

18425 Jonesville Rd.

18425 Jonesville Rd. HAWP 12/8-08A  
POOLESVILLE

## Fothergill, Anne

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**From:** Whipple, Scott  
**Sent:** Thursday, September 11, 2008 10:55 AM  
**To:** 'Rhoderick, Bradley (US - McLean)'  
**Cc:** Fothergill, Anne  
**Subject:** RE: Permit Address

Thanks for sending your new contact information. I'm forwarding your email to Anne Fothergill, as she is the staff person who has handled your application and will be the one to process your approval. I believe she will be drafting the memo today.

Would it be possible for you to email me the names and spellings of the women who testified in support of your application – we need to provide them for the record.

I am going to see if I can find some contacts for you who might be willing to do the oral histories of the family and/or other documentation, as per Commissioner Rotenstein's direction. I'll follow up with you later.

Good luck to you and your fiancée.

**Scott D. Whipple**, Supervisor  
Historic Preservation Section | Urban Planning Division  
Montgomery County Planning Department | M-NCPPC  
Office: 1109 Spring Street, Suite 801 | Silver Spring  
Mail: 8787 Georgia Avenue | Silver Spring MD 20910  
301-563-3400 phone | 301-563-3412 fax  
[scott.whipple@mncppc-mc.org](mailto:scott.whipple@mncppc-mc.org) | <http://www.mc-mncppc.org/historic/>

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**From:** Rhoderick, Bradley (US - McLean) [mailto:brhoderick@deloitte.com]  
**Sent:** Thursday, September 11, 2008 9:57 AM  
**To:** Whipple, Scott  
**Subject:** Permit Address

Good morning Mr. Whipple,

I just wanted to let you know that my fiancée and I moved to a new address last week that is different from the address listed on the HAWP application.

Can you please send the approved application to the below address?

3219 Middle Ridge Way  
Middletown, MD 21769

Thanks in advance for your help,

Brad

**Brad Rhoderick**  
Strategy & Operations  
Deloitte Consulting LLP

Tel: +1 703 251 1200  
Cell: +1 703 462 4359 (Main)  
Fax: +1 703 332 7451  
[brhoderick@deloitte.com](mailto:brhoderick@deloitte.com)  
[www.deloitte.com](http://www.deloitte.com)

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Any disclosure, copying, or distribution of this message, or the taking of any action based on it, is strictly prohibited. [v.E.1]



Jones-Hall Hse (c1874)  
18425  
Jonesville Ter  
Condemned



George Martin Hse (c1880s)  
27 Jonesville Ct  
Demolished



Elmer Jones Hse (c1915-25)  
19008 Jonesville Ter



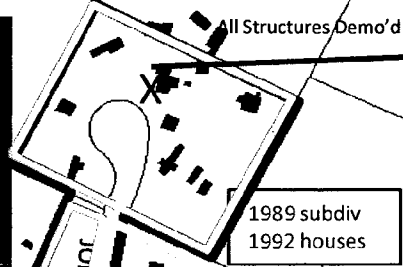
Basil Bailey Hse (c1899)  
18316 Cattail Rd  
*demolished*



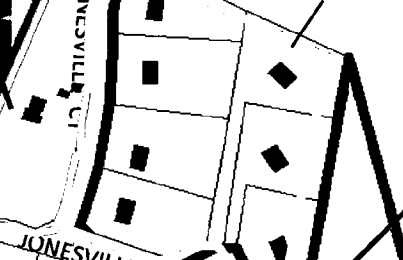
Mary Davis Hse (c1870-90)  
18451 Cattail Ln  
Ruins



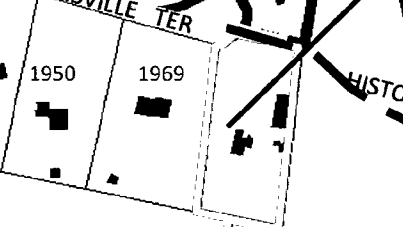
Current view  
1995  
condition



1989 subdiv  
1992 houses



Site of  
Harper House  
Moved



JONESVILLE HISTORIC DISTRICT  
Locational Atlas #17/8

Clare Lise Kelly, M-NCPPC, 2-2008



Solomon Ower  
Hse (c1901)  
18200 Cattail F  
Demolished

**HAWP – 18425 Jonesville Road**

**Additional Information Related to August 29, 2008 Site Visit**

This package contains:

- E-mail from Jason White, Montgomery County Building Inspector, commenting on site visit
- Interior Photos taken by Mr. White and Shannon Campbell (co-HAWP applicant)
- Letter from Mr. White in reference to comments attributed to him on page 4 of the HAWP (Staff Report section)

**Rhoderick, Bradley (US - McLean)**

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**From:** White, Jason [Jason.White@montgomerycountymd.gov]

**Sent:** Tuesday, September 09, 2008 4:50 PM

**To:** Rhoderick, Bradley (US - McLean)

**Attachments:** 18425 jonesville.doc; IMG\_2169.JPG; IMG\_2170.JPG; IMG\_2171.JPG; IMG\_2172.JPG; IMG\_2173.JPG; IMG\_2174.JPG; IMG\_2175.JPG; IMG\_2176.JPG; IMG\_2177.JPG; IMG\_2178.JPG; IMG\_2179.JPG; IMG\_2180.JPG; IMG\_2181.JPG; IMG\_2182.JPG; IMG\_2183.JPG; IMG\_2184.JPG; IMG\_2185.JPG; IMG\_2186.JPG; IMG\_2187.JPG; IMG\_2188.JPG; IMG\_2189.JPG; IMG\_2190.JPG; IMG\_2191.JPG; IMG\_2192.JPG; IMG\_2193.JPG; IMG\_2194.JPG; IMG\_2195.JPG; IMG\_2196.JPG; IMG\_2197.JPG; IMG\_2198.JPG; IMG\_2199.JPG; IMG\_2200.JPG; IMG\_2201.JPG; IMG\_2202.JPG; IMG\_2203.JPG; IMG\_2204.JPG; IMG\_2205.JPG; IMG\_2206.JPG; IMG\_2207.JPG; IMG\_2208.JPG; IMG\_2209.JPG; IMG\_2210.JPG; IMG\_2211.JPG; IMG\_2212.JPG; IMG\_2213.JPG; IMG\_2214.JPG; IMG\_2215.JPG; IMG\_2216.JPG; IMG\_2217.JPG; IMG\_2218.JPG; IMG\_2219.JPG; IMG\_2220.JPG; IMG\_2221.JPG; IMG\_2222.JPG; IMG\_2223.JPG; IMG\_2224.JPG; IMG\_2225.JPG; IMG\_2226.JPG; IMG\_2227.JPG; IMG\_2228.JPG; IMG\_2229.JPG; IMG\_2230.JPG

reinspected property with the owners (soon to be) mr. and mrs. Rhoderick, and Mrs. Kelly from the historic preservation section. We had permission from the previous owner to enter the property. As we started the inspection I noticed the floor was a little weak in certain areas, just by walking on it. The ceiling in the living/dining room next to the kitchen looked as if it was going to fall in. The plaster was hanging and the rear door is boarded. In a small room next to this room is a deep freezer. In the dining room the ceiling is lowered, the floor boards are weak, in the living room the window paneling is coming off, the room off the living room has a door that is taped up and the panel is coming off leads to the outside. Off the other side of the living room is a bathroom. The floor is caving in front of the toilet, the ceiling over the shower has water damage, a piece of the drywall is missing in the ceiling showing the pipes, there is a piece of the panelling in the shower that is buckling, and in the cabinet there is a lot of mold. As we proceeded upstairs walking through the second kitchen we found the stairs. At the bottom stair on the floor there is a whole that leads under the house. The stairs were soft, (meaning they gave a little when we walked on them). At the top of the stair was a room on the left (masterbed). The walls in the room were cracked and has mold on them. We looked in the attic which was in that room. Down the hall on the left is another room that is full of clothing, the hall on the right had two rooms. The first room on the right the wall and the ceiling is starting to come apart. (in the foundation). The room down the hall has tape on the wall and ceiling, the windows wood is dry rotted. Mrs. Kelly and I walked under the property to look at beams. The termites had eaten the wood and a lot of the beams were dry rotted. The entire house has cracks in the beams, and the foundation. The outside is in the same condition as it was on the first day of inspection.

September 10, 2008

Brad Rhoderick  
1817 Olmstead Dr  
Falls Church, VA 22043

Case# 72371  
Location: 18425 Jonesville Ct.  
Poolesville 20837

Dear Mr. Rhoderick:

In reference to your request, regarding the reason for the Condemning of the property located at 18425 Jonesville Ct. The property was condemned because of the following reasons:

- Deteriorating roof
- Lack of utilities
- Termite infested
- Interior floor boards deterioration
- Living room ceiling starting to slope
- Interior beams are cracking
- Mold

The reasons above is why the property was condemned. The allegations in the report from the Historic Preservation section was not the exact words that I had stated. To clarify my statement "the reasons above was why I condemned the property". At that time in July I didn't know the property was historic. I didn't find out until the day of the inspection with the new property owners and Mrs. Kelly from Historic Preservation, which part was Historic on record and not historic until she had pointed it out.

In my professional opinion I think the property should be removed.

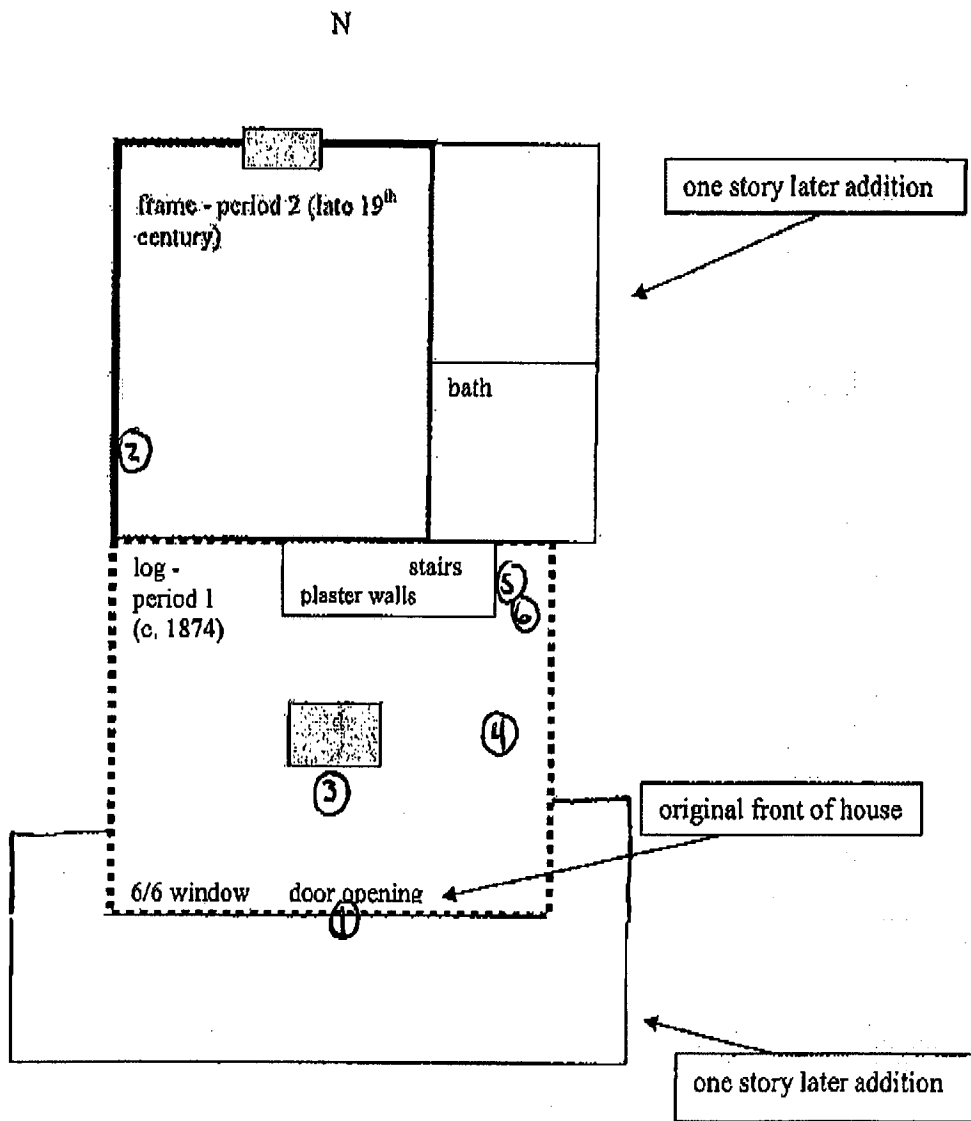
If you have any further questions, please feel free to call me at 240-777-3743.

Sincerely,

Jason White  
Housing Code Inspector

jjw

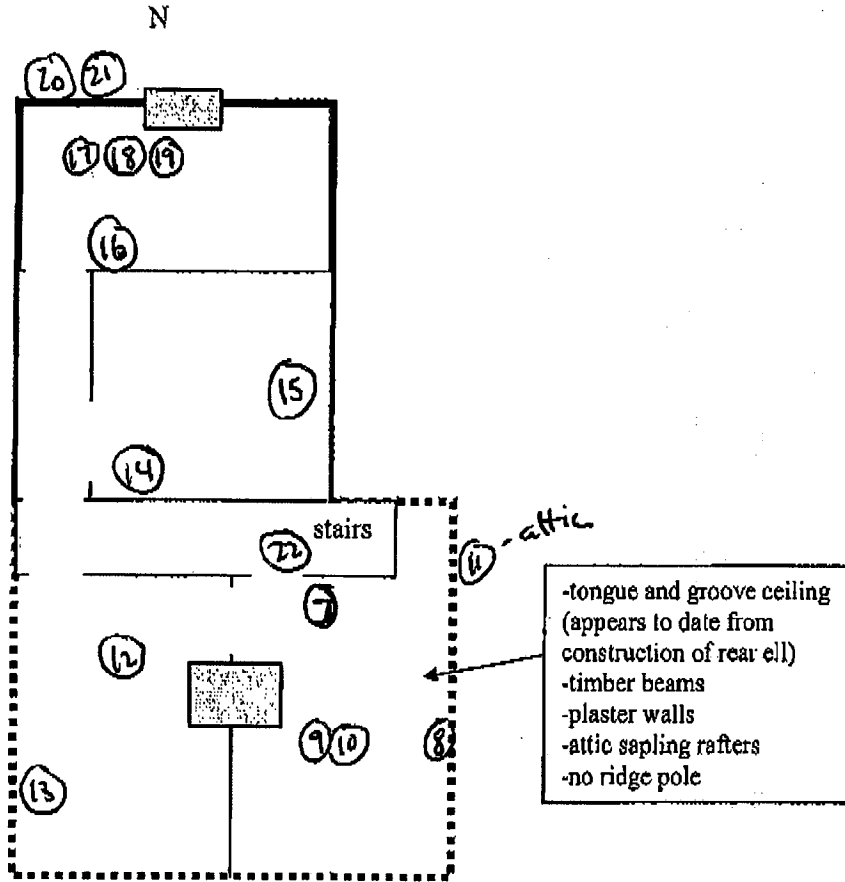
# Interior Photo Reference



18425 Jonesville Road  
First Floor

Clare Kelly  
8-2008





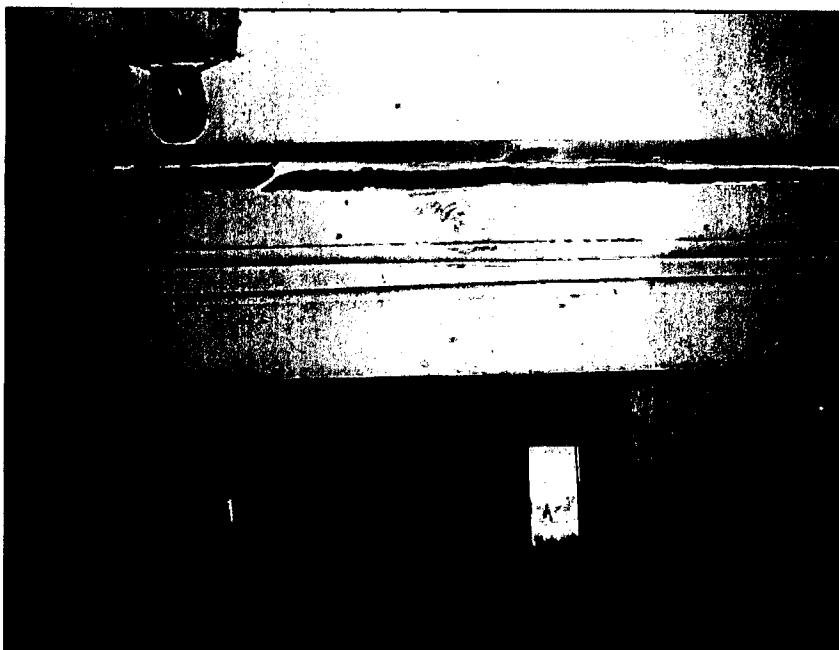
18425 Jonesville Road  
Second Floor

Clara Kelly  
8-2008

**Jonesville Site Visit – 08/29/2008**

**Interior Photos**

**Note: Photos are limited to portions of the house determined to have potential historic significance only. Photos of non-Historic Additions not included but are available for review**



**1. Original front door of house based on diagram by Ms. Kelly**



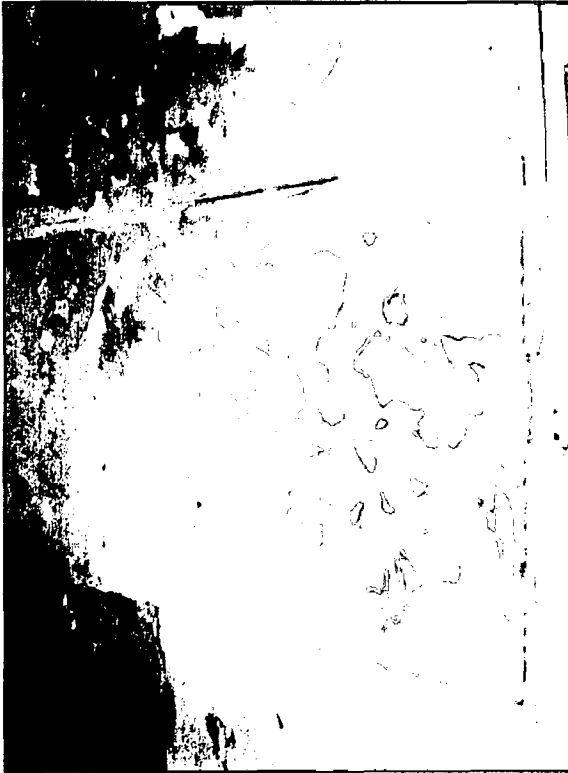
**2. Window and wall area surrounding window**



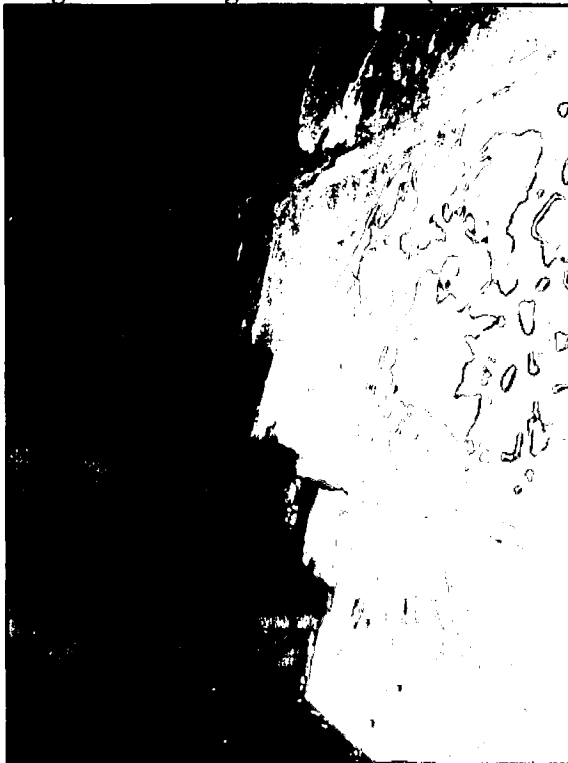
**3. Chimney in center of structure**



**4. Kitchen area in center of structure**



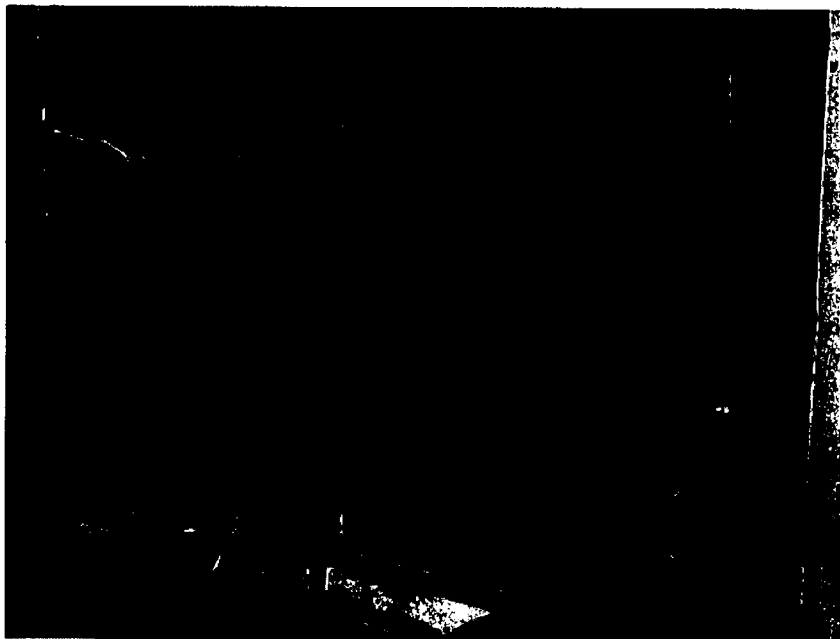
**5. Mold on decaying walls going up staircase. At the base of stairs, there is a hole in the ground through to the cellar (Please refer to picture 29)**



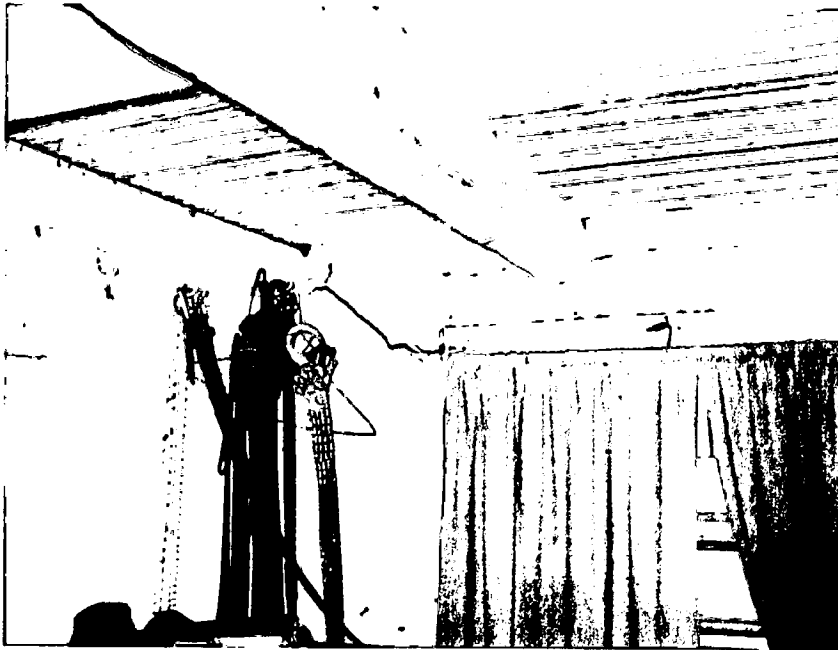
**6. Mold on decaying walls going up staircase**



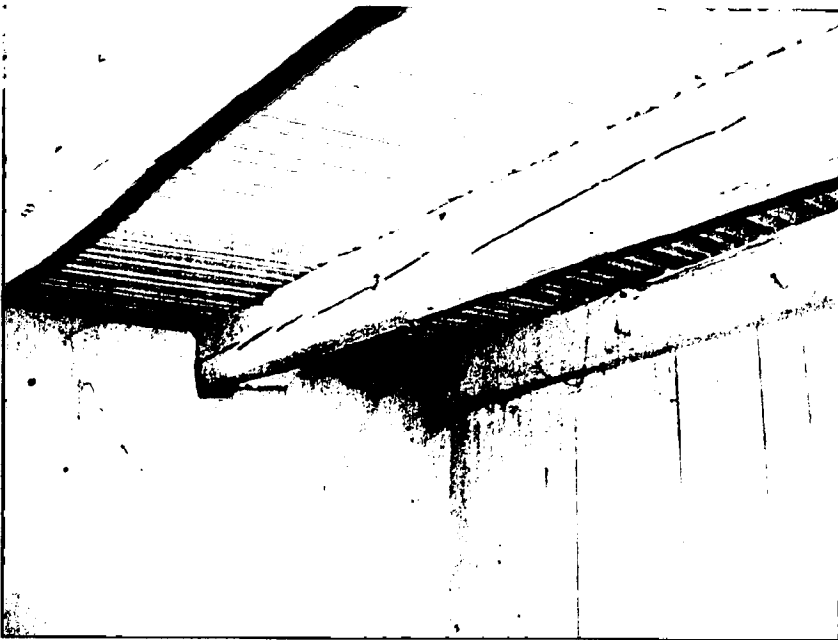
**7. Front bedroom, faces east side of land**



**8. Wall and windowsill around old AC unit**



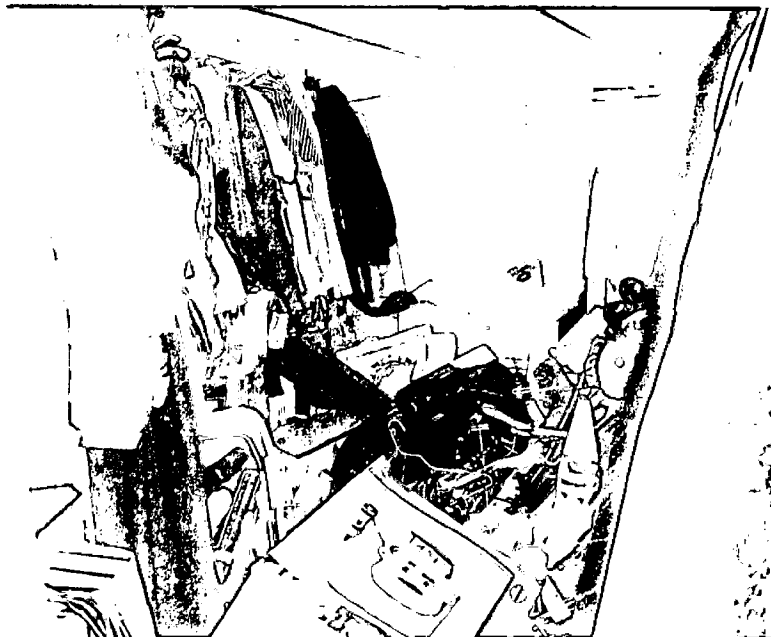
**9. Cracks in walls in front bedroom**



**10. Wooden beams and wall in front bedroom**



**11. Evidence of damage to beams in attic storage area**

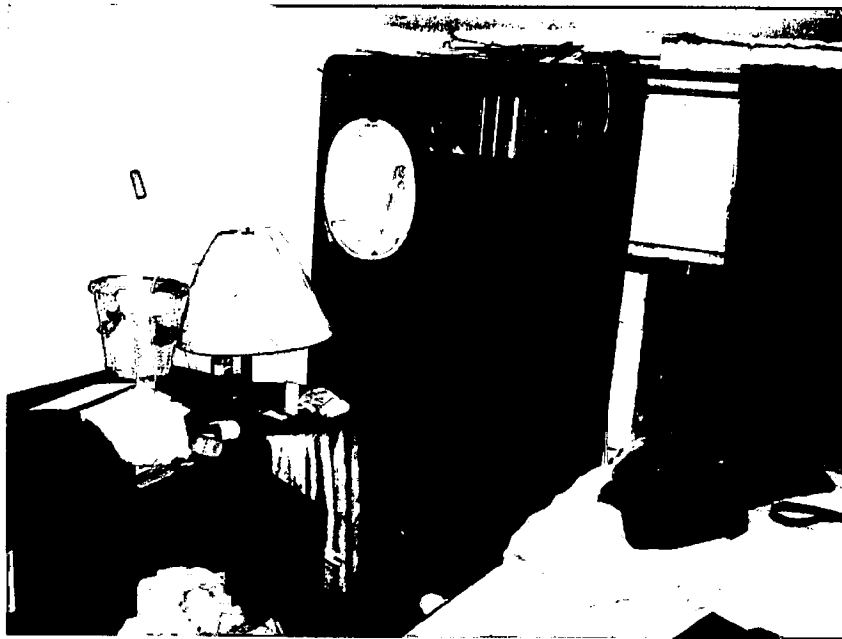


**12. Bedroom at southwest side of structure, facing backyard**





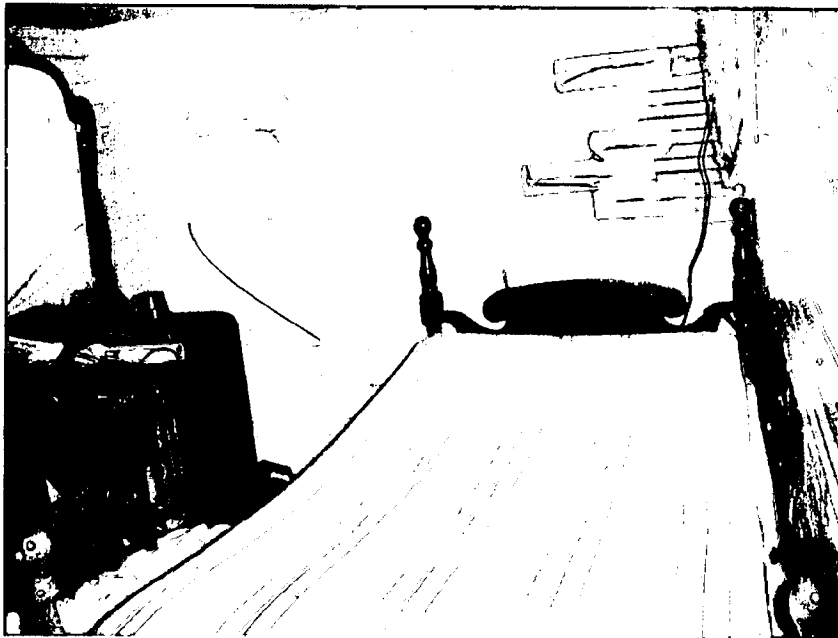
13. Above room, right side



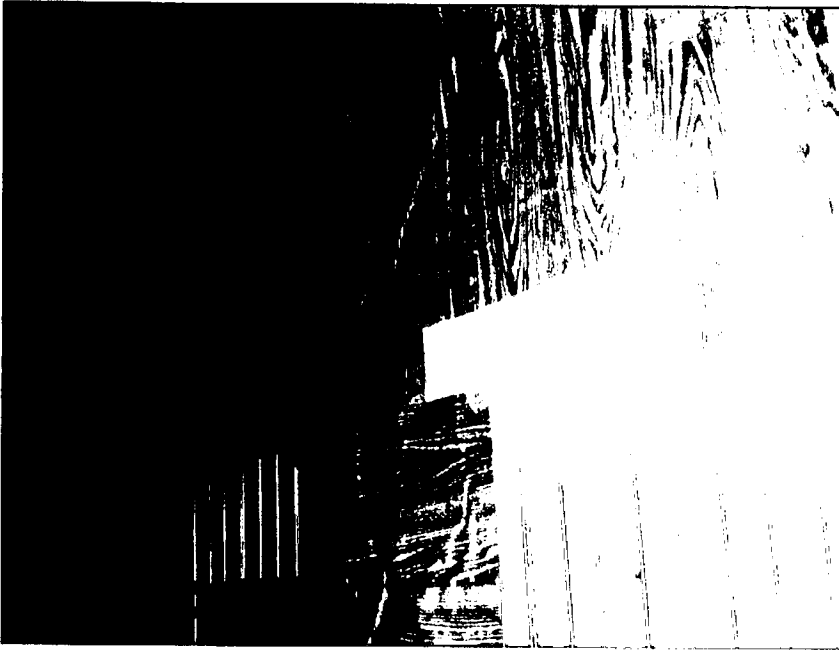
14. Center bedroom on east side of structure



**15. Separation from ceiling in east bedroom**



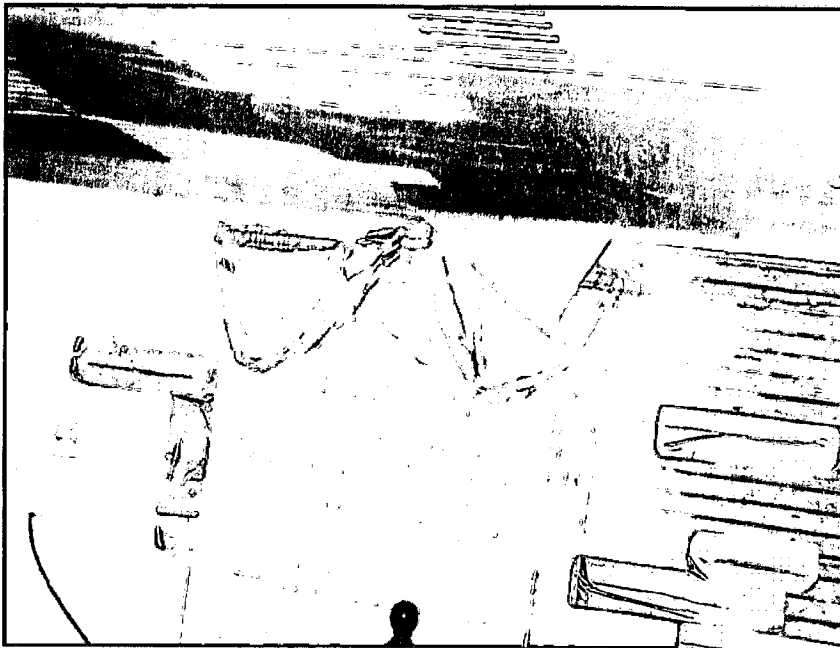
**16. Bedroom at far north of structure. Duct tape used to hold paneling together**



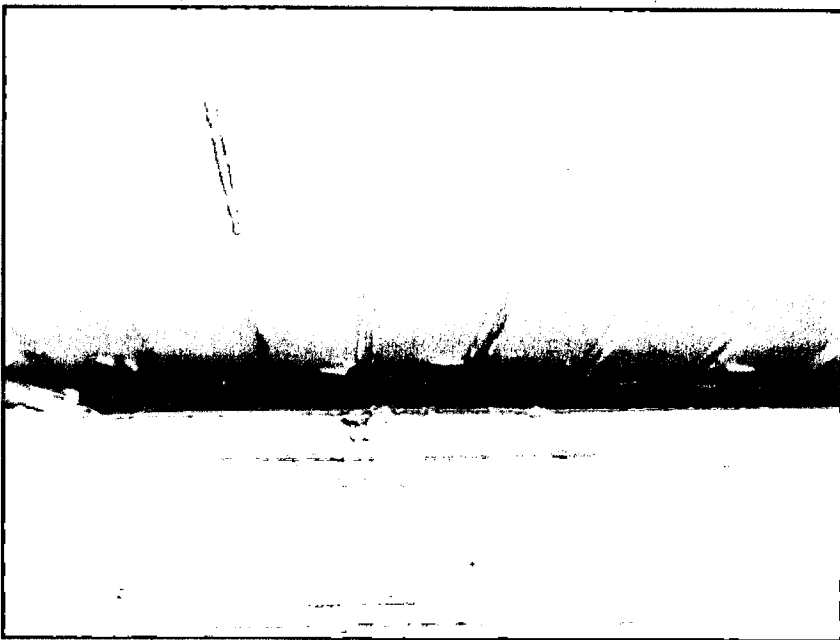
**17. Contact paper resembling wood used all over ceiling to cover damage**



**18. Contact paper resembling wood used all over ceiling to cover damage**



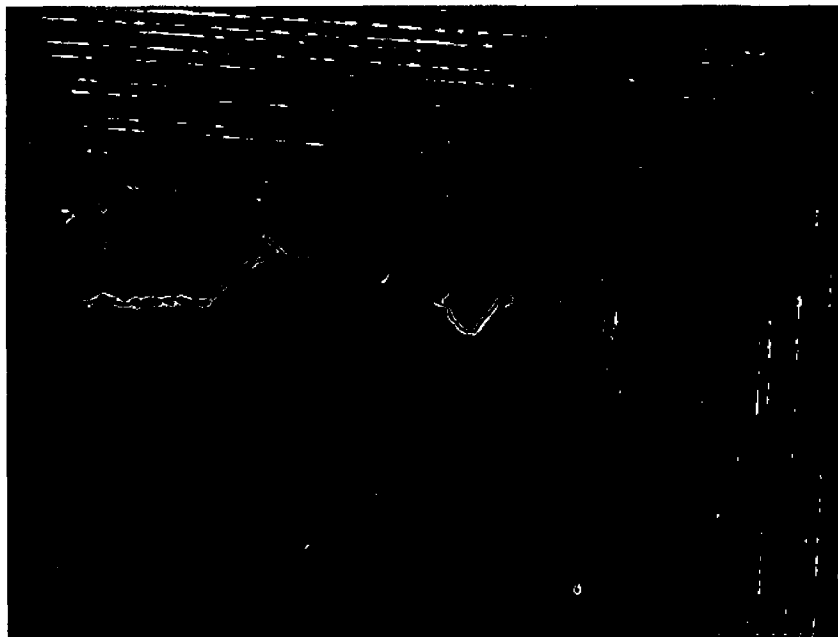
**19. Bedroom at far north of structure**



**20. Additional evidence of separation between beams and ceiling**



**21. Example of deterioration of the roof and ceiling**

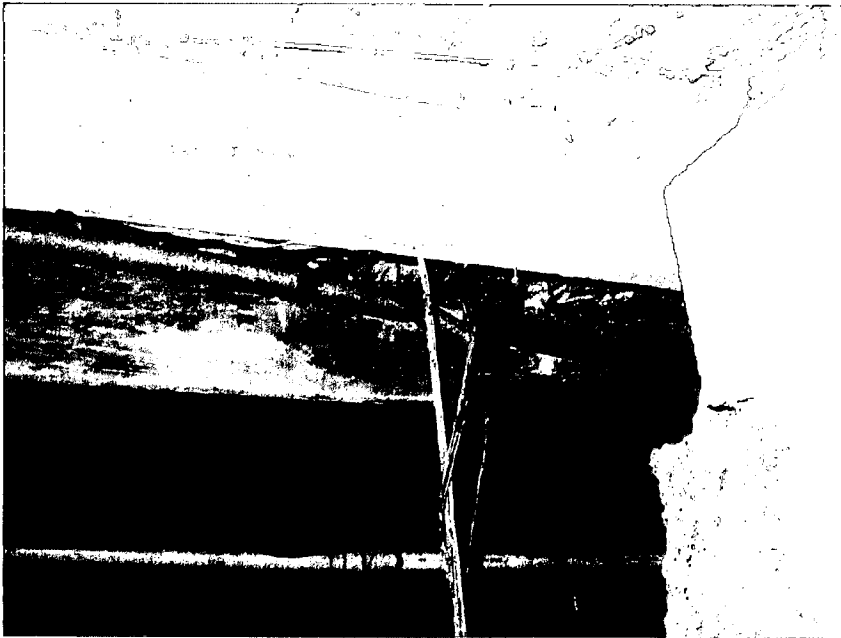


**22. Structure separating from ceiling above stairwell – evidence of structural deterioration**

The remaining photos (23 – 29) were taken in the cellar:



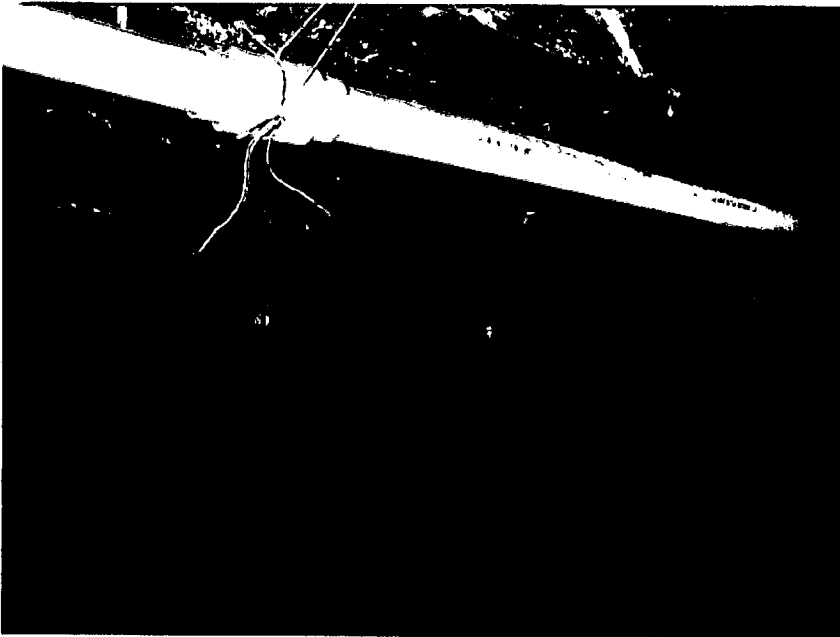
23.



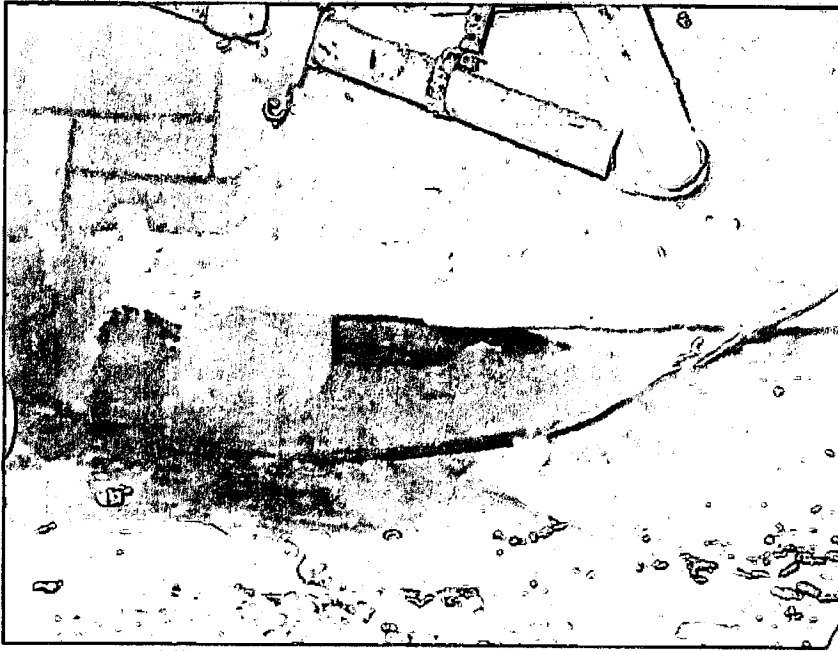
24.



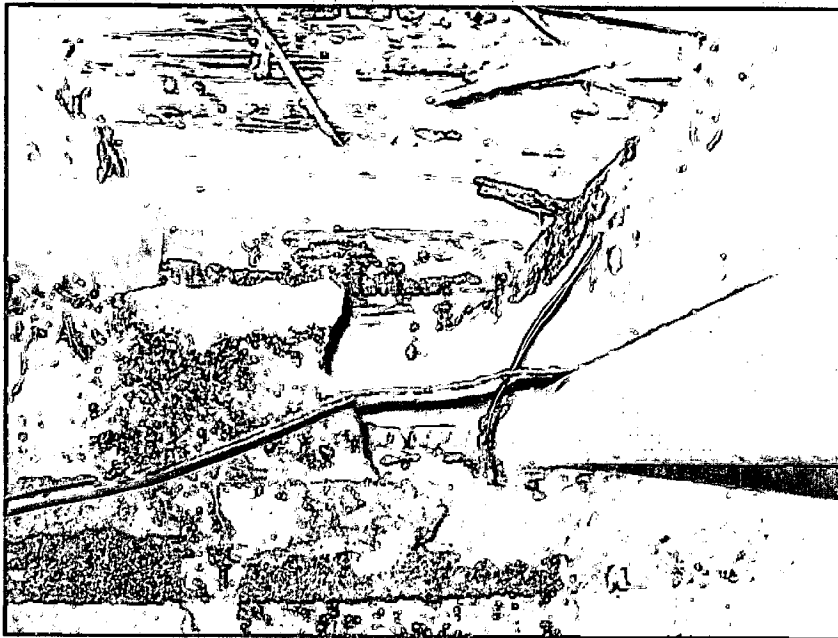
25. Termite damage of floor beams



26.

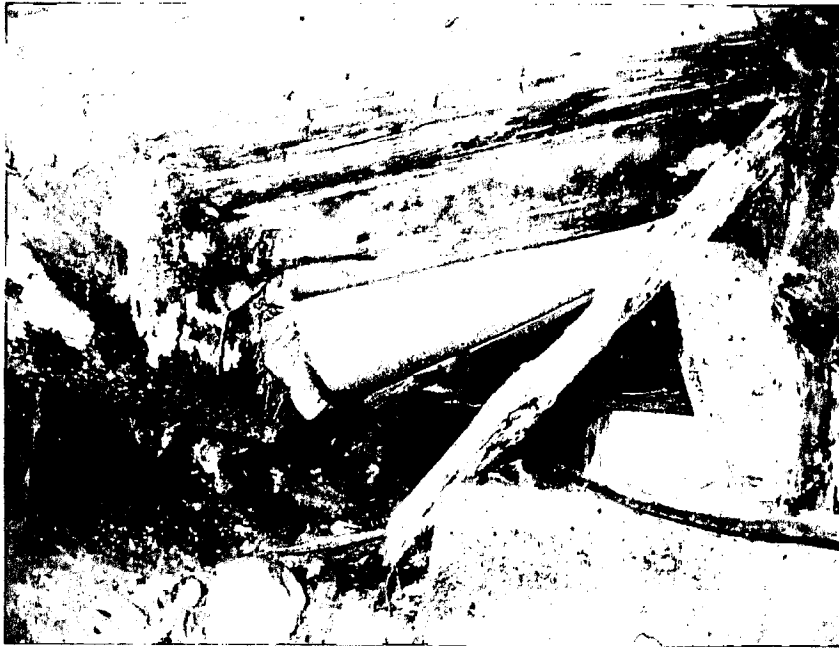


27.



28.





**29. Also shows hole in floor near staircase – Historic Section**



## HISTORIC PRESERVATION COMMISSION

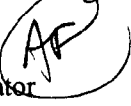
Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 09/11/08

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Anne Fothergill   
Planner Coordinator  
Historic Preservation Section-Planning Department  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #493615 – Demolition of house/sheds and construction of new house

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the September 10, 2008 meeting. The condition of approval is:

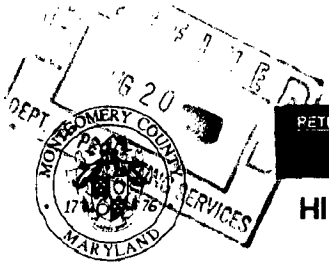
1. The property owners will allow access to the property to interested parties before, during, and after the building's demolition for purposes related to documentation and/or collection of personal items related to the property. They will make a reasonable effort to recover and preserve historic material and data, and collect the oral histories of family members, to be provided to the Montgomery County Historical Society or other appropriate organization.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Bradley Rhoderick and Shannon Campbell  
Address: 18425 Jonesville Road, Poolesville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Bradley Rhoderick  
Daytime Phone No.: (703) 462-4359

Tax Account No.: 0300040756  
Contract Purchasers  
Name of Property Owner: Bradley Rhoderick/Shannon Campbell Daytime Phone No.: (703) 462-4359  
Address: 1817 Olmstead Dr Falls Church VA 22043  
Street Number City State Zip Code  
Contractor: Trinity Contracting Phone No.: (301) 416-2757  
Contractor Registration No.: MD Home Builders Registration #1960  
Agent for Owner: Hannah Cissel Daytime Phone No.: (240) 882-8259  
Buyer's Agent

**LOCATION OF BUILDING/PREMISE**

House Number: 18425 Street: Jonesville Road  
Town/City: Poolesville Nearest Cross Street: Jonesville Court / Jonesville Terrace  
Lot: — Block: — Subdivision: 1  
Liber: 10296 Folio: 271 Parcel: P 497

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Teaze  
 Revision  Repair  Revocable

**CHECK ALL APPLICABLE:**

A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 302,520.00

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.

Shannon Campbell 08/18/2008  
Signature of authorized agent contract purchasers Date

Approved: ✓ with 1 condition For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 9-11-08  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

**Address:** 18425 Jonesville Road, Poolesville **Meeting Date:** 09/10/08  
**Applicant:** Bradley Rhoderick and Shannon Campbell **Report Date:** 09/03/08  
**Resource:** Contributing Resource **Public Notice:** 08/27/08  
 Jonesville Locational Atlas Historic District  
**Review:** HAWP **Tax Credit:** None  
**Case Number:** 17/08-08A **Staff:** Anne Fothergill

**PROPOSAL:** Demolition of house and sheds and construction of new house

**RECOMMENDATION:** Denial

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Jones-Hall-Sims House  
 Contributing Resource within the Jonesville Historic District  
**STYLE:** Vernacular  
**DATE:** c. 1874

**BACKGROUND**

The house has been vacant since the owner died in 2007. In July 2007 the house was condemned by Montgomery County. In February 2008 staff gave a briefing to the HPC on the conditions of the remaining houses in the historic district. The house is currently for sale and the applicants are contract purchasers.

**PROPOSAL**

The applicants are proposing to demolish the house and sheds on the property. They have submitted a report from a structural engineer stating that the house "was in a state of complete disrepair"...[and] "it is not structurally or economically feasible to repair or rehabilitate the building" (see Circles 34-49).

Should the HPC approve the demolition, any new construction would be reviewed by the HPC since it would be a substantial alteration within the historic district. The applicants are proposing to construct a new modular house on this property. The proposed house is a 1,700 SF Cape Code style house with vinyl siding as shown in Circles 12-23.

**HISTORY OF JONESVILLE**

Jonesville was founded by two brothers, Erasmus and Richard Jones (see Circles 79-85), on a tract

of land purchased from the adjoining Aix la Chappelle plantation (Locational Atlas Resource #17/6). They purchased two nine-acre parcels in 1866 and 1874. In 1869 Cattail Road was surveyed and platted.

Jonesville was an early rural African-American kinship community in the general vicinity of Poolesville. Over the subsequent decades after 1874, other families settled in Jonesville. There were no public buildings in Jonesville, but people attended churches and school in nearby Jerusalem, another African American community that was established after the Civil War.

The original alignment of Jonesville Road has been eliminated and the historic district includes parts of Cattail Road, Cattail Lane, Jonesville Road, Jonesville Terrace, and Jonesville Court, which are now cul-de-sacs. There has been some recent new construction including houses that were built in the last 10-15 years directly across the street from the Jones-Hall-Sims House (outside the historic district boundary).

Unfortunately, many original buildings in the Jonesville Historic District have been demolished or relocated or in ruins. Remaining in Jonesville are two historic structures of the original 15 homesteads recorded in George McDaniel's survey (1979). The Jones-Hall-Sims House is one of the earliest buildings and was built by Richard Jones, one of the founders of Jonesville. Since 1874, the land has been in the Jones or Hall families (and their descendants, the Sims) until 2007. According to the MHT Maryland Inventory of Historic Properties (MIHP) form, "this house is truly the center of the historical Jonesville community."

See additional information on the history of Jonesville in Circles 77-105.

### **APPLICABLE GUIDELINES**

The Jonesville Historic District was placed on the Montgomery County *Locational Atlas and Index of Historic Sites* in 1976. Under Chapter 24A-10 (a) an owner of a property within a *Locational Atlas* district who wants to make a substantial alteration to the house may choose to come directly to the HPC for a HAWP as if the district had already been listed on the *Master Plan* or they can request that the entire district be evaluated immediately. Under Chapter 24A-10, staff and the HPC should evaluate this proposal as if the resource contributes to a Master Plan Historic District.

When reviewing alterations and new construction within the Jonesville Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

A HAWP should be denied if the Commission finds, based on the evidence and information presented to or before the commission that:

the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

***Secretary of the Interior's Standards for Rehabilitation:***

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The Jones-Hall-Sims house is one of the few remaining houses in Montgomery County that was built and owned by free blacks in the late 1800s. Unfortunately, many original buildings in the Jonesville Historic District are gone—they have been demolished or relocated or left to fall down. There are now two original buildings remaining in Jonesville. The Jones-Hall-Sims House is one of the earliest and was built by Richard Jones, one of the founders of Jonesville. County Code Chapter 24A requires the preservation of the protected historic resources in the county. Since this house is such a significant building in Jonesville and is one of few buildings remaining, it should be rehabilitated and preserved if feasible.

According to the MIHP form and *Black Historical Resources in Upper Western Montgomery County, Maryland*, written by George McDaniel (1979), the central mass, of log construction, is the original section of the house. The design and construction of the central block and its rear ell are similar to those of other early houses in black communities in Montgomery County built after Emancipation. The two story log section has two rooms up and two rooms down. The frame ell section at the rear appears to date from the late 19<sup>th</sup> century. Photos taken in 1978 and the 1978 MIHP form are in Circles 87-104.

Staff made a site visit in August 2008, accompanied by the applicants and a County inspector. When staff was on-site they created a rough floor plan for both floors (Circles 75 + 76). The three bay, side gable front block with rear ell was a common house type in African American communities. The main block, with two rooms up and two rooms down was a traditional form built first in log and later in frame, as documented by McDaniel (see photo of similar house form in Circle 105).

The Historic Preservation Commission rarely considers the demolition of a Contributing Resource in a historic district, and generally discourages this practice as inconsistent with Chapter 24A and the *Secretary's Standards*. In cases where the HPC does review an application to demolish a Contributing

Resource, the HPC generally requires the applicant to provide a complete assessment of the structural integrity of the resource as well as other documentation to determine whether the demolition will be consistent with Chapter 24A.

In order to evaluate the subject property's condition, staff requested that the applicant provide a report prepared by a licensed structural engineer to assist the HPC making a thorough assessment. The structural engineer did not have access to interior of the house; however, based on a visual inspection of the exterior, the cellar, and views of the interior through windows, he prepared a report determining the house to be 50-80 years old (c. 1920-1950). The report states that that "the building was in a state of complete disrepair and had not been maintained for many years." He found that the house has termite and water damage, foundation and framing issues, sloping floors, leaking roof, poorly constructed additions, and severe structural distress (see Circles 34-49).

During the August 2008 site visit, staff was able to enter the house, and it appeared that the historic sections of the house, including the original log section, were in good condition and that the significant deterioration was largely limited to the later, non-historic additions. Staff noted some important things about the condition of the historic log and frame blocks of the house. The roof on the log section of the house has sapling rafters and no ridge pole and is dry and appears to be in very good condition. While the metal roof appears to be an early roof, it probably is not the original roof. The one-story front section is a non-historic addition to the front (south) façade of the three-bay log house. It may replace in part an earlier open porch. There is evidence of the front door opening (now altered) and there is a remaining 6-over-6 window in the west bay. The late 19<sup>th</sup> century frame section has tongue and groove finish work and tall joists that are in good shape with some minor termite damage at the ends. There are 6-over-6 windows upstairs.

Unlike the 19<sup>th</sup> century blocks, staff found that the non-historic one-story sections on the front and side of the historic massing are in deteriorated condition. The roof and foundation in these sections are failing. At the time of the site visit, the Department of Housing and Community Affairs Code Enforcement inspector indicated that the 2007 condemnation of the house was based on the poor condition of these one-story sections of the house, and not the condition of the historic mass.

Should the HPC determine that the demolition of the Jones-Hall-Sims House is inconsistent with the Historic Preservation Ordinance, the HPC might recommend alternative courses of action. One possible recommendation is to retain the historic main mass, as this portion of the structure appears to be in good condition, while allowing the removal of the later, deteriorated additions. This could be an opportunity to do a sensitive renovation/rehabilitation of the historic massing, while allowing for the possibility of appropriate additions to provide additional living space and modern necessities. Staff has included a photo of another Montgomery County house with a similar form (this one is frame, not log) that an owner could possibly use as a model for the front of this house (see photos in Circle 105).

The rehabilitation of this house would require a contractor with experience working with historic houses in this kind of condition. There have been many historic houses in Montgomery County, including log structures, that have had major structural damage due to neglect, fire, or other unfortunate situations, and they have successfully been rehabilitated. Rehabilitation of this building could be eligible for County and State historic preservation tax credits.

Staff is recommending that this demolition application be denied. The Jones-Hall-Sims House is an important resource because of its role in Montgomery County history and it should be preserved and renovated. If the house is demolished, there will be very little Jonesville community history left.

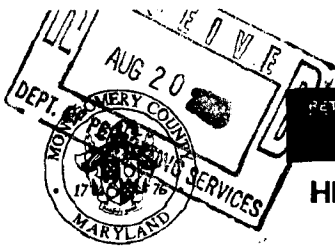
**STAFF RECOMMENDATION**

Staff recommends that the Commission deny the HAWP application as being consistent with Chapter 24A-8(a):

A HAWP should be denied if the Commission finds, based on the evidence and information presented to or before the Commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

and inconsistent with the *Secretary of the Interior's Standards for Rehabilitation*.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240-777-8370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Bradley Rhoderick  
Daytime Phone No.: (703) 462-4359

Tax Account No.: 0300040756  
Contract Purchaser Name of Property Owner: Bradley Rhoderick/Sharon Campbell Daytime Phone No.: (703) 462-4359  
Address: 1817 Olmstead Dr Falls Church VA 22043  
Street Number City State Zip Code  
Contractor: Trinity Contracting Phone No.: (301) 416-2757  
Contractor Registration No.: MD Home Builders Registration #1960  
Agent for Owner: Hannah Cissel Daytime Phone No.: (240) 882-8259  
Buyer's Agent

**LOCATION OF BUILDING/PREMISE**

House Number: 18425 Street: Jonesville Road  
Town/City: Poolesville Nearest Cross Street: Jonesville Court / Jonesville Terrace  
Lot: — Block: — Subdivision: 1  
Liber: 10296 Folio: 271 Parcel: P 497

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 307,520.00  
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

493615

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.

Sharon Campbell  
Signature of owner or authorized agent  
Contract Purchaser

08/19/2008  
08/18/2008  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

6

**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:

See Attached section 1

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

See Attached section 1

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dipline 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.

**Section 1: Written Description of Project**

## WRITTEN DESCRIPTION OF PROJECT

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

The property, known historically as the Jones-Hall House and constructed c. 1874, is a resource within the Jonesville Locational Atlas Historic District (#17/008). The property currently contains a single family home and three sheds. The home was condemned after a Housing Code Inspector conducted an inspection of the property on July 11, 2007 (Attachment 9). A Structural Engineer, listed as a recommended vendor on the Maryland-National Capital Park and Planning Commission website, also conducted an inspection on August 15, 2008. Please refer to Attachment 8 for a detailed summary of his findings related to the current condition of the structures on the property.

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

Based on the current condition of the home and economic unfeasibility of rehabilitation, the contract purchasers request approval to raze the existing structures and replace with a 1700 sq ft, Cape Cod style home as detailed in the attached documents. The purchasers will utilize the existing driveway and utility connections in addition to constructing the home on the current location of the existing single family structure in order to minimize impacts to the environmental setting.

**Section 2: Site Plan**

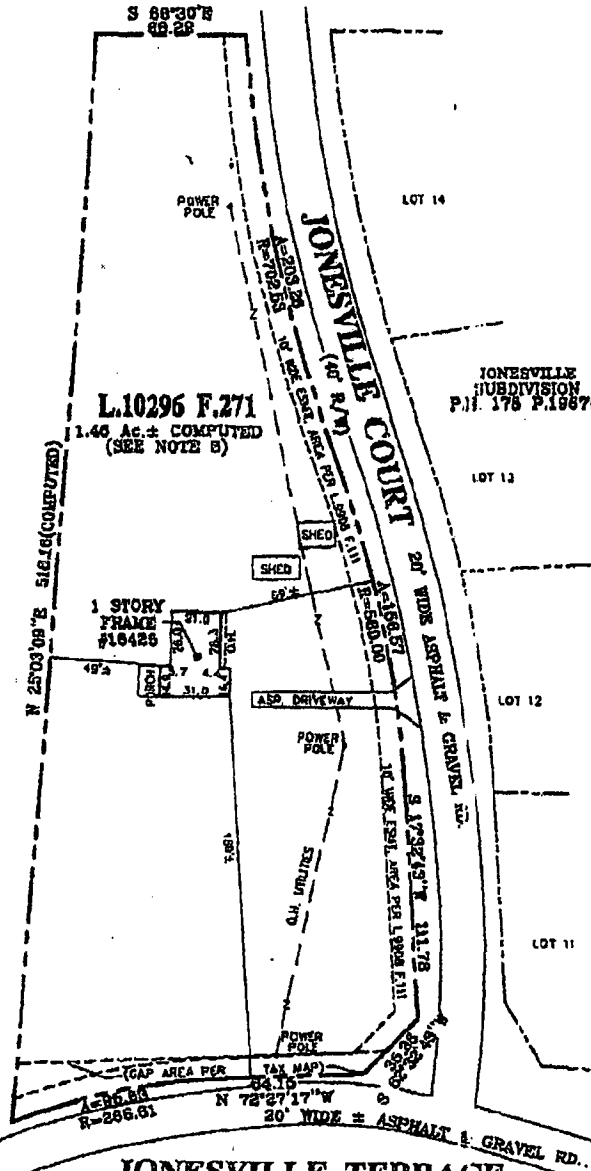
De  
 SNIDER & ASSOCIATES

**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

**Notes:**

1. Flood zone T1 per H.U.D. panel No. 0145D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 5 feet. To deed lines as shown. Fences, if shown, have been located by approximate methods.
3. Boundary outline as shown has been derived from information contained in L.1049 F.305, L.8008 F.113 and plat book 176 p. 18878 North rotation into deed datum L.1046 F.305
4. Boundary outline should be considered approximate, subject to confirmation/revision by a more complete boundary survey.
5. Due to the complexity of the title history, a boundary survey, complete with new meets & bounds description is recommended to all concerned.



LOCATION DRAWING  
 18425 JONESVILLE ROAD  
 R.F. SR., P.R., R.F. JR. & M.F. SIMS PROPERTY  
 L.10296 F.271  
 MONTGOMERY COUNTY, MARYLAND

**JONESVILLE TERRACE**

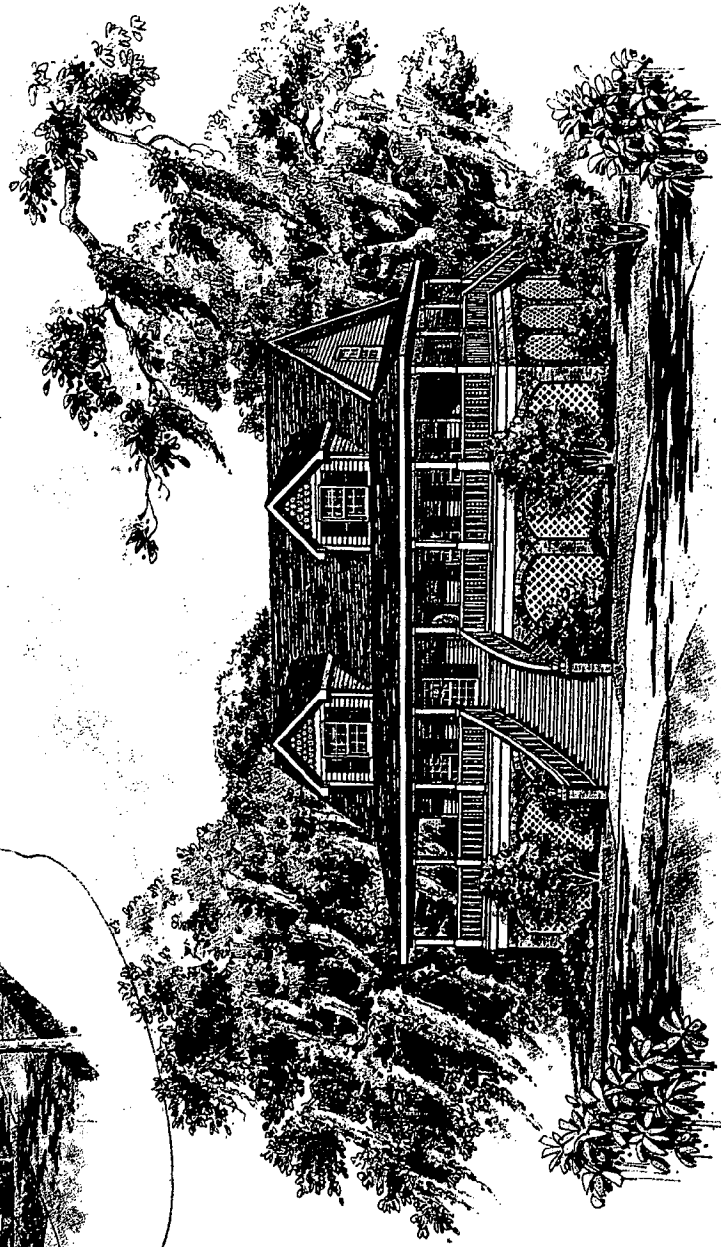
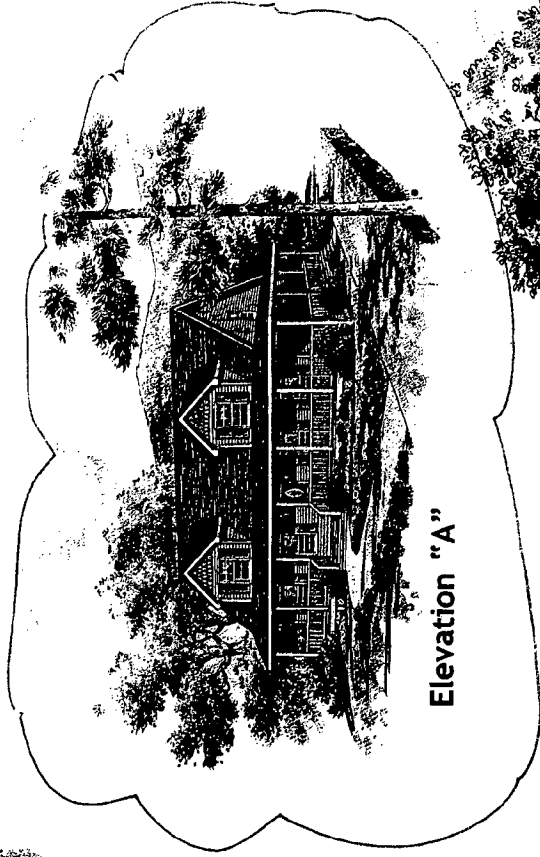
(40' R/W)  
 TO JONESVILLE ROAD

<b>SURVEYOR'S CERTIFICATE</b> THE INFORMATION HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION CONDUCTED BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE MARYLAND SURVEYING AND MAPPING ACT OF 1996. THE SURVEYOR HAS BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION. Jeffrey A. Foster 581 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 581	<b>REFERENCES</b> PLAT BK. 106 PLAT NO. 18105	SNIDER & ASSOCIATES LAND SURVEYORS 20370 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-8100 FAX: 301/948-1586
	LIBER 10386 FOLIO 271	

### **Section 3: Plans and Elevations**

# The Albany

Classic Series



## Series Information

Series: C1670/2-CC  
Size: 36'-0" x 27'-6"  
Livable Area: 1670 sq. ft.

*Special Notes:* All materials and labor for 42'-0" x 6'-0" porch to be by purchaser. Hinged roof system and materials only for Upper Level dry-in included. Low Boy water heater standard. Accent siding as shown is optional.

*This is not a working drawing. For actual dimensions (including exterior door designs) refer to working drawings and current specifications.*



MOD-U-KRAF HOMES LLC

P.O. Box 573

Rocky Mount, Virginia 24151

Phone: (540) 483-0291

Website: [www.mod-u-kraf.com](http://www.mod-u-kraf.com)

Email: [homes@mod-u-kraf.com](mailto:homes@mod-u-kraf.com)

1-888-MOD-KRAF

Copyright MMIV, Mod-U-Kraf, LLC (2/06)



JDE #  
JDE #

**THE ALBANY**  
 MOD-U-KRAF HOMES LLC, P.O. BOX 573 ROCKY MOUNT, VIRGINIA

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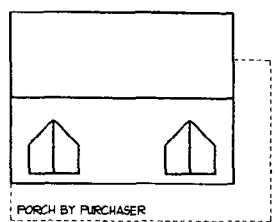
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 1/4" = 1'-0"

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 1



**ELEVATION NOTES**

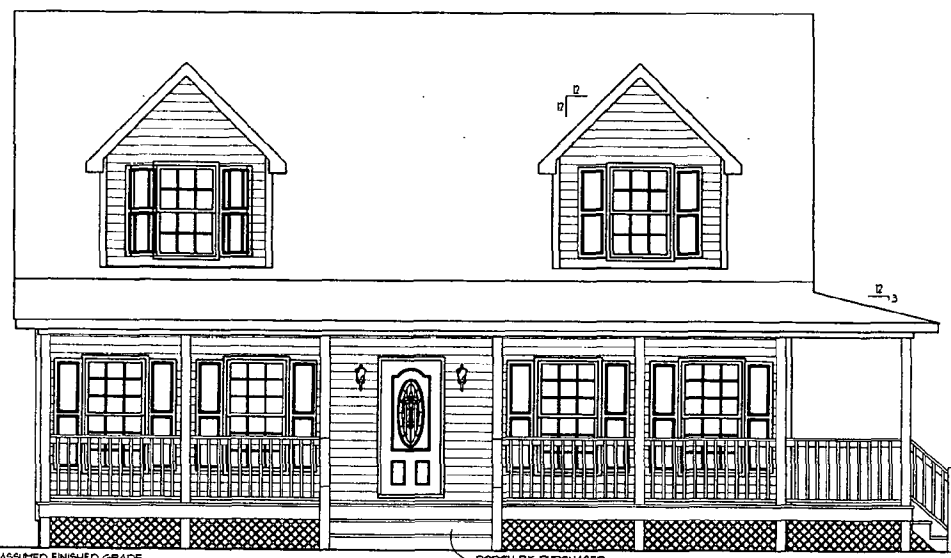
1. ALL MATERIALS AND LABOR FOR PORCHES, DECKS, AND ALL OTHER ATTACHMENTS TO BE PROVIDED BY THE PURCHASER.
2. ALL NON TREATED LUMBER TO BE A MINIMUM OF 6" ABOVE GRADE.
3. PORCH ELEVATIONS ARE SUGGESTIVE ONLY. TYPE AND STYLE OF ALL COLUMN AND RAILINGS TO BE DETERMINED BY THE PURCHASER.
4. SEE PRODUCTION AND DELIVERY DATA (P/D) FOR ALL EXTERIOR LIGHT STYLES.
5. UNLESS NOTED OTHERWISE ALL FOUNDATION LEVEL WINDOORS AND DOORS TO BE SUPPLIED AND INSTALLED BY THE PURCHASER AND INSTALLED BY THE PURCHASER.
6. ALL MATERIALS AND LABOR FOR ALL CRIPPLE AREAS BETWEEN MODULAR SECTIONS TO BE SUPPLIED AND INSTALLED BY THE PURCHASER.
7. THE POINT OF SHAKLES AND SIDING INSTALLED AT THE PLANT VARIES FROM HOUSE TO HOUSE DEPENDING ON THE STYLE OF HOUSE AND/OR SIZE AND LOCATIONS OF PORCHES, GABLES, DORNERS, ETC.
8. REFER TO P/D FOR OPTIONAL MATERIALS THAT ARE TO BE SHIPPED LOOSE.
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10. PORCH AND/OR DECK RAILINGS TO BE SUPPLIED AND INSTALLED BY THE PURCHASER IF THEY ARE REQUIRED BY LOCAL CODE DUE TO HEIGHT ABOVE GRADE.
11. IF HOUSE IS HIGH WIND CONSTRUCTION DROP SIDING AN ADDITIONAL 1/2" FOR DOUBLE SILL PLATE.
12. INSTALLATION OF FLASHING ON DORNERS (IF APPLICABLE) TO BE BY PURCHASER AND SUBJECT TO INSPECTION BY LOCAL BUILDING CODES OFFICIAL.
13. CONTINUOUS RIDGE VENTS + SOFFIT VENTS FOR ALL HOUSES. VENTIL. Louvers ARE FOR ACCENT ONLY.
14. SEE FOUNDATION PLAN FOR EXTERIOR BASEMENT STAIR LOCATION IF APPLICABLE.
15. SEE SPECS FOR THE EXTERIOR WALL FINISH AND ROOFING FINISH.



PORCH BY PURCHASER

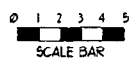
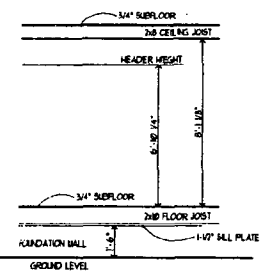
**OVERHEAD VIEW**

NOT TO SCALE



ASSUMED FINISHED GRADE

PORCH BY PURCHASER



**LOAD INFORMATION**

STANDARD PACKAGE  
 GROUND SNOW LOAD -30 PSF  
 WIND LOAD-100 V35

OPTIONAL HIGH WIND PACKAGE  
 (MUST BE CHOSEN ON SALES CONTRACT)  
 GROUND SNOW LOAD-30PSF  
 WIND LOAD-150V35 (SEE SECTION DRAWING FOR SPECS + FASTENING INFO)

**APPLICABLE STATE BLDG CODES**

- GEORGIA**  
 2006 IRC W/ 2007 GA AMENDMENTS  
 2006 IPC W/ 2007 GA AMENDMENTS  
 2005 NATIONAL ELECTRICAL CODE W/ 2006 GA AMENDMENTS  
 2006 IECC W/ 2007 GA AMENDMENTS
- KENTUCKY**  
 2007 KY RESIDENTIAL CODE BASED ON 2006 IRC.  
 KY STATE PLUMBING CODE  
 2005 NATIONAL ELECTRICAL CODE
- MARYLAND**  
 2006 INTERNATIONAL RESIDENTIAL CODE W/ STAIRS BUILT TO 1992 CABO  
 2006 INTERNATIONAL PLUMBING CODE  
 2005 NATIONAL ELECTRICAL CODE  
 2006 IECC  
 2006 NFPA 101 (LIFE SAFETY) CODE W/ AMENDMENTS
- NORTH CAROLINA**  
 2006 NC RESIDENTIAL CODE  
 2006 NC PLUMBING CODE  
 2006 NC MECHANICAL CODE  
 2005 NC ELECTRICAL CODE W/ 2005 AMEND.
- SOUTH CAROLINA**  
 2003 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS  
 2003 INTERNATIONAL PLUMBING CODE  
 2005 NATIONAL ELECTRICAL CODE  
 2003 IECC
- VIRGINIA**  
 2003 INTERNATIONAL RESIDENTIAL CODE W/ VA AMENDMENTS  
 2003 INTERNATIONAL PLUMBING CODE W/ VA AMENDMENTS  
 2007 NATIONAL ELECTRICAL CODE W/ VA AMENDMENTS  
 2003 IECC
- TENNESSEE**  
 2003 INTERNATIONAL RESIDENTIAL CODE  
 2007 NATIONAL ELECTRICAL CODE  
 2003 INTERNATIONAL PLUMBING CODE  
 2003 IECC  
 TENNESSEE SAFETY GLAZING MATERIALS-TITLE 68 CHAPTER 02, PART 3
- BEST VIRGINIA**  
 2003 INTERNATIONAL RESIDENTIAL CODE  
 2003 INTERNATIONAL PLUMBING CODE  
 2005 NATIONAL ELECTRICAL CODE  
 2003 IECC  
 2003 NFPA 101 LIFE SAFETY

**FRONT ELEVATION**

SCALE 1/4" = 1'-0"

11

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JDE #

THE ALBANY  
MOD-U-KRAF HOMES LLC. P.O. BOX 573 ROCKY MOUNT, VIRGINIA

REVISION DATE:

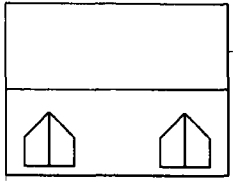
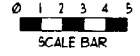
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**ELEVATION NOTES**

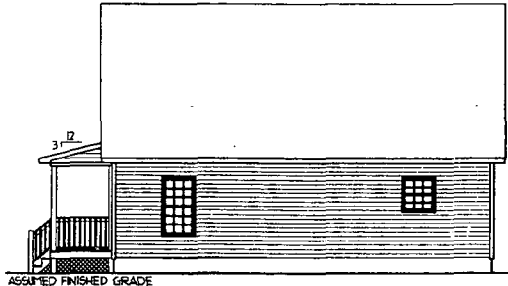
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PORCH BY PURCHASER

**OVERHEAD VIEW**

NOT TO SCALE

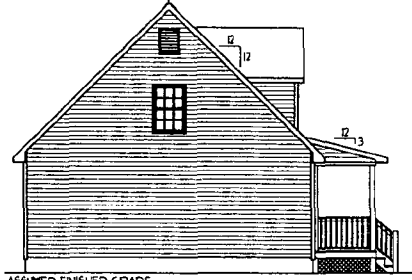


ASSUMED FINISHED GRADE

**REAR ELEVATION**

SCALE 1/8"=1'-0"

RIDGE VENT SUPPLIED BY MOD-U-KRAF INSTALLED BY PURCHASER



ASSUMED FINISHED GRADE

**LEFT ELEVATION**

SCALE 1/8"=1'-0"

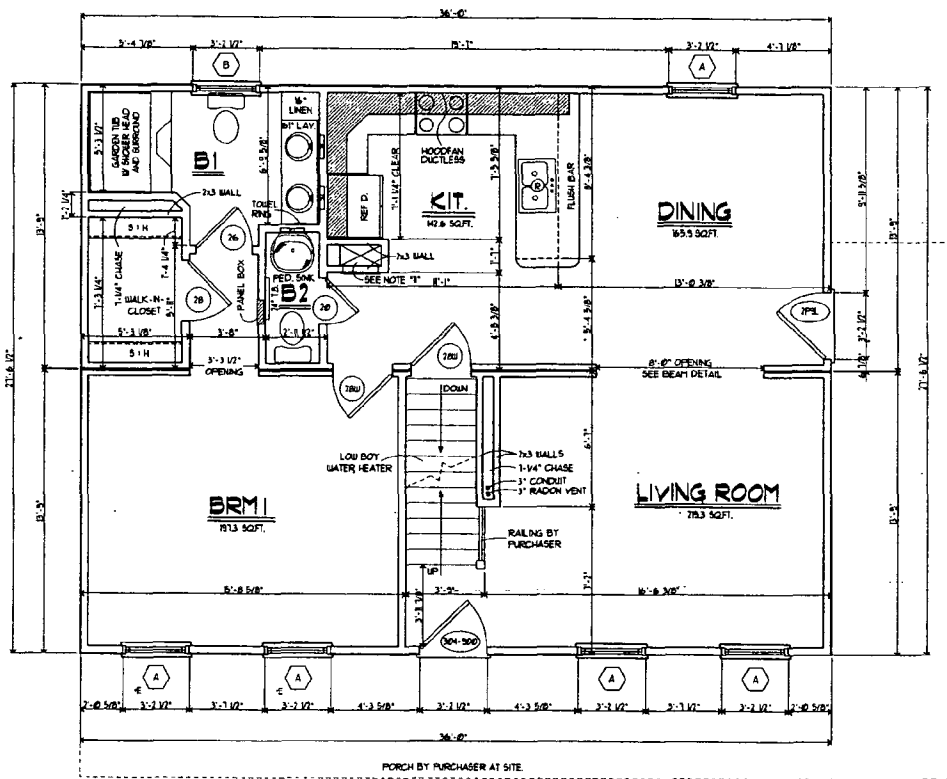


ASSUMED FINISHED GRADE

**RIGHT ELEVATION**

SCALE 1/8"=1'-0"

15



# 1ST LEVEL FLOOR PLAN

TOTAL SQFT 1670  
1ST LEVEL SQFT 931

DOOR SCHEDULE										
DP-50	MARK	STYLE	WIDTH	SWING	STYLE	JAMB	SIDE/LGHT	HEADER	ROUGH OPENING	QUANTITY
	20	6 PANEL	3'0"	L	REG.	REG.				1
	26	6 PANEL	3'0"	L	REG.	REG.				1
	24	6 PANEL	2'8"	L	REG.	REG.				1
	200	6 PANEL	7'0"	L	REG.	REG.				1
	200	6 PANEL	4'0"	L	REG.	REG.				1
	304-500	6 PANEL	3'0"	L	REG.	REG.				1

WINDOW SCHEDULE									
DP-50	MARK	TYPE	STYLE	COLOR	GLASS	ROUGH OPENING	HEADER SIZE	QUANTITY	LOU E WINDOWS
	A	PI FREEDOM 4400 SERIES	600	WHT	INSULATED	3'-2 1/2" x 5'-5 1/2"	3'-2 1/2"	1	
	B	PI FREEDOM 4400 SERIES	600	WHT	INSULATED	3'-2 1/2" x 3'-5 1/2"	3'-2 1/2"	1	
	C	PI FREEDOM 4400 SERIES	600	WHT	INSULATED	3'-2 1/2" x 4'-5 1/2"	3'-2 1/2"	1	

## ITEMS TO BE SITE INSPECTED NOTICE TO INSPECTION DEPARTMENT

1. HVAC (BOX OUT FOR COIL AIR RETURN PROVIDED)
2. ANY SITE BUILT ATTACHMENTS (E.G. GARAGE AND PORCHES): FOUNDATION
3. FOUNDATION
4. SITE BUILT CRIPPLES AND INSTALLATION OF SHINGLES
5. ALL CONTINUATION OF PIPING TO APPROVED WASTE DISPOSAL AREAS
6. ALL ELECTRICAL TIE IN AND ELECTRICAL SERVICE
7. ALL OTHER ITEMS LISTED BY PURCHASER IN PLAN SETS
8. THE DRAWINGS FOR AND CONSTRUCTION OF OPTIONAL WORK TO BE COMPLETED ON SITE (STRUCTURE, ELECTRICAL PIPING AND/OR MECHANICAL) SHALL BE REVIEWED AND APPROVED BY THE LOCAL BUILDING OFFICIAL AND IS NOT INCLUDED AS PART OF THIS SUBMITTAL
9. ALL PROV. FOR HEATING SYSTEMS TO BE PROVIDED BY SITE CONTRACTORS AND INSPECTED ON SITE
10. ENTIRE HVAC SYSTEM DESIGN AND INSTALLATION TO BE ON SITE AND INSPECTED AND APPROVED BY LOCAL BUILDING OFFICIAL

## INSULATION SCHEDULE

- CEILING — R-38 KRAFT-FACED
- FLOORS — R-19 KRAFT-FACED (OPTIONAL)
- WALLS — R-13 KRAFT-FACED

## ADDITIONAL NOTES:

1. 2x3 MATING WALLS
- 2.
- 3.
- 4.

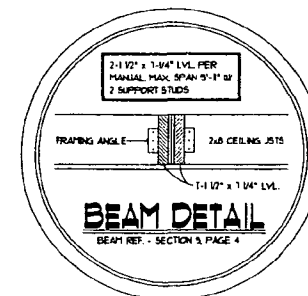
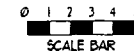
### WINDOW EGRESS SCHEDULE

MARK	LIGHT	VENT	CLR HEIGHT	CLR WIDTH	AREA	EGRESS
A	13'0"	32	36'0"	34'0"	1200	YES
B	6'3"	32B	40'3"	34'0"	4100	NO
C	10'4"	32B	24'3"	34'0"	7500	YES

### LIGHT 4 VENTILATION DATA

ROOM	AREA	LIGHT REQUIRED	VENT REQUIRED
BEDROOM 1	113.50	26.4	6.100
BEDROOM 2	107.00	26.8	6.800
BEDROOM 3	755.50	187.8	28.440
HALL, DINING	100.00	24.00	7.12
LIVING ROOM	79.30	19.30	4.4

THE KITCHEN & DINING ROOM NEEDS 195.75 MORE LUMENS TO MEET CODE. THIS IS DONE BY ADDING A 600 BATH FLOOR SINK BASE BUILT OVER KITCHEN SINK, IN THE CENTER OF KITCHEN ROOM, AND IN DINING ROOM, THIS GIVES A TOTAL OF 195.75 MORE LUMENS TO MEET CODE.



## FLOOR PLAN NOTES

1. REFER TO P & D SHEET FOR ALL OPTION SPECS AND LOCATIONS, (EX. TYPE OF WATER CLOSETS, BASE MOLD, SIZE, CEILING FINISH, TYPE OF TUB, TUB DOOR, COUNTERTOP TYPE, CHAIR RAIL, TYPE OF DOOR HARDWARE, SUPPLY LINE TYPE, ETC.)
2. DATA PLATE, STATE LABEL, AND PPS LABEL TO BE LOCATED ON REAR OF CABINET UNDER KITCHEN SINK
3. PURCHASER TO SQUARE, SHIP, AND INSTALL TRIM ON ALL EXTERIOR DOORS AT SITE
4. DESIGN AND INSTALLATION OF HVAC SYSTEM TO BE SUPPLIED AND INSTALLED BY PURCHASER SUBJECT TO INSPECTION AND APPROVAL BY LOCAL BLDG. INSPECTOR
5. DUCTLESS HOODFAN IS STANDARD. VENTED HOODFAN IS AN OPTION THAT MAY NOT BE AVAILABLE IN ALL INSTANCES
6. BATH FAN DUCT IS LEFT IN ATTIC FOR PURCHASER TO EXTEND THRU ROOF OR SOFFIT AT SITE
7. DRYER VENT TO BE SUPPLIED AND INSTALLED BY PURCHASER UNLESS DRYER IS LOCATED ON 2ND LEVEL OF 2 STORY HOME
8. DO NOT SCALE OFF DRAWINGS, ALWAYS REFER TO DIMENSIONS
9. ALL CLOSET SHELVING TO BE SINGLE HANGING UNLESS NOTED AS 5 SHELVES OR DBL HANGING
10. ALL STAIR RAILINGS TO BE SUPPLIED AND INSTALLED BY PURCHASER UNLESS NOTED OTHERWISE
11. BOY OUT WALL 30 1/2" x 36 1/2" x 8" AFF. FOR CAR BOX OUT FLOOR 17" x 14" FINISH TOP 1 SIDES
12. KITCHEN RANGE HOOD (VENTED MODELS ONLY) BATH FAN, AND DRYER TO BE VENTED TO EXTERIOR BY PURCHASER
13. IF THERE IS NOT ENOUGH ROOF FOR 2 TOILET BARS AT FULL BATH THEN A TOILET RING IS TO BE ADDED AT LAV AREA
14. MINIMUM LIGHT 1 VENTILATION REQUIREMENTS TO MEET SECTION 303.1 FOR TENNESSEE 56.2 STANDARDS
15. SEE TITLE 448, CHAPTER 020, PART 3
16. UNLESS NOTED OTHERWISE STANDARD PREP FOR WOODROOF IS 3/4" CERAMIC IS 5/8" 1" LATHING IS 3/8" FOR 2ND LEVEL HVAC PREP
17. 3" RADON VENT PROVIDED IF REQ'D BY LOCAL JURISDICTION FOR PURCHASER TO EXTEND INTO BRST SLAB OR UNDER CRACK SPACE AND EXTEND THRU ROOF AT SITE
18. IF REQ'D EXT SHEAR WALLS TO BE PER SECTION R402.03.3 METHOD 3 & 11 SHEAR WALLS PER SECTION R402.03.3 METHOD 5
19. BATHROOM(S) ON THE UPPER LEVEL OF A CAPE COO ARE PLUMBED PER DESIGN SHOWN ANY DEVIATION FROM THIS LAYOUT IS PURCHASER'S RESPONSIBILITY. PLUMBING ON UPPER LEVEL IS SUBJECT TO INSPECTION AND NOT PART OF THIS SUBMITTAL
20. SPRINKLER SYSTEM FOR HAVY AND WILL BE INSTALLED BY A CERTIFIED CONTRACTOR, ALSO APPROVED AND INSPECTED BY THE LOCAL JURISDICTION FOR THIS PRODUCT. THE MARYLAND INSURANCE DOES NOT CERTIFY THE ON-SITE SPRINKLER SYSTEM ANY REFERENCES TO THE ON-SITE SPRINKLER SYSTEM WILL ALSO BE ON THE DATA PLATE.

JDE #  
JDE #

THE ALBANY

MOD-U-KRAF HOMES LLC, P.O. BOX 573 ROCKY MOUNT, VIRGINIA

REVISION DATE:

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A DRAWN

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CHECKED BY:

A CHECKED

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DATE

DATE

SCALE

1/4" = 1'-0"

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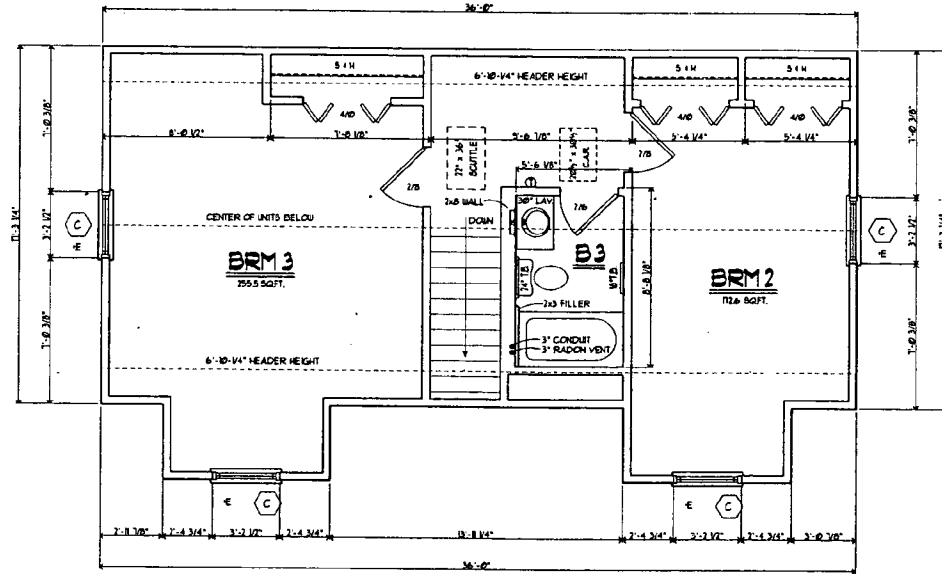
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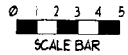
THE ALBANY



2ND LEVEL FLOOR PLAN

2ND LEVEL SQFT 679

BATHROOM(S) PLUMBED PER DESIGN SHOWN.  
ANY DEVIATION FROM THIS LAYOUT IS  
PURCHASER'S RESPONSIBILITY



ITEMS TO BE SITE INSPECTED

NOTICE TO INSPECTION DEPARTMENT -  
THE FOLLOWING ITEMS HAVE NOT BEEN COVERED BY MDC-HARDWARE NOTES. THEY  
ALSO HAVENOT BEEN INSPECTED BY PPS CORP, AND ARE NOT CERTIFIED BY THE  
MODULAR LABEL CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL.

1. HVAC (BOX OUT FOR COLD AIR RETURN PROVIDED)
2. ANY SITE BUILT ATTACHMENTS (EX. GARAGE AND PORCHES).
3. FOUNDATION.
4. SITE BUILT CRIPPLES AND INSTALLATION OF SINGLETS.
5. ALL CONTINUATION OF PLUMBING TO APPROVED WASTE DISPOSAL AREAS.
6. ALL ELECTRICAL TIE IN AND ELECTRICAL SERVICE.
7. ALL OTHER ITEMS LISTED BY PURCHASER IN PLAN SETS.
8. THE DRAWINGS FOR AND CONSTRUCTION OF OPTIONAL WORK TO BE COMPLETED ON SITE (STRUCTURE, ELECTRICAL, PLUMBING AND/OR MECHANICAL) SHALL BE REVIEWED AND APPROVED BY THE LOCAL BUILDING OFFICIAL AND IS NOT INCLUDED AS PART OF THIS SUBMITTAL.
9. ALL PROY FOR HEATING SYSTEM TO BE PROVIDED BY SITE CONTRACTORS AND INSPECTED ON SITE.
10. ENTIRE HVAC SYSTEM DESIGN AND INSTALLATION TO BE ON SITE AND INSPECTED AND APPROVED BY LOCAL BUILDING OFFICIAL.

FLOOR PLAN NOTES

1. REFER TO P 4 D SHEET FOR ALL OPTION SPECS AND LOCATIONS. (EX. TYPE OF WATER CLOSETS, BASE MOLD SIZES, CEILING FINISH, TYPE OF TUB, TUB DOOR, COUNTERTOP TYPE, CHAIR RAIL, TYPE OF DOOR HARDWARE, SUPPLY LINE TYPE, ETC.)
2. DATA PLATE, STATE LABEL, AND PPS LABEL TO BE LOCATED ON REAR OF CABINET UNDER KITCHEN SINK.
3. PURCHASER TO SQUARE, SHIM, AND INSTALL TRIM ON ALL EXTERIOR DOORS AT SITE.
4. DESIGN AND INSTALLATION OF HVAC SYSTEM TO BE SUPPLIED AND INSTALLED BY PURCHASER SUBJECT TO INSPECTION AND APPROVAL BY LOCAL BLDG. INSPECTOR.
5. DUCTLESS HOODFAN IS STANDARD. VENTED HOODFAN IS AN OPTION THAT MAY NOT BE AVAILABLE IN ALL INSTANCES.
6. BATH FAN DUCT IS LEFT IN ATTIC FOR PURCHASER TO EXTEND THRU ROOF OR SORTIT AT SITE.
7. DRYER VENT TO BE SUPPLIED AND INSTALLED BY PURCHASER UNLESS DRYER IS LOCATED ON 2ND LEVEL OF 2 STORY HOME.
8. DO NOT SCALE OFF DRAWINGS. ALWAYS REFER TO DIMENSIONS.
9. ALL CLOSET SHELVING TO BE SINGLE HANGING UNLESS NOTED AS 5 SHELVES OR CBL HANGING.
10. ALL STAIR RAILINGS TO BE SUPPLIED AND INSTALLED BY PURCHASER UNLESS NOTED OTHERWISE.
11. BOX OUT WALL 30 1/2" X 30 1/2" \* 8" AFF. FOR C.A.R. BOX OUT FLOOR 12" X 24" FINISH TOP 4 SIDES.
12. KITCHEN RANGE HOOD (VENTED MODELS ONLY), BATH FAN, AND DRYER TO BE VENTED TO EXTERIOR BY PURCHASER.
13. IF THERE IS NOT ENOUGH ROOF FOR 7 TOWER BARS AT FULL BATH THEN A TOWER KING IS TO BE ADDED AT LAV AREA.
14. MINIMUM LIGHT VENTILATION REQUIREMENTS TO MEET SECTION 903.1 FOR TENNESSEE 56A STANDARDS  
SEE TITLE 44, CHAPTER 06 PART 3.
15. UNLESS NOTED OTHERWISE STANDARD PREP FOR HARDWOOD IS 3/4", CERAMIC IS 5/8", LAMINATE IS 3/8"
16. INST ALL 3" CONDUIT FLOOR TO CEILING IN THE PLUMBING CHASE ON ALL TWO STORY AND CAPE COD HOMES  
FOR 3RD LEVEL HVAC PREP:
17. 3" RADON VENT PROVIDED IF REQ'D BY LOCAL JURISDICTION FOR PURCHASER TO EXTEND INTO BSMT SLAB OR UNDER CRAWL SPACE AND EXTEND THRU ROOF AT SITE.
18. F. REQ'D EXT. SHEAR WALLS TO BE PER SECTION R602.10.3 - METHOD 3 1 INT. SHEAR WALLS PER SECTION R602.10.3 - METHOD 5 (BATHROOMS) ON THE UPPER LEVEL OR A CAPE COD ARE PLUMBED PER DESIGN SHOWN ANY DEVIATION FROM THIS LAYOUT IS PURCHASER'S RESPONSIBILITY. PLUMBING ON UPPER LEVEL IS SUBJECT TO INSPECTION AND NOT PART OF THIS SUBMITTAL.
19. SPRINKLER SYSTEM FOR MARYLAND WILL BE INSTALLED BY A CERTIFIED CONTRACTOR, ALSO APPROVED AND INSPECTED BY THE LOCAL JURISDICTION FOR THIS PROJECT. THE MARYLAND VIRGINIA DOES NOT CERTIFY THE ON-SITE SPRINKLER SYSTEM. ANY REFERENCES TO THE ON-SITE SPRINKLER SYSTEM WILL ALSO BE ON THE DATA PLATE.

REVISION DATE:

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1/4"=1'-0"	
SERIES #	
C1670/2-CC	

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17



**Section 4: Materials Specifications**

**Mod-U-Kraf Homes LLC**  
**Presents the**  
**"Classic Series"**

Mod-U-Kraf Homes, LLC

Office Phone: (540) 483-0291

P.O.Box 573

E-Mail: homes@mod-u-kraf.com

Rocky Mount, Virginia 24151

Web Site: www.mod-u-kraf.com

**Home Specifications**

Note: All items shown on cutsheet floorplan is included in the Mod-U-Kraf price unless noted as optional. (Exception: All appliances are optional)

**Building Configuration and Floor System:**

**Floor Joist:** ——— 12'-6" Wide Units - 2 x 8 @16"oc unless noted- first and second level  
14' Wide Units - 2 x 10 @16"oc unless noted  
14' Wide Units 2nd Level - 2 x 10 @19.2"oc unless noted -  
Open Joist 2000 @ plumbing areas

**Floor Girders:** ——— 4-2 x 8 or 2 x 10 to match floor joist (total). Hangers at girder end

**Subfloor:** ——— 3/4" T&G OSB

**Floor Finish:**

**Floor(Carpet):** ——— 25 oz. Sedona Carpet. Shipped loose w/ 6 lb density rebond pad. Includes carpet for stairs for split level, split foyer, cape cods and two story models.

**Floor(Vinyl):** ——— No-wax sheet vinyl

**Note:** ——— See cut sheet for vinyl and carpet areas

**Walls-Exterior and Interior:**

**Exterior Walls:** ——— 2 x 4@ 16"oc unless noted with single 2 x 4 bottom plate and double 2 x 4 top plate

**Interior Walls:** ——— 2 x 4@ 16"oc unless noted with single 2 x 4 bottom plate and double 2 x 4 top plate

**Mate Walls:** ——— 2 x 3@ 16"oc unless noted with single 2 x 3 bottom plate and double 2 x 3 top plate

**Ceiling Height:** ——— 8'-0" nominal.

**Wall Sheathing-Exterior and Mate Wall:**

**Exterior Walls:** ——— 7/16" OSB glued and fastened

**Mate Walls:** ——— 7/16" OSB glued and fastened

**House Wrap:** ——— Housewrap on all exterior and mate walls

**Roof/Ceiling Systems and Finish:**

**Roof Framing:** ——— Roof Pitch will vary on each house  
and (5/12, 7/12, 9/12, 10/12, or 12/12)

**Roof Pitch:** See architectural drawings for truss spacing per each house style

**Gable Extensions:** — 12" on all models

**Overhangs:** ——— 15" for all models

**Roof Sheathing:** ——— 7/16" OSB fastened to rafter/truss

**Roof Finish:** ——— 20 year shingle with 30# felt(includes all models)

**Roof Vent:** ——— Soffit and ridge vent full length of house

**Ceiling Framing:** ——— 2 x 6 @ 24"oc, two story models only (Flat top lower level)

**2nd Floor Livable area Subfloor:** — 3/4" T&G OSB

**Ceiling Finish:** ——— 5/8" Gypsum with stippled finish

**Exterior Siding and Exterior Trim:**

**Siding:** D-5 shiplap vinyl siding included, installed where possible.  
**Trim:** Aluminum fascia and vinyl soffit and trim (white), corners same color as siding.  
As shown on cutsheet unless noted.  
**Note:** All porch matching material packages are optional.

**Electrical:**

**General:** 200 amp main panel with breakers required for factory installed wiring  
Romex wire through out house - minimum 12/2 wiring  
Smoke detectors per code  
Dryer hookup included if applicable  
Ceiling light, fan(ducted to outside)each bath  
Junction box hookups at modular electrical connections  
All fixtures and outlets U.L. labeled  
Light in all Walk-In Closets  
Wired door chimes included. Includes one chime and two buttons one  
at front and one at side/rear door.

**Note:** Houses 2200 sq.ft and up to 3000 sq.ft. will receive a 100 amp sub-panel  
in addition to the standard 200 amp main panel.  
The house service will remain 200 amp.  
**Note:** Houses over 3000 sq.ft. will receive two(2) 200 amp main panels.  
The house service will increase to 400 amp.

**Lighting:**

**General:** Hall, laundry, foyer, diningrm, famrm, grtrm P3536-30  
Nook, kitchen, dressing, livingrm, bedrm P3536-30  
Walk-in closet and walk-in pantry, utility closet light P7006-30  
Light over kitchen sink P3405-30  
Two-story foyer hanging light P5017-30  
Wall Sconce P7122-81  
Bath light P3374-15  
Basement stairwell light P3405-30  
Front entry light P5682-31  
Side/rear light P5682-31  
Split foyer hanging front light P5017-30  
All light bulbs supplied and installed by purchaser  
All rooms have standard ceiling light. Dining light box supports 35 lb.  
Fan / Light box is installed at cathedral and open ceiling areas.

**Appliances and Range Hoodfan:**

**Appliances:** All appliances are optional  
**Range Hoodfan:** Ductless, 30" hoodfan included



**Heating/Cooling System:**

**Heating/Cooling:** Prepared for heat pump by purchaser. Rough opening for return air grille (20"x30") provided. Two for larger homes and all two story models. Return air grilles not included. Prepared for thermostat by purchaser. Mod-U-Kraf to install box and drop conduit to basement/crawl space or run to attic on upper level of two story models. Two for all two story models. All two story models designed for dual heating/cooling system. One system per floor. 4 Section, 25' wide cape cod models are designed for a single HVAC system, 2nd level ceiling registers and flex duct are included and ran to chase for purchaser to tie in with site supplied and installed first level duct system. 4 Section, 28' wide cape cod models are prepared in the same manner as our two story houses and do not include any ductwork, registers, etc. All ducts, registers, etc. supplied and installed by purchaser at site. All heating/cooling equipment provided and installed by purchaser at site.

**Insulation:**

**Roof:** ----- R-38 fiberglass batts with vapor barrier  
**Exterior Walls:** ----- R-13 fiberglass batts with vapor barrier  
**Floor:** ----- None (optional)

**Plumbing Fixtures and Faucets:**

**General:** ----- Standard water saver closets-white vitreous china(white)  
One piece fiberglass tubs and showers(white)  
Anti-scald tub and shower faucets  
Lavinette bowl white cultured marble top and sink combo  
Kitchen double bowl sink, 33"x22" stainless steel with spray, 8" deep, 20 gauge  
Single handle kitchen faucet, chrome  
Single handle lavinette faucet, chrome  
Water heater, 50 gallon electric, energy saver, with safety pan if W.H. installed in modules  
Washer hookup included if applicable  
IceMaker hookup box included

**Plumbing Drain-Waste-Vent and Supply:**

**DWV:** ----- PVC scheduled 40 stubbed through floor  
**Supply:** ----- Copper lines stubbed through floor(size per plan)  
**Radon Prep:** ----- 3" PVC radon vent supplied, stubbed thru floor

**Kitchen Cabinets and Bath Lavinettes:**

**Kitchen Cabinets:** ----- Flat panel, wood, 12"x42" wall cabinets w/ adjustable shelves, 24" base w/ 3/4 shelf depth, factory built and installed.  
Wall cabinets extend to ceiling(8' ceiling height) with stained crown mould.  
**Style:** ----- Southwest Oak  
**Finish:** ----- Light or Pecan  
**Bath Lavinettes:** ----- MDF Embossed White  
**Utility Room:** ----- MDF Embossed White (if applicable, per plan)

**Countertops at Kitchen and Baths:**

**Kit. Countertop:** ----- Postform, laminated top and backsplash  
**Bath Lav Top:** ----- Cultured marble top (white-white mix standard)

**Bath Accessories:**

**General:** ————— Standard medicine cabinet over each lavinette bowl (except not at corner pedestal sinks)  
 Chrome package(towel bar(s), paper holder)

**Windows and Exterior Doors:**

**Windows:** ————— MW 600 Series, EZ Tilt , double hung, vinyl clad, Low E, GBG, white, DP50, w/full screen,  
 or West Casement per standard working plan.

**Exterior Doors:** ———— Fiberglass door, unfinished, textured finish, 1.3/4" with alum.threshold,  
 weather-strip and relaxed composite jamb. (Doors can be stained or painted)

**Sliding Glass Dr.:** — Vinyl sliding glass doors with screen (if applicable) GBG, White

**Note:** ————— Exterior door design per working plan

**Interior Doors and Interior Trim:**

**Doors:** ————— 6-Panel swing doors with white semi-gloss paint and wood casing

**Trim:** ————— 4.1/4" base, MDF with white semi-gloss paint

2.1/4" door and window trim, B and better pine with white semi-gloss paint

**Door Hardware:**

**Exterior:** ————— Exterior cylindrical locksets, satin chrome finish

**Interior:** ————— Interior cylindrical locksets and latches, satin chrome finish

**Door Stops:** ———— Matches door hardware

**Interior Finish :**

**Walls:** ————— 1/2" Gypsum board, factory finish with 2 coats of flat latex base paint  
 Taped vertical and horizontal corners

**Shelving:** ———— Vinyl coated wire shelving / hangers

**Stairs to**

**Upper Level:** ———— Stair Skirt to be 1 x 10 painted. Treads and risers unfinished for  
 carpet installation at site by purchaser. Stairs to meet all State  
 codes.

Handrails installed by Mod-U-Kraf as noted on architectural plans

All other handrail supplied and installed by purchaser, unless noted otherwise

See our "Classic Option Sheet" for additional options !!

Colors (carpet, vinyl, paint, etc.) may vary from samples depending on manufacturer's dye lot.

These specifications are intended to include labor in manufacturing of the house and materials or the house above the foundation sill plate. Labor and materials for the foundation, termite shield, sill plate, stairway erection, masonry materials, hook-up of electrical, plumbing and furnace (if applicable) or labor for field completion and items related thereto are not included. Refer to architectural plans for additional completion information required

Mod-U-Kraf Homes, LLC reserves the right to make substitutions or changes without notice.

Revised: 09/16/07

## Section 5: Photographs

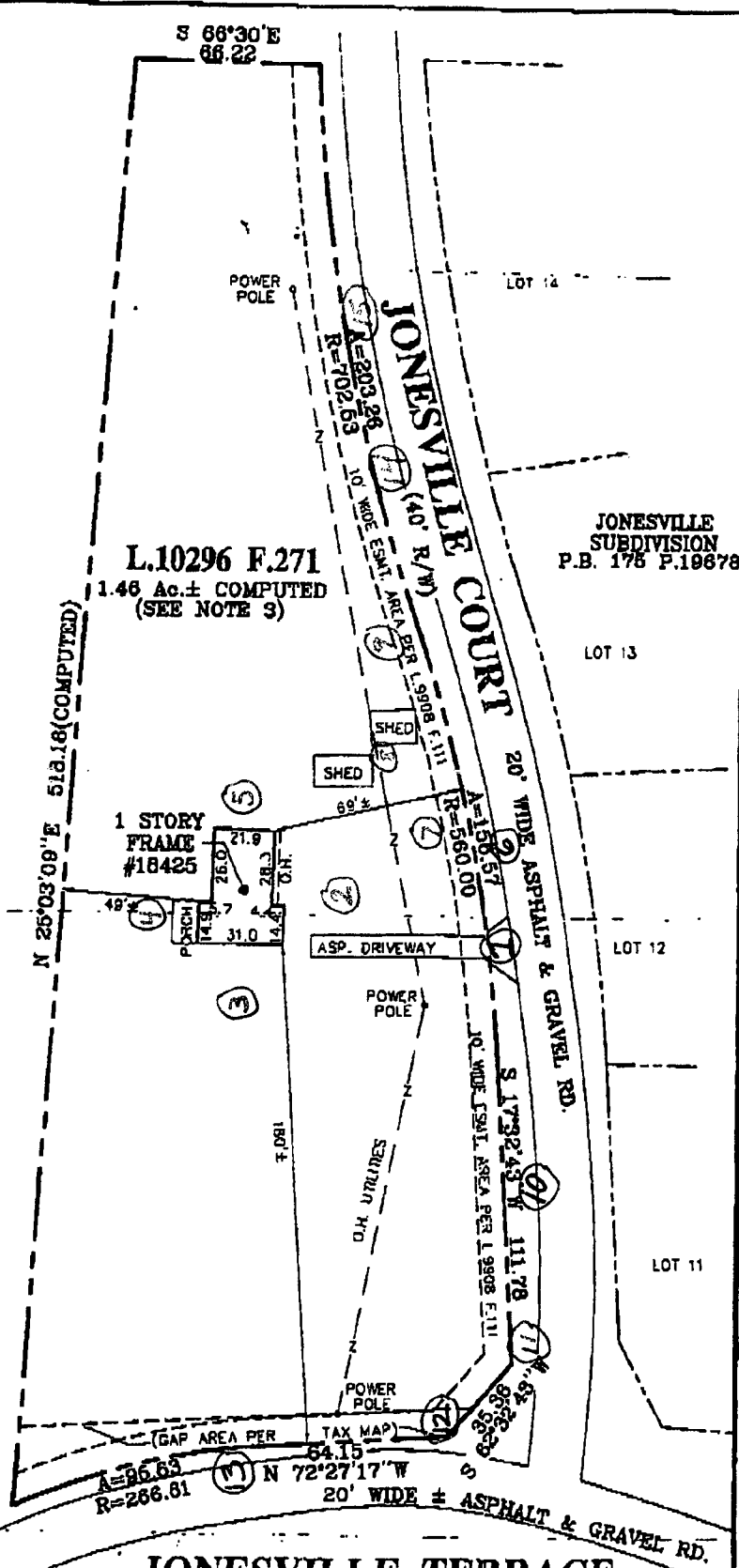
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Please refer  
to numbered  
pictures for  
Views from  
circled locations.

WING  
E ROAD  
SIMS PROPERTY  
271  
MARYLAND

**JONESVILLE TERRACE**

(40' R/W)  
TO JONESVILLE ROAD

RE	REFERENCES

SNIDER & ASSOCIATES  
LAND SURVEYORS

25

## Main House



1. Front view from Jonesville Court



2. Front view – close up



3. Left side of house (addition)



4. Back of house



5. Right side of house with cellar hatch

**Sheds/Other Structures**



**6. Front view of three sheds from Jonesville Court**



**7. Sheds close-up**



**8. Roof damage of sheds**



**9. Rear of shed on left side**

**Land**



**10. View of property from left of driveway**



**11. Walking to the left, towards Jonesville Terrace**



**12. House in background, corner of lot**



**13. Heading towards stop sign on Jonesville Terrace**



**14. House on left, property extending to the right**



**15. Edge of property towards cul-de-sac**

**Section 6: Tree Survey**



# Lee's Tree Service

## Mark Lee Peyton, Jr.

Maryland Tree Expert License #118

16105 Morrow Rd  
Poolesville MD 20837

office 301-208-8235  
fax 301-990-7217

### Tree Survey

August 19, 2008

Prepared for Brad Rhoderick  
18425 Jonesville Rs  
Poolesville MD 20827

See attached plan:


Plat Book 105; Plat # 12105; Liber 10296; Folio 271

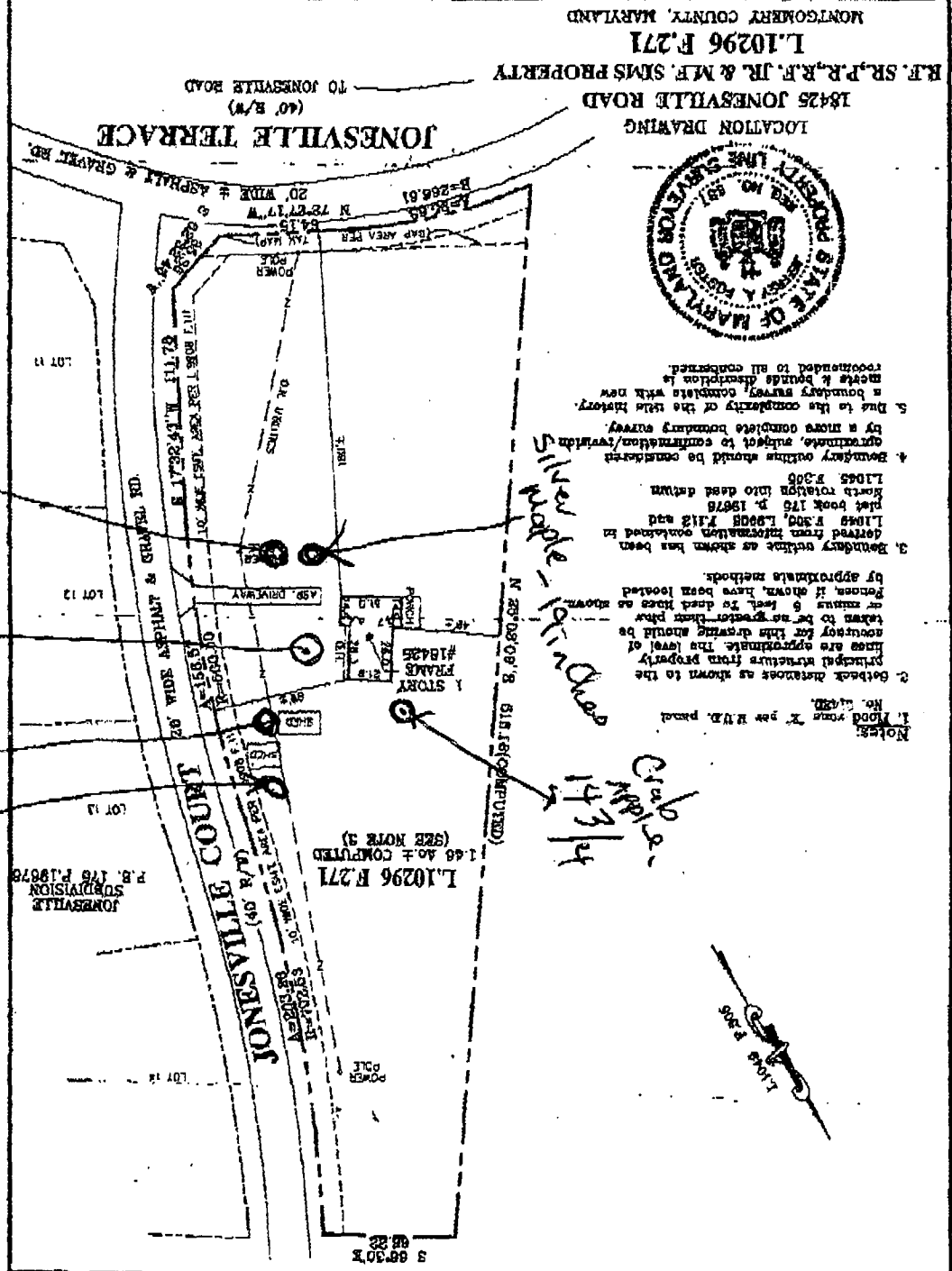
- 
- 14" Catalpa Front Center - Tree is green and healthy
  - 24" Black Locust in front of shed - Tree is green and healthy
  - 15 1/2" Mulberry to right of shed - Tree is green and healthy
  - 14 3/4" Crabapple right rear corner of house - Tree has 20% dieback
  - 19" Silver Maple Front yard - to the left of house - Tree is green and healthy
  - 12 1/2" Crabapple in front of Silver Maple - Tree is green and healthy
- 

Based on the information provided to me, at this time, the 14" Catalpa seems to be the only tree that will be affected by the proposed demolition of the existing building.

  
Mark Lee Peyton, Jr.

31

JOB NO.: 08-00830 DRAWN BY: LTH DATE OF LOCATIONS: 8-12-08 SCALE: 1" = 80' SNIDER & ASSOCIATES LAND SURVEYORS 3090 Goldensale Lane, Suite 110 Gaithersburg, Maryland 20878 301/948-8100 Fax 301/948-1288		REFERENCE: PLAT BK. 106 PLAT NO. 12105 LIBER: 10896 BOOK: 271 MARYLAND PROPOSED LINE SURVEY REG. NO. 087
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Crab Apple 12 1/2 inches

14 inches Catalpa

Black Locust 24 inches

mulberry tree 15 1/2 inches

Silverdale - 14 3/4 inches

- Notes:
1. Flood zone X per N.D.P. panel No. 4100.
  2. Getback distances as shown to the principal structure from property lines are approximate. The level of contour for this drawing should be taken to be an elevation that provides for an adequate flood plain. If shown, have been located by approximate methods.
  3. Boundary utility as shown has been derived from information contained in files #300, L9008 F113 and plat book 176 p. 18078 North rotation into deed return L1065 F206
  4. Boundary outlines should be considered approximate, subject to confirmation/revision by a more complete boundary survey. Due to the complexity of the utility history, a boundary survey, complete with new meter & boundary description is recommended to all concerned.

COMPUTER INFORMATION NOTES:

1. This plan is a benefit to a common owner as it is required by a contract or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood zone information is taken from available sources and is subject to investigation of originator.
5. No title report furnished.

**Section 7: Addresses of Adjacent and Confronting Property Owners**

## Adjacent and Confronting Property Owners

Lein Bui and Nghia Le  
1 Jonesville Court  
Poolesville, MD 20837

Larry C. and T.L. Haga  
5 Jonesville Court  
Poolesville, MD 20837

Gabriela Quattlebaum et al  
9 Jonesville Court  
Poolesville, MD 20837

Jeffrey and April Eichorn  
13 Jonesville Court  
Poolesville, MD 20837

Chester W. Anderson et al  
27 Jonesville Court  
Poolesville, MD 20837

Mailing Address:  
PO Box 42  
Dickerson, MD 20842

Steven T. Cooper  
18319 Jonesville Road  
Poolesville, MD 20837

Mailing Address:  
PO Box 193  
Poolesville, MD 20837

Annie E. and R. Coleman  
18311 Jonesville Road  
Poolesville, MD 20837

Mailing Address:  
2231 Sudbury Road, NW  
Washington, DC 20012

Owners of the land behind 18425 Jonesville Road (160 acres):  
Calvary Evangelical Lutheran Church  
9545 Georgia Avenue  
Silver Spring, MD 20910

**Section 8: Structural Engineering Report**



August 17, 2008

Mr. Bradley Rhoderick  
1817 Olmstead Drive  
Falls Church, VA 22043

Re: Project No. 2-0804-T, 18425 Jonesville Road  
Poolesville, Maryland

Dear Mr. Rhoderick:

On August 15, 2008, the undersigned Structural Engineer visited the referenced property to determine its overall structural condition. The building was a two-story, single-family structure with several apparent one-story additions. There was a partial cellar under the residence. The original residence and additions were estimated to be between 50 and 80 years old.

It was found that the residence was abandoned and had been condemned by Montgomery County as unfit for human habitation. We were informed that a realtor had recently entered the property and put her foot through the floor due to severe decay, so we were not given permission to enter the building. Our interior evaluation was therefore limited to the areas observable from the front entrance and a window.

In general, the building was in a state of complete disrepair and had not been maintained for many years. The following is a summary of our findings based on our limited interior observations and exterior observations:

- The construction of the additions appeared to be non-standard, especially the construction of the multi-sloping roof over the left addition. The building exhibited many skewed and overall sloping conditions, especially the convex bowed roof of the two-story portion, indicating overall foundation and/or framing structural failure. The chimney was also observed to be severely tilted.
- There was severe rotting decay of the wood framing around much of the perimeter of the residence. At the rear and left sides, the wood framing was at-grade and exposed to direct water contact with improper grading and roof water control. At the roof, the soffit and fascia evidenced severe rotting. Along with the rotting, there was evidence of significant termite infestation and damage. At one location, the termite damage extended up into the window sill.
- The cellar had a dirt floor and was muddy at the time of the inspection indicating extensive water flow into the area. There was evidence of significant termite damage in the main wood beam under the two-story portion. Some of the footings were undermined from erosion. Other significant foundation cracks and offset conditions were observed around the perimeter of the building.

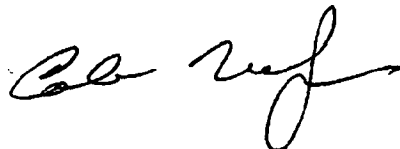
- As observed at the interior, the floors appeared to slope severely in several directions. The ceiling of the left side addition was collapsing and was water stained indicating severe roof leakage and likely hidden decay. Also, a large separation was observed over a wood beam at the transition between the left side one-story addition and two-story area. The beam was also severely sloped indicating structural failure.

Based on the severity of the structural distress that we could observe and our past experience dealing with similar conditions, we expect that there is also extensive hidden structural damage and decay that we could not readily observed. We are of the opinion that the building is structurally unsafe to enter and should be posted as such. We are also of the opinion it is not structurally or economically feasible to repair or rehabilitate the building, and we recommend immediate demolition.

The purpose of this investigation was to conduct a limited structural evaluation at the referenced property. The report is based on the conditions observed at the time of the evaluation and information obtained from the investigation, including any information provided by the client. Except as otherwise indicated, the investigation was limited to non-destructive, visual observations of the portions of the structure that were readily visible and accessible without removal of finishes, soil testing, excavation or other inspection means. It should be understood that hidden conditions may exist and there is no claim that all conditions were observed. The opinions, conclusions, and recommendations expressed in this report are based on the findings of the investigation, and the knowledge and experience of Mr. McKenzie. McKenzie Engineering Services, P.C. and Mr. McKenzie have provided structural consulting services with the degree of care and skill ordinarily exercised under similar circumstances by reputable members of the profession practicing in the same or similar locality. No other guarantee or warranty, either expressed or implied, is provided. The report is for the exclusive use of the client and is not to be used for other purposes unless prior authorization is obtained.

Please contact this office if there are any questions concerning this report or if we can be of further service.

Sincerely,  
**McKENZIE ENGINEERING SERVICES, P.C.**



Colin C. McKenzie, P.E.

CCM:dks



**PHOTO LOG:**

- Photo 1: Front elevation – left side addition.
- Photo 2: Left side elevation – note non-standard multi-sloping roof.
- Photo 3: Front elevation – right side addition.
- Photo 4: Right side elevation.
- Photo 5: Rear elevation – right end.
- Photo 6: Rear elevation – left end.
- Photo 7: Condemned building posted at front entrance.
- Photo 8: Collapsing ceiling in left side addition.
- Photo 9: Sloping floors in left side addition.
- Photo 10: Sloping beam and separation at transition between left side addition and two-story portion.
- Photo 11: Closer view of large separation.
- Photo 12: Foundation crack and offset foundation condition.
- Photo 13: Severe rotting and termite damage at exterior.
- Photo 14: Severe rotting and termite damage at exterior.
- Photo 15: Severe rotting at exterior with tree growing out of foundation.
- Photo 16: Evidence of significant termite infestation at window sill.
- Photo 17: Severe rotting and insect damage at soffit and fascia.
- Photo 18: Convex bow in two-story roof and tilted chimney.
- Photo 19: Mud in dirt cellar.
- Photo 20: Undermined foundation in cellar.
- Photo 21: Severe termite damage to main wood beam.





PHOTO 1



PHOTO 2



**PHOTO 3**



**PHOTO 4**

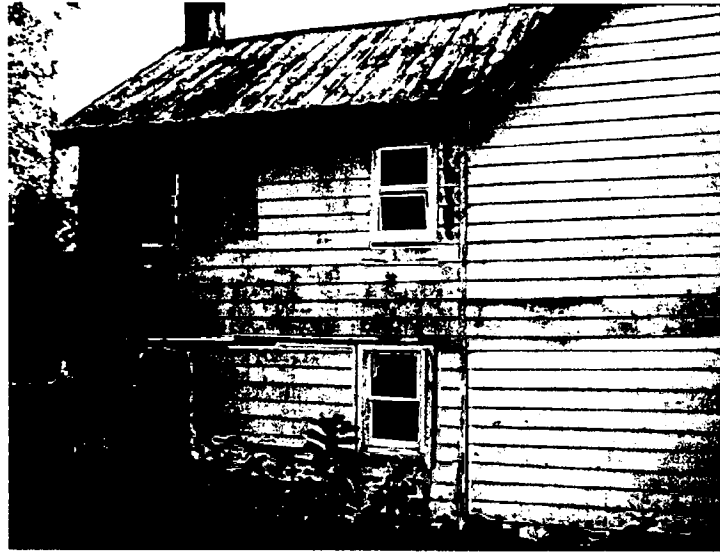


PHOTO 5



PHOTO 6

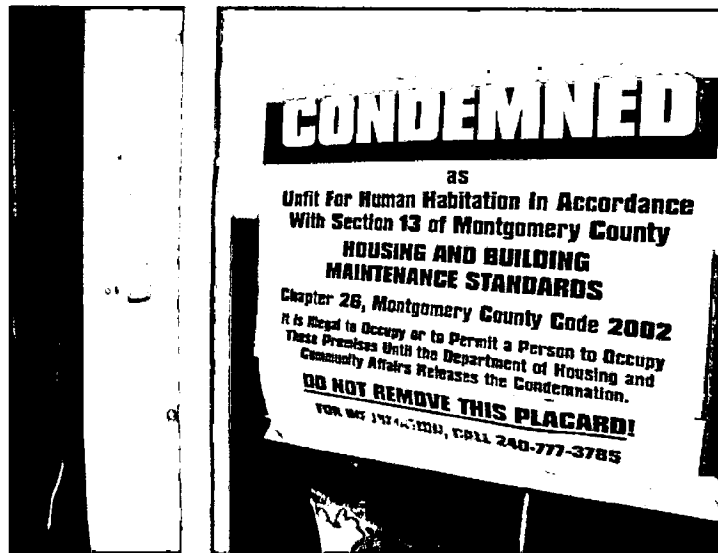


PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10

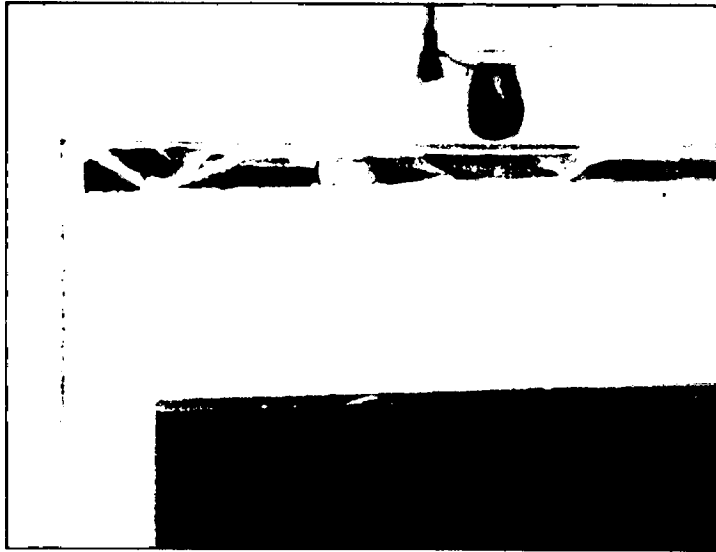


PHOTO 11

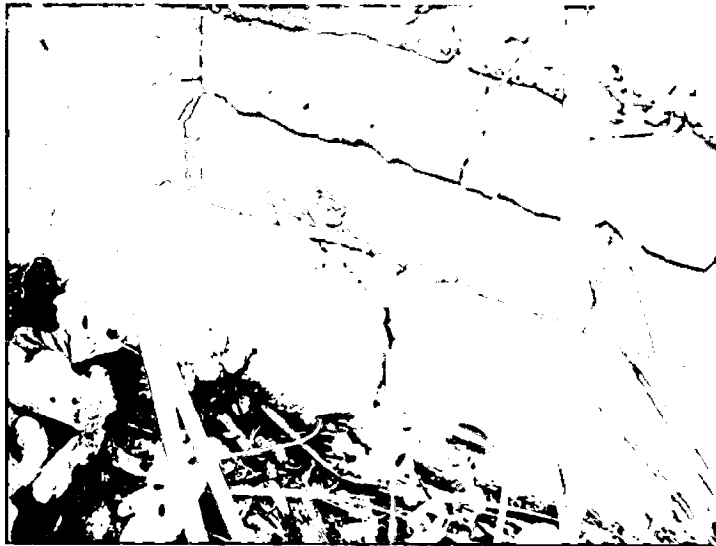
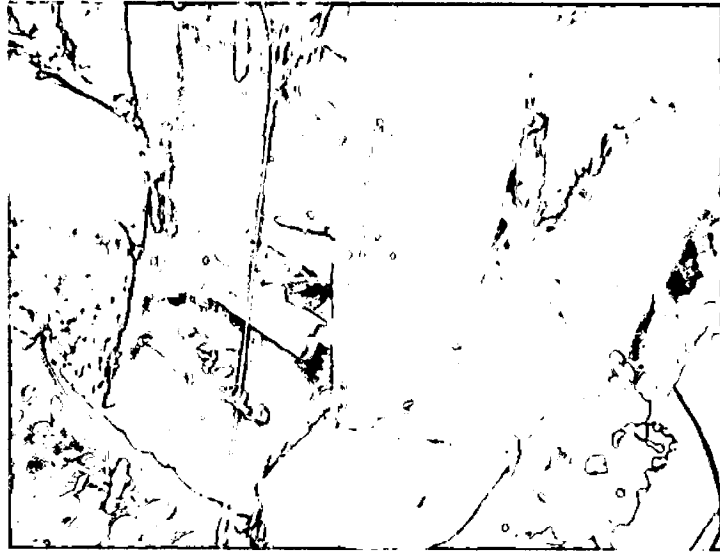


PHOTO 12



**PHOTO 13**



**PHOTO 14**



**PHOTO 15**



**PHOTO 16**



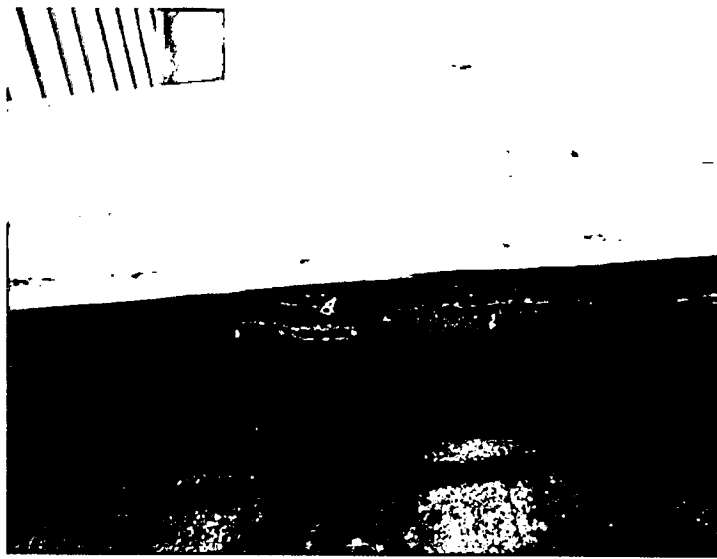


PHOTO 17



PHOTO 18



PHOTO 19



PHOTO 20



PHOTO 21

**Fothergill, Anne**

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**Subject:** FW: 18425 Jonesville Road

-----Original Message-----

From: cmckenzie1@cox.net [mailto:cmckenzie1@cox.net]  
Sent: Wednesday, August 27, 2008 12:17 PM  
To: Whipple, Scott  
Cc: brhoderick@deloitte.com  
Subject: 18425 Jonesville Road

Mr. Whipple:

It has come to my attention that there is some concern regarding my inspection of the above referenced property since I was not allowed access into the house due to safety concerns from the owners. In most cases, I would agree that a full interior inspection would be required to render a proper structural opinion.

However, in this case, there was more than enough evidence of severe structural distress and failure from the portions of the house I could observe, including the entire exterior, the cellar and large areas of the interior as viewed from the doorway and windows. From this evidence (as documented in my report) and my extensive experience in dealing with similar conditions, I feel that I could certainly render a proper opinion regarding the structural condition of the house.

As indicated in the report, my opinion stands that the house was in extremely poor structural condition and that it is structurally unsafe. I am certain that interior inspection at this point would not alter my opinion and it may actually be dangerous based on my observations and the information from the realtor regarding the floor failure.

Hopefully this helps in clarifying my inspection and opinions in this matter. Please let me know if you have any questions or comments.

Thank you, Colin C. McKenzie, P.E.

**Section 9: Additional Documentation**

To: HENRY OR Kelly



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett  
County Executive

Richard Y. Nelson, Jr.  
Director

July 17, 2007

Roland F. Sims, Sr., et.al.  
c/o Paul Sims  
6 Jonesville Road  
Poolesville, MD 20837

Re: 18425 Jonesville Ct.  
Poolesville 20837

Dear Mr. Sims:

On July 11, 2007, Housing Code Inspector Jason White conducted an inspection at the residential property referenced above. During the inspection, the following defective conditions were observed which constitute violations of Montgomery County Code provisions and/or Maryland State law:

1. The dwelling is vacant, damaged, deteriorated, dilapidated and unsafe, thereby creating a serious hazard to the health and/or safety of the public.
2. Property is a public nuisance due to its condition, thus creating a visual blight from the public right-of-way and neighboring properties.
3. The general condition of the property is unsanitary or otherwise dangerous to the health or safety of the public due to the solid waste and debris about the property
4. The utilities have been disconnected.

Due to the seriousness of these conditions, the property was placarded by the Inspector as unfit for human habitation according to Section 26-13 of the Montgomery County Code, 2002, as amended. You must keep the property vacant until the condemnation is rescinded and you must immediately secure the all of the buildings against illegal entry.

Post-It™ brand fax transmittal memo 7671		# of pages = 2	
To <u>BENEHY</u>	From <u>JASON WHITE</u>	Co.	Co.
Dept.	Phone # <u>240 777 3743</u>	Fax #	Fax # <u>3701</u>

Code Enforcement  
FAX 240-777-3701

Moderately Priced  
Dwelling Unit  
FAX 240-777-3709

Housing Development  
and Loan Programs  
FAX 240-777-3691

Landlord-Tenant Affairs  
FAX 240-777-3691

51

Roland F. Sims, Sr., et.al.  
July 17, 2007  
Page Two

Section 26-14 of the Montgomery Code, 2002, as amended, requires the repair or removal of all condemned buildings. If you do not intend to restore and repair this structure, you must arrange for their demolition and removal of all debris by August 19, 2007. (A permit is required for this. To obtain a permit call the department of Permitting Services at 240-777-6370.) After that date, the County will arrange for the demolition of the building or structure, 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.

Additionally, the property has been found to be in violation of the Montgomery County Code, Chapter 58, which prohibits weeds and generalized plant growth to exceed the 12" height limit in a subdivision, and Chapter 48, which prohibits the storage of solid waste. The grass must be cut, weeds removed and all solid waste removed from the property, including, but not limited to, blue sedan without tags and household items within ten days of your receipt of this letter or no later than July 29, 2007. After that date, the County will enter the property for the purpose of cutting all grass, eradicating all generalized plant growth and removing all solid waste from the property. You will be billed for the entire cost of the cleanup and this debt will be collected in any way legally available to the County.

Please contact Linda Bird, Manager, immediately at (240) 777-3671 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:jw

S:\Files\recurring\Housing\Code\Condemnation\18425 Jonesville Ct.doc

cc: Mike Donahue, Fire Marshal's Office  
Cynthia Gaffney, Licensing and Registration Unit  
VIA CERTIFIED AND REGULAR MAIL/POSTING

57

**Rhoderick, Bradley (US - McLean)**

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**From:** Hannah Cissel [hannah@4countyhomes.com]  
**Sent:** Thursday, August 07, 2008 11:47 AM  
**To:** Rhoderick, Bradley (US - McLean)  
**Subject:** FW: Jonesville Road

FYI, email from Beverly to use for the meeting.

Also, she has the addendum in circulation for signature by all parties, the sellers say that the extensions is perfectly okay.

Thanks,  
Hannah

---

**From:** beverlystrouse@mrisc.com [mailto:beverlystrouse@mrisc.com]  
**Sent:** Thursday, August 07, 2008 11:40 AM  
**To:** hannah@4countyhomes.com  
**Subject:** Jonesville Road

Hey Hannah ~ did I ever mention that the owners took me in the house and while I was walking around I fell through the floor of the living room. I was so scared I thought a snake might be there. I didn't want to follow the owners any further, I was terrified and scared out of my wits. They tried so hard to convince me to finally go through to the area where the bedroom was and I noticed that you could literally see the out doors. I can't believe what terrible condition the house is actually in. It definitely is not safe for anyone to even go inside more less to try to rebuild such a dangerous home ~ that all the floors are fallen in and you can feel such a breeze through every wall. I can't believe people had to live like that, especially when Mr. Simms was disabled. It must have been a nightmare for him. Not being able to go through the hall to the bathroom without falling through with his wheel chair. I heard the daughter say that she had to move in the house to make sure that he could get the chair loose all the time. I really pray for those poor people. Just wanted to tell you my experience with the Jonesville house. What a disaster.

Well take care, Bev. Strouse



**Rhoderick, Bradley (US - McLean)**

---

**From:** Kirsten Mccusker [kirstenhaga@gmx.com]  
**Sent:** Tuesday, August 19, 2008 4:24 PM  
**To:** Rhoderick, Bradley (US - McLean)  
**Cc:** brhod@hotmail.com  
**Subject:** Jonesville Court Property

To Whom it may concern,

I have lived at number Five Jonesville Court, Poolesville, Maryland 20837 for ten years. I bought this house new. I became friends with Paul Simms within the first year. He had lived in his home at Jonesville Court since his father had passed away. As the years went and Paul became disabled he wasn't happy with his home, since it was, basically, falling apart and in need of constant maintenance, and he hoped to tear it down and build a new home. He was never able to afford it and passed away last year, in 2007. I had been in the home many times throughout the years, helping him out with repairs. The house and foundation, in my opinion, is beyond repair. Any construction would be starting from ground zero. Furthermore, since I do live across the street, the site has become an overgrown eyesore, and would love to see something, *anything*, done with it!

Larry Haga  
**Haga, Landscape, Contstruction**

August 19th, 2008

**Rhoderick, Bradley (US - McLean)**

---

**From:** Whipple, Scott [Scott.Whipple@mncppc-mc.org]  
**Sent:** Thursday, August 14, 2008 4:22 PM  
**To:** Rhoderick, Bradley (US - McLean)  
**Cc:** Hannah Cissel  
**Subject:** RE: consultants list

Contract purchasers may apply for a HAWP, as per the definition of "applicant" included in the adopted regulations. I think it would be appropriate for you to note that you are the contract purchaser, rather than the owner.

**Scott D. Whipple**, Supervisor  
Historic Preservation Section | Urban Planning Division  
Montgomery County Planning Department | M-NCPPC  
Office: 1109 Spring Street, Suite 801 | Silver Spring  
Mail: 8787 Georgia Avenue | Silver Spring MD 20910  
301-563-3400 phone | 301-563-3412 fax  
[scott.whipple@mncppc-mc.org](mailto:scott.whipple@mncppc-mc.org) | <http://www.mc-mncppc.org/historic/>

---

**From:** Rhoderick, Bradley (US - McLean) [mailto:brhoderick@deloitte.com]  
**Sent:** Thursday, August 14, 2008 4:09 PM  
**To:** Whipple, Scott  
**Cc:** Hannah Cissel  
**Subject:** RE: consultants list

Good afternoon Scott,

I am working on finalizing my Historical Permit Application for the Jonesville Road property this week in order to have our request reviewed at the Sept 10th meeting.

Quick question: At the top of the application, it asks for the property owner. We are currently under contract to buy the property but won't close until after this hearing. Should I put my name at the top of the app where it asks for property owner?

It's a unique situation since we are asking for the permit even though we don't currently own the land. Thoughts? I just want to make sure we fill out the app properly.

Thanks,

Brad

**Brad Rhoderick**  
Strategy & Operations  
Deloitte Consulting LLP

Tel: +1 703 251 1200  
Cell: +1 703 462 4359 (Main)  
Fax: +1 703 332 7451  
[brhoderick@deloitte.com](mailto:brhoderick@deloitte.com)

8/18/2008

55

7-26-08

Cost Worksheet for Mod-u-kraf Home by Trinity Contracting

Date 7-26-08 House series Albany 36x27-6

Customer Brad + Sharon Lot Location 18425 Jonesville Ct.  
Poolesville, md.

Current Address \_\_\_\_\_

E-mail brhadericke@deloitte.com Phone Numbers 703-462-4359

Mod-u-kraf basic price		6	6	7	8	5
Mod-u-kraf estimated options, label, tax adjustment Fuel Surch. 600.00		5	0	0	0	
Zip-up by Trinity Contracting ( <del>per itemized sheet</del> )		1	4	0	0	0
<b>ALLOWANCES FOR SUBCONTRACTORS (10% added for Trinity)</b>						
Poured Concrete Crawlspace						
Poured Concrete Foundation 8ft. 2x6 Bearing Partition, Perm entry-bilco bsmt-entry 1, 36" Flush door, 4-17" x 32" hoppers	inc. int. drain Tile	1	7	7	6	0
Block Crawlspace						
Block Foundation						
Site preparation	By Homeowner asbestos? demolition	1	8	0	0	0
Surveyor	By Homeowner inc. house location survey	1	2	0	0	
Permits & Impact fee	By Homeowner?					
Driveway & entrance	existing					
Electric service fees	establish account + pay hook-up				5	00
Trenching for Elect., Well, and other	Retro-fit existing well + grinder				1	500
Well drilling & casing	existing					
Well pump and holding tank	existing					

Home owner \*

\*

\*

\*

★	Septic System or public sewer tap								
	Possible re-connection fee								300
★	Public water tap								
	Possible re-connection fee								200
	Plumber	<del>add Bsm.</del> Bsmt. Wash. + Dry	No 2nd Floor						
	Inc. connect to water + sewer		work						8000
	Electrician								5000
	HVAC								
	Heat Pump								10000
	Sprinkler system								
	Requirement + unknown								
	Final grading & hydroseeding								
	only Front Yard + Rear Yard		60 ft						
			of						
			side yards						5500
	Sidewalks & patios	4x4 Conc. stoop on side							
	Curved 36" con. sidewalk from drive + porch								2000
	Stoops								
option	Covered porches	8'x36' Masonry Found. + Floor							
	White Turned post + railing	4ft. wide steps							15000
	Decks								
	Garage or Carport								
★	Other	Lot + Closing Costs							125000
option	Other	extend blacktop to Front of	Future garage						
		w/ turnaround							4300
	Other	10% Cost override protection w/ mortgage							
		on \$325,000 loan	\$32,000						32000
	Other								
<b>TOTAL FUNDS NEEDED (not inc. land &amp; closing costs)</b>									<b>280745</b>

Builder to pay \$2,000.00 Towards  
closing w/ Free State Mort. Co.

Not in Total

# TRINITY CONTRACTING AND REMODELING

Authorized Builder of Mod-u-kraf Modular Homes  
 P.o. 122 Keedysville, Md. 21756 Ph. (301) 416-2757  
 Fax (301) SAME

Brad + Sharon ..... 18425 Jonesville Ct. ..... 703-462-4359  
 Customer name Address Phone

Aldany on foundation ..... Basic Set + Finish .....  
 Mod-u-kraf Model Description  
No Porch or Garage

Date 7-26-08  
**Zip-up** (Items apply with X in vertical column)

	By Customer	Mat. by Mod-u-kraf	Labor only	Trinity Mat. & Labor
Crane Set			X	
Install remaning <u>vinyl</u> siding & <u>vinyl</u> soffit & fascia			X	
Install ..... shingles supplied locally				
install ..... siding supplied locally				
Finish ..... Mod-u-kraf supplied chimney				
Finish interior mating halves <u>1</u> doors, ..... trimed openings, <u>2</u> Drywall openings, ..... Vinyl to Carpet				X
..... Carpet to Carpet, ..... Vinyl to Vinyl				
Interior Cleaning			X	
Haul away shipping and cleaning debris			X	
Hook up appliances			X	
Install dryer vent			X	
Install temporary patio door saftey railing				
Install <u>wh. k-s alum.</u> guttering and downspouts				X
Install <u>carpet grade</u> basement steps and railing handrail				X
Other Work .....				

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: dollars \$ 14,000.00

Payment to be made as follows:

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

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

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

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

Signature \_\_\_\_\_

Signature \_\_\_\_\_

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

## Modified Cost Worksheet

*Note: These costs are estimates only and generated using verbal estimates from licensed Montgomery County contractors as well as conservative estimates from General Contractor (Trinity)*

Mod-u-kraf basic price	\$ 66,785
Mod-u-kraf estimated options, label, tax adj, fuel surcharge	500
Zip-up by Trinity Contracting	14,000
Poured Concrete Foundation	17,760
Site prep	18,000
<i>Demolition of main home and two sheds, haul away debris, and level grade</i>	
Surveyor	1,200
Permitting (MNCPPC approval assumed)	
<i>HAWP</i>	
<i>Application fee, new building construction</i>	740
<i>New construction, less than 5,000 sq ft</i>	1,510
<i>Demolition permit</i>	325
<i>Note: Other fees assumed in subcontractor costs</i>	
Driveway (use existing)	-
Electric Service Fees (Establish account and pay hook-up)	500
Retrofit existing well and grinder	1,500
Public Sewer re-connection fee	1,000
Well re-connection fee	200
Plumber (including well and sewer connection)	8,000
Electrician	5,000
HVAC	10,000
Sprinkler System	8,000
Final grading and hydroseeding	5,500
Sidewalk and patio	2,000
Porch	15,000
Lot & Closing Costs	125,000
<b>Total</b>	<b>\$ 302,520</b>



18425 Jonesville Rd.  
Jones-Hall-Sims House





August 2008

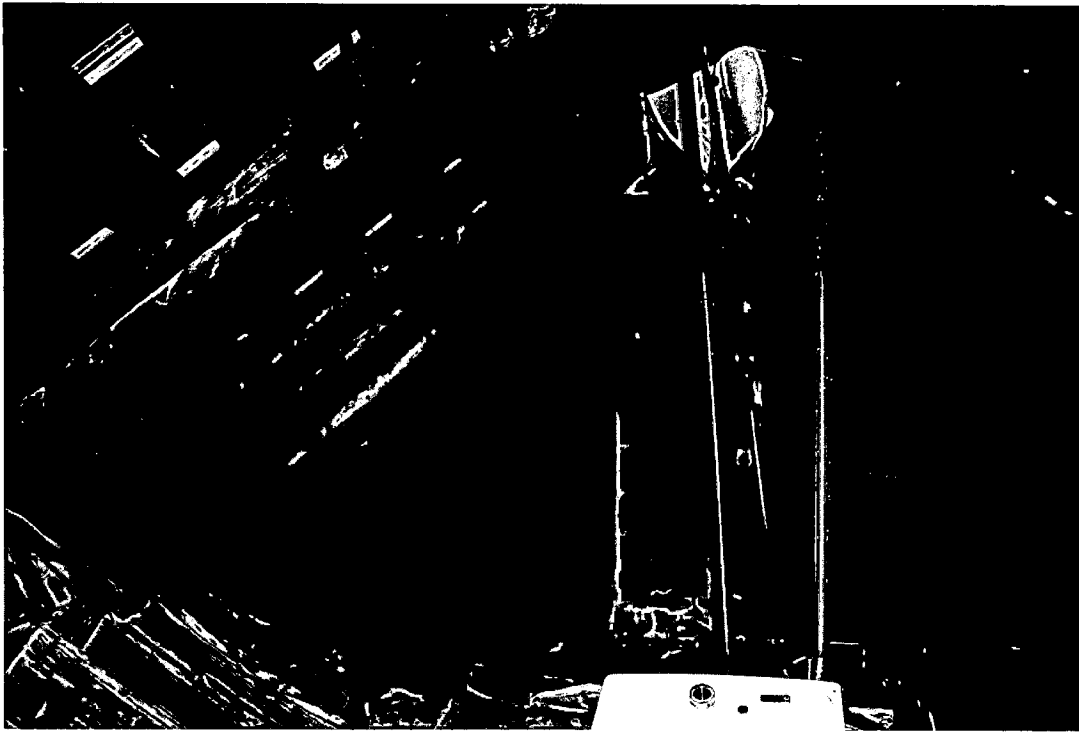
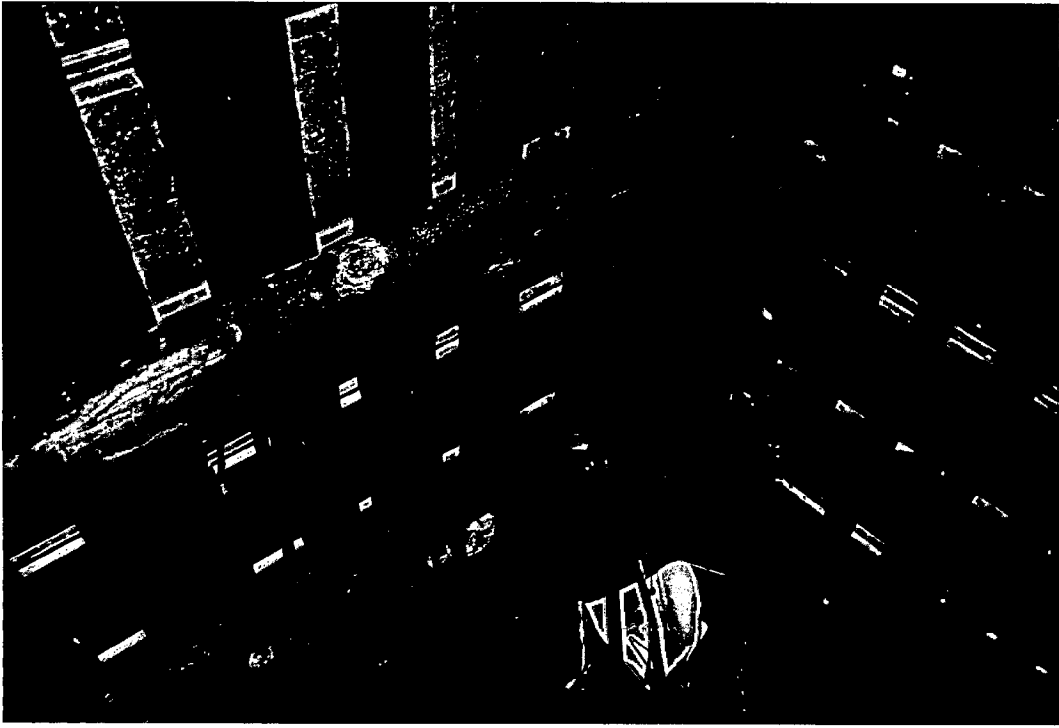


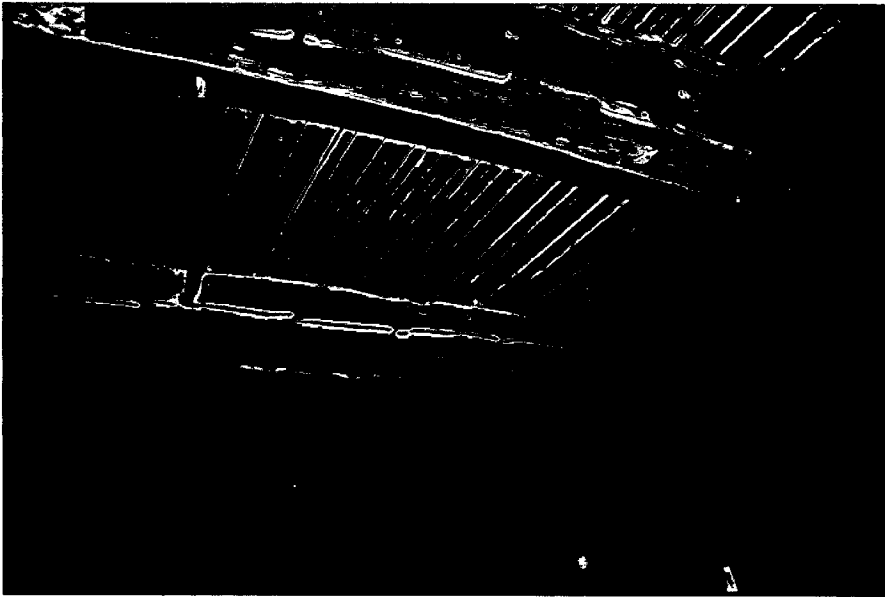
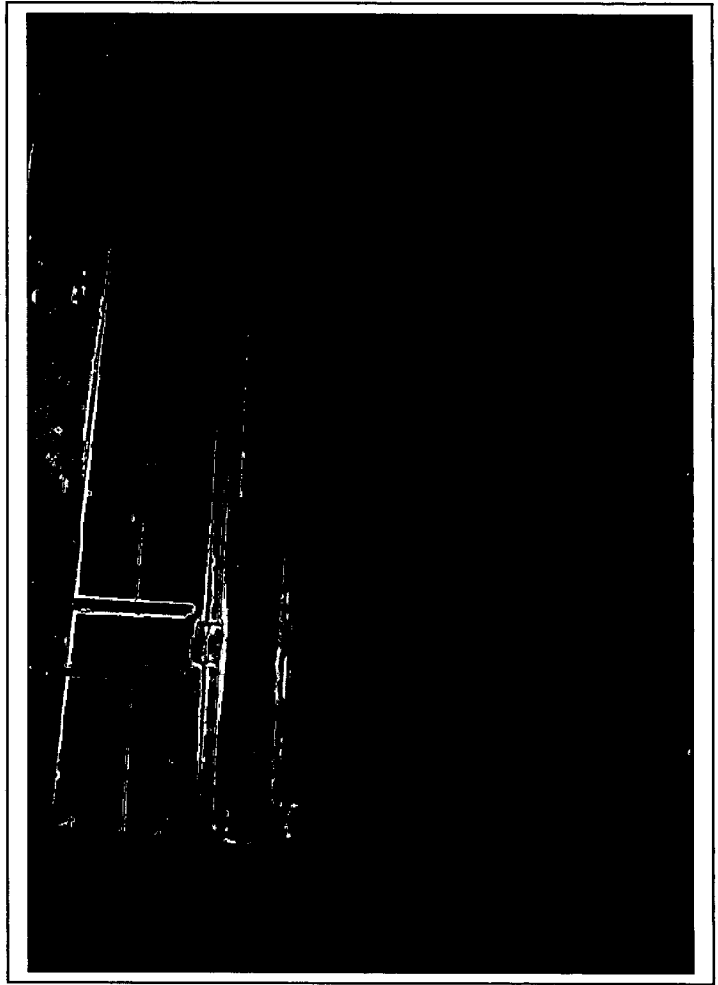






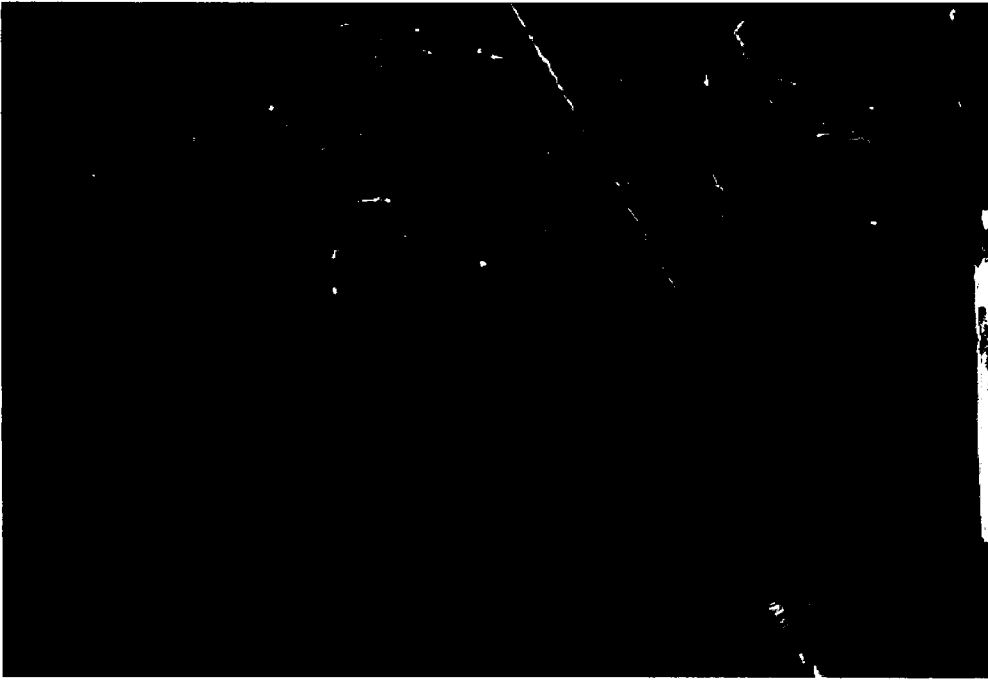




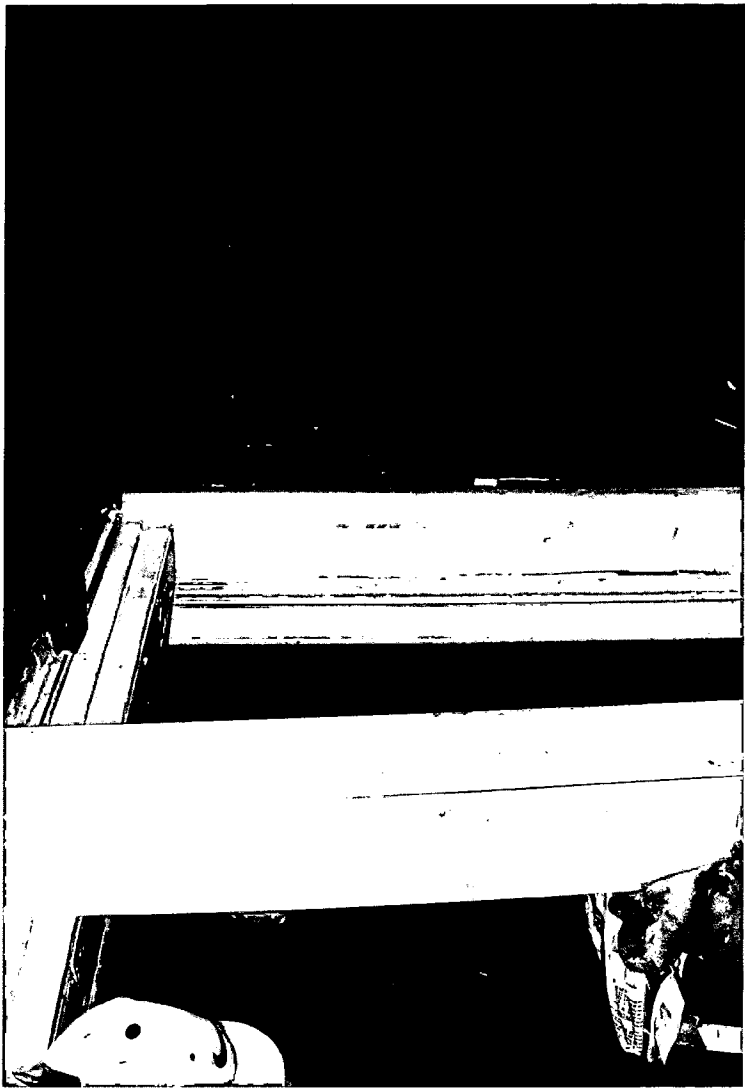








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FEB. 2008



72

Feb. 2008



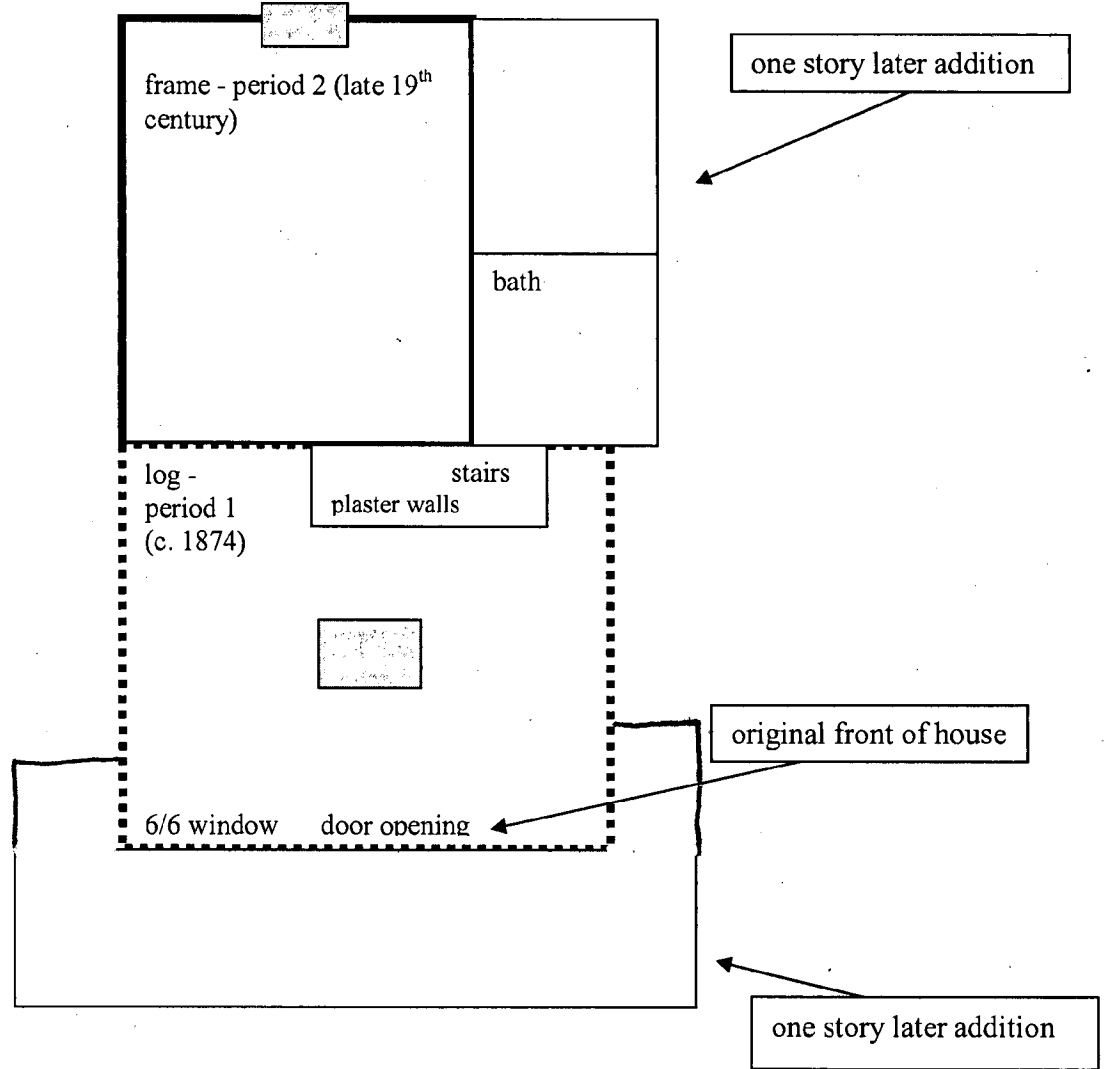
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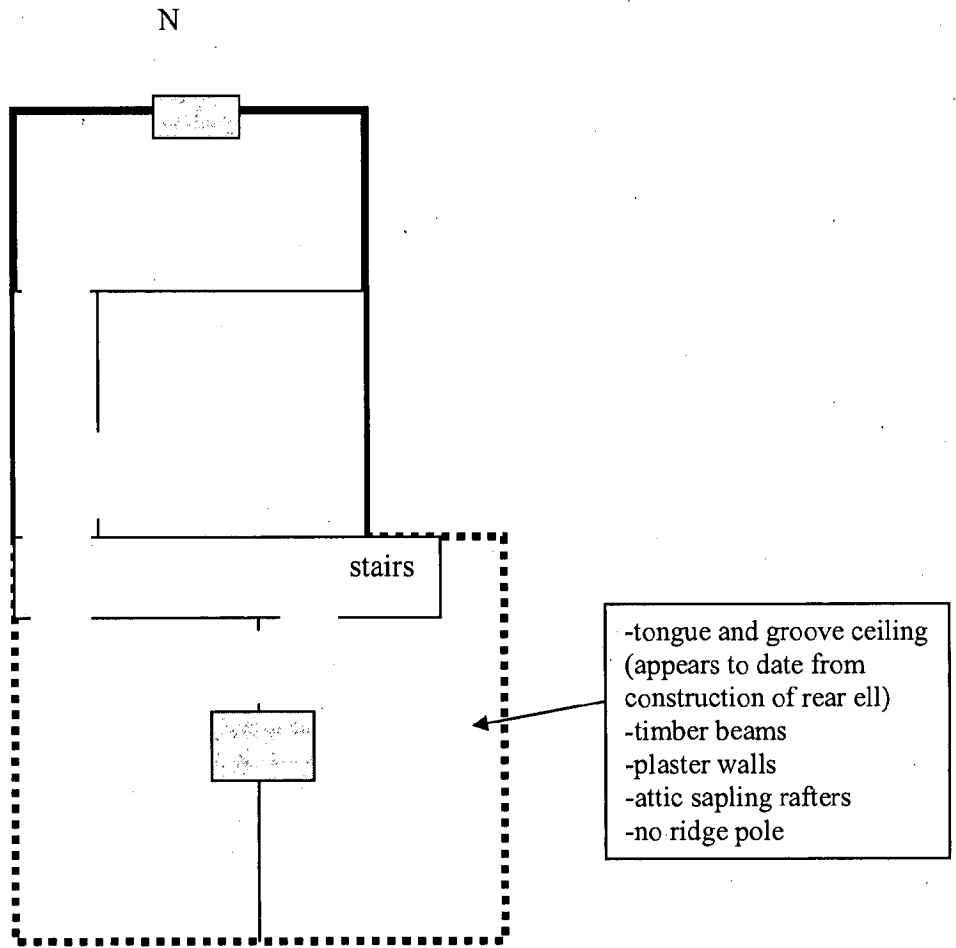
photos taken 1985

N



18425 Jonesville Road  
First Floor

Clare Kelly  
8-2008



18425 Jonesville Road  
Second Floor

Clare Kelly  
8-2008

# BLACK HISTORICAL RESOURCES

IN UPPER WESTERN MONTGOMERY COUNTY, MARYLAND



Sugarloaf Regional Trails

July 1979



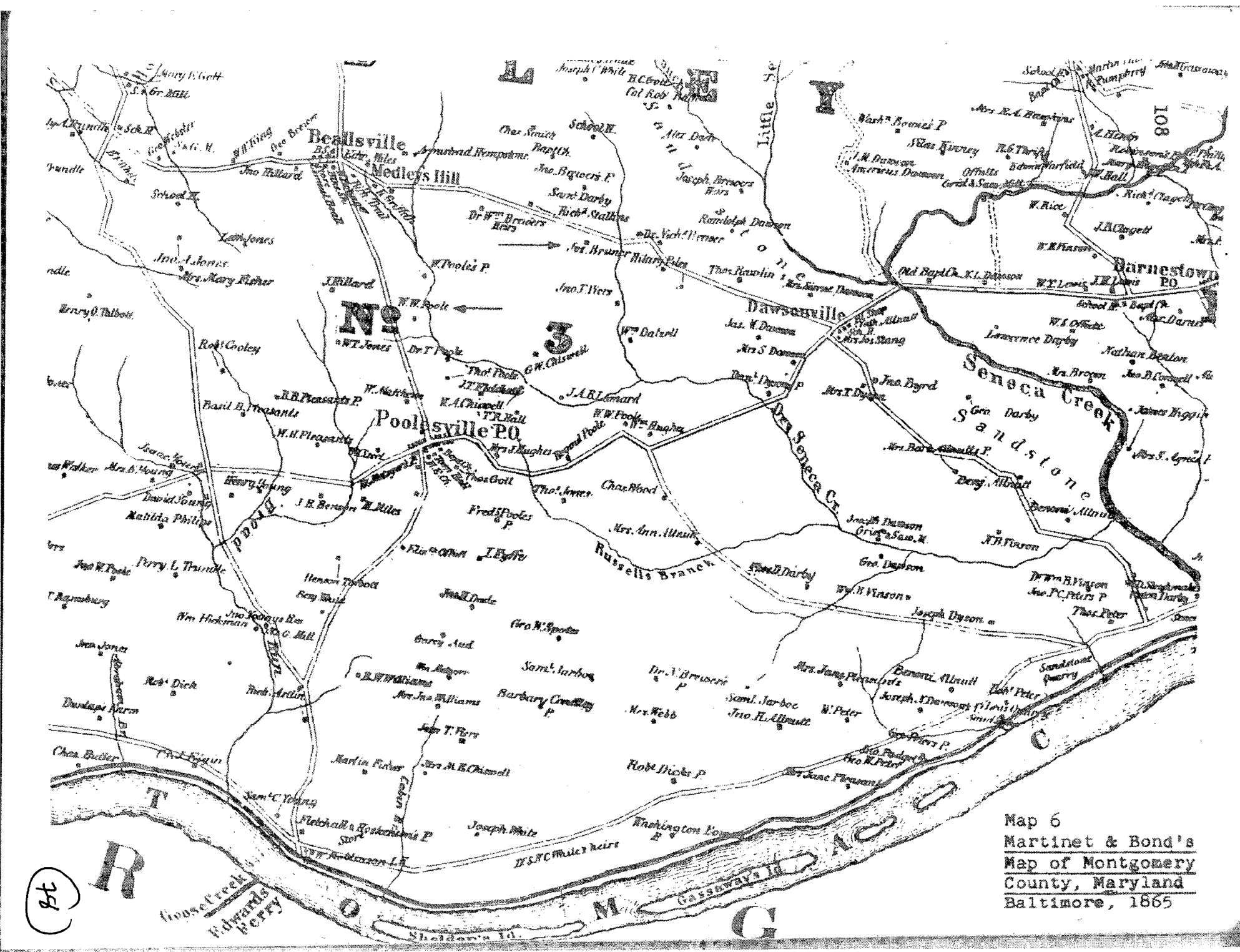
BLACK HISTORICAL RESOURCES  
IN UPPER WESTERN MONTGOMERY COUNTY

George W. McDaniel  
Sugarloaf Regional Trails  
July 1979

This project was made possible by funding from the Maryland Historical Trust (as part of the survey and planning activity grants from the Heritage Conservation and Recreation Service, U. S. Department of the Interior); the Montgomery County Office of Community Development (through the Federal Community Development Block Grant Program); and the Maryland Committee for the Humanities, Inc.

The Montgomery County Chapter of the N.A.A.C.P. and the Maryland Committee for the Humanities, Inc. contributed to the printing costs of this document.

77-A



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

#17/8  
JONESVILLE (AKOS)Present Description

Jonesville is a small community north of Poolesville between Jonesville Road and Cattail Road. It consists of 15 or more houses and mobile homes at the end of Jonesville Road. 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. Five of the old houses from the community still remain and a few informants have survived to tell of the old houses and ways of life.

History

Unlike the other 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's Map of Montgomery County of 1865. (Map 6) It was part of the tract of Aix la Chappelle, a plantation nearby where Erasmus and Richard Jones may have worked.

Pace of Development

In the late 1800s and early 1900s 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 (Map 2).

#### Early 20th Century Community Appearance

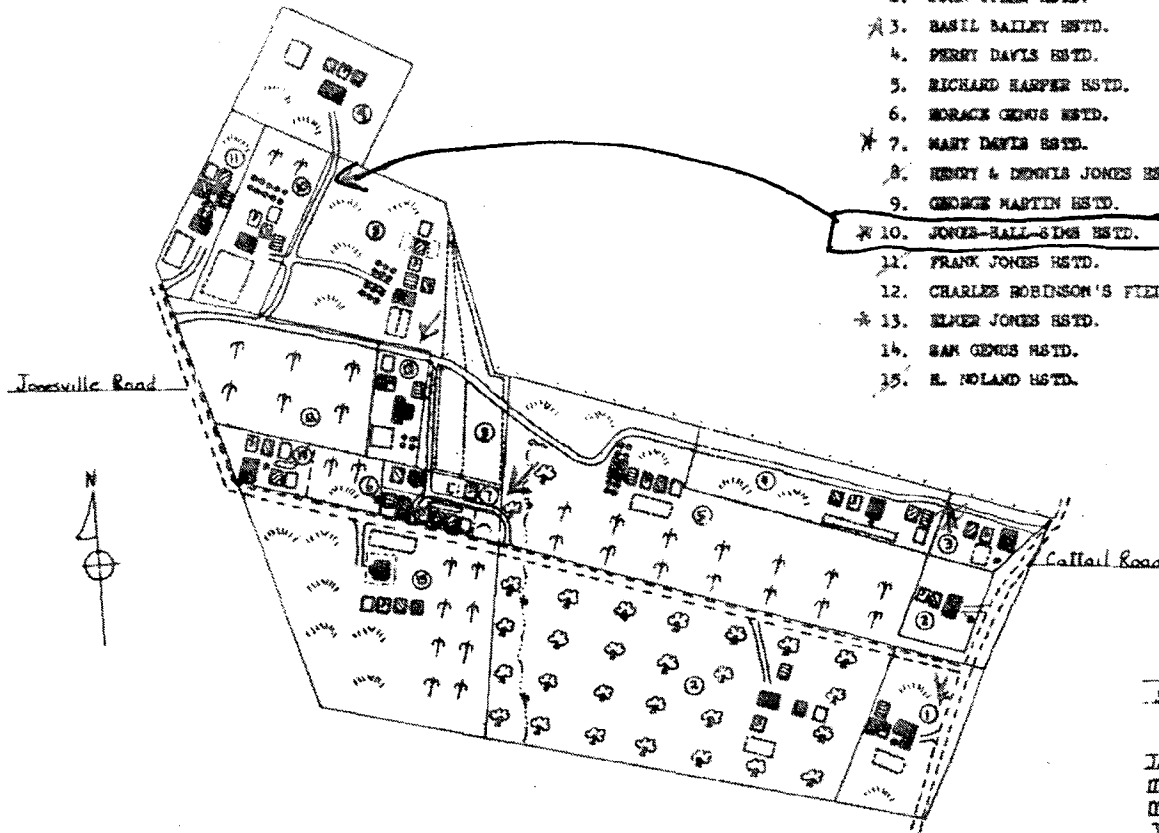
At this time Jonesville Road continued from Jerusalem Road to Cattail Road, and the land was cleared so the community was not an isolated cul-de-sac as it is today. As the map of the historical community in the first quarter of the 20th century (Map 7) shows, the houses were surrounded by gardens and outbuildings and one could see all the way to Cattail Road.

The home of Richard Jones, later of Levin Hall, and now of the Sims family (still standing, Figure 17) 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).

Key

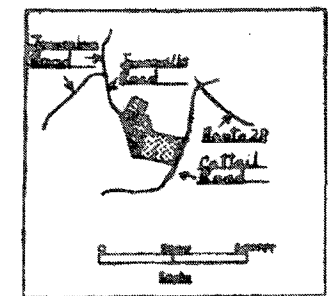
- |       |                            |           |
|-------|----------------------------|-----------|
| * 1.  | SOLOMON OWENS HSTD.        | 2.90 AC.  |
| 2.    | JOHN TYLER HSTD.           | 10.66 AC. |
| * 3.  | BASIL BAILEY HSTD.         | 1.79 AC.  |
| 4.    | PERRY DAVIS HSTD.          | 3.00 AC.  |
| 5.    | RICHARD HARPER HSTD.       | 8.25 AC.  |
| 6.    | MORACE GEORGIS HSTD.       | 1.00 AC.  |
| * 7.  | MARY DAVIS HSTD.           | 1.00 AC.  |
| 8.    | HENRY & DEWOLA JONES HSTD. | 5.76 AC.  |
| 9.    | GEORGE MARTIN HSTD.        | 2.90 AC.  |
| * 10. | JONES-BALL-SIMS HSTD.      | 2.00 AC.  |
| 11.   | FRANK JONES HSTD.          | 1.13 AC.  |
| 12.   | CHARLES ROBINSON'S FIELD   | 3.00 AC.  |
| * 13. | ELMER JONES HSTD.          | 1.00 AC.  |
| 14.   | SAM GEORGIS HSTD.          | 1.30 AC.  |
| 15.   | E. NOLAND HSTD.            | 7.75 AC.  |

- CHURCH
- CEMETERY
- JUDGE
- COMMUNITY CENTER
- STORE
- POST OFFICE
- SCHOOL
- DWELLING
- SHED
- STABLE
- MEAT HOUSE
- WHEAT HOUSE
- MILK HOUSE
- CORN/POWDER HOUSE
- PIG PEN
- GARDEN
- PASTURE
- CORNFIELD
- RAI FIELD
- ORCHARD
- FOREST
- TRICKET
- WELL
- SPRING
- STREAM
- POND
- PARCEL BOUNDARY
- FENCED PARCEL BND.
- FENCE
- DIRT ROAD
- LANE
- PATH
- STREAM FLOW



Source  
 S Texas Donillo  
 Supplement Regional Trails

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



MAP 7  
 JONESVILLE COMMUNITY, c. 1900-1925

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



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.

The third generation continued with these building traditions, as can be seen in Figure 18, 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.

#### Community Institutions

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.

#### Sites of Special Significance

The Harper family house in Jonesville was dismantled and reassembled in 1976 at the Brookside Nature Center in Wheaton Regional Park as an example of "a pioneer cabin". It has been changed radically from its earlier appearance but three of the Harper brothers are still living -- two in the Jerusalem community -- and could participate in historical workshops or tours of the house as oral informants for school groups. They could provide a rich history, not only of the Jonesville community, but of the black experience in Montgomery County.

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. The Sims family are trying to rehabilitate the Jones-Hall-Sims house since it is so much a part of their family's history. Among the families interviewed during the survey, they are one of the relatively few who continue to produce their own food, raising and butchering their own hogs, curing the meat and growing their own vegetables. In the fall as part of this survey, students from a class in Maryland history at Montgomery College participated in a hog butchering with them and recorded their methods in a photo essay.

#### Sites of Special Significance

Sites recommended for special recognition due to historical significance:

- e Basil Bailey house
- Mary Genus Davis house
- Thomas Harper house
- Jones-Hall-Sims house
- Elmer Jones house
- Solomon Owens house

Sites recommended for rehabilitation/stabilization

- Mary Genus Davis house
- Jones-Hall-Sims house



These two houses were the first built in the community by its founders and need repairs. The structures themselves are still sound. Both are still inhabited by descendants of the founders.

WESTERN MONTGOMERY COUNTY BLACK HISTORIC SITES SURVEY

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	1976 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	527 & CT 343 -p. 529	Destroyed	Unknown	Site
7. Elmer Jones house M-17-8-7	634 & CT 343-p. 635	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	1800 CT 343 - p. 890	Fair	c. 1901	Significant
				(46)

MARYLAND HISTORICAL TRUST

Magi #  
M-17-8-5

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC The Jones-Hall House

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER Northeast side of Jonesville Rd.

CITY, TOWN  
Poolesville (Jonesville)

VICINITY OF

CONGRESSIONAL DISTRICT  
8

STATE  
Md.

COUNTY  
Montgomery

**3 CLASSIFICATION**

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

**4 OWNER OF PROPERTY**

NAME R.F. and V.D. Sims

972-8756  
Telephone #: NOT LISTED

STREET & NUMBER 5012 Southern Ave. SE Apt.#10

CITY, TOWN Washington

STATE, zip code  
DC 20019

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. County Courthouse, Registry of Deeds

Liber #: 3371  
Folio #: 322

STREET & NUMBER

CITY, TOWN Rockville

STATE  
Md.

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
None

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

87

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This one and a half story log house stands on the north side of Jonesville Road. It faces south. A long yard is in front of the house, part of which is planted in an annual vegetable garden. To the east of the house and behind it (north) stands a complex of outbuildings and animal pens, none of which are old. All of them were built recently, according to John Sims and his grandson Paul.

Paul says that he tore down an old meat house to build the new one, but its foundation stones may be seen in the ground to the east of the house.

The house itself consists of two sections, a principal log block and L-frame. The facade of the main block is sheltered by a shed porch, which has been screened in. The facade has three bays: a door centrally located, flanked by a window on either side. The logs are sheathed with weatherboards. The eaves are boxed with plain boards. The roof is covered with tin, and through the center ascends a brick stove flue. The downstairs of the main block consists of two rooms down and two up.

The L consists of one room down and one up. To the east side of the L has been added a one story shed room, which serves as kitchen. Underneath the L section is a cellar. A brick stove flue ascends through the gable end at the back of the L.

# 8 SIGNIFICANCE

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

*Black History*

SPECIFIC DATES *C. 1874* BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

According to deed, EBP 13/111, Richard Jones purchased a tract of 9 acres, of which this is a portion, from the administrators of the estate of Joseph Bruner (Catherine Bruner, Matilda Pyles, Thomas M. Pyles, and Edwin Pyles) in 1874. It was a tract from Aix La Chapelle, the plantation not far from the site. In 1876 Richard Jones and his wife Rachael conveyed the land to their sons, John Henry Jones and Dennis Jones (EBP 14/283). In 1896, John Henry Jones, his wife Marie E., and Dennis Jones and his wife Mary V., conveyed a portion of the 9 acre tract to Frank Jones (their brother) and to Levin Hall (no relation). Levin Hall and Frank Jones divided the portion, *Levin Hall* receiving a parcel of 2.00 acres, (today's parcel CT 43, p. 497). The latter is the property on which the house stands today.

In 1924, Levin Hall conveyed the land to his daughter Annie E. Hall (deed, 358/91), and in 1946 Marion Hall Sims (granddaughter of Levin Hall) received the land along with her husband John Sims. (In 1965, John and Sims, as surviving tenant, conveyed the property to Roland F. Sims and Velma Dell Sims, the current owners. Thus, since the purchase of the property over a hundred years ago in 1874 by Richard Jones, the land has been in the Jones family or the Hall family (and their descendants). This house is truly the center of the historical Jonesville community.

The log block was the original section of the house. Its design and construction is similar to those of the other log houses in Black communities in Montgomery County built after the emancipation, so it was probably built at the time of purchase by Richard Jones in 1874. The L frame was added by Levin Hall, according to John Sims, so it probably dates from the turn of the 19th century.

*Levin Hall's daughter NORA MARRIED ELMER JONES, 17-8-7. See that report for photograph of them. Note presence of extended family.*

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Land Records, Montgomery County Courthouse, Rockville, Md.  
Oral interviews with John Sims, Paul Sims, Ora Lyles, Joe Harper,  
and J Hannah Jones, Jerusalem and Jonesville communities, September -  
October, 1978, (Not taped) by George McDaniel.

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

George W. McDaniel, Surveyor

Wesley Stubbs, Research Assistant

ORGANIZATION

Sugarloaf Regional Trails

DATE

Oct. 1978

STREET & NUMBER

Box 87

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

STATE

Maryland

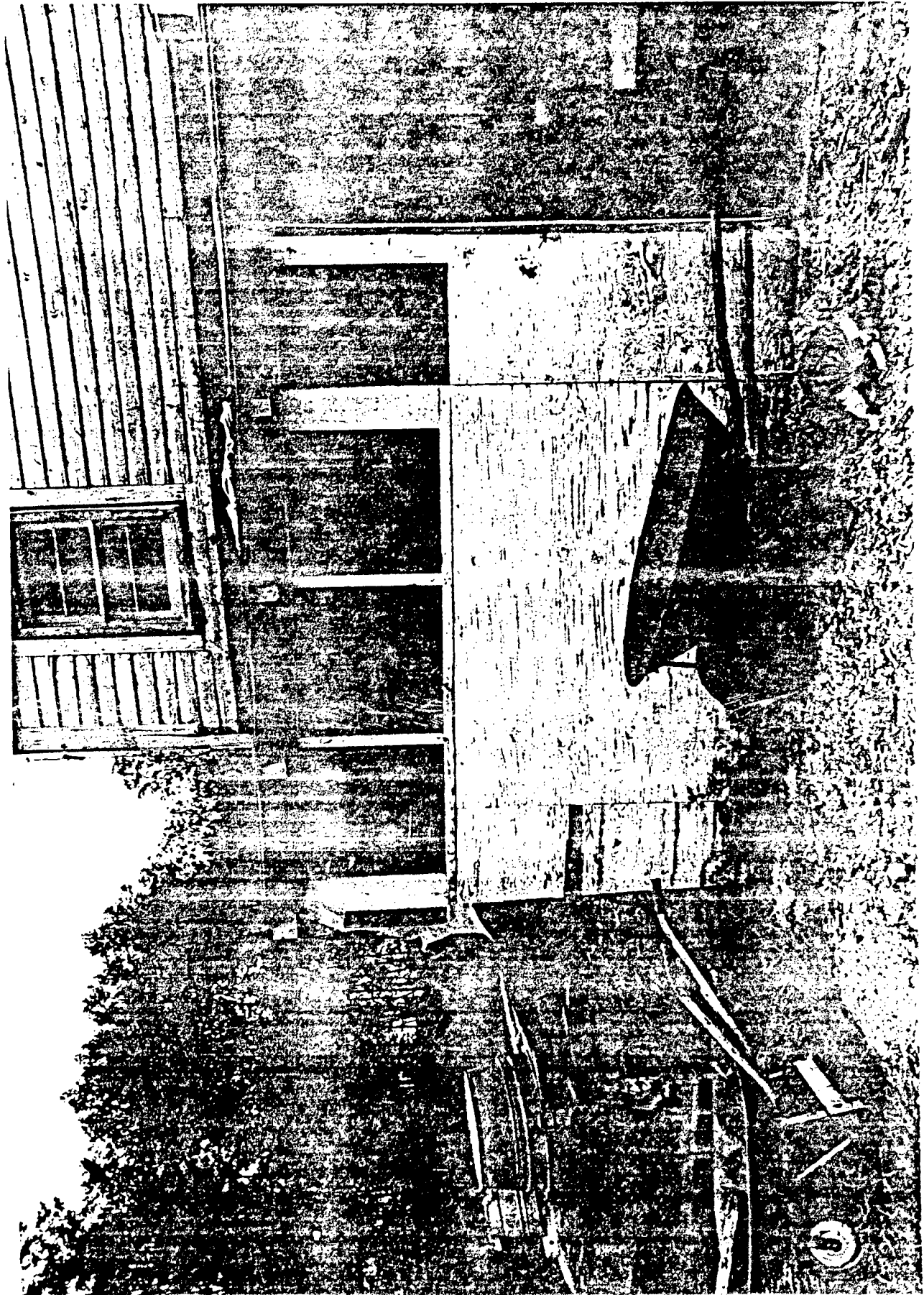
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

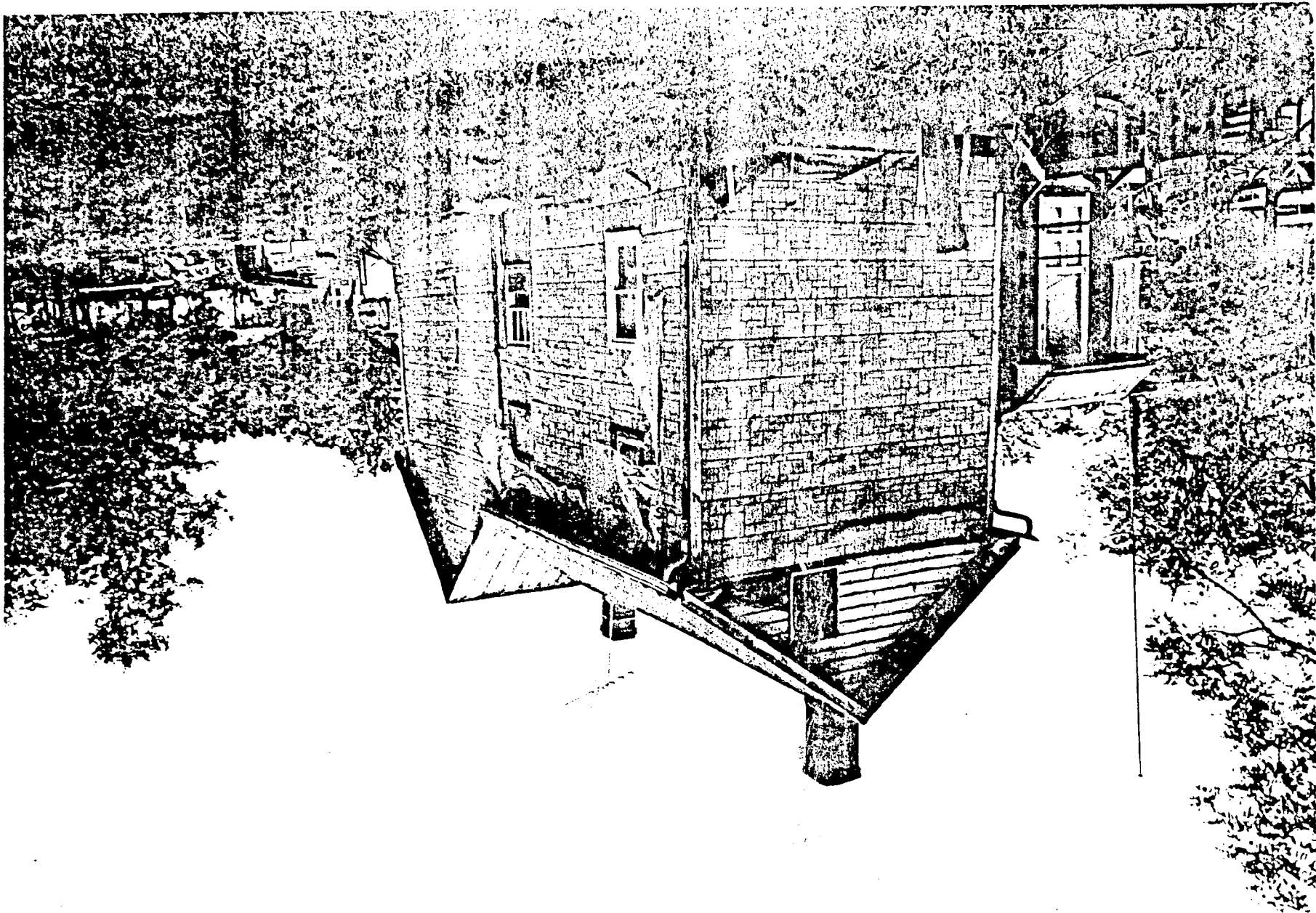
The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

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

SUGARLOAF REGIONAL TRAILS  
Box 87, Stronghold  
Dickerson, Md. 20753  
(301) 926-4510

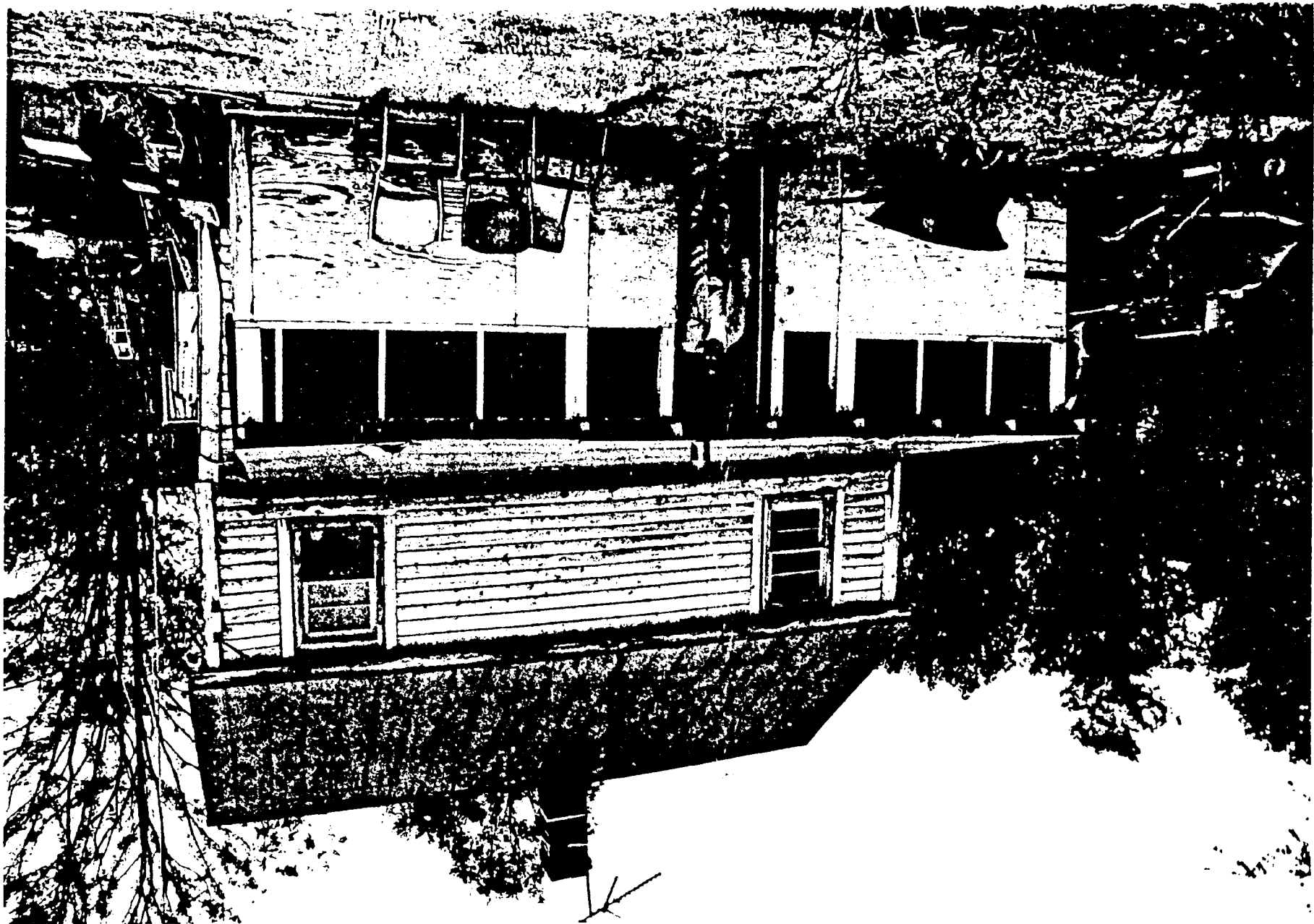
90

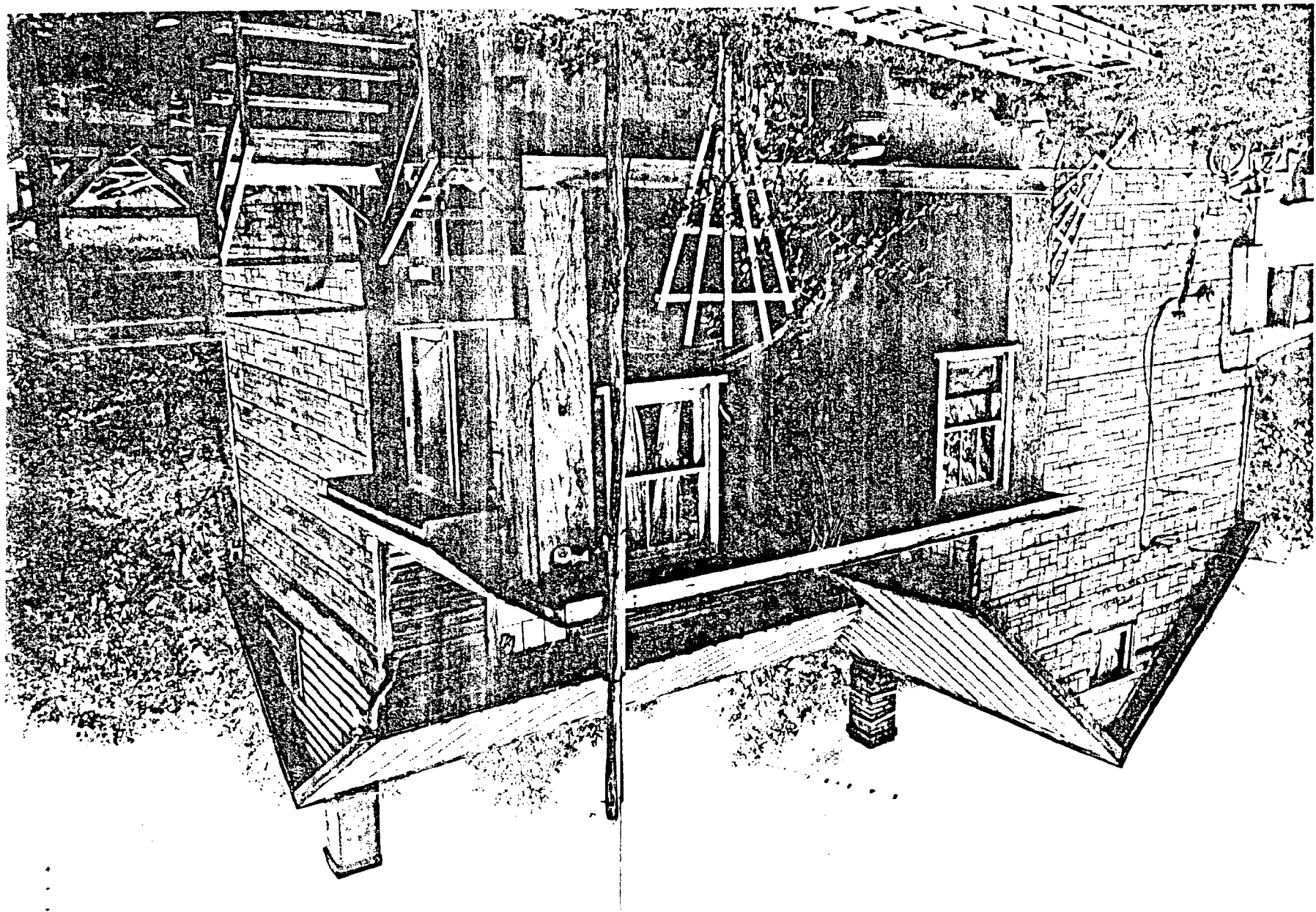






93





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 CONGRESSIONAL DISTRICT

VICINITY OF Poolesville 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	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<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 STATE, zip code

VICINITY OF

**5 LOCATION OF LEGAL DESCRIPTION**

Liber #:

Folio #:

COURTHOUSE, MONTGOMERY COUNTY COURTHOUSE  
REGISTRY OF DEEDS, ETC.

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 NCHS, Park Historian's Office, Dist. Ct.  
CITY, TOWN Rockville, Md. STATE

## 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

96

## 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 stories, 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

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).

# 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



## #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).

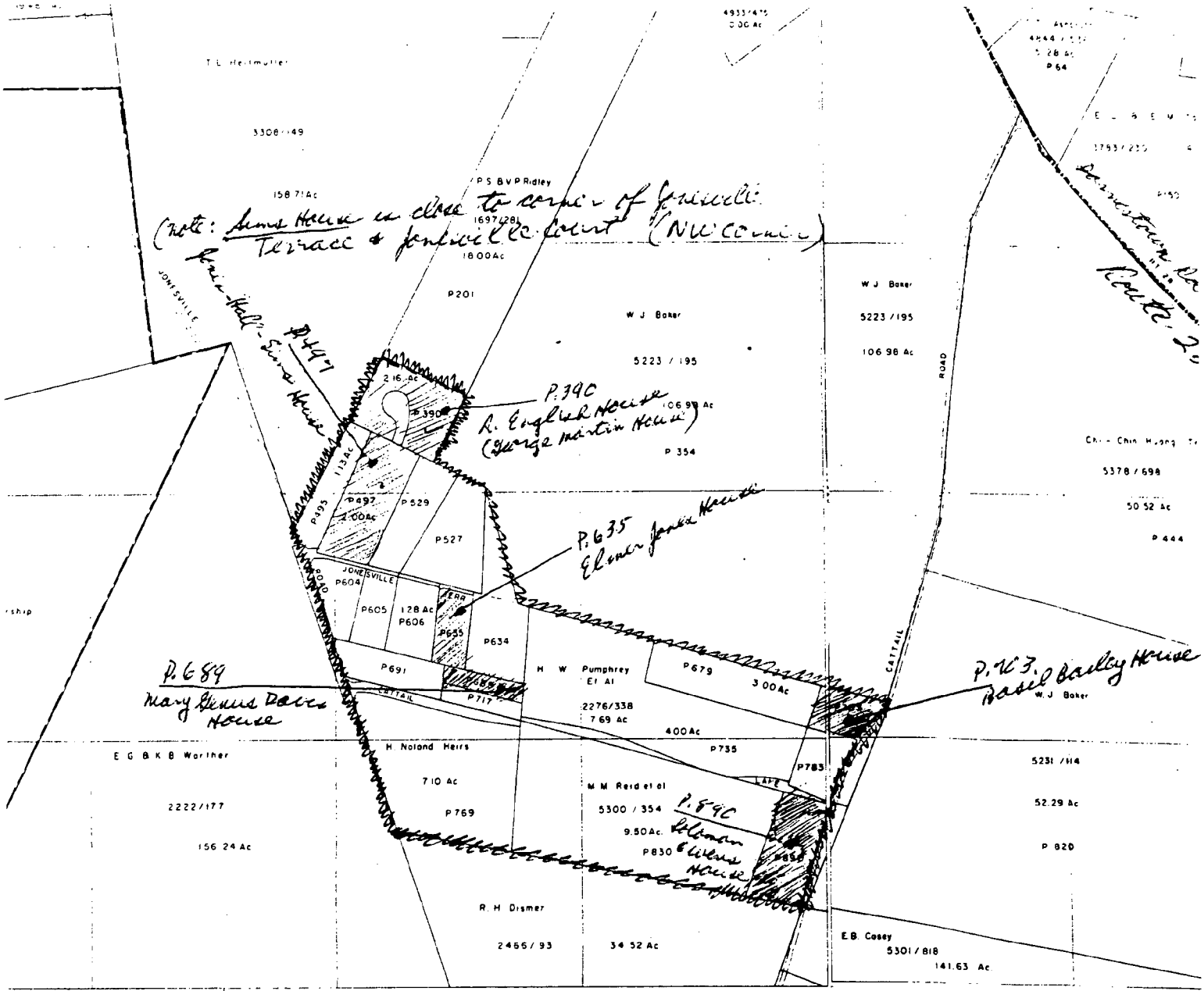
Institutions such as churches and schools did not develop within Jonesville itself, probably because it was less accessible than the nearby Jerusalem community located along Jerusalem Road and the Beallsville-Poolesville Road. For this reason the members of the Jonesville community belonged to the two 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<sup>th</sup> 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).



**Map CT 343**  
 W S S C 225 NW 19  
 Location: POOLSVILLE

*Map CT 563*



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  
Pt. 1  
Box 2130  
Poolesville, Md. 20837

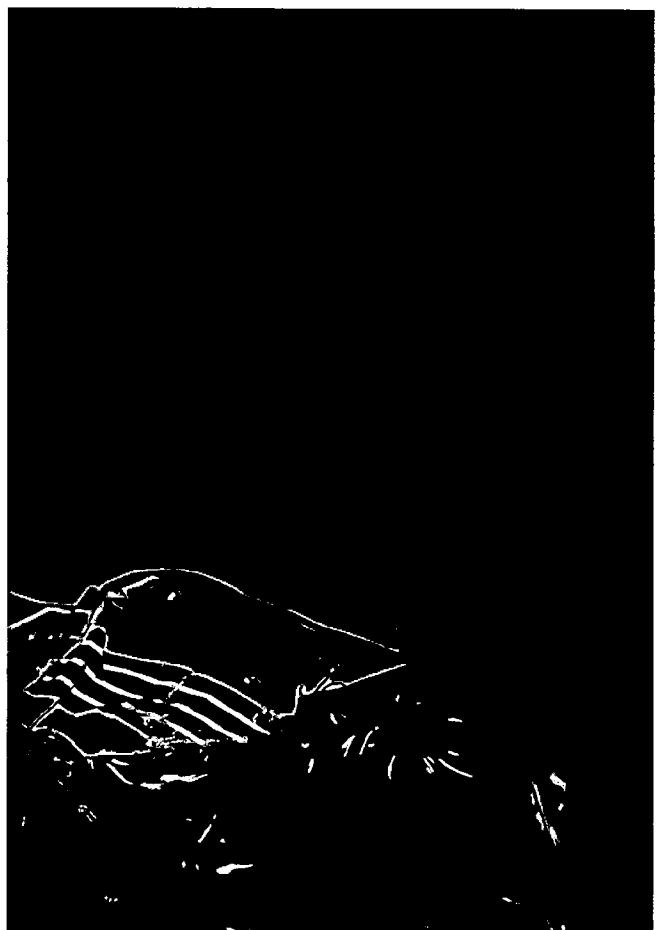
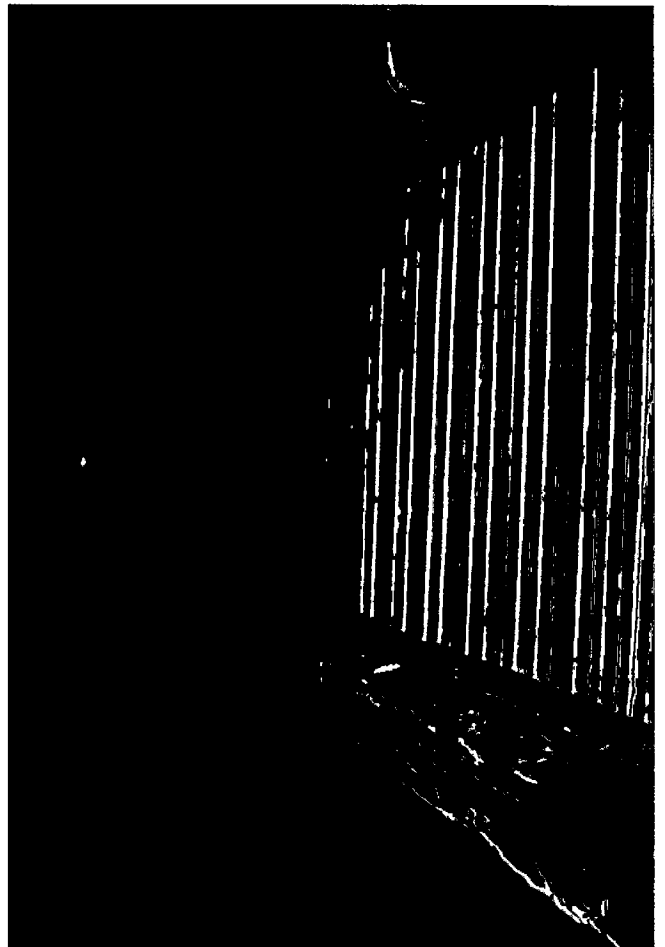
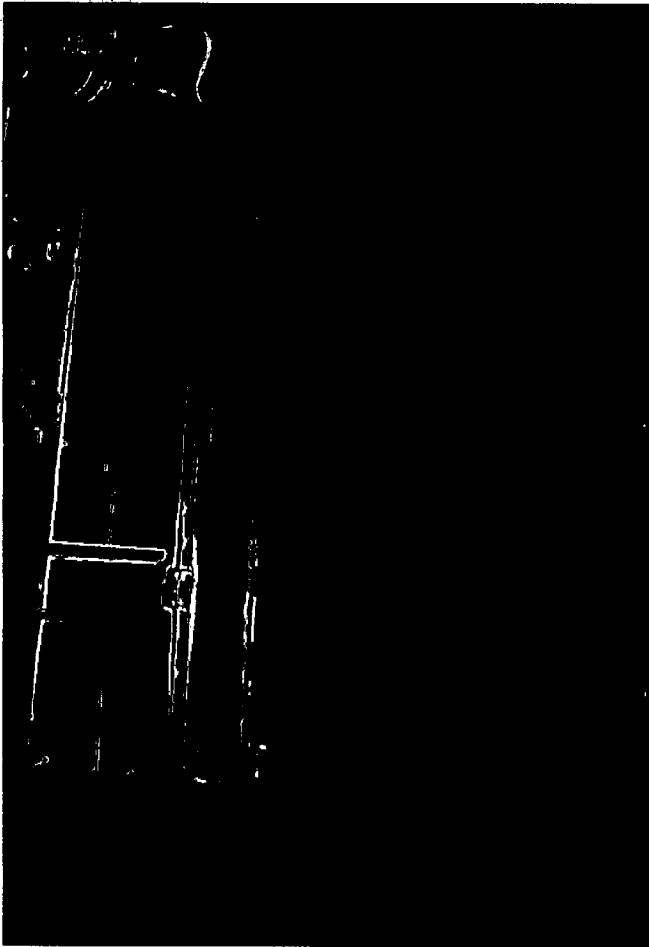
P.689, .50 acres

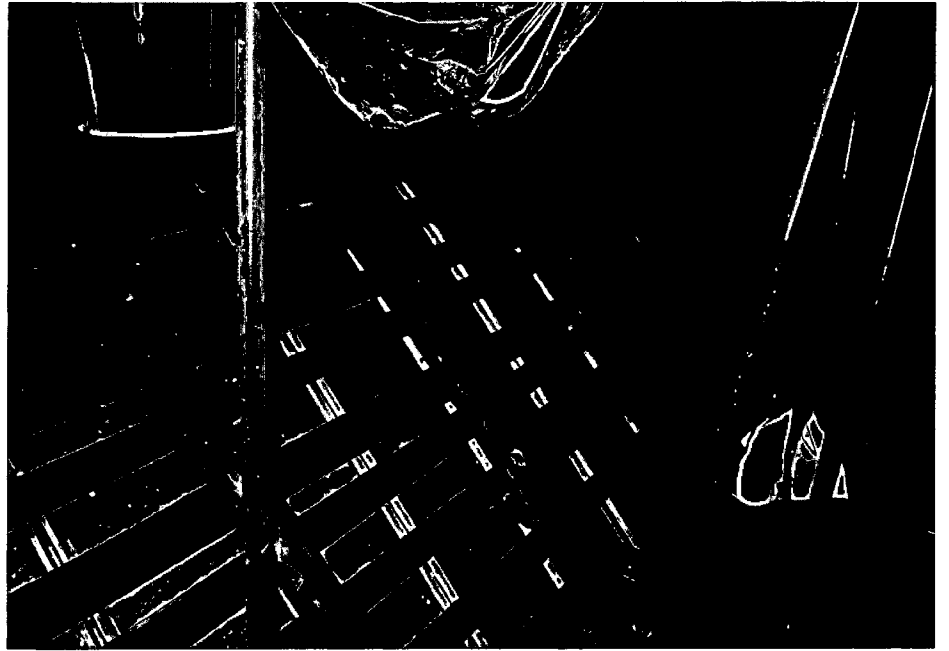
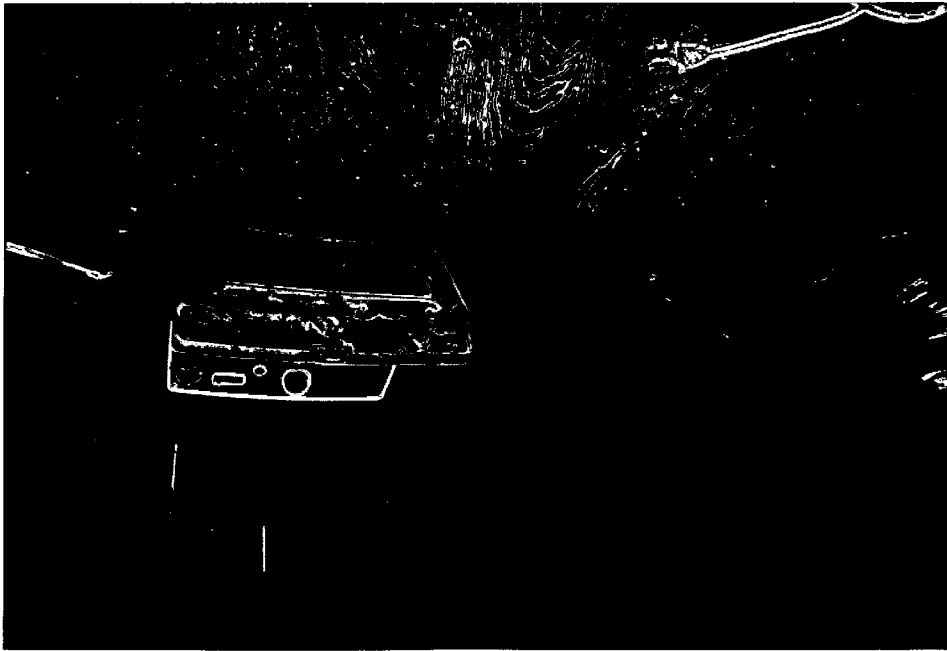
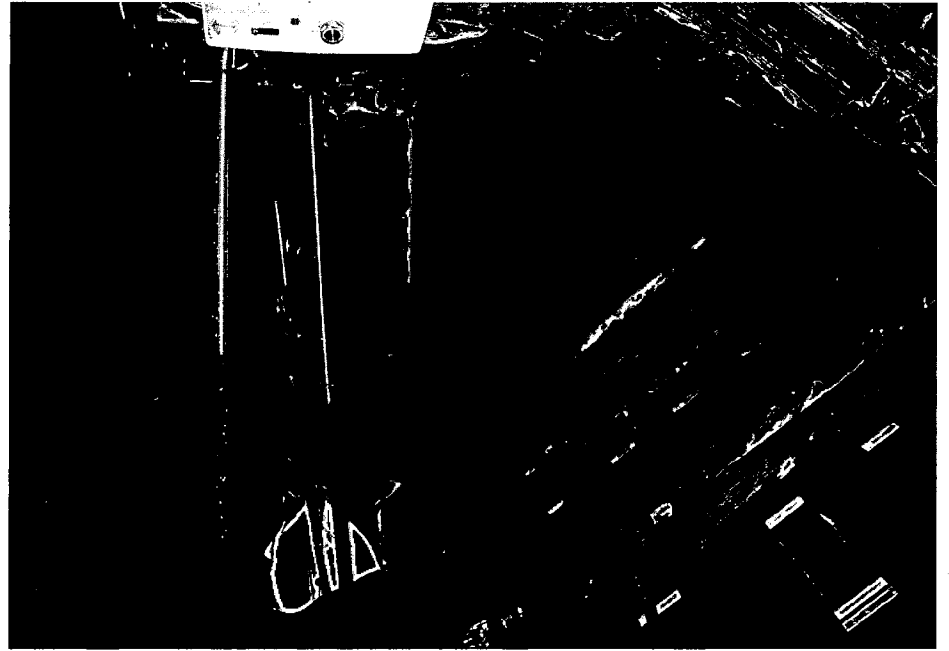
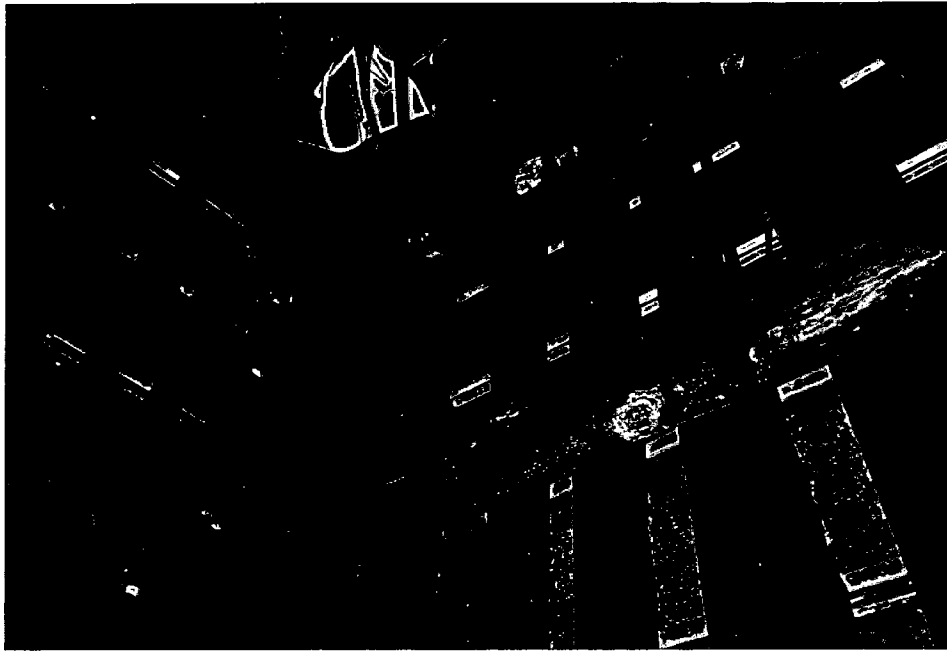


Figure 3. Thomas A. Jackson house, Blocktown. The original section is the two story section in front. It was probably built soon after Jackson's purchase of land in 1884. Its overall form resembled that of other houses of black and white landowners of modest means of the period.



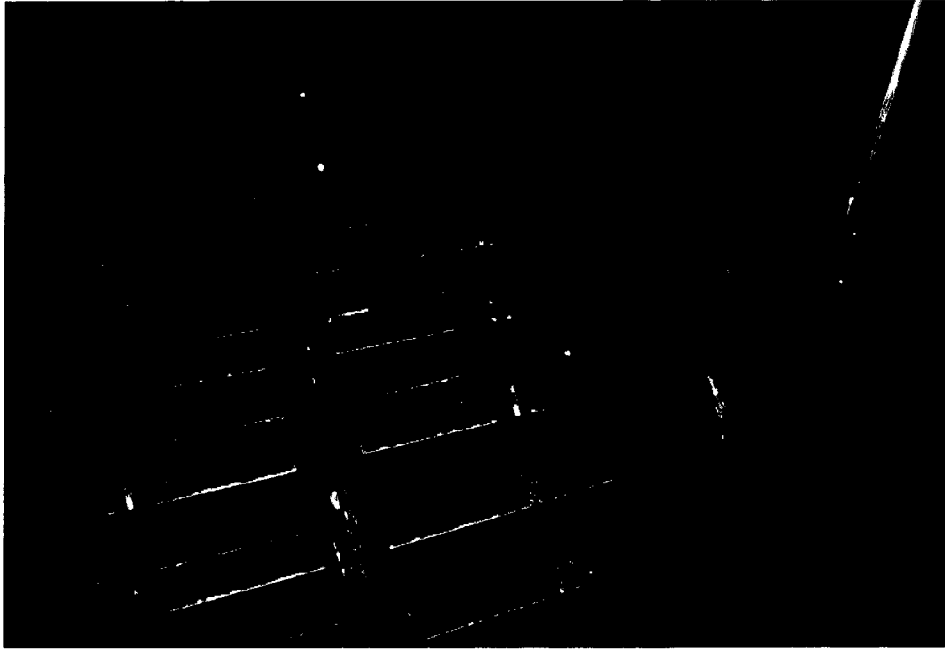
Figure 17. Monas-Hall-Sims log house, Jonesville. Probably built in 1874, this was the home of Richard Jones, who helped found the Jonesville community. Changes include the addition of a two story frame block to the back length, weatherboards over the logs, and a shed porch to the front. In 1896, Levin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

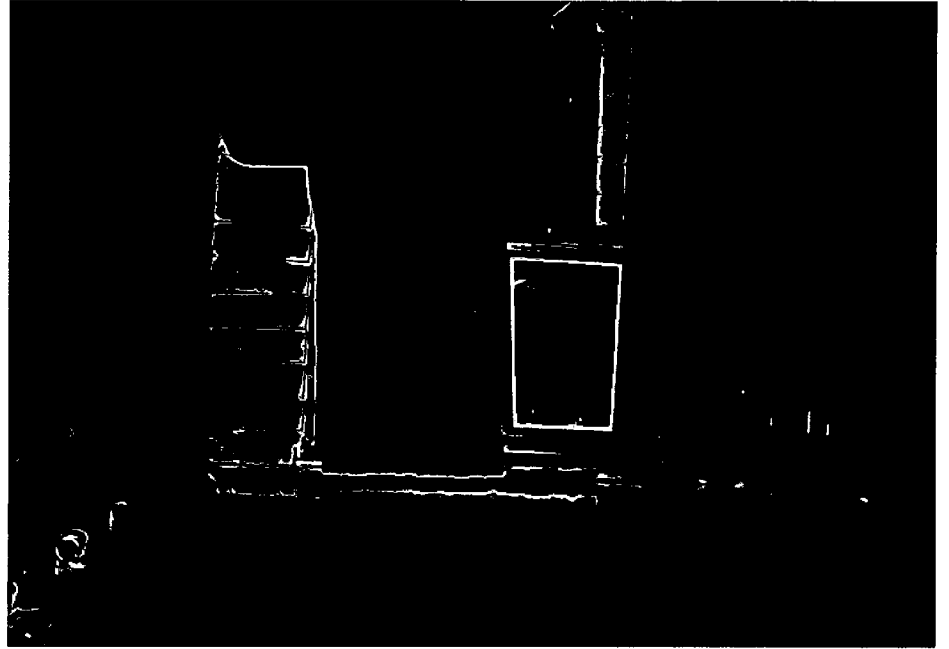


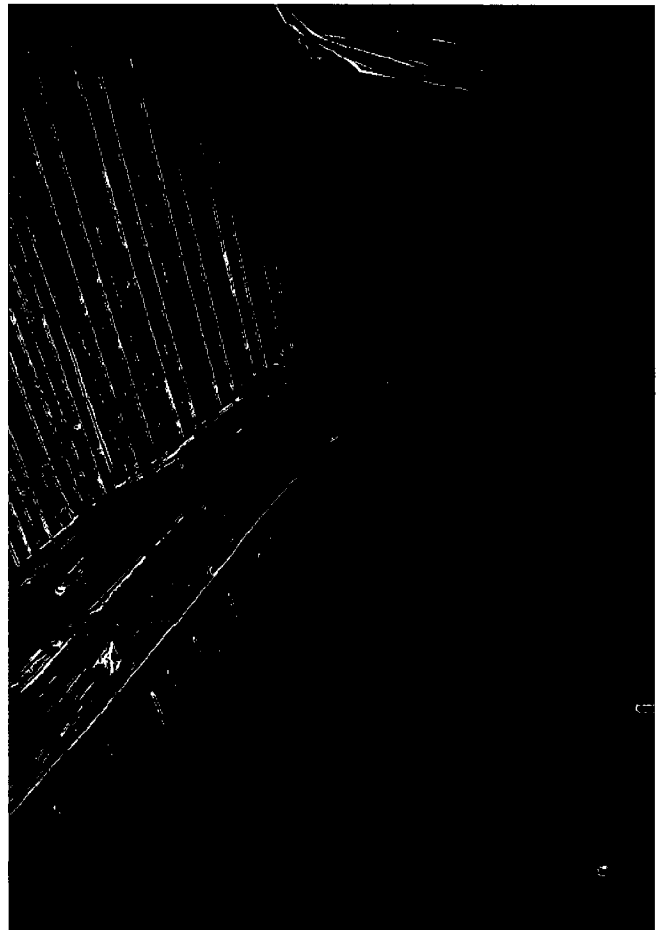
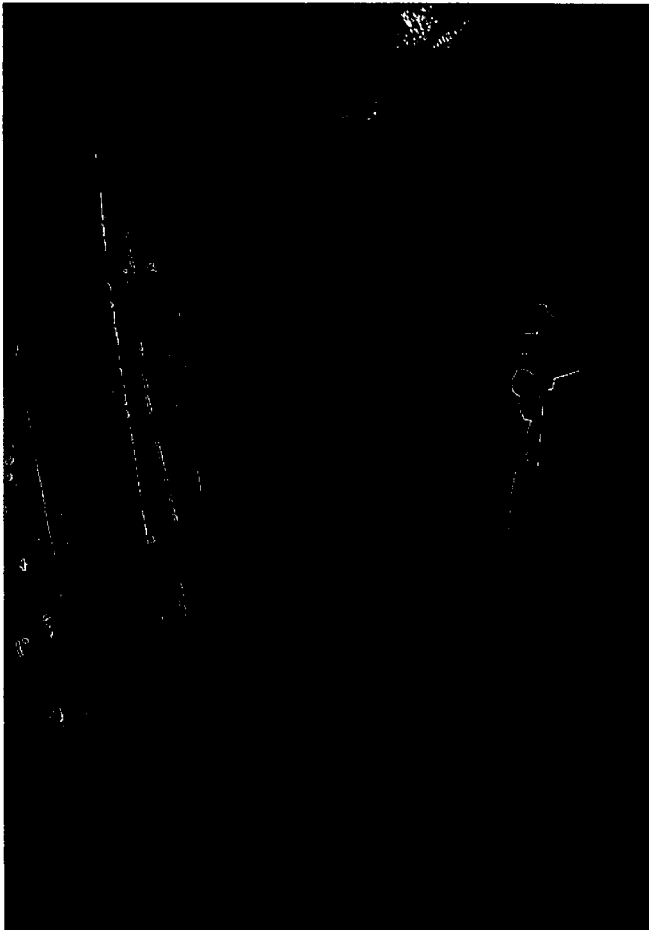
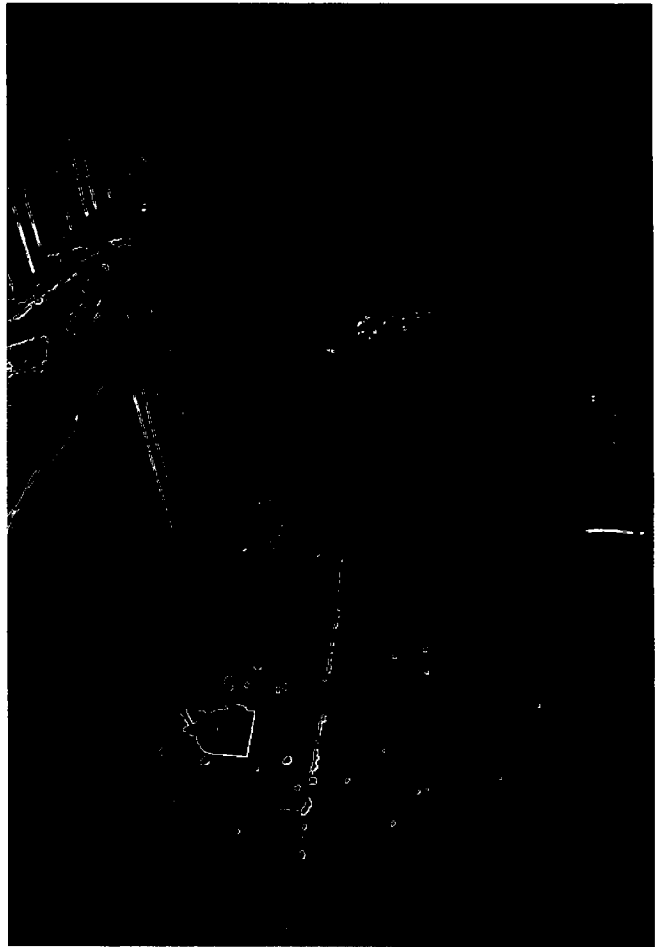
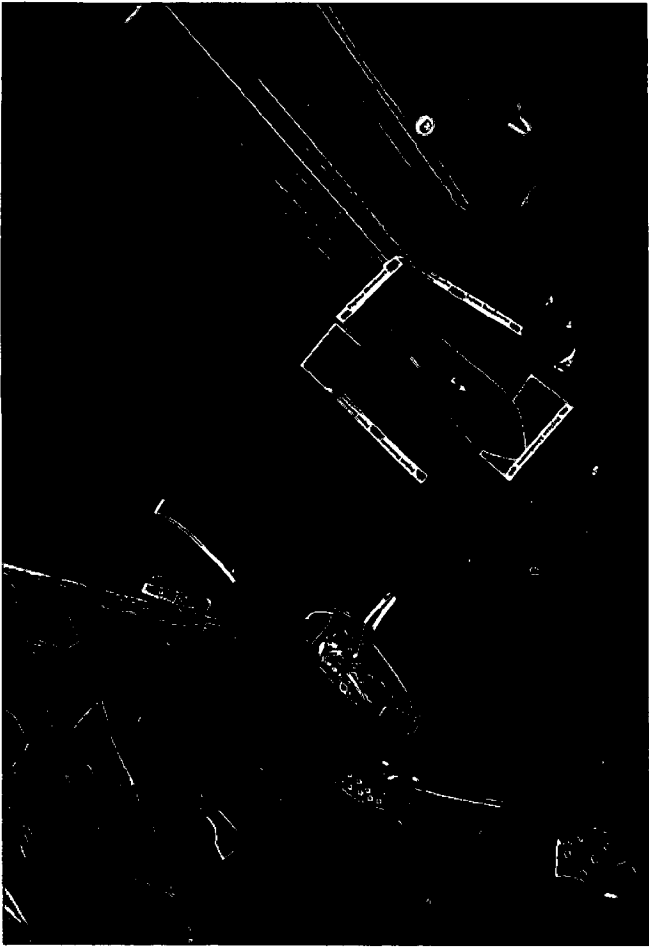


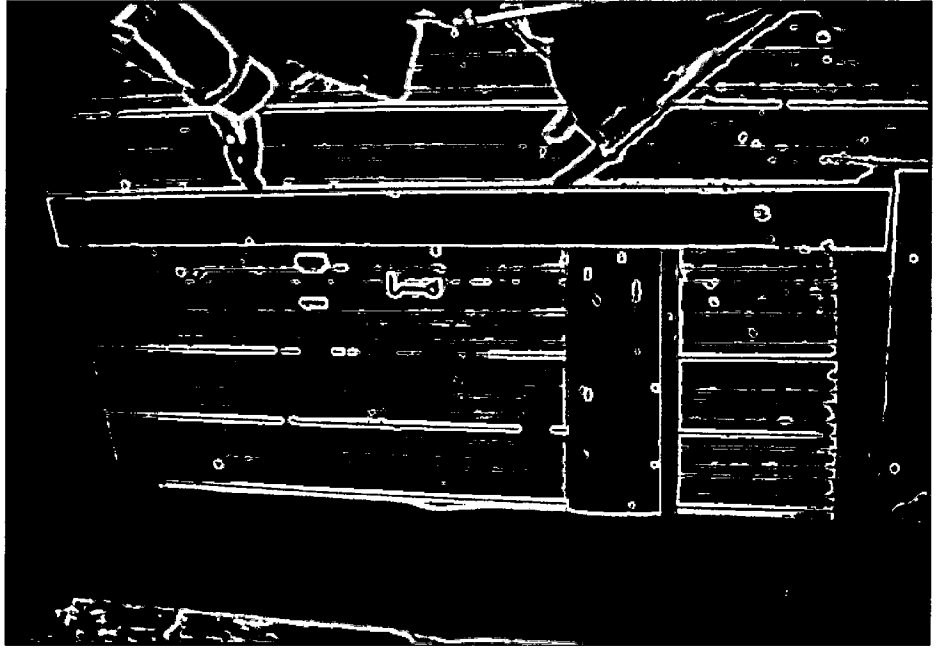
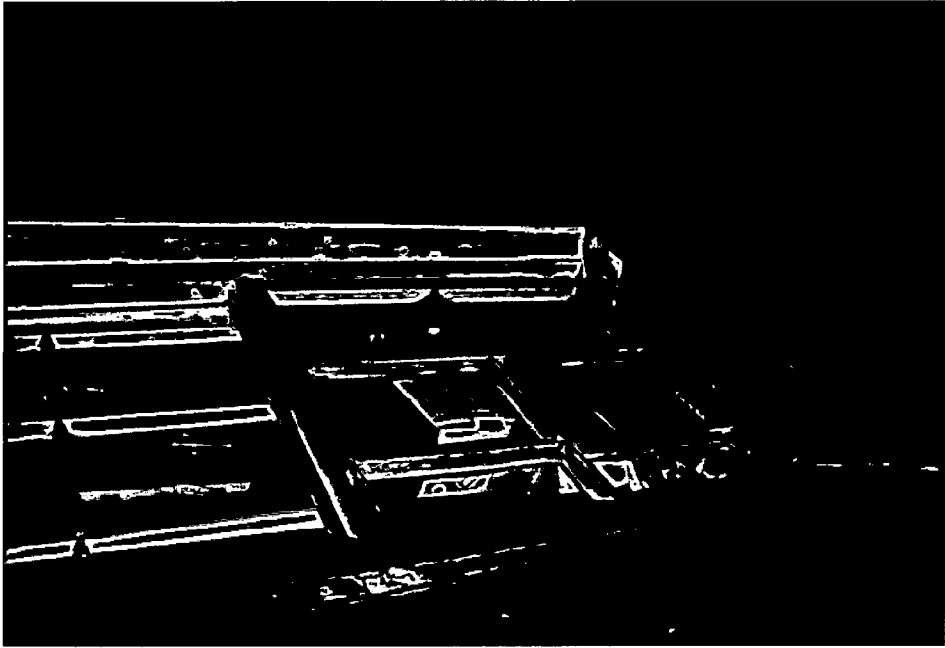


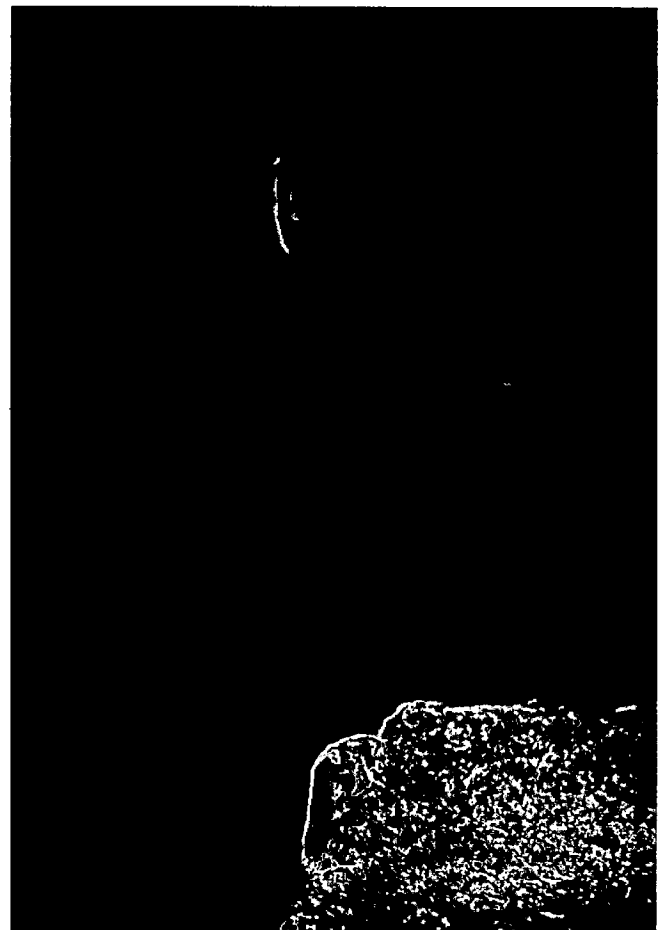
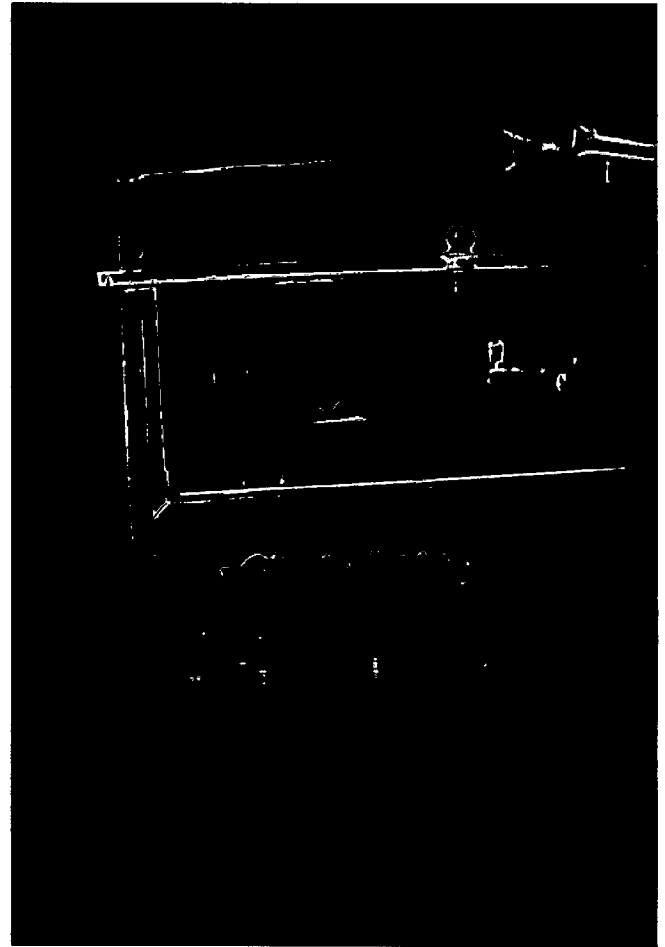


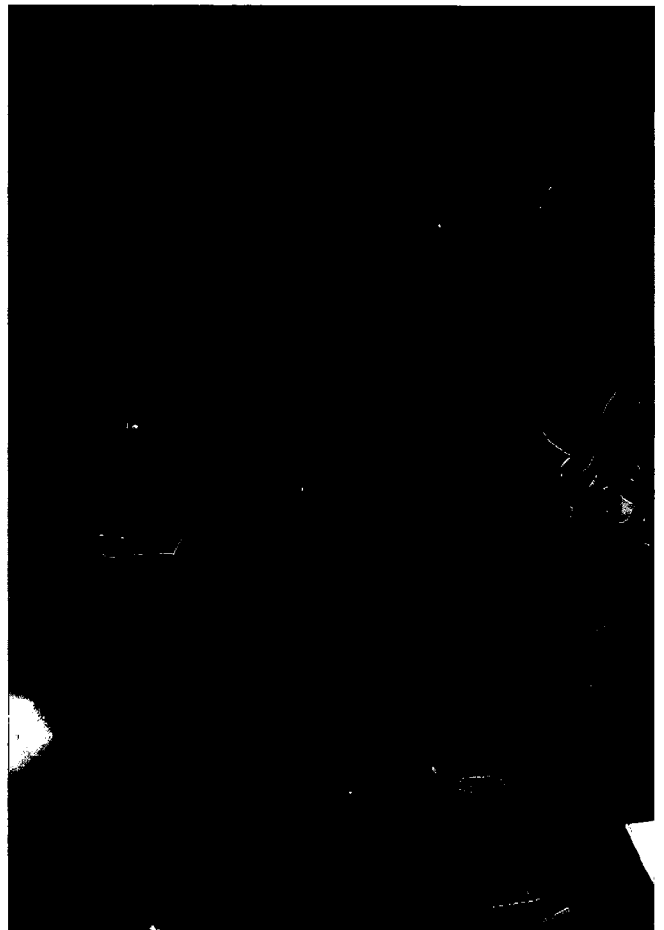
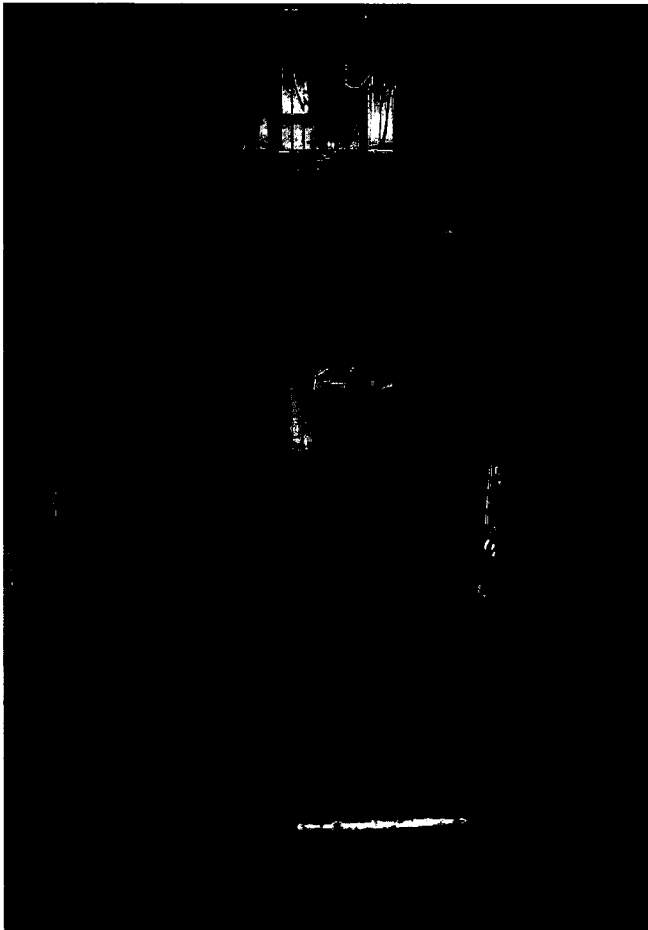
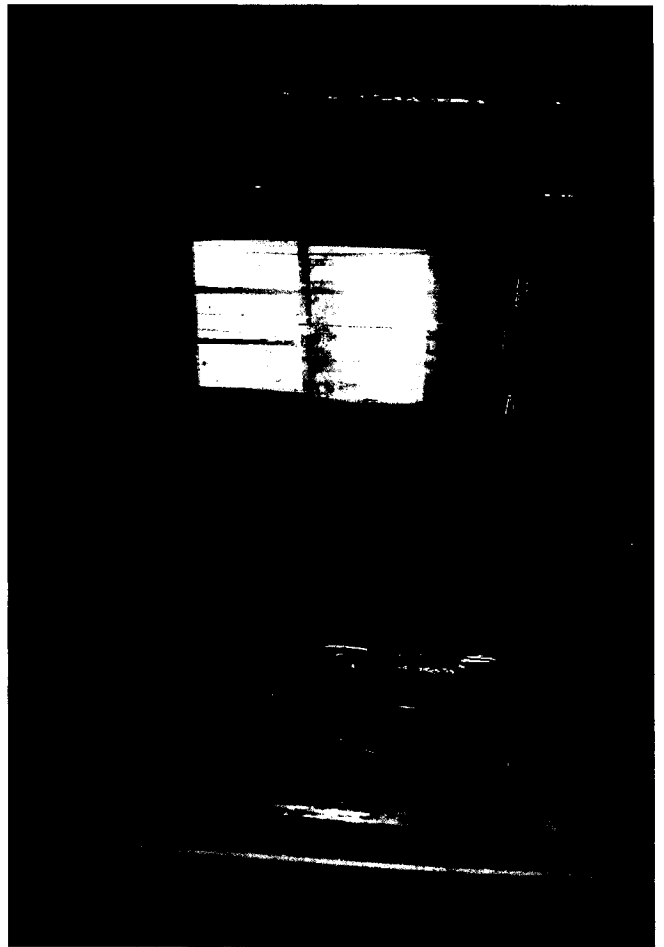


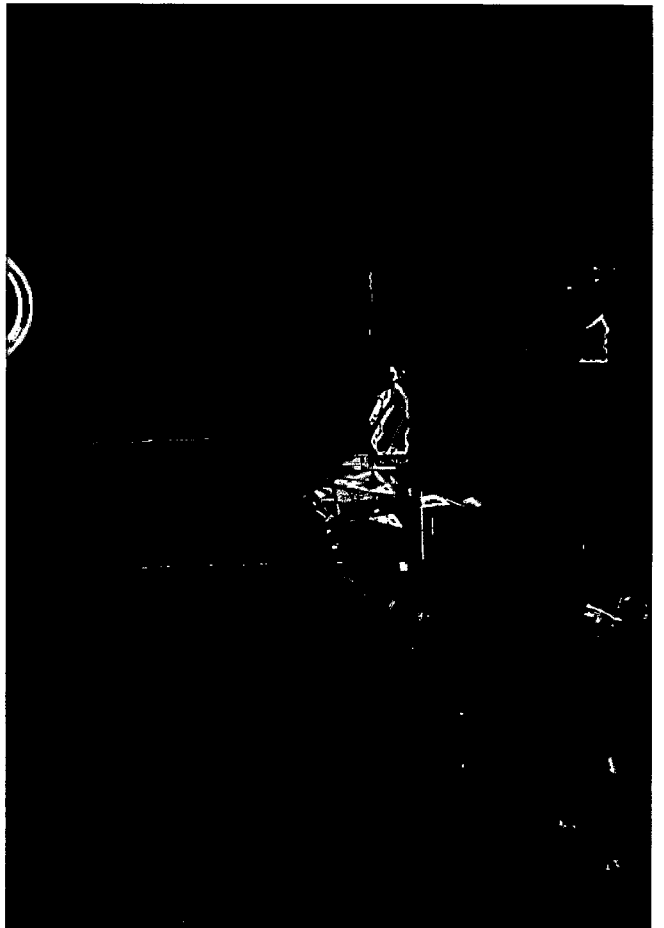
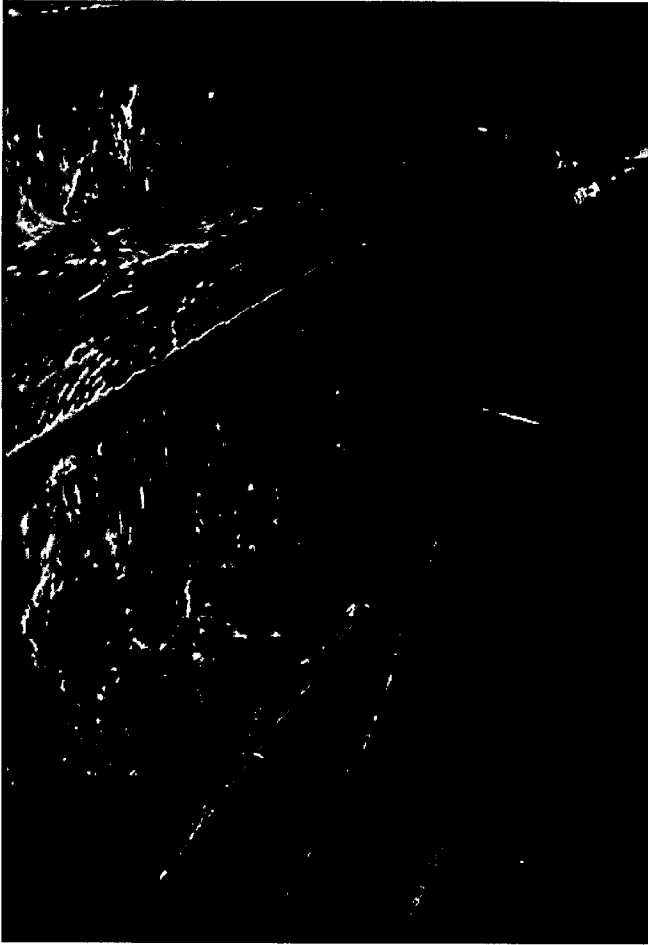


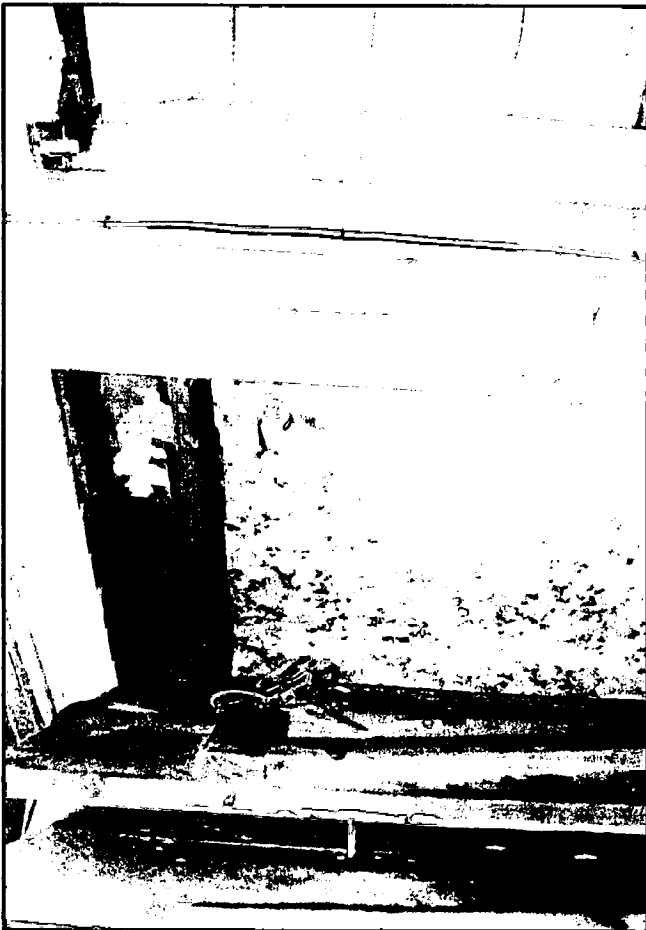




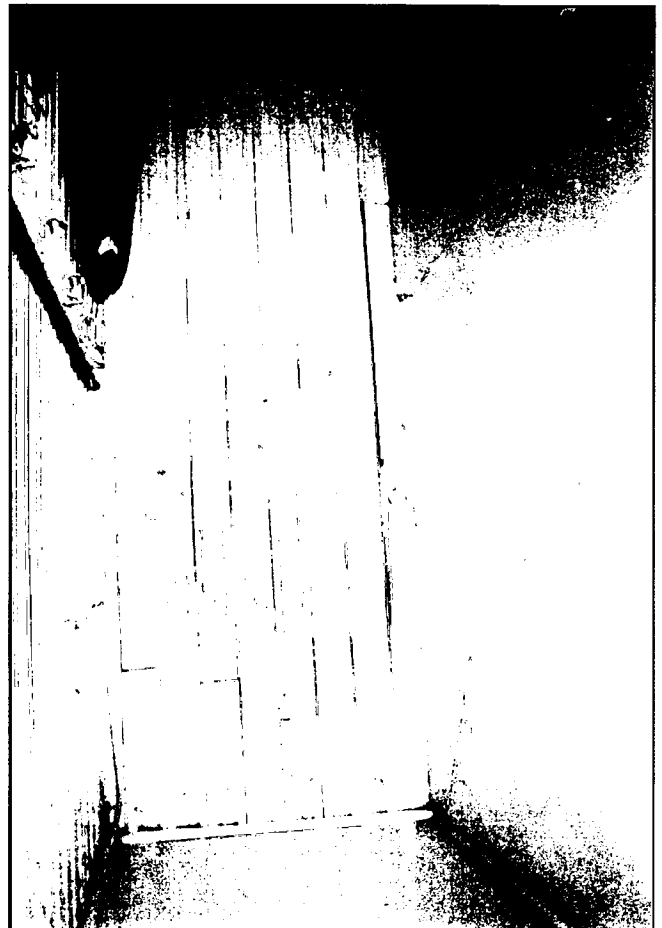


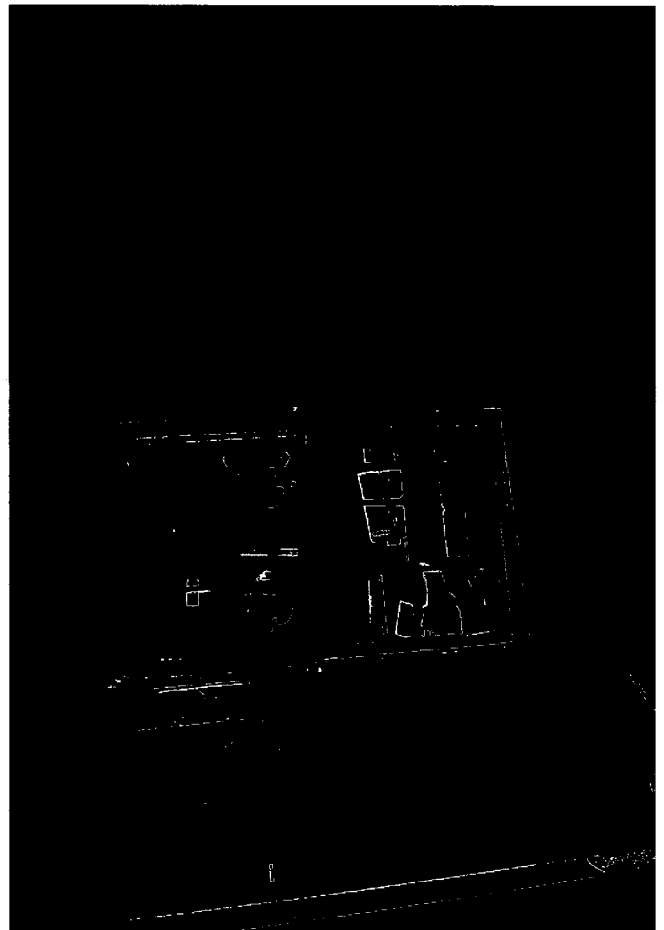
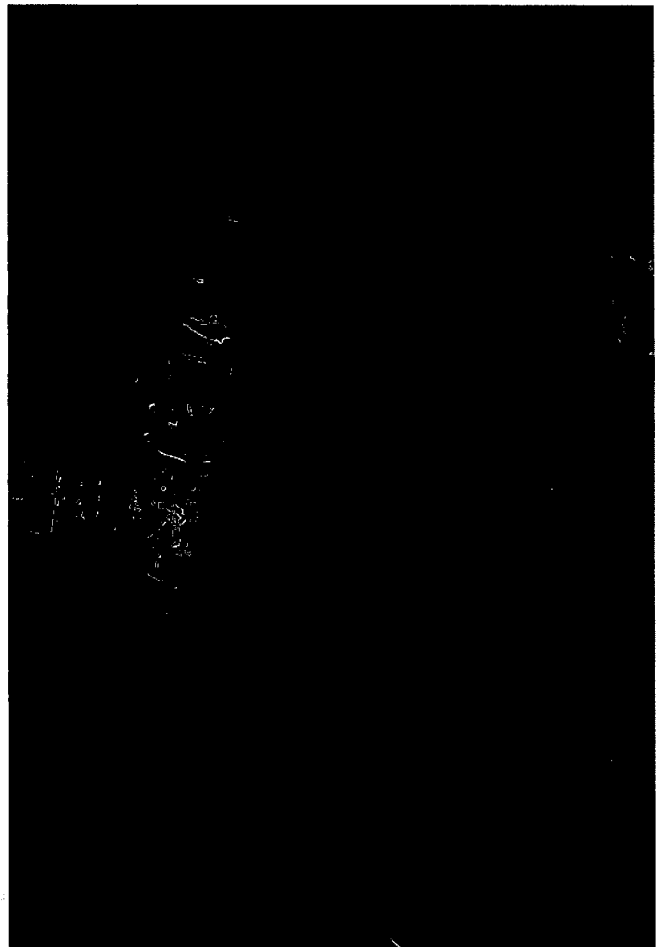


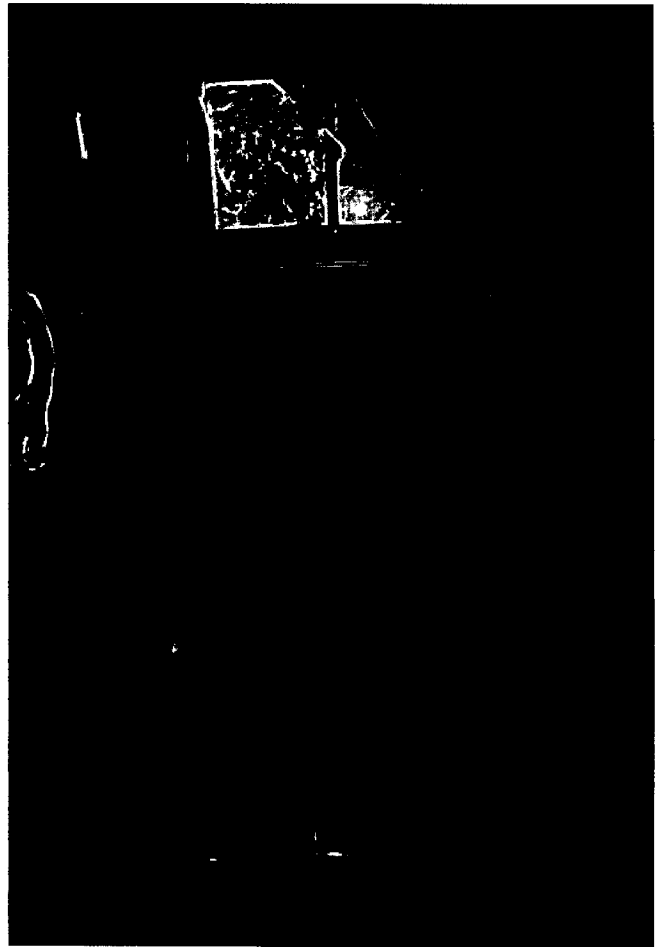
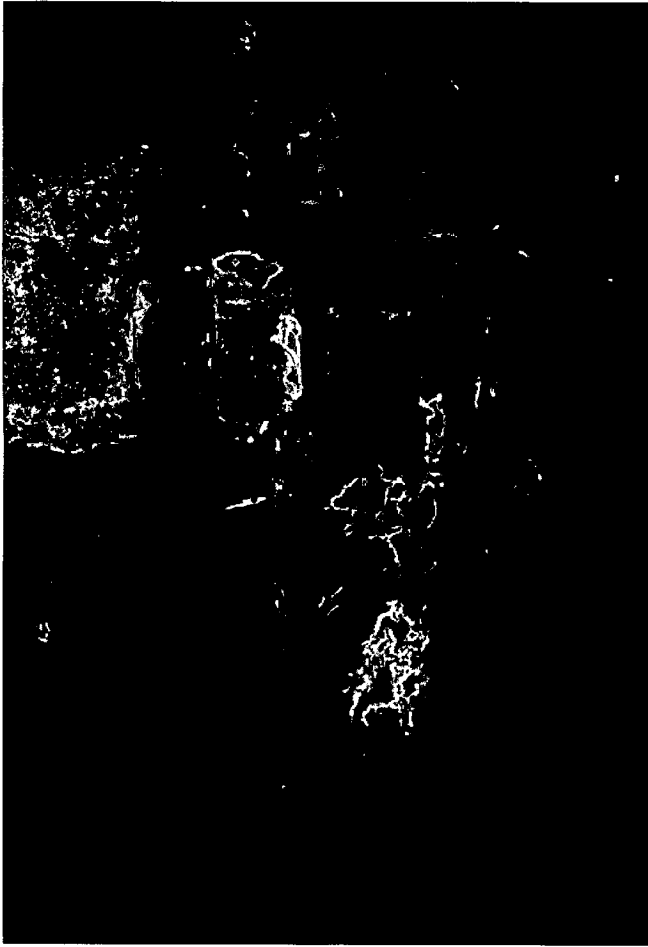












**Whipple, Scott**

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**From:** Whipple, Scott  
**Sent:** Tuesday, September 09, 2008 12:33 PM  
**To:** 'Rhoderick, Bradley (US - McLean)'  
**Cc:** Fothergill, Anne; beverlystrouse@mris.com; hannah@4countyhomes.com; Shannon Campbell  
**Subject:** RE: HAWP final application for Jonesville Rd

Mr. Rhoderick – thank you for recognizing Anne Fothergill and Kevin Manarolla for the assistance they have provided you. I also appreciate your bringing to my attention the two points in the staff report that you intend to address at the hearing.

I want to assure you that you will have time to present your case to the HPC as part of their consideration of your application. If you have additional materials that you wish to share with the HPC, I would appreciate having them as much in advance as possible to facilitate the HPC's review; if you are unable to provide materials prior to the meeting, please bring eleven copies of any printed materials so each member of the HPC, and staff, may have a copy to review at the meeting. The HPC weighs all of the information in the record – including the staff report and testimony received – in making their decision, and your application will receive a fair evaluation.

**Scott D. Whipple, Supervisor**

Historic Preservation Section | Urban Planning Division  
 Montgomery County Planning Department | M-NCPPC  
 Office: 1109 Spring Street, Suite 801 | Silver Spring  
 Mail: 8787 Georgia Avenue | Silver Spring MD 20910  
 301-563-3400 phone | 301-563-3412 fax  
[scott.whipple@mncppc-mc.org](mailto:scott.whipple@mncppc-mc.org) | <http://www.mc-mncppc.org/historic/>

---

**From:** Rhoderick, Bradley (US - McLean) [mailto:brhoderick@deloitte.com]  
**Sent:** Tuesday, September 09, 2008 11:07 AM  
**To:** Whipple, Scott  
**Cc:** Fothergill, Anne; beverlystrouse@mris.com; hannah@4countyhomes.com; Shannon Campbell  
**Subject:** HAWP final application for Jonesville Rd

Scott,

First of all, I wanted to let you know that Kevin and Anne were very helpful in getting me a copy of the final application, and I really appreciate their help.

I am very unhappy with the staff report that was generated to recommend denial of our application, and not just because your staff's point of view differs from us, the sellers, and the surrounding neighbors. As you had reiterated in our earlier conversations, your staff is tasked with researching and communicating the historical significance of the property. I don't expect you or your team to rubber stamp an application to demolish a historic property -- this application should be carefully and objectively considered. It was up to me to prove that the house had deteriorated beyond the point of repair. However, there were two statements in the staff report that are very misleading and we will be bringing up in tomorrow night's meeting for further clarification:

- I feel very misled by the intentions of Ms. Kelly's visit to the site. When she first arrived, she cut me off when I was discussing structural points and said her goal of the visit was not to comment or inspect the current condition of the property, but to look for evidence of historical significance. But, in the report, it is noted that staff (Ms. Kelly) found the historic portion of the property to be in good condition and that the deterioration was limited largely to the non-historic additions. What is Ms.

Kelly's qualifications for making opinions as to the structural condition of the house? I was in the house that day and have a number of pictures showing deterioration in ALL sections of the home. I also have a mechanical engineering degree with 3 1/2 years experience on large scale construction projects. I sure hope she has evidence and qualifications to add weight to this very generic and anecdotal statement. I do think it is a fair question to ask for the qualifications of someone making a very significant comment in our application.

- Also, either my fiancée or myself accompanied Ms. Kelly and Mr. White throughout the inspection and we never heard Mr. White indicate that the condemnation of the house was based on the non-historic additions. I feel this comment is misleading and inaccurate -- we never heard Mr. White make this statement throughout the course of our visit.

All in all, I feel the report written by staff was objective, with the exception of the page 4 of the staff report (the page containing the two points above). All we are asking for is a fair hearing based on facts, and I feel the two points above are not accurate. Finally, Scott -- thanks for your help in the Jonesville Application. We have sought your help on numerous occasions during the application process, and you have been very timely with your correspondence. We look forward to the opportunity to discuss this application in front of the HPC tomorrow night.

Regards,

Brad

**Brad Rhoderick**  
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Deloitte Consulting LLP

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## Silver, Joshua

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**From:** Wayne Goldstein [waynemgoldstein@hotmail.com]  
**Sent:** Wednesday, September 10, 2008 4:53 PM  
**To:** Silver, Joshua  
**Subject:** MPI Comments for 9/10/08 HPC Agenda Items

9/10/08

Historic Preservation Commission  
Jef Fuller, Chair

Dear Chair Fuller/Jef and HPC Commisioners:

Montgomery Preservation, Inc. (MPI) would like to offer comments on several HAWPs and a Preliminary Consultation on the agenda for tonight's HPC meeting:

II. N. - Davidson House. MPI supports the staff recommendation. By requiring properly-sized wood windows with true, divided lights, the end result could be very close to what could have happened if the owner had applied for this HAWP in a timely manner and had demonstrated that rehabilitation of the original windows was truly infeasible.

II.P. - 18425 Jonesville Road. MPI supports the staff recommendation. The engineer hired by the contract purchaser did not provide any meaningful factual or financial details to support his conclusion that the two historic sections could not be rehabilitated. Having to replace/sister a single beam under a floor is not cause to demolish an entire building. Siding and roofs can be repaired or replaced. The engineer did not indicate that he had ever worked on the rehabilitation of historic structures, suggesting that he has no knowledge of the field. As the owners have explicit plans to install a modular structure, removing nonhistoric sections of a house and adding HPC-approved stick-built additions to it does not meet their requirements at all. It does not seem that any house, regardless of its condition, would meet their requirements as they appear to want a modular house of a very specific style.

III.B. Buffington Enterprises II, LLC. MPI supports the staff recommendation and the position of the Clarksburg Civic Association. The owner is to be commended for great improvements to the design. However, the massing of the buildings would unfavorably impact the existing character of the historic district. The same amount of building separated and spread out might work exceedingly well in this historic district. The current limitations of the zoning restrict what can be built and where on the property it can be built. However, it should not be the historic character that is negatively impacted by this reality. Instead, it would be better for the owner to try to gain community and government support to rezone part of the property to possibly allow the separation and distribution of the building footprint.

Yours truly,

/s/

Wayne Goldstein, President  
Montgomery Preservation, Inc.

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