

17/08-04A 27 Jonesville Court
Locational Atlas, Jonesville HistDist



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 4/14/04
(APPROVED 3/10/04)

MEMORANDUM

TO: Robert Hubbard, Director
FROM: Gwen Wright, Coordinator
Historic Preservation
SUBJECT: Historic Area Work Permit

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

Approved
 Approved with Conditions

and HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: ANDERSON/HANCOCK LLC

Address: 27 JONESVILLE COURT, POOLESVILLE

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

332105

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Chester W. Anderson
Daytime Phone No.: 301-972-7010

Tax Account No.: 16 03 00035954

Name of Property Owner: Anderson/Hanover LLC Daytime Phone No.: 301-972-7010

Address: P.O. Box 42 Dickerson MD 20842
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Contact Person Daytime Phone No.: 301-972-7010

LOCATION OF BUILDING/PREMISE

House Number: 27 Jonesville Ct Street: Poolesville

Town/City: Poolesville Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|---------------------------------------|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

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

Chester W. Anderson
Signature of owner or authorized agent

2/11/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 3/10/04

Application/Permit No.: 332108 Date Filed: _____ Date Issued: 3

HIST.

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

1. WRITTEN DESCRIPTION OF PROJECT

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

The property (27 Jonesville Court, Poolsville) has an old ~~wood~~ house on it - The house is included in the Historic Atlas by MNCPPC. The house is in very serious repair. At the recommendation of Ms. Gwen Wright, head of the Historic Preservation Section, MNCPPC, I have retained the services of 2 Structural engineers, and an historic architect to evaluate the property.

~~Also~~ Their reports are attached

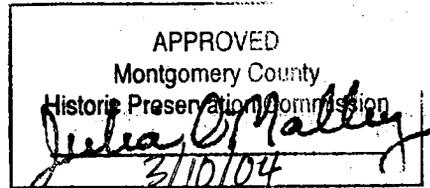
b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

I wish to raze the house in question. It has been condemned by Mont. Co. Division of Housing & code enforcement (see attached Condemnation Notice) - It is structurally unsound, and the historic value is questionable (at best). I feel strongly that demolition of this old house will not negatively alter the historic flavor of the community.

2. SITE PLAN

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

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



3. PLANS AND ELEVATIONS - N/A

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

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

4. MATERIALS SPECIFICATIONS N/A

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

5. PHOTOGRAPHS

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

6. TREE SURVEY N/A

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 4/14/04
(APPROVED 3/10/04)

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval

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

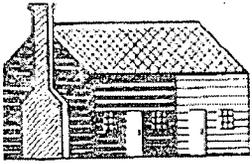
Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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



Historic Medley District, Inc. P.O. Box 232 Poolesville, Md. 20837

March 10, 2004

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 27 Jonesville Court, Poolesville (II-L)
Locational Atlas Resource #17/8
HAWP for Demolition

Dear Commissioners,

Historic Medley District, Inc., acting as the Local Advisory Panel to the HPC, would concur with the staff's recommendation to approve demolition of the residence at 27 Jonesville Court, Jonesville (near Poolesville) with the possible inclusion of a condition as discussed below.

I inspected the building several months ago with the current owner. The only piece of potentially historic material I was able to find was an out-of-period window that had been recycled from another, earlier, building. The window may have been used in the original construction, but no other component of the original work appears to have survived the extensive remodeling and replacement that has occurred over the years. The applicant offered to save the window and re-use it at this site or donate it to Historic Medley to use in its rehabilitation projects.

Although the structure now lacks historic and architectural merit, the size and scale of the George Martin house (before it was greatly altered) was in keeping with that of the potential historic district. HMD would encourage the applicant to replace the house with one that replicates the vernacular simplicity of the historic district, ideally with a configuration that evokes - or copies - the late 19th century style that is the period of significance of the historic district. The applicant was receptive to this idea when it was discussed. The HPC may want to consider including this as a condition for approval of the HAWP.

Sincerely,

Elizabeth Perry Kapsch
President

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 27 Jonesville Court Meeting Date: 3/10/04
 Applicant: Anderson/Hancock LLC Report Date: 3/03/04
 (Chester Anderson)
 Resource: George Martin House/Jonesville H.D. Public Notice: 2/25/04
 (*Locational Atlas* Resource #17/8)
 Review: **HAWP** Tax Credit: N/A
 Case Number: #17/08-04A Staff: Gwen Wright
 Proposal: Demolish house in a *Locational Atlas* Historic District
 Recommend: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Resource in potential Jonesville Historic District
 (*Locational Atlas* Resource #17/8)

STYLE: Altered Vernacular

DATE: c. 1880's

BACKGROUND/HISTORY OF JONESVILLE

This HAWP involves a resource within a potential historic district identified on the *Locational Atlas* – Jonesville. Under 24A-10 of the Historic Preservation Ordinance, property owners who wish to demolish or substantially alter a resource within a *Locational Atlas* historic district may opt to have their request reviewed under the Historic Area Work Permit provisions of the law (24A-7) instead of triggering an expedited evaluation of resource for historic designation. Thus, at the owner's option, this demolition request is coming forward as a HAWP.

Erasmus and Richard Jones established Jonesville on land that was part of Aix la Chappelle. They purchased two nine-acre parcels in 1866 and 1874. In between these two purchases, Cattail Road was surveyed and platted (1869). Over the subsequent decades, other families settled in Jonesville. By 1879, Henry Noland and Perry Davis had built houses there, as shown on Hopkins 1879 Atlas.

The subject property was probably purchased from the estate of George Bruner by George Martin in the late 1870s or 1880s, since other blacks in Jonesville were buying property

from the Bruner estate at about the same time. There is little information available about the George Martin family.

With the recent demolition of the Solomon Owens House, there are four historic structures remaining in Jonesville of the original six buildings identified in 1985. There had been approximately 14 homesteads recorded in George McDaniel's survey (1979).

The other resources in Jonesville include: 1.) the Elmer Jones House (c1915) which has been much altered with additions and is now accessed from the back façade that faces the Jonesville Terrace cul de sac; 2.) the Richard Jones House (c1874), 6 Jonesville Court; and 3.) the Mary Genus Davis House (c1870-90), 18451 Cattail Lane. All of these resources are altered and suffer from diminished integrity.

DISCUSSION

The George Martin House is an extremely altered structure. Staff agrees with the applicant's research that the west elevation was originally the front of the house. A rear two-story ell was added to the original house very early in its history – or may even be original. Then, over the years, one-story additions were added to the north, south, and east elevations. The original front façade of the structure became a side façade and staff believes that the original front door and window configuration was altered.

The building has been covered with several different kinds of artificial siding and there are many different kinds of windows on the structure – with no clear pattern of original versus replacement windows. That is, even the original part of the building has several different types of windows, historic fabric remaining.

In addition, there is little information about George Martin or his role in the community of Jonesville. It does not appear that he was historically significant in the creation of Jonesville (unlike Richard Jones, for example).

Although resources in African American communities are typically modest, staff feels that this particular dwelling is ineligible for historic designation because of diminished integrity (it has been altered with non-historic fabric such as artificial siding and replacement windows and expanded with additions) and lack of associative historic significance. Thus, staff supports the current proposal to demolish the structure.

Because this is an unusual case of essentially reviewing the historic merit of a structure through the Historic Area Work Permit process, few of the regular criteria for approval of HAWPs in 24A-8 are appropriate. However, the property was condemned in May 2002. Therefore, in recommending approval of this demolition request, staff is citing the Historic Preservation Ordinance criteria that deals with correcting unsafe conditions. This should not be considered a precedent - condemnation in and of itself is not sufficient reason to demolish a historic structure. Indeed, in this case condemnation is not the reason for demolishing this historic structure – its lack of historic and architectural merit is the reason.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8 (b) 4:

The proposal is necessary in order that unsafe conditions or health hazards be remedied.

After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



W/S

RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

332105

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Chester W. Anderson
Daytime Phone No.: 301-972-7010

Tax Account No.: 16 03 0035954

Name of Property Owner: Anderson/Hanover LLC Daytime Phone No.: 301-972-7010

Address: P.O. Box 42 Dickerson MD 20842
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Contact Person Daytime Phone No.: 301-972-7010

LOCATION OF BUILDING/PREMISE

House Number: 27 Jonesville Ct Street: Poolesville

Town/City: Poolesville Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|---|-------------------------------|-------------------------------|
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| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

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

Chester W. Anderson
Signature of owner or authorized agent

2/11/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 332105 Date Filed: _____ Date Issued: _____

HIST.

4

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The property (27 Jonesville Court, Poolesville) has an old ~~box~~ house on it - The house is included in the Historic Atlas by MNCPPC. The house is in very serious repair. At the recommendation of Ms. Gwen Wright, head of the Historic Preservation Section, MNCPPC, I have retained the services of 2 Structural engineers, and an historic architect to evaluate the property. ~~Also~~ Their reports are attached.

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

I wish to raze the house in question. It has been condemned by Mont. G. Division of Housing & Code Enforcement (see attached Condensation Notice) - It is structurally unsafe, and the historic value is questionable (at best). I feel strongly that demolition of this old house will not negatively alter the historic flavor of the community.

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

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3. **PLANS AND ELEVATIONS** - N/A

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Gwen Wright
Historic Preservation Section
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

February 19, 2004

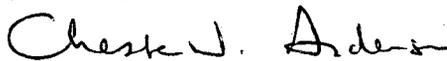
Dear Mrs. Wright;

On February 11, 2004, I filed an application with the Department of Permitting Services for a Work Permit in a Historic Zone. I wish to obtain permission to raze the dilapidated old home located at 27 Jonesville Court in Poolesville. You had visited that structure with me in August of 2003. The Application Number of that filing is 322105.

As you have requested, I am forwarding a copy of the Structural and Historic Engineer's findings, after evaluating the old house. If you wish, I will send you my complete copy of that report.

It is my understanding that the total permit application will be sent to MNCPPC. Please call with any questions. Thank you.

Sincerely



Chester W. Anderson
Anderson/Hancock L.L.C.
P.O. Box 42
Dickerson, MD 20842

301-972-7010

(6)

John L. Schneider, P.E.

ENGINEERING & CONSTRUCTION CONSULTANT

100 North Rolling Road
Catonsville, Maryland 21228
(410) 744-1945

October 15, 2003

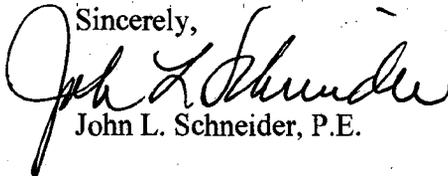
The Anderson/Hancock LLC.
P.O. Box 42
Dickerson, Md. 20842

Re: Engineer's Inspection Report-Structural Soundness
Address: 27 Jonesville Ct., Poolesville, Md. 20839

To Whom it May Concern,

At your request, I inspected the house at the above referenced location and found that it was in a severe state of disrepair. The original main house is only one room down and one room up and many additions over the years have been made to the old house. The floor joists on the first floor over a crawl space have either rotted or have collapsed from termite infestation. The windows are not original and most of the plaster walls have been partially destroyed by covering with paneling. The roof has been leaking for quite some time and the house has suffered rot, mildew and mould damages. The restoration of this house for its size would require that it be completely replaced with new materials. I recommend that it be razed to the ground because there is very little worth saving and is structurally unsound. I hope this letter meets your needs in this matter, but if there are any questions on this or other projects please contact my office.

Sincerely,


John L. Schneider, P.E.



7



Tadjer-Cohen-Edelson Associates, Inc.
Consulting Structural Engineers
www.tadjerco.com

January 13, 2004

Chester W. Anderson, D.M.V.
18620 Darnestown Road
Beallsville, MD 20839

Re: Examination of the house at 27 Jonesville Ct, Poolesville, MD

Structural Examination:

The house located at 27 Jonesville Court, in Poolesville, MD 20842 was visually examined on December 10, 2003 and on January 7, 2004. The house was vacant and unoccupied at both times. No destructive testing or demolition was done. It appeared to have had four additions added to an original structure; one on the south, two on the east of the main 2-story portion and one on the north.

The foundation of the east addition appears to be made of cinder block without mortar in its joints. The entire house other than the foundation appears to be made of wood. Portions of the roofs were covered by snow during this observation.

Structural Observations: A cursory observation of the structure reveals the following problems:

- ◆ The foundation shows differential settlement at various points of the original construction and the north and south additions.
- ◆ Some of the wood joists of the lower floor on the NE area are damaged or broken. Wood rot was found in one of the exposed studs of the oldest portion. Also fungus and wood rot was seen in other roof joists and planking on the north side over the area where a water heater was located at the NE corner over the main floor.
- ◆ The stair to the second floor does not meet current code requirements for riser and tread dimensions.
- ◆ The roof is not functioning as a watertight roof and needs total replacement including repairs to the joists and sheathing.
- ◆ The windows are double hung wood windows with single pane glass. The wood has rotted and many glass panes are broken. Due to settlement the frames are out of square. Total replacement is required.

Architectural Examination:

As part of the Montgomery County Master Plan for Historic Preservation the dwelling at 27 Jonesville Court in Jonesville, Maryland has been listed in the "Locational Atlas and Index of Historic Sites in Montgomery County. It is historically identified as the George Martin House. The town of Jonesville has been identified by the county as having the potential for becoming a Historic District.

From our review of documents obtained from the Montgomery County Historic Preservation Commission, the dwelling has been identified as having historic significance in that it is within the Jonesville Historic District and that "the house is representative of the type built by the more prosperous black landowners in the late nineteenth century". It is not clear as to who built the house or when the house was actually built as it may have existed as part of the earlier (pre 1870) Bruner estate.

The following documents have been examined and are included in Appendix A:

- Maryland Historic Trust, Inventory Form for State Historic Sites Survey
- Montgomery County Code, Chapter 24A, Historic Resources Preservation

Historic Observations:

From our visual observation it is our interpretation that the original structure (c. 1880) appears to have been a two bay gabled, two story house approximately 12 feet wide by 16 feet long. This is evidenced by exterior siding observed on an interior wall marked (A) on the attached sketch SK-1. The original structure appears to have consisted of two main rooms; one room on the first floor and one room on the second floor.

It appears that a two story addition was first added to the east side making an overall footprint of approximately 22 feet wide by 16 feet long. The date is unknown but it is our opinion that it was in the very early 20th century. This addition provides a second room on the first floor and a second room on the second floor.

Three additional one story shed-roofed rooms have since been added to the south, east and north sides. The dates are unknown. It appears that interior circulation was changed as a result of these additions including the relocation of the main entrance from the original location to the south side and changes to the overall fenestration of the facade. In our opinion these additions and alterations have diminished the historical integrity of the original design and its architectural significance.

It appears that some of the original structural framing members remain, however, much of the original 1880 building materials have either been replaced, damaged or have been covered over. Further destructive investigation is required to determine how much of the original material fabric remains. The interior stair appears to be in its original position. From our visual observation there was no evidence of this structure ever having a fireplace or chimney. There was no evidence of a basement or cellar. A bathroom and kitchen has been added on the first floor.

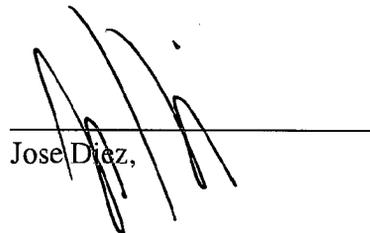
Recommendations:

From our observations we believe that the structural framing is the only single component of the original materials which could be considered for restoration. Doors, windows, interior finishes, exterior siding, roofing, etc. appear not to be the original fabric and in fact have deteriorated beyond restoration. The existing design of the house does not conform to current day living standards in terms of circulation, function, space dimensions, structural framing, thermal efficiency, etc. The structure is vacant, unlocked, unsecured and unprotected from the weather and appears to have been abandoned for the past several years. Accelerated deterioration will occur if left in its current state. We believe it is beyond reasonable restoration and therefore should be demolished in its entirety.

Drawings and photo elevations, SK-1 thru SK-6 are included in Appendix B.

Tadger Cohen Edelson Assoc.


Roy Minshew, AIA


Jose Diez,


Eric L. Edelson, P.E.

APPENDIX A

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Jonesville Historic District(#17-8)

AND/OR COMMON

2 LOCATION

STREET & NUMBER

(Off Route 28)

North of Poolesville, between Dawsonville and Beallsville

CITY, TOWN

VICINITY OF

Poolesville

CONGRESSIONAL DISTRICT

8th

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Various

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #:

Folio #:

STREET & NUMBER

Monroe Street

CITY, TOWN

Rockville, Md.

STATE

Md.

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Montgomery County Inventory of Historic Sites

DATE

1979

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

M. NCPPC, Park Historian's Office, Mont. Ct.

CITY, TOWN

Rockville, Md.

STATE

12

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

See attached description

CONTINUE ON SEPARATE SHEET IF NECESSARY

13

JONESVILLE

*7. Description

The small community of Jonesville is situated north of Poolesville, between Beallsville and Dawsonville, just off of Route 28. It consists of approximately fifteen dwellings and about an equal number of outbuildings located primarily on Jonesville Road, Jonesville Terrace and Jonesville Court, a cul-de-sac off Jonesville Terrace. One of Jonesville's older dwellings is located on Cattail Lane and two others are on Cattail Road, which runs southwest from Route 28 and leads into the community.

The existing buildings in Jonesville are primarily of recent construction and include several mobile homes. Six of the dwellings, however, date from the late 19th or early 20th century, and three of the six are basically unaltered. The early settlement pattern - the cornfields, pastures and hayfields which existed in the early years of the twentieth century - (according to George W. McDaniel, in Black Historical Sources in Upper Western Montgomery County, Maryland, from which most of this material is taken) are no longer evident, but the area retains its rural character.

In 1979, when McDaniel did his survey of Jonesville for Sugarloaf Regional Trails, he wrote:

"Much of the land is either wooded or in residential lots. Thus its appearance today does not reflect its history, which extends back for more than a century. --- (In the early 20th century) Jonesville Road continued from Jerusalem Road to Cattail Road and the land was cleared so that the community was not an isolated cul-de-sac as it is today. As the map of the historical community in the first quarter of the 20th century (Map 7, attached) shows, the houses were surrounded by gardens and outbuildings and one could see all the way to Cattail Road." (pages 109, 110, Black Historical Sources).

The following dwellings (all listed in McDaniel's survey) are of historical significance. The Bailey House and the Owen's house, on Cattail Road, and the Mary Genus Davis house on Cattail Lane, are basically unaltered.

Elmer Jones House, 19008 Jonesville Terrace, c.1915-1925. A two-story, three-bay frame house with a side-gabled roof with a center peaked gable on the south (main) elevation. The original part of the structure is covered with German siding. Extensively altered to increase its size (like most of the older dwellings in Jonesville), a one-story shed-roofed addition runs the entire width of the south facade and there are smaller shed-roofed additions on both the north and east elevations. Several old outbuildings remain, including a hen house, a privy, and a hog pen.

The property on which the house is located has been owned by the

Jones family since 1866, when Erasmus Jones purchased a little over 9 acres from Thomas Hall. In 1913 Elmer Jones (the grandson of one of the founders of Jonesville) purchased one acre of the tract sold to Erasmus Jones in order to build the existing house, which is still owned by his descendants. (The current owner is Mr. Jones' granddaughter).

A carpenter, stone mason, bricklayer and cement finisher by trade, Elmer Jones erected the house himself, when he was in his late twenties or early thirties, with the help of his father and nephew. According to McDaniel, "the house is representative of the type built by the more prosperous landowners of that period in black communities throughout the county and the state".

(The Elmer Jones house is at the end of Jonesville Terrace, on the south side of the road).

Jones-Hall House, (also known as the Jones-Hall-Sims House), 6 Jonesville Terrace; c.1874. The original part of the house is of log construction and has two storys, three bays, and a side-gabled roof covered with tin. A two-story, two-bay, gable-roofed frame wing has been added at the rear and there is a flat-roofed, one-story addition on the east elevation. What was formerly a screened-in porch across the south (main) elevation has been enclosed to create a one-story shed-roofed addition across the full width of the main facade.

According to McDaniel, the house was probably built by Richard Jones, one of the founders of the Jonesville community, soon after he purchased a tract of 9 acres from the estate of Joseph Bruner in 1874. The 9 acres were part of Aix La Chapelle, a plantation which was located not far from the present-day community of Jonesville. The design and construction of the original log section of the house is similar to that found in other black communities in Montgomery County soon after emancipation, indicating that the Jones-Hall house was probably built at the time of the purchase of the land in 1874 or shortly thereafter. Descendants of the Jones and Hall families have owned the property for over a century.

(The Jones-Hall house is on the northwest corner of the intersection of Jonesville Court and Jonesville Terrace).

George M. Martin House 127 Jonesville Court; c.1880's. The Martin house is basically a two-story, three-bay, gable-roofed frame house which has been considerably enlarged and covered with artificial siding. A two-story gable-roofed addition on the east elevation gives the structure an L- shape. There is a one-story, one-bay, shed-roofed addition across the width of the main (south) elevation and a similar addition at the rear of the house.

The property was probably purchased from the estate of George Bruner by George Martin in the late 1870's or 1880's, since other blacks in Jonesville were buying property from the Bruner estate at about the same

15

time. The house is representative of the type built by the more prosperous black landowners in the late nineteenth century.

(The Martin House stands at the end of Jonesville Court, on the east side of the road).

Mary (Genus) Davis House, north side of Cattail Lane, between Cattail Road and Jonesville Road; c.1870-1890. A very simple, small frame house, one-and-one-half storys, two-bays-by-one, gable-roofed, with a shed-roofed screened-in porch across the main (south) elevation. According to McDaniel, this is one of the oldest of the early black-owned houses in this part of the County. Its exterior is sheathed with tarpaper and it has two rooms, one up and one down.

The land on which the house sits was purchased by Mary Davis in the late 1800's. The house was occupied (as of 1979) by one of her descendants and the property is still owned by her heirs. The Genus family helped to found the Jonesville community.

Solomon Owens House, 18200 Cattail Road; c.1901. A handsome two-and-one-half-story, three-bay-by-one, center-entrance frame house with a side-gabled roof and a center peaked gable on the east (main) elevation. The gable-ends and center peaked gable have small windows. There are chimneys at each end of the roof, which is of seamed tin. The clapboard siding is unpainted, and the house appears to be unaltered, except for a small shed-roofed addition to the rear. There are several outbuildings.

The house was built for the family of Solomon Owens, one of the black landowners in this area at the turn-of-the-century. The property, a little over 2 acres, was purchased by Sarah Owens from John Tyler in 1901.

Basil Bailey House, west side of Cattail Road between Route 28 and Cattail Lane, c.1899. A two-story, three-bay-by-one frame house with a center entrance and a side-gabled roof covered with seamed tin. One gable end has a small window and the cornices are boxed. The house is covered with asbestos siding and is vacant. (As of March, 1985, the owner was occupying a mobile home directly behind the Bailey house).

According to interviews conducted by Mr. McDaniel, this was the home of Basil Bailey and his family around the turn of the century. The property was purchased by Mr. Bailey from the Hebron family in 1899 and the house was probably built about that time, judging by its style. Since Bailey was born in 1858 he may have been born a slave, in which case this house would be "a testament to his upward mobility".

(Both the Bailey and Owens dwellings are on the West side of Cattail Road, not far from the intersection of Cattail Road and Route 28).

18316
Dane/1810
now
1989 house

16

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Black History
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1870's-1925

BUILDER/ARCHITECT

-

STATEMENT OF SIGNIFICANCE

See attached statement

17

CONTINUE ON SEPARATE SHEET IF NECESSARY

*8 Statement of Significance

Jonesville

Jonesville's significance is based on its history as an early black settlement in Montgomery County; descendants of some of the original settlers still live in the community.

"Unlike the other (black) communities in this survey, Jonesville received its name from the founding families, Erasmus Jones and Richard Jones, who presumably were brothers. The first tract of 9 1/8 acres was purchased in 1866 by Erasmus Jones. The identity of Erasmus and the location of his house are not remembered. However, the home of Richard Jones still stands. He purchased nine acres in 1874 from the heirs of Joseph Bruner, a white farmer, whose residence was shown on the Martinet and Bond Map of Montgomery County of 1865. (attached). It was part of Aix la Chappelle, a plantation nearby where Erasmus and Richard Jones may have worked.

In the late 1800's and early 1900's other black families settled in the Jonesville community. They were either descendants of Erasmus and Richard Jones or had married into the family or were simply seeking available land. These people included the families of Basil Bailey, Mary Genus, Horace Genus, Thomas Harper, Levin Hall, George Martin, Henry Noland, and Perry Davis. The homes of Noland and Davis are shown on the Hopkins Atlas map of the Medley District (attached).

Institutions such as churches and schools did not develop within Jonesville itself, probably because it was less accessible than the nearby Jerusalem community located along Jerusalem Road and the Beallsville-Poolesville Road. For this reason the members of the Jonesville community belonged to the two churches in Jerusalem, attended school in Jerusalem, and were probably members of the Loving Charity Society there. --- Today the members of the Jonesville community still retain some of the traditional ways of life and are concerned about the preservation of their community's heritage." (George W. McDaniel, Black Historical Resources in Upper Western Montgomery County, Maryland, Sugarloaf Regional Trails, 1979).

In addition to the buildings described under *7, McDaniel also lists five sites that are of historical significance because they were once occupied by dwellings belonging to early settlers in the community. One of these structures, the late 18th century Harper family house, was dismantled in 1976 and reassembled at the Brookside Nature Center in Wheaton Regional Park as an example of "a pioneer cabin". (The Harper house was adjacent to the Mary Genus Davis house on Cattail Lane).

In discussing the significance of Jonesville's older dwellings, McDaniel describes how they changed in style and size over the years and

what these changes meant in terms of the development of the black community:

"The home of Richard Jones, later of Levin Hall, and now of the Sims family --- was like most log houses of black families after emancipation in Montgomery County. Plain in appearance, it stood two stories high and contained two rooms down and two up. Close by was the dwelling of Mary Genus Davis. A smaller frame house of one room down and one up, it still stands today. Next to it stood the home of Horace Genus, the son of Mary Genus Davis. Like the houses built by the second generation in other communities, it was a two story frame house with two rooms down and two up and had decorative features that were popular near the turn of the century. Similar in construction and design were the homes of Basil Bailey and Solomon Owen on Cattail Road (still standing). The third generation continued with these building traditions, as can be seen (from) the house constructed by Elmer Jones c.1925. Thus the houses in Jonesville reflect the transitions in housing of black landowning families from the period after emancipation through the 20th century and indeed up to the present". (Pages 110-113, Black Historical Resources).

To: The Montgomery County Historic Preservation Commission

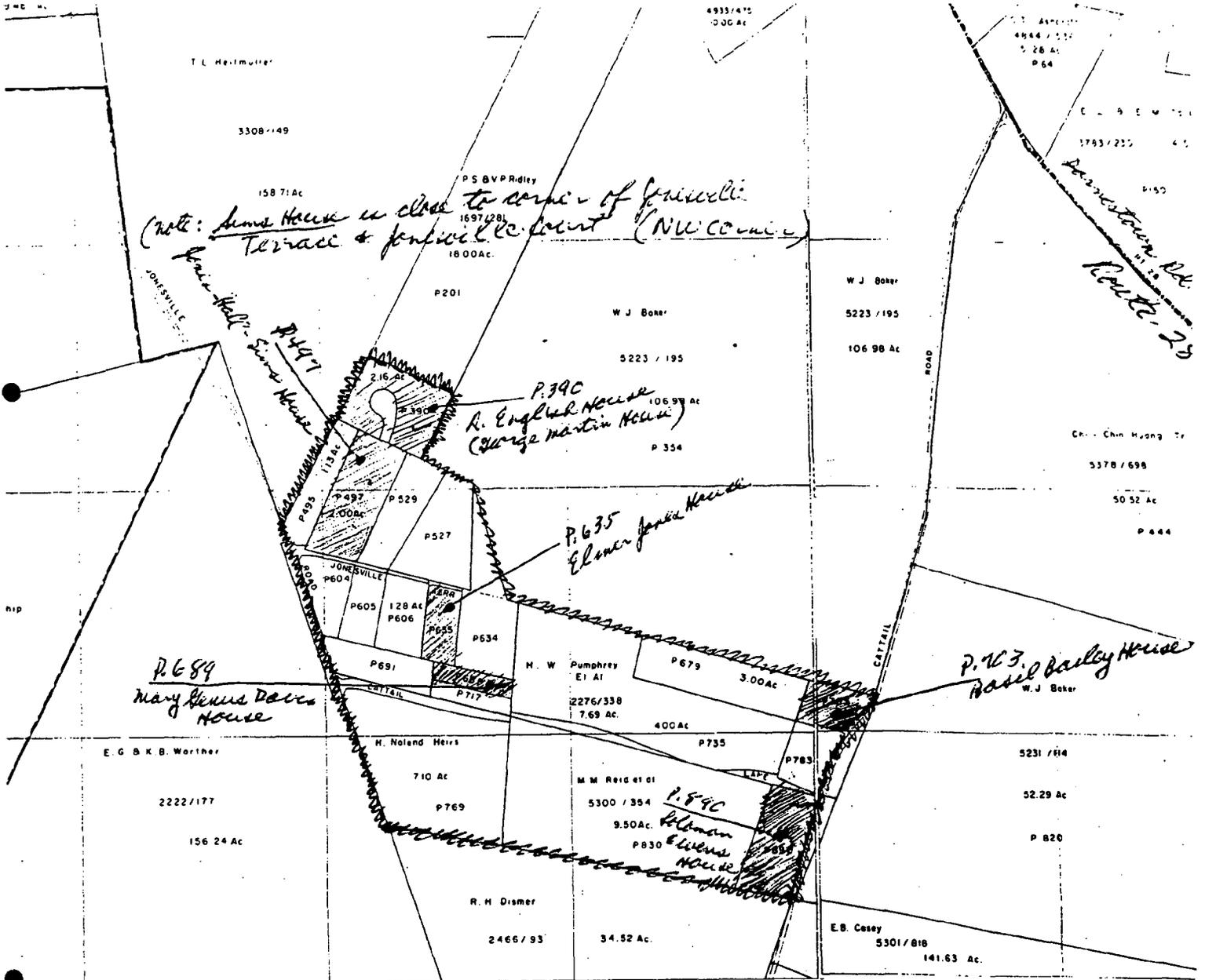
From: Lois Snyderman

Subject: Jonesville Historic District (17-8)

Date: April 18, 1985

The historic "boundaries" of Jonesville, as indicated by McDaniel in his Black Historical Resources, are outlined on the enclosed Tax Map by a jagged line. The lots on which existing historic structures are located have been shaded-in.

The absence of a significant "grouping" of historic buildings makes it difficult to determine historic district boundaries.



(note: Anna House is close to corner of Jonesville Terrace & Powell Co. Court (NW corner))

P. 684
Mary Henry Davis House

P. 390
R. English House
(George Martin House)

P. 635
Eliaman & Wilma House

P. 703
Basel Bailey House

Map CT 343
W. S. S. C. 225 NW 19
SECTION: POOLESVILLE

Map CT 563

(21)

April, 1985

Jonesville (17/8)

Property Owners (Historic properties)

Elmer Jones House, 19008 Jonesville Terrace

Hannah Jones et al
18401 Jonesville Rd.
Poolesville, Md. 20837

P.635, one acre
3959/734

Jones-Hall-Sims House, 6 Jonesville Terrace

Roland F. and V.D. Sims
5652 Whitfield Chapel Rd.
Apt. 304
Lanham, Md. 20801

P.497, two acres
3371/322

George H. Martin House, 127 Jonesville Court

Raleigh English et al
Jonesville Road
Poolesville, Md. 20837

P.390, 2.16 acres
4177/301

Solomon Owens House, 18200 Cattail Road

Sarah Owens
c/o Martha M. Johnson
18200 Cattail Rd.
Poolesville, Md. 20837

P. 890, 2.50 acres
TD 17/78

Mary Genus Davis House, north side of Cattail Lane, between
Cattail Road and Jonesville Road

Mary A. Davis heirs
Rt. 1
Box 213C
Poolesville, Md. 20837

P.689, .50 acres

22

April, 1985

Jonesville (17/8)

Cont.

Property Owners

(Historic Properties)

Basil Bailey House, west side of Cattail Road, between
Route 28 and Cattail Lane

Mrs. M.V. Owens
18310 Cattail Road
Poolesville, Md. 20837

P.703, .50 acres
4204/14

Jonesville (17-8)

Owners of Non-historic property
or vacant land in area outlined on map

- P. 495, Jonesville Rd. (no imp.) 1.11 ac.
T.L. Heitmiller
3001 Beech St. N.W.
Washington, D.C. 20015
- P. 529, Jonesville Rd. (no imp) 1.00 ac.
Montgomery County
EDB 101 Monroe St.
Rockville, Md. 20850
- P.527, Jonesville Rd. (no imp.) 2.00 ac.
Montgomery County (see above)
- P.604, 18319 Jonesville Rd. 39985 F.
C.R. and D.M. Jackson
P.O. Box 193
Poolesville, Md. 20837
- P.606, 19012 Jonesville Terr. 1.28 ac.
S.H. Howard et al
3035 Dabee Diego Dr.
Escondido, CA 92025
- P.605, 18311 Jonesville Terr. 43560F.
A.E. and R. Coleman
c/o Mrs. Callie Thomas
Box 217
Dickerson, Md. 20842
- P.634, Jonesville Road (no imp.) 2.76 ac.
C.R. Jones
c/o Naomi Johnson
9160 Edmonston Rd. #201
Greenbelt, Md. 20770
- P. 735, Cattail Rd. (no imp) 7.69 ac.
H.W. pumphrey & D.J. Willard
P.O. Box 37
Poolesville, Md. 20837
- P. 679, Cattail Rd. 3.00 ac.
W.R. & M.J. Young
18316 Cattail Rd.
Poolesville, Md. 20837
- P. 783, 18300 Cattail Rd. 1.10 ac.
R.G. & C.S. West
24220 River Rd.
Dickerson, Md. 20842

Jonesville (17-8)

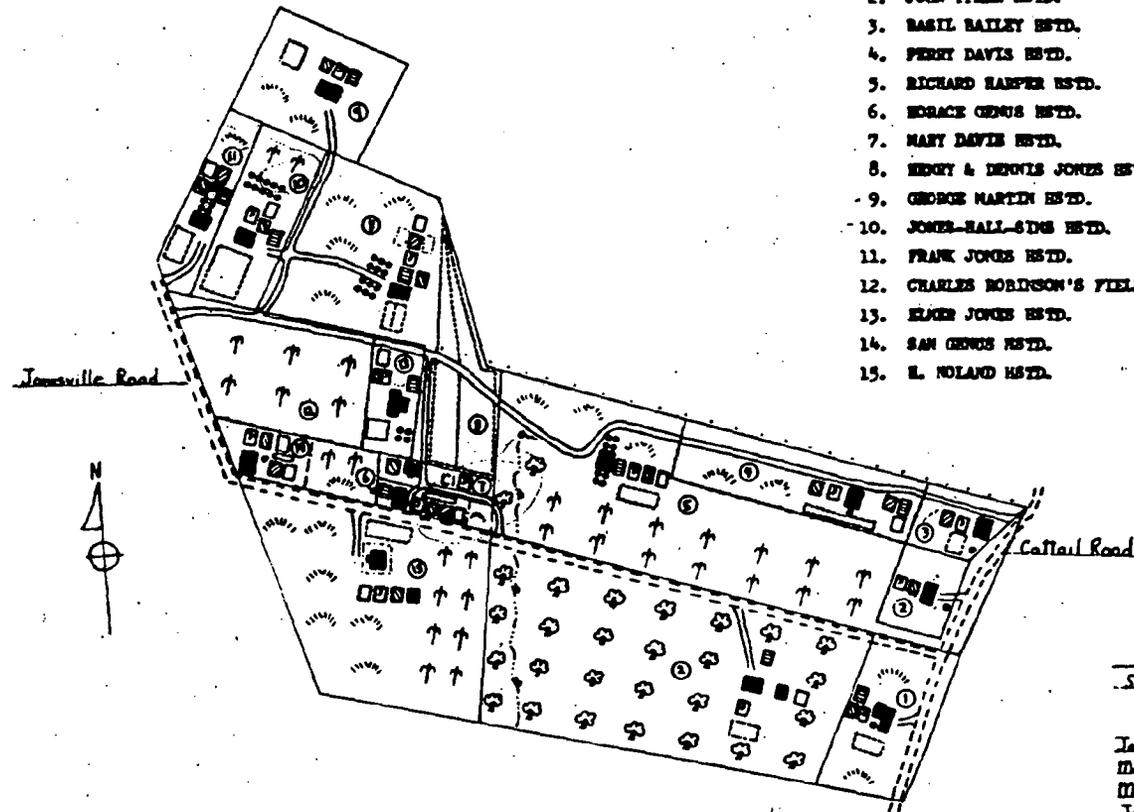
Non-historic property or vacant land

- P. 830: Jonesville Road (no imp.) 8.94 acres
M.M. Reid et al
c/o Mrs. Wilton Flowers
8172 Old Mill Rd.
Pasadena, Md. 21122
- P. 769: Jonesville Rd. (no imp.) 7.10 acres
H. Noland Heirs
c/o Elsie Johnson
74 William St.
Orange, N.J. 07050
- P. 717: Jonesville Road (no imp) .50 acres
H. Genus, Jr.
Poolesville, Md. 20837
- P. 691: Jonesville Road (no imp.) 1.35 acres
J & J Imes
18707 Jerusalem Church Rd.
Poolesville, Md. 20837

Key

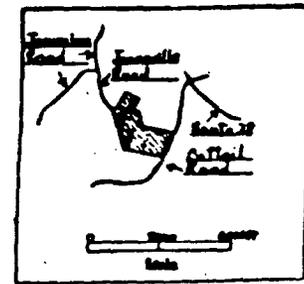
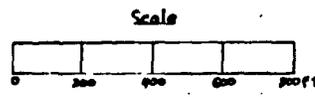
- | | |
|------------------------------|-----------|
| 1. SOLOMON OWENS HSTD. | 2.50 AC. |
| 2. JOHN TYLER HSTD. | 10.66 AC. |
| 3. BASIL BAILEY HSTD. | 1.75 AC. |
| 4. PERRY DAVIS HSTD. | 3.00 AC. |
| 5. RICHARD HAMPER HSTD. | 8.25 AC. |
| 6. HORACE GENEUS HSTD. | 1.00 AC. |
| 7. MARY DAVIS HSTD. | 1.00 AC. |
| 8. HENRY & DEWIS JONES HSTD. | 5.76 AC. |
| 9. GEORGE MARTIN HSTD. | 2.50 AC. |
| 10. JONES-HALL-SIMS HSTD. | 2.00 AC. |
| 11. FRANK JONES HSTD. | 1.13 AC. |
| 12. CHARLES ROBINSON'S FIELD | 3.00 AC. |
| 13. ELDER JONES HSTD. | 1.00 AC. |
| 14. SAN GENEUS HSTD. | 1.30 AC. |
| 15. E. NOLAND HSTD. | 7.75 AC. |

- CHURCH
- CEMETERY
- LODGE
- COMMUNITY CENTER
- STORE
- POST OFFICE
- SCHOOL
- DWELLING
- PLANT
- STABLE
- MEAT HOUSE
- HEN HOUSE
- MILK HOUSE
- CORN/FIELD HOUSE
- PIG PEN
- GARDEN
- PASTURE
- CORNFIELD
- HAY FIELD
- ORCHARD
- FOREST
- THICKET
- WELL
- SPRING
- STREAM
- POND
- PARCEL BOUNDARY
- FENCED PARCEL BDY.
- FENCE
- DIRT ROAD
- LANE
- PATH
- STREAM FLOW



Source
Steve Doolittle
Suggested Regional Trails

Oral Informants
Joseph Harper
Martha Johnson
Macy Reed
John Sims
Charlie Turner



DWELLINGS AND OUTBUILDINGS NOT DRAWN TO SCALE
HSTD. = HOMESTEAD PROP. = PROPERTY

MAP 7
JONESVILLE COMMUNITY, c. 1900-1925

26

From: Black Historical Resources in Upper

WESTERN MONTGOMERY COUNTY BLACK HISTORIC SITES SURVEY

117 Western
Montgomery
County, Md
(McDaniel)

COMMUNITY: Jonesville

SITE	LOCATION ON TAX MAP	PRESENT PHYSICAL CONDITION	DATE OF CONSTRUCTION	HISTORICAL SIGNIFICANCE
1. Basil Bailey house M-17-8-1 ✓	CT 563 - p. 703	Fair	1899	Significant
2. Mary Genus Davis house M-17-8-2 ✓	CT 343 -p. 689	Fair	c. 1870-1890	Very Significant
3. Horace Genus house (Site) M-17-8-3	CT 343 -p. 717	Destroyed	c. 1911	Site
4. Thomas Harper house (Site) M-17-8-4	Wheaton Regional Park's Brookside Nature Center	Reconstructed	Late 18th cen. Early 19th century	Site
5. Jones-Hall-Sims house M-17-8-5 ✓	CT 43 - p. 497	Fair	c. 1874	Very Significant
6. Dennis & Henry Jones (Site) M-17-8-6	CT 343 -p. 529 527&	Destroyed	Unknown	Site
7. Elmer Jones house M-17-8-7 ✓	CT 343-p. 635 634 &	Good	1915-1925	Significant
8. Frank Jones house (Site) M-17-8-8	CT 43 - p. 495	Destroyed	c.1870- 1890	Site
9. George M. Martin house M-17-8-9 ✓	CT 43 - p. 390	Good	c. 1880s	Significant
10. Noland house (Site) M-17-8-10	CT 43 - p. 769	Destroyed	Late 1880s	Site
11. Solomon Owens house M-17-8-11 ✓	CT 343 - p. 890	Fair	c. 1901	Significant

1900 8 Jonesville
Tenn.

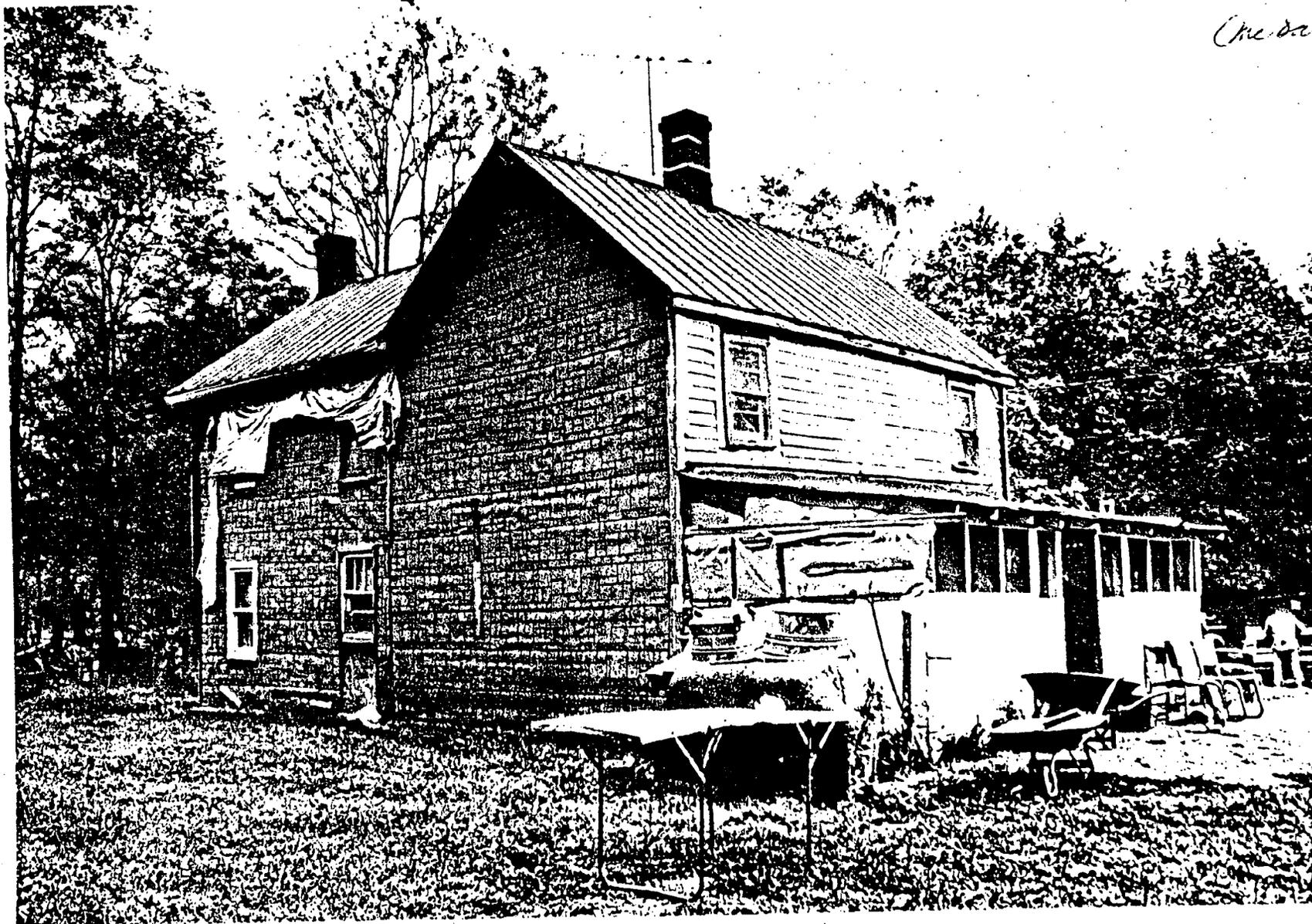
(revised)



28

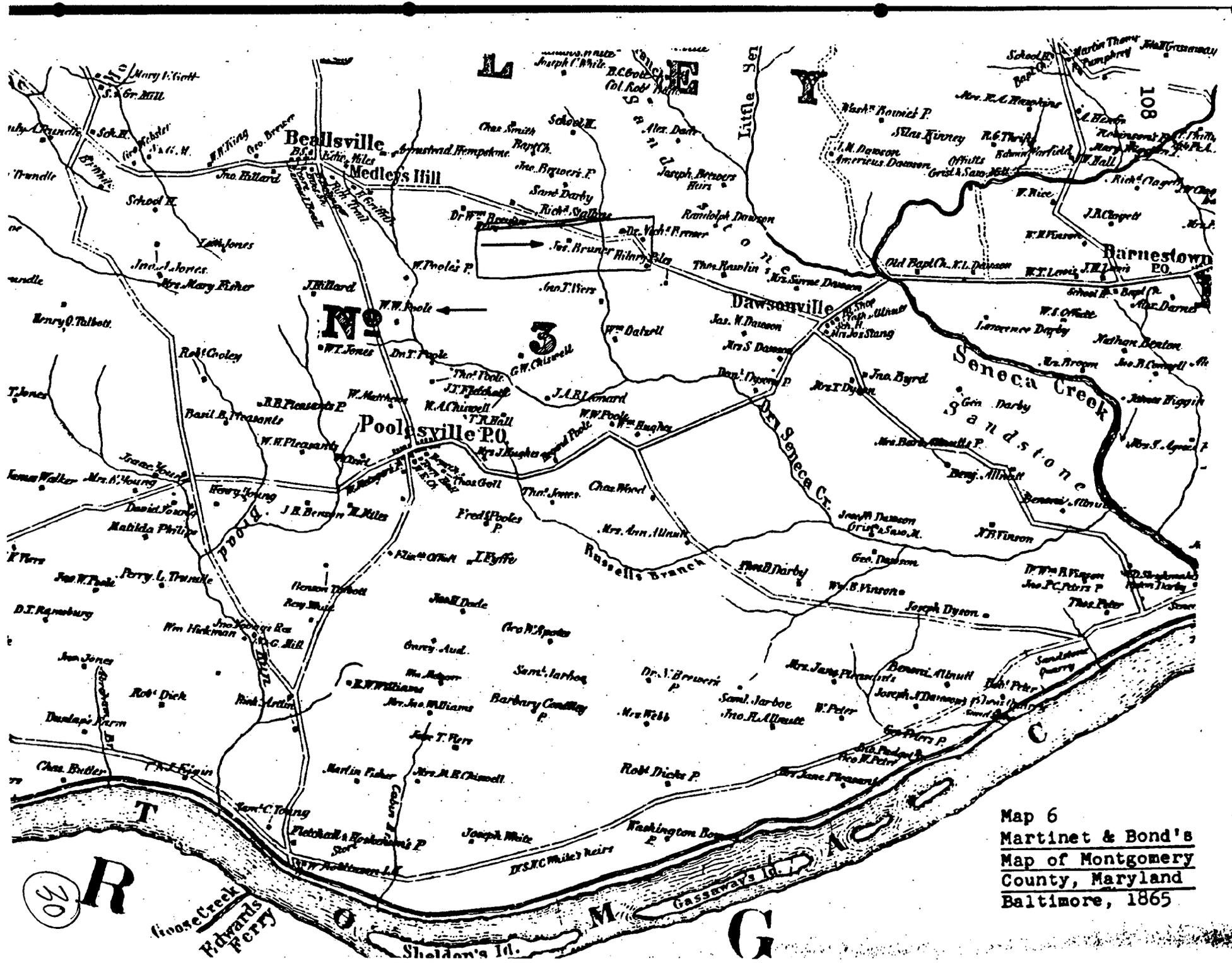
Figure 18. Elmer Jones house, Jonesville. The two story frame section was built between 1915 and 1925 by Elmer Jones. His descendants continue to live in the house. Jones was a jack-of-all-trades; carpenter, stone mason, bricklayer. His house is representative of the type built for the more prosperous landowners in the black communities throughout the County and State around the turn of the 20th century.

6 Jonesville
Terrace
(The Daniel?)



29

Figure 17. Jones-Hall-Sims log house, Jonesville. Probably built in 1874, this was the home of Richard Jones, who helped found the Jonesville community. Changes include the addition of a two story frame block to the back length, weatherboards over the logs, and a shed porch to the front. In 1896, Levin Hall purchased the house, and four generations of his descendants live there today.



Map 6
 Martinet & Bond's
 Map of Montgomery
 County, Maryland
 Baltimore, 1865

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land and Tax Records, Montgomery County Courthouse
Scharf's History of Western Maryland
McDaniel, George W. Black Historical Resources in Upper
Western Montgomery County

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

Lois Snyderman

April 18, 1985

ORGANIZATION

Montgomery County Historic Preservation Commission

DATE

STREET & NUMBER

Monroe Street

TELEPHONE

CITY OR TOWN

Rockville, Md.

STATE

Maryland

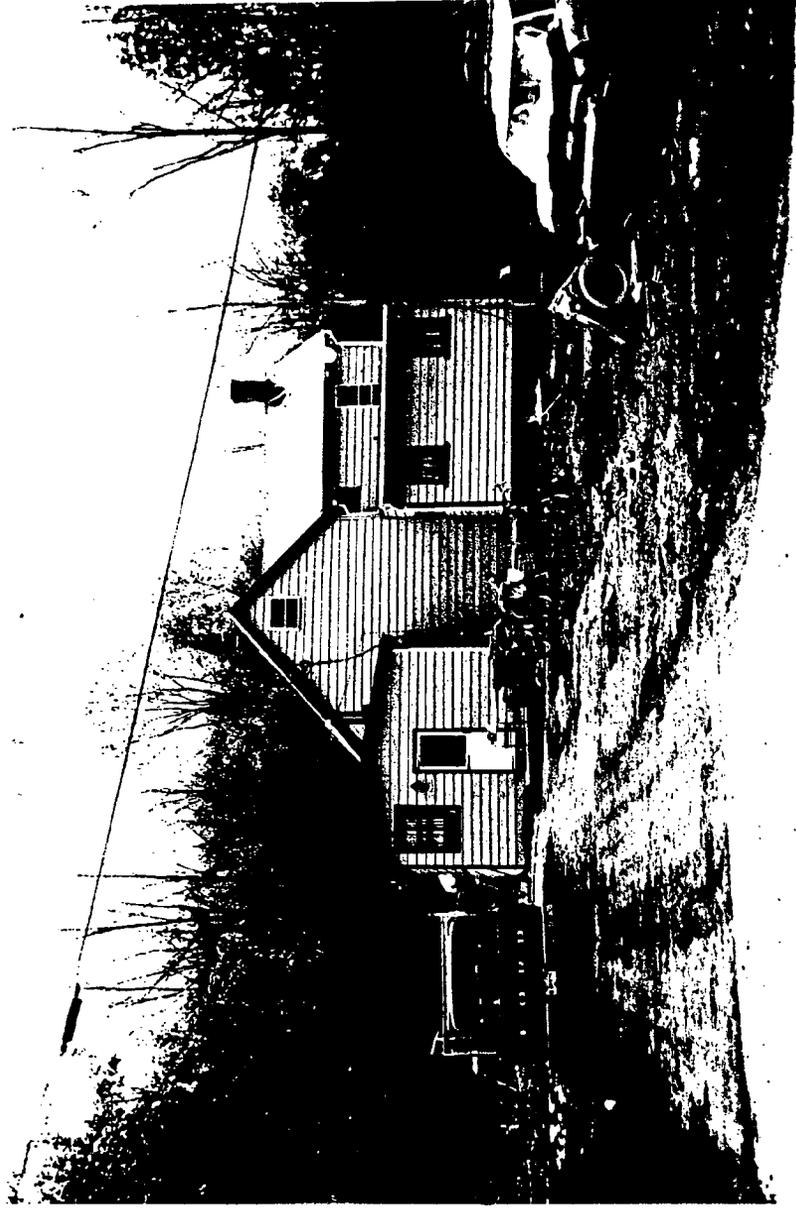
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

31

Jonesville
Historic District
#17-8



Jones-Hall - Sims House
6 Jonesville Terrace



Elmer Jones House
1908 Jonesville Terrace

32

#17-8



George Martin House
127 Jonesville Ct.



Basil Bailey House
Westside - Cattail Rd

33

WESTERN MONTGOMERY COUNTY BLACK HISTORIC SITES SURVEY

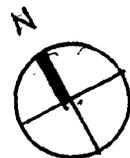
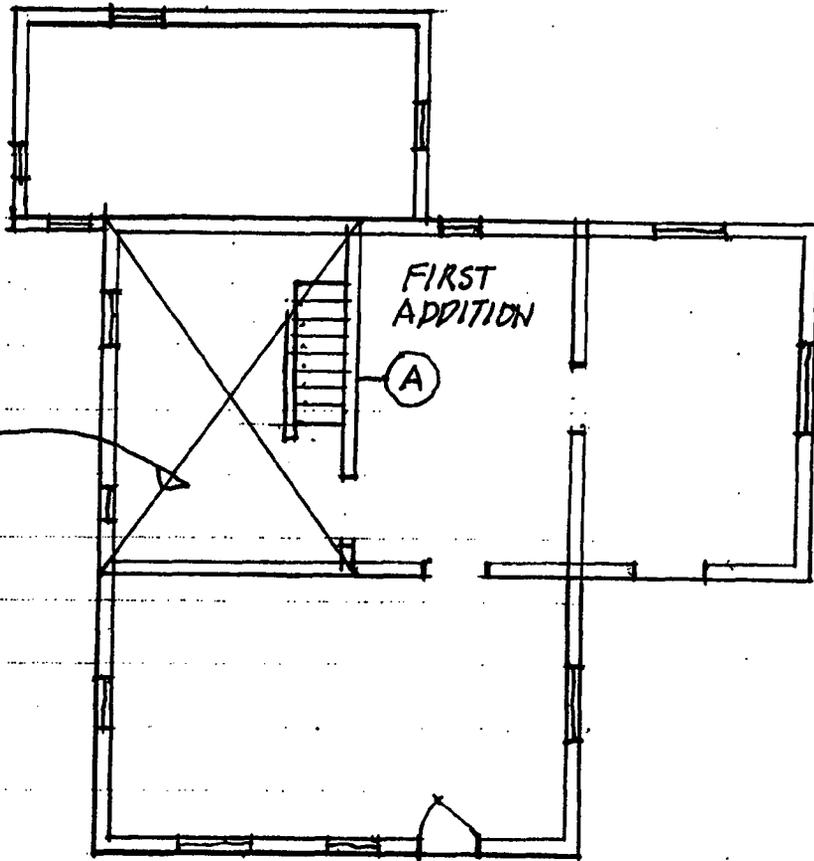
COMMUNITY: Jonesville

= HOUSE STILL STANDING 10-1995

SITE	LOCATION ON TAX MAP	PRESENT PHYSICAL CONDITION	DATE OF CONSTRUCTION	HISTORICAL SIGNIFICANCE
1. Basil Bailey house M-17-8-1 ✓	CT 563 - p. 703	Fair	1899	Significant
2. Mary Genus Davis house M-17-8-2 ✓	CT 343 - p. 689	Fair	c. 1870-1890	Very Significant
3. Horace Genus house (Site) M-17-8-3	CT 343 - p. 717	Destroyed	c. 1911	Site
4. Thomas Harper house (Site) M-17-8-4	Wheaton Regional Park's Brookside Nature Center	Reconstructed	Late 18th cen. Early 19th century	Site
5. Jones-Hall-Sims house M-17-8-5 ✓	CT 43 - p. 497	Fair	c. 1874	Very Significant
6. Dennis & Henry Jones (Site) M-17-8-6	CT 343 - p. 529 ^{527&}	Destroyed	Unknown	Site
7. Elmer Jones house M-17-8-7 ✓✓	CT 343 - p. 635 ^{634 &}	Good	1915-1925	Significant
8. Frank Jones house (Site) M-17-8-8	CT 43 - p. 495	Destroyed	c.1870- 1890	Site
9. George M. Martin house M-17-8-9 ✓	CT 43 - p. 390	Good	c. 1880s	Significant
10. Noland house (Site) M-17-8-10	CT 43 - p. 769	Destroyed	Late 1880s	Site
11. Solomon Owens house M-17-8-11 ✓	CT 343 - p. 890	Fair	c. 1901	Significant

APPENDIX B

C. 1880
ORIGINAL
STRUCTURE



36

TADJER COHEN EDELSON ASSOC INC.
CONSULTING STRUCTURAL ENGINEERS

1109 SPRING ST.
(301) 587-1820
(301) 588-1966 FAX



SUITE #510
SILVER SPRING
MD. 20910

PROJECT: 27 JONESVILLE COURT

SUBJECT: FIRST FLOOR PLAN

SH SK-1

DATE 1.08.04

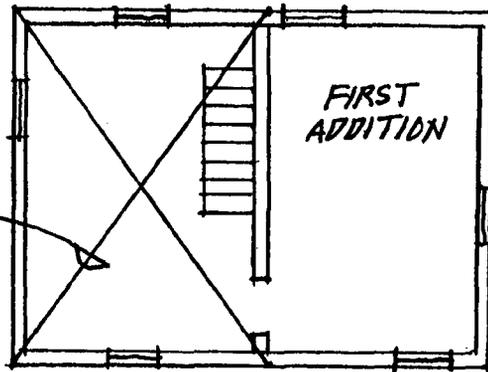
SCALE

-

PN

-

C.1880
ORIGINAL
STRUCTURE



37

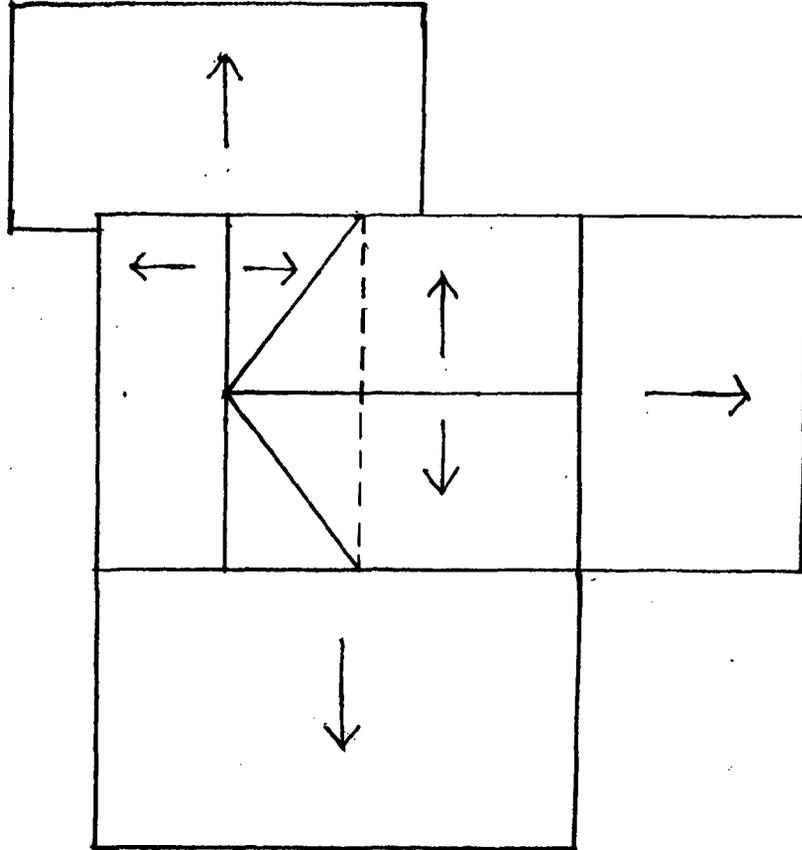
TADJER COHEN EDELSON ASSOC INC.
CONSULTING STRUCTURAL ENGINEERS

1109 SPRING ST.
(301) 587-1820
(301) 588-1966 FAX



SUITE #510
SILVER SPRING
MD. 20910

PROJECT 27 JONESVILLE COURT			
SUBJECT SECOND FLOOR PLAN			
SH SK-2	DATE 1.08.04	SCALE -	PN -



SLOPE DOWN

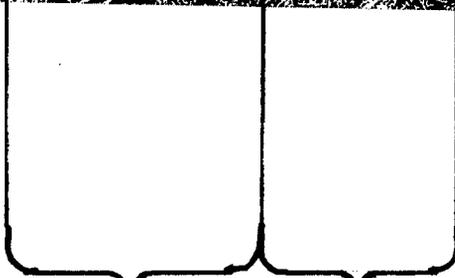



38

TADJER COHEN EDELSON ASSOC INC. CONSULTING STRUCTURAL ENGINEERS		PROJECT : 27 JONESVILLE COURT	
1109 SPRING ST. (301) 587-1820 (301) 588-1966 FAX		SUBJECT : ROOF PLAN	
		SUITE #510 SILVER SPRING MD. 20910	
SH SK-3	DATE 1.08.04	SCALE -	PN -



SOUTH ELEVATION



FIRST ADDITION

C. 1880

ORIGINAL STRUCTURE

39

TADLER COHEN EDLSON ASSOC INC.
CONSULTING STRUCTURAL ENGINEERS

1109 SPRING ST.
(301) 587-1820
(301) 588-1966 FAX



SUITE #510
SILVER SPRING
MD. 20910

PROJECT : 27 JONESVILLE COURT

SUBJECT : SOUTH ELEVATION

SH SK-4

DATE 1.08.04

SCALE

-

PN

-



NORTH ELEVATION

FIRST
ADDITION

c. 1880
ORIGINAL STRUCTURE

(45)

TADJER COHEN EDELSON ASSOC INC.
CONSULTING STRUCTURAL ENGINEERS

1109 SPRING ST.
(301) 587-1820
(301) 588-1966 FAX



SUITE #510
SILVER SPRING
MD. 20910

PROJECT : 27 JONESVILLE COURT

SUBJECT : NORTH ELEVATION

SH SK-5

DATE 1.08.04

SCALE

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PN

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WEST ELEVATION

C. 1880
ORIGINAL STRUCTURE

DOTTED LINES REPRESENT WINDOWS
& ENTRANCE DOOR IN THE ORIGINAL
DESIGN

41

TADLER COHEN EDELSON ASSOC INC.
CONSULTING STRUCTURAL ENGINEERS

1109 SPRING ST.
(301) 587-1820
(301) 588-1966 FAX



SUITE #510
SILVER SPRING
MD. 20910

PROJECT : 27 JONESVILLE COURT

SUBJECT : WEST ELEVATION

SH SK-6

DATE 1.08.04

SCALE

-

PN

-



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Douglas M. Duncan
County Executive

Elizabeth B. Davison
Director

CONDEMNATION NOTICE

May 15, 2002

Chester W. Anderson, et al
22920 Dickerson Road
P O Box 42
Dickerson, Maryland 20842

Dear Mr. Anderson:

On May 7, 2002, Housing Code Inspector Travis Aldous conducted an inspection of the property located at 27 Jonesville Court, Poolesville 20837. Tax assessment records indicate that you are the owner of the property, which is described as:

Lot P1 in a subdivision known as "JOSEPH BRUNNERS EST." consisting of approximately 95,832 square feet, and further described in a deed recorded in the Land Records of Montgomery County, Maryland in Liber 15421 at Folio 194.

PARCEL ID: 03-1-00035954

The inspection revealed two vacant mobile homes, one vacant two-story house, another partially constructed, one-story dwelling and numerous accessory structures. The following defective conditions were observed which constitute violations of the Montgomery County Code and/or Maryland State law:

1. All of the dwellings and structures are damaged, decayed, dilapidated and unsafe, thereby creating a serious hazard to the health and/or safety of the public.
2. All of the dwellings and structures are open to casual, unauthorized entry through unsecured doors and/or windows. As a fire hazard and an attractive nuisance to the public, this condition adversely affects the neighborhood.
3. Tall grass and weeds in excess of 12 inches.
4. Solid waste and debris about the grounds, including, but not limited to discarded wood and metal materials.

Due to the seriousness of these conditions, all of the structures are hereby condemned and have been placarded by the Inspector as unfit for human habitation.

Division of Housing and Code Enforcement

Code Enforcement
FAX 240/777-3701

Moderately Priced
Dwelling Unit
240/777-3709

Housing Development
and Loan Programs
240/777-3691

Landlord-Tenant Affairs
240/777-3691

100 Maryland Avenue, 4th Floor • Rockville, Maryland 20850 • 240/777-3600, TDD 301/217-3679

Website: www.co.mo.md.us/hca

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Chester W. Anderson, et al
May 15, 2002
Page Two

In accordance with Sections 26-10(1) and 26-12(e), you must immediately remove all trash and debris or combustibles from the premises, cut all tall weeds and grass and fully lock and secure all doors, windows and any other openings no later than Friday, May 24, 2002. Missing and/or defective doors and windows must be repaired or boarded-up with wood or metal panels, or with masonry of sufficient strength to prevent unauthorized entry and eliminate the public nuisance. The minimum we recommend is a 3/4" exterior grade plywood cut to fit inside the window or door frame and mounted with 2" screws with 3" centers to a 2" x 4" frame that is bolted into the opening.

If you do not correct this violation by the stated deadline, this office is authorized by Section 26-19(b) to employ a contractor to board-up the building and clean the property. You will be liable for the cost of such corrective action. The cost will be placed on the tax bill and will be a lien on the property to be collected in the manner of ordinary taxes. The cost of this action will include administrative overhead charges for securing the contractor and monitoring their work. Therefore, it may be less expensive for you to do the work before we have to do it and bill you.

Section 26-18 of the Montgomery Code, 1997, as amended, requires the repair or removal of all condemned buildings. If you do not intend to restore and repair these structures, you must arrange for their demolition and removal of all debris by June 30, 2002. After that date, the County, by authority of Section 26-18(a), may "order the demolition of the buildings or structures, the filling of any excavation and the clearing of the property so that it will be in a safe condition." The cost of the removal will be charged to the property and the debt collected in the same manner as property taxes.

Be advised that this Notice will be recorded in the Land Records of the Montgomery County Circuit Court. The condemnation will be rescinded after it is confirmed that the defective conditions have been corrected and the code violations are eliminated. Upon compliance with this Notice, the Director of the Department of Housing and Community Affairs will rescind the condemnation and a release of the Condemnation Notice will be recorded in the Land Records.

NOTE: This condemnation notice may only be rescinded by a Release of Condemnation Notice signed by the Director of the Department of Housing and Community Affairs and recorded in the Land Records of the Montgomery County Circuit Court.

The requirements of this Notice may be appealed in writing to the Montgomery County Board of Appeals within fifteen (15) days of your receipt of this Notice. For further information and to receive the appropriate forms call (240) 777-6600.

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Chester W. Anderson, et al
May 15, 2002
Page Three

Please contact Inspector Aldous at (240) 777-3736 or Field Supervisor John Whitt at (240) 777-3744 to discuss this matter and provide this Department with your plan of action to comply with this Notice.

Sincerely,

Joseph T. Giloley

Joseph T. Giloley, Chief

Division of Housing and Code Enforcement

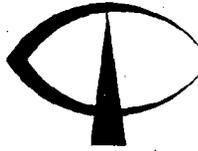
JTG:wlb

R:\Housing\Code\Condemnation\27 Jonesville Court.doc

cc: Fire Marshal's Office

VIA REGULAR AND CERTIFIED MAIL/POSTING

(44)



Tadjer-Cohen-Edelson Associates, Inc.
Consulting Structural Engineers
www.tadjerco.com

January 13, 2004

Chester W. Anderson, D.M.V.
18620 Darnestown Road
Beallsville, MD 20839

Re: Examination of the house at 27 Jonesville Ct, Poolesville, MD

Structural Examination:

The house located at 27 Jonesville Court, in Poolesville, MD 20842 was visually examined on December 10, 2003 and on January 7, 2004. The house was vacant and unoccupied at both times. No destructive testing or demolition was done. It appeared to have had four additions added to an original structure; one on the south, two on the east of the main 2-story portion and one on the north.

The foundation of the east addition appears to be made of cinder block without mortar in its joints. The entire house other than the foundation appears to be made of wood. Portions of the roofs were covered by snow during this observation.

Structural Observations: A cursory observation of the structure reveals the following problems:

- The foundation shows differential settlement at various points of the original construction and the north and south additions.
- Some of the wood joists of the lower floor on the NE area are damaged or broken. Wood rot was found in one of the exposed studs of the oldest portion. Also fungus and wood rot was seen in other roof joists and planking on the north side over the area where a water heater was located at the NE corner over the main floor.
- The stair to the second floor does not meet current code requirements for riser and tread dimensions.
- The roof is not functioning as a watertight roof and needs total replacement including repairs to the joists and sheathing.
- The windows are double hung wood windows with single pane glass. The wood has rotted and many glass panes are broken. Due to settlement the frames are out of square. Total replacement is required.

Examination of the house
27 Jonesville Ct, Poolesville, MD
Chester W. Anderson, D.M.V.
18620 Darnestown Road, Beallsville, MD 20839

Page 2 of 3

December 13th, 2003

Architectural Examination:

As part of the Montgomery County Master Plan for Historic Preservation the dwelling at 27 Jonesville Court in Jonesville, Maryland has been listed in the "Locational Atlas and Index of Historic Sites in Montgomery County. It is historically identified as the George Martin House. The town of Jonesville has been identified by the county as having the potential for becoming a Historic District.

From our review of documents obtained from the Montgomery County Historic Preservation Commission, the dwelling has been identified as having historic significance in that it is within the Jonesville Historic District and that "the house is representative of the type built by the more prosperous black landowners in the late nineteenth century". It is not clear as to who built the house or when the house was actually built as it may have existed as part of the earlier (pre 1870) Bruner estate.

The following documents have been examined and are included in Appendix A:

- Maryland Historic Trust, Inventory Form for State Historic Sites Survey
- Montgomery County Code, Chapter 24A, Historic Resources Preservation

Historic Observations:

From our visual observation it is our interpretation that the original structure (c. 1880) appears to have been a two bay gabled, two story house approximately 12 feet wide by 16 feet long. This is evidenced by exterior siding observed on an interior wall marked (A) on the attached sketch SK-1. The original structure appears to have consisted of two main rooms; one room on the first floor and one room on the second floor.

It appears that a two story addition was first added to the east side making an overall footprint of approximately 22 feet wide by 16 feet long. The date is unknown but it is our opinion that it was in the very early 20th century. This addition provides a second room on the first floor and a second room on the second floor.

Three additional one story shed-roofed rooms have since been added to the south, east and north sides. The dates are unknown. It appears that interior circulation was changed as a result of these additions including the relocation of the main entrance from the original location to the south side and changes to the overall fenestration of the facade. In our opinion these additions and alterations have diminished the historical integrity of the original design and its architectural significance.

Examination of the house
27 Jonesville Ct, Poolesville, MD
Chester W. Anderson, D.M.V.
18620 Darnestown Road, Beallsville, MD 20839

Page 3 of 3

December 13th, 2003

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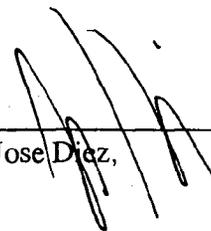
Recommendations:

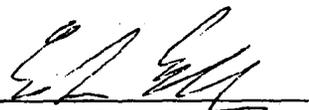
From our observations we believe that the structural framing is the only single component of the original materials which could be considered for restoration. Doors, windows, interior finishes, exterior siding, roofing, etc. appear not to be the original fabric and in fact have deteriorated beyond restoration. The existing design of the house does not conform to current day living standards in terms of circulation, function, space dimensions, structural framing, thermal efficiency, etc. The structure is vacant, unlocked, unsecured and unprotected from the weather and appears to have been abandoned for the past several years. Accelerated deterioration will occur if left in its current state. We believe it is beyond reasonable restoration and therefore should be demolished in its entirety.

Drawings and photo elevations, SK-1 thru SK-6 are included in Appendix B.

Tadger Cohen Edelson Assoc.


Roy Minshew, AIA


Jose Diez,


Eric L. Edelson, P.E.

Gwen Wright
Historic Preservation Section
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

February 19, 2004

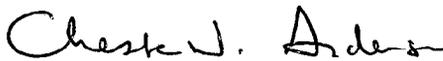
Dear Mrs. Wright;

On February 11, 2004, I filed an application with the Department of Permitting Services for a Work Permit in a Historic Zone. I wish to obtain permission to raze the dilapidated old home located at 27 Jonesville Court in Poolesville. You had visited that structure with me in August of 2003. The Application Number of that filing is 322105.

As you have requested, I am forwarding a copy of the Structural and Historic Engineer's findings, after evaluating the old house. If you wish, I will send you my complete copy of that report.

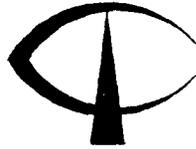
It is my understanding that the total permit application will be sent to MNCPPC. Please call with any questions. Thank you.

Sincerely



Chester W. Anderson
Anderson/Hancock L.L.C.
P.O. Box 42
Dickerson, MD 20842

301-972-7010



Tadjer-Cohen-Edelson Associates, Inc.

Consulting Structural Engineers

www.tadjerco.com

January 13, 2004

Chester W. Anderson, D.M.V.
18620 Darnestown Road
Beallsville, MD 20839

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The foundation of the east addition appears to be made of cinder block without mortar in its joints. The entire house other than the foundation appears to be made of wood. Portions of the roofs were covered by snow during this observation.

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- The stair to the second floor does not meet current code requirements for riser and tread dimensions.
- The roof is not functioning as a watertight roof and needs total replacement including repairs to the joists and sheathing.
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Examination of the house
27 Jonesville Ct, Poolesville, MD
Chester W. Anderson, D.M.V.
18620 Darnestown Road, Beallsville, MD 20839

Page 3 of 3

December 13th, 2003

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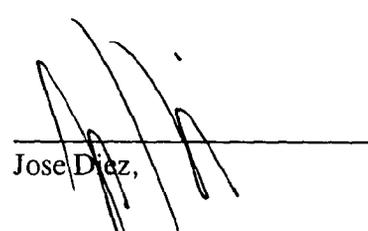
Recommendations:

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Drawings and photo elevations, SK-1 thru SK-6 are included in Appendix B.

Tadger Cohen Edelson Assoc.


Roy Minshew, AIA


Jose Diez,


Eric L. Edelson, P.E.

Assessment Notice
(This is Not A Tax Bill)

MONTGOMERY ASSESSMENT OFC
ONE METRO SQUARE
51 MONROE ST FL 3
ROCKVILLE MD 20850-2460

301-279-1355
mont@dat.state.md.us

*Permit #
332-105*

NOTICE #	NOTICE DATE	TAX YEAR BEGINNING
151961	12/30/2003	07/01/2004
DIST MAP	PARCEL SEC BLOCK	LOT USE SUBD
03 CT43	P390	P1 R 1
PROPERTY LOCATION	PRINCIPAL RESIDENCE	
JOSEPH BRUNNERS EST 4177/301 27 JONESVILLE CT	NO	
CONTROL #:	0311	

ACCT#16 03 00035954
CT43 1606 151961 R
ANDERSON, CHESTER W ET AL
PO BOX 42
DICKERSON MD 20842-0042
.....

*appeal filed
1/30/04
Schneider letter
condemner letter
structural engineer letter*

State law requires that all real property be revalued at least every three years. The property described above has been reviewed to determine the new market value effective 01/01/2004. The new market value is based upon market data available prior to this date. The old total market value of your property was: 1. \$ 130,150
The new market value of your property is:

New Market Value

2. \$ **118,270**
Land

3. \$ **70,180**
Buildings, Other



To lessen the impact of increases in value, State law provides that any increase in the new market value over the old market value be phased in over the next 3 years in equal amounts. Your phased-in new market value/assessment for the next three taxable years is:

Phased-In New Market Value/Assessment

5. \$ **149,583**
2004

6. \$ **169,016**
2005

7. \$ **188,450**
2006

If this property is your primary residence, you may have the assessment increase limited by the assessment cap (Homestead Tax Credit). Taxable assessment increases are capped at 10% annually for the state property tax. Counties and municipalities must set an assessment cap of 10% or less each year. Based on current information, if you qualify, we estimate that you will be taxed on the following assessments next year:

Taxable Assessment

8. \$ **149,583**
State

9. \$ **149,583**
County/Baltimore City

10. \$ **NOT APPLICABLE**
Municipal

Your Appeal Rights

If you feel that the **Total New Market Value (Box 4)** is incorrect, you may file an appeal. Included in this packet is an explanation of the appeal process and instructions on how to file your appeal. An appeal must be filed or postmarked within 45 days from the date of this notice.

The LAST DAY to file an appeal is 02/13/2004

ATTENTION: If the address at right is incorrect, please print the correct address below and return to the Assessment Office.

ACCT#16 03 00035954 1606 151961 R
CT43
ANDERSON, CHESTER W ET AL
PO BOX 42
DICKERSON MD 20842-0042

Look at the information in the box at the top of this page. You should verify whether or not this property is designated as your principal residence. This information affects eligibility for the Homestead Tax Credit. If it is wrong, please complete the information to the right and return to the Assessment Office.

Address of where your principal residence is located:
22920 Dickerson Rd - P.O. Box 42
Dickerson, MD 20842

Number of months you have resided or expect to reside at this address each year: 12

Chester W. Anderson 1/28/04
Signature (Required) Date

APPEAL PROCEDURE

You have the right to appeal this notice of assessment. A three step appeal process is available to protect the property owner from an incorrect assessment. The first level appeal is with the local assessment office. The second and third level appeals are with the Property Tax Assessment Appeal Boards and the Maryland Tax Court, which are independent agencies that are completely separate from the Department of Assessments and Taxation. At each level in the appeal process you have the opportunity to present evidence showing why the Total New Market Value (page 2, box 4) is incorrect.

To appeal your notice of assessment, you can visit our website at www.dat.state.md.us or complete and sign this appeal form and return it to the local assessment office at the address shown on page 2 of this notice. An appeal must be filed within 45 days from the date of this notice. When filing an appeal you have three options: (1) to submit an appeal in writing; (2) to meet personally with an assessor; or (3) to have a telephone hearing. Please indicate with a check mark the one option you have selected. Expedited service will be given to written appeals (Option #1).

Option #1 Written Appeal Instead of a Personal Hearing: I am appealing the Total New Market Value because:

The old house on the property is a disaster. I have applied through Permit Services for a Demolition Permit, which will be used as soon as received. Please see attached documents.
The assessment should be for the land only.

Option #2 Personal Hearing with an Assessor: Please select the preferred time under column A or B (only one box should be selected). To the extent possible, the assessment office will honor requests for hearings during non-business hours and/or alternate locations. Alternate locations are public facilities, such as libraries, which are reserved by the Department to allow property owners an alternative to a personal hearing at the assessment office. You will be notified of the date and time for your hearing. You have the right to postpone this hearing one time.

Either

A. ASSESSMENT OFFICE

OR

B. ALTERNATE LOCATION

- Business Hours
- Evening Hours
- Saturday Hours

- Business Hours
- Evening Hours
- Saturday Hours

Option #3 Telephone Hearing: You will be mailed a date and time to call the assessment office. Collect calls are not accepted.

Chester W. Aderson
Signature

1-28-04
Date

301-972-7010
Daytime Telephone #

If you are filing an appeal, or requesting brochures, your property worksheet or sales analysis/listing, please retain a copy of this form and page 2 for your records.

If you file an appeal you may also obtain copies of the worksheets for other comparable properties. A fee of \$1.00 for each comparable worksheet must be included with your request, with the check made payable to the State Department of Assessments and Taxation. Please use the space provided below to identify the comparable properties. Attach an additional sheet of paper if more space is needed. Reminder: There is no charge for a copy of the worksheet of your own property.

Street Address of Comparable Property or Lot, Block and Parcel Number	Owner of Comparable (If Known)

PROPERTY INFORMATION AND BROCHURES

Brochures, a copy of the worksheet for your property, and a copy of the sales analysis for the area in which your property is located may be obtained at no charge from your local assessment office. You do not need to file an appeal to receive this information.

Please check the appropriate box and return this form to your local assessment office at the address shown on page 2 of this notice. These brochures and others can also be found on our website at www.dat.state.md.us by clicking on Real Property.

- A Homeowner's Guide to Property Taxes and Assessments
- Property Worksheet
- Property Owner's Bill of Rights
- Sales Analysis/Listing

SITE AREA TABULATION

GROSS AREA OF PRE-PRELIMINARY PLAN: 100,942SF OR 2.32 AC.
 AREA DEDICATED TO PUBLIC USE: 0
 TOTAL NET AREA: 100,942SF OR 2.32 AC.
 AREA BY ZONE: RMH-200: 100,942SF OR 2.32 AC.
 AREA OF LOTS: 100,942SF OR 2.32 AC.

- LEGEND**
- EX. CONTOUR
 - ▭ PROP. PROPERTY
 - ▭ PROP. BUILDING
 - PROP. SEWER
 - PROP. DRIVEWAY

GENERAL NOTES

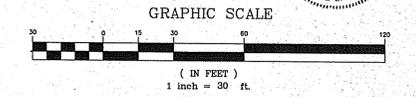
- 1) ZONING: RMH.
 MIN. LOT AREA = 20,000 SF
 LOT WIDTH AT R/W = 100'
 LOT WIDTH AT B.R.L. = N/A
 FRONT B.R.L. = 40'
 REAR B.R.L. = 30'
 SIDE B.R.L. = 12' MIN. (25' TOTAL)
- 2) WATER CATEGORY - W-3 SEWER CATEGORY - S-3
- 3) BOUNDARY INFORMATION BASED ON DEED, DATED: MAY 28, 1981 AND COUNTY RECORDS.
- 4) TOPOGRAPHIC INFORMATION SHOWN IS FROM MNCP&PC TOPOGRAPHIC SHEETS.
- 5) TOTAL TRACT AREA = 100,942SF OR 2.32 AC.
- 6) PROPERTY SHOWN ON TAX MAP CT 343, PARCEL 390
- 7) PROPERTY SHOWN ON WSSC 200' SHEET: 225NW19
- 8) PROPERTY SHOWN ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 11. SOIL TYPE(S): 23A, CROTON SILT LOAM, 0 TO 3 PERCENT SLOPES
- 9) FLOOD ZONE "C" PER H.U.D. FIRM MAPS, COMMUNITY PANEL No. 240049 0050 B
- 10) SITE IS LOCATED IN THE DRY SENECA CREEK WATERSHED.
- 11) LOCAL UTILITIES INCLUDE:
 SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
 WATER - INDIVIDUAL WELLS
 ELECTRIC - POTOMAC EDISON
 TELEPHONE - BELL ATLANTIC
- 12) ALL VISIBLE WELLS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN HEREON. THE SITE HAS 5 EXISTING PRESSURE SEWER SERVICE CONNECTIONS WHICH SHALL SERVE THE NEW HOMES. THE EXISTING SEPTIC & WELLS SHALL BE ABANDONED.
- 13) ALL STRUCTURES & DRIVEWAYS ON-SITE ARE TO BE REMOVED.

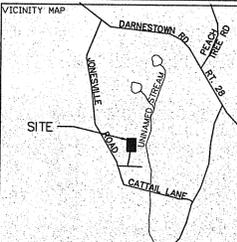
SURVEYOR'S CERTIFICATION

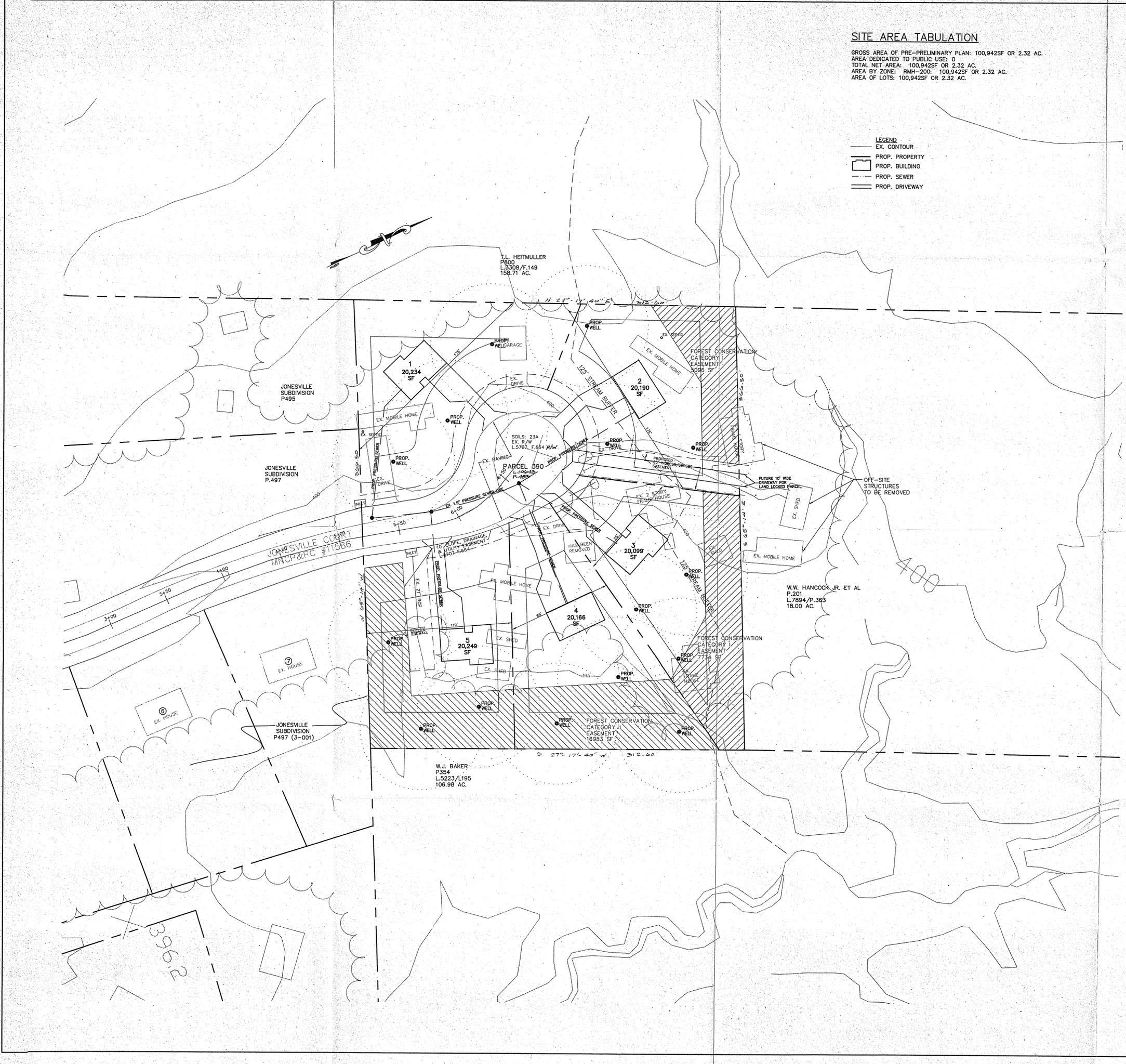
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MD.

3/30/00
 DATE

 STEPHEN WENTHOLD
 MD Professional Land Surveyor #10767



TITLE	
PRE-PRELIMINARY PLAN	
PROJECT	
HANCOCK/ANDERSON PROPERTY	
PREPARED FOR	
CHESTER ANDERSON 22920 DICKERSON ROAD DICKERSON, MD 20842 TEL. 301.972.8983	
 HAINES LAND DESIGN 811 RUSSELL AVENUE SUITE 303 GAITHERSBURG, MD 20879 FAX: (301)218-9649 TEL: (301) 218-9680 E-MAIL: HAINES@2001S.COM	
REVISIONS	VICINITY MAP
	
WATER CLASS	WATERSHED
TRIBUTARY	FEMA FLOODPLAIN
TAX MAP	MAP PANEL #
SCALE	DATE
	PRJ. NO.
	SHEET NO.



Chapter 24A. HISTORIC RESOURCES PRESERVATION.*

4A-1. Purpose.

4A-2. Definitions.

4A-3. Master plan for historic preservation; criteria for designation of historic sites or districts.

4A-4. Historic preservation commission.

4A-5. Same—Powers and duties.

4A-6. Historic area work permits—Generally.

4A-7. Historic area work permits—Application procedures; appeals.

4A-8. Same—Criteria for issuance.

4A-9. Demolition by neglect.

4A-10. Moratorium on alteration or demolition.

4A-11. Violations and penalties.

4A-12. Severability.

4A-13. Historic preservation easement program.

ec. 24A-1. Purpose.

It is the purpose of this chapter to provide for the identification, designation and regulation, for purposes of protection, preservation and continued use and enhancement, of those sites, structures with their appurtenances and environmental settings, and districts of historical, archeological, architectural or cultural value in that portion of the county which is within the Maryland-Washington Regional District. Its further purpose is to preserve and enhance the quality of life in the county, safeguard the historical and cultural heritage of the county, strengthen the local economy, stabilize and improve property values and around such historical areas, foster civic beauty and to preserve continued utilization and pleasure of the citizens of the county, the state, and the United States of America. (Ord. No. 9-4, § 1; Ord. No. 11-9.)

*Cross reference—Historic preservation tax credit, § 52-41 et seq.

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Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture. This includes, but is not limited to, all properties on the "Locational Atlas and Index of Historic Sites in Montgomery County."

Historic site: Any individual historic resource that is significant and contributes to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Permit: An historic area work permit issued by the Director authorizing work on an historic site or an historic resource located within an historic district.

Planning Board: The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission.

Preservation easement means an easement held by the County to protect, maintain, or otherwise conserve an historic resource. (Ord. No. 9-4, § 1; 1989 L.M.C., ch. 4, § 1; Ord. No. 11-59; Ord. No. 13-37, § 1; Ord. No. 13-114, § 1.)

Editor's note—Section 1 of Ord. No. 13-114, amending Section 5 of Ord. No. 13-37 states: "Sunset. On July 1, 2001, any function transferred by this Ordinance to the Department of Permitting Services reverts to the Department of Environmental Protection."

Sec. 24A-3. Master plan for historic preservation; criteria for designation of historic sites or districts.

- (a) As part of the general plan for the physical development of that portion of the county within the Maryland-Washington Regional District, there shall be prepared, adopted and approved a master plan for historic preservation which shall constitute an amendment to the general plan for the Maryland-Washington Regional District. Such plan shall designate historic sites and historic districts and describe their boundaries; it shall propose means for the integration of historic preservation into the planning process; and it shall suggest other measures to advance the goals of historic preservation.
- (b) In considering historic resources for designation as historic sites or historic districts, the planning board shall apply the following criteria:
 - (1) *Historical and cultural significance.* The historic resource:
 - a. Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
 - b. Is the site of a significant historic event;

- (e) *Vacancy.* Any vacancy in the membership of the commission caused by the expiration of a term, by resignation or death, by a superseding incapacity to discharge duties, by a removal for cause, or by any other cause creating such vacancy, shall be filled for a new term, or for the remainder of the term for which there is a vacancy as the case may be, in the same manner as provided herein for the nomination and appointment of the initial members of the commission.
- (f) *Removal for cause.* A member may be removed for cause from the commission by the county executive.
- (g) *Compensation.* The members of the commission serve without compensation.
- (h) *Regulations.* The commission must adopt, under method (2) of Section 2A-15 of this Code, rules, guidelines and regulations that are necessary for the proper transaction of the business of the commission. This includes provisions governing contested cases before the commission.
 - (1) *Meetings.* The commission shall hold such regular meetings which, in its discretion, are necessary to discharge its duties. Such meetings shall be open to the public.
 - (2) *Staff.* There may be appointed and assigned to the commission such employees, and the chief administrative officer shall make available to the commission such services and facilities of the county, as are necessary or appropriate for the proper performance of its duties, and the county attorney shall serve as counsel to the commission. (Ord. No. 9-4, § 1; 1984 L.M.C., ch. 24, § 26; Ord. No. 11-59; FY 1991 L.M.C., ch. 9, § 1.)

Cross reference—Boards and commissions generally, § 2-141 et seq.

Sec. 24A-5. Same—Powers and duties.

The commission has the following powers and duties:

- (a) To research historic resources and to recommend to the planning board that certain of them be designated as historic sites or historic districts on the master plan for historic preservation and, hence, be subject to the provisions of this chapter.
- (b) To recommend to the planning board, as needed, any update to the inventory of historic resources which is contained in the "Locational Atlas and Index of Historic Sites in Montgomery County."

- (2) Performing any grading, excavating, construction or substantially modifying, changing or altering the environmental setting of an historic site or an historic resource located within an historic district;
- (3) Erecting or causing to be erected any sign or advertisement (with the exception of those signs which temporarily advertise for sale an historic site or an historic resource located within an historic district, or which for a temporary period advertise a political viewpoint) on the exterior or on the environmental setting of any historic site or any historic resource located within any historic district.

(b) *Exceptions.* Nothing in this section shall be construed to require the issuance of an historic area work permit for any ordinary maintenance, repair of exterior features, any customary farming operations or any landscaping, which will have no material effect on historic resource located within an historic district, of which such features are a part. For the purposes of clarification of this section, the commission shall develop and publish guidelines regarding what activities constitute ordinary maintenance and shall send a copy of these guidelines by registered mail to all owners of historic resources designated on the master plan.

(c) *Disclosure requirements.*

- (1) Applicants for permits to demolish or substantially alter the exterior features of any historic site or historic resource located within an historic district are required to disclose its identification as such in writing on any application therefor.
- (2) Any person who shall undertake any work as stated in subsection (a) of this section without first obtaining an historic area work permit shall be subject to the penalties established in section 24A-11.

(d) *Advice of commission prior to application.* The commission shall adopt procedures to encourage owners of historic resourcesto seek the advice of the commission prior to filing an application for an historic area work permit, on the appurtenances and environmental setting appropriate to the resource, construction methods and materials, financial information concerning historic preservation or any other matter under this chapter affecting the issuance of a permit. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

ec. 24A-7. Historic area work permits—Application procedures; appeals.

(a) *Applications.* An applicant for an historic area work permit must file an application with the Director. The application must contain all information the Commission requires to evaluate the application under this Chapter.

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(g) *Miscellaneous provisions.*

- (1) The applicant for a permit has the burden of production and persuasion on all issues the Commission determines. If another historic preservation organization holds a deed of easement for the property in the application, the applicant must submit proof to the Commission that the organization conducted an exterior architectural review and approved the action for which the applicant is seeking a permit.
- (2)
 - (A) The Commission may, by regulations issued under method (2), delegate authority to a County employee qualified in historic preservation and assigned to staff the Commission to review and approve an application for work that commonly has no more than an insignificant effect on an historic resource.
 - (B) The regulations:
 - (i) must describe the types of work that staff can review and approve, and require the Commission to review any application that is not clearly subject to staff approval; and
 - (ii) may waive the public meeting and notice requirements of subsections (c) and (d) for applications clearly subject to staff approval.
 - (C) If the staff denies or does not act on an application within 5 days after the Commission received the application from the Director, the Commission must review the application *de novo*.
 - (D) Staff must report monthly to the Commission and each appropriate Local Advisory Panel about any application reviewed by the staff in the previous month, including the disposition of the application.
- (3) A permit may impose conditions that require waiver of a provision of the building code if the waiver is allowed under the "historic structures" provision of the building code adopted under Section 8-14 and the code inspector determines that waiver is appropriate for the specific work covered by the permit.
- (4) The Director must enforce this Chapter.

(h) *Appeal.*

- (1) Within 30 days after the Commission makes a public decision on an application, an aggrieved party may appeal the Commission's decision to the Board of

- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

. 24A-9. Demolition by neglect.

In the event of a case of demolition by neglect of an historic resource on public or private perty, the following provisions shall apply:

- (a) If the historic resource has been designated on the master plan as an historic site or an historic resource within an historic district, the director shall issue a written notice to all persons of record with any right, title or interest in the subject property, or the person occupying such premises, of the conditions of deterioration and shall specify the minimum items of repair or maintenance necessary to correct or prevent further deterioration. The notice shall provide that corrective action shall commence within 30 days of the receipt of such notice and be completed within a reasonable time thereafter. The notice shall state that the owner of record of the subject property, or any person of record with any right, title or interest therein, may, within 10 days after the receipt of the notice, request a hearing on the necessity of the items and conditions contained in such notice. In the event a public hearing is requested, it shall be held by the commission upon 30 days' written notice mailed to all persons of record with any right, title or interest in the subject property and to all citizens and organizations which the director feels may have an interest in the proceedings.
- (1) After a public hearing on the issue of necessity of improvements to prevent demolition by neglect, if the commission finds that such improvements are necessary, it shall instruct the director to issue a final notice to be mailed to the record owners and all parties of record with any right, title or interest in the subject property advising of the items of repair and maintenance necessary to correct or prevent further deterioration. The owners shall institute corrective action to comply with the final notice within 30 days of receipt of the revised notice.
- (2) In the event the corrective action specified in the final notice is not instituted within the time allotted, the director may institute, perform and complete the necessary remedial work to prevent deterioration by neglect and the expenses incurred by the director 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

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- c. In the event that stabilization action is not instituted within the time allotted, or not completed within a reasonable time thereafter, the director may institute, perform and complete the necessary stabilization work and the expenses incurred by the director for such work, labor or 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 10 years subject to a public sale if there is a default in payment. (Ord. No. 9-4, § 1; Ord. No. 11-39.)

§ 24A-10. Moratorium on alteration or demolition.

- (a) *Application for permits for historic resources on locational atlas.* Any applicant for a permit to demolish or substantially alter the exterior features of any historic resource which is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to that atlas, published by the Maryland-National Capital Park and Planning Commission, but which is not designated as an historic site or historic district on the master plan for historic preservation, must disclose that fact on the application. If the historic resource is located in an area under review for designation as an historic district and is not under review for designation as an historic site, the application must be reviewed under the procedure in Section 24A-7 if the applicant seeks review under that Section.
- (b) *Referral to the planning board.* If the applicant does not seek review under Section 24A-7, the Director must promptly forward the permit application to the Planning Board to make a finding, after a public hearing, as to the significance of the historic resource and to determine whether, after considering the recommendations of the Commission, the property will be designated as an historic site or an historic resource within an historic district, listed in the master plan for historic preservation. The Planning Board's public hearing on an application to demolish or substantially alter any historic resource listed in the locational atlas satisfies the requirements of section 33A-6 for a public hearing on a preliminary draft amendment to the historic preservation master plan if all notice requirements of that section are met.
- (c) *Determination by the planning board.*
- (1) Where the planning board determines that the historic resource will not be included in the master plan for historic preservation, the director shall forthwith issue the permit.
 - (2) Where the planning board determines that the historic resource in all likelihood will be included in the master plan for historic preservation, the director shall withhold issuance of the permit once for a maximum period of 195 days from the date the application for demolition is filed. If, as a result of the master plan process, the property is designated an historic site or an historic resource within

24A-13. Historic preservation easement program.

- (a) There is a county easement program to preserve historic resources in Montgomery County. The commission must administer the program in accordance with this section.
- (b)
 - (1) An owner of an historic resource may offer the county a preservation easement to protect or conserve interior or exterior features of the historic resource and its environmental setting or appurtenances by making application to the commission.
 - (2) Upon receipt of an application, the commission must immediately forward the application for review and comment to:
 - (A) the planning board if the historic resource is located within the Maryland-Washington Regional District; and
 - (B) the appropriate agency of a municipality if the historic resource is located within a municipality.

Review and comment under this paragraph must be made within 45 days and should include an evaluation of the proposal using the criteria specified in this section as well as identification of competing or supporting land use priorities or other relevant factors or issues. Recommendations may include proposed easement terms and conditions.

- (3) The commission must review the application to determine if acceptance of the preservation easement would further the county's historic preservation goals. In making its determination, the commission should consider, among other relevant factors:
 - (A) the relative significance of the historic resource;
 - (B) the structural condition;
 - (C) the owner's planned or completed preservation efforts;
 - (D) the existing zoning and nature of the surrounding neighborhood; and
 - (E) whether an easement will promote long-term survival of the historic resource.
- (c) If the historic resource is designated as an historic site in the county master plan for historic preservation, either as an individual site or located within an historic district, the

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- (i) The commission may enter into a cooperative agreement with the Maryland Historical Trust or other appropriate agencies or entities for technical assistance in administering the historic easement program. This may include assistance in property evaluation, negotiation, and inspection.
- (j)
 - (1) The easement program authorized under this section is in addition to, and does not supersede or otherwise affect, any other county or municipal program or policy requiring the donation of a preservation easement as a condition of financial assistance. It must operate in conjunction with other county or municipal easement programs.
 - (2) The grant of an easement under this section does not eliminate or otherwise alter any county or municipal regulatory requirement applicable to the historic resource, including any requirement to obtain an historic area work permit.
- (k) The county executive, with the advice of the commission, may adopt regulations under method (2) to administer the historic preservation easement. (1989 L.M.C., ch. 4, § 1; Ord. No. 11-59.)

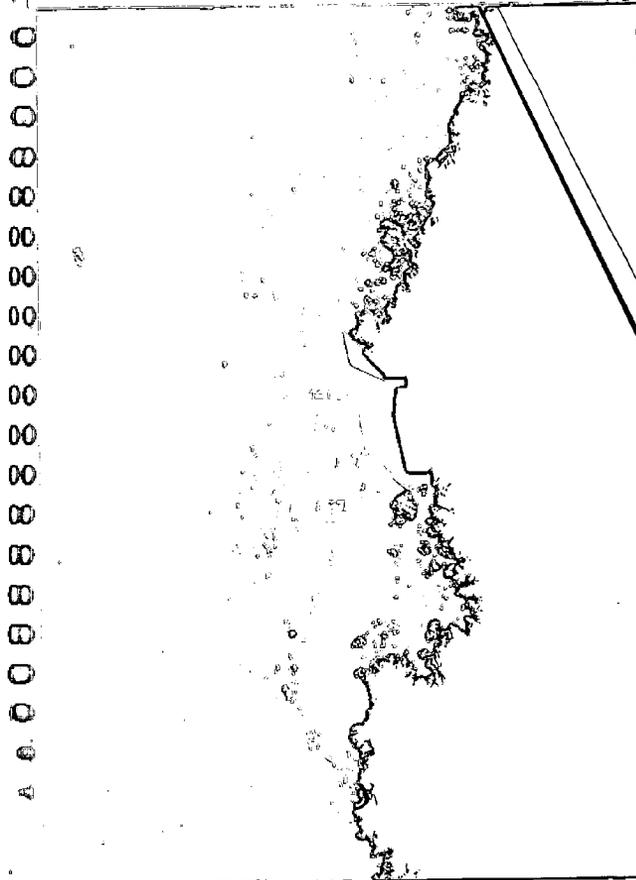
Editor's note—Section 24A-13, relating to the applicability of this chapter within incorporated municipalities, derived from Ord. No. 9-4, § 1, was repealed by § 15 of 1985 L.M.C., ch. 31. See § 2-96. Subsequently, § 1 of 1989 L.M.C., ch. 4, added a new § 24A-13. Section 2 of that act reads as follows:
c. 2. To assist the County in its administration of the historic preservation easement program, the supervisor of assessments is requested to maintain records of both the assessment of the property as restricted under this program easement and the assessment that would apply if the property was not subject to an easement.



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STYLE NO. 57-4P



Etta Sanders

1991

- 17/B [REDACTED] JONESVILLE, #1
CATTAIL RD + CATTAIL LN, SW CORNER
LOOKING W