reddy Branch Park.

WITHIN A 10-MINUTE DRIVE: Olney Town Center, Olney Village Mart, Olney shopping centers, Montgomery General Hospital, Olney library.

Washington Area Real Estate Trends

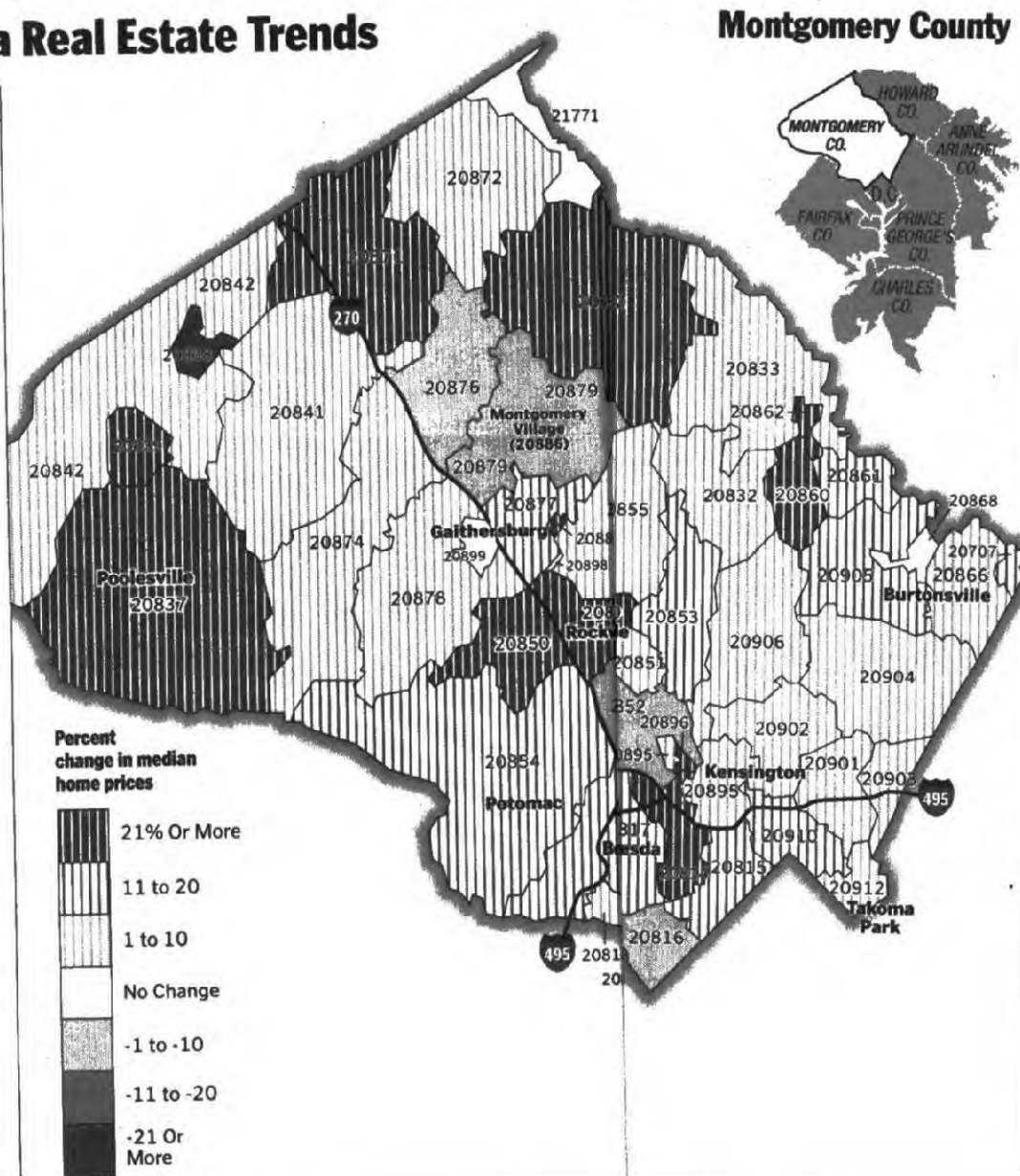
The Washington Post regularly tracks housing sales and prices throughout the Washington area each Saturday in the Real Estate section, comparing information collected for each residential Zip code from each time period in 1999 with the same time period in 2000.

The chart and map this week compare single-family home and condominium sales figures in Montgomery County from January to September 1999 with the same period in 2000, showing the total number of sales, the median prices and the changes in the medians. The median is the point at which half of the sales prices were higher and half lower.

The sales and price information, collected by First American Real Estate Solutions, is based on actual sales recorded in local government offices. That information is in the chart on the right.

As with any statistical compilation, the greater the number of transactions, the more reliable the statistical trend. Moreover, at any given time there may be more sales activity in certain market niches or price ranges, for instance starter homes or high-priced houses, than at other times, and this may influence a median price from year to year.

The map provides a snapshot of price trends throughout the geographical area covered by each week's information.



Montgomery County

January through September

Zip code	1999		2000		Change in median price
	Total homes sold	Median purchase price	Total homes sold	Median purchase price	
20707	6	\$332,300	22	\$374,400	\$42,100
20812	6	305,000	8	410,500	105,500
20814	431	259,000	389	324,000	65,000
20815	393	325,000	304	365,000	40,000
20816	262	385,000	207	360,000	-25,000
20817	616	300,000	542	359,500	59,500
20818	25	342,500	30	364,800	22,300
20832	545	225,000	677	240,000	15,000
20833	227	292,600	143	310,000	17,400
20837	125	264,900	129	330,000	65,100
20838	3	300,000	2	129,900	-170,100
20839	3	178,000	7	245,000	67,000
20841	66	283,000	195	289,700	6,700
20842	13	261,900	17	270,000	8,100
20850	802	242,500	853	299,000	56,500
20851	173	147,000	174	161,000	14,000
20852	621	215,000	621	197,000	-18,000
20853	403	192,600	442	225,000	32,400
20854	750	354,500	582	405,000	50,500
20855	238	220,800	232	235,000	14,200
20860	11	140,000	19	205,000	65,000
20861	29	279,000	22	315,000	36,000
20862	2	232,000	5	490,000	258,000
20866	244	138,500	277	143,900	5,400
20868	7	375,000	3	375,000	0
20871	24	220,300	64	282,600	62,300
20872	247	188,000	233	205,000	17,000
20873	-	-	1	367,400	-
20874	1,203	149,900	1,600	154,300	4,400
20875	1	135,500	-	-	-
20876	745	203,900	644	197,000	-6,900
20877	299	145,000	348	162,000	17,000
20878	1,065	228,000	1,489	235,600	7,600
20879	417	152,000	472	145,000	-7,000
20880	6	185,000	3	285,000	100,000
20882	215	279,500	236	349,500	70,000
20886	567	128,000	710	119,000	-9,000
20895	362	219,000	352	238,000	19,000
20896	6	235,000	11	388,000	153,000
20901	531	169,000	592	181,300	12,300
20902	586	157,300	632	165,000	7,700
20903	105	170,000	119	179,000	9,000
20904	541	187,500	538	195,000	7,500
20905	247	236,000	306	265,000	29,000
20906	818	155,000	903	166,500	11,500
20910	358	198,300	439	230,000	31,700
20912	240	179,500	208	185,200	5,700
TOTALS:	14,584	\$199,000	15,807	\$210,000	\$11,000

THE WASHINGTON POST



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PHOTOS BY TOM ALLEN—THE WASHINGTON POST

The Brookeville Academy, built in 1810, was renovated in 1994 to become the town's community center.

'Capital for a Day' Still a Refuge

BROOKEVILLE, From H1

traffic that now passes through Brookeville into a country park and out onto Brookeville Road, past the town limits.

But the road has met with opposition from residents in Brookeville's unincorporated areas and fell victim to Maryland Gov. Parris N. Glendening's "smart growth" initiative, which nixed the plan. Still, Allan is optimistic the bypass may again be an option. A public hearing about alternative sites for the bypass will be held soon.

"I see this as probably the most important issue facing us. The bypass would mean the town would be a town again," he said. "A little town like this is seen as a cozy and interesting place to live, but traffic and the absence of sidewalks that allow people to connect have really hampered the quality of life."

Brookeville's 135 residents lost another way to connect when the town's post office, its primary commercial building, was relocated several years ago to larger quarters several miles north, in Sunshine.

"When the post office left, you would not believe how much energy left the town," said Diane Allan.

"Now no one sees anyone," she said.



The Brookeville Angel, sculpted from a live white oak by artist Stefan Saal in 1994, now guards the Brookeville Academy Community Center, which formerly housed a boys' school.

But there are still several hubs of community life in Brookeville, including Salem United Methodist Church. The current building with its steeply pitched roof and prominent bell tower was constructed in 1910, but an earlier incarnation of the church was built a century before that near the cemetery across the street.

In addition, in 1994, the town's bicentennial, the town of Brookeville bought and renovated a his-

toric fieldstone building, constructed in 1810, that housed a boys' school called the Brookeville Academy. As government officials fled Washington in 1814, they stored the Senate records here. According to legend, gold from Washington's banks was also taken to the academy for safekeeping.

Today, the town's government offices and archives are located there. The building is also used for community meetings, such as a Friday night lecture series, and rooms are rented out to the public for weddings and meetings. Meanwhile, the town plans to renovate a 135-year-old two-room schoolhouse as an additional meeting place.

Clyde Unglesbee served as one of the town's three commissioners for 30 years, leaving office two years ago. He said the refurbishing and expansion of the Brookeville Academy has been the cornerstone of his work with the town. Brookeville also provides trash-removal, snow-plow and leaf-removal services for its residents.

"The people who make their homes here want a little release from the tensions we all experience—they want a slower, small-town way of life," Unglesbee said. "We're very proud of the color, flavor and charm of this little village."

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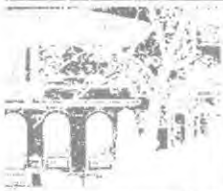
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23/65 BROOKLYN

The Washington Post

THURSDAY, SEPTEMBER 1, 1994

TOAST OF THE TOWN: *The State Department adds to its antiques-filled Diplomatic Reception Rooms. PAGE 5*

PLAYING FOR KEEPS: *A reluctant collector finds herself irresistibly drawn into a game of marbles. PAGE 9*

WASHINGTON HOMIE

THE THING THAT WOULDN'T DIE: *In the battle against bamboo, all ideas are gratefully accepted. PAGE 16*

FINAL BOUNTY: *It's not too late to plant vegetables that thrive in an autumn garden. PAGE 18*



IN KEEPING WITH HISTORY


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The Line Between Old and New*

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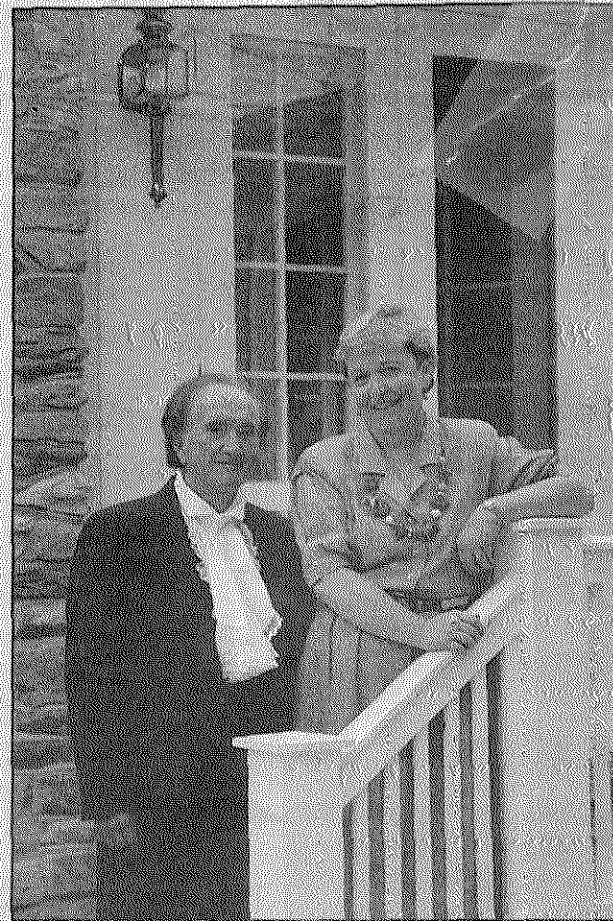
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FAST FORWARD RETURNS WEDNESDAY, SEPT. 28.
 Watch for issue no. 2 of The Post's new monthly guide to video, music & computers



◆ Al and Mary Gardner, owners of Valley House, are co-chairing Brookeville's three-day bicentennial celebration that begins Sept. 9. He is dressed for his role as President Madison in the parade.

Architecture

Preserving the Outlines of a House With History

By Patricia Dane Rogers

Two centuries old, four blocks long and located just north of Olney where Georgia Avenue becomes a winding country road, tiny Brookeville, Md., gives new meaning to the expression "the more things change, the more they remain the same."

Brookeville's citizens, 110 strong, cling to the past and are proud of it. They've battled encroaching strip malls and subdivisions, lobbied for a bypass to relieve them of the 8,000 cars that whiz past every day and, in general, reveled in their small but meaningful place in history.

Washington never slept there, but James Madison did, one steamy August night in 1814 when he and his retinue fled the burning capital, which had been attacked by the British, and found refuge 26 miles away in the stately brick home of Brookeville's Quaker postmaster, Caleb Bentley. That night—as the president dispatched urgent messages from Bentley's desk—troops, carriages and baggage-laden wagons clogged Brookeville's narrow streets and the president's sentinels trampled Henrietta Bentley's vegetables and flowers.

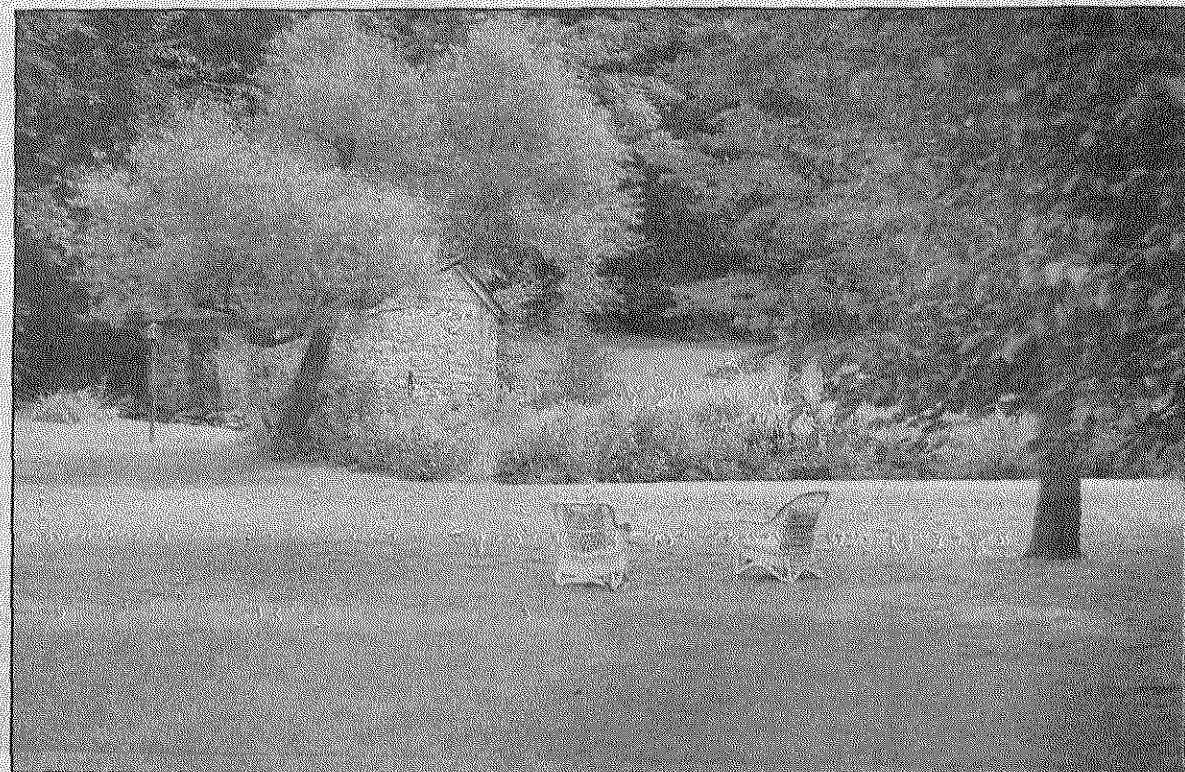
Today, gas street lamps, brick sidewalks and faithfully preserved 18th- and 19th-century dwellings attest to Brookeville's official status as a historic district. By law, rules restrict construction of anything that looks too new. And even when the new slips through, it's apt to look just as authentic as the original—if not more so. Even an expert might have trouble telling the difference.

The Valley House, a Brookeville landmark with late 18th-century origins and a kitchen addition completed last year, is a prime example of the community's determination to harmonize old and new. Clad in the same ancient fieldstone as the rest of the house and crowned by a tin roof, the recent add-on fooled at least one local old-timer. Recently, an elderly resident asked when the owners, Al and Mary Gardner, planned to build and was astonished to learn they already had.

"I took that as a compliment," said Mary Gardner, perched in a wingback chair in her cozy, antique-filled living room. Gardner, a former public health administrator, is unofficial town archivist and president of Montgomery Preservation Inc., a nonprofit organization

continued on page 20

In tiny, 18th-century Brookeville, when the new slips through, it can look just as authentic as the original—if not more so.



◆ Seen from the front, the 19th-century portion of the Gardners' house is on the far left, the 18th-century section is in the middle and the new kitchen addition is on the right.

◆ An expansive lawn stretches out behind the house with the spring house off to the left.

Photography by
Walter Smalling for
The Washington
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Bamboozled?

If at First You Don't Succeed, Attack, Attack Again

Charles Fenyesi

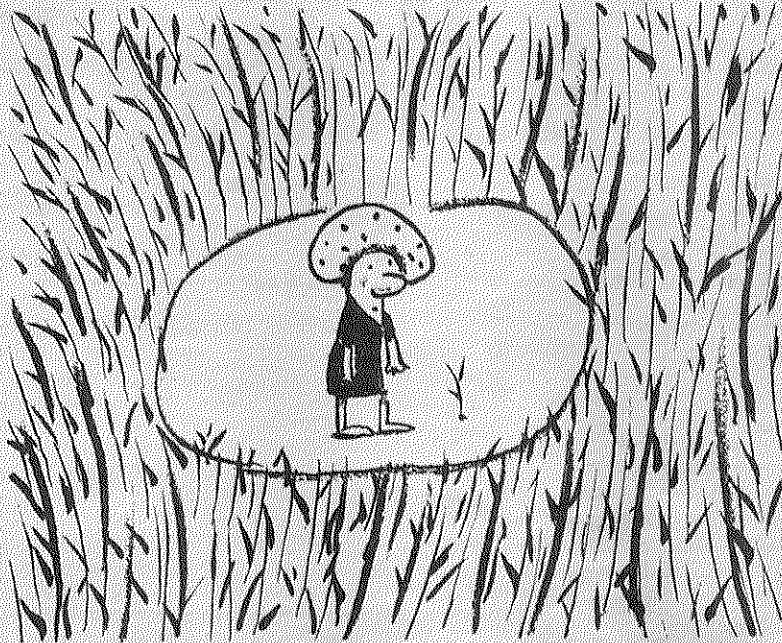
With so many horror stories about the unstoppable march of bamboo, one wonders why homeowners still plant it. And yet they do, often by digging up a few clumps from an established grove. True, bamboo offers an almost instant screen (it may well be the fastest growing plant on earth) and of course it is as seductively handsome as claimed in the traditional paintings of the Orient. Common or Yellowgrove bamboo, *Phyllostachys aureosulcata*, is the species often grown here, and it is winter hardy.

Although the Chinese admire bamboo and think of it as a visual metaphor for resilience and grace, in our area and along most of the Eastern Seaboard, it is perceived as a menace worse than poison ivy, which, after all, can be killed in one season by pulling up its roots or by bombarding its foliage with potent chemicals.

Bamboo that skips property lines has probably caused more disputes among neighbors—including lawsuits—than any other plant. The blame is laid at the feet of the resident whose property is the source of the unwanted growth. But what if the bamboo was planted by a previous owner, and the new owner has tried everything short of a major effort at a great expense?

And what exactly is a major effort? For instance, at Brookside Gardens in Wheaton, a backhoe was summoned recently to eradicate just a few bamboo clumps after sharp, straight-edged spades and hefty mattocks failed to make any headway with the matting roots, whose hardness is comparable to seasoned oak. On an earlier occasion remembered by one Brookside old-timer, a backhoe dug trenches as deep as four feet all around a larger area infested with bamboo. Then, after the appropriate permits were obtained from the fire department, the trenches were filled with kindling and dry logs, and big fires were lit. The soil between the trenches was baked, and the bamboo roots incinerated.

One area gardener, Alice Williams, now an apartment dweller in Washington, remembers her battle with the grass. She repelled her neighbor's bamboo by having a trench dug three feet deep and



BY DONALD GATES FOR THE WASHINGTON POST

having it filled with concrete. She warns, however, that the concrete "must be solid, preferably smooth sided." Loose stones, even large ones, leave "weak and porous spots which bamboo can in time penetrate." The same may be said for concrete blocks—seemingly so convenient and easy to build with—because their joints offer possible points of entry to the enemy.

Williams goes on: "You must fill your trench, in front of the bamboo forest, above ground level. Without a curb, the bamboo simply extends over the trench, then goes down into the ground on the far side, and is off and running—underground and upright."

She has yet another bitter lesson to impart. Soil penetrated by bamboo—for instance the soil from the trench—must be sieved carefully. Even after removing bamboo roots, there are lots of broken-off shoots and small shredded pieces that are eminently capable of producing new plants. "Sprout they will," Williams cites her experience, "even the most hairline tendrils."

Others who have survived bamboo say the solution is to be as persistent as the enemy itself—and that calls for first cutting down all the stalks as close as possible to the ground. Then as soon as the new shoots appear—and they invariably will and in great numbers—every single one of them must be broken off (often they can be kicked over) or, if allowed a few inches of

growth, cut down to the ground. A once-a-week regime of cutting may not suffice, at least not in the spring and early summer when one can almost see the shoots rise. And the process may have to be repeated year after year. A gardener may consider himself or herself lucky to complete the job of eradication in three years.

One has to become something of a Rambo.

A variation on the theme comes from Eliot Roberts of Pleasant Hill, Tenn., a retired botany professor who served for many years as the director of the Lawn Institute, the research arm of the lawngrass industry. He suggests that first we cut down the stalks but then spray with Roundup whenever new shoots appear. He reminds us that the bamboo is just an overgrown grass, so it is vulnerable to Roundup.

But Roberts is the first to acknowledge that in some situations, getting rid of bamboo may be hopeless. When teaching at the University of Massachusetts in the 1950s, he bought a house in Amherst that had a thriving bamboo grove. He tried getting rid of the bamboo but failed. In the end, he and his family simply moved to Iowa.

Readers who wish to share their bamboo eradication stories should write to Charles Fenyesi, Washington Home, The Washington Post, 1150 15th St. NW, Washington, D.C. 20071. Letters should be signed and must include the writer's home address and home and business telephone numbers.

Home Sense

continued from page 7

like miniature waves left in the paint surface by the roller nap. But short-napped rollers produce a flat-looking surface, even if the paint is textured, while long-napped rollers produce a heavier stipple. The longer the nap, the more of a stippled effect you get.

The furriest sleeves, normally used to get paint into the cracks and crevices of concrete and

it in small circles. To create a heavier and more concentrated stipple, try dabbing at the texture with a wet towel.

■ **Ridges and grooves.** Make bold streaks with a notched trowel normally used for applying tile adhesive, or a finer pattern with a large-toothed comb. Make a pattern of your strokes too, for example, drawing the comb first one way, then the other in short crosshatches. Don't try to make continuous vertical or horizontal grooves by dragging the comb across the entire wall. Textured patterns look better when they are made under control, but with a little free-form flair.

JUST ASK

Q. What is the best way to repair wood-framed French doors that stick, even though they have three hinges per door, came primed and have been painted?

A. There is a possibility of structural settling on new work, sometimes enough to erase narrow tolerances on modern doors with built-in weatherstripping. You can identify this problem by cracks in drywall near the upper corners of the doors, and open joints in surrounding trim.

If you think the header above the door has sagged, a problem for the contractor to correct, check by stretching a string between the upper corners of the door frame. It will make a straight line against which you can see a bow, if there is one. Also check for loose hinges, although, given the three per door, it's an unlikely source of the trouble.

It's most likely that you have a simple case of seasonal swelling—wood fibers in the frame that have soaked up summer moisture. Spot this problem by seeing exactly where the doors stick. Open and close each one slowly. Look for scrape marks inside the frame, and on the edges of the doors.

To fix this problem, you could wait for cooler and drier weather. Then, when the doors lose the excess moisture and shrink back to their original size, sand down the scraped areas and cover them with two coats of paint.

If you don't want to let nature take its course, sand off only enough wood to get the doors working, even if they still scrape a bit. If you take off enough wood to make them work smoothly now while they're still swollen, the weatherstripping may not interlock properly this winter when the excess moisture has evaporated and the doors have shrunk.

You always can take off a little more wood later if the doors still are too tight. That's a lot easier than trying to put back 1/16 inch you planed or sanded off prematurely.

There are two keys to making a texture pattern. First, don't try to be precise. Second, test the pattern on scrap drywall.

masonry block, leave such a large stipple that the surface can look stuccoed. Since these surface effects can be dramatic, it's wise to try them out first on a scrap piece of drywall.

■ **Pattern painting.** To create more decorative and decisive patterns in textured paint, apply the textured surface with a roller to the manufacturer's specifications, usually in a layer about 1/16-inch thick. Before the texture dries, you can establish a pattern by rotating a damp sponge on the surface, scraping it with a notched trowel or a comb, dabbing at it with a damp cloth—even tapping it with a stiff brush.

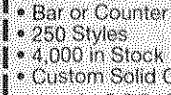
There are two keys to making a texture pattern. First, don't try to be precise. For example, if you're making a pattern by rotating a damp sponge on the texture paint, don't try to make parallel rows. Let the swirls overlap slightly and stack them like irregularly shaped logs in a wood pile, not like courses of brick.

Second, test the pattern on scrap drywall. Some pattern-making ideas look good in decorating books where a professional has added all the right touches, but can make a nice layer of textured paint look like a messy layer of textured paint unless you have a sure enough hand to create random patterns.

■ **Swirls and heavy stipples.** Make swirls by placing a damp sponge on the wall and rotating it in position. When the sponge becomes saturated, rinse it well so the depth of the swirls remains consistent. Make the swirls smaller and more random by using a damp brush, placing it against the texture and rotating

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Everything Must Go To Make Room for Fall Stock



◆ The kitchen addition has state-of-the-art appliances but materials used inside and out echo the feeling of the old house.

‘There’s a thin line between what works for a family and what the house can accept,’ architect Stephen Muse says. ‘When in doubt, you lean towards the house.’

continued from page 14

that honors owners of historic houses for their sensitive renovations. She and her husband also are co-chairs of Brookeville’s three-day bicentennial celebration that begins Sept. 9.

The gala is to begin with a reunion of former residents and their descendants and includes a Saturday parade—the first time in 200 years that Georgia Avenue has been closed in Brookeville—and a tour of 14 gardens and houses including Bentley’s and the Gardners’.

Al Gardner, a physician now working in international pharmaceuticals, was away when his wife was interviewed. He was out taking a riding lesson, preparing for his role as President Madison in the parade.

As its name implies, the Gardners’ place sits in a verdant valley. Set back from the road, the gray stone house is flanked on one side by an ancient sycamore and, on the other, by a stream

notorious for overflowing. The stream—the Reddy Branch of the Hawlings River, which in turn flows into the Patuxent—provided power for a grist mill in Brookeville’s early days.

At the time of Madison’s hasty visit, the Valley House was the home of David Newlin, who owned the mill, one of two in town. The other belonged to Richard Thomas, who founded Brookeville in 1794, immortalizing the maiden name of his wife, Deborah Brooke Thomas, and her sister, Mary Brooke Moore, by laying out 56 quarter-acre lots on land they had inherited. The land was part of an early 18th-century grant known as the “Addition to Brooke Grove.”

The Valley House and its outbuildings, which include a log smokehouse or summer kitchen and a stone spring house, already were there when Brookeville was founded. For many years, in fact, deeds to land in Brookeville included access to an easement on the mill property so water could be drawn from the spring.

The stream, which normally

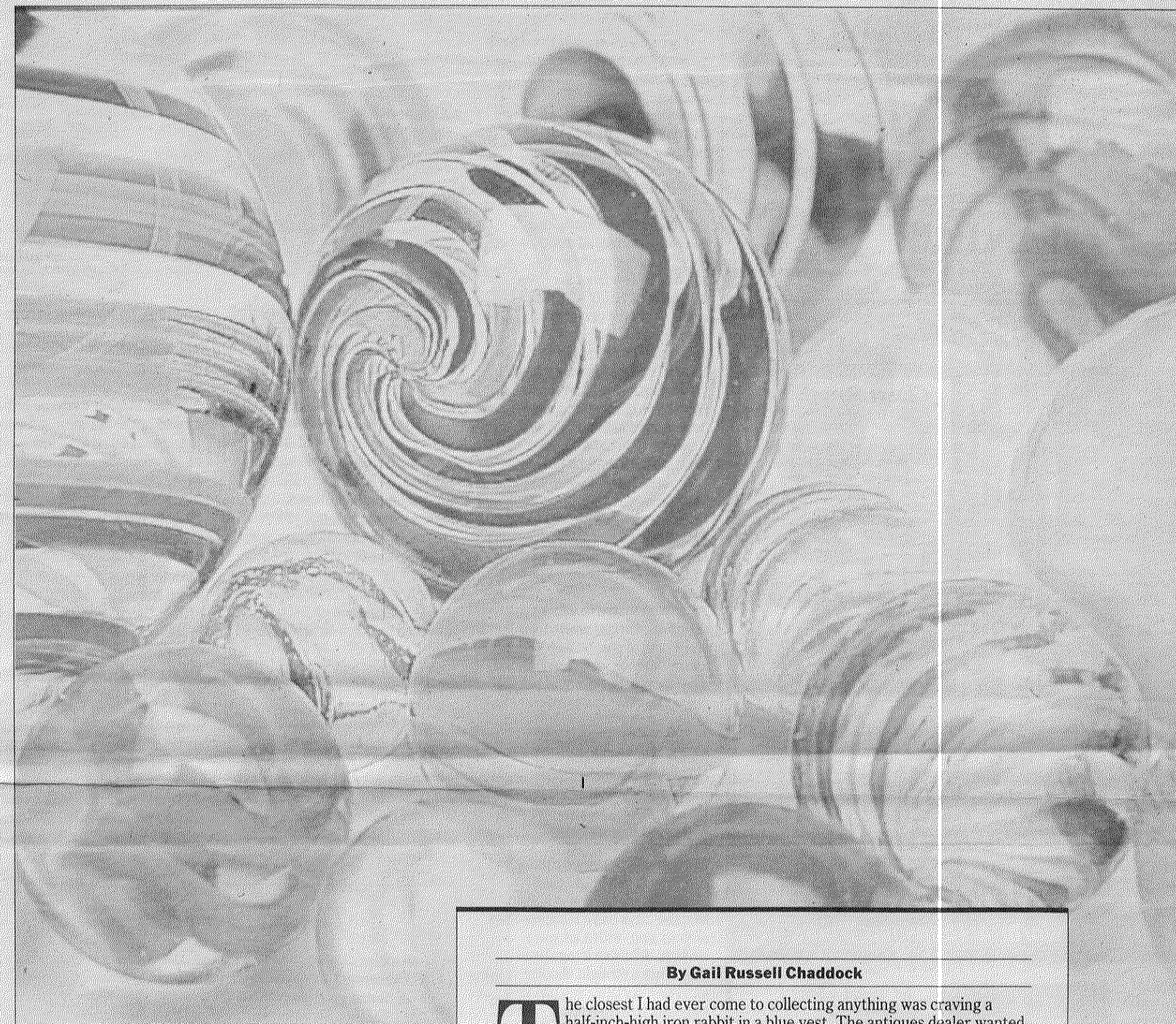
runs about four feet below its banks, lies about 60 feet from the Gardners’ house. But because of its tendency to flood after heavy rains, it loomed large in their remodeling plans. Although the mill, which stood on the other side of the stream, is gone, Roy Graham, a previous resident, discovered its foundation and used some of the stones to build a low wall to keep water out of his basement.

Graham, also a former proprietor of the historic Olney Inn, purchased the house and seven acres in 1967 from W. Walton Butterworth, who served as U.S. ambassador to Sweden and Canada. Graham later sold two acres to the Gardners, residents of Silver Spring who had admired the property for years when they passed by on Sunday outings. Graham said that Montgomery County, which condemned the remaining acreage as flood plain, got the other five acres.

At the time of President Madison’s visit, Valley House, which currently has three distinct sections telescoping down in descending size, had only one—now the center portion. The original structure, dating to the 1780s, included a 15-foot-square sleeping loft above and a keeping room below with hand-hewn ceiling beams, a massive hearth with a sturdy timber lintel, whitewashed plaster and hog’s-hair walls, and a ladder that provided access to the upper level.



◆ In the 18th century, the dining room was a keeping room. Viewed from the new kitchen, where the architect left the original exterior stone wall exposed, the room retains its old fireplace and exposed ceiling beams.



By Gail Russell Chaddock

The closest I had ever come to collecting anything was craving a half-inch-high iron rabbit in a blue vest. The antiques dealer wanted \$30 for him. “Turn of some century,” he said.

Thirty dollars seemed like a lot, but what decided the issue was a sudden vision of myself as someone who collected half-inch rabbits. No one owns just one half-inch of anything. There would have to be more. They would need a shelf. A mental image of Laura Wingfield caressing her glass animals in Tennessee Williams’s “The Glass Menagerie” clinched it. No, the rabbit could stay under glass with the silver thimbles and tiny ceramic pugs, thank you.

Then there were marbles. It began with a call from friends two time zones away. Would I go to an auction and bid on some marbles for them? All I had to do was look at the marbles and phone in a description. They’d tell me how much to bid.

“They’re glass and round,” I cried into a pay phone over the din of the auction. “Except that some of them aren’t glass.”

“Those are clay,” the friend hollered back. “Forget those, they’re worthless. But tell me about the glass. Did you see any onionskins or lutzes? How about slags, oxbloods, swirls, guineas, flames or corkscrews?”

“The marbles are round,” I said. “They have colors in them.”

I could hear her sigh even over a bad line. This was not the keen report she had hoped for. “Go to \$100,” she said. “Don’t bid on the clays.”

continued on page 10

Collecting Going for All The Marbles

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Marbles

continued from page 9

Three hours of abandoned bank furniture, bad art and 1950s memorabilia later, both boxes of marbles were mine. The auctioneer had insisted on selling the clay and glass lots together. Only one man bid against me. He'd come down from Keene, N.H., the day before to take a closer look at the marbles.

"You have 200 clays, one banded in purple, all worth about \$25; 50 nice glass from the '40s and '50s; a few from the '30s, worth about \$100; 400 others worth about 10 cents apiece," he said. "You did okay, but I'm a dealer and have to make a profit on these. You went over my limit."

Sensing a wall of ignorance, he pressed on. "There's a popeye in here, mint condition," he said, rummaging through the box of glass marbles until he found it. "See these three colors? They wrap around but never cross. It's a type of corkscrew, worth about \$10. If you ever want to sell it, let me know." He scribbled his name and phone number on a scrap of paper.

He didn't have to be so generous. He had wasted a day and a tank of gas, only to lose the lot to someone who clearly didn't have a clue what she was bidding on. He just seemed to love to share what he knew.

I mailed the glass marbles to my friends. "Keep the clays for your trouble," they said.

I didn't say so at the time, but I'd have traded a dozen half-inch rabbits for that box of nicked and faded clays. They may not be "collectible," but clearly these had been loved. While the glass marbles were heaped in a shoe box, the clays had a lacquered box of their own, with a lid and a keyhole. All were irregular in shape, not a straight shooter in the lot. Their surface dyes had long since worn down to bare earth after decades of hard play and rattling around in boxes, but bits of rose, teal and wisteria still were visible.

Consider just the one with a painted stripe. Who had added that jaunty dash of purple to this humblest of toys? Why had the marble lasted all these years in such good shape? When schoolyard marble tournaments began in the spring, had a small hand tucked that one away in a pocket to avoid dinging it or, worse, losing it in a game played "for keeps?"

I bought my first book on marbles and began to study the specimens I now possessed. Marbles, I found, have been traced back to Egyptian pyramids, the ruins of Pompeii, 15th-century German villages and colonial America. The earliest were made of stone, then clay or earthenware.

I didn't set out to find more marbles right away. My next batch



PHOTO BY MELANIE STETSON/CHRISTIAN SCIENCE MONITOR

came from a Saturday auction that was next door to my husband's office. The auction was down to bric-a-brac, and the crowd was thinning out as I walked in. "Here's an old tin," the auctioneer called out. "I think it has marbles in it."

You think? How could anyone not look? He sold the tin without opening the lid. I had to know. So did two other bidders, but apparently not as much as I did. I sent the contents (125 marbles, eight corkscrews) to the friends out West as a surprise, but set one aside. It had character: milky translucent glass with bold, brick-red tracings on the surface; inside, tiny bubbles and a black speck of something that probably fell into the molten glass during production. It said, "Keep me."

Several thousand marbles later, I still shun the term collector. Serious marble hunting can swallow up hours, mornings, days in a gulp. Hard-core collectors can be found digging around abandoned schoolyards, scouring Saturday morning yard sales and

haunting flea markets. A friend recalls driving into the night to be first past the post at the Brimfield Fair in western Massachusetts, a mecca for marbles. She left home at 11 p.m., arrived at the fair gate at 1 a.m. and settled down for a few hours of sleep before the fair opened at dawn.

My own strategy is simple: Take the back roads and remember that marbles are a game. I've found marbles in coffee tins, canning jars, a printer's type case, a cardboard pencil box with the note "my marbles" written in a child's hand, the floor of a barn and the back of a drawer in an old house.

I returned home recently to find a message on my answering machine: "Called to be sure you'd heard that there are some bogus amber sulphides showing up on the market," the caller said. "People are paying more than \$2,000 for them. Just didn't want you to be fooled."

Two thousand dollars? That's 66 half-inch rabbits. Not to worry.

Christian Science Monitor

The Word on Marbles

Marbles may be the most ancient and universal of toys, but until recently there have been few efforts to study or classify them. Some good places to start reading:

"Collecting Antique Marbles," by Paul Baumann (Wallace-Homestead Book Co., 1991, 176 pp., \$17.95). This carefully sourced book covers the technology and the social history of marble making, especially handmades. Baumann is interested both in marbles and the people who made them. "Collectable Machine-Made Marbles" (Utah Marble Connection, 1989, 34 pp., \$7.95) and "Marbles: The Guide to Machine-Made Marbles" (1992, 75 pp., \$15), by Larry Castle and Marlow Peterson. These books are about the marbles you are most likely to find. Larry Castle is a Utah steelworker whose pioneer work on machine-made marbles helped map a new field for collectors. Both can be ordered from the authors, P.O. Box 1857, Ogden, Utah.

"The Complete Line of Akro Agate Co.," by Roger and Claudia Hardy (1992). Breaks new ground in classifying the work of one of the largest and best-known American marble producers (1911-1951). This book can be ordered from the authors, 10 Bailey St., Clarksburg, W.Va. 26301-2524.

Any book by Everett Grist, most recently his "Big Book of Marbles" (Collector Books, 1993, 144 pp., \$19.95). Grist's books are the most readily available in bookstores. He emphasizes the cash value of marbles, especially high-end marbles. His photos are clear enough to help identify a wide range of marbles.

Christian Science Monitor

renowned supermarket staple Iceberg.

A couple of the seed catalogues offer a French variety called Merveille de Quatres Saisons, which, despite its name (Marvel of Four Seasons), I have never successfully grown through winter in my hill-top Northern Virginia garden. I suspect that gardeners with plots closer to town and with more protection may have a shot at getting this leafy variety through winter.

Beets should be treated similarly to lettuce: Sow now and plan to harvest before winter arrives. Although beets do not flinch at cool temperatures, they won't survive freezes. The earliest ones, which mature in less than two months, include Red Ace, Ruby Queen and Little Ball.

Turnips mature almost as rapidly as radishes, those sprinters of the garden, producing a harvest within six weeks of sowing. They also will drift comfortably into the coolness of late fall and don't mind frosts. Turnips are sweetest when they are picked before they get too big: Four inches in diameter is about the largest you would want. Scarlet Queen and White Lady are my favorites. Try turnip tops for a nutritious green.

When grown in the fall, carrots have the advantage of keeping well if left in the ground. Once the ground begins to freeze they should be pulled, but that usually doesn't happen until after Christmas. Until then, they can be picked fresh right out of the garden.

My favorites are Lindoro and Kuroda, both fast-maturing varieties. Kuroda comes from Asia and is a good carrot for around here because it takes the heat pretty well. I also like the 1992 All America Selections winner Thumbelina, a round carrot that looks particularly appealing combined in a dish with beets and turnips. At 70 days, however, Thumbelina will take longer to mature than either of the other two root crops.

Soil preparation for all these fine fall crops is no different from that for any garden vegetables, except that fertilizing is unnecessary at this time of year. A layer of compost laid beneath and another sprinkled on top of seeds before and after sowing will be gratefully received and well-used by growing plants. Also, a sprinkling of light mulch after sowing will help seedlings establish themselves as germination begins.

Not much space is needed for these few remaining treasures of the garden. They are well worth growing to stretch the bounty well into fall.

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NEW IN THE POST: CRUISE NEWS
THE TRAVEL SECTION INTRODUCES A NEW WEEKLY COLUMN BY EVELYN HSU, SUNDAY, SEPT. 11.

Graham recalls seeing the outline of that ladder to the left of the fireplace when he lived there.

As the years went by, two sections were added to the house. Seen from the road, the tall two-story portion on the far left is believed to be an add-on from the first quarter of the 19th century. The builder was Henry Howard, who practiced obstetrics in Brookeville from 1813 to 1837 and sold the house in 1840. A Howard descendant recently wrote Mary Gardner that his ancestor's addition to the house dated to 1817.

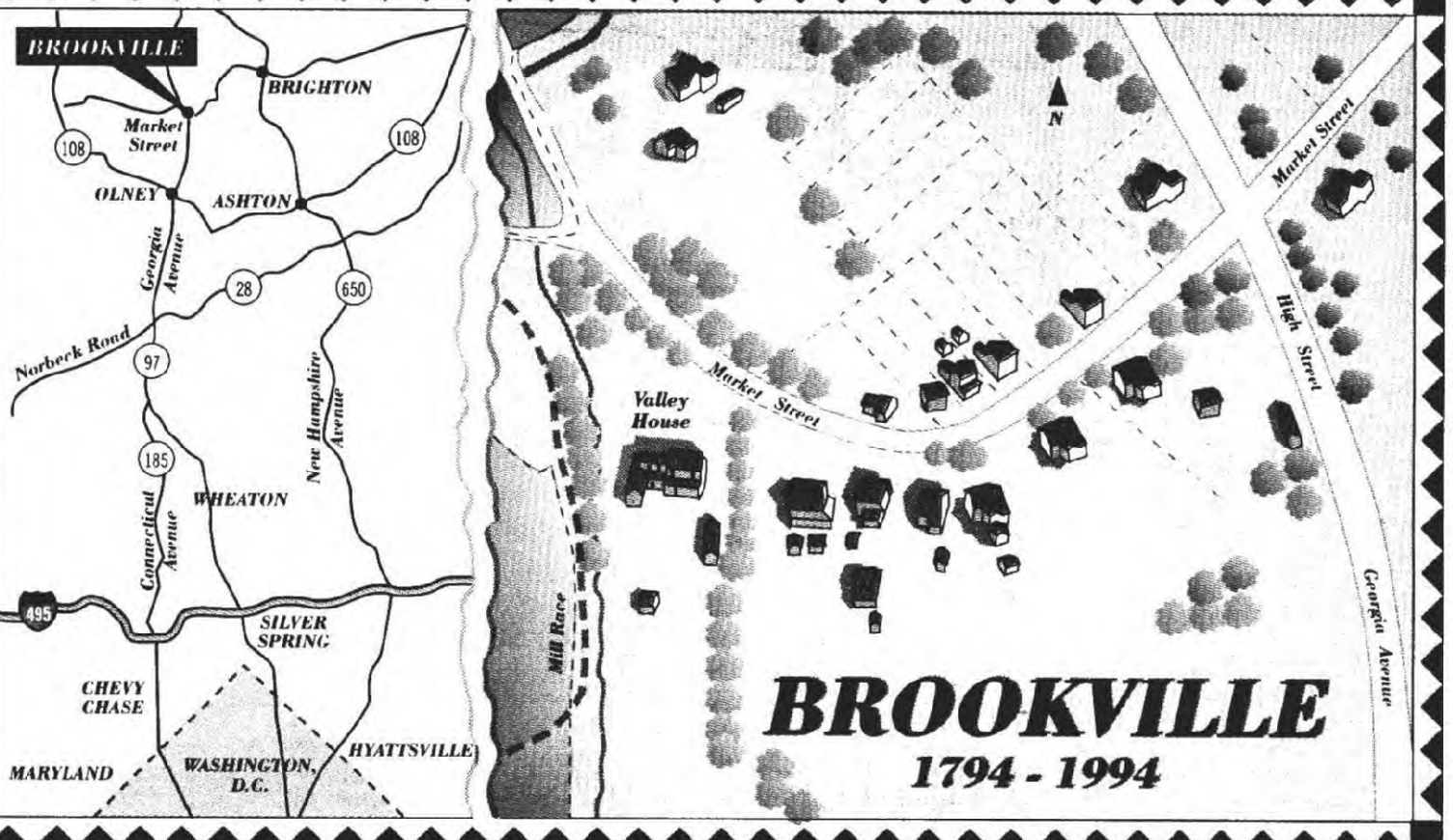
The shorter, narrow stone and clapboard section on the far right, which looks as though it always has been there but replaced an even narrower cinder block and stucco structure, is the Gardner addition. It was designed by Washington architect Stephen Muse of Muse Architects, formerly Muse-Wiedemann, a firm that has won several awards for historic renovations.

Mary Gardner, who grew up in a house her grandfather built in upstate New York, admits to an affinity for old houses, but that affection does not extend to the minuscule kitchens and wet basements that sometimes go with the territory.

Valley House's old kitchen, which probably dated to the 1940s, was no more than 7 feet wide and 8 feet long. An outside staircase descended to the basement where the washer and dryer stood on stilts and an inch of water was not uncommon. In addition to a proper kitchen, Mary Gardner, who interviewed several architects for the job, wanted the laundry room relocated to the main floor. She also wanted a dry basement.

In an official historic district, residents cannot make exterior changes without permission from architectural review committees. In keeping with review committee standards, the addition could not make the house look substantially larger, so the maximum length was set at 30 feet. Nearness to the stream also influenced the design. In this case, the allowed setback from the stream meant the addition that would house the kitchen and basement could be only 10 feet wide.

Packing everything the Gardners wanted into such a tight space took careful planning. Muse's solution was a galley-style kitchen with work and storage areas separated by an aisle ending in a new laundry room that doubles as a potting shed. In between and directly across from each other on opposite sides of the aisle are a powder room and a separate shower, which can be closed off fore and aft by pocket doors. This, notes Muse, allows the family to create a full-size



BY JOHN ANDERSON—THE WASHINGTON POST/BASED ON A MAP BY MICHE BOOZ

bathroom but otherwise maintain the open feeling created by the aisle. Wrapping the addition in windows on three sides also contributes to the sense of spaciousness.

Although appliances are state of the art, materials used inside and out echo the feeling of the old house. The kitchen cabinets, which have the simple lines of early Quaker architecture, were made from reclaimed heart pine. The exposed chestnut ceiling

beams came from a Pennsylvania barn.

In a tidy bit of synchronicity, most of the stones for the exterior were recycled from a nearby house that had fallen down. A neighbor of the Gardners, a bricklayer, had alerted the Gardners that the stones looked like a close match to Valley House's old fieldstone. According to George Fritz of Horizon Builders, the general contractor, the rest of the stones

on the addition came from the stream. He fished them out himself.

Fritz, who also devised an elaborate drainage system designed to keep the new basement dry, had another memorable encounter with the stream. The Gardners had warned him that the stream might overflow, and he and his men got to see it firsthand when 80 planks they had stored beside the house floated away during a storm.

Muse acknowledged the presence of the stream in a more poetic way. The bas-relief of arches at the base of the addition is a *trompe l'oeil* aqueduct.

Would a visitor 200 years from now confuse the addition with the original house? Maybe, or maybe not. But for both Muse and the Gardners, building it presented a unique chance to improve without compromising the integrity of the structure.

"There's a thin line between what works for a family and what the house can accept," Muse says. "When in doubt, you lean towards the house."

More than anything else, the Gardners see themselves as trustees. "This is simply our time here," Mary Gardner said. "It has taken me 18 years, but I trust the original builders of this house knew what they were doing. Water rises. Water falls. Water comes and water goes. The house has survived. It is here." ♦



For information about Brookeville's bicentennial celebration, which begins Sept. 9, call 301-774-5577. A parade and reenactment of James Madison's arrival will take place on Saturday, Sept. 10. For information about the House and Garden Tour on Sept. 10, call 301-774-6206.

♦ Across the pond is the back of the house. The log building to the left is the old smoke house, the original kitchen for the 18th-century portion of the house.

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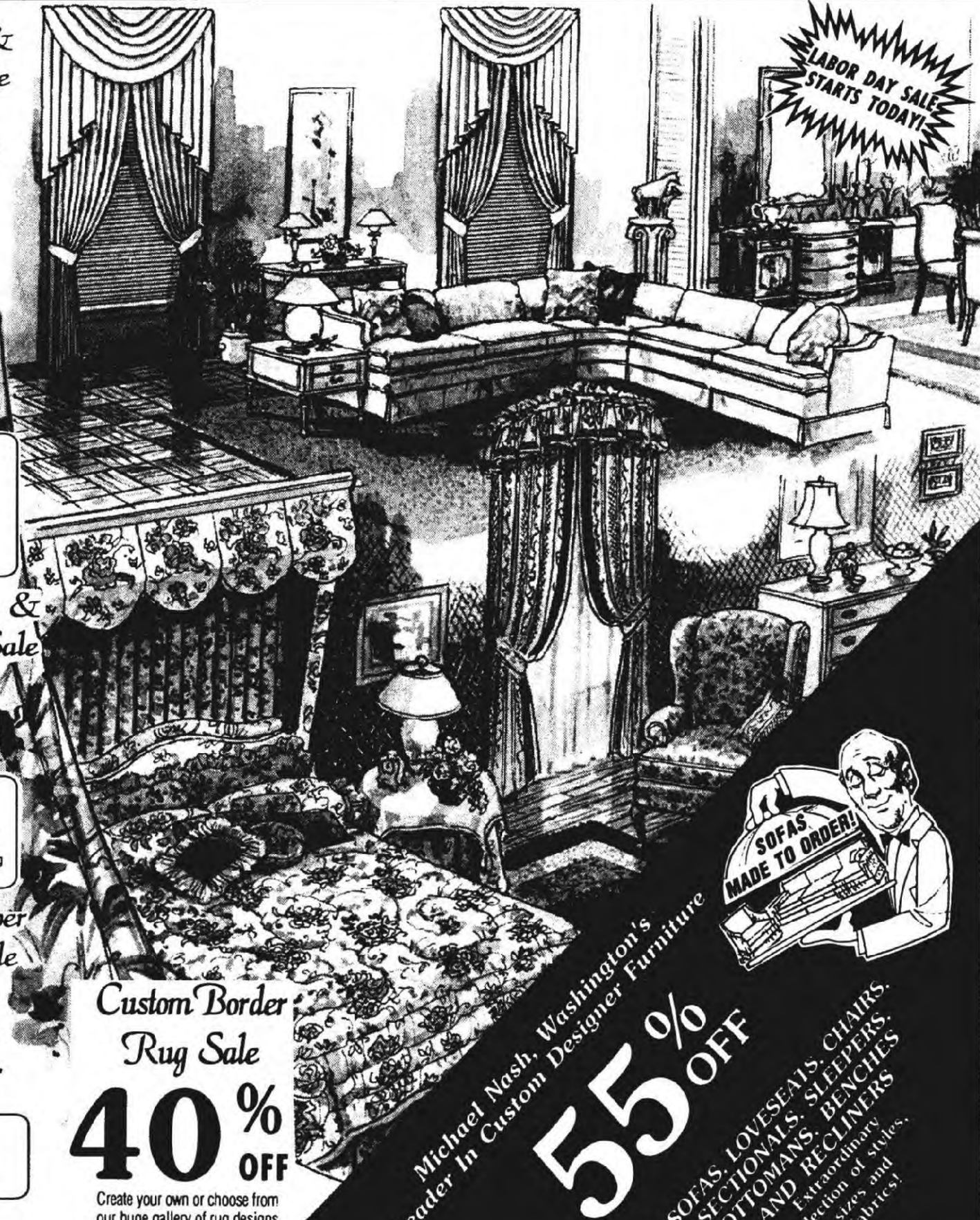
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Brookeville needs reroute to preserve its spirit, safety

JOURNAL 2/5/99

The nidus of growth for most American towns has been geographic or manmade features that favored commerce and transportation. Many grew out of their proximity to coastal waters or ferry crossings. But for most inland towns, access to transportation by a prominent or well-traveled crossroads or train stop formed the impetus for development.

Brookeville's story, however, is different. The upper Montgomery County town was founded even before a road ran through it. Early residents welcomed the emergence of Georgia Avenue (state Route 97) northward from Washington through Brookeville because it enabled the village to become a center of commerce in the area.

But, while roads are usually deemed the lifeblood of communities, Route 97 — with its daily stream of toxic fumes from 8,000 cars and commercial trucks — is choking the life out of Brookeville.

For 30 years the historic hamlet has waited for a bypass to be built — a lifesaving detour intended to spare the town's main street from further congestion. Its hopes were dashed recently, however, due to Gov. Parris N. Glendening's "Smart Growth" policy, an initiative designed to curb uncontrolled development in farming communities.

Under this policy, state aid targets development in older areas, where infrastructure exists to handle growth. Ironically, Brookeville is an older area whose infrastructure was never intended to handle growth, yet it was denied funds for a bypass that would have ensured its preservation. County Council President Ike Leggett reflects the views of many when he says, "Sometimes Smart Growth could end up being a dumb idea if it conflicts with the safety of citizens."

Historically, growth has meant prosperity for Brookeville. Mary L. Gardner, who organized Brookeville's bicentennial celebration in 1994, has documented the town's history and its genealogical record based on earlier work by Sylvia K. Nash and Diana Riggs, who served as chairwoman of the Living History Reunion that was part of the Bicentennial Celebration, is



NEIGHBORHOOD JOURNAL

Jorge and Sharon Ribas

shown holding a framed commemorative map.)

In 1650, Englishman Robert Brooke received land grants from Lord Baltimore. Brooke's great-grandson bequeathed land to his daughter and son-in-law, Richard Thomas. There he built a grist mill in 1794 — the date tradition gives for Brookeville's founding.

In 1800, Thomas laid out a town on land near his mill. He first marked off six streets — Market, High, North, South, Spring and Race — then divided up 56 quarter-acre lots and sold them for \$10 to \$12 each.

The new town, in one of the most fertile areas in the state, was bounded by three branches and two springs. Thomas called his creation Brooke Ville, after his wife's family name.

As the young nation grew and a new century dawned, Brookeville prospered as a hub of commerce by serving farmers for miles around. Growing educational and cultural needs furthered expansion of town services.

Coinciding with Brookeville's incorporation in 1890 was a new century's push to progress. Unfortunately, events rapidly left the little town behind. The lure of the city, modern transportation and Brookeville's aging populace converted the once-active hub serving burgeoning agricultural needs into a nearly forgotten residential community.

During the quiet years of the early and mid-1900s, many older structures were replaced by larger homes; but the small town's friendly feel persisted and etched itself into the memories of the young people who came of age there.

The hustle and bustle of the town's earliest years, with its welcome sounds of wagons, jingling harnesses, carriages and people doing business and socializing, were memories too. They were replaced by the novelty of automobiles motoring toward — or away from — Washington, curiosities that have become disruptions to a still quaint community and environmental threats to historic structures that line its two original main streets.

Today, cars compete with tractor-trailers and school buses in negotiating Route 97's sharp turns as it coils through the town's center within 15 feet of historic homes. The road was not designed to accommodate commercial trucks — which have knocked down phone lines and have edged dangerously close to roadside residences. Unfortunately, the close proximity of homes to the road prohibits widening and sidewalk construction.

Longtime resident Josephine Unglesbee remembers her children in the 1950s walking safely down to the post office at the corner of Route 97 and Brighton Dam Road to wait for the school bus. Today, that would be foolhardy.

In a sense, history is repeating itself in Brookeville — with different results.

In 1814, when President Madison sought overnight refuge in Brookeville as he escaped the burning of Washington by British troops, the town was swamped with unexpected traffic. Refugees, soldiers and couriers descended on the little village, but by next sundown the commotion — along with the president and strangers — had vanished, leaving Brookeville's tranquility intact.

Today, Brookeville is again the focus of

23/65

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Council stands firm: *WASH. BUSI. JOURNAL* 'No western highway'

ROCKVILLE — The Montgomery County Council unanimously passed a resolution Jan. 26 reaffirming its opposition to a proposed western bypass cutting through the county. *2/5/99*

The highway has been promoted by Virginia officials and business interests as better way to link Interstate 270 with the booming Washington Dulles Airport corridor in Fairfax and Loudoun counties.

"It may be good for Virginia, but it's lousy for our Montgomery County communities," said Council member Nancy Dacek, R-Germantown, who sponsored the measure.

The resolution also has the support of Montgomery County Executive Doug Duncan and Gov. Parris Glendening, both Democrats.

Maryland officials have long opposed any western connector that cuts through Montgomery's 90,000-acre agricultural reserve.

They argue any such roads go against years of planning that seek to limit sprawl.

Federal budget makes room for theme park

BETHESDA — Glen Echo Park also got a boost from the recently announced 2000 budget. The former amusement park will get \$6 million over three years for capital improvements from the federal government. The balance of the \$18.9 million price tag will be paid by the state and Montgomery County.

Gov. Parris Glendening's proposed 2000

budget includes \$2 million towards Annapolis' \$6 million commitment.

County Executive Doug Duncan soon will approach the County Council for Montgomery's share of the costs, with quick passage expected.

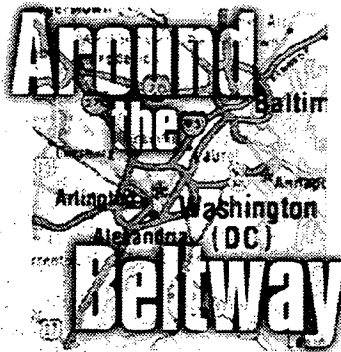
Glen Echo Park operated as an amusement park from 1911 to 1969. The National Park Service acquired the property in 1971 and the park is listed on the National Register of Historic Places.

More than 250,000 visitors still come to Glen Echo annually for art shows, dances, theatrical productions and to use the Spanish Ballroom and carousel. Many of the buildings in the park need repair.

In 1998, Duncan established a working group composed of federal, state and local representatives to address the needs of the park. They recommended the cost-sharing capital improvement program and establishing a nonprofit board to oversee the park. Under the group's plan, the National Park Service would continue to own the property.

The county is working out details for the park's management.

Pending approval, the program could start next year.



FDA consolidation plan advances with \$56M nudge

SILVER SPRING — The Clinton administration has earmarked \$56 million for the Food & Drug Administration's consolidation at a one-time naval base.

The money, part of the fiscal 2000 budget, will help start design and construction of a consolidated FDA campus at the former White Oak Naval Research Base, a 130-acre site off New Hampshire Avenue in Montgomery County that closed in 1995.

The FDA has about 6,000 employees in 20 locations throughout the region with the majority housed in leased buildings along Rockville Pike.

Pending congressional approval, federal funds are earmarked for a 100,000-square-foot drug research lab that will house 100 scientists. The project is due to be completed in 2002.

Funds also will be used to help plan a \$450 million, 2.1 million-square-foot consolidation project. The Clinton administration also is committing \$80 million in fiscal 2001 for building offices to accompany the new lab. When completed, the 470,000-square-foot office complex will house more than 1,600 employees.



commotion — not for a day, but daily, with a never-ending caravan of vehicles that originate from neighboring Howard and Carroll counties. Most everyone realizes the incessant traffic is harmful. In fact, 20 years ago the Olney Master Plan, of which Brookeville was part, proposed several bypass alternatives. Alternative "Four" may be the most acceptable to surrounding communities, particularly Olney Village.

This alternative can work if the State Highway Administration modifies the plan to make it more responsive to the environmental, aesthetic and noise concerns of surrounding communities.

Fortunately, Brookeville is not alone in lobbying state officials to build the bypass. County officials, the Greater Olney Civic Association and the Montgomery County Civic Federation have expressed unanimous support.

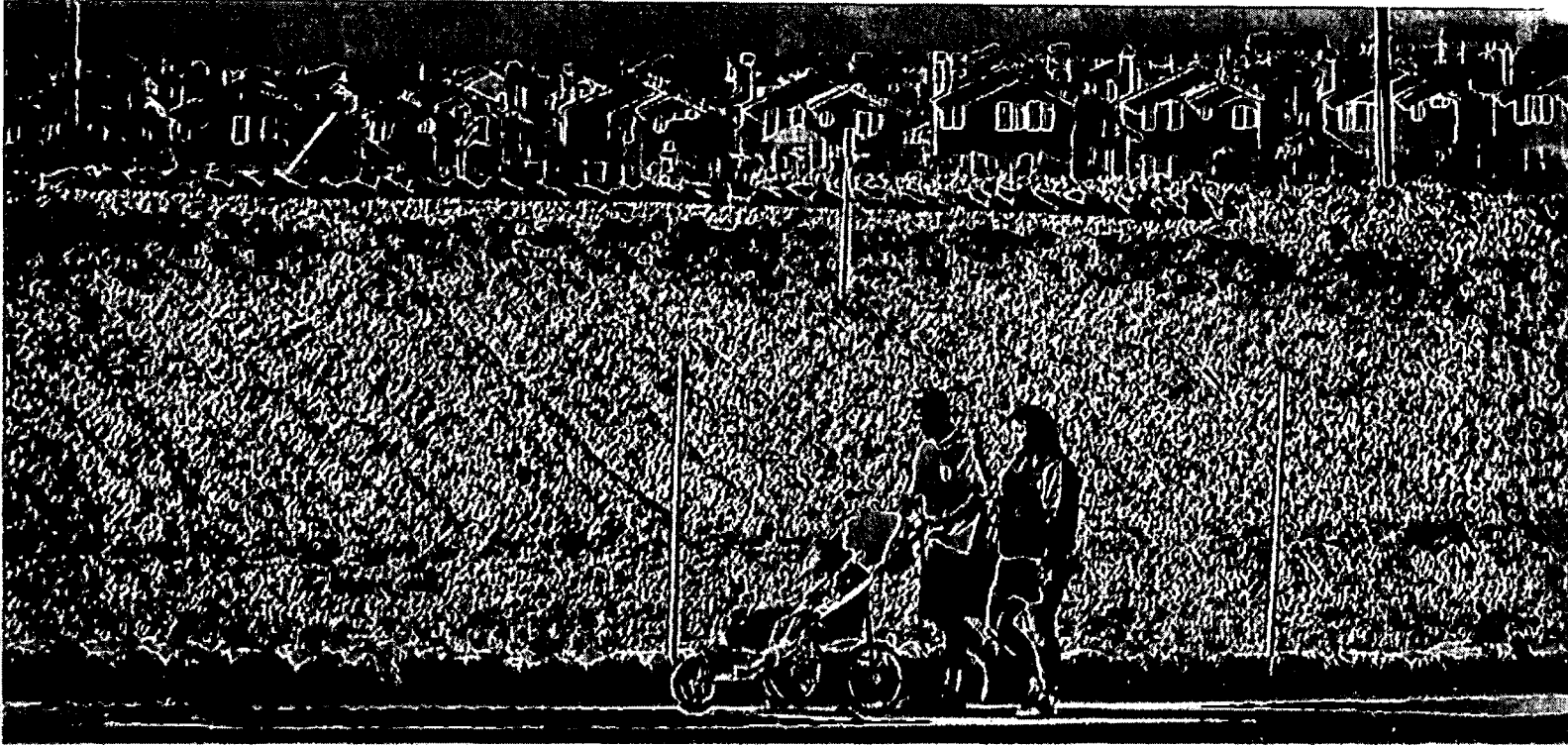
But until all issues are resolved and until our elected officials and civic groups per-

suade state officials to restore funding, the SHA must impose interim measures to discourage commercial trucks from using Route 97 as a major thoroughfare from Interstate 70 through Brookeville and Olney.

Montgomery County has lost much of its heritage over the past 50 years. Historic structures have fallen prey to greed or ignorance — with the Silver Spring Armory becoming the latest casualty of the much-ballyhooed revitalization of that city's downtown.

Decision-makers can benefit by learning from the past, not by destroying the county's patrimony. Smart thinking, not just Smart Growth, should govern the policies of our state officials.

Jorge and Sharon Ribas are long-standing county residents. Jorge is the president and Sharon the newsletter editor of the Montgomery County Civic Federation. Jorge and Sharon can be reached at 301-258-1910 or sfristoe@erols.com.



Monica Almeida/The New York Times

Suburban sprawl has brought an unrelenting series of vast new developments like Stevenson Ranch, in Southern California's Santa Clarita Valley.

Suburban 'Sprawl' Takes Its Place on the Political Landscape

N.Y. TIMES 2/8/99

By TODD S. PURDUM

POLITICAL MEMO

LOS ANGELES, Feb. 3 — The word "sprawl" does not even appear in the Index of "Earth in the Balance," Vice President Al Gore's earliest 1992 treatise on the environment. But these days that word, and the set of creeping suburban problems it embraces, from traffic congestion to loss of open space, has

emerged as one of the reigning buzzwords in the political lexicon.

Politicians as diverse as Mr. Gore and Gov. Christine Todd Whitman of New Jersey have made the issue a priority, and voters around the nation have shown their concern in the most tangible way that taxpayers can: by passing billions of dollars in

bond measures to buy and preserve undeveloped land and approving ballot measures intended to slow growth.

Sprawl, in sum, is the new language of environmentalism, seen by political strategists as perhaps the best way to engage voters in a debate that had become more abstract over

the last two decades as regulation curbed many of the most egregious environmental abuses, from pesticides to pollution, that had animated suburbanites in the 1970's.

The new debate is being driven by some of the same concerns that inspired the original movement, but now the length of a commuter's daily drive is increasingly seen as an envl-

Continued on Page A7

See discussion next page

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1/20/99
BETH GAZETTE

Looking at traffic through rose colored glasses

In the not too distant days of large budget deficits, Democratic and Republican administrations found it politically feasible to propose balanced budgets in the out years (five or six years beyond the then current budget year). This permitted the then current administration to argue that it was working hard towards a balanced budget.

This strategy became more and more difficult, however, during the early 1980s when recession reduced revenues and high inflation increased government expenses. It was left to David Stockman, a Reagan appointee, to find a solution. Mr. Stockman's solution was "Rosy Scenario." Simply stated, Mr. Stockman programmed low

inflation figures and high growth into his computer until the budget finally balanced in the out years. Although ingenious, this method only fooled those wearing rose-colored glasses.

Unfortunately, the Planning Board has recently adopted "Rosy Scenario" in order to balance the numbers for measuring traffic on Montgomery County streets. Thus, although Montgomery County residents may "feel" that there is more traffic on the roads, the Montgomery County Planning Board recently took action to re-program its computers so that for planning purposes there are now 6 percent fewer cars on the road.

This computer programming change will have dramatic impact

on Montgomery County residents. The change occurred as follows: Montgomery County currently measures traffic at local intersections through the use of Local Area Transportation Review Guidelines. By

programming its computers with these guidelines, a Critical Lane Volume is determined for intersections. The County Council has determined that county intersections should not exceed 1650 CLV; with intersections near Metro stations being permitted to reach 1800 CLV.

In the spring of 1998, Planning Board staff reprogrammed its computers to take into account proposed technical changes proposed in the Highway Capacity Manual, a national reference guide for measuring CLV. The Highway Capacity

Manual suggests that these changes be made in order to increase the accuracy of CLV determinations. Unfortunately, these changes were made by staff without input from the duly-elected County Council.

The result of these changes are as follows: In 1997, an intersection might exceed the permissible 1,650 level (or 1,800 for intersections surrounding Metro stations), possibly barring further development in the area. But after the change in the spring of 1998, the same intersection now measures 1,550 (or 1,700 near a Metro station), thus permitting continued development in the area. Simply stated, the same amount of traffic will now result in a 100 trip reduction in CLV levels.

Another way of characterizing

this computer change is to state that Planning Board staff, on its own, has increased permissible CLV levels of Montgomery County streets to 1,750, and have increased permissible intersection levels surrounding Metro stations to 1,900.

Thus, 1998 was truly a remarkable year. Not only did we finally see a balanced budget; we have also seen a dramatic decrease in traffic in

Montgomery County. Thank you Rosy Scenario.

The County Council should not permit such dramatic changes in measurement of Critical Lane Volumes. The County Council should immediately investigate this matter. A public hearing is in order.

Robert L. Cope, Friendship Heights

Bypass a casualty of Smart Growth

OLNEY GAZETTE
County, local advocates
vow to fight decision

1/20/99
by Peggy Vaughn
Staff Writer

Last Thursday's announcement by officials that the state was dropping the \$13 million Brookeville Bypass project from its five-year capital budget came as unwelcome, if not unexpected, news to local and county representatives.

Since last summer, the Brookeville Town Commission, Greater Olney Civic Association (GOCA) and county and state officials have met regularly to discuss the bypass, which the State Highway Administration (SHA) had been studying for years.

A consensus seemed to be building for a western route for the bypass, and the Montgomery County Council also strongly supported the project and had agreed to support the project even if it fell outside the designated Smart Growth areas.

However, SHA representatives warned all along that the Smart Growth policy may impact the state's decision, and County Councilwoman Nancy Dacek (R-Dist. 2) of Darnestown also has expressed concern over the state possibly using the project as a "test case" for Smart Growth.

It seems they were correct.

The Maryland Department of Transportation said the state was pulling the project because the mile-long road fails to comply with Gov. Parris N. Glendening's Smart Growth initiative, according to transportation spokeswoman Marsha Kaiser.

Under Smart Growth, development is restrictive to urban areas where infrastructure already exists. The intent is to stop sprawl while inner-city areas languish for want of redevelopment.

Kaiser said state planners believe the bypass would spur undesirable development in

Continued on next page →

BYPASS

Continued from page A-1

Carroll and Howard counties to the north of Brookeville by allowing quicker, less restricted access on Route 97 (Georgia Avenue). Route 97, a heavily traveled north-south thoroughfare from Washington, D.C., to Howard County, passes directly through the historic town of Brookeville.

The bypass, under discussion for decades, would have redirected traffic around Brookeville.

Instead, Kaiser said, traffic calming designs such as circles and narrower roadways should be used to discourage traffic on the present road.

Despite the state striking the project from its budget, local legislators and advocates seem more determined than ever to pursue it.

County Council President Isiah Leggett (D-At large) said Thursday that the council will continue lobbying to have the project restored to the capital budget.

State Sen. Christopher McCabe (R-Dist. 14) of Ellicott City has set up a meeting between state planners and transportation officials and local representatives to discuss the bypass early next month.

"I understand Smart Growth," he said. "But we have to recognize there are unique local factors that have to be taken into consideration."

"We're talking about a safety issue here rather than a growth issue," he said.

The state's decision to nix the project is "totally absurd," Greater Olney Civic Association President Rick Coburn said.

"Any logical person looking at this would say 'yes.' The intent of bypass is to save a town and plan for the future," he said.

Both McCabe and Brookeville Commission President Al Gardner said, if needed, they would appeal the decision to the State Board of Public Works. The board is a three-member panel consisting of the governor, treasurer and comptroller.

"Bypass or no bypass, the development is going on in Howard County, and that's what's causing the traffic problems," Gardner said.

Not all are lamenting the state's decision, however.

Some 350 homeowners in Olney Village and Brooke Knolls fear the western route of the bypass will bring the road well within sight and sound of their neighborhoods.

"We're very proud of our 64 acres of park land back here," Olney Village resident Larry Salas said. "Most of the people in this neighborhood bought houses here because of the park and never thought anything would be built on it."

"I would like to see Brookeville get some relief, perhaps by banning large truck traffic from the area," Salas added.

Shelter on Watkins Mill Rd. gets planners' OK

by Jennifer Bates
Staff Writer

Plans to renovate and convert a vacant radio station building on Watkins Mill Road into a shelter for mentally ill homeless women have been approved with conditions by the Montgomery County Planning Board.

Previously used as a radio transmitter building, the unoccupied facility at 20201 Watkins Mill Road, Gaithersburg, originally was built for residential use and is owned by the county.

Renovation will be limited to the interior, and no site disturbance, clearing or grading is planned, planning staff said Thursday. Work is expected to begin in February with occupancy in April.

The shelter will not have a negative impact on surrounding neighborhoods, the planning staff report says.

The women's shelter, called Shady Grove House and operated by the county's Health and Human Services Department, is now located in the Shady Grove Life Sciences Center but must move because those facilities, owned by the Institute for Gnostic Research (TIGR), will be used for the company's expansion.

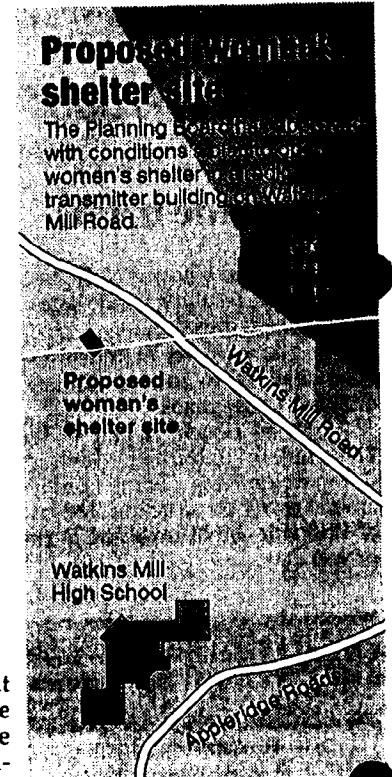
Under four conditions imposed by county planners, the applicants must: coordinate the Germantown Road extended project with the county's public works department; provide the planning staff with the opportunity to comment on the alignment of a proposed sewer extension through Great Seneca Extension Stream Valley Park; not object to a trail to be constructed adjacent to the property; and be bound by all submitted statements and plans, in-

cluding a limit for six to eight adult women at the group home with one or two supervisory staff. No private vehicles will be available to residents since a van will provide for their transportation needs.

Planners said that the application is consistent with Germantown master plan recommendations for the programming and delivery of human services and specifically housing for special populations.

Shady Grove House has been used as a homeless women's shelter since 1993.

"When shelters closed, they had nowhere to go, and so Shady Grove was established to take them and care for them," said Mildred Holmes-Williams, chief of HHS's adult mental health and substance abuse services.



SOURCE: Maryland-National Capital Park and Planning Commission Matthew A. N. GAZETTE

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23/65

'U.S. Funds Proposed For Md. Park

Budget to Include \$2 Million Grant

By MANUEL PEREZ-RIVAS
Washington Post Staff Writer
1/30/99

Plans to restore historic Glen Echo Park won an important boost yesterday as Sen. Paul S. Sarbanes announced that money for the renovation will be included in President Clinton's proposed federal budget.

Federal funding for the \$18.9 million project had been one of the biggest question marks as Montgomery County officials sought to arrest years of decline at the one-time amusement park. Sarbanes (D-Md.) said he had been told by Clinton administration officials that the first installment, or \$2 million, of the federal government's portion of the cost—\$6 million—will be included in the president's budget proposal when it is released on Monday.

"This money will obviously breathe new life into the park and ensure that this historic and cultural site will be preserved," Sarbanes said.

Glen Echo Park had been a popular attraction for Washington area residents. It ceased being a working amusement park in 1968 and was taken over by the National Park Service in 1976.

The park remains a beloved destination for families who enjoy the historic carousel and puppet shows, for swing, zydeco and folk dancers who flock each weekend to the 65-year-old Spanish Ballroom, and for artisans who practice their crafts in the park's distinctive yurts.

East year, Montgomery County

Executive Douglas M. Duncan (D) formed a group of representatives of the federal, state and county governments, as well as the Town of Glen Echo and park users, in a bid to stave off closure of the park. The working group released a report recommending that county, state and federal governments share in the cost of the renovation and turn over management of the park to a nonprofit board; the Park Service would

continue to own it.

The Park Service has not approved the plan. Duncan said he hopes the inclusion of federal funds for the project, if approved by Congress, will help gain Park Service support.

The federal funding "happened much more quickly than I expected," said Duncan, who will attend an announcement at the park this morning with Sarbanes and other state and federal officials. "This was the biggest obstacle, and it's been removed."

Money for the restoration project already had been included in the capital budget proposal of Gov. Parris N. Glendening (D). Duncan plans to submit an amendment to his capital budget proposal for the county's share, county officials said.

Clinton is proposing to spend \$2 million a year over the next three federal fiscal years, which begin each Oct. 1.

If the funding is approved, renovation work could begin next year.

Bypass stirs passions in Brookeville

Residents angered at state's decision not to fund roadway

By KAREN LEE
Journal staff writer
JOURNAL 2/2/99

Fred Teal, who has lived in Brookeville about three years, says he has a tough time getting his baby sitter home.

He has tried walking her to her house on Georgia Avenue, but speeding traffic and no sidewalks make it too dangerous.

So Teal drives the four blocks to her home, then pulls off the road onto a grassy shoulder to let her off.

Getting baby sitters home isn't the only problem residents of historic Brookeville have discovered.

"We can no longer be a community together because it's too dangerous to cross the street to meet," Teal said.

Teal was one of 40 or so at a meeting yesterday with Montgomery County leaders, who had

promised Brookeville residents a bypass to reroute the traffic, and state officials, who have refused to pay for it.

The two-lane road, planned for almost two decades and bandied about even longer, would have diverted traffic from Georgia (state Route 97), which runs through the middle of the 200-year-old town.

But the project was rejected for state funding last month by Maryland's Department of Transportation and Office of Planning because officials considered it inconsistent with Gov. Parris N. Glendening's "Smart Growth" initiative.

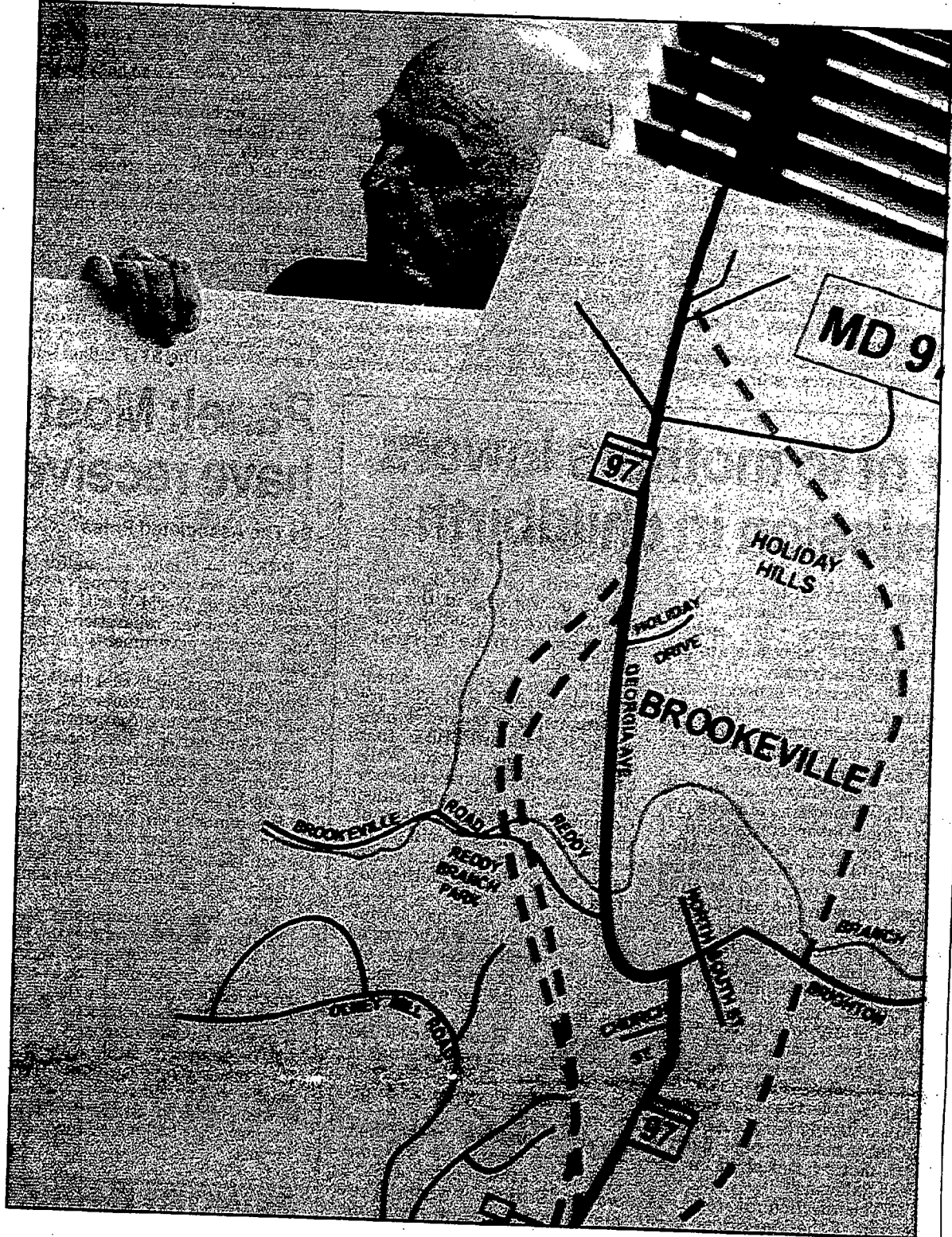
The meeting, at which residents and county officials pleaded their case and state officials tried to explain their decision, changed no minds; in fact it may have solidified

Please see BYPASS, A5

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Continued on next page

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Tom Hicks, director of the office of traffic and safety for the State Highway Administration, uses charts and maps to explain the state's proposed alternatives to the Brookeville Bypass yesterday. Among the alternatives proposed by state officials are a traffic light and a traffic circle.

Photos by Jeff Taylor/Journal

Continued on next page

Brookeville residents plead with state for bypass nixed by 'Smart Growth'

BYPASS from A1

fied opinions.

"I am dismayed by the decisions that have been made," said Montgomery County Council President Isiah Leggett, D-at large. "Sometimes, Smart Growth could end up being a dumb idea if it conflicts with the safety of citizens."

Montgomery County Council member Nancy Dacek, R-upcounty, and state Sen. Christopher McCabe, R-Howard and Montgomery counties, both of whom represent Brookeville, have said they will appeal the state's decision.

Montgomery County Executive Douglas M. Duncan yesterday sent a letter to Glendening (D) that protested the removal of the bypass from the state's plans. He told Glendening in the letter that his staff would "pursue this matter through an administrative appeal as well."

"This is one of those areas where there's a glitch in the Smart Growth

program," Duncan (D) said yesterday. "We need to set up an appeals process."

State planning and transportation officials acknowledged Brookeville does have traffic problems.

But if response from state officials is any indication, the county will not get its bypass any time soon.

"If they can make the argument, maybe things can change, but I don't see that happening," said Maryland State Highway Administrator Parker F. Williams.

Transportation and planning officials yesterday proposed three alternatives to the bypass:

- Remove a stop sign for northbound traffic and install a sign instructing them to yield for eastbound traffic.

- Remove all stop signs and install traffic signals at pedestrian crossways.

- Build a traffic circle at the Georgia and Market Street intersection.

Those alternatives, as Dacek said, did not "make sense" to most at

the meeting and led to accusations by county officials that Montgomery was being penalized for already concentrating development in the more densely populated downcounty area.

Smart Growth, which was introduced early last year and went into effect Oct. 1, is designed to discourage sprawl by enabling counties to build in more developed, densely populated areas.

State officials, fearing construction of the bypass would lead to development not only in rural northern Montgomery County but also in neighboring Howard and Carroll counties, decided it did not fit with the goals of Smart Growth.

They also said the road was outside Montgomery's "priority funding area," which was established to indicate where the county wants to see growth.

However, county officials have said little growth is expected around Brookeville because the area is zoned for low density and agriculture.

Budget's Effect on Region

The administration fiscal 2000 budget would affect Maryland, Virginia and the District of Columbia in a number of ways. If approved by Congress, it would:

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MARYLAND

VIRGINIA

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■ Spend \$56 million to design a consolidated Food and Drug Administration research campus at the former White Oak Naval Research Base in Montgomery County and build a first building to house 100 workers with the Center for Drug Evaluation and Research.

■ Provide \$110 million to complete the \$203 million National Institutes of Standards and Technology Advanced Measurements Sciences Lab in Gaithersburg by 2003.

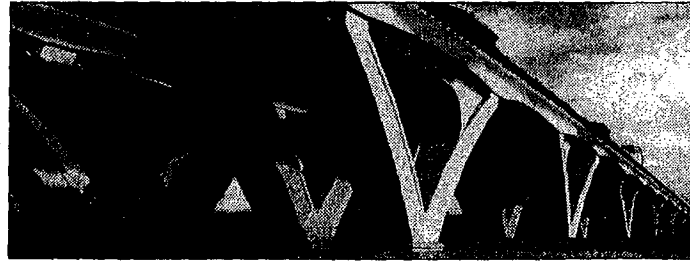
■ Direct \$40 million to finish the \$333 million National Institutes of Health Mark O. Hatfield Clinical Research Center in Bethesda.

■ Send \$24.9 million to the Port of Baltimore for dredging, channel-straightening and widening.

■ Release \$135 million in federal funds to begin the replacement of the Woodrow Wilson Bridge, providing for right-of-way acquisition and preliminary engineering.

■ Provide for 4.4 percent across-the-board pay increases for federal and military personnel throughout the region, with Virginia receiving a slightly larger share because of its greater number of federal workers at the Pentagon and Norfolk Naval Base.

Clinton's budget includes funds to begin the proposed replacement of the Woodrow Wilson Bridge.



THE WASHINGTON POST

Continued on next page

Glendening's Brookville bypass rejection unpopular

Council President Leggett, Dacek, McCabe, community; give Glendening an earful

BY RALPH J. GASTON
SENTINEL STAFF WRITER

2/4/99
SENTINEL

The town of Brookville voiced its displeasure this week over the deletion of the originally planned bypass of MD 97 (Geogia Avenue) in the Brookville area by Governor Parris Glendening's office- so much so that council member Nancy Dacek (R-Germantown) and Council President Isiah Leggett (D-At-Large) have joined sides with the community to ask for reconsideration of the state's decision.

Dacek and Leggett joined State Senator Christopher McCabe (R-Mont. and Howard Counties), other state officials, and a

large turnout from the Brookville community in meeting with Maryland highway and planning officials in historic Brookville Academy. The meeting centered on the recent decision by the state to remove from the state's priority project list a proposed bypass in Brookville that would have diverted heavy car and truck traffic that now rumbles only feet from residents' doorsteps.

Brookville, located in northern Montgomery County, was founded in 1794. On August 26, 1814, it served as the capital of the United States for a day after the British occupied Washington, DC, and burned the White House.

"The Brookville Bypass is long-delayed and long overdue," said Councilmember Dacek. "To preserve this historic commu-

nity, we need to route traffic around the center of town. It's as simple as that."

"Smart Growth" can be a dumb idea when it conflicts with public safety," added Council President Leggett. Dacek, Leggett, and others present vowed to appeal the state decision.

In addition, Montgomery County Executive Douglas Duncan has drafted a letter to Gov. Glendening, in which he voiced his concern over the cancellation of plans to divert the flow of traffic in Brookville. In the letter, Duncan stated that the current alignment of Route 97 in Brookville "literally splits the town in two and makes it virtually impossible to develop and sustain a sense of community."

WASH. BUSI. JOURNAL Planning board reviews giant soccer complex 2/4/99

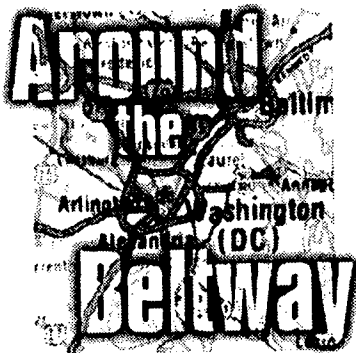
SILVER SPRING — The Montgomery County Planning Board has forwarded its recommendations regarding a 658-acre soccer and recreational complex in Germantown to the County Council.

The board's report includes amendments to county's master plan allowing for 24 soccer fields, a nature center and an indoor aquatic center.

The soccerplex is a public-private partnership between the county and the Maryland Soccer Foundation. It has strong financial backing from Discovery Communications Chairman John Hendricks.

The complex also could include a driving range and a BMX bike track with additional funding from the private sector.

The council needs to approve the zoning changes, the capital improvement program and the partnership's business plan. The park is scheduled to open in 2000.



see reverse
↓

Hearing held on plan to kill deer at park

FRED POST
2/4/99
SILVER SPRING (AP) — Sentiment was split at a public hearing on a plan to kill a herd of deer blamed for destroying foliage at a suburban Washington park.

About 100 people turned out at the hearing Tuesday night, with more than 30 speaking for or against the plan.

"I'm for it," said Edith Sair, an elderly resident who lives near the park. "I wish they would come and stand on my deck and shoot them."

"So few deer, so little damage," said Susan Ridge, a Wheaton resident and animal protection advocate.

Ms. Ridge and other residents opposed to the plan said nonlethal methods of ridding the park of deer should be used.

However, Rob Gibbs, a Montgomery County wildlife ecologist, said county officials have tried for five years to fence out and remove the deer from Brookside Gardens in Wheaton without success.

"This is not the first thing we have attempted," Mr. Gibbs said. "Sharpshooting is our last resort."

The county wants to kill the 15 to 20 deer because they eat flowers and other plants in the botanical park. County or state police officers would shoot the deer at night over bait piles and donate the meat to food banks, Mr. Gibbs said.

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Deletion of Brookville bypass has Duncan fuming

BY DOUGLAS M. DUNCAN

SPECIAL TO THE SENTINEL

Dear Governor Glendening,

I am writing to express my concern over the deletion of the MD 97 (Brookville Bypass) project from the Consolidated Transportation Program.

Secretary Porcari has informed me that the Brookville project was deleted from the final CTP because it was considered inconsistent with your Smart Growth and Neighborhood Conservation program. Montgomery County supports that initiative. In fact, we are a leader throughout the State in pioneering smart growth practices and applying them to our land use and infrastructure implementation programs. But I am convinced that the bypass project is consistent with the goals of Smart Growth and Neighborhood Conservation and, for a variety of reasons, should be re-instated in the CTP.

To begin with, both the municipal (Town of Brookville) and county (Olney) master plans support the relocation of MD 97 as a way to preserve the town's historic character. The project is not intended to stimulate growth, either locally or regionally, and, according to the Chairman of the Montgomery County Planning Board, it will not be used to increase densities in the County's agricultural area. Nor will relocation of this short segment of a two-lane road in Montgomery County contribute to unbridled growth in Howard and Carroll counties. The failure to relocate the road, however, will have serious adverse impacts on this historically significant community, thereby thwarting one of the primary goals of the Smart Growth program- neighborhood conversation.

Moreover, residents of rural and small towns are entitled to the same quality of life as urban Marylanders, and right now the residents of Brookville do not enjoy that equity. The current alignment of MD 97 literally splits the town and makes it virtually impossible to develop and sustain a sense of community.

Lastly, based on extensive work already performed by the State Highway Administration, we already know that there are serious safety problems at this location. The current alignment of MD 97 through the Town of Brookville is a remnant of the 19th century transportation system that will not serve 21st century needs. It is critical that we provide the traveling public, and the residents who live along our roadways, with the safest, most efficient, and most effective transportation route directly linking the urban centers of Westminster and Silver spring.

The CTP contains many projects that are beneficial to Montgomery County, and we appreciate its overall positive nature. I was especially pleased to see the added new starts for project planning of interchanges along some of our major roadways and the necessary funding of our transit initiatives, and I thank you for those items. But I also urge you to reinstate the Brookville Bypass in the CTP and provide the necessary funding for a complete environmental study.

Thank you for your attention to this matter. I have instructed my staff to pursue this matter through an administrative appeal as well, and they are available to additional information and answer any questions you or your administration may have.

Douglas M. Duncan
County Executive

This is an open letter from County Executive Duncan to Gov. Glendening after the governor deleted the Brookville bypass from the CTP.

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23/65

Letters to the Editor

10/21/98 Who's paying ^{GERM.} ~~GAZETTE~~ for Germantown's growth?

Thinking of buying a new townhouse or condo in Germantown? Let me give you some advice: Don't!

The Germantown area is looking like a town made from Lego blocks. Along Great Seneca Highway, north and south of Clopper Road, it is one construction site after another for multiple-unit housing. The green area is rapidly disappearing and all the beauty of the countryside with it. However, that is not the only reason I say don't buy a new townhouse or condo there. Unless you plan on living in your brand new townhouse or condo for many years, expect to take a minimum loss of \$15,000 to \$25,000 on a unit purchased for \$160,000.

You will unknowingly incur that loss the day you make your purchase. As far as improvements to your home such as storm doors, decks, landscaping, etc. — forget it; that is money down the drain. If you don't believe me, ask your buyer-agent to run a market survey on previously-owned houses in that area. See what the owners paid for and what the owners received for sale of those houses, and how long it took to sell them.

Also, ask the agent about cash concessions that some sellers had to make to induce buyers to buy their homes, or how many homes were sold at auction by banks foreclosing on loans. Families lose their homes and investments because they can not continue to pay the mortgage on a home in Germantown and an additional mortgage or rent on a new home elsewhere.

Owning a townhouse or condo

in Germantown is definitely a losing proposition for the seller.

What is the cause of this dilemma? Uncontrolled building that has resulted in a glut of new and previously-owned townhouses and condos for sale in the Germantown area. This glut makes the resale of townhouses and condos by private homeowners a lengthy and very costly process. It places an unacceptable financial burden on owners who need to sell their homes. The county government is remiss in allowing this building to continue at its current pace. The builders and real estate agents are to blame also for what is happening. They never tell the buyer what the actual market value of a new dwelling will be after the sale is complete. Full disclosure would surely slow and maybe stop the building of new dwellings. We have more than enough townhouses and condos in Germantown available for sale now. We don't need to build more at the expense of current owners.

If you are a current owner of a townhouse or condo in Germantown, review your assessed property value and see if you are paying more taxes than you should, based on the real market value of your home. It may be to your benefit to appeal your property assessment to the county government. However, asking the county to stop or slow down the building of additional units is probably a waste of time, since they seem to believe in growth at any cost.

James E. Molusky, Germantown

Frederick Ave. planning sessions scheduled

^{GAITHERSBURG} ~~GAZETTE~~ 10/21/98
The city of Gaithersburg will begin its charrettes, or planning sessions, on the Frederick Avenue corridor beginning next Wednesday.

The first charrette will begin with an opening lecture at 7:30 p.m. Oct. 28.

Two sessions will be held Oct. 29. The first for commercial property owners and the business community will run from 1 to 3:30 p.m. A second, for Frederick Avenue corridor homeowners and residents, will be from 5 to 7 p.m.

A public review of the conceptual design will be at 7:30 p.m. Oct. 30.

Three follow-up sessions will be held during a second charrette Nov. 17: commercial property owners and the business community from 1 to 3:30 p.m.; homeowners and residents from 5 to 7 p.m.; and public review of lighting and signage design at 7:30 p.m. A closing presentation of the design development concept will be held at 7:30 p.m. Nov. 19.

The Oct. 28 and Nov. 19 sessions will be held in the Activity Center at Bohrer Park, 506 S. Frederick Ave. All others will be at 467 N. Frederick Ave.

In a move designed to improve development standards along Route 355, City Council in August approved a six-month moratorium along a four-mile stretch of road from Interstate 370 to Game Preserve Road.

The moratorium was approved, over the objections of numerous business owners, in preparation for the Frederick Avenue Corridor Study, which will focus on potential changes to the zoning, street shape and other elements along the thoroughfare.

Brookeville ^{MONT.} ~~GAZETTE~~

Town will fight 'in-town' bypass

Brookeville Commissioners vowed Monday to fight a state proposal to widen the town's major intersection rather than build a bypass for Route 97.

For many years, the commission has been seeking state approval for a bypass to carry Route 97 traffic around the town.

State Highway Administration officials said the so-called "in-town" bypass route must be considered because of the state's Smart Growth requirements.

But Commission President Al Gardner said that this plan violates the Smart Growth concept, which also has a goal of preserving historic areas.

Proponents for the in-town alternative believe that it would improve traffic without encouraging further development, unlike some of the other bypass alternatives.

Gardner believes that this latest proposal appears to contradict the purpose of the bypass by promoting traffic through Brookeville, rather than diverting it.

The Office of Planning and Preliminary Engineering, a division of the State Highway Administration, wrote to the residents of the town, asking for their cooperation in conducting a study for the bypass.

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Keeping all eyes on Paint Branch

BURTONS GAZETTE
Five-year-old group
dedicated to protecting
East Co. watershed

10/21/98
by Jen Beatty
Staff Writer

Five years ago a group of citizens formed the Eyes of Paint Branch, a grassroots organization devoted to preserving and protecting the Paint Branch watershed through public education.

"We all came to a meeting organized by various local, state and federal government agencies concerned with the Paint Branch and water quality in general," President Robert Ferraro said. "Most of us didn't know how special the Paint Branch was, and we decided we should get together and let everyone know just how special this watershed is."

The Upper Paint Branch watershed consists of parcels near New Hampshire Avenue, Good Hope Drive and local roads in the Cloverly community.

Among the things that make the watershed so special is the fact that it is the only stream in the Washington metropolitan area capable of sustaining self-reproducing brown trout, Ferraro said.

The first thing the founding members did was to produce a newsletter that would educate the community about the organization and issues affecting the watershed.

Also in that first year, volunteers participated in several stream cleanups and became involved in the development of area master

PAINT BRANCH

Continued from page A-1

plans that would affect the Paint Branch.

"We followed closely a study conducted for two years by the Upper Paint Branch Watershed Technical Work Group and encouraged the implementation of the study recommendations," Ferraro said.

Among the recommendations was the designation of the Paint Branch watershed as a special protection area and the acquisition of land to be converted to park land. Last month, the Maryland Board of Public Works announced it will purchase 120 acres in the Paint Branch watershed for this purpose.

Roseanne Price, Eyes of Paint Branch member and newsletter editor, said in the beginning the organization focused on educating and advocating for new rules before the Maryland-National Capital Park and Planning Commission.

Each year, the conservation group participates in Montgomery County's Community Service Day, soliciting volunteers to assist in a stream cleanup. About 60 volunteers turned out last year, and six dump trucks of garbage were removed from the Good Hope watershed.

"You wouldn't believe some of the trash we took out of that area," Price said. "There were large pieces

of cars and refrigerators."

This year on Community Service Day, to celebrate 25 years of conservation in the Paint Branch, members will host a tree-planting event on the left fork of the Paint Branch.

Group members will plant 120 to 150 trees. Ferraro said the area needs to be reforested because the Washington Suburban Sanitary Commission put a water line through the area last year and had to remove all existing trees.

The Park and Planning Commission is donating the trees and providing work gloves. Volunteers are asked to meet at Maydale Nature Center and to bring shovels. The center is off Briggs Chaney Road. Follow signs to the nature center.

The all-day event is scheduled Saturday from 9:30 a.m. to 4 p.m. Lunch and refreshments will be served.

The tree-planting event is co-hosted by the local chapter of National Trout Unlimited. The Eyes of Paint Branch received an Embrace-a-Stream grant from Trout Unlimited to fund 10 habitat improvement and public awareness projects.

Ferraro said the group is always busy planning and hosting educational hikes, testifying before the commission, planting trees and continuing stream cleanup efforts.

For more information, call 301-989-1606 or 301-989-8749.

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Postal Service on the prowl for new digs for Brookeville

by Susan Singer-Bart
Staff Writer

The Brookeville Post Office has become a little cramped for its five carriers, three clerks and postmaster.

"In the morning, it's very hard to fit all the mail in the building and be able to move around," said Thu Duong, acting officer in charge.

The building, at the corner of High and Market streets, has only two parking spaces for customers, and driving in and out of the lot can be dangerous.

"We wish to establish a new facility that will enhance both the quality of postal services we provide to the community and our employee's conditions," Alan Grimes, district manager of administrative services for the postal service, wrote to Brookeville Town Commissioner Carmen Harding.

The letter was in reply to her letter asking when the postal service would finish repairing the parking lot.

"We are considering relocating to a more adequate space to house the operation," Grimes said last week. "We are at the early stages of the process ... The building is on a very dangerous corner. The best thing we can do is speed ahead to relocate from the building."

A facility analyst told former postmaster Wayne Harding in 1977 that the space was inadequate, Harding said. The analyst said the post office needed 2,300 square feet for the three carriers it had then.

Today, there is 1,707 square feet of working space for five carriers, Harding said.

"Relocation has been going on since 1977," Harding said. "We knew there was a problem then."

The site has served as the town's post office since 1918 or 1919, Harding said. For more than 100 years,

the site was also a store. Until the late 1950s, it was a post office and general store, where residents could buy milk, penny candy and other staples. The post office shared the building with an antique store until 1974, Harding said.

The current one-story structure was built in 1926 to replace a two-story structure that was destroyed in a fire.

"There should not be any break in the presence of a post office operation, however small, in Brookeville," said Mary Gardner, who compiled a history of Brookeville for the town's bicentennial celebration in 1994. "No matter what else there is, there should always be a post office there."

Carmen Harding suggested at the recent Town Commission meeting that the postal service move delivery operations to another site, but continue to provide customer services at the building.

Grimes said the postal service leases the building. Once the postal service finds a new site, it will have no use for the building.

"There has to be some light commercial possibility for the building

that would not bring traffic," Gardner said. "Whatever it is should be appropriate to the town's history and ambiance we try to create here and should not overwhelm us with traffic."

10

Fair news: Panel OKs agricultural complex

3/12/97
by Susan Herendeen
Staff Writer

SS GAZETTE

A County Council committee Monday gave tentative support to build a \$1 million complex for new offices and exhibit space on the Montgomery County Fairgrounds in Gaithersburg.

Nearly three-quarters of the tab, including \$248,000 from the county, would be paid from public coffers.

County Executive Douglas M. Duncan and fair officials hope the new agricultural center will be ready by July 1998, a month before the Montgomery County Fair celebrates its 50th anniversary.

Carol Irvine, president of the board of directors of the Montgomery County Agricultural Center (MCAC), a nonprofit group that runs the county fair, said the center is needed so fair operators "can better educate the population of Montgomery County about agriculture."

The three members of the council's Planning, Housing and Economic Development Committee endorsed the plan, but they noted that their support is contingent on getting \$495,000 in state aid and a letter of endorsement from another local farming group.

If the state agrees to chip in, the county will pay \$248,000 toward the center. The Montgomery County Agricultural Center will pay \$247,000.

Without state support, plans for the agricultural center may wither on the vine.

"You're not going to get the

county to come up with three-quarters of this project," said Councilman William E. Hanna (D-Dist. 3) of Rockville, chair of the PHED committee.

The agricultural center must compete with 23 other local projects worth more than \$17.5 million being pushed by members of the State House delegation.

Plans for the new fairgrounds complex call for expanding an existing dining hall on the site to seat 500 people, Irvine said. A new building will include a classroom for 40 and a two-story exhibit space.

The new facility would be used by the 275,000 people who come to the county fair each August and by school groups throughout the year, Irvine said.

Hanna said he could not support anything that competes with the county's Agricultural History Farm Park in Derwood, which offers lessons and lectures about farming to school groups and also sponsors harvest festivals in the spring and fall.

"That's the whole idea of the park," Hanna said. "I don't want to do anything which is going to take away from that, which I consider to be the jewel of Montgomery County."

Joanne Leatherman, executive director of the MCAC, said the new buildings will complement the farm park's efforts, not compete with them.

Hanna nevertheless told the group that they must get a letter of endorsement from the Farm Park before he will support them.

Another View

Frustration of APFOs

POOLES, GAZETTE

3/12/97

Adequate Public Facilities Ordinances (APFO) are an exercise in futility. Many who protest crowded schools and roads are the very ones who have made the facilities inadequate.

Politicians once mesmerized by a rush of dollars into government coffers now find the flow is a trickle, and the resources to make existing facilities adequate or to build new ones are in short supply.

The county has appointed a committee to study the issue — again, and Frederick City is talking about producing its own APFO. But the issue is an inseparable one. It's time to lift the invisible corporate boundaries temporarily and to study and resolve growth issues jointly. Then real progress could be made. After all, town dwellers pay the same county tax rate as do those who live outside incorporated areas. All have a commonality of interests.

The county has a comprehensive plan, as does Frederick City. Each references the other. Yet comprehensive plans, regardless of jurisdiction, are also an exercise in futility, when politicians approve development that does not conform to master plans. Once the overall plan is violated, the entire plan hemorrhages, requiring changes in capital spending for impacts imposed many miles from the development.

Frederick City, for years, has reviewed development in the city for impacts imposed on city facilities and on schools located within the city. City planners have worked with school board and county planners and have implemented construction phasing based on projected school capacities. This process was in place long before the county had an APFO.

The city has required developers to give school and park sites and to build city infrastructure. The city imposes school impact fees according to the county fee schedule. But growth still takes place, at times, before facilities are built. Impact fees collected from city developers are used for schools built outside the city, while a developer-contributed school site in the city remains unused. Nearby county development has an impact on city streets and parks.

Paul Gordon

Commentary

On the other hand, once annexation is allowed, the county no longer can control the impact created by development in the city. Even

though incorporated areas cooperate in the imposition of school impact fees, they have municipal autonomy. There remains the legal question of whether the county can force collection of those fees in incorporated areas. Fees are not taxes. Should the county decide to expand or increase impact fees, the issue could end up in court.

There are major roadways affected by development that crosses those invisible boundary lines designating where town and county authority begins and ends. As an example, the Western and Eastern Arterial roads have been on city and county comprehensive plans for decades. Yet one house in the county was built smack in the middle of the planned roadway in disregard of the master plans. Houses in the county along the western loop are so affected by the planned roadway, it may never be built. Without that bypass of Frederick, Rosemont Avenue will be increasingly difficult to travel.

The crush of traffic using Rosemont Avenue/Yellow Springs Pike has come from growth in both city and county. Development in the hills beyond the environs of the city must use Rosemont Avenue in order to reach the interstates. Along the roadway, city and county subdivisions are built in checkboard fashion, sort of hopscotching each other. In places, county development is on one side of the road, while city subdivisions are on the other side.

Small wonder why Adequate Public Facility Ordinances will not work until county planners recognize the impact of their decisions on municipalities and city planners recognize the impact of their decisions on county facilities.

So before we have a hodgepodge of conflicting Adequate Public Facilities Ordinances, municipal and county governments should get everyone in a big room and reach agreement on the issue of growth and its impacts.



Gazette file photo

Work is to begin renovating the Brookeville Academy within two weeks.

Brookeville to begin restoring Academy

Olwy Gazette 7/3/94
by Susan Singer-Bart
Staff Writer

Work will begin in two weeks on restoring the Brookeville Academy.

Sandy Spring National Bank agreed to lend the Town of Brookeville up to \$280,000 for construction.

With loan commitment in hand, the town commissioners signed a contract Monday with Dave Lefcourt of Suburban Builders and Remodelers Company Inc. of Silver Spring.

The commissioners chose Suburban Builders and Remodelers as general contractors for the job in March, but waited to sign a contract until they had secured financing.

"It's champagne time at long last," said Richard Allan, president of the Brookeville Town Commission. "This is one more historic moment in the life of the building."

The Brookeville Academy was built between 1810 and 1814. The school was a boys

school until 1819, when it became coeducational. It returned to an all-boys school in 1834. The student population outgrew the school in 1867 and the school moved to the nearby Weir Farm.

Brookeville bought the academy building from St. John's Church in 1989 and has been preparing to restore it ever since.

The bids for the project were opened in March and were higher than expected, so the town asked engineers to redesign some features of the Brookeville Academy restoration project to make it more affordable.

A redesigned heating and air-conditioning system lowered the cost to \$574,661 from \$644,000, said Allan. The new system will have hot air circulation instead of hot water, said Commissioner Clyde Unglesbee.

The original design of the air-conditioning system would keep the building cool during the worst summer heat, even if both floors were filled to capacity.

The building will rarely, if ever, be filled to capacity, said Allan.

Engineers reduced the cost by \$2,500 by redesigning the system to keep the building comfortable under normal conditions, he said.

The town and Friends of the Brookeville Academy have raised \$315,000 in private contributions for the restoration. They also secured a state grant for \$50,000 and a federal community development block grant for \$150,000.

Approximately \$200,000 has been spent so far to reach that stage, said Allan.

The building is eligible for inclusion in the national historic registry. An archeological study found that the renovation will not alter the historic elements of the building. The first step in the renovation process will be removing asbestos from the floor tiles.

Council OKs Duncan's permitting department

S. S. Gazette 7/3/94
by Susan Herondeen
Staff Writer

County Council yesterday voted 8-1 to create — on a two-year trial basis — a one-stop shop for building and construction permits proposed by County Executive Douglas M. Duncan.

A week ago, the permitting department appeared doomed, but after some behind the scenes negotiations and last minute modifications, Duncan had more than enough votes. Only Neal Potter (D-At large) of Chevy Chase voted against the department.

"I think it's great," Duncan said yesterday. He said the new department will let the county streamline the permitting process by consolidating functions from four departments.

Several council members last week objected because the plan called for moving water quality review programs from the Department of Environmental Protection to a new Department of Permitting Services.

Duncan agreed to a provision, approved by the council yesterday, that gives the DEP director five working days to suspend, revoke or modify a permit approved by DPS — if the DEP feels the project will damage streams or rivers.

"It is, in my view, a major concession on the part of the executive," said Derick Berlage (D-Dist. 5) of Silver Spring, who last

week blasted the proposal.

In addition to issuing construction permits and insuring compliance with building codes and zoning laws, the department will:

- ▶ Inspect well and septic systems, now done by Department of Health and Human Services.

- ▶ Inspect fire protection systems, now done by Department of Fire Protection Services.

- ▶ Review water quality that make sure builders have appropriate plans for sediment control and stormwater management, restrict construction on flood plains and monitor special protection areas where stricter building codes apply, now in the Department of Environmental Protection.

Last week, members said they were concerned that DEP, DFS and HHS would not be able to ensure that their policies are enforced if regulators were moved to a separate department. Duncan's staff said inspectors will abide by current rules and regulations.

Council members said the two-year trial period will allow them to evaluate the effectiveness of the new department.

The Suburban Maryland Building Industry Association, a trade group, said the council and executive had found an acceptable compromise.

"We think it's good," said Suzanne Charleston, spokeswoman for SMBIA. "We look at this as a win-win."

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Council affirms decision to keep Holy Cross expansion on its site

S.S. 692 7/3/96
by Sheri Rothman
Staff Writer

Holy Cross Hospital's expansion hopes were dealt another blow Tuesday after an informal County Council vote Tuesday reaffirmed the guidelines in the Forest Glen Sector Plan, limiting any growth to the hospital's current site.

The 7-2 vote by the council to agree with its committee for Planning Housing and Economic Development will limit the Silver Spring hospital to the land between the Beltway and Forest Glen Road.

The hospital wants to expand off-site into 23 homes it owns along Dameron Drive and Saxony Road. It also wants to use 160,000 square feet for a specialist facility, additional parking, traffic circulation and a buffer zone.

The current sector plan calls for an 80,000 square foot expansion that would stay on hospital property. It does not allow for the hospital to use the houses.

If Holy Cross does want to expand either on or off campus, it would have to go before the Montgomery County Board of Appeals. The appeals board would look at a variety of factors regarding the expansion, such as traffic, and base its decision from there, according to Marlene Michaelson, a senior legislative analyst for the County Council. When it makes its decision, the council places great weight on what is in the master plan guidelines, Michaelson said.

The final language for the Forest Glen plan still has to be written and will be approved July 30.



Derick Berlage

Still, Holy Cross could receive permission to expand in the future because the council's ability to revisit and change a sector plan at any time. Land use in a sector plan is never considered permanent, according to Michaelson.

Councilman Derick Berlage (D-Dist. 5) of Silver Spring was against the expansion.

"(Holy Cross) has ample opportunity to expand on campus. There is vacant land on campus and it has the ability to expand vertically by adding floors," he said. "It wanted to expand into single-family homes in the neighborhood. When people move into single-family homes, they have the right to expect their neighbors to be single family homes, not offices."

Councilwoman Marilyn Praisner (D-Dist. 4) of Calverton was also against the expansion because

the hospital has not stated any concrete plans.

"They are given significant expansion capacity within the site," she said. "I don't think they're sure yet as to what specifically they want to do and need to do. An opportunity is still possible (to expand) in the future if it is needed."

Councilman Neal Potter (D-At Large) favored expansion, but later in a phone interview, suggested a provision that would allow for a definite boundary where the hospital would have to stop expansion. He suggested that Holy Cross be allowed to use only the houses on Dameron Drive and to preserve their backyards to accommodate a buffer zone for the houses facing Saxony Road. He says those houses are already affected by the hospital's parking lot and traffic and are therefore not as desirable as they could be.

"It gives (Holy Cross) a modest, additional expansion area ... It provides minimal impact on the community and the hospital and it gives the hospital adequate room for anything," he said.

Councilman William E. Hanna Jr. (D-Dist. 3) of Rockville also supported expansion.

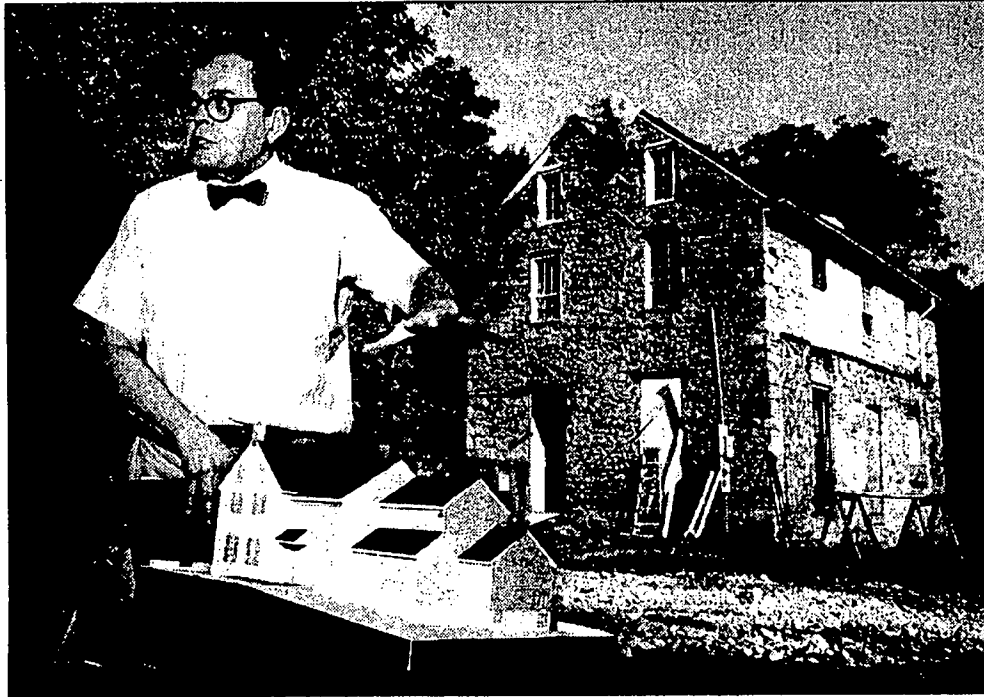
Eileen Cahill, Holy Cross's director of public relations, said she would have preferred to be able to expand into the property the hospital owns, but she understands the council's decision.

"I believe the council has tried to strike a balance between the hospital and the neighborhood and we hope to be able to operate within those boundaries."

8/2/96

Olney

#23/65



Bill Ryan/GAZETTE

Vision for the future

Architect James T. Wollon Jr. discusses the renovations of the Brookeville Academy using a model as the building stands in the background. Brookeville Town Commissioners stuck a gold shovel into the ground last week to mark the official beginning of the Brookeville Academy restoration. The town bought the Brookeville Academy from St. John's Church in 1989 and has worked for the last seven years to raise money to restore the building. The building will be used for lectures, concerts, films and meetings.

Germantown

Town Center now in council's hands

It's now up to the Montgomery County Council to help jump-start a

Potomac

Manor Care test awaiting test results

The head of the probe into what caused a spring respiratory outbreak which killed seven at a Potomac nursing home says it may be a month before test results are known.

Dr. Diane Dwyer, Maryland's chief epidemiologist, said Monday she is awaiting word regarding "specific underlying agent" test results being done by the U.S. Centers for Disease Control in Atlanta, Ga.

Dwyer said it may be a month in light of the ongoing Olympics activities.

Dwyer said there have been no additional related problems at the Manor Care Nursing and Rehabilitation Center at 10714 Potomac Tennis Lane. Seven female residents between 83 and 98 years old died within 10 days of each other, and 58 residents and nine staffers also became ill between May 15 and June 12.

The government investigation, led by Dwyer, includes the U.S. Centers for Disease Control and Montgomery County.

"There is no new disease, and everything is stable right now in the facility," Dwyer said.

For a few days in the last half of June, group activities and new admissions were suspended. Normal operations and admissions policies were resumed within several days, and no new illnesses have been reported. The average age of the Manor Care resident is 85.

Dwyer said there is a vaccine available to protect a patient from 23 of the most common types of bacterial pneumonias.

Rockville

Cinema group signed for new center

Rockville Center Inc. (RCI) announced Tuesday that it has signed Tennessee-based Regal Cinemas to a 20-year lease for 13 movie screens in the new Rockville Center.

The new cinemas will be located underground next to the Montgomery County Judicial Center. Above them, RCI anticipates as many as five national restaurant chains in a two-story entertainment pavilion.

Although RCI has not signed the restaurants, Mitchell Rutter, president of Essex Capital Partners Limited, which owns the project, said he still feels comfortable building the 105,000-square-foot pavilion.

That building will cost the developer \$15 to \$20 million, according to RCI Vice President Troen.

The rest of the tenant deals "will be in ink" by the time construction is scheduled to start at the end of the year, Rutter said.

Regal could light its marquee in Rockville as early as the end of next year,

Clyde's Crab Cake Special. Now Through Labor Day.

August is really a celebration of where we live. It's when we get to enjoy crabs—our regional treasure. Right now crabs are plentiful and the ones we're getting in are big and tasty. This is also when we get a better deal on crabs, which means you get a better deal, too. So come to Clyde's or the Old Ebbitt Grill and enjoy one of the tastiest times of the year.



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Bill Ryan/GAZETTE

Architect James T. Wollon Jr. discusses the renovations of the Brookeville Academy using a model as the building stands in the background.

Brookeville breaks ground on Academy

by Susan Singer-Bart
Staff Writer

All the electrical and mechanical equipment will be in the basement.

History was made in Brookeville Friday when the Brookeville Town Commissioners stuck a gold shovel into the ground to mark the official beginning of the Brookeville Academy restoration.

"The addition is bigger than the original building, but it contains nothing but what's necessary to make the original building work," said architect James Wollon of Havre de Grace.

"Many people thought this wouldn't happen," said Richard Allan, president of the Town Commission.

The additions are set back from the original building, so from the outside, the main view will be the original building. The 1950s-era staircase inside will be replaced with two staircases that meet county building codes. A small lift will make the building accessible for the handicapped.

The town bought the Brookeville Academy from St. John's Church in 1989 and has worked for the last seven years to raise money to restore the building.

The additions will be in wood and stucco.

Representatives of the County Historic Preservation Commission, the Sandy Spring Museum, Sandy Spring National Bank and Councilwoman Nancy Dacek (R-Dist. 2) of Darnestown were on hand for the groundbreaking ceremony.

Wollon's philosophy is that additions should contrast with the original material and be a lower status material than the original. The historic academy building is brick.

"A significant historic resource is being preserved and restored," said Allan.

Around 1870, the original front door of the building was converted to a window and a side window was made into a door. The original front door will be reopened, said Wollon, and the side door will once again become a window. A door in the addition will be the one used most often, said Wollon.

The building will be used for lectures, concerts, films and meetings.

The building is eligible for inclusion in the national historic registry. An archeological study found that the planned renovation will not alter the historic elements of the building.

"Whatever life the building will hold in the future is a tribute to the people who had faith in the beginning," said Mary Gardner, who chaired the Friends of the Brookeville Academy, a group that raised funds for the restoration project.

Gwen Marcus, historic preservation planner with the county Planing Board, said the Town of Brookeville is an example of how a historic community can move into the 21st century and still preserve history.

The town and Friends of the Brookeville Academy raised \$315,000 in private contributions for the restoration. They also secured a state grant for \$50,000 and a federal community development block grant for \$150,000.

"Historic designation doesn't mean buildings can't change — just it's managed to preserve the historic character," said Marcus.

The Sandy Spring National Bank agreed to lend Brookeville up to \$280,000 for construction. The construction is expected to cost about \$575,000. Approximately \$200,000 has already been spent on planning, design, permits and an archeological survey, said Allan.

The commissioners chose Suburban Builders and Remodelers Company Inc. of Silver Spring in March as general contractors for the job. The work is expected to take seven months.

The restored building will have a serving kitchen so the downstairs room can be rented for parties. The town will have archives and a small office on the second floor.

Allan said he wants to raise private funds to repay the bank loan as quickly as possible.

Productivity housing debate heating up

JOURNAL
By SEAN SCULLY 7/11/95
Journal staff writer

The Montgomery County Council will hear from residents tonight about whether to extend indefinitely the county's controversial productivity housing program, due to expire in December.

The program allows developers to put more houses on a site than zoning permits as long as half are affordable to families earning less than \$62,700, the median income in the county.

Although the council passed the productivity housing ordinance five years ago, no homes have been built under the program. One proposed development, in Damascus, was voted down by the council in January after a bitter fight.

The council is now considering a similar development in Olney, a proposal that also has generated heated opposition from the community.

Bruce Shoop, a board member of the Ashley Hollow Homeowners Association, said many people who oppose the Olney project also oppose the productivity housing ordinance and will speak out against extending it at tonight's public hearing.

Shoop and other critics say the program allows too many houses on a site. They say affordable housing shouldn't be concentrated in large groups, as productivity housing envisions, but scattered in smaller groups in developing subdivisions, as done in low-priced housing programs.

The community "does not have a problem with what type of people would be going into the houses. . . . The whole issue is density, which is already stretched to the limit," Shoop said.

Supporters say the program guarantees a supply of homes for families not wealthy enough to buy houses at regular market prices, yet too well off to qualify for low-income

“If we're going to give this program a chance to work, we're going to have to approve some projects.”

— Derick P. Berlage
County Council president

housing.

Council President Derick P. Berlage, D-Silver Spring, a supporter of the program, said the effects of productivity housing cannot yet be judged.

"If we're going to give this program a chance to work," he said, "we're going to have to approve some projects."

The council is scheduled to vote on the Olney project today, but council staff members said yesterday that the decision may be pushed back a week.

Berlage said the council might be ready to vote on extending the program before its August recess.

Tonight's hearing will begin at 7:30 p.m. in the council conference room.

Ashton area needs its 'green wedge' plan

JOURNAL 7/11/95
I am writing to express my concern over the direction the Sandy Spring/Ashton Community Master Plan process seems to be taking, and to encourage members of the community to actively oppose any changes that would allow for substantially increasing the density of residential development in this area.

The 1980 Master Plan describes the Sandy Spring/Ashton planning area as an important part of the "green wedge" concept, which relies on open space and low-density residential development.

The intent underlying the plan was to keep this area very low density to provide a rural entryway into the village centers.

Many members of this community reviewed the Master Plan prior to purchasing homes, and thereafter made purchase decisions based on the plan's assurance that the density of the community would not increase.

I had hoped that when Montgomery County opened the Master Plan up for review in 1993, the result would be codification of those elements of the plan that best served the interests of the community. If this document is to be of any value to current and future residents, its integrity must be preserved.

Residents were drawn to this community primarily because of its rural character and small-town atmosphere. They relied on the low-density zoning in making homebuying decisions. They have come to enjoy the wildlife that populates the open spaces in the area, and recognize that higher-density development poses a real threat to the welfare of that wildlife and to the environment in general.

In addition, substantial increases in traffic flow on our already overcrowded roadways will be an unavoidable consequence of increasing the 1980 limits on development, and the adverse safety and environmental impact of those increases raises grave concerns.

A local developer has plans to do what the 1980 Master Plan assured local residents would never happen. The Maryland-National Capital Park and Planning Commission has presented proposals for increasing the number of houses that could be built in the area by as much as 500 percent over the number authorized in the 1980 plan.

I vehemently oppose this direction of the Master Plan. Any development in excess of the 1980 plan will have a direct negative impact on our community. Any deviation resulting in increased density constitutes a breach of the trust I and my neighbors placed in the county and the Master Pplan. Consequently, I encourage all members of the community to actively oppose any such

deviation.

CATHERINE S. LEFFLER
Ashton

23/65

Town plans to return historic Brookeville Academy to past

JOURNAL

By BARBARA GOFFMAN
Journal staff writer

With its linoleum floors, visible air-conditioning pipes and folding bridge tables, Brookeville Academy gives little hint of its historic past.

Built in 1808 on High Street — Brookeville's main road — the small, two-floor building housed one of the country's first private academies. Legend has it that when the British burned the White House in 1814, President Madison stored the U.S. Treasury gold in the academy overnight.

Now, several owners and nearly 200 years later, the town is planning to restore the academy.

The primary tenant is American Legion Post 68. The group's old couches, lamps and other yard sale leftovers fill much of the arch-ceilinged upper floor.

"You have to use your imagination now, because there's so much stuff in here," said Mary Gardner, president of Friends of Brookeville Academy, a local group formed to restore the building. "This building really had a wonderful history. That's what's so exciting about what we're doing."

The historic town of Brookeville bought the building in 1989 from St. John's Episcopal Church of Olney, which owned it most of this century. Now fund raising is going on again to restore the structure's historical look. The work should cost about \$500,000.

"It will be a community building," said Richard Allan, town commission president. "We want to restore it for programs beyond meetings for groups. We want lectures and cultural activities to go on there."

Gardner hopes history-oriented plays will be enacted on the upper floor.

"The room lends [itself] well to intimate discussions with the audience," she said. "There is no place around that does this kind of thing, where you can invite an interesting lecturer and not have to charge an arm and a leg.

"Here we will have a connection to history and rural life in the U.S.," she said.

The academy won't look exactly like it did when built. To comply with safety and access laws, the narrow wooden staircase inside

“ We want to restore it for programs beyond meetings for groups. We want lectures and cultural activities to go on there. ”

— Richard Allan, town commission president

will be removed, and an addition will be added to the building's back, where two safer staircases, a kitchen, restroom, town office and archive office will be housed.

So far, the town has raised about \$315,000 for the work, including a \$50,000 state bond, Allan said. Private donations have totaled about \$110,000, Gardner said.

In early October, an art show featuring several nationally known local artists will be staged. The academy will get a commission for every piece sold.

"We've had a few very generous donors, like Montgomery Mutual and Sandy Spring Bank," she said. "And we've had a lot of small gifts, too."

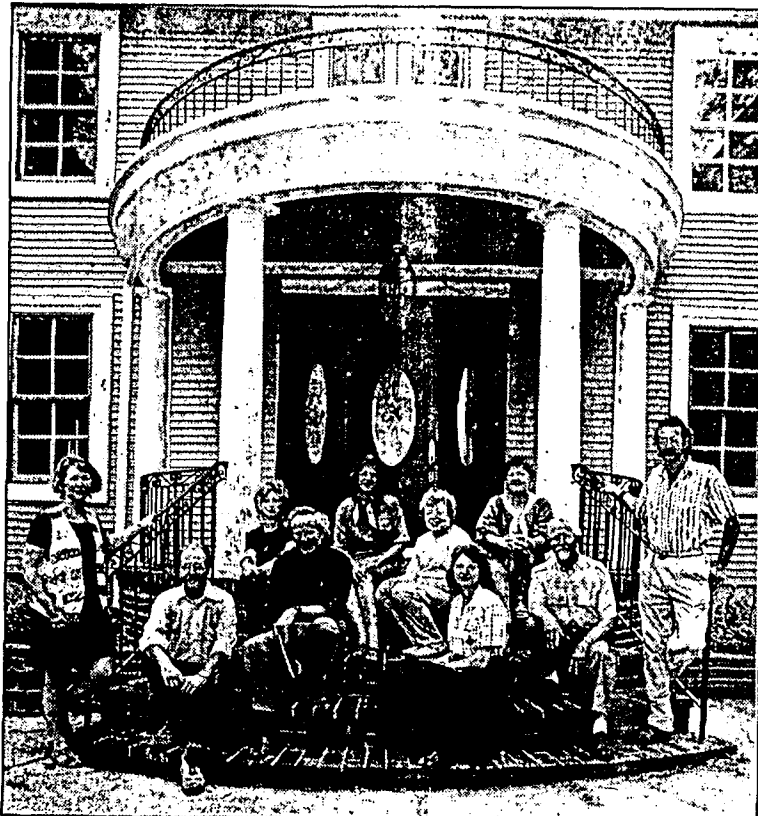
Montgomery Mutual Insurance Company was founded in the building in 1848.

Construction is expected to begin by next spring.

"We are bringing an early 19th-century building into use for the 21st century," Gardner said. "I think it will be beautiful when it's done."

#23/05

Wednesday, Aug. 16, 1995



Michelle Williamson/GAZETTE

Artists gather at the old Neely Farmhouse to plan a celebration of the arts to benefit the Brookeville Academy. The artists participating in the fund-raiser are Pat Aron, Louis Moore, Tara Holl, Miche Booz, Susan Murphy, Genevieve Roberts, Barbara Hails, Marilyn Henry, Ed Longley and David Hartge. Not pictured are Linda Hartge and Gary Irby.

Art show set to help restore Academy

by Susan Singer-Bart
Staff Writer

In earlier centuries, the Brookeville Academy stood for academic and cultural excellence. In this century, it has served as a meeting house for various clubs.

The Friends of the Brookeville Academy and the town of Brookeville are now waiting for the building's renovation to return the academy to its earlier tradition.

From Oct. 5 through Oct. 8, the Friends of the Brookeville Academy and the town of Brookeville will sponsor an art show and sale.

"Historically (the building) was used as a service club — (American) Legion, scouts, town meetings," said Richard Allan, president of the Brookeville Town Commission. "We want to dramatically broaden that range of use focus to culture-related things."

The Brookeville Academy has a reputation of excellence, said Mary Gardner, president of the Friends of the Brookeville Academy.

"I hope this will become a tradition of the Academy — the idea of celebration excellence in a field," said Gardner.

The old Neely Farmhouse on the edge of historic Brookeville will be the site of the art show. Owner Bob Sheahin is allowing the artists to decorate his newly renovated farmhouse for the weekend. Each of 12 artists will be given

a room in the house to display his or her work.

All the artists are local. Their works are in a variety of art forms, from oil paintings to water colors and collages. Artist J. Louis Moore of Sandy Spring will show a hand-made kayak.

"This area is rich in substantive, professional artists," said Gardner.

The artists will price their own works. They will donate 25 percent of the sales to the restoration of the Brookeville Academy. Gardner said the show will include artworks for all price ranges, from inexpensive prints to high-priced pieces.

Sherwood High School art teachers and students will make a banner for the outside of the farmhouse, said Gardner. Students will work as volunteer docents and sales people during the show, but sponsors are still looking for more volunteers.

Anyone interested in volunteering for a half-day shift at the art show and sale should call Evelyn Yinger at 774-4909.

The sale and show will be open Oct. 5 from 3 to 6 p.m. and Oct. 6 through Oct. 8 from 10 a.m. to 5 p.m. Tickets will be sold separately for a reception with the artists on Oct. 6 from 6 to 9 p.m. Luncheon will be available in the farmhouse library on Oct. 7 and 8.

The Neely Farmhouse is at 19501 Georgia Ave. in Brookeville.

State OKs monies for east county parks

by Sandra Arnoult

Assistant Managing Editor

The State Board of Public Works has approved more than a million dollars in funding under Project Open Space for parks and recreational land in the eastern part of Montgomery County.

The program funds major construction or consultant contracts, as well as purchases of land and equipment.

Here are the parks that will receive some of the state funding:

- ▶ Long Branch Park — \$337,500 to build a play area, tennis courts, softball field, basketball court, parking lot and entrance improvements at the 14-acre park off Piney Branch Road.
- ▶ Sligo Creek Stream Valley Park — \$183,750 to build a four-foot wide bikeway shoulder between University Boulevard and Colesville Road, to form a connection with Sligo Creek Parkway. An additional \$152,250 is earmarked to widen the existing bicycle trail from Piney Branch Road to Wayne Avenue.
- ▶ Brookside Nature Center at Wheaton Regional Park — \$330,000 to add a 120-space parking lot, improve walkways, the entrance way and utility service.
- ▶ Fairland Recreation Center — \$393,000 to build an entrance road, parking lots, athletic fields, picnic areas, utilities and stormwater pond at this 319-acre park off Old Gunpowder Road near Greencastle Road.

MARC reaches 96 percent on-time performance mark

POOLES, GAZETTE 10/26/94

The MARC commuter rail system achieved its best on-time performance record of the year by reaching 96 percent in September, up 2 percent from August. The Mass Transit Administration (MTA) of the Maryland Department of Transportation says the on-time performance record exceeds its own goal of 95 percent.

The MTA, which operates 75 trains daily, attributes the 96 percent mark to strong partnerships with Amtrak and CSX

Transportation designed to improve the overall service provided to its customers, as well as new equipment on the system.

"Amtrak and CSX Transportation have been with us all the way in our efforts to improve the quality of our service," said Transportation Secretary O. James Lighthizer.

Beginning Oct. 31, MARC will offer four new express trains on the Camden line. For more information about services and schedules, call 1-800-325-RAIL.

Commission considers Brookeville restoration

BETH, GAZETTE

by Susan Singer-Bart
Staff Writer

Richard Allan, president of the Brookeville Town Commission, said at last week's commission meeting that the town is in a strong position this year to apply for a state bond to help restore the Academy building.

Last year the state turned down a bond request. The county, however, gave the town a \$150,000 block grant for the restoration of the building.

The project, Allan said, has \$100,000 in the bank and the \$150,000 grant. The town has already spent \$77,000 to buy the property, \$14,000 to restore the windows and \$45,000 for architectural and design specifications, he said.

"We've almost raised and spent \$400,000 to this point," said Commissioner Clyde Unglesbee. "That makes a strong case when you go to the state legislature."

Unglesbee said another fund-raising effort should be directed to the community.

"We showcased the town during the bicentennial," said Unglesbee. "A lot of people have a good feeling. Why can't we keep it going on this project?"

Allan said construction is scheduled to begin next spring on the renovation of the Academy building. The renovation is expected to cost between \$450,000 and \$500,000. Construction should take about a year.

The commissioners will meet with the American Legion to discuss the use of the Academy building by other groups. The legion is the primary tenant of the building, is responsible for its maintenance and controls the scheduling events in the building.

"The Academy is to be used by different groups in the future," said Allan. "They (the legion) have to understand that the arrangement they have now is going to change when the building is improved. It's our building and we'll have a say in controlling its use and maintenance."

The Earth Center for the Arts has asked to use the building to offer four art classes, for various ages and skill levels, on four Saturdays, starting in late October.

"I think the arts group is a nice addition," said Commissioner Carmen Harding.

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23/15

SAUDIS

Continued from page A-1

academy to sway the undecided. Both sides circulated "fact sheets" in a confusing attempt to clear up any confusion.

County Planning Board chairman William Hussmann was first to present testimony. Hussmann accused the commissioners of attempting to "gerrymander" the town's borders by expanding the town by about 1,460 acres to preclude unwanted county facilities.

"This sets a dangerous precedent," Hussmann warned. "It sticks at the heart of the county's agricultural plan."

The agricultural plan was the thrust of arguments by representatives of For A Rural Montgomery, the National Wildlife Federation, the Izaak Walton League and civic representatives from Potomac and Darnestown.

Only one individual resident was afforded time to speak Monday night since government and group testimonies lasted until 10:50 p.m.

Rudy Gole, a town resident, was opposed.

About 60 individuals were expected to speak Tuesday night at 7 p.m. when the hearing continued.

Opponents of the Saudi plan argue that development of up to 50 acres of the Saudi property is inconsistent with the rural intent of the agricultural plan, which intends to preserve green space in the upper western county.

Caroline Goldman, of the National Wildlife Federation, listed a string of questions concerning groundwater, air quality, zoning and taxes that she said needed to be answered before expanding the town.

Goldman called the annexations a "speeding train" on the fast track.

Still others argued that the current zoning, which allows churches in the agricultural zone, was not intended to allow such a large development.

Jane Lawton, special assistant to county executive Neal Potter, said, "We are concerned about the removal of farmland." Lawton warned that covenants precluding dense development on the Saudi and Batchelor Purchase properties "don't always hold up in court."

Councilwoman Nancy Dacek also submitted a letter in opposition of the annexations into the agricultural preserve.

The county planning board

"Today, they are a benevolent neighbor in our midst with educational standards parallel to Fairfax County School System."

Jerry Highland

unanimously opposed all of the annexations earlier this month. The town's planning board unanimously supports all of the annexations.

Ingebor Catlett, of Mount Zephyr Citizens Association, cast a different perspective on the Islamic school which seeks to move from Alexandria, Virginia to Poolesville by Sept. 1997.

"Our loss will be some other community's gain," Catlett said. "We're sad losing (the Saudis) as neighbors and tenants..."

The current Islamic school has been in Alexandria for six years but needs to find a new location because of increasing enrollment.

Jerry Highland, of the Fairfax Board of Supervisors, said, at first, there were some concerns by his community prior to the installation of the Saudi school.

"Today, they are a benevolent neighbor in our midst with educational standards parallel to Fairfax County School System," Highland said.

Alpheca Muttardy, a Falls Church parent of two Islamic Academy students, called Poolesville's citizens very fortunate.

"You had the good sense to locate yourselves in this beautiful part of Maryland," she said. "...If you have this opportunity to choose your new neighbors, you could make no better choice than the Islamic Saudi Academy."

Philip Erdle, a representative of the Islamic Academy, explained some of the schools benefits to the town.

Erdle said Poolesville students would have access to the Academy's "high tech" software and fiber optic network. Erdle also displayed a conceptual plan of the academy, which he said will comprise 13 acres of impervious surface on the Saudi's 525 acres of land.

Opponents argue that is too much.

The commissioners plan to make their decision on all six annexation petitions on Monday.

Oct. 31.

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Brookeville Academy renovation approved

OLNEY COURIER-GAZETTE 6/30/93

Brookeville Notes
by Healan Barrow

The latest plan for an addition and renovation of the Brookeville Academy has been approved by the Historic Preservation Commission.

During a Brookeville Commission meeting last week, Richard Allan, commission president, announced that the Historic Preservation Commission had approved an historic area work permit for the academy renovation.

At the Historic Preservation Commission meeting a suggestion was made to have the county archaeologist look at the site before any foundation is laid.

Allan said the town will comply with the suggestion.

Allan also said a resident had asked the Historic Preservation Commission for windows on the north side of the new addition.

"I have no problems with extra windows on the north side," he said, noting that the windows would be an added expense, probably costing \$1,000 per window.

In the approved academy plan, the length of building is four feet shorter than the original plan (46 feet, 4 inches instead of 50 feet, 4 inches).

The reduced size of the addition was made possible when several county agencies agreed to waive certain requirements such as a restroom on the second floor.

The new parking lot at the Brookeville Post Office has been delayed because two underground fuel tanks have been discovered on the property.

2

Olney: Town is new but its history is old

OLNEY COURIER-GAZETTE
by Healan Barrow
Assistant Managing Editor 6/30/93

According to the master plan, "Olney is blessed with a fine history, an attractive setting and a strong sense of place."

The "attractive setting" is easy to spot. Over 25,000 people have flocked to neighborhoods of single family homes, townhouses and condominiums. Almost 200 businesses and professional services spread out from the center of town, the Georgia Avenue/Route 108 intersection, eager to offer their services and products to the growing community.

The "strong sense of place" is evident after spending several months in the area. Newcomers recently enjoyed the 10th annual Olney Days Parade and the 12th annual Sandy Spring Museum Strawberry Festival. On the last Tuesday in July the Women's Board of Montgomery General Hospital will sponsor the 73rd annual picnic/bazaar. In October the Olney Chamber of Commerce will host the 14th annual Community Night, an evening where over 3,000 residents browse through displays of Olney businesses and

restaurants.

The Greater Olney Civic Association has become known for its championship of the grassy open spaces at the intersection of Georgia Avenue and Route 108. Twice a year the group sponsors a clean up of the area and also contracts for summer maintenance.

The "fine history" of the area is also easy to find in the villages bordering Olney-Brookeville and Sandy Spring.

Brookeville began in 1793 when Deborah Brooke Thomas and her husband planned a village of 56 lots; one-fourth of an acre each, that would line two main streets and four side streets. By 1823 they had sold 20 lots.

But Brookeville's main claim in the history books came in 1814. One of Brookeville's residents, Caleb Bentley, played a role in sheltering President James Madison during the War of 1812. According to history, Madison was trying to catch up with one of his generals who was on the way to Baltimore. It has been speculated that Madison knew about the hospitality of the Quaker Bentleys since Dolly had been a Quaker before their marriage.

Madison arrived in Brookeville on August 26, 1814, and spent the night at Bentley's house, which is now known as the Madison House. Some accounts say Madison worked all night. When he heard the British had left Washington, he wrote to his cabinet and asked them to return to the city. At noon on Aug. 27, Madison left Brookeville.

In 1808 The Brookeville Academy was established and incorporated by the state general assembly in 1815. The academy was one of the earliest private higher education academies in Montgomery County.

By 1879 Brookeville was a thriving village with a population of 250. By contrast Olney had 75.

The town was put on the National Historic Register in 1979. Residents are now planning to celebrate Brookeville's 200th birthday next year.

Sandy Spring, a Quaker community begun in the 18th century, is considered the grandfather of all the villages in the Olney area. The farmers who settled the area belonged to the Society of Friends. These men and women had a strong interest in (Please see HISTORY, C-7)

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History

(Continued from page C-2)
education and in sharing innovative farming techniques with each other. Their influence extended well beyond the physical boundaries of their village.

The Friends established many private schools, including the one at Fair Hill in Olney (where the Olney Village Mart now stands) in the early 1800s.

The present day Sherwood High School began in the late 1800s as a small, private Friends' school. The school was donated to the public school system in 1906.

The Quakers also made numerous contributions to farming and were responsible for the revitalization of the land in the 1800s after crops of tobacco had robbed the soil of its nutrients.

The Quakers were also instrumental in establishing two businesses that flourish today—The Montgomery Mutual Insurance Company, in 1848, and the Sandy Spring National Bank, 1868.

A robbery and fatal shooting at the bank in Sandy Spring sparked the founding of the Maryland State Police in 1920.

Olney's history is harder to find. The businesses that grew up at the intersection in the 1800s and early 1900s were demolished for the widening of the road in 1978. But two pieces of Olney history can still be seen at the Sandy Spring Museum. One is the tombstone of Olney's first permanent resident, Richard Brooke (1736-1788). Brooke is also the first known ghost in the community.

In the 1860s Brooke, who was a Quaker, built his mansion called Fair Hill on what is now the Olney Village Mart. Like most farmers of the day, he had to make a living from the land. He was very concerned about the taxes and restrictions imposed by the British Parliament.

Brooke joined other county landowners in signing a resolution called the Hungerford Resolves that supported Boston and the boycott of British commerce. Later he fought in the Revolutionary War.

Tradition says that Brooke's ghost was condemned to ride his horse up and down the steps at Fair Hill because he broke with the non-violence policy of the

Quakers. Brooke did have health problems—some history accounts say it was because of the war—and died at age 52.

Brooke was buried in the barnyard at Fair Hill and in the 1930s his grave was marked on Memorial Day by World War I veterans. During World War II, the tombstone disappeared. Last year the granite marker was found in the Baltimore area and given to the Sandy Spring Museum.

Near Brooke's tombstone at the museum is another relic of Olney's past, two electrified gas lamps from the famous Olney Inn.

The inn was opened in a converted historic house in 1926. It was located on a hill overlooking the two-lane Georgia Avenue, south of the intersection. During its heyday the inn attracted President Franklin D. Roosevelt and several first ladies including Eleanor Roosevelt, Lady Bird Johnson, Mamie Eisenhower and Bess Truman.

Before the inn burned in the late 1970s one of the inn's owners had asked Finneyfrock's blacksmith shop to repair the electrified gas lamps. Dudley Finneyfrock remade two of the lampposts from the remains of four. No one ever retrieved the lamps, and he donated them to the museum where they stand at the entrance to the herb garden.

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Photo by Bob Roller

Victor Olds, owner of Spring Lake Farm, tends to his vegetables on his Olney farm. Despite increased development, farmland still dots the community.

Olney does have a "fine history" if people are willing to search for it in documents and history books. The Sandy Spring Museum also has an excellent collection of artifacts and research material that is available for viewing.

Environment is number one issue in Brookeville bypass debate

In a guest opinion (July 29), Richard Allan, president, Brookeville Town Commission, explained his position on the appropriate routing of the Brookeville Bypass and defended the Brookeville Town Commissioners against two letters to The Gazette which he believed incorrectly characterized his position on this issue. In his editorial he accused me of "in essence" calling him and the other Brookeville Town Commissioners "eco-criminals" and

of hiding behind the "protective green of a sensitive environmentalist." He stated that he "is" concerned about the environment and the Longwood Recreation Center, but in these type of matters there are always environmental issues, and ballfields are a small price to pay for the safe and

peaceful existence of his town.

First of all I did not say or even suggest that the Brookeville Town Commissioners were "eco-criminals." What I did say was that I was upset over the shortsighted position taken by the Brookeville Town Commissioners when they voted to support the master plan route in spite of clear evidence that the master plan route was the most environmentally sensitive of all the proposed routes. All they seemed to be concerned with

was getting a bypass around Brookeville in the shortest possible time. Mr. Allan's editorial has only strengthened my opinion. Those of us who have been involved with this project for the past several years are all keenly

Alfred L. Salas

Guest Opinion

aware of the fact that the master plan route cannot be changed without opening the current master plan to amendment, and the master plan amendment process can take several years.

In his guest editorial, Mr. Allan did not dispute the fact that the master plan route is the most environmentally sensitive of the routes, nor did he dispute the fact that it contains the greatest amount of wetlands with the greatest potential for damage to the Chesapeake Bay. He simply says that they (Brookeville) have long been aware of the fact that any alignment would have negative and regrettable environmental and social consequences.

In the recent meeting of the Greater Olney Civic Association where I was trying to convince the association to support a different bypass route, one of the residents of the eastern side of Georgia Avenue said he did not think I was a true environmentalist because if I was I would be opposed to an eastern bypass as well. He was wrong! I do consider myself an environmentalist, but like most people I know, I am not nearly as faithful to the cause as I should be. However, he was also wrong in his belief that I am not properly opposed to an eastern bypass. I am! My preference is to leave the existing road in place to the maximum extent possible. My only support for an eastern bypass is if there is no other alternative and we have to have a bypass on one side or the

other. In that case my first and foremost concern is that the bypass take the most environmentally correct routing, and minimize any adverse impact on parkland and wetlands. For this reason, I am adamantly opposed to proposed Routes A, B and B-1 on the list of possible routes.

The environmental study commissioned by the Maryland National Capital Park and Planning Commission on the areas affected by the several possible routes on the east and west sides of Brookeville clearly shows that the most environmentally sensitive of all the proposed routes are those along the route shown in the master plan, i.e., those on the west side of Georgia Avenue. That study was done by an expert with no vested interest in the outcome. She simply reported the facts, and these confirmed that the wetland impact on the western routes is five times as great as those of several routes on the eastern side. The master plan routes also have the highest quality forests of all the proposed routes, and would require traversing steep slopes and bridging three streams. No eastern route has this much environmental impact.

Our community knows Brookeville has a serious traffic problem that needs attention. However, we also do not want to see our valuable parklands and wetlands destroyed when there are other alternatives. Having no bypass at all "is" an alternative. Making modifications to the existing highway to slow the traffic coming through Brookeville is another alternative. Furthermore, I believe it is clearly possi-

ble to construct an eastern bypass that minimizes impact on the environment and non-tidal wetlands. This seems much less possible on the western side.

The Army Corps of Engineers has stated that the potential environmental and wetland damage of a western bypass would be unacceptable and they would not be able to grant a permit for the state to build a bypass along the western routes. That was what they should have concluded given the environmental problems associated with the master plan route. They have advised that

the state and county instead consider one of the eastern routes, several of which would minimize damage to aquatic resources and the environment. They have given the park and planning commission several additional options for modifications and routes they would consider acceptable. These need to be carefully studied, and a decision made that will minimize adverse impact on our environment. The problem we face is that several of the possible eastern routes are already developed or are in the process of being developed,

and unless the planning board moves ahead with a revision of the master plan the development on the eastern side of Georgia Avenue will continue unabated and may eventually preclude these eastern routes as options. Montgomery County has long known about these problems yet has continued to let these areas develop.

To me the environmental issues are the number one issue. Unfortunately, many of the people who have attended the meetings on the bypass over the past several years do not see it the same way. To many of them the environmental concerns are something that can always be put off until tomorrow, or they refuse to admit to themselves that they exist. Dealing with environmental matters is too costly or too inconvenient.

The writer is chairperson of the Olney Village Association Committee on the Bypass.

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Photo by Sarah L. Greenhalgh

A dilapidated "no trespassing" sign is almost obscured by weeds at the yet-to-be-completed Waters Landing Local Park.

Waters Landing park over a year behind schedule

GERMAN GAZETTE
by Timothy K. Maloy
Staff Writer

9/18/92

Much of Waters Landing Local Park stood empty and overgrown all summer after missing an expected spring opening date and the park still remains unopened this fall.

Brian Long, general manager of the Waters Landing residents' association, says the park's opening has been repeatedly delayed because of foot dragging by Waters Landing developer, the Associated Companies, who agreed to undertake the project two years ago.

"The park is a year behind schedule," Long said. "People shouldn't have to see this out their back door."

A nearly 12-acre park facility, Waters Landing Local Park, on Waters Landing Drive near Crystal Rock Drive, has an unopened tennis court, an unbuilt pavilion, and soccer goals without nets, but local kids have been making use of the recently-completed basketball court and the tot-lot equipment.

An asphalt pathway leading into the park passes a sign, obscured by overgrown weeds, intended to read "NO TRESPASSING" but missing many letters.

There are nearly 3,000 townhomes, condos and apartments that surround the incomplete park.

The Waters Landing park project came about when residents voted to forego a third pool facility - which had been part of the development package proposed by Associated Companies - in favor of building a recreational park.

Jim Flood of Associated Companies said that while other recreational projects in Waters Landing - a clubhouse, tennis courts, bike trails - have been a success, the park project has proved daunting.

Flood declined further comment, only saying that the delays in completing the project have been unexpected.

"There is no benefit to not getting it open," Flood said. "It is the last thing we have to do.

Most things have gone well."

Long said that residents turned to the developer to build the park facility because of the lack of county funding for such a project.

"The park will be turned over to the county," Long said. "They will be deeded the title and it will become part of park system."

The Maryland-National Capital Park and Planning Commission, however, can't officially open the park until it meets county specifications and therefore the park remains technically closed, according to Long.

Park and planning official Mark Riley said, after a recent meeting among Associated Properties, its contractor and Long, that an opening is expected within a month. "It should have been opened by now," he said.

While much of the facility has been finished the general atmosphere of the park remains unkempt and incomplete, Long said.

"The items are here," Long said. "We are worried about the quality."

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Brookeville struggles to regain its planning powers

~~OLNEY COURIER-~~
by Healan Barrow ~~GAZETTE~~
Assistant Managing Editor
8/19/92

The Brookeville Town Commissioners have been trying for almost two years to get their planning authority back.

"Everybody seems to think we're legal except the County Planning Board," said commission President Richard Allan at Monday night's commission meeting.

In 1959, the commissioners then holding office had given the County Planning Board the authority to do the town's planning. However, later town commissioners performed planning and zoning functions without input from the County Planning Board. During a 1989 lawsuit between the town and a resident/developer, lawyers uncovered the 1959 agreement. The town has been trying to get its zoning

powers back ever since.

Commission President Richard Allan has sent a letter to the legal staff at the Planning Board asking for "specific items you require . . . so there need not be any further delay in scheduling action necessary to terminate the Agreement."

At the commission meeting, Allan said he has not received a reply to the letter,

which was sent July 13.

He said Michele Rosenfeld, associate attorney for the board, had raised questions about whether the town government was in compliance with Maryland State Code. He added that he told Rosenfeld that the section of the code dealing with local governments was a model and not an effective charter for all towns.

Commissioner Clyde Unglesbee said the town received its charter from the state in 1890 and had it reenacted in 1975.

In a telephone interview, Rosenfeld said she plans to respond to Allan's letter.

"The Planning Board has officially terminated the agreement with Brookeville pending the town's demonstrating it has appropriate governmental agencies in place to implement planning and zoning," she said. "We are working with Brookeville to make sure all is in place."

She said the board would schedule and discuss the termination agreement at a public hearing during regular board meetings on Thursdays. She said a date has not yet been set. The Planning Board is on vacation this month.

EDITORIALS

~~OLNEY COURIER-GAZETTE~~ 8/19/92

The Laytonsville meeting

We salute the Laytonsville Town Council for inviting the chairman of the County Planning Board, a state highway administration planner and a representative of the county's transportation department to attend a town council meeting.

We hope an additional invitation will be sent to County Executive Neal Potter to either personally come or to send a representative.

We do not believe that the majority of the townspeople in Laytonsville want to annex 1,468 acres to allow a development which will end the small town atmosphere in Laytonsville.

But the fears of additional landfills and a road widening that would destroy much of the town's beauty seem greater than the fear of growth. The fact that some private wells near the current landfill have proven to be contaminated has exacerbated those fears.

We urge the county and state representatives to come to the Sept. meeting prepared to say that they will sign a legal agreement to close the current landfill by a fixed date and that no additional landfills will be built within the area near the town boundaries. We would also suggest that they agree to legally restrict development in the area around the town unless the town as well as the county agrees to a change.

Otherwise, we think the town government is justified in approving the annexation. We say this unhappily. We do not think the planned development is in the best interest of the town.

But we understand that the town council must look after the long-term interests of its citizens. And we understand the town leaders believe that refusing to annex without being assured of the town's ability to continue its citizens' way of life would not be responsible.

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