

23/73-03A 21030 New Hampshire Rd
MP Site: Gittings Ha Ha

ERRATA

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	Gittings Ha-Ha 21030 New Hampshire Avenue	Meeting Date:	12/03/03
Resource:	Individual Site Master Plan for Historic Preservation 23/73	Report Date:	11/24/03
Review:	HAWP	Public Notice:	11/19/03
Case Number:	23/73-03A	Tax Credit:	Partial
Applicant:	Andrew and Judy Begosh and Martin Begosh	Staff:	Joey Lampl

PROPOSAL: Remove wood and aluminum siding and replace with vinyl (RETROACTIVE)

RECOMMENDATION: Approval with Conditions

STAFF RECOMMENDATIONS:

Staff's recommendation is broken down into parts:

1. Staff recommends that the Commission **approve the sign portion** of this application, with regard to sign sketches A or B. The sign portion of the application is consistent with Chapter 24A-8(b) 2:

The proposal is compatible in character and nature with the historical, archaeological, architectural or cultural features of the historic site . . .

2. Staff recommends that the Commission **approve the gutter portion of the application as routine maintenance and allow it to proceed as soon as possible in order to prevent further water damage to the structure.**

3. Staff recommends that the Commission **approve vinyl for the rear elevation of the property and the small 3rd-story portions of the shed wall extension** since these elements date to a ca. 1960 addition; however, **require that the owner remove all vinyl siding and underlayments from the front façade and that portion of the original, single-pile plan house contained within the original side-gable roof. Staff recommends that the original house be returned to beveled wood to match the original clapboard in width and profile as best determined by available photographs.** The entire façade and that portion of the original side gable wall that is visible from the driveway must be restored to clapboard by the work of a carpenter skilled in restoration. The Historic Preservation Commission staff must approve this contractor.

4. Staff recommends that the Commission **enforce Chapter 24A-9 of the Montgomery County Code with regard to the smokehouses.** Staff recommends that the items in the Demolition by Neglect section of the Code be enforced and monitored in order to preserve a very valuable pair of outbuildings.

5. Staff recommends that the owner supply the Commission with a report outlining an Historic Preservation Plan for items 3 and 4 above by January 6, 2004.

BACKGROUND:

In 1988 this site was designated as an individual resource on the Master Plan for Historic Preservation as being representative of an early farm dwelling expanded by later additions and containing numerous outbuildings characteristic of an 18th through 20th-century estate. The environmental setting for the property was listed at 7.126.¹ (See Circle 13.) The environmental setting that was designated included the main house (Building A), a heavy timber-framed and pegged former barn with additions/garage (Building B), a late-19th century-core framed granary with log veneer (Building C), a pair of log smokehouses, possibly 18th century (Building D), a barn/chicken coop, probably turn-of-the-century (Building E), a stone bomb shelter/possible root or fruit cellar², and a ha-ha wall (now covered in concrete block). The latter two resources are not shown on the site plan but are to the west and southwest of the main house. A combination garage/office structure (Building F) sits outside of the environmental setting but on an adjacent parcel of 0.1919 acres.³ The farm's original bank barn is owned by another party on an adjacent property to the north. The family cemetery, also mentioned in historic records, is located northwest of the house on yet another separate parcel outside of the designated 7.126 acres and owned by another party.

As it stands, the owners are in violation of Montgomery County's historic preservation law. In January 2003 Gwen Wright, Historic Preservation Supervisor, was contacted by Martin Begosh, then a contract purchaser for Gittings Ha Ha, who inquired about the historic preservation process. Ms. Wright explained the process to him. The Begoshes purchased the property in February/March 2003.

On August 2003, Peter Hrycak, an inspector with the County's Division of Permitting Services, received a complaint that work was being done at Gittings Ha-Ha without a building permit. Mr. Hrycak visited the site and observed that wood siding from the front façade of the main house was in the process of being removed or had already been removed and was being replaced with vinyl siding. He photographed the work and immediately issued a Stop Work Order and Notice of Violation. He directed the owner to contact the Historic Preservation Commission immediately in order to be in compliance with Chapter 24-A. The owner did contact the Historic Preservation Section that day and was told about the materials to submit for a Historic Area Work Permit application. The owners began assembling information.

On September 11, 2003 the Historic Preservation Section received a call from a concerned citizen who observed that work had been done on the house. The Historic Preservation Section contacted Mr. Hrycak and he visited the site again that afternoon. On October 8, 2003, Mr. Hrycak issued a citation and \$500 fine to the owners stating that they were required to work with the Historic Preservation Commission to resolve the problem before a court date. The court was petitioned for a date.

On October 20, 2003, the Begoshes filed the current application for an Historic Area Work Permit. Staff visited the site on October 24, 2003 and was struck by the level of alterations that had taken place on the main house without HPC approval. Staff also noted the significant deterioration on the most unique outbuilding (the smokehouses) and the poor condition of the remaining outbuildings, although deterioration had evidently been well underway before the applicants purchased the property. Given the extent of the damage to the main resource, the need to consider how best to rectify the situation and to consult with experts, staff advised the owner that the case would be heard on the December 3rd agenda and reiterated that the owners were still under a Stop Work Order until the HPC hearing.

¹ The environmental setting is a parcel recorded in Liber 14755, Folio 709.

² This building is sometimes referred to as an "ice house," but is by no means deep enough in the ground to have been an ice house.

³ This small parcel is described in Liber 14755, Folio 709 as part of 7.31 acres owned by the applicant in total.

Staff contacted Peter Hrycak to determine the history of this alteration and was told that the court date has now been set for January 6, 2004. On November 21, 2003, staff, Peter Hrycak and Richard Brand of the Maryland Historical Trust met with the owner at his property to tour all of the outbuildings and to discuss a draft of the staff report.

PROJECT DESCRIPTION

SIGNIFICANCE: Individual Master Plan Site
STYLE : Georgian
CONSTRUCTION DATE: Original section, 1783; second section, 19th century; later additions, ca. 1939

Gittings Ha-Ha is a significant resource in the County being one of the earliest land grants and a property that demonstrates an impressive assemblage of rural vernacular buildings over time. The original 517-acre parcel of ground was granted to Thomas Spriggs and Richard Simmons in 1724. The nucleus of the historic house that stands today is believed to date to 1783 and, according to tradition, was the home of Thomas Gittings, George Washington's surveyor. The inventory form reports that it was the residence of the Leeke-Brown family of Brighton for over a century and a half. The ten-bay house is composed of at least four building periods, possibly more. There are two, three-bay formerly clapboarded sections that represent the oldest sections of the house. At both the north and south ends of the house, there are brick additions said to date to 1939, at a time when the house was owned by Henry L. Breuninger, who was a house designer. The north addition features a bell cot. The rear of the house received an alteration prior to 1968 that included the raising of the back slope of the roof to accommodate a full third story and the replacement of several double-hung sash windows with three-part "picture" windows.

Until at least 1990, the property was in good condition, but since that time has been steadily declining. The various resources have either lost their original materials (the main house), collapsed (the stable to the barn), or are in imminent danger of collapsing (the leanto portion of one of the smokehouses).

PROPOSAL

The owners are applying for a retroactive HAWP to remove wood siding on the façade of the house and aluminum siding on the rear wall and to replace these materials with faux-wood vinyl siding.

In addition, the applicants have asked to install a sign at the entrance to their drive that advertises the owner's business and includes the historic name of the property and to add gutters where they currently are in poor repair.

STAFF DISCUSSION

The Secretary of the Interior's *Standards for Rehabilitation* apply to this HAWP application:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

Siding

Staff was not given an opportunity to confirm the applicant's contention that wood siding was in a state of disrepair so significant as to warrant its removal. During the October 24th site visit, staff observed that clapboard is longer anywhere in evidence on the façade of the house. The 8" vinyl siding sheathing has been applied over Green Guard Fanfold Siding Underlayment, which itself has been placed over Tyvek housewrap, which has been layered over a plywood substrate. All wood window trim on the façade has been covered with vinyl especially manufactured to conceal it. In sum, the house is suffused in artificial materials and, much worse, has lost its primary façade cladding. Currently, the reveals, textures, and shadows that used to characterize the intersection of walls, doors and windows are nowhere to be found. Staff feels it is imperative to correct this situation.

On the rear elevation, the aluminum siding that was removed was original since the rear side of the house represents an extension out from the original single-pile plan. The rear elevation reflects its ca. 1960 heritage in that it features many overscaled picture windows. Staff feels this elevation is not a contributing addition to the property and that it is not necessary, therefore, to return the rear elevation to either a) aluminum or b) wood.

Outbuildings

The historic outbuildings on the property also are in a state of decline and, in the case of the smokehouses, "demolition by neglect." (See Chapter 24 A-9.) The pair of originally chinked, V-notched, log smokehouses with double pyramidal shake roofs represent invaluable vernacular resources. According to the 1968 inventory form on the property, the pair already was connected at that time by a breezeway, but originally they would have stood beside each other, unconnected. What remains of the breezeway is simply the roof, giving the structure the appearance of a "dogtrot." (Previous inventory forms cite 3 smokehouses, but it is not clear if there were three smokehouses or two smokehouses and a breezeway.) Despite the fact that the buildings have suffered a good amount of structural decline and that chinking is now concrete (it originally would have been stone or wood bolts daubed with mud), the smokehouse pair can still be stabilized and repaired. This outbuilding deserves preservation attention only secondary to that of the main house. Staff believes the steps outlined in Section 24A-9 should apply to the smokehouse pair of buildings with the attached log leanto, if possible.

Sign

As for the sign at the entrance to the property from New Hampshire Avenue, staff believes that Sign A or B would be appropriate, but that Sign C is too formal for the site. The size of the proposed wood sign is 27"x 40", which is an appropriate size. *See Circles 16 & 17.*

Gutters

Staff feels that the applicant's request to install new, aluminum 6" ogee-style gutters to match those that exist on a portion of the main house is absolutely necessary and recommends that the building be made watertight as soon as possible. Staff recommends painting gutters or buying them in a white finish for the façade so that they blend in with the house, as is currently the case.

Summary

Staff believes the owners of this property should be encouraged to become appropriate preservation stewards of this very significant historic property. To this end, staff believes a continuing dialog is necessary with this applicant, wherein the Commission and staff link the owners to restoration experts (lists of both house carpenters and log building specialists have already been given to the applicant at the November 21st site visit) and to sources of preservation funding/tax relief if any exist at the state and county level. The task to bring this property back into a state of sound maintenance is a daunting one, and staff believes that all economic incentives should be made available to this owner in order that he can

undertake the appropriate corrective actions. Staff recommends that this case be continued and monitored by both the HPC and the County's Code Enforcement section of the Department of Permitting Services.

RECOMMENDATION

Staff's recommendation is broken down into parts:

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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: Andrew Begosh

Daytime Phone No.: 240-731-8390

Tax Account No.: 08-00709471

Name of Property Owner: Andrew & Judy Martin Begosh Daytime Phone No.: 240-731-8390

Address: 21030 New Hampshire Ave Brookeville MD 20833
Street Number City Street Zip Code

Contractor: ~~XXXXXXXXXX~~ SELF Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 21030 Street: New Hampshire Ave

Town/City: Brookeville Nearest Cross Street: BRIGHTON DAM RD

Lot: _____ Block: _____ Subdivision: _____

Liber: 23254 Folio: 798 Parcel: P545

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable
- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 25,000 - 50,000 depending on SUB STRUCTURE DAMAGES

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.

[Signature]
Signature of owner or authorized agent

10/20/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 321945 Date Filed: 10/20/03 Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

~~REPLACE & REPAIR~~ EXTERIOR SIDING CURRENTLY BAD WOOD
ROTTING & NOT CAPABLE OF RETAINING PAINT WITH HARD
(GRAIN VINYLY PREMIUM GRAIN) HOUSE HAS SETTLED, SUFFERED
WEATHER & INSECT DAMAGE & OVERALL EYESORE TO COMMUNITY
REPAIR & INSULATE SUBSTRUCTURE OF HOME DAMAGED BY
YEARS OF NEGLECT & INSECT DAMAGE
HOUSE WAS BUILT @ 1800 & ADDED ONTO 5 OR 6 TIMES USING
DIFFERENT MATERIALS OVER THE YEARS

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

THE FINAL PRODUCT WILL BE WEATHER TIGHT DAMAGE
FREE & A BEAUTY TO THE COMMUNITY. WILL MAINTAIN
ORIGINAL DESIGN & FOOT PRINT
REPAIR ALL SUBSTRUCTURE, INSULATE & COVER EXTERIOR
WITH PREMIUM WOOD GRAIN VINYLY SIDING

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

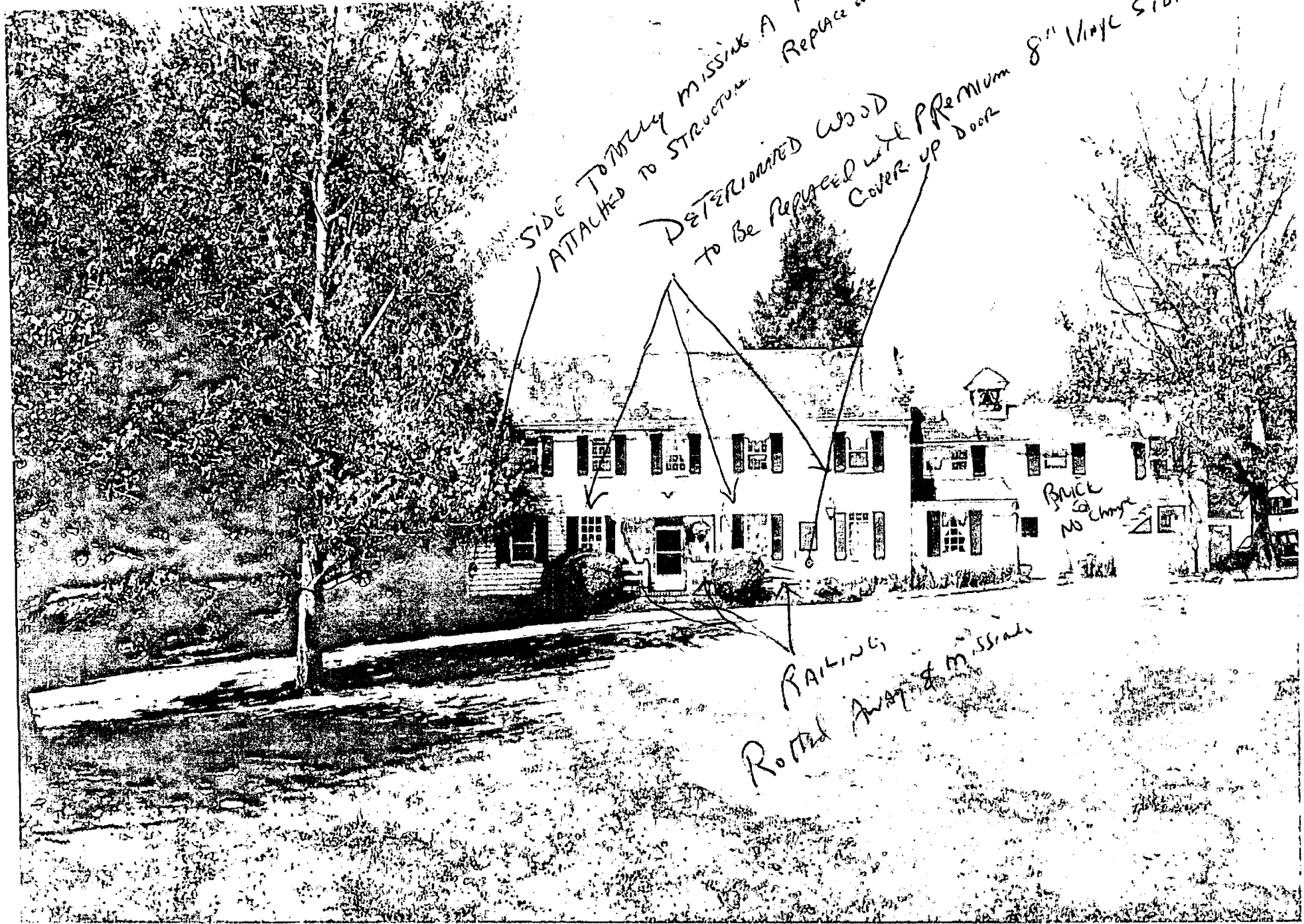
If you are proposing construction adjacent to or within the decline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

DO NOT WRITE OUTSIDE THE LINES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



SIDE TOTALLY MISSING A FACIIDE NOT
ATTACHED TO STRUCTURE. REPLACE WITH PREMIUM 8" VINYL

DETERIORATED WOOD
TO BE REPLACED WITH PREMIUM 8" VINYL
COVER UP DOOR

BRICK
NO CHANGE

RAILINGS
ROTTED AWAY & MISSING

WOOD TO BE REPLACED
WITH 8" VINYL

ALUMINUM TO BE REPLACED
WITH 8" VINYL

BRICK
REPLACE



This had been replaced with 4" vinyl & door covered



Aluminum to replace with 8" vinyl

4" vinyl with door cover

NOT THIS

Replace with 8" vinyl

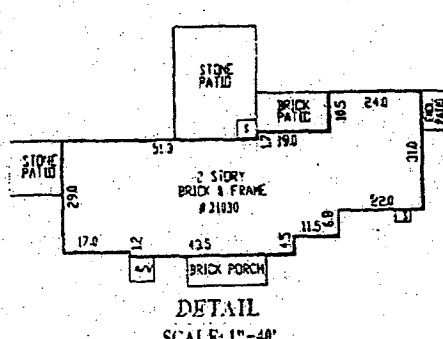
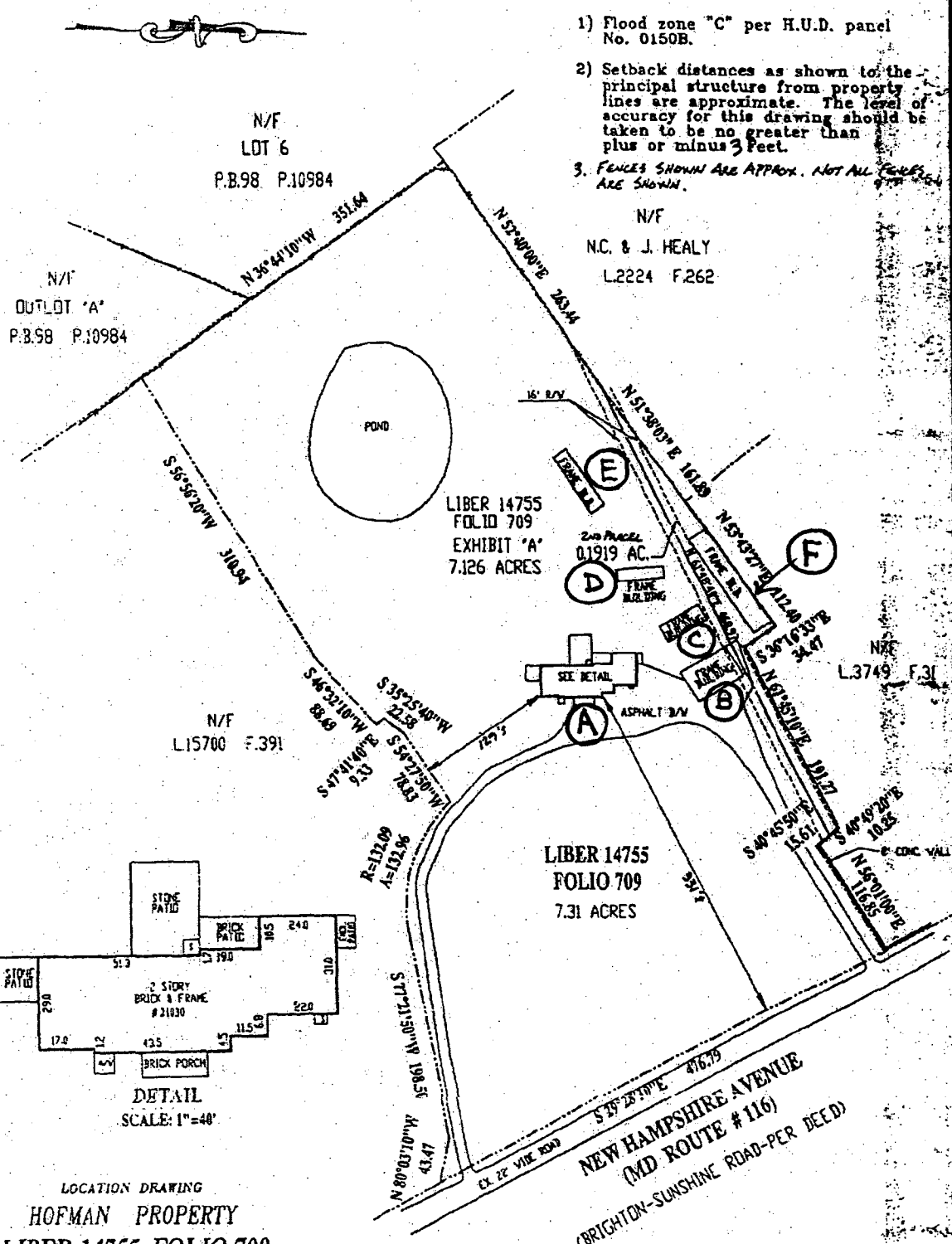


CONSUMER INFORMATION NOTES:



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.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0150B.
- 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 3 feet.
- 3) FENCES SHOWN ARE APPROX. NOT ALL FENCES ARE SHOWN.



LOCATION DRAWING
HOFMAN PROPERTY
LIBER 14755 FOLIO 709
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE	REFERENCES		SNIDER & ASSOCIATES
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.	PLAT BK. PLAT NO.		SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1288
DATE OF LOCATIONS		SCALE: 1" = 120'	

ANDREW J BEGOSH JR
CERTIFIED PUBLIC ACCOUNTANT
21030 NEW HAMPSHIRE AVENUE
BROOKEVILLE, MARYLAND 20833
301-260-0445 FAX 301-774-5027

November 19, 2003

Historic Preservation Office
Department of Park and Planning

Attn: Joey Lampi

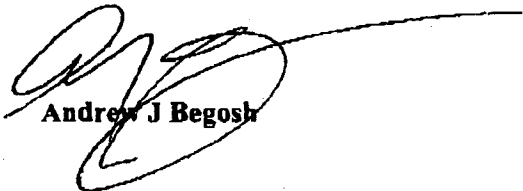
Dear Ms Lampi,

My sign maker couldn't get me a design this quickly, but we looked at historical signs and picked one similar to the one I drew, to give you the idea and size. We plan on putting the sign near the driveway with the gates.

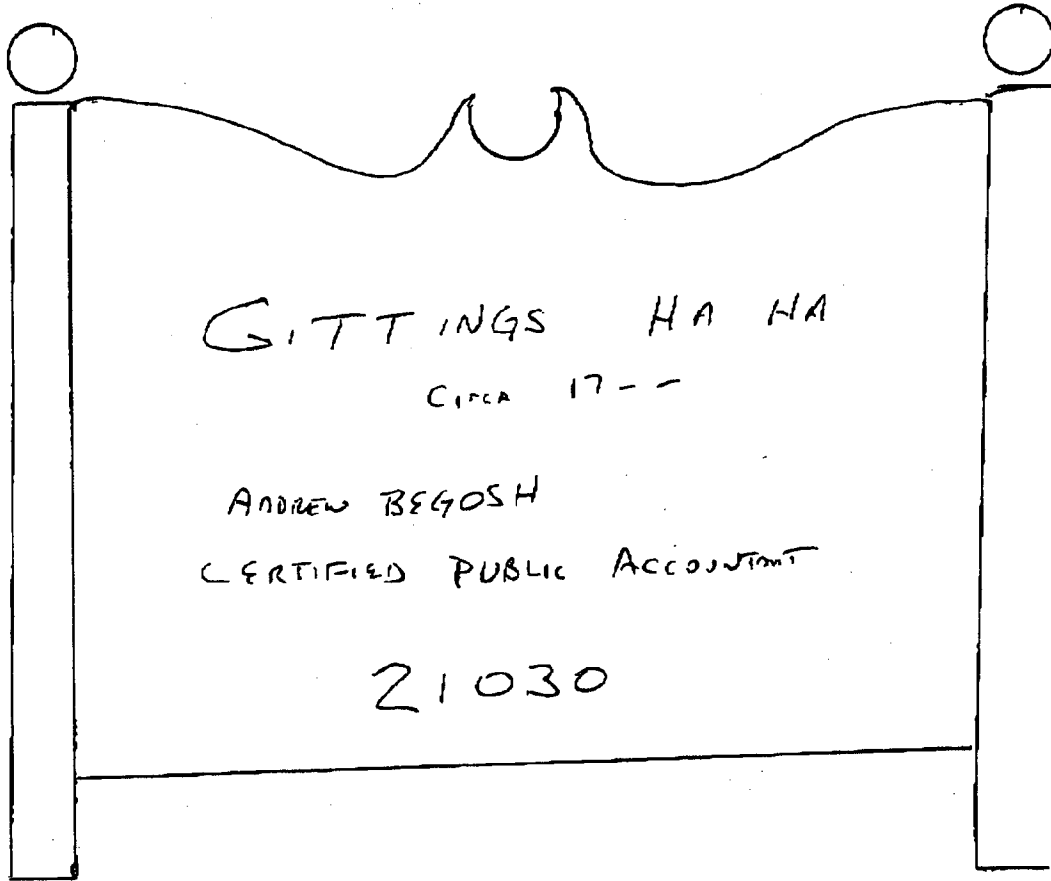
If this is inadequate I will have him furnish one later – to scale.

Also, if you could follow up with a letter, excluding the long narrow building on the separate lot (0.1919 A), from the 7.162 A historical site of the house and other structures.

Thank you,


Andrew J Begosh

ANDREW BEGOSH
21030 NEW HAMPSHIRE AVE
BROOKEVILLE MD 20833-1933

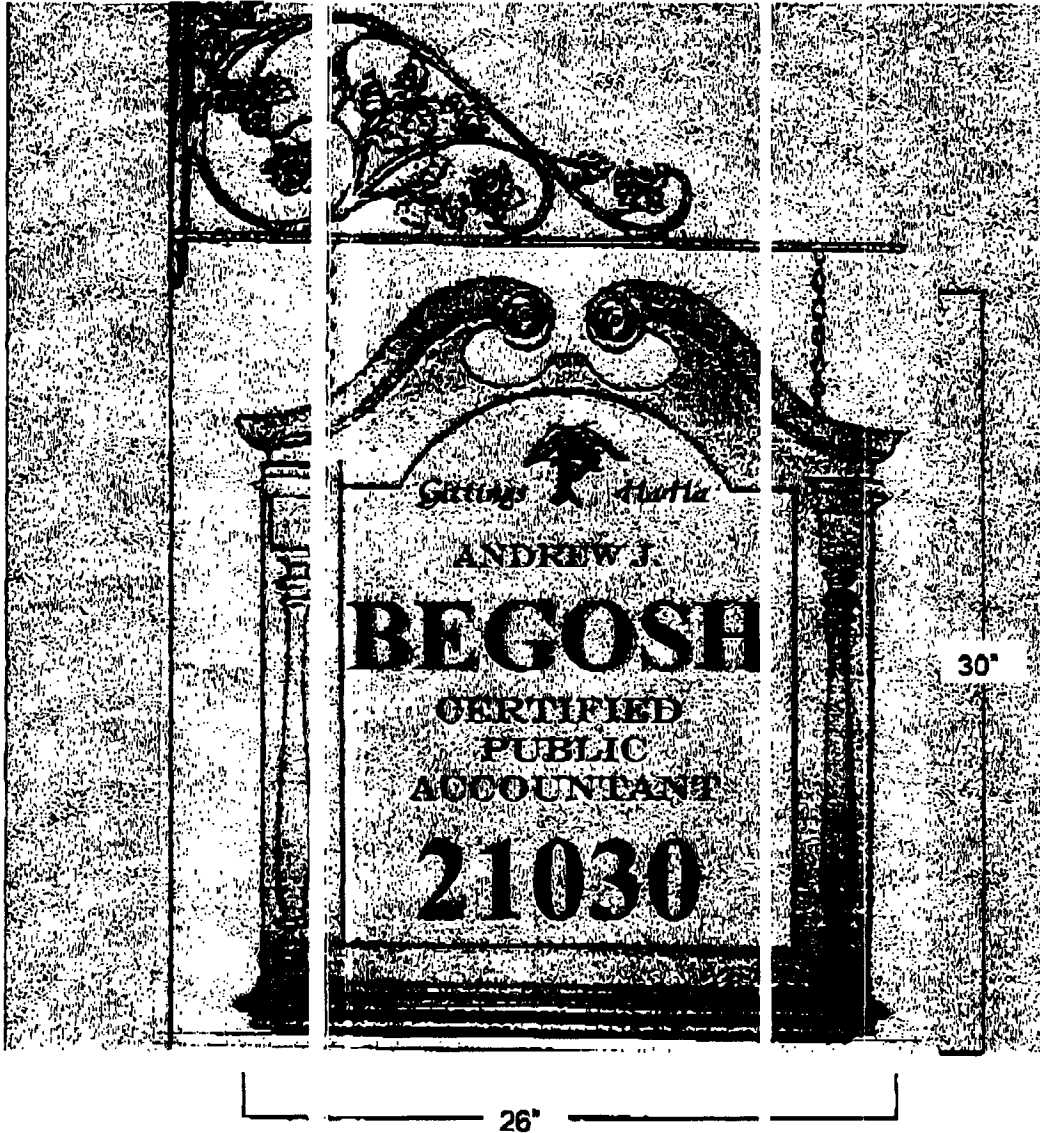


SIGN 27X40
HISTORIC DESIGN

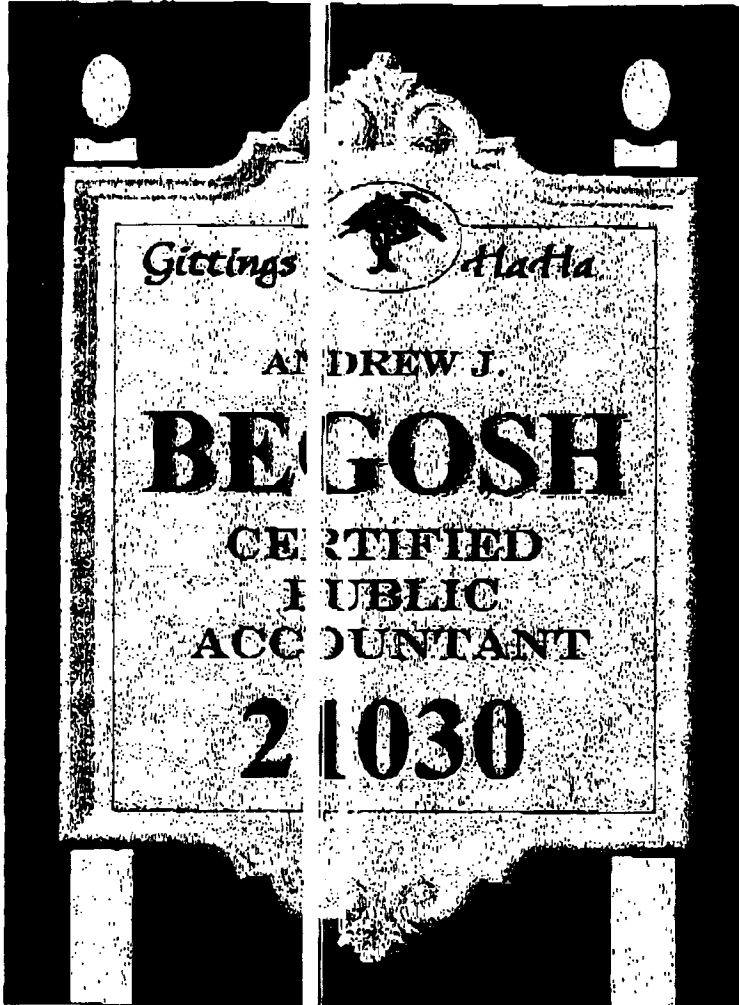
WHITE WOOD
WITH BLACK
LETTERING

FRONT PROPERTY
LINE BY
DRIVEWAY

Andrew J Begosh "Gittings HaHa"
Heavy density polyurethane, post mounted entrance sign
21030 New Hampshire Ave. Brooklyn, MD



Andrew J Begosh "Gittings Ha Ha"
Heavy density polyurethane, post mounted entrance sign
21030 New Hampshire Ave. Brookville, MD

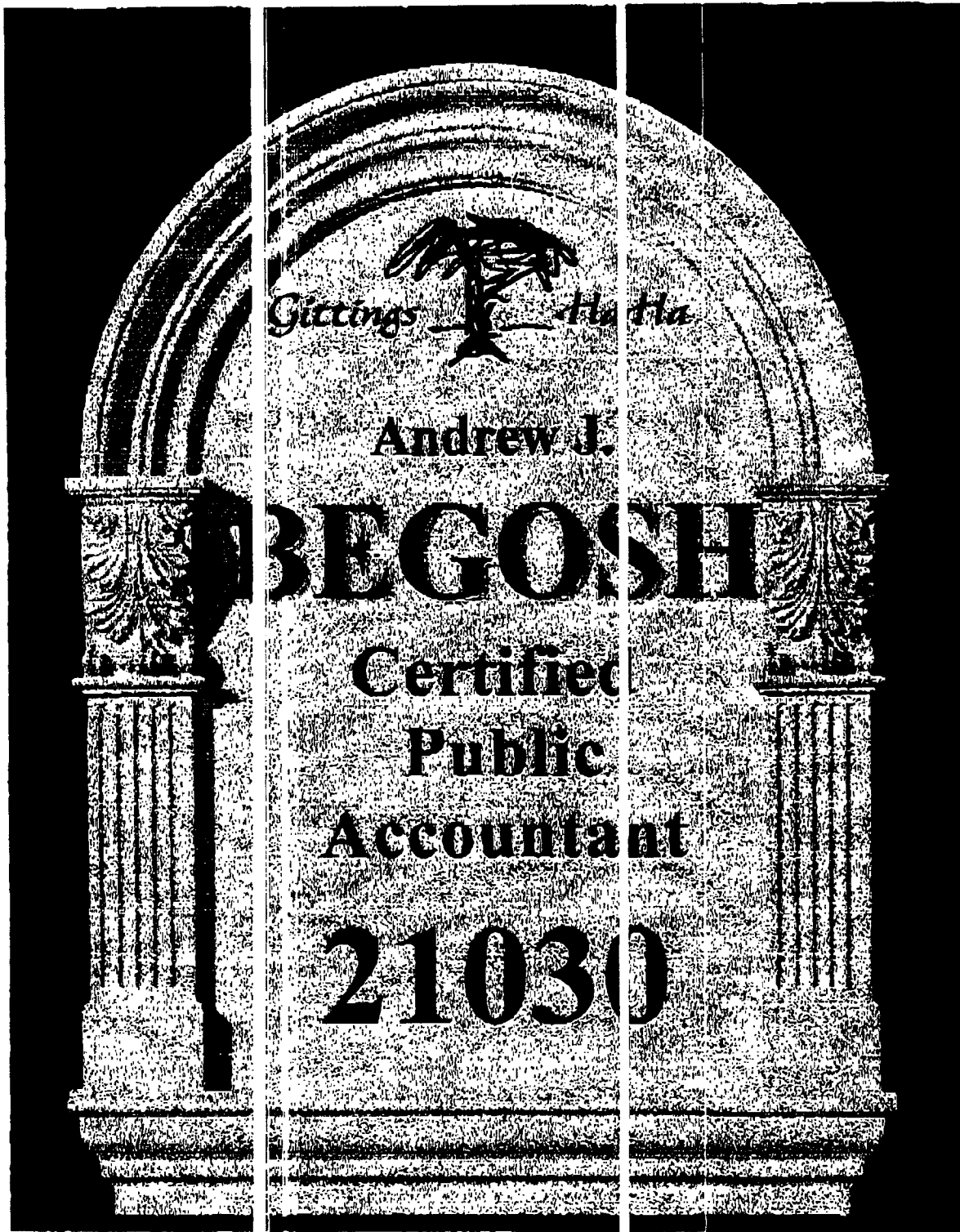


41"

29"

*this sign has matching
smaller panels for additional
site signs*

Andrew J Begosh "Gittings HaHa"
Heavy density polyurethane, post mounted entrance sign
21030 New Hampshire Ave. Brookville, MD



39"

28"

(18)
C

MONTGOMERY COUNTY CODE
Chapter 24A

§24A-8

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

24A-9. Demolition by neglect.

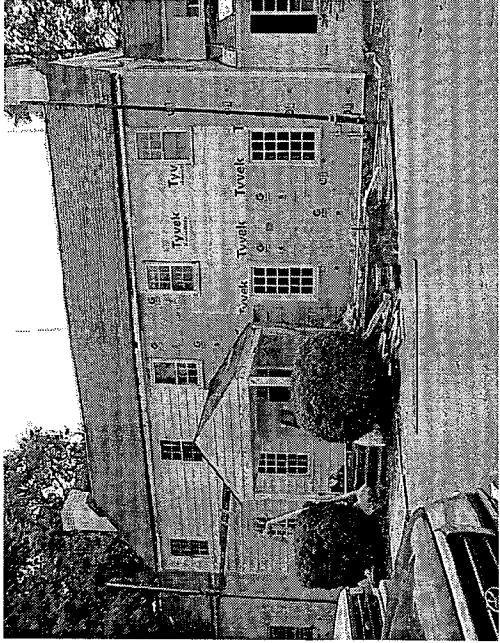
In the event of a case of demolition by neglect of an historic resource on public or private property, the following provisions shall apply:

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

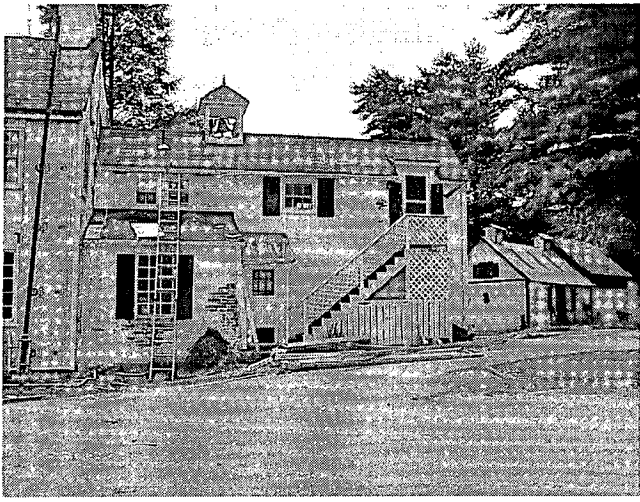
MONTGOMERY COUNTY CODE
Chapter 24A

amortized over a period of 10 years subject to a public sale if there is a default in payment.

- (3) Failure to comply with the original or final notice shall constitute a violation of this chapter for each day that such violation continues and shall be punishable as set forth in section 24A-11.
 - (4) In the event that the commission finds that, notwithstanding the necessity for such improvements, action provided in paragraphs (1) and (2) of this subsection would impose a substantial hardship on any or all persons with any right, title or interest in the subject property, then the commission shall seek alternative methods to preserve the historic site or historic resource located within an historic district. If none are confirmed within a reasonable time, the director shall not proceed in accordance with paragraphs (1) and (2).
- (b) If the historic resource is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to such atlas, published by the Maryland-National Capital Park and Planning Commission, the director shall advise the planning board which, after receiving the recommendation of the commission, shall conduct a public hearing to determine whether the historic resource will be designated as an historic site or historic district in the master plan for historic preservation.
- (1) Where the planning board determines that the historic resource will not be included in the master plan for historic preservation, no further action will be taken.
 - (2) Where the planning board determines that the historic resource in all likelihood will be included in the master plan for historic preservation, the planning board shall initiate an amendment to the master plan for historic preservation pursuant to the provisions of article 28 of the Annotated Code of Maryland.
 - a. In the event that such amendment is adopted and the historic resource is placed on the master plan for historic preservation as an historic site or an historic resource within an historic district, the director shall give written notice to all persons with any right, title, or interest in the subject property of the conditions of deterioration and shall specify the items of repair or maintenance necessary to stabilize the condition of the historic resource and prevent further deterioration.
 - b. Such notice shall provide that such stabilization work shall commence within 30 days of receipt of the notice and shall be completed within a reasonable time thereafter.



Building A
Summer 2003



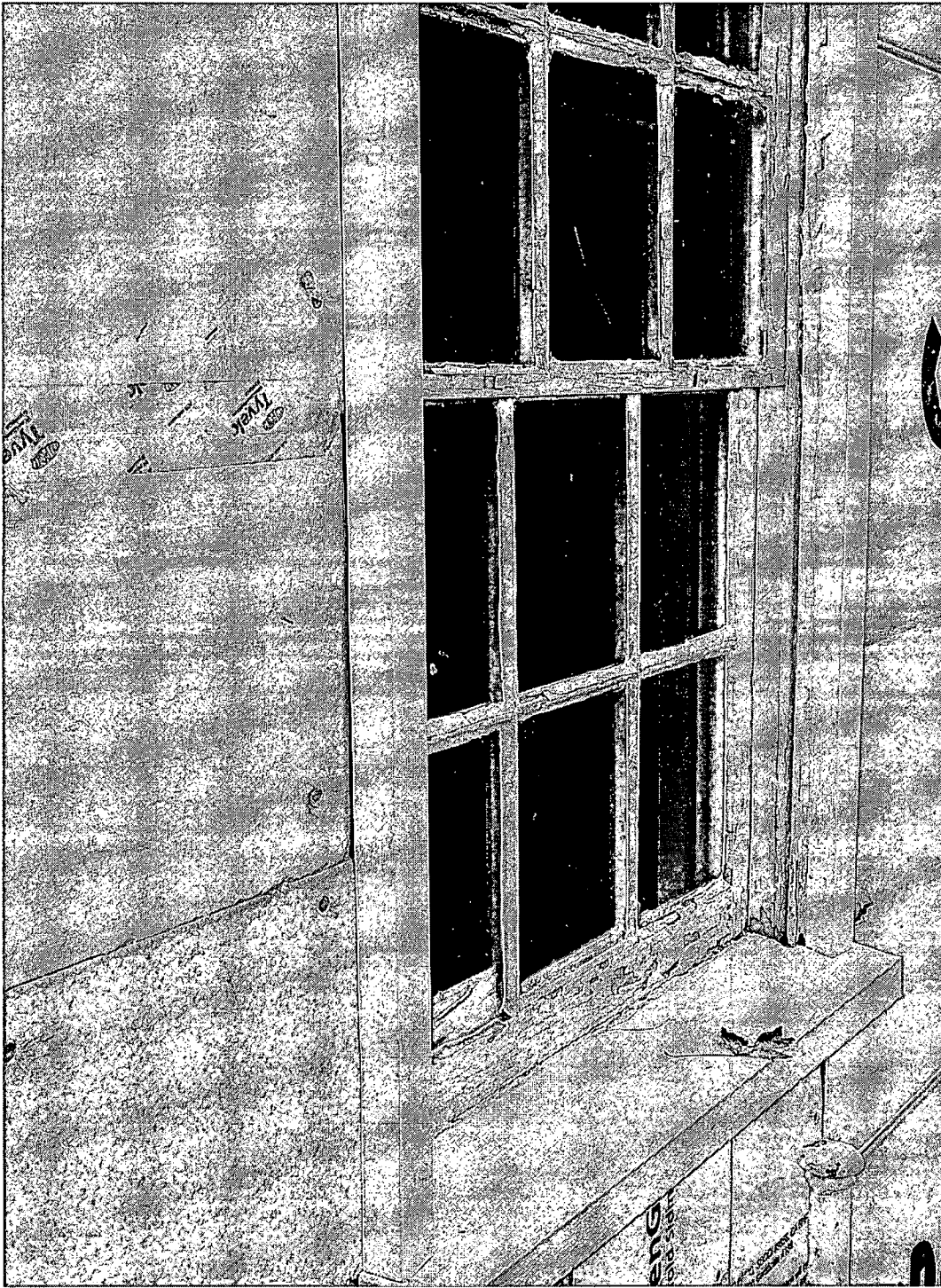
Building A
Summer 2003



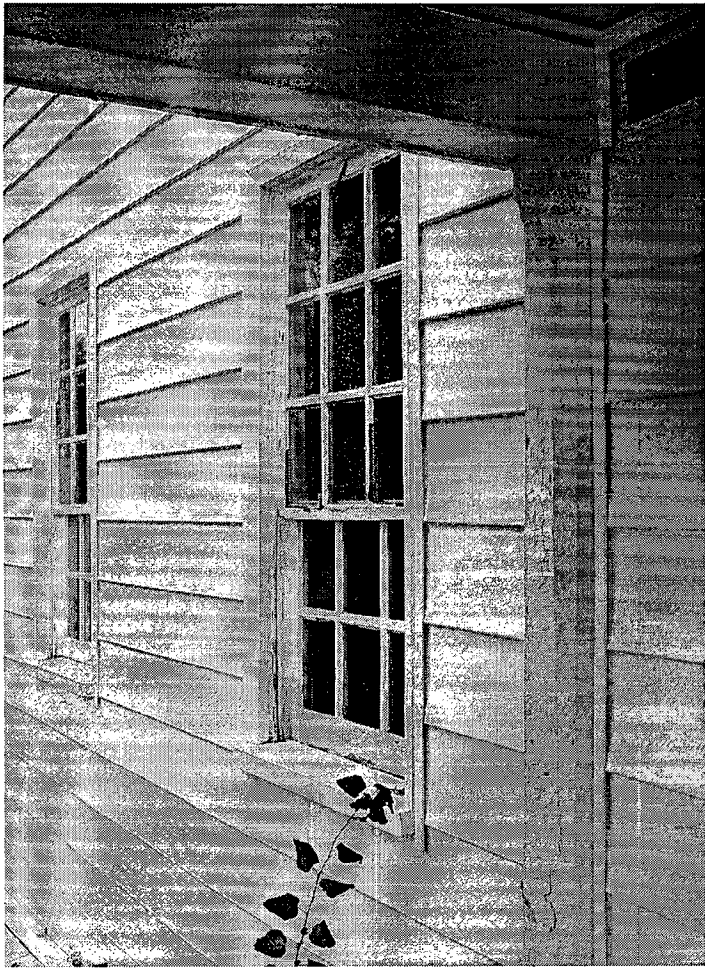
Building A
October 24, 2003



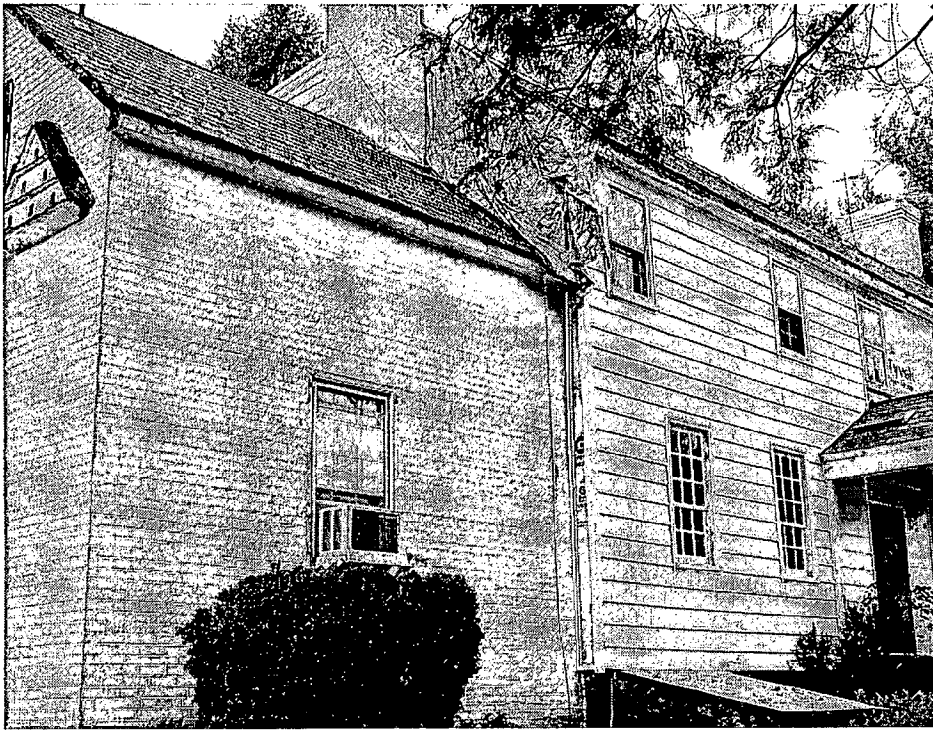
Building A
October 2004



Building A
Detail of vinyl window
enclosure products around
frame and sill of facade window.
October 24, 2003



Detail, Building A
October 24, 2003
vinyl siding on walls
and encasing historic wood windows



Building A
South end
October 24, 2003
Ca. 1939 brick addition



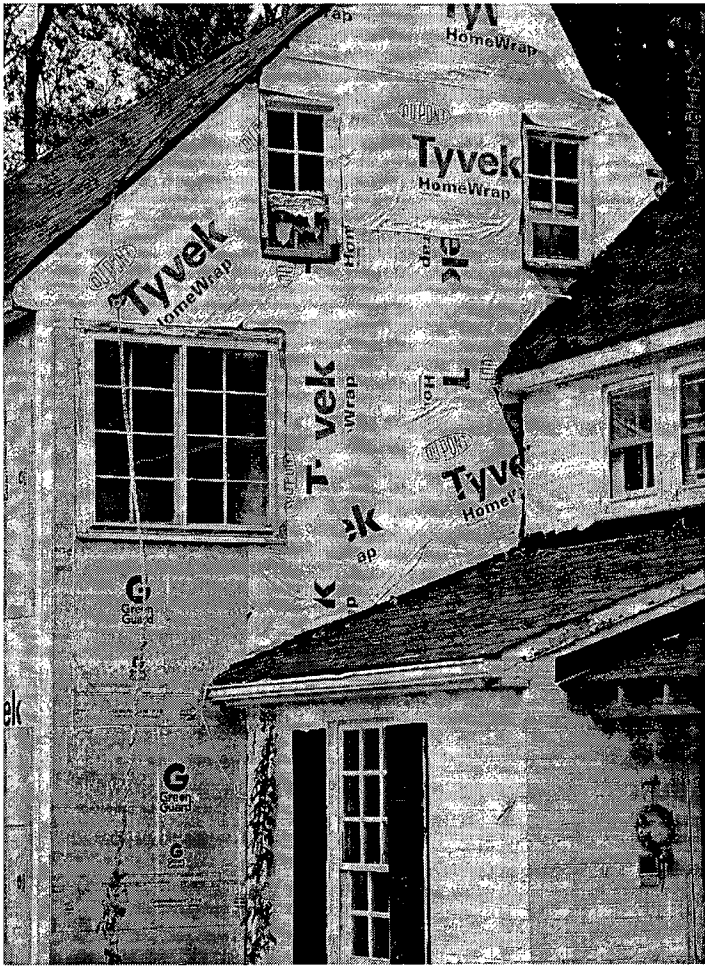
Building A
South Elevation
October 24, 2003
ca. 1939 brick addition



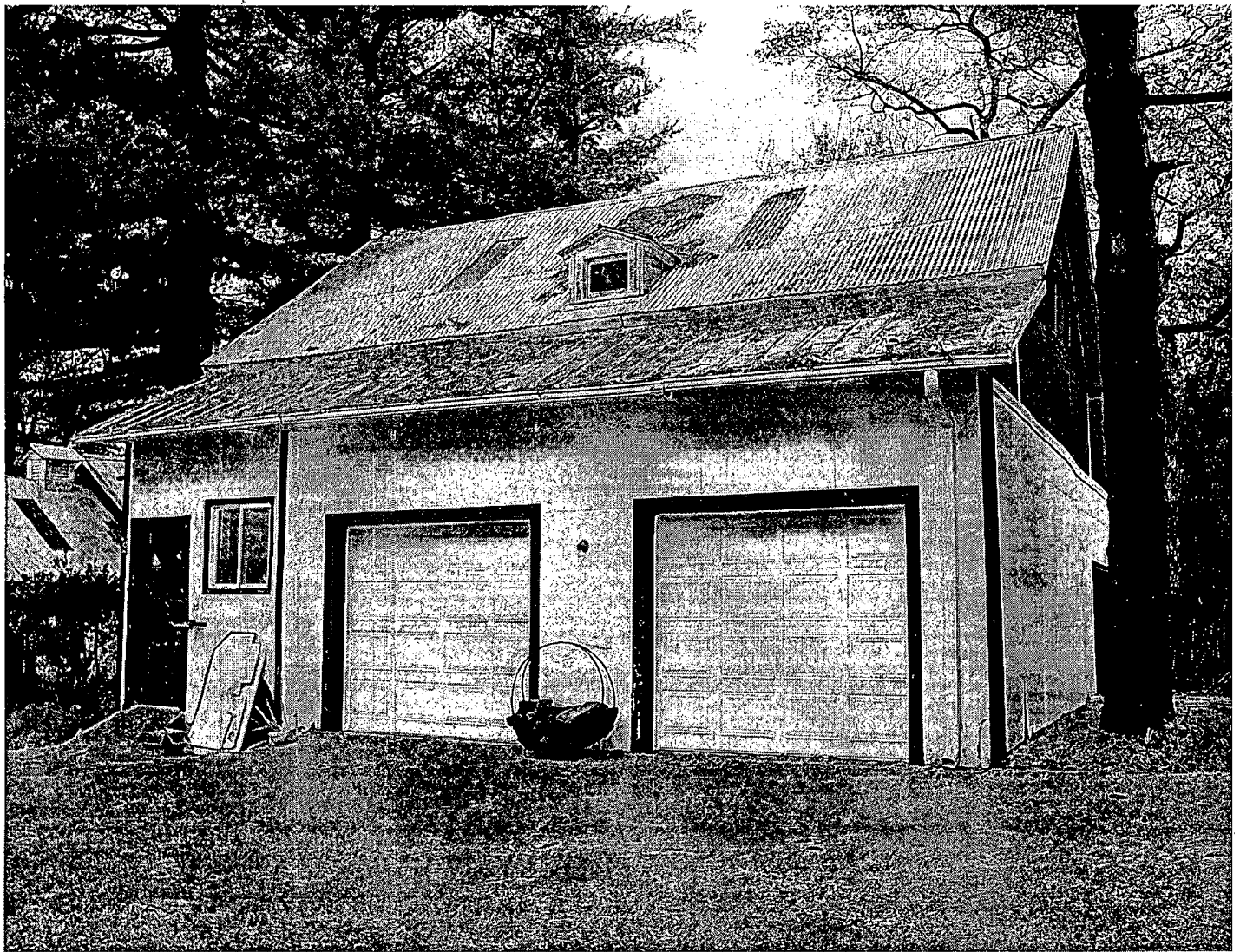
Building A
West Elevation
October 24, 2003
Showing 2-part construction of main house,
brick addition at south end,
raising of roof to include rear, 3rd
story, and installation of multiple picture
windows.
October 24, 2003



Building A
North end, brick and frame addition
ca. 1939
October 24, 2003



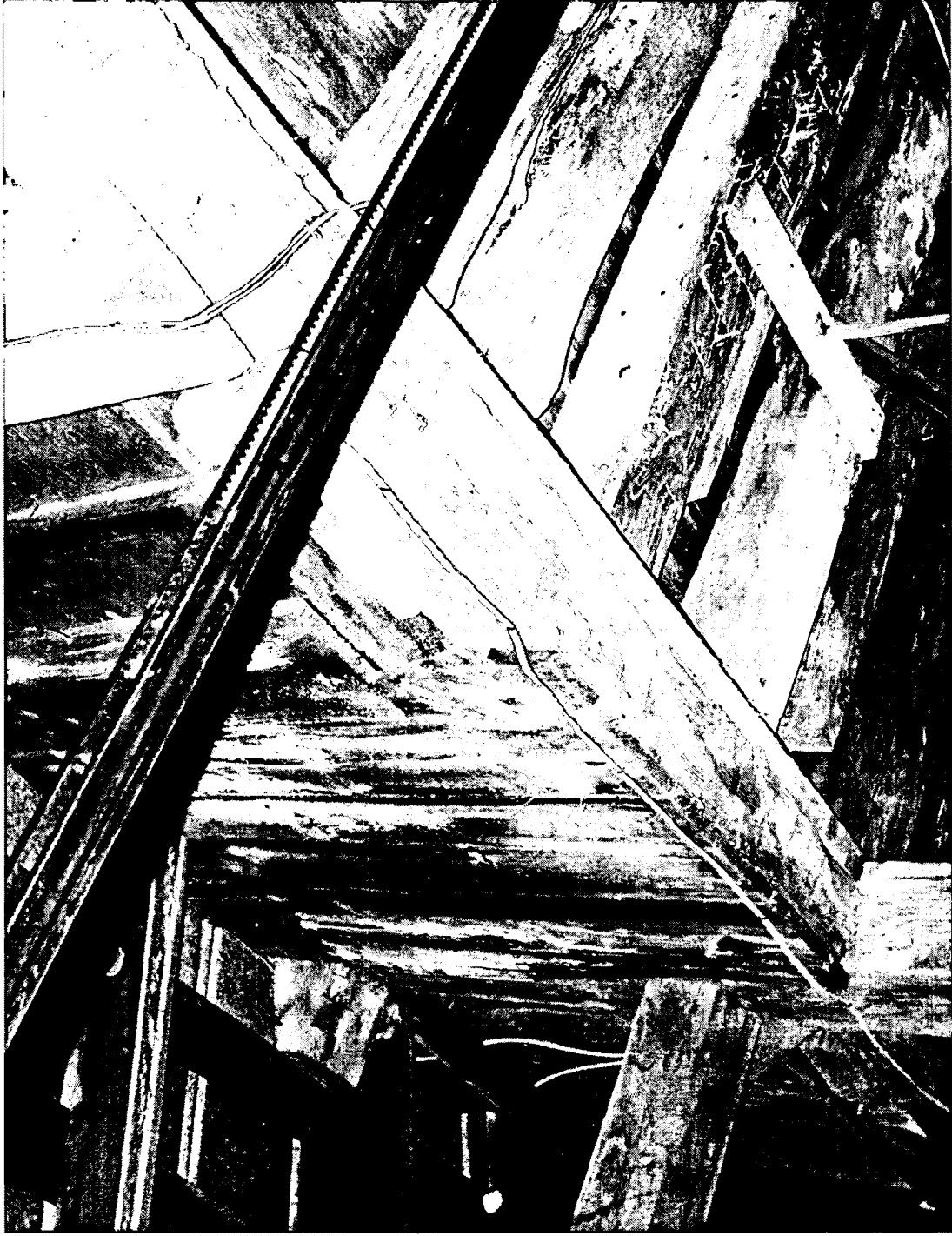
Detail, Building A
October 24, 2003
North elevation



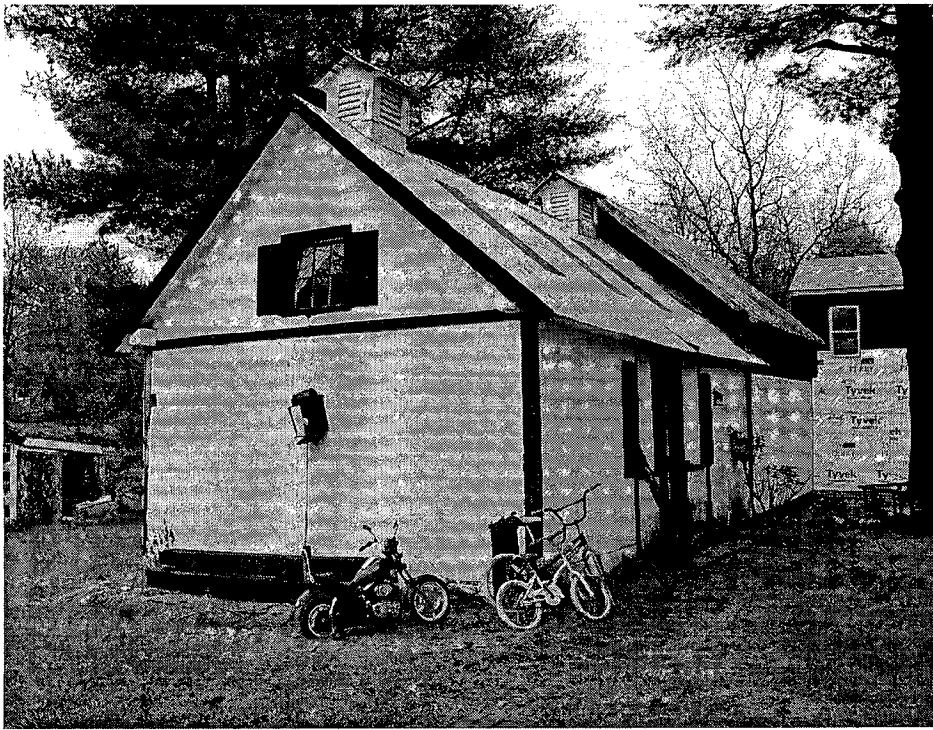
Building B.
Garage / Former
Barn
Structure Covered in
plywood / Homasote.
(Fiberboard)
October 29, 2003



Building B
Garage / Former
Barn
Covered in plywood/
fiberboard (fiberboard).
October 24, 2003



Building B
Former Barn
Showing heavy
timber framing
Nov. 2003



Building C
Granny
Covered in plywood / Homasote
October 24, 2003



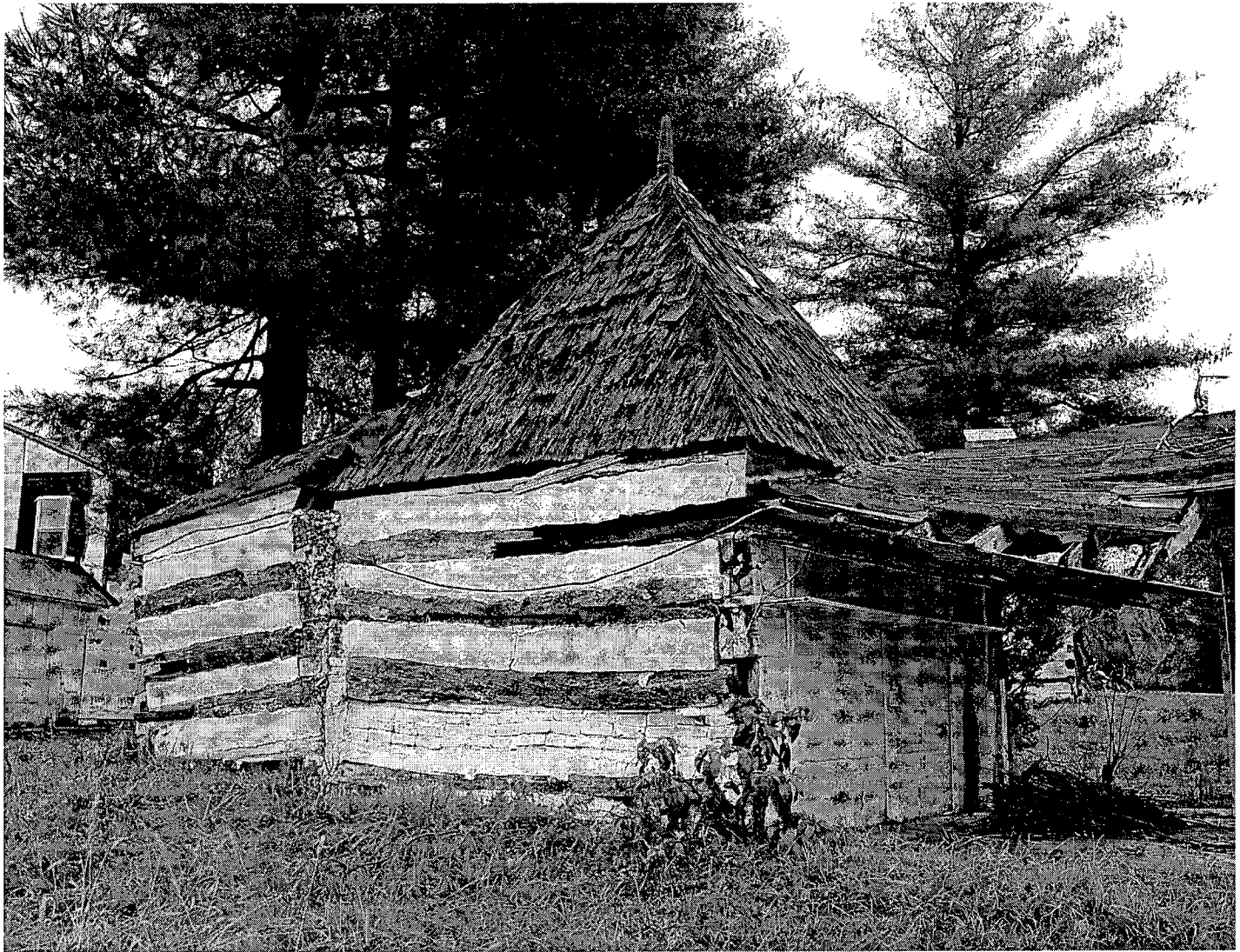
Building C
Granary
Faux-Log Veneer
Nov. 2003



Building C
Granary Interior
Nov. 2003



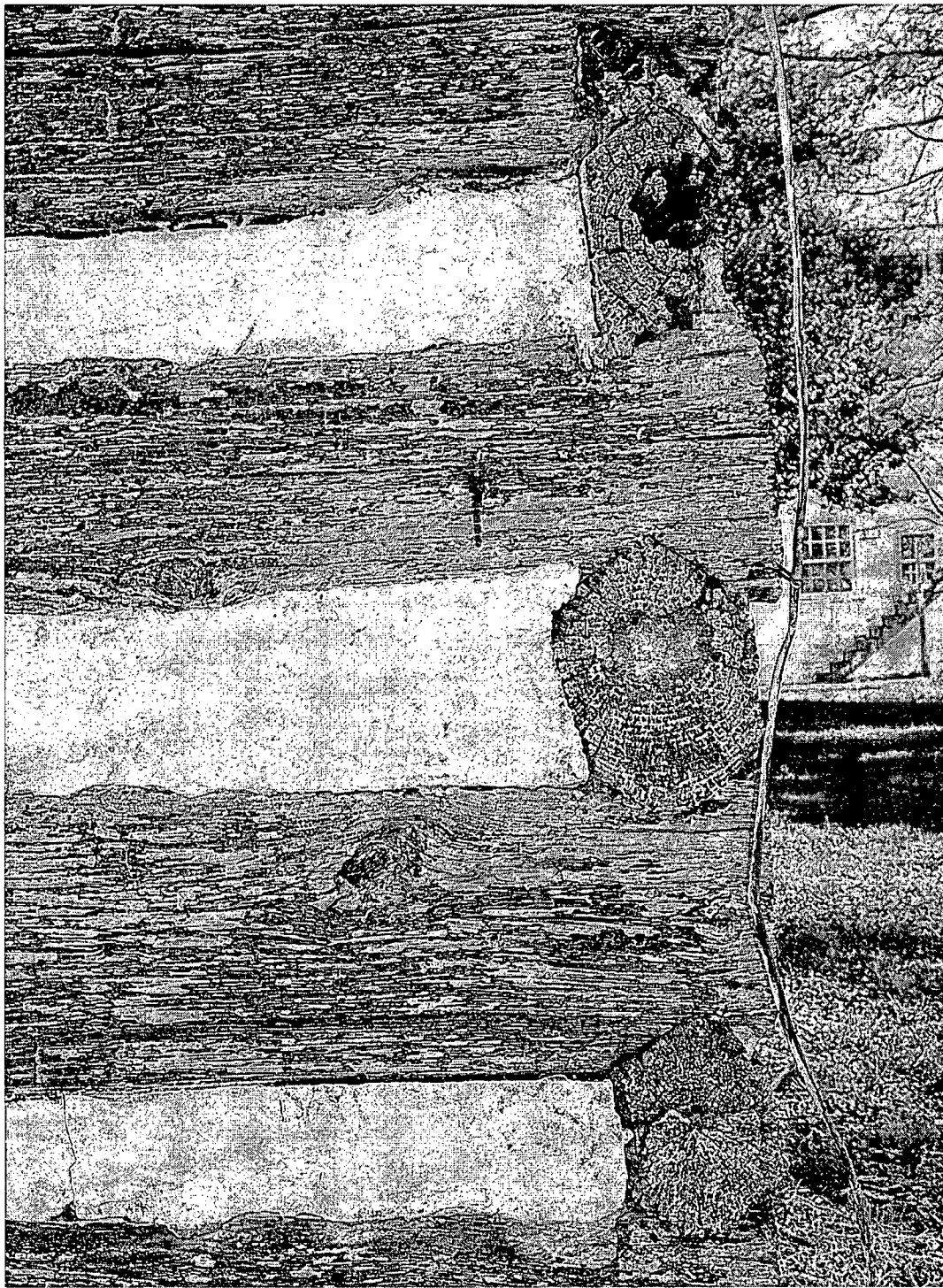
Building D
Pair of smokehouses
Log with shake
roofs
October 24, 2003
View facing west



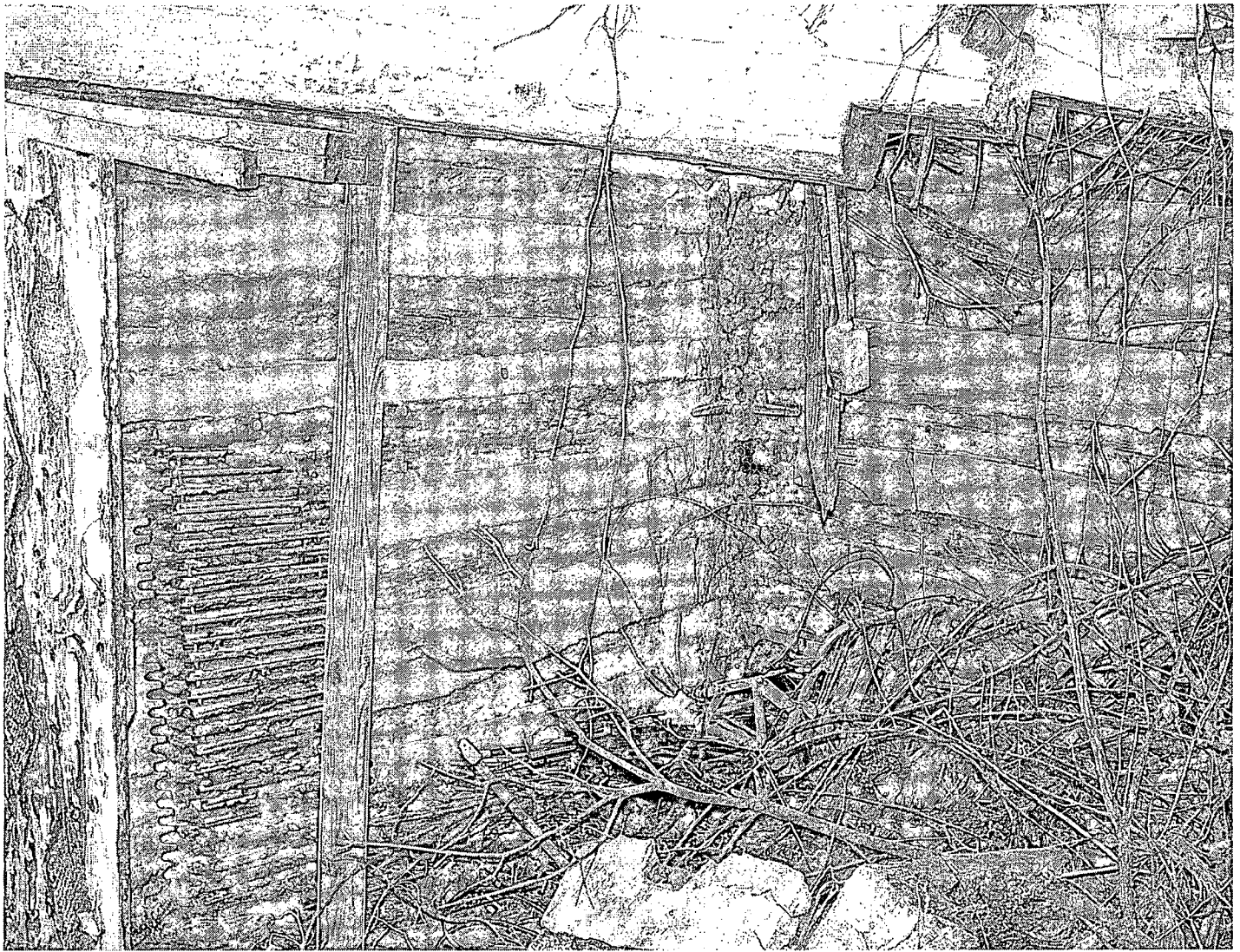
Building D
Northern Smokehouse
with log section attached
view facing northeast
October 24, 2003



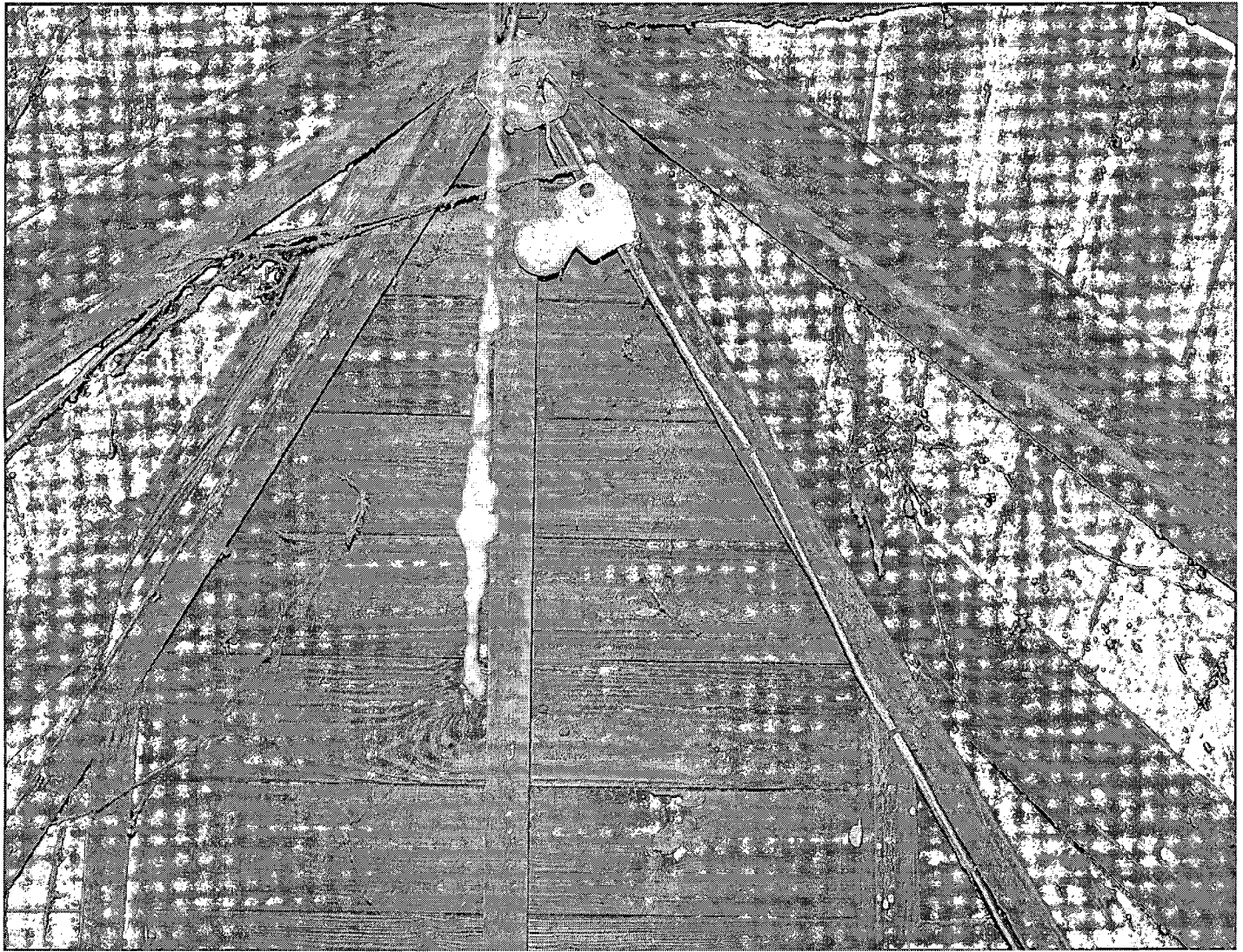
Building D
Interior of
Smokehouse
Nov. 2003



Building D
V-notch logs
Smokehouse
Nov. 2003



Building D
Smokehouses
View of
deteriorated lean-
to
Nov. 2003



Building D
Smokelouse
Pyramidal Roof
(Roof appears to have
been reconstructed)
Nov. 2003



Building E
Barn/Chicken Coop
Nov. 2003



Building E
Barn/Chicken Coop
October 24, 2003
Showing collapse of
attached stable and
its ghost line and
debris pile.



Building E
Debris Pile Cleanup
Showing fencing
and clapboard
Removed and stacked,
October 24, 2003



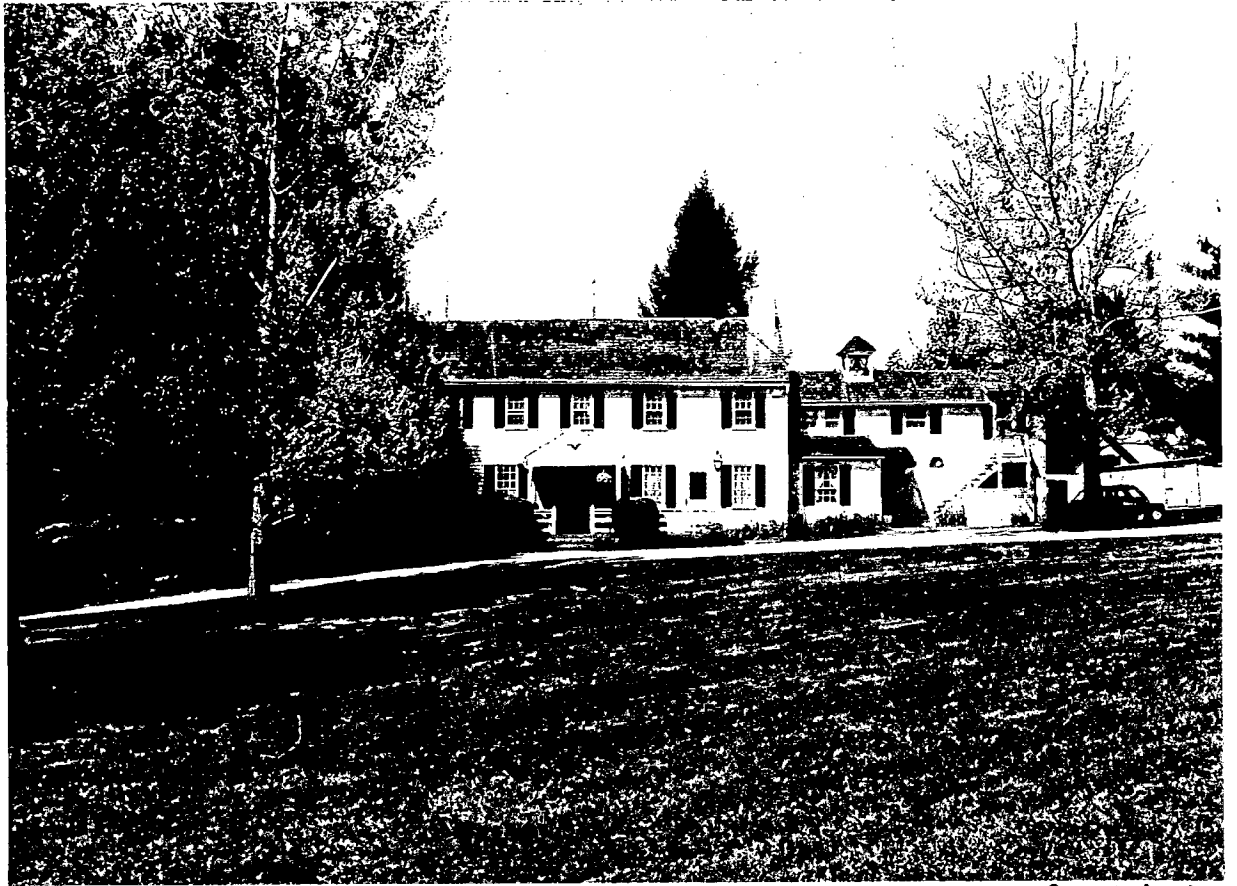
Building F.
Office Building/
Garage.
Not included in environ-
mental setting of historic
resource.
October 24, 2003



Ha-ha Wall
now covered in
Concrete block
Nov. 2003



Bomb Shelter/fruit
or root cellar
Nov. 2003



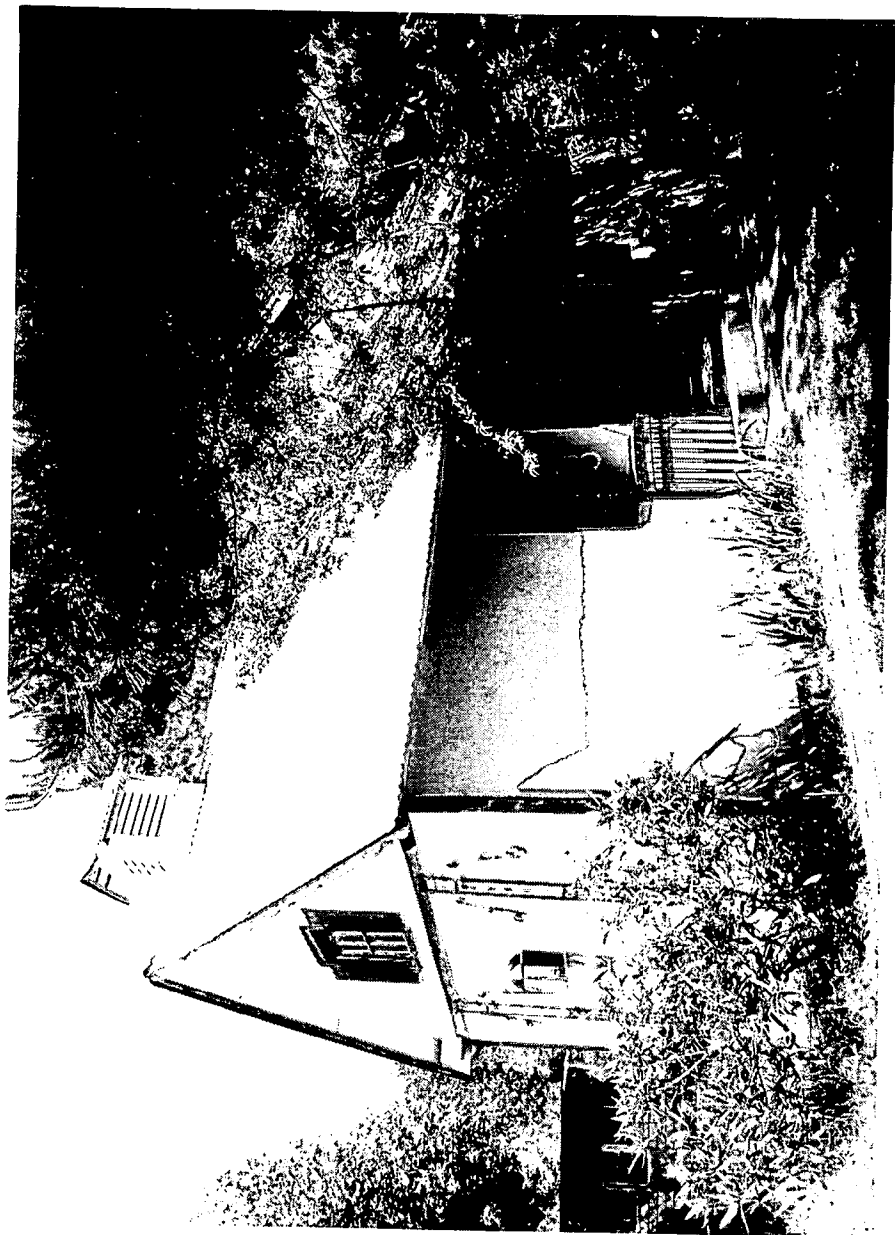
Building A
May 1990



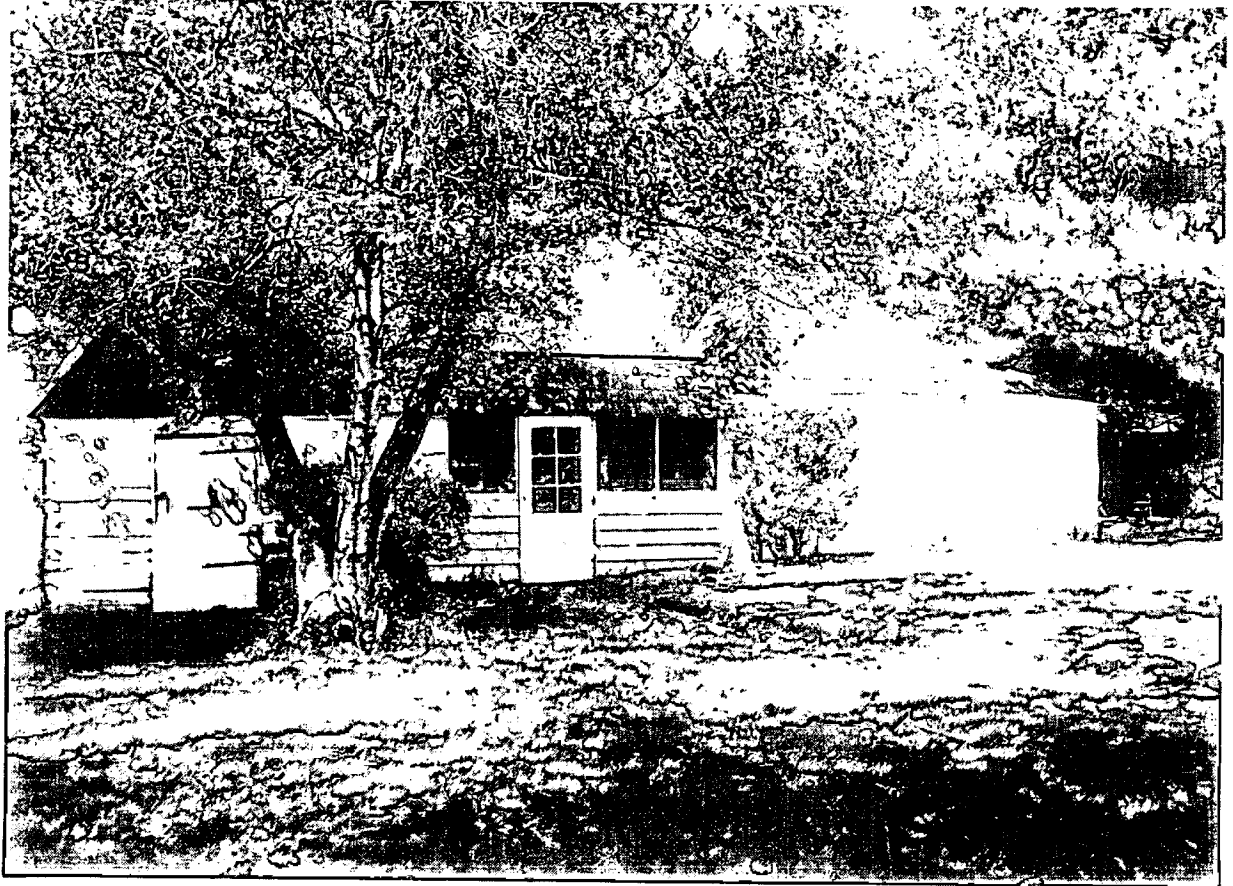
Building A
Rear Elevation
May 1990 (50)



Building B
May 1990



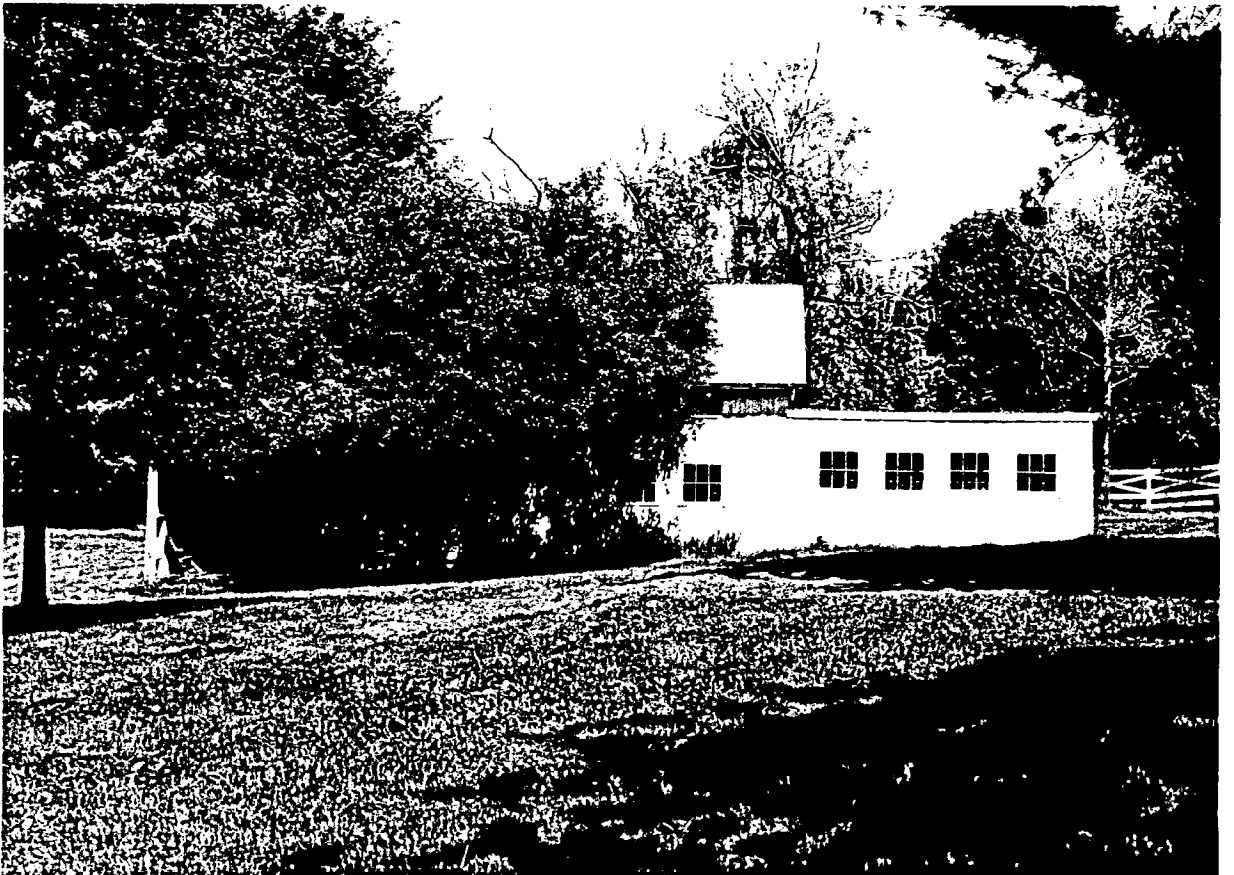
Building C
Granary
May 1990



Building D
Smokehouses
Attached by Breezeway
May 1990



Building E
Barn/chicken coop
1990



Building E (54)
Barn/chicken
coop
1990



Building F
Garage / office
Not designated
May 1990

23-73

11/17/03

Pete Krycak

Gittings Ma-Haw

1. I got complaint in summer - work was being done
2. Notice of violation - stop work order - ^{without permit} summer
3. I wrote a citation - Oct. 9th - Incentive to work with us... Must work with HPC
4. Filed with us 10/23? ^{Scheduled}
5. Court date - 4-6 mos. - what we can do - prob. Feb. if court date comes and they're still working, we can put it on Staff docket for a year... (work with team) or if it doesn't appear they are working, Pete can get an ^{order} abatement from court...
6. Deduction by neglect - abatement - ? This HAWP maybe we can have meeting with owner ^{copy - very} I also have photographers - June 31st - ^{signature -} into discrepancy by N any wood left - pulling down ^{regs -} - Rockville in his office ^{putting team on} - Original condition - has to go - ^{notice -} give us plan... if these things are in compliance } Court date - hold back on enforcement of citation ^{prob. around} if not, abatement for judge. February
- Out of parcel - building on right
- Draft staff report
- hand team -

* - ~~Over~~ - Friday after 10³⁰ - 1⁰⁰ mtg. Poolesville...

* ~~Monday~~ ~~11/23/03~~

Ridout
Per Orlando - Good log contractors

Log - Oak Grove - Cape

Best one - Peg Colman's Pleasant Springs

972-3452 Bays - Barnestown Rd.

Pair - let them stand on their own merit

301-824-2800 - David Gibney

no longer valid.

1. Stone - mixed with mud - lay them in angle
2. river triangular bolts of wood
3. mud / mud and straw mix. ^{pyramidal} ~~no wattle~~

Real Common - most ^{pyramidal} common

Daun - alternative to steeply pitched

gable roof

pyramidal - not as smart

in principal - get it out -

take masonry saw - cut down center of piece

it off

Doug Clayton works for Gibney -

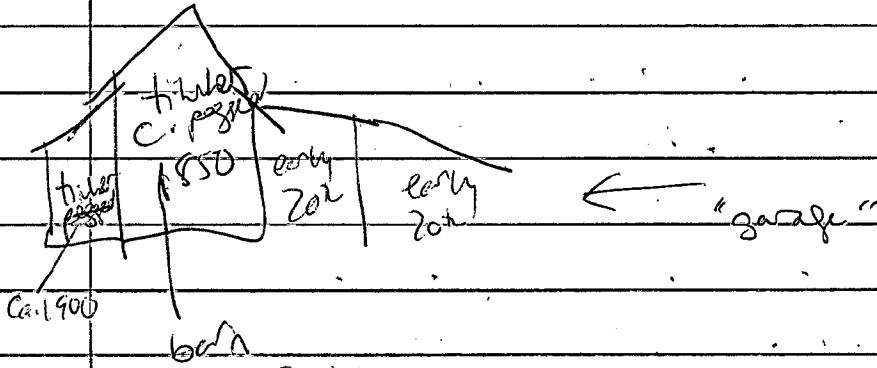
1995 - 301-845-2403

Hank - ask to recommend

G. H. 85 Nov. site
visite

2nd half 19th C. Barn - 1850

hmm peggg



Store outside

~~not~~ not now barn

8,000 KB
3,000 KB - avg.

Gittings Ka-Ka

1. Need minimum number of items to repair for demo by neglect pursuit
2. Need to get inside both buildings

March 2003

Sills gone
 insulation in
 didn't she plaster
 floor-level
 water coming in
 gutters - need to put on back

Main house

not an ice house }
 root cellar - 20ft c }

back wall all alum - not part of Ore
 garage - 2 level 5.000 ^{thru} design

chamber from structure

100 (97c) / only

18 60-80 thru

207-

with ventilators
 more wt nails, vertical saw

addition

HPC Mtg. Gittings

* fax him
the
errata sheet
to wife

1939 - clapboard - News to me
insulation poured in from outside
~~the~~

Log Restoration Contractor - meeting next week

Dick Beroit - we moved in 1966

Hoffmans - moved in 1961

"derelicts" gardens

Orville Lynn - 10-12 years ago - destroyed by neglect

Called County

evicted

defaulted on loan from Hoffmans

5-6 years empty

we constantly called county - no reaction...

County moved against Hoffmans - front facade about to
fall right off...

interior - molding, chandeliers - selling on front street

Lynn's responsible for demolition

blown-in insulation - not an absolute certainty

where siding is new...

he claims ~~clapboard~~ insulation was poured in

Replicate original waterboarding -

would have been there originally...

replaced beams - locked it
put on new roof

Sealed where water was getting in

3 windows upstairs - rotted out the

Structural frame pretty good - 6 x 8 - cross bracing
professional window restorers

"as corrected"

additional item - wood siding - front and
side gable be approved at

precise size and dimension to be approved by me.

not removal of underlayment - just greenboard

Over - can extend Court date to come up
with plan....

1903 - William Smith

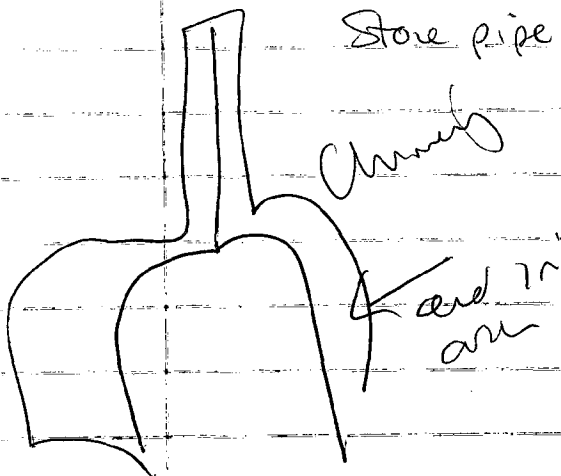
Stone pipe 1921 - verbal history

Davis - phone exchange

Sold for Davis in 1920

an addition during period

1902 - 1920



Chimney

and in
area



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 4, 2003

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 321945

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITIONS.**

- 1. Sign is approved and may be either Sketch A or B.**
- 2. Gutters should be installed as soon as possible, with finish and dimension specifics described in staff report.**
- 3. Vinyl siding may remain on the rear elevation and on the small 3rd-story portions of the shed wall extension.**
- 4. Vinyl siding and Green Guard backing must be removed on the façade, or front, elevation of the house and on the original north side gable.**
- 5. Wood clapboard siding will be installed on the front elevation and on the original north side gable wall. Vinyl on window casings and trim on the façade will be removed.**
- 6. Commission staff must approve the contractor who will install wood clapboard on the façade and original north side gable wall as well as the clapboard's precise size and dimension, which should be based on the original materials.**
- 7. An Historic Preservation Plan must be submitted to staff and to the DPS Code Enforcement officer for items 4, 5, and 6 above and for the overall treatment of the outbuildings by January 6, 2004. Plan should include a list of minimum repairs for the smokehouse stabilization. If this date is not feasible, the applicant must request an extension of this deadline from the Commission staff.**

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

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

Applicant: Andy Begosh

Address: 21030 New Hampshire Avenue, Brookeville, 20833

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

MONTGOMERY COUNTY PLANNING BOARD, 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND 20910
WWW.MNCPPC.ORG



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: Andrew Begosh
Daytime Phone No.: 240-731-8390

Tax Account No.: 08-00709471
Name of Property Owner: Andrew Judgment Daytime Phone No.: 240-731-8390
Address: 21030 New Hampshire Ave Brookeville MD 20833
Street Number City Street Zip Code
Contractor: SELF Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 21030 Street: New Hampshire Ave
Town/City: Brookeville Nearest Cross Street: BRIGHTON DAM RD
Lot: _____ Block: _____ Subdivision: _____
Liber: 23254 Folio: 798 Parcel: P545

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Raze
 - 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: \$ 25,000 - 50,000 depending on SUBSTANTIAL DAMAGES
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 sawage 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.

Signature of owner or authorized agent: _____ Date: 10/20/03

Approved: With Conditions _____ For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 12/04/03
Application/Permit No.: 321945 Date Filed: 10/20/03 Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

REPLACE & REPAIR EXTERIOR SIDING CURRENTLY BAD WOOD
 ROTTING & NOT CAPABLE OF RETAINING PAINTS WITH HARD
 (GLAZED VINYL PREMIUM SIDING) HOUSE HAS SETTLED, SUFFERED
 WEATHER & INSECT DAMAGE & OVERALL EYESORE TO COMMUNITY
 REPAIR & INSULATE SUBSTRUCTURE OF HOME DAMAGED BY
 YEARS OF NEGLECT & INSECT DAMAGE
 HOUSE WAS BUILT @ 1800 & ADDED ONTO 5 OR 6 TIMES USING
 DIFFERENT MATERIALS OVER THE YEARS

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

THE FINAL PRODUCT WILL BE WEATHER TIGHT, DAMAGE
 FREE & A BEAUTY TO THE COMMUNITY, WILL MAINTAIN
 ORIGINAL DESIGN & FOOTPRINT
 REPAIR ALL SUBSTRUCTURE, INSULATE & COVER EXTERIOR
 WITH PREMIUM WOOD GRAIN VINYL SIDING

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 circule 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.

BACKGROUND:

In 1988 this site was designated as an individual resource on the Master Plan for Historic Preservation as being representative of an early farm dwelling expanded by later additions and containing numerous outbuildings characteristic of an 18th through 20th-century estate. The environmental setting for the property was listed at 7.126.¹ (See Circle 13.) The environmental setting that was designated included the main house (Building A), a heavy timber-framed and pegged former barn with additions/garage (Building B), a late-19th century-core framed granary with log veneer (Building C), a pair of log smokehouses, possibly 18th century (Building D), a barn/chicken coop, probably turn-of-the-century (Building E), a stone bomb shelter/possible root or fruit cellar², and a ha-ha wall (now covered in concrete block). The latter two resources are not shown on the site plan but are to the west and southwest of the main house. A combination garage/office structure (Building F) sits outside of the environmental setting but on an adjacent parcel of 0.1919 acres.³ The farm's original bank barn is owned by another party on an adjacent property to the north. The family cemetery, also mentioned in historic records, is located northwest of the house on yet another separate parcel outside of the designated 7.126 acres and owned by another party.

As it stands, the owners are in violation of Montgomery County's historic preservation law. In January 2003 Gwen Wright, Historic Preservation Supervisor, was contacted by Martin Begosh, then a contract purchaser for Gittings Ha Ha, who inquired about the historic preservation process. Ms. Wright explained the process to him. The Begoshes purchased the property in February/March 2003.

On August 2003, Peter Hrycak, an inspector with the County's Division of Permitting Services, received a complaint that work was being done at Gittings Ha-Ha without a building permit. Mr. Hrycak visited the site and observed that wood siding from the front façade of the main house was in the process of being removed or had already been removed and was being replaced with vinyl siding. He photographed the work and immediately issued a Stop Work Order and Notice of Violation. He directed the owner to contact the Historic Preservation Commission immediately in order to be in compliance with Chapter 24-A. The owner did contact the Historic Preservation Section that day and was told about the materials to submit for a Historic Area Work Permit application. The owners began assembling information.

On September 11, 2003 the Historic Preservation Section received a call from a concerned citizen who observed that work had been done on the house. The Historic Preservation Section contacted Mr. Hrycak and he visited the site again that afternoon. On October 8, 2003, Mr. Hrycak issued a citation and \$500 fine to the owners stating that they were required to work with the Historic Preservation Commission to resolve the problem before a court date. The court was petitioned for a date.

On October 20, 2003, the Begoshes filed the current application for an Historic Area Work Permit. Staff visited the site on October 24, 2003 and was struck by the level of alterations that had taken place on the main house without HPC approval. Staff also noted the significant deterioration on the most unique outbuilding (the smokehouses) and the poor condition of the remaining outbuildings, although deterioration had evidently been well underway before the applicants purchased the property. Given the extent of the damage to the main resource, the need to consider how best to rectify the situation and to consult with experts, staff advised the owner that the case would be heard on the December 3rd agenda and reiterated that the owners were still under a Stop Work Order until the HPC hearing.

¹ The environmental setting is a parcel recorded in Liber 14755, Folio 709.

² This building is sometimes referred to as an "ice house," but is by no means deep enough in the ground to have been an ice house.

³ This small parcel is described in Liber 14755, Folio 709 as part of 7.31 acres owned by the applicant in total.

Staff contacted Peter Hrycak to determine the history of this alteration and was told that the court date has now been set for January 6, 2004. On November 21, 2003, staff, Peter Hrycak and Richard Brand of the Maryland Historical Trust met with the owner at his property to tour all of the outbuildings and to discuss a draft of the staff report.

PROJECT DESCRIPTION

SIGNIFICANCE: Individual Master Plan Site
STYLE : Georgian
CONSTRUCTION DATE: Original section, 1783; second section, 19th century; later additions, ca. 1939

Gittings Ha-Ha is a significant resource in the County being one of the earliest land grants and a property that demonstrates an impressive assemblage of rural vernacular buildings over time. The original 517-acre parcel of ground was granted to Thomas Spriggs and Richard Simmons in 1724. The nucleus of the historic house that stands today is believed to date to 1783 and, according to tradition, was the home of Thomas Gittings, George Washington's surveyor. The inventory form reports that it was the residence of the Leeke-Brown family of Brighton for over a century and a half. The ten-bay house is composed of at least four building periods, possibly more. There are two, three-bay formerly clapboarded sections that represent the oldest sections of the house. At both the north and south ends of the house, there are brick additions said to date to 1939, at a time when the house was owned by Henry L. Breuninger, who was a house designer. The north addition features a bell cot. The rear of the house received an alteration prior to 1968 that included the raising of the back slope of the roof to accommodate a full third story and the replacement of several double-hung sash windows with three-part "picture" windows.

Until at least 1990, the property was in good condition, but since that time has been steadily declining. The various resources have either lost their original materials (the main house), collapsed (the stable to the barn), or are in imminent danger of collapsing (the leanto portion of one of the smokehouses).

PROPOSAL

The owners are applying for a retroactive HAWP to remove wood siding on the façade of the house and aluminum siding on the rear wall and to replace these materials with faux-wood vinyl siding.

In addition, the applicants have asked to install a sign at the entrance to their drive that advertises the owner's business and includes the historic name of the property and to add gutters where they currently are in poor repair.

STAFF DISCUSSION

The Secretary of the Interior's *Standards for Rehabilitation* apply to this HAWP application:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

Siding

Staff was not given an opportunity to confirm the applicant's contention that wood siding was in a state of disrepair so significant as to warrant its removal. During the October 24th site visit, staff observed that clapboard is longer anywhere in evidence on the façade of the house. The 8" vinyl siding sheathing has been applied over Green Guard Fanfold Siding Underlayment, which itself has been placed over Tyvek housewrap, which has been layered over a plywood substrate. All wood window trim on the façade has been covered with vinyl especially manufactured to conceal it. In sum, the house is suffused in artificial materials and, much worse, has lost its primary façade cladding. Currently, the reveals, textures, and shadows that used to characterize the intersection of walls, doors and windows are nowhere to be found. Staff feels it is imperative to correct this situation.

On the rear elevation, the aluminum siding that was removed was original since the rear side of the house represents an extension out from the original single-pile plan. The rear elevation reflects its ca. 1960 heritage in that it features many overscaled picture windows. Staff feels this elevation is not a contributing addition to the property and that it is not necessary, therefore, to return the rear elevation to either a) aluminum or b) wood.

Outbuildings

The historic outbuildings on the property also are in a state of decline and, in the case of the smokehouses, "demolition by neglect." (See Chapter 24 A-9.) The pair of originally chinked, V-notched, log smokehouses with double pyramidal shake roofs represent invaluable vernacular resources. According to the 1968 inventory form on the property, the pair already was connected at that time by a breezeway, but originally they would have stood beside each other, unconnected. What remains of the breezeway is simply the roof, giving the structure the appearance of a "dogtrot." (Previous inventory forms cite 3 smokehouses, but it is not clear if there were three smokehouses or two smokehouses and a breezeway.) Despite the fact that the buildings have suffered a good amount of structural decline and that chinking is now concrete (it originally would have been stone or wood bolts daubed with mud), the smokehouse pair can still be stabilized and repaired. This outbuilding deserves preservation attention only secondary to that of the main house. Staff believes the steps outlined in Section 24A-9 should apply to the smokehouse pair of buildings with the attached log leanto, if possible.

Sign

As for the sign at the entrance to the property from New Hampshire Avenue, staff believes that Sign A or B would be appropriate, but that Sign C is too formal for the site. The size of the proposed wood sign is 27"x 40", which is an appropriate size. *See Circles 16 & 17.*

Gutters

Staff feels that the applicant's request to install new, aluminum 6" ogee-style gutters to match those that exist on a portion of the main house is absolutely necessary and recommends that the building be made watertight as soon as possible. Staff recommends painting gutters or buying them in a white finish for the façade so that they blend in with the house, as is currently the case.

Summary

Staff believes the owners of this property should be encouraged to become appropriate preservation stewards of this very significant historic property. To this end, staff believes a continuing dialog is necessary with this applicant, wherein the Commission and staff link the owners to restoration experts (lists of both house carpenters and log building specialists have already been given to the applicant at the November 21st site visit) and to sources of preservation funding/tax relief if any exist at the state and county level. The task to bring this property back into a state of sound maintenance is a daunting one, and staff believes that all economic incentives should be made available to this owner in order that he can

undertake the appropriate corrective actions. Staff recommends that this case be continued and monitored by both the HPC and the County's Code Enforcement section of the Department of Permitting Services.

RECOMMENDATION

Staff's recommendation is broken down into parts:

1. Staff recommends that the Commission **approve the sign portion** of this application, with regard to sign sketches A or B. The sign portion of the application is consistent with Chapter 24A-8(b) 2:

The proposal is compatible in character and nature with the historical, archaeological, architectural or cultural features of the historic site . . .

2. Staff recommends that the Commission **approve the gutter portion of the application as routine maintenance and allow it to proceed as soon as possible in order to prevent further water damage to the structure.**

3. Staff recommends that the Commission **approve vinyl for the rear elevation of the property and the small 3rd-story portions of the shed wall extension** since these elements date to a ca. 1960 addition; however, **require that the owner remove all vinyl siding and underlayments from the front façade and that portion of the original, single-pile plan house contained within the original side-gable roof. Staff recommends that the original house be returned to beveled wood to match the original clapboard in width and profile as best determined by available photographs.** The entire façade and that portion of the original side gable wall that is visible from the driveway must be restored to clapboard by the work of a carpenter skilled in restoration. The Historic Preservation Commission staff must approve this contractor.

4. Staff recommends that the Commission **enforce Chapter 24A-9 of the Montgomery County Code with regard to the smokehouses.** Staff recommends that the items in the Demolition by Neglect section of the Code be enforced and monitored in order to preserve a very valuable pair of outbuildings.

5. Staff recommends that the owner supply the Commission with a report outlining an Historic Preservation Plan for items ~~2~~ and ~~3~~ above by January 6, 2004.

3 4





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: Andrew BEGOSH

Daytime Phone No.: 240-731-8390

Tax Account No.: 08-00709471

Name of Property Owner: Andrew & Judy M. Begosh Daytime Phone No.: 240-731-8390

Address: 21030 New Hampshire Ave Brookville MD 20833
Street Number City State Zip Code

Contractor: SELF Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 21030 Street: New Hampshire Ave

Town/City: Brookville Nearest Cross Street: BRIGHTON DAM RD

Lot: _____ Block: _____ Subdivision: _____

Liber: 23254 Folio: 798 Parcel: P545

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable
- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 25,000 - 50,000 depending on SUB STRUCTURE DAMAGES

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.

[Signature]
Signature of owner or authorized agent

10/24/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 321945 Date Filed: 10/20/03 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Andrew Bgosh 21030 New Hampshire Ave Brookeville, MD 20833</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Joyce HEALY Villella 21110 New Hampshire Ave Brookeville MD 20833</p>	<p>HOWARD WIARDA 11 HAWKINGS CT Brookeville MD 20833</p>
<p>RICHARD & HAZEL Benoit 21100 New Hampshire Ave Brookeville MD 20833</p>	<p>DOUGLAS BOTTAMILLER 1030 ROCKY GLENDA Brookeville MD 20833</p>
<p>ROBBER DOYLE KATHY LIEBERMAN 21020 New Hampshire Ave Brookeville MD 20833</p>	
<p>CEASER MANZON 21031 New Hampshire Ave Brookeville MD 20833</p>	

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

WRITTEN DESCRIPTION OF PROJECT

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

REPLACE & REPAIR EXTERIOR SIDING CURRENTLY BAD WOOD
ROTTING & NOT CAPABLE OF RETAINING PAINT WITH WOOD
(GRADE VINYL PREMIUM QUALITY) HOUSE HAS SETTLED, SUFFERED
WEATHER & INSECT DAMAGE & OVERALL EYESORE TO COMMUNITY
REPAIR & INSULATE SUB STRUCTURE OF HOME DAMAGED BY
YEARS OF NEGLECT & INSECT DAMAGE
HOUSE WAS BUILT @ 1800 & ADDED ONTO 5 OR 6 TIMES USING
DIFFERENT MATERIALS OVER THE YEARS.

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

THE FINAL PRODUCT WILL BE WEATHER TIGHT DAMAGE
FREE & A BEAUTY TO THE COMMUNITY. WILL MAINTAIN
ORIGINAL DESIGN & FOOTPRINT
REPAIR ALL SUBSTRUCTURE, INSULATE & COVER EXTERIOR
WITH PREMIUM WOOD GRAIN VINYL SIDING

SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

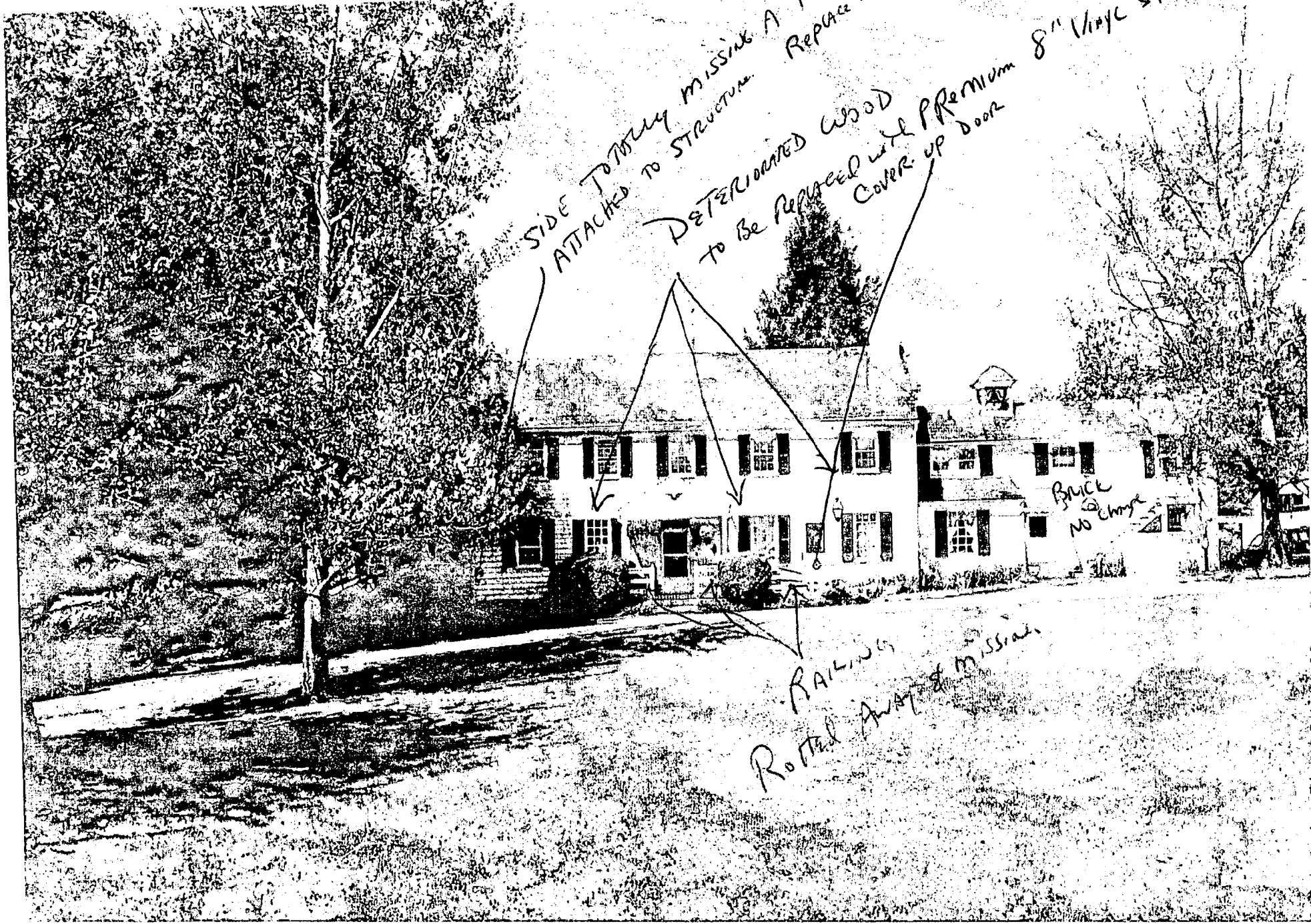
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All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

6. TREE SURVEY

If you are proposing construction adjacent to or within the circumsphere of any tree 5" 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).



SIDE TO BEY MISSING A FACIDE NOT
ATTACHED TO STRUCTURE. REPLACE WITH PREMIUM 8" VINYL

DETERIORATED WOOD
TO BE REPLACED WITH PREMIUM 8" VINYL SIDING
COVER UP DOOR

BRICK
NO CHANGE

RAILINGS
ROTTED AWAY & MISSING

9

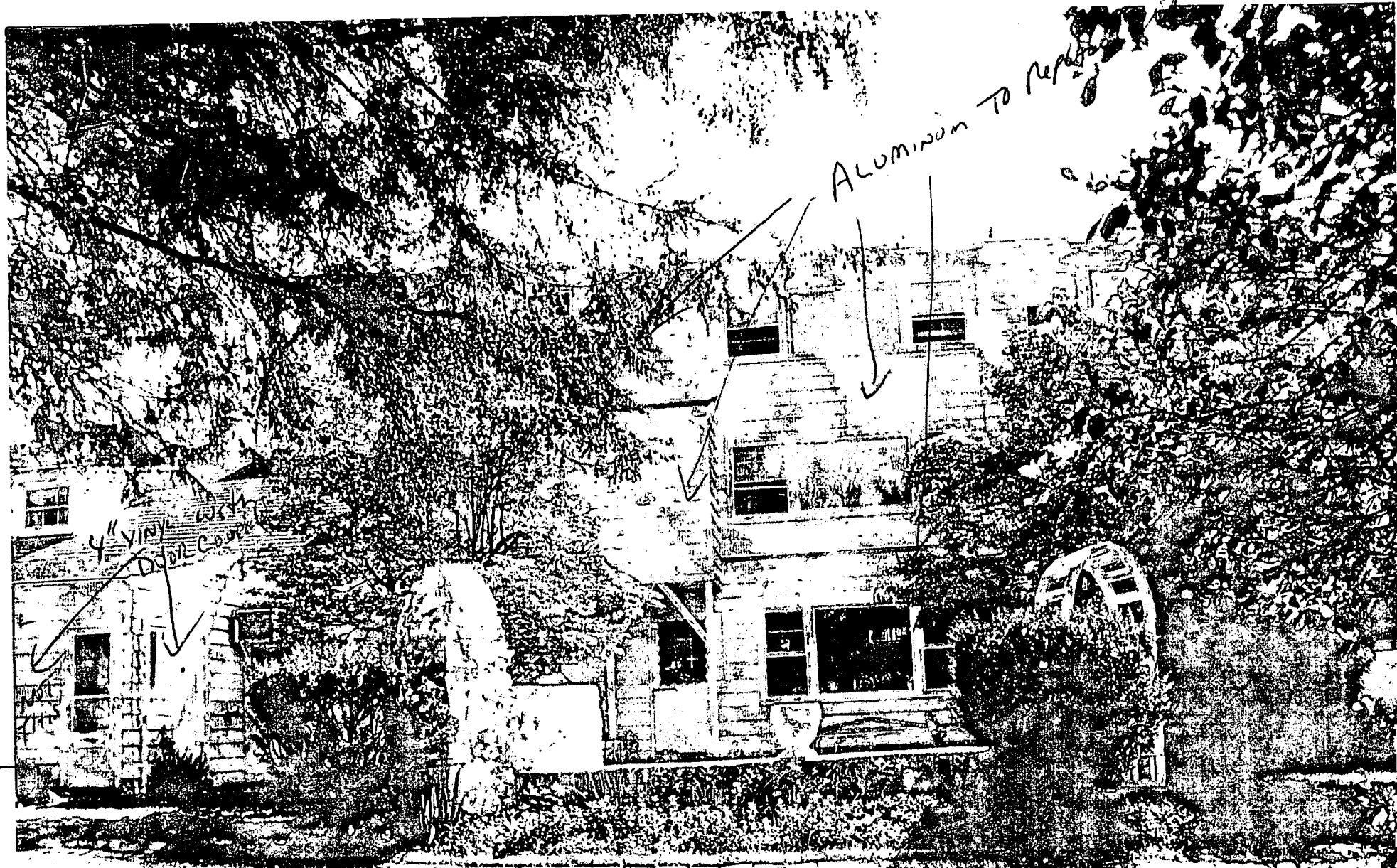


Wood To Be Replaced
with 8" Vinyl

Aluminum to be replaced
with 8" Vinyl

Brick
no change

THIS HAD BEEN REPLACED WITH 4" VINYL & DOOR COVER



ALUMINUM TO REPAIR WITH 8" VINYL

REPAIR WITH 8" VINYL



ANDREW J BEGOSH JR
CERTIFIED PUBLIC ACCOUNTANT
21030 NEW HAMPSHIRE AVENUE
BROOKEVILLE, MARYLAND 20833
301-260-0445 FAX 301-774-5027

November 19, 2003

Historic Preservation Office
Department of Park and Planning

Attn: Joey Lampi

Dear Ms Lampi,

My sign maker couldn't get me a design this quickly, but we looked at historical signs and picked one similar to the one I drew, to give you the idea and size. We plan on putting the sign near the driveway with the gates.

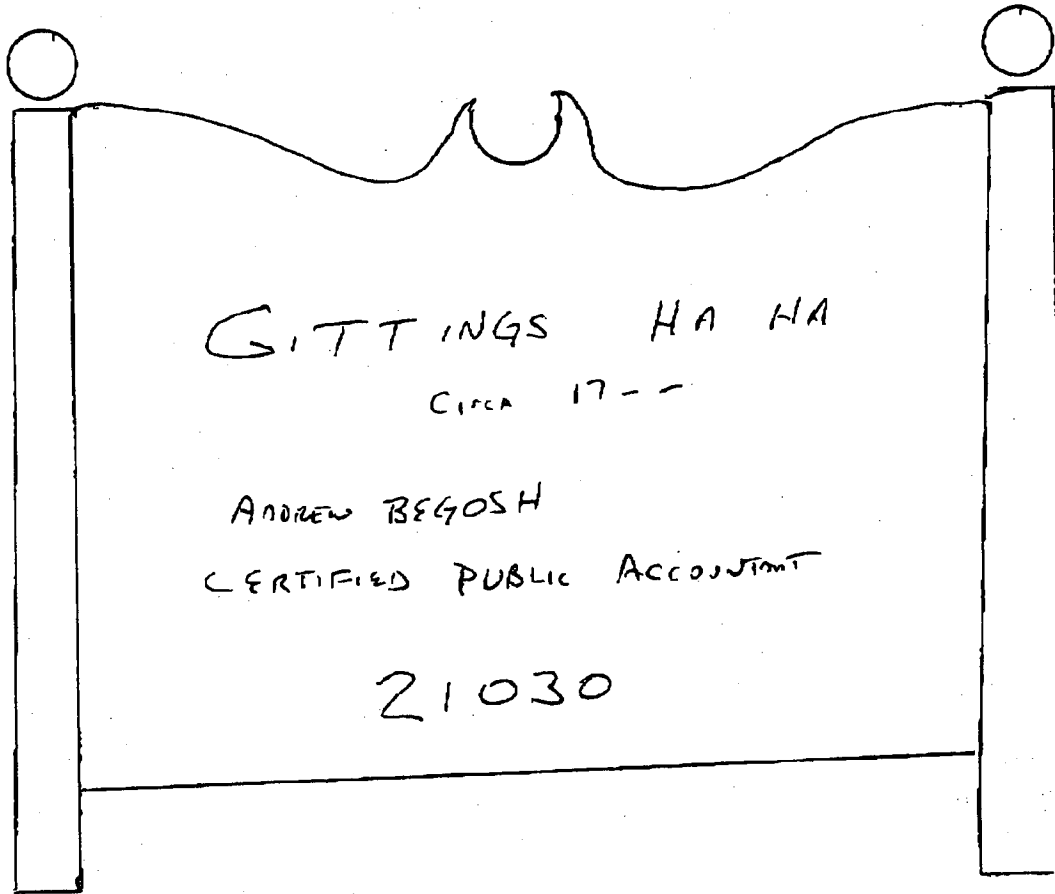
If this is inadequate I will have him furnish one later - to scale.

Also, if you could follow up with a letter, excluding the long narrow building on the separate lot (0.1919 A), from the 7.162 A historical site of the house and other structures.

Thank you,


Andrew J Begosh

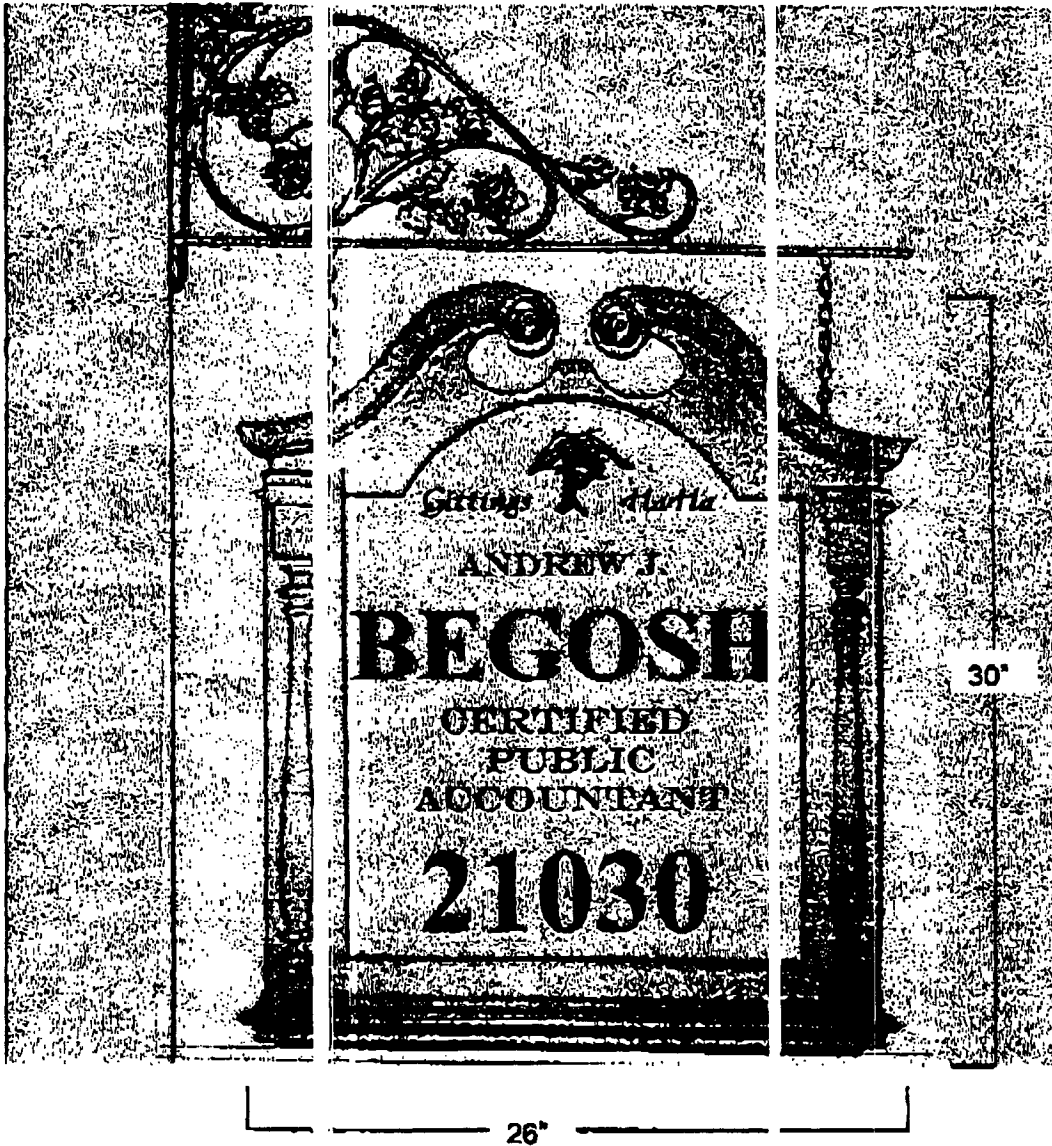
ANDREW BEGOSH
21030 NEW HAMPSHIRE AVE
BROOKEVILLE MD 20833-1933



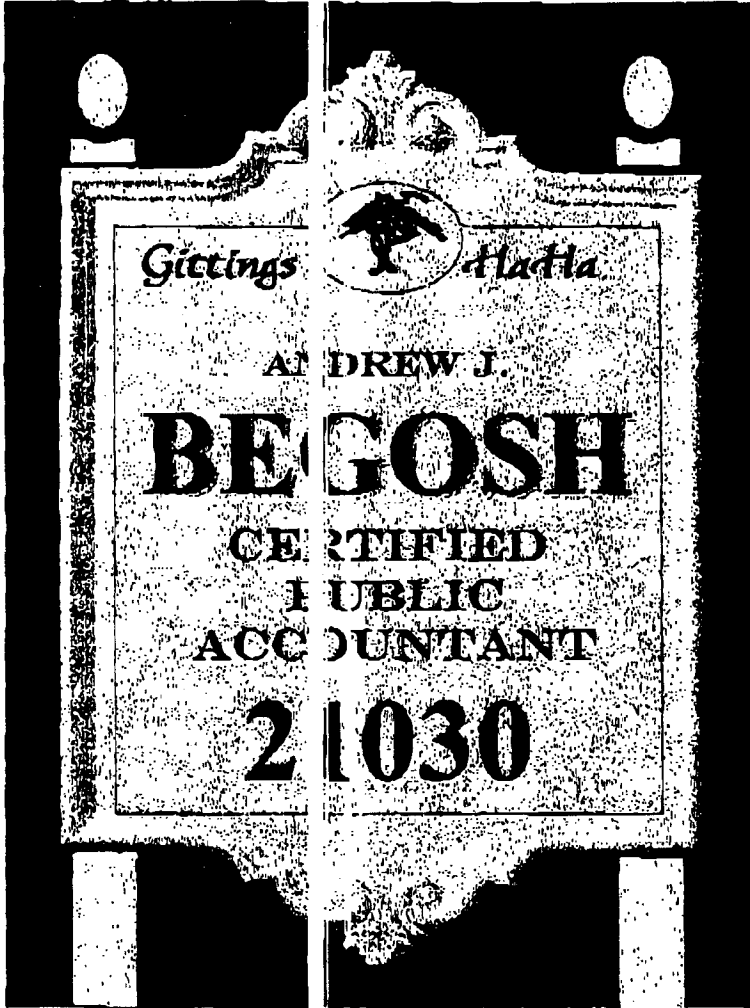
SIGN 27X40
HISTORIC DESIGN
WHITE WOOD
WITH BLACK
LETTERING

FRONT PROPERTY
LINE BY
DRIVEWAY

Andrew J Begosh "Gittings HaHa"
Heavy density polyurethane, post mounted entrance sign
21030 New Hampshire Ave. Brookeville, MD



Andrew J Begosh "Gittings Ha Ha"
Heavy density polyurethane, post mounted entrance sign
21030 New Hampshire Ave. Brookville, MD



41"

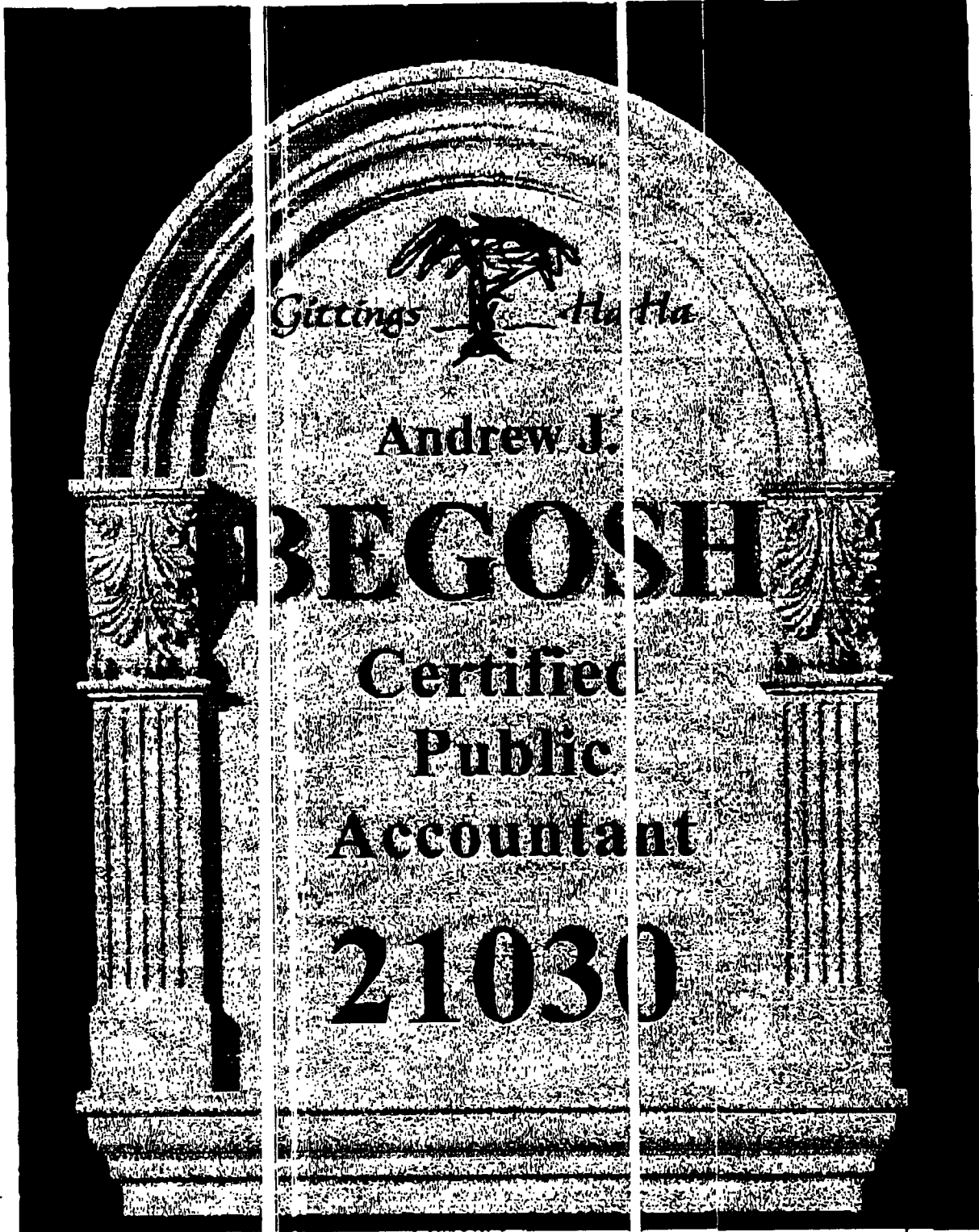
29"

*this sign has matching
smaller panels for additional
site signs*

17

B

Andrew J Begosh "Gittings HaHa"
Heavy density polyurethane, post mounted entrance sign
21030 New Hampshire Ave. Brookville, MD



39"

28"

18

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

24A-9. Demolition by neglect.

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

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

MONTGOMERY COUNTY CODE
Chapter 24A

amortized over a period of 10 years subject to a public sale if there is a default in payment.

(3) Failure to comply with the original or final notice shall constitute a violation of this chapter for each day that such violation continues and shall be punishable as set forth in section 24A-11.

(4) In the event that the commission finds that, notwithstanding the necessity for such improvements, action provided in paragraphs (1) and (2) of this subsection would impose a substantial hardship on any or all persons with any right, title or interest in the subject property, then the commission shall seek alternative methods to preserve the historic site or historic resource located within an historic district. If none are confirmed within a reasonable time, the director shall not proceed in accordance with paragraphs (1) and (2).

(b) If the historic resource is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to such atlas, published by the Maryland-National Capital Park and Planning Commission, the director shall advise the planning board which, after receiving the recommendation of the commission, shall conduct a public hearing to determine whether the historic resource will be designated as an historic site or historic district in the master plan for historic preservation.

(1) Where the planning board determines that the historic resource will not be included in the master plan for historic preservation, no further action will be taken.

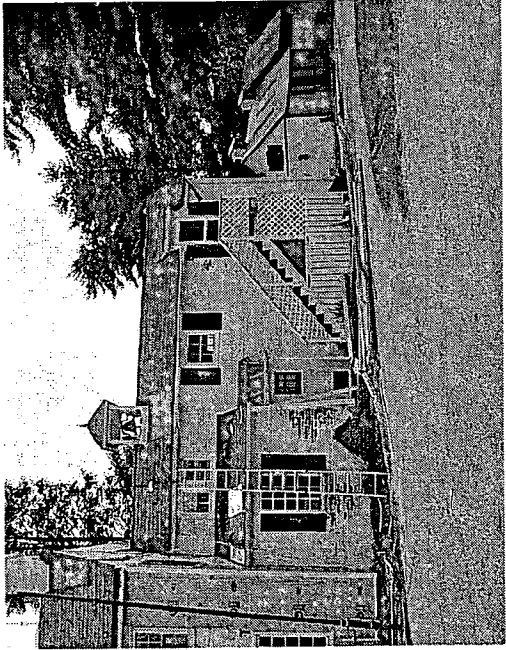
(2) Where the planning board determines that the historic resource in all likelihood will be included in the master plan for historic preservation, the planning board shall initiate an amendment to the master plan for historic preservation pursuant to the provisions of article 28 of the Annotated Code of Maryland.

a. In the event that such amendment is adopted and the historic resource is placed on the master plan for historic preservation as an historic site or an historic resource within an historic district, the director shall give written notice to all persons with any right, title, or interest in the subject property of the conditions of deterioration and shall specify the items of repair or maintenance necessary to stabilize the condition of the historic resource and prevent further deterioration.

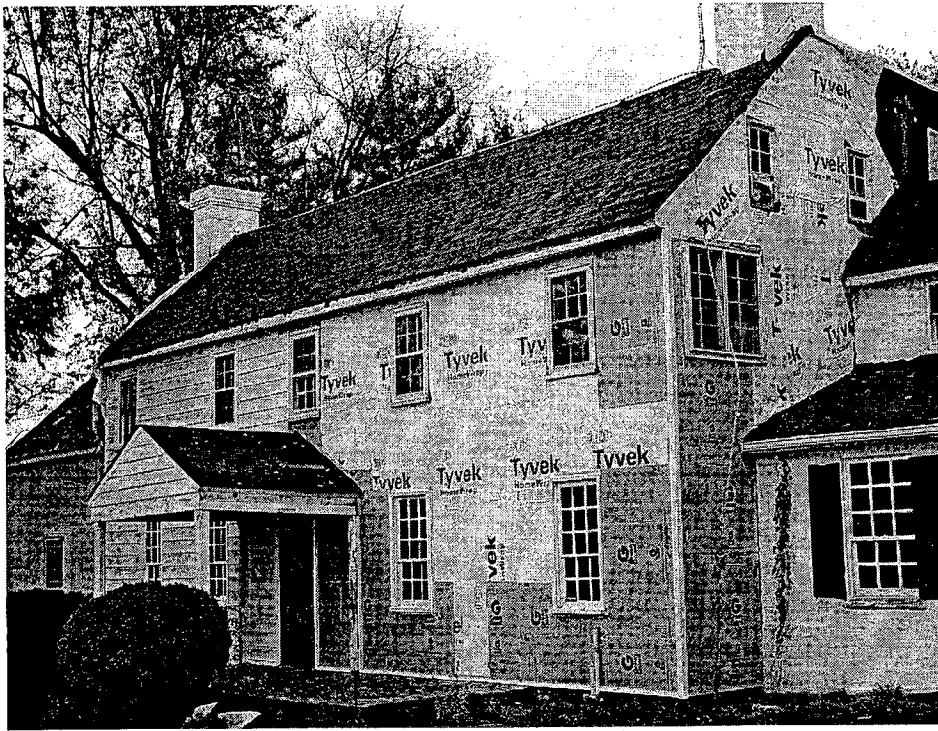
b. Such notice shall provide that such stabilization work shall commence within 30 days of receipt of the notice and shall be completed within a reasonable time thereafter.



Building A
Summer 2003



Building A
Summer 2003



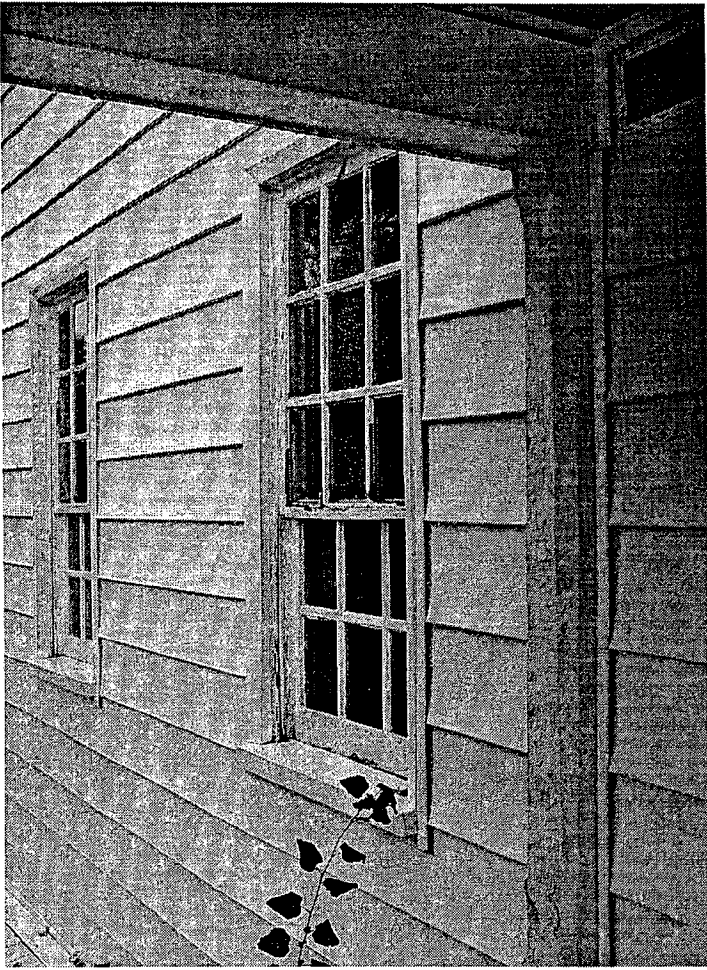
Building A
October 24, 2003



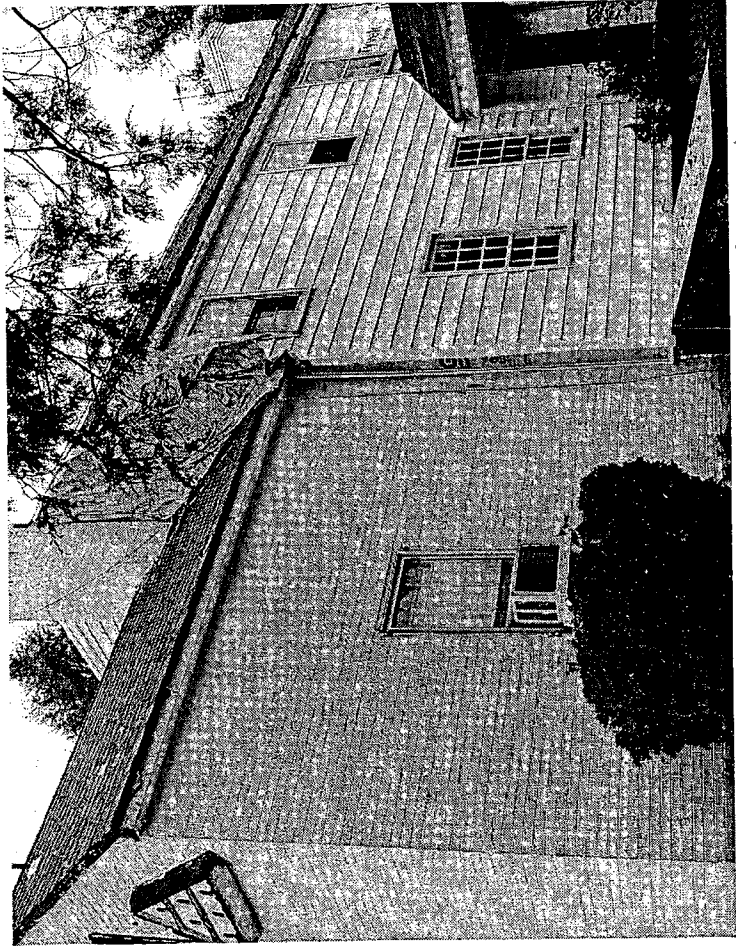
Building A
October 2004



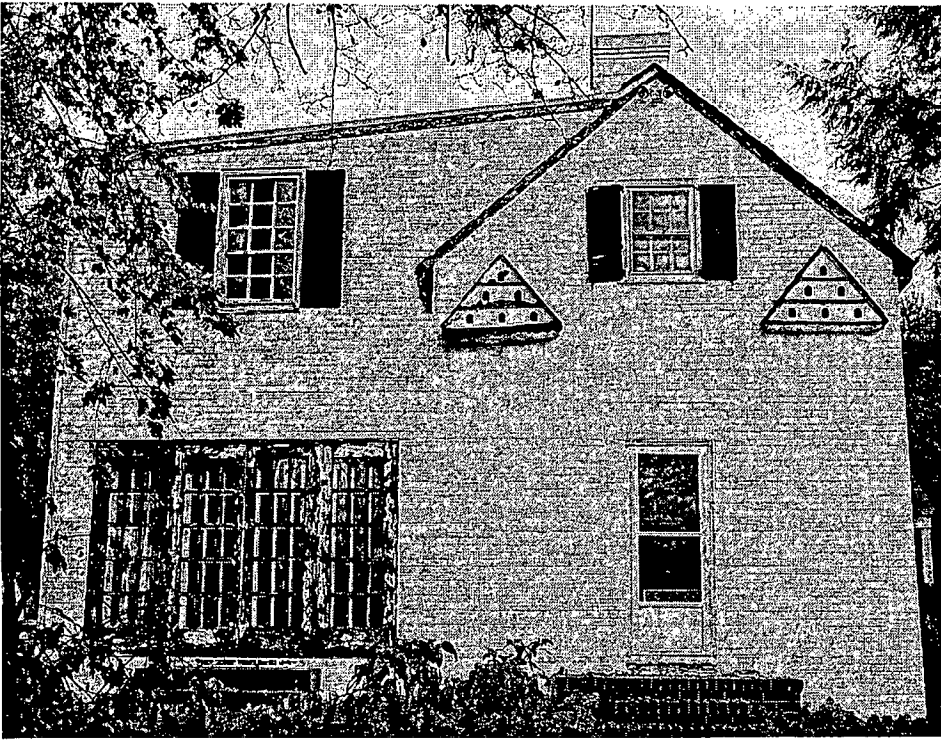
Building A
Detail of vinyl window
enclosure products around
frame and sill of facade window.
October 24, 2003



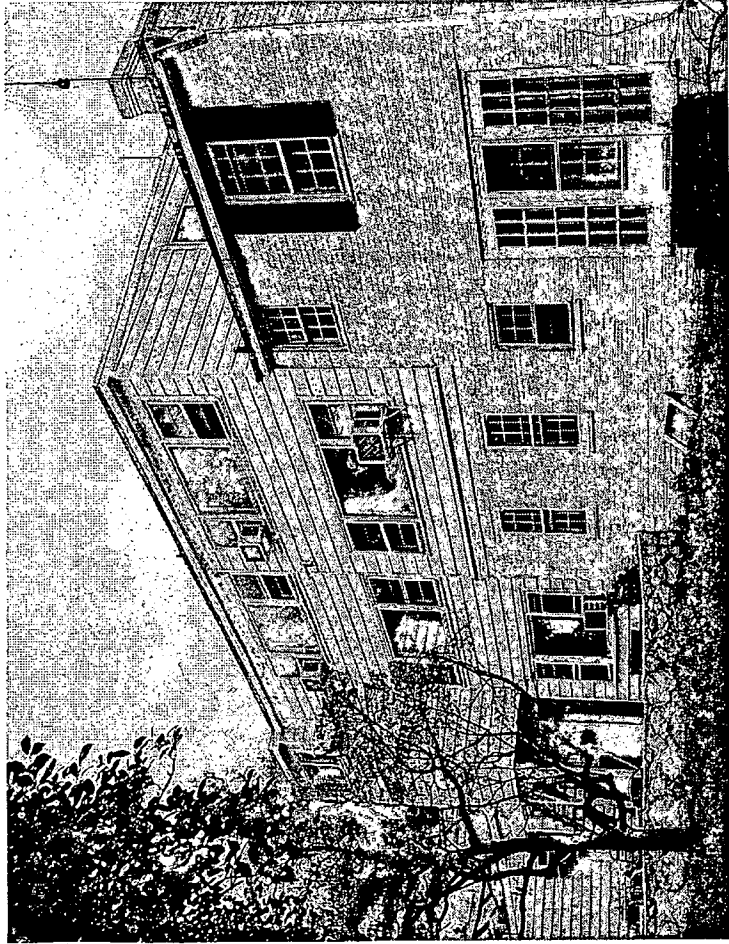
Detail, Building A
October 24, 2003
vinyl siding on walls
and encasing historic wood windows



Building A
South end
October 24, 2003
ca. 1939 brick addition



Building A
South Elevation
October 24, 2003
ca. 1939 brick addition



Building A
West Elevation

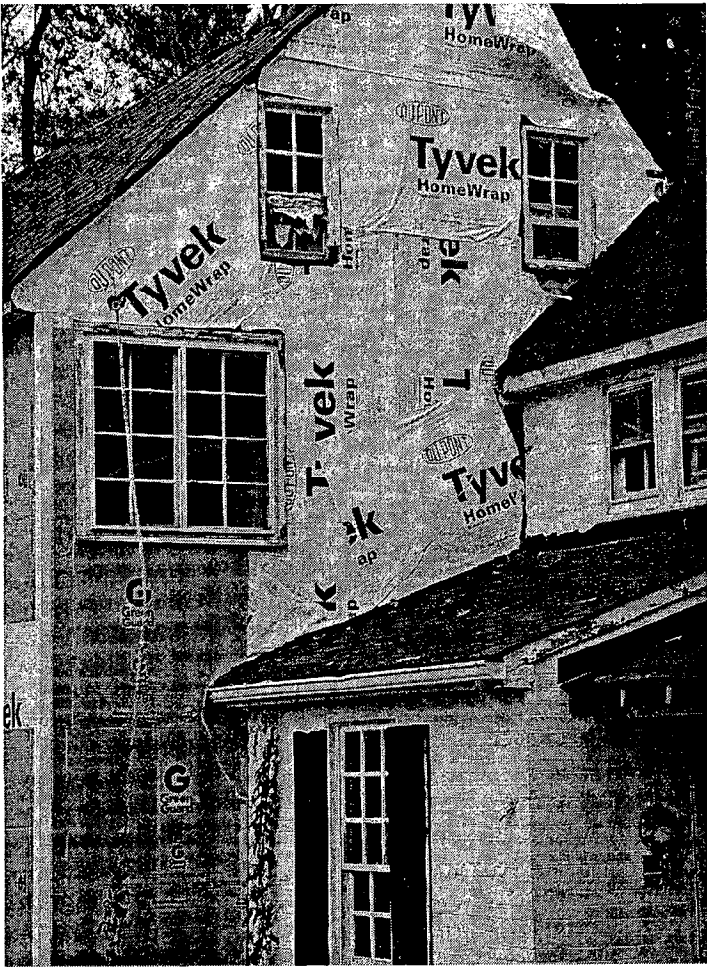
October 24, 2003

Showing 2-part construction of main house,
back addition at south end, 3rd
raising of roof to include rear, 3rd
story, and installation of multiple picture
windows.

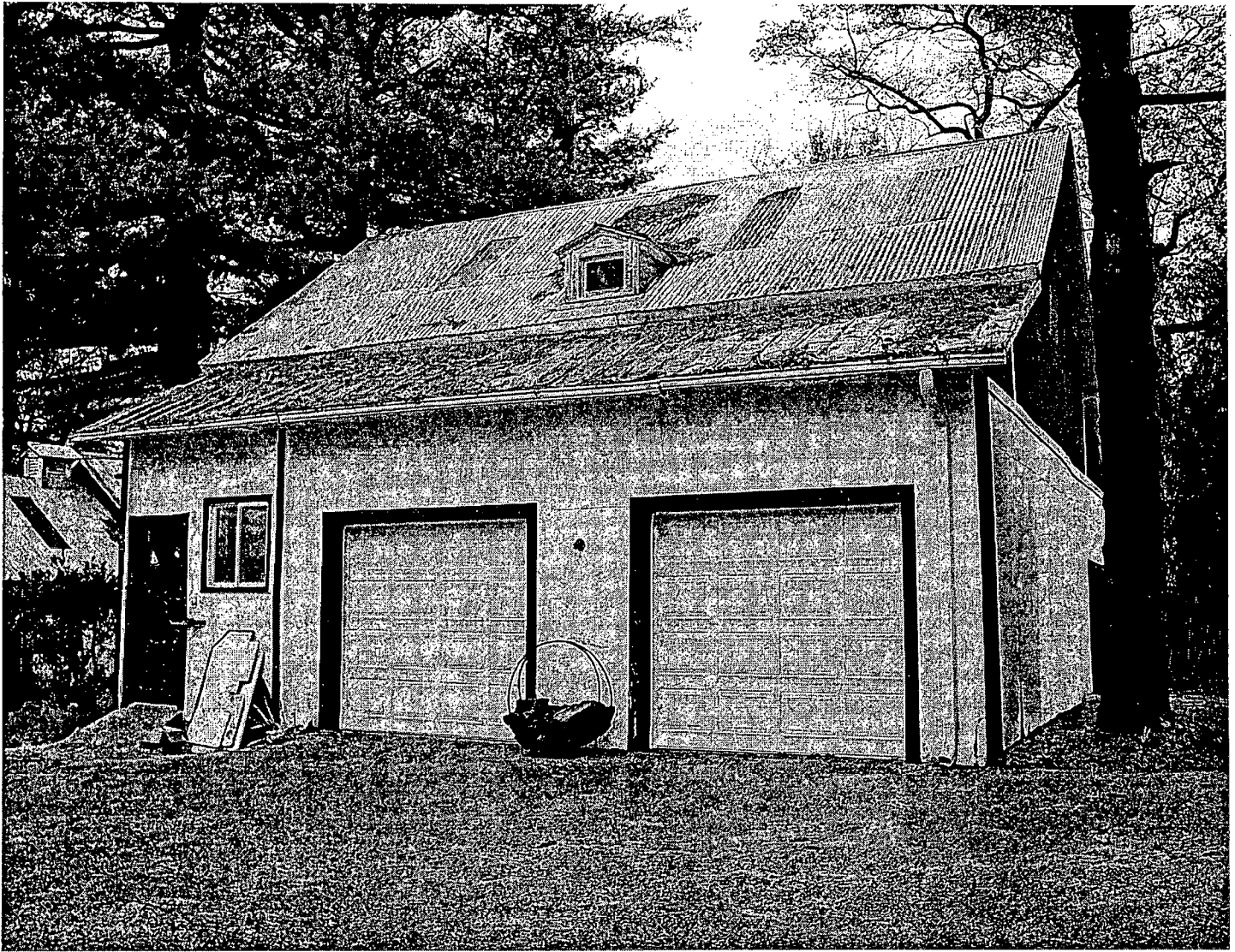
October 24, 2003



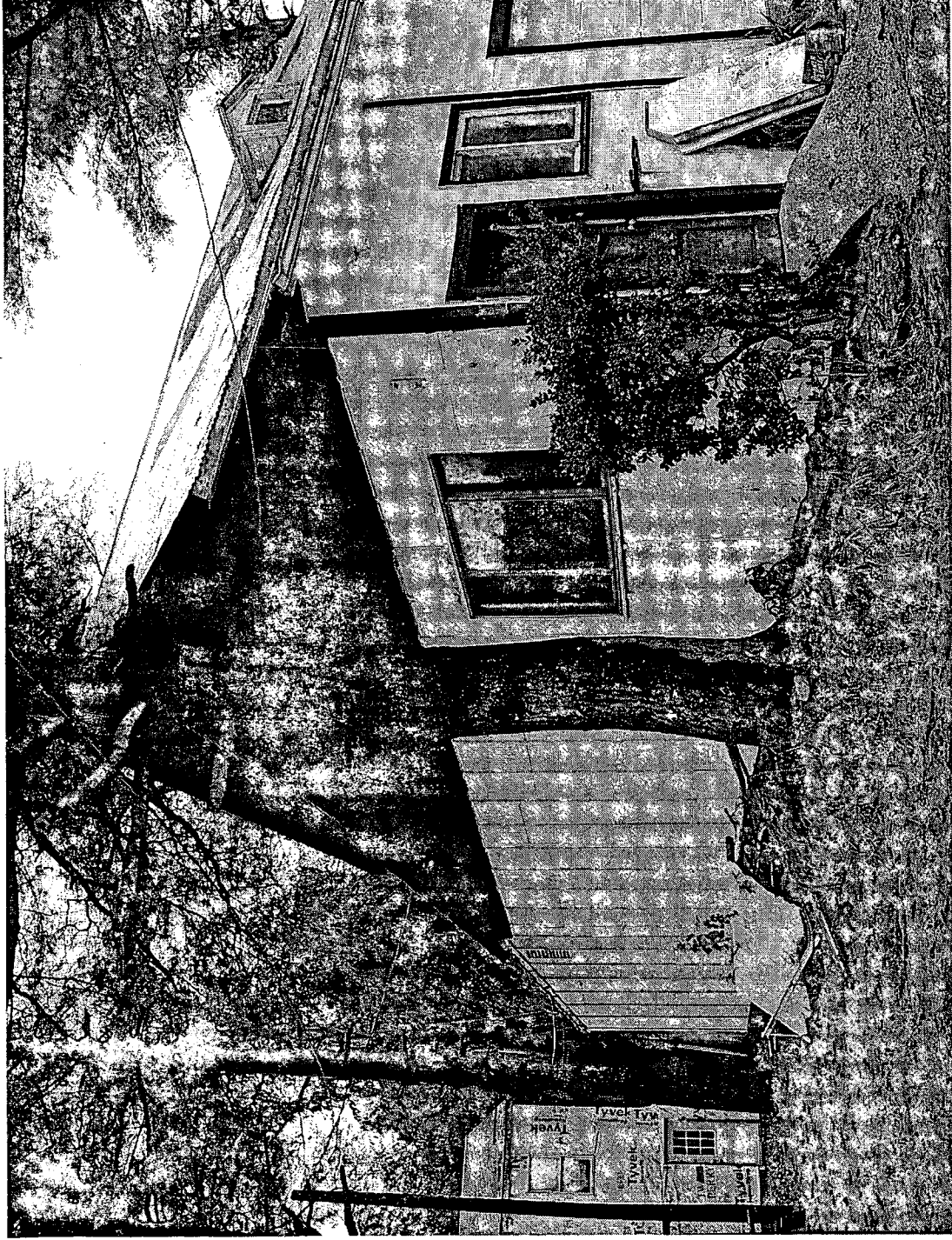
Building A
North end, brick and frame addition
ca. 1939
October 24, 2003



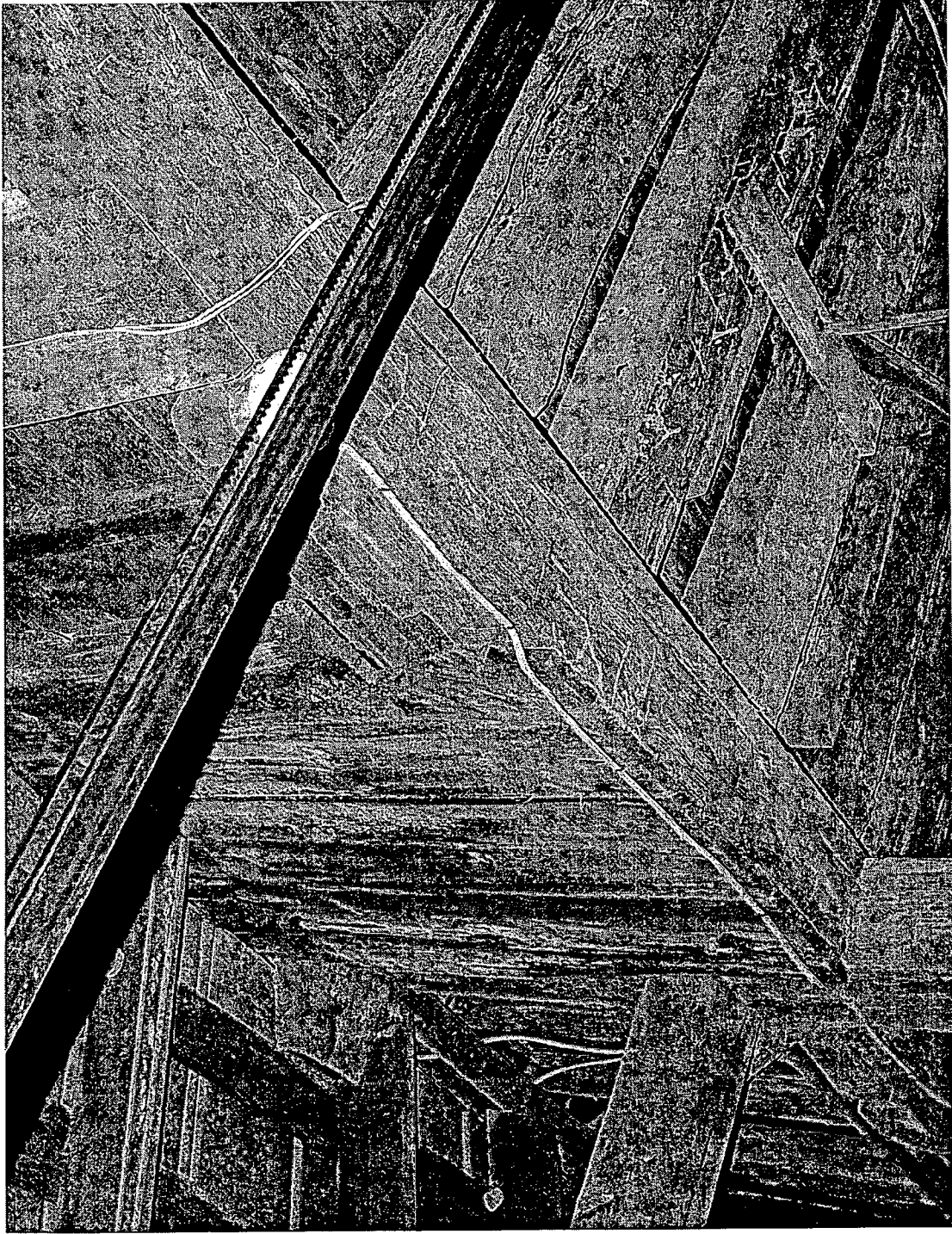
Detail, Building A
October 24, 2003
North elevation



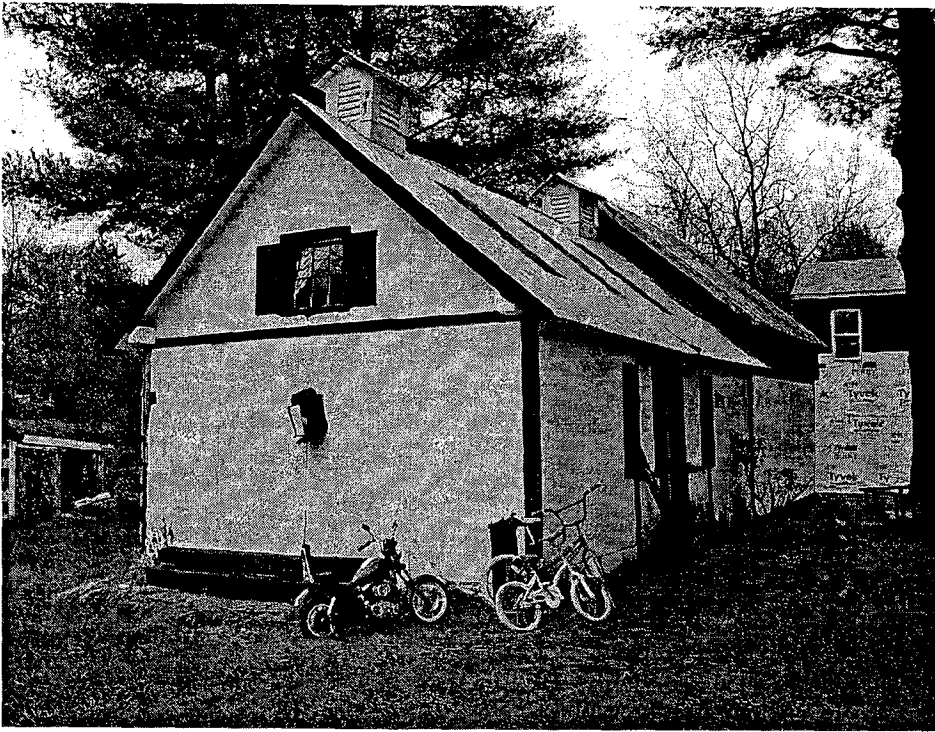
Building B
Garage / Former
Barn
Structure covered in
plywood / Homasote
(fiberboard)
October 29, 2003



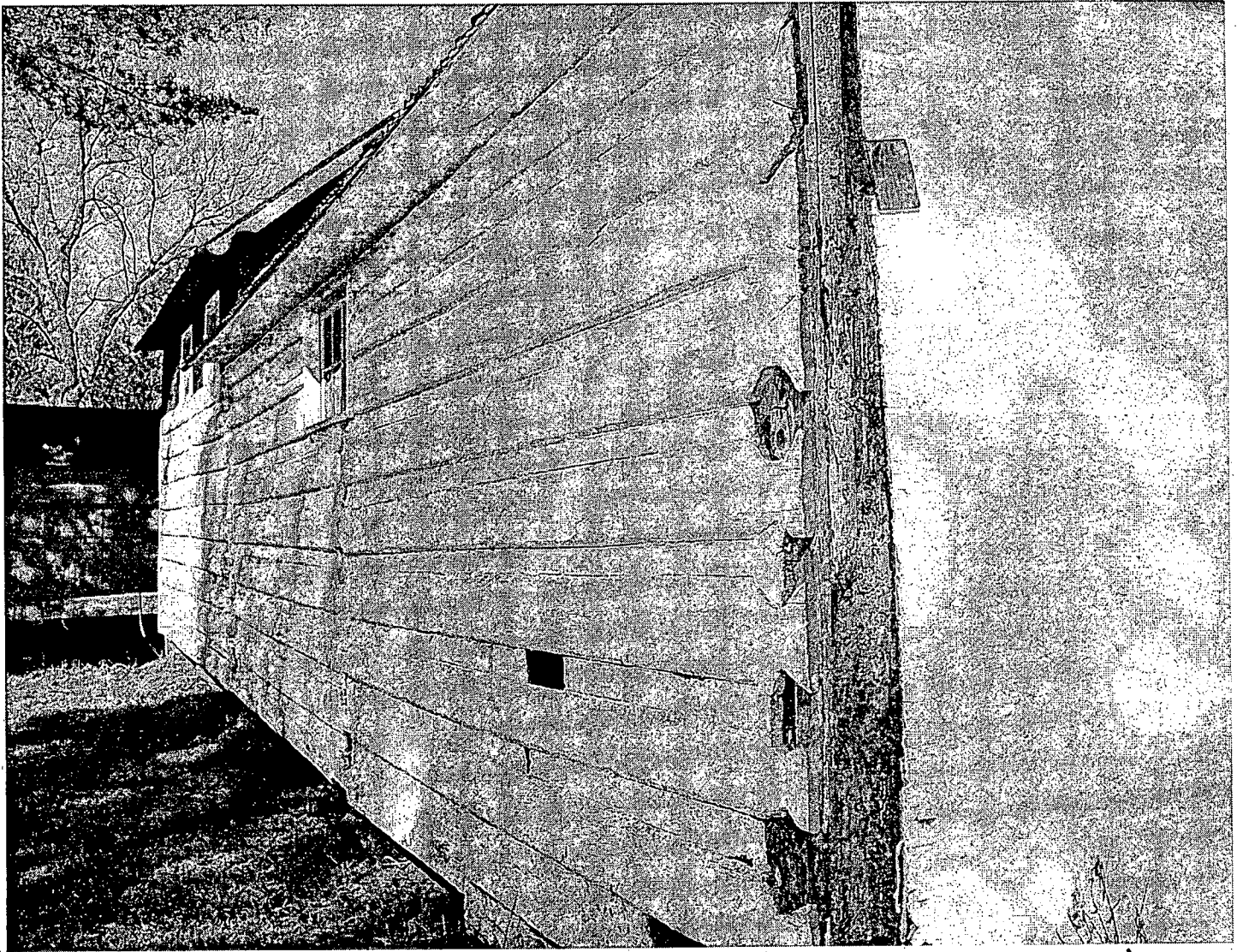
Building B
Garage/Barn
Covered in plywood/
Homasote (OSB board)
October 24, 2003



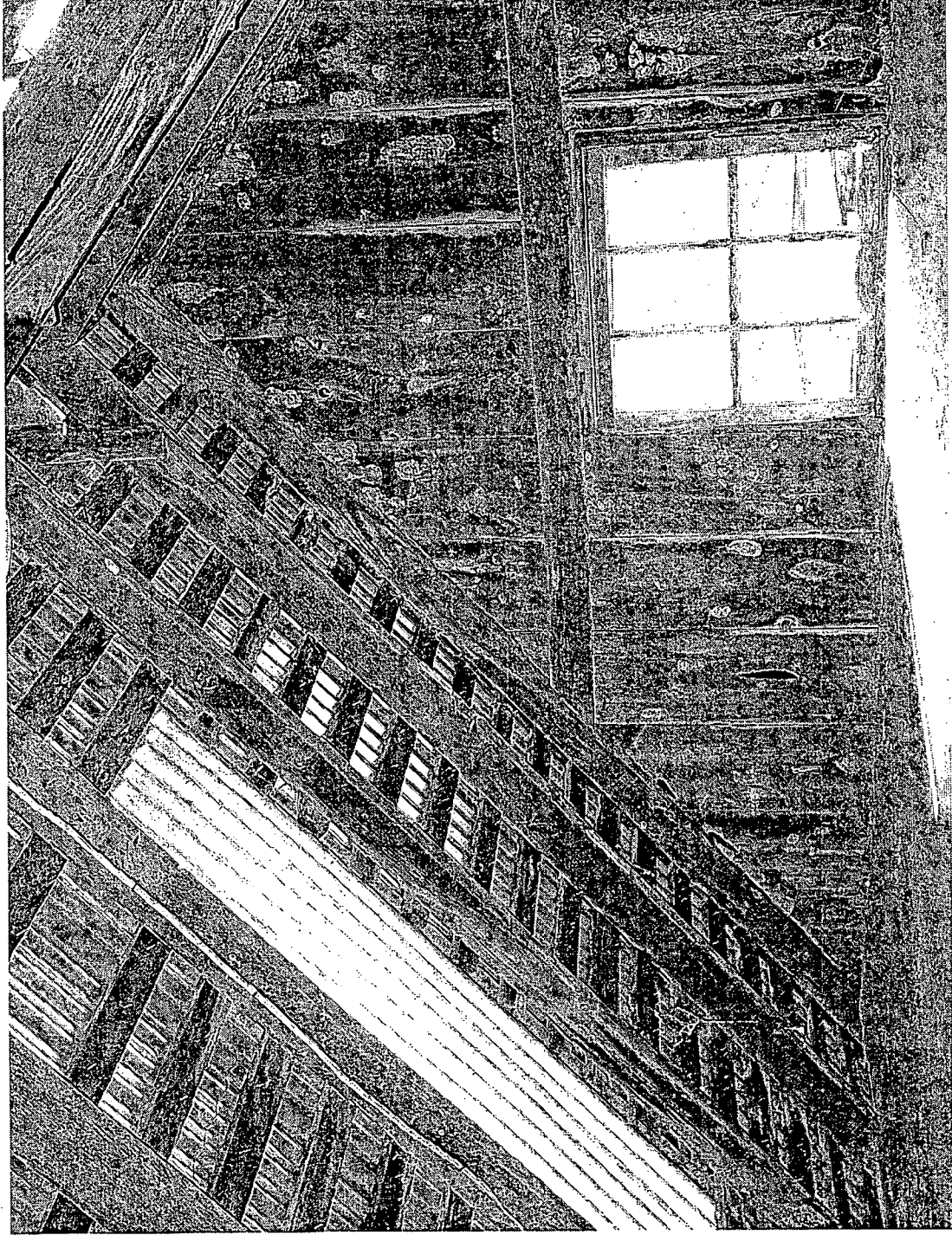
Building B
Former Barn
Showing heavy
timber framing
Nov. 2003



Building C
Granny
Covered in plywood / Home site
October 24, 2003



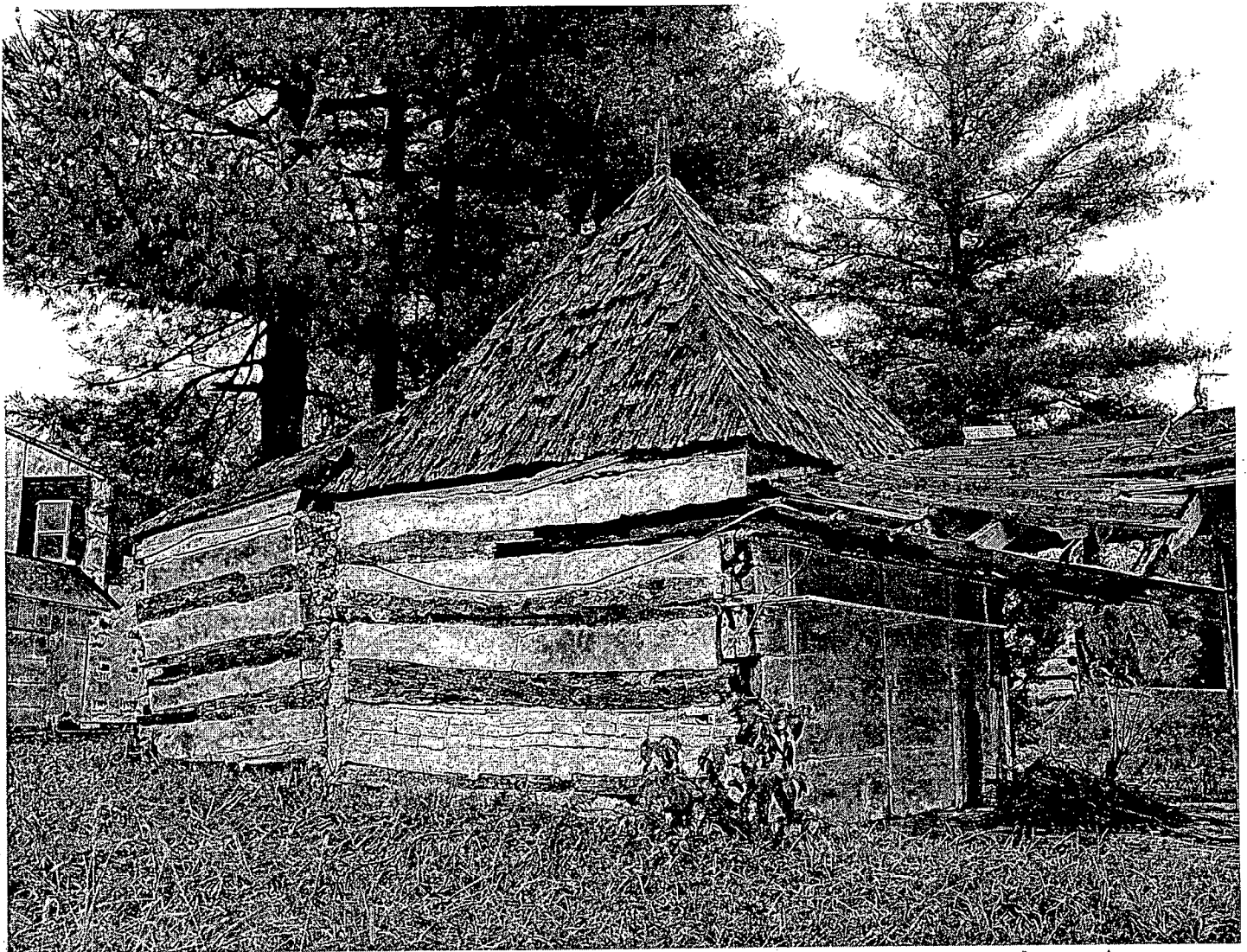
Building C
Granary
Faux-Log Veneer
Nov. 2003



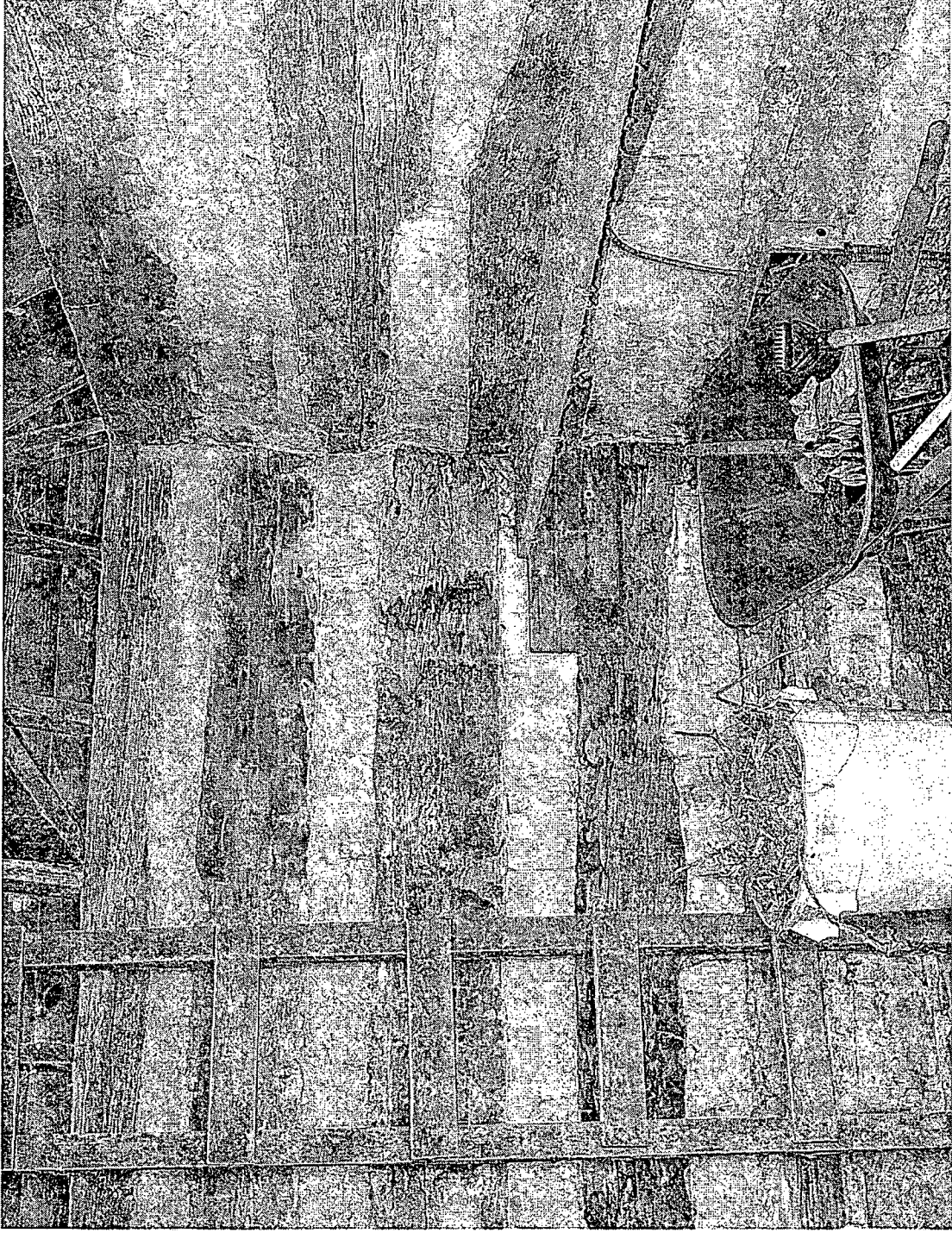
Building C
Granary Interior
Nov. 2003



Building D
Pair of smokehouses
Log with shake
roofs
October 24, 2003
View facing west



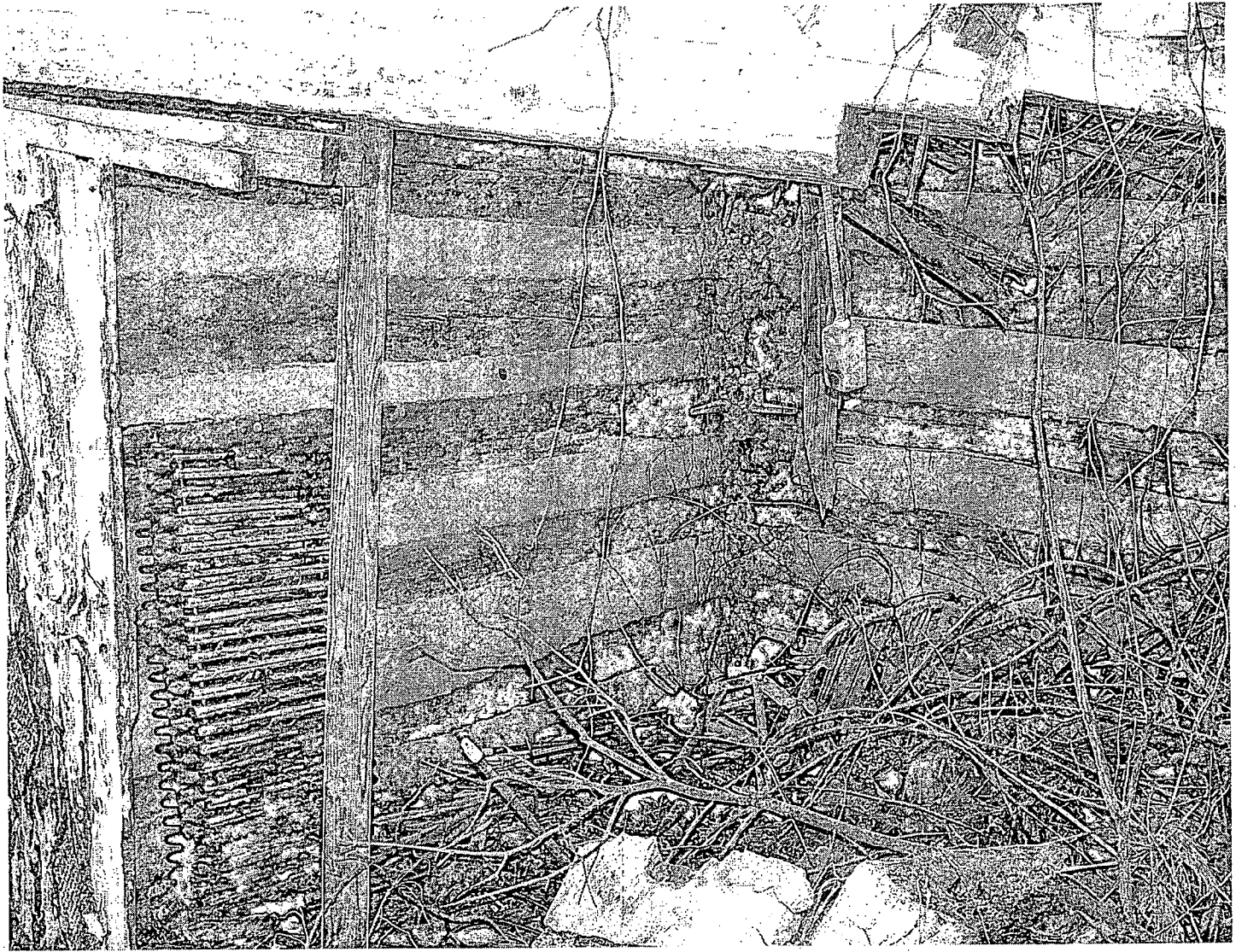
Building D
Northern Smokehouse
with log section attached
view facing northeast
October 24, 2003



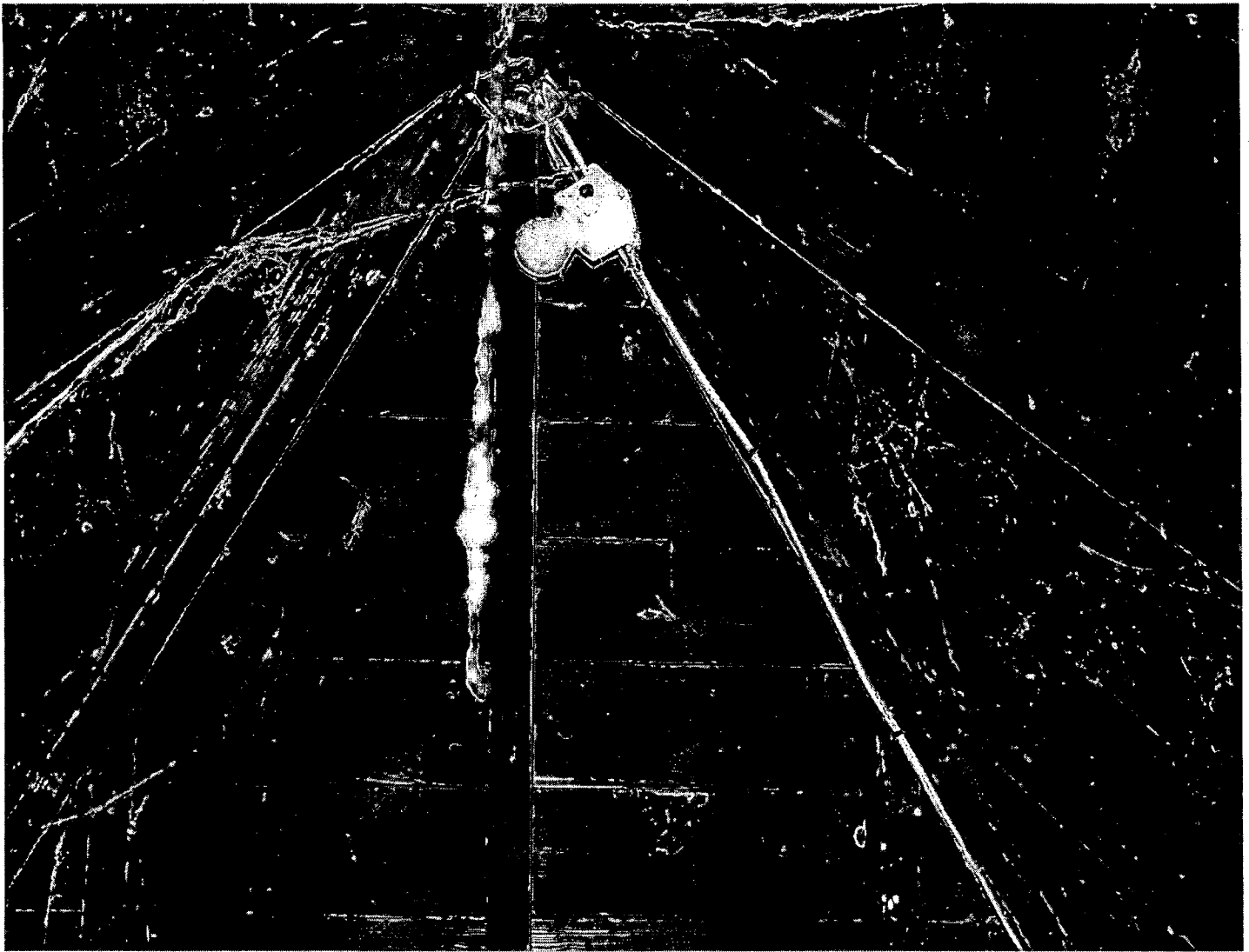
Building D
Interior of
Smokehouse
Nov. 2003



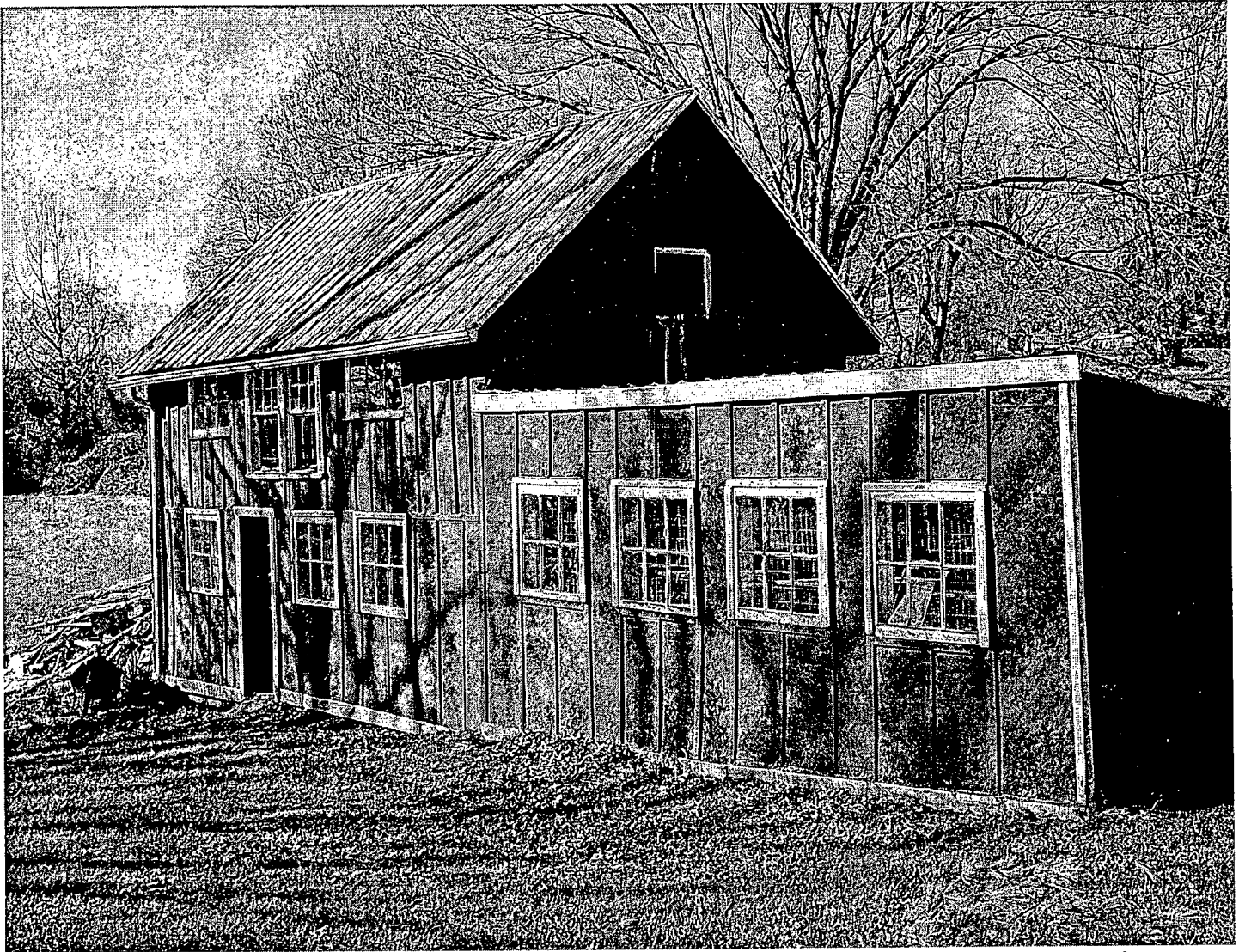
Building D
V-notch logs
Smokehouse
Nov. 2003



Building D
Smokehouses
View of
deteriorated lean-
to
Nov. 2003



Building D
Smokelouse
Pyramidal Roof
(Roof appears to have
been reconstructed)
Nov. 2003



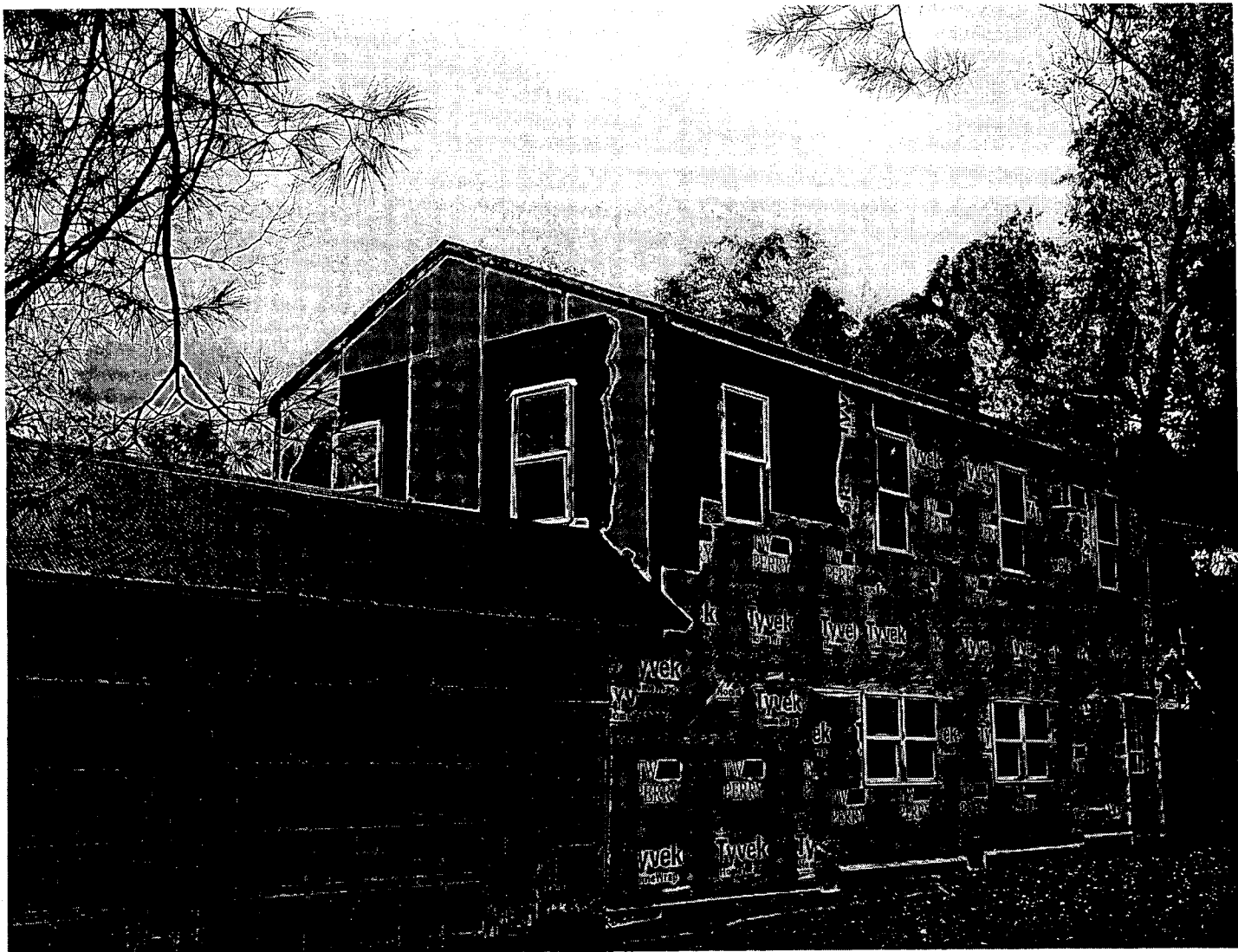
Building E
Barn/Chicken Coop
Nov. 2003



Building E
Barn/Chicken Coop
October 24, 2003
Showing collapse of
attached stable and
its ghost line and
debris pile.



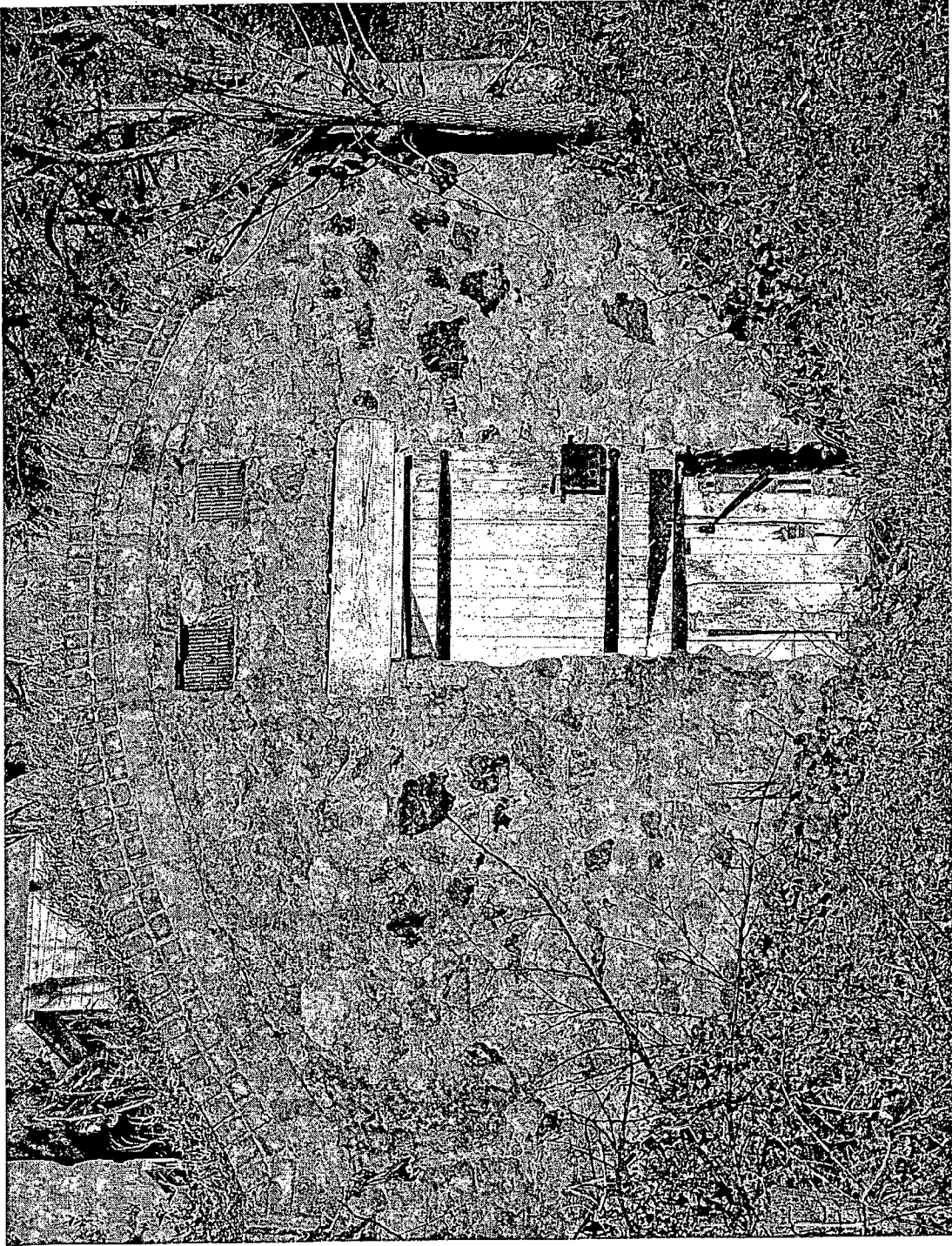
Building E
Debris Pile Closeup
Showing fencing
and clapboard
removed and stacked.
October 24, 2003



Building F.
Office Building/
Garage.
Not included in environ-
mental setting of historic
resource.
October 24, 2003



Ha-ha Wall
now covered in
Concrete block
Nov. 2003



Bomb Shelter/fruit
or root cellar
Nov. 2003



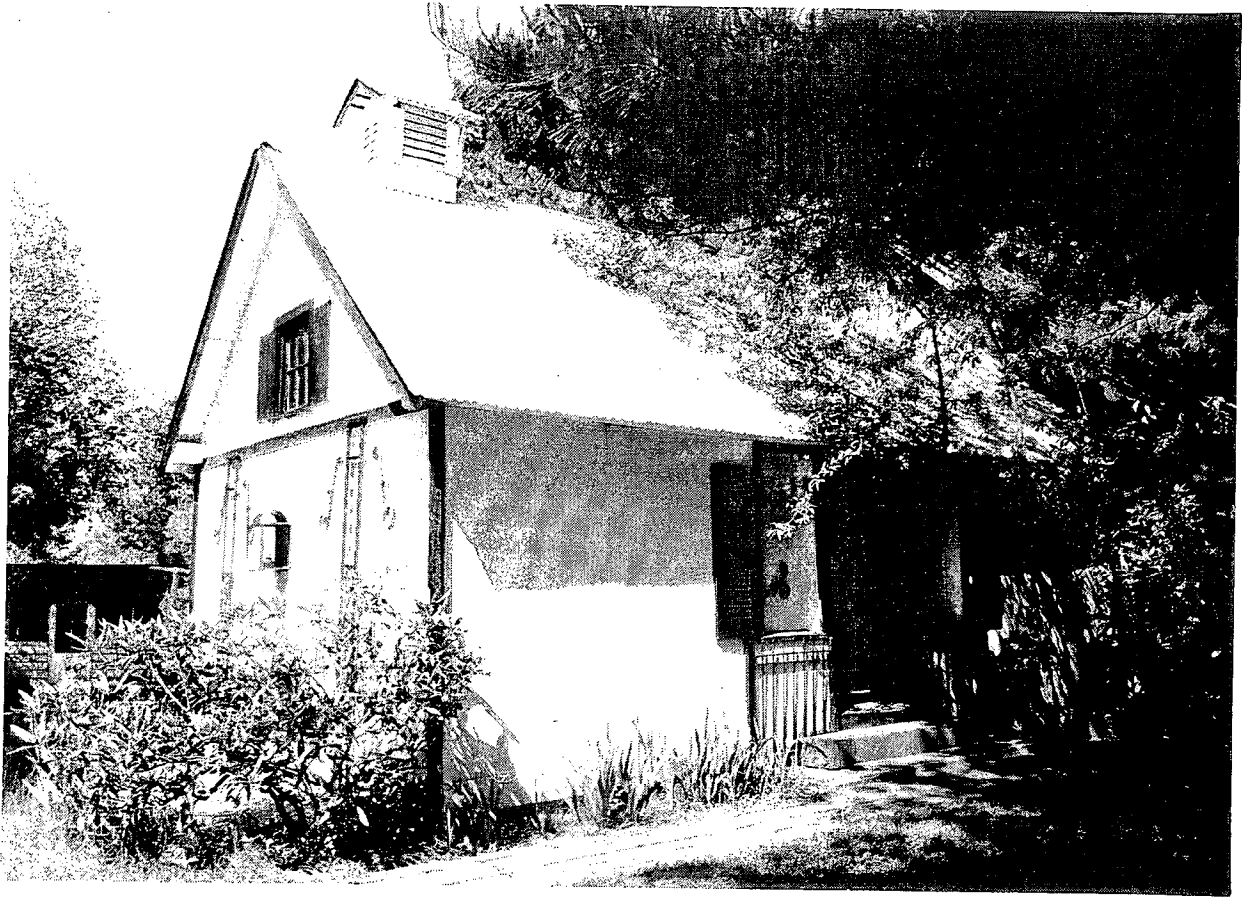
Building A
May 1970



Building A
Rear Elevation
May 1990 (70)



Building B
May 1990



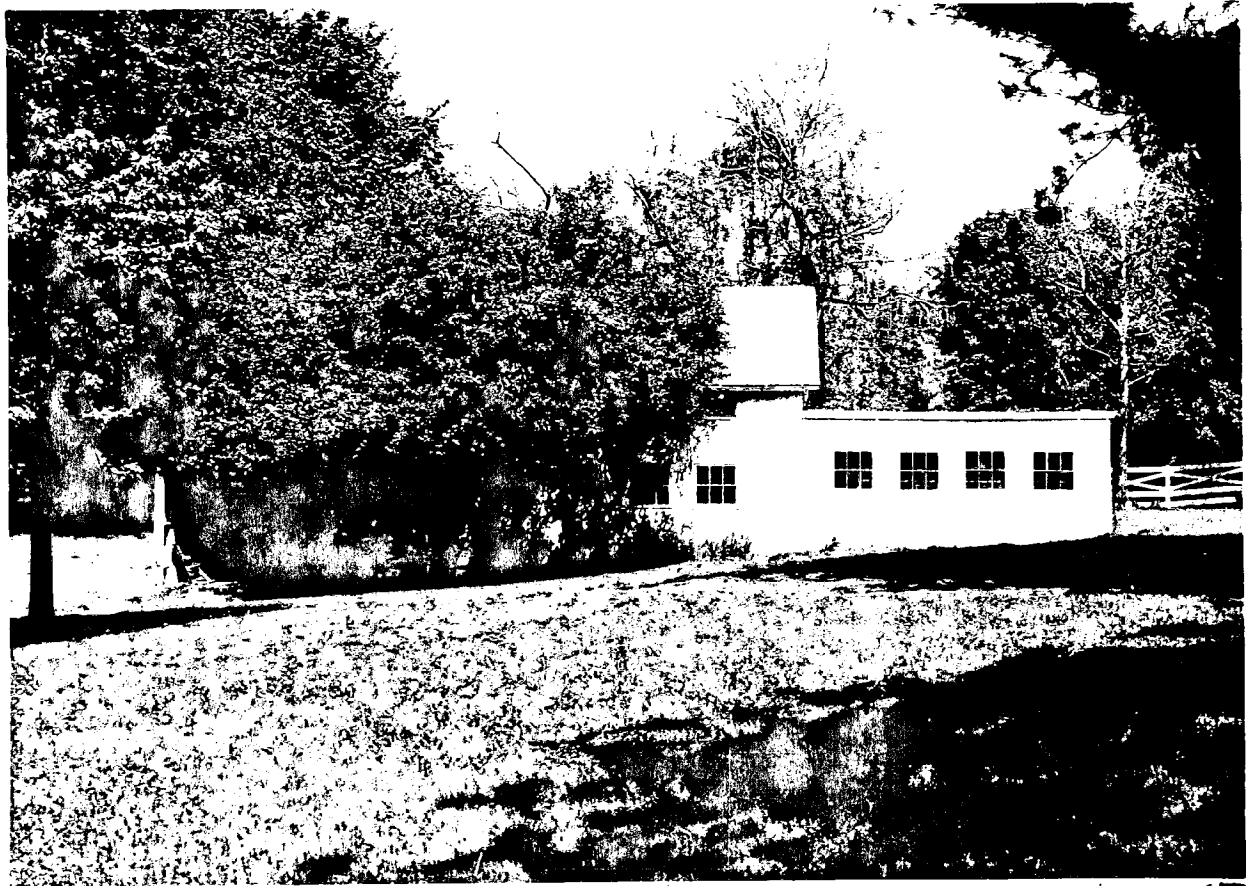
Building C
Granary
May 1990



Building D
Smokehouses
Attached by Breezeway
May 1990



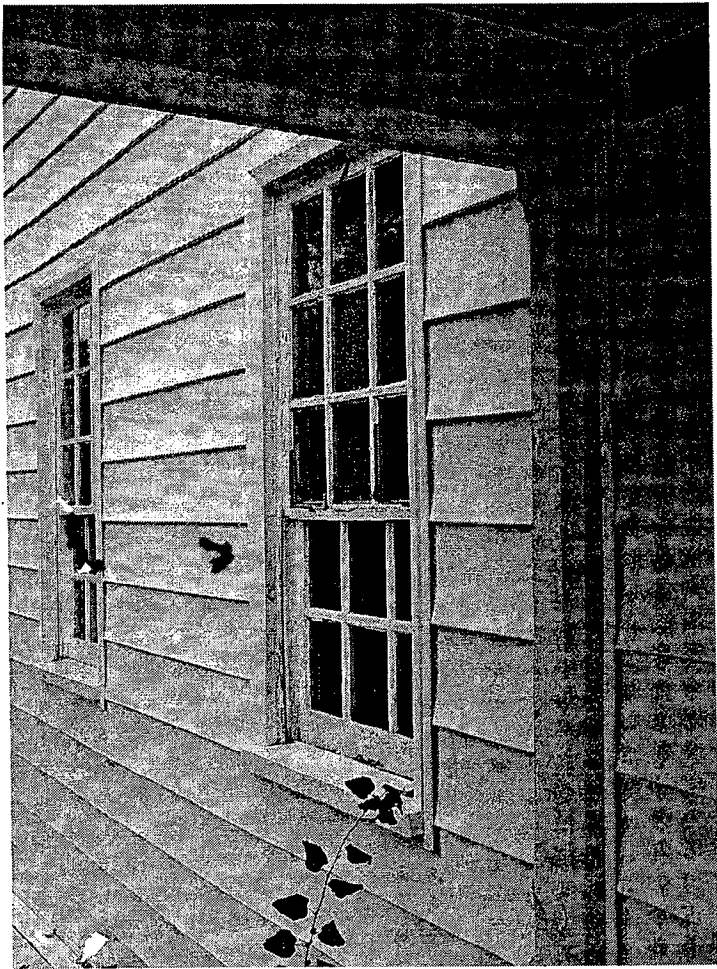
Building E
Barn/chicken coop
1990



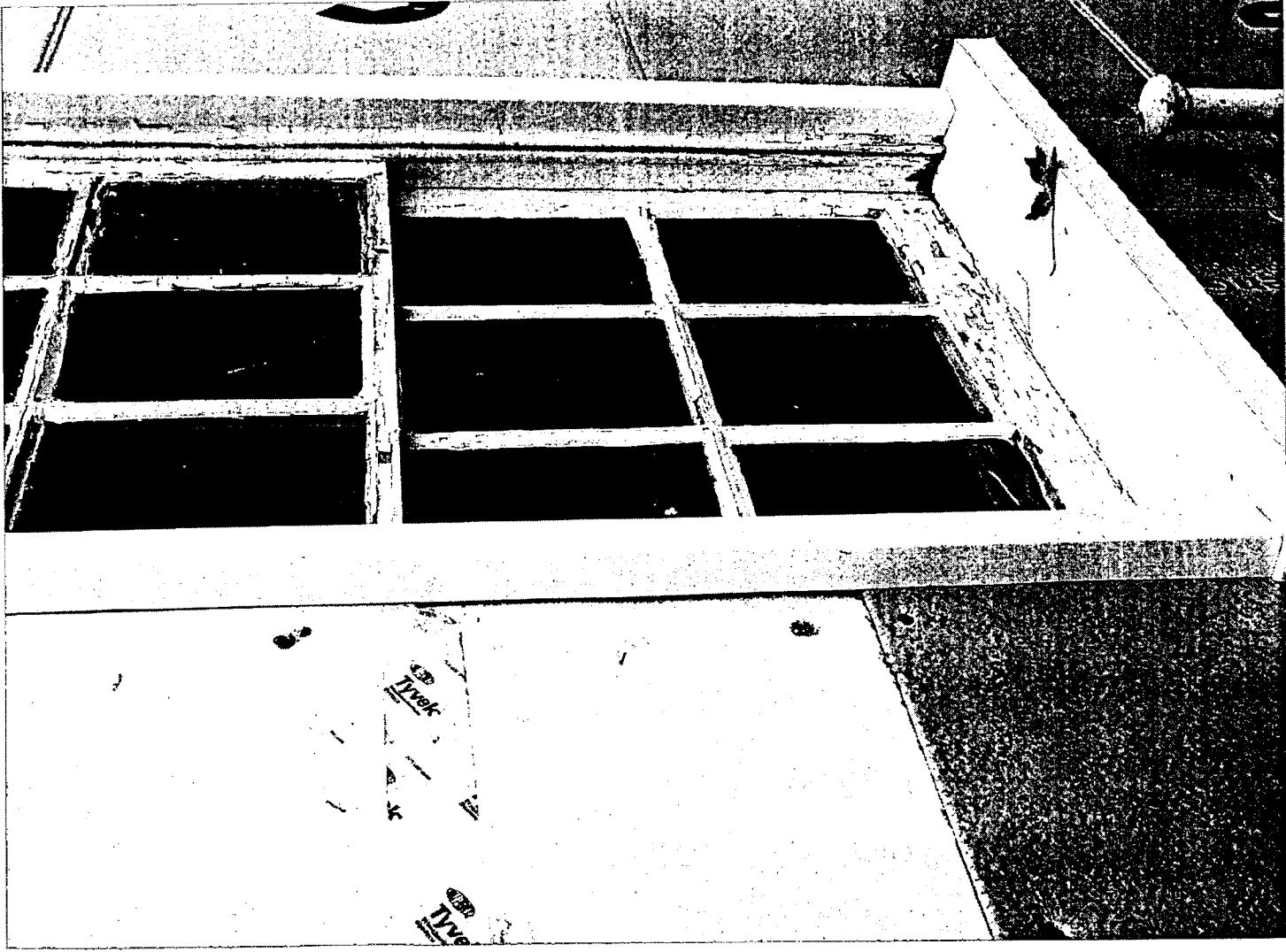
Building E (54)
Barn/chicken
coop
1990



Building F
Garage / office
Not designated
May 1990



Detail, Building A
October 24, 2003
vinyl siding on walls
and encasing historic wood windows



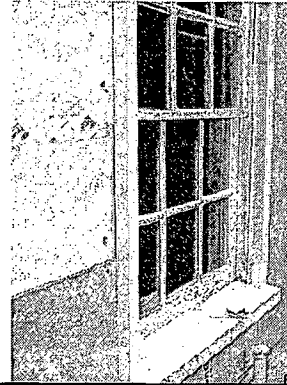
Building A
Detail of vinyl window
enclosure products around
frame and sill of facade window.
October 24, 2003

See Errata
Sheet

Façade, October 2003



Window detail



Ca. 1939 Brick Addition



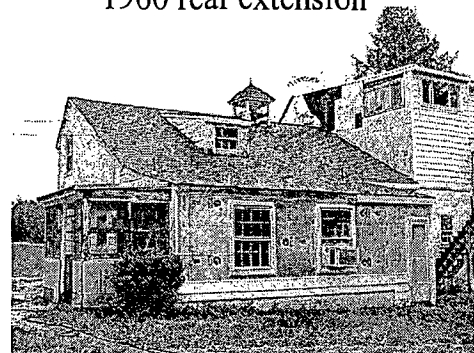
Brick Addition, South Side



West Elevation, ca. 1960 addition



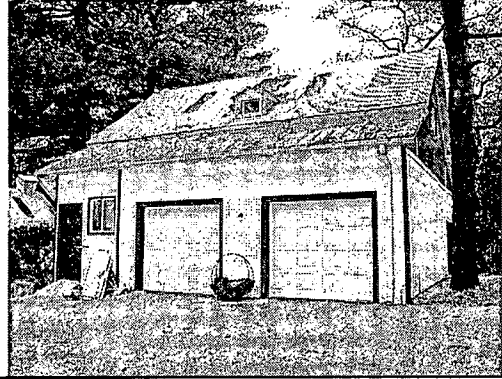
West Elevation, ca. 1939 plus ca.
1960 rear extension



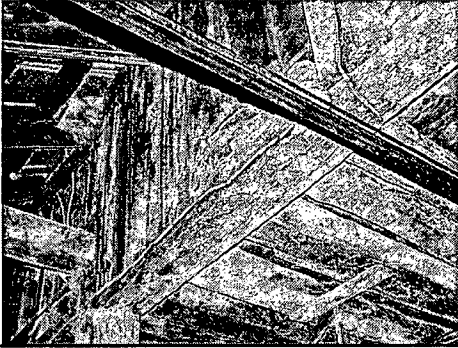
North end: c. 1939 addition plus original side-gable profile



Garage/Timber-frame Barn



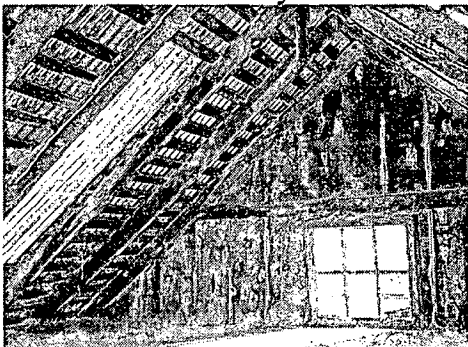
Hewn and pegged barn, core, 2nd-half 19th century



Granary, 2nd-half 19th century with late 19th/early 20th century addition



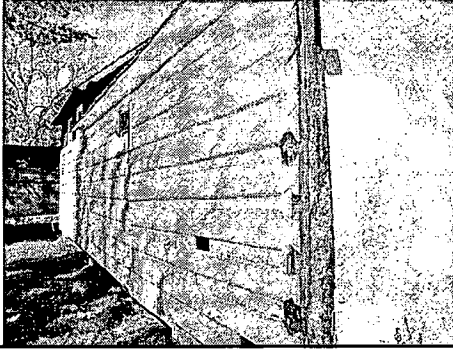
Interior, granary, 2nd-half, 19th century



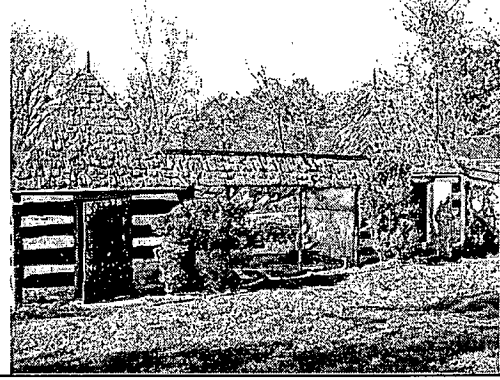
Interior of ventilator, granary



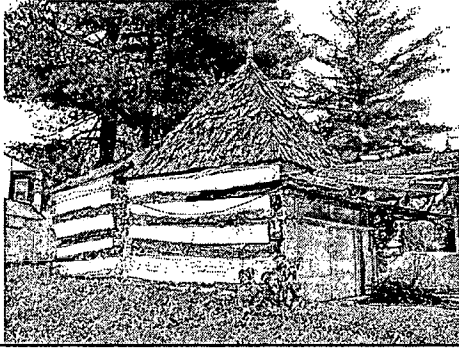
Log Veneer on frame granary
rear wall



Smokehouses, date unknown



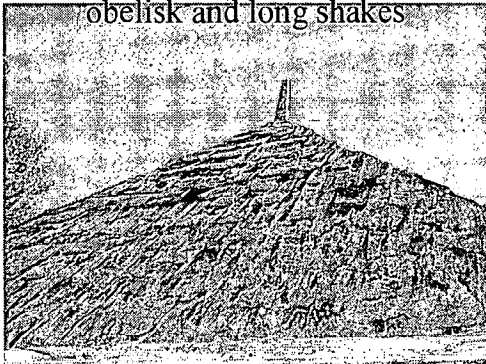
Smokehouses from rear showing
leanto at far left



Interior, Smokehouse



Pyramidal roof with wooden
obelisk and long shakes



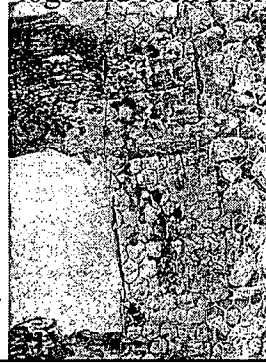
Shakes within leanto showing
non-weathered condition



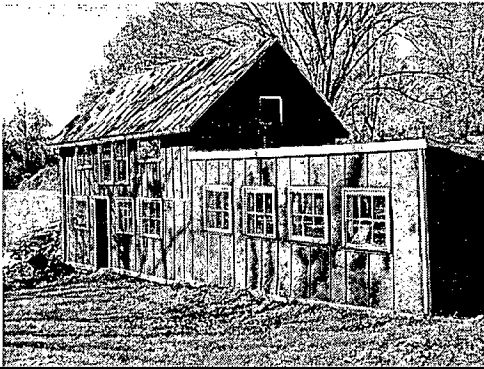
South Smokehouse, V-notching



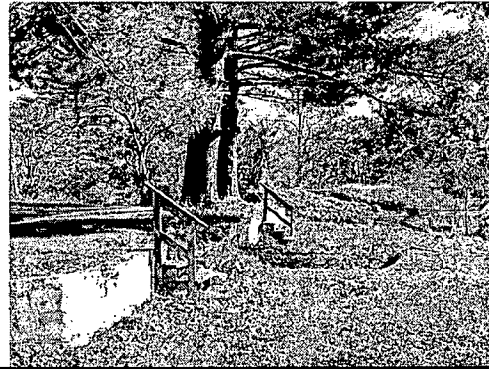
North Smokehouse, decaying logs and rock shoring



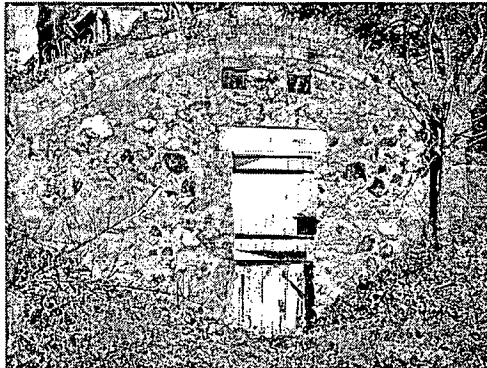
Early 20th-C. barn/chicken coop



Ha-Ha, now in concrete block



Root Cellar/Bomb Shelter



Lampl, Joey

From: Wright, Gwen
Sent: Monday, December 08, 2003 3:11 PM
To: Lampl, Joey
Subject: Gittings HaHa

Joey:

I was speaking with Pete Hrycak about some other cases today and mentioned that the Gittings HaHa case went well at the HPC. Please send Pete an email with a copy of the HPC's conditions of approval. Also, please coordinate with him about the January 6th court date. I mentioned that, if the owners are really working hard at putting together a plan and need more time, we would be willing to ask for an extension of the court date. Pete's email is peter.hrycak@co.mo.md.us

Gwen Wright
Historic Preservation Supervisor
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
(301) 563-3400
gwen.wright@mncppc-mc.org

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Sent: Monday, December 08, 2003 3:11 PM
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Subject: Gittings HaHa

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8787 Georgia Avenue
Silver Spring, MD 20910
(301) 563-3400
gwen.wright@mncppc-mc.org

I sent Pete:

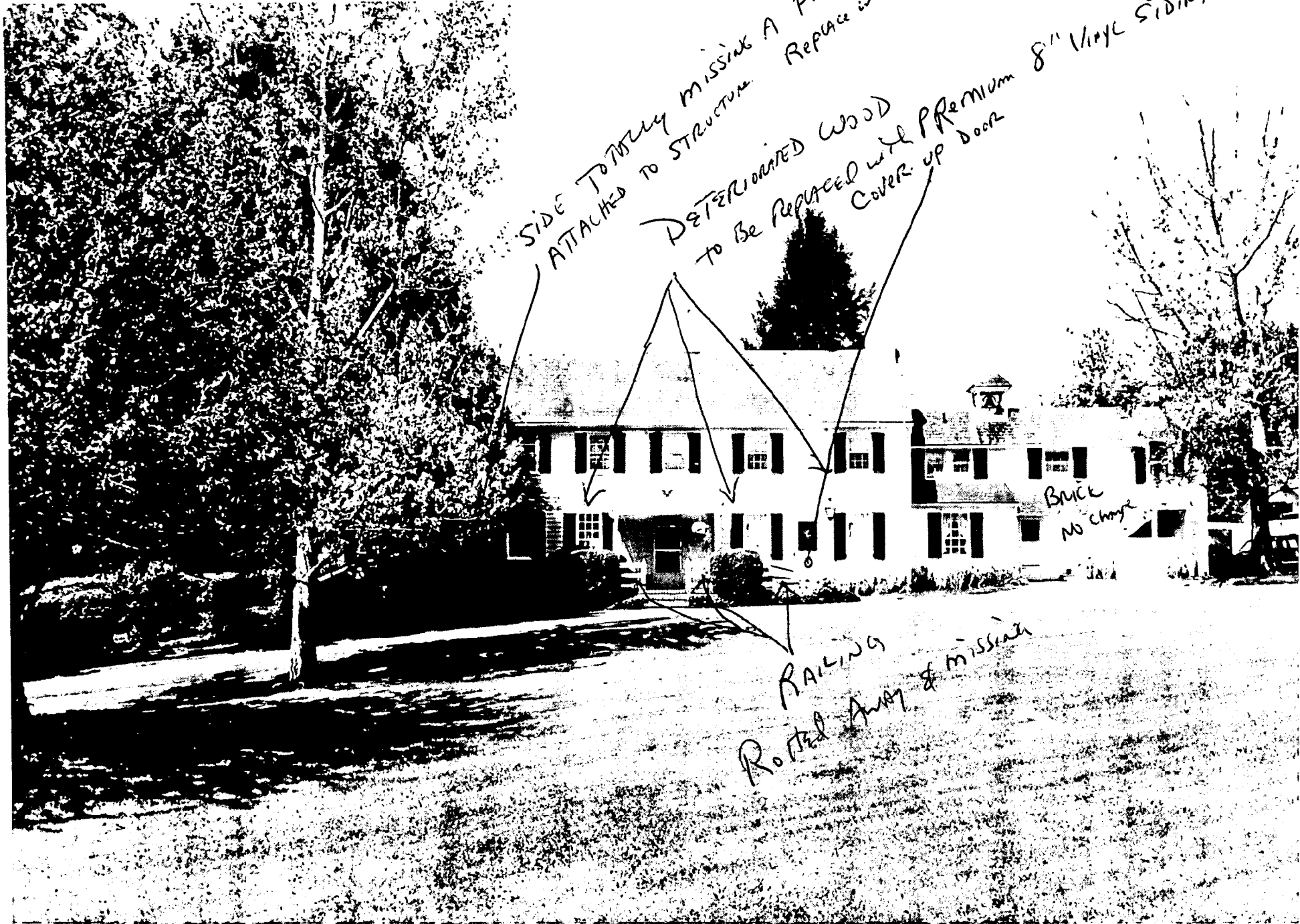
- 1) e-mail of my staff report
- 2) hard copy of transcript from 12/03/03 Gittings
- 3) hard copy of my DPS letter showing conditions

6- HPC transcripts

Peter.Hrycak@Montgomery
md.gov

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Andrew Besh 21030 New Hampshire Ave Brookeville, MD 20833</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Joyce HEALY Villella 21110 New Hampshire Ave Brookeville MD 20833</p>	<p>HOWARD WIARDA 11 HAWLINGS CT Brookeville MD 20833</p>
<p>RICHARD & HAZEL Benoit 21100 New Hampshire Ave Brookeville MD 20833</p>	<p>DOUGLAS BOTTA Miller 1030 Rocky GLEN DR Brookeville MD 20833</p>
<p>Rebecca Doyle KATHY LIEBERMAN 21020 New Hampshire Ave Brookeville MD 20833</p>	
<p>CEASER monzon 21031 New Hampshire Ave Brookeville MD 20833</p>	

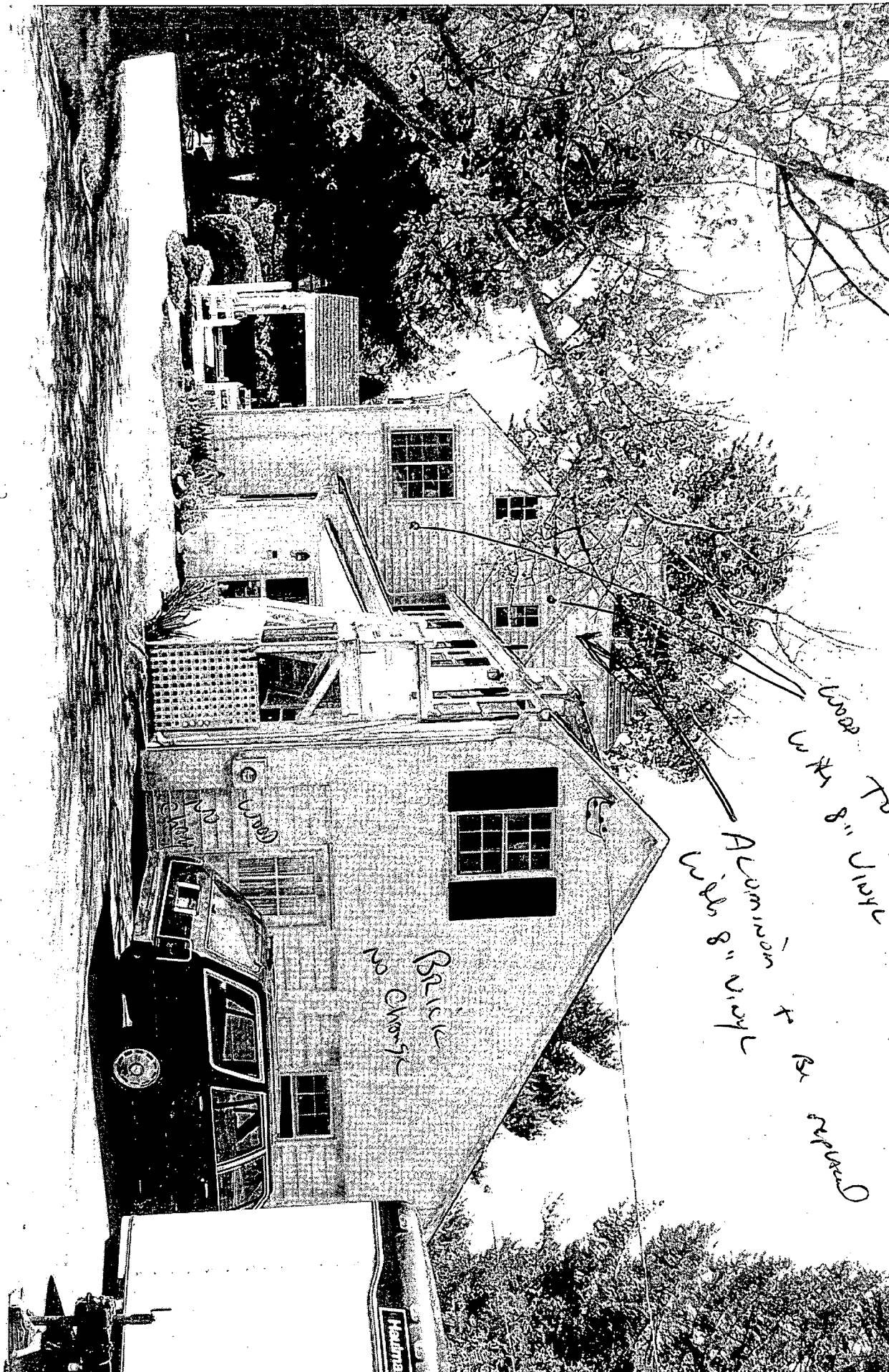


SIDE TOTALLY MISSING A FACADE NOT
ATTACHED TO STRUCTURE REPLACE WITH PREMIUM 8" VINYL

DETERIORATED WOOD
TO BE REPLACED WITH PREMIUM 8" VINYL SIDING
COVER UP DOOR

BRICK
NO CHANGE

RAILING
ROTTED AWAY & MISSING



Basic
No. 1007

Wood To Be Replaced
With 8" Vinyl
A common 8" vinyl

THIS HAD BEEN REPLACED WITH 4" VINYL & DOOR COVER



4" VINYL WITH DOOR COVER

ALUMINUM TO REPLACE WITH 8" VINYL

REPLACE WITH 8" VINYL

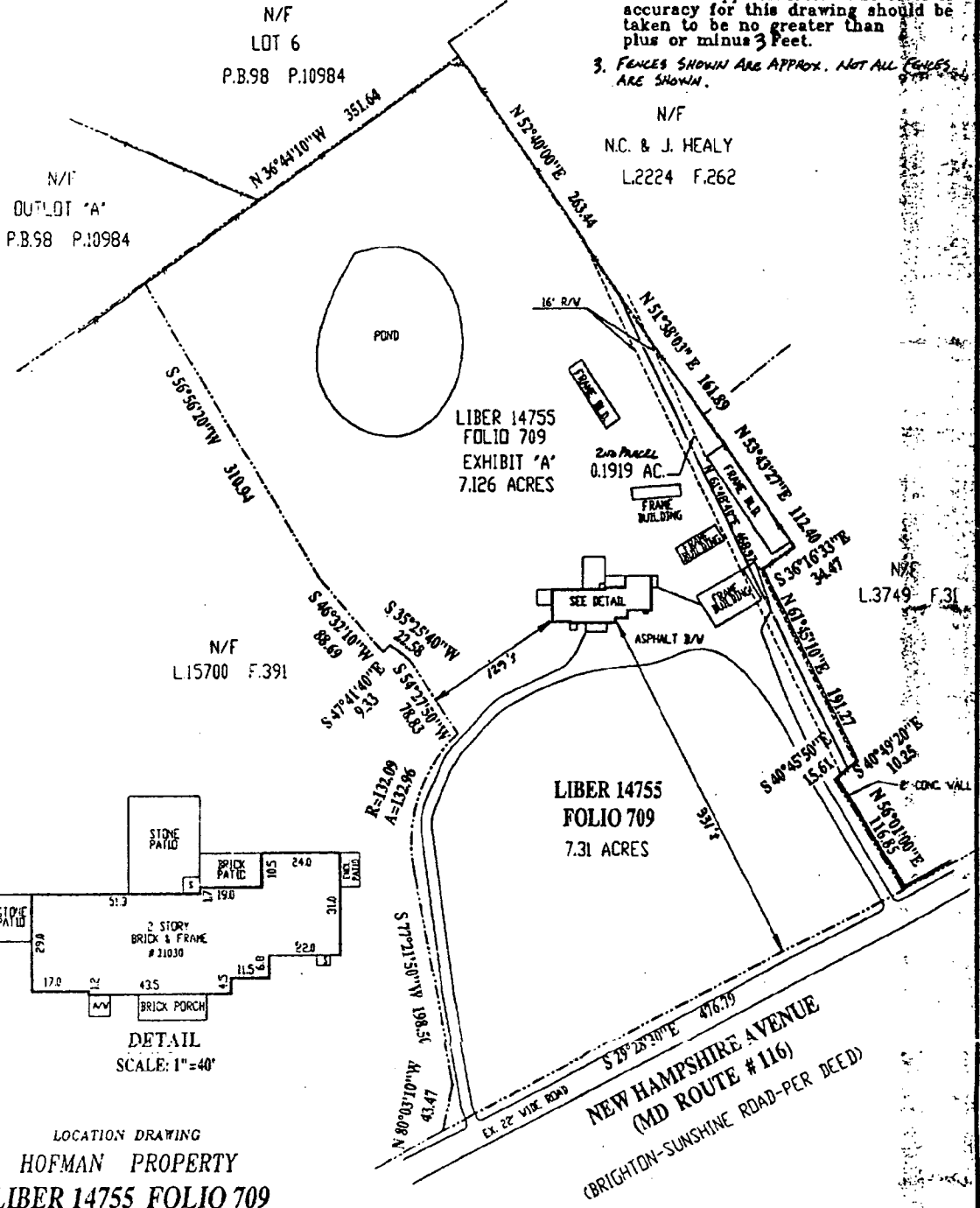


CONSUMER INFORMATION NOTES


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.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0150B.
- 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 3 Feet.
3. FENCES SHOWN ARE APPROX. NOT ALL FENCES ARE SHOWN.



LOCATION DRAWING
HOFMAN PROPERTY
LIBER 14755 FOLIO 709
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK. PLAT NO.			SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1288	
LIBER 14755		DATE OF LOCATIONS		SCALE: 1" = 120'		
WALL CHECK:		DRAWN BY:		PLO:		

CONSULTANTS/CONTRACTORS – 3-03

Carpenters

David Johnson
Barnesville
301-972-8732

Chris Holmgren
Poolesville
301-972-7453

Randy Stockman
3718 Basford Road
Frederick
301-694-3465

Contractors

Hank Handler/Barry Van Riper
Oak Grove Design
Laytonsville
301-948-6412

Peter Pagenstecher/Dean Brenneman
Rockville
301-299-4423

Bryan Blundell
Dell Corporation
Rockville
301-251-0958

Douglas Reed
Preservation Associates
Hagerstown
301-791-7880

Dean Fitzgerald (heavy timber and residential)
Thurmont
301-271-1843

Carl Mahaney
Macon Construction
Kensington
301-585-2669

George Worthington
W&W Construction
Barnesville
301-972-7200

Painters

Pete Dagretzikos
Takoma Park
301-949-7312

Buddy Arnold
Rt. 5, Box 696B
Winchester, VA 22601
703-667-0316

Larry Staton
301-663-8208

Structural Engineers

Jim Shemro
Shemro Engineering Associates
301-718-8113

Plaster and Stucco

Hame Plastering
PO Box 22
Libertytown
301-898-5600

Charles Hildebrand
1686 Winchester Road
Annapolis
410-974-0815

Clyde Wolfrey
23100 Georgia Avenue
Brookeville
301-924-2007

Jack Blazek
301-854-6445

Heini Zimmet
301-839-4881

Stone Mason

Glenn Taylor
410-257-7778

Furnace Work

Ray Pipik
(works for WSSC, but does work on the side)
301-206-7392

Others

Hicksville Planing Works (not sure if they install...but they can make custom size
clapboard in any wood you choose)
Robert Miller – Owner
Robert Petre – Plant Manager
14464 Hicksville Road
Clear Spring, MD 21722
301-842-3474

Architects

Dean Brenneman Architects
100 Forest Avenue
Rockville, MD 20850
301-340-7444
(Residential only)

Jay Corvan
Trappe, MD
410-822-7059

Quinn Evans
1214 28th Street, NW
Washington, DC 20007
202-298-6700
202-298-6666 (Fax)

Donald Kann
Kann & Associates, Inc.
207 E. Redwood Street, 4th Fl.
Baltimore, MD 21202
410-234-0900

Tom Manion
7307 MacArthur Boulevard
Bethesda, MD 20816
301-229-7000

Thomas Taltavull
20650 Plum Creek Court
Gaithersburg, MD 20882
301-840-1847

Tom Flanagan
8120 Woodmont Avenue, #107
Bethesda, MD 20814
301-652-4811

Paul Treseder
6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580

Alan Abrams
Heritage Building and Renovation
206 Manor Circle
Takoma Park, MD 20912
301-270-4799, x104
301-270-0166 (Fax)

Miche Booz
208 Market Street
Brookeville, MD 20833
301-774-6911

Tom Lyons
7100 Sycamore Avenue
Takoma Park, MD 20912
301-891-7767

Richard Williams
1909 Q Street, NW
Washington, DC 20009
202-659-8080
202-659-1030 (Fax)

George Myers
10415 Armory Avenue
Kensington, MD 20895
301-942-9062

Craig Moloney
CEM Architects
520 Anderson Avenue
Rockville, MD 20850
301-762-3128

Ben Van Deusen
Van Deusen Architects
1711 Connecticut Avenue, NW
Washington, DC 20009

Log - Drug Road
301-791-7880
email: Debra@DrugRoad.com
Debra
Associates
wanted for
David
Doug
Gibney
Augustine
Cash -
Staid
one night
get
decide
advice
CP to 50,000
Log 5,207
grant -
to contract
required assets
during
present
to it

Carpentry

Hank Handler, Oak Grove Restoration Specialists
301-948-6412

Log Restoration Specialists

Doug Reed – 1-301-791-1880

Call right away for appointment. He is leaving town and only has two days left to book between now and mid-January.

David Gibney, Hagerstown. Don't have number, but will get it if you cannot find him.

Lampl, Joey

From: Brand, Richard [Brand@dhcd.state.md.us]
Sent: Thursday, November 20, 2003 11:28 AM
To: Lampl, Joey
Subject: RE: New Hampshire Avenue

Joey, I am not sure about tomorrow, can you send me a couple of pictures today? Here is the address for David Gibney.

Historic Restoration Specialists
PO Box 266
Smithsburg, MD 21783
301 824-2800

inquiry@historic-structures.com

www.historic-structures.com

Richard J. Brand
Maryland Historical Trust
100 Community Place
Crownsville, Maryland 21032
410 514-7634
800 756-0119 x7634
Fax 410 987-4071
email - brand@dhcd.state.md
www.MarylandHistoricalTrust.net

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

From: Lampl, Joey [mailto:joey.lampl@mncppc-mc.org]
Sent: Thursday, November 20, 2003 11:00 AM
To: Brand, Richard
Subject: New Hampshire Avenue

Richard:

We are meeting between 10:30 and 1:45 at 21030 New Hampshire Avenue. The owner is Andy Begosh. The situation, in brief, is that he's under a Stop Work order for removing clapboard and putting up vinyl without a permit. A court date is set for January 6th for him to be in total compliance with the HPC. He's on the HPC agenda for December 3rd. I'm bringing my draft staff report with me. At this point, I'm inclined to recommend total replacement of wood on the facade, let him leave vinyl on the back because the back has sustained a lot of change, and put the money that would have gone into the back wood replacement into a total restoration of the smokehouse. Not sure yet about the other outbuildings.

Gwen said you are certainly welcome to join us out there tomorrow. My feeling is the more we can get this guy educated, the better. Pete Hrycak of our code enforcement, the guy who issued the citation, will be there as well.

11/21/2003

Thanks,

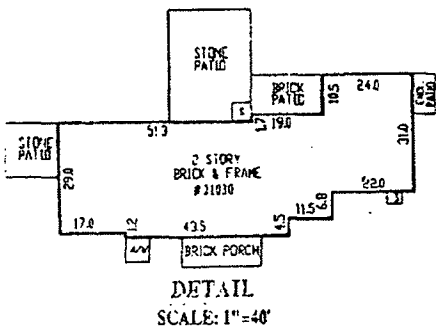
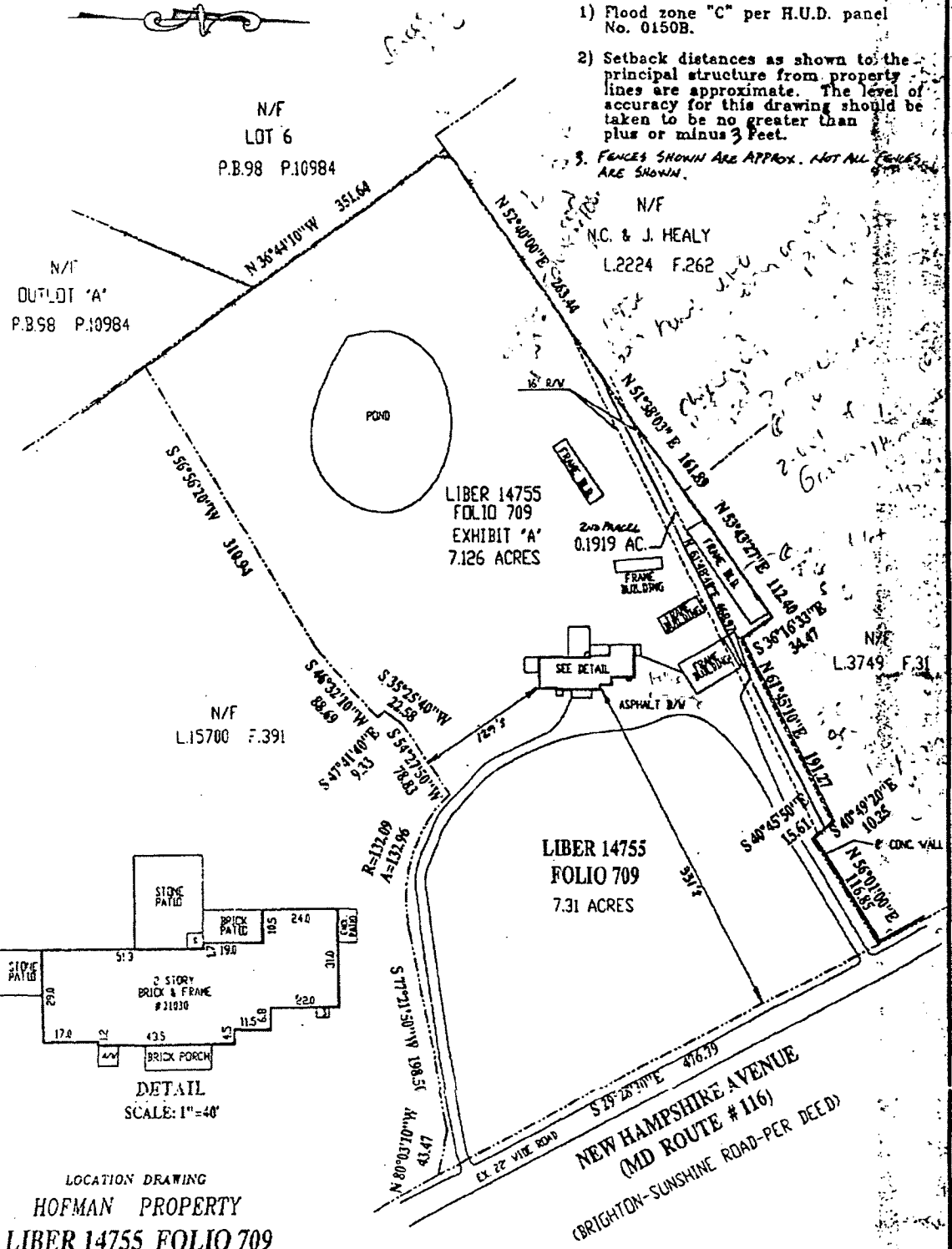
Joey

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LOCATION DRAWING
HOFMAN PROPERTY
LIBER 14755 FOLIO 709
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE	REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1288
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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: ANDREW BEGOSH
Daytime Phone No.: 240-731-8390

Tax Account No.: 08-00709471
Name of Property Owner: ANDREW & JUDY BEGOSH
Address: 21030 New Hampshire Ave Brookeville MD 20833
Contractor: SELF
Contractor Registration No.:
Agent for Owner:

LOCATION OF BUILDING/PREMISE

House Number: 21030 Street: New Hampshire Ave
Town/City: Brookeville Nearest Cross Street: BRIGHTON DAM RD
Lot: Block: Subdivision:
Liber: 23254 Folio: 798 Parcel: P545

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other.

1B. Construction cost estimate: \$ 25,000 - 50,000 Depending on SUB STATION DAMAGES

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.

Signature of owner or authorized agent
Date: 10/20/03

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 321945 Date Filed: 10/20/03 Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Andrew BGGosh 21030 New Hampshire Ave Brookeville, MD 20833</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Joyce HEALY Villella 21110 New Hampshire Ave Brookeville MD 20833</p>	<p>Howard WIARDA 11 HAWKINGS CT Brookeville MD 20833</p>
<p>Richard & Hazel Benoit 21100 New Hampshire Ave Brookeville MD 20833</p>	<p>DOUGLAS BOTTA Miller 1030 Rocky GLENDA Brookeville MD 20833</p>
<p>Rebecca Doyle KATHY LIEBERMAN 21020 New Hampshire Ave Brookeville MD 20833</p>	
<p>CEASER MONZON 21031 New Hampshire Ave Brookeville MD 20833</p>	

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

WRITTEN DESCRIPTION OF PROJECT

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

REPLACE & REPAIR EXTERIOR SIDING CURRENTLY BAD WOOD
ROTTING & NOT CAPABLE OF RETAINING PAINT WITH HARD
(GREAT VYLY) PREMIUM SIDING. HOUSE HAS SETTLED, SUFFERED
WEATHER & INSECT DAMAGE & OVERALL EYESORE TO COMMUNITY
REPAIR & INSULATE SUB STRUCTURE OF HOME DAMAGED BY
YEARS OF NEGLECT & INSECT DAMAGE
HOUSE WAS BUILT @ 1800 & ADDED ONTO 5 or 6 TIMES USING
DIFFERENT MATERIALS OVER THE YEARS

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

THE FINAL PRODUCT WILL BE WEATHER TIGHT DAMAGE
FREE & A BEAUTY TO THE COMMUNITY. WILL MAINTAIN
ORIGINAL DESIGN & FOOT PRINT
REPAIR ALL SUBSTRUCTURE, INSULATE & COVER INTERIOR
WITH PREMIUM WOOD GRAIN VYLY SIDING

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

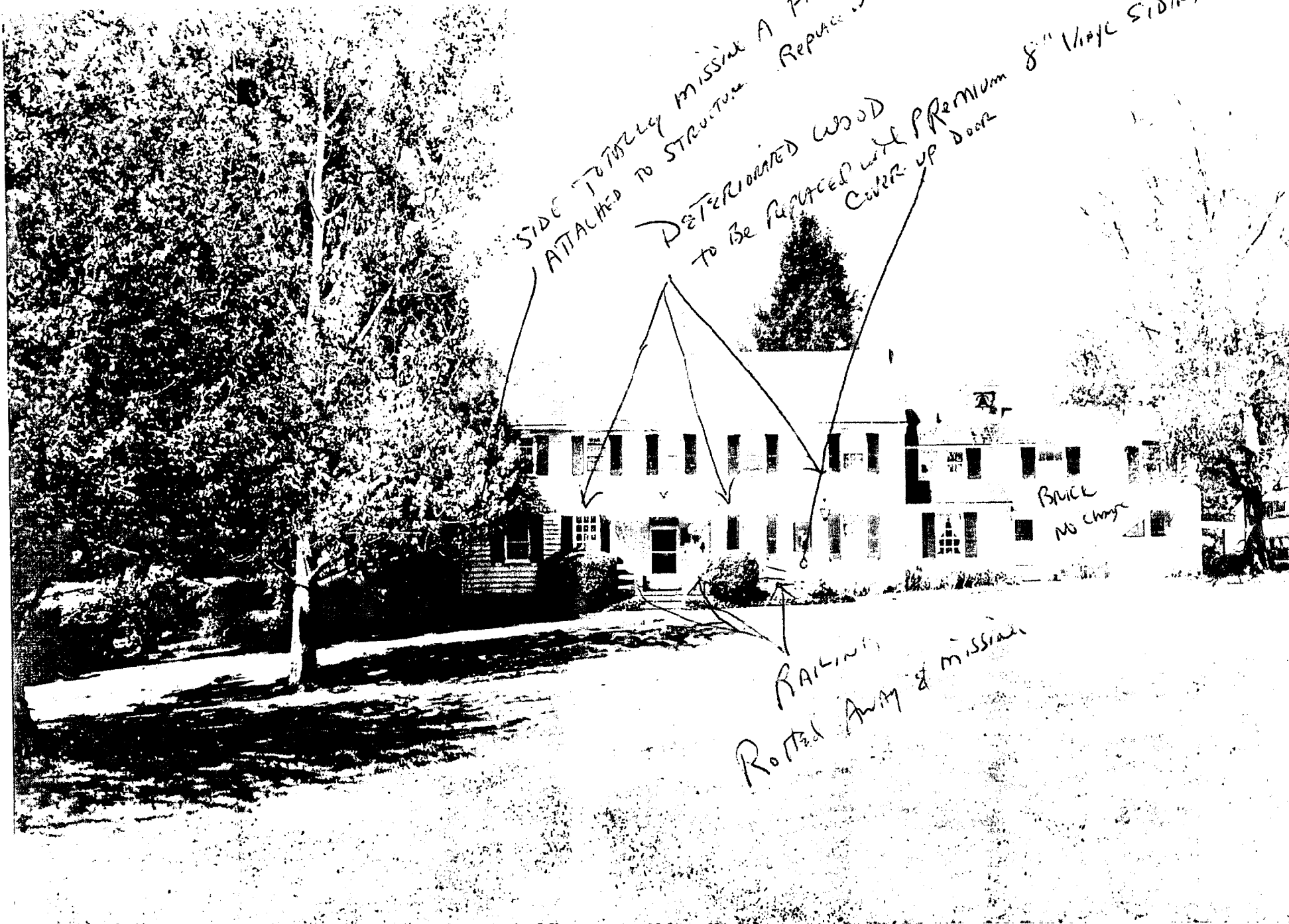
If you are proposing construction adjacent to or within the drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

ALL INFORMATION WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



SIDE TOTALLY MISSING A FACADE NOT ATTACHED TO STRUCTURE. REPLACE WITH PREMIUM 8" VINE SIDING

DETERIORATED WOOD TO BE REPLACED WITH PREMIUM 8" VINE SIDING COVER UP DOOR

BRICK NO CHANGE

RAILINGS ROTTED AWAY & MISSING

wood To Be replaced
with 8" vinyl

Aluminum to be replaced
with 8" vinyl

BRICK
no change

wood
no
change



This has been replaced with 4" vinyl & door covered

4" vinyl with door covered

ALUMINUM TO REPAIR

to 8" vinyl



Replace with 8" vinyl



BRICK

No Changes

ANDREW J BEGOSH JR
CERTIFIED PUBLIC ACCOUNTANT
21030 NEW HAMPSHIRE AVENUE
BROOKEVILLE, MARYLAND 20833
301-260-0445 FAX 301-774-5027

November 19, 2003

Historic Preservation Office
Department of Park and Planning

Attn: Joey Lampi

Dear Ms Lampi,

My sign maker couldn't get me a design this quickly, but we looked at historical signs and picked one similar to the one I drew, to give you the idea and size. We plan on putting the sign near the driveway with the gates.

If this is inadequate I will have him furnish one later - to scale.

Also, if you could follow up with a letter, excluding the long narrow building on the separate lot (0.1919 A), from the 7.162 A historical site of the house and other structures.

Thank you,


Andrew J Begosh

HE JUST GOT IT TO ME

Gittings tea-lla

facade is currently covered in ~~aluminum~~ vinyl siding to left of door

8" Thick paper

on top is Green Guard Furfold Siding Underlayment looks like plywood under that
extre back is wood-grain aluminum siding

In trasl-T-III

good painted wood siding
Original sash sash boards - mid 19th C

8" vinyl already on left facade
backing 6/1

back center is already all done in vinyl
they were working on addition to back on side near barns (2 windows; AC) when stop work issued
rd door in filled garage is wood

No wood left

Plywood → thick → green guard → siding
↳ is original siding underneath plywood ?
Grille is still wood in front

Doug Reed - Andrew Jackson --
behind Hermitage
26th Dec. - 1st - out of state
out of country - mid. January back...
12 of us...
meat storage house
smoke house - rarely seen
thing...

Gettys Hermitage

8 acres - was 11

back always had aluminum siding...

June - neighbor saw siding

Pete Koryzdale issued stop work order - go in within 30 days
never came in

Pete issued citation - \$500

Martin Begost - looking at file - 2P/29

we replaced roof - cause asbestos & shingle - replaced with
asphalt.

Siding on back - thought we could cover up old house

Glad -

could comply by undoing - take siding off or

retroactive approval - Gu said won't get approval

agree - might get to go on back - HPC ~~might~~

he could drop citation -

tax credit info - she gave me...

if generally covered - postponed ^{try to} until Dec. 3

Fenton - Atlas - S. S. CBD Historic District - 1986

Across from Montgomery Arms - Corner of Fenton, Galesville -

Yoga Place...

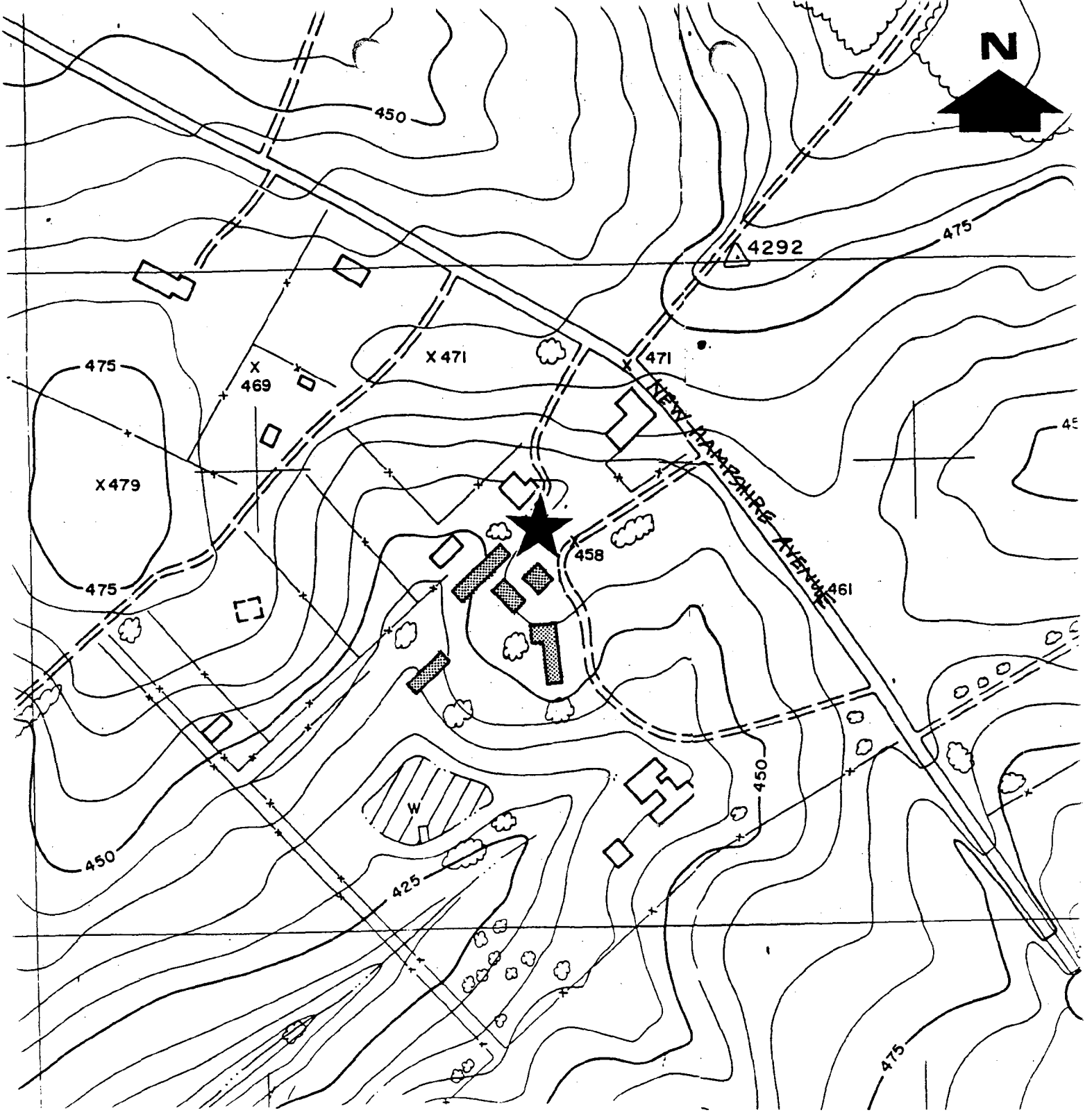
Demo or alter - never able to be evacuated - Kicked to be

evacuated to HP - expedited or opt to have treated

as already designated for HPC as already designated -

Get switch...



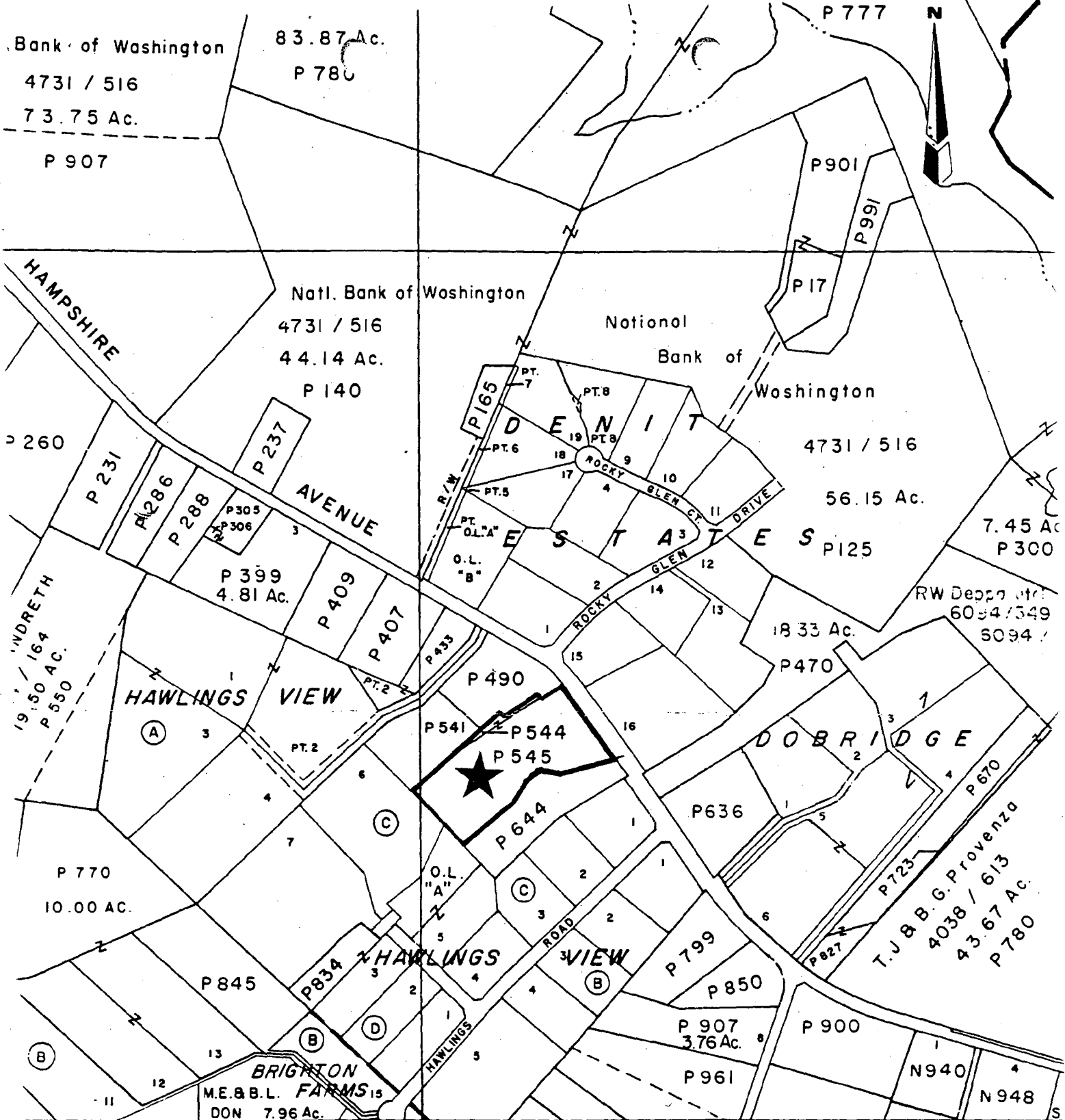


GITTINGS HA HA
SITE 23/73

Scale: 1"=200'

21030 New Hampshire Ave
Brookeville, MD, 20833





GITTINGS HA HA
SITE 23/73

21030 New Hampshire Ave
Brookeville, MD 20833

Scale: 1"=600'



300 0 600 1200

Wright, Gwen

From: Martin Begosh [martin@begoshtax.com]

Sent: Thursday, January 30, 2003 2:41 PM

To: Wright, Gwen

Subject: Gittings HaHa

I'm looking at closing on 21030 New Hampshire in a few weeks and would like to know what we're in for as far as the historic society is concerned. Is there a historic home owner property book of guideline or regulations handbook or what?

Thanks,

Marty

(301) 424-9212

Fothergill, Anne

From: Wright, Gwen
Sent: Friday, September 12, 2003 2:36 PM
To: Naru, Michele; Jimenez, Corri; Fothergill, Anne; Thompson, Abigail
Subject: FW: Possible Violation at 21030 New Hampshire Avenue

FYI...let me know if anyone gets a call about this!

Gwen Wright
Historic Preservation Supervisor
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
(301) 563-3400
gwen.wright@mncppc-mc.org

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

From: Hrycak, Peter [mailto:Peter.Hrycak@montgomerycountymd.gov]
Sent: Friday, September 12, 2003 10:51 AM
To: Wright, Gwen
Subject: RE: Possible Violation at 21030 New Hampshire Avenue

Gwen,

I received a complaint about this property about a month ago. I met with the owner and issued a stop work order and notice of violation. It sounds like he hasn't contacted HPC as I instructed him. The renovation that I observed was substantial. I will go out again this afternoon to see if there has been any additional work. Pete --

--Original Message-----

From: Wright, Gwen [mailto:Gwen.Wright@mncppc-mc.org]
Sent: Thursday, September 11, 2003 2:45 PM
To: Hrycak, Peter
Subject: Possible Violation at 21030 New Hampshire Avenue

Pete:

We had a citizen call in to say that she thinks a new owner may be in the process of installing vinyl siding on a historic site at 21030 New Hampshire Avenue. The site is called Gittings HaHa and it is an individually-designated site on the Master Plan for Historic Preservation. Could you please check on this as soon as possible - it would be great to catch and stop the work before it is complete. Thanks and call me if you have any questions.

Gwen Wright
Historic Preservation Supervisor
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910
(301) 563-3400
gwen.wright@mncppc-mc.org

Not
Complete -
need
Abi's..



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Andrew BEGOSH
Daytime Phone No.: 240-731-8390

Tax Account No.: 08-00709471
Name of Property Owner: Andrew J. Begosh Daytime Phone No.: 240-731-8390
Address: 21030 New Hampshire Ave Brookeville MD 20833
Contractor: SELF Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 21030 Street: New Hampshire Ave
Town/City: Brookeville Nearest Cross Street: Brighton Dam Rd
Lot: Block: Subdivision:
Liber: 23254 Folio: 798 Parcel: P545

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, Fence/Wall, etc.
CHECK ALL APPLICABLE: A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, etc.

1B. Construction cost estimate: \$ 25,000 - 50,000 depending on sub structure damages

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.

Signature of owner or authorized agent: [Signature] Date: 10/20/03

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 321945 Date Filed: 10/20/03 Date Issued:

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>Andrew Bosh 21030 New Hampshire Ave Brookeville, MD 20833</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Joyce HEALY Villella 21110 New Hampshire Ave Brookeville MD 20833</p>	<p>HOWARD WIARDA 11 HAWKINGS CT Brookeville MD 20833</p>
<p>RICHARD & HAZEL Benoit 21100 New Hampshire Ave Brookeville MD 20833</p>	<p>DOUGLAS BOTTAMILLER 1030 ROCKY GLEN DR Brookeville MD 20833</p>
<p>Rebecca Doyle KATHY LEBERMAN 21020 New Hampshire Ave Brookeville MD 20833</p>	
<p>CEASER MONZON 21031 New Hampshire Ave Brookeville MD 20833</p>	

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

WRITTEN DESCRIPTION OF PROJECT

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

~~REPLACE & PAINT EXTERIOR SIDING CURRENTLY BAD WOOD~~
 ROTTING & NOT CAPABLE OF RETAINING PAINT WITH ~~WOOD~~
 (GRAIN VINYLY PREMIUM SIDING) HOUSE HAS SETTLED, SUFFERED
 WEATHER & INSECT DAMAGE & OVERALL EYESORE TO COMMUNITY
 REPAIR & INSULATE SUB STRUCTURE OF HOME DAMAGED BY
 YEARS OF NEGLECT & INSECT DAMAGE
 HOUSE WAS BUILT @ 1800 & ADDED ONTO 5 OR 6 TIMES USING
 DIFFERENT MATERIALS OVER THE YEARS

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

THE FINAL PRODUCT WILL BE WEATHER TIGHT DAMAGE
 FREE & A BEAUTY TO THE COMMUNITY. WILL MAINTAIN
 ORIGINAL DESIGN & FOOT PRINT
 REPAIR ALL SUBSTRUCTURE, INSULATE & COVER EXTERIOR
 WITH PREMIUM WOOD GRAIN VINYLY SIDING

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

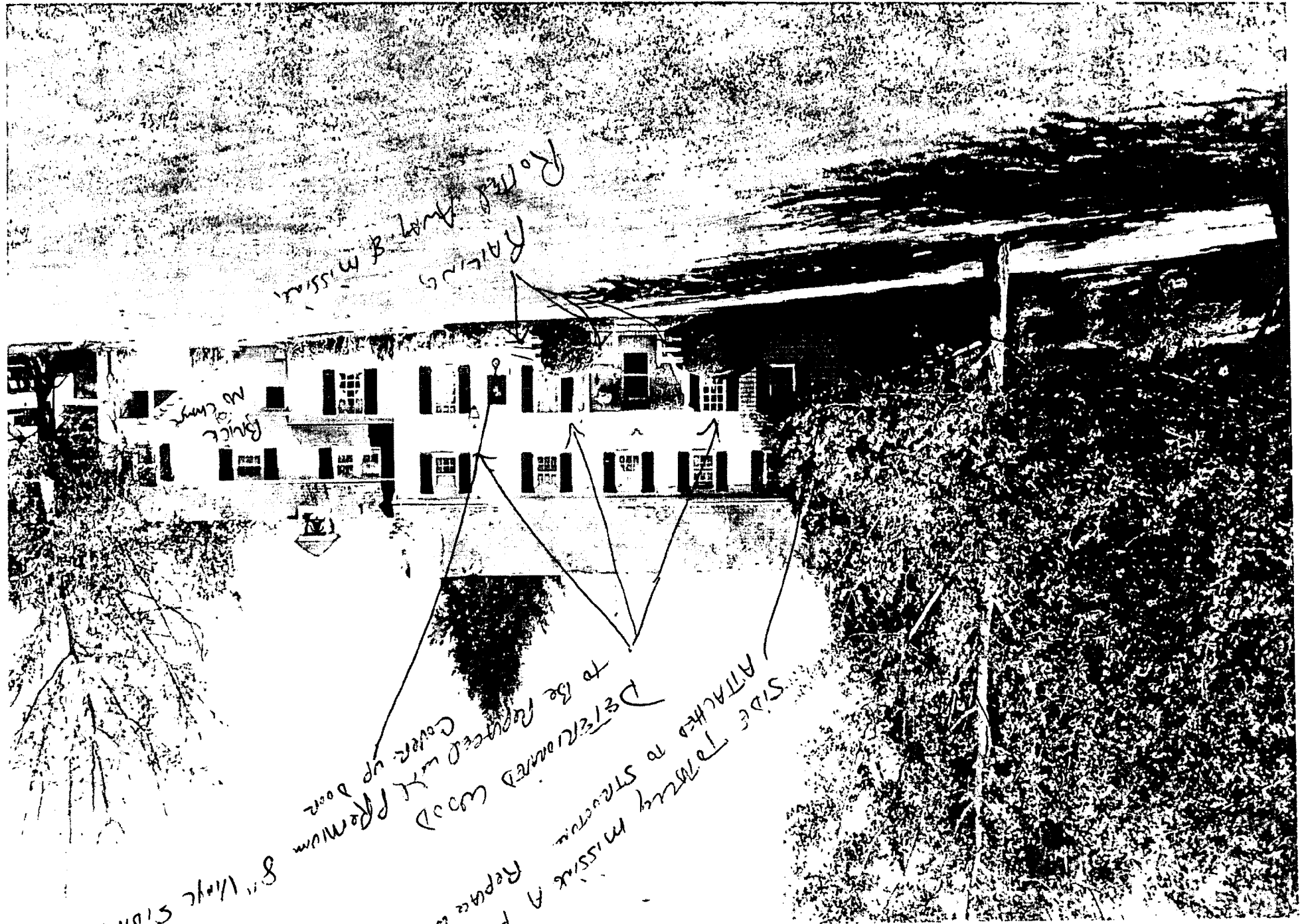
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

----- FOLLOW THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



Rotted wood & missing
RAFTERS

BRICK
NO CRACKS

DETACHED WOOD
TO BE REPAIRED WITH PREMIUM
COVER UP DOOR

8" Vinyl Siding

NOT
REPAIR WITH PREMIUM 8" VINYL
SIDING A FACIAD

SIDE TO BE
ATTACHED TO STRUCTURE



WOOD TO BE REPLACED
WITH 8" VINYL

ALUMINUM TO BE REPLACED
WITH 8" VINYL

BRICK
NO CHANGE

Haulma

This had been replaced with 4" Vinyl & Door Cover



ALUMINUM TO REPAIR
with 8" VINYL

4" VINYL
DOOR COVER

REPLACE WITH 8" VINYL



ANDREW J BEGOSH JR
CERTIFIED PUBLIC ACCOUNTANT
21030 NEW HAMPSHIRE AVENUE
BROOKEVILLE, MARYLAND 20833
301-260-0445 FAX 301-774-5027

November 19, 2003

Historic Preservation Office
Department of Park and Planning

Attn: Joey Lampi

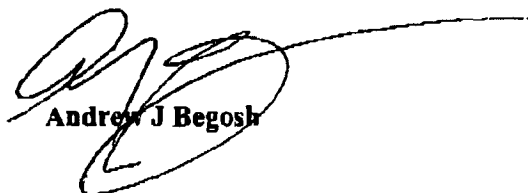
Dear Ms Lampi,

My sign maker couldn't get me a design this quickly, but we looked at historical signs and picked one similar to the one I drew, to give you the idea and size. We plan on putting the sign near the driveway with the gates.

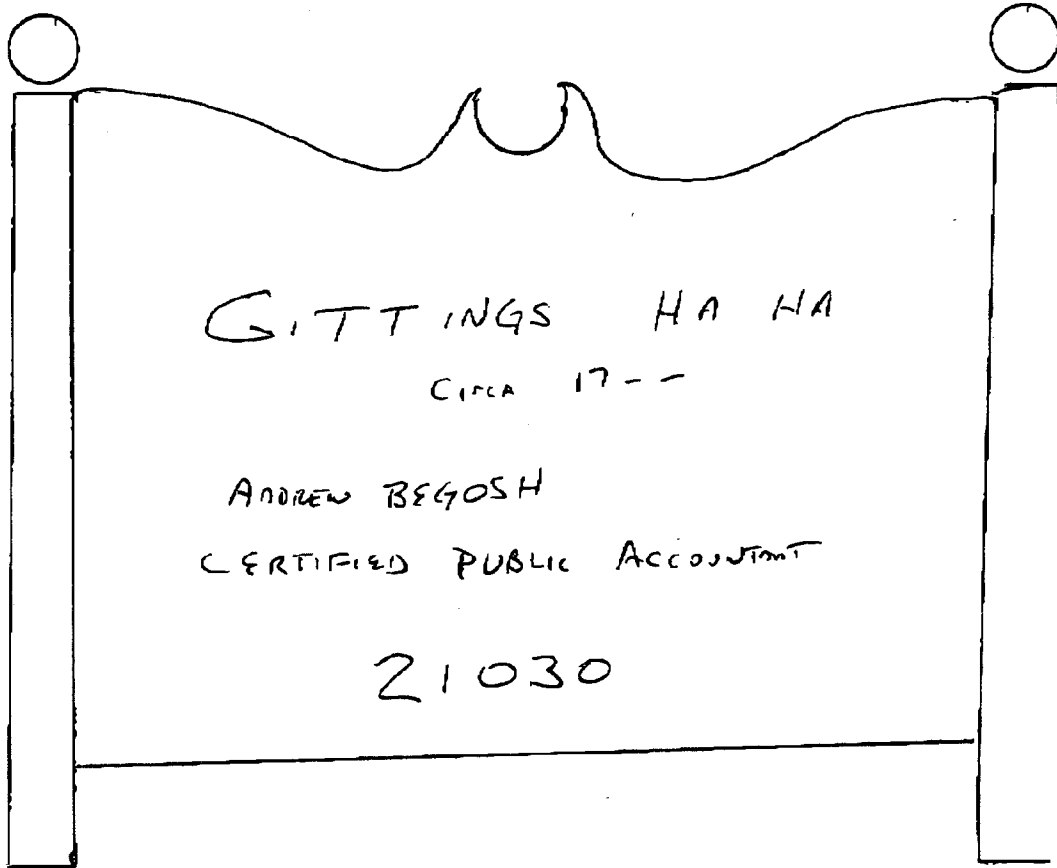
If this is inadequate I will have him furnish one later – to scale.

Also, if you could follow up with a letter, excluding the long narrow building on the separate lot (0.1919 A), from the 7.162 A historical site of the house and other structures.

Thank you,


Andrew J Begosh

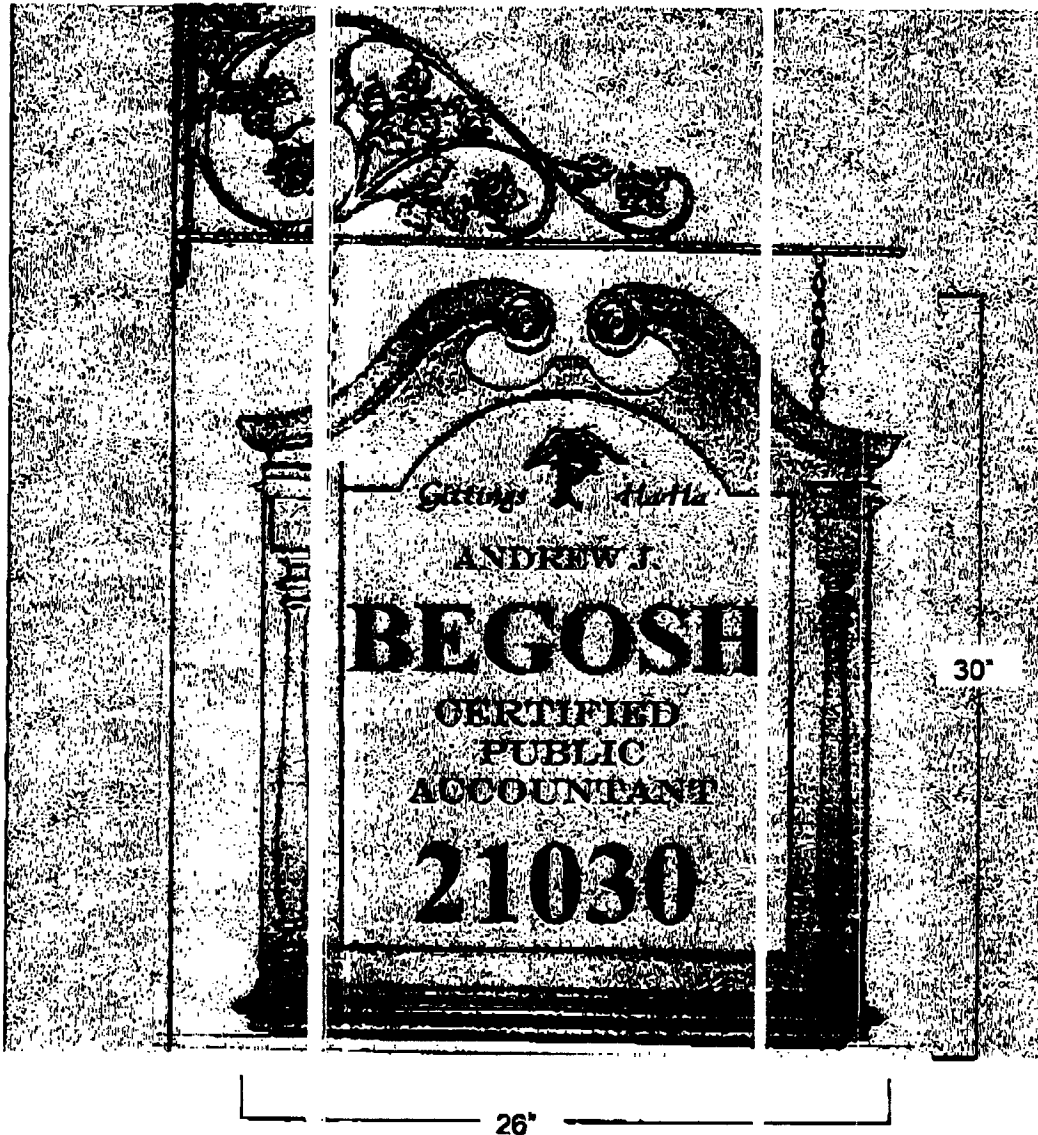
ANDREW BEGOSH
21030 NEW HAMPSHIRE AVE
BROOKEVILLE MD 20833-1933



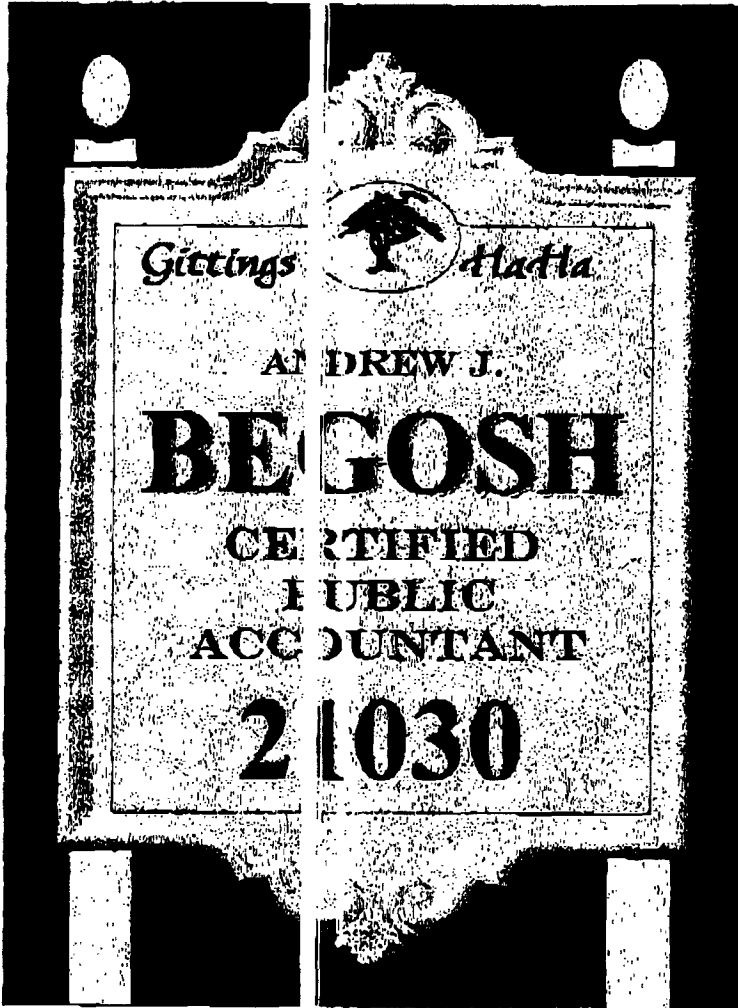
SIGN 27X40
HISTORIC DESIGN
WHITE WOOD
WITH BLACK
LETTERING

FRONT PROPERTY
LINE BY
DRIVEWAY

Andrew J Begosh "Gittings HaHa"
Heavy density polyurethane, post mounted entrance sign
21030 New Hampshire Ave. Brookeville, MD



Andrew J Begosh "Gittings Ha Ha"
Heavy density polyurethane, post mounted entrance sign
21030 New Hampshire Ave. Brookville, MD



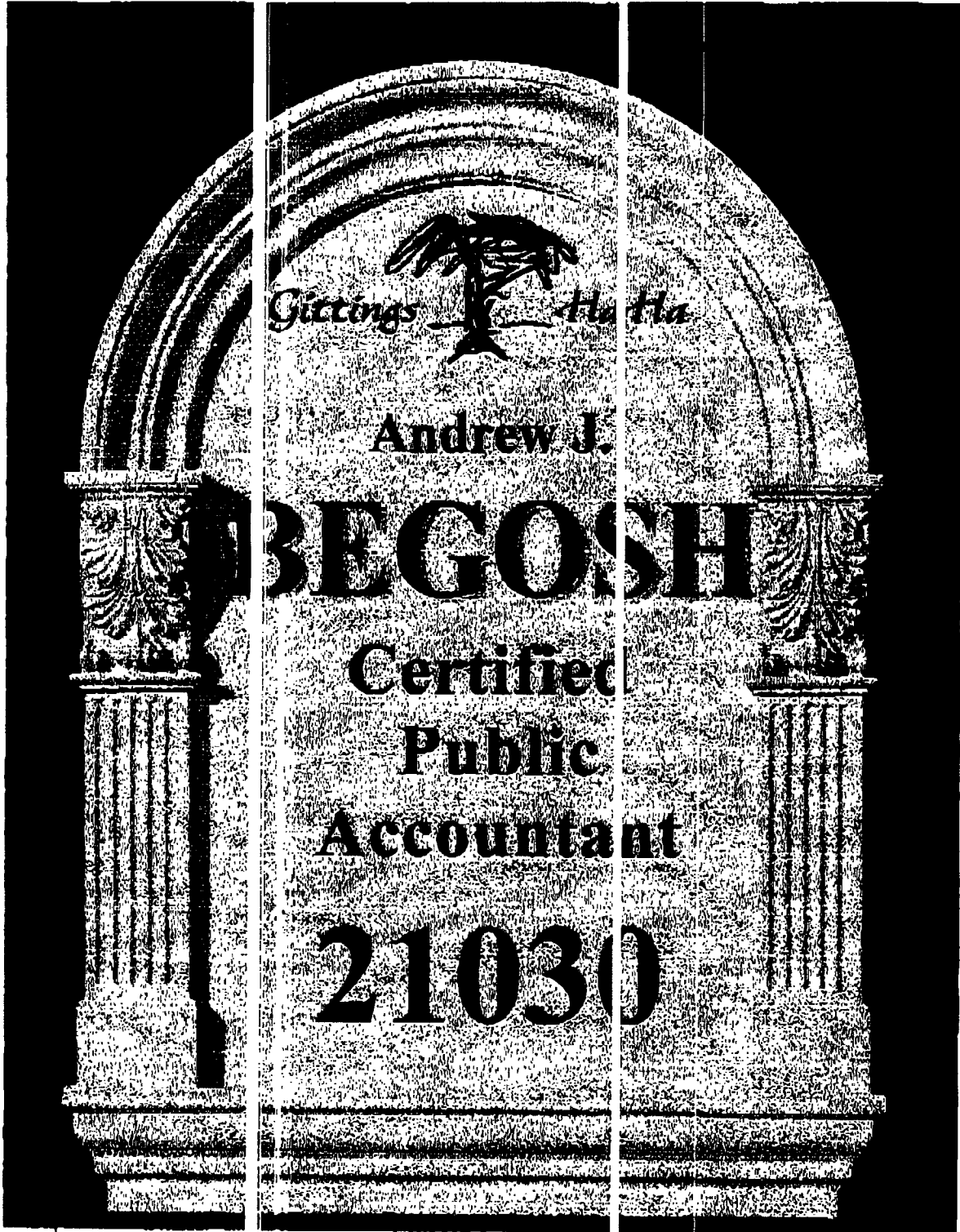
41"

29"

*this sign has matching
smaller panels for additional
site signs*

Andrew J Begosh "Gittings HaHa"
Heavy density polyurethane, post mounted entrance sign
21030 New Hampshire Ave. Brookville, MD

39"



28"

MONTGOMERY COUNTY CODE
Chapter 24.A

§24A-8

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

24A-9. Demolition by neglect.

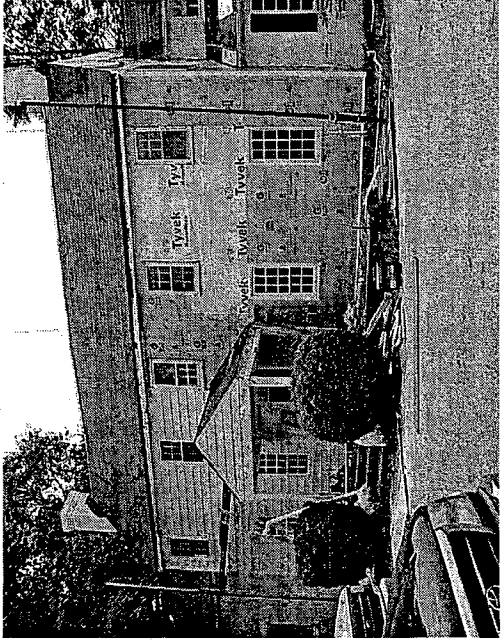
In the event of a case of demolition by neglect of an historic resource on public or private perty, the following provisions shall apply:

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

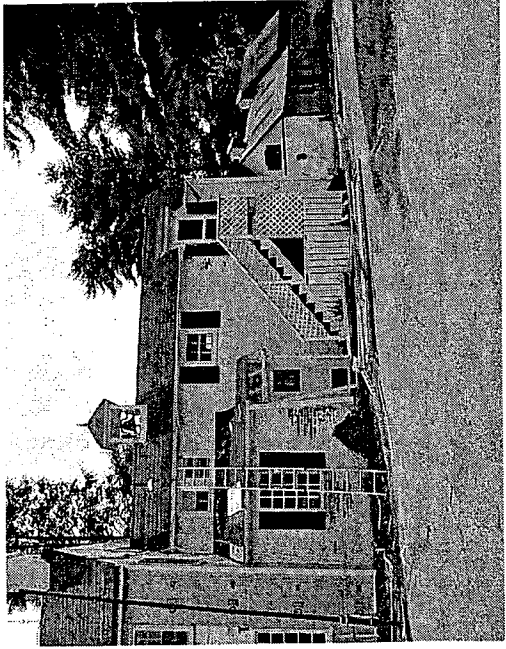
MONTGOMERY COUNTY CODE
Chapter 24A

amortized over a period of 10 years subject to a public sale if there is a default in payment.

- (3) Failure to comply with the original or final notice shall constitute a violation of this chapter for each day that such violation continues and shall be punishable as set forth in section 24A-11.
 - (4) In the event that the commission finds that, notwithstanding the necessity for such improvements, action provided in paragraphs (1) and (2) of this subsection would impose a substantial hardship on any or all persons with any right, title or interest in the subject property, then the commission shall seek alternative methods to preserve the historic site or historic resource located within an historic district. If none are confirmed within a reasonable time, the director shall not proceed in accordance with paragraphs (1) and (2).
- (b) If the historic resource is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to such atlas, published by the Maryland-National Capital Park and Planning Commission, the director shall advise the planning board which, after receiving the recommendation of the commission, shall conduct a public hearing to determine whether the historic resource will be designated as an historic site or historic district in the master plan for historic preservation.
- (1) Where the planning board determines that the historic resource will not be included in the master plan for historic preservation, no further action will be taken.
 - (2) Where the planning board determines that the historic resource in all likelihood will be included in the master plan for historic preservation, the planning board shall initiate an amendment to the master plan for historic preservation pursuant to the provisions of article 28 of the Annotated Code of Maryland.
 - a. In the event that such amendment is adopted and the historic resource is placed on the master plan for historic preservation as an historic site or an historic resource within an historic district, the director shall give written notice to all persons with any right, title, or interest in the subject property of the conditions of deterioration and shall specify the items of repair or maintenance necessary to stabilize the condition of the historic resource and prevent further deterioration.
 - b. Such notice shall provide that such stabilization work shall commence within 30 days of receipt of the notice and shall be completed within a reasonable time thereafter.



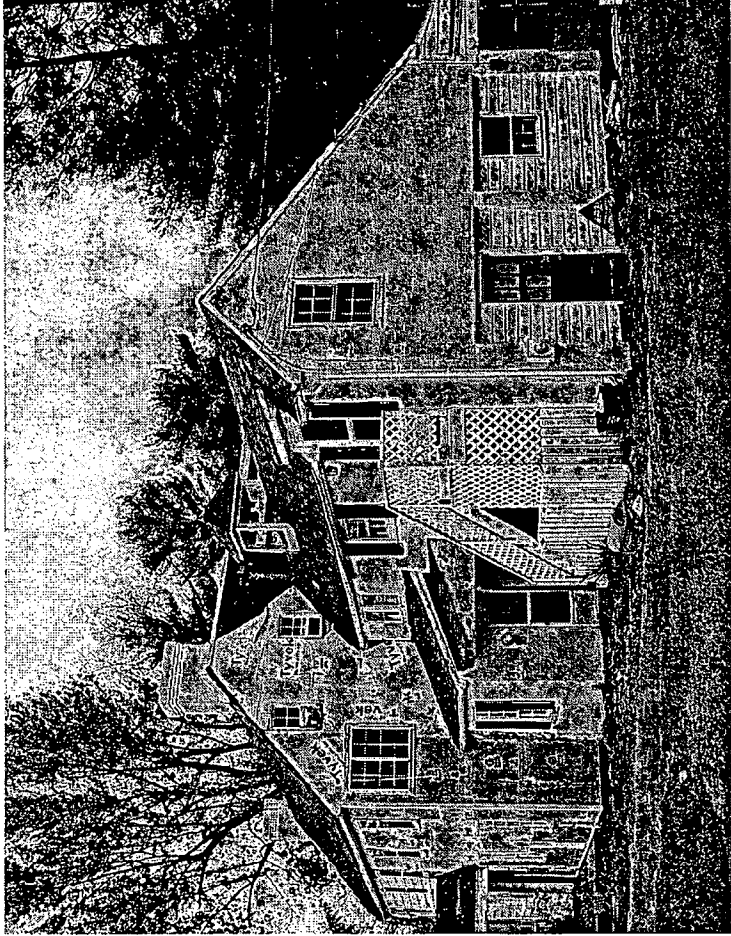
Building A
Summer 2003



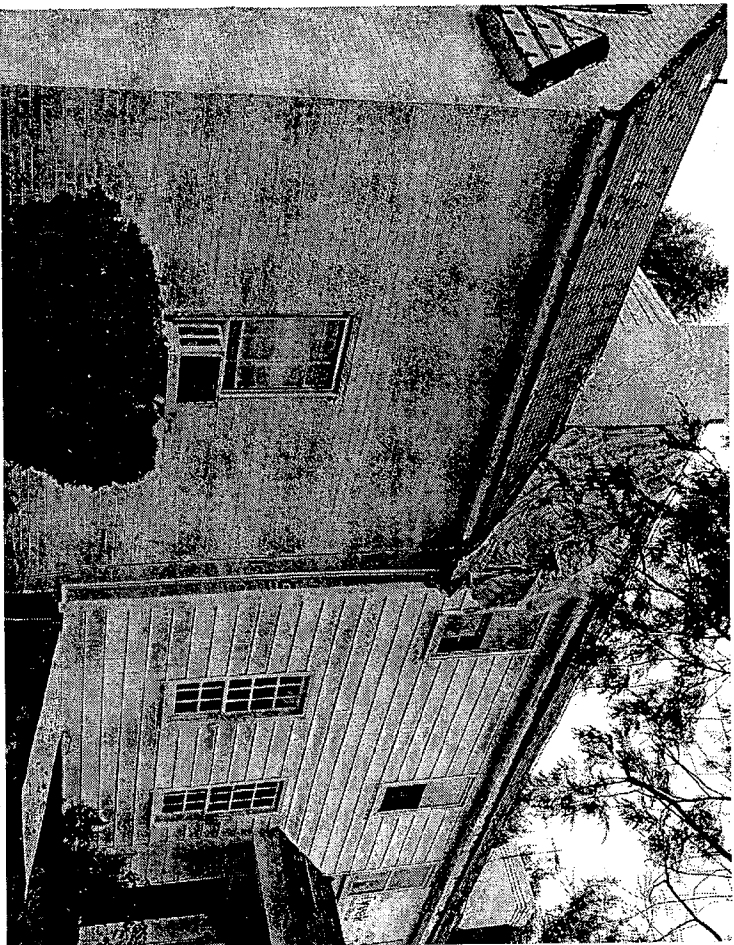
Building A
Summer 2003



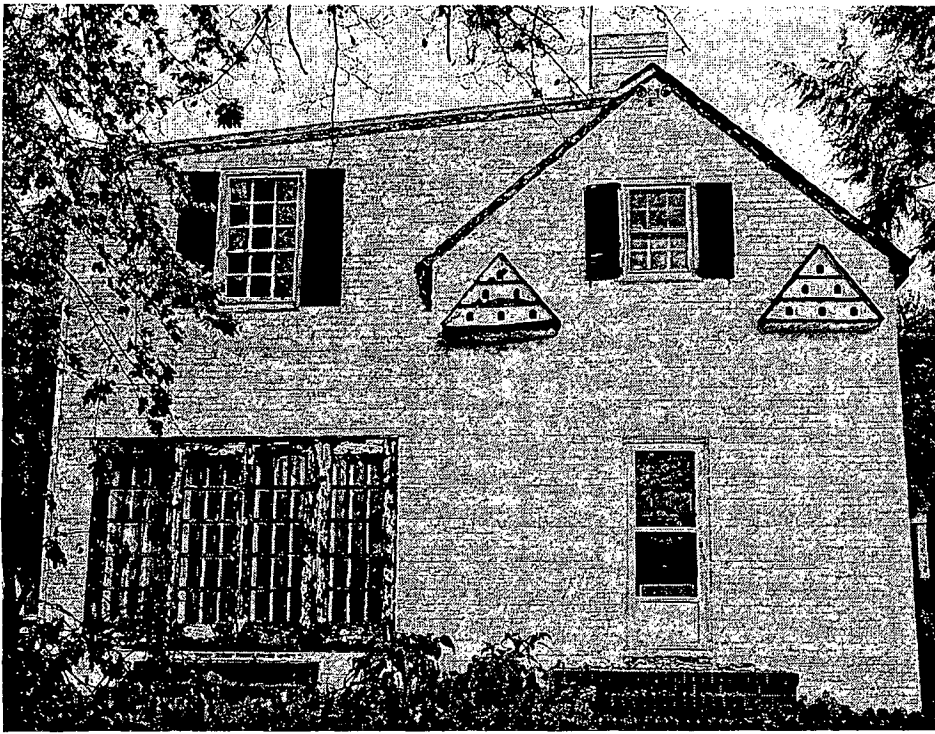
Building A
October 24, 2003



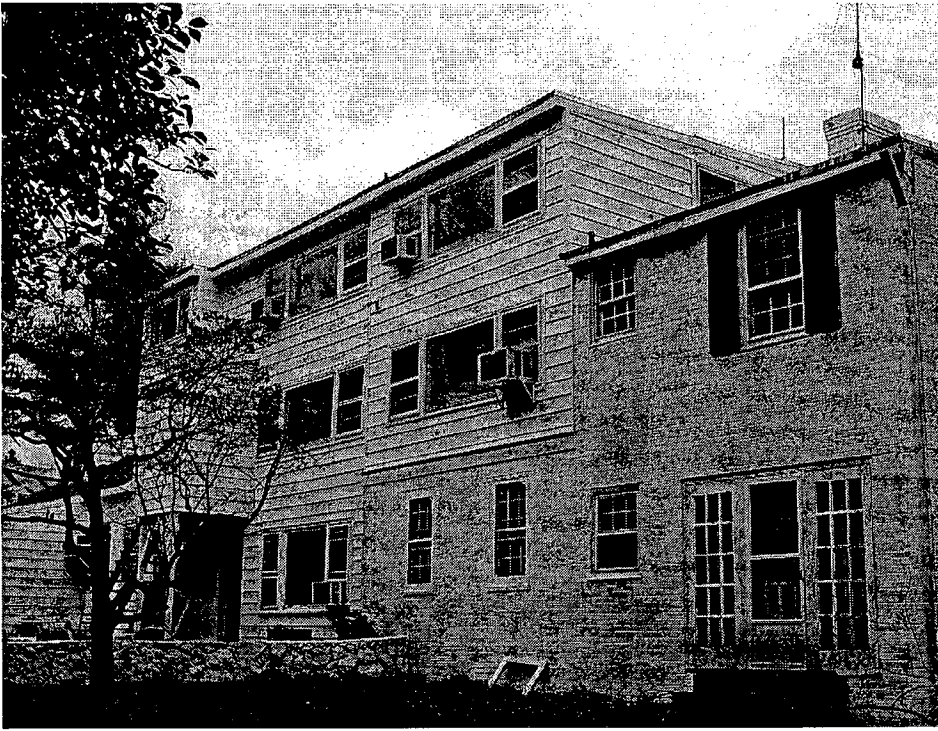
Building A
October 2004



Building A
South end
October 29, 2003
ca. 1939 brick addition



Building A
South elevation
October 24, 2003
ca. 1939 brick addition



Building A
West Elevation

October 24, 2003

Showing 2-part construction of main house,
brick addition at south end,
raising of roof to include rear, 3rd
Story, and installation of multiple picture
windows.

October 24, 2003



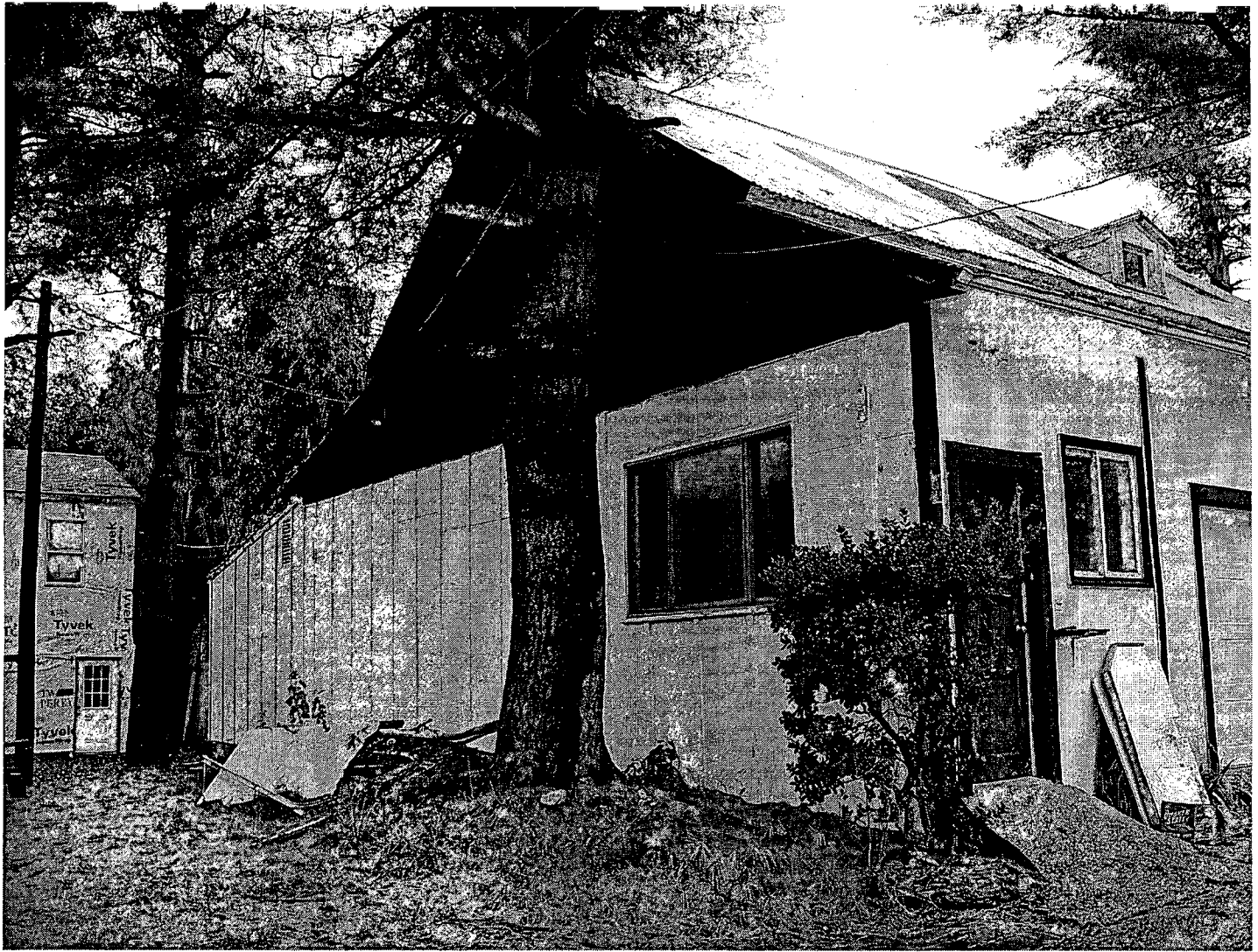
Building A
North end, brick and frame addition
Ca. 1939
October 24, 2003



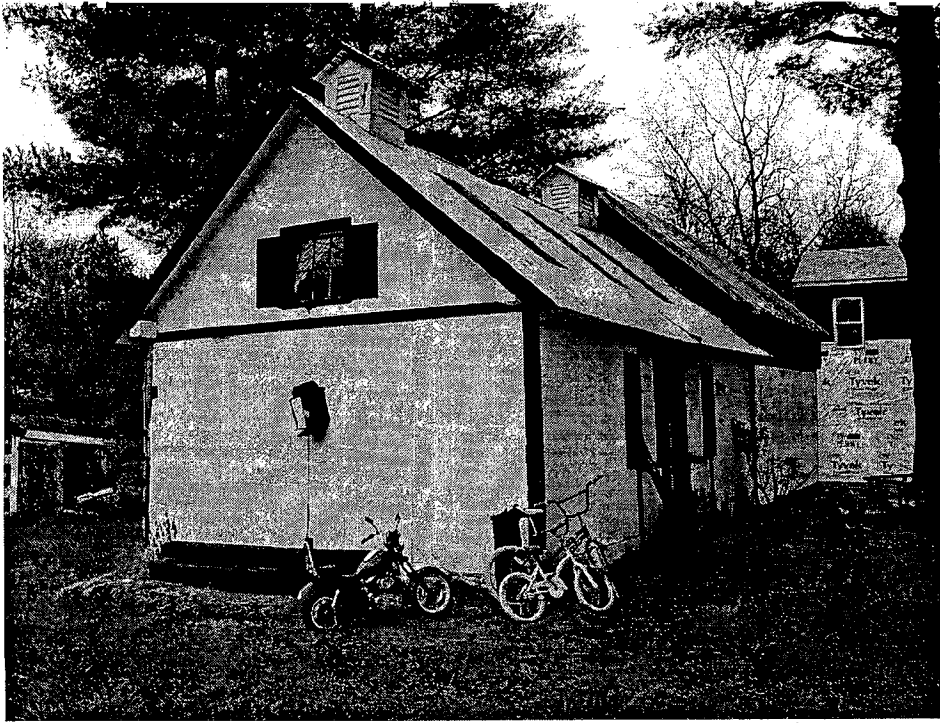
Detail, Building A
October 24, 2003
North elevation



Building B
Garage / Former
Barn or ~~Garage~~
Structure covered in
plywood / Homasote,
(fiberboard)
October 29, 2003



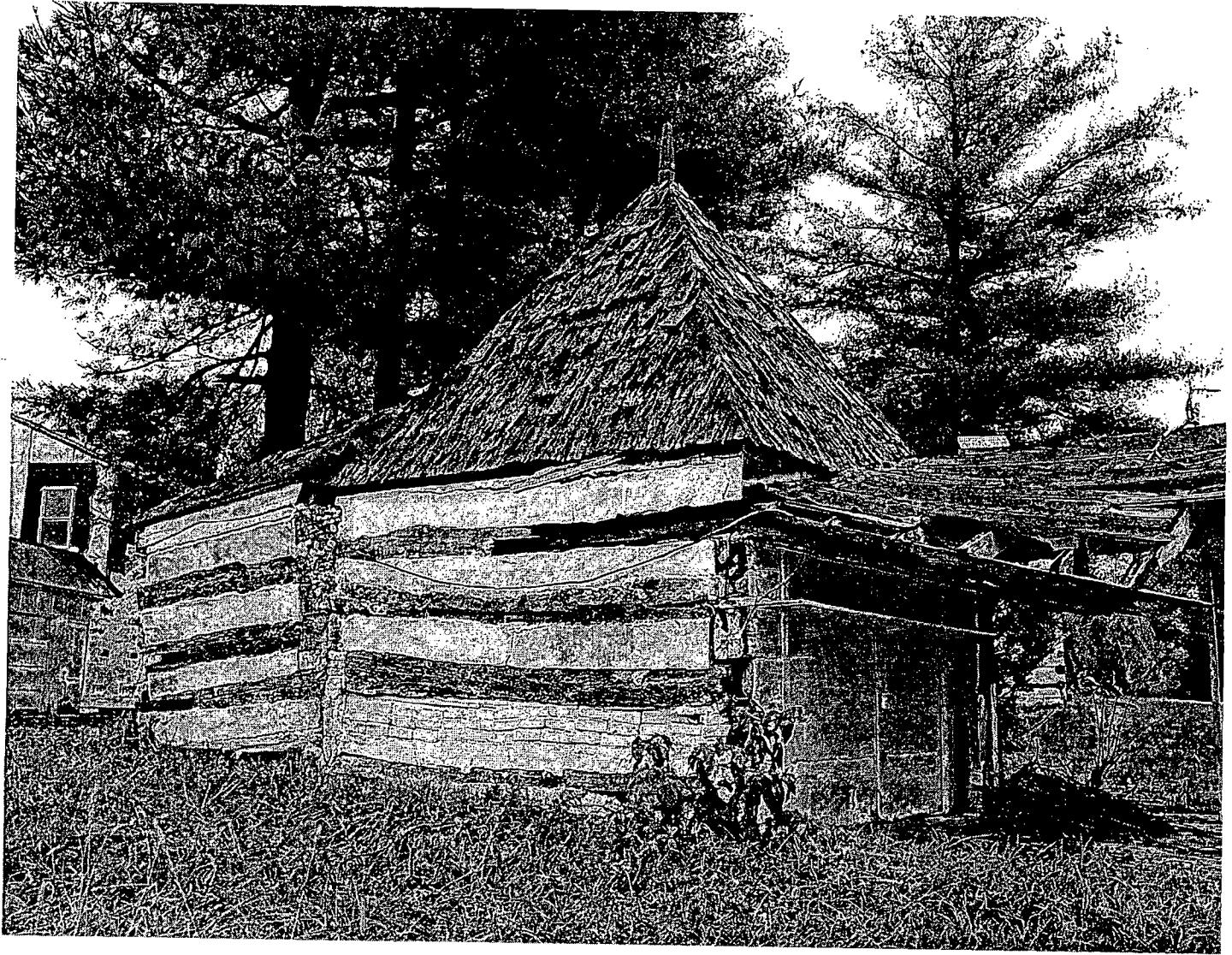
Building B
Garage / Farmer
Barn or ~~Garage~~
Covered in plywood /
fibreboard (fiberboard)
October 24, 2003



Building C
Granary
Covered in plywood / Homasote
October 24, 2003



Building D
Pair of smokehouses
Log with Shake
roofs
October 24, 2003
View facing west



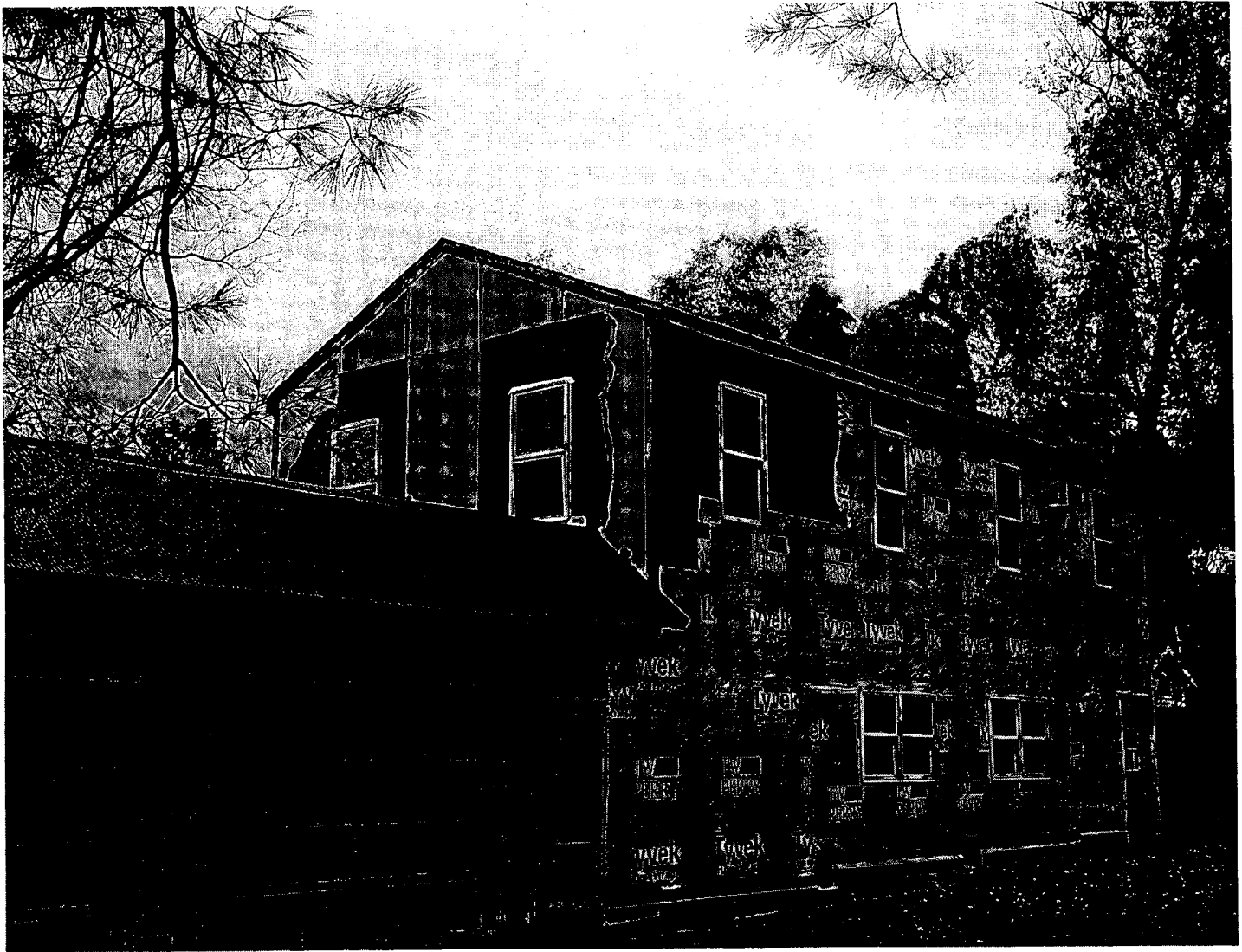
Building D
Northern Smokehouse
with log section attached
View facing northeast
October 24, 2003



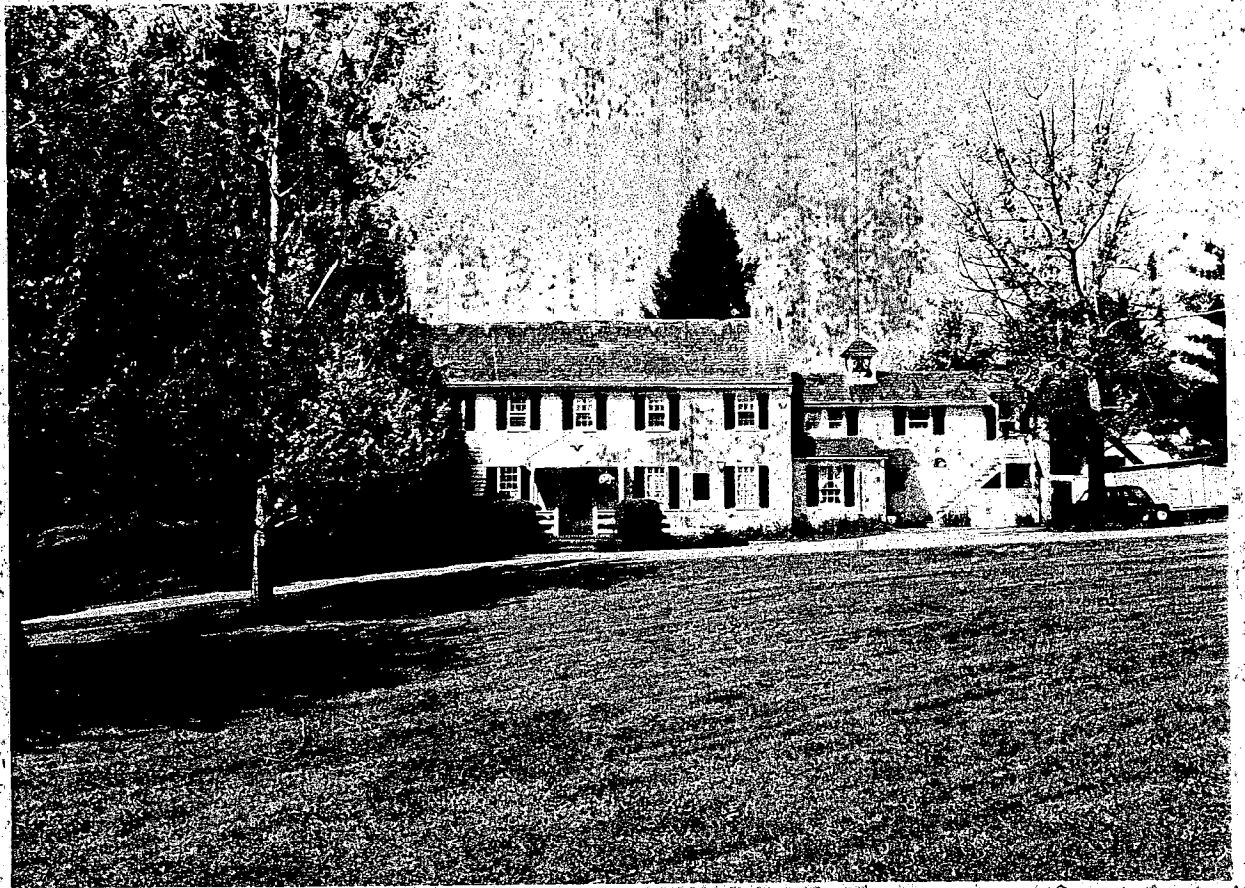
Building E
Barn/Chicken Coop
October 24, 2003
Showing collapse of
attached stable and
its ghost line and
debris pile.



Building E
Debris Pile Closeup
Showing fencing
and clapboard
Removed and stacked,
October 24, 2003



Building F
Office Building/
Garage.
Not included in environ-
mental setting of historic
resource.
October 24, 2003



Building A
May 1990



Building A
Rear Elevation
May 1990



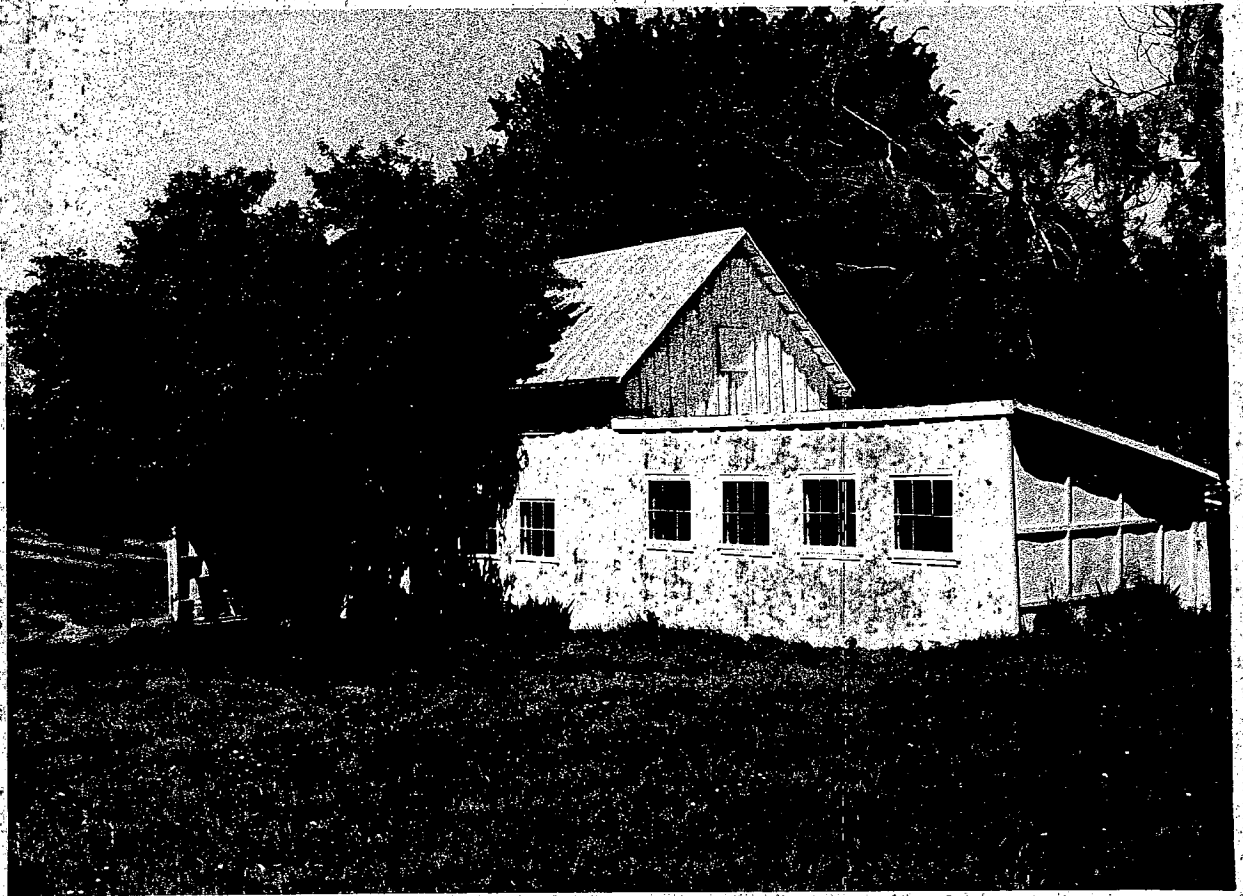
Building B
May 1990



Building C
Granary
May 1990



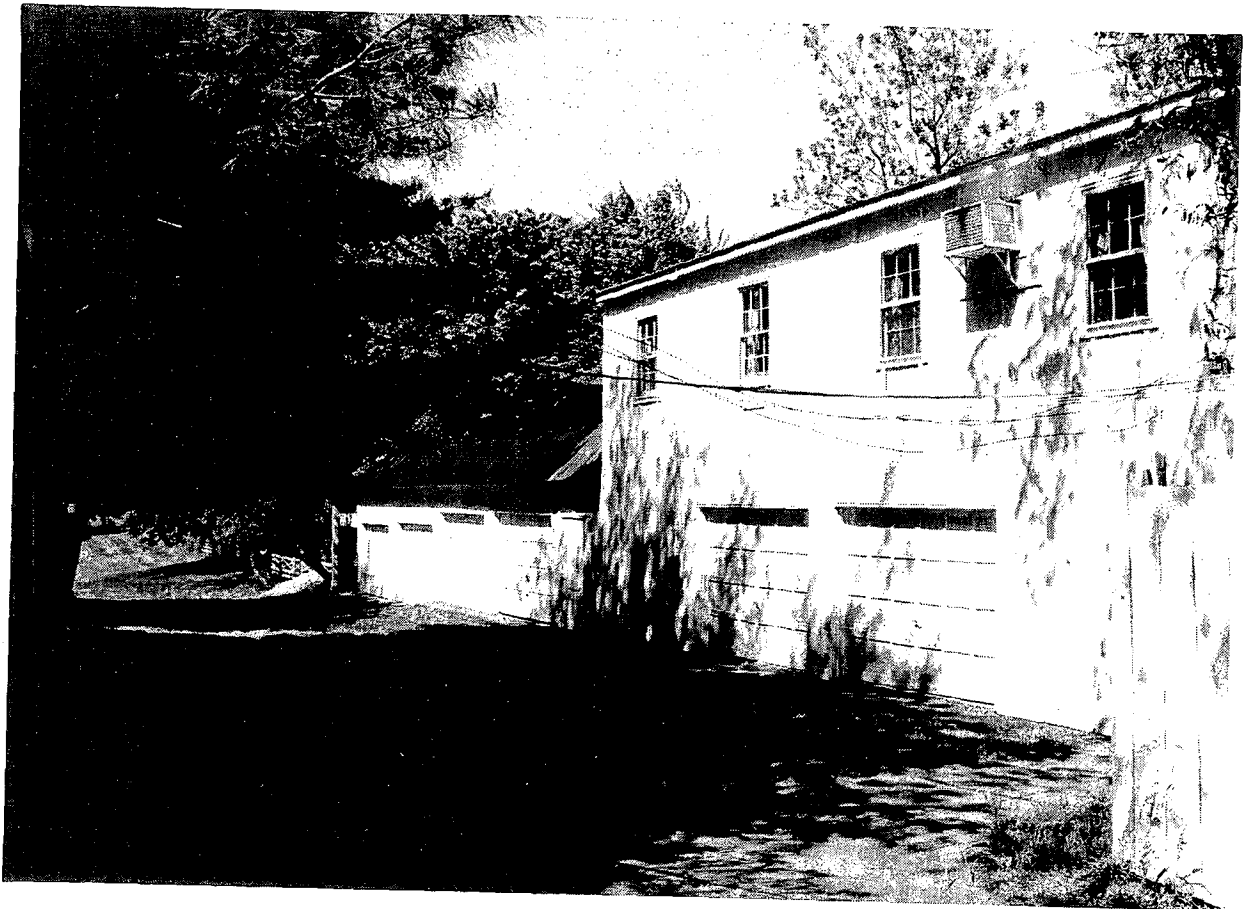
Building D
Smokeshouses
Attached by Broadway
May 1990



Building E
Barn/chicken coop
1990



Building E
Barn/chicken
coop
1990



Building F
Garage / office
Not designated
May 1990

Martin Begosh

January 6th -

work toward

requesting to get it
pushed it back 1 or 2

dad had a heart attack

301-260-0445

Outlier

lot - check
tomorrow

It called 10/27/03.

left voicemail with

Andy Begosh -

we are postponing to

Dec. 3rd

within our 45-day

limit to do so

Told him stop work

order in effect still

all instructions -