

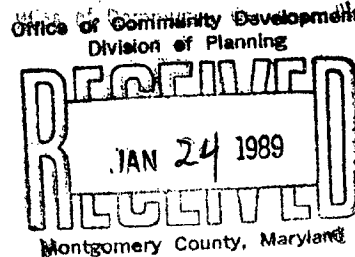
23/46 Greenwood  
HAWP 4-89

STEPHEN P. JOHNSON  
ATTORNEY AT LAW

8 BROOKES AVENUE  
GAITHERSBURG, MARYLAND 20877  
(301) 948-3460

January 23, 1989

OF COUNSEL  
KEATS, KREBS & LECKEY  
(D.C., VA.)



BY MESSENGER

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

Re: Master Plan Historic Site No. 23146  
"Greenwood"

TO WHOM IT MAY CONCERN:

Please be advised that I have been retained by Ms. Faith Vrendenburgh, present record owner of "Greenwood" in Brookeville, Maryland.

It has just come to my attention that a hearing was held before the Historic Preservation Commission on January 5, 1989. This was a newly scheduled date from a hearing previously scheduled for December 15, 1988. Ms. Vrendenburgh only learned of the new hearing date on January 5, 1989, the day of the hearing. I have also learned that the presentation made on behalf of Ms. Vrendenburgh was not a complete picture of the history of Greenwood and the incredible amount of money and work that has already gone into its preservation by Ms. Vrendenburgh and her predecessor in title Dr. Hyman Frankel.

The purpose of this letter is to respectfully ask that the record of the hearing on January 5, 1989, be kept open for an additional period of time. If the record has closed, we would ask that the record be reopened and that the Commission schedule an additional hearing at an appropriate time. The purpose of the proposed new hearing would be to present documentation as to the following:

- a) accurate history of Greenwood;
- b) documentation of expenditures made on improvements of property to date;

Historic Preservation Commission  
Re: Greenwood  
Page 2.

c) current, accurate representations of the current state of the ten (10) buildings which make up the home place and curtilages;

d) accurate estimates of the cost of repair of four of the ten buildings which are in a current state of collapse.

As stated above, we are concerned that without the benefit of counsel, the applicant was unable to make a complete and adequate record to support the application for a waiver of the order of the Division of Code Enforcement. We wish only to present all of the information that the Commission will need in order to make its final decision.

Thank you for consideration of this request.

Very truly yours,



Stephen P. Johnson

SPJ:pc  
copies to Division of Code Enforcement  
Faith Vrendenburgh  
Farley Warner, Esquire

OAK GROVE DESIGNS, INC.  
5815 RIGGS ROAD  
LAYTONSVILLE, MD.  
BROOKEVILLE, MD.  
20879

08/46 898

RE: REPAIR OF OUTBUILDINGS INCLUDING BARN, CORN CRIB, OXEN SHED  
PIG HOUSE, BLACKSMITH SHOP

JOHN ABERNATHY  
GREENWOOD FARM  
GEORGIA AVE.  
BROOKEVILLE, MD.  
20833

OCTOBER 11, 1988

BARN REPAIRS:

|  |             |
|--|-------------|
| REMOVAL AND REPLACEMENT OF EXISTING METAL<br>ROOF AND WOOD LATHING.  | \$ 12500.00 |
| REPLACE THIRD FLOOR BEAM ON WEST WALL AND TIGHTENING OF<br>SIDING ON WEST WALL. OWNER'S NEW BOARDS WILL BE<br>INSTALLED AS NEEDED. | \$ 6500.00  |
| REPLACEMENT OF EXISTING BEAMS IN NORTH ROOF IS NOT INCLUDED<br>AT THIS TIME AS IT WARRANTS FURTHER STUDY.                          |             |
| REMAIL EXISTING BOARDS ON EASTWALL. OWNER'S NEW BOARDS<br>INSTALLED AS NEEDED.   | \$ 2800.00  |
| REPAIR SIX EXISTING WINDOWS IN BLOCK END.  | \$ 950.00   |
| REPLACE LENTILS IN BLOCK AS NEEDED--\$120.00 PER LENTIL  | \$ 360.00   |
| TOTAL BARN REPAIRS.-----   | \$ 23110.00 |

CORN CRIB:

|  |             |
|--|-------------|
| REPLACE FURLIN BEAMS.                                | \$ 3700.00  |
| REPLACE 50% OF THE DECKING.                          | \$ 650.00   |
| REPLACE 3 SECOND FLOOR BEAMS AND 3 COLLAR BEAMS.     | \$ 18000.00 |
| REPLACE FLOOR DECKING.                               | \$ 4500.00  |
| REPLACE 70% OF RAFTERS.                              | \$ 5500.00  |
| REPLACE 100% OF ROOF LATH AND METAL.                 | \$ 3500.00  |
| REPLACE STAIRS AND INTERIOR WOODWORK.                | \$ 4200.00  |
| CORRECT SHIFT OF BUILDING ON FOUNDATION.             | \$ 4500.00  |
| NEW SIDING ON NORTH WALL AND REPAIR SIDING ON SOUTH. | \$ 4000.00  |
| TOTAL COST OF CORN CRIB RESTORATION-----             | \$ 48550.00 |

-CONTINUED-

OAK GROVE DESIGNS, INC.  
5815 RIGGS ROAD  
LAYTONSVILLE, MD.  
BROOKEVILLE, MD.  
20879

page 2

RE: REPAIR OF OUTBUILDINGS INCLUDING BARN, CORN CRIB, OXEN SHED  
PIG HOUSE, BLACKSMITH SHOP

JOHN ABERNATHY  
GREENWOOD FARM  
GEORGIA AVE.  
BROOKEVILLE, MD.  
20833

OCTOBER 11, 1998

OXEN SHED:

|   |             |
|---|-------------|
| REMOVAL OF EXISTING ROOF WHILE LEAVING STONE WALL.  | \$ 3500.00  |
| NEW FOOTING AND FOUNDATION INTERIOR TO EXISTING STONE WALL<br>AND NEW COLUMN FOOTINGS IN FRONT. | \$ 8500.00  |
| NEW 6x12 INCH BEAMS AT PERMITER AND 12 FEET ON CENTER.  | \$ 4000.00  |
| NEW RAFTERS, LATH AND METAL ROOFING.  | \$ 8500.00  |
| NEW COLLAR BEAMS.   | \$ 3000.00  |
| TOTAL COST OF OXEN HOUSE REPAIRS-----   | \$ 27500.00 |

HOG HOUSE:

|  |             |
|--|-------------|
| SHORE BUILDING AND REPLACE FOUNDATION                    | \$ 12500.00 |
| REPLACE FLOOR BEAMS AND JOISTS.                          | \$ 8500.00  |
| REPLACE DECKING.   | \$ 2250.00  |
| REPAIR/REPLACE SIDING AS NEEDED.                         | \$ 1800.00  |
| TOTAL COST OF HOG HOUSE (STALL REPAIR NOT INCLUDED) ---- | \$ 25050.00 |

BLACK SMITHSHOP:

|  |             |
|--|-------------|
| SHORE BUILDING AND REPLACE FOUNDATION AND SILLS. | \$ 8500.00  |
| NEW RAFTERS, LATH AND METAL ROOFING.             | \$ 4500.00  |
| REPAIR/REPLACE SIDING AS NEEDED.                 | \$ 1250.00  |
| REPLACE ALL DOORS AND HARDWARE.                  | \$ 2400.00  |
| TOTAL COST OF BLACKSMITH SHOP RESTORATION.-----  | \$ 16650.00 |

JURN:

THESE ESTIMATES WERE MADE AFTER A DETAILED FIELD INSPECTION  
OF THE INCLUDED BUILDINGS. IF YOU HAVE ANY QUESTIONS OR WISH FURTHER  
DISCUSSION DO NOT HESITATE TO CALL ME.

SINCERELY,

JOHN ABERNATHY  
GREENWOOD FARM  
GEORGIA AVE.  
BROOKEVILLE, MD.

RE: BARN REPAIR-NORTH ROOF SYSTEM & WEST GABLE END  
CORN CRIB REPAIR

OAK GROVE DESIGNS, INC.  
5815 RIGGS ROAD  
LAYTONSVILLE, MD.  
20879

921 0254

SEPTEMBER 9, 1988

THIS PROPOSAL INCLUDES REMOVAL AND REPLACEMENT OF EXISTING META  
ROOF AND WOOD LATHING -----\$10,000.

THIS PROPOSAL INCLUDES REPAIR OF FRAME WORK AND TIGHTENING OF E  
SIDING ON WEST WALL--\$6500.

REPAIR OR REPLACEMENT OF EXISTING BEAMS IN NORTH ROOF IS NOT IN  
AT THIS TIME AS IT WARRANTS FURTHER STUDY.

REPAIR OF CORN CRIB WOULD MEAN DUPLICATION, NOT RECONSTRUCTION  
AS THE EXISTING STRUCTURE IS BEYOND REPAIR--\$60,000.

SINCERELY,

HANK HANDLER



# Montgomery County Government

August 19, 1988

Faith Vredenburgh  
21315 Georgia Avenue  
Brookville, MD 20729

Re: 21315 Georgia Avenue  
Designated as a Historic Site  
September, 1979  
Master Plan Historic Site: #23/46

Dear Mr. Vredenburgh:

In order to establish a schedule for the renovation of the outer buildings at your property, a meeting between Mr. John Abernathy and me was held on July 28, 1988. The following is a listing of violations for every building and the time frame Mr. Abernathy and myself established to correct the violations and to renovate these structures. They are as follows:

## ICE HOUSE

1. Repaint the rusting metal roof. Remove all rust, loose, and flaking paint and repaint with metal roof rated paint. Montgomery County Code 1984 as amended, Section 26-8 (a).

Replacement of tin roof similar to existing will be replaced by April, 1989.

2. Replace all warped and missing siding, boards with similar wood siding in order to provide watertight exterior walls. Repaint to match surroundings. Montgomery County Code 1984 as amended, Section 26-8 (a & h).

Install new siding and paint new siding and building by September 1, 1988

3. Repair all loose window frames and replace all missing window glass in rear windows in order to prevent entry of water into structure. Montgomery County Code 1984 as amended, Section 26-8 (b).

Windows will be boarded throughout winter (temporarily) and replaced by April, 1989.

Mr. Vredenburg  
August 19, 1988  
Page 2

BLACKSMITH SHOP *Demolish*

This building is in a dilapidated condition and Mr. Abernathy is requesting permission for demolition. If demolition is denied, the building must be completely reconstructed by May of 1989.

4. Replace deteriorated shingle roof with a metal roof as originally intended. Replace all deteriorated roof sheathing, rafters and trim boards. Montgomery County Code 1984 as amended, Section 26-8 (a).
5. Replace all deteriorated wood siding and paint to match the surroundings. Montgomery County Code 1984 as amended, Section 26-8 (a & h).
6. Replace all deteriorated structural beams in order to restore the structure to original dimensions. Remove all earth in contact with the sill plates. Montgomery County Code 1984 as amended, Section 26-8 (g).
7. Repair entrance door to operate properly in order to prevent entrance of water into the structure. Montgomery County Code 1984 as amended, Section 26-8 (b).
8. Properly secure the window frames to the structure to prevent entrance of water into the structure. Montgomery County Code 1984 as amended, Section 26-8 (b).

COACH HOUSE

9. Replace all missing and deteriorated wood siding and repaint to match the surroundings. Montgomery County Code 1984 as amended, Section 26-8 (a & h).
10. Replace all missing window frames and repair all windows to close properly. Montgomery County Code 1984 as amended, Section 26-8 (b).

These violations in addition to substantial structural work will be corrected by April of 1989.

SLAVE CABIN

11. Repaint the rusting metal roof. Remove all rust, loose and flaking paint and repaint with metal roof rated paint. Montgomery County Code 1984 as amended, Section 26-8 (a).

Replace the roof by April of 1989.

12. Replace the missing and deteriorated wood siding. Montgomery County Code 1984 as amended, Section 26-8 (a & h).

All siding will be replaced and painted by June of 1989.



OXEN SHED *(demolish)*

13. Repair the leaning stone wall in the rear of the structure. The present wood bracing has not corrected the problem. Montgomery County Code 1984 as amended, Section 26-8 (a).
14. Replace the collapsed structural beams to restore original dimensions to the structure. Montgomery County Code 1984 as amended, Section 26-8 (g).
15. Replace all missing and deteriorated wood siding on the side with the electric meter. Montgomery County Code 1984 as amended, Section 26-8 (a & h).

Meter will be moved and underground wires for outside lightning installed by April 1989.

16. Repair to the deteriorated wood window frames and window sashes to operate as originally intended. Montgomery County Code 1984 as amended, Section 26-8 (b).
17. Replace all missing window glass. Montgomery County Code 1984 as amended, Section 26-8 (b).
18. Secure the loose electrical meter and replace all worn service cables. Montgomery County Code 1984 as amended, Section 26-6 (d).

CORN SHED *(demolish)*

19. Replace all missing sections of the metal roof, roof framing, and open sheathing. Montgomery County Code 1984 as amended, Section 26-8 (a).
20. Replace the missing structural beams. Montgomery County Code 1984 as amended, Section 26-8 (g).
21. Replace all missing, warped, and deteriorated wood siding and ventilator windows to restore original exterior. Montgomery County Code 1984 as amended, Section 26-8 (a, b, & h).
22. Replace the missing victorian style roof edge trim boards and secure all loose trim boards. Montgomery County Code 1984 as amended, Section 26-8 (a).

This building is in a dilapidated condition and Mr. Abernathy is requesting permission for demolition. If demolition is denied, the building must be completely reconstructed by May of 1989.

MAIN BARN

23. Complete installation of metal roof. Montgomery County Code 1984 as amended, Section 26-8 (a).
24. Complete installation of structural beams and roof rafters. Montgomery County Code 1984 as amended, Section 26-8 (g).
25. Replace all missing wood siding and secure all loose siding boards to prevent the entrance of water into the structure. Montgomery County Code 1984 as amended, Section 26-8 (a & h).

Mr. Abernathy states the reconstruction of the main barn will be a long range project. He expects to be completed in 1990 (with periodical reinspection every 6 months).

HOG HOUSE - *demolish*

26. Repaint the rusty metal roof. Remove all rust, loose, and flaking paint and repaint with metal roof rated paint and secure loose sections of metal roof. Montgomery County Code 1984 as amended, Section 26-8 (a).

This structure is in a dilapidated condition and Mr. Abernathy is requesting permission for demolition. If demolition is denied, the building must be completely reconstructed by June of 1989.

ANIMAL LOAFING SHED

27. Repaint the rusting metal roof. Remove all leaves, branches, rust, and loose or flaking paint and repaint with metal roof rated paint. Montgomery County Code 1984 as amended, Section 26-8 (a).
28. Replace all wood siding. Montgomery County Code 1984 as amended, Section 26-8 (a & h).

This structure is in a dilapidated condition. Mr. Abernathy is requesting permission for demolition. If demolition is denied, the building must be completely reconstructed by May of 1989.

Mr. Vredenburgh  
August 19, 1988  
Page 5

ALL WOOD SIDED STRUCTURES

29. Paint exterior trim, doors, windows, and/or wood siding. Scrape and remove all loose and deteriorated paint before painting. Montgomery County Code 1984 as amended, Section 26-8 (g & h).

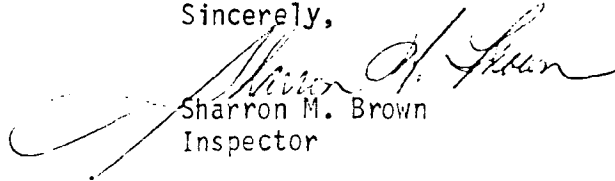
All structures will be painted as renovation begins.

All painting is to be completed by June 1989.

This schedule is an attempt to complete the renovation of these structures. Failure to comply with this correspondence will result in stricter code enforcement action.

If you have any questions or comments pertaining to this matter, please do not hesitate to contact me at 279-1496.

Sincerely,



Sharron M. Brown  
Inspector

SMB:kcs:3366r

T. 2.

July 19, 1988

Historic Preservation Commission  
51 Monroe Street  
Rockville, Maryland 20850

Dear Historic Commission,

I received the committees letter of reply in June 1988, to the preservation of the "GREENWOOD" estate. I take strong exception to the last paragraph of this letter! You are aware this most important historic property has a demolition by neglect citation for 3 years. Your letter states, that significant progress has been made on protecting the buildings.

Does your committee really know what demolition by neglect means? The new owner, Ms. Vredenberg has held ownership for nearly one year and has not made one effort to secure the two buildings, that we were trying to save; corn shed and oxen shed along Rt. 97. In May of 1988, the main front roof structure of the corn shed collapsed, due to heavy rainfall and lack of beam being replaced. The new owner was made aware, prior to her purchase of this property for \$600,000., that this was a historic property and the buildings were to be protected. If you drive out Rt. 97, you can see the demolition to the buildings, that is taking place day by day from the elements.

I contacted Inspectors Brown and Lewis by telephone on 6/30/1988 and questioned their continued supervision of progress on the demolition order given prior owner 3 years ago. Ms Brown stated, that she felt significant progress by the new owner had been achieved, because work on the roof of the main barn and buildings near the

main house had some work started. She also stated it would take a millionaire to repair the other buildings and the owner was not going to repair the others, unless a historic loan was obtained. No time table or plan of action by the County inspectors has been ordered. Does the new owner; like the last owner, have the right to tell the County inspectors, what they will or will not do in preserving this top 50 historic property?

Ms. Vredenberg bought "GREENWOOD" with this prior knowledge of demolition by neglect citation, that these buildings were to be repaired and preserved. She has had time to have someone make repair on these buildings before they totally collapse. The main barn is still missing roofing on the front and barn siding, that allows the wind and rain to continue to destroy this oldest of barns in the area. I do not consider this significant progress in 3 years. I feel the demolition by neglect order should be enforced NOW or do I have to take legal action?

Yours truly,



Leonard A. Becraft  
Former resident and Heir of "Greenwood"  
15640 Santini Road  
Burtonsville, Maryland 20866  
301- 421- 1117  
Bus. 301- 236-4545

CC Inspector John Lewis  
CC Inspector Brown  
CC The Olney Courier  
CC The Montgomery Journal



## Montgomery County Government

May 23, 1988

Mr. Leonard Becraft  
15640 Santini Road  
Burtonsville, MD 20866

Dear Mr. Becraft:

Thank you for your letter of March 30 regarding the Greenwood spring. After discussing it at a recent meeting, the Commission decided that the most appropriate action was to pass the letter on to Park and Planning for consideration. This has been done.

For your information, the Greenwood Miller's cottage is a designated historic site but I really am not certain how much of the raceway, etc. is also included.

The Commission asked me to let you know that significant progress is being made on repair of the Greenwood outbuildings. Your interest in the preservation of this property is always appreciated.

Sincerely,

Bobbi Hahn,  
Executive Director

BH/tyh

0749E

*Law Offices*

GINGELL & PRESCOTT

SUITE 214  
11151 VEIRS MILL ROAD  
SILVER SPRING, MD. 20902

Robert A. Gingell\*

Kos N. Johns

\* Also admitted in D.C.

(301) 949-0100

June 26, 1987

Stedman Prescott, Jr.

Noel F. Danto\*

John E. Beckman, Jr.

Ms. Bobbie Hahn  
Historic Preservation Commission  
100 Maryland Avenue  
Rockville, Maryland 20850

RE: Dr. Hyman Frankel; Property located at  
21315 Georgia Avenue, designated as  
Historic Site, September, 1979  
Our File No.: G-2344

Dear Ms. Hahn:

On June 24, 1987 I received a telephone call from Dr. Frankel, calling from California, indicating that he had just received a final notice from Mr. Lewis pertaining to his property, indicating that the property would have to be repaired in all aspects by July 17, 1987.

In the process of contacting your office, I learned that apparently you had gone on vacation and after speaking with your Assistant, Mrs. Kaplan, it was learned that apparently my letter of June 12, 1987 had been placed in Dr. Frankel's file but had not been discussed with Mr. Lewis, nor had he been provided with a copy.

Subsequent to my initial call, I was able to speak with Mr. Lewis, who by that time had been provided with a copy of my letter, and indicated to him that Dr. Frankel did have three (3) reasonably firm proposals for doing the expected repairs, but said repairs would take approximately one (1) year from their expected start-up date of August, 1987. This is due to time constraints on the builders involved pertaining to other jobs in progress.

Further, I advised Mr. Lewis that Dr. Frankel is attempting to sell the property and had discussed it with a prospective buyer recently who had been fully advised of the repairs demanded by the Commission, which buyer had accepted

Ms. Bobbie Hahn  
June 26, 1987  
Page 2

---

this aspect of the proposed sale, and had in fact signed a copy of Mr. Lewis' original letter of November, 1986 indicating that the buyer did understand the problems. Whether or not this sale will ultimately be consumated is still up in the air but we do wish to indicate to you that either the property will be sold in the immediate future to a buyer, fully cognizant of the repairs needed to bring the property into compliance, or, in the alternative, the work will be commenced in August, starting most likely with the main barn, which is the largest job and also probably the most important of the various buildings needing work.

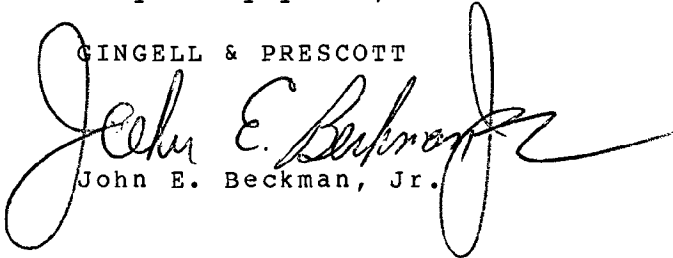
I enclose herein, for your inspection, photocopies of the three (3) proposals received by Dr. Frankel for the various repairs, and would reiterate that it would be Dr. Frankel's position to completely do away with the small buildings mentioned in my correspondence of June 12, 1987, utilizing what materials could be salvaged in the repair and restoration of other buildings, pursuant to the suggestion made by the gentleman from Superior Exterior in his note of June 16, 1987.

I will keep you advised of any further progress concerning the possible sale of this property, and would indicate that is our understanding that no further action concerning this matter will be taken without notifying both Dr. Frankel and myself, and that we will receive some notification from you pertaining to Dr. Frankel's proposal for the restoration project and its time parameters within the immediate future.

Thanking you for your patience and cooperation during the handling of this matter, I remain

Very truly yours,

GINGELL & PRESCOTT

  
John E. Beckman, Jr.

JEBjr:ndr  
encl.  
cc: Dr. Hyman Frankel

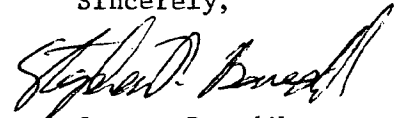


6-16-87

To whom it may concern:

It is my opinion that the Corn Shed located at Greenwood is beyond reasonable repair both structurally and economically. It is my contention that the shed be disassembled and original materials gained through this process be used on the remaining structures. I would appreciate you taking this proposal into consideration. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Steven Benedik".

Steven Benedik

Superior Exterior

**SUPERIOR EXTERIOR**  
 PH. 840-1879 MHIC #22844  
 18918 PREMIERE COURT  
 GAITHERSBURG, MD 20879

# PROPOSAL

|  |  |                       |           |
|--|--|-----------------------|-----------|
| PROPOSAL SUBMITTED TO                          |  | PHONE                 | DATE      |
| STREET<br>Dr. Frankel                          |  | 924-5653              | 6-14-87   |
| CITY, STATE AND ZIP CODE<br>21315 Georgia Ave. |  | JOB NAME<br>Greenwood |           |
| ARCHITECT<br>Brookeville, MD. 20833            |  | JOB LOCATION<br>Same  | JOB PHONE |
| N/A  |  | DATE OF PLANS<br>N/A  | 774-3297  |

We hereby submit specifications and estimates for:

## Big Barn

### I. Structural

- Replace horizontal support beam in left side wall.
- Replace section of lefthand interior cross-beam that spans width of barn.
- Construct temporary scaffolding in order to support roof rafters during
- installation of primary roof support beam. (Left-rear quadrant)
- Replace rotted roofing rafters (4), and any rotted roof slats.

### II. Roof

- Replace missing or damaged roof panels.
- Secure loose panels.
- Seal seams/holes with roofing cement.
- Paint roof with two coats aluminum roof paint.

### III. Siding

- Tighten up siding. (Replace damaged or missing siding/secure loose siding/etc.)
- Repair window frames and glass.
- Replace/repair trim. (Facia, corner boards, soffets)
- Remove track hardware.
- Paint all exterior surface wood two coats.
- Fix gutters and downspouts.

\*Work to commence August and proceed in a systematic manner according to the proposals.  
 Length of said project estimated at one year.

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

dollars (\$ 21,500.00 )

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within 14 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 be made as outlined above.

Signature \_\_\_\_\_

**SUPERIOR EXTERIOR**  
 PH. 840-1679 MHIC #22844  
 18918 PREMIERE COURT  
 GAITHERSBURG, MD 20879

# PROPOSAL

|                          |                        |           |           |
|--------------------------|------------------------|-----------|-----------|
| PROPOSAL SUBMITTED TO    |                        | PHONE     | DATE      |
| STREET                   | Dr. Frankel            | 924-5653  | 6-14-87   |
| CITY, STATE AND ZIP CODE | 21315 Georgia Ave.     | Greenwood |           |
| ARCHITECT                | Brookeville, MD. 20833 | Same      | JOB PHONE |
|                          | N/A                    | N/A       | 774 3297  |

We hereby submit specifications and estimates for:

### Carriage House

- Tear down rear doors, frame out, and replace with siding.
- Tighten up siding.
- Install new fascia board.
- Tighten up window frames and glass.
- Re-roof small addition with steel roofing.
- Clear brush from around house.
- Apply two coats of paint to all exterior wood surface.

~~\$5,200.00~~  
 4,300.00

### Ice House

- Tighten up siding.
- Tighten up window frames and glass.
- Tighten up trim.
- Repair sliding front door.
- Clear brush.
- Paint roof two coats.
- Paint all exterior wood two coats.

\$2,400.00

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

dollars (\$ 7,700.00 ).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Authorized Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within 14 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 be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

**SUPERIOR EXTERIOR**  
PH. 840-1679 MHC #22844  
18918 PREMIERE COURT  
GAITHERSBURG, MD 20879

# PROPOSAL

|   |               |                    |           |
|---|---------------|--------------------|-----------|
| PROPOSAL SUBMITTED TO                       |               | PHONE              | DATE      |
| STREET Dr. Frankel                          |               | 924-5653           | 6-14-87   |
| CITY, STATE AND ZIP CODE 21315 Georgia Ave. |               | JOB NAME Greenwood |           |
| ARCHITECT Brookeville, MD. 20833            | DATE OF PLANS | JOB LOCATION Same  | JOB PHONE |
| N/A   | N/A           |                    | 774-3297  |

We hereby submit specifications and estimates for:

### Small Shed

- Rebuild front wall.
- Replace roofing.
- Tighten up trim and siding.
- Paint exterior wood surface two coats.

### Wood Shed

- Rebuild support walls as needed.
- Tighten up siding and trim.
- Paint roof.
- Paint all exterior wood. (2 coats)

### Tenant House

- Paint roof.
- Paint all exterior wood. (2 coats)

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

dollars (\$ 1,900.00 )

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within 14 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 be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_



DEL RAY HOME IMPROVEMENT

2107 Mt. Vernon  
ALEXANDRIA, VIRGINIA 22301  
(703) 549-3525

|   |               |                          |                        |
|---|---------------|--------------------------|------------------------|
| PROPOSAL SUBMITTED TO<br><i>HYMAN H. FRANKEL</i>  |               | PHONE<br><i>924-5653</i> | DATE<br><i>6/14/87</i> |
| STREET<br><i>21315 GEORGIA AVE</i>                |               | JOB NAME                 |                        |
| CITY, STATE AND ZIP CODE<br><i>BROOKVILLE MD.</i> |               | JOB LOCATION             |                        |
| ARCHITECT   | DATE OF PLANS | JOB PHONE                |                        |

We hereby submit specifications and estimates for:

*Estimated cost of repairing main  
beam to make it structurally sound to replace  
missing roofing and broken & missing siding.*

*15,000.00*

*However due to the nature of the task and the  
uncertainty of the complications that could arise  
DRHI would only consider this job on a time  
and material basis. A ceiling of 30,000.00 would  
be placed on the contract*

*Wages*

*Carpenters 37.50 hr.  
Laborers 20.00 hr.  
Painters 27.00 hr.*

*Estimate and ceiling price include exterior painting*

*Work can begin in August 1987*

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

*Time & Material*

dollars (\$ \_\_\_\_\_).

Payment to be made as follows:

*5,000 to start billing bi weekly after 5,000 is  
used*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ 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 be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Proposal

FROM

J. And D. Contracting  
218 E. Mt. Ida  
Alexandria, Va, 22301

Proposal No. 05976

Sheet No. 1

Date 5/29/87

Proposal Submitted To

Work To Be Performed At

Name Dr. Hyman H. Frankel  
Street 21315 Georgia Ave  
City Brookeville  
State Md , 20833-1133  
Telephone Number 924-5653

Street Same  
City \_\_\_\_\_ State \_\_\_\_\_  
Date of Plans \_\_\_\_\_  
Architect \_\_\_\_\_

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

Repairing rotten roof beam } "Main Barn"  
Replacing all missing fin } \$ 6800.00  
Replacing rotten siding }  
Replace upper windows (2) }  
Painting Exterior:  
Prep. & paint siding, facia, } \$ 5900.  
roof }

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars (\$ 13,700.00).

with payments to be made as follows:  
one third down, one third 21 days from start, one third upon completion

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by \_\_\_\_\_

Respectfully submitted [Signature]  
Per \_\_\_\_\_

Note — This proposal may be withdrawn by us if not accepted within 30 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 be made as outlined above.

Accepted \_\_\_\_\_ Signature \_\_\_\_\_  
Date \_\_\_\_\_ Signature \_\_\_\_\_

*Law Offices*

GINGELL & PRESCOTT

SUITE 214  
11151 VEIRS MILL ROAD  
SILVER SPRING, MD. 20902

Robert A. Gingell\*

Kos N. Johns

\* Also admitted in D.C.

(301) 949-0100

June 12, 1987

Stedman Prescott, Jr.

Noel F. Danto\*

John E. Beckman, Jr.

Ms. Bobbi Hahn  
Historic Preservation Commission  
100 Maryland Avenue  
Rockville, Maryland 20850

RE: Dr. Hyman Frankel; Property located at  
21315 Georgia Avenue, designated as  
Historic Site, September, 1979  
Our File No.: G-2344

Dear Ms. Hahn:

As a follow-up to our recent telephone conversation concerning the above-captioned property, I wish to advise you that I did meet with Dr. Frankel personally on the morning of June 11, 1987.

Dr. Frankel evidenced a very sincere desire to work with your Commission in attempting to bring the property back to the shape you apparently believe it should be in at this time. I discussed with Dr. Frankel the representation you had made to me concerning his having already altered the exterior of the main house. I am advised by Dr. Frankel that most of the work that has been done on the main house has been done inside and was quite necessary, simply to make the property liveable. It is my understanding that the primary work done to the exterior of the main house had to do with a stucco wall that was bulging outward and leaning outward, which did have to have the stucco removed, revealing stonework underneath and the wall then being shored up and made straight.

I am advised that, to date, Dr. Frankel has already put approximately \$400,000.00 into this property but has slowed down considerably recently due to the fact that he is simply not making the money teaching in California that he was previously in business. Additionally, his wife apparently passed away several years after this home was purchased and it simply did take him awhile to get his life back together, which has now resulted in him accepting the teaching position in California.

It is my understanding, from Dr. Frankel, that one of the major problems he has had to date is in getting people who are willing to even give him bids or estimates on work on this property, let alone actually do the work. Apparently, many builders and other craftsmen are unable or unwilling to work on these older properties because of the many problems they present.

However, Dr. Frankel does advise me that he is expecting two bids to do all of the work suggested in Mr. Lewis' inventory, within the next week to ten days. It is my understanding that I will be provided with these reports and will then forward them on to you in the nature of a formal proposal for the work, as we discussed. I will set forth the work which is contemplated, and the approximate time each of the buildings will take.

Additionally, you will recollect that you and I discussed the matter of simply razing some of the buildings on this property in light of the fact that they apparently are eye sores and are simply too far gone to save. It is my recollection that you indicated that you are amenable to razing certain buildings on these historical sites, so long as prior approval was obtained. Concerning this particular property, Dr. Frankel indicates that he does have, at this time, the financing available to begin work on the barn, which he would prefer to finish first because of the fact it is more or less a show place on the property and is one of the largest jobs. He would contemplate beginning this work almost immediately. He is also most interested in saving all of the small buildings in the upper left hand corner of the drawing provided by Mr. Lewis, which pertains to the blacksmiths shop, slave quarters and other small buildings. However, it would be his intention, with your approval, to completely do away with the corn shed and hog house. It is my understanding that both of these buildings are so dilapidated that they are considerable eye sores and he has received complaints concerning these buildings from neighbors and further, that the people giving estimates on the property have indicated that these buildings really cannot be saved. Concerning the oxen shed and animal loafing shed, designated as buildings 4 and 5 on the drawing, Dr. Frankel would like to save these buildings and has taken some steps to shore up the front of the oxen shed, which apparently has an eighty foot wall, which was leaning outward at an angle of approximately 15 degrees. Unfortunately, due to current financial restraints, Dr. Frankel believes he will only be able to save these two buildings if he is able to obtain estimates which are within his financial budget.



Ms. Bobbi Hahn  
June 12, 1987  
Page 3

---

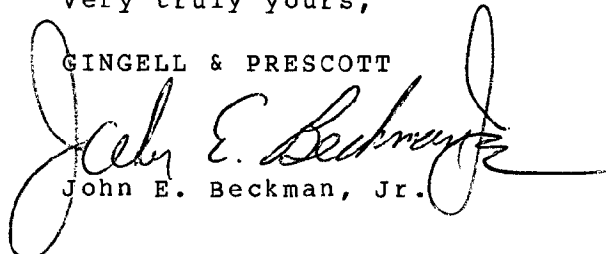
As noted above, I am to receive copies of the actual bids on the work in the immediate future and will forward a formal written proposal to you immediately upon receipt of these documents. Dr. Frankel's thinking, at this time, concerning a time frame for completing all the work would be approximately the end of the summer of 1988, starting with the barn and then work outward to the smaller buildings.

Should you wish to discuss any of the matters set forth above, please do not hesitate to contact me at any time.

Thanking you for the cooperation which you have extended to me during our handling of this matter and hoping to have further information for you in the immediate future, I remain

Very truly yours,

GINGELL & PRESCOTT

  
John E. Beckman, Jr.

JEBjr:ndr  
cc: Dr. Hyman Frankel



# Montgomery County Government

June 16, 1987

Dr. Hyman Frankel  
190 North Rexford Drive  
Beverly Hills California 90210

Survey Number: Site 23/46  
Location: 21315 Georgia Ave.  
Date of Reinspection: 06/15/87  
Inspected by: J. Lewis  
Receipt of Original Notice: 11/28/86

## FINAL DEMOLITION BY NEGLECT NOTICE

Dear Dr. Frankel:

A reinspection was made of your property as referenced above. This reinspection revealed that none of the repairs required to stabilize the historic structures on this site have been made as described in the initial notice you received as referenced above. The continued, unabated deterioration of the structures on this site constitutes Demolition by Neglect in Section 24A-9 of the Montgomery County Code, titled "Preservation of Historic Resources."

Attached to this letter and identified as Addendum "A", consisting of four (4) pages, dated November 24, 1986,, is a listing and explanation of the exact nature of the repairs, maintenance, and remedial action necessary to stabilize these structures and prevent further deterioration. All repairs must be made by July 17, 1987. This is your FINAL NOTICE.

In accordance with Chapter 24A of the Montgomery County Code, failure on your part to make these necessary repairs will result in having these listed repairs made and this structure stabilized at your expense.

A construction contract to stabilize 21315 Georgia Avenue, known as "Greenwood" is being prepared and will be publicly advertised. Bids will be solicited, and a contract will then be awarded and executed. All expenses incurred for such work shall be a lien against the property, and draw interest at the highest legal rate; the amount to be amortized over a period of ten (10) years subject to a public sale if there is a default in payment as required by Chapter 24A.

Department of Housing and Community Development, Division of Code Enforcement

51 Monroe Street, Room 905, Rockville, Maryland 20850  
Multi-Family: 301/279-8015, Single-Family: 301/279-1496



# Montgomery County Government

June 16, 1987

Dr. Hyman Frankel  
21315 Georgia Avenue  
Brookville, Maryland 20729

Survey Number: Site 23/46  
Location: 21315 Georgia Ave.  
Date of Reinspection: 06/15/87  
Inspected by: J. Lewis  
Receipt of Original Notice: 11/28/86

## FINAL DEMOLITION BY NEGLECT NOTICE

Dear Dr. Frankel:

A reinspection was made of your property as referenced above. This reinspection revealed that none of the repairs required to stabilize the historic structures on this site have been made as described in the initial notice you received as referenced above. The continued, unabated deterioration of the structures on this site constitutes Demolition by Neglect in Section 24A-9 of the Montgomery County Code, titled "Preservation of Historic Resources."

Attached to this letter and identified as Addendum "A", consisting of four (4) pages, dated November 24, 1986, is a listing and explanation of the exact nature of the repairs, maintenance, and remedial action necessary to stabilize these structures and prevent further deterioration. All repairs must be made by July 17, 1987. This is your FINAL NOTICE.

In accordance with Chapter 24A of the Montgomery County Code, failure on your part to make these necessary repairs will result in having these listed repairs made and this structure stabilized at your expense.

A construction contract to stabilize 21315 Georgia Avenue, known as "Greenwood" is being prepared and will be publicly advertised. Bids will be solicited, and a contract will then be awarded and executed. All expenses incurred for such work shall be a lien against the property, and draw interest at the highest legal rate; the amount to be amortized over a period of ten (10) years subject to a public sale if there is a default in payment as required by Chapter 24A.

Department of Housing and Community Development, Division of Code Enforcement

51 Monroe Street, Room 905, Rockville, Maryland 20850  
Multi-Family: 301/279-8015, Single-Family: 301/279-1496

Dr. Frankel  
June 16, 1987  
Page 2

Furthermore, failure to comply with the original or Final Notice shall constitute a violation of this ordinance for each day that said violation continues and shall be punishable by a fine of \$250.

Also enclosed are copies of the original notices of the historic site designation that you requested.

Should you have any questions concerning this FINAL NOTICE or our intention to stabilize this structure, please do not hesitate to contact me immediately at 279-1496.

Sincerely,



John Lewis  
Field Supervisor

JL:web:0746r

Enclosures

CERTIFIED

cc: Historic Preservation Commission

FDL-H

*Law Offices*

GINGELL & PRESCOTT

SUITE 214  
11151 VEIRS MILL ROAD  
SILVER SPRING, MD. 20902

(301) 949-0100

Robert A. Gingell\*

Kos N. Johns

\*Also admitted in D.C.

Stedman Prescott, Jr.

Noel F. Danto\*

May 14, 1987

Mr. John Lewis, Field Supervisor  
Department of Housing  
and Community Development  
Division of Code Enforcement  
and Home Improvement  
Room 200  
100 Maryland Avenue  
Rockville, Maryland 20850

Re: Our File No. G-2344; property of  
Dr. Hyman Frankel at 21315 Georgia Ave.,  
Brookville, Maryland 20729

Dear Mr. Lewis:

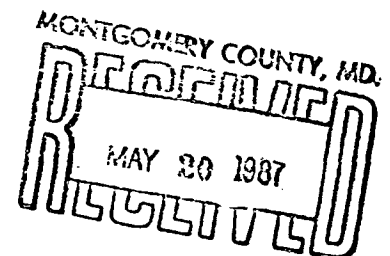
This office has been contacted by Dr. Frankel's representative to advise them of their obligations and rights under the matter of the historic preservation of the site at 21315 Georgia Avenue.

We will appreciate allowing us a few days to examine the status of their property and their rights in this situation.

Our goal and our advice will be to avoid litigation or extensive procedures.

It is explained to us that when Dr. Frankel bought the property in 1980, none of the buildings were usable or inhabitable, and that he has expended very substantial sums of money to improve the structures.

Have all the procedures necessary to designate the site as an "historic site" been formally completed? Was any notice of the proposed designation as an historic site afforded the owners?



Mr. John Lewis, Field Supervisor  
May 18, 1987  
Page Two

We will appreciate being allowed a brief period of time to investigate these matters, and will be in touch with you again in the near future.

Very truly yours,

GINGELL & PRESCOTT

*Robert A. Gingell*

Robert A. Gingell

RAG:lsg

cc: Dr. Hyman Frankel



## Montgomery County Government

February 2, 1987

Hyman Frankel  
190 N. Rexford Drive  
Beverly Hills, CA 90210

Re: 21315 Georgia Avenue  
(Greenwood)  
Master Plan Historic Site No.:  
23/41  
Date of Initial Notice: 11/24/86

Dear Dr. Frankel:

Thank you for your letter, dated December 15, 1986, which I finally received on January 29, 1987 concerning a request for more time to make the repairs cited in the above referenced notice. Since you presented a reasonable schedule to repair most of the historic outbuildings, the current deadline will be extended until June 15, 1987.

You specifically requested that the Blacksmith Shop, Oxen Shed and Corn Shed be excluded from the requirements of the notice because of excessive estimated costs of repair. I am forwarding a copy of your letter to the Historic Preservation Commission for approval of this request. I am recommending approval of your request on the condition that all other repair work is satisfactorily completed. In order to remove any of these historic structures you must first complete the enclosed application for a historic area work permit, forward it to the Historic Preservation Commission and secure their prior approval. If the approval is denied then you will be required to complete the work specified in the original notice.

I am concerned that you perceive the requirements of the notice to be so costly that you would consider selling the property. This property was designated as a Master Plan Historic Site by the Maryland National Capital Park and Planning Commission prior to your ownership, therefore you should have been aware of the responsibilities of ownership of a historic property at the time of your purchase. I have included some information on tax credits for repairs on historic structures that may be useful to you. You may also contact Roberta Hahn at the Historic Preservation Commission, Room 1009, 51 Monroe Street, Rockville, Maryland 20850, phone 301-279-8097 for more information on any other possible tax credits or assistance for making repairs to historic properties.

Department of Housing and Community Development, Division of Code Enforcement

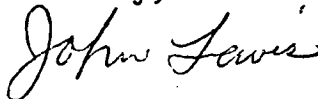
---

51 Monroe Street, Room 905, Rockville, Maryland 20850  
Multi-Family: 301/279-8015, Single-Family: 301/279-1496

Hyman Frankel  
February 2, 1987  
Page 2

Your cooperation in complying with the "demolition by neglect" requirements of the Montgomery County Code as stated in your letter will be expected. If I can be of any further assistance, don't hesitate to contact me at 301-279-1496.

Sincerely,



John Lewis  
Field Supervisor

JL:mmr:0150r

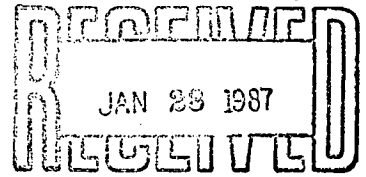
✓ cc: Bobbi Hahn, Historic Preservation Commission

ENCLOSURE: Tax Credit Information  
Hist. Work Permit Application



12-15-86

MONTGOMERY COUNTY, MD.



Mr John Lewis  
Field Supervisor  
Dept of Housing & Community Development  
Division of Code Enforcement & Home Improvement  
51 Monroe St. Room 1009  
Rockville, Md, 20850

Dear Mr. Lewis:

This is in response to your letter dated Nov. 24, 1986 citing condition on the property shown at 21315 Georgia Ave, Brooksville, Md. & calling for maintenance & repair of structural theorem.

Although I can understand the interest & responsibility of your office to preserve the structures cited in your letter for their historic value, I am equally certain that you can appreciate the problems & circumstances I face in any effort to undertake the extensive list of repairs called for.

First you should know that when I purchased the property over five years ago, the main dwelling as well as the outbuildings were in a

total state of disrepair. I chose to proceed with the restoration of the house and other buildings from the date of purchase to the present time. Priority concern was given to the main house to make it livable and other structures were assigned priorities according to economic & utility considerations. Well over \$350,000.00 was expended over the past 5-6 years to insure preservation of the house alone.

Accordingly, when I received your letter the first week of December 1986 I have taken into consideration the list of repairs cited and have tried to assess their economic & utilitarian feasibility. For the most part I intend to undertake and implement necessary repairs for most of the items listed. You should know that a substantial amount of repair has gone into most of the buildings amounting to expenditure of more than \$15,000.00 to prevent further deterioration.

Specifically, it is my intention & plan to proceed with necessary repairs cited in your letter for

most of the structure, in accord and with a reasonable time schedule consistent with my ability to make the necessary financial arrangements.

However, in the instance of three of the structures I believe the effort to "repair & preserve" would be too costly & difficult. These are:

1. The Blacksmith shop
2. The Open shed
3. The Corn shed.

I had assessments made of all three & was advised the only way to deal with these would require excessive costs - for the open shed alone estimates ranged from \$7500.00 to \$15,000.00; for the corn shed \$5,000.00 - \$7500.00; for the blacksmith shop \$2000.00 to \$4000.00.

Therefore, in light of my own financial status I have undertaken a plan of repairs that would preserve & maintain the remaining structure.

1. I have scheduled repairs to commence on the Barn the first week of January, 1987. The initial cost estimate is approximately

\$7500.00, & anticipated completion projected by April 15, 1987

2. Ice House repairs will be undertaken first week of February 1987 at an estimated cost of \$2500.00 & projected completion by mid March 1987

3. Coach House repairs - beginning mid March 1987, to be completed mid April at cost of 2000.00

4. Slave Cabin - beginning April 1, 1987 completed mid April at cost of 1000.00

5. Hoghouse - beginning May 1, 1987 completed mid May 1987; cost 1000.00

6. Animal Hoopery Shed - June 1, 1987 completed June 15, 1987 - cost \$900.00

Of course, the above plan is contingent upon my securing the necessary financing as well as climate conditions permitting work to proceed, since we are talking of a very unpredictable season.

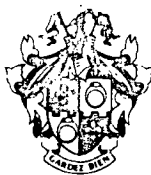
My current situation also will impact on the schedule since I now live in Los Angeles & can't get back

to D.C. area easily. I expect to be in Maryland in early February 1987 & would like to discuss this matter further.

I am interested in keeping & maintaining the property and hope that the demands of your offer are ~~kept~~ kept reasonable so that this can be accomplished - especially in terms of the time allowed to finance & complete repairs required. Otherwise I have no alternative but to divest myself of ownership of the property at 21315 Georgia Ave.

Very Sincerely  
Dr Hyman H Frankel

P.S. Pls excuse the need to submit this in hand written form - Please let me know if there are any questions?



## Montgomery County Government

November 24, 1986

Dr. Hyman Frankel  
21315 Georgia Avenue  
Brookville, MD 20833

Location: 21315 Georgia Avenue  
Date of Inspection: 11/17/86  
Inspected by: John Lewis  
Historic Designation Date of  
Entire 14.34 Acre Parcel:  
September 1979

Dear Dr. Frankel:

Our records show that you are the owner of the above referenced property which has been designated as an historic site by the Maryland National Capital Park and Planning Commission and is identified as site number 23/46 on the Master Plan for Historic Preservation. This property is protected by Chapter 24A of the Montgomery County Code titled "Preservation of Historic Resources."

An inspection of the property revealed conditions which constitute Demolition by Neglect as defined in Chapter 24A and must be corrected to arrest further deterioration of this valuable historic resource. In Section 24A-9, "Demolition by Neglect" is the failure to provide ordinary and necessary maintenance and repair to an historic site or an historic resource within an Historic District, whether by negligence or willful neglect, purpose or design, by the owner or any party in possession of such a site, which results in any of the following conditions:

1. The deterioration of exterior features so as to create or permit a hazardous or unsafe condition to exist.
2. The deterioration of exterior walls, roofs, chimneys, windows, the lack of adequate waterproofing, or deterioration of interior features or foundations which will or could result in permanent damage, injury or loss of or to the exterior features.

This is a Notice and Order to correct Demolition by Neglect. Attached to this letter and identified as Addendum "A", consisting of 4 page(s), dated 11/24/86, is a listing and explanation of the exact nature of the repairs, maintenance, and remedial action necessary to stabilize this structure and prevent further deterioration. All repairs must commence and be satisfactorily completed by January 31, 1987. If an acceptable alternative schedule for repair is submitted before this deadline, an extension will be considered. This Addendum constitutes a part of this Notice and Order and is incorporated by reference.

Department of Housing and Community Development  
Division of Code Enforcement and Home Improvement

Dr. Hyman Frankel  
November 24, 1986  
Page 2

In the event the corrective action specified in this Notice and Order is not completed by January 31, 1987, the Director of the Department of Housing and Community Development will institute, perform and complete the necessary remedial work to prevent deterioration by neglect. The expenses incurred for such work, labor, and materials shall be a lien against the property, and draw interest at the highest legal rate; the amount to be amortized over a period of ten (10) years subject to a public sale if there is a default in payment.

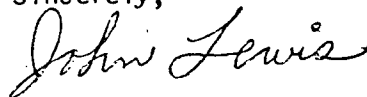
Enclosed for your information is a copy of Chapter 24A, Historic Resources Preservation. Also enclosed is a copy of the guidelines for ordinary maintenance, and information on Historic Work Permits. An Historic Work Permit must be obtained for any construction, reconstructing, moving, relocating, demolishing, or in any manner modifying, changing or altering the exterior features of any Historic Site. For further information on Historic Work Permits contact Bobbi Hahn, Historic Preservation Commission, 100 Maryland Avenue, Rockville, Maryland 20850 (301-251-2799).

Furthermore, failure to fully comply with this Notice and Order shall constitute a violation of Chapter 24A of the Montgomery County Code and subject you to a \$250 fine. Each day a violation continues to exist shall constitute a separate offense.

Should you wish to appeal the results of this Notice and Order, you must file within ten (10) days, a written request for a hearing before the Historic Preservation Commission, 100 Maryland Avenue, Room 412, Rockville, Maryland 20850.

Please feel free to telephone or visit our office if you have any questions regarding this Notice and Order. When you reply, please use the above location. We will be happy to assist you in any way possible including referral to public or private agencies offering assistance.

Sincerely,



John Lewis  
Field Supervisor

JL:mmr:0061r

CERTIFIED

cc: Historic Preservation Commission

IDL-H

ADDENDUM "A"  
LIST OF VIOLATIONS

21315 Georgia Avenue

November 24, 1986

ICE HOUSE

1. Repaint the rusting metal roof. Remove all rust, loose and flaking paint and repaint with metal roof rated paint.
2. Replace all warped and missing siding boards with similar wood siding in order to provide watertight exterior walls. Repaint to match surroundings.
3. Repair entrance door to close properly to prevent entry of water into the structure.
4. Repair all loose window frames and replace all missing window glass in rear windows in order to prevent entry of water into the structure.

BLACKSMITH SHOP

5. Replace deteriorated shingle roof with a metal roof as originally intended. Replace all deteriorated roof sheathing, rafters, and trim boards.
6. Replace all deteriorated structural beams in order to restore structure to original dimensions. Remove all earth in contact with sill plates.
7. Replace all deteriorated wood siding and repaint to match the surroundings.
8. Repair entrance door to operate properly in order to prevent entrance of water into the structure.
9. Properly secure the window frames to the structure to prevent entrance of water into the structure.

COACH HOUSE

10. Replace all missing and deteriorated wood siding and repaint to match the surroundings.
11. Replace all missing window panes and repair all window to close properly.



21315 Georgia Avenue

November 24, 1986

SLAVE CABIN

12. Repaint the rusting metal roof. Remove all rust, loose and flaking paint and repaint with metal roof rated paint.
13. Replace the missing and deteriorated wood siding.

OXEN SHED

14. Repair the leaning stone wall in the rear of the structure. The present wood bracing has not corrected the problem.
15. Replace the collapsed structural beams to restore original dimensions to the structure.
16. Replace all missing and deteriorated wood siding on the side with the electric meter.
17. Repair the deteriorated wood window frames and window sashes to operate as originally intended.
18. Replace all missing window glass.
19. Secure the loose electrical meter and replace all worn service cables.

CORN SHED

20. Replace all missing sections of the metal roofing, roof framing, and open sheathing.
21. Replace the missing structural beams.
22. Replace all missing, warped and deteriorated wood siding and ventilator windows to restore original exterior.
23. Replace the missing victorian style roof edge trim boards and secure all loose trim boards.

21315 Georgia Avenue

November 24, 1986

MAIN BARN

24. Replace all missing sections of the metal roof. Properly bolt down all loose metal panels especially at the roof edges. Repair all holes in the metal roofing to prevent entrance of water into the structure.
25. Replace the water damaged structural beams and roof rafters.
26. Replace all missing wood siding and secure all loose siding boards to prevent the entrance of water into the structure.
27. Repaint the rusting areas of the metal roofing. Remove all rust, loose and flaking paint and repaint with metal roof rated paint.

HOG HOUSE

28. Repaint the rusting metal roof. Remove all rust, loose and flaking paint and repaint with metal roof rated paint.
29. Secure the loose sections of the metal roof.

ANIMAL LOAFING SHED

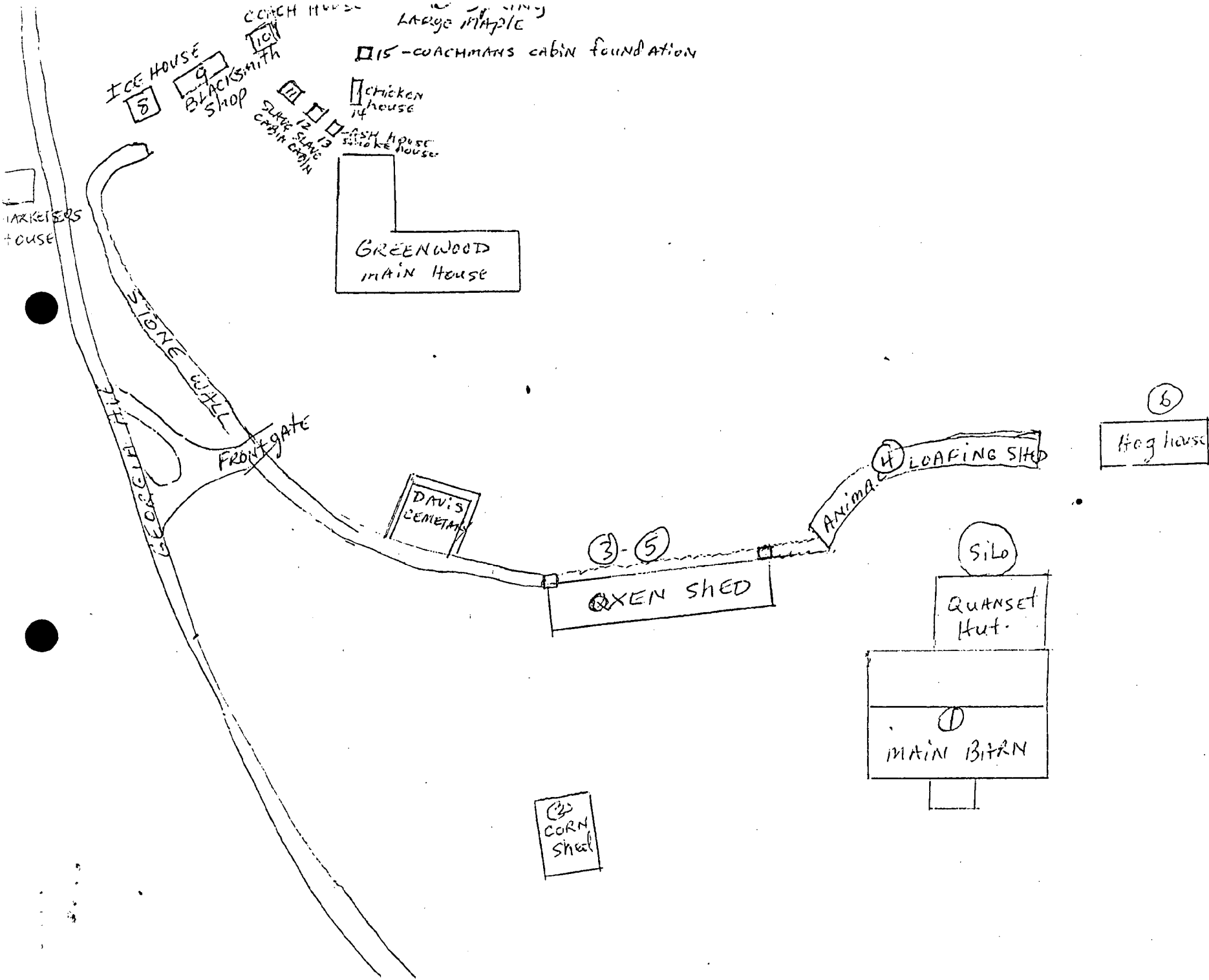
30. Repaint the rusting metal roof. Remove all leaves, branches, rust and loose or flaking paint and repaint with metal roof rated paint.
31. Replace all missing wood siding.

ALL WOOD SIDED STRUCTURES

32. Paint exterior trim, doors, windows and/or wood siding. Scrape and remove all loose and deteriorated paint before painting. Montgomery County Code 1984, Section 26-8(g & h).

All of these structures are identified on the attached map.

JL:mmr:0020s



ADDENDUM "A"  
LIST OF VIOLATIONS

21315 Georgia Avenue

November 24, 1966

ICE HOUSE

1. Repaint the rusting metal roof. Remove all rust, loose and flaking paint and repaint with metal roof rated paint.
2. Replace all warped and missing siding boards with similar wood siding in order to provide watertight exterior walls. Repaint to match surroundings.
3. Repair entrance door to close properly to prevent entry of water into the structure.
4. Repair all loose window frames and replace all missing window glass in rear windows in order to prevent entry of water into the structure.

BLACKSMITH SHOP

5. Replace deteriorated shingle roof with a metal roof as originally intended. Replace all deteriorated roof sheathing, rafters, and trim boards.
6. Replace all deteriorated structural beams in order to restore structure to original dimensions. Remove all earth in contact with sill plates.
7. Replace all deteriorated wood siding and repaint to match the surroundings.
8. Repair entrance door to operate properly in order to prevent entrance of water into the structure.
9. Properly secure the window frames to the structure to prevent entrance of water into the structure.

COACH HOUSE

10. Replace all missing and deteriorated wood siding and repaint to match the surroundings.
11. Replace all missing window panes and repair all window to close properly.

*John Lewis*  
~~251-7749~~

21315 Georgia Avenue

November 24, 1986

SLAVE CABIN

12. Repaint the rusting metal roof. Remove all rust, loose and flaking paint and repaint with metal roof rated paint.
13. Replace the missing and deteriorated wood siding.

OXEN SHED

14. Repair the leaning stone wall in the rear of the structure. The present wood bracing has not corrected the problem.
15. Replace the collapsed structural beams to restore original dimensions to the structure.
16. Replace all missing and deteriorated wood siding on the side with the electric meter.
17. Repair the deteriorated wood window frames and window sashes to operate as originally intended.
18. Replace all missing window glass.
19. Secure the loose electrical meter and replace all worn service cables.

CORN SHED

20. Replace all missing sections of the metal roofing, roof framing, and open sheathing.
21. Replace the missing structural beams.
22. Replace all missing, warped and deteriorated wood siding and ventilator windows to restore original exterior.
23. Replace the missing victorian style roof edge trim boards and secure all loose trim boards.

21315 Georgia Avenue

November 24, 1986

MAIN BARN

24. Replace all missing sections of the metal roof. Properly bolt down all loose metal panels especially at the roof edges. Repair all holes in the metal roofing to prevent entrance of water into the structure.
25. Replace the water damaged structural beams and roof rafters.
26. Replace all missing wood siding and secure all loose siding boards to prevent the entrance of water into the structure.
27. Repaint the rusting areas of the metal roofing. Remove all rust, loose and flaking paint and repaint with metal roof rated paint.

HOG HOUSE

28. Repaint the rusting metal roof. Remove all rust, loose and flaking paint and repaint with metal roof rated paint.
29. Secure the loose sections of the metal roof.

ANIMAL LOAFING SHED

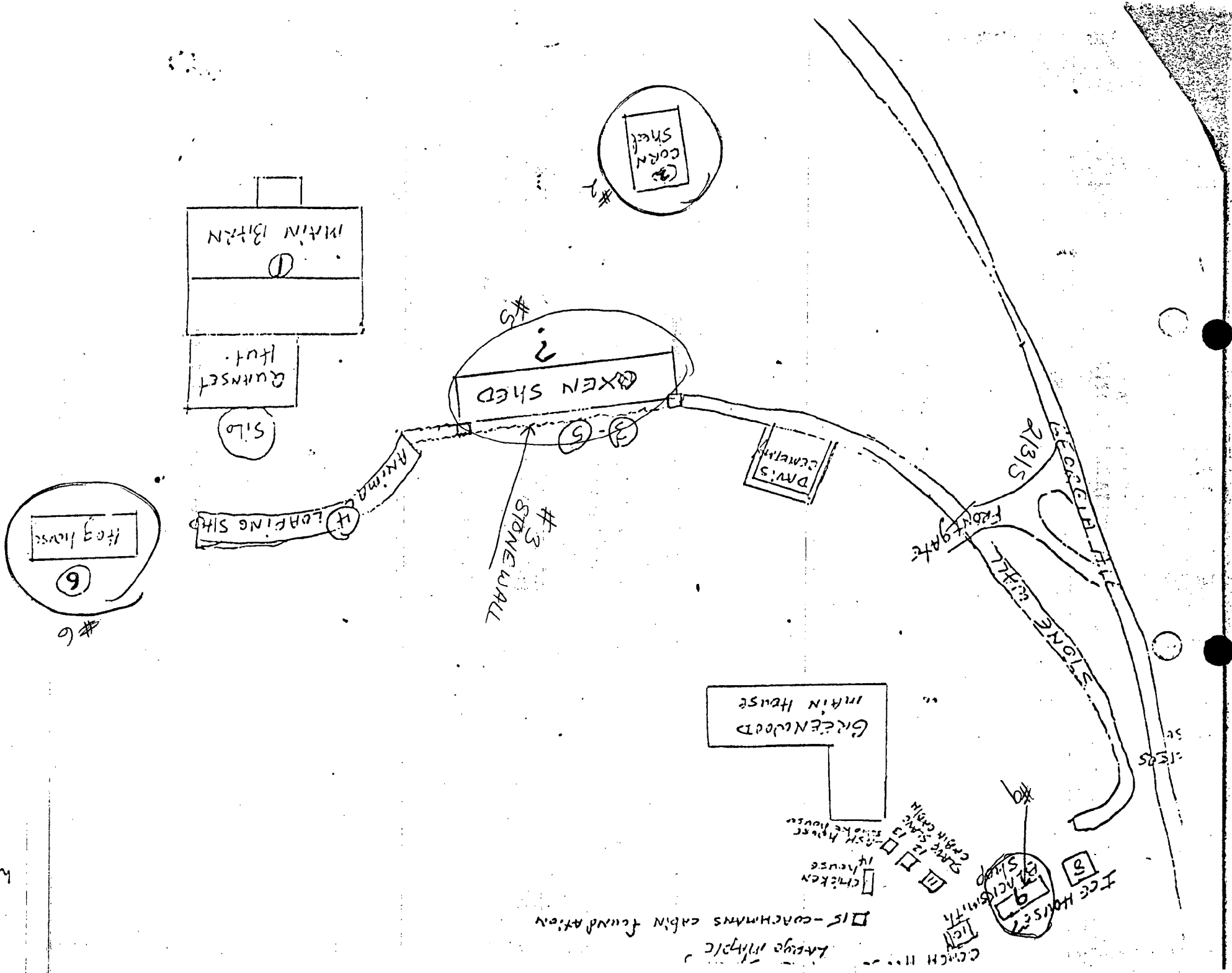
30. Repaint the rusting metal roof. Remove all leaves, branches, rust and loose or flaking paint and repaint with metal roof rated paint.
31. Replace all missing wood siding.

ALL WOOD SIDED STRUCTURES

32. Paint exterior trim, doors, windows and/or wood siding. Scrape and remove all loose and deteriorated paint before painting. Montgomery County Code 1984, Section 26-8(g & h).

All of these structures are identified on the attached map.

JL:mmr:0020s



MAIN BARN  
 ①  
 GUNSET HUT  
 SILO

CORN SHELL  
 ⑦  
 #7

OXEN SHED  
 ⑤  
 #5

DRY'S DEN

HOG HOUSE  
 ⑥  
 #6

ANIMALS  
 ④  
 LOOKING SITE

#3  
 STONE WALL

GREENWOOD  
 MAIN HOUSE

FRONT GATE  
 STONE WALL  
 VEGETABLE  
 2/3/5

ICE HOUSE  
 ⑧  
 #8  
 CHICKEN HOUSE  
 SMALL HOUSE  
 SMALL SHED  
 ⑨  
 #9  
 COUNCIL  
 LARGE MYPIC  
 15-COACHMAN'S CABIN FOUNDATION

MEMORANDUM

July 22, 1986

TO: Michael T. Denney, Inspector  
Division of Code Enforcement &  
Home Improvement  
DHCD

FROM: Bobbi Hahn *BH*  
Historic Preservation Commission

SUBJECT: Outbuildings at 21315 Georgia Avenue, Brookeville

At its July 17, 1986, meeting the Historic Preservation Commission reviewed the history importance of the outbuildings associated with Master Plan historic site #23/46, Greenwood, at the above address. The Commission determined that the following buildings (located on the attached map) are historically important as part of the 19th century plantation complex: main barn, corn crib, oxen shed, animal loafing shed, hog house, ice house, blacksmith shop, coach house and grain storage building, 2 slave houses, and the ash and smoke house, all of which are 19th century structures. The Commission requests that you proceed with a demolition-by-neglect citation regarding these buildings with particular attention paid to the deteriorated condition of the main barn, oxen shed, corn crib, blacksmith shop, and the ice house. I have some photos taken in 1974 which document the condition of the buildings at that time.

Please contact me if I can provide any additional information to you.

Attachment

BH:gk:1119E



M E M O R A N D U M

July 7, 1986

TO: HPC Commissioners  
FROM: Bobbi Hahn *BH*  
SUBJECT: Agenda Item VI.

It has been brought to my attention that the period outbuildings at Greenwood, Master Plan site #23/46, are falling into disrepair and that some immediate attention is required to prevent them from suffering irreparable damage. Pictures of the buildings and conditions of neglect are attached as well as a history of the property. Housing Code inspectors are willing to enforce the demolition by neglect provision of the Ordinance, but because this involves only outbuildings they would like the HPC to specify which buildings are of historic importance. Notes on the ages of the buildings were supplied by Leonard Becraft whose family owned the property until several years ago.

BH:gk:1087E



# Montgomery County Government

June 16, 1986

Mr. Leonard Becraft  
15640 Santini Road  
Burtonsville, Maryland 20866

Dear Leonard:

Last week I went out to Greenwood with Housing Code inspectors to inspect the outbuildings. We do agree that many of them are in poor repair. Except for the barn, however, we had a difficult time identifying the structures by name and date of construction. I am hoping you can be of some help on both scores. Enclosed are copies of pictures we took while there. Could you please identify the buildings and indicate the approximate age of each?

Because it is rather unusual to pursue demolition by neglect of outbuildings, we have decided to proceed by giving this information directly to the Historic Preservation Commission. They will identify the historically important buildings and request enforcement of the ordinance on those specific structures. I will schedule this on the Commission's July 19 agenda. Your attendance at the meeting would be helpful, but I will certainly understand if you would rather not appear.

Thank you for any help you can be on this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "B. Hahn".

Bobbi Hahn  
Executive Director

Enclosure  
BH:gk:1062E

HISTORIC PRESERVATION COMMISSION

I (2)

Staff Review Form

Applicant: Faith S. Vrendenburgh

Applicant's Address: 21315 Georgia Ave.  
Brookeville

Type of Review:

|                  |          |                        |          |
|------------------|----------|------------------------|----------|
| HAWP             | <u>X</u> | Substantial Alteration | _____    |
| ORD. Maintenance | _____    | Demolition             | <u>X</u> |
| Subdivision      | _____    | Other                  | _____    |

Site No. (Atlas): 23/46 "Greenwood"

Site Address: \_\_\_\_\_  
(if different from applicant)

Advertised: Yes X No Dec. 28, 88

Proposed: (describe action to be taken)

applicant proposes to raze Blacksmith Shop, Oxen Shed, Corn Shed's Hog House. The H.P.C. at meeting July 17, 86 determined that these buildings were historically important. A letter from Sharon Brown dated 8/19/88 indicates that the owner intended to request permission to demolish the Corn Shed, the Hog House and the Blacksmith shop. He is requesting permission to demolish these buildings, along with the Oxen Shed, according to the letter all work<sup>is</sup> to be completed by April, May, June 89.

Staff recommendations and comments: The Master Plan designation indicates outbuildings; the survey form indicates these are the large barn, cattle shed, smokehouse, wood shed, ice well, carriage house and blacksmith shop. According to this, the corn crib and hog house would not be historic. Based on the map, they are separate from the other buildings. The corn crib is in such bad shape that it should be torn down. The hog house should also be torn down and the Blacksmith shop and Oxen shed should both be stabilized.

Date: 1/3/89

Staff: Annette G. van Hilst

Signature: \_\_\_\_\_

HPC Action:

*L. Taylor Dealt the Permit.  
Incompatible & inconns*

*B Hartman Seconded  
6 in favor 1 abstains motion carried*

Date: 1/5/89



# Historic Preservation Commission

51 MONROE AVENUE  
100 Maryland Avenue, Rockville, Maryland 20850  
301 761-2797

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 208 P 11 HA 510MM

NAME OF PROPERTY OWNER FAITH S. VREDENBURGH TELEPHONE NO. 301 924 3614  
(Contract/Purchaser) (Include Area Code)

ADDRESS 21315 GEORGIA AVE BROOKEVILLE MD 20833  
CITY STATE ZIP#

CONTRACTOR OAK GROVE DESIGNS TELEPHONE NO. 921 0254  
CONTRACTOR REGISTRATION NUMBER 118160

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

REGISTRATION NUMBER 118160

LOCATION OF BUILDING/PREMISE

House Number 21315 Street GEORGIA AVE

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

1B. CONSTRUCTION COSTS ESTIMATE \$ # 6500 FOR FOUR BUILDINGS

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

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.

Faith S. Vredenburg 11/30/88  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
DISAPPROVED X Signature Stacy Karby Date 11/19/89

APPLICATION/PERMIT NO: 111-89-02 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 THE APPLICATION

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

FROM ADDENDUM A. LIST OF VIOLATIONS  
ALREADY ESTABLISHED WITH COUNTY CODE ENFORCEMENT  
OFFICES WHICH CONTAINS MAP OF PROPERTY IN WHICH  
BUILDINGS ARE ALREADY NUMBERED AND CONDITIONS  
ARE BRIEFLY DISCUSSED NOV 24 / 1986  
REQUEST - WRECK OR RAZE ON FOLLOWING BUILDINGS  
#2 CORN SHED -  
#6 HOG HOUSE  
#9 BLACKSMITH SHOP  
#5 OXEN SHED - BUILDING ONLY -  
DO NOT INTEND TO DEMOLISH WALL #3  
(STONE)

(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

22/08/86



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER FAITH S VREDENBURGH TELEPHONE NO. \_\_\_\_\_  
(Contract/Purchaser) (Include Area Code)

ADDRESS 21315 GEORGIA AVE BROOKEVILLE MD 20833  
CITY STATE ZIP

CONTRACTOR OAK GROVE DESIGNS TELEPHONE NO. 921 0254  
CITY STATE

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 REGISTRATION NUMBER 11860

LOCATION OF BUILDING/PREMISE

House Number 21315 Street GEORGIA AVE

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

1B. CONSTRUCTION COSTS ESTIMATE \$ #6500 FOR FOUR BUILDINGS

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

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.

Faith S. Vredenburg 11/30/88  
 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:)

FROM ADDENDUM A. LIST OF VIOLATIONS  
ALREADY ESTABLISHED WITH COUNTY CODE ENFORCEMENT  
OFFICES WHICH CONTAINS MAP OF PROPERTY IN WHICH  
BUILDINGS ARE ALREADY NUMBERED AND CONDITIONS  
ARE BRIEFLY DISCUSSED NOV 24 / 19/86  
REQUEST — WRECK OR RAZE ON FOLLOWING BUILDINGS  
#2 CORN SHED —  
#6 HDG HOUSE  
#9 BLACKSMITH SHOP  
#5 OXEN SHED — BUILDING ONLY —  
DO NOT INTEND TO DEMOLISH WALL #3  
(STONE)

(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

### Findings and Conclusions

The application of Faith S. Vrendenburgh to demolish certain outbuildings at Greenwood, 21315 Georgia Avenue, Brookeville, was the subject of a public appearance before the Historic Preservation Commission on January 5, 1989. The outbuildings requested for demolition include the corn shed, hog house, blacksmith shop, and oxen shed (building only - the stone wall was not included in the demolition request).

Notice of the public appearance was published in the Montgomery Journal on December 28, 1988.

The testimony of all witnesses, the application, and all other documents have been carefully considered, and the record was closed on January 5, 1989.

Wherefore, the Commission finds as follows:

1. The applicant, Faith S. Vrendenburgh, owns real property at 21315 Georgia Ave, Brookeville.
2. That the property is improved with Greenwood, a 19th century plantation complex, listed in the Montgomery County Master Plan for Historic Preservation as site #2346.
3. That several outbuildings are in poor repair, among which are the corn shed, hog house, blacksmith shop, and oxen shed.
4. That the applicant proposes to demolish the above-mentioned four outbuildings.

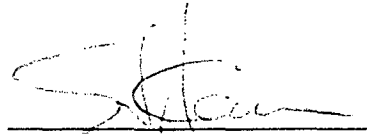
Based on the finding of facts, the Montgomery County Historic Preservation Commission concludes as follows:

1. That the corn shed, hog house, blacksmith shop, and oxen shed are historically important as part of the 19th century plantation complex.
2. That the applicant has not provided sufficient documentation to support her claim that these structures cannot be repaired and must be removed.
3. That the alteration for which the permit is being sought is inappropriate, inconsistent with and detrimental to the



preservation, enhancement, and ultimate protection of the historic site and to the purposes of Chapter 24A of the Montgomery County Code.

The Director of the Department of Environmental Protection is therefore instructed to deny an Historic Area Work Permit to the applicant.



Steven Karr  
Chairman

1/19/89  
Date

CM:th:2233A

#23/46



Historic Preservation Commission  
51 MONROE STREET  
100 Maryland Avenue, Rockville, Maryland 20850  
SUITE 1001

RECEIVED  
FEB 17 1989

RECEIVED  
MAR 4 1989  
HISTORIC PRESERVATION COMMISSION  
MONTGOMERY COUNTY, MARYLAND

# APPLICATION FOR HISTORIC AREA WORK PERMIT

PERMITS  
DCCE/DEP

TAX ACCOUNT # \_\_\_\_\_  
NAME OF PROPERTY OWNER FAITH S. VREDENBURGH TELEPHONE NO. 301 924 3614  
(Contract/Purchaser) (Include Area Code)  
ADDRESS 21315 GEORGIA AVE BROOKEVILLE MD 20833  
CITY STATE ZIP  
CONTRACTOR OAK GROVE DESIGNS 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 AVE  
Town/City BROOKEVILLE Election District \_\_\_\_\_  
Nearest Cross Street ROUTE 650  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one) *2 med type buildings + all 4 addresses*  
Construct Extend/Add Alter/Renovate Repair Circle Dne: A/C Slab Room Addition  
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other \_\_\_\_\_  
1B. CONSTRUCTION COSTS ESTIMATE \$ \$6500 FOR FOUR BUILDINGS - Brunk design per building  
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

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.

Faith S. Vredenburg 11/30/88  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
DISAPPROVED X Signature Steve Krinsky Date 1/19/89

APPLICATION/PERMIT NO: HAWP 4-89 FILING FEE: \$ \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
OWNERSHIP CODE: 2903090059 RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

Office of Community Development  
Division of Planning

RECEIVED  
DEC 30 1988  
Montgomery County, Maryland

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

119

AM 1 986

COMMUNITY DEVELOPMENT

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

FROM ADDENDUM A. LIST OF VIOLATIONS  
ALREADY ESTABLISHED WITH COUNTY CODE ENFORCEMENT  
OFFICES WHICH CONTAINS MAP OF PROPERTY IN WHICH  
BUILDINGS ARE ALREADY NUMBERED AND CONDITIONS  
ARE BREIFLY DISCUSSED NOV 24/1986  
REQUEST WRECK OR RAZE ON FOLLOWING BUILDINGS  
#2 CORN SHED -  
#6 HOG HOUSE -  
#9 BLACK SMITH SHOP  
#5 OXEN SHED - BUILDING ONLY -  
DO NOT INTEND TO DEMOLISH STONE WALL #3

(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

### Findings and Conclusions

The application of Faith S. Vrendenburgh to demolish certain outbuildings at Greenwood, 21315 Georgia Avenue, Brookeville, was the subject of a public appearance before the Historic Preservation Commission on January 5, 1989. The outbuildings requested for demolition include the corn shed, hog house, blacksmith shop, and oxen shed (building only - the stone wall was not included in the demolition request).

Notice of the public appearance was published in the Montgomery Journal on December 28, 1988.

The testimony of all witnesses, the application, and all other documents have been carefully considered, and the record was closed on January 5, 1989.

Wherefore, the Commission finds as follows:

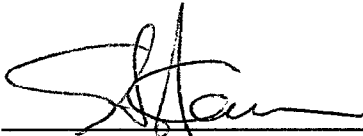
1. The applicant, Faith S. Vrendenburgh, owns real property at 21315 Georgia Ave, Brookeville.
2. That the property is improved with Greenwood, a 19th century plantation complex, listed in the Montgomery County Master Plan for Historic Preservation as site #2346.
3. That several outbuildings are in poor repair, among which are the corn shed, hog house, blacksmith shop, and oxen shed.
4. That the applicant proposes to demolish the above-mentioned four outbuildings.

Based on the finding of facts, the Montgomery County Historic Preservation Commission concludes as follows:

1. That the corn shed, hog house, blacksmith shop, and oxen shed are historically important as part of the 19th century plantation complex.
2. That the applicant has not provided sufficient documentation to support her claim that these structures cannot be repaired and must be removed.
3. That the alteration for which the permit is being sought is inappropriate, inconsistent with and detrimental to the

preservation, enhancement, and ultimate protection of the historic site and to the purposes of Chapter 24A of the Montgomery County Code.

The Director of the Department of Environmental Protection is therefore instructed to deny an Historic Area Work Permit to the applicant.



Steven Kark  
Chairman

1/19/89  
Date

CM:th:2233A