

23/46 Greenwood
23/46-89A



Montgomery County Government

February 1, 1990

Mrs. Faith S. Vredenburgh
21315 Georgia Avenue
Brookeville, Maryland 20833

RE: Greenwood (HPC Case No. 23/46-89A)

Dear Mrs. Vredenburgh:

I would like to take this opportunity to formally thank you for your patient cooperation with the design review process and the Historic Preservation Commission. I enjoyed meeting with you, and having the opportunity to see Greenwood firsthand.

At its January 24 meeting, the Historic Preservation Commission (HPC) approved your applications to demolish the blacksmith shop, the oxen shed and the hog-house (exclusive of the stone wall). You may proceed with demolition as soon as you have obtained all necessary permits. However, the approval was granted conditional upon submission and adherence to an approved work program for the remainder of the outbuildings. As you know, the approved work program was submitted and approved. It included an outline and time schedule drafted by John Abernethy as well as a report prepared by Preservation Associates, Inc. (dated November 16, 1989). You will be expected to adhere to the work program as closely as possible and allow periodic inspections by County staff. If for any reason, at any time, you are not able to abide by the schedule, or any portion of it, please notify the HPC office at once. Adherence to the work program will be enforced under terms of the existing Demolition by Neglect citation. Please keep in mind that all exterior work (with the exception of ordinary maintenance) on the remaining outbuildings must be reviewed and approved by the HPC prior to commencement of work. If, at any point in time, you are not sure whether a project would require HPC approval, please contact the HPC office before starting.

Historic Preservation Commission

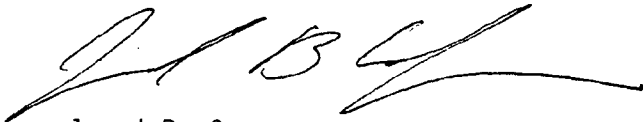
51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

Mrs. Faith S. Vredenburg
Page Two
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I have enclosed a copy of the minutes from the December 7, 1989 HPC meeting. With the exception of the condition regarding bonding, the motion from that meeting, including all other conditions, stands. If desired, a copy of the minutes from the January 24, 1990 meeting will be sent to you when they are completed and approved by the HPC. I have also enclosed your copies of the approved Historic Area Work Permits.

Thank you once again for your cooperation. Should you have any questions, please do not hesitate to contact me at 217-3625.

Sincerely,

A handwritten signature in black ink, appearing to read 'JBC', with a long horizontal flourish extending to the right.

Jared B. Cooper
Historic Preservation Specialist

Attachment

JBC:av
1600E

MEMORANDUM

TO: Historic Preservation Commission
FROM: Jared B. Cooper *JBC*
Historic Preservation Specialist
SUBJECT: Greenwood (HPC Case No. 23/46-89A)
DATE: January 17, 1990

Attached please find a memorandum from Eddie Lattner regarding the conditions of approval placed on the above referenced application. This memorandum and related issues will be the subject of the work-session scheduled for the January 24th meeting.

Also, please note that the case will be re-heard on the 24th in order to remove, replace, or alter the existing conditions of approval.

Attachments

1. Memorandum from E. Lattner (January 4, 1990)
2. Memorandum from Melvin Tull (February 22, 1989)
3. Staff Reports/Memoranda
 - a. August 7, 1989
 - b. November 29, 1989

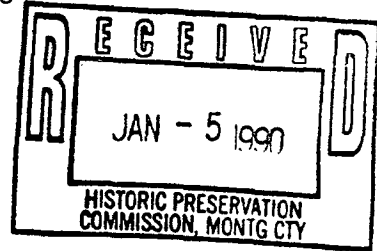
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1571E

CONFIDENTIAL

MEMORANDUM

January 4, 1990



TO: All Commissioners

FROM: Edward B. Lattner *Edward B. Lattner*
Assistant County Attorney

RE: Approval of Historic Area Work Permit Applications
Conditioned Upon the Restoration of Other Structures;
Performance Bonds

At its August 17, 1989, meeting, the Historic Preservation Commission considered the application of Faith Vrendenburgh for the issuance of an historic area work permit (HAWP). The application was filed on July 27, 1989. Ms. Vrendenburgh sought to demolish four of approximately 15 outbuildings on Greenwood Farm (Master Plan Site No. 23/46). The tortuous history of Greenwood Farm was outlined in Mel Tull's February 22, 1989, memorandum to the Commission, a copy of which was included in the Commission's August 7, 1989, pre-meeting packet. Suffice it to say that the owner(s) of Greenwood Farm have apparently been under long-standing notice to stabilize most, if not all, of the outbuildings, pursuant to § 24A-9(a) of the Montgomery County Code (1984), as amended ("demolition by neglect"). The Commission recommended approval of the HAWP application as to one of the four outbuildings, but reached no decision on the other three outbuildings. Instead, the applicant was asked to return with a stabilization/restoration plan for the approximately 11 remaining outbuildings, at which time the Commission would consider the HAWP application as to the other three outbuildings.

On December 7, 1989, Ms. Vrendenburgh returned with a stabilization/restoration plan that met with the Commission's approval. The Commission indicated that it would recommend approval of the HAWP application as to the other three outbuildings after (1) the Commission approved the stabilization/restoration plan and (2) Ms. Vrendenburgh posted a \$40,000.00 performance bond, ostensibly to assure her compliance with the stabilization/restoration plan.

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January 4, 1990
Page 2

In my opinion, the Commission has exceeded its grant of authority under by Chapter 24A. As to the first condition, the Commission cannot condition its affirmative recommendation on an HAWP application upon the applicant's performance of work on a structure other than the one for which the HAWP was sought in the first place. With regard to Ms. Vrendenburgh's HAWP application, the basic question before the Commission was whether those three outbuildings could be demolished, consistent with the purposes and requirements of Chapter 24A. While the Commission may also, independently, be interested in the stabilization of the other outbuildings, the ordinance provides the Commission with a separate and distinct avenue to ensure their stabilization -- demolition by neglect. The Commission may not withhold its affirmative recommendation on the HAWP application for demolition of the three outbuildings as a means of insuring Ms. Vrendenburgh's compliance with a stabilization/restoration plan for other outbuildings. If the Commission felt, for whatever reason, that the three outbuildings were no longer historically or architecturally significant, and may therefore be demolished, then the Commission should have granted the HAWP application.

I am aware that § 24A-7(f)(2)(b) provides that the Commission may instruct the director of the Department of Environmental Protection to issue an HAWP "subject to such conditions as are necessary to ensure conformity with the provisions and purposes of this chapter." The "conditions" that this provision of the ordinance refers to are those which may reasonably be applied to the structure for which the HAWP is sought. Thus, if an applicant wishes to build a fence around an historic master plan site, the Commission might grant the HAWP subject to the condition that the fence be a picket fence, stockade fence, or whatever. The condition cannot be applied to a structure other than that for which the HAWP is sought.

As to the second condition, the Commission does not have the power to require HAWP applicants to post a performance bond. As noted above, the Commission may attach certain conditions to the affirmative recommendation of an HAWP. However, this does not include the posting of a performance bond, even if that bond is related to the structure for which the HAWP is sought. In various places throughout the Montgomery County Code, the County Council has seen fit to require the posting of a performance bond before certain activities may be undertaken. In each

instance, the County legislature has expressly required the posting of a performance bond. Thus, for example, an applicant for a license to operate a quarry must file and renew annually a performance bond, § 38-6; an applicant for a solid waste collector's license must file a performance bond, § 48-19(b)(2)(a); a performance bond must be posted before certain building and demolition permits may be issued, §§ 8-26(j)(1), 8-27(b); and a performance bond is required before certain cable communication operations may be undertaken, § 8A-6(g). Nowhere in Chapter 24A do the words "performance" or "bond" appear. I do not believe the County Council wished to empower an all-volunteer commission with the ability to require HAWP applicants to post a performance bond.

I understand the Commission's desire to ensure the stabilization of certain outbuildings on Greenwood Farm. While it is beyond the power of the Commission to order the restoration of an historic site, the director of the Department of Environmental Protection may issue a notice to the owner of the site, directing that certain action be taken to correct or prevent further deterioration or demolition by neglect. § 24A-9(a). Apparently, the owner(s) of Greenwood Farm have received such notice at least three times, although I do not know if the procedures outlined in § 24A-9(a) were followed. In any event, it appears that Ms. Vrendenburgh has come forward with a stabilization/restoration plan that is to the Commission's liking. I believe the Commission may ensure her compliance with the stabilization/restoration plan by issuing a written decision, pursuant to § 24A-9, approving the plan and ordering the applicant to follow through with it. The Commission might require periodic (perhaps monthly) reports to check on the applicant's progress. Enforcement of the Commission's order might be had through the issuance of civil citations, pursuant to §§ 24A-9(a)(3) and 24A-11.

I believe that the Commission should reconsider its December 7, 1989, decision on the HAWP application for demolition of the three outbuildings. If the Commission merely wishes to sever the illegal conditions and grant the permit, it may do so without the necessity of a public appearance. As noted earlier, the Commission may ensure Ms. Vrendenburgh's compliance with the stabilization/restoration plan without the necessity of imposing illegal conditions on the HAWP. However, if the Commission wishes to impose different conditions on the

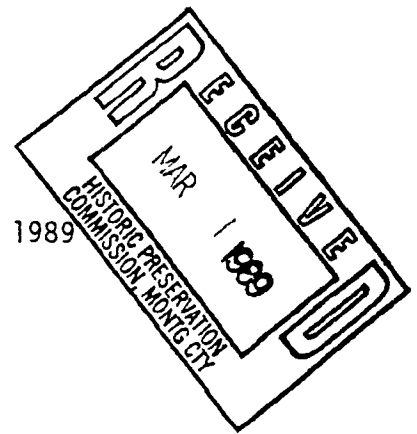
All Commissioners
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HAWP, I suggest that it schedule a public appearance. Jared Cooper has informed me that the next available meeting for a public appearance is January 24, 1990, but he must set the agenda by January 5, 1990, in order to mail/publish timely notice.

0290.EBL:89.00662

MEMORANDUM

February 22, 1989



TO: Steven Karr, Chairperson
Historic Preservation Commission

FROM: Melvin E. Tull, Chief *M. E. Tull*
Division of Code Enforcement
Department of Housing and Community Development

SUBJECT: Greenwood, Master Plan Site No. 23/46

You have inquired about efforts to prevent demolition by neglect of the outbuildings at Greenwood. In addition, you requested a chronology of actions taken in that effort. You are aware that ownership changed last year. I hope you are also aware that the previous owner had made modest repairs and that the new owner has also been repairing some outbuildings. The new owner, Faith Vredenburgh, is now under notice, deadlines are scheduled, and she has applied for a work permit to demolish certain outbuildings.

The most notable progress to date is the change of ownership. I believe that change was prompted by the inspector when he established that Dr. Frankel was unable or unwilling to act to prevent demolition by neglect. Dr. Frankel apparently choose to sell the farm rather than face enforcement action. Because Greenwood was being sold to someone who would invest in stabilization, it did not appear necessary or appropriate for the county to contract for repairs. The new owner, Mrs. Vredenburgh, committed to a schedule of investment and rehabilitation, has been making repairs, and has applied for a work permit to demolish certain buildings. Stabilization of the weakest structures is required by early spring.

The following chronology of historic preservation actions affecting Greenwood begins 13 years ago with several significant steps during the late 1970s that provided the foundation for all later actions:

- October 1976 Publication of the Locational Atlas & Index of Historic Sites. Greenwood identified as site 23-46.

- May 1979 Planning Board recommendation of Greenwood as a historic site along with 60 others in the original Preliminary Draft Master Plan.

- July 24, 1979 Adoption of Chapter 24A, Historic Resources Preservation Code.

- September 12, 1979 District Council adoption of the master plan for historic preservation, including Greenwood.
- May 22 & July 22 1986 HPC requests investigation of possible demolition by neglect and provided copies of 1974 photographs showing leaning buildings, missing sections of roof and siding, and other severe deterioration.
- November 10, 1986 After many attempts to inspect, our inspector met James Panek, the owner's son-in-law, at the property. After a brief discussion the inspector was told to leave.
- November 17, 1986 Inspector met with Dr. Frankel, the property owner and inspected the buildings with him.
- November 24, 1986 A notice and order to stabilize the outbuildings was sent to Dr. Frankel.
- December 15, 1986 Dr. Frankel wrote to express willingness to stabilize the buildings and to propose a plan of action that included demolition of several outbuildings.
- February 2, 1987 The inspector wrote to Dr. Frankel extending the deadline to June 15, 1987 and notifying him that he must apply for a Historic Area Work Permit for buildings he hoped to demolish rather than repair.
- HPC was given Dr. Frankel's letter about the plan to demolish certain buildings and the inspectors response referring the matter to the HPC.
- May 6, 1987 The inspector learned that Greenwood was for sale and notified the real estate agent of the demolition by neglect order.
- May 14, 1987 Dr. Frankel's attorney, Robert A. Gingell, wrote to inquire about the process that designated Greenwood as a historic site and whether Dr. Frankel had received notice and opportunity to comment.
- June 5, 1987 Mr. Gingell was advised by letter to contact the HPC.

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June 12, 1987 John E. Beckman, Jr., attorney for Dr. Frankel negotiated directly with the HPC regarding demolition of certain buildings and delay of repairs until the summer of 1988.

June 16, 1987 The inspector sent a Final Notice to Dr. Frankel stating that the County would make repairs and charge the cost to him if he delayed beyond July 17, 1987.

June 23, 1987 Dr. Frankel called the inspector to report that he planned to begin on repairs by August 7, 1987.

July 21, 1987 The HPC representative advised the inspector that Greenwood had been sold.

August 3, 1987 Dr. Frankel advised the inspector that Greenwood had been sold and settlement was scheduled for September 17, 1987.

September 22, 1987 Settlement rescheduled for October 1, 1987.

December 14, 1987 The inspector notified the new owner, Mrs. Vredenburgh, even though the deed still was not recorded.

January 7, 1988 The inspector reported that repairs had begun on the ice house and the coach house.

February 9, 1988 The inspector reported work continuing on the barn and ice house.

April 21 & 28, 1988 The inspector reported rehabilitation is underway and progressing.

July 15, 1988 The inspector and an HPC representative met owners on site and reviewed conditions.

July 28, 1988 The owner's representative (John Abernathy, a son-in-law) proposed a workable schedule for renovations.

August 19, 1988 A notice and order was sent to Mrs. Vredenburgh establishing deadlines.

November 22, 1988 The inspector found ice house repairs were not complete but were underway, and extended the deadline to January 1, 1989.

Steven Karr
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November 30, 1988 Mrs. Vredenburg applied for a Historic Area Work Permit to "wreck or raize" (sp) the cornshed, hog house, blacksmith house and oxen shed.

January 5, 1989 HPC denied the application.

February 3, 1989 Assistant County Ed Lattner notified Mrs. Vredenburg's attorney that the HPC will reconsider and entertain a new application: noting that the HPC has a long history of working with the owners of historic resources he recommended that she meet with the HPC.

At various times, both Dr. Frankel and Mrs. Vredenburg expressed a desire to clarify the extent of their responsibilities for maintaining and restoring various outbuildings. We have no record of a response from the HPC to Dr. Frankel's request of December 15, 1986, forwarded on February 2, 1987, or to his attorney's proposal of June 12, 1987. With these requests pending and unresolved throughout the remainder of 1987 it appeared that the HPC was reconsidering whether those structures should be stabilized and restored.

There are 5 distinct phases in the events listed above:

1. Initial delays while the inspector was unable to arrange an inspection because Dr. Frankel was living in California and the occupants were uncooperative. This lasted 4 months.
2. Dr. Frankel was in the process of planning to make necessary repairs and determining, with the HPC, whether certain outbuildings could be demolished. His proposal to the HPC for demolition of certain buildings was not rejected and it was never certain that he would have to repair those outbuildings. This consumed 7 months.
3. The property was in a state of imminent transfer of ownership, during which it was not prudent to issue tickets or initiate repairs. That state lasted 5 months.
4. The new owner, Mrs. Vredenburg, was making repairs and establishing plans for 11 months.
5. Mrs. Vredenburg's application to clarify whether she must repair certain buildings or whether they can be demolished has taken more than 2 months and remains an open question.

MET:mmr:06601
cc: Jared Cooper
Historic Preservation Specialist

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: August 7, 1989

CASE NUMBER: 23/46-89A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: "Greenwood"

PROPERTY ADDRESS: 21315 Georgia Avenue
Brookeville, MD 20833

DISCUSSION: As you will recall, a representative of the owners of Greenwood Farm came before the Commission on January 5, 1989, in order to request the demolition of four outbuildings (see "chronology of events" memo, Attachment #3). At that time, the Commission denied the request (see Stephen Johnson letter, Attachment #2).

Since that time, staff has visited the site, conducted a thorough inspection of the buildings in question, and met with the applicant and her representatives.

STAFF RECOMMENDATION: Staff recommends the following:

1. "Corn Shed": Of the four buildings in question, this appears to be the earliest (late 19th century) and best constructed, although parts of the "oxen shed" are probably earlier. Unfortunately, the corn shed is in an advanced state of deterioration, and has all but fallen down. Staff recommends approval of the request for demolition for the following reasons:

A. by most standards, it is well past the point of restorability, and;

B. even though it "was" a well-constructed and designed structure, it does not exhibit any unusual architectural features or construction techniques which would render it worthy of a monumental restoration project.

2. "Hog House": This structure appears to have been constructed during the early 20th century. It was never very outstanding in terms of design or construction techniques, although it certainly contributes to the "farmscape." It is in relatively good condition, with a fairly good roof. Its worst problem is that the foundation, along two sides, has settled into the ground. However, the building is, by no means, falling down and the foundation problems could be halted by use of a combination of shoring, minor grading, and installation of a guttering system.

Staff recommends that the applicant be denied permission to raze the "hog house." There don't seem to be any sound reasons to demolish this structure, and it would be fairly easy and inexpensive to maintain it. Staff also recommends that the applicant be asked to take measures to protect the building from further deterioration. Such measures would include installation of gutters; minor grading, to pull away some of the buildup caused by excessive runoff, and to deter continued runoff damage; shoring up the settled portions of the foundation, utilizing the pier and beam system (as original); and roof maintenance. There is no danger of rapid deterioration, and the applicant could be given as much as a year or two to complete the work, as long as progress was being made on other more significant outbuildings during that time.

3. "Oxen Shed": This building, dubbed "Oxen Shed" by a former owner, appears to have been designed as what would commonly be known as a machinery/ implement shed. Apparently, it was constructed during the 20th century. For the most part, it is constructed of tongue-and-groove rail car siding. One side of the roof rests on a pre-existing stone wall (approx. 7' high), which appears to have been constructed during the mid-nineteenth century, (possibly earlier) although it would be difficult to document. It is joined at both ends by a continuous stone fence which traverses the farmstead, separating the barnyard, residential yard, and cemetery.

The stone wall was probably part of the foundation of an earlier, perhaps larger, agricultural building. It has a doorway in the center, flanked by a series of small vent openings in the wall. The weight of the building, along with poor construction technique and footing problems, is causing the wall to bow outward. This movement has been temporarily halted by a previous owner through the installation of wooden buttresses. The building itself, while it has a good roof, is in poor structural condition. Some of the problems could probably be corrected, but the building (with the exception of the stone wall) hardly warrants salvation.

Staff recommends approval of the request for demolition of the wooden portion of the structure, for the following reasons: a) It is not architecturally significant; b) it is in poor structural condition; and c) it appears to be causing stress to the stone wall on which it rests.

However, staff recommends that approval be granted with the condition that measures (approved by the Commission) be taken to protect and preserve the stone wall. Such measures might include a thin troweled "soft mortar" cap, or even construction of an appropriate building, replacing the existing. Also staff recommends that the applicant be encouraged to "right" the leaning section of the wall if the building is removed.

4. "Blacksmith shop": This structure appears to have been constructed during the early 20th century, at or about the time of construction of the "hog house." It may have served as a blacksmith shop at one time, although, if that was the case, it has long since lost all fixtures and appurtenances which would have been associated with that use. Most recently, it appears to have served as a tool shed or workshop. It is in poor condition, as a result of poor original design and a bad roof. It is situated in a row of three buildings which includes the ice house and a carriage house. Both of these other buildings date from an earlier period and are in better condition. The applicant has been slowly restoring them.

Staff recommends that the applicant be permitted to raze the "blacksmith shop." In staff's opinion, it is not significant in terms of age, design, or construction technique. While it would be possible to restore the structure, staff recommends that, instead, the applicant be encouraged to complete the restoration and repair of the flanking structures.

In summary, staff recommends that the applicant be permitted to raze the following three structures:

- 1) "Corn Shed" (based on criterion 24A-8(b)(4))
- 2) "Oxen Shed" (based on criteria 24A-8(b)(1) and (4))
- 3) "Blacksmith Shop" (based on criteria 24A-8(b)(1) and (4))

Staff recommends that the applicant be denied permission to raze the "hog house." Although its foundation is in poor condition it could be repaired and stabilized relatively easily. However, like the "blacksmith shop," staff feels that it is not a particularly early or outstanding structure.

ATTACHMENTS:

1. HAWP Application
2. Letter from Applicant's Attorney (and attachments)
3. Memorandum from Mel Tull
4. Photographs (slides will be shown at the meeting)

M E M O R A N D U M

TO: Historic Preservation Commissioners

FROM: Jared B. Cooper *JBC*

DATE: November 29, 1989

SUBJECT: Application of Faith Vredenburg for Historic Area Work Permit at 21315 Georgia Avenue, Brookeville, Maryland (HPC Case No. 23/46 - 89A) (Master Plan Site #23/46)

You will probably recall that owners and representatives of Greenwood (MP Site #23/46) came before the Commission on August 17, 1989, requesting permission to raze four outbuildings. Following deliberation, the Commission moved 1) to approve the removal of the corn crib with the condition that, within 60 days, the applicant return to the Commission with an acceptable written plan and schedule for the stabilization/restoration of the remaining outbuildings, and 2) to keep the record open on the request to demolish the other three buildings until after the plan had been submitted.

The applicant returned to the Commission with such a plan on November 2, 1989 (see attached). The Commission reviewed the plan and determined that it was incomplete in several ways, specifically: 1) overall statement of intent/vision; 2) cost estimates; 3) County inspection schedule; 4) organization/prioritization of tasks. Subsequently, in order to assist with redrafting the plan, the applicant hired Preservation Associates, Inc. (PAI) (Douglas Reed, President), of Hagerstown. PAI drafted a plan for the applicant, which addresses the above concerns, with the exception of the County inspection schedule. Mr. Abernethy has agreed verbally that a 6-month inspection schedule would be acceptable.

The applicant has also provided a chart detailing the various projects, completion dates, cost estimates, and who will complete the work (see attached).

As a side note, the applicant plans to hire PAI to complete much of the work. If you are not familiar with the firm, it has a great reputation, and is very highly recommended by the Maryland Historical Trust.

At this point, I would recommend that this material, in addition to the original plan and letter dated October 19, 1989, be accepted by the Commission and included as part of the official record of Case No. 23/46 - 89A.

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Historic Preservation Commissioners
Greenwood
Page Two
November 29, 1989

In terms of the applicant's request to demolish certain outbuildings, my recommendations remain as presented in a staff report dated August 7, 1989 (see attachment).

Should you have questions or comments, please contact me at 217-3625 prior to the December 7 meeting.

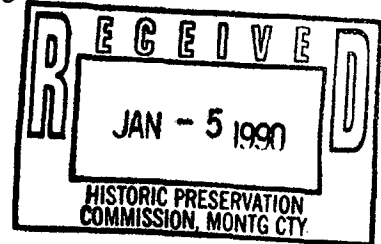
Attachments

JBC:av
1442E

CONFIDENTIAL

MEMORANDUM

January 4, 1990



TO: All Commissioners

FROM: Edward B. Lattner *Edward B. Lattner*
Assistant County Attorney

RE: Approval of Historic Area Work Permit Applications
Conditioned Upon the Restoration of Other Structures;
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At its August 17, 1989, meeting, the Historic Preservation Commission considered the application of Faith Vrendenburgh for the issuance of an historic area work permit (HAWP). The application was filed on July 27, 1989. Ms. Vrendenburgh sought to demolish four of approximately 15 outbuildings on Greenwood Farm (Master Plan Site No. 23/46). The tortuous history of Greenwood Farm was outlined in Mel Tull's February 22, 1989, memorandum to the Commission, a copy of which was included in the Commission's August 7, 1989, pre-meeting packet. Suffice it to say that the owner(s) of Greenwood Farm have apparently been under long-standing notice to stabilize most, if not all, of the outbuildings, pursuant to § 24A-9(a) of the Montgomery County Code (1984), as amended ("demolition by neglect"). The Commission recommended approval of the HAWP application as to one of the four outbuildings, but reached no decision on the other three outbuildings. Instead, the applicant was asked to return with a stabilization/restoration plan for the approximately 11 remaining outbuildings, at which time the Commission would consider the HAWP application as to the other three outbuildings.

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January 4, 1990
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I understand the Commission's desire to ensure the stabilization of certain outbuildings on Greenwood Farm. While it is beyond the power of the Commission to order the restoration of an historic site, the director of the Department of Environmental Protection may issue a notice to the owner of the site, directing that certain action be taken to correct or prevent further deterioration or demolition by neglect. § 24A-9(a). Apparently, the owner(s) of Greenwood Farm have received such notice at least three times, although I do not know if the procedures outlined in § 24A-9(a) were followed. In any event, it appears that Ms. Vrendenburgh has come forward with a stabilization/restoration plan that is to the Commission's liking. I believe the Commission may ensure her compliance with the stabilization/restoration plan by issuing a written decision, pursuant to § 24A-9, approving the plan and ordering the applicant to follow through with it. The Commission might require periodic (perhaps monthly) reports to check on the applicant's progress. Enforcement of the Commission's order might be had through the issuance of civil citations, pursuant to §§ 24A-9(a)(3) and 24A-11.

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January 4, 1990
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0290.EBL:89.00662

MARYLAND
HISTORICAL



TRUST

Division of Historical and Cultural Programs
Office of Management and Planning

Mr. Jeff Miskin
Chairman
Montgomery County Historic
Preservation Commission
51 Monroe Street
Suite 1001
Rockville, Maryland 20678

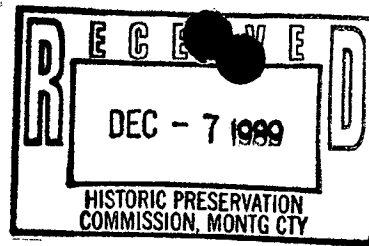
Dear Mr. Miskin:

It is a general rule of mine to refrain from interfering in historic district commission affairs. I am of the opinion that commissions have a tough enough time dealing with the issues at hand to have to worry about the state looking over their shoulder at every turn. However, there are times when a situation warrants action by this office and therefore, I am offering the following comments with most sincere intentions.

I have recently been made aware of a project that your commission has been reviewing for quite some time. The project is "Greenwood" located just beyond the town of Brookeville. Although I have definite opinions on the proper approach for dealing with the final issues concerning this property, I am more concerned with the tone of the commission meetings where the issues were discussed.

Needless to say, half of a historic district commission's charge is to protect historic resources. The other half is to educate the general public on the values of historic preservation and the development of good will in the project review process. A key to promoting this sense of good will is for commission members to be well informed about the particulars of any given project, to be understanding, within reason, of an applicant's position and above all to maintain a professional attitude in the presence of the public even though, at times it may be very difficult. Now to my point.

I have had the opportunity to read excerpts from a recent commission meeting in which the "Greenwood" project was discussed. Even if I knew nothing about the project particulars, one thing was apparent. The meeting was not being conducted in a professional manner and certain commission members were speaking in a tone that I would consider abusive and highly unprofessional.



William Donald Schaefer
Governor

Jacqueline H. Rogers
Secretary, DHCD

December 6, 1989

Time

Maryland

Department of Housing and Community Development
45 Calvert Street, Room 416, Annapolis, Maryland 21401 (301) 974-3642

Mr. Jeff Miskin
December 7, 1989
Page 2

I am only bringing your attention to this situation because, in my position here at the Trust, I am constantly aware of the difficulties that historic district commissions, throughout the state, have with maintaining a good public image. It is harder yet, in some cases, to justify their very existence. Your commission is considered, by this office, to be one of the most successful of Maryland's 36 HDCs and as such, you are looked upon as a role model by other, smaller commissions. As one of our eleven Certified Local Governments, you have an even greater responsibility to maintain professionalism and to promote cooperation and good will not only in your county, but throughout the state.

In closing, I would like to urge you to be as concerned about your public image and professional conduct as you are about the historic resources you are charged with protecting. It will make all of our jobs a little easier.

If you would like to discuss this issue further, please feel free to call me at 974-3642.

Sincerely,

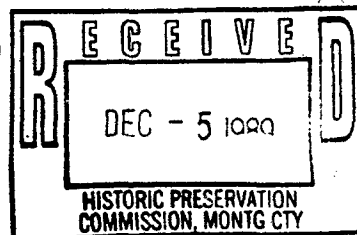


Michael K. Day
Administrator, Local Government
Preservation Programs

MKD/mmc
cc: Mr. Jared B. Cooper

December 2, 1989

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850



Commissioners,

I'm addressing the following letter to each of you, on the preservation of "GREENWOOD", at your December 7, 1989 meeting. It is time to take immediate action in enforcing the Demolition by Neglect Law of Montgomery County against Ms. Faith S. Vredenburgh, owner of "GREENWOOD" 21315 Georgia Ave. Brookeville, Md. 20833. Ms. Vredenburgh and Mr. Abernathy, son in law, have been circumventing the law of Montgomery County for over 2 years, during her ownership of the "GREENWOOD" estate in stabilizing and maintaining the barn and outbuildings. Ms. Vredenburgh is pursuing, since January 4, 1989, the demolition of 4 buildings; thereby sidestepping the main issue before the commission of preservation of all the outbuildings. Ms. Vredenburgh has had sufficient time to show good faith in presenting a plan and taking physical action in stabilizing these buildings. The Demolition by Neglect citation was issued by code enforcement in 1985, to previous owner, Mr. Hyman Frankel and is currently active against this property. The Authorities are waiting your decision of December 7, 1989, that a proper plan of stabilization and time work schedule are submitted. Montgomery Co. Code Enforcement has pictures taken in 1985 of all the outbuildings and a letter notifying the Realtor, to inform all buyers of the citation against the property. Ms. Vredenburgh was aware, it was

a historic property with a need of repair and stabilization, when she bought it over 2 years ago. Ms. Vredenburg has avoided the spirit of the law for over 2 years and the Commission has the responsibility to see the law of Demolition by neglect be reactivated against her, as the new owner.

Reasons for enforcement of the Law-

Ms. Vredenburg and Mr. Abernathy, son-in-law have in the 2 years of ownership of "GREENWOOD", circumvented the law by (1) tearing down the protective roof over the loafing shed; (2) tearing the northwest exterior wall off the coachhouse and rebuilding same without windows; (3) rebuilt the front doors of ice well building in different manner from its original sliding door construction.; (4) demolished corn shed and removed materials before a plan was approved by commission. Montgomery Code Enforcement has pictures of each of these buildings taken in 1985, that can verify the appearance of each of these buildings and the changes, that have taken place under Ms. Vredenburg's ownership and direction.

I request, that the buildings requested for demolition not be permitted or used as a smokescreen to cover the main issue of preservation of all the out buildings. Removal of each of these buildings is like amputating the fingers off my right hand and next the hand, when the main barn goes. The time to enforce the law is now 12/7/1989!

Former resident of "GREENWOOD",

Leonard A. Becraft

Leonard A. Becraft
15640 Santini Road
Burtonsville, Md. 20833
1-301-421-1117

CC- HPC
Code Enforcement
Sidney Kramer
GOCA

M E M O R A N D U M

TO: Historic Preservation Commissioners

FROM: Jared B. Cooper *JBC*

DATE: November 29, 1989

SUBJECT: Application of Faith Vredenburg for Historic Area Work Permit at 21315 Georgia Avenue, Brookeville, Maryland (HPC Case No. 23/46 - 89A) (Master Plan Site #23/46)

You will probably recall that owners and representatives of Greenwood (MP Site #23/46) came before the Commission on August 17, 1989, requesting permission to raze four outbuildings. Following deliberation, the Commission moved 1) to approve the removal of the corn crib with the condition that, within 60 days, the applicant return to the Commission with an acceptable written plan and schedule for the stabilization/restoration of the remaining outbuildings, and 2) to keep the record open on the request to demolish the other three buildings until after the plan had been submitted.

The applicant returned to the Commission with such a plan on November 2, 1989 (see attached). The Commission reviewed the plan and determined that it was incomplete in several ways, specifically: 1) overall statement of intent/vision; 2) cost estimates; 3) County inspection schedule; 4) organization/prioritization of tasks. Subsequently, in order to assist with redrafting the plan, the applicant hired Preservation Associates, Inc. (PAI) (Douglas Reed, President), of Hagerstown. PAI drafted a plan for the applicant, which addresses the above concerns, with the exception of the County inspection schedule. Mr. Abernethy has agreed verbally that a 6-month inspection schedule would be acceptable.

The applicant has also provided a chart detailing the various projects, completion dates, cost estimates, and who will complete the work (see attached).

As a side note, the applicant plans to hire PAI to complete much of the work. If you are not familiar with the firm, it has a great reputation, and is very highly recommended by the Maryland Historical Trust.

At this point, I would recommend that this material, in addition to the original plan and letter dated October 19, 1989, be accepted by the Commission and included as part of the official record of Case No. 23/46 - 89A.

Historic Preservation Commissioners
Greenwood
Page Two
November 29, 1989

In terms of the applicant's request to demolish certain outbuildings, my recommendations remain as presented in a staff report dated August 7, 1989 (see attachment).

Should you have questions or comments, please contact me at 217-3625 prior to the December 7 meeting.

Attachments

JBC:av
1442E

OCTOBER 19 1989

JOHN M ABERNETHY
GREENWOOD FARM
21315 GEORGIA AVE
ROCKEVILLE MARYLAND 20833

MR. JARED COOPER, EXECUTIVE DIRECTOR
HISTORIC PRESERVATION COMMISSION
51 MURCE ST
ROCKVILLE MARYLAND 20850

DEAR MR. COOPER:

PER OUR PHONE CONVERSATION TWO DAYS AGO, THIS IS A FINAL DRAFT OF OUR PROPOSAL TO SCHEDULE A TIME FRAME FOR STABILIZATION OR RESTORATION OF OUTBUILDINGS AT THE GREENWOOD SITE, 23 46

THE PROJECT WOULD CONSIST OF SEPERATE SCHEDULES OVER A FIVE YEAR PERIOD. CONTRACT, SUB CONTRACT AND HOMEOWNER REPAIRS SHALL COMMENCE TO MEET THE REQUIREMENTS OF EACH PROJECT SIMULTAIOUSLY OR INDIVIDUALLY BASED ON FOLLOWING THE TIME SCHEDULE FOR EACH YEAR OF THE FIVE YEAR PLAN THAT I HAVE ATTACHED. THIS IS I BELIEVE, THE BEST METHOD FOR STABILIZATION OF PROPERTY 21315 GEORGIA AVE WITHOUT DISRUPTING THE ACTIVITIES DEEMED NECESSARY FOR ANY OF THE NORMAL MAINTAINANCE REQUIREMENTS THAT A PROPERTY THIS SIZE HAS.

WHILE A FAIR AMOUNT OF PROGRESS HAS BEEN MADE ON THE SMALLER STRUCTURES AND MAIN BARN, WE ARE STILL IN THE PROCESS OF EVALUATING AND SEEKING THE PROPOSALS NEEDED FOR SOME OF THE MORE COMPLEX JOBS. WITH THIS FIVE YEAR PLAN, A STEADY PROGRESSTION TOWARDS STABILIZATION OF THE OUTBUILDINGS CAN BE ACHEIVED.

TO ASSURE THAT PROGRESS IS BEING MADE, WE PROPOSE THAT THE HISTORIC PRESERVATION COMMISSION APPOINT A REPRESENTATIVE OF THE STAFF AND OR A COMMISSIONER, TO ALONG WITH A REPRESENTATIVE OF CODE ENFORCEMENT, MAKE A YEARLY INSPECTION OF THE PROGRESS OF REPAIRS LISTED FOR EACH YEAR OF THE FIVE YEAR PERIOD. A POSSIBLE STARTING POINT FOR THIS YEARLY INSPECTION COULD BE THE FALL OF NEXT YEAR 1990. THAT WOULD GIVE US THE TIME NEEDED TO FULFILL THE REQUIREMENTS OF WHAT LOOKS TO BE A HEAVY FIRST YEAR SCHEDULE.

I WOULD LIKE TO THANK YOU FOR THE ADVICE IN THE WAY YOU HAVE GUIDED ME IN REVISION THIS DRAFT.

SINCERELY

JOHN M. ABERNETHY



CONTRACT, SUB CONTRACTED WORK

MAIN BARN, QUANSET HUT

1. STRUCTURAL REPAIRS NEEDED IN EAST AND WEST SIDES
2. STRUCTURAL REPAIRS IN NORTH SIDE OF ROOF
3. COMPLETE CARPENTRY NEEDED FOR NEW ROOF , NORTH SIDE
4. SIDING REPAIRS OR REPLACEMENT AS REQUIRED IN EAST AND WEST SIDES
5. NEW METAL ROOF INSTALLED NORTH SIDE
6. REPAIRS TO ENTRANCE, ROOF, SIDES, RAMP. NEW TIN ROOF INSTALLED
7. SIDING REPAIRS ON SOUTH SIDE
8. GUTTERS REPAIRED OR REPLACED DOWN SPOUTS REPAIRED
9. PRIME AND PAINT ENTIRE STRUCTURE

OXEN SHED, W STONE WALL

1. SUPPORT STONE WALL IN PREPARATION OF REMOVAL OF SHED
2. REMOVE EXISTING STRUCTURE IN SECTIONS WITHOUT DAMAGING WALL
3. FURTHER STUDY POSSIBLE METHODS FOR STONE REPAIR

HOG HOUSE

1. DISMANTLE, SALVAGE ALL REUSABLE WOOD
2. CLEAN UP, TRASH REMOVAL, LANDSCAPE

HOME OWNER REPAIRS

CARRIAGE HOUSE

1. SIDING REPAIRS OR REPLACEMENT
2. WINDOW REPAIRS
3. SIDE DOORS REPAIRED OR REPLACED
4. MAIN DOORS HUNG FRONT AND BACK
5. PRIME PAINT

STONE WALL NEXT TO DRIVEWAY

COMPLETE UNFINISHED REPAIRS FROM DAMAGE THAT OCCURED IN MOTOR VEHICLE ACCIDENT
LAST YEAR,

BLACK SMITH SHOP

1. DISMANTLE, SALVAGE ALL REUSABLE WOOD
2. CLEAN UP, LANDSCAPE

REPAIR SCHEDULE SECOND YEAR
GREENWOOD 21915 GEORGIA AVE BROCKEVILLE MD

CONTRACT, SUB CONTRACT WORK

MAIN BARN QUANSET HUT

1. RE POINT BARN FOUNDATION WHERE NEEDED
2. MASONRY REPAIRS TO BLOCK ON WEST WALL
3. REPAIR WINDOW LENTILS
4. REPLACE GLASS AND RE GLAZE SIX WINDOWS IN BLOCK
5. BUILD NEW GUTTER FOR WEST SIDE OF HUT
6. PAINT ENTIRE ROOF

CARRIAGE HOUSE

1. SPOT REPAIRS OF TIN
2. SCRAPE , PAINT ROOF

ICE HOUSE

1. REMOVAL OF EXISTING ROOF
2. INSTALL NEW METAL ROOF
3. INSTALL GUTTERS, AND DOWN SPOUTS

HOME OWNER REPAIRS

ICE HOUSE

1. SIDING REPAIRED OR REPLACED AS REQUIRED
2. WINDOWS REPAIRED NORTH SIDE
3. REPAIRED SHUTTER TYPE LOFT DOORS INSTALLED
4. FRAME, PAINT STRUCTURE
5. GRADE , LANDSCAPE

REPAIR SCHEDULE THIRD YEAR
GREENWOOD 21315 GEORGIA AVE BROCKEVILLE MD

10/1/80

CONTRACT , SUB CONTRACT WORK

CEMETARY WALL

1. REBUILD CEMETARY WALL ON EXISTING FOUNDATION TO MATCH EXISTING

CKEN SHED WALL

1. NECESSARY ENGINEERING AND ROADWAY REQUIRED TO STABILIZE WALL.
2. LANDSCAPE, GRADE FOR BETTER DRAINAGE

BLACK SMITH SITE

1. SUBMIT PROPOSAL AT THIS TIME TO H P C FOR RELOCATING SLAVE CABIN/ (TOOL SHED) TO SITE AT WHICH BLACK SMITH SHOP STOOD, BEFORE NEXT YEARS WORK ON SLAVE CABIN COMMENCES. TO RESTORE APPEARANCE FROM ROAD, BETTER FACILITATE THE USE OF BUILDING AND TO EASE CROWDING ON OTHER BUILDINGS.

HOME OWNER REPAIRS

CARRIAGE HOUSE SIDE STRUCTURE (CAR PORT)

1. REMOVAL OF TAR SHINGLE ROOF
2. REMOVAL OF ALL DETERIORATED/WATER DAMAGED WOOD
3. REPLACE ALL DAMAGED WOOD
4. REPAIR OR REPLACE SIDING WHERE NEEDED
5. REPAIR OR REPLACE ROOF LATHING WHERE NEEDED
6. INSTALL NEW TIN ROOF
7. PRIME, PAINT STRUCTURE

REPAIR SCHEDULE FORTH YEAR
GREENWOOD 21315 GEORGIA AVE BROCKEVILLE MD

SUB CONTRACT OR HOMEOWNER REPAIRS

SLAVE CABIN (TOOL SHED)

1. WITH APPROVAL, PREPARE SITE OF BLACK SMITH SHOP TO ACCEPT FOUNDATION DIMENTIONS OF SLAVE CABIN. DISMANTLE, OR SECURE TO MOVE WHOLE, WHILE REPLACING NEEDED WOOD IN SILLS TO TRUE UP STRUCTURE.
2. REPLACE ALL OTHER WOOD AS REQUIRED
3. REPAIR OR REPLACE SIDING AS REQUIRED
4. PAINT ROOF
5. PRIME PAINT SIDING
6. REPLACE DCCR
7. WITHOUT APPROVAL, REPLACE STRUCTURAL WOOD WHERE NEEDED
8. REPAIR , REPLACE SIDING
9. REPLACE DCCR
0. PAINT ENTIRE STRUCTURE

SUB CONTRACT OR HOMEOWNER REPAIRS

GROUNDS KEEPERS SHED

1. RE NAIL ALL LOOSE SIDING
2. PAINT ROOF
3. PAINT SIDING ANDW WINDOW FRAMES

SMALL SHED

1. REPAIR SIDING AS REQUIRED
2. PAINT ENTIRE STRUCTURE

MISC.

1. ALL OTHER UNFINISHED REPAIRS AND PAINTING
2. ALL REQUIRED LANDSCAPE NEEDS
3. ALL OTHER CLEAN UP, TRASH REMOVAL

PRESERVATION ASSOCIATES, INC.

CONSULTANTS

207 S. POTOMAC STREET
HAGERSTOWN, MARYLAND 21740
PHONE (301) 791-7880
FAX (301) 791-7896

DOUGLASS C. REED
PRESIDENT

PRESERVATION PLANNING
COMMERCIAL REHABILITATION
RESIDENTIAL REHABILITATION
NATIONAL REGISTER NOMINATIONS

November 16, 1989

Faith S. Vredenburg
21315 Georgia Ave.
Brookeville, MD 20833

RE: Barn and other outbuildings
associated with Main House
at above listed address

Dear Mrs. Vredenburg:

Thank you for the opportunity to visit with you and your son-in-law John Abernethy as well as Mr. Farley Warner. As you will recall, the purpose of my visit was to review most of the nine standing buildings associated with the main house. The buildings were to be inspected with an opinion rendered as to whether the buildings could be salvaged, and, if so, which ones and at what cost. The one critical task was to identify immediate stabilization of critical buildings and identify a rough outline for near future work to restore buildings.

Please keep in mind that the estimates offered in this letter are not guaranteed and were arrived at by a brief inspection of each building. Estimates were established on size of building, difficulty of repairs/tasks and on past experience of restoration in similar situations. The estimates are for budgeting and loan application purposes but cannot be considered contract prices. In order to obtain contract prices a detailed analysis of each piece of each building will have to be done and a work description established. Then all bidding parties will know the scope of the work and can submit comparative bids unless you select and negotiate with one contractor.

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November 16, 1989
Mrs. Faith S. Vredenburgh

Building #1; Hog Barn. Due to the uric acid from the hogs and from negative drainage where water runs off a hill into the footers, the building's foundations have been washed away under the entire northwest half of the building. The bottom members of the frame structure are also extensively rotted that the economics of salvation don't make the building worth saving.

The building as a 20th century hog barn where extensive work was done to the building in the 1930's or 1940's, is not significant to Maryland's agricultural vernacular landscape. There are many remaining examples of this type of structure in the state and either in or in close proximity to Montgomery County.

Due to the cost of saving the building which would entail dismantling and rebuilding a rather insignificant structure, I recommend you sketch the floor plan, make key dimensions of the floor plan on the sketch, take good, clear black and white glossies of the building to include all four exterior sides and other key building details to fully record the building. Once the building has been properly located on a site plan, plot plan or survey plat and has been recorded, raze the building. Cost to record and raze the building would be \$1,000 to \$2,500.

Building #2; The Barn. This is a significant building. The earlier frame section appears to date from the later half of the 19th century. While the round top barn addition is dateable to the mid 20th century, probably 1930's or 1940's. A unique feature of the frame section is the location of the grain rooms under the threshing floor.

The barn frame is very savable. The northwest quadrant has suffered the worst deterioration. The main west roof purlin, the northwest corner post, the west gable top plate, the top plate of the first interior framing bent west of the west wall, five of cantilevered sleepers of the lower west hay mow and the first upright intermediate post of the north wall west of the corner, all are in need of repair. There is roughly about 100 linear feet of post and beam repairs that need to take place through epoxy reconsolidation, replacement with appropriate size materials, or mechanically rekeying worn out mortise and tenon joints.

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Mrs. Faith S. Vredenburgh

Further structural stabilization is required in the northeast corner. There is a need for a new sill to be placed under the sistered intermediate post of the north wall just east of the corner. The northeast corner post needs to be stabilized with new connections at some of the joints.

The roof rafters and lath over the purlin to be replaced in the northwest quadrant will have to be reset in place. The roof on the entire south slope and most of the north slope can be tightened up and kept in place. A new corrugated roof will have to be placed over the area of the purlin repairs. Unfortunately, the new corrugated roofing available does not match the ridge to ridge size of the mid 20th century corrugated roofing in place. However, the difference while noticeable, is minor and should be suitable and appropriate.

All the wooden siding needs to be repaired on the frame barn. Originally the entire barn was sided with vertical boards and battens as found on the south bridge wall side. The other sides are covered with mid 20th century novelty siding. All sides should be repaired in kind.

There are minor masonry repairs needed to the southeast and southwest corners, but otherwise the foundation walls are in very good condition.

The covered entrance bridge-way on the south wall needs to be restructured and kept as a maintained entranceway to the main threshing floor.

The gutters, rakes and barge boards all need to be replaced in kind. The half round metal gutters, 6" galvanized are original and still the most appropriate type.

The site should be cleared of all growth and debris and graded to provide positive drainage away from the structure.

The entire structure should be painted, two coats including roof and all wood and metal.

No work is immediately needed on windows and doors, but in the future these items will need to be addressed.

The following is a recap of speculative estimates:

Demolition and Trash Removal	\$ 2,000.00
Structural Repairs	16,000.00
Carpentry	1,000.00
Roofing Metal	6,000.00
Siding Repairs and Partial Replacement	4,500.00
Masonry Repairs	2,000.00
Covered Entranceway Bridge	6,000.00
Gutters	2,000.00
Painting	10,000.00
25% Contingency for Unforeseen Conditions	12,875.00

	\$62,375.00

It must be stated that while one category may seem low another may be high. The entire work should cost about \$47,500 to \$58,000.

Building #3; Oxen (Loafing) Shed or now a Wagon/Implement Shed. The condition of this structure is unquestionably poor and in immediate danger of collapse. If the roof framing collapses on its own, it is likely going to upset the stone wall or at least further damage it to the point of no repair.

The building has two notable parts. The rear, north stone wall is a 19th century stone structure built to terminate at each end in a square column. Along the 80 foot long, 8 foot high wall is an evenly spaced series of ventilators and in the center of the wall is one door. Part of the 19th century door frame still is in place.

The rest of what is left of the building dates from the 1930's to 1940's influence. Virtually all the roof, frame, and cladding is of 20th century manufacture. There are one or two pieces of 19th century framing, but all the framing is salvage lumber from mostly turn of the 20th century buildings.

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The frame structure has completely failed and is beyond salvage. If you wish to even attempt to save the wall, the rest of the building must be removed before the next major wind or snow storm. I strongly recommend the wooden structure be recorded as described under Building #1 and immediately razed. Cost to record and move the structure leaving the wall will be between \$2,000 and \$4,000.

It is in my opinion that the stone wall can be righted, stabilized and underpinned. I would want a structural engineer I know to look at the wall. He is extremely experienced and sympathetic to older, troubled buildings. Even if he says it needs to come down, it can be partially salvaged and the remainder re-erected.

The pricing on this wall could be as low as \$18,000 and run as high as \$28,000. Consulting could be between \$500 and \$1,500.

Building #4; Garage on Ice House. This is another mid 20th century frame structure built over an older, 19th century foundation set deep into the ground and used as an ice house. The building has recently been worked on and is in a good state of stabilization and fairly good repair. No work is needed to immediately stabilize the building and the remaining repairs can wait for a few years until the more pressing repairs of the other buildings has been accomplished.

A very rough estimate of the work remaining to put the building into an excellent state of repair would run between \$3,500 and \$6,000.

Building #5; known as Blacksmith Shop. Actually is a small workshop built entirely of new materials in the 1930 to 1940's period. With a concrete floor, all circular sawn wood, wire nails and composition shingles. The building was built, used and never maintained.

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Mrs. Faith S. Vredenburg

Apparently no owner ever felt a need to maintain this structure and it has sort of "melted" away. It literally is being held up by a poplar tree the building is leaning against. There is no structural integrity left of the individual pieces or the component whole of the frame. Even if you wished to save the structure, it would require so much new material, the final result would be more of a new replica of what is there and not a restoration. Far more than 50% of the entire structure would need to be replaced.

As described under Building #1, I recommend this building be recorded, razed and all debris removed. Cost of recording and demolition will range between \$1,000 and \$2,000.

Building #6; Carriage Shed, Corn Crib. This is a good mid 19th century hand hewn frame structure that was refurbished in the 1930 to 1940's period. New horizontal siding, roof, staircase, second floor and new walls, doors and windows were added in the 20th century remodeling.

The building needs the stone piers to be repointed and a little more frame work to be done to fully stabilize the building. Work is currently under way to repair the frame and siding. The work as it was accomplished by November 14, 1989, was sympathetic to the structure and well executed. The final result should present a good interpretive restoration.

The remaining work to the frame, stone piers, doors, siding and windows could range from \$5,000 to \$8,000.

Building #7; pre 1850 Frame Shed. Though probably not a slave quarter, this small shed is a fine little example of the pre 1850 period frame construction for a building of its size. Very rare, it is a significant structure.

There have been many modifications. The siding is 1930's to 1940's as are the top plates and roofing. The single original door and jambs in the northwest wall were removed and a wider opening cut in the 20th century.

While some siding is missing, the foundation is failing and the lower frame is in poor condition, it can be salvaged.

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It is recommended that the lower frame be carefully restored, the siding be replaced, the foundation be reset and the roof repaired. This building is not in any immediate danger, but it is in an accelerated state of disrepair. The siding should be repaired enough to protect the frame and it will need no further immediate work until the worst of the problems in the other buildings is addressed.

Repairs to restore the existing frame, siding and a new door would run between \$1,000 and \$2,000.

Building #8; "Slave" Quarters. This building was not inspected and appears to be in sound condition.

Building #9; Small Shed. The stone foundation could be older, but the shed roof and frame upper structure also dates from the 1930's to 1940's period. It is in a fairly stable state of repair and needs no immediate work. Future repairs may cost \$500 to \$800.

RECAP OF BUILDING RECOMMENDATIONS AND ESTIMATES

BUILD. NO.	NAME	RECOMMENDATION	ESTIMATE
1	Hog Barn-1930's-1940's	Record and Raze	\$1,000 to \$2,500
2	Main Barn-1860's+/1930's-40's	Rehabilitate Shell	\$49,500 to \$62,375
3	"Oxen" Shed-1850's/1930's-40's	Raze Shed/Save Wall	\$20,500 to \$33,500
4	Garage on Ice House-1940's	Minor Repairs	\$3,500 to \$6,000
5	"Blacksmith Shop"-1940's	Record and Raze	\$1,000 to \$2,000
6	Carriage/Corn Crib	Contin. Sensitive Repairs	\$5,000 to \$8,000
7	Frame Shed-pre 1850's	Preserve/Restore	\$1,000 to \$2,000
8	"Slave" Quarters	No Work	N/A
9	Small Shed-1930's-40's	Minor Repairs	\$500 to \$800
			\$82,000 to \$117,175

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A good budgeting practice for this type of work particularly in the absence of a detailed take off estimate is to include a 25% contingency factor. There will be hidden conditions and the full scope of work is unknown.

The priority work is to unload the building from the stone wall and further stabilize the oxen shed wall. Then the barn should be fully repaired. Next, go back to the wall and either repair or rebuild and cap the wall to prevent deterioration. The two buildings need the immediate attention over all the others.

Considering the virtual onset of winter weather, much of the work can be begun and accomplished during the winter as long as men can stand the cold. However, all epoxy, mortar and paint work will have to wait until April, 1990. Repairs as briefly described could be accomplished by the end of the summer of 1990 provided funding and approvals don't slow down the process.

As weather and time permit, the hog barn and so called blacksmith shop could be recorded and razed. It is best to do this work in winter due to lack of tree foliage and vegetation, insect and snake activity. Also, the men are better padded with clothing which helps to guard against minor injuries.

The next most important structure is the Building #7, Frame Shed. The repairs to this building are relatively small scale and should be done by late 1990 or sometime in 1991.

The rest of the repairs to the other buildings can be accomplished after the other buildings have been stabilized or restored. A less hectic pace and expenditure of money need occur to those structures requiring minor repairs.

This report is at best brief and hopefully will be useful in planning your work program. Preservation Associates, Inc. would be pleased to assist you with further planning or the actual repairs. Should you wish to check our references please feel free to call the following:

Ms. Jan Wilson, staff architect with the Maryland
National Capital Parks and Planning Commission.
301-495-2544.

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Mr. Mike Dwyer, staff historian, Montgomery County.
301-948-1768.

Mr. Robert Seely, Chief of Div. of Construction
Codes Enforcement, Montgomery County.
301-738-3140.

Please feel free to call if you have any further need of our
services or any questions.

Sincerely,


Douglass C. Reed
President

DCR/llp

cc: Mr. Farley W. Warner

PRIORITY	BUILDING	PROJECT	ACCOMPLISHED By	COST ESTIMATE	PROJECTED COMPLETION
ITEM 1 WINTER '90	OXEN SHED/ STONE WALL	PREPARATION TO WALL FOR REMOVAL OF SHED RECORD SHED RAZE SHED TEMP. COVER TO PROTECT FROM WEATHER	CONTRACTED	BETWEEN 2,000. ⁰⁰ + 4,000. ⁰⁰	WINTER SPRING '90
ITEM 2 WINTER '90	MAIN BARN	PURLIN REPAIRS/ROOF NW CORNER POST W GABLE TOP PLATE INT FRAMING BENT- WEST WALL FIVE CANTILIVERD - SLEEPERS INT UPRIGHT POST - NORTH WALL W/NEW- SILL PLATE NW CORNER POST RAFTERS & LATH OVER PURLIN REPAIRS ALL ROOF TIN REPAIRS- NORTH SIDE ENTIRE SIDING REPAIRS- IN KIND. RESTRUCTURE ENTRANCE RAMP & COVER REPLACE GUTTERS & DOWN SPOUTS IN KIND	CONTRACTED	49,000. ⁰⁰ TO 62,000. ⁰⁰	WINTER SPRING '90
SPRING/ SUMMER '90					SPRING/ SUMMER '90

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PRIORITY BUILDING PROJECT ACCOMPLISHED BY COST ESTIMATE PROJECTED COMPLETION

SPRING '90
 SPRING '90
 SPRING '90
 FALL '90
 WINTER / SPRING '90

MAIN BARN
 OXEN SHED / STONE WALL
 QUANSET HUT
 HOG HOUSE
 BLACKSMITH SHOP

MASONRY REPAIRS -
 PAINT ENTIRE STRUC -
 SEAT / WEST CORNERS
 TURE TWO COATS
 RIGHT THE STONE -
 WALL USING EXISTING
 BRACING & HYDRAULIC
 TRACKS
 STABILIZE / UNDERPIN
 CAP TO PREVENT
 DETERIORATION
 MASONRY REPAIRS
 TO BLOCK ON WEST
 WALL
 REPLACE GLASS & GLAZE
 SIX WINDOWS IN BLOCK
 INSTALL GUTTER -
 WEST SIDE

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 CONTRACT / REED? }
 CONTRACT / REED }
 18,000.00 TO 28,000.00
 350.00
 1,000.00 TO 2,500.00
 6,000.00 TO 2,000.00

SUMMER '90
 MID SUMMER FALL '90
 FALL '90
 WINTER / SPRING '90

PRIORITY

BUILDING PROJECT

ACCOMPLISHED BY

ESTIMATE

COMPLETION

ITEM					
7	SLAVE CABIN PRE 1850 SHED	RESET FOUNDATION RESTORE LOWER FRAME REPLACE SIDING - IN KIND REPLACE DOOR PAINT ENTIRE STRUCTURE	CONTRACTED OWNER OWNER OWNER	1,000.00 TO 2,000.00	SPRING '91
8	CEMETARY WALL	REBUILD WALL ON EXISTING FOUNDATION TO MATCH EXISTING	CONTRACTED STONE CRAFT L. BONE	2,200.00	SPRING '91
9	CARRIAGE HOUSE	MASONARY REPOINTING ON STONE PIERS REPAIR OR REPLACE SIDING IN KIND REPAIR OR REPLACE WINDOWS IN KIND INSTALL DOORS PAINT STRUCTURE	SUB CONTRACTED OWNER NEW TIN ROOF ON SIDE STRUCTURE (COP OR TIN INC) OWNER	5,000.00 TO 8,000.00 600.00	FALL '90
10	ICE HOUSE	SIDING REPAIRS IN KIND REPAIR WINDOWS & LOFT DOORS REPLACE ROOF PAINT STRUCTURE	OWNER COP OR TIN INC OWNER	3,500.00 TO 6,000.00 IN KIND 1,200.00 IN KIND	FALL '91
11	GROUNDS KEEPERS SHED	NESS SIDING REPAIRS, PAINT	OWNER		
12	SMALL SHED	NESS SIDING REPAIRS PAINT	OWNER	500.00 TO 800.00	FALL / WINTER '91

FALL '90
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HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: August 7, 1989

CASE NUMBER: 23/46-89A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: "Greenwood"

PROPERTY ADDRESS: 21315 Georgia Avenue
Brookeville, MD 20833

DISCUSSION: As you will recall, a representative of the owners of Greenwood Farm came before the Commission on January 5, 1989, in order to request the demolition of four outbuildings (see "chronology of events" memo, Attachment #3). At that time, the Commission denied the request (see Stephen Johnson letter, Attachment #2).

Since that time, staff has visited the site, conducted a thorough inspection of the buildings in question, and met with the applicant and her representatives.

STAFF RECOMMENDATION: Staff recommends the following:

1. "Corn Shed": Of the four buildings in question, this appears to be the earliest (late 19th century) and best constructed, although parts of the "oxen shed" are probably earlier. Unfortunately, the corn shed is in an advanced state of deterioration, and has all but fallen down. Staff recommends approval of the request for demolition for the following reasons:

A. by most standards, it is well past the point of restorability, and;

B. even though it "was" a well-constructed and designed structure, it does not exhibit any unusual architectural features or construction techniques which would render it worthy of a monumental restoration project.

2. "Hog House": This structure appears to have been constructed during the early 20th century. It was never very outstanding in terms of design or construction techniques, although it certainly contributes to the "farmscape." It is in relatively good condition, with a fairly good roof. Its worst problem is that the foundation, along two sides, has settled into the ground. However, the building is, by no means, falling down and the foundation problems could be halted by use of a combination of shoring, minor grading, and installation of a guttering system.

Staff recommends that the applicant be denied permission to raze the "hog house." There don't seem to be any sound reasons to demolish this structure, and it would be fairly easy and inexpensive to maintain it. Staff also recommends that the applicant be asked to take measures to protect the building from further deterioration. Such measures would include installation of gutters; minor grading, to pull away some of the buildup caused by excessive runoff, and to deter continued runoff damage; shoring up the settled portions of the foundation, utilizing the pier and beam system (as original); and roof maintenance. There is no danger of rapid deterioration, and the applicant could be given as much as a year or two to complete the work, as long as progress was being made on other more significant outbuildings during that time.

3. "Oxen Shed": This building, dubbed "Oxen Shed" by a former owner, appears to have been designed as what would commonly be known as a machinery/ implement shed. Apparently, it was constructed during the 20th century. For the most part, it is constructed of tongue-and-groove rail car siding. One side of the roof rests on a pre-existing stone wall (approx. 7' high), which appears to have been constructed during the mid-nineteenth century, (possibly earlier) although it would be difficult to document. It is joined at both ends by a continuous stone fence which traverses the farmstead, separating the barnyard, residential yard, and cemetery.

The stone wall was probably part of the foundation of an earlier, perhaps larger, agricultural building. It has a doorway in the center, flanked by a series of small vent openings in the wall. The weight of the building, along with poor construction technique and footing problems, is causing the wall to bow outward. This movement has been temporarily halted by a previous owner through the installation of wooden buttresses. The building itself, while it has a good roof, is in poor structural condition. Some of the problems could probably be corrected, but the building (with the exception of the stone wall) hardly warrants salvation.

Staff recommends approval of the request for demolition of the wooden portion of the structure, for the following reasons: a) It is not architecturally significant; b) it is in poor structural condition; and c) it appears to be causing stress to the stone wall on which it rests.

However, staff recommends that approval be granted with the condition that measures (approved by the Commission) be taken to protect and preserve the stone wall. Such measures might include a thin troweled "soft mortar" cap, or even construction of an appropriate building, replacing the existing. Also staff recommends that the applicant be encouraged to "right" the leaning section of the wall if the building is removed.

4. "Blacksmith shop": This structure appears to have been constructed during the early 20th century, at or about the time of construction of the "hog house." It may have served as a blacksmith shop at one time, although, if that was the case, it has long since lost all fixtures and appurtenances which would have been associated with that use. Most recently, it appears to have served as a tool shed or workshop. It is in poor condition, as a result of poor original design and a bad roof. It is situated in a row of three buildings which includes the ice house and a carriage house. Both of these other buildings date from an earlier period and are in better condition. The applicant has been slowly restoring them.

Staff recommends that the applicant be permitted to raze the "blacksmith shop." In staff's opinion, it is not significant in terms of age, design, or construction technique. While it would be possible to restore the structure, staff recommends that, instead, the applicant be encouraged to complete the restoration and repair of the flanking structures.

In summary, staff recommends that the applicant be permitted to raze the following three structures:

- 1) "Corn Shed" (based on criterion 24A-8(b)(4))
- 2) "Oxen Shed" (based on criteria 24A-8(b)(1) and (4))
- 3) "Blacksmith Shop" (based on criteria 24A-8(b)(1) and (4))

Staff recommends that the applicant be denied permission to raze the "hog house." Although its foundation is in poor condition it could be repaired and stabilized relatively easily. However, like the "blacksmith shop," staff feels that it is not a particularly early or outstanding structure.

ATTACHMENTS:

1. HAWP Application
2. Letter from Applicant's Attorney (and attachments)
3. Memorandum from Mel Tull
4. Photographs (slides will be shown at the meeting)

PRESERVATION ASSOCIATES, INC.

CONSULTANTS

207 S. POTOMAC STREET
HAGERSTOWN, MARYLAND 21740

PHONE (301) 791-7880
FAX (301) 791-7896

DOUGLASS C. REED
PRESIDENT

PRESERVATION PLANNING
COMMERCIAL REHABILITATION
RESIDENTIAL REHABILITATION
NATIONAL REGISTER NOMINATIONS

November 16, 1989

Faith S. Vredenburgh
21315 Georgia Ave.
Brookeville, MD 20833

RE: Barn and other outbuildings
associated with Main House
at above listed address

Dear Mrs. Vredenburgh:

Thank you for the opportunity to visit with you and your son-in-law John Abernethy as well as Mr. Farley Warner. As you will recall, the purpose of my visit was to review most of the nine standing buildings associated with the main house. The buildings were to be inspected with an opinion rendered as to whether the buildings could be salvaged, and, if so, which ones and at what cost. The one critical task was to identify immediate stabilization of critical buildings and identify a rough outline for near future work to restore buildings.

Please keep in mind that the estimates offered in this letter are not guaranteed and were arrived at by a brief inspection of each building. Estimates were established on size of building, difficulty of repairs/tasks and on past experience of restoration in similar situations. The estimates are for budgeting and loan application purposes but cannot be considered contract prices. In order to obtain contract prices a detailed analysis of each piece of each building will have to be done and a work description established. Then all bidding parties will know the scope of the work and can submit comparative bids unless you select and negotiate with one contractor.

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November 16, 1989
Mrs. Faith S. Vredenburg

Building #1; Hog Barn. Due to the uric acid from the hogs and from negative drainage where water runs off a hill into the footers, the building's foundations have been washed away under the entire northwest half of the building. The bottom members of the frame structure are also extensively rotted that the economics of salvation don't make the building worth saving.

The building as a 20th century hog barn where extensive work was done to the building in the 1930's or 1940's, is not significant to Maryland's agricultural vernacular landscape. There are many remaining examples of this type of structure in the state and either in or in close proximity to Montgomery County.

Due to the cost of saving the building which would entail dismantling and rebuilding a rather insignificant structure, I recommend you sketch the floor plan, make key dimensions of the floor plan on the sketch, take good, clear black and white glossies of the building to include all four exterior sides and other key building details to fully record the building. Once the building has been properly located on a site plan, plot plan or survey plat and has been recorded, raze the building. Cost to record and raze the building would be \$1,000 to \$2,500.

Building #2; The Barn. This is a significant building. The earlier frame section appears to date from the later half of the 19th century. While the round top barn addition is dateable to the mid 20th century, probably 1930's or 1940's. A unique feature of the frame section is the location of the grain rooms under the threshing floor.

The barn frame is very savable. The northwest quadrant has suffered the worst deterioration. The main west roof purlin, the northwest corner post, the west gable top plate, the top plate of the first interior framing bent west of the west wall, five of cantilevered sleepers of the lower west hay mow and the first upright intermediate post of the north wall west of the corner, all are in need of repair. There is roughly about 100 linear feet of post and beam repairs that need to take place through epoxy reconsolidation, replacement with appropriate size materials, or mechanically rekeying worn out mortise and tenon joints.

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Mrs. Faith S. Vredenburg

Further structural stabilization is required in the northeast corner. There is a need for a new sill to be placed under the sistered intermediate post of the north wall just east of the corner. The northeast corner post needs to be stabilized with new connections at some of the joints.

The roof rafters and lath over the purlin to be replaced in the northwest quadrant will have to be reset in place. The roof on the entire south slope and most of the north slope can be tightened up and kept in place. A new corrugated roof will have to be placed over the area of the purlin repairs. Unfortunately, the new corrugated roofing available does not match the ridge to ridge size of the mid 20th century corrugated roofing in place. However, the difference while noticeable, is minor and should be suitable and appropriate.

All the wooden siding needs to be repaired on the frame barn. Originally the entire barn was sided with vertical boards and battens as found on the south bridge wall side. The other sides are covered with mid 20th century novelty siding. All sides should be repaired in kind.

There are minor masonry repairs needed to the southeast and southwest corners, but otherwise the foundation walls are in very good condition.

The covered entrance bridge-way on the south wall needs to be restructured and kept as a maintained entranceway to the main threshing floor.

The gutters, rakes and barge boards all need to be replaced in kind. The half round metal gutters, 6" galvanized are original and still the most appropriate type.

The site should be cleared of all growth and debris and graded to provide positive drainage away from the structure.

The entire structure should be painted, two coats including roof and all wood and metal.

No work is immediately needed on windows and doors, but in the future these items will need to be addressed.

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Mrs. Faith S. Vredenburg

The following is a recap of speculative estimates:

Demolition and Trash Removal	\$ 2,000.00
Structural Repairs	16,000.00
Carpentry	1,000.00
Roofing Metal	6,000.00
Siding Repairs and Partial Replacement	4,500.00
Masonry Repairs	2,000.00
Covered Entranceway Bridge	6,000.00
Gutters	2,000.00
Painting	10,000.00
25% Contingency for Unforeseen Conditions	12,875.00

	\$62,375.00

It must be stated that while one category may seem low another may be high. The entire work should cost about \$47,500 to \$58,000.

Building #3; Oxen (Loafing) Shed or now a Wagon/Implement Shed. The condition of this structure is unquestionably poor and in immediate danger of collapse. If the roof framing collapses on its own, it is likely going to upset the stone wall or at least further damage it to the point of no repair.

The building has two notable parts. The rear, north stone wall is a 19th century stone structure built to terminate at each end in a square column. Along the 80 foot long, 8 foot high wall is an evenly spaced series of ventilators and in the center of the wall is one door. Part of the 19th century door frame still is in place.

The rest of what is left of the building dates from the 1930's to 1940's influence. Virtually all the roof, frame, and cladding is of 20th century manufacture. There are one or two pieces of 19th century framing, but all the framing is salvage lumber from mostly turn of the 20th century buildings.

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Mrs. Faith S. Vredenburg

The frame structure has completely failed and is beyond salvage. If you wish to even attempt to save the wall, the rest of the building must be removed before the next major wind or snow storm. I strongly recommend the wooden structure be recorded as described under Building #1 and immediately razed. Cost to record and move the structure leaving the wall will be between \$2,000 and \$4,000.

It is in my opinion that the stone wall can be righted, stabilized and underpinned. I would want a structural engineer I know to look at the wall. He is extremely experienced and sympathetic to older, troubled buildings. Even if he says it needs to come down, it can be partially salvaged and the remainder re-erected.

The pricing on this wall could be as low as \$18,000 and run as high as \$28,000. Consulting could be between \$500 and \$1,500.

Building #4; Garage on Ice House. This is another mid 20th century frame structure built over an older, 19th century foundation set deep into the ground and used as an ice house. The building has recently been worked on and is in a good state of stabilization and fairly good repair. No work is needed to immediately stabilize the building and the remaining repairs can wait for a few years until the more pressing repairs of the other buildings has been accomplished.

A very rough estimate of the work remaining to put the building into an excellent state of repair would run between \$3,500 and \$6,000.

Building #5; known as Blacksmith Shop. Actually is a small workshop built entirely of new materials in the 1930 to 1940's period. With a concrete floor, all circular sawn wood, wire nails and composition shingles. The building was built, used and never maintained.

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November 16, 1989
Mrs. Faith S. Vredenburg

Apparently no owner ever felt a need to maintain this structure and it has sort of "melted" away. It literally is being held up by a poplar tree the building is leaning against. There is no structural integrity left of the individual pieces or the component whole of the frame. Even if you wished to save the structure, it would require so much new material, the final result would be more of a new replica of what is there and not a restoration. Far more than 50% of the entire structure would need to be replaced.

As described under Building #1, I recommend this building be recorded, razed and all debris removed. Cost of recording and demolition will range between \$1,000 and \$2,000.

Building #6; Carriage Shed, Corn Crib. This is a good mid 19th century hand hewn frame structure that was refurbished in the 1930 to 1940's period. New horizontal siding, roof, staircase, second floor and new walls, doors and windows were added in the 20th century remodeling.

The building needs the stone piers to be repointed and a little more frame work to be done to fully stabilize the building. Work is currently under way to repair the frame and siding. The work as it was accomplished by November 14, 1989, was sympathetic to the structure and well executed. The final result should present a good interpretive restoration.

The remaining work to the frame, stone piers, doors, siding and windows could range from \$5,000 to \$8,000.

Building #7; pre 1850 Frame Shed. Though probably not a slave quarter, this small shed is a fine little example of the pre 1850 period frame construction for a building of its size. Very rare, it is a significant structure.

There have been many modifications. The siding is 1930's to 1940's as are the top plates and roofing. The single original door and jambs in the northwest wall were removed and a wider opening cut in the 20th century.

While some siding is missing, the foundation is failing and the lower frame is in poor condition, it can be salvaged.

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November 16, 1989
Mrs. Faith S. Vredenburg

It is recommended that the lower frame be carefully restored, the siding be replaced, the foundation be reset and the roof repaired. This building is not in any immediate danger, but it is in an accelerated state of disrepair. The siding should be repaired enough to protect the frame and it will need no further immediate work until the worst of the problems in the other buildings is addressed.

Repairs to restore the existing frame, siding and a new door would run between \$1,000 and \$2,000.

Building #8; "Slave" Quarters. This building was not inspected and appears to be in sound condition.

Building #9; Small Shed. The stone foundation could be older, but the shed roof and frame upper structure also dates from the 1930's to 1940's period. It is in a fairly stable state of repair and needs no immediate work. Future repairs may cost \$500 to \$800.

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 November 16, 1989
 Mrs. Faith S. Vredenburgh

RECAP OF BUILDING RECOMMENDATIONS AND ESTIMATES

BUILD. NO.	NAME	RECOMMENDATION	ESTIMATE
1	Hog Barn-1930's-1940's	Record and Raze	\$1,000 to \$2,500
2	Main Barn-1860's+/1930's-40's	Rehabilitate Shell	\$49,500 to \$62,375
3	"Oxen" Shed-1850's/1930's-40's	Raze Shed/Save Wall	\$20,500 to \$33,500
4	Garage on Ice House-1940's	Minor Repairs	\$3,500 to \$6,000
5	"Blacksmith Shop"-1940's	Record and Raze	\$1,000 to \$2,000
6	Carriage/Corn Crib	Contin. Sensitive Repairs	\$5,000 to \$8,000
7	Frame Shed-pre 1850's	Preserve/Restore	\$1,000 to \$2,000
8	"Slave" Quarters	No Work	N/A
9	Small Shed-1930's-40's	Minor Repairs	\$500 to \$800
			\$82,000 to \$117,175

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November 16, 1989
Mrs. Faith S. Vredenburg

A good budgeting practice for this type of work particularly in the absence of a detailed take off estimate is to include a 25% contingency factor. There will be hidden conditions and the full scope of work is unknown.

The priority work is to unload the building from the stone wall and further stabilize the oxen shed wall. Then the barn should be fully repaired. Next, go back to the wall and either repair or rebuild and cap the wall to prevent deterioration. The two buildings need the immediate attention over all the others.

Considering the virtual onset of winter weather, much of the work can be begun and accomplished during the winter as long as men can stand the cold. However, all epoxy, mortar and paint work will have to wait until April, 1990. Repairs as briefly described could be accomplished by the end of the summer of 1990 provided funding and approvals don't slow down the process.

As weather and time permit, the hog barn and so called blacksmith shop could be recorded and razed. It is best to do this work in winter due to lack of tree foliage and vegetation, insect and snake activity. Also, the men are better padded with clothing which helps to guard against minor injuries.

The next most important structure is the Building #7, Frame Shed. The repairs to this building are relatively small scale and should be done by late 1990 or sometime in 1991.

The rest of the repairs to the other buildings can be accomplished after the other buildings have been stabilized or restored. A less hectic pace and expenditure of money need occur to those structures requiring minor repairs.

This report is at best brief and hopefully will be useful in planning your work program. Preservation Associates, Inc. would be pleased to assist you with further planning or the actual repairs. Should you wish to check our references please feel free to call the following:

Ms. Jan Wilson, staff architect with the Maryland
National Capital Parks and Planning Commission.
301-495-2544.

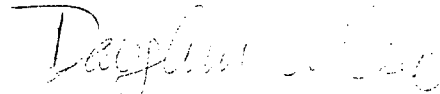
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November 16, 1989
Mrs. Faith S. Vredenburgh

Mr. Mike Dwyer, staff historian, Montgomery County.
301-948-1768.

Mr. Robert Seely, Chief of Div. of Construction
Codes Enforcement, Montgomery County.
301-738-3140.

Please feel free to call if you have any further need of our
services or any questions.

Sincerely,



Douglass C. Reed
President

DCR/llp

cc: Mr. Farley W. Warner

M E M O R A N D U M

TO: Historic Preservation Commissioners

FROM: Jared B. Cooper *JBC*

DATE: October 26, 1989

SUBJECT: Greenwood (Master Plan Site #23/46)

You will probably recall that owners and representatives of Greenwood (MP Site #23/46) came before the Commission on August 17, 1989, requesting permission to raze four outbuildings. Following deliberation, the Commission moved 1) to approve the removal of the corn crib with the condition that, within 60 days, the applicant return to the Commission with an acceptable written plan and schedule for the stabilization/restoration of the remaining outbuildings, and 2) to keep the record open on the request to demolish the other three buildings until after the plan had been submitted (see attached excerpt of 8/17/89 minutes).

Now, the applicant is returning to the Commission with such a plan (see attached). Although more than 60 days have elapsed, the applicant had submitted a timely first draft, which staff returned to the applicant along with a request for more information. While the plan is not detailed in terms of methodology, it does at least establish a time-line, broken down by years (5 years total). Staff feels that this is adequate, but that it will be important for the Commission (staff) to inspect the project on an annual basis.

On November 2, if the report is found to be satisfactory, it will be necessary for the Commission to take up the deliberations on the fate of the other three outbuildings targeted for demolition. I will provide slides, engineer's reports, and other information. Please contact me prior to the meeting if you have any questions or comments.

JBC:av

Attachments

1040i

Commissioner Hartman seconded the motion, which passed unanimously.

At this point, Commissioner Karr exited the meeting.

- E. Application by Faith Vrendenburgh for Historic Area Work Permit at 21315 Georgia Avenue, Brookeville, MD (HPC Case No. 23/46 - 89A)

Chairperson Miskin opened the public record and requested a staff report. Mr. Cooper noted that the hearing on the above application was advertised in the August 7, 1989 edition of the Montgomery Journal, and presented slides of Greenwood Mansion and its surrounding outbuildings. Mr. Cooper gave a brief background of the case, and explained that the applicant had engaged the services of an engineer to evaluate the outbuildings on the property that she proposed to demolish, those being the corn shed, the oxen shed, the hog house, and the blacksmith shop. Staff recommended that the applicant be permitted to raze the corn shed, the oxen shed (with the exception of the stone wall portion of the structure), and the blacksmith shop, but recommended that the applicant be denied permission to raze the hog house. Although its foundation is in poor condition, staff said, it could be repaired and stabilized relatively easily. However, like the blacksmith shop, staff feels that it is not a particularly early or outstanding structure.

Mr. Stephen Johnson, attorney for the applicant, stated that the applicant, Mrs. Vrendenburgh, wants to preserve the buildings that are preservable. Mr. Johnson said that Mrs. Vrendenburgh is willing and has always been willing, to work with the Commission to resolve the problems at Greenwood, and has gone to great expense to have the buildings surveyed by Mr. Thomas Carcaterra, P.E., who came forward to present his findings to the Commission.

Mr. Carcaterra presented extensive photographs of the subject outbuildings, and stated his recommendation that all four buildings be demolished.

Mr. Johnson presented two estimates, one from Oak Grove Designs and one from UDO Services, for repairing or reconstructing the four structures. Mr. Johnson concluded his presentation by asking that the Commission consider where the money will come from if the buildings must be restored or stabilized, as his client does have, according to him, limited funds.

Mr. Leonard Becraft, former owner and resident of Greenwood, came forward to read a statement dated January 4, 1989, registering his disappointment in the state of the buildings and emphasizing his wish to see all restored and/or stabilized. Mr. Becraft's wife, Betty, also spoke to say that she hoped if the buildings were demolished that the property owner would save the lumber for others to use in restoration projects. Mr. Ted Crystal, a friend of the Becraft family, also spoke in favor of stabilizing or restoring the structures.

Commissioner Cantelon asked Mrs. Vrendenburgh whether she had sought any type of loan or grant to repair or restore the buildings through the Maryland Historical Trust or any other agency that would supply loans. Mrs. Vrendenburgh said she had not, and was not aware of any such programs. Commissioner Cantelon expressed his surprise at this, and Mrs. Vrendenburgh stated that when she became aware of the enormity of the project of restoring Greenwood, she sat down with her representatives and decided what projects were priority. She stated that she would like the Commission to tell her which buildings are priority, as her funds are limited to the point where all of the buildings cannot be addressed at once.

Commissioner Brenneman asked what work has been done on the property since Mrs. Vrendenburgh purchased Greenwood. Mr. Johnson replied that, in addition to heating and air conditioning work on the main house, the barn roof support was repaired at a cost of \$5,000, and the siding on the ice house, while not complete, has cost \$3,000 to date. The carriage house repairs, he said, have cost \$2500, trash removal \$600, and there is an estimate for repair of the main barn in the amount of \$23,000. Commissioner Cantelon asked if a schedule for repair existed. Mr. Johnson that there was no specific schedule, but that Mrs. Vrendenburgh was waiting for the Commission to tell her which buildings must be saved.

Commissioner Cantelon said that he would like to see the applicant formulate a comprehensive plan and timetable for stabilization and protection of the existing buildings with priorities and budgeting specified, and where monies might be raised; he stated he felt this action might resolve the problem that began before Mrs. Vrendenburgh bought the property.

Commissioner Hartman gave Mrs. Vrendenburgh the information on the National Trust for Historic Preservation, and the Maryland Historical Trust.

Commissioner Brenneman stated his disappointment at the weakness of the Demolition By Neglect program, saying that the buildings were in much better shape 10 years ago, and have simply been deteriorating ever since with no strict intervention on the part of the County.

There being no further discussion, Chairperson Miskin closed the record.

Commissioner Cantelon MOTIONED to approve the removal of the corn crib, and as a condition of that approval, that the applicant work with Commission staff and the Maryland Trust and return to this Commission in 60 days with an acceptable plan of stabilization and/or restoration of the remaining outbuildings, during which time the Commission will keep the application on the other 3 buildings open and deliberate on those three requests for demolition after the 60 days. The motion was made on the basis of criterion 24A - 8(b)(4), that the proposal is necessary in order that unsafe conditions or health hazards be remedied. Commissioner Taylor seconded the motion, which passed 6-1, Commissioner Brenneman in dissent.

OCTOBER 19 1989

JOHN M ABERNETHY
GREENWOOD FARM
21315 GEORGIA AVE
BROOKEVILLE MARYLAND 20833

MR. JARED COOPER, EXECUTIVE DIRECTOR
HISTORIC PRESERVATION COMMISSION
51 MONROE ST
ROCKVILLE MARYLAND 20850

DEAR MR. COOPER:

PER OUR PHONE CONVERSATION TWO DAYS AGO, THIS IS A FINAL DRAFT OF OUR PROPOSAL TO SCHEDULE A TIME FRAME FOR STABILIZATION OR RESTORATION OF OUTBUILDINGS AT THE GREENWOOD SITE, 23 46

THE PROJECT WOULD CONSIST OF SEPERATE SCHEDULES OVER A FIVE YEAR PERIOD. CONTRACT, SUB CONTRACT AND HOMEOWNER REPAIRS SHALL COMMENCE TO MEET THE REQUIREMENTS OF EACH PROJECT SIMULTAIOUSLY OR INDIVIDUALLY BASED ON FOLLOWING THE TIME SCHEDULE FOR EACH YEAR OF THE FIVE YEAR PLAN THAT I HAVE ATTACHED. THIS IS I BELIEVE, THE BEST METHOD FOR STABILIZATION OF PROPERTY 21315 GEORGIA AVE WHITHOUT DISRUPTING THE ACTIVITIES DEEMED NESSESSARY FOR ANY OF THE NORMAL MAINTAINANCE REQUIREMENTS THAT A PROPERTY THIS SIZE HAS.

WHILE A FAIR AMOUNT OF PROGRESS HAS BEEN MADE ON THE SMALLER STRUCTURES AND MAIN BARN, WE ARE STILL IN THE PROCESS OF EVALUATING AND SEEKING THE PROPOSALS NEEDED FOR SOME OF THE MORE COMPLEX JOBS. WITH THIS FIVE YEAR PLAN, A STEADY PROGRESSTION TOWARDS STABILIZATION OF THE OUTBUILDINGS CAN BE ACHEIVED.

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I WOULD LIKE TO THANK YOU FOR ADVICE IN THE WAY YOU HAVE GUIDED US TO ESTABLISH THIS DRAFT.

SINCERELY

JOHN M. ABERNETHY



REPAIR SCHEDULE FIRST YEAR
GREENWOOD 21315 GEORGIA AVE BROCKEVILLE MD

CONTRACT, SUB CONTRACTED WORK

MAIN BARN, QUANSET HUT

1. STRUCTURAL REPAIRS NEEDED IN EAST AND WEST SIDES
2. STRUCTURAL REPAIRS IN NORTH SIDE OF ROOF
3. COMPLETE CARPENTRY NEEDED FOR NEW ROOF , NORTH SIDE
4. SIDING REPAIRS OR REPLACEMENT AS REQUIRED IN EAST AND WEST SIDES
5. NEW METAL ROOF INSTALLED NORTH SIDE
6. REPAIRS TO ENTRANCE, ROOF, SIDES, RAMP. NEW TIN ROOF INSTALLED
7. SIDING REPAIRS ON SOUTH SIDE
8. GUTTERS REPAIRED OR REPLACED DOWN SPOUTS REPAIRED
9. PRIME AND PAINT ENTIRE STRUCTURE

OXEN SHED, W STONE WALL

1. SUPPORT STONE WALL IN PREPARATION OF REMOVAL OF SHED
2. REMOVE EXISTING STRUCTURE IN SECTIONS WITHOUT DAMAGING WALL
3. FURTHER STUDY POSSIBLE METHODS FOR STONE REPAIR

HOG HOUSE

1. DISMANTLE, SALVAGE ALL REUSABLE WOOD
2. CLEAN UP, TRASH REMOVAL, LANDSCAPE

HOME OWNER REPAIRS

CARRIAGE HOUSE

1. SIDING REPAIRS OR REPLACEMENT
2. WINDOW REPAIRS
3. SIDE DOORS REPAIRED OR REPLACED
4. MAIN DOORS HUNG FRONT AND BACK
5. PRIME PAINT

STONE WALL NEXT TO DRIVEWAY

COMPLETE UNFINISHED REPAIRS FROM DAMAGE THAT OCCURED IN MOTOR VEHICLE ACCIDENT
LAST YEAR,

BLACK SMITH SHOP

1. DISMANTLE, SALVAGE ALL REUSABLE WOOD
2. CLEAN UP, LANDSCAPE

REPAIR SCHEDULE SECOND YEAR
GREENWOOD 21315 GEORGIA AVE BRUCEVILLE MD

CONTRACT, SUB CONTRACT WORK

MAIN BARN QUANSET HUT

1. RE POINT BARN FOUNDATION WHERE NEEDED
2. MASONARY REPAIRS TO BLOCK ON WEST WALL
3. REPAIR WINDOW LENTILS
4. REPLACE GLASS AND RE GLAZE SIX WINDOWS IN BLOCK
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CARRIAGE HOUSE

1. SPOT REPAIRS OF TIN
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3. REPAIRED SHUTTER TYPE LOFT DCORS INSTALLED
4. PRIME, PAINT STRUCTURE
5. GRADE , LANDSCAPE

REPAIR SCHEDULE THIRD YEAR
GREENWOOD 21315 GEORGIA AVE BROCKEVILLE MD

7/10/00

CONTRACT , SUB CONTRACT WORK

CEMETARY WALL

1. REBUILD CEMETARY WALL ON EXISTING FOUNDATION TO MATCH EXISTING

OXEN SHED WALL

1. NECESSARY ENGINEERING AND MASONRY REQUIRED TO STABILIZE WALL.
2. LANDSCAPE, GRADE FOR BETTER DRAINAGE

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REPAIR SCHEDULE FORTH YEAR
GREENWOOD 21315 GEORGIA AVE BROCKEVILLE MD

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REPAIR SCHEDULE FIFTH YEAR
GREENWOOD 21315 GEORGIA AVE BROCKEVILLE MD

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MISC.

1. ALL OTHER UNFINISHED REPAIRS AND PAINTING
2. ALL REQUIRED LANDSCAPE NEEDS
3. ALL OTHER CLEAN UP, TRASH REMOVAL

OCTOBER 19 1989

JOHN M ABERNETHY
GREENWOOD FARM
21315 GEORGIA AVE
BROOKEVILLE MARYLAND 20833

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HISTORIC PRESERVATION COMMISSION
51 MONROE ST
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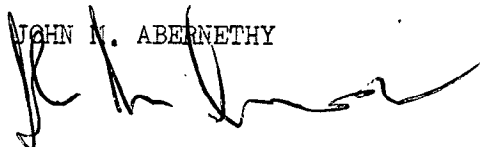
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JOHN M. ABERNETHY



REPAIR SCHEDULE FIRST YEAR
GREENWOOD 21315GEORGIA AVE BROOKEVILLE MD

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REPAIR SCHEDULE THIRD YEAR
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7/20/00

CONTRACT , SUB CONTRACT WORK

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GREENWOOD 21315 GEORGIA AVE BROOKEVILLE MD

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3. ALL OTHER CLEAN UP, TRASH REMOVAL

STEPHEN P. JOHNSON
ATTORNEY AT LAW
EIGHT BROOKES AVENUE
GAITHERSBURG, MARYLAND 20877

(301) 948-3460

July 26, 1989

Historic Preservation Commission
10th Floor
51 Monroe Street
Rockville, Maryland 20850

Attention: Jeffrey Miskan, Chairman

Re: Master Plan Historic Site No. 23/46
"Greenwood"

Dear Mr. Chairman:

Please accept this letter as a part of my client's application for a Historic Area Work Permit to demolish all or part of four (4) outbuildings which are presently located on her property which, as you know, has already been designated as a historic site. The purpose of this letter is to outline for the Commission some of the events that have occurred, especially those after January 5, 1989.

As the record will indicate, a hearing was held on January 5, 1989, before the Commission regarding a similar request to demolish four outbuildings (the names for each of these buildings are of unknown origin). Mrs. Vrendenburgh was unable to attend that hearing because she had been notified of the hearing only the day of the hearing. This may have occurred because the notice was sent to the wrong address. In any event, the presentation made on her behalf, without the benefit of counsel, appears to have been accurate, but incomplete. Hank Handler of Oak Grove Designs, Inc. appeared and testified as to his cost estimates of rebuilding the four buildings in question. However, he did not have other important information at his disposal and was, therefore, unable to convey it to the Commission. Apparently because the presentation was incomplete, and because the Commission had apparently ordered Mrs. Vrendenburgh's predecessor in title, Hyman Frankel to do several things, which he did not do, it concluded the hearing and denied her the relief she was seeking, i.e., permission to demolish the four buildings.

Jeffrey Miskan, Chairman
Historic Preservation Commission
Re: Greenwood
Page 2.

It should be noted that those buildings were in a state of almost total disrepair for many years prior to Mrs. Vrendenburgh's acquisition.

Subsequently, Mrs. Vrendenburgh sought legal advice and I immediately made contact with the staff at the Commission, namely Jared Cooper, to see what could be done to salvage the situation. Through these efforts and the cooperation of the County Attorney's Office, the Commission agreed to entertain a new application for a Historic Area Work Permit. (See attached letter from Edward B. Lattner, Esquire).

Since that time, Mrs. Vrendenburgh and several of her representatives have met with members of your staff to discuss her position with respect to the preservation of Greenwood as a whole. We have also involved members of the Code Enforcement Division of the County Department of Housing and Community Development who will be inspecting the property prior to your August 17, 1989, hearing.

Additionally, we have engaged the services of a qualified structural engineer, Thomas Carcaterra, P.E., to act as a consultant. He has inspected the property, especially the foundations of the four outbuildings in question, and photographed them. He has written an extensive report which will be presented to the Commission along with his testimony. His conclusion is that there are no adequate foundations upon which to attempt reconstruction and, therefore, he recommends demolition. His numerous photographs are especially revealing. We have also gotten another estimate besides Mr. Handler's mentioned above with respect to the cost of restoration of the outbuildings.

While this work preparatory to your August hearing has been going on, Mrs. Vrendenburgh has also engaged several contractors and spent large sums of money doing restoration work on the roof and windows of the main house and other parts of the property.

We trust this explanation will show that we have not been "foot dragging" since the last hearing and we look forward to discussing all of these issues with you and the entire Commission at length at the August hearing.

Jeffrey Miskan, Chairman
Historic Preservation Commission
Re: Greenwood
Page 3.

If you or the staff have any questions or concerns, please do not hesitate to call me, and if there is a problem with the agenda for the August hearing, please let me know because I will need to coordinate with our various expert witnesses.

Thank you for your cooperation.

Very truly yours,



Stephen P. Johnson

SPJ:pc
copies to Faith Vrendenburgh
Farley Warner, Esquire
Code Enforcement Division, County Department
of Housing and Community Development
Thomas A. Caracterra, P.E.



services
general contracting

23/46 89A

May 18, 1989

MHIC#22543

RE: Scope of Work for the
Blacksmith Shop, Oxenshed,
Hog House, Corn Crib, and
Main Barn

Mr. John Abernethy
Greenwood Farm
Georgia Avenue
Brookeville, MD 20833

THE FOLLOWING IS A COST PROPOSAL BASED ON SITE INSPECTIONS AND SPECIFICS DESIGNATED BY OWNER DURING INSPECTION.

SCOPE OF WORK:

Blacksmith Shop;

- Repair framing were necessary, straighten corner beam, and tighten collar ties in order to shore up building.
- Install new siding where needed.
- Install new roof to include rafters, lath and metal roofing.
- Install new doors to include hardware.

Price \$19,480.00

Oxenshed;

- Demo existing roof leaving stone wall intact.
- Repair/Reshore stonewall(warrants further study for exact method).
- Install all new 6X12 inch beams around perimeter and on 12' centers.
- Install new rafters, lath, and metal roofing, to include collar ties.

Price \$31,900.00

Hog House;

- Replace foundation and straighten building.
- Install new floor joists and adjacent supports.
- Install new flooring.
- Replace siding as needed.

Price \$28,807.50

P.O. Box 200
Brookeville, Md. 20833
(301) 774-9478

licensed insured

Page Two
Greenwood Farm
Scope of Work
May 18, 1989

Corn Crib;

- The Corn Crib is beyond repair and would require all new material for its duplication, including stone footings.

Price \$64,000.00

Main Barn;

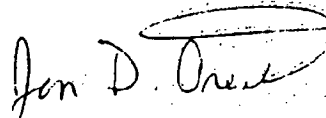
- Install new metal roof and wood lath.
- Install new third floor beam at west wall.
- Re-nail and install new siding where necessary on all exterior, using new boards, supplied by owner.
- Repair six windows on block wall.
- Install new Lintels where necessary \$175.00 each.
- Other items to be studied further are beams in North roof and the repair of upper entrance way.

Price \$27,269.80

Prices do not include painting, back filling, grading or guttering.
Prices do include the removal of all debris.

Should there be any questions in concern to the above information, please contact Jon D. Orenstein at (301)774-9478.

Sincerely,

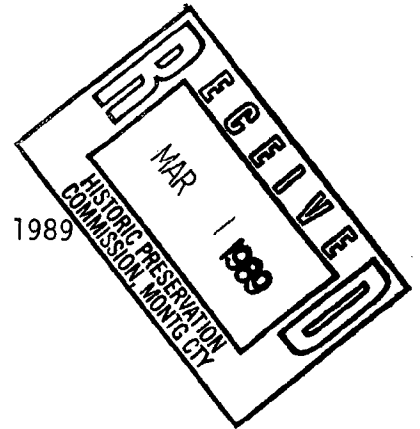


Jon D. Orenstein
Owner

cc: file

MEMORANDUM

February 22, 1989



TO: Steven Karr, Chairperson
Historic Preservation Commission

FROM: Melvin E. Tull, Chief *M. E. Tull*
Division of Code Enforcement
Department of Housing and Community Development

SUBJECT: Greenwood, Master Plan Site No. 23/46

You have inquired about efforts to prevent demolition by neglect of the outbuildings at Greenwood. In addition, you requested a chronology of actions taken in that effort. You are aware that ownership changed last year. I hope you are also aware that the previous owner had made modest repairs and that the new owner has also been repairing some outbuildings. The new owner, Faith Vredenburgh, is now under notice, deadlines are scheduled, and she has applied for a work permit to demolish certain outbuildings.

The most notable progress to date is the change of ownership. I believe that change was prompted by the inspector when he established that Dr. Frankel was unable or unwilling to act to prevent demolition by neglect. Dr. Frankel apparently choose to sell the farm rather than face enforcement action. Because Greenwood was being sold to someone who would invest in stabilization, it did not appear necessary or appropriate for the county to contract for repairs. The new owner, Mrs. Vredenburgh, committed to a schedule of investment and rehabilitation, has been making repairs, and has applied for a work permit to demolish certain buildings. Stabilization of the weakest structures is required by early spring.

The following chronology of historic preservation actions affecting Greenwood begins 13 years ago with several significant steps during the late 1970s that provided the foundation for all later actions:

- | | |
|---------------|---|
| October 1976 | Publication of the Locational Atlas & Index of Historic Sites. Greenwood identified as site 23-46. |
| May 1979 | Planning Board recommendation of Greenwood as a historic site along with 60 others in the original Preliminary Draft Master Plan. |
| July 24, 1979 | Adoption of Chapter 24A, Historic Resources Preservation Code. |

Steven Karr
February 22, 1989
Page 2 of 4

September 12, 1979 District Council adoption of the master plan for historic preservation, including Greenwood.

May 22 & July 22 1986 HPC requests investigation of possible demolition by neglect and provided copies of 1974 photographs showing leaning buildings, missing sections of roof and siding, and other severe deterioration.

November 10, 1986 After many attempts to inspect, our inspector met James Panek, the owner's son-in-law, at the property. After a brief discussion the inspector was told to leave.

November 17, 1986 Inspector met with Dr. Frankel, the property owner and inspected the buildings with him.

November 24, 1986 A notice and order to stabilize the outbuildings was sent to Dr. Frankel.

December 15, 1986 Dr. Frankel wrote to express willingness to stabilize the buildings and to propose a plan of action that included demolition of several outbuildings.

February 2, 1987 The inspector wrote to Dr. Frankel extending the deadline to June 15, 1987 and notifying him that he must apply for a Historic Area Work Permit for buildings he hoped to demolish rather than repair.

HPC was given Dr. Frankel's letter about the plan to demolish certain buildings and the inspectors response referring the matter to the HPC.

May 6, 1987 The inspector learned that Greenwood was for sale and notified the real estate agent of the demolition by neglect order.

May 14, 1987 Dr. Frankel's attorney, Robert A. Gingell, wrote to inquire about the process that designated Greenwood as a historic site and whether Dr. Frankel had received notice and opportunity to comment.

June 5, 1987 Mr. Gingell was advised by letter to contact the HPC.

Steven Karr
February 22, 1989
Page 3 of 4

June 12, 1987 John E. Beckman, Jr., attorney for Dr. Frankel negotiated directly with the HPC regarding demolition of certain buildings and delay of repairs until the summer of 1988.

June 16, 1987 The inspector sent a Final Notice to Dr. Frankel stating that the County would make repairs and charge the cost to him if he delayed beyond July 17, 1987.

June 23, 1987 Dr. Frankel called the inspector to report that he planned to begin on repairs by August 7, 1987.

July 21, 1987 The HPC representative advised the inspector that Greenwood had been sold.

August 3, 1987 Dr. Frankel advised the inspector that Greenwood had been sold and settlement was scheduled for September 17, 1987.

September 22, 1987 Settlement rescheduled for October 1, 1987.

December 14, 1987 The inspector notified the new owner, Mrs. Vredenburgh, even though the deed still was not recorded.

January 7, 1988 The inspector reported that repairs had begun on the ice house and the coach house.

February 9, 1988 The inspector reported work continuing on the barn and ice house.

April 21 & 28, 1988 The inspector reported rehabilitation is underway and progressing.

July 15, 1988 The inspector and an HPC representative met owners on site and reviewed conditions.

July 28, 1988 The owner's representative (John Abernathy, a son-in-law) proposed a workable schedule for renovations.

August 19, 1988 A notice and order was sent to Mrs. Vredenburgh establishing deadlines.

November 22, 1988 The inspector found ice house repairs were not complete but were underway, and extended the deadline to January 1, 1989.

Steven Karr
February 22, 1989
Page 4 of 4

November 30, 1988 Mrs. Vredenburg applied for a Historic Area Work Permit to "wreck or raize" (sp) the cornshed, hog house, blacksmith house and oxen shed.

January 5, 1989 HPC denied the application.

February 3, 1989 Assistant County Ed Lattner notified Mrs. Vredenburg's attorney that the HPC will reconsider and entertain a new application: noting that the HPC has a long history of working with the owners of historic resources he recommended that she meet with the HPC.

At various times, both Dr. Frankel and Mrs. Vredenburg expressed a desire to clarify the extent of their responsibilities for maintaining and restoring various outbuildings. We have no record of a response from the HPC to Dr. Frankel's request of December 15, 1986, forwarded on February 2, 1987, or to his attorney's proposal of June 12, 1987. With these requests pending and unresolved throughout the remainder of 1987 it appeared that the HPC was reconsidering whether those structures should be stabilized and restored.

There are 5 distinct phases in the events listed above:

1. Initial delays while the inspector was unable to arrange an inspection because Dr. Frankel was living in California and the occupants were uncooperative. This lasted 4 months.
2. Dr. Frankel was in the process of planning to make necessary repairs and determining, with the HPC, whether certain outbuildings could be demolished. His proposal to the HPC for demolition of certain buildings was not rejected and it was never certain that he would have to repair those outbuildings. This consumed 7 months.
3. The property was in a state of imminent transfer of ownership, during which it was not prudent to issue tickets or initiate repairs. That state lasted 5 months.
4. The new owner, Mrs. Vredenburg, was making repairs and establishing plans for 11 months.
5. Mrs. Vredenburg's application to clarify whether she must repair certain buildings or whether they can be demolished has taken more than 2 months and remains an open question.

MET:mmr:06601
cc: Jared Cooper
Historic Preservation Specialist

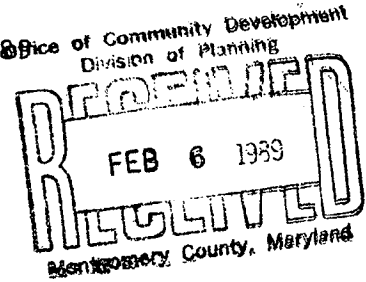


Montgomery County Government

OFFICE OF THE COUNTY ATTORNEY
Executive Office Building
101 Monroe Street, 3rd Floor
Rockville, Maryland 20850-2589

TELEPHONE
Area Code 301
217-2600

February 3, 1989



Stephen Johnson, Esquire
8 Brookes Avenue
Gaithersburg, MD 20877

Re: Greenwood

Dear Mr. Johnson:

This letter will serve to confirm our conversation this morning that the Montgomery County Historic Preservation Commission will entertain a new application from your client, Faith Vrendenburgh, for the issuance of an historic area work permit regarding the above-referenced master plan site. Section 24A-7(a) of the Montgomery County Code (1984), as amended, provides that applications for the issuance of an historic area work permit shall be filed with the director of the Department of Environmental Protection. However, as we discussed this morning, it would be to everyone's benefit if Ms. Vrendenburgh met with the Commission and sought their advice before filing an application, especially in view of the Commission's past dealings with this site. §24A-6(d). The Commission has a long history of working with the owners of historic resources and can provide helpful information on the appurtenances and environmental setting appropriate to an historic resource, construction methods and materials, financial information concerning historic preservation, and other relevant matters affecting the issuance of a permit.

If you have any questions or wish to schedule a preliminary meeting with the Commission, please contact Jared Cooper, Historic Preservation Specialist, at 217-3625.

Very truly yours,

CLYDE H. SORRELL
COUNTY ATTORNEY

Edward B. Lattner
Edward B. Lattner
Assistant County Attorney

EBL:tjs

151L:89.00000

cc: Jared Cooper, Historic Preservation Specialist
Steven Karr, Chairman, Historic Preservation Commission
Melvin E. Tull, Chief, Code Enforcement Division,
Dept. of Housing and Community Development
Sharron Brown, Investigator, Code Enforcement Division,
Dept. of Housing and Community Development

Mr. Beecraft.
201 774-3616

The death of my beloved wife, to whom I had bequeathed the most of my estate, creates the necessity for revision and reconstruction of my Will.

I therefore, Allen Bowie Davis, of Montgomery County, State of Maryland, being of sound mind, memory and understanding, do make, publish and declare this to be my last Will and Testament.

1st & Principally, I commit my soul into the hands of Almighty God, and to my most merciful Saviour, The Lord Jesus Christ, and my body to the earth, to be buried in the old family Cemetery, Greenwood, my present residence, and after my just debts and funeral charges are paid, I give devise & bequeath as follows;

To my beloved daughter, Rebecca Dorey Davis, I give devise and bequeath my Poplery farm in Howard County, containing about one hundred and sixty acres of land, also my wood lot near Cooksville in said county, containing about one hundred acres of land in fee simple, and a sum of eight thousand dollars, also all the articles of furniture and books and household goods, which was the property of my first wife, Rebecca Cornforth Dorey Davis.

2^d

To my beloved daughter, Mary Dorsey Davis, I give, devise and bequeath that portion of the Home farm lying north and east of the division line as laid down by Charles H. Townsend, County Surveyor, in the division of my Home farm in Montgomery County, together with about forty acres of the northern and western part of the fifty acre Gartrell lot, to her, her heirs and assigns forever. Also my home and lot 1403 Madison Avenue in the City of Baltimore, and the sum of six thousand dollars.

3^d To my beloved daughter, Esther Wilkins Davis, I give, devise and bequeath in fee simple, my Home plantation, known as Greenwood, together with the Mill, Mill dam and lot laid off thereto, containing in the aggregate 400 acres more or less, and the sum of six thousand dollars, with the expression of my earnest hope that her sisters, Mary and Rebecca, may always find a welcome home at the old family mansion, by paying a reasonable compensation therefor, and also to keep in order the old family Cemetery, as now laid off and improved, which lot of ground with fifty feet outside of the hedge and enclosure, I direct to be held sacred and free from sale or alienation.

4th And I also give unto my three daughters my Rock Creek farm, containing about 160 acres

I, MARY DORSEY DAVIS, unmarried, of the City of Baltimore, State of Maryland, being of sound and disposing mind, memory and understanding, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all other wills or codicils by me heretofore made.

In the name of God of whom I have asked direction.

Principally I commit my soul into the hands of Almighty God, and to my most merciful Saviour, the Lord Jesus Christ, and my body to the earth, to be buried in Greenmount Cemetery, Area P, Lot 62, adjoining the Wilkins vault, and I direct that a granite marker be placed at the head of my grave with my name and the dates of my birth and death, such marker to be similar to those placed at the graves of my brother and sisters, and I further direct that ivy be placed on my grave.

After the payment of all of my just debts and funeral expenses, I give, devise and bequeath as follows:

Item 1. At the time when "Greenwood", my old family homestead in Montgomery County, Maryland, was sold, the family cemetery included therein, in accordance with the Last Will and Testament of my father, was not sold, and the deed to said property reserved therefrom the said family cemetery, together with a space of four (4) feet outside the walls thereof, and also reserved an easement of ingress to and egress from the said cemetery through said land so sold.

I give and devise the said family cemetery in Montgomery County, together with all easements and other rights and privileges appurtenant thereto, unto the Rector and Vestry of St. Johns Protestant Episcopal Church, Olney, Montgomery County, State of Maryland, in trust upon the following terms and conditions; to be held by them so long as they shall keep the same in good order and repair and maintain the same as a cemetery. Should said Rector and Vestry of St. Johns Protestant Episcopal Church fail to keep and maintain said cemetery in good order and repair, or at any time attempt to dispose of the same, or use it for any purpose other than that of a cemetery, then I direct that the said cemetery and all easements and other rights and privileges appurtenant thereto shall revert to and become the property absolutely of my heirs

I further give and bequeath the sum of Two thousand dollars (\$2,000.) to the said Rector and Vestry of St. Johns Protestant Episcopal Church in trust for the following purpose, to wit: such sum to be invested and the income therefrom to be used to care for said cemetery in keeping the grounds, shrubbery and walls in good order and repair. In the event that said cemetery should revert to and become the property of my heirs at law under the terms hereinabove set forth, then I direct that this said sum of Two thousand dollars (\$2,000.) shall likewise revert to and become the property absolutely of my heirs at law.

I further give and bequeath the sum of Five hundred dollars (\$500) to the said Rector and Vestry of St. Johns Protestant Episcopal Church to be held in trust by them, and the income therefrom to be expended in any way that said Rector and Vestry shall deem best.

Should my estate at the time of my death be insufficient to pay all legacies in full, I direct that these legacies to the Rector and Vestry of St. Johns Protestant Episcopal Church be paid in full before the payment of any other legacies.

I direct my Executor hereinafter named to cause the date of my birth and the date of my death to be placed beneath my name which appears on the monument in said cemetery.

Item 2. I give and bequeath to the Convention of the Protestant Episcopal Church of the Diocese of Maryland the sum of Nine hundred dollars (\$900) absolutely, the said sum to be used for Diocesan Missions.

Item 3. I give and bequeath to my cousin, Lucy Leigh Bowie, of Washington, District of Columbia, provided she survive me, the sum of Three thousand six hundred dollars (\$3,600).

Item 4. I give and bequeath to my cousin, Catharine Davis Trundle, of Gaithersburg, Maryland, the sum of One thousand eight hundred dollars (\$1,800). In the event my said Cousin, Catharine Davis Trundle, predeceases me, then I give and bequeath the said sum of One thousand eight hundred dollars (\$1,800) to her sister, my cousin Maria W. Bowie, of Baltimore, Maryland.

I, MARY DORSEY DAVIS, of the City of Baltimore, State of Maryland, declare this to be a first codicil to my last will and testament bearing date the nineteenth day of March, 1935.

WHEREAS, by my said will, I bequeathed the sum of Two Thousand Dollars (\$2,000.00) to the rector and vestry of St. John's Protestant Episcopal Church, Olney, Maryland, to be held in trust for the perpetual upkeep of my family cemetery, devised in trust to the said rector and Vestry of St. John's Protestant Episcopal Church; and

WHEREAS, it is now my intention to reduce by one-half the amount so bequeathed for the upkeep of said cemetery.

NOW, THEREFORE, I hereby revoke my former bequest of Two Thousand Dollars (\$2,000.00) to the rector and vestry of St. John's Protestant Episcopal Church and in the place and stead thereof, I hereby give and bequeath the sum of One Thousand Dollars (\$1,000.00) to the said rector and vestry of St. John's Protestant Episcopal Church, in trust, for the following purpose - to wit: such sum to be invested and the income therefrom to be used to care for said cemetery in keeping the grounds, shrubbery, and walls in good order and repair. In the event that said cemetery, under the terms of my will, should revert to and become the property of my heirs at law, then I direct that this said sum of One Thousand Dollars (\$1,000.00) shall likewise revert to and become the property absolutely of my heirs at law. Should my estate, at the time of my death, be insufficient to pay all legacies in full, I direct that this legacy to the rector and vestry of St. John's Protestant Episcopal Church be paid in full before the payment of any other legacies.

In all other respects, I hereby confirm my said last will and testament.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal this 16th day of December, in the year 1935.

Mary Dorsey Davis (SEAL)

Signed, sealed, published and declared by MARY DORSEY DAVIS, the above-named testatrix, as and for a first codicil to her last will and

testament, bearing date of the 19th day of March, 1935, in the presence of us, who, at her request and in her presence, and in the presence of each other, have hereunto subscribed our names as attesting witnesses.

U. S. F. & G. Co.

W. Page Dane, Jr.

15 South St.

Chas. C. Reinhardt.

Being the same land which was conveyed to the said John P. Ray, Junior, by Charles W. Barnsley and wife by deed dated the 27th day of March in the year nineteen hundred and two and recorded among the Land Records of said County in Liber T.D. No. 19 folio 457.

Together with all and singular the buildings and improvements thereon and all the rights, ways, privileges and appurtenances thereto belonging or in anywise thereto appertaining.

And the said John P. Ray, Junior and Annie I. Ray, his wife, covenant to warrant specially the lands and premises hereby conveyed and to execute any and all such further or other assurances as may be requisite or necessary the better to convey the same as aforesaid.

Witness our hands and seals.

Test. ^{✓371} J.P. Ray, Jr. (seal)
C.H. Robertson. ^{✓360} Annie Iradell Ray (seal)

State of Maryland, Montgomery County, to wit - :

I hereby certify that on this 2nd day of January in the year nineteen hundred and seven before the subscriber, a Justice of the Peace of the State of Maryland in and for Montgomery County, personally appeared John P. Ray, Junior, and Annie I. Ray, his wife, and did each acknowledge the foregoing and annexed deed to be their respective act.

Clifford H. Robertson, J.P.

#####

At the request of David S. Craver the following Deed was recorded January 2nd A.D. 1907 at 12.55 o'clock P.M., to wit.

THIS DEED, made this 27th day of December in the year nineteen hundred and six, by Rebecca D. Davis and Mary D. Davis of the City of Baltimore in the State of Maryland,

WITNESSETH, that for and in consideration of the sum of eleven thousand dollars, we the said Rebecca D. Davis and Mary D. Davis do hereby grant unto David S. Craver of Montgomery County, in the State of Maryland, all those tracts, parts of tracts, pieces or parcels of land situate lying and being in Montgomery County, in the State of Maryland, and described as follows, to wit: and being part of a tract of land called "Hygham" and part of a tract of land called "Golds Branch" and part of a tract of land called "The Addition to Brooke Grove", or by whatsoever name or names the same may be known or called,

BEGINNING for the same at a stake at the end of seventeen and one fourth perches of the first line of said tract called Hygham said stake being also at the end of the first line of a conveyance from Allen Bowie Davis and wife and Estha W. Davis to Lafayette M. Dwyer for seventeen acres of land by deed bearing date the sixth day of June, 1885, and recorded in Liber J.A. No. 1, folios 105 &c. one of the Land Records of Montgomery County and running thence with the first line of said tract called "Hygham", North seventy degrees West, eighty two and three fourth perches to a stone at the end thereof; still with said tract North twenty degrees East, one hundred and sixty perches

Handwritten notes:
Baltimore
Mail to
Lester
Cockeville
Md.
May 5-1907

West, nineteen perches to the place of beginning, containing one hundred and ninety three acres, three roods and twenty seven perches (193 acres, 3 roods and 27 perches) of land, all the bearings by magnetic meridian February 12th, 1859.

Together with a right of way reserved in a deed from the grantors to a certain John W. Whiteside bearing date the 21st day of October, 1905 and duly recorded among the Land Records of said County in Liber 184, folio 333.

Excepting however the graveyard and a strip of land four feet wide on all the sides of said graveyard, it being the intention of the parties to except the graveyard enclosed by a stone wall and a strip of land adjacent to the wall of the width of four feet measuring from the wall on all sides this distance, and reserving to the grantors their and each of their heirs and assigns the right of ingress, egress and regress to and from the same, also excepting a parcel of land from the land above described, being part of the "Home Farm" of the late Allen B. Davis as conveyed by said Allen B. Davis to Hester W. Davis by deed dated the 9th day of February in the year 1882 and recorded among said Land Records in Liber E.B.P. No. 25, folio 408 and bounded as follows,

BEGINNING at the beginning of a conveyance from Mary D. Davis and Rebecca D. Davis to Reuben Lynn, it being a large bounded poplar tree near Goulds Branch, and at or near the end of twenty perches on the South fifty nine degrees West, one hundred and sixty three perch line of the whole tract; thence with said conveyance to Reuben Lynn (lines magnetic) North thirteen degrees East, six perches across "Goulds Branch" to a stone; then North seventy eight and one half degrees West, forty three perches to a stone; then leaving said conveyance and running across hill North seventy three degrees East, ninety one perches to a stone about four feet from the bounding hickory tree with six chops; then South seventy eight and three fourth degrees East, twenty eight and one fourth perches across "Goulds Branch" to the end of thirty one perches on the South fifty nine degrees West, ninety three perch line of the whole tract; then with said outline (four degrees allowance for variation) South fifty nine degrees West sixty two perches to the end of said line; then still with said outline and said four degrees allowance for variation, North twenty two and one half degrees East, one perch to "Goulds Branch"; then South fifty nine degrees West, nineteen perches to the place of beginning, containing twelve and one eighth (12 1/8) acres of land, more or less, being a part of "Goulds Branch" or by whatever name or names the same may be known, it being the same land which was conveyed by Mary D. Davis and Rebecca D. Davis to John W. Whiteside by deed dated the 21st day of October, in the year 1905 and which is duly recorded among said Land Records in Liber 184, folio 333, and reserving to the said John W. Whiteside, his heirs and assigns, the right of way mentioned in said deed.

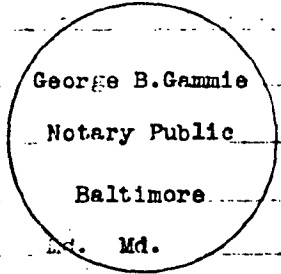
And the parcels of land hereby granted are conveyed together with the buildings and improvements thereon and the rights and appurtenances thereunto belonging or in anywise appertaining, and the said Rebecca D. Davis and Mary D. Davis hereby covenant that they will warrant specially the land hereby conveyed, except the land conveyed to said John W. Whiteside and the right of way mentioned in the deed for said land.

Witness our hands and seals.

Test. ✓ 116 Rebecca D. Davis (seal)
✓ 117 Mary D. Davis (seal)
Geo. B. Gamble

State of Maryland, Montgomery County, to wit:

I hereby certify that on this 27th day of December, in the year of our Lord nineteen hundred and six, before me the subscriber a Notary Public of the State of Maryland in and for Baltimore City, personally appeared Rebecca D. Davis and Mary D. Davis and did each acknowledge the foregoing deed to be their respective act.



In testimony whereof, I hereunto subscribe my name and affix my Notarial seal.

Geo. B. Gammie
Notary Public.

#####

At the request of John P. Ray, Jr. and Annie I. Ray, his wife, the following Deed was recorded January 2nd A.D. 1907 at 2.46 o'clock P.M., to wit.

THIS DEED, made this 2nd day of January, in the year nineteen hundred and seven, by Nicholas M. Howes and Bettie M. Howes, his wife, of Montgomery County, in the State of Maryland,

WITNESSETH, that for and in consideration of the sum of (\$1500) fifteen Hundred dollars to us in hand paid, we, the said Nicholas M. Howes and Bettie M. Howes, his wife do grant, in fee simple, unto John P. Ray, Junior, and Annie I. Ray, his wife, of said Montgomery County, all that parcel of land situate, lying and being in said County, near Norbeck, and containing between two and three acres of land, and which is particularly described in a deed from James Rannie and wife to Frederick L. Bowman, James H.M. Bowman and Margaret Bowman, dated the fifteenth day of November, in the year nineteen hundred and one, and recorded among the Land Records of said Montgomery County in Liber T.D. No. 19 folio 223, to which deed reference is hereby made for a more full and particular description of the lands and premises hereby conveyed.

Also all that other lot, piece, or parcel of ground, also situate, lying and being in said County, contiguous to the parcel of land above described and being part of a tract of land called "Bradford's Rest", or by whatever name or names the same may be known or called, and described as follows:-

BEGINNING at a stone planted at the end of the third line of a conveyance from George M. Nicholls, Trustee, to Luther E. Burriss, Trustee, for part of "Bradford's Rest" and running thence, with said line, reversed, North eighty one degrees West, twenty five and three tenths perches to the beginning and to intersect the third line of the conveyance from Mary H. Dorsey to George M. Nicholls at the end of three perches and four links and at the end of the second line of the conveyance from the said George M. Nicholls to the said Luther E. Burriss; thence South nine degrees West, three perches and four links; thence South eighty one degrees East, twenty five and three tenths perches to intersect the first line of the conveyance from said Mary H. Dorsey to said George M. Nicholls at the end of thirty four and nine tenths perches; then North nine degrees East, three perches and four links to the beginning. Containing one half of one acre of land, more or less.

Handwritten notes:
d. to
ante
W. Md.
14-1907

F/B

EXAMINED *mailed to*

Wilbur F. Nash

1837 Bryant St. N.E. Wash D.C.

7-13-38

At the request of Wilbur F. Nash, Jr. and Alice Smith Nash, the follow

Deed was recorded May 20th, A. D. 1938, at 10:21 o'clock, A. M. to w

This Deed made this 19th day of May in the year Nineteen hundred and

thirty-eight, by and between Wilbur F. Nash, Sr., widower, surviving tenant by the entirety

of Wilbur F. Nash and Hattie E. Nash, party of the first part; and Wilbur F. Nash, Jr., an

Alice Smith Nash, his wife, as tenants by the entirety, parties of the second part.

Witnesseth, that for and in consideration of the sum of Ten. (\$10.00)

Dollars, the said party of the first part does grant and convey unto the said parties of

second part, in fee simple, as tenants by the entirety, the following described land and

mises, with the improvements, easements and appurtenances thereunto belonging, situate, ly

and being in Montgomery County, State of Maryland, namely:

All of those tracts of land contained in and conveyed by a certain

from David S. Craver and Joanna M. Craver, his wife to the said Wilbur F. Nash and Hattie

Nash, his wife, dated March 1st, 1926 and recorded April 1st, 1926 in Liber 398, Folio 1,

of the Land Records of said County, reference to which deed is hereby made for a more full

complete description of the property hereby conveyed.

To Have and To Hold the same unto and to the use of the said parties

hereto of the second part, in fee simple, as tenants by the entirety,

And the said party of the first part hereby covenants to warrant spe

ly the property hereby conveyed, and to execute such further assurances of said land as ma

requisite.

Witness his hand and seal on the day and year first hereinbefore wri

Signed, sealed and delivered Wilbur F. Nash single (Seal)

in the presence of -

Robert S. Bains

(Internal Revenue \$21.00)

(State Tax \$20.90)

District of Columbia, to wit:

I hereby certify that on this 19th day of May, 1938, before the sub

scriber, a Notary Public in and for the District of Columbia, personally appeared Wilbur F

Nash, Sr., and acknowledged the foregoing Deed to be his act.

In Testimony Whereof, I have affixed my official seal this 19th day

May, 1938.

Robert S. Bains

Robert S. Bains Notary Public, D. C.

Notary Public

District of
Columbia

F/B

EXAMINED

mailed to

M. Roger Edwards

1430 Lawrence St. N.E. Wash D.C.

7-13-38

At the request of M. Roger Edwards and Ruth Edwards, the following D

was recorded May 20th, A. D. 1938, at 10:24 o'clock, A. M. to wit:

This Deed, made this 20th day of May, in the year 1938, by William F

Briggs, of the County of Montgomery, State of Maryland, widower.

Witnesseth that for and in consideration of the sum of ten dollars,

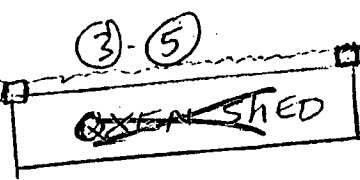
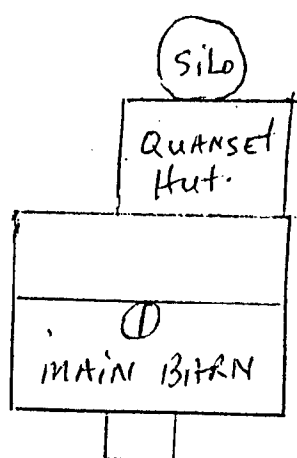
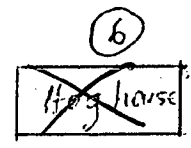
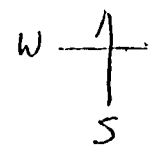
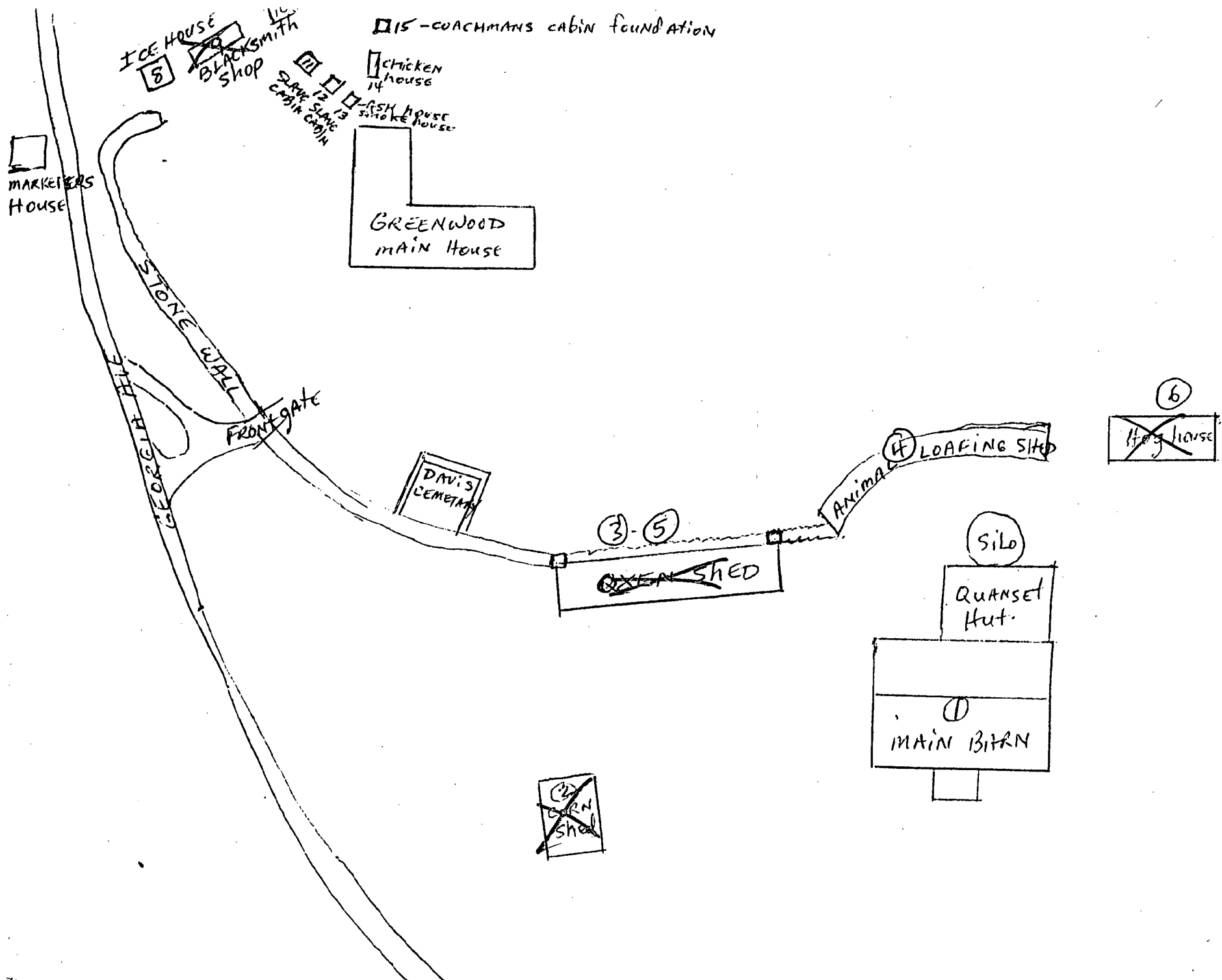
the covenants hereinafter set forth to run with the land, the said William F. Briggs, does

grant, bargain and sell unto M. Roger Edwards and Ruth Edwards, his wife, in fee simple, as

as tenants by the entireties, all of lot eight (8) in a subdivision made by William F. Bri

called "Fairland Farms", according to a plat thereof duly recorded among the Land Records

said County in Plat Book 12, plat 840.





Montgomery County Government

MEMORANDUM

DATE: 8/21/89

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: Jared B. Cooper, Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 8/17/89 reviewed the attached application by Erith S. Vandenburgh for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

CORN SHED ONLY TO BE DEMOLISHED

Attachments:

1. HAWP
2. Photograph of Corn Shed
3. Map of Site
4. _____
5. _____

JBC:av

1199E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

APPROVED V. Corn shed only For Chairperson, Historic Preservation Commission

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: August 7, 1989

CASE NUMBER: 23/46-89A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: "Greenwood"

PROPERTY ADDRESS: 21315 Georgia Avenue
Brookeville, MD 20833

DISCUSSION: As you will recall, a representative of the owners of Greenwood Farm came before the Commission on January 5, 1989, in order to request the demolition of four outbuildings (see "chronology of events" memo, Attachment #3). At that time, the Commission denied the request (see Stephen Johnson letter, Attachment #2).

Since that time, staff has visited the site, conducted a thorough inspection of the buildings in question, and met with the applicant and her representatives.

STAFF RECOMMENDATION: Staff recommends the following:

1. "Corn Shed": Of the four buildings in question, this appears to be the earliest (late 19th century) and best constructed, although parts of the "oxen shed" are probably earlier. Unfortunately, the corn shed is in an advanced state of deterioration, and has all but fallen down. Staff recommends approval of the request for demolition for the following reasons:

A. by most standards, it is well past the point of restorability, and;

B. even though it "was" a well-constructed and designed structure, it does not exhibit any unusual architectural features or construction techniques which would render it worthy of a monumental restoration project.

2. "Hog House": This structure appears to have been constructed during the early 20th century. It was never very outstanding in terms of design or construction techniques, although it certainly contributes to the "farmscape." It is in relatively good condition, with a fairly good roof. Its worst problem is that the foundation, along two sides, has settled into the ground. However, the building is, by no means, falling down and the foundation problems could be halted by use of a combination of shoring, minor grading, and installation of a guttering system.

Staff recommends that the applicant be denied permission to raze the "hog house." There don't seem to be any sound reasons to demolish this structure, and it would be fairly easy and inexpensive to maintain it. Staff also recommends that the applicant be asked to take measures to protect the building from further deterioration. Such measures would include installation of gutters; minor grading, to pull away some of the buildup caused by excessive runoff, and to deter continued runoff damage; shoring up the settled portions of the foundation, utilizing the pier and beam system (as original); and roof maintenance. There is no danger of rapid deterioration, and the applicant could be given as much as a year or two to complete the work, as long as progress was being made on other more significant outbuildings during that time.

3. "Oxen Shed": This building, dubbed "Oxen Shed" by a former owner, appears to have been designed as what would commonly be known as a machinery/ implement shed. Apparently, it was constructed during the 20th century. For the most part, it is constructed of tongue-and-groove rail car siding. One side of the roof rests on a pre-existing stone wall (approx. 7' high), which appears to have been constructed during the mid-nineteenth century, (possibly earlier) although it would be difficult to document. It is joined at both ends by a continuous stone fence which traverses the farmstead, separating the barnyard, residential yard, and cemetery.

The stone wall was probably part of the foundation of an earlier, perhaps larger, agricultural building. It has a doorway in the center, flanked by a series of small vent openings in the wall. The weight of the building, along with poor construction technique and footing problems, is causing the wall to bow outward. This movement has been temporarily halted by a previous owner through the installation of wooden buttresses. The building itself, while it has a good roof, is in poor structural condition. Some of the problems could probably be corrected, but the building (with the exception of the stone wall) hardly warrants salvation.

Staff recommends approval of the request for demolition of the wooden portion of the structure, for the following reasons: a) It is not architecturally significant; b) it is in poor structural condition; and c) it appears to be causing stress to the stone wall on which it rests.

However, staff recommends that approval be granted with the condition that measures (approved by the Commission) be taken to protect and preserve the stone wall. Such measures might include a thin troweled "soft mortar" cap, or even construction of an appropriate building, replacing the existing. Also staff recommends that the applicant be encouraged to "right" the leaning section of the wall if the building is removed.

4. "Blacksmith shop": This structure appears to have been constructed during the early 20th century, at or about the time of construction of the "hog house." It may have served as a blacksmith shop at one time, although, if that was the case, it has long since lost all fixtures and appurtenances which would have been associated with that use. Most recently, it appears to have served as a tool shed or workshop. It is in poor condition, as a result of poor original design and a bad roof. It is situated in a row of three buildings which includes the ice house and a carriage house. Both of these other buildings date from an earlier period and are in better condition. The applicant has been slowly restoring them.

Staff recommends that the applicant be permitted to raze the "blacksmith shop." In staff's opinion, it is not significant in terms of age, design, or construction technique. While it would be possible to restore the structure, staff recommends that, instead, the applicant be encouraged to complete the restoration and repair of the flanking structures.

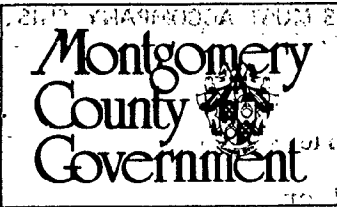
In summary, staff recommends that the applicant be permitted to raze the following three structures:

- 1) "Corn Shed" (based on criterion 24A-8(b)(4))
- 2) "Oxen Shed" (based on criteria 24A-8(b)(1) and (4))
- 3) "Blacksmith Shop" (based on criteria 24A-8(b)(1) and (4))

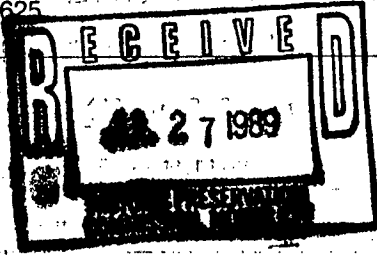
Staff recommends that the applicant be denied permission to raze the "hog house." Although its foundation is in poor condition it could be repaired and stabilized relatively easily. However, like the "blacksmith shop," staff feels that it is not a particularly early or outstanding structure.

ATTACHMENTS:

1. HAWP Application
2. Letter from Applicant's Attorney (and attachments)
3. Memorandum from Mel Tull
4. Photographs (slides will be shown at the meeting)



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Faith S. Vrendenburgh TELEPHONE NO. 924-3614
 (Contract/Purchaser) _____
 ADDRESS 21315 Georgia Avenue, Brookeville, Maryland 20833
 CITY STATE ZIP
 CONTRACTOR Oak Grove Designs, Inc. TELEPHONE NO. 921-0254
 CONTRACTOR REGISTRATION NUMBER _____
 PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)
 REGISTRATION NUMBER 11860

LOCATION OF BUILDING/PREMISE
 House Number 21315 Street Georgia Avenue
 Town/City Brookeville Election District _____
 Nearest Cross Street Route 650
 Lot _____ Block _____ Subdivision _____
 Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
 * Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____
 1B. CONSTRUCTION COSTS ESTIMATE \$ 7,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Baltimore Gas & Electric
 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes; see attached

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
 01 () WSSC 02 () Septic
 03 () Other _____

2B. TYPE OF WATER SUPPLY
 01 () WSSC 02 () Well
 03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

 APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Applicant requests Historic Area Work Permit to demolish all or part of four (4) outbuildings shown on attached map:

Building #2 "Corn Shed"

Building #6 "Hog House"

Building #9 "Blacksmith Shop"

Building #5 "Oxen Shed" building only, not stone wall attached

See letter attached and incorporated by reference.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

STEPHEN P. JOHNSON
ATTORNEY AT LAW
EIGHT BROOKES AVENUE
GAITHERSBURG, MARYLAND 20877

(301) 948-3460

July 26, 1989

Historic Preservation Commission
10th Floor
51 Monroe Street
Rockville, Maryland 20850

Attention: Jeffrey Miskan, Chairman

Re: Master Plan Historic Site No. 23/46
"Greenwood"

Dear Mr. Chairman:

Please accept this letter as a part of my client's application for a Historic Area Work Permit to demolish all or part of four (4) outbuildings which are presently located on her property which, as you know, has already been designated as a historic site. The purpose of this letter is to outline for the Commission some of the events that have occurred, especially those after January 5, 1989.

As the record will indicate, a hearing was held on January 5, 1989, before the Commission regarding a similar request to demolish four outbuildings (the names for each of these buildings are of unknown origin). Mrs. Vrendenburgh was unable to attend that hearing because she had been notified of the hearing only the day of the hearing. This may have occurred because the notice was sent to the wrong address. In any event, the presentation made on her behalf, without the benefit of counsel, appears to have been accurate, but incomplete. Hank Handler of Oak Grove Designs, Inc. appeared and testified as to his cost estimates of rebuilding the four buildings in question. However, he did not have other important information at his disposal and was, therefore, unable to convey it to the Commission. Apparently because the presentation was incomplete, and because the Commission had apparently ordered Mrs. Vrendenburgh's predecessor in title, Hyman Frankel to do several things, which he did not do, it concluded the hearing and denied her the relief she was seeking, i.e., permission to demolish the four buildings.

Jeffrey Miskan, Chairman
Historic Preservation Commission
Re: Greenwood
Page 2.

It should be noted that those buildings were in a state of almost total disrepair for many years prior to Mrs. Vrendenburgh's acquisition.

Subsequently, Mrs. Vrendenburgh sought legal advice and I immediately made contact with the staff at the Commission, namely Jared Cooper, to see what could be done to salvage the situation. Through these efforts and the cooperation of the County Attorney's Office, the Commission agreed to entertain a new application for a Historic Area Work Permit. (See attached letter from Edward B. Lattner, Esquire).

Since that time, Mrs. Vrendenburgh and several of her representatives have met with members of your staff to discuss her position with respect to the preservation of Greenwood as a whole. We have also involved members of the Code Enforcement Division of the County Department of Housing and Community Development who will be inspecting the property prior to your August 17, 1989, hearing.

Additionally, we have engaged the services of a qualified structural engineer, Thomas Carcaterra, P.E., to act as a consultant. He has inspected the property, especially the foundations of the four outbuildings in question, and photographed them. He has written an extensive report which will be presented to the Commission along with his testimony. His conclusion is that there are no adequate foundations upon which to attempt reconstruction and, therefore, he recommends demolition. His numerous photographs are especially revealing. We have also gotten another estimate besides Mr. Handler's mentioned above with respect to the cost of restoration of the outbuildings.

While this work preparatory to your August hearing has been going on, Mrs. Vrendenburgh has also engaged several contractors and spent large sums of money doing restoration work on the roof and windows of the main house and other parts of the property.

We trust this explanation will show that we have not been "foot dragging" since the last hearing and we look forward to discussing all of these issues with you and the entire Commission at length at the August hearing.

Jeffrey Miskan, Chairman
Historic Preservation Commission
Re: Greenwood
Page 3.

If you or the staff have any questions or concerns, please do not hesitate to call me, and if there is a problem with the agenda for the August hearing, please let me know because I will need to coordinate with our various expert witnesses.

Thank you for your cooperation.

Very truly yours,



Stephen P. Johnson

SPJ:pc

copies to Faith Vrendenburgh
Farley Warner, Esquire
Code Enforcement Division, County Department
of Housing and Community Development
Thomas A. Caracterra, P.E.



Montgomery County Government

OFFICE OF THE COUNTY ATTORNEY
Executive Office Building
101 Monroe Street, 3rd Floor
Rockville, Maryland 20850-2589

TELEPHONE
Area Code 301
217-2600

February 3, 1989

Stephen Johnson, Esquire
8 Brookes Avenue
Gaithersburg, MD 20877

Re: Greenwood

Dear Mr. Johnson:

This letter will serve to confirm our conversation this morning that the Montgomery County Historic Preservation Commission will entertain a new application from your client, Faith Vrendenburgh, for the issuance of an historic area work permit regarding the above-referenced master plan site. Section 24A-7(a) of the Montgomery County Code (1984), as amended, provides that applications for the issuance of an historic area work permit shall be filed with the director of the Department of Environmental Protection. However, as we discussed this morning, it would be to everyone's benefit if Ms. Vrendenburgh met with the Commission and sought their advice before filing an application, especially in view of the Commission's past dealings with this site. §24A-6(d). The Commission has a long history of working with the owners of historic resources and can provide helpful information on the appurtenances and environmental setting appropriate to an historic resource, construction methods and materials, financial information concerning historic preservation, and other relevant matters affecting the issuance of a permit.

If you have any questions or wish to schedule a preliminary meeting with the Commission, please contact Jared Cooper, Historic Preservation Specialist, at 217-3625.

Very truly yours,

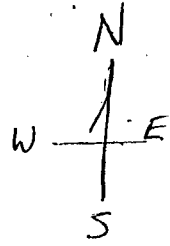
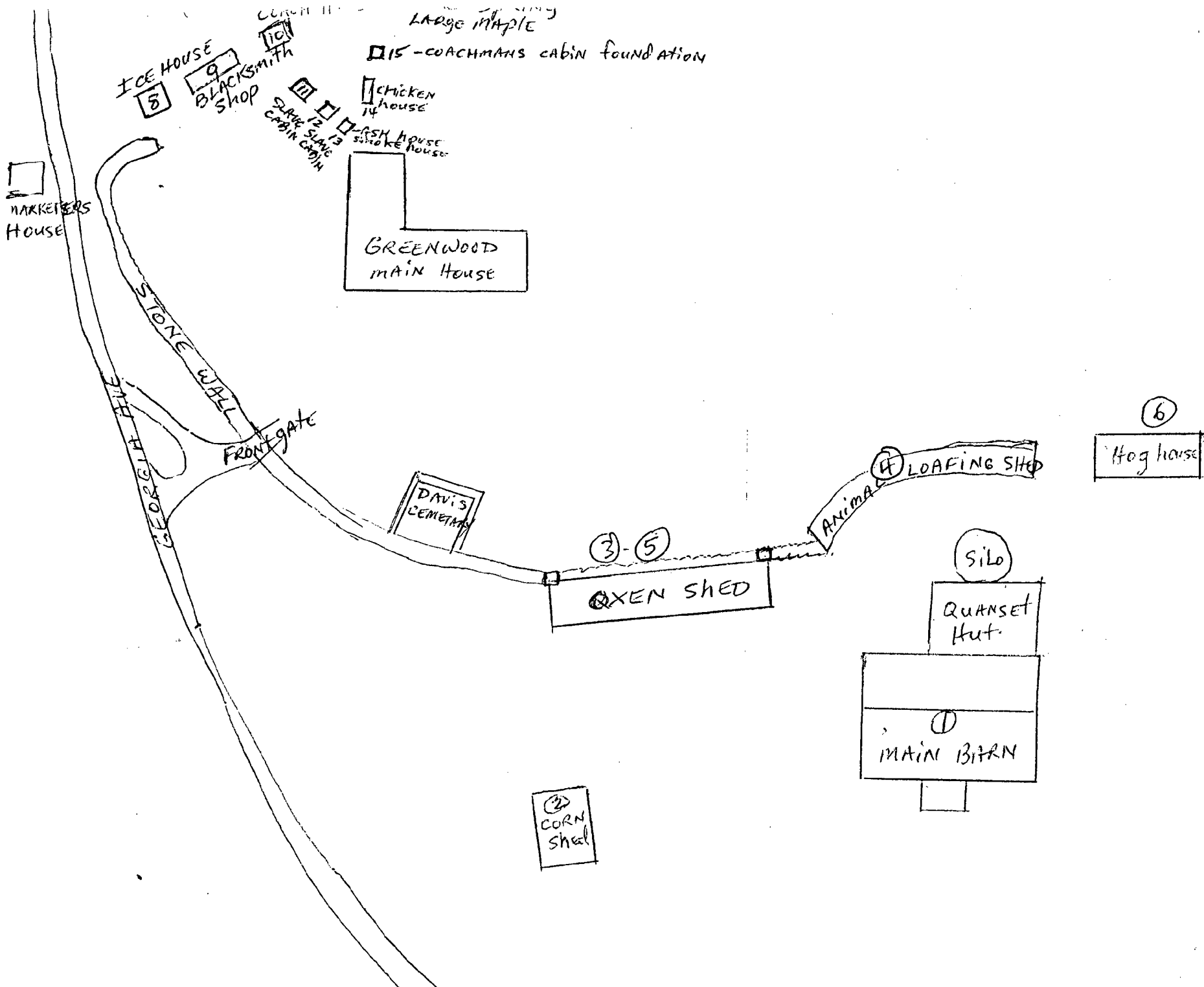
CLYDE H. SORRELL
COUNTY ATTORNEY

Edward B. Lattner
Assistant County Attorney

EBL:tjs

151L:89.00000

cc: Jared Cooper, Historic Preservation Specialist
Steven Karr, Chairman, Historic Preservation Commission
Melvin E. Tull, Chief, Code Enforcement Division,
Dept. of Housing and Community Development
Sharron Brown, Investigator, Code Enforcement Division,
Dept. of Housing and Community Development



MARKETERS HOUSE

ICE HOUSE
8

BLACKSMITH SHOP
9

CORN HOUSE
10

15-COACHMANS CABIN FOUNDATION

CHICKEN HOUSE
14

FISH HOUSE
13

SILVER SMOKE HOUSE

SLAB SLANG CABIN CABIN
12

LARGE MAPLE

GREENWOOD MAIN HOUSE

STONE WALL

FRONT GATE

GEORGIA HILL

DAVIS CEMETARY

3-5

OXEN SHED

ANIMAL LOADING SHED
4

6
Hog house

Silo

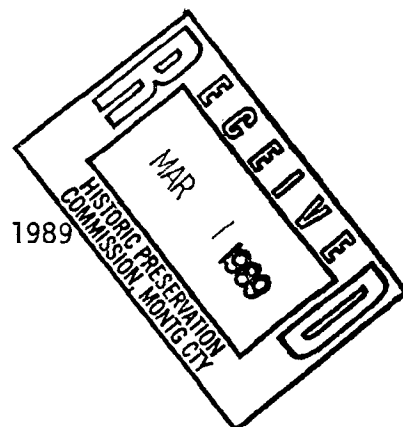
QUANSET HUT

1
MAIN BITRN

2
CORN SHED

MEMORANDUM

February 22, 1989



TO: Steven Karr, Chairperson
Historic Preservation Commission

FROM: Melvin E. Tull, Chief *M. E. Tull*
Division of Code Enforcement
Department of Housing and Community Development

SUBJECT: Greenwood, Master Plan Site No. 23/46

You have inquired about efforts to prevent demolition by neglect of the outbuildings at Greenwood. In addition, you requested a chronology of actions taken in that effort. You are aware that ownership changed last year. I hope you are also aware that the previous owner had made modest repairs and that the new owner has also been repairing some outbuildings. The new owner, Faith Vredenburgh, is now under notice, deadlines are scheduled, and she has applied for a work permit to demolish certain outbuildings.

The most notable progress to date is the change of ownership. I believe that change was prompted by the inspector when he established that Dr. Frankel was unable or unwilling to act to prevent demolition by neglect. Dr. Frankel apparently choose to sell the farm rather than face enforcement action. Because Greenwood was being sold to someone who would invest in stabilization, it did not appear necessary or appropriate for the county to contract for repairs. The new owner, Mrs. Vredenburgh, committed to a schedule of investment and rehabilitation, has been making repairs, and has applied for a work permit to demolish certain buildings. Stabilization of the weakest structures is required by early spring.

The following chronology of historic preservation actions affecting Greenwood begins 13 years ago with several significant steps during the late 1970s that provided the foundation for all later actions:

- October 1976 Publication of the Locational Atlas & Index of Historic Sites. Greenwood identified as site 23-46.
- May 1979 Planning Board recommendation of Greenwood as a historic site along with 60 others in the original Preliminary Draft Master Plan.
- July 24, 1979 Adoption of Chapter 24A, Historic Resources Preservation Code.

Steven Karr
February 22, 1989
Page 2 of 4

September 12, 1979 District Council adoption of the master plan for historic preservation, including Greenwood.

May 22 & July 22 1986 HPC requests investigation of possible demolition by neglect and provided copies of 1974 photographs showing leaning buildings, missing sections of roof and siding, and other severe deterioration.

November 10, 1986 After many attempts to inspect, our inspector met James Panek, the owner's son-in-law, at the property. After a brief discussion the inspector was told to leave.

November 17, 1986 Inspector met with Dr. Frankel, the property owner and inspected the buildings with him.

November 24, 1986 A notice and order to stabilize the outbuildings was sent to Dr. Frankel.

December 15, 1986 Dr. Frankel wrote to express willingness to stabilize the buildings and to propose a plan of action that included demolition of several outbuildings.

February 2, 1987 The inspector wrote to Dr. Frankel extending the deadline to June 15, 1987 and notifying him that he must apply for a Historic Area Work Permit for buildings he hoped to demolish rather than repair.

HPC was given Dr. Frankel's letter about the plan to demolish certain buildings and the inspectors response referring the matter to the HPC.

May 6, 1987 The inspector learned that Greenwood was for sale and notified the real estate agent of the demolition by neglect order.

May 14, 1987 Dr. Frankel's attorney, Robert A. Gingell, wrote to inquire about the process that designated Greenwood as a historic site and whether Dr. Frankel had received notice and opportunity to comment.

June 5, 1987 Mr. Gingell was advised by letter to contact the HPC.

Steven Karr
February 22, 1989
Page 3 of 4

June 12, 1987 John E. Beckman, Jr., attorney for Dr. Frankel negotiated directly with the HPC regarding demolition of certain buildings and delay of repairs until the summer of 1988.

June 16, 1987 The inspector sent a Final Notice to Dr. Frankel stating that the County would make repairs and charge the cost to him if he delayed beyond July 17, 1987.

June 23, 1987 Dr. Frankel called the inspector to report that he planned to begin on repairs by August 7, 1987.

July 21, 1987 The HPC representative advised the inspector that Greenwood had been sold.

August 3, 1987 Dr. Frankel advised the inspector that Greenwood had been sold and settlement was scheduled for September 17, 1987.

September 22, 1987 Settlement rescheduled for October 1, 1987.

December 14, 1987 The inspector notified the new owner, Mrs. Vredenburgh, even though the deed still was not recorded.

January 7, 1988 The inspector reported that repairs had begun on the ice house and the coach house.

February 9, 1988 The inspector reported work continuing on the barn and ice house.

April 21 & 28, 1988 The inspector reported rehabilitation is underway and progressing.

July 15, 1988 The inspector and an HPC representative met owners on site and reviewed conditions.

July 28, 1988 The owner's representative (John Abernathy, a son-in-law) proposed a workable schedule for renovations.

August 19, 1988 A notice and order was sent to Mrs. Vredenburgh establishing deadlines.

November 22, 1988 The inspector found ice house repairs were not complete but were underway, and extended the deadline to January 1, 1989.

Steven Karr
February 22, 1989
Page 4 of 4

November 30, 1988 Mrs. Vredenburg applied for a Historic Area Work Permit to "wreck or raize" (sp) the cornshed, hog house, blacksmith house and oxen shed.

January 5, 1989 HPC denied the application.

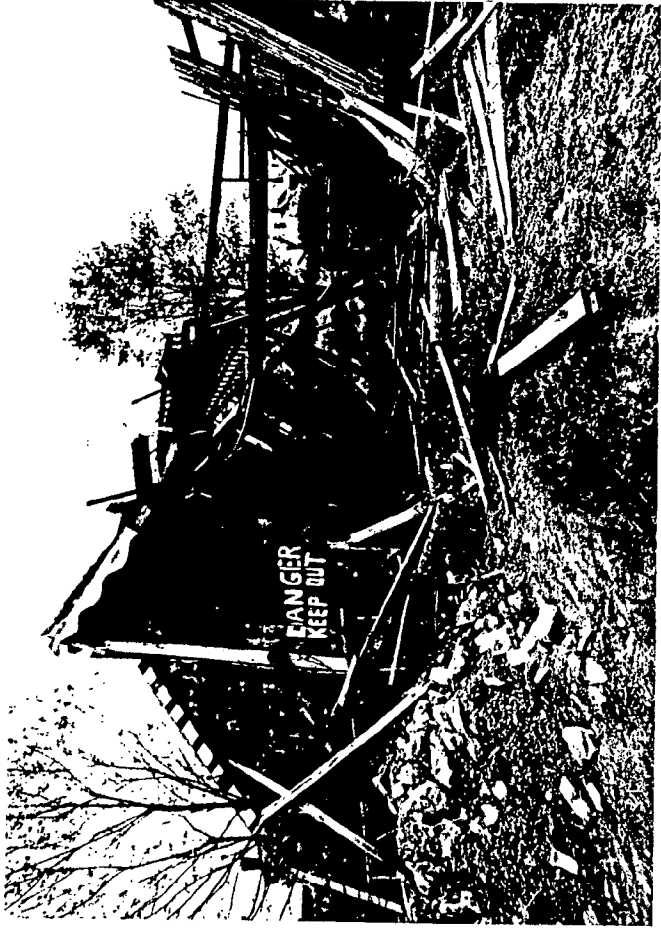
February 3, 1989 Assistant County Ed Lattner notified Mrs. Vredenburg's attorney that the HPC will reconsider and entertain a new application: noting that the HPC has a long history of working with the owners of historic resources he recommended that she meet with the HPC.

At various times, both Dr. Frankel and Mrs. Vredenburg expressed a desire to clarify the extent of their responsibilities for maintaining and restoring various outbuildings. We have no record of a response from the HPC to Dr. Frankel's request of December 15, 1986, forwarded on February 2, 1987, or to his attorney's proposal of June 12, 1987. With these requests pending and unresolved throughout the remainder of 1987 it appeared that the HPC was reconsidering whether those structures should be stabilized and restored.

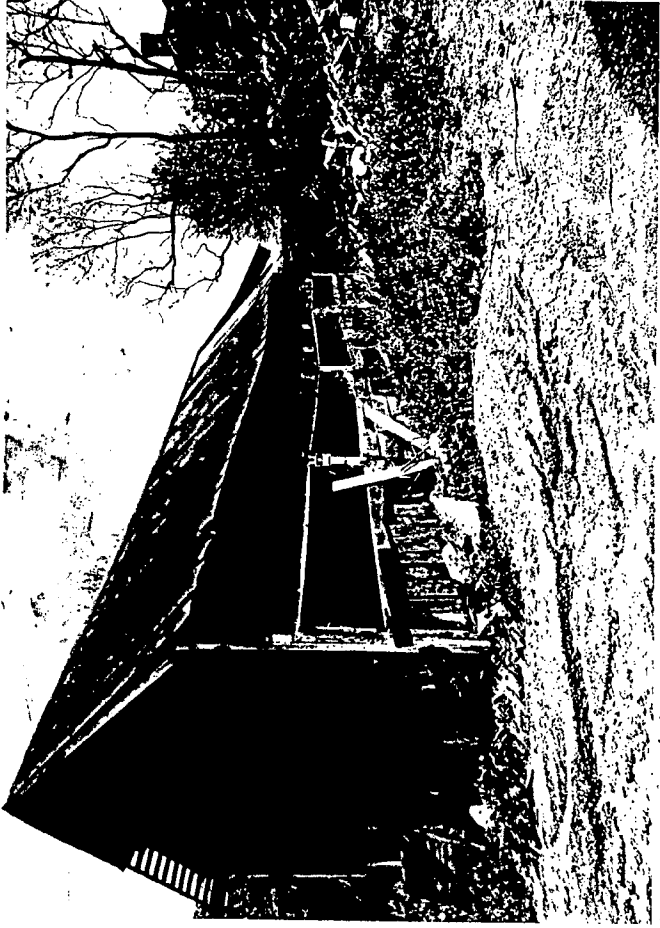
There are 5 distinct phases in the events listed above:

1. Initial delays while the inspector was unable to arrange an inspection because Dr. Frankel was living in California and the occupants were uncooperative. This lasted 4 months.
2. Dr. Frankel was in the process of planning to make necessary repairs and determining, with the HPC, whether certain outbuildings could be demolished. His proposal to the HPC for demolition of certain buildings was not rejected and it was never certain that he would have to repair those outbuildings. This consumed 7 months.
3. The property was in a state of imminent transfer of ownership, during which it was not prudent to issue tickets or initiate repairs. That state lasted 5 months.
4. The new owner, Mrs. Vredenburg, was making repairs and establishing plans for 11 months.
5. Mrs. Vredenburg's application to clarify whether she must repair certain buildings or whether they can be demolished has taken more than 2 months and remains an open question.

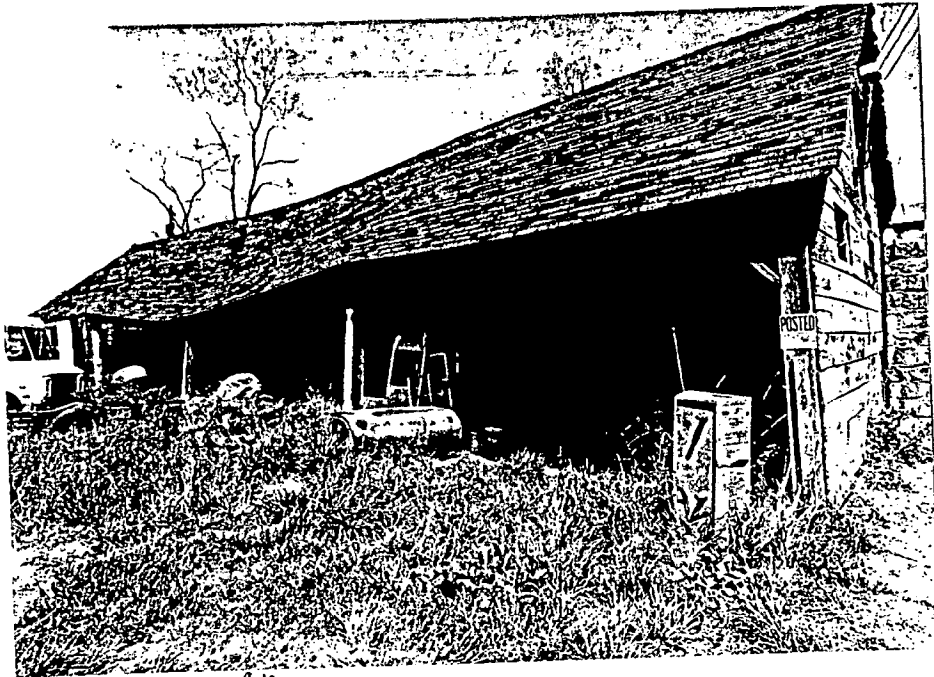
MET:mmr:06601
cc: Jared Cooper
Historic Preservation Specialist



"Corn Shed"



"Hay Shed"



"Oxen Shed"



"Blacksmith Shop"



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Faith S. Vrendenburgh TELEPHONE NO. 924-3614
(Contract/Purchaser)
 ADDRESS 21315 Georgia Avenue, Brookeville, Maryland 20833
CITY, STATE, ZIP

CONTRACTOR Oak Grove Designs, Inc. TELEPHONE NO. 921-0254
CITY, STATE, ZIP

PLANS PREPARED BY _____ CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. _____
(Include Area Code)
 REGISTRATION NUMBER 11860

LOCATION OF BUILDING/PREMISE

House Number 21315 Street Georgia Avenue

Town/City Brookeville Election District _____

Nearest Cross Street Route 650

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
<input checked="" type="checkbox"/> Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 7,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Baltimore Gas & Electric

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes; see attached

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 () Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 8/21/89

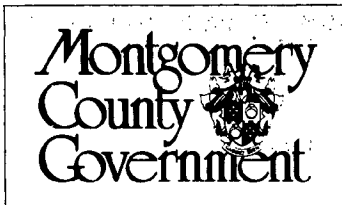
APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

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(Contract/Purchaser) (Include Area Code)

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PLANS PREPARED BY _____ CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER 11860

LOCATION OF BUILDING/PREMISE

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Town/City Brookeville Election District _____

Nearest Cross Street Route 650

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

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* Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other _____

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01 () WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

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Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Applicant requests Historic Area Work Permit to demolish all or

part of four (4) outbuildings shown on attached map:

Building #2 "Corn Shed"

~~Building #6 "Hog House"~~

~~Building #9 "Blacksmith Shop"~~

~~Building #5 "Oxen Shed" building only, not stone wall attached~~

See letter attached and incorporated by reference.

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MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

Drawn by
John M. Rosenblum 1/9/89

ICE HOUSE
WITH GRADE

Sketch #

CUTAWAY OF STONE ICE CELLAR
HAND Laid Dry Stone Walls

Dirt Floor

Recessed
Top of Back
Cellar Wall

Some vertical
boards (left)

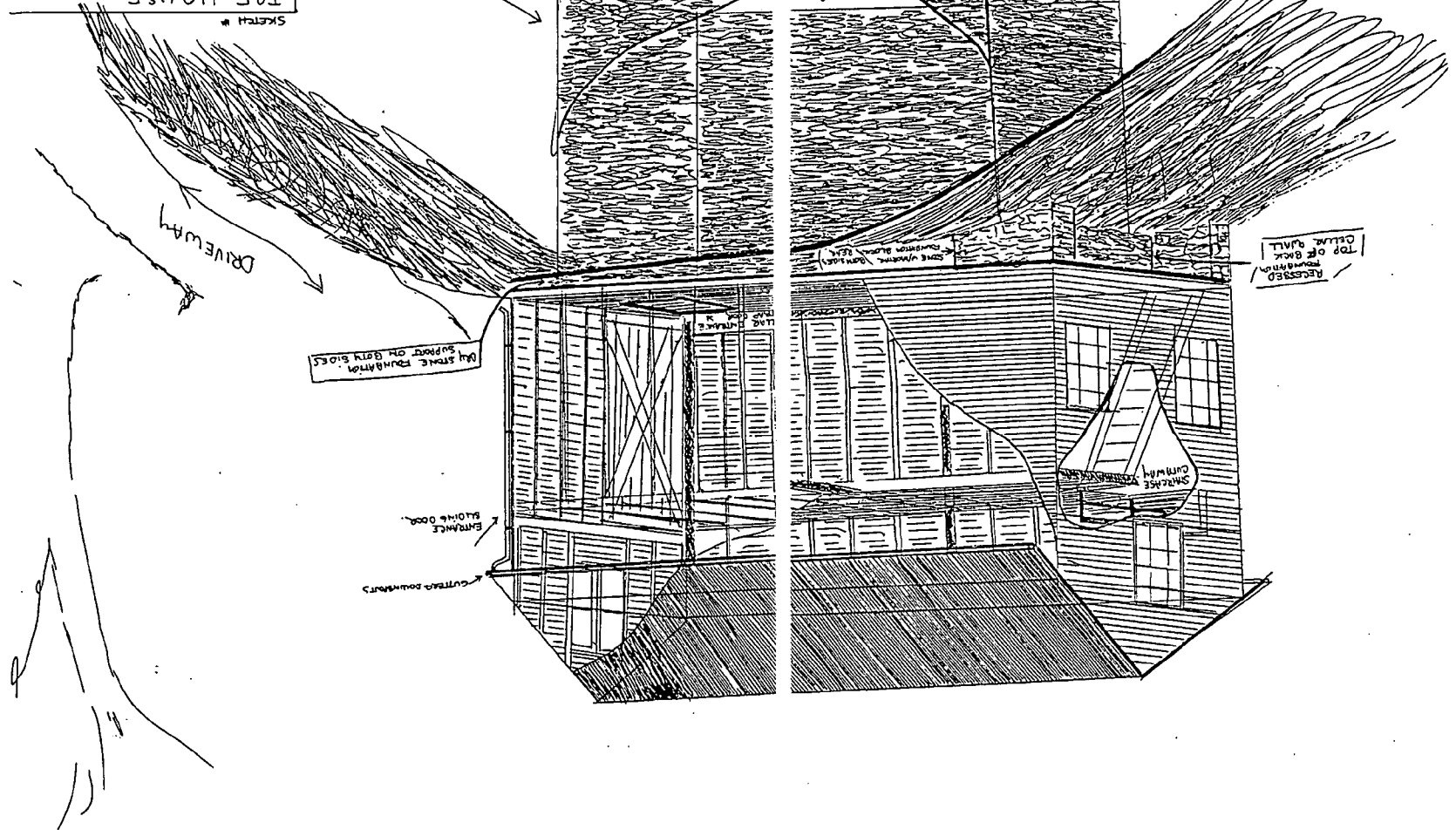
SPACE
CUTAWAY

dry stone foundation
support on both sides

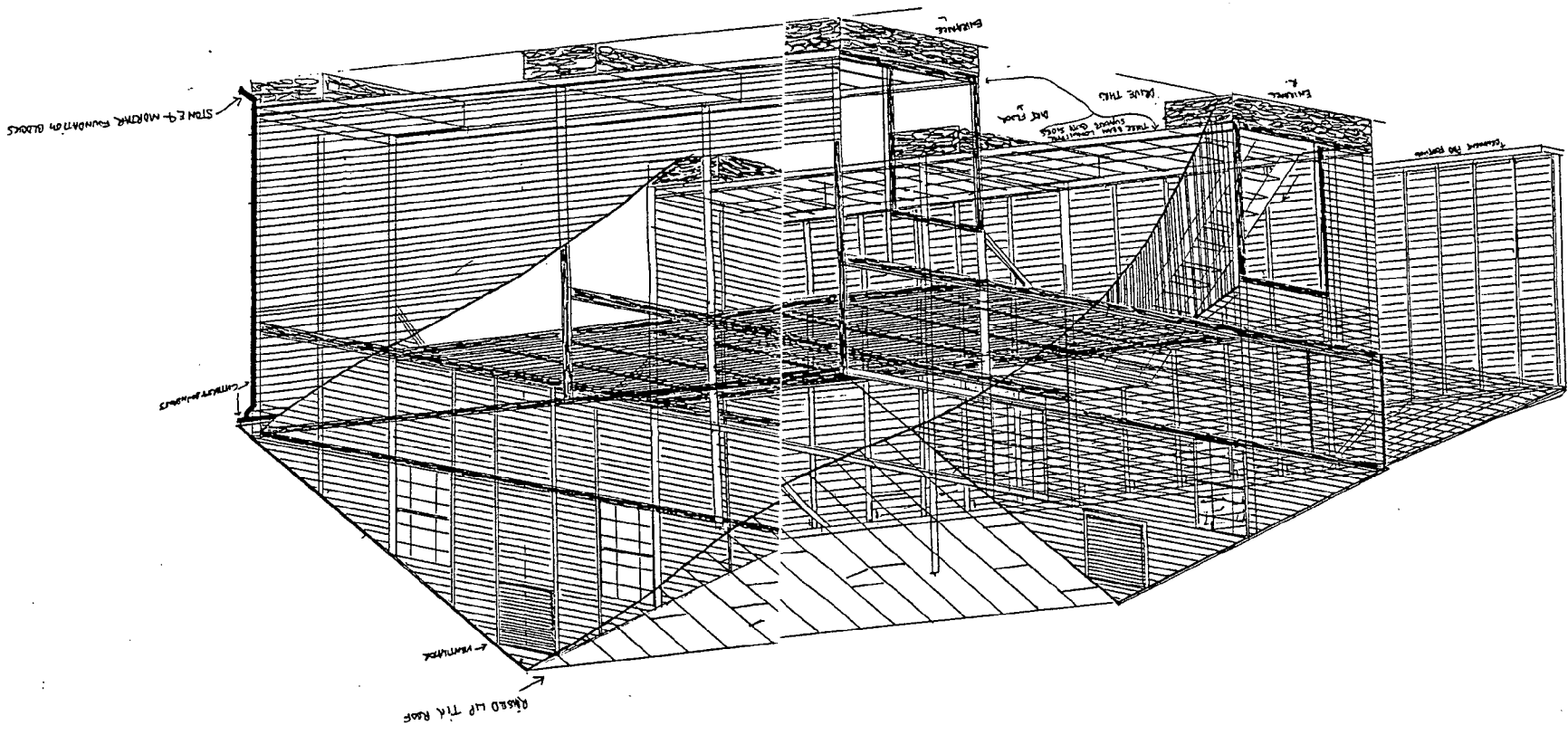
ENTRANCE
SLIDING DOOR

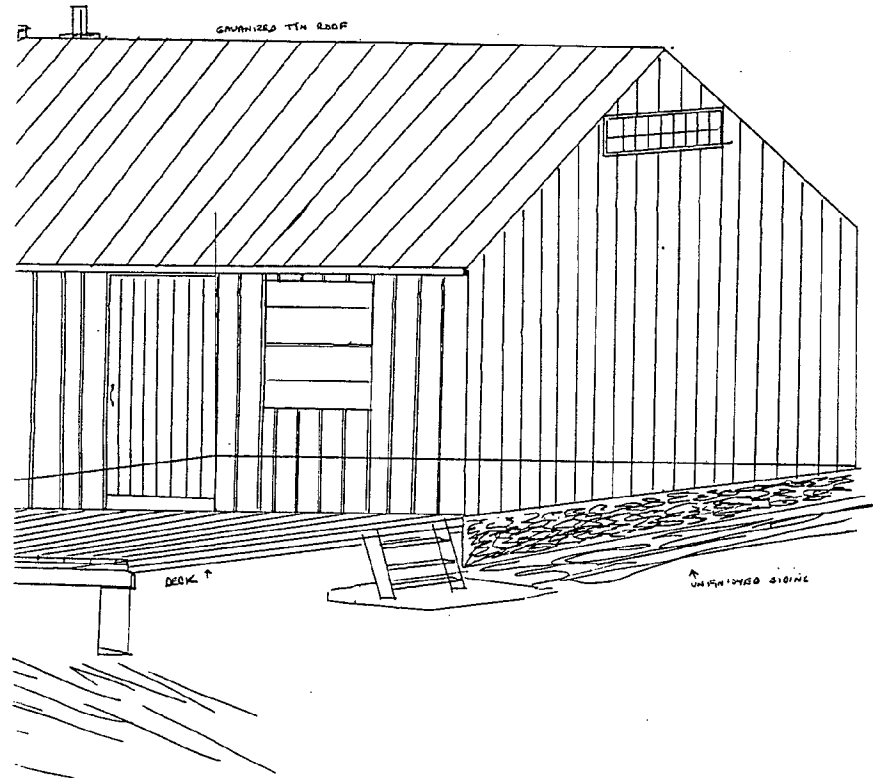
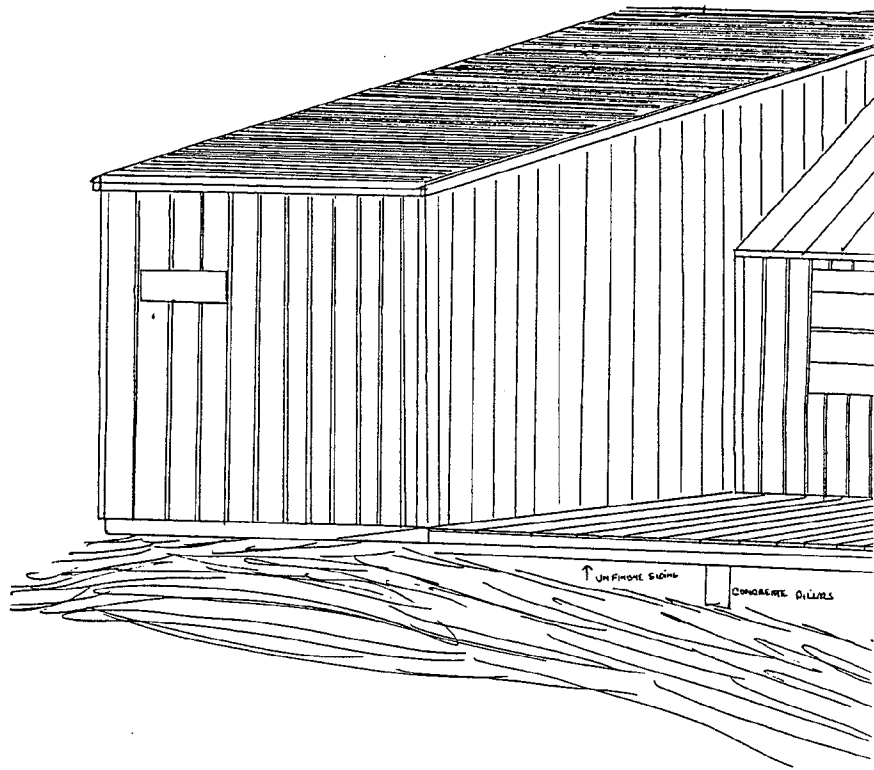
CUTAWAY DOWNWARD

DRIVEWAY



SKETCH #
GARAGE HOUSE
DRAWN BY
DAVID M. ABENETRY 1/1/87





SKETCH #

TOTAL SHED w/ ADDITION

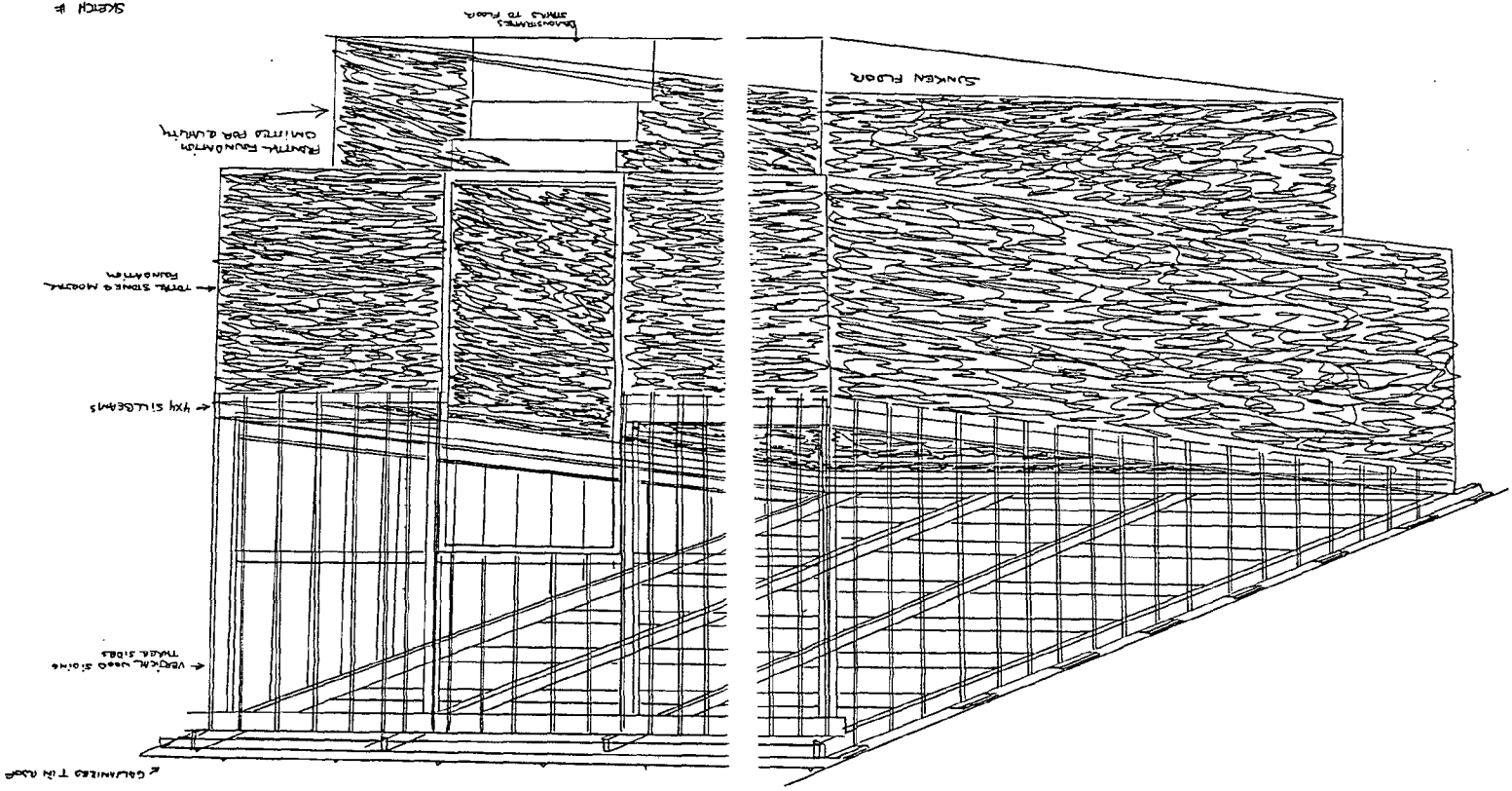
GROUND'S KEEPERS OFFICE

DRAWN BY

JOHN M ABERNETHY 1/17/89

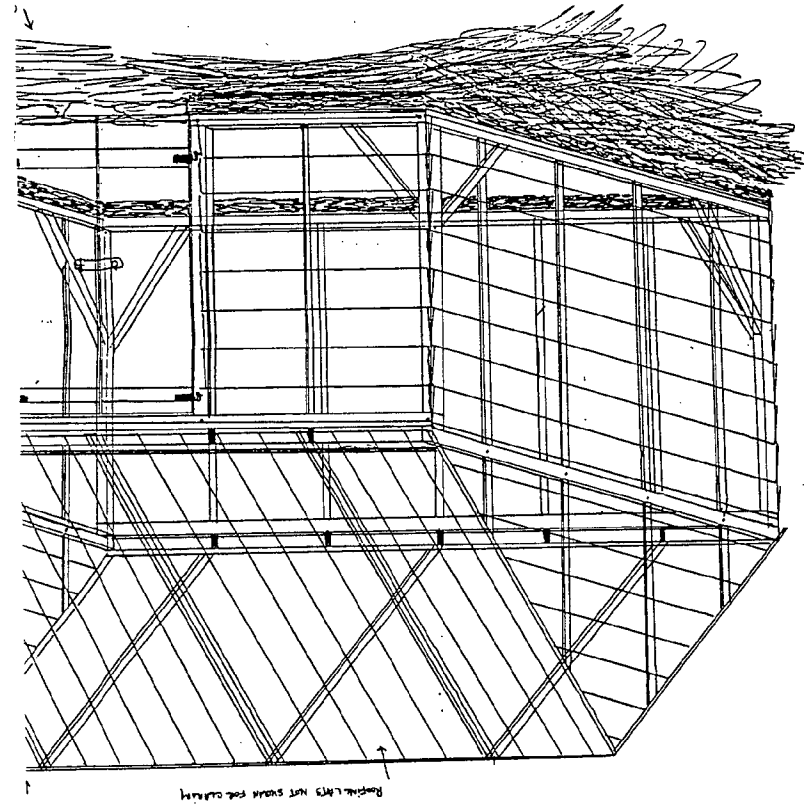
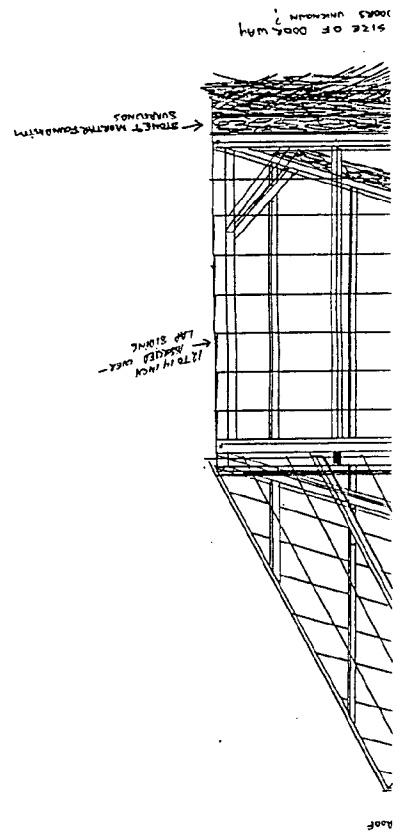
Room 04
 JOHN M. STEWART 1/15/89

SKETCH #

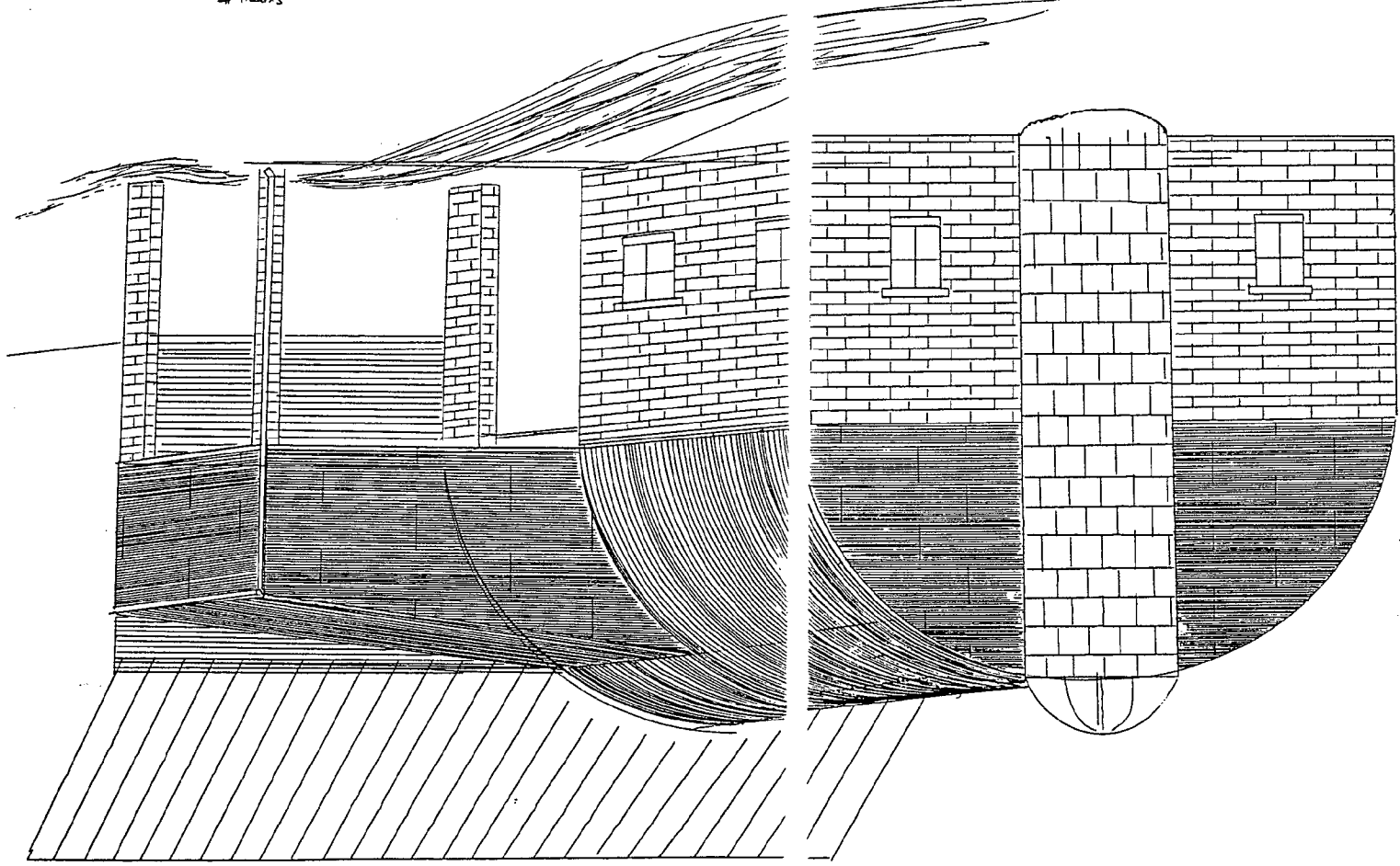


SKETCH #

DRAM BY JOHN M. HENNING 11/12/87



Sketch #
QUANSET HUT
ATTACHED TO BARN
DRAWN BY
JOHN M. HIGGINS JUN 1889



Fik - Greenwood
23/46 89A

January 4, 1989

1

Members of the Montgomery County Historical Preservation Commission

My name is Leonard Allen Nash Becraft, 4th generation of the Wilbur F. Nash Sr. family to live at Greenwood and protect the property.

I would like to speak and oppose the action of Ms. Vredenburg to demolish the four out buildings and any other buildings or structures on the 14.34 acres parcel, surrounding the Maryland historical Greenwood home site.

My main reason for opposing the removal of the listed buildings, would be the continuing destruction of the historical integrity of the Greenwood Plantation home place. Those buildings, which were used by the Davis, Craver and Nash families for 242 years represent the means by which our early settlers in Montgomery Co. developed the land and made a living. Few of these settings, are still available in our great Montgomery Co. and the people, owners and commission must protect and preserve them.

"Greenwood" is one of the counties oldest homesites and most historic. The Property where these buildings are located, dates back to the original land grant January 13, 1720 "Gold's Branch" to Richard Snowden of Laurel, Maryland Prince George County for 257 acres. Are the members of the commission familiar with "Montpelier" in Prince George Co. It is the homeplace with outbuildings built by Richard Snowden on the Patuxent River and one of the showplaces of the County. "Greenwood" is about 20 miles West of "Montpelier" and the most Western of Snowdens land holdings. A homestead was started at "Greenwood" around 1723 and the complex of outbuildings developed from

this time. The Davis family acquired the property in 1747 and five generations of Davis members were instrumental in its development. Ephraim Davis constructed the central brick portion in 1755. Thomas Davis III, son of Ephraim Davis was born Dec. 10, 1768 and died in 1833. It is reported, that a great deal of the outbuildings were built under the direction of Ephraim And Thomas during this time period. The main barn was built around 1830, after a fire destroyed an earlier constructed barn by the Hawlings River. The complex of buildings near the house and barn are in their original settings and represent the life style of one of the Counties most prominent families, the Davis'. The Davis family members are buried near the corn, oxen and Hog house in a family cemetery. They were satisfied to be interred near their life's work. These buildings were like monuments to their physical efforts and lives.

Mr. Roger Brooke Farquhar, author of Historic Montgomery Co. Maryland, Old Homes and History, 1952 gave "Greenwood" a special place in his book-- the middle section. He stated "the facts available are so voluminous and the impact so important on the history of Montgomery Co., that it is necessary to divide the story into two parts to do the subject justice" page 177. I will not go into great historical depth, but Thomas Davis III was a patriot, organizing a company and marching to Pennsylvania to help suppress the Whiskey Rebellion, as a commissioned officer under George Washington in 1794. He was in the Maryland House of Delegates, a justice of the Circuit Court, Judge, President of the Executive Council of Maryland, 2nd to the Governor. A founder of the Brookeville Academy, Surveyor and Vestry at St. Bartholomew's Episcopal Church. His son, Allen Bowie Davis, like wise was a prominent leader

in Montgomery County and the state of Maryland. He was President of Trustees at Brookeville Academy, Director of Montgomery Mutual Fire Ins. Co, President of Maryland Agricultural Society(Univ. of Md.), Rockville Fair, School Commissioner and director of the C&O Canal Company. The reputation of these men, make this complex of buildings eligible for the National Register of this nation. However, it was not completed. The information, I submitted in the 170's remain in Annapolis, Md., where it was accepted for the State of Maryland, as a top historic location, but because definite boundary corners were not available due to subdivision; "Greenwood" was not placed on the National Register. Mr. Hyman Frankel, the new owner in 1980, did not pursue including the 14.34 acres on the National Register. "Greenwood" was chosen in 1979 by Montgomery Co. to be among the first 50 historical sites in the County to be protected. It was agreed by the Nash family, when selling the property to keep the barn building complex together with the mansion, so the buildings and home could be preserved as a historical showplace, as it always had been. "Greenwood" was the showplace of Montgomery Co. in the early 1900's. It was chosen to be displayed on a silver service tray, representing Montgomery Co. used on the Battleship Maryland. This silver service by Kirk is now on display in Annapolis, Md. The homeplace, buildings and ground were open to the public in 1976 for the Bicentennial tour of historic homes, where over 500 people on one day toured the property. I had the opportunity of being the 4th generation of the Wilbur Nash Sr. family to live in the mansion from 1970 to 1979 and protect the Nations historic trust. My Great Grandparents Wilbur Nash Sr. purchased the

property in 1926, transferred to my Grandfather Wilbur Nash Jr. in 1938, who farmed until his passing on March 11, 1966. The farm was continued to be protected by my Grandmother Alice Nash and relatives until 1980. My Great Grandparents and Grandparents maintained and kept the property open to the public. A bronze plaque was placed on the front gate post in the 1960's by D.A.R. honoring Thomas Davis' patriotism and leadership to his country. In the 10 years up to 1980, that I lived in the 17 room Davis mansion, I personally supervised the preservation of the buildings. The farming was handled by Mr. Austin Geisbert, He stored his corn crops in the corn crib, hay in the barn and machinery in oxen building. Hogs were still raised in the hog house up to 1980. The blacksmith shop in the main yard was used as a tool and lawnmower storage area. I have pictures showing they were in usable condition. However, with the change of ownership to Mr. Frankel, very little maintenance, if any was done to the out-buildings. I personally spoke with Mr. Frankel and encouraged repair work in early 1980's by his foreman, Mr. Hank Handler. The front beam in the corn shed was never repaired or replaced, allowing roofing to blow off and wind and rain to destroy front roof section and collapse of front section in May 1988. The corn shed was one of the show pieces (picture with trim) should be repaired and maintained. It stands on unique rock pedestal foundations and has overall withstood nature's battering forces; the base and side walls are still firm. The oxen shed next to the barn and corn shed is unique in that it is one of the last in the county with window slits in the back stonewall for animal ventilation. It is said by Mr. Farquhar-" that Mr. Allen Bowie Davis had twelve to fifteen yokes of oxen, hauling dirt to the front lawn and plowing the fields. The loafing shed, follows the long stone wall from

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the road, where animals were protected in winter. The hog house was used by Mr. Davis to raise 100 hogs a year to supply his family and slave with winter eats. It is unique in that it has a corn storage area in the second floor level with 4 areas for hogs. With some maintenance and paint this building can be saved. The Blacksmith shop is an important part of the yard complex. The Davis family not only used it to repair tools, shoe horses, but use it as a butchering shed, where hogs were cut up to prepare for smoke house. The chicken house north of the homeplace was removed by Mr. Frankel without a permit and current action of bulldozing the concrete foundation appears to be currently underway. The main barn needs work on the siding and front entrance roof or it will rot and collapse like the corn house.

I realize the repair of these historic buildings takes money, but the current owner was aware the buildings were part of a historic complex and were to be repaired at the time of her buying the estate. A demolition by neglect order had been placed on the previous owner, Mr. Hyman Frankel in mid- 1980's. He was asking \$700,000.00 for the property, which he had paid \$150,000.00 to the Nashs. Ms. Vredenburgh paid \$600,000.00, so a portion of the difference of \$100,000.00 must have been considered into the repair of these buildings.

"GREENWOOD" is not just another property in the County. It is comparable with Mt. Vernon, Monticello and Montpelier. Where would these National land marks be with out outside buildings. I request these buildings not be demolished and hopefully preserved for the future generations, so the year of 2000 will see, what "Greenwood" families did to promote our nation. "Greenwood" is the main historic

estate on Rt. 97 leading into Montgomery Co. from Howard Co. and Baltimore and should be a show place to all the people. I request the commission to deny this application, for demolition and follow the current law into protecting the "Greenwood" estate! The address for Greenwood of 21312 is incorrect, in the Historic Preservation Commissions notice causing confusion and short time notice of meeting on this action did not give time for others to know or speak.

Thank you,

Leonard A. Becraft

Leonard A. Becraft
15640 Santini Road
Burtonsville, Maryland 20866
301-421-1117

PROPOSAL/CONTRACT

PRESERVATION ASSOCIATES, INC. (CONTRACTOR)
207 S. Potomac Street
Hagerstown, Maryland 21740

No. 900201B

Date 2/1/90

301-791-7880

Page No. _____

Proposal Submitted to: (CUSTOMER)

Work To Be Performed At:

Name Faith S. Vrendenburgh
Street 21315 Georgia Avenue
City Brookeville
State Maryland 20833
Phone _____

Greenwood Farm Complex
Street _____
City _____
State _____
Architect _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of the Work:

Barn Stabilization and Repairs - refer to attached "Description of Work".

The Work to be performed under this contract shall be commenced within approximately 30 days after Customer has accepted this Proposal and after all required permits have been obtained, and Substantial Completion shall be achieved within approximately 90 days of commencement (see Item No. 8 of attached Terms and Conditions.)

TERMS AND CONDITIONS ATTACHED HERETO ARE PART OF THIS CONTRACT.

The above work is to be performed as specified for the sum of: \$62,400
Sixty two thousand four hundred dollars
Payment to be made as follows: \$15,000 down payment upon acceptance of Proposal. Monthly invoices will be submitted for work performed and material stored through the end of each month. The final invoice will be submitted upon completion of the Work. Payments are due within 10 days of receipt of invoice. Respectfully submitted, PRESERVATION ASSOCIATES, INC. MHIC 7479

by *[Signature]*

Note-This proposal may be withdrawn by us if not accepted within 21 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will made as outlined above.

Signature _____

Date _____

Signature _____

DESCRIPTION OF WORK
GREENWOOD FARM COMPLEX

BARN STABILIZATION AND REPAIRS WORK DESCRIPTION

Northwest Quadrant Stabilization/Restoration:

1. Prop up the southwest section of roof opposing the northwest section to be dismantled.
2. Remove roofing over work area.
3. Remove lath over work area.
4. Remove 2 - 28' rafters.
5. Remove 1 - 28' purlin to the pegged joint over threshing floor.
6. Remove the rough cribbing at the west hay mow level.
7. Remove debris at the west hay mow level.
8. Remove existing west interior bent's north 15' of top plate.
9. Space loose existing lumber on north half of west hay mow floor. Lay 1/2" CDX plywood over floor and screw/tack corners. Lay 2 - 2x8 planks stacked one on top of the other under each run of scaffold to be erected. Scaffold must be level.
10. Raise scaffold 3 sections long approximately 11 sections high to access purlins.
11. Set plywood, planks, level scaffold and raise scaffold 3 sections long, one section at a right angle to the other two to access the purlin and the top plate section to be replaced on the west interior bent.
12. Beginning at the ground level, dig two footers to solid undisturbed ground a minimum of 24" below ground unless solid rock is encountered, preferably 36" deep. There is to be one footer inside the barn placed directly under the interior post of the west interior bent. The other footer is to be placed next to the west forebay wing wall to support the post carrying the northwest face of the barn frame. Each footer is to have an anchoring device for the base of the post.

13. The interior ground level post to be added will be an approximately 8"x8" oak post running plumb from ground level to under side of plate of west interior bent at hay mow level.
14. Another 8"x8" oak post will rise directly above the ground level post between the hay mow level and the threshing floor level directly under the post supporting the purlin.
15. An 8"x8" pressure treated post will be placed from the footer next to the west forebay wing wall up to the northwest face of the barn frame.
16. There is a double upright post on the north wall between the west gable end and the west interior bent. The lower end of the scabbed on post needs to be cut to receive a horizontal beam to be placed under the post. The horizontal beam will be an 8"x10"x19' piece placed from the west gable frame to the west interior bent on top of the cantilevered joists and under the upright post.
17. At the northwest corner post 2 - 2x6x16' pieces will be nailed one each against each of the two interior faces of the post from sill to just under top plates. They will be cut around the wind brace joints to better resupport the wind braces.
18. Replace in kind with a new oak 7"x8"x15' piece the rotted top plate section at the north end of the west interior bent. Cut the existing top plate in a new structural scarf joint directly over the first interior post. Add steel web plate bracing up under the joint bolted to the post.
19. Cut and make a sawn wood purlin to match the existing in size and joinery.
20. Repair/replace two purlin supports, two purlin braces and three wind braces.
21. Reerect purlin frame, rafters, lath as originally done.
22. Lay new channel drain galvanized pressed steel roofing over repaired area.

Northeast Post Stabilization:

1. Reconsolidate the plates at the corner sills.
2. Reestablish two wind braces.
3. Sister 2 - 2"x8"x16', one to each interior faces of the northeast corner post. Carefully cut around each brace notch to preserve integrity of notch and further support the notch.

Interior Ground Floor/Hay Mow Floor Stabilization:

1. At the south wall immediately under the west interior bent from the south wall north about 5' add two 8"x8"x8' posts supporting and 8"x8"x5' header.
2. Place a footer 1' deep x 2' x 2' under each post on good solid earth.
3. Remove one existing wood post on footer supporting a north axis summer beam. The post is severely damaged by termites. Replace with a 10"x10"x7' post at the present footer.
4. Attempt to jack up the summer beam, if doing so does not create stress or damage elsewhere.
5. Fill in the hole beneath the footer dug by a ground hog.

South Purlin at East End:

1. Replace missing brace.
2. Plywood floor and raise scaffold.
3. Epoxy reconsolidate the base of purlin brace.

North Wall @ East Side at the Doubled Post Between the East Gable Frame and East Interior Bent:

1. The lower end of the scabbed on post needs to be cut to receive a horizontal beam to be placed under the post.
2. The horizontal beam will be an 8"x10"x19' placed from the west gable frame to the west interior bent on top of the cantilevered joists and under the upright post.
3. Beginning at the ground level, dig two footers to solid undisturbed ground a minimum of 24" below ground preferably 36" deep unless solid rock is encountered. There is to be one footer placed next the inside face of the east forebay wind wall to support the post carrying the new horizontal beam. The other footer is to be placed under the joist at the opposite end of where the new beam ends. Each footer is to have an anchoring device for the base of the post.
4. Place one on each footer an 8"x8"x10' treated post cut to length.

West Gable Frame:

1. Repair and sister to the main top plate where it is damaged.
2. Repair or reanchor all stud and frame members in the northern half of the frame where loose or deteriorated.
3. The vertical light frame pieces of the upper frame all need to be worked on to restore sound structural stability.

Siding, South Wall:

1. Repair two louvers, frames and trim.
2. Replace 42 linear feet of rough sawn, green 1 x random 8" to 12" wide x 16' long siding of poplar. Use single run boards from top plate to sill.
3. Install 1" x 2 1/2" wide poplar battens 16' long.

Siding, West Wall:

1. Remove metal track and braces.
2. Set pole jack scaffolding.
3. Remove siding barn wall to repair framing.
4. Rebuild louver frame and install new louver and trim similar to front/south wall.
5. Owner to provide new pattern 105 novelty or German style cove top siding.
6. Install new barge boards.

Siding, East Wall:

1. Set pole jack scaffolding.
2. Remove all warped, twisted siding.
3. Up to a maximum 50% of existing siding is to be removed under this proposal.
4. Reuse, if possible, any salvaged west wall siding.
5. Use new owner supplied siding if salvaged and reusable siding is short.
6. Install new barge boards.

East Ground Level Windows:

1. Restore existing frames, if possible, epoxy reconsolidate.
2. Rebuild new frame parts if needed.
3. Build, treat and install new sash.

Ramp to Threshing Floor (Existing Opening):

1. Remove siding and roofing.
2. Install new strap braces at rafters to better secure them to the top plate.
3. Install new 8x8 treated beams, one under each sill of the side walls.
4. Cut the ramp floor back to be independent of the side walls.
5. Dig two footers to better support the front corner posts of the ramp.
6. Install 2 - 6"x6"x16' sills, treated.
7. Install 2 - 6"x6"x14' treated front posts.
8. Install 2 - 2"x8"x16' treated braces.
9. Install new channel drain roofing.
10. New 1"x12"x14' poplar siding.
11. New 1"x2 1/2"x14' battens.

Masonry:

1. West exterior foundation. Repoint no more than 80 SF mostly along top of wall at southwest corner.
2. Northwest corner under forebay at inside corner, point and fully bed.
3. At the southwest inside corner repoint about 74 SF.
4. South wall. Repoint no more than about 20 SF exterior.
5. Point inside northwest corner above the west mow floor.
6. Repoint areas of south and east wall interior at the grainery floor and east mow level. No more than 70 SF.
7. Repoint no more than 50 SF at east wall exterior.

8. Repair a minor amount of block pointing on west wall of quonset addition.

Painting:

1. Paint the roof areas already painted one coat of fibrous roof coating. No new roofing will be painted.
2. Paint main barn exterior new wood one coat of oil prime. Paint all wood two coats of NAVAJO RED STAIN, OIL BASE.
3. Paint quonset exterior addition two coats.

Gutters:

1. Main Frame Barn. Install new 6" half round galvanized steel gutter with 4" down spout.
2. Install four pieces of 5" round down spout on quonset addition.
3. Build and install a new box gutter similar to existing on west face of block wall of quonset addition where now missing.
4. New gutters will not be painted.

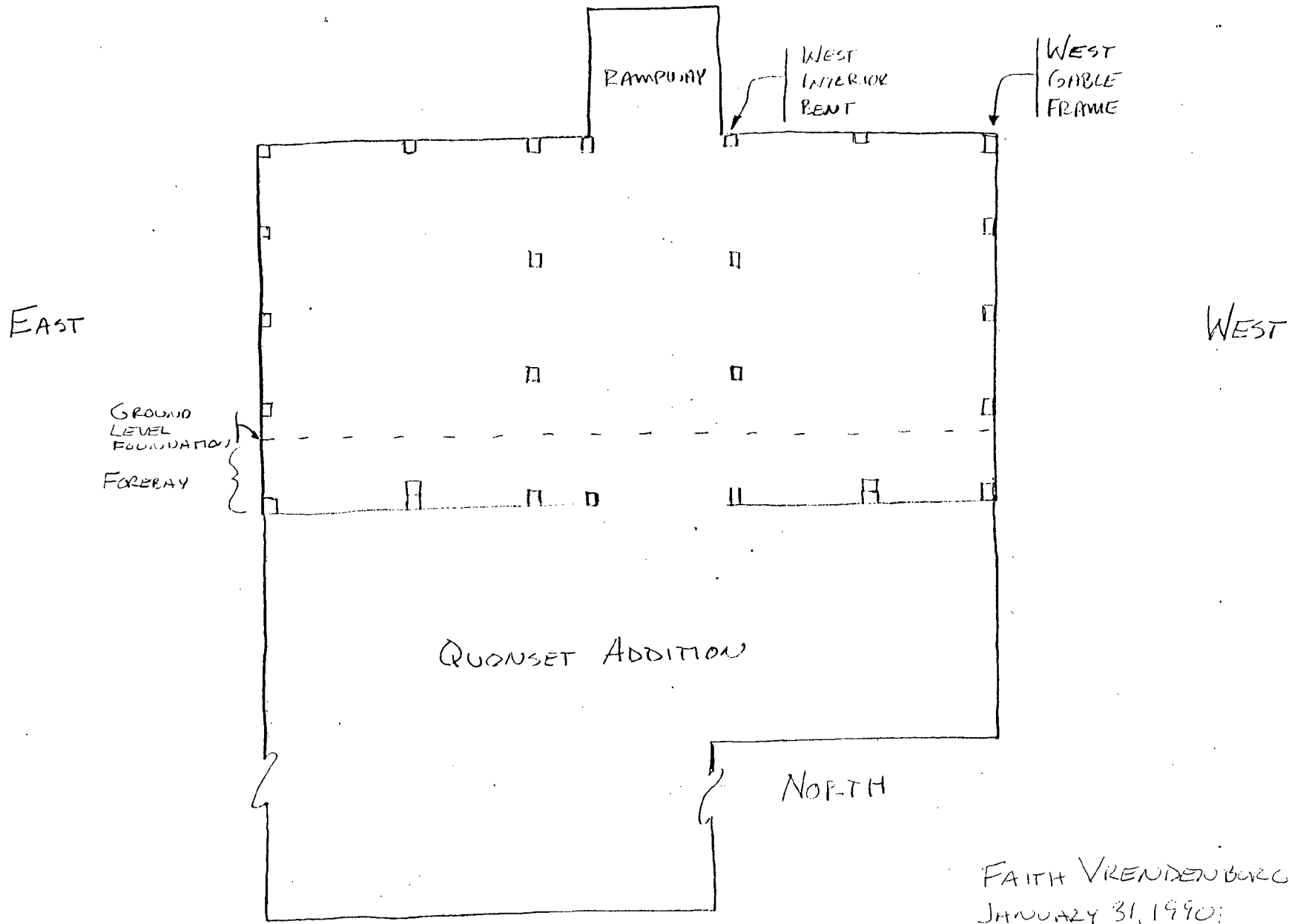
February 1, 1990

CHANGE ORDER 1

Replace entire north slope of metal roof of main barn beyond the area being replaced in the northwest corner.

1. Remove all remaining corrugated roof from ridge to eave up to and not including quonset roof and gable sheet metal.
2. Renail roof lath.
3. Install new channel drain metal roof.
4. Reinstall ridge caps.

Additional Cost \$3,815.00



FAITH VRENDENBURGH
JANUARY 31, 1990:
GREENWOOD BARN

PRIORITY	BUILDING	PROJECT	ACCOMPLISHED BY	COST ESTIMATE	PROJECTED COMPLETION
ITEM 1 WINTER '90	OXEN SHED/ STONE WALL	PREPARATION TO WALL FOR REMOVAL OF SHED RECORD SHED RAZE SHED TEMP. COVER TO PROTECT FROM WEATHER	CONTRACTED	BETWEEN 2,000. ⁰⁰ & 4,000. ⁰⁰	WINTER SPRING '90
ITEM 2 WINTER '90	MAIN BARN	PURLIN REPAIRS/ROOF NW CORNER POST W GABLE TOP PLATE INT FRAMING BENT - WEST WALL FIVE CANTILVERED - SLEEPERS INT UPRIGHT POST - NORTH WALL W/NEW- SILL PLATE NW CORNER POST RAFTERS & LATH OVER PURLIN REPAIRS ALL ROOF TIN REPAIRS - NORTH SIDE ENTIRE SIDING REPAIRS - IN KIND RESTRICTURE ENTRANCE RAMP & COVER REPLACE GUTTERS & DOWN SPOOTS - IN KIND	CONTRACTED	49,000. ⁰⁰ TO 62,000. ⁰⁰	WINTER SPRING '90
SPRING/ SUMMER '90					SPRING/ SUMMER '90

NO. 30-89 FRI 11:48 KENNEDY NATIONAL OFFICE

AGE 2
PRIORITY

GREENWOOD FARM
BUILDING PROJECT

ACCOMPLISHED
BY

COST
ESTIMATE

PROJECTED
COMPLETION

AGE / PRIORITY	BUILDING	PROJECT	ACCOMPLISHED BY	COST ESTIMATE	PROJECTED COMPLETION
SPRING / SUMMER '90	MAIN BARN	MASONARY REPAIRS - SEAST / SWEST CORNERS PAINT ENTIRE STRUCTURE TWO COATS			SUMMER '90
ITEM 3 SPRING / SUMMER '90	OXEN SHED / STONE WALL	RIGHT THE STONE - WALL USING EXISTING BRACING & HYDRAULIC JACKS STABILIZE / UNDERPIN CAP TO PREVENT DETERIORATION	CONTRACTED	\$18,000.00 TO 28,000.00	MID SUMMER FALL '90
ITEM 4 SUMMER / FALL '90	QUANSET HUT	MASONARY REPAIRS TO BLOCK ON WEST WALL REPLACE GLASS & GLAZE SIX WINDOWS IN BLOCK INSTALL GUTTER - WEST SIDE	CONTRACTED OWNER CO PORTIN INC	350.00	FALL '90
ITEM 5	HOG HOUSE	RECORD & RAZE	CONTRACT / REED?	1,000.00 TO 2,500.00	WINTER / SPRING '90
" " 6 WINTER / SPRING '90	BLACKSMITH SHOP	RECORD & RAZE	CONTRACT / REED?	1,000.00 TO 2,000.00	WINTER / SPRING '90

NOV-30-89 FRI 11:47 AM KENSINGTON COPY CRT

ITEM	DESCRIPTION	BY	GOST ESTIMATE	PROJECTED COMPLETION
7	SLAVE CABIN RE 1850 SHED	CONTRACTED	1,000.00 TO 2,000.00	FALL '90 WINTER '90 SPRING '91
8	CEMETERY WALL	OWNER		FALL '90
9	CARRIAGE HOUSE	CONTRACTED L. BONE STONE CRAFT	2,200.00	FALL '90 WINTER '90 SPRING '91
9	MASONRY REPOINTING ON STONE PIERS REPAIR OR REPLACE SIDING IN KIND	SUB CONTRACTED OWNER	5,000.00 TO 8,000.00	FALL '90
10	ICE HOUSE	OWNER	3,500.00 TO 6,000.00	FALL '91
10	REPAIR OR REPLACE WINDOWS IN KIND INSTALL DOORS PAINT STRUCTURE	OWNER		
11	REPAIR OR REPLACE WINDOWS IN KIND REPAIR WINDOWS & LOFT DOORS REPLACE ROOF PAINT STRUCTURE	OWNER		
11	REPAIR OR REPLACE WINDOWS IN KIND REPAIR OR REPLACE SIDING IN KIND INSTALL DOORS PAINT STRUCTURE	OWNER	600.00	
12	SMALL SHED REPAIRS PAINT NESS SIDING	OWNER	500.00 TO 800.00	FALL WINTER '91

FALL '90
WINTER '90
SPRING '91

FALL '90

FALL '90
WINTER '90

SPRING '91
SUMMER '91

SUMMER '91
FALL '91

SPRING '91

FALL '90

FALL '91

FALL
WINTER '91

2346 89A

CIRCOTERRA

May 18, 1989
Revised July 31, 1989

Faith Vredenburgh
21315 Georgia Avenue
Brookville, Maryland 20729

Re: 3889 Outbuildings Investigation
Greenwood - 21315 Georgia Avenue
Blacksmith Shop
Oxen Shed
Hog House
Corn Shed

Dear Mrs. Vredenburgh:

At your request, an inspection was made on May 8, 1989, at the referenced site. The purpose of the inspection was to examine and evaluate the structural condition of four outbuildings on the property.

The site has been designated as a historic site. The four buildings are part of a complex of old farm buildings on a 14 acre site. Photographs taken of typical conditions are included and referred to in this report. Throughout this report, descriptive names have been used to designate the buildings. However, the names used may not accurately describe the individual building's former use.

"BLACKSMITH SHOP:"

The "Blacksmith Shop" is located northwest of the main house, with a group of buildings which includes a former ice house, coach house, slave cabins and others. It is a one story shed, with a pitched roof. The ridge of the roof has sagged severely, with the center being about 6" or more below the ends, as seen in Photograph #1. The entire structure has rotated towards the north, with the front walls leaning inward about 10" in four feet, as seen in Photograph #2.

The building is about 27' x 11' wide. The pitched roof has a 1 ft overhang on each side. The structure has rotated and a tree at the rear of building is actually providing lateral support and preventing a total collapse of the structure.

THOMAS CIRCOTERRA, PE.
CONSULTING ENGINEER
4210 ISBELL STREET
SINER SPRING, MD 20906
301/946-7080

The deformation of the structure includes the area at a work bench near the southwest corner of the shed, as seen in Photograph #3. At the east end, a decayed timber log was observed to be the foundation for the wall. The bottom of the wood siding is rotten in many places.

The roof framing consists of 2" x 6" roof rafters about three feet on center. Some rafters are missing and many have opened up at the ridge, due to the lateral translation of the structure, as seen in Photograph #4.

The tree which is holding the structure in place is seen in Photograph #5. The amount of lateral movement may also be seen in the loss of support for the roof rafters at the front wall, as shown in Photograph #6.

The asphalt shingles on the roof are extremely deteriorated with many splits and failures, allowing water to penetrate the roof sheathing and the structure. Many openings could be seen through the sheathing. The shingles at the southwest corner were removed and the sheathing was found to be rotten, as seen in Photograph #7.

Photograph #8 shows the interior of the shed. A 6" x 6" brace at the rear wall does not appear to have any function. Roof sheathing is a mixture of boards of varying widths. There appears to be a complete loss of any connection between the wall and ceiling joists. A 6" x 6" timber member is located below all walls, serving as the foundation, with most of it decayed. There is a rough dirt and stone floor. The walls are framed with 3" x 4" vertical studs without any bracing. The whole front wall has pushed in, making the structure unstable and unsafe.

The structure is unsafe and would require extensive shoring to replace foundations and decayed structural elements. Since most of the building is in an advanced state of decay, very little of the original structure could be reused. From an engineering standpoint, demolition of the structure would be the most advisable course of action.

"OXEN SHED:"

The "Oxen Shed" is a one story structure located south of the main house, near the main barn and silo. The front elevation is shown in Photograph #9. Along the front, it is framed with 8" x 8" posts which support 3 - 3" x 12" beams over spans of 20 feet.

The width of the shed is about 20'. At the rear, a stone foundation wall supports the roof structure.

3" x 14" ceiling joists frame between the front beam and the rear wall. Roof framing consists of pitched rafters with collar

ties. Ceiling joists are about 3'-8" on center. Many members have split and failed. One post is tilted significantly, with a brace having been added.

Extensive decay was noted in a horizontal member on the east wall. At the west side, the siding was observed to be curled, split and extensively deteriorated. As seen in Photograph #10, the entire frame has translated laterally. Windows are askew and frames are out of plumb. A level placed against the window frame found it to be 6½" out of plumb in four feet.

The stone foundation wall at the rear was also found to be out of plumb, about 7" in four feet. Wood braces and concrete anchors have been added to support the wall, as seen in Photograph #11. The wall is almost plumb at the east end, as seen in Photograph #12. Without the support of the braces, failure of the wall and the entire structure would most likely occur.

Extensive decay has occurred in many elements of the structural framing and foundation. At one column, decay of the member is complete, requiring the addition of another post, as seen in Photograph #13.

West of the post shown in Photograph #13, there are only two 3" x 14" members supporting the roof instead of three. The members have split and are still supported by the decayed post, as seen in Photograph #14. The brace and new post are not adequate and do not appear to have any function in supporting the load of the beam.

A similar condition was observed at the other end of the span, with twisting and failing of the beam over the support, as seen in Photograph #15. Another view of the poor condition of the beam and its support is shown in Photograph #16.

At the east wall, extensive decay was observed in some members, as seen in Photograph #17. The wood used in the roof framing appears to be used lumber from another project. Some roof rafters are tongue and groove boards, as seen in Photograph #18. Decay was observed in several areas of the roof framing.

Inadequate support was observed for the posts at the front of the building, with no foundation and the post bearing on one corner of a concrete masonry block, as seen in Photograph #19.

The members observed in the roof framing indicate that the "Oxen Shed" may have had its roof replaced in the 1950's, when reportedly, a large concrete masonry unit and steel addition was built next to the main barn. Similar wood beams and joists were used in the floor construction of that addition. The wood members appear to have been reused from another structure. Portions of the shed may have been rebuilt at that time, such as the poured concrete curb at the east end of the shed.

The north stone wall has tilted due to erosion below the footing, loss of equal soil bearing pressure and the inadequate bracing of the roof structure. The wood braces along the wall are providing the lateral support, preventing the total collapse of the building.

The advanced state of decay in some structural elements, inadequate roof framing and lack of any adequate foundations make this building unsuitable for repairs and demolition of the building is recommended. The stone wall and supporting braces may remain.

"HOG HOUSE:"

The "Hog House" is located near the main barn at the end of the stone wall. It is located below a steep slope, as seen in Photograph #20. A view of the building, looking north, is shown in Photograph #21.

Silt and mud carried by the runoff from the adjacent higher ground, south of the "Hog House", has covered much of the crawl space below the first floor. The asphalt paving around the "Hog House" has many fissures and splits, indicating the extensive soil erosion which has occurred. The first floor over the crawl space is decayed and has many deteriorated members, with no support below some posts, as seen in Photograph #22.

The north wall is considerably out of plumb, sloping about 1½" in four feet towards the south. The lateral deformation and lack of adequate vertical support has caused some roof beams to pull away from the post at their connection, as seen in Photograph #23.

A view of the framing above the first floor is shown in Photograph #24. Decay was not as evident in the upper portion of

the structure.

Severe damage to the framing was noted in the crawl space below the first floor. Some beams rest on rocks, as seen in Photograph #25. Total collapse of support and framing was observed at several areas, as seen in Photographs #26, #27 and #28. Another beam bearing on a large rock is shown in Photograph #29.

A view of the framing above the first floor is shown in Photograph #30.

The poor grading which has caused runoff to pile silt and mud in the crawl space, combined with inadequate foundations makes this building also unsafe. Photographs #31 and #32 show typical bearing of beams on pieces of wood, brick and stone.

At the southeast corner, the wood siding is buried in earth and has areas of decay as seen in Photograph #33. A view of the upper floor framing, looking west from the east end, is shown in Photograph #34.

The span of the openings at the front is ten feet. 8" x 8" posts support 3" x 8" floor joists, 30" on center, which span from the front wall to an interior beam and post. The overall width of the building is 16 feet. The interior beam is about 6' from the rear wall, so span of joists is 10 feet. The wood roof spans across the width of the building. The floor above first floor is rotten in many areas. A sag was observed at an interior post.

Roof rafters are 24" on center, full 2" x 6", butted at ridge; with some collar ties. Rafters sits on vertical wall about 3' above floor line, with outriggers for the overhang at each side of the building.

A substantial settlement was observed along the interior. Photograph #35 shows the depressed area along the roof line. The extensive erosion from the runoff is shown in Photograph #36, looking south.

The roof framing above the first floor ceiling is shown in Photograph #37. Views of the exterior of the building are shown in Photographs #38 and #39.

The structural condition of the building requires the removal of the first floor framing and its replacement upon a properly designed foundation, with regrading of the site around it to eliminate the runoff which presently flows below the crawl space. The entire structure would have to be shored while the foundation

work is being installed. In view of the lack of adequate bracing of the roof structure, decayed portions of the frame and lateral translation which has already occurred, it might be necessary to dismantle large sections of the building. I have reviewed the cost estimates prepared by Oak Grove Designs, Inc and generally concur with them. As a result, the repair of this building may not be economically feasible and its demolition is recommended.

"CORN CRIB:"

As seen in Photographs #40 through #48, this building has totally collapsed and reconstruction of the original structure would be practically impossible. Demolition and removal of the debris, which has no historical value, is recommended.

In summary, the structural condition of the four outbuildings is very poor, and the repair and renovation of the buildings would be extensive. The unsafe condition of the "Blacksmith Shop" and "Oxen Shed", inadequate or non-existent foundations, advanced state of decay, deterioration of many members and inadequate structural framing would require that the buildings be practically totally rebuilt. In the case of the "Hog House", the extensive foundation and shoring which would be needed may be prohibitively expensive. Consequently, it is recommended that all four buildings be demolished and the sites regraded and landscaped.

We are pleased to have been of service. Please call if you have any questions.

Sincerely,



Thomas Carcaterra, P.E.
Consulting Engineer



























John Bernath Jr.

HISTORIC PRESERVATION COMMISSION

MONTGOMERY COUNTY, MARYLAND

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HISTORIC AREA WORK PERMIT OF :
FAITH S. VREDENBURGH : Case No. 23/46-89A
21315 GEORGIA AVENUE :
BROOKEVILLE, MARYLAND :
:
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A hearing in the above-entitled matter was held on Thursday,
August 17, 1989, in the Ninth Floor Conference Room of the GBS
Building, located at 51 Monroe Street, Rockville, Maryland
20850, before:

Deposition Services, Inc.

"You are our most valued client"

600 East Jefferson Street
Suite 103
Rockville, MD 20852
(301) 738-1042

2300 M Street, N.W.
Suite 800
Washington, D.C. 20037
(202) 785-1239

1 MALE VOICE 1: Okay. The next item on the agenda,
2 Application by Faith Vredenburgh for historic area work
3 permit at 21315 Georgia Avenue, Brookeville, Maryland, HPC
4 Case No. 23/46-89A. Vredenburgh. Do we have a staff
5 presentation? On the wall this time. That place looks
6 familiar. That looks more like it.

7 MR. COOPER: I don't know how much of the chronology
8 I mentioned in this staff report, but I spent some time out
9 at the farm and was out there Saturday -- I believe it was
10 April 1st, as I recall -- and had to crawl through the farm -
11 - or through the buildings, rather -- and around the farm and
12 it's certainly a fascinating place, but this is the main
13 house. I think most of you are familiar with it.

14 This is the house kind of from the rear showing some
15 of the outbuildings. I am just going to do a quick slide or
16 two of all of the outbuildings that are there. This is a
17 little complex that includes a small log structure and little
18 frame structures, the closest to the house of which has been
19 extensively modified.

20 This is the cemetery surrounded by a stone wall with
21 old --

22 MALE VOICE: Millstones.

23 MR. COOPER: -- millstones cut in half for effect.
24 Thank you. Another part of the stone wall. This is part of
25 the cemetery fence. This gives you an idea of what is

1 happening around Greenwood and its environmental setting.
2 Some very large residential structures popping up on the
3 horizon here and there.

4 This is the main barn. According to some research
5 that has been done in the past, this is purported to have
6 been built in 1858. The main barn showing a mid-twentieth
7 century addition of concrete blocks and lumber.

8 The first of the four buildings for which the
9 applicant has requested the demolition permit -- this was
10 most recently or it at one time in the more recent past was
11 used as a corn crib with a drive-through, although there is
12 some evidence that it was converted from some other earlier
13 use; that it might have been more of a closed building at one
14 time with a later --

15 And you will notice in the staff report, based solely
16 on the field inspection, I estimated the date of construction
17 of this building at turn of the century, perhaps late 19th
18 century. There is some post and beam construction. It was a
19 fairly well-built building.

20 The lean-to addition to the side was built sometime
21 later, perhaps approaching the mid-twentieth century from
22 what I can tell by building materials and construction
23 methods. This building, since this slide was taken on April
24 1st, has collapsed further. Some of you may know that.
25 Here it is from the other side looking toward the farmhouse.

1 The lean-to addition. A close up showing the
2 construction method. There is some post and beam. Like I
3 say, there were some alterations to this building. I did not
4 figure out exactly what went on, but it appears that the use
5 was changed when they opened up the center of it. There is a
6 scalloped bargeboard or -- that was a decorative feature.

7 This is the second building the applicant has applied
8 for demolition for, known as the hog house. I think that is
9 an apt name for it. It looked like it was used as that. One
10 side of it still has a fairly good roof on it.

11 Reasonably holding together is how I would describe it,
12 although without question it had some foundation problems due
13 to low maintenance over recent years, I would say, and also a
14 real problem with this building with some runoff from a hill
15 that leads up toward where some of those new houses are.

16 This is the other side of it. You can see its
17 relationship to the main barn. There you see the newer
18 probably 1950s additions to the newer barn and you see a lot
19 of the siding that has deteriorated, but the building is in
20 tact largely because the roof has held up. I don't think the
21 building has been actively used for at least several years.

22 My estimated date of construction on this is early
23 twentieth century, perhaps 1920, along in there. This is a
24 view of the roof. I feel that the structure of this building
25 is still fairly sound. There was some shoring of the

1 foundation. It could be brought back.

2 I did raise the question, you'll remember, in the
3 staff report about how significant the building is, but aside
4 from that I felt that of the four, in practical terms, it was
5 the one that has held together the best and would be easiest
6 to keep standing and to put back together.

7 This shows some of the flooring. This shows that the
8 floor on the one side of the building has actually hit the
9 ground. Part of that is the runoff problem. The ground has
10 come up to meet the building as much as the building as sunk
11 into the ground.

12 This is the third of the buildings, what is called
13 the oxen shed. If I dare to speculate, I would think that
14 this probably is an oxen shed, but there is definitely
15 evidence that because of the stone wall -- there is a lot of
16 evidence that there was a structure here over that stone wall
17 perhaps as early as the mid-nineteenth century when I am
18 thinking that this stone wall was built, perhaps about the
19 same time as the barn and a lot of other improvements were
20 made on the farm. Maybe someone else here knows even a
21 little more about that.

22 There is some evidence in this wall, because of the
23 ventilating slots that are fairly typical of mid-nineteenth
24 century agricultural stone walls and barn walls and
25 foundations that it was a part of the building at one time

1 and also the center door, which though I think the framing
2 around it has been changed, it looks like there was always a
3 doorway at that point. There's no sign that the stone was
4 cut at a later time.

5 So that, yes, what building was here, I don't know,
6 but the structure that's over it now, this wooden part which
7 looks like it has been used as the implement shed, was
8 constructed -- a lot of it was constructed at the same time
9 that addition was built to the main barn. The very same
10 lumber and nails were used. It's what I call railcar siding.
11 It's the very thick tongue-in-groove siding.

12 One end wall of it is still intact, but even it is --
13 frame with clapboard siding that was put on with what are
14 known as wire nails commonly, but that doesn't date before
15 the early twentieth century either. So, the whole point of
16 all this is the building doesn't relate to the stone wall at
17 all in terms of age, according to my inspection.

18 Now here is the end wall I just referred to, the --
19 frame wall. The window sash dates sometime to the early
20 twentieth century. There is no evidence -- from a distance,
21 I think they have an appearance of being of a little earlier
22 origin than they really are upon closer inspection.

23 Here is an inside shot showing that doorway. Also,
24 if you look at it the right way, you can see that wall is
25 leaning out rather at a rakish angle. Here is the closeup of

1 one of the ventilating slots in the wall.

2 This is a view of the roof structure showing that not
3 only the roof boards were that railcar siding tongue-in-
4 groove, but some of those were paired together to form
5 makeshift rafters. Fairly heavy duty lumber was used in the
6 structure, but it's very poorly designed and, as you can see
7 by the ridge line in the former slide, it has deteriorated
8 dramatically and is in precarious condition, if that's the
9 right word. And that, also, I recommended removal of the
10 building and retention of the stone wall for the reasons
11 listed in the staff report.

12 The last building is what is known as the
13 blacksmith's shop. Again, I say that because I didn't see
14 evidence that it was a blacksmith's shop. This appears to
15 have been built roughly around the time when the hog house
16 was built. Again, my guess was 1920 or so.

17 This building has deteriorated dramatically. One of
18 the reasons is it hasn't had much maintenance over the years.
19 It's to the point now where it would require a tremendous
20 amount of work to bring it back.

21 This shows its relationship to some of the other
22 outbuildings, the last few other outbuildings that I haven't
23 mentioned; the one on the right being the carriage house; the
24 one on the left, the ice house.

25

1 The blacksmith's shop falls between the two and
2 doesn't date from the same period. Two flanking structures,
3 by all evidence, were built a good several decades earlier
4 than the blacksmith's shop.

5 Here is kind of looking up the hill toward the house,
6 a rear view of both the ice house and the blacksmith's shop
7 showing that, as someone pointed out somewhere, that this one
8 -- I think it's a poplar tree -- but a couple of trees back
9 there appear to be keeping the blacksmith shop from
10 continuing its way on down the hill.

11 And this is inside the blacksmith's shop. You don't
12 see a lot there. It looks like it has been used as a
13 workbench area. This is the roofing structure of the framing
14 of the roof, a very simple construction.

15 This shows the rear of the carriage house, some of
16 the ongoing efforts of the property owner. In summary, as
17 indicated in the staff report, I recommended that permission
18 be granted to remove three of the structures which include
19 the oxen shed, the blacksmith shop, and the corn shed, with
20 retention of the hog house.

21 MALE VOICE 1: (Inaudible.)

22 MR. BRENNEMAN: So how many buildings do you
23 recommend leaving?

24 MR. COOPER: The one, the hog house.
25

1 MR. BRENNEMAN: Just the one. And retaining the
2 stone wall.

3 FEMALE VOICE 1: No. Of the one, two, three, four.

4 MR. COOPER: That's true. That's a good point. That
5 only the wood portion, the later portion of the oxen shed was
6 recommended. That's fairly obvious.

7 MR. JOHNSON: Mr. Chairman, my name is Stephen
8 Johnson. I'm an attorney with offices in Gaithersburg,
9 Maryland. I represent the property owner, Faith Vredenburgh,
10 who is here with us in the back corner.

11 Our purpose here is twofold. An obvious one
12 obviously is to ask for historic area work permits to
13 demolish the four buildings that Mr. Cooper has just
14 described to you. The second is, in a way, to come and make
15 peace with the Commission, to make a reconciliation, I guess.

16 I have read the transcript of the January '89
17 hearing. I think it's fair to say that that didn't go too
18 well. Our purpose is to ask that we not be saddled with all
19 of the problems of the past. We're here to start off with a
20 new footing the process that has already begun and, I might
21 suggest, with our many contacts with the staff, I would
22 respectfully suggest cooperation with the staff.

23 I'm here to state emphatically on Mrs. Vredenburgh's
24 behalf her commitment to the entire concept of historic
25 preservation and, more importantly, historic restoration, if

1 you will, of Greenwood, Greenwood as a whole. She wants not
2 just to preserve or stabilize these buildings that you've
3 seen, but rather to restore them, to restore all of those
4 that are reasonably restorable or are subject to restoration.

5 The map that you have I think attached to your packet
6 has the names on it that we so frequently use and that Jared
7 has already used tonight. Quite honestly, we do not know the
8 origin of those names. As he has indicated, the blacksmith's
9 shop could hardly have ever been a blacksmith's shop.
10 There's no -- there, no fireplace there. No one but a very
11 short person could stand in it. I can't stand in it. The
12 ceiling supports are much too low.

13 The oxen shed looks like a garage, a 1920 garage.
14 But we have maintained the use of the names for ease rather
15 than designating buildings one, two or four. We seem to get
16 confused that way. We can all have an image of them by
17 continuing to use those names, so I will.

18 Mrs. Vredenburg and her family are in the process of
19 developing an overall plan for, as I said, the restoration of
20 this entire property. Her main focus has been, I would
21 respectfully suggest, the house, the main house, which is, if
22 not the oldest, one of the oldest structures in Montgomery
23 County.

24 She is committed to saving that which has been called
25 the slave quarters and the main barn. She acquired the

1 property in June of 1987, took title in October, and acquired
2 14.34 acres. The four buildings that we're talking about
3 were in bad shape then. They were already the subject of
4 your review, scrutiny, criticism, and justifiably so. They
5 were in bad shape.

6 I think we all must recognize the deterioration shown
7 on those slides didn't occur overnight. It didn't occur just
8 during her ownership period. She was assured by the realtor
9 that the orders of the Commission had, in fact, been modified
10 after they were issued to her predecessor in title, Dr.
11 Frankel.

12 She worked with the County. Housing inspectors were
13 there and encouraged her in the work that she started. At
14 the time she came before you -- or her representative came
15 before you -- in January of this year to ask for the
16 demolition of those buildings, only to be denied quickly,
17 she was shocked, to say the least, simply because of what she
18 had been told, what she had been assured during this whole
19 process. She told me tonight for the first time that if she
20 had known the truth, the reality of the situation, she would
21 never have bought Greenwood in the first place.

22 A little bit more historic perspective, as best we
23 can tell. This property in the 1950s and '60s consisted of
24 over 1,000 acres of land. It was probably a working farm
25 with many of these farm buildings that you have seen in use.

1 The parcel was later reduced to 170 plus or minus acres,
2 probably during the '70s sometime. I'm not entirely certain.

3 But in 1978, that parcel was reduced to its current
4 size of 14-plus acres. That reduction made possible those
5 million dollar homes that you saw that surround Greenwood.
6 That was the land the developers bought that makes up that
7 property.

8 The 14 acres that were left were the minimum size
9 required to hold the buildings. Nothing else was left. This
10 apparently was done immediately before the adoption of your
11 ordinance in 1979. I don't know whether to posit that sale
12 with suspect motives or not.

13 They left these buildings and nothing else. Without
14 saying much about it, there can be no farming on this
15 property. There is no farm land available. She can't keep
16 animals in the hog house. She can't keep oxen in the oxen
17 shed. She can't even keep chickens under County law.

18 She acquired the property, as I said, in 1987 from
19 Dr. Hyman Frankel, who had acquired it in 1980. The property
20 was not in good shape at the time that he bought it. The
21 interior of the main house had badly deteriorated at the time
22 he bought it. He apparently bought it as an investment and
23 he had to have spent hundreds of thousands of dollars on the
24 interior of that house.

25

1 He installed a brand new HVAC system with duct work
2 running throughout the house, a new electrical system. He
3 restored the trees around the property. He removed stucco
4 from the main portion of the house. He repointed all of the
5 brick.

6 I've never met Dr. Frankel, but I would respectfully
7 suggest he was in probably the same dilemma that Mrs.
8 Vredenburgh now finds herself in; namely, having a limited
9 budget and rather unlimited expenses and the absolute
10 necessity for making priority decisions. What comes first?
11 What must come first in his mind as in Mrs. Vredenburgh's
12 mind? The main house has to come first.

13 She has received -- and I will be handing to you
14 momentarily some documentation of this -- tell you that she
15 has spent and committed to spend and receive additional
16 estimates with respect to additional repairs on the main
17 house.

18 She has received recently a repair estimate to paint
19 the roof of the main house at \$3,000. Paint the trim. All of
20 the windows need repainting. She has received an estimate of
21 \$2500. She has increased the size of and done repairs to the
22 air conditioning system, the water heater at the cost of
23 \$5,000.

24 MALE VOICE 1: I think before the Commission this
25 evening is only the demolition permits, if we could focus on

1 that.

2 MR. JOHNSON: Okay. I would just summarize that
3 whole thing to say that she has already spent twenty-three,
4 twenty-four thousand dollars in repairs. As I said earlier,
5 she is committed to making this entire property an historic
6 treasure, as it should be, for all of us, for herself, and
7 for the Commission, and for the historically concerned public
8 of Montgomery County.

9 However, what she purchased in many ways was an
10 eyesore. You saw the photographs -- corn crib, the oxen shed
11 are clearly visible from Georgia Avenue. That's what the
12 general public sees. Without walking onto her land, that's
13 virtually all they can see. The main house is hidden by
14 trees from the main road.

15 She is simply asking that she be able to remove those
16 to properly landscape that property, to shore up the wall
17 that is now going over with the oxen shed, and make this a
18 pleasing visual prospect.

19 As Mr. Cooper has indicated, she wants to remove the
20 corn crib which has now completely collapsed. The oxen shed,
21 she wants to restore that beautiful stone wall and let people
22 see it. She does not have unlimited funds for this
23 restoration. She wants to use her resources wisely.

24 As I said, the main focus has been the main house and
25 the main barn. She is not anxious to have her money diverted

1 from these purposes by rebuilding, if you will -- we will
2 have testimony momentarily from Thomas Carcaterra, our
3 structural engineer/consultant, that the four outbuildings
4 are not possible of stabilization. They must be rebuilt at
5 considerable cost.

6 I have prepared eight copies of two different cost
7 estimates. Mr. Chairman, if I could get you to pass those
8 around for me, please. One of these you probably have seen
9 before. That done by Oak Grove Designs, Inc. was submitted
10 to you at the January hearing. We have submitted another,
11 sort of in corroboration for those estimates. They are not
12 identical. Good. They shouldn't be identical, but they are
13 ballpark similar.

14 This is for the cost, if you will, of restoration of
15 these four buildings and I would respectfully suggest that it
16 makes no economic sense whatsoever, that they are just
17 hideously high and based upon the dubious historical value as
18 outlined to you by Mr. Cooper tonight, simply cannot justify
19 the expenditure of those kinds of funds on those buildings.

20 I won't insult you by reading these into the record.
21 I would respectfully ask they be included into the record.
22 Both of the repair estimates include, however I would note,
23 repairs to the main barn which she has begun and which she is
24 committed to do. The main barn is not subject to the
25 demolition request, but it is included in both of our

1 estimates to show you what kind of money she is expending.

2 I would respectfully remind the Commission that the
3 demolition by neglect portion of your ordinance mandates only
4 stabilization, not rebuilding. Since these are not subject
5 to stabilization, rebuilding is the only alternative and that
6 that is not an economically viable one.

7 As I said, I would like to introduce now, and I have
8 for the record also a resume for Thomas Carcaterra, a
9 professional engineer, who has inspected the property
10 recently and prepared a rather detailed report. Mr. Cooper
11 has five copies of that. I apologize for not having eight.
12 I trust that you can look over each other's shoulders.

13 They include a set of what I would say are rather
14 telling photographs that he would like to describe to you.
15 So for the record, Mr. Chairman, Mr. Carcaterras' resume and
16 I would ask that he join me here at the table and walk
17 through his report with you. Tom?

18 MR. CANTELA: Excuse me. Before we move away from
19 that --

20 MR. JOHNSON: Sure.

21 MR. CANTELA: -- I would like to ask you a question
22 about the estimates. They seem to be some time apart. Are
23 you aware that these estimates, when they were requested,
24 that it was explained to those estimating that there was no
25 intention to save these houses if they were really intending

1 -- especially with Mr. Yudo services -- that they were coming
2 to be -- asking to be razed?

3 MR. JOHNSON: No. These were estimates that were
4 given in response to the question, what would it cost to put
5 this building back together. We didn't discuss razing with
6 them that I know of.

7 MALE VOICE 1: This is total rehab of the buildings.

8 MR. JOHNSON: Right.

9 MALE VOICE 1: Not stabilization.

10 MR. CANTELA: The question was, when the request for
11 the estimates was made was it part of that discussion also
12 that it was your intention that you would prefer to have the
13 buildings razed?

14 MS. VREDENBURGH: No. No.

15 MALE VOICE: It was basically to restabilize the
16 structure --

17 MR. JOHNSON: Any other questions before we -- okay,
18 Tom. It's yours.

19 MR. CARCATERRA: My name is Thomas Carcaterra. I'm
20 from Silver Spring, Maryland and I was asked to make an
21 evaluation of these four buildings, which I did on May 8th,
22 and I prepared a report and some photographs.

23 And in the interest of time, since it's really
24 getting quite late, I thought it might be good if we just go
25 over the photographs and I can give you a brief kind of

1 outline as to what I found.

2 The blacksmith shop. If you'll turn to photograph
3 number one, that's a general view of what you've seen before,
4 the sad state of the roof and the siding. In photograph
5 number two, I took a four-foot carpenter's level, which
6 you'll see standing vertically, and I measured that there was
7 about a 10-inch lateral displacement every four feet, which
8 means that that whole wall must be leaning over a foot which
9 is not a very good structural state of affairs.

10 There was a lot of evidence of deformed and rotten
11 wood. That bench, which I guess you've seen before, is shown
12 in photograph number three. The framing of the roof looks
13 like they're two by sixes at about three foot on center.
14 There were many that were missing. There were no collar ties.
15 That's shown on number four. So that the structural
16 integrity of the roof would be rather questionable.

17 And as has been mentioned before, it's my belief that
18 that tree shown in photograph number five at the rear end is
19 what is actually keeping that whole structure from falling
20 down because the tilt of it is so great that it has to have
21 something just to hold it up and that, I think, is what is
22 holding it up.

23 This lateral displacement has caused the bearing of
24 the roof rafters to slip off the walls, as you'll see in
25 photograph number six, so you really have a very unstable

1 structure which under maybe a good strong wind of 70 miles an
2 hour or a slight earthquake which we occasionally have here
3 would bring that down. It's a very unsafe structure the way
4 it is right now.

5 Number seven shows that the roof itself, the
6 sheathing and all, is just full of holes and rot. There's no
7 question in my mind that the entire thing would have to be
8 torn down and actually built over again. And in number
9 eight, there is decayed timber both in the siding and in a
10 log type of foundation that runs all along the walls which
11 could not be salvaged.

12 So that from my point of view, my opinion is that the
13 entire structure is not safe; that most of the elements would
14 have to be actually replaced; and if you ever wanted to do
15 something with it, you would wind up with a model. You would
16 have to really get a lot of rafters and beams and siding and
17 actually make a false building which is not the real original
18 building.

19 On the oxen shed, we have a general view of that in
20 number nine where you can see the defamation in the ridge and
21 the eave. There has been quite a bit of sort of local
22 failure that has occurred there.

23 And there again, if you take a look at photograph
24 ten, which is the elevation of the side of the building away
25 from where there is a pier -- at the opposite end it doesn't

1 seem to be so bad -- but here, if you look closely, again
2 I've put a carpenter's level standing up against one post
3 there by the door and I measured that at six and a half
4 inches every four feet. Again, the entire front or side has
5 just kind of swayed over. You can see it from the windows.

6 And again, when you look at photograph number 11, and
7 I believe what's holding this building up is the stone wall
8 at the rear which tilted by itself and somebody put braces on
9 here in order to keep that from falling down. So, there
10 again, we have something which is very unstable and it's just
11 barely hanging on with these braces. Number 12 --

12 MR. CANTELA: Do you believe the stone wall should be
13 torn down as well?

14 MR. CARCATERRA: It depends upon the historical sort
15 of emphasis that you want to maintain.

16 MR. CANTELA: Well, you're a structural engineer.

17 FEMALE VOICE: We don't want to knock down --

18 MR. CARCATERRA: From the point of view of safety?

19 MR. CANTELA: That's correct.

20 MR. CARCATERRA: If you keep the braces in, no. If
21 you remove the bracing, it will fall down. So you have two
22 choices. You can keep the wall with these braces or you can
23 spend some money and try to straighten that out, but trying
24 to straighten out a stone wall is not easy because it's
25 brittle. I believe there has been a loss of soil due to

1 erosion that has caused this distinctive tilt and, you know,
2 it's difficult.

3 MR. CANTELA: Thank you. That's fine.

4 MR. JOHNSON: We don't want to take the stone wall
5 down.

6 MR. CANTELA: If it's in terms of safety --

7 MR. CARCATERRA: No. As long as it is just properly
8 braced, it will be all right. Twelve shows the opposite end
9 of the building which is not as laterally distorted because
10 of the fact that you have there probably this wall and pier
11 which makes it a little bit stiffer there.

12 And, let's see, number 14. Oh, no. I skipped number
13 13. Thirteen shows one of these columns which was completely
14 chewed up by rot and decay and somebody put another post
15 behind it supposedly to take its place, but as you'll see
16 further on, they put it in the wrong place and it's not
17 really holding up that beam at all.

18 Number 14, I believe, shows that. Yes. There you
19 see the two beams which bear on the rotten post and the
20 supposedly good post was put in back of it. All it does is
21 just hold up this brace that was put in, so that's a very
22 precarious situation right there.

23 Number 15 shows you the amount of twist in the beam
24 and the complete failure of these joints wherever it's
25 supposed to bear upon these posts. There again, it's just

1 holding on by luck, I think.

2 Number 16 shows another view of that where the front
3 beam which holds up the edge of the roof is just kind of
4 twisted off the supports and it's most unhealthy.

5 Number 17 was a typical example of some rotten wood
6 that I saw in the siding. This was so soft you could take an
7 awl and just stick it in and it went all the way through, so
8 that almost all the siding would have to be really checked
9 and just replaced.

10 Eighteen is the roof and as has been pointed out this
11 is kind of a mixture of old tongue-in-groove material. In
12 some areas I could see signs that it looked like it was just
13 decayed.

14 Number 19. Maybe this will explain why some of the
15 roof seems to have sagged. This is a post and that's the
16 footing that it's sitting on, which is just a piece of cinder
17 block or a piece of wood. Actually, it is not being
18 supported by the dirt. Actually, it is just hanging there.

19 So, in general, the fact of the decayed roof, the
20 wall members, the lack of an adequate foundation again would
21 require this building be essentially dismantled practically,
22 saving whatever few pieces you can save, but for the most
23 part it would be new members and a rebuilt model.

24 Now we go to the hog house and number twenty, I
25 think, shows an overall view of that. Right? And the big

1 problem with this building is the site, because there is a
2 steep slope that goes towards the right and it goes straight
3 up and for years all the flow of silt and so on has actually
4 flowed underneath the first floor into the crawl space and
5 practically filled it up and caused many of the members there
6 to rot.

7 There is some sort of settlement of the roof, but, as
8 I'll explain later, from the first floor up, the wood didn't
9 seem to be that decayed, although there would be a major
10 problem in trying to salvage this building by putting in the
11 proper type of foundation.

12 Number 21 is another view of it just looking north
13 showing this --

14 MR. CANTELA: What is the proper type of foundation?

15 MR. CARCATERRA: Well, the proper type of foundation
16 would be a concrete footing, you know, a wall footing, a
17 cinder block. It could be a treated lumber, but it would
18 have to be other than what you see right now.

19 MR. CANTELA: All of those vary considerably in cost,
20 wouldn't they?

21 MR. CARCATERRA: They certainly would.

22 MR. CANTELA I am not sure that I get your point.

23 MR. CARCATERRA: Well, if you let me continue, maybe
24 it will be self-explanatory. Twenty-two, I believe is
25 similar to a slide that was shown. It's just a view of the

1 floor showing extreme state of decay. I believe at the left
2 you'll see a post that is hanging there. It's all decayed
3 there.

4 Number 23 is a loss of beam support. You can see
5 where that beam has actually pulled away from the post that
6 it was supposed to be bearing on again due to all kinds of
7 lateral movements. Twenty-four is a view of the upper
8 framing --

9 MR. CANTELA: Lateral movements of what?

10 MR. CARCATERRA: Of this building due to the
11 overload, due to the proximal vertical settlement of the post
12 which caused it to pull away from the beam. Twenty-four is a
13 view of some of the upper framing above the first floor and
14 that did not seem to be too bad from what I saw in the other
15 areas.

16 Twenty-five. Now here we go to the severe damage
17 below the first floor and the conditions of framing. Twenty-
18 five shows a beam which is bearing on a big boulder over
19 there. All of these joists on the first floor are all
20 twisted. You can't even say that they're bearing. I would
21 say that the entire first floor down would have to be
22 removed.

23 Twenty-six, 27, 28 and 29 are all views of this crawl
24 space which show a similar condition. At 27 --

25

1 MALE VOICE 2: Excuse me. Like the big boulder the
2 beam is resting on, it certainly wasn't built that way, was
3 it?

4 MR. CARCATERRA: I hope not. I mean --

5 MALE VOICE 2: So isn't that all a matter of neglect?
6 I mean -- pointing that out, the fact that it has been
7 allowed to go -- we know that the building is gone. Like
8 picture 28, there was pillars there, but now they have
9 toppled and -- I guess what I'm getting at, all of this
10 wouldn't have happened just because you left the roof open.
11 If you did it to your house for two or three years, you would
12 have nothing left. It was not poor construction.

13 MR. CARCATERRA: You asked about the rock. That rock
14 is not due to poor maintenance. It was poor design. You
15 don't put a --

16 MALE VOICE 2: I doubt that it was designed that way
17 is my point. I don't think anyone built --

18 MR. CARCATERRA: Do you think that somebody just
19 jammed the rock in there to hold it up?

20 MALE VOICE 2: I think the rock was there and this
21 has fallen on it or somebody has put a rock in there to prop
22 it up at one time.

23 MR. CARCATERRA: It is most unusual, but you have the
24 same thing over here at 26 --

25 MALE VOICE 2: Thirty-one.

1 MR. CARCATERRA: It seems to be just bearing on the
2 dirt with --

3 MALE VOICE 2: I mean we were talking about these
4 things being built in 1920. Do you think anybody in 1920
5 would have built something like that? I would doubt that.

6 MR. CARCATERRA: Well, I have seen houses that were
7 built by, you know, farmers or local laborers in which you
8 see astounding things. I mean, I don't know.

9 MALE VOICE 2: But these were well built buildings.
10 I mean this Greenwood is an expensive estate.

11 MR. CARCATERRA: Well, it doesn't look like it was
12 built as if it were an expensive estate, this particular
13 building. Twenty-seven, I mean, you have these things which
14 have slipped completely off the pier.

15 Twenty-eight, I mean, you have a brick pier and what
16 looks like a piece of wood blocking just sitting on top of
17 that. That's not good design. I mean, it's not bolted down
18 or anything.

19 MALE VOICE 2: My point is it wasn't designed that
20 way, I'm sure. It was never built that way in the beginning.

21 MR. CARCATERRA: Well, I have no way of knowing. I
22 am just giving my opinion of what I see. Over here at 29,
23 you have a similar situation. See, if you're saying that
24 there may have been something else which failed and then they
25 put a piece of stone in there to take it's place, I mean, I

1 don't know. All I see is that this condition would not be
2 susceptible to any kind of improvement without taking the
3 whole thing out.

4 Number 30, again a view of the upper framing, which I
5 didn't see any signs of rot. There are a lot of things that
6 have to be braced and tightened up. Thirty-one, again, we
7 have -- here's a good example of -- whoever did it -- and I
8 don't know whether it's the original design or somebody did
9 it -- I mean, there's a stone and then they put in wedges of
10 wood there and the beam sits on top of that and half of the
11 beam is hanging in air.

12 Similarly, at 32, where you have decayed siding and I
13 don't know what's there, brick, stone, a piece of -- a wedge
14 of wood and then this beam that's probably point bearing on
15 it.

16 Thirty-three. Another example of decayed siding
17 because that was actually in contact with the ground and the
18 wood behind that was also decayed. Thirty-four, the upper
19 framing, still that looks reasonable in good condition.

20 Thirty-five. Settlement of the posts, I believe,
21 accounts for that dip that you see all along the beam along
22 the ridge. And 36 is the main culprit in this thing -- the
23 very steep grade which just slopes down right to this place
24 and all the silt and God-knows-what has been flowing into
25 this thing.

1 And I might mention here that if an attempt was made
2 to rebuild the building, there were two elements that would
3 be very expensive. One would be the fact that you would have
4 to shore up the building essentially from the first floor up
5 and brace the roof and the sides, the walls and everything,
6 while you removed the first floor down and put in new
7 footings, new framings to the first floor and so on.

8 You also would have to get rid of this site problem,
9 which I don't believe is covered in the -- that I saw, where
10 you would either have to put a retaining wall, you would have
11 to have some kind of a terrace, swales --

12 MR. CANTELA: In your expert opinion, how long has
13 this wash been occurring?

14 MR. CARCATERRA: Ever since it was built. I mean, it
15 doesn't look like this is filled ground. I mean, this is the
16 kind of natural grade, I would think.

17 MR. CANTELA: So you don't believe this is a result
18 of the change in erosion patterns from the new construction
19 at the top of the hill?

20 MR. CARCATERRA: No. No, no. This looked like it
21 was the old ground. It was the hill. There was a hill --

22 MR. CANTELA: Oh, it's always going to be the old
23 ground. I just wanted to know if you believe this had
24 occurred recently or has occurred --

25

1 MR. CARCATERRA: No. No. This has been going on for
2 quite awhile.

3 MR. CANTELA: How long would you say?

4 MR. CARCATERRA: Decades.

5 MR. CANTELA: Thank you.

6 MR. CARCATERRA: I mean, you know, in that range.

7 Thirty-seven again is a view of the roof framing and here,
8 again, you would see that if you're going to hold things up,
9 you'd have to really put all kinds of ties because these
10 walls come up higher than the floor, so you've got kind of a
11 thrust of these roof rafters which might be okay just the way
12 it is right now, but if you try to move the building around
13 and hold it up, you had better put some ties across here to
14 brace it together while you're doing that.

15 And 38, 39 are just exterior views of the same
16 building. So, in essence, as I say, all of the framing and
17 the foundations below the first floor must be rebuilt. The
18 side grading should be revised to add a retaining wall to
19 prevent further soil erosion.

20 The upper portion of the framing is in fair
21 condition, but would have to be shored and braced while the
22 new foundation is being installed. So, economically, this
23 may not be very feasible. It might cost quite a bit of money
24 even if you could save the upper portion. And then we go to
25 the final --

1 MR. CANTELA: In the interests of time, can I say
2 that the last one is pretty self-explanatory?

3 MR. CARCATERRA: Yes. I don't think I have to
4 comment on it.

5 MR. CANTELA: I don't think we have to --

6 MR. CARCATERRA: Right.

7 MR. CANTELA: Thank you.

8 MR. JOHNSON: In the interests of time, too, I will
9 conclude my remarks and respectfully ask for permission to
10 remove these four outbuildings as they simply do not make any
11 economic or engineering sense to rebuild. I can anticipate
12 that there are going to be additional witnesses who are going
13 to oppose our view and oppose our request.

14 Because I probably will not have an opportunity to
15 cross examine them because the rules probably don't provide
16 for it and because none of us could stand to wait that long
17 anyway, I would respectfully ask someone on the Commission to
18 propose to those people who demand restoration the means by
19 which it would be paid for. And, with that, I'll close.

20 MR. CANTELA: May I ask one question --

21 MR. JOHNSON: Surely.

22 MR. CANTELA: -- of your previous witness?

23 MR. JOHNSON: Yes.

24 MR. CANTELA: When you talked about restoration, you
25 mentioned that it could not be stabilized either and the cost

1 estimates are for restoration, not stabilization. In your
2 opinion, are there any of these buildings that could be
3 stabilized at a reasonable cost?

4 MR. CARCATERRA: No. Because the actual structure of
5 them is in such an advanced stage of decay that I don't see
6 any way that you could do something to hold it in place
7 without removing a large portion of what's there and putting
8 in new material.

9 MR. CANTELA: And yet, the wall could be held up by
10 those braces.

11 MR. CARCATERRA: Yes and --

12 MR. CANTELA: And wood is a far more --

13 MR. CARCATERRA: -- wall.

14 MR. CANTELA: Wood is a far more flexible material
15 than the stone wall and you are telling me that you could not
16 brace up to stabilize any of the wooden buildings.

17 MR. CARCATERRA: No, because the wall, the stone
18 wall, is not decayed.

19 MR. CANTELA: I'm asking about the wood.

20 MR. CARCATERRA: The wood is in --

21 MR. CANTELA: Okay. Thank you.

22 MR. JOHNSON: Thank you.

23 MALE VOICE 1: Thank you, Mr. Johnson. At this
24 point, we'd like to hear from other interested parties:
25 Anyone like to speak?

1 MR. BECRAFT: Good evening, Commissioners. I realize
2 it's late and I'll try to be as brief as I can. My name is
3 Leonard Becraft. My address is 1564 Santini Road,
4 Burtonsville, Maryland 20866.

5 I had lived in Greenwood Mansion there for a period
6 of 10 years from 1970 to 1980. The property was owned by my
7 great-grandparents and my grandparents and my mother from the
8 period of 1926 through to 1980 when it was sold to a supposed
9 historian that was going to take care, and maintain, and
10 preserve, and had all good intentions.

11 The situation starting off with going back to the
12 dictionary that preservation -- and this is what I'm speaking
13 on before the Commission -- the Historic Preservation
14 Commission -- I find it says there to keep it safe, guard,
15 protect, to keep from decaying and maintained.

16 Nowhere do I see demolition, or destroyed, or knocked
17 down, or bulldozed, or what-have-you. The situation there
18 developed with the prior owner, the same as apparently with
19 the present owner, from the presentation, that concentration
20 was going to be made on the main homeplace.

21 Well, in living at the property in the '70s, I had
22 the opportunity to be there firsthand in this case with Mr.
23 Mike Dwyer. He toured the property, he made notes, he took
24 pictures with our approval, and he gave us the assurance
25 there that the family would be protected under this

1 ordinance; that there would be preservation of this estate.

2 I have a picture. I realize you have the decayed
3 situation here by the year almost 1990, roughly ten years
4 later. This aerial picture I took myself and this was in a
5 farming state up through 1980. All of you are welcome to
6 look at it.

7 The buildings are stable. The surrounding property
8 was used. The corn crib was loaded with corn come fall. The
9 buildings, the roofs and so forth were solid. You can see my
10 Herefords here that were close by and my main point with this
11 picture that with the conditions of the buildings now, that
12 there has been actions not only with the prior owner, but
13 with the present owner that concerns the situation with
14 asking for more demolition.

15 That the chicken house has been removed. The wall
16 around the back of the barn has been removed. The situation
17 was no attempt whatsoever to stabilize on the building that
18 had a weak front timber and that was continued for a two-year
19 period here to go and eventually hear it collapsed in this
20 recent time.

21 So the point being that several of these buildings
22 have already been eliminated. And there was also a chicken
23 house up here that has gone since this picture was taken. So
24 these are outbuildings of this operating plantation under the
25 Davis family member and they had been here for five

1 generations and are buried right here next to this stone wall
2 and next to this barn and 14 acres that was set aside for
3 this historic preservation.

4 There has been a lot of comments on buildings and
5 information that's erroneous and in that way by thought of
6 what was used and was not used that I have written documents
7 there in 1930 with individual -- that the Davis family had
8 owned it up through 1906.

9 They had their head caretaker, David Craver, work for
10 them from 1886 to 1906 when he bought the property and David
11 Craver carried this from 1906 to 1926, a period of 20 years,
12 under his own ownership and then sold it to my great-
13 grandparents in 1926.

14 So, the farming operation was continued there in
15 different stages and on any farm there's going to be changes
16 made. This oxen shed that was questioned about the two stone
17 columns in the back and this building was enclosed in the
18 front with doorways, had individual stalls everywhere they
19 kept these oxen.

20 And in this write-up done by Mr. Roger Brooke
21 Farquhar that did the historical book, he did this from Lafe
22 Dwyer. They were in the hospital in Montgomery General at
23 the time and he recorded his notes on the description of the
24 Greenwood property.

25

1 He had 10 to 15 yoke of oxen that he operated this
2 farm with and then he had stalls there where they were
3 maintained in the wintertime close to this barn operation
4 that was built roughly in the 1883 period.

5 Following that, when the Craver family took
6 possession of it, they raised a good many sheep and they used
7 those stalls for sheep-raising. Well after that time period,
8 it deteriorated and there has been work done on it as far as
9 the roof line and the actual outside of the building being
10 reworked in about 1930 when my great-grandmother was alive
11 and it was reconstructed.

12 The situation with the corn house, the picture i
13 have, it's built on stone column and that poor engineering or
14 poor whatever that it has withstood winds of 70 miles an hour
15 coming across from the west and other violent storms, so it
16 maintained itself. If it had had a little bit of help, it
17 would have still been standing.

18 The hog house had been used by myself, personally,
19 there. I raised hogs in there. I had two or three sows up
20 through this 1980 when we had the auction. I can get a
21 documentation of our auction sale handbill when I sold the
22 two sows there at the auction with piglets coming on.

23 Ground level was there so that they could enter in
24 and go back and forth into the building. It was used for
25 that purpose up through that point in time. The situation

1 with the drainage, there has been drainage down through that
2 section around the barn ever since it was constructed.

3 There is no way that this water off of the main hill
4 here -- unless there is a groove in front of it -- terracing
5 -- that's going to eliminate that. But this building had
6 been used and it's still structurally solid and the loafing
7 shed behind of it also was built with columns on stone
8 thereagain.

9 The front posts which were torn down here in this
10 last two-year period were maintaining that entire roof line.
11 That also protects this stone wall. And most, I am not sure,
12 are familiar with this, but the stone wall behind the oxen
13 shed, that roof line is draining off of the stone wall, so
14 it's helping -- even though it's leaning, it's protecting the
15 water drainage from that.

16 The blacksmith's shop that's in the sequence of
17 disrepair has been in that state for quite some time, but
18 there was a chimney on the back side there and was used with
19 a small unit there for shoeing the horses close to the main
20 mansion. The main blacksmith shop was down by the river
21 there across from the mill which was right next to 97, so it
22 was used. It was a portion of this home/estate.

23 The butchering prior owner, with the two slave cabins
24 that were there -- and they've added occupancy into a
25 structure that had the stone floors -- added a whole unit

1 onto it and changed the front door to the back. All of those
2 complexes -- the ice well -- all of those buildings, there
3 has not been one stitch of paint put on them, no maintenance
4 that can be seen from the road there of stabilizing.

5 The situation with the coach house, it has been
6 nearly a year that the entire back has been torn off of it
7 and it started with boarding up and there was a sliding set
8 of doors on the back of that. There's no indication that
9 this was being restored in the pattern in which that building
10 was constructed for -- this particular part.

11 I realize that we're here -- again, I'm confused.
12 The situation in January, the owner did not see fit to come
13 before the Commission to present this case. I'm not sure
14 why. But at that time there I understood that the council
15 voted to not allow demolition of these buildings and since
16 that time they were continued to be let go and they have
17 fallen into greater disrepair and continuing collapse.

18 So I'm not sure if we're opening up a complete new
19 issue here of going back strictly on the four buildings at
20 this point in time and oppose -- or not even considering by
21 staff's recommendation or their evaluation of the main barn,
22 which in your pictures -- it would take time in going back --
23 we can point to each one of these.

24 The front roof of that barn, which is a rampway into
25 the barn there that has log structures supporting that. It's

1 a unique type barn. It's a three-stage barn with a grain
2 storage in the middle. That roof has not been repaired. The
3 new owners painted the new part and the aluminum quonset hut
4 part, but did not stabilize that front part or either end of
5 the barn.

6 And with these 70 mile per hour winds -- this is an
7 open structure that would hold 10,000 bales of hay in that
8 building -- and the stabilization of it is continuing to
9 cause it and that's one other reason that I'm coming before
10 the Commission -- that time is drawing late, that this
11 building here is the most important part -- the barn.

12 And that way if this wind is allowed to continue, it
13 will be collapsed and it will be among the missing portions
14 of this Greenwood Estate. And I feel that in two years of
15 time there that the situation I wanted to make known is that
16 the present owners were made aware by the realtor that this
17 had a citation on it -- demolition by neglect.

18 That the owner was supposed to have been fixing these
19 same buildings at that point five years ago, was not
20 finalized, and the new owner was made aware that this
21 situation existed for their considering that in their
22 purchase to be aware that they would be responsible to
23 maintain and to preserve these structures along with the main
24 homeplace, or to stabilize them, or to paint them, or to do
25 some roof work, even if they didn't rebuild them.

1 So, I've more or less closed my case for the
2 situation to the Commission that if all of Greenwood
3 collapses down, I leave it on your shoulders that being the
4 judge or decider of whether the engineering work and the cost
5 effectiveness of it should be a matter to the new owners when
6 they knew about it in trying to preserve this estate.

7 Which, I throw out a challenge to them that there be a loan,
8 a low interest loan, to preserve all of these structures in
9 some fashion. And I can't see why that they have barn
10 raisings in Pennsylvania where they have Dutch construction
11 barn raisers that I'm sure would be happy to come down here
12 and amass if they knew the story and put this thing together,
13 even if they've using new timbers where there's termites and
14 where there's rot, and where there has been erosion, and
15 whether there has been things.

16 That these things can be worked on and a loan be
17 worked on for that particular part. And also, I have
18 personally prepared the material on this estate to Annapolis
19 to the State of Maryland to put it on the National Register
20 and I feel that the new owners should be, if they're
21 concerned as they are, to put it on the National Register and
22 all they have to do, which I was not able to do, is have the
23 boundaries.

24 At the time, my family would not permit the entire
25 300 acres. There was mention of how many acres it was down

1 to. Originally, my grandparents had 354 acres. It went down
2 to 257 acres and that's 257 acres both sides of Route 97 that
3 was included in this estate and my grandparents -- passing on
4 in 1966 and my grandmother there about 1968, I believe it
5 was.

6 So that there was more acreage than the figures that
7 have been used and the dates of these constructions in my
8 historical material -- I did 10 years of extensive research
9 on this place while I lived there. I gathered as many
10 pictures as I could. I contacted as many old people that I
11 could.

12 I have the weakness now that they have all departed
13 us and that they are not here to forward their information on
14 to the Commission. The last of the Craver family passed on
15 this past year, Mr. Howard Craver. All of the Davis family
16 members, the story behind it and the history that they had
17 six children with no male descendants, so Mr. Allen Bowie
18 Davis, who was prominent in this state, passed on 100 years
19 ago this particular year in 1889.

20 As I was mowing the cemetery there and the gravestone
21 there is April something of 1889, so 100 years ago of his
22 refusing to be buried in Baltimore where he also had an
23 estate, but to be brought back here with Ephraim Davis'
24 grandfather, Thomas Davis, and --

25 MALE VOICE 1: -- can we again keep it to the --

1 MR. BECRAFT: Okay. Okay. So that way of trying to
2 get it to the National Register and also there if the
3 Commission can help the owners in finances, the buildings
4 should still not be wiped out with a bulldozer as several of
5 these places have been worked on since the new owners have
6 taken and that particular part stabilized as best they can
7 and maintained without totally destroying them or going
8 through this process of saying they're not worth restoring.

9 And, also, if the Commission sees fit to allow the
10 demolition, that foundations of these buildings be maintained
11 and not be allowed to be bulldozed out and build other
12 modernistic type buildings in this complex. Thank you.

13 FEMALE VOICE 1: May I ask a question?

14 MR. BECRAFT: You have a question?

15 FEMALE VOICE 1: At what point in time did this stop
16 being a working farm?

17 MR. BECRAFT: 1980.

18 FEMALE VOICE 1: And at what point in time was it
19 reduced to 14 acres?

20 MR. BECRAFT: The date he spoke of there, 19 -- it
21 was not '78. The subdivision there was being worked on in
22 that time period and that particular subdivision -- original
23 subdivision plat there may have been worked on in 1978, but
24 the final part of its sale to Mr. Frankel was in 1980, so
25 that the subdivided part could have been 14 acres brought

1 down to that point.

2 But it was originally offered for 11 acres and the
3 family was going to divide it there into a five acre parcel
4 with the homestead and six acres with the barn. So there was
5 going to be 11 acres they offered to me for sale and Mr.
6 Frankel came along and they offered to him a different --

7 FEMALE VOICE 1: I am not too sure of the relevance
8 of that right now.

9 MR. BECRAFT: Okay. So I'm just giving you the
10 particulars here.

11 FEMALE VOICE 1: No, no, no. That's fine. Right.
12 Thank you.

13 MR. BECRAFT: The subdivision process could have been
14 as early as '78 there, but the sale and all --

15 MR. CANTELA: And the answer is -- do I understand
16 you correctly -- is too small to run as a farm? That you
17 cannot operate any farming activities on that property?

18 MR. JOHNSON: There's no real tillable land and the
19 county prevents you from raising any animals on it.

20 FEMALE VOICE 1: Why?

21 FEMALE VOICE: It's a covenant of the
22 development --

23 MR. BECRAFT: And this is wrong. This is definitely
24 wrong, because there is no --

25 MR. CANTELA: It's a County regulation. Thank you.

1 MR. BECRAFT: This is not on the 14 acres. It's on
2 the rest of the farm and not on those particular 14 acres --
3 and there is land --

4 MR. CANTELA: You could have the kennels --

5 MS. VREDENBURGH: What?

6 MR. CANTELA: You could have the kennels.

7 MS. VREDENBURGH: I have one dog.

8 MR. CANTELA: I said you could operate a kennel.

9 MS. VREDENBURGH: Oh, no, I could not --

10 MR. BECRAFT: I worked on the same portion that I
11 rented and I did not rent the whole farm. I had less than 14
12 acres. I had four cows and I had the pigs. I also had
13 raised sweet corn there behind the blacksmith's shop in that
14 triangle and there was also field corn raised between the
15 spring and the main house. So there is feasible land that
16 can be worked and there's land above the corn house that's
17 also tillable there on that hillside.

18 MALE VOICE 1: Okay. Thank you.

19 MR. BECRAFT: Any more questions?

20 MALE VOICE 1: Maybe that will do it. Thanks. Is
21 there anyone else in the general public --

22 MS. BECRAFT: Can I just -- okay. My name is Betty
23 Becraft and I live at 1564 Santini Road in Burtonsville. I'd
24 just like to say that I hope that the present owner could see
25 what the neighbors and the public could see at the time of

1 the sale.

2 A lot of work and repairs, true, needed to be done
3 and being told by the realtor that it was put on hold didn't
4 mean that nothing would be done for two years. Nothing had
5 been done to stabilize the corn crib, the oxen shed, the hog
6 house or the blacksmith shop.

7 True, the longer you let things slide the worse they
8 get. That's why I'm concerned about the other outbuildings
9 having such a small amount accomplished over a period of two
10 years. I hope she's sincere in expressing her feelings
11 through Mr. Johnson for the heritage of our future
12 generations.

13 If these buildings are allowed to be razed or torn
14 down or whatever, I'm concerned about the wall that they want
15 to keep. I'm not really sure about how they plan on
16 stabilizing a stone wall with wood supports. That's what's
17 up there now, I believe.

18 And I'm not so sure that there shouldn't be some kind
19 of a cover over it to keep runoff or to keep freezing weather
20 -- you know water gets in the stone and it freezes and it
21 will deteriorate -- then the wall will be gone.

22 When we lived there, we had 11 buildings. Two are
23 gone. Four are being requested to be gone. If we permit the
24 razing, will there be any of the buildings left or if the
25 neglect continues will there be any buildings left? It's

1 just some questions I'd like you all to think about. Thank
2 you.

3 MALE VOICE 1: Thank you.

4 MR. CRISTAL: I'm just going to take a moment of your
5 time. I'm Ted Cristal, 3221 Goldmine Road, Brookeville,
6 Maryland. Myself and my family spent many a fun time at
7 Greenwood with the Becrafts. All I want to say is that if
8 this is, in fact, as you have stated, one of the oldest
9 historical properties in Maryland, then, by golly, I don't
10 think anything else should be razed. I think it should be
11 fixed or stabilized and let it go at that.

12 I don't think it should be razed. It has to be
13 fixed. Something should be done to keep it the way it is or
14 to make it better, but not to just let it disappear. That
15 would be a crime. Thank you.

16 MALE VOICE 1: Anyone else?

17 MR. CANTELA: In the period in which you have owned
18 the property, have you sought any loans or grants from the
19 Maryland Trust or any other agency that would supply these
20 loans for grants?

21 MS. VREDENBURGH: No, I haven't. I never heard of it
22 before.

23 MR. CANTELA: Are you aware that any of these exist?

24 MS. VREDENBURGH: No.

25

1 MR. CANTELA: Are you aware that Oak Grove Designs
2 received one for their property?

3 MS. VREDENBURGH: No.

4 MR. CANTELA: I guess I don't want to scold you, but
5 for someone interested in restoration of a property as
6 important as this one, I guess I'm a bit surprised --

7 MS. VREDENBURGH: Well, excuse me, sir, but I --

8 MR. CANTELA: -- that you haven't been interested in
9 this.

10 MS. VREDENBURGH: Could I please say something? When
11 I became aware of the enormity of the problem, we all sat
12 down and said, look -- and I think my mother said this point
13 -- what are you going to do first? Now the barn's going to
14 cost this much money. I mean, what is the Historical
15 Commission going to say that I need to do first?
16 If I do this, then I'm in trouble because I haven't done
17 this.

18 MR. CANTELA: I just asked if you had
19 investigated --

20 MS. VREDENBURGH: I'm extremely upset because I'm
21 extremely interested in restoring Greenwood and I'm being
22 treated like I'm some kind of criminal.

23 MR. CANTELA: No, I'm not. I'm asking if you had
24 done that. I'm surprised that you hadn't.

25

1 MALE VOICE: But how could she learn of Maryland
2 Trust? Oak Grove Design's Hank Handler was at the house
3 several times. He never mentioned it. I'm just curious.

4 MR. CANTELA: Well, it seems to me an easy question
5 to ask.

6 MS. VREDENBURGH: What was I supposed to ask him?

7 MR. CANTELA: Ask anyone. Ask the Commission.

8 MS. VREDENBURGH: I mean, ask them what? Excuse me.

9 MR. CANTELA: Well, your attorney raised the issue
10 this evening of would someone please tell my client -- I'll
11 quote as closely as possible -- where the monies might come
12 from to do that kind of work. Am I correct?

13 MR. JOHNSON: I was asking it rhetorically in the
14 context of she doesn't have all of the money that is needed
15 to do this.

16 MR. CANTELA: I just offer a suggestion, ma'am, that
17 there are available -- funds are available.

18 MALE VOICE 2: What has been done since the purchase
19 of the property?

20 FEMALE VOICE: Okay. Talk to my son-in-law. I don't
21 get out there --

22 MR. JOHNSON: I have a list. The air conditioning
23 and water heater were repaired and replaced in the main
24 house, \$5,000. The barn roof support was repaired at the
25 cost of \$5,000. Siding on the ice house, albeit not

1 complete, has cost \$3,000 to date. Carriage house repairs
2 have cost \$2500.

3 Trash removal. Dr. Frankel, when he ripped out the
4 furnace and the piping system, left it on the property.
5 Trash removal was over \$600. She has repair estimates that
6 you've seen in your package for the main barn of approxi-
7 mately \$23,000, the sum of which are absolutely essential to
8 be done immediately.

9 MALE VOICE 2: But it has not been done yet.

10 MR. JOHNSON: Not done yet. Not of the main barn.
11 It has got to be done right away.

12 MR. CANTELA: Do you have a schedule for doing this
13 work?

14 MR. JOHNSON: Not yet. Not until we got resolved
15 where the money was supposed to be spent. If we're going to
16 rebuild these four buildings or --

17 MR. CANTELA: Well, let me ask you, do you have a
18 plan that -- it costs money to raze these as well. Less than
19 the corn crib now, but you still have got to haul it away.

20 MS. VREDENBURGH: -- code violation people who kept
21 telling us that we were doing a fine job and keep it up.

22 MR. CANTELA: I just asked if you had a plan. I
23 would personally, this Commissioner would like to see a plan
24 with your budget and where monies might be raised that might
25 solve the recurring problem that this Commission has had with

1 the property, not solely with you, but with the previous
2 owner.

3 And that is the real concern that this was one of the
4 finest collections of farm outbuildings in the county and it
5 is a fine estate and I think this Commission is certainly
6 willing to work with you to achieve your goals, but I think
7 we'd like to see ours achieved, too, and after five years of
8 frustration over this, you have to understand that we feel
9 the same --

10 MS. VREDENBURGH: I haven't owned the place for five
11 years.

12 MR. CANTELA: But this Commission has dealt with it
13 for five years. What I would like to see that I think would
14 solve the problem is a plan for stabilization -- for
15 stabilization -- and protection of the existing buildings and
16 in return for that, I am willing to grant an historic area
17 work permit for certain of the structures that you have asked
18 to be demolished, but I will not do that before I see a
19 reasonable plan in which things can be accomplished and that
20 we can run as a check. Then we will avoid, it seems to me,
21 these recurring clashes that we don't like any more than you
22 do.

23 MALE VOICE 2: How could code enforcement say you're
24 doing a great job, just keep it up, when nothing has been
25 done? I don't understand.

1 MS. VREDENBURGH: Well, they did.

2 MR. JOHNSON: I think it is unfair to say that
3 nothing has been done.

4 MALE VOICE 2: Well, I mean fix the air conditioning
5 and things like that. That has nothing to do with --

6 MS. VREDENBURGH: No, outside work was done.

7 MR. CANTELA: They've started to do things and
8 certainly a good many more than Mr. Frankel did.

9 FEMALE VOICE 1: Did you want to put a time line on
10 that?

11 MS. VREDENBURGH: You never talked about the ice
12 house. That has been completely restored under the ground.
13 Do you think that was easy to do?

14 MR. CANTELA: No, ma'am. But, you see, in having a
15 plan for this Commission, we will see what are the
16 priorities, what are the priorities of the buildings that are
17 in good shape to ensure that we can keep them, that is in
18 terms of stabilizing them.

19 Is it more important to stabilize than to restore
20 initially. Are there certain buildings that you don't set a
21 very high priority. Are there things that this Commission
22 would set a high priority on in terms of stabilization.

23 Once we see that kind of thing, rather than -- but
24 what we do see now is, yes, we're going to work on this, but
25 we'd like to tear these down. Now that's not real positive

1 in the terms of, well, what are we going to see preserved or
2 what are we going to see stabilized, what are we going to see
3 protected. And I, for one, would feel just more comfortable
4 seeing that kind of plan.

5 MALE VOICE: I'm sure she would agree to that
6 and -- we thought we were working toward that common goal
7 with the representatives of the enforcement division with
8 whom there has been a good relationship and they've seen the
9 work in progress.

10 This -- but always there has been this cloud. These
11 four structures that we know are falling down are terribly
12 expensive. You've seen the estimates. We keep -- but you've
13 got to fix those, too. So that cloud -- what do we do, what
14 do we do.

15 We have to go back to the board, we have to get a
16 demolition permit if we can. It has been going on. So there
17 has been difficulty knowing exactly where do we put the
18 emphasis and that's why we have so much of this.

19 MR. CANTELA : And from our point of view, you know,
20 just turn it on your head and --

21 MALE VOICE: We have no objection. We agree to a
22 schedule. That's fine. We'd like to work one out with you.

23 MR. CANTELA: Okay.

24 FEMALE VOICE 1: I think perhaps, too, in developing
25 a plan you might seek the assistance of the Maryland

1 Historical Trust. They have a very fine technical field
2 circuit staff and could help you -- I'm not saying that they
3 could write the plan for you, but I'm saying that they could
4 probably point you in the direction of folks that could help
5 you put together a plan --

6 MALE VOICE: How do we do that? Are they local?

7 FEMALE VOICE 1: They are located in Annapolis, but
8 they do have a Washington number on Shaw Place.

9 MS. VREDENBURGH: Is it a government program or is it
10 private?

11 FEMALE VOICE 1: The Maryland Historical Trust is
12 state and federal. They're mandated to carry out the federal
13 preservation laws as well as administer the state laws.

14 MR. CANTELA: You could save all those bills for tax
15 credit if this Commission approves them.

16 MS. VREDENBURGH: Ten percent. Right? On the money
17 that you spend. It's not much --

18 FEMALE VOICE 1: It's better than nothing.

19 MR. CANTELA: Straight against your tax -- your tax
20 bill. You'd be surprised how handy that comes in in
21 September.

22 FEMALE VOICE 1: A name to ask for is Mark Edwards.
23 He's the deputy --

24 MALE VOICE 1: I'm wondering are we going to keep the
25 record open.

1 MALE VOICE: Well, can we ask one thing? One of the
2 structures, the corn crib, is already on the ground and it's
3 a very unsightly situation.

4 MR. CANTELA: I'm willing to approve the corn crib on
5 the basis of safety tonight.

6 MALE VOICE: -- terrible sight -- we keep talking
7 about saving the stone wall. We'd like to get the structure
8 away from that wall if we're going to try and save the wall,
9 because the wall is going to get -- it ought to be -- those
10 are two fallen down eyesores that ought to be towed away.

11 MR. CANTELA: I'm sorry. Which? The roof of the
12 oxen shed?

13 MALE VOICE: It comes right on down. I mean, it's
14 just a matter of time, unfortunately, but that's it.

15 MR. CANTELA: Well, I tell you what I'd like to do.
16 I would grant the permit for the corn crib. I would like to
17 see a plan for this within 60 days. If I see an acceptable
18 plan, I'm willing to review with the Commission the other
19 three requests, but I think in terms of immediate safety, I
20 do not have a problem with the corn shed.

21 MS. VREDENBURGH: Who do we work with in connection
22 with setting up the plan. Jared, for instance, or someone
23 like that?

24 MR. CANTELA: Jared, Mark Edwards at the Trust.

25 MS. VREDENBURGH: Okay.

1 MR. CANTELA: And it's what I would call a carrot and
2 the stick there. I'll give you the corn crib, but I want to
3 reserve the others for right now.

4 MS. VREDENBURGH: May I suggest something? The corn
5 crib is on the ground. There is no putting it back, but I
6 would like to suggest that the as far as the beams, the big
7 beams that -- we may be able to --

8 FEMALE VOICE 1: -- we're intending --

9 MR. CANTELA: It's okay.

10 MALE VOICE 2: Well, I think we'd look very silly
11 here trying to put back any of the buildings that are in this
12 kind of shape, but I think the whole issue here is this thing
13 of demolition or neglect. And I'm not talking about their
14 property.

15 I'm talking about other properties around the county
16 that would go the same way and if it's not enforced, I mean
17 we're not protecting these old buildings when people don't
18 want to take care of them. It's strictly a voluntary thing
19 is what it has gotten to be and I admit when you look at
20 these pictures you feel ridiculous to say, hey, you've got to
21 put this back. But here again, these buildings 10 years ago
22 were in great shape or in good shape, reasonable shape.

23 MALE VOICE: I'm sorry, sir, but I don't think that's
24 a fact. If you could see pictures that we've got -- you've
25 got some of the photographs yourself from 1980 --

1 MALE VOICE 2: Mr. Becraft is going to --

2 MALE VOICE 1: I'd like to entertain a motion.

3 FEMALE VOICE 1: I think -- yes. Billy, do you want
4 to make it?

5 MR. CANTELA: I'd like to move that the Commission
6 approve an historic area work permit for the removal -- I
7 don't know if -- is necessary -- removal of the corn crib and
8 as a condition of this, that the applicant work with the
9 Commission staff and the Maryland Trust and return to this
10 Commission in 60 days --

11 FEMALE VOICE: A meeting or --

12 MR. CANTELA: No. Just with staff. He'll pass it
13 around -- with an acceptable plan of stabilization and/or
14 restoration -- but we're interested in stabilization first --
15 of the remaining outbuildings at which time or during which
16 time the Commission will keep the record open on your
17 application for the three other properties and will make a
18 decision at the meeting regarding those properties at the
19 first meeting after the 60 days.

20 MALE VOICE: I'll second that.

21 MALE VOICE 1: I has been moved and seconded. Any
22 further discussion?

23 MALE VOICE: I have a question. If this gentleman --
24 speaking from the back, I don't think on the record that he
25 has identified his name there and I would appreciate --

1 MR. WARNER: My name is Farley Warner. I'm a lawyer,
2 a member of the District of Columbia Bar. I am Mrs.
3 Vredenburgh's counsel, personal counsel.

4 MALE VOICE 1: Moved and seconded. Any discussion?

5 MR. CANTELA: I don't recall whether the motion was -
6 - no -- it said it was granted from the basis of public
7 safety, on safety reasons, not on --

8 MALE VOICE 1: Okay. Then the motion -- there being
9 no further discussion and no question, all those in favor
10 please signify by raising their hand. Opposed? Motion
11 carries, six to one.

12 (End of requested portion of transcript.)
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CERTIFICATE

DEPOSITION SERVICES, INC. hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Montgomery County Historic Preservation Commission in the matter of:

FAITH S. VREDENBURGH

21315 GEORGIA AVENUE, BROOKEVILLE, MARYLAND

CASE NO. 23/46-89A

By:

Victoria Macuch
Victoria Macuch, Transcriber

1088

PENGAD CO., BAYONNE, N.J. 07002 FORM 740

HISTORIC PRESERVATION COMMISSION

MONTGOMERY COUNTY, MARYLAND

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HISTORIC AREA WORK PERMIT OF :
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6 FAITH S. VREDENBURGH : Case No. 23/46-89A
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21315 GEORGIA AVENUE :
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7 BROOKEVILLE, MARYLAND :
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A hearing in the above-entitled matter was held on Thursday,
November 2, 1989, in the Ninth Floor Conference Room of the GBS
Building, located at 51 Monroe Street, Rockville, Maryland
20850, before:

Deposition Services, Inc.

600 East Jefferson Street
Suite 103
Rockville, MD 20852
(301) 738-1042

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1 MALE VOICE 1: The first item on the agenda is
2 historic area work permits and number one of that is the
3 second review of application by Faith Vredenburg for
4 historic area work permit at 21315 Georgia Avenue,
5 Brookeville. It's our case 23/46-89A. Is there any
6 continuing staff report?

7 MR. COOPER: Do you want me to bring things up to
8 date?

9 MALE VOICE 1: And the record is still open.

10 MR. COOPER: What I'm going to do to kick this off is
11 just read back the motion that the Commission made at the
12 August 17th meeting when this was last heard. And if anyone
13 wasn't here at that meeting and want any further explanation,
14 one of you or I will go into that a little bit, but it reads,
15 "Commissioner Cantela motioned to approve the removal
16 of the corn crib and as a condition of that approval
17 the applicant work with the Commission staff and the
18 Maryland Historic Trust and return to this Commission
19 in 60 days with an acceptable plan of stabilization
20 and/or restoration of the remaining outbuildings
21 during which time the Commission will keep the
22 application on the other three buildings open and
23 deliberate on those three requests for demolition
24 after the 60 days. The motion was made on the basis
25

1 of Criterion 24AB4 that the proposal is necessary in
2 order that unsafe conditions or health hazards be
3 remedied. Commissioner Taylor seconded the motion
4 which passed six-one, Commissioner Brenneman in
5 dissent."

6 Now, as indicated in the material in the packet,
7 since that time the applicant has been working on this so-
8 called report. There was a first draft submitted to staff.
9 Basically, at that point, I sent that draft back with the
10 applicant with a number of comments on ways that I thought it
11 would be more acceptable to the Commission.

12 They included some suggestions as to deadlines,
13 inspection dates, more clarity, specificity, all of those
14 kinds of things.

15 MR. CANTELA: What was the date of the first draft
16 submission?

17 FEMALE VOICE: October 16th.

18 MR. CANTELA: Thank you.

19 MR. COOPER: In any case, the applicant subsequently
20 came back with this draft that appears in the packet and as
21 the former motion indicated, I think there are two points of
22 order tonight.

23 One would be to look at that report. Is it
24 acceptable. And acceptable is an adjective that was used in
25

1 the motion, so I think that's something we need to discuss
2 tonight. And then, secondly, if so or not so, how does that
3 relate to the issuance or no issuance of demolition permits
4 on the other three structures.

5 Now I also have some more background information on
6 those structures, if you feel you need refresher slides and
7 also copies of the Carcaterra engineering report that was
8 submitted.

9 MR. CANTELA: Is the corn crib still there?

10 MR. COOPER: It's gone.

11 MR. CANTELA: Fine. When was it torn down?

12 MR. COOPER: Well, it's --

13 MR. CANTELA: When was it torn down? When was it
14 removed?

15 MR. COOPER: Well, it was down --

16 MR. CANTELA: When was it removed?

17 MR. COOPER: I don't know. I didn't remove it. Does
18 anybody in the room know?

19 FEMALE VOICE 1: Well, it was down --

20 MR. ABERNETHY: As soon as I got the permit --

21 MR. CANTELA: When did you get the permit?

22 MR. ABERNETHY: I don't remember the date --

23 MR. COOPER: Your point is, I think, that the permit
24 should not have been --
25

1 MR. CANTELA: The permit was contingent upon the
2 approved plan.

3 MR. COOPER: That's a good point.

4 MR. CANTELA: It should not have been issued. Who
5 was the gentleman who spoke who said he removed it? May I
6 have your name, please?

7 MR. ABERNETHY: John Abernethy.

8 MR. CANTELA: Thank you. Relation to the property?

9 MR. ABERNETHY: I'm Mrs. Vredenburgh's son-in-law.

10 MR. CANTELA: You removed it personally?

11 MR. COOPER: Has it actually been removed or not?

12 MR. ABERNETHY: Except for the timbers that I
13 salvaged.

14 MR. COOPER: Well, I don't think we need to look at
15 the applicant at this point. I mean, I feel to blame over
16 this because, technically, that's exactly -- I see what
17 you're saying -- that it shouldn't have been removed until
18 this report was approved by the Commission and I told the
19 applicant -- or, basically, the permit was signed off through
20 the office.

21 MALE VOICE 1: I think that this Commission probably
22 should then certainly be more explicit. I know it did say
23 that.
24
25

1 MR. CANTELA: The Commission can't be any more
2 explicit, Mr. Chairman.

3 MALE VOICE 1: Then let's deal with this oversight
4 and see how we can deal with it in the future. Mr. Cantela,
5 do you have anything else to ask before we proceed?

6 MR. CANTELA: No.

7 MALE VOICE 1: Okay. Continue, Mr. Cooper.

8 MR. COOPER: No, I had come to a conclusion prior to
9 this, unless you have some other questions.

10 MALE VOICE 1: No, I don't. Do you have some
11 further --

12 MR. CANTELA: I thought you said you had slides.

13 MR. COOPER Oh, yes. I'll show them now if you want
14 to see them.

15 MALE VOICE 1: Please.

16 MR. COOPER: All right. Now, these are of the other
17 three outbuildings that were in question. In fact, the
18 applicant had initially or originally applied for demolition
19 for the so-called blacksmith's shop. The setting next to the
20 ice house there on the right and just out of the picture on
21 the left is the carriage house.

22
23 Here is the carriage house in the foreground, the
24 blacksmith's shop and the ice house. The applicants are
25 currently working on the rear of the carriage house. Inside

1 of the blacksmith's shop.

2 MR. CANTELA: Could you explain the work on the rear
3 of the carriage house?

4 MR. COOPER: Oh, yes. Now we're going to go back to
5 it. Well, my understanding is that -- obviously, this
6 doesn't show the rear of it -- but they're replacing some
7 siding back there which is German siding. The applicant is
8 here tonight. Maybe he could explain that further.

9 The roof structure of the blacksmith's shop. Now
10 this is the second of the other three structures, the oxen
11 shed. The other side of the oxen shed. The stone wall. One
12 end of the oxen shed. The stone wall continues over to the
13 righthand side of the slide there and continues on over and
14 joins up to the stone wall that surrounds the cemetery.

15 Inside the oxen shed showing the doorway that's I
16 think between the stone wall. Ventilating slot in the stone
17 wall. This is the roof structure and I was describing that a
18 little bit last time. It's what I call boxcar siding.

19 The third structure in question, the hog shed and
20 it's setting from the barn -- actually the rear of the barn,
21 which is a quonset style with a silo and then there's some of
22 the new construction near the environmental setting, the edge
23 of the environmental setting.

24

25

1 This is the other side of the hog shed. One corner
2 of the hog shed which, I guess, used to be part of the core
3 structure and this is also the side -- this is on the
4 downhill slope side where the applicant and the engineer last
5 time described a runoff problem that was causing some
6 deterioration.

7 The roof structure. Now just a few quick slides of
8 the main house, of course. Some of the small outbuildings
9 that aren't part of the application at this point that are
10 near the farmhouse. The main barn and the main or front
11 elevation -- barn -- the side of it. Ah! This is the
12 ongoing work on the back side of the carriage house.

13 MR. CANTELA: When was that slide taken?

14 MR. COOPER: This slide was taken on April 1, 1989.

15 MR. CANTELA: Ongoing work?

16 MR. COOPER: Well --

17 MR. CANTELA: How much is going on?

18 MR. COOPER: I won't -- I don't know how ongoing it
19 is, but --

20 MR. CANTELA: Has it changed anything since --

21 MR. ABERNETHY: Oh, yes.

22 MR. COOPER: I believe --

23 MR. CANTELA: What has happened?
24
25

1 MR. COOPER: I believe there has been some fairly
2 recent --

3 MR. ABERNETHY: Actually, since yesterday or the day
4 before the siding has been completed -- I've installed a
5 ventilation slot and the roof has been painted and that has
6 all been primed.

7 MR. CANTELA: Thank you. Just on the one end.

8 MR. ABERNETHY: Yes. So far, that's all I've gotten
9 to.

10 MR. CANTELA: Since April.

11 MR. COOPER: Cemetery. Stone wall around the
12 cemetery.

13 FEMALE VOICE 1: Phil, I have to admit I was kind of
14 -- to the early part of the discussion. You are concerned
15 that the corn crib has been removed and that that was a
16 condition of the plan --

17 MR. CANTELA: Of the accepted plan.

18 FEMALE VOICE 1: Of the accepted plan. I guess my
19 recollection of that meeting was that we did approve the corn
20 crib.

21 MR. CANTELA: Contingent upon --

22 FEMALE VOICE 1: Well, I guess it's my -- right.
23 Contingent upon, but it's my recollection that the corn crib
24 could come down and that the large timbers would be salvaged
25

1 and that we would review the other outbuildings after the
2 plan had come in.

3 MR. CANTELA: That's right. But the approval for the
4 corn crib was contingent upon a plan, accepted plan, coming
5 within 60 days. That's what the motion said. There before
6 you is the official record and that's what it was.

7 FEMALE VOICE 1: Right.

8 MALE VOICE 1: The corn crib was down at that time.
9 Right?

10 FEMALE VOICE 1: The corn crib was down and I know
11 one of the discussions was salvaging the large beams.

12 MALE VOICE: It was partially down like some of the
13 other buildings. Partially.

14 FEMALE VOICE 1: Yes, but more it was more partially
15 than --

16 MR. KARR: Okay. So the corn crib was down and now
17 you have got the plan before you.

18 FEMALE VOICE 1: Right.

19 MR. KARR: Okay. So I have a question to the
20 applicant, if I may, Mr. Chairman.

21 MALE VOICE 1: Sure. Go ahead.

22 MR. KARR: In your correspondence to Mr. Cooper of
23 October 19th you say, "While a fair amount of progress has
24 been made on the small structures and the main barn..., "
25

1 can you describe some of that progress?

2 MALE VOICE 1: If you would, again, please state your
3 name for the record.

4 MR. ABERNETHY: Do I have to sign in? My name is
5 John Abernethy. I am Faith Vredenburgh's son-in-law. I
6 currently reside at 21315 Georgia Avenue. I do a great deal
7 of that work that's on the -- let's say the easier part of
8 the jobs, what I can do. Anything else?

9 MR. KARR: Can you bring me up to date? When you say
10 that there has been a fair amount of progress to the small --
11 what is this progress? What has been done so far?

12 MR. ABERNETHY: Well, since we moved in, the first
13 thing we took on was the temporary support in the main barn
14 and the back roof which is something that we considered
15 dangerous, mainly because we didn't want the snow to push it
16 in.

17 Until we could get around to really doing more of
18 that kind of work in the main barn, get somebody in there to
19 really do a good job, we thought that maybe a temporary
20 support would be good. We thought maybe even that that would
21 be a permanent support, but as it worked out, it wasn't.
22 More in terms of the way it goes now, we should probably
23 consider that a temporary support.
24
25

1 That was the first thing we did. Next, we took on
2 the ice house cellar which was -- when we moved in, one side,
3 let's say the west side wall where the foundation had
4 collapsed in. At one point -- I don't know how long ago --
5 someone had started working on that maybe piling rock up next
6 to the foundation or next to the grade.

7 We went ahead and had that restacked. We put a beam
8 underneath of it to help support it just in case and then we
9 did the other side which was starting to cave in. And, of
10 course, the work that -- I had a door put on there, some
11 siding repaired on that one.

12 Some of the window frames were tightened up. I, at
13 that point, anticipated boarding them up, but I plastic
14 covered them at that point and the plastic has naturally gone
15 since then.

16 But other things that we have done, the siding in the
17 back of the carriage house. I removed a great deal of rotted
18 siding there and went up the whole span on the top to protect
19 that section from moisture this winter or whenever. Just had
20 the roof completely painted. That back structure has been
21 primed. I installed a vent which is more or less authentic
22 as it could be. I took it and matched it from one that came
23 from the corn crib.
24
25

1 There was nothing left of any vents that were in that
2 building to begin with, so I copied something that was
3 relatively the same merit and installed that, as well as
4 other little things that we do that I can't really -- another
5 specific thing -- the stone wall along the road.

6 I personally reconstructed half of that from an
7 accident that was -- well, a hay baler nailed it and pulled
8 out a good section of the stone. I had to reconstruct it and
9 if you know anything about the traffic pattern on that road,
10 it's pretty busy, so I had to wait until mostly evenings and
11 that's when I do most of my work, between 10:00 and 2:00 in
12 the evenings.

13 MALE VOICE: The cost of the repair was stated in the
14 last report like the temporary support in the barn was
15 \$5,000. Was that something that you had contracted out or
16 how was that cost --

17 MR. ABERNETHY: The total included a complete
18 painting of the barn roof and that was contracted out.
19 That's something I couldn't personally handle alone myself.
20 Besides, I have a regular job.

21 MR. TAYLOR: Mr. Chairman, as Jared stated, part of
22 our task tonight is to rule on the adequacy of the
23 preservation plan presented and I don't find the plan
24 complete.
25

1 I think I would like to see what has been presented
2 as a list of tasks -- it's unclear from the list presented
3 what we're going to have when we're all done, what the
4 overall program -- the big picture, if you will -- for the
5 Greenwood Acre Farm is.

6 And I, for one, believe that any preservation plan
7 would begin with a vision, and a statement, and a goal and
8 then would proceed to set forth over a period of time how
9 that goal can be accomplished.

10 And inasmuch as in the course of the discussions of
11 Greenwood that I have attended several have included issues
12 of the cost of repair, and stabilization and renovation, I
13 think not only should the preservation plan include a vision
14 statement, a full description of what we hope to have when
15 we're done, a series of work programs broken out yearly by
16 task, but also some sort of budget proposal and even
17 potentially sources of funds.

18 If someone was looking at this from the larger
19 picture, it might even talk about where alternate sources or
20 sources of support funds might come from. I think we'd have
21 a better sense that this would really happen if it was more
22 extensive and more thorough. So I tonight, would it come to
23 a vote, would not vote that this be acceptable. Perhaps a
24 good beginning, but I think it needs a great deal more work.
25

1 FEMALE VOICE 1: Yes. I think we clearly need a
2 better sense of a timetable and the cost estimates for these
3 buildings. Particularly a timetable so that there can be
4 some measurable goals with the preservation efforts at
5 Greenwood.

6 MALE VOICE 1: I think a clear-cut schedule is in
7 order, along with its --

8 MALE VOICE: Well, they have a yearly schedule in
9 here.

10 MALE VOICE 1: Well, I believe that --

11 FEMALE VOICE 1: I don't think though that --

12 MALE VOICE 1: Are we saying we need a more detailed
13 schedule?

14 FEMALE VOICE 1: Well, I would like to feel
15 comfortable that, you know, at six months from now, and a
16 year from now, or 18 months from now, two years from now
17 we'll be able to see progress or a realistic timetable.

18 I'm not saying it needs to be at six month intervals,
19 but so that there are benchmarks that can be accomplished
20 that are realistic and definable and that there's a cost
21 estimate that is a reasonable estimate and a reasonable --

22 MALE VOICE: (Inaudible.)

23 FEMALE VOICE 1: Yes.

24
25

1 MR. KARR: One comment I have about it is I notice
2 there is some work identified in the later years -- three,
3 four and five -- that are essentially stabilization efforts
4 and if we wait three or four years to stabilize some items --
5 in year three you talk about the oxen shed wall, to begin
6 engineering and masonry required to stabilize the wall.

7 There is one item somewhere in the year five -- I
8 thought it was year five -- I mean, just thinking out so many
9 critical things that need to be done further up in the
10 schedule in year one. Maybe if it's just general
11 stabilization of all the structures before you worry about
12 repairing a tin roof in year one.

13 You know, certain repairs can be pushed off to year
14 five and get the buildings under control in year one because
15 you might not have them by year five. There might be nothing
16 left to stabilize in year three.

17 MR. ABERNETHY: Most of what I've taken and put into
18 this schedule are things we need to do most to the bigger
19 structures or the stuff that's mostly important. The other
20 stuff I can -- I have a pretty good handle on things. Like
21 the carriage house and the ice house themselves are in pretty
22 good shape.

23
24 And since we've done the foundation work on the ice
25 house, I don't see any problem with that as far as, you know,

1 collapsing. A number of other things. As far as roof
2 repairs, a good deal of this will probably go on instantly.
3 I've only put it in the report this way so that in case it
4 doesn't happen instantly, we have a schedule to back it up.

5 MALE VOICE 1: Mr. Cantela?

6 MR. CANTELA: Mr. Cooper, could you refresh the
7 Commission's memory on which structures were under the
8 demolition by neglect citation?

9 MR. COOPER: Not off hand. Let's see. Maybe you
10 need to give me a minute to look through the file here.

11 MR. CANTELA: I don't believe all of the ice house,
12 for example -- I don't believe was under demolition by
13 neglect citation.

14 MR. COOPER: No, I don't think so.

15 FEMALE VOICE 1: No, the hog house was though.

16 MR. CANTELA: Well, the hog house, the oxen shed, the
17

--

18 MALE VOICE: (Inaudible.)

19 MR. CANTELA: Well, that's the one I don't remember.

20 I --

21 FEMALE VOICE 1: No, I don't think it was the
22 carriage house.

23 MR. CANTELA: The blacksmith's shop.

24 FEMALE VOICE 1: The blacksmith's shop.
25

1 MR. CANTELA: The corn crib.

2 FEMALE VOICE 1: Maybe those were the four.

3 MR. CANTELA: In a sense, what you're looking at here
4 is that --

5 MALE VOICE: There's one that has already been taken
6 down.

7 MR. CANTELA: Down. Right. That collapsed or
8 something. What we have here is a plan that in the first
9 year rids the property of everything this Commission was
10 concerned about, especially Commissioner Brenneman, in the
11 workings of demolition by neglect. There is no concern on
12 the part of the property owner, according to this plan --
13 correct me if I'm wrong -- to work to stabilize or in any way
14 try to save any of those buildings under demolition by
15 neglect. Now, I may be wrong. There may be some that are,
16 so --

17 FEMALE VOICE 2: For the record, the buildings that
18 were under demolition by neglect were the main barn, the oxen
19 shed, the corn crib, the blacksmith's shop, and the ice
20 house.

21 MR. CANTELA: The ice house was. Okay. But the
22 carriage house was not. Okay.

23 FEMALE VOICE 1: And the hog house wasn't?

24 MR. CANTELA: -- hog house.
25

1 FEMALE VOICE 2: Oh.

2 MR. CANTELA: The hog house I thought was.

3 MR. ABERNETHY: It was just for stabilization and
4 roof.

5 MR. CANTELA: So the main barn is one of those where
6 there is concern. So I think that that's an important bit of
7 information for the Commission's consideration.

8 MR. TAYLOR: Would you read them again, Allison,
9 please?

10 FEMALE VOICE 2: Yes. And I have something else that
11 might be of some help, too. The main barn, the oxen shed,
12 the corn crib, the blacksmith's shop, and the ice house. And
13 there is a letter, dated August 19, 1988, in the record
14 addressed to Mrs. Faith Vredenburg which lists the code
15 violations and the steps that must be taken to remove the
16 buildings from the demolition by neglect ciation. The hog
17 house is there. I'm sorry.

18 MR. COOPER: In this letter. Maybe --

19 FEMALE VOICE: In the letter dated August 19th.

20 MR. CANTELA: Yes, I think it was.

21 MR. COOPER: And the coach house and the slave cabin
22 also. Is that right? All of these were --

23 MR. BRENNEMAN: And I think they called one a loafing
24 shed or something that -- it must be the one that was
25

1 missing.

2 FEMALE VOICE 2: Okay.

3 MR. BRENNEMAN: But there was some confusion, if I
4 remember, if the buildings were named properly.

5 FEMALE VOICE 2: Yes.

6 MR. BRENNEMAN: Like I would still question the hog
7 house. I have never seen a hog house with a wood floor in
8 it. Now that doesn't make sense to have hogs where you have
9 -- and maybe this is true --

10 MR. TAYLOR: But these are Montgomery County pigs.

11 FEMALE VOICE: Right.

12 MR. BRENNEMAN: -- but I grew up on a farm and I
13 don't remember seeing hogs on a wood floor.

14 MR. COOPER: Yes. And also included were the so-
15 called animal loafing shed and the slave cabin, which is one
16 of those small outbuildings right near the house.

17 MR. CANTELA: Okay. So we've got them all.

18 MR. COOPER: And the coach house.

19 MR. KARR: Now the siding work that you've done,
20 that's on the main barn?

21 MR. ABERNETHY: No, the siding work I've done is on
22 the carriage house.

23 MR. KARR: Carriage house. Okay.
24
25

1 MALE VOICE 1: Then I think that the schedule should
2 really reflect the needs and desires of the code enforcement
3 and the demo by neglect. I think that the priorities should
4 then look at those buildings that we have that. I don't know
5 if this particular -- it looks to me as though the first year
6 is dismantle and remove more than stabilize and fix.

7 MR. ABERNETHY: Well, there's a great deal of work on
8 the main barn that's --

9 MALE VOICE 1: No, there is some on the main barn.

10 MR. ABERNETHY: Well, that's a lot of stuff, yes.

11 MALE VOICE 1: Don't get me wrong --

12 MR. CANTELA: Well, I think what my concern would be
13 is that this permit, as you requested here, was to remove the
14 three buildings that you wanted to remove. If you're going
15 to remove those the first year, this Commission has literally
16 no control thereafter over the speed at which you approach
17 this.

18 Unless you can come up with a penalty that you think
19 would be appropriate for not keeping to the schedule
20 thereafter, I'm sort of reluctant to give away the store
21 before I get paid.

22 MALE VOICE 1: I think at this point the Commission
23 is probably in somewhat of agreement. I think you see the
24 concerns that we have over the schedule. I don't know --
25

1 MR. ABERNETHY: I've just tried to lay it out as best
2 I know. I mean, I tried to do it so that I could actually do
3 a good deal of work myself and the stuff that I felt was more
4 important, the bigger jobs, I would have folks come in and
5 do. And I listed them here as more or less in my priorities
6 so that they would be done and out of the way since they were
7 big jobs.

8 MALE VOICE 1: No, that's fine. I understand, but
9 you can see the concerns of the Commission. At that point
10 then we leave -- can we leave the record open --

11 MR. KARR: I have one other question. Since the last
12 meeting back in August, have you or Mrs. -- I'm not even
13 going to try to pronounce it --

14 FEMALE VOICE: Vredenburgh.

15 MR. KARR: Have you sought any loan assistance
16 programs?

17 MR. ABERNETHY: We spoke with and met with
18 representatives from the State Historic Trust to get ideas on
19 the easements and he walked around with me and -- well, us --
20 we spent about five hours with him walking around and
21 discussing things. And at this point, I've expected to hear
22 something from him. I think he said he was going to go ahead
23 and start something on --

24 FEMALE VOICE 1: Was this Ron Andrews?
25

1 MR. ABERNETHY: Father, you may remember his name. I
2 don't remember it.

3 FEMALE VOICE 1: Bill Penzer?

4 MR. ABERNETHY: He came in replacement of someone.

5 MALE VOICE: Mark?

6 FEMALE VOICE 1: Mark Edwards.

7 MALE VOICE: Mark Edwards.

8 FEMALE VOICE 1: Okay.

9 MR. ABERNETHY: He was a very nice fellow. We, at
10 length, discussed all of the problems on the property.

11 MR. KARR: But as far as pursuing any loan or grant
12 program --

13 FEMALE VOICE 1: They have it. I mean, they have
14 both loan and grant monies. I'm not too sure specifically
15 what the guidelines are or the --

16 MR. CANTELA: They, being the Trust.

17 FEMALE VOICE 1: They, being the Trust.

18 MR. KARR: Right.

19 FEMALE VOICE 1: Yes --

20 MR. KARR: We know they have it. I'm questioning
21 whether you are investigating or have you made application
22 for that.

23 MR. ABERNETHY: At this point, I am not really sure.
24 He was supposed to look and get back to us with some kind of
25

1 idea of what the whole property -- the whole thing would
2 involve, but I haven't heard from him.

3 MR. KARR: Have you made an attempt to follow up with
4 him?

5 MR. ABERNETHY: My only concern at this point was to
6 get something together for this report that I put together.

7 MR. KARR: This is November. We have August,
8 September, October --

9 MR. CANTELA: Jared, do you think you could talk to
10 Mark and express the Commission's deep concern about this
11 property and that help from the Trust would really be --

12 MR. COOPER: We have talked about it, but not
13 actively about this, but I will again, yes.

14 MR. CANTELA: Okay. Thank you.

15 MALE VOICE 1: Please do. And I think that --

16 FEMALE VOICE 1: I'm pleased that he went out and
17 spent that much time.

18 MALE VOICE 1: I believe that Commissioner Karr's
19 point is that have you some working idea of that perhaps
20 there is something that you might include that might help you
21 to formulate some of the other plans if you think there is
22 something forthcoming -- to help you with that or to see if
23 there is some assistance --
24
25

1 MR. ABERNETHY: At this point, we still haven't been
2 able to get complete ideas of what the total costs are for
3 some of these projects.

4 MALE VOICE 1: Understood.

5 MR. ABERNETHY: That's why we haven't been able to --
6 I talked with someone this evening -- or last Monday and I
7 was supposed to get back with him this evening about -- it
8 was a totally separate company who was a full service company
9 and whose name I got from Jared that I asked for to help with
10 some of these problems. So I did make -- and Jared did give
11 me a list of five or six names.

12 MALE VOICE 1: I'm saying, but when we follow through
13 with this, then perhaps you will have a better idea the next
14 time you come before this Commission.

15 MR. TAYLOR: I think a good, clear plan for this
16 site, I think is important, not only for the site, but as
17 perhaps a precedent setter for the way the Commission can
18 deal with this. And this certainly isn't the only one. It's
19 just the one that seems to be before us.

20 Is there any mechanism within the purview of the
21 Commission where the Commission can more actively assist in
22 the development of the plan? Is there money somewhere to
23 help pay a consultant to work with a property owner for this?
24
25

1 MALE VOICE 1: Oh, there are seed grants, but I don't
2 know --

3 MR. TAYLOR: It seems to me that --

4 MALE VOICE 1: -- for renovation. It's generally for
5 architectural --

6 MR. TAYLOR: Well, I mean, it seems to me that --

7 FEMALE VOICE 1: To a private property owner?

8 MALE VOICE 1: Yes. Aren't there seed monies --

9 MR. TAYLOR: And this is a Master Plan site. Right?

10 FEMALE VOICE 1: Right. Oh, yes. It's also on the
11 National Register.

12 MR. TAYLOR: It's a National Register site. It's a
13 Master Plan site.

14 VOICE: (Inaudible.)

15 FEMALE VOICE 1: Oh, it's on the State Registry?
16 It's State.

17 MR. TAYLOR: I'm sorry. It's a state site. Well, in
18 any case, that's my question to the Commission and to the
19 staff. Also recognizing that I'm also concerned -- the plan
20 is important because it will give us some sense of confidence
21 that this stuff might get accomplished.

22 I think Commissioner Cantela's statement that a plan
23 ought to have some teeth in it to ensure that it get done, by
24 the same token, since it has been represented to us that
25

1 resources are, of course, critical, I question whether it
2 makes sense to spend a great deal of money on a piece of
3 paper -- you know, for the owner to spend a great deal of
4 money on the development of a plan when that money could well
5 go towards actual work. And, see, that's what I'm grappling
6 with. So, that's why I asked the question.

7 MR. BRENNEMAN: We could check and see if the money
8 for planning, architectural planning and -- is it just
9 planning? I know it's to plan for septic, well and septic,
10 and architectural -- and see if it might be appropriate to
11 this. That's a good idea, but if it's --

12 FEMALE VOICE 1: Where is that out of? What
13 department? DHCD?

14 MALE VOICE 1: Yes. I think especially in the fact
15 that when we looked at it and our motion that the unsafe
16 conditions and health hazards be remedied, that perhaps there
17 might be some aid to help them out as well. So perhaps we
18 can look at that as well when you're questioning Mark and
19 when you're questioning what is available.

20 Also, then you know the concerns of the Commission.
21 Not only do we need the big picture as well as a detailed --
22 the things that we discussed this evening.

23 MR. ABERNETHY: I thought this was as big as I could
24 get it.
25

1 MALE VOICE 1: Let's leave the record open and then
2 how is our agenda on the 16th?

3 MR. COOPER: Well, very full at this point. We could
4 certainly fit this in --

5 MALE VOICE 1: I would like to wrap this up before
6 another winter goes by.

7 FEMALE VOICE 1: Right. I would second that.

8 MR. COOPER: But I'm not sure -- that's only two
9 weeks from now -- that it's realistic to be able to wrap it
10 up on anyone's part by then.

11 MALE VOICE 1: Okay.

12 MR. CANTELA: I would like to make a couple of other
13 suggestions to you in terms of your letter. You suggest --
14 and I think it's a good proposal -- to have somebody assign -
15 - to check up and sort of see how things are going. I,
16 frankly, don't believe that a yearly inspection is adequate.
17 I think I would work with a half yearly one, six month
18 inspection.

19 MALE VOICE 1: Perhaps stage it.

20 MR. ABERNETHY: Yes. You see, this is new. You
21 know, I've just tried to do --

22 MR. CANTELA: Yes. Okay. But I'd like to make some
23 suggestions. And that it would start -- the first
24 inspection, that we get through one, an initial one, a
25

1 photographic inspection that we might do, so that we can keep
2 a photographic history of the work being done and I think
3 this would be important not only for the Commission, but also
4 for you in terms of tax credits which could become available
5 for this work. No small item.

6 MR. TAYLOR: There's great public relations potential
7 in this project if it goes right.

8 MALE VOICE: In what respect?

9 MR. TAYLOR: Well, it's a place where maybe we can --
10 maybe this site can be reclaimed. You know, there is a
11 piece of history up there on Georgia Avenue that was cited
12 for demolition by neglect and through the conscientious
13 effort of a hamstrung commission and an owner whose heart
14 sounds like it's in the right place, you know, we can pull
15 this thing around and in five years have a site that will
16 last another 100 years and have the main house and a
17 collection of outbuildings that really do represent a genuine
18 Montgomery County farmstead.

19 MR. BRENNEMAN: I guess what bothers me in cases like
20 this, do conditions change? Like you bought the property --
21 or your mother-in-law bought the property -- knowing that it
22 had to be fixed up and it was under citation at that time.
23 And I think this goes to any property that's on the Master
24 Plan that needs to be done.
25

1 If you know you have to spend that much money, has
2 there been some change in your plan since the beginning?
3 Towards the beginning did you plan on fixing it up or --

4 MR. ABERNETHY: We could really only go by the list
5 of violations and what I felt, they were inadequate. They
6 just stabilized some of the structures. They were reasonably
7 unsafe. It just didn't make any sense. That's why we
8 decided to consider how a whole of all the property and the
9 buildings which ones were really fit to restore or keep up. I
10 think that's really where we decided. It took awhile to
11 really get a feeling for what we needed to do.

12 MR. BRENNEMAN: I guess what I'm saying is, I can see
13 where a family has had a property for years, a family
14 property, and they don't have the funds or the provisions to
15 do it. Then I think that's what the grants are for and that
16 sort of thing -- to fix the property.

17 But what if someone goes out and buys a property full
18 well knowing they must make plans ahead of time. I mean, if
19 you buy a house and you know that it needs a new roof, you
20 try to know can you put the roof on before you buy the house.
21 That's what I'm wondering.

22 If your plans have changed or do we expect every
23 master site that comes up someone buys and say, well, you
24 know, I don't have the funds. Can the county kick in or can
25

1 someone come forward with the funds.

2 MALE VOICE 1: These funds are available to -- you
3 know, to all that apply. Whether they meet those
4 requirements or up to the individual. I believe that any
5 Master Plan homeowner can apply and we should invite them to
6 apply if they so desire.

7 I believe the object right now is to stabilize and
8 correct these deficiencies on these citations. I understand
9 your point, but I believe at this point right now I think
10 that whatever we do that we can stabilize these structures.

11 MR. BRENNEMAN: I agree --

12 MR. KARR: Well, I think you're making a good point.
13 You know, you can go out there and pick up a beat up old
14 Master Plan house, get some easy money from the county and
15 make a killing on it --

16 MR. BRENNEMAN: -- the county.

17 MR. KARR: It's a good point. But on the other hand,
18 that's maybe what the money is there for.

19 MALE VOICE 1: Well, if the end product is historic
20 preservation, then, you know --

21 MR. BRENNEMAN: I don't think that would be very good
22 publicity if this happens, we spend county money and we say,
23 hey, you know, I made a hundred grand on this property.
24
25

1 FEMALE VOICE 1: One thing I just would like to say
2 is that there are various stages of repair, too. I mean,
3 there is restoration, which is the purist form of repairing a
4 property and bringing it back, and then there is rehabilita-
5 tion and renovation, and then there's stabilization.

6 And at least this Commissioner certainly would not
7 hold that every building on this property should be brought
8 up to its restored -- kind of in the strictest sense of the
9 word, and that there are various levels of work that need to
10 be done on these properties and restoration may not work for
11 all of them, nor should they work for all of them.

12 MR. ABERNETHY: I have more or less considered that
13 in my preparation with this. I'd like to try to do a good
14 deal of this myself and in the process, I'm learning a great
15 deal. I'm having a good time doing most of the work. Some
16 of the bigger jobs that are just too big -- it's been
17 expressed to us that even stabilization can be attractive,
18 although with the state requirements that it be actually
19 proven that it's not restoration, but it is an added on
20 thing. And I think that we would try to go for the best that
21 we can get. But each project, as you say, has a different
22 approach.

23 MR. KARR: Back to Commissioner Brenneman's point
24 there. If monies are applied for through this whole plan,
25

1 there must be ways to structure contingencies wherein if the
2 property owner sells the property within a certain time
3 period, those monies could be paid back with interest or, you
4 know, there are always mechanisms to create a legal structure
5 on how those monies are used.

6 MALE VOICE 1: Oh, they generally are that way.

7 MR. KARR: And if they're not, they should be. Like
8 these monies should not be used to fix up a property that's
9 sold the following year at a profit.

10 MALE VOICE 1: There are generally no pure grants
11 left. You know, they're generally low interest loans that
12 are to be repaid so the money then can be used again. I
13 think it looks like then the December 7th meeting would be
14 the next opportunity and that will give you a little over a
15 month then to prepare and perhaps we can get some
16 information.

17 MR. COOPER: I would suggest that I am more than
18 willing to spend some time with the applicant working on this
19 report infusing the various comments from this evening. The
20 point being that between now and December 7th, that may be
21 the best help we get.

22 Now I will go ahead and examine the possibilities in
23 state assistance for a plan like this or some county funds
24 and if we can get them together and get them approved, you
25

1 know, maybe we could reimburse the applicant later for
2 expenses if a consultant is brought in.

3 My point is, I think it's critical that we keep
4 moving on this plan, that we're not sitting there waiting for
5 some funding to come through.

6 FEMALE VOICE 1: I agree.

7 MALE VOICE 1: And it has been suggested that some
8 Commissioners would be interested in working along with this
9 project. This is a project that everyone is interested in
10 and we'd like to further this at a rapid pace.

11 MR. KARR: I don't like volunteering people, but I
12 think that Commissioner Brenneman, with all his good hard
13 experience in some of this, if he can keep an eye on that
14 plan, I think he's probably the best one seated on the
15 Commission to do that.

16 MALE VOICE 1: I think perhaps we can pencil in some
17 suggestions and things on our drafts and for those as well
18 and you can be in touch with Mr. Cooper and work with you
19 actively, but I don't think we're going to draw it up for
20 you.

21 MR. ABERNETHY: Well, I was told that I had to --
22 well, not necessarily that I had to -- but it should be
23 coming from me and I tried to do the best that I could.

24 MALE VOICE 1: Good.
25

1 FEMALE VOICE 1: Well, I think as Commissioner Taylor
2 said, I think it's good for a start.

3 MALE VOICE 1: Yes.

4 MR. ABERNETHY: Yes. I was quite happy with it.

5 MALE VOICE 1: Any commissioners have any comments
6 about this?

7 FEMALE VOICE 1: So the record is kept open?

8 MALE VOICE 1: It will be kept open -- December 7th
9 should be a time that we're going to aim for. I would really
10 rather not keep this open much longer than that. Why don't
11 we have some weekly targets to work on other drafts as well,
12 so that we know we're not just going to continue -- to the
13 7th.

14 FEMALE VOICE 1: I think that's a good idea.

15 MALE VOICE 1: Why don't we have weekly target dates
16 then. Perhaps by next Thursday we can get together and we
17 can edit the information that we've gleaned from the Trust
18 and from other things. Proceed that way.

19 Perhaps you can also then even pencil in what you
20 think that you perceive that this Commission discussed this
21 evening and then we'll go from there. And then other
22 Commissioners might even add to that and then the next week
23 we'll be able to refine that. Is that okay?
24
25

1 MR. ABERNETHY: In other words, I could work with
2 Jared and bounce it back and forth.

3 MALE VOICE 1: Yes.

4 MR. COOPER: Then I'll pass it on --

5 MALE VOICE 1: And we can pass it on during the week.
6 Okay? At this point then, we will keep the record open.

7 Anyone from the general public like to comment on this? Is
8 there any problem? I would like to keep our speakers' time
9 to three minutes. Okay. Mr. Becraft?

10 MR. BECRAFT: My name is Leonard Becraft, 15640
11 Santini Road, Burtonsville, Maryland. I don't like to be
12 argumentative with the Commission or with the present owners,
13 but just refreshing some of the points that were brought up
14 on the pictures.

15 In 60 days here of developing a plan, I'm not sure
16 what the report I heard -- the four structures that were
17 brought up for demolition by neglect. I heard main barn and
18 so forth. I understood them to be the hog house, the corn
19 crib, the oxen shed, and the blacksmith's shop. Four. Those
20 were the ones requested.

21 Now the others were buildings there to be worked on
22 and stabilized. In the meantime, I'm not sure -- there has
23 been two years that the new owners have had possession of the
24 property, eight years before that that the prior owners had
25

1 possession, and not one bit of -- very limited -- of
2 stabilization to these structures. So there has been 10
3 years that this has been going down.

4 FEMALE VOICE 1: Mr. Becraft, could you keep your
5 comments directly related to the plan at hand?

6 MR. BECRAFT: Which? The demolition or the overall?

7 FEMALE VOICE 1: What we were discussing at this
8 meeting here, the preservation plan. I think we're aware of
9 the history of ownership of the property.

10 MR. BECRAFT: Yes, okay. Just refreshing it. But,
11 anyhow, no work at all in stabilization in this two year
12 period at this point. Now, the separate work there going on
13 in the current structures, there's exterior work and my
14 understanding of historic preservation is that they're
15 supposed to be not done as such.

16 Now the siding -- the young gentleman here working on
17 these projects -- this is more important than just a part
18 time play thing. The back structure -- all of the materials
19 were taken off. There were three windows on that carriage
20 shed. Now it's completely blocked in there.

21 The ice shed there has been blocked in with siding.
22 The sliding doors to that. The situation of the roof being
23 removed from the loafing shed. These particular points there
24 have been taken on without any permits, without any
25

1 instruction, any direction, so I just feel that there are
2 several things there that have been worked on that the young
3 gentleman here is building it as he sees fit, not restoring
4 even these that are collapsing. I thank you.

5 MR. KARR: I find that to be a very interesting
6 comment. Thank you. Well, is that verifiable?

7 MR. COOPER: Well, I don't know if I should answer
8 part of that. I do know a little about the window being
9 blocked in and my understanding is, in talking to the
10 applicant, that their methodology is -- it's not unheard of
11 -- is to put the siding on -- the framing for the old windows
12 is still there and they go back and cut it out later, which
13 they're -- I obviously don't know if that's going to happen,
14 but that was the explanation to me.

15 MR. CANTELA: Would that be something you would ask
16 to be included in the plan when you discuss it with him?

17 MALE VOICE 1: I think it should be treated like any
18 other work on it.

19 MR. COOPER: Well, it should be put -- basically
20 restored the way it was. I think that's the point. And not
21 a creation of something that --

22 MR. KARR: Unless the applicant desires to create
23 something different and then propose it through an historic
24 work permit.
25

1 FEMALE VOICE 1: Right. As a rehab.

2 MR. COOPER: Yes, that's correct.

3 MR. BRENNEMAN: Don't we need a plan of some sort to
4 follow when we --

5 FEMALE VOICE 1: Right. And I think that's --

6 MR. BRENNEMAN: I mean, we spend an awful lot of time
7 here looking at plans and saying, hey, you know, we want this
8 changed and that changed.

9 MALE VOICE 1: (Inaudible.)

10 MR. BECRAFT: And also I wanted to mention the hog
11 house is a unique structure. Most people say the hog house
12 is nothing much, but it's a two-story unit that had corn
13 storage in the top, that did have wood flooring in it and had
14 separate partitions in there.

15 And Allen Bowie Davis raised 100 hogs to feed the
16 slaves and so forth and their own particular use. So this
17 particular structure has been an item that has been there and
18 used in a unique setup and that's why I suggested it be
19 maintained instead of destroyed.

20 MALE VOICE 1: Thank you, Mr. Becraft. Any other
21 public comment?

22 MS. ROSENHEIM: My name is Helene Rosenheim. I'm
23 Past President of the Greater Olney Civic Association.
24 You're probably more familiar with seeing Helene Jennings
25

1 from our organization. She's our reigning expert on historic
2 preservation, but she couldn't be here this evening.

3 Basically, all I wanted to say was that we are very
4 supportive of the efforts of the Commission is showing
5 tonight for trying to help them develop a plan and find
6 economic resources to make it come to fruition.

7 The community would very much like to see this
8 property restored. It was one of the few that was
9 specifically identified in our Master Plan and so it's one
10 that has long been recognized as one that the community has
11 an interest in.

12 And we don't know what role the community can play,
13 but if there is any role that they can play, I think there's
14 a interest there to do it, both monitored -- not monitored --
15 but through our organization. So if there's any way that we
16 can assist, we'd be glad to help.

17 MR. KARR: Have you had direct contact with the
18 property owner?

19 MS. ROSENHEIM: We haven't been able to reach them
20 yet. Mr. Becraft -- well, now we've made our contact. We
21 did try and locate them, but we weren't able to find an
22 address. GOCA has been involved with other historic
23 properties and we'd like to help in any way we can.

24 MR. KARR: Maybe they can take you up on that offer.
25

1 MS. ROSENHEIM: You know, we haven't done much of
2 this, so we're not sure what role we can play.

3 MR. CANTELA: How good are you with a hammer?

4 MS. ROSENHEIM: Well, I don't know.

5 MR. KARR: I was just going to say that.

6 MALE VOICE 1: Thanks for coming. It was nice for
7 you to share those comments.

8 MS. ROSENHEIM: Thank you, very much.

9 MALE VOICE 1: Any other public comment? Okay. Then
10 I'd like then to keep the record open and conclude this.

11 Again, we'll work on a weekly timetable. Perhaps Thursdays
12 would be the times so that we know this is the week. Thank
13 you, very much.

14 (End requested portion of transcript.)

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9 21315 GEORGIA AVENUE, BROOKEVILLE, MARYLAND

10 CASE NO. 23/46-89A

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