15/52-07A 16101 OAK HILL RD
"EDGWOOD INN

F

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

APPROVED AND STAMPED PLANS ARE IN JOSH'S OFFICE

Date: 6/14/2007

MEMORANDUM

TO: Carla Reid Joyner, I
Department of Perm

FROM: Josh Silver, Senior I
Historic Preservatio
Maryland-National

SUBJECT: Historic Area Work

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the June 13, 2007 meeting. The conditions of approval were:

1. ***The proposed new windows on the reconstructed shed roof addition will be painted wood windows and the specifications for these windows will be submitted as part of the permit plans.***

2. ***The new addition may be fabricated of Hardi-plank trimmed out in wood or wood siding, however, the main massing is required to retain a solid wood horizontal siding which is repaired and replaced ase needed. Holistic replacment of the original siding is not approved.***

3. ***The original windows on the subject house will be repaired as needed. Sash replacment will only be approved in writing after examination by staff.***

4. ***The design of the proposed new wood door will be reviewed and approved by staff prior to installation.***

5. ***The porch floor will be painted or stained tounge and groove.***

6. ***The gutters will be fabricated of metal and will be ½ round with round downspouts. Ogee gutters and downspouts are not approved.***

7. ***The 4" x4" porch posts will be painted.***

452771

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: STEVEN GUDELSKY
Daytime Phone No.: 301-980-5960

Tax Account No.: 51-0561930
Name of Property Owner: EDGEWOOD INN, LLC Daytime Phone No.: 301-622-5272
Address: 12071 B TECH ROAD SILVER SPRING MD 20904
Street Number City Steet Zip Code
Contractor: JAR CONSTRUCTION Phone No.: 301-951-0701
Contractor Registration No.: MHIC #45203 DHIC #3249
Agent for Owner: JON REITKOPP Daytime Phone No.: 301-455-5770

LOCATION OF BUILDING/PREMISE

House Number: 16101 Street: OAK HILL ROAD
Town/City: SILVER SPRING Nearest Cross Street: SPENCERVILLE ROAD
Lot: _____ Block: _____ Subdivision: _____
Liber: 3128 Folio: 420 Parcel: P161

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: $ 40,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☑ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☑ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Signature of owner or authorized agent — Date: 5/7/07

Approved: ✓ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 10/4/07
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

   THE MAIN HOUSE ON THIS PROPERTY WAS BUILT CIRCA 1858. IT LIES ON 7 1/2 ACRES OF LAND, DESIGNATED AS A MASTER PLAN HISTORICAL RESOURCE. THE PROPERTY WAS ASSOCIATED WITH THE STABLERS, ONE OF THE OLDEST QUAKER FAMILIES IN THE AREA. THE SITE IS DENSELY WOODED IN THE EAST + CENTRAL PORTIONS AND CONTAINS CLUSTERS THROUGHOUT THE REST. PREVIOUSLY USED AS A FARM THERE ARE SEVERAL OUTBUILDINGS INCLUDING AN ICE HOUSE, CORN CRIB, BLACKSMITH SHOP, BANK BARN AND TENANT HOUSE.

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

   THE TENANT HOUSE, SITUATED AS THE NORTH-EASTERNMOST STRUCTURE, IS IN NEED OF REPAIRS AND RENOVATION OF KITCHEN + BATHROOMS. THE SHELL WILL BE REPAIRED, REPLACED OR RESTORED AS NEEDED, TO BE A LIKE-KIND EXTERIOR. ~~IS WHAT WE ARE LOOKING TO DO~~, ON THE INTERIOR WE WILL REBUILD THE KITCHEN + BATHROOMS, UP TO CODE.

2. **SITE PLAN**

   Site and environmental setting, drawn to scale. You may use your plat. 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 dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Case Summary:

HAWP was approved at 6/13/07 hearing. The decision letter has been sent. However, he drawings have not been stamped, the approval letter with the staff recommended conditions from HAWP application has not been generated, nor has the HAWP been stamped.

Contact: Steven Gudelsky 301-980-5960, owner/agent

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: June 14, 2007

MEMORANDUM

TO: Edgewood Inn, LLC
16101 Oak Hill Rd, Silver Spring

FROM: Michele Oaks, Planner Coordinator
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #452771

Your Historic Area Work Permit (HAWP) application for tenant house rehabilitation was **Approved with Conditions** by the Historic Preservation Commission at its June 13, 2007 meeting. The conditions of approval were:

1. ***The proposed new windows on the reconstructed shed roof addition will be painted wood windows and the specifications for these windows will be submitted as part of the permit plans.***
2. ***The new addition may be fabricated of Hardi-plank trimmed out in wood or wood siding, however, the main massing is required to retain a solid wood horizontal siding which is repaired and replaced as needed. Holistic replacement of the original siding is not approved.***
3. ***The original windows on the subject house will be repaired as needed. Sash replacement will only be approved in writing after examination by staff.***
4. ***The design of the proposed new wood door will be reviewed and approved by staff prior to installation.***
5. ***The porch floor will be painted or stained tongue and groove.***
6. ***The gutters will be fabricated of metal and will be ½ round with round downspouts. Ogee gutters and downspouts are not approved.***
7. ***The 4" x4" porch posts will be painted.***

Before applying for a building permit from the Montgomery County Department of Permitting Services (DPS), you must schedule a meeting with your assigned staff person to bring your three (3) final permit sets of drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another local government office before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings, the official approval letter, and the signed HAWP Application. These forms will be issued when the drawings are stamped by your assigned staff person and are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in **any way** from the approved plans, either before you apply for your building permit or even after the work has begun, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

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

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	16101 Oak Hill Road, Silver Spring	**Meeting Date:**	6/13/2007
Applicant:	Edgewood Inn, LLC (Steve Gudelsky, Agent)	**Report Date:**	6/06/2007
Resource:	Master Plan Site #15/52 **Edgewood**	**Public Notice:**	5/30/2007
Review:	HAWP	**Tax Credit:**	N/A
Case Number:	15/52-07A	**Staff:**	Michele Oaks

PROPOSAL: Rehabilitation of Tenant House

RECOMMENDATION

Staff recommends that the Commission approve this HAWP application with the conditions that:

1. The proposed new windows on the reconstructed shed roof addition will be painted wood windows and the specifications for these windows will be submitted as part of the permit plans.

2. The new addition may be fabricated of Hardi-plank trimmed out in wood or wood siding, however, the main massing is required to retain a solid wood horizontal siding which is repaired and replaced as needed. Holistic replacement of the original siding is not approved.

3. The original windows on the subject house will be repaired as needed. Sash replacement will only be approved in writing after examination by staff.

4. The design of the proposed new wood door will be reviewed and approved by staff prior to installation.

5. The porch floor will be painted or stained tongue and groove.

6. The gutters will be fabricated of metal and will be ½ round with round downspouts. Ogee gutters and downspouts are not approved.

7. The 4" x4" porch posts will be painted.

HISTORIC CONTEXT

Originally built c1858, Edgewood has strong historical associations with the Stablers, a prominent Quaker family associated with the settlement and agricultural development of Eastern Montgomery County in the 1800s. Robert Stabler built Edgewood about 1858 when he married. His father, Caleb, of Drayton, gave him the land. Robert was a prosperous farmer active in the Grange and one of the incorporators of the Sandy Spring Bank.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: *Master Plan* Site # 15/52, **Edgewood**
STYLE: Vernacular
DATE: c1858

The original dwelling was the 2½-story block, two rooms wide with a rear kitchen ell. Later, probably in the late 1800s, a new kitchen wing was added and the old kitchen converted into a dining room. About 1903, another rear wing was built, giving the house a roughly U-shaped plan. The dwelling is set within a grove of hardwood trees from which the property obtained its name.

The property is currently zoned for a Country Inn.

APPLICABLE GUIDELINES

When reviewing alterations to the landscape of properties individually designated on the *Master Plan for Historic Preservation*, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A* (*Chapter 24A*), and the *Secretary of the Interior's Standards for Rehabilitation (Standards).* The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

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

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

Secretary of the Interior's Standards for Rehabilitation:

> A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
>
> The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
>
> Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
>
> 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. Replacement of missing features will be substantiated by documentary and physical evidence.
>
> Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
>
> New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

PROPOSAL

The applicant is proposing to rehabilitate the existing tenant house by:

1. Demolishing and reconstructing the existing two-story, non-contributing shed roof addition. The addition will be reconstructed on the same footprint and be clad in wood or Hardi-plank horizontal siding and sheathed in a standing seam metal roof. The new windows will be wood.

2. Rehabilitating the existing historic massing by:

    - Replacing in-kind the existing, standing-seam metal roof
    - Rebuilding the existing shed roof front porch
    - Repair and re-point the existing brick chimney. Replace any missing brick with new brick to match existing.
    - Remove the existing aluminum storm windows
    - Repair original wood sashes, sills and jambs as needed. Replace deteriorated components on a case-by-case basis. Repaint rehabilitated sashes.
    - Remove loose paint on the wood siding. Remove original wood siding in locations where substructure repair is required. Re-install original wood siding and trim where feasible. Prepare, prime and paint exterior wood siding.
    - Repair and re-point original stone foundation.

STAFF DISCUSSION

The applicant should be commended for their thoughtful proposal, which preserves the exterior fabric of this tenant house, a contributing outbuilding associated with a significant County historic site, Edgewood.

Staff would encourage the applicants to consider utilizing the wood siding option instead of Hardi-plank for the cladding on the exterior of the new addition, as wood siding will be the only material eligible for the County and State tax credit programs.

The applicant is proposing to install standard ogee profile gutters and downspouts on the tenant house. These gutters are a typical treatment for a contemporary new house. As such, staff is recommending a more historically appropriate metal ½ round gutter and round downspout be specified for this application.

To ensure an accurate treatment for the covered porch flooring, staff is recommending a painted or stained tongue and groove floor be installed.

The subject proposal with the above recommended conditions meets the Secretary of the Interior's Standard's for Rehabilitation.

Finally, staff has included in this staff report, Preservation Brief #9 for the owners use. This National Park Service Brief details specifications on the repair of historic wooden windows.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

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

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

452771 m

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: STEVEN GUDELSKY
Daytime Phone No.: 301-980-5960

Tax Account No.: 51-05619930

Name of Property Owner: EDGEWOOD INN, LLC Daytime Phone No.: 301-622-5272

Address: 12071 B TECH ROAD (Street Number) SILVER SPRING (City) MD (State) 20904 (Zip Code)

Contractor: JAR CONSTRUCTION Phone No.: 301-951-0701

Contractor Registration No.: MHIC #45203 DHIC #3249

Agent for Owner: JON REITKOPP Daytime Phone No.: 301-455-5770

LOCATION OF BUILDING/PREMISE

House Number: 16101 Street: OAK HILL ROAD

Town/City: SILVER SPRING Nearest Cross Street: SPENCERVILLE ROAD

Lot: _____ Block: _____ Subdivision: _____

Liber: 3128 Folio: 420 Parcel: P161

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: $ 40,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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3A. Height _____ feet _____ inches

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

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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

5/7/07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 452771 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Owner Name:	BEHR, VIRGINIA L & BRADFORD B	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16000 OAK HILL RD SILVER SPRING MD 20905-3928	**Deed Reference:**	1) /27557/ 119 2)

Owner Name:	SCHWEBER, SAUL J & D L	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16107 OAK HILL RD SILVER SPRING MD 20905-3931	**Deed Reference:**	1) / 6964/ 638 2)

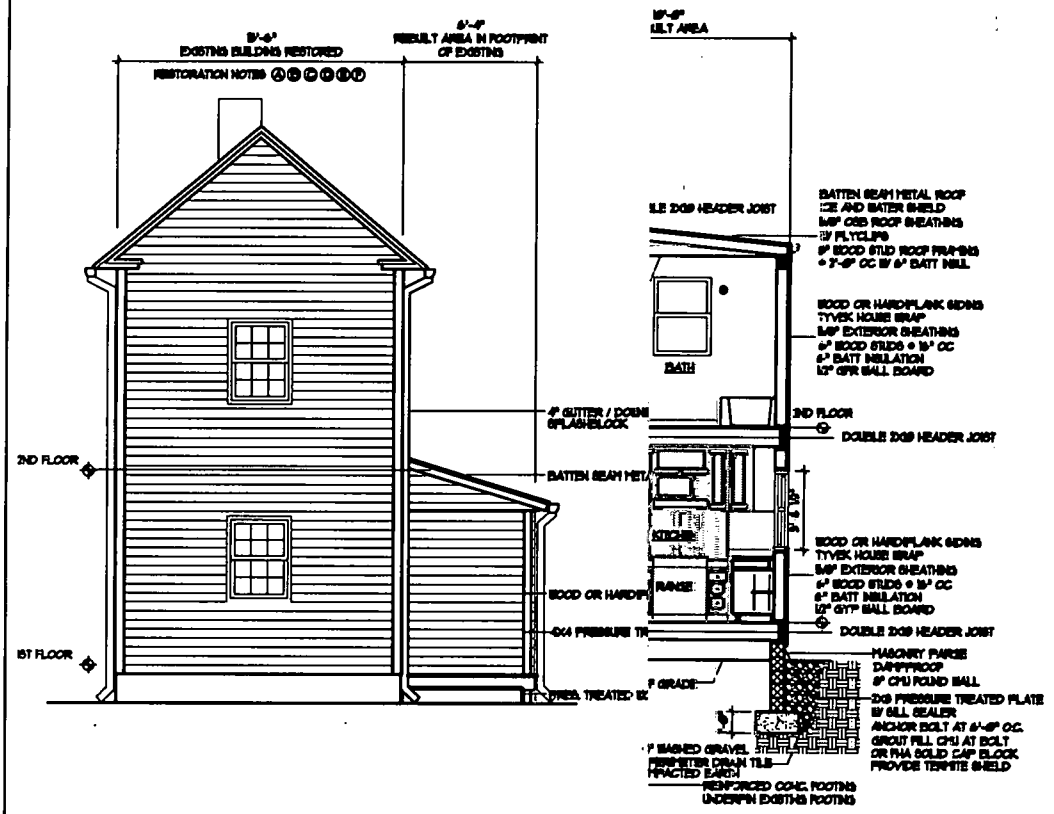
Owner Name:	HUNT, RICHARD E ET AL REV TR	**Use:**	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	16110 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /27504/ 410 2)

Owner Name:	TAYLOR, ANTONE L & HOLLIE N	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16101 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /20092/ 230 2)

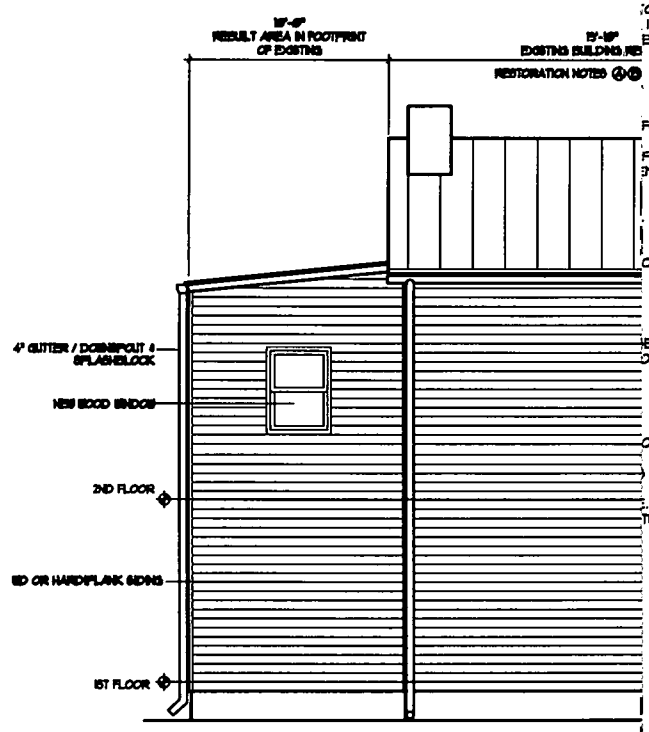
Owner Name:	EVERETT, ROBERT K & MELANIE STONE EVERETT	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16100 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /19692/ 258 2)

Owner Name:	MAROULES, EFREM & ELIZABETH	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16103 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /21612/ 594 2)

Owner Name:	PARK, JOUNG K & MYUNG S	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16102 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /20793/ 570 2)



C1 SIDE ELEVATION SCALE: 1/4" = 1'-0"



A1 REAR ELEVATION

MIRS. STORE & PROTECT ORIGINAL SHEATHING

HING, REPLACING DETERIORATED BOARDS

N WIDTH DIMENSION.

NE-TO-STONE JOINTS AT EXPOSED
OOLS ONLY. CLEAN OFF ANY MATERIAL
IS COMPLETE, REPOINT JOINTS WITH NEW
ECT TO TESTING & SAMPLING.

FOR REPAIR WHERE SUSPECTED

PROVIDE ALL STRUCTURAL BRACING
MENT SHALL BE PRESSURE TREATED

CE UNUSABLE PIECES WITH NEW TO MATCH

ET ALL LOOSE BRICK AND REPLACE ANY
O TESTING & SAMPLING.

OR REPAIR WHERE DETERIORATION HAS

AND MATERIALS. ALL EXTERIOR JAMB

REPLACE UNUSABLE SASH FRAME, JAMB
TURE.

Kann & Associates, Inc.
33 South Gay Street
Suite 400
Baltimore, MD 21202
Phone 410.234.0900
Facsimile 410.539.4921
www.ka-architects.com

Dear Kann-

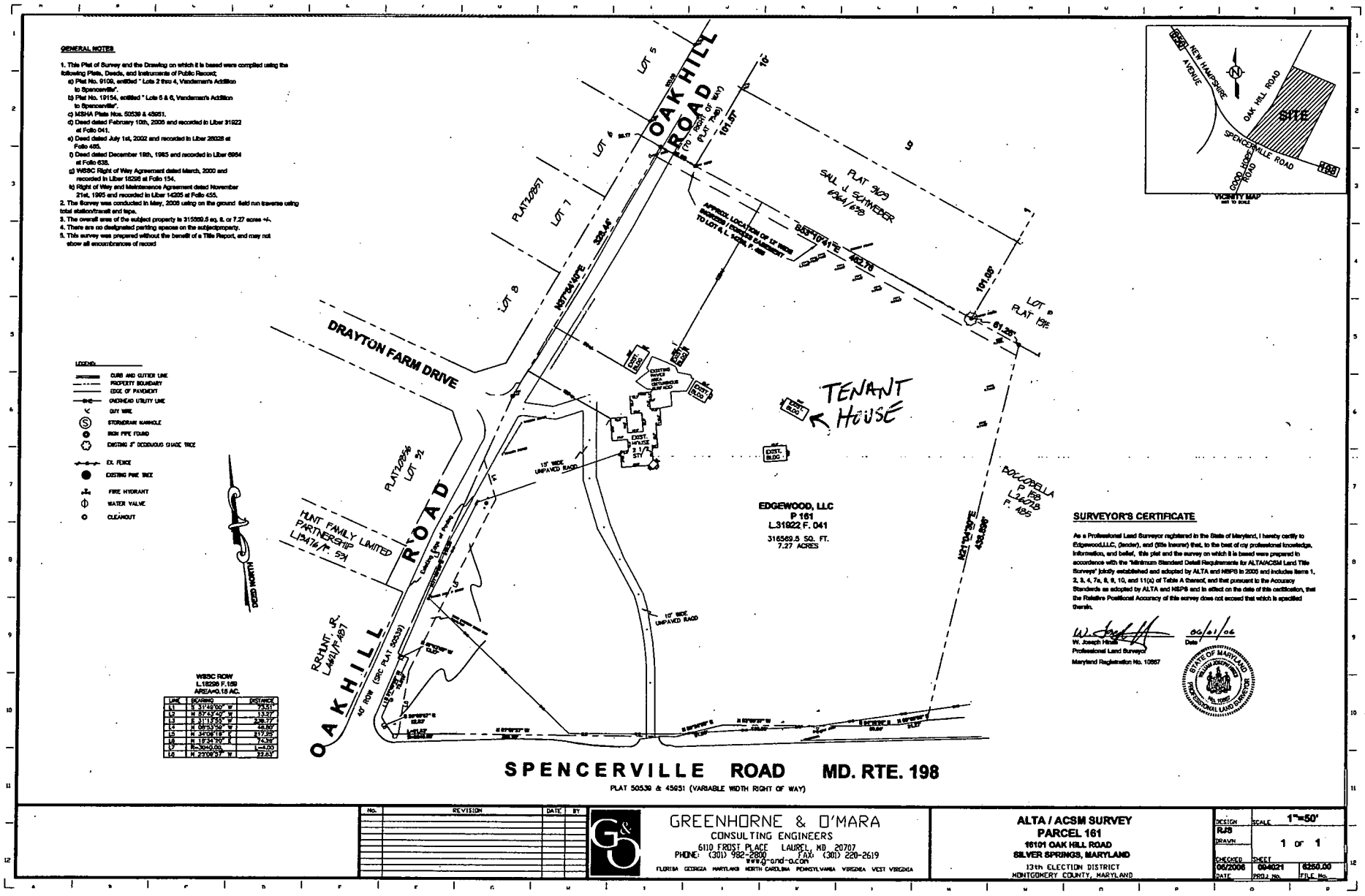
EDGEWOOD INN
TENANT HOUSE
SILVER SPRING, MARYLAND

Mark	Revision Description	Date
	OWNER REVIEW	4/20/07

KA Project Number:
PM
PA

Sheet Title:
EXTERIOR ELEVATIONS/ SECTIONS

A201



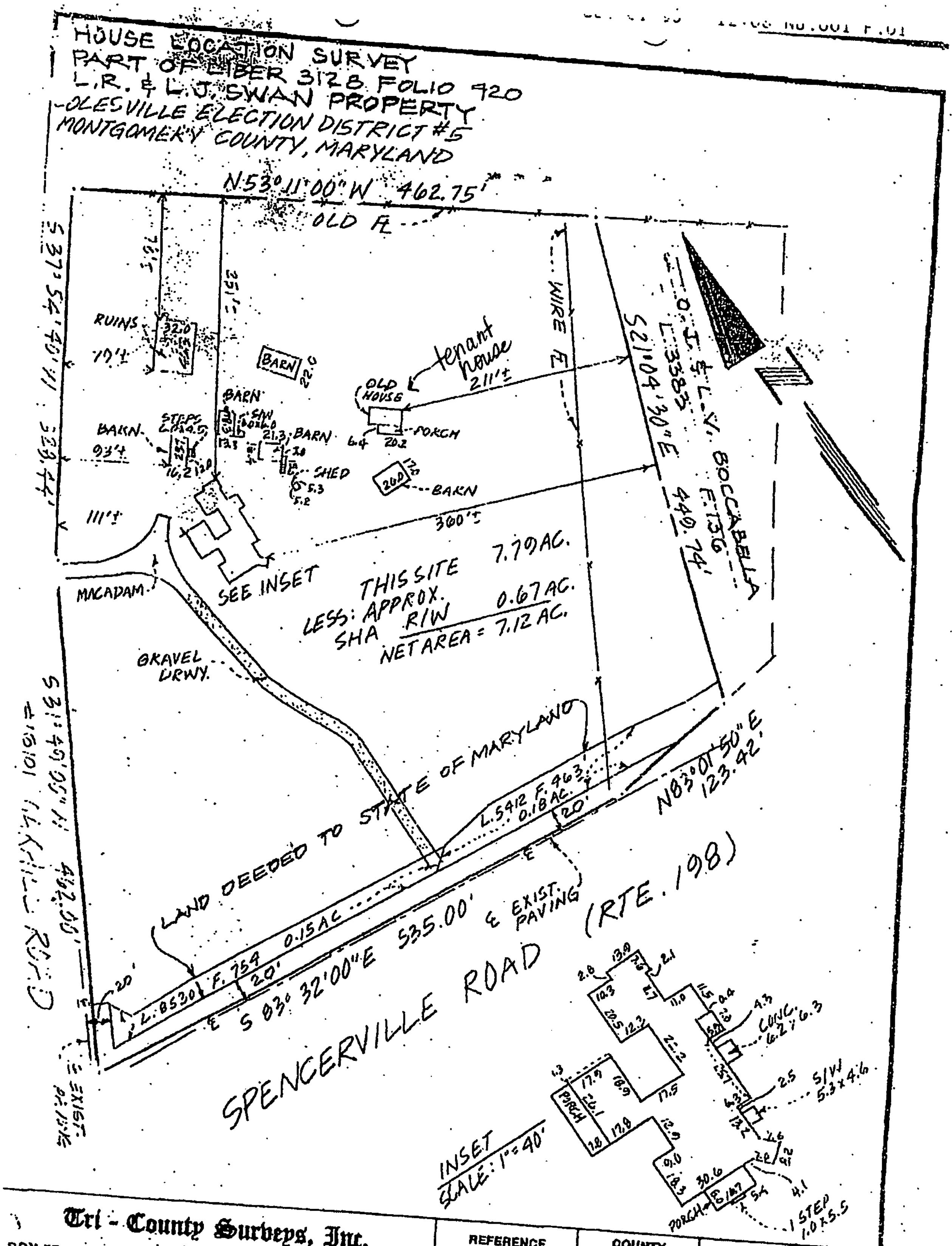
No.	REVISION	DATE	BY

GREENHORNE & O'MARA
CONSULTING ENGINEERS
6110 FROST PLACE LAUREL, MD 20707
PHONE: (301) 982-2800 FAX: (301) 220-2619
www.g-and-o.com
FLORIDA GEORGIA MARYLAND NORTH CAROLINA PENNSYLVANIA VIRGINIA WEST VIRGINIA

ALTA / ACSM SURVEY
PARCEL 161
16101 OAK HILL ROAD
SILVER SPRINGS, MARYLAND
13th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DESIGN	SCALE 1"=50'
RJS	
DRAWN	1 OF 1
CHECKED	SHEET
06/2006	064021 / 8250.00
DATE	PROJ. No. / FILE No.

10



Tri - County Surveys, Inc.

BOX 55 • DAMASCUS, MARYLAND 20872 • (301) 831-3655

LAND PLANNING CONSULTANTS • SUBDIVISIONS • LOTS & BOUNDARIES

REFERENCE	COUNTY OF
Plat Book Plat No	MONTGOMERY

Drawn by:	CLW
Checked by:	WLW
Job No.:	86-097
Scale:	1"=100'
DATES	
Wall Ck.:	OK, 77
Final Loc.:	9-28-90
Recert.:	

SURVEYOR'S CERTIFICATION

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any. This Plat is not for determining property lines, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

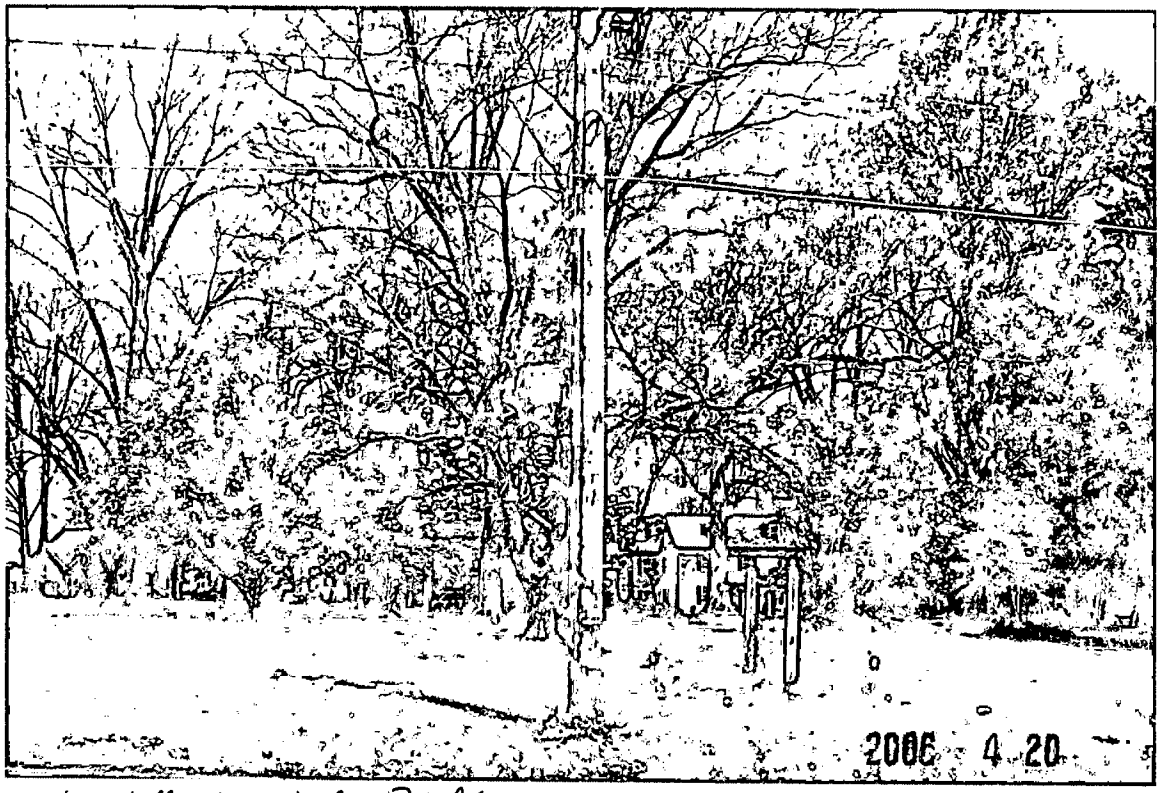
No title report furnished.

WILLIAM L. WIRTS - Registered Land Surveyor - Maryland No. 10721

Note: House does not lie within a flood hazard area

NOTE: This drawing is not intended or represented to be a lot stake out survey; no lot corners were set and is not to be used ...

11

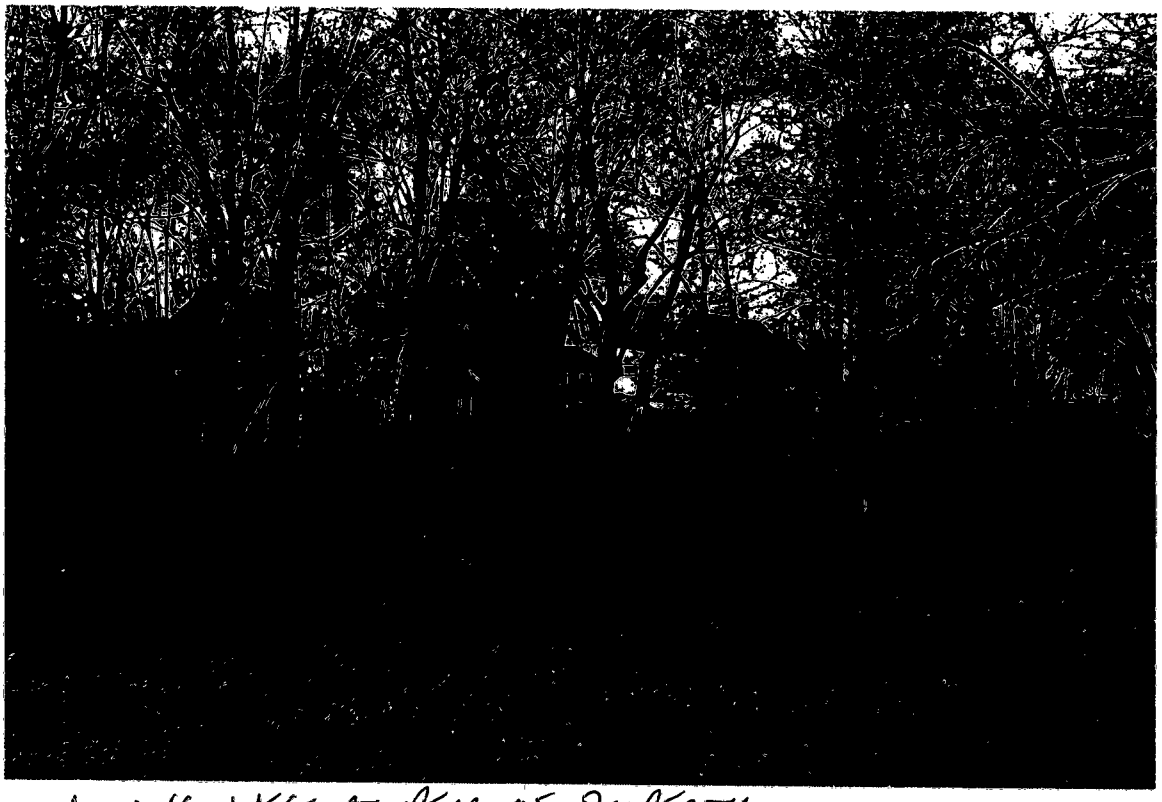


04477

LOOKING NORTH AT PROPERTY

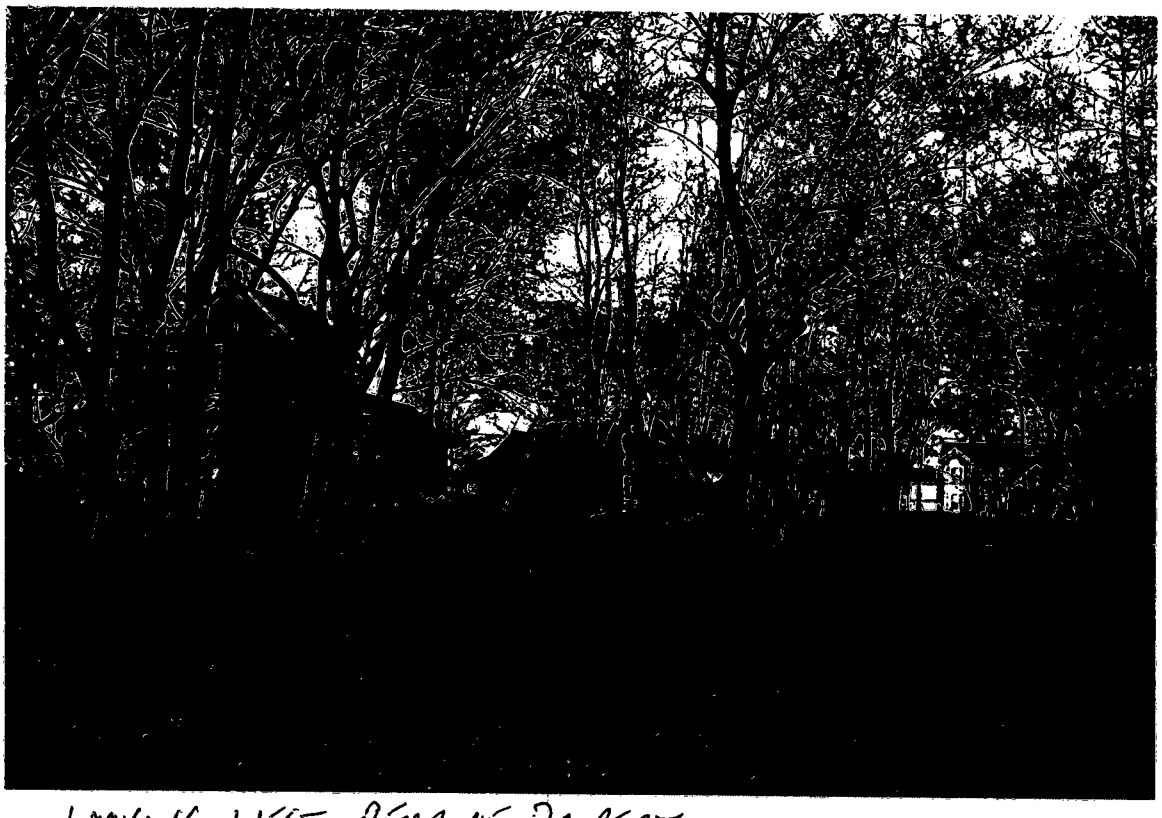
04502

LOOKING EAST FROM ENTRANCE OF DRAYTON FARM



05433

LOOKING WEST AT REAR OF PROPERTY



05439

LOOKING WEST, REAR OF PROPERTY

04515

WEST SIDE VIEW OF TENANT HOUSE

04887

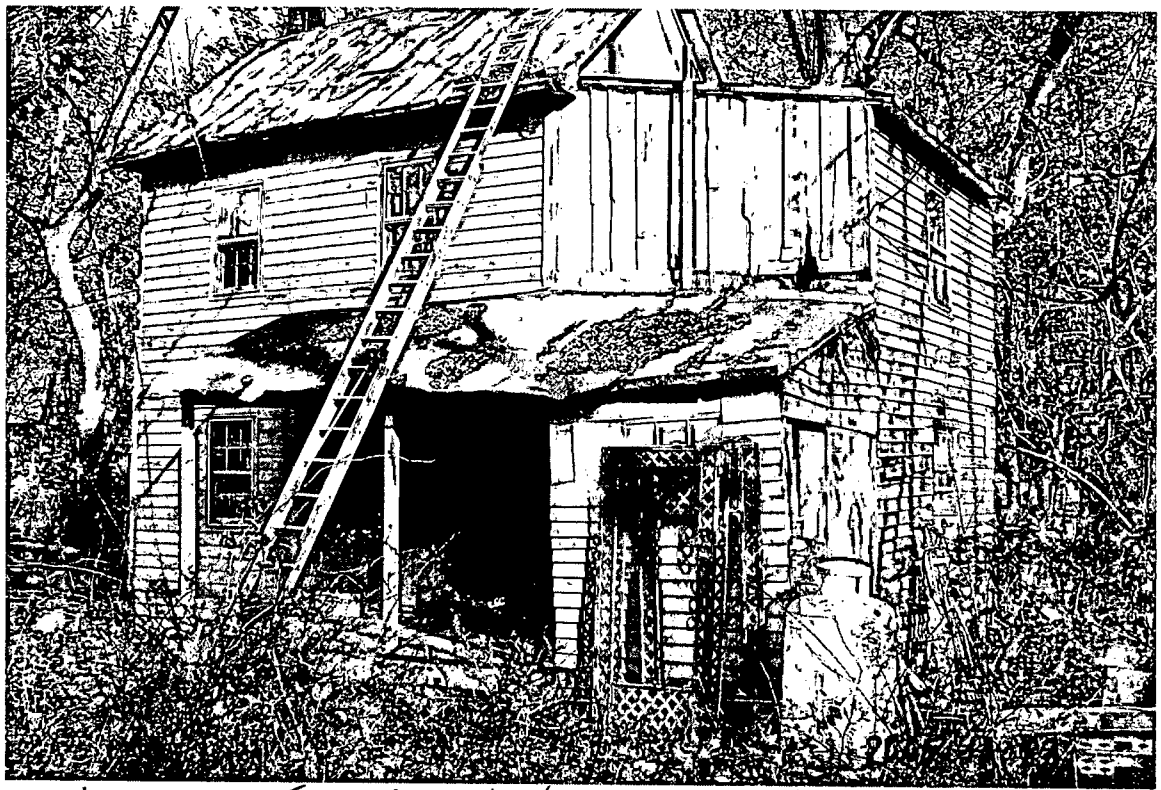
LOOKING EAST FROM MAIN HOUSE

04114

WEST SIDE VIEW OF TENANT HOUSE

04115

WEST AND SOUTH SIDE VIEW OF TENANT HOUSE



04116

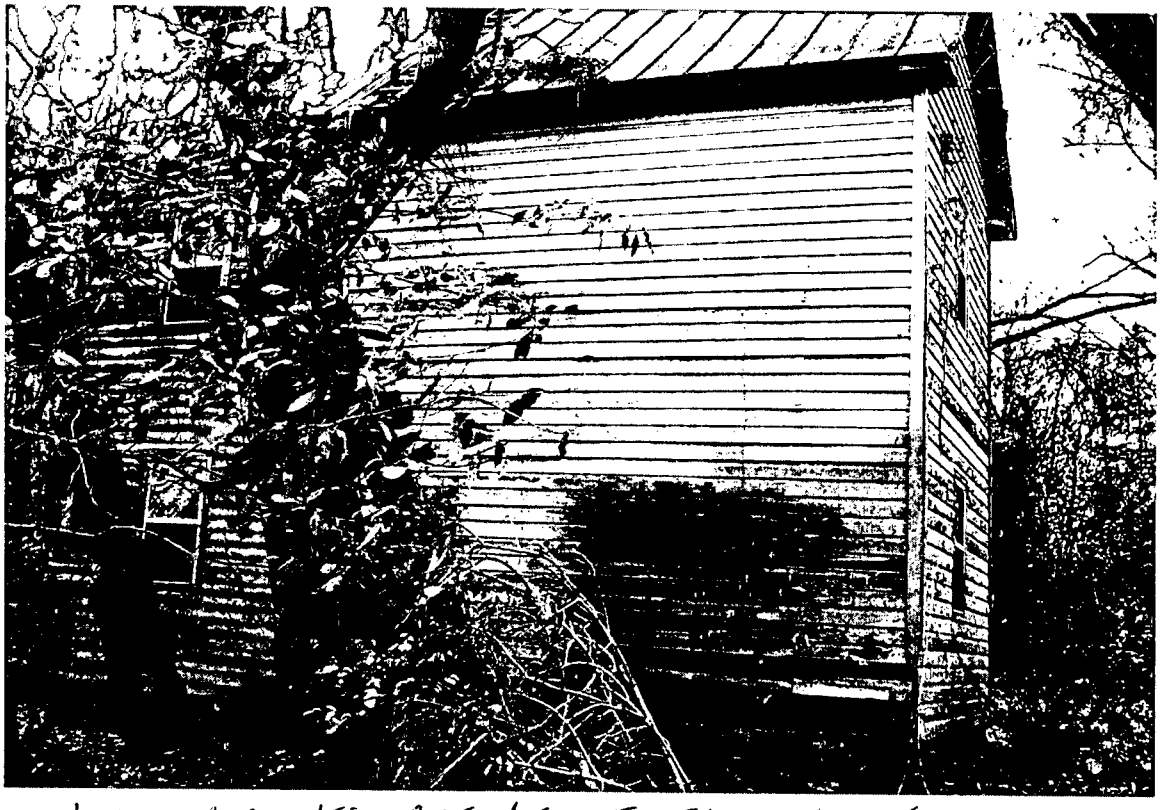
SOUTH AND EAST SIDE VIEW OF TENANT HOUSE

04121

NORTH EAST CORNER OF TENANT HOUSE

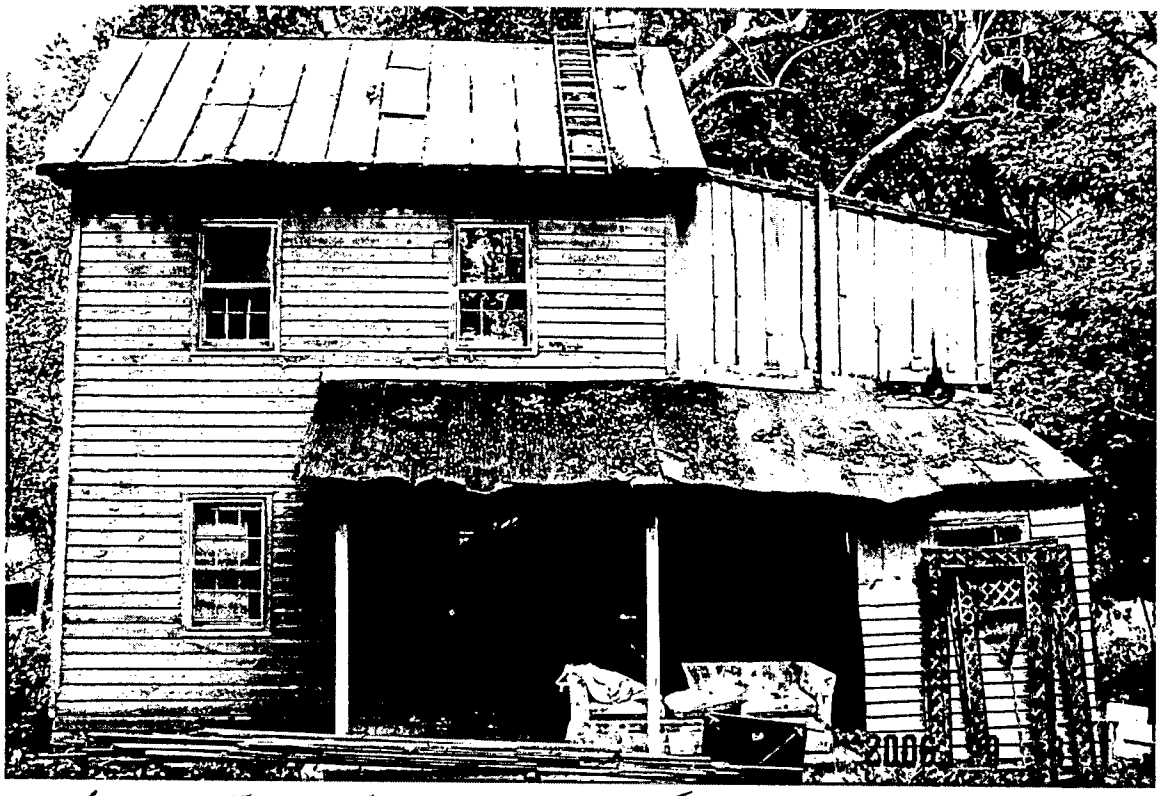
04124

NORTH AND EAST SIDE VIEW OF TENANT HOUSE



04125

NORTH AND WEST SIDE VIEW OF TENANT HOUSE

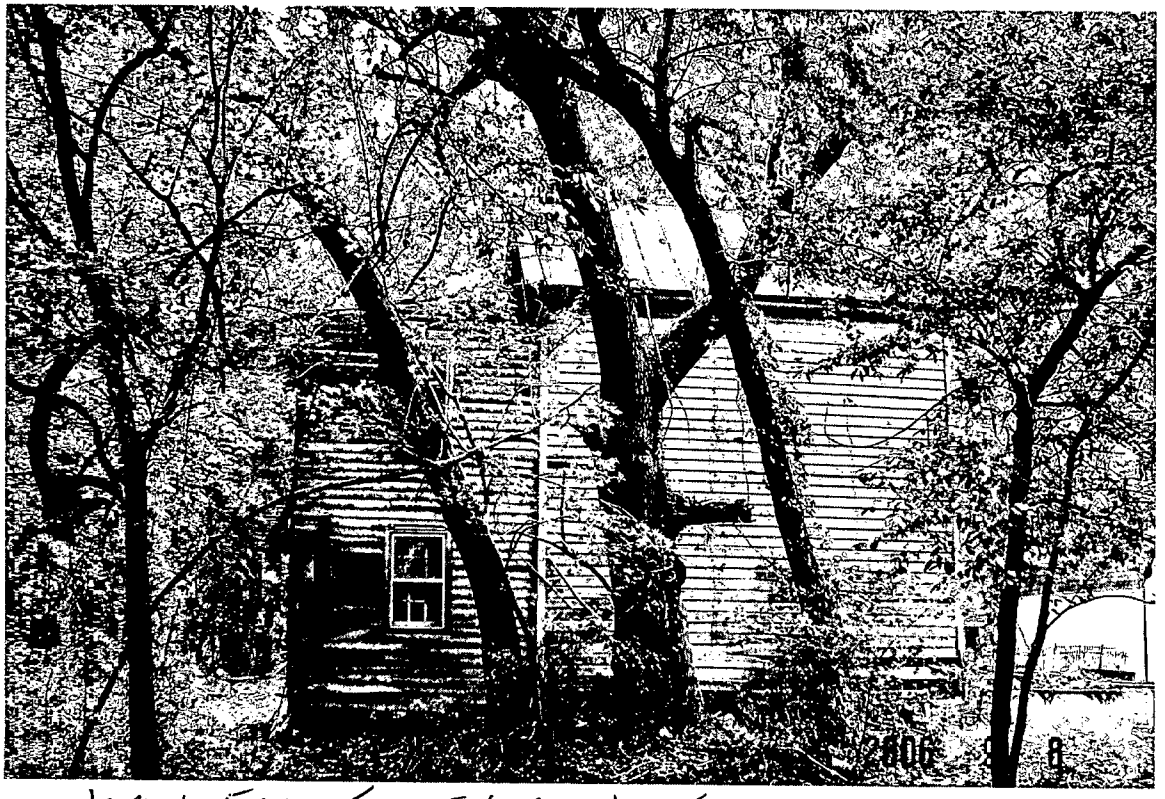


05253

SOUTH FACADE TENANT HOUSE

05254

EAST FACADE TENANT HOUSE



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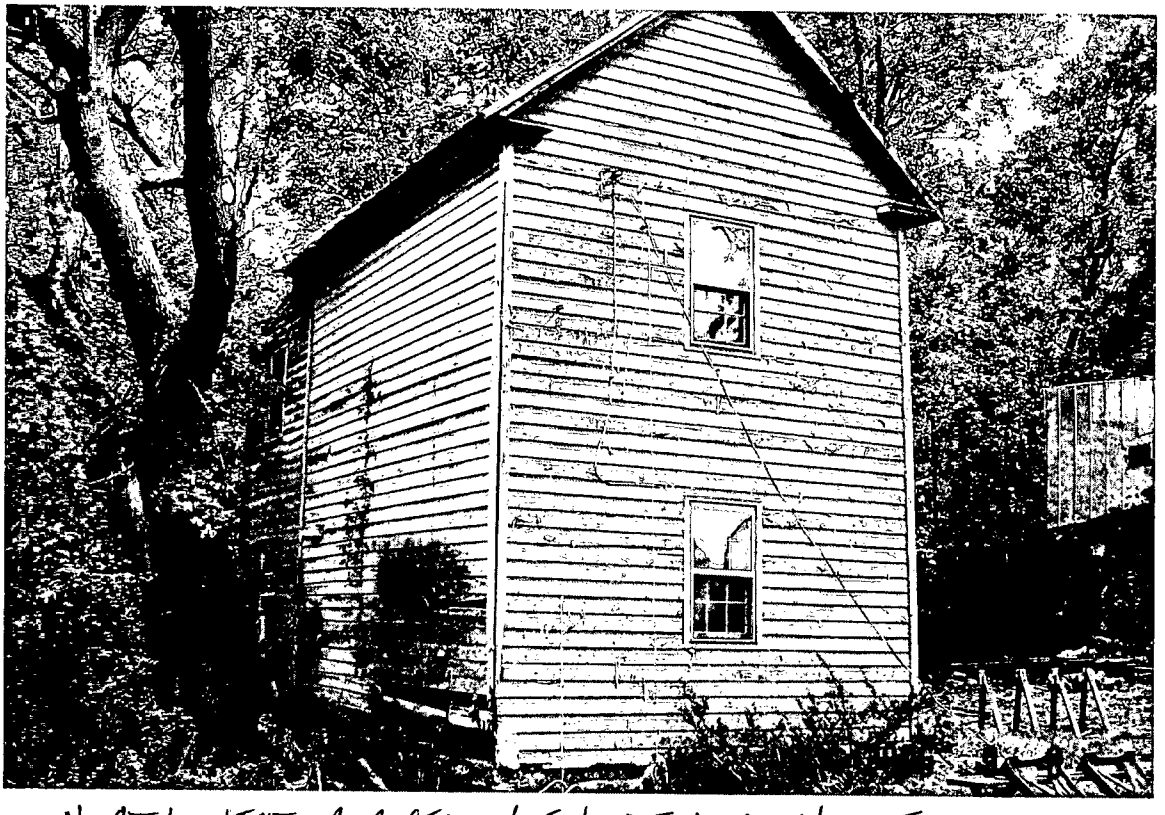
NORTH FACADE TENANT HOUSE



05257

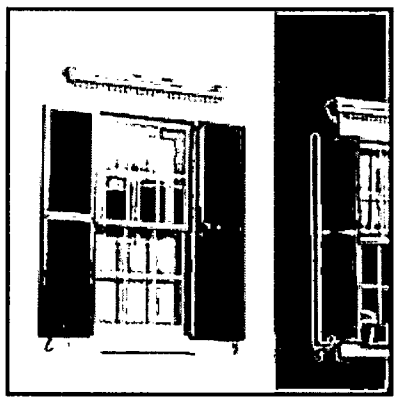
NORTH WEST CORNER VIEW, TENANT HOUSE

9 Preservation Briefs

Technical Preservation Services
National Park Service
U.S. Department of the Interior

The Repair of Historic Wooden Windows

John H. Myers



»Architectural or Historical Significance
»Physical Evaluation
»Repair Class I: Routine Maintenance
»Repair Class II: Stabilization
»Repair Class III: Splices and Parts Replacement
»Weatherization
»Window Replacement
»Conclusion
»Additional Reading

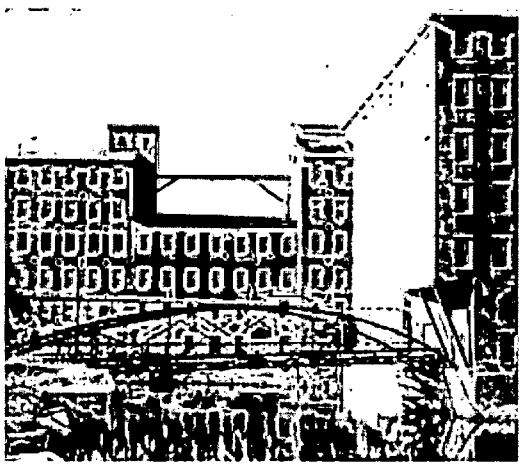
A NOTE TO OUR USERS: The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building. Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. *The Secretary of the Interior's Standards for Rehabilitation* and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. This Brief is based on the issues of significance and repair which are implicit in the standards, but the primary emphasis is on the technical issues of planning for the repair of windows including evaluation of their physical condition, techniques of repair, and design considerations when replacement is necessary.

Much of the technical section presents repair techniques as an instructional guide for the do-it-yourselfer. The information will be useful, however, for the architect, contractor, or developer on large-scale projects. It presents a methodology for approaching the evaluation and repair of existing windows, and considerations for replacement, from which the professional can develop alternatives and specify appropriate materials and procedures.

Architectural or Historical Significance

Evaluating the architectural or historical significance of windows is the first step in planning for window treatments, and a general understanding of the function and history of windows is vital to making a proper evaluation. As a part of this evaluation, one must consider four basic window functions: admitting light to the interior spaces, providing fresh air and ventilation to the interior, providing a visual link to the outside world, and enhancing the appearance of a building. No single factor can be disregarded when planning window treatments; for example, attempting to conserve energy by closing up or reducing the size of window openings may result in the use of *more* energy by increasing electric lighting loads and decreasing passive solar heat gains.



Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows with larger panes could dramatically alter the appearance of the building. Photo: NPS files.

Historically, the first windows in early American houses were casement windows; that is, they were hinged at the side and opened outward. In the beginning of the eighteenth century single- and double-hung windows were introduced. Subsequently many styles of these vertical sliding sash windows have come to be associated with specific building periods or architectural styles, and this is an important consideration in determining the significance of windows, especially on a local or regional basis. Site-specific, regionally oriented architectural comparisons should be made to determine the significance of windows in question. Although such comparisons may focus on specific window types and their details, the ultimate determination of significance should be made within the context of the whole building, wherein the windows are one architectural element.

After all of the factors have been evaluated, **windows should be considered significant to a building if they: 1)** are original, **2)** reflect the original design intent for the building, **3)** reflect period or regional styles or building practices, **4)** reflect changes to the building resulting from major periods or events, or **5)** are examples of exceptional craftsmanship or design. Once this evaluation of significance has been completed, it is possible to proceed with planning appropriate treatments, beginning with an investigation of the physical condition of the windows.

Physical Evaluation

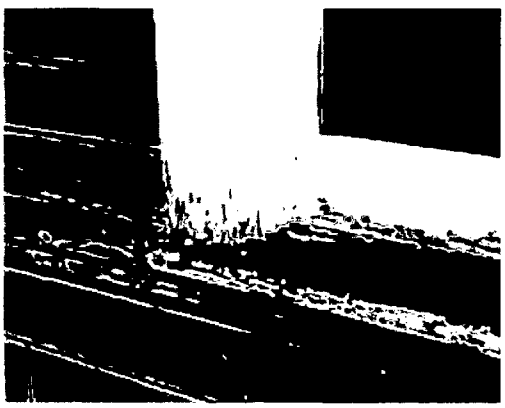
The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs. Another effective tool is a window schedule which lists all of the parts of each window unit. Spaces by each part allow notes on existing conditions and repair instructions. When such a schedule is completed, it indicates the precise tasks to be performed in the repair of each unit and becomes a part of the specifications. In any evaluation, one should note at a minimum:

- **1)** window location
- **2)** condition of the paint

- **3)** condition of the frame and sill
- **4)** condition of the sash (rails, stiles and muntins)
- **5)** glazing problems
- **6)** hardware, and
- **7)** the overall condition of the window (excellent, fair, poor, and so forth)

Many factors such as poor design, moisture, vandalism, insect attack, and lack of maintenance can contribute to window deterioration, but moisture is the primary contributing factor in wooden window decay. All window units should be inspected to see if water is entering around the edges of the frame and, if so, the joints or seams should be caulked to eliminate this danger. The glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. The back putty on the interior side of the pane should also be inspected, because it creates a seal which prevents condensation from running down into the joinery. The sill should be examined to insure that it slopes downward away from the building and allows water to drain off. In addition, it may be advisable to cut a dripline along the underside of the sill. This almost invisible treatment will insure proper water runoff, particularly if the bottom of the sill is flat. Any conditions, including poor original design, which permit water to come in contact with the wood or to puddle on the sill must be corrected as they contribute to deterioration of the window.

One clue to the location of areas of excessive moisture is the condition of the paint; therefore, each window should be examined for areas of paint failure. Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint. After noting areas of paint failure, the next step is to inspect the condition of the wood, particularly at the points identified during the paint examination.



Deterioration of poorly maintained windows usually begins on horizontal surfaces and at joints, where water can collect and saturate the wood. Photo: NPS files.

Each window should be examined for operational soundness beginning with the lower portions of the frame and sash. Exterior rainwater and interior condensation can flow downward along the window, entering and collecting at points where the flow is blocked. The sill, joints between the sill and jamb, corners of the bottom rails and muntin joints are typical points where water collects and deterioration begins. The operation of the window (continuous opening and closing over the years and seasonal temperature changes) weakens the joints, causing movement and slight separation. This process makes the joints more vulnerable to water which is readily absorbed into the endgrain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection, but other less severely deteriorated areas of the wood may be tested by two traditional methods using a small ice pick.

An ice pick or an awl may be used to test wood for soundness. The technique is simply to jab the pick into a wetted wood surface at an angle and pry up a small section of the wood. Sound wood will separate in long fibrous splinters, but decayed wood will lift up in short irregular pieces due to the breakdown of fiber strength.

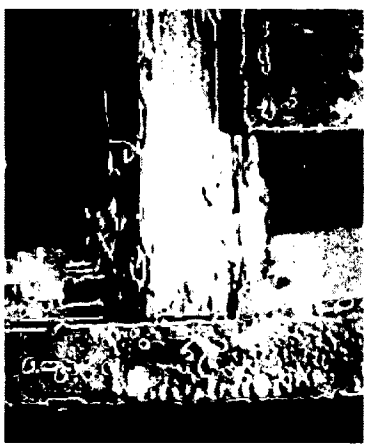
Another method of testing for soundness consists of pushing a sharp object into the wood, perpendicular to the surface. If deterioration has begun from the hidden side of a member and the core is badly decayed, the visible surface may appear to be sound wood. Pressure on the probe can force it through an apparently sound skin to penetrate deeply into decayed wood. This technique is especially useful for checking sills where visual access to the underside is restricted.

Following the inspection and analysis of the results, the scope of the necessary repairs will be evident and a plan for the rehabilitation can be formulated. Generally the actions necessary to return a window to "like new" condition will fall into three broad categories: ***1) routine maintenance procedures***, ***2) structural stabilization***, and ***3) parts replacement***. These categories will be discussed in the following sections and will be referred to respectively as **Repair Class I**, **Repair Class II**, and **Repair Class III.** Each successive repair class represents an increasing level of difficulty, expense, and work time. Note that most of the points mentioned in Repair Class I are routine maintenance items and should be provided in a regular maintenance program for any building. The neglect of these routine items can contribute to many common window problems.

Before undertaking any of the repairs mentioned in the following sections all sources of moisture penetration should be identified and eliminated, and all existing decay fungi destroyed in order to arrest the deterioration process. Many commercially available fungicides and wood preservatives are toxic, so it is extremely important to follow the manufacturer's recommendations for application, and store all chemical materials away from children and animals. After fungicidal and preservative treatment the windows may be stabilized, retained, and restored with every expectation for a long service life.

Repair Class I: Routine Maintenance

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.



This historic double-hung window has many layers of paint, some cracked and missing putty, slight separation at the joints, broken sash cords, and one cracked pane. Photo: NPS files.

The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting. These operations are illustrated for a typical

After removing paint from the seam between the interior stop and the jamb, the stop can be pried out and gradually worked loose using a pair of putty knives as shown. Photo: NPS files.

double-hung wooden window, but they may be adapted to other window types and styles as applicable.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired, it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed.

Sash can be removed and repaired in a convenient work area. Paint is being removed from this sash with a hot air gun. Photo: NPS files.

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments. With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double-hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used, the glass should be removed or protected from the sudden temperature change which can cause breakage. An overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the

point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane.

The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weather-tight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains. The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.

Following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come.Photo: NPS files.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition. The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire process took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

Repair Class II: Stabilization

The preceding description of a window repair job focused on a unit which was operationally sound. Many windows will show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly

damaged windows can be repaired using simple processes. Partially decayed wood can be waterproofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. Three techniques for repairing partially decayed or weathered wood are discussed in this section, and all three can be accomplished using products available at most hardware stores.

One established technique for repairing wood which is split, checked or shows signs of rot, is to: **1)** dry the wood, **2)** treat decayed areas with a fungicide, **3)** waterproof with two or three applications of boiled linseed oil (applications every 24 hours), **4)** fill cracks and holes with putty, and **5)** after a "skin" forms on the putty, paint the surface. Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.

This illustrates a two-part expoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: NPS files.

When sills or other members exhibit surface weathering they may also be built-up using wood putties or homemade mixtures such as sawdust and resorcinol glue, or whiting and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semirigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semirigid epoxy patching compound, sanded and painted. Epoxy patching compounds can be used to build up missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long lasting materials available for wood repair. More information on epoxies can be found in the publication "Epoxies for Wood Repairs in Historic Buildings," cited in the bibliography.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

Repair Class III: Splices and Parts Replacement

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric.

These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do-it-yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," *Bulletin* of the Association for Preservation Technology, Vol. III, No. 4, 1971, or illustrated more recently in *The Old House*, Time-Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair: **1)** conduct regular maintenance of sound frames to achieve the longest life possible, **2)** make necessary repairs in place, wherever possible, using stabilization and splicing techniques, and **3)** if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost effective solution.

Weatherization

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will insure that the sash are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

Window Replacement

Although the retention of original or existing windows is always desirable and this Brief is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should not begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: **1)** the pattern of the openings and their size; **2)** proportions of the

frame and sash; **3)** configuration of window panes; **4)** muntin profiles; **5)** type of wood; **6)** paint color; **7)** characteristics of the glass; and **8)** associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local woodworking mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to ASHRAE 1977 Fundamentals, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

Conclusion

Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

Additional Reading

ASHRAE Handbook 1977 Fundamentals. New York: American Society of Heating, Refrigerating and Air-conditioning Engineers, 1978 (chapter 26).

Ferro, Maximillian. *Preservation: Present Pathway to Fall River's Future.* Fall River, Massachusetts: City of Fall River, 1979 (chapter 7).

"Fixing Double-hung Windows." *Old House Journal* (no. 12, 1979): 135.

Morrison, Hugh. *Early American Architecture*. New York: Oxford University Press, 1952.

Phillips, Morgan, and Selwyn, Judith. *Epoxies for Wood Repairs in Historic Buildings.* Washington, DC: Technical Preservation Services, U.S. Department of the Interior (Government Printing Office, Stock No. 024016000951), 1978.

Rehab Right. Oakland, California: City of Oakland Planning Department, 1978 (pp. 7883).

"Sealing Leaky Windows." *Old House Journal* (no. 1, 1973): 5.

Smith, Baird M. "Preservation Briefs: 3 Conserving Energy in Historic Buildings." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1978.

Weeks, Kay D. and David W. Look, "Preservation Briefs: 10 Exterior Paint Problems on Historic Woodwork." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1982.

Washington, D.C. 1981

Home page logo: Historic six-over-six windows--preserved. Photo: NPS files.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), Heritage Preservation Services Division, National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments for a broad public.

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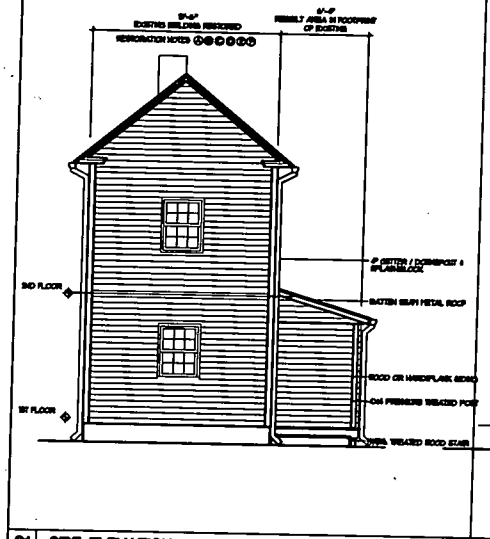
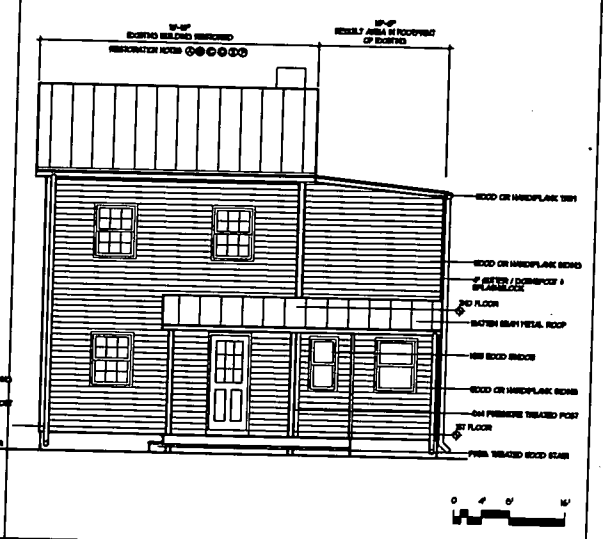
KDW



C1 SIDE ELEVATION — SCALE: 1/4" = 1'-0"



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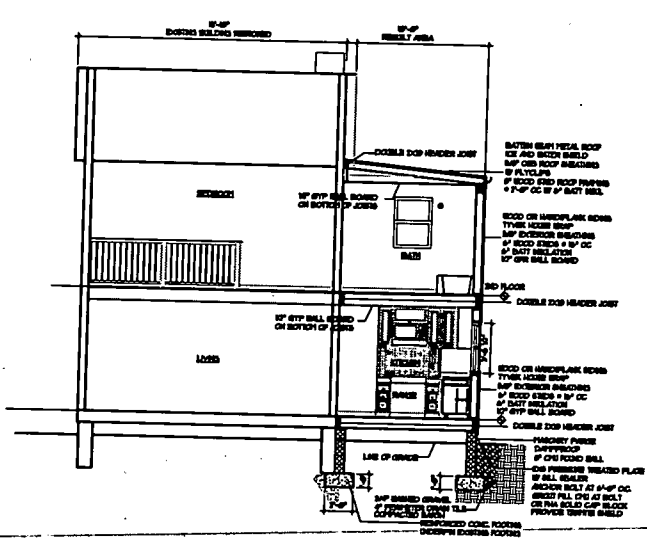

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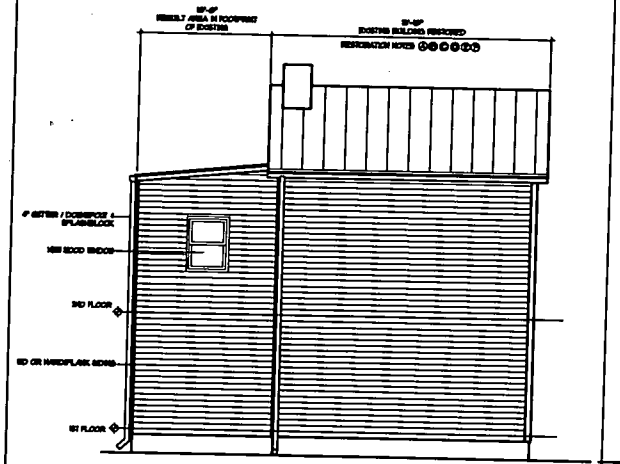

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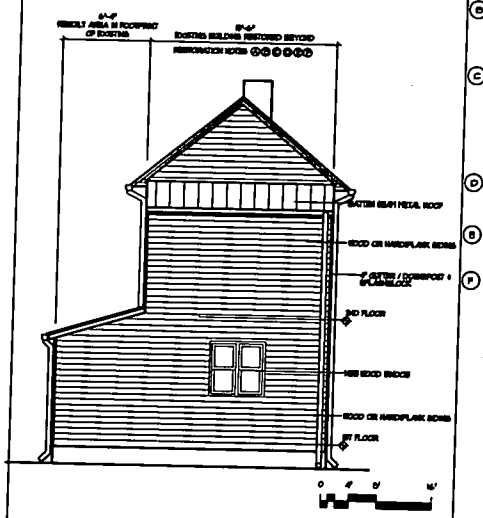

A3 SIDE ELEVATION — SCALE: 1/4" = 1'-0"

A5 RESTORATION NOTES

(A) RE-ROOFING.
A) REMOVE ALL EXISTING ROOFING, STRIP TO SHEATHING.
B) CAREFULLY REMOVE EXISTING SHEATHING WHERE REQUIRED FOR STRUCTURAL REPAIRS. STORE & PROTECT ORIGINAL SHEATHING FOR REINSTALLATION.
C) AFTER STRUCTURAL REPAIRS HAVE BEEN COMPLETED, REINSTALL ORIGINAL SHEATHING, REPLACING DETERIORATED BOARDS WITH NEW TO MATCH EXISTING (ALLOW 3%) BY).
D) INSTALL NEW BATTEN SEAM METAL ROOF AND UNDERLAYMENT. MATCH EXISTING PAN WIDTH DIMENSION.

(B) STONE FOUNDATION REPOINTING. REMOVE EXISTING POINTING OCCURRING AT ALL STONE-TO-STONE JOINTS AT EXPOSED FOUNDATION WALL DOWN TO SOLID MATERIAL. CAREFULLY REMOVE BY USE OF HAND TOOLS ONLY. CLEAN OFF ANY MATERIAL REMAINING ON SURFACE USING APPROVED METHODS AND MATERIALS. WHEN REMOVAL IS COMPLETE, REPOINT JOINTS WITH NEW MORTAR TO MATCH COMPOSITION MIX OF EXISTING. ALL PROCEDURES SHALL BE SUBJECT TO TESTING & SAMPLING.

(C) HISTORIC STRUCTURE WOOD SIDING AND TRIM REPAIR AND CONSOLIDATION.
A) REMOVE ALL LOOSE PAINT.
B) CAREFULLY REMOVE EXISTING ORIGINAL WOOD SIDING TO EXPOSE WOOD FRAMING FOR REPAIR WHERE SUSPECTED SUBSTRUCTURE DETERIORATION HAS OCCURRED.
C) REPAIR EXISTING WOOD FRAMING, REPLACING DETERIORATED STUDS AND PLATES. PROVIDE ALL STRUCTURAL BRACING REQUIRED TO MAINTAIN STABILITY DURING OPERATIONS. ALL BOTTOM PLATE REPLACEMENT SHALL BE PRESSURE TREATED MATERIAL.
D) REINSTALL ORIGINAL WOOD SIDING AND TRIM WHERE FEASIBLE
E) PREPARE, PRIME AND PAINT ACCORDING TO SPECIFICATION SECTION FOR "PAINTS".

(D) A) EPOXY REPAIR MODERATELY DAMAGED WOOD SIDING AND TRIM IN PLACE. REPLACE UNUSABLE PIECES WITH NEW TO MATCH EXISTING IN SPECIES, PROFILE, EXPOSURE, AND TEXTURE.
B) PREPARE, PRIME AND PAINT.

(E) BRICK CHIMNEY REPAIR. REPOINT CHIMNEY IN ACCORDANCE WITH NOTE ABOVE. RESET ALL LOOSE BRICK AND REPLACE ANY MISSING BRICK WITH NEW TO MATCH EXISTING. ALL PROCEDURES SHALL BE SUBJECT TO TESTING & SAMPLING.

(F) HISTORIC STRUCTURE WOOD WINDOW AND TRIM RESTORATION AND REPAIR.
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C) REPAIR EXISTING WOOD SASHES, SILLS, REPLACING DETERIORATED COMPONENTS AND MATERIALS. ALL EXTERIOR JAMBS REPLACEMENT SHALL BE PRESSURE TREATED MATERIAL.
D) REINSTALL ORIGINAL WOOD SASHES AND TRIM. EPOXY REPAIR MODERATE DAMAGE. REPLACE UNUSABLE SASH FRAME, JAMB PIECES OR HARDWARE WITH NEW TO MATCH EXISTING IN, PROFILE, EXPOSURE, AND TEXTURE.
E) PREPARE, PRIME AND PAINT.

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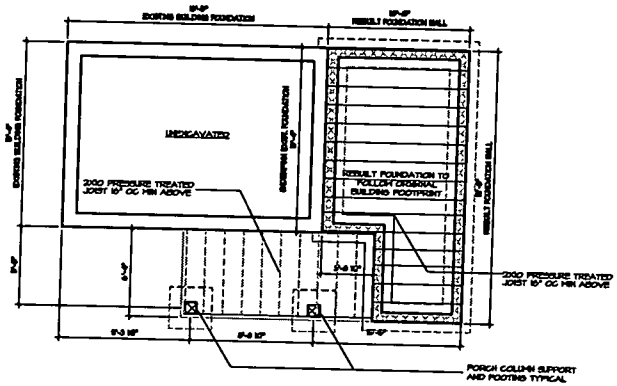
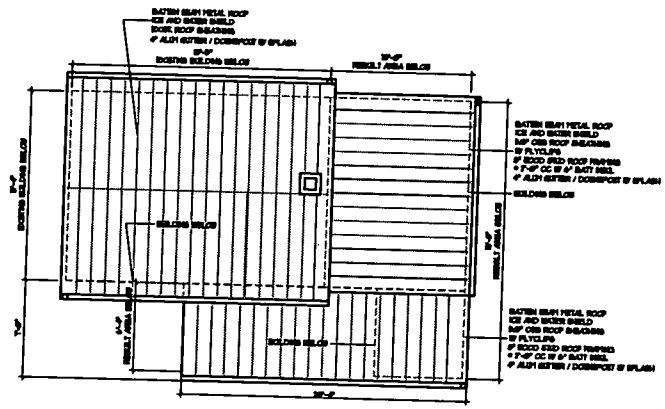
EXTERIOR ELEVATIONS/ SECTIONS

A201



C1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



C3 ROOF PLAN

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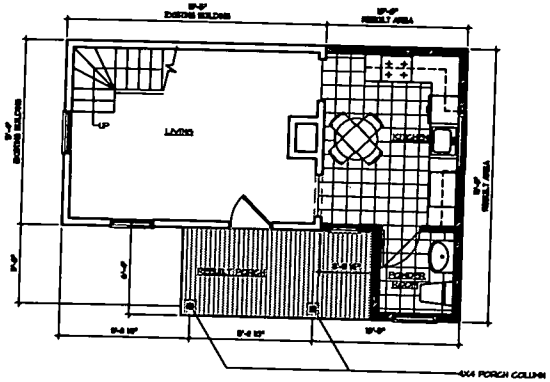

A1 FIRST FLOOR PLAN

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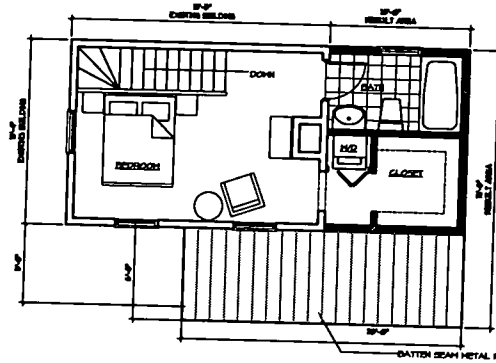

A3 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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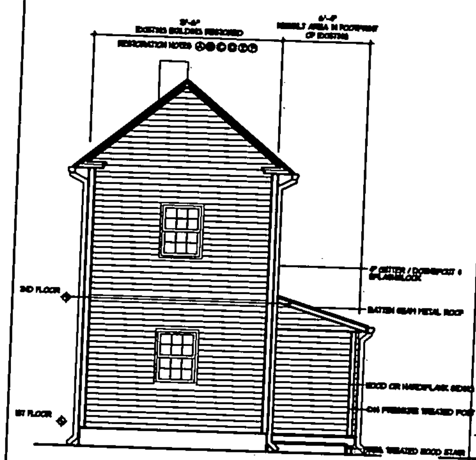
FLOOR PLANS

A101



C1 SIDE ELEVATION

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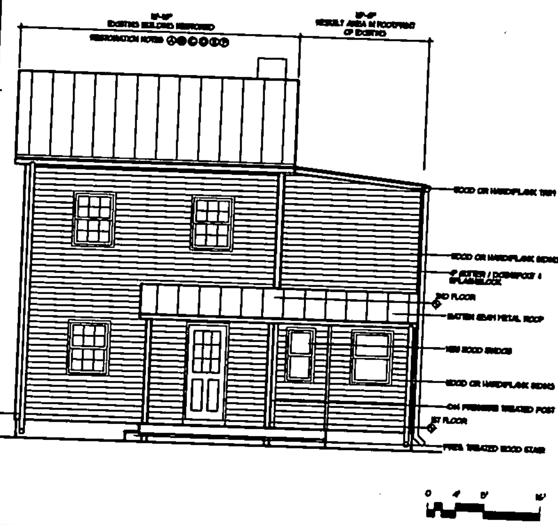

C3 FRONT ELEVATION

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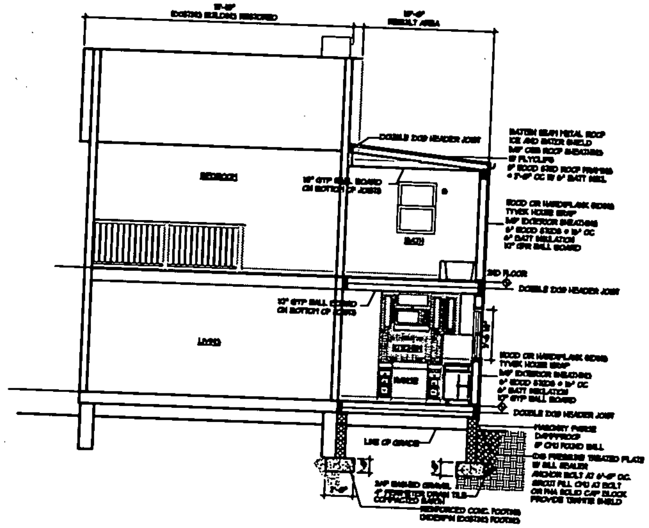

C5 PARTIAL SECTION

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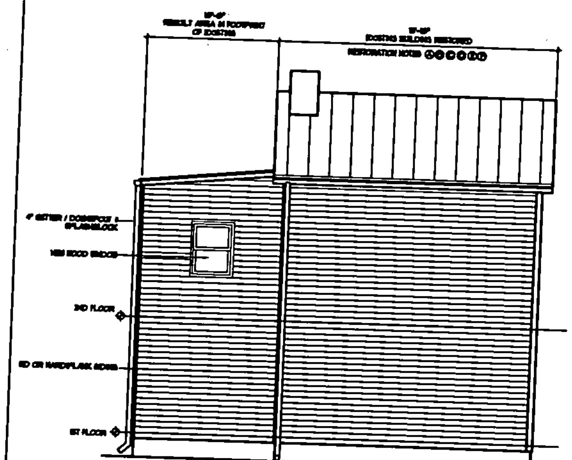

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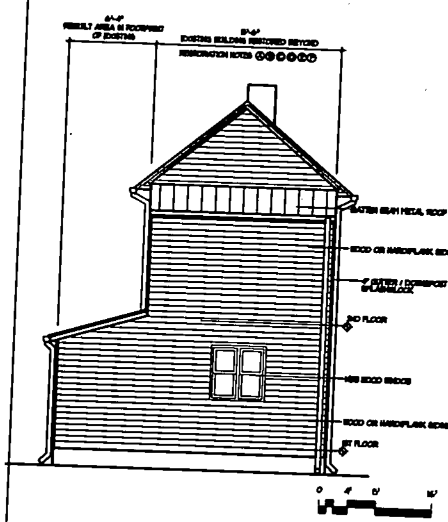

A3 SIDE ELEVATION

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A5 RESTORATION NOTES

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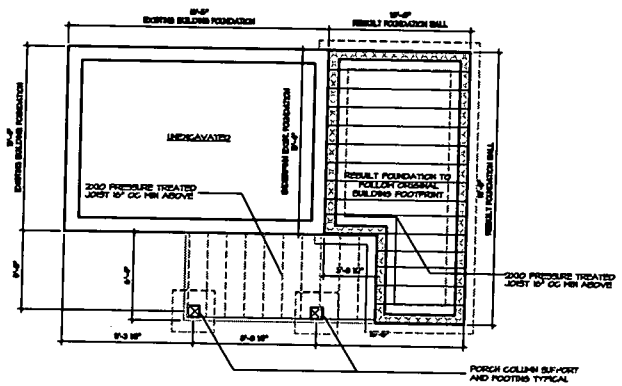

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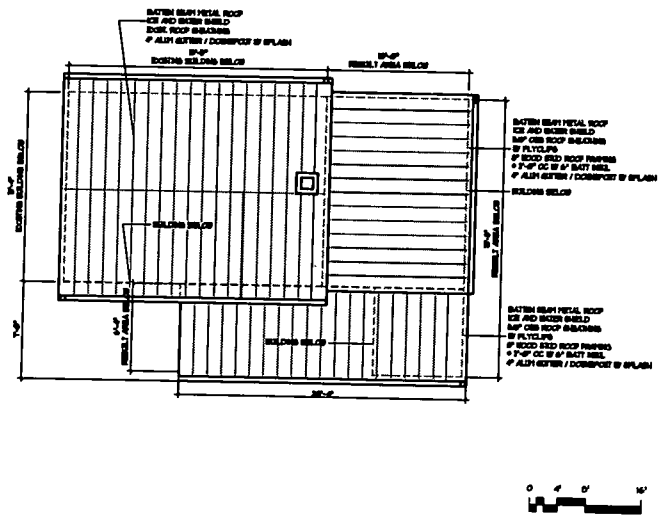

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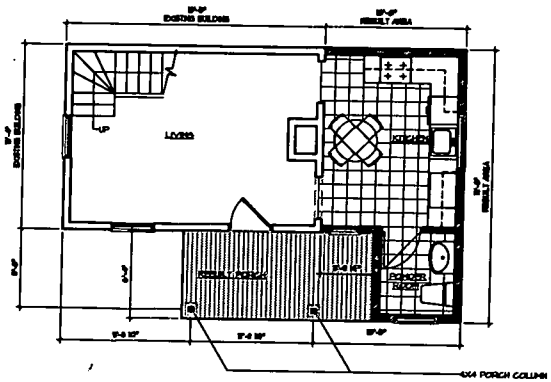

A1 FIRST FLOOR PLAN

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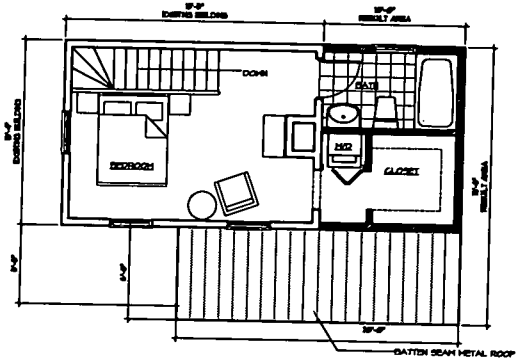

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FLOOR PLANS

A101

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	16101 Oak Hill Road, Silver Spring	**Meeting Date:**	6/13/2007
Applicant:	Edgewood Inn, LLC (Steve Gudelsky, Agent)	**Report Date:**	6/06/2007
Resource:	Master Plan Site #15/52 **Edgewood**	**Public Notice:**	5/30/2007
Review:	HAWP	**Tax Credit:**	N/A
Case Number:	15/52-07A	**Staff:**	Michele Oaks

PROPOSAL: Rehabilitation of Tenant House

RECOMMENDATION

Staff recommends that the Commission approve this HAWP application with the conditions that:

1. The proposed new windows on the reconstructed shed roof addition will be painted wood windows and the specifications for these windows will be submitted as part of the permit plans.

2. The new addition may be fabricated of Hardi-plank trimmed out in wood or wood siding, however, the main massing is required to retain a solid wood horizontal siding which is repaired and replaced as needed. Holistic replacement of the original siding is not approved.

3. The original windows on the subject house will be repaired as needed. Sash replacement will only be approved in writing after examination by staff.

4. The design of the proposed new wood door will be reviewed and approved by staff prior to installation.

5. The porch floor will be painted or stained tongue and groove.

6. The gutters will be fabricated of metal and will be ½ round with round downspouts. Ogee gutters and downspouts are not approved.

7. The 4" x4" porch posts will be painted.

HISTORIC CONTEXT

Originally built c1858, Edgewood has strong historical associations with the Stablers, a prominent Quaker family associated with the settlement and agricultural development of Eastern Montgomery County in the 1800s. Robert Stabler built Edgewood about 1858 when he married. His father, Caleb, of Drayton, gave him the land. Robert was a prosperous farmer active in the Grange and one of the incorporators of the Sandy Spring Bank.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: *Master Plan* Site # 15/52, **Edgewood**
STYLE: Vernacular
DATE: c1858

The original dwelling was the 2½-story block, two rooms wide with a rear kitchen ell. Later, probably in the late 1800s, a new kitchen wing was added and the old kitchen converted into a dining room. About 1903, another rear wing was built, giving the house a roughly U-shaped plan. The dwelling is set within a grove of hardwood trees from which the property obtained its name.

The property is currently zoned for a Country Inn.

APPLICABLE GUIDELINES

When reviewing alterations to the landscape of properties individually designated on the *Master Plan for Historic Preservation*, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A* (*Chapter 24A*), and the *Secretary of the Interior's Standards for Rehabilitation (Standards).* The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

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

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

Secretary of the Interior's Standards for Rehabilitation:

> A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
>
> The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
>
> Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
>
> 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. Replacement of missing features will be substantiated by documentary and physical evidence.
>
> Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
>
> New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

PROPOSAL

The applicant is proposing to rehabilitate the existing tenant house by:

1. Demolishing and reconstructing the existing two-story, non-contributing shed roof addition. The addition will be reconstructed on the same footprint and be clad in wood or Hardi-plank horizontal siding and sheathed in a standing seam metal roof. The new windows will be wood.

2. Rehabilitating the existing historic massing by:

    - Replacing in-kind the existing, standing-seam metal roof
    - Rebuilding the existing shed roof front porch
    - Repair and re-point the existing brick chimney. Replace any missing brick with new brick to match existing.
    - Remove the existing aluminum storm windows
    - Repair original wood sashes, sills and jambs as needed. Replace deteriorated components on a case-by-case basis. Repaint rehabilitated sashes.
    - Remove loose paint on the wood siding. Remove original wood siding in locations where substructure repair is required. Re-install original wood siding and trim where feasible. Prepare, prime and paint exterior wood siding.
    - Repair and re-point original stone foundation.

STAFF DISCUSSION

The applicant should be commended for their thoughtful proposal, which preserves the exterior fabric of this tenant house, a contributing outbuilding associated with a significant County historic site, Edgewood.

Staff would encourage the applicants to consider utilizing the wood siding option instead of Hardi-plank for the cladding on the exterior of the new addition, as wood siding will be the only material eligible for the County and State tax credit programs.

The applicant is proposing to install standard ogee profile gutters and downspouts on the tenant house. These gutters are a typical treatment for a contemporary new house. As such, staff is recommending a more historically appropriate metal ½ round gutter and round downspout be specified for this application.

To ensure an accurate treatment for the covered porch flooring, staff is recommending a painted or stained tongue and groove floor be installed.

The subject proposal with the above recommended conditions meets the Secretary of the Interior's Standard's for Rehabilitation.

Finally, staff has included in this staff report, Preservation Brief #9 for the owners use. This National Park Service Brief details specifications on the repair of historic wooden windows.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

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

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

452771 m

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: STEVEN GUDELSKY
Daytime Phone No.: 301-980-5960

Tax Account No.: 51-0561930

Name of Property Owner: EDGEWOOD INN, LLC Daytime Phone No.: 301-622-5272

Address: 12071 B TECH ROAD SILVER SPRING MD 20904
Street Number City Steet Zip Code

Contractor: JAR CONSTRUCTION Phone No.: 301-951-0701

Contractor Registration No.: MHIC #45203 DHIC #3249

Agent for Owner: JON PEITKOPP Daytime Phone No.: 301-455-5770

LOCATION OF BUILDING/PREMISE

House Number: 16101 Street: OAK HILL ROAD

Town/City: SILVER SPRING Nearest Cross Street: SPENCERVILLE ROAD

Lot: _____ Block: _____ Subdivision: _____

Liber: 3128 Folio: 420 Parcel: P161

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: $ 40,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Signature of owner or authorized agent

5/7/07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

5

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

   THE MAIN HOUSE ON THIS PROPERTY WAS BUILT CIRCA 1858. IT LIES ON 7 1/2 ACRES OF LAND, DESIGNATED AS A MASTER PLAN HISTORICAL RESOURCE. THE PROPERTY WAS ASSOCIATED WITH THE STABLERS, ONE OF THE OLDEST QUAKER FAMILIES IN THE AREA. THE SITE IS DENSELY WOODED IN THE EAST + CENTRAL PORTIONS AND CONTAINS CLUSTERS THROUGHOUT THE REST. PREVIOUSLY USED AS A FARM THERE ARE SEVERAL OUTBUILDINGS INCLUDING AN ICE HOUSE, CORN CRIB, BLACKSMITH SHOP, BANK BARN AND TENANT HOUSE.

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

   THE TENANT HOUSE, SITUATED AS THE NORTH-EASTERNMOST STRUCTURE, IS IN NEED OF REPAIRS AND RENOVATION OF KITCHEN + BATHROOMS. THE SHELL WILL BE REPAIRED, REPLACED OR RESTORED AS NEEDED, TO BE A LIKE-KIND EXTERIOR. ~~IS WHAT WE ARE LOOKING TO DO~~, ON THE INTERIOR WE WILL REBUILD THE KITCHEN + BATHROOMS, UP TO CODE.

2. **SITE PLAN**

   Site and environmental setting, drawn to scale. You may use your plat. 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 dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

ADDRESSES OF ADJACENT PROPERTIES

Owner Name:	BEHR, VIRGINIA L & BRADFORD B	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16000 OAK HILL RD SILVER SPRING MD 20905-3928	**Deed Reference:**	1) /27557/ 119 2)

Owner Name:	SCHWEBER, SAUL J & D L	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16107 OAK HILL RD SILVER SPRING MD 20905-3931	**Deed Reference:**	1) / 6964/ 638 2)

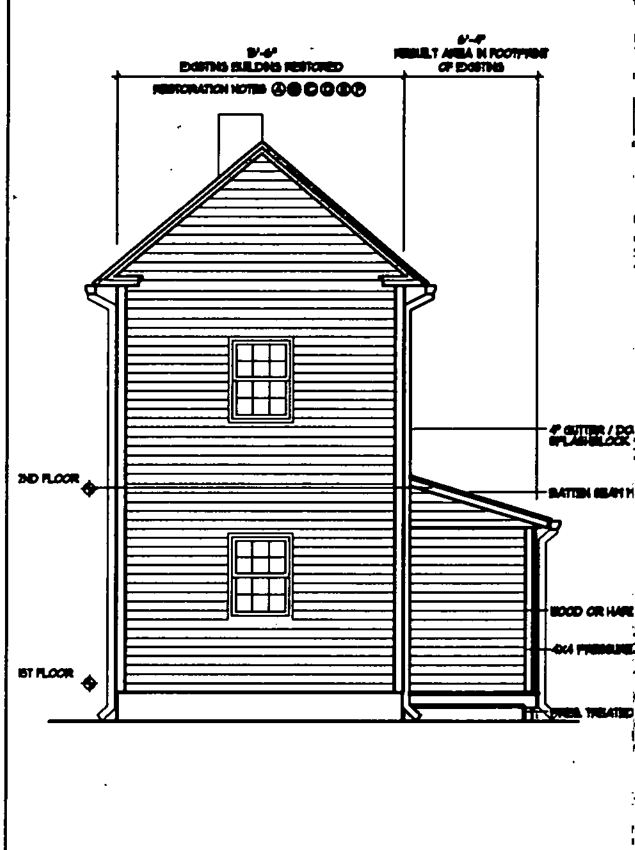
Owner Name:	HUNT, RICHARD E ET AL REV TR	**Use:**	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	16110 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /27504/ 410 2)

Owner Name:	TAYLOR, ANTONE L & HOLLIE N	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16101 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /20092/ 230 2)

Owner Name:	EVERETT, ROBERT K & MELANIE STONE EVERETT	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16100 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /19692/ 258 2)

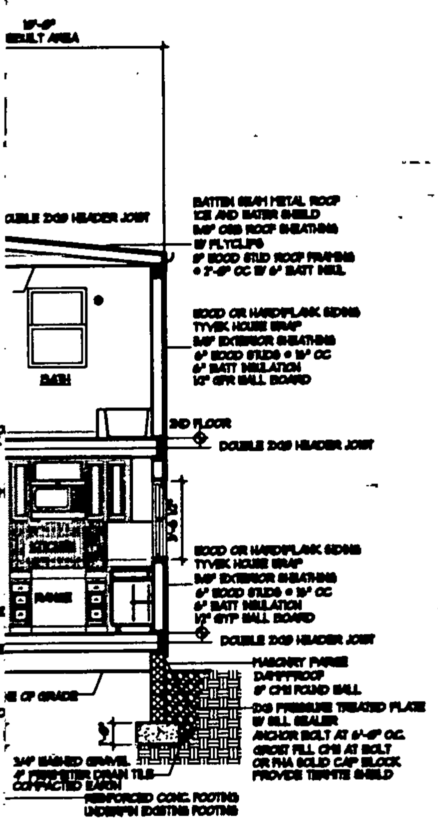
Owner Name:	MAROULES, EFREM & ELIZABETH	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16103 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /21612/ 594 2)

Owner Name:	PARK, JOUNG K & MYUNG S	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16102 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /20793/ 570 2)



C1 SIDE ELEVATION

SCALE



SCALE: 1/4" = 1'-0"

EPAIRS. STORE & PROTECT ORIGINAL SHEATHING

EATHING, REPLACING DETERIORATED BOARDS

PAN WIDTH DIMENSION.

STONE-TO-STONE JOINTS AT EXPOSED
D TOOLS ONLY. CLEAN OFF ANY MATERIAL
/AL IS COMPLETE, REPOINT JOINTS WITH NEW
UBJECT TO TESTING & SAMPLING.

NG FOR REPAIR WHERE SUSPECTED

ES. PROVIDE ALL STRUCTURAL BRACING
ACEMENT SHALL BE PRESSURE TREATED

NTS".

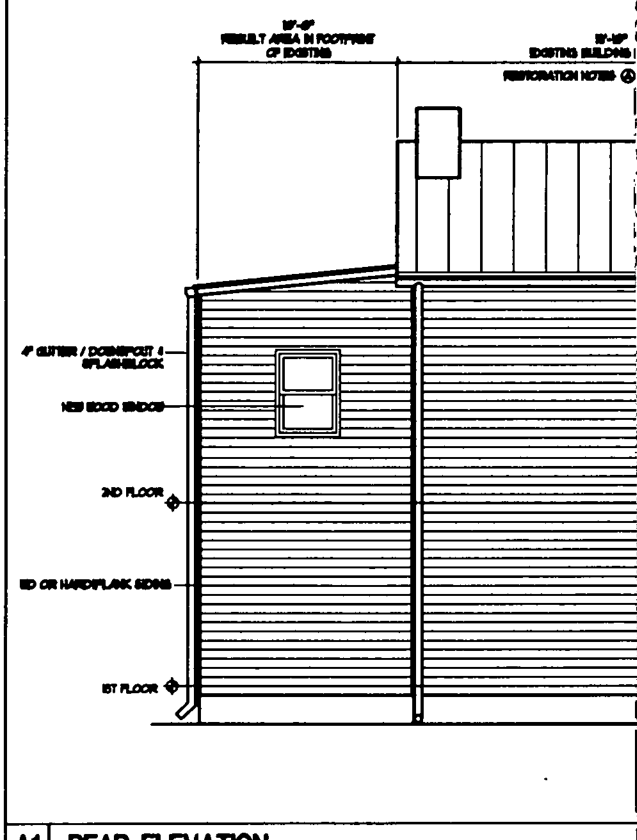
PLACE UNUSABLE PIECES WITH NEW TO MATCH

RESET ALL LOOSE BRICK AND REPLACE ANY
T TO TESTING & SAMPLING.

S FOR REPAIR WHERE DETERIORATION HAS

ENTS AND MATERIALS. ALL EXTERIOR JAMB

AGE. REPLACE UNUSABLE SASH FRAME, JAMB
TEXTURE.



A1 REAR ELEVATION

K&A

Kann & Associates, Inc.
33 South Gay Street
Suite 400
Baltimore, MD 21202
Phone 410.234.0900
Facsimile 410.539.4921
www.ka-architects.com

EDGEWOOD INN
TENANT HOUSE
SILVER SPRING, MARYLAND

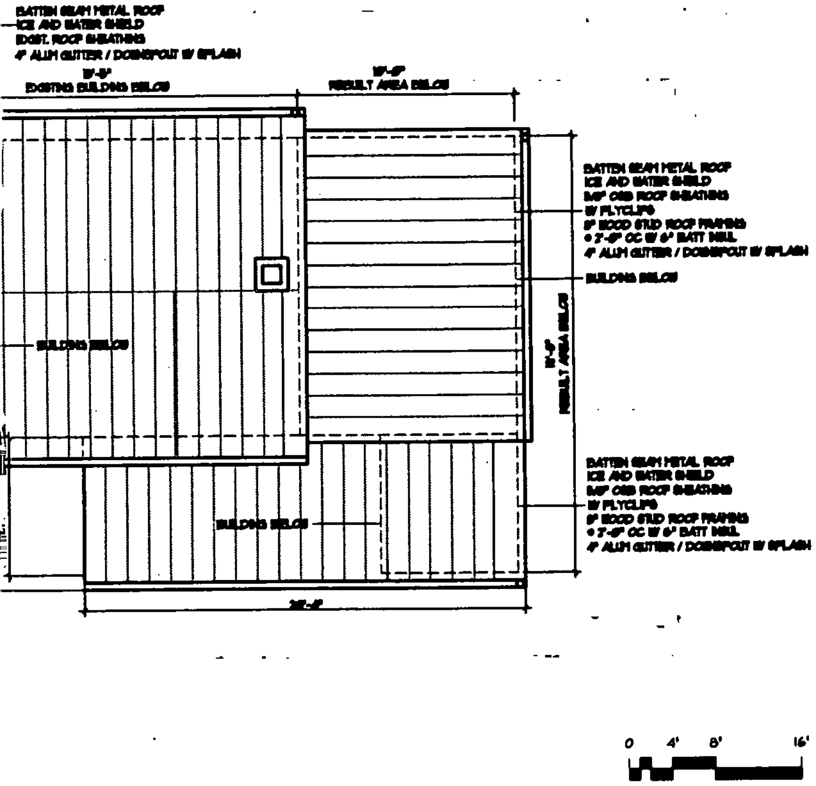
Submission Description	Date
OWNER REVIEW	

KA Project Number:
PM
PA

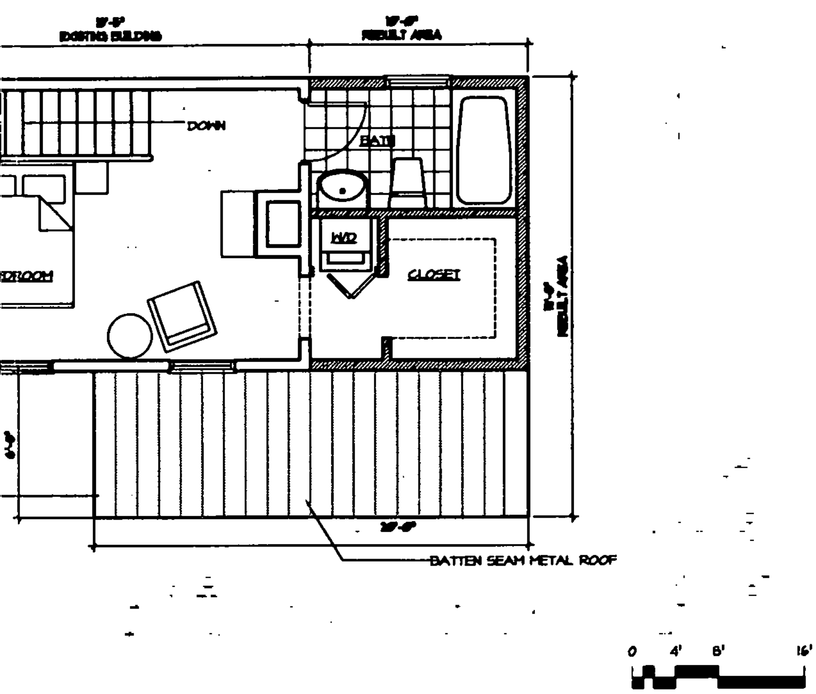
Sheet Title:
EXTERIOR ELEVATIONS/ SECTIONS

A201

8



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

KEY PLAN

Kann & Associates, Inc.
33 South Gay Street
Suite 400
Baltimore, MD 21202
Phone 410.234.0900
Facsimile 410.539.4921
www.ka-architects.com

EDGEWOOD INN
TENANT HOUSE
SILVER SPRING, MARYLAND

OWNER REVIEW

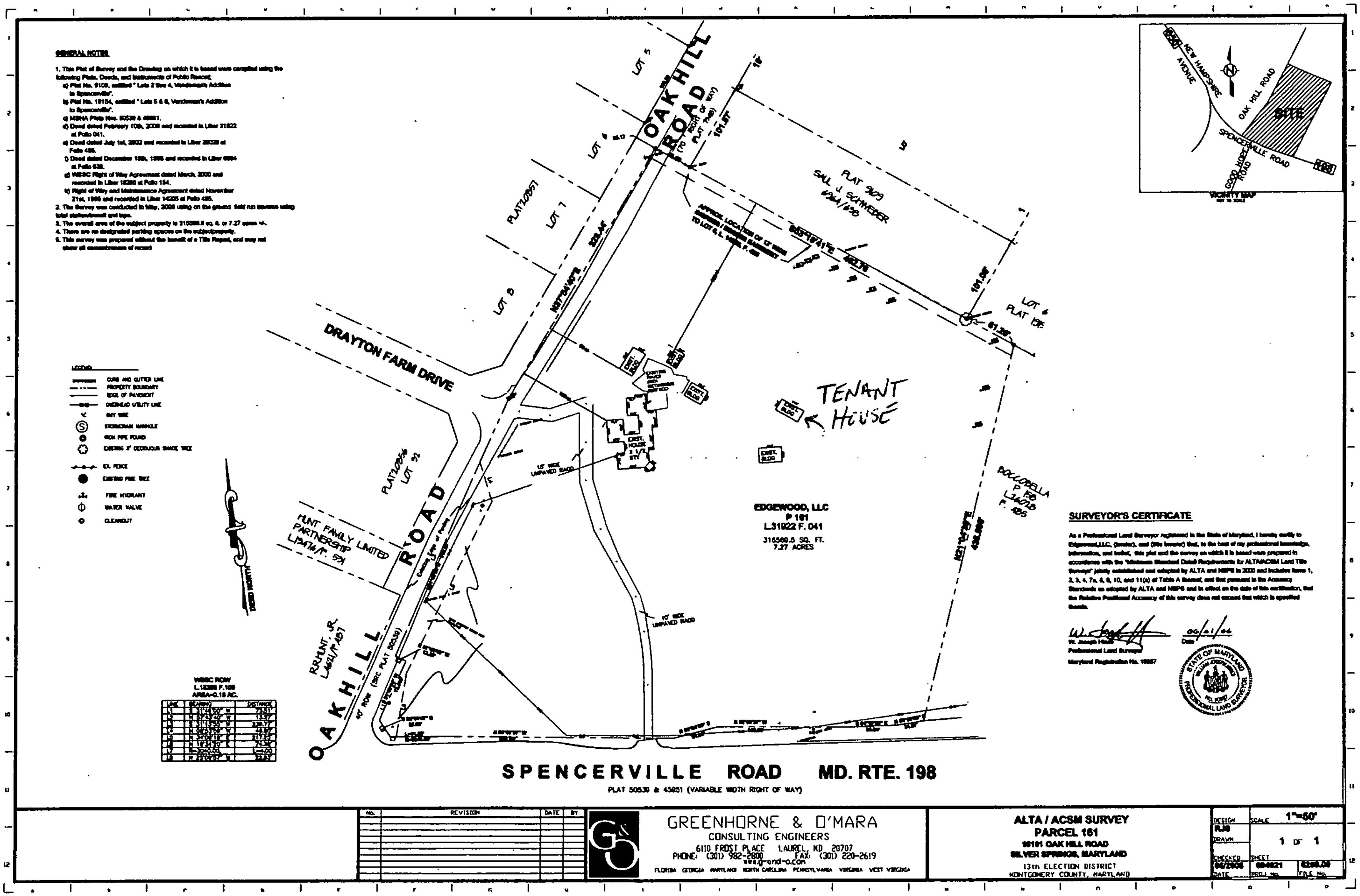
KA Project Number:
PM
PA

Sheet Title:

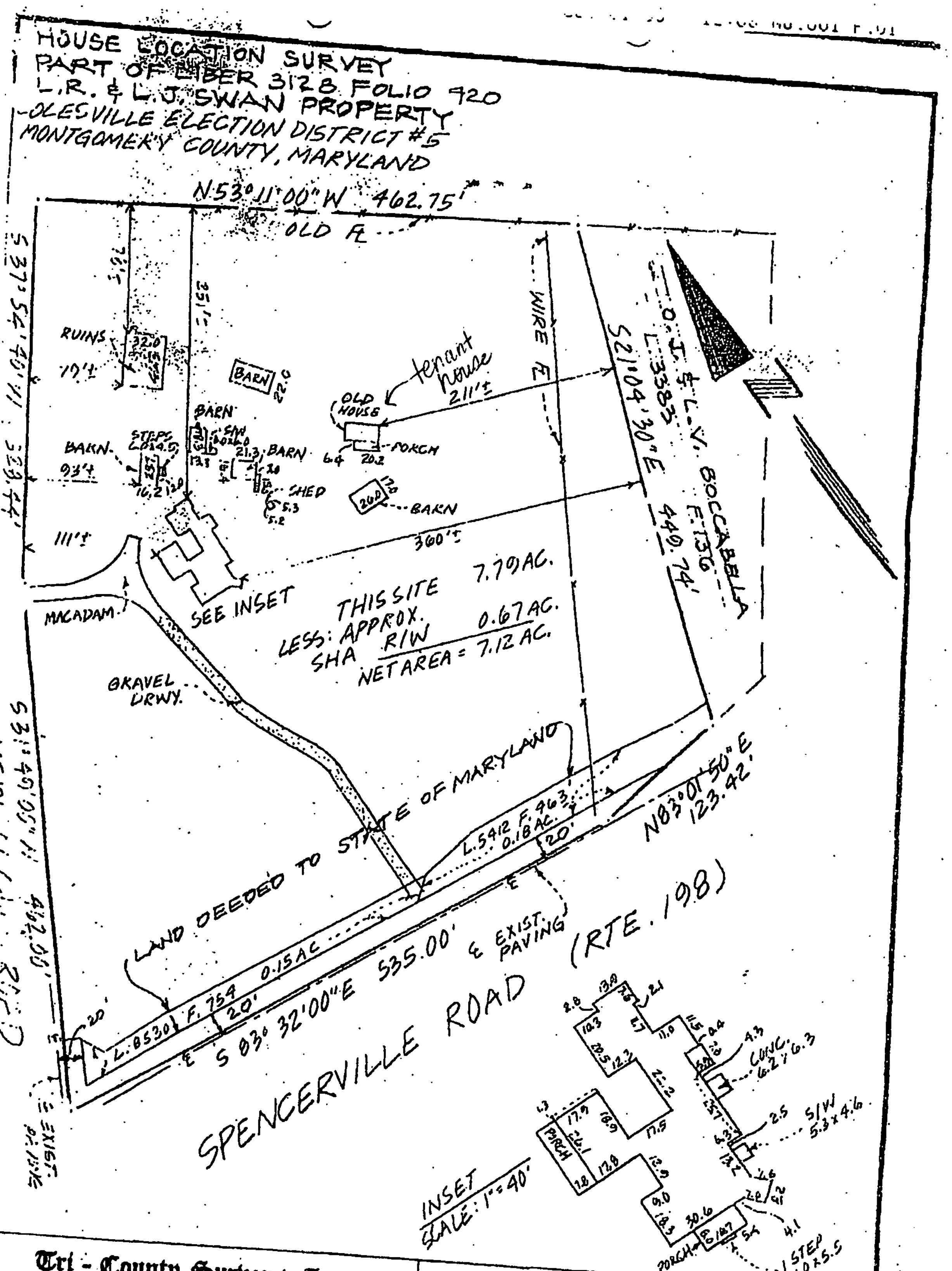
FLOOR PLANS

A101

9



GENERAL NOTES
OAK HILL ROAD
DRAYTON FARM DRIVE
SPENCERVILLE ROAD MD. RTE. 198
PLAT 50530 & 45051 (VARIABLE WIDTH RIGHT OF WAY)
LOT 5
LOT 6
LOT 7
LOT 8
LOT 92
LOT 6 PLAT 136
PLAT 3609 SAUL J. SCHWEBER
HUNT FAMILY LIMITED PARTNERSHIP
TENANT HOUSE
EDGEWOOD, LLC
P 161
L.31922 F. 041
315569.5 SQ. FT.
7.27 ACRES
DOCCORELLA
SURVEYOR'S CERTIFICATE
VICINITY MAP
SITE
NEW HAMPSHIRE AVENUE
GOOD HOPE ROAD
WSSC ROW
LEGEND
GREENHORNE & O'MARA
CONSULTING ENGINEERS
6110 FROST PLACE LAUREL, MD 20707
PHONE: (301) 982-2800 FAX: (301) 220-2619
www.g-and-o.com
ALTA / ACSM SURVEY
PARCEL 161
16101 OAK HILL ROAD
SILVER SPRINGS, MARYLAND
13th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=50'
SHEET 1 OF 1



Tri - County Surveys, Inc.

BOX 55 • DAMASCUS, MARYLAND 20872 • (301) 831-3655

LAND PLANNING CONSULTANTS • SUBDIVISIONS • LOTS & BOUNDARIES

REFERENCE	COUNTY OF	
Plat Book	MONTGOMERY	Drawn by: CLW
Plat No		Checked by: WLW
		Job No.: 80-097
		Scale: 1"=100'
		DATES
		Wall Ck.: OK, 77
		Final Loc.: 9-28-90
		Recert.:

SURVEYOR'S CERTIFICATION

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any. This Plat is not for determining property lines, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

No title report furnished.

Note: House does not lie within a flood hazard area

WILLIAM L. WIRTS - Registered Land Surveyor - Maryland No. 10721

NOTE: This drawing is not intended or represented to be a lot stake out survey; no lot corners were set ...

04477

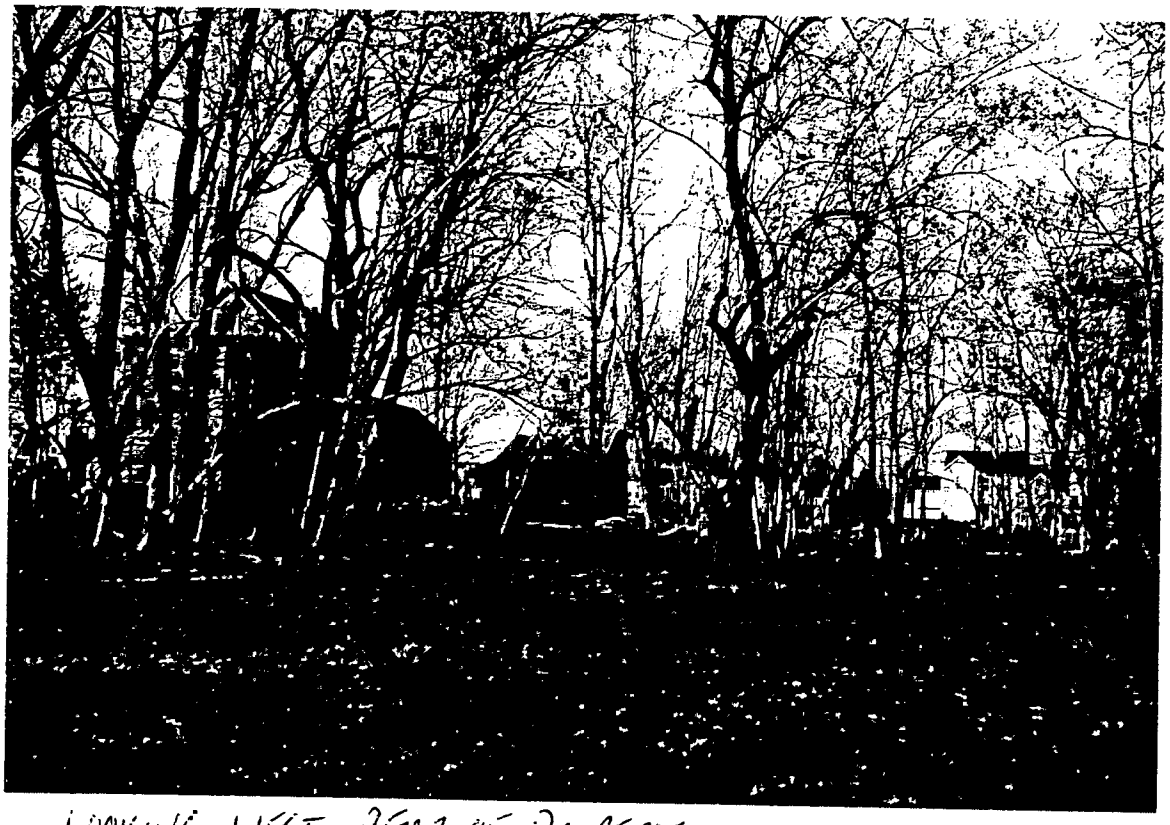
LOOKING NORTH AT PROPERTY

04502

LOOKING EAST FROM ENTRANCE OF DAYTON FARM

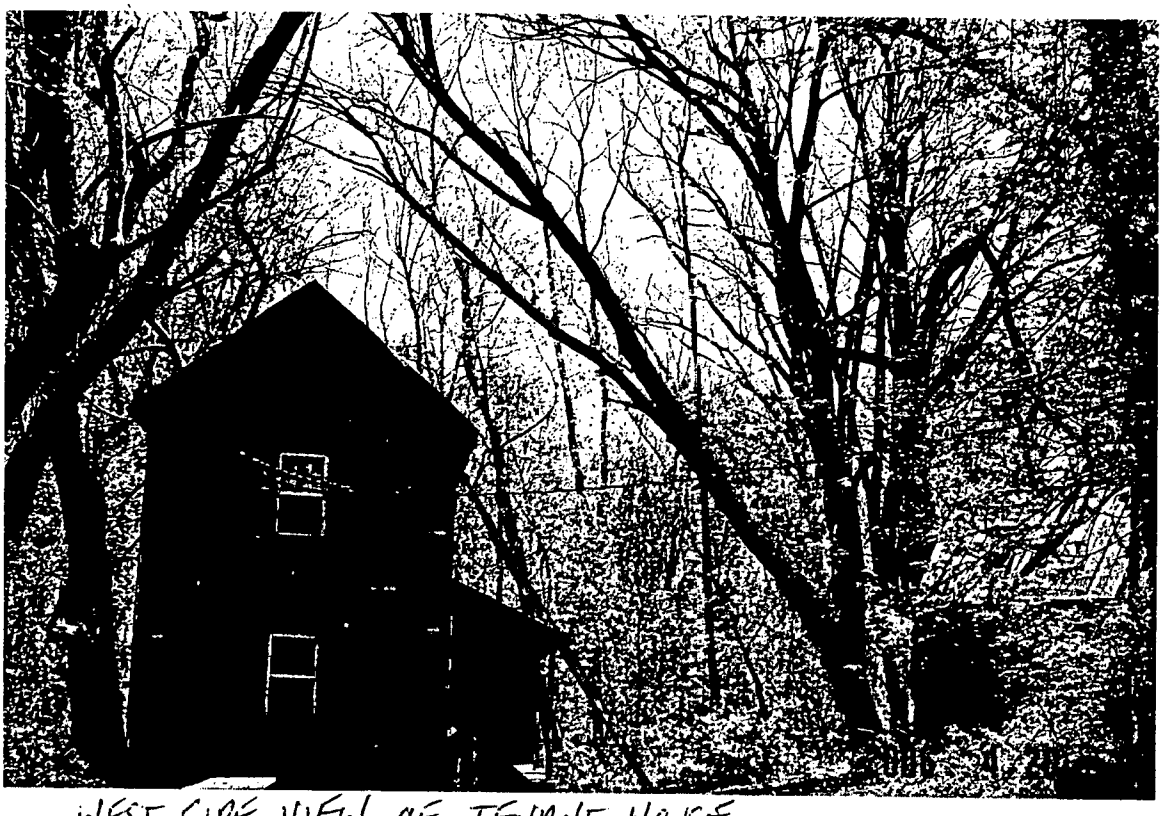
05433

LOOKING WEST AT REAR OF PROPERTY



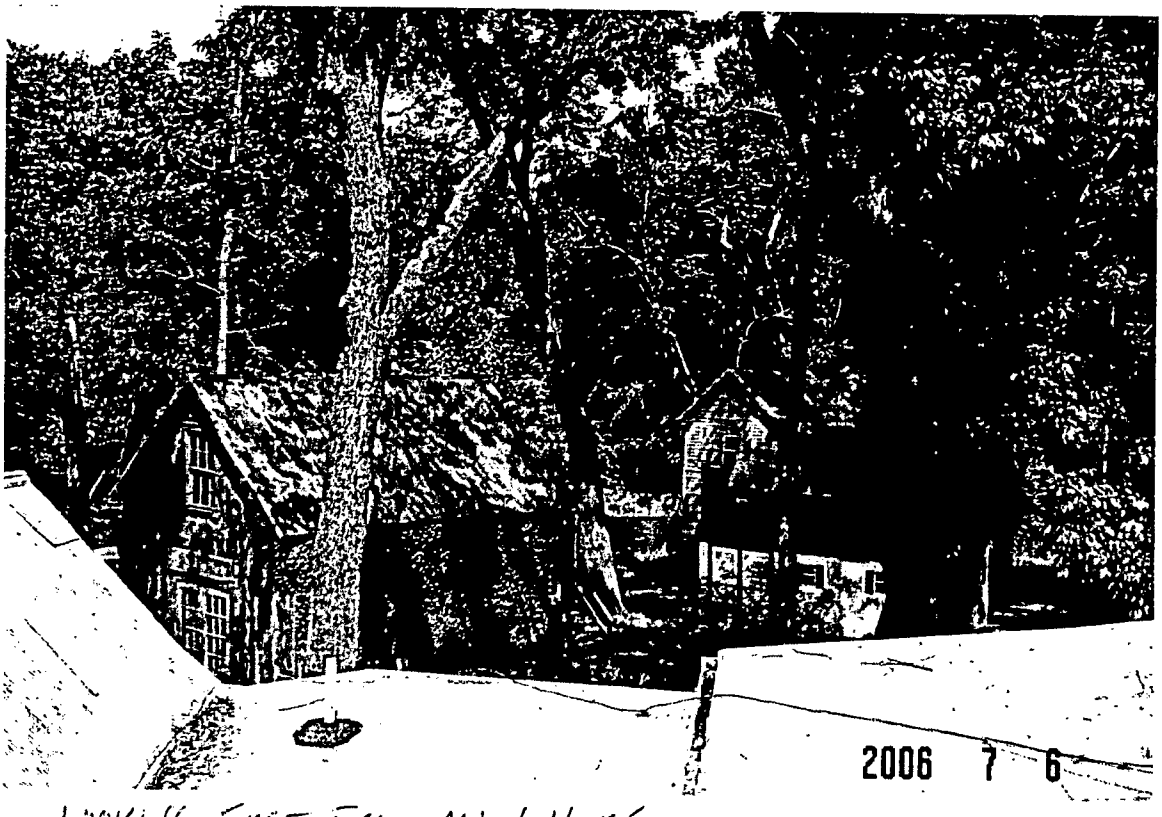
05439

LOOKING WEST, REAR OF PROPERTY



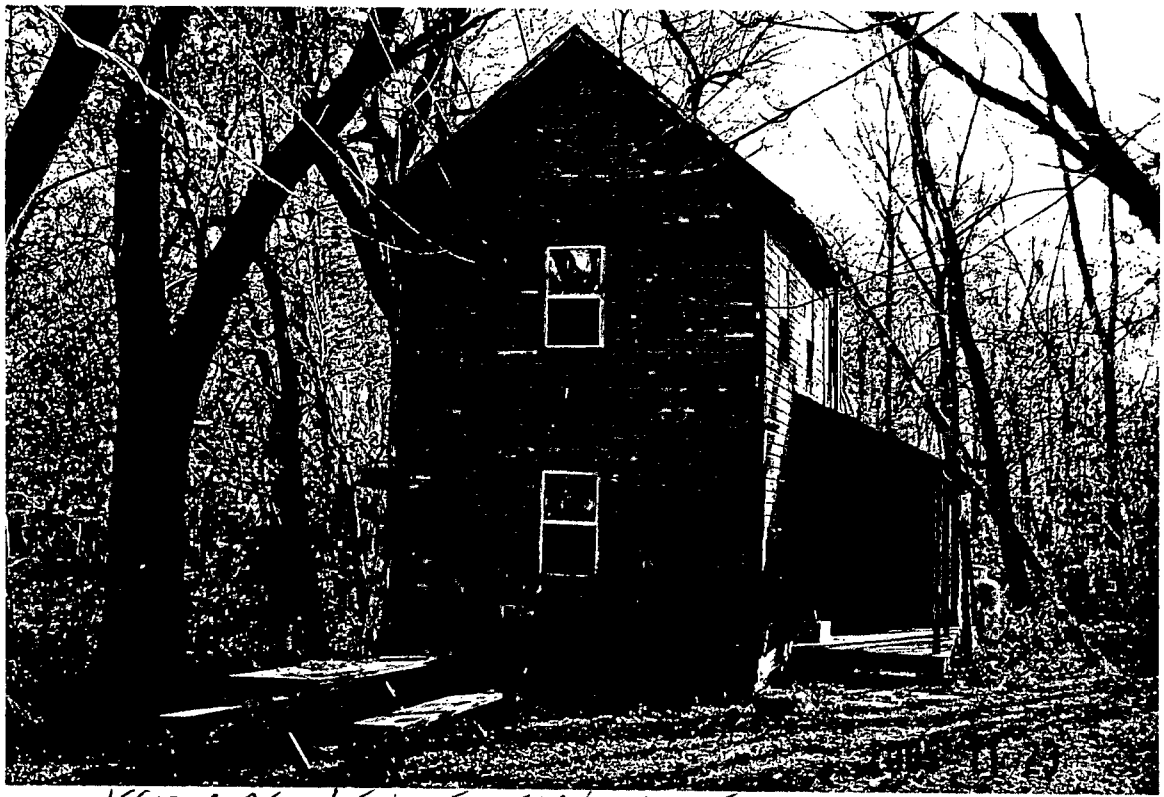
04515

WEST SIDE VIEW OF TENANT HOUSE



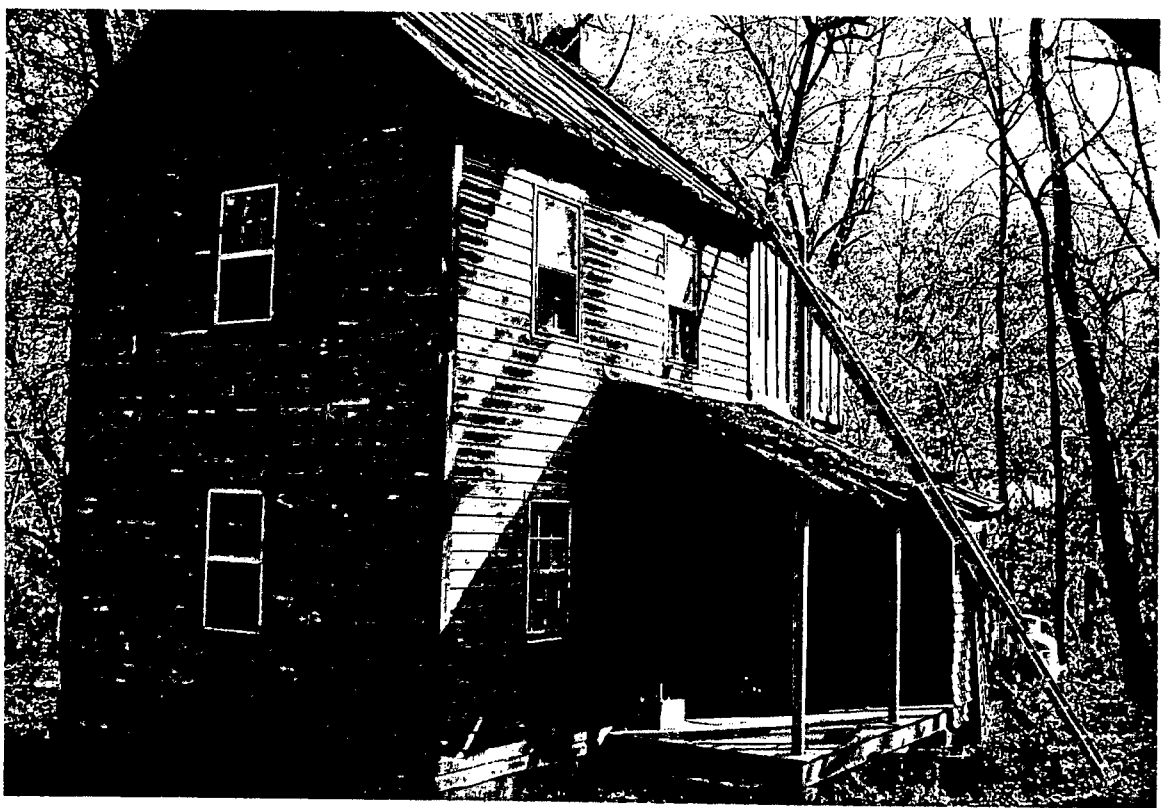
04887

LOOKING EAST FROM MAIN HOUSE



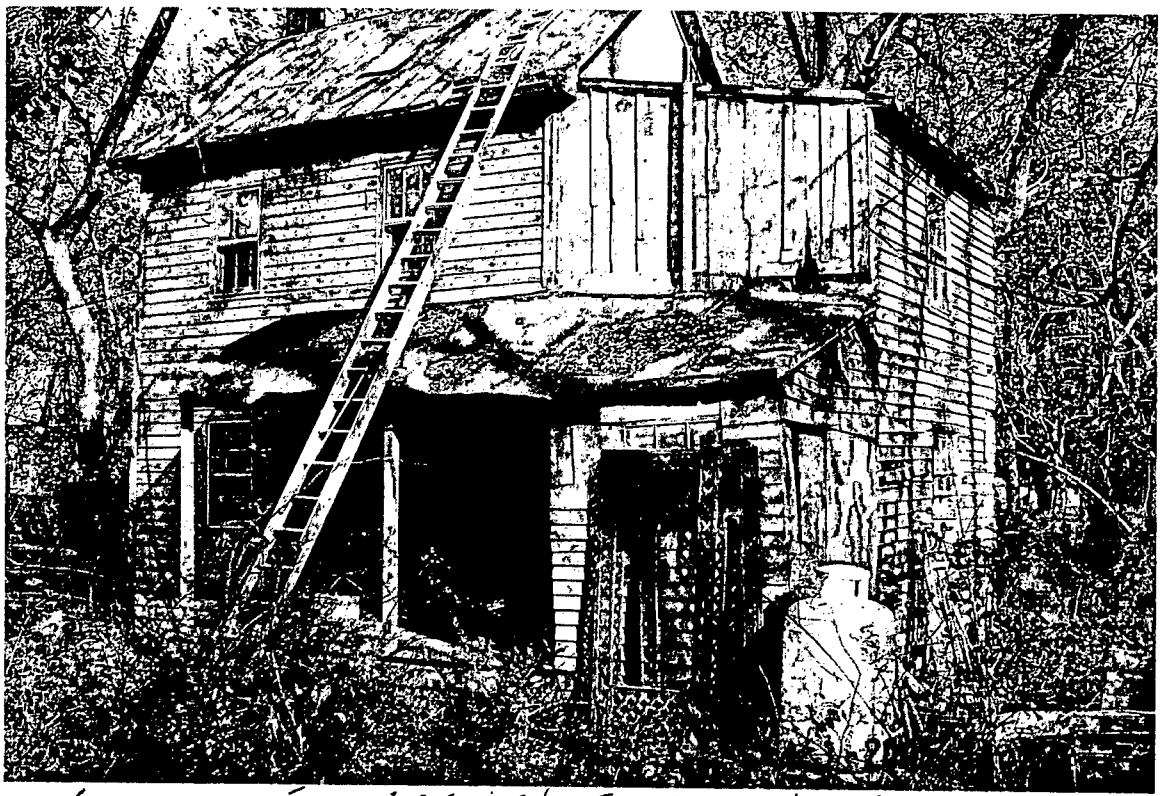
04114

WEST SIDE VIEW OF TENANT HOUSE



04115

WEST AND SOUTH SIDE VIEW OF TENANT HOUSE



04116

SOUTH AND EAST SIDE VIEW OF TENANT HOUSE

04121

NORTH EAST CORNER OF TENANT HOUSE

04124

NORTH AND EAST SIDE VIEW OF TENANT HOUSE

04125

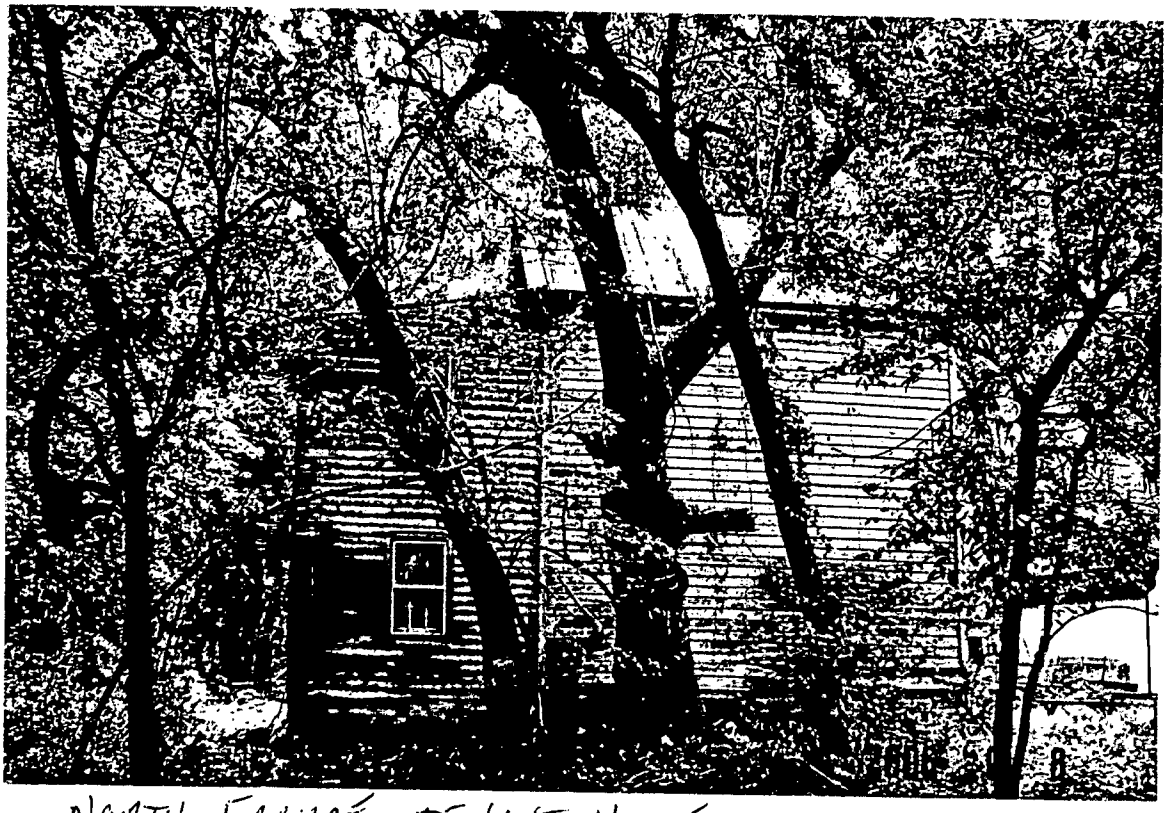
NORTH AND WEST SIDE VIEW OF TENANT HOUSE

05253

SOUTH FACIADE TENANT HOUSE

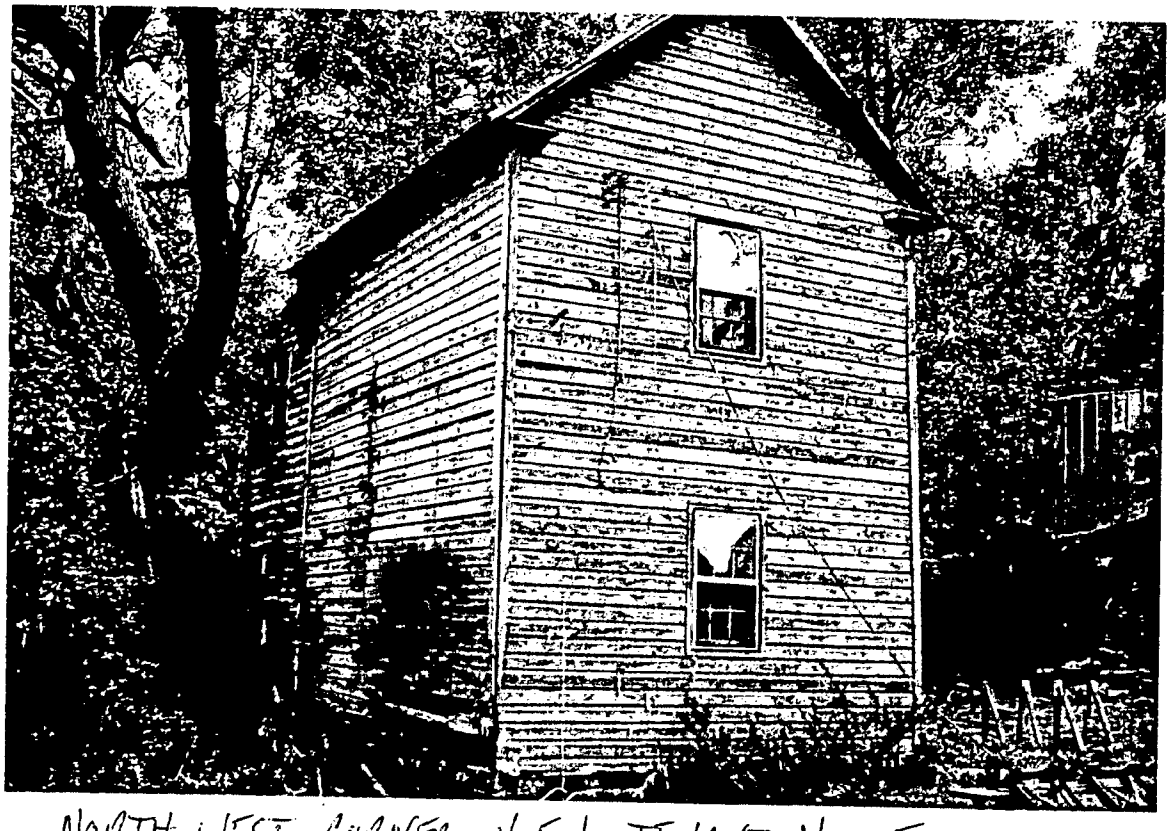
05254

EAST FACIADE TENANT HOUSE



05256

NORTH FACADE TENANT HOUSE



05257

NORTH WEST CORNER VIEW, TENANT HOUSE

9 Preservation Briefs

Technical Preservation Services
National Park Service
U.S. Department of the Interior

The Repair of Historic Wooden Windows

John H. Myers

»Architectural or Historical Significance
»Physical Evaluation
»Repair Class I: Routine Maintenance
»Repair Class II: Stabilization
»Repair Class III: Splices and Parts Replacement
»Weatherization
»Window Replacement
»Conclusion
»Additional Reading

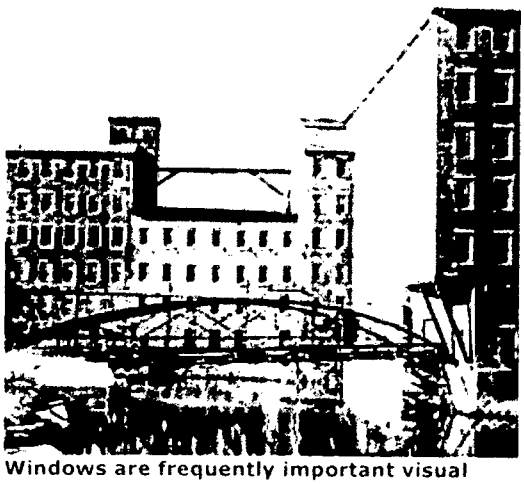
A NOTE TO OUR USERS: The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building. Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. *The Secretary of the Interior's Standards for Rehabilitation* and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. This Brief is based on the issues of significance and repair which are implicit in the standards, but the primary emphasis is on the technical issues of planning for the repair of windows including evaluation of their physical condition, techniques of repair, and design considerations when replacement is necessary.

Much of the technical section presents repair techniques as an instructional guide for the do-it-yourselfer. The information will be useful, however, for the architect, contractor, or developer on large-scale projects. It presents a methodology for approaching the evaluation and repair of existing windows, and considerations for replacement, from which the professional can develop alternatives and specify appropriate materials and procedures.

Architectural or Historical Significance

Evaluating the architectural or historical significance of windows is the first step in planning for window treatments, and a general understanding of the function and history of windows is vital to making a proper evaluation. As a part of this evaluation, one must consider four basic window functions: admitting light to the interior spaces, providing fresh air and ventilation to the interior, providing a visual link to the outside world, and enhancing the appearance of a building. No single factor can be disregarded when planning window treatments; for example, attempting to conserve energy by closing up or reducing the size of window openings may result in the use of *more* energy by increasing electric lighting loads and decreasing passive solar heat gains.



Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows with larger panes could dramatically alter the appearance of the building. Photo: NPS files.

Historically, the first windows in early American houses were casement windows; that is, they were hinged at the side and opened outward. In the beginning of the eighteenth century single- and double-hung windows were introduced. Subsequently many styles of these vertical sliding sash windows have come to be associated with specific building periods or architectural styles, and this is an important consideration in determining the significance of windows, especially on a local or regional basis. Site-specific, regionally oriented architectural comparisons should be made to determine the significance of windows in question. Although such comparisons may focus on specific window types and their details, the ultimate determination of significance should be made within the context of the whole building, wherein the windows are one architectural element.

After all of the factors have been evaluated, **windows should be considered significant to a building if they: 1)** are original, **2)** reflect the original design intent for the building, **3)** reflect period or regional styles or building practices, **4)** reflect changes to the building resulting from major periods or events, or **5)** are examples of exceptional craftsmanship or design. Once this evaluation of significance has been completed, it is possible to proceed with planning appropriate treatments, beginning with an investigation of the physical condition of the windows.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs. Another effective tool is a window schedule which lists all of the parts of each window unit. Spaces by each part allow notes on existing conditions and repair instructions. When such a schedule is completed, it indicates the precise tasks to be performed in the repair of each unit and becomes a part of the specifications. In any evaluation, one should note at a minimum:

- **1)** window location
- **2)** condition of the paint

- **3)** condition of the frame and sill
- **4)** condition of the sash (rails, stiles and muntins)
- **5)** glazing problems
- **6)** hardware, and
- **7)** the overall condition of the window (excellent, fair, poor, and so forth)

Many factors such as poor design, moisture, vandalism, insect attack, and lack of maintenance can contribute to window deterioration, but moisture is the primary contributing factor in wooden window decay. All window units should be inspected to see if water is entering around the edges of the frame and, if so, the joints or seams should be caulked to eliminate this danger. The glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. The back putty on the interior side of the pane should also be inspected, because it creates a seal which prevents condensation from running down into the joinery. The sill should be examined to insure that it slopes downward away from the building and allows water to drain off. In addition, it may be advisable to cut a dripline along the underside of the sill. This almost invisible treatment will insure proper water runoff, particularly if the bottom of the sill is flat. Any conditions, including poor original design, which permit water to come in contact with the wood or to puddle on the sill must be corrected as they contribute to deterioration of the window.

One clue to the location of areas of excessive moisture is the condition of the paint; therefore, each window should be examined for areas of paint failure. Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint. After noting areas of paint failure, the next step is to inspect the condition of the wood, particularly at the points identified during the paint examination.

Deterioration of poorly maintained windows usually begins on horizontal surfaces and at joints, where water can collect and saturate the wood. Photo: NPS files.

Each window should be examined for operational soundness beginning with the lower portions of the frame and sash. Exterior rainwater and interior condensation can flow downward along the window, entering and collecting at points where the flow is blocked. The sill, joints between the sill and jamb, corners of the bottom rails and muntin joints are typical points where water collects and deterioration begins. The operation of the window (continuous opening and closing over the years and seasonal temperature changes) weakens the joints, causing movement and slight separation. This process makes the joints more vulnerable to water which is readily absorbed into the endgrain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection, but other less severely deteriorated areas of the wood may be tested by two traditional methods using a small ice pick.

An ice pick or an awl may be used to test wood for soundness. The technique is simply to jab the pick into a wetted wood surface at an angle and pry up a small section of the wood. Sound wood will separate in long fibrous splinters, but decayed wood will lift up in short irregular pieces due to the breakdown of fiber strength.

Another method of testing for soundness consists of pushing a sharp object into the wood, perpendicular to the surface. If deterioration has begun from the hidden side of a member and the core is badly decayed, the visible surface may appear to be sound wood. Pressure on the probe can force it through an apparently sound skin to penetrate deeply into decayed wood. This technique is especially useful for checking sills where visual access to the underside is restricted.

Following the inspection and analysis of the results, the scope of the necessary repairs will be evident and a plan for the rehabilitation can be formulated. Generally the actions necessary to return a window to "like new" condition will fall into three broad categories: ***1) routine maintenance procedures***, ***2) structural stabilization***, and ***3) parts replacement***. These categories will be discussed in the following sections and will be referred to respectively as **Repair Class I**, **Repair Class II**, and **Repair Class III.** Each successive repair class represents an increasing level of difficulty, expense, and work time. Note that most of the points mentioned in Repair Class I are routine maintenance items and should be provided in a regular maintenance program for any building. The neglect of these routine items can contribute to many common window problems.

Before undertaking any of the repairs mentioned in the following sections all sources of moisture penetration should be identified and eliminated, and all existing decay fungi destroyed in order to arrest the deterioration process. Many commercially available fungicides and wood preservatives are toxic, so it is extremely important to follow the manufacturer's recommendations for application, and store all chemical materials away from children and animals. After fungicidal and preservative treatment the windows may be stabilized, retained, and restored with every expectation for a long service life.

Repair Class I: Routine Maintenance

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.

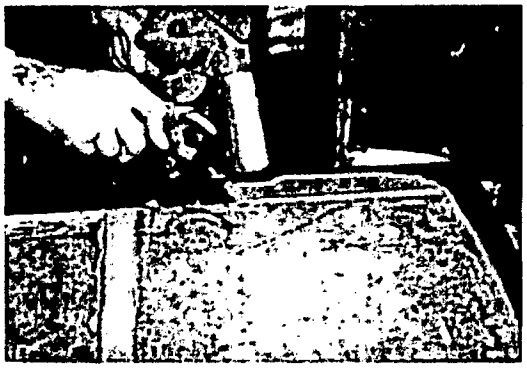
This historic double-hung window has many layers of paint, some cracked and missing putty, slight separation at the joints, broken sash cords, and one cracked pane. Photo: NPS files.

The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting. These operations are illustrated for a typical

After removing paint from the seam between the interior stop and the jamb, the stop can be pried out and gradually worked loose using a pair of putty knives as shown. Photo: NPS files.

double-hung wooden window, but they may be adapted to other window types and styles as applicable.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired, it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed.



Sash can be removed and repaired in a convenient work area. Paint is being removed from this sash with a hot air gun. Photo: NPS files.

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments. With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

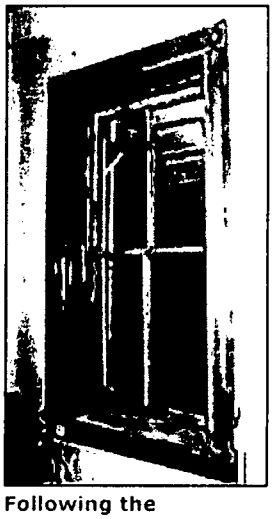
Removal of the upper sash on double-hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used, the glass should be removed or protected from the sudden temperature change which can cause breakage. An overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the

point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane.

The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weather-tight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains. The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.



Following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come.Photo: NPS files.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition. The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire process took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

Repair Class II: Stabilization

The preceding description of a window repair job focused on a unit which was operationally sound. Many windows will show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly

damaged windows can be repaired using simple processes. Partially decayed wood can be waterproofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. Three techniques for repairing partially decayed or weathered wood are discussed in this section, and all three can be accomplished using products available at most hardware stores.

One established technique for repairing wood which is split, checked or shows signs of rot, is to: **1)** dry the wood, **2)** treat decayed areas with a fungicide, **3)** waterproof with two or three applications of boiled linseed oil (applications every 24 hours), **4)** fill cracks and holes with putty, and **5)** after a "skin" forms on the putty, paint the surface. Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.

This illustrates a two-part expoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: NPS files.

When sills or other members exhibit surface weathering they may also be built-up using wood putties or homemade mixtures such as sawdust and resorcinol glue, or whiting and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semirigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semirigid epoxy patching compound, sanded and painted. Epoxy patching compounds can be used to build up missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long lasting materials available for wood repair. More information on epoxies can be found in the publication "Epoxies for Wood Repairs in Historic Buildings," cited in the bibliography.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

Repair Class III: Splices and Parts Replacement

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric.

These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do-it-yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," *Bulletin* of the Association for Preservation Technology, Vol. III, No. 4, 1971, or illustrated more recently in *The Old House*, Time-Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair: **1)** conduct regular maintenance of sound frames to achieve the longest life possible, **2)** make necessary repairs in place, wherever possible, using stabilization and splicing techniques, and **3)** if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost effective solution.

Weatherization

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will insure that the sash are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

Window Replacement

Although the retention of original or existing windows is always desirable and this Brief is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should not begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: **1)** the pattern of the openings and their size; **2)** proportions of the

frame and sash; **3)** configuration of window panes; **4)** muntin profiles; **5)** type of wood; **6)** paint color; **7)** characteristics of the glass; and **8)** associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local woodworking mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to ASHRAE 1977 Fundamentals, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

Conclusion

Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

Additional Reading

ASHRAE Handbook 1977 Fundamentals. New York: American Society of Heating, Refrigerating and Air-conditioning Engineers, 1978 (chapter 26).

Ferro, Maximillian. *Preservation: Present Pathway to Fall River's Future.* Fall River, Massachusetts: City of Fall River, 1979 (chapter 7).

"Fixing Double-hung Windows." *Old House Journal* (no. 12, 1979): 135.

Morrison, Hugh. *Early American Architecture*. New York: Oxford University Press, 1952.

Phillips, Morgan, and Selwyn, Judith. *Epoxies for Wood Repairs in Historic Buildings.* Washington, DC: Technical Preservation Services, U.S. Department of the Interior (Government Printing Office, Stock No. 024016000951), 1978.

Rehab Right. Oakland, California: City of Oakland Planning Department, 1978 (pp. 78&3).

"Sealing Leaky Windows." *Old House Journal* (no. 1, 1973): 5.

Smith, Baird M. "Preservation Briefs: 3 Conserving Energy in Historic Buildings." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1978.

Weeks, Kay D. and David W. Lock, "Preservation Briefs: 10 Exterior Paint Problems on Historic Woodwork." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1982.

Washington, D.C. 1981

Home page logo: Historic six-over-six windows--preserved. Photo: NPS files.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), Heritage Preservation Services Division, National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments for a broad public.

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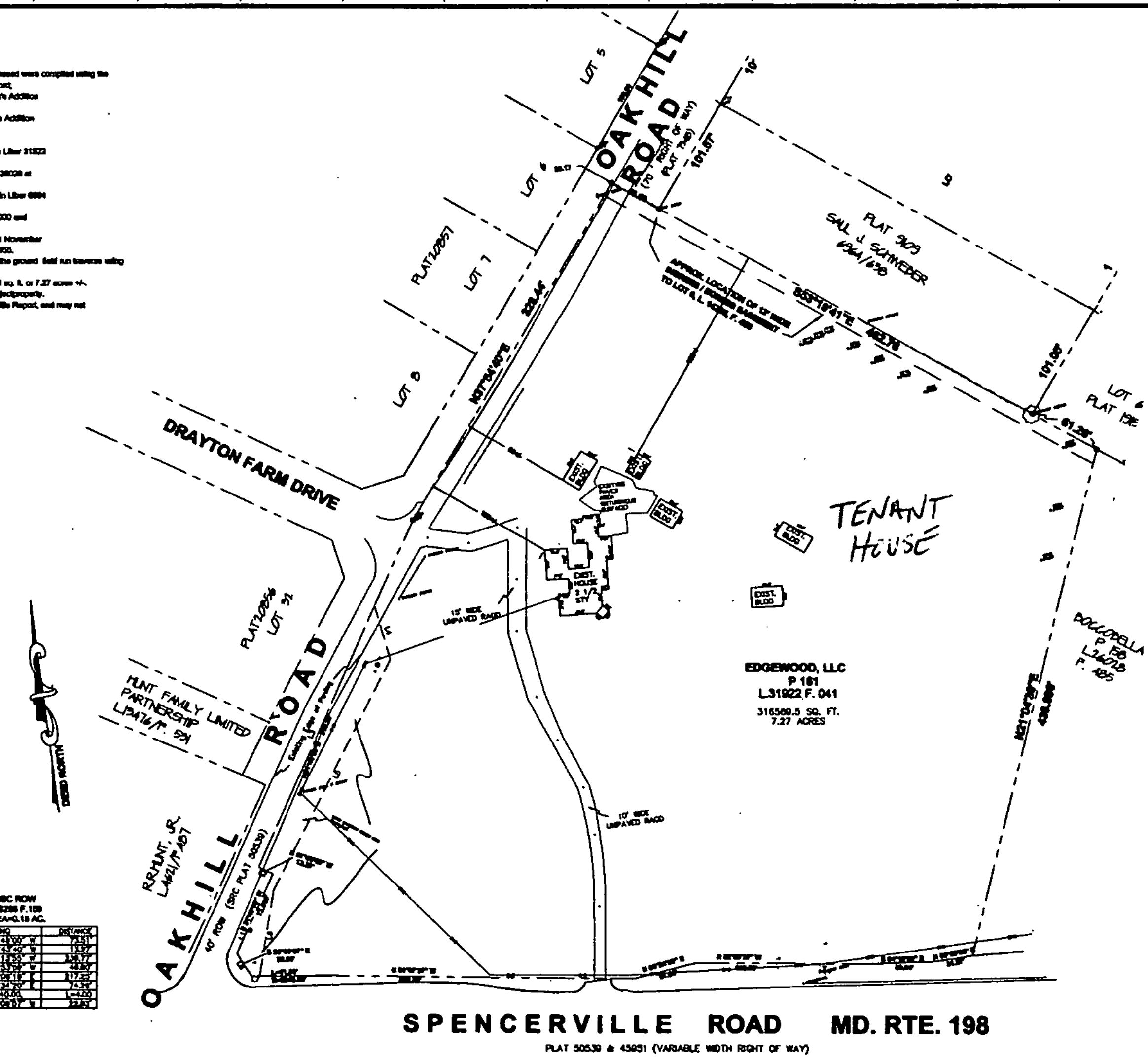
KDW

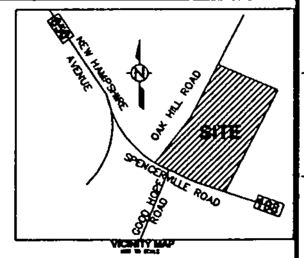
GENERAL NOTES

1. This Plat of Survey and the Drawing on which it is based were compiled using the following Plats, Deeds, and Instruments of Public Record;
   a) Plat No. 8108, entitled " Lots 2 thru 4, Vandeman's Addition to Spencerville".
   b) Plat No. 19154, entitled " Lots 5 & 6, Vandeman's Addition to Spencerville".
   c) MSHA Plats Nos. 50539 & 45951.
   d) Deed dated February 10th, 2006 and recorded in Liber 31922 at Folio 041.
   e) Deed dated July 1st, 2002 and recorded in Liber 28028 at Folio 485.
   f) Deed dated December 19th, 1985 and recorded in Liber [illegible] at Folio [illegible].
   g) WSSC Right of Way Agreement dated March, 2000 and recorded in Liber 18298 at Folio 154.
   h) Right of Way and Maintenance Agreement dated November 21st, 1995 and recorded in Liber 14205 at Folio 455.
2. The Survey was conducted in May, 2006 using on the ground field run traverse using total station/transit and tape.
3. The overall area of the subject property is 315569.5 sq. ft. or 7.27 acres +/-.
4. There are no designated parking spaces on the subject property.
5. This survey was prepared without the benefit of a Title Report, and may not show all encumbrances of record

LEGEND

- CURB AND GUTTER LINE
- PROPERTY BOUNDARY
- EDGE OF PAVEMENT
- OVERHEAD UTILITY LINE
- GUY WIRE
- STORMDRAIN MANHOLE
- IRON PIPE FOUND
- EXISTING 3" DECIDUOUS SHADE TREE
- EX. FENCE
- EXISTING PINE TREE
- FIRE HYDRANT
- WATER VALVE
- CLEANOUT





SURVEYOR'S CERTIFICATE

As a Professional Land Surveyor registered in the State of Maryland, I hereby certify to Edgewood,LLC, (lender), and (title insurer) that, to the best of my professional knowledge, information, and belief, this plat and the survey on which it is based were prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005 and includes items 1, 2, 3, 4, 7a, 8, 9, 10, and 11(a) of Table A thereof, and that pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, that the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

W. Joseph Hauck (signature)
W. Joseph Hauck
Professional Land Surveyor
Maryland Registration No. 10887

06/01/06
Date

STATE OF MARYLAND — PROFESSIONAL LAND SURVEYOR — NO. 10887 (seal)

NO.	REVISION	DATE	BY

GREENHORNE & O'MARA
CONSULTING ENGINEERS
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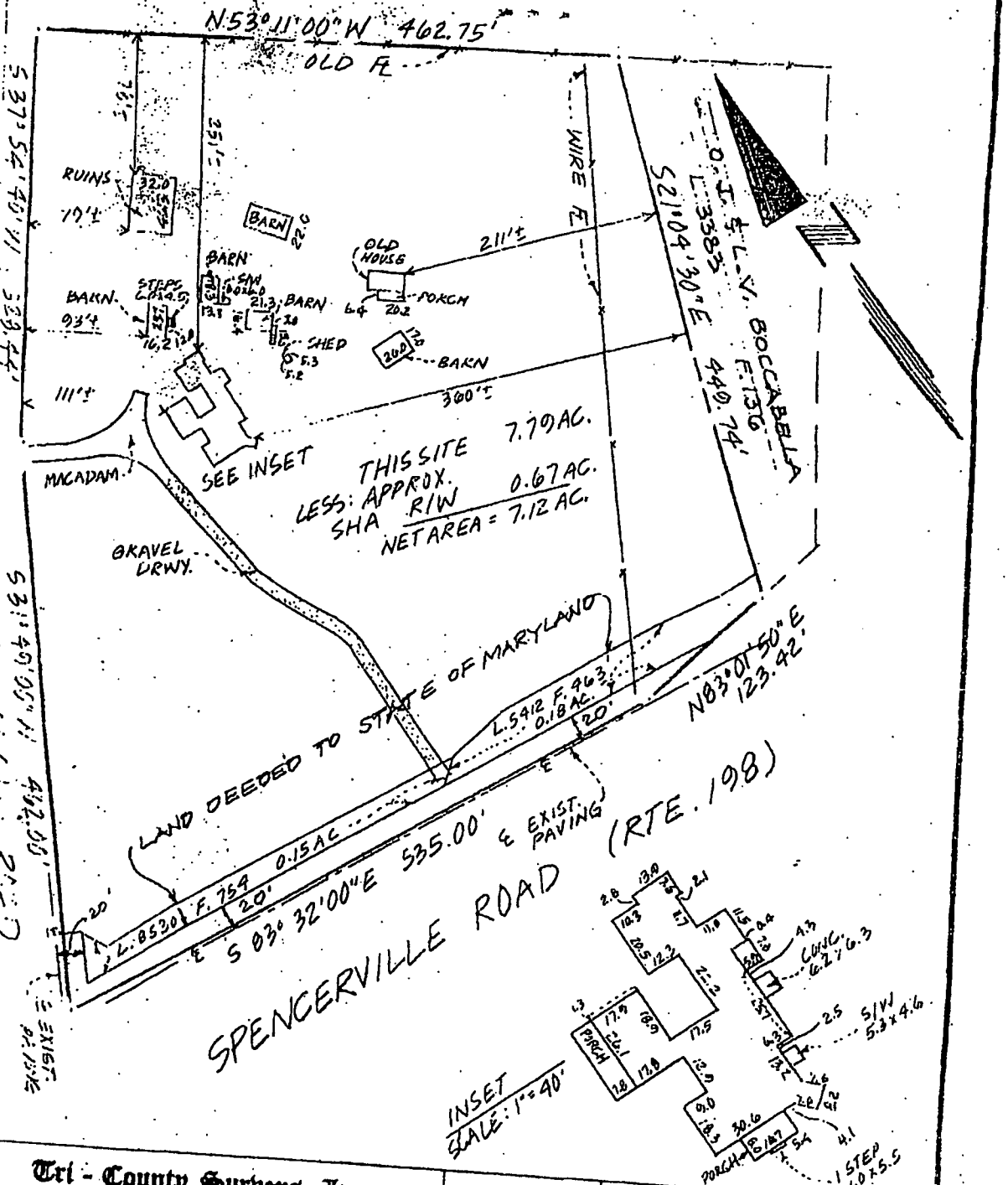
ALTA / ACSM SURVEY
PARCEL 161
16101 OAK HILL ROAD
SILVER SPRINGS, MARYLAND
13th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DESIGN RJB	SCALE 1"=50'		
DRAWN	SHEET 1 OF 1		
CHECKED			
DATE 06/2006	PROJ. NO. 984821	FILE NO. 6250.00	

HOUSE LOCATION SURVEY
PART OF LIBER 3128 FOLIO 920
L.R. & L.J. SWAN PROPERTY
OLESVILLE ELECTION DISTRICT #5
MONTGOMERY COUNTY, MARYLAND



Tri - County Surveys, Inc.

BOX 55 • DAMASCUS, MARYLAND 20872 • (301) 831-3855

LAND PLANNING CONSULTANTS • SUBDIVISIONS • LOTS & BOUNDARIES

REFERENCE	COUNTY OF
Plat Book Plat No	MONTGOMERY

Drawn by: CLW

Checked by: WLW

Job No.: 80-097

Scale: 1" = 100'

DATES

Wall Ck.: BK, 77

Final Loc.: 9-28-90

Recert.:

SURVEYOR'S CERTIFICATION

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any. This Plat is not for determining property lines, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

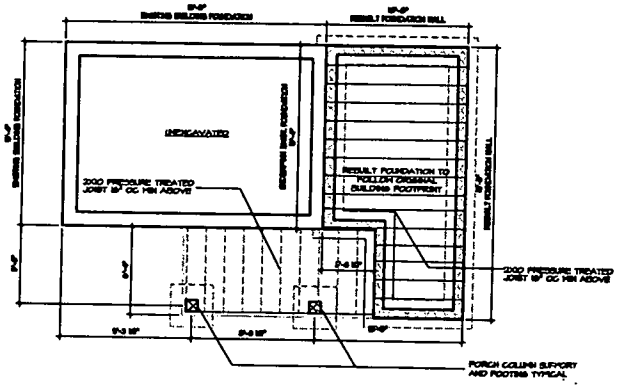
No title report furnished.

William L. Wirts

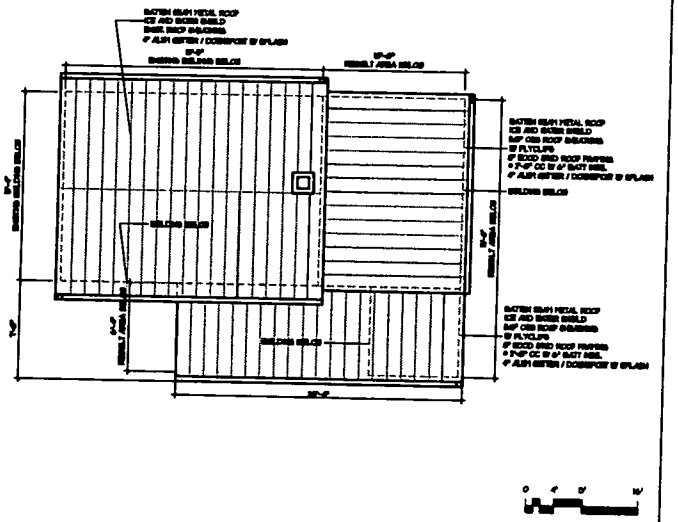
WILLIAM L. WIRTS - Registered Land Surveyor - Maryland No. 10721

Note: House does not lie within a flood hazard area

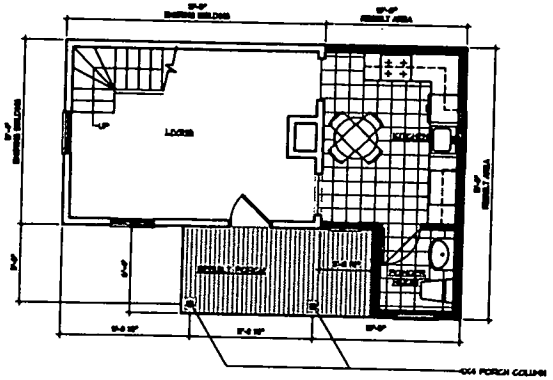
NOTE: This drawing is not intended or represented to be a lot stake out survey no lot corners were set and is not to be used for construction



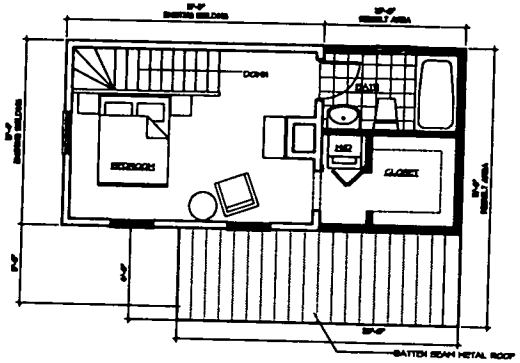
C1 FOUNDATION PLAN



C3 ROOF PLAN



A1 FIRST FLOOR PLAN



A3 SECOND FLOOR PLAN

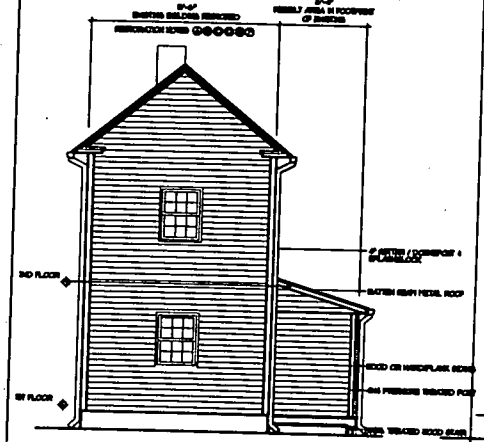
KEY PLAN

Kann & Associates, Inc.
23 South Clay Street
Suite 400
Baltimore, MD 21202
Phone 410.234.0900
Facsimile 410.539.4923
www.kannassociates.com

EDGEWOOD INN
TENANT HOUSE
SILVER SPRING, MARYLAND

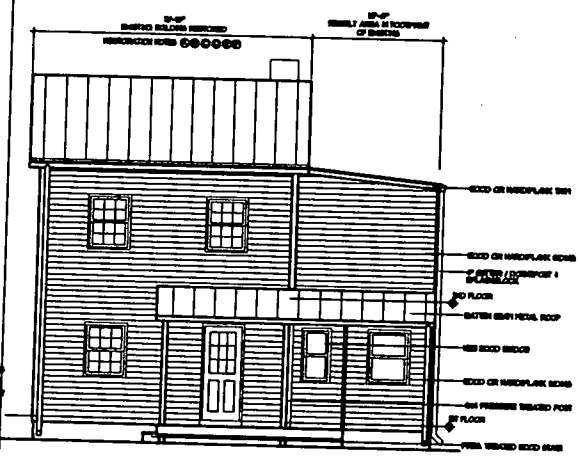
FLOOR PLANS

A101



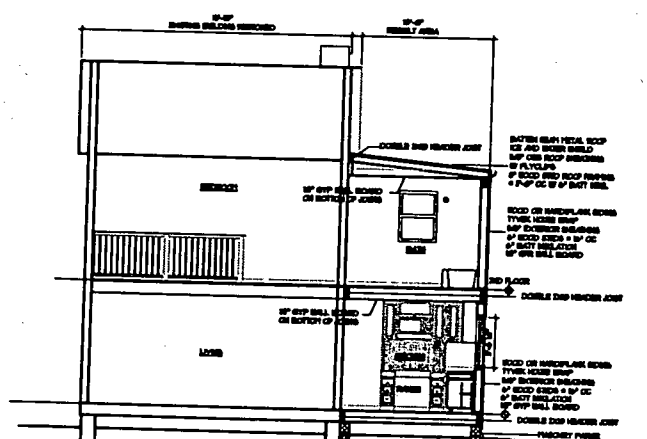
C1 SIDE ELEVATION

SCALE: 1/8" = 1'-0"



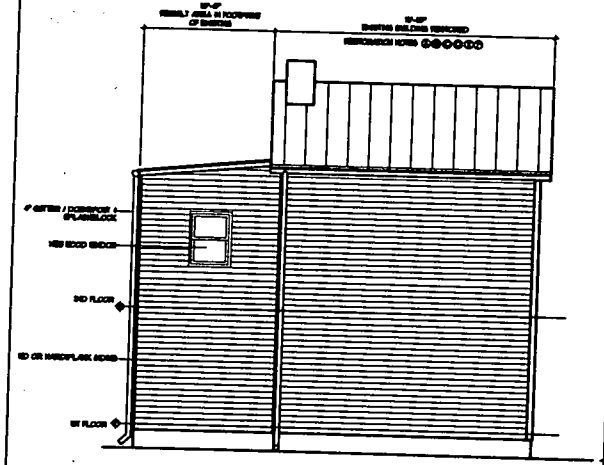
C3 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



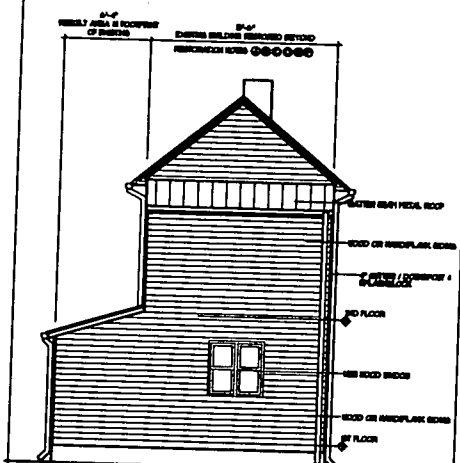
C5 PARTIAL SECTION

SCALE: 1/8" = 1'-0"



A1 REAR ELEVATION

SCALE: 1/8" = 1'-0"



A3 SIDE ELEVATION

SCALE: 1/8" = 1'-0"

A5 RESTORATION NOTES

(A) RE-ROOFING.
A) REMOVE ALL EXISTING ROOFING. STRIP TO SHEATHING.
B) CAREFULLY REMOVE EXISTING SHEATHING WHERE REQUIRED FOR STRUCTURAL REPAIRS. STORE & PROTECT ORIGINAL SHEATHING FOR REINSTALLATION.
C) AFTER STRUCTURAL REPAIRS HAVE BEEN COMPLETED, REINSTALL ORIGINAL SHEATHING, REPLACING DETERIORATED BOARDS WITH NEW TO MATCH EXISTING (ALLOW 5% MIN.)
D) INSTALL NEW BATTEN SEAM METAL ROOF AND UNDERLAYMENT. MATCH EXISTING PAN WIDTH DIMENSION.

(B) STONE FOUNDATION REPOINTING. REMOVE EXISTING POINTING OCCURRING AT ALL STONE-TO-STONE JOINTS AT EXPOSED FOUNDATION WALL DOWN TO SOLID MATERIAL. CAREFULLY REMOVE BY USE OF HAND TOOLS ONLY. CLEAN OFF ANY MATERIAL REMAINING ON SURFACE USING APPROVED METHODS AND MATERIALS. WHEN REMOVAL IS COMPLETE, REPOINT JOINTS WITH NEW MORTAR TO MATCH COMPOSITION PER OF EXISTING. ALL PROCEDURES SHALL BE SUBJECT TO TESTING & SAMPLING.

(C) HISTORIC STRUCTURE WOOD SIDING AND TRIM REPAIR AND CONSOLIDATION.
A) REMOVE ALL LOOSE PAINT.
B) CAREFULLY REMOVE EXISTING ORIGINAL WOOD SIDING TO EXPOSE WOOD FRAMING FOR REPAIR WHERE SUSPECTED SUBSTRUCTURE DETERIORATION HAS OCCURED.
C) REPAIR EXISTING WOOD FRAMING, REPLACING DETERIORATED STUDS AND PLATES. PROVIDE ALL STRUCTURAL BRACING REQUIRED TO MAINTAIN STABILITY DURING OPERATIONS. ALL BOTTOM PLATE REPLACEMENT SHALL BE PRESSURE TREATED MATERIAL.
D) REINSTALL ORIGINAL WOOD SIDING AND TRIM WHERE REMOVED.
E) PREPARE, PRIME AND PAINT ACCORDING TO SPECIFICATION SECTION FOR "PAINTS".

(D) A) EPOXY REPAIR MODERATELY DAMAGED WOOD SIDING AND TRIM IN PLACE. REPLACE UNUSABLE PIECES WITH NEW TO MATCH EXISTING IN SPECIES, PROFILE, EXPOSURE, AND TEXTURE.
B) PREPARE, PRIME AND PAINT.

(E) BRICK CHIMNEY REPAIR. REPOINT CHIMNEY IN ACCORDANCE WITH NOTE (B) ABOVE. RESET ALL LOOSE BRICK AND REPLACE ANY MISSING BRICK WITH NEW TO MATCH EXISTING. ALL PROCEDURES SHALL BE SUBJECT TO TESTING & SAMPLING.

(F) HISTORIC STRUCTURE WOOD WINDOW AND TRIM RESTORATION AND REPAIR.
A) REMOVE ALUMINUM STORM SASHES.
B) CAREFULLY REMOVE EXISTING ORIGINAL WOOD SASHES TO EXPOSE WOOD JAMBS FOR REPAIR WHERE DETERIORATION HAS OCCURED.
C) REPAIR EXISTING WOOD SASHES, SILLS, REPLACING DETERIORATED COMPONENTS AND MATERIALS. ALL EXTERIOR JAMBS REPLACEMENT SHALL BE PRESSURE TREATED MATERIAL.
D) REINSTALL ORIGINAL WOOD SASHES AND TRIM. EPOXY REPAIR MODERATE DAMAGE. REPLACE UNUSABLE SASH FRAME, JAMBS PIECES OR HARDWARE WITH NEW TO MATCH EXISTING IN PROFILE, EXPOSURE, AND TEXTURE.
E) PREPARE, PRIME AND PAINT.

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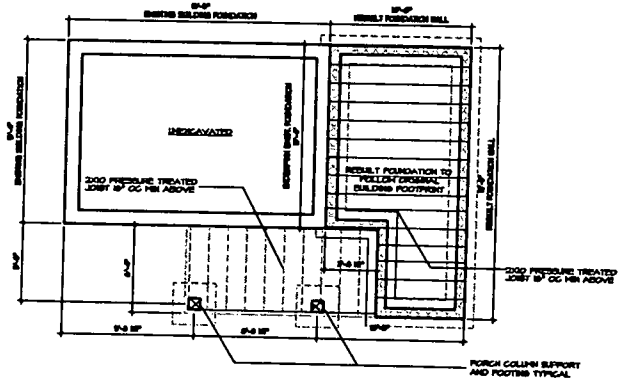
EDGEWOOD INN
TENANT HOUSE
SILVER SPRING, MARYLAND

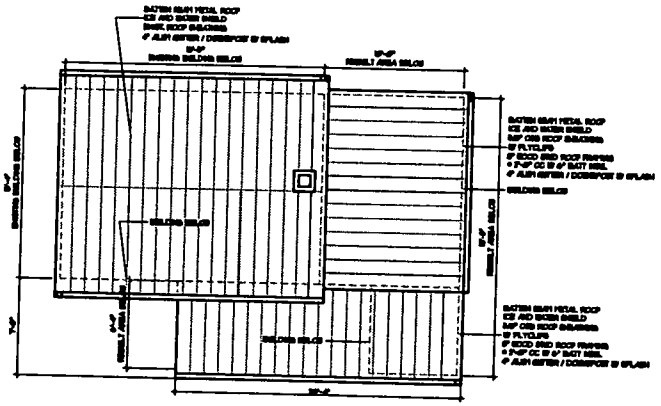
EXTERIOR ELEVATIONS/ SECTIONS

A201



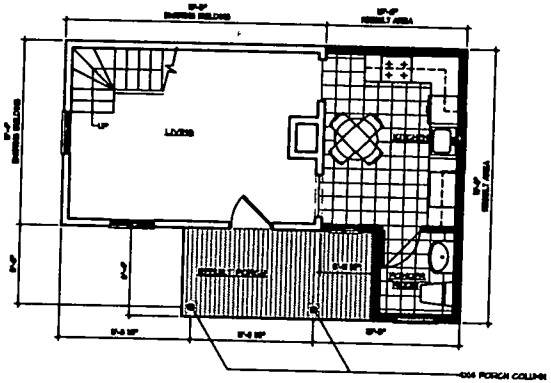
C1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



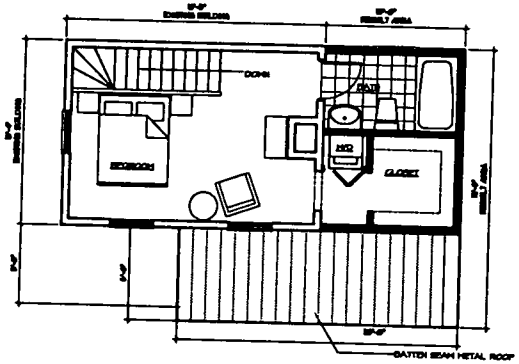
C3 ROOF PLAN

SCALE: 1/4" = 1'-0"



A1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



A3 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

KEY PLAN

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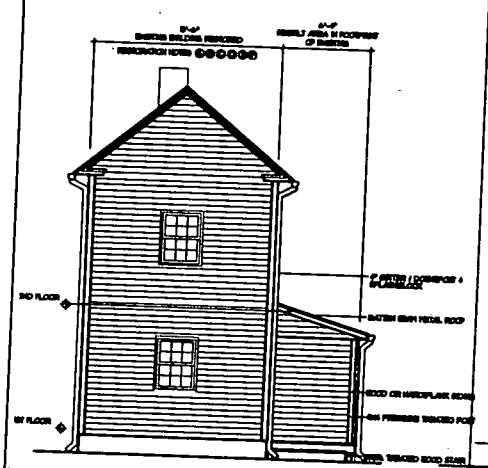
SILVER SPRING, MARYLAND

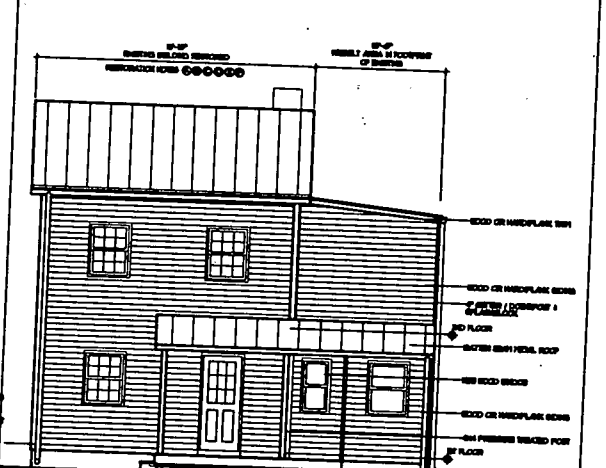
FLOOR PLANS

A101



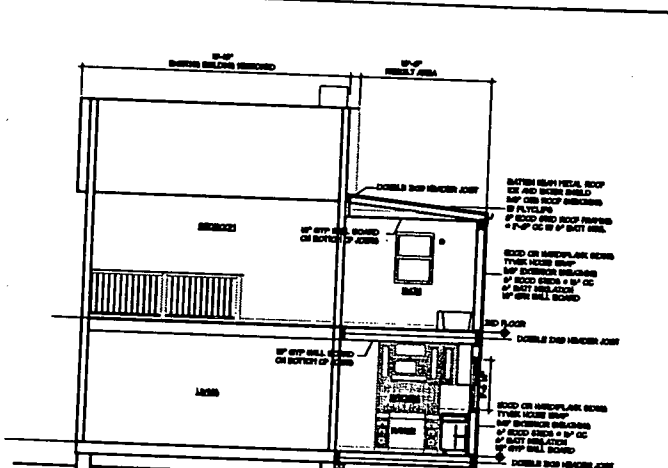
C1 SIDE ELEVATION

SCALE: 1/8" = 1'-0"



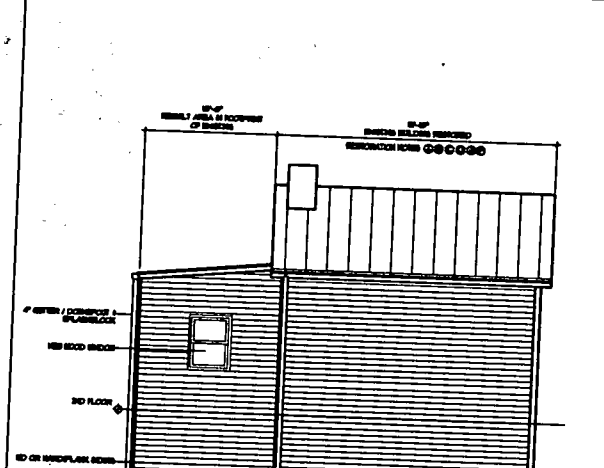
C3 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



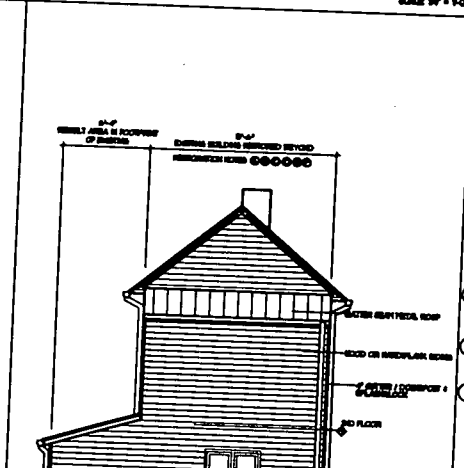
C5 PARTIAL SECTION

SCALE: 1/8" = 1'-0"



A1 REAR ELEVATION

SCALE: 1/8" = 1'-0"



A3 SIDE ELEVATION

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C) REPAIR EXISTING WOOD FRAMING, REPLACING DETERIORATED STUDS AND PLATES. PROVIDE ALL STRUCTURAL BRACING REQUIRED TO MAINTAIN STABILITY DURING OPERATIONS. ALL BOTTOM PLATE REPLACEMENT SHALL BE PRESSURE TREATED MATERIAL.
D) REINSTALL ORIGINAL WOOD SIDING AND TRIM WHERE FEASIBLE
E) PREPARE, PRIME AND PAINT ACCORDING TO SPECIFICATION SECTION FOR "PAINTS".

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EDGEWOOD INN
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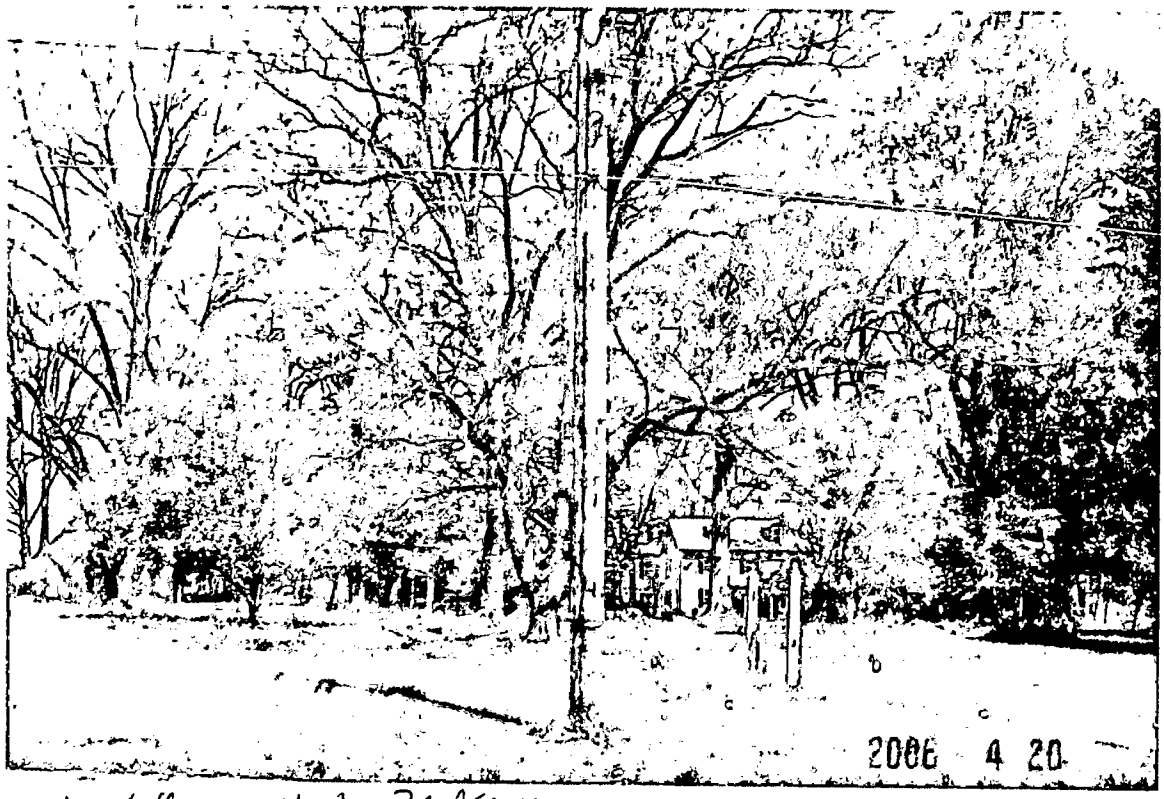
EXTERIOR ELEVATIONS/ SECTIONS

A201



04477

LOOKING NORTH AT PROJECT

04502

LOOKING EAST FROM ENTRANCE OF DAYTON FIELD

05433

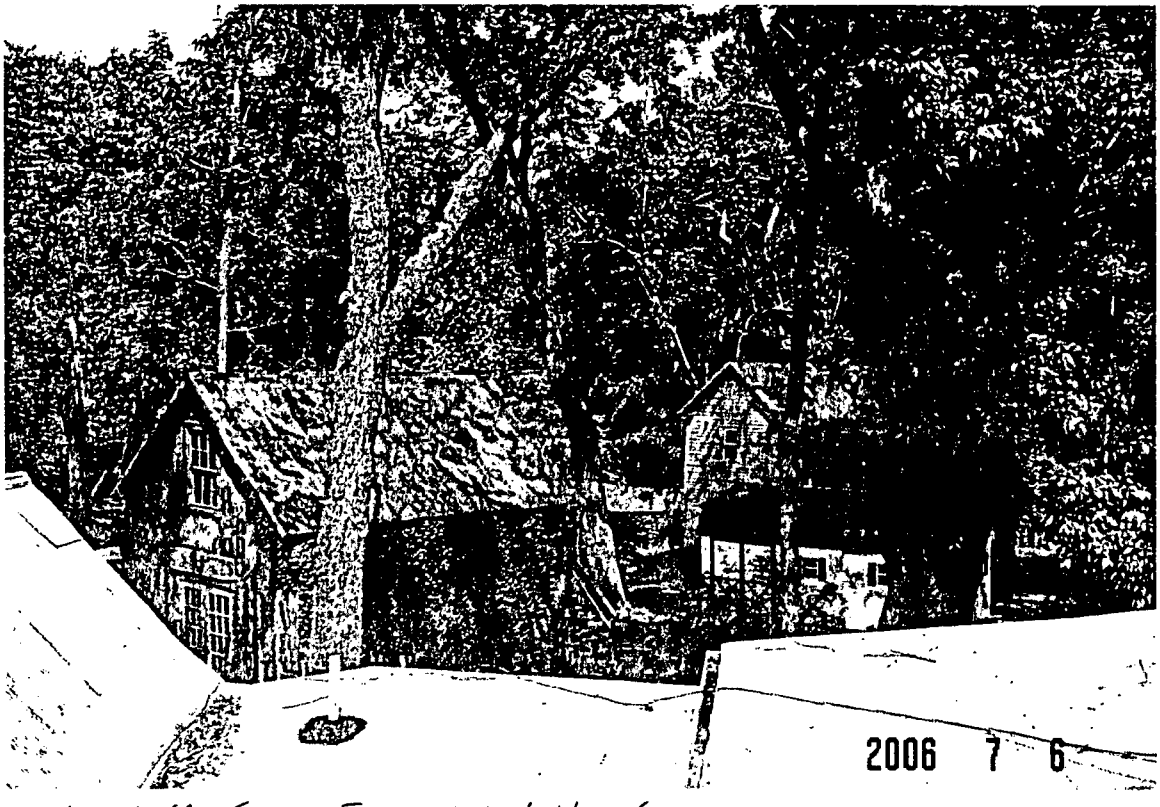
LOOKING WEST AT REAR OF PROPERTY

05439

LOOKING WEST, REAR OF PROPERTY

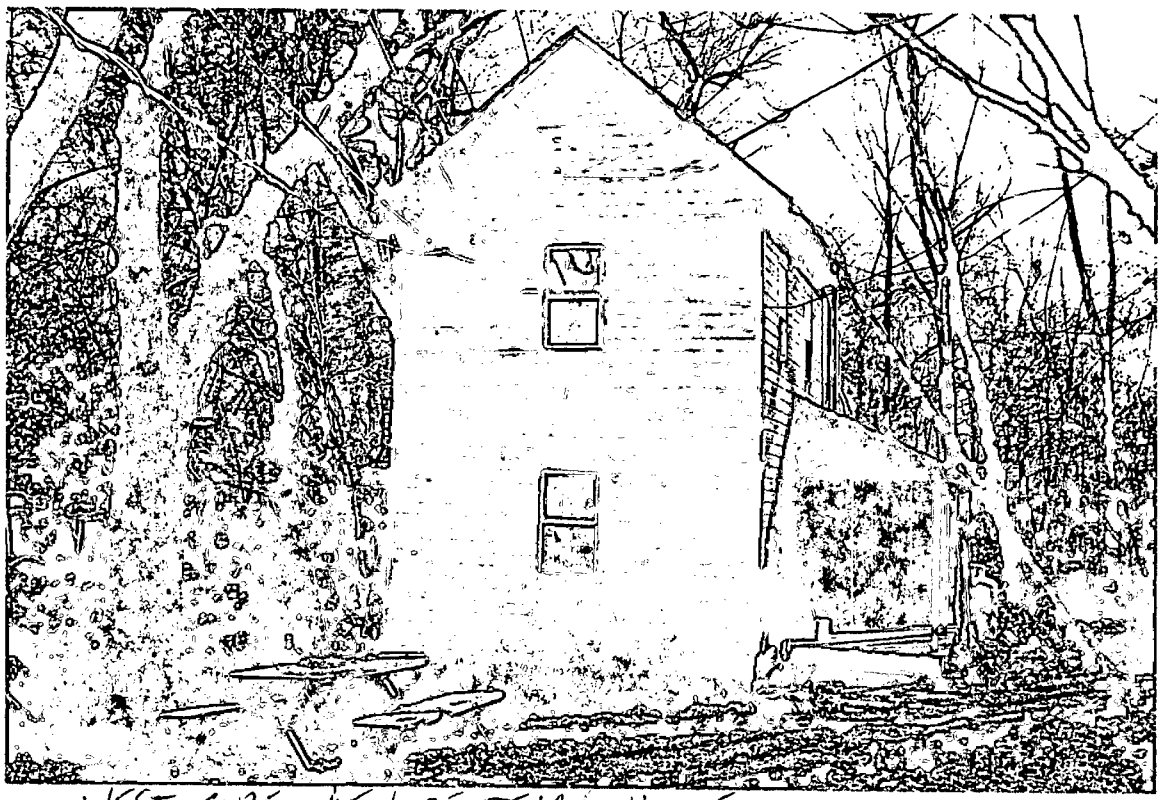
04515

WEST SIDE VIEW OF TENANT HOUSE



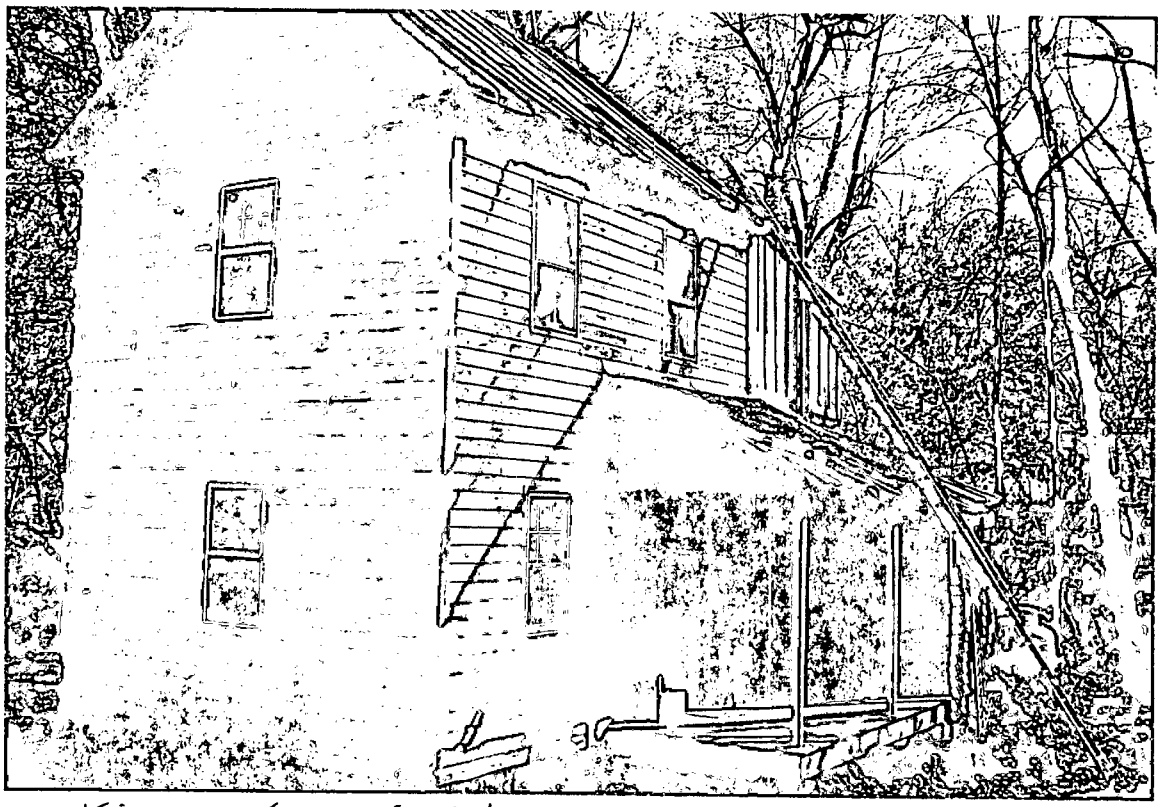
04887

LOOKING EAST FROM MAIN HOUSE



04114

WEST SIDE VIEW OF TENANT HOUSE



04115

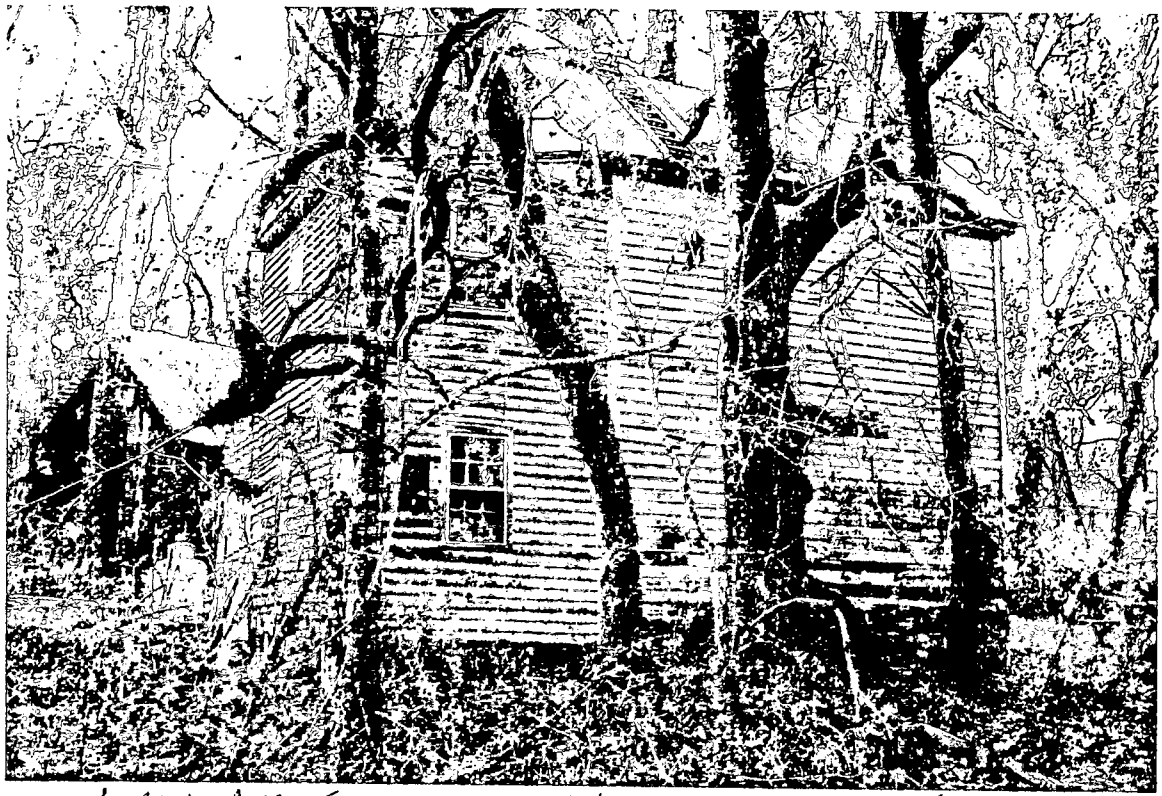
WEST AND SOUTH SIDE VIEW OF TENANT HOUSE

04116

SOUTH AND EAST SIDE VIEW OF TENANT HOUSE

04121

NORTH EAST CORNER OF TENANT HOUSE

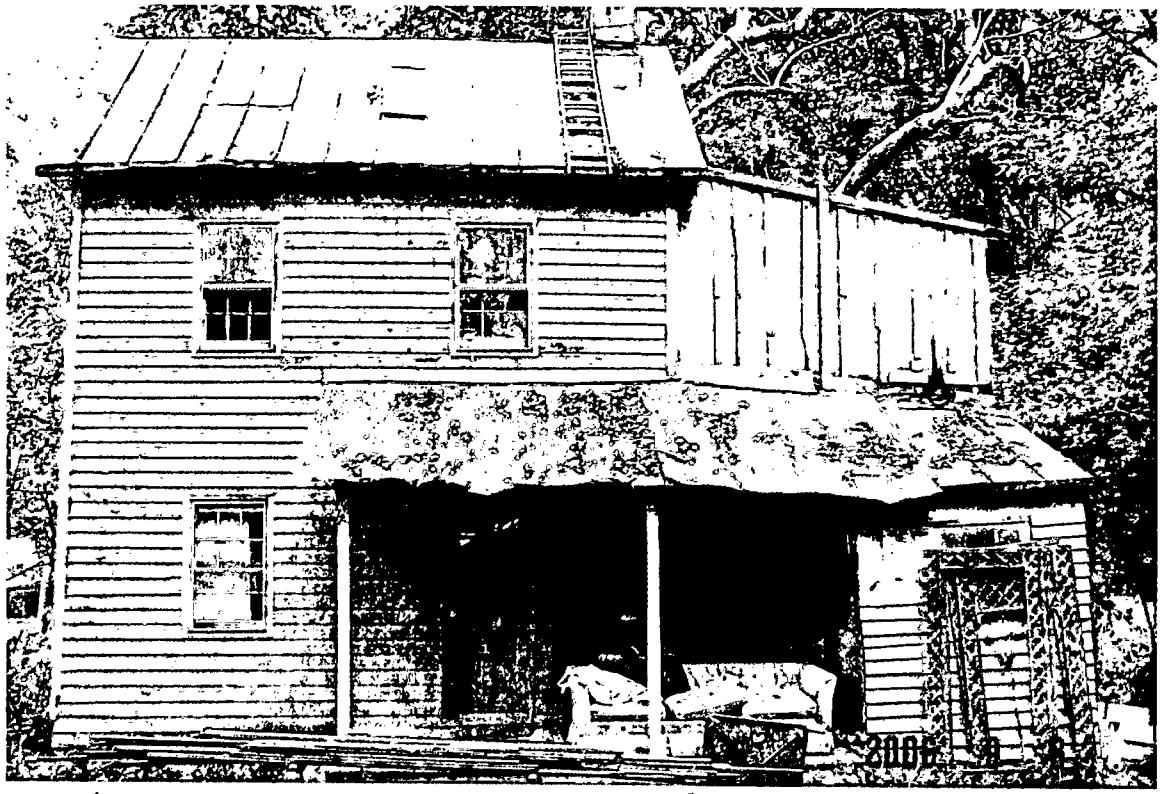


04124

NORTH AND EAST SIDE VIEW OF TENANT HOUSE

04125

NORTH AND WEST SIDE VIEW OF TENANT HOUSE

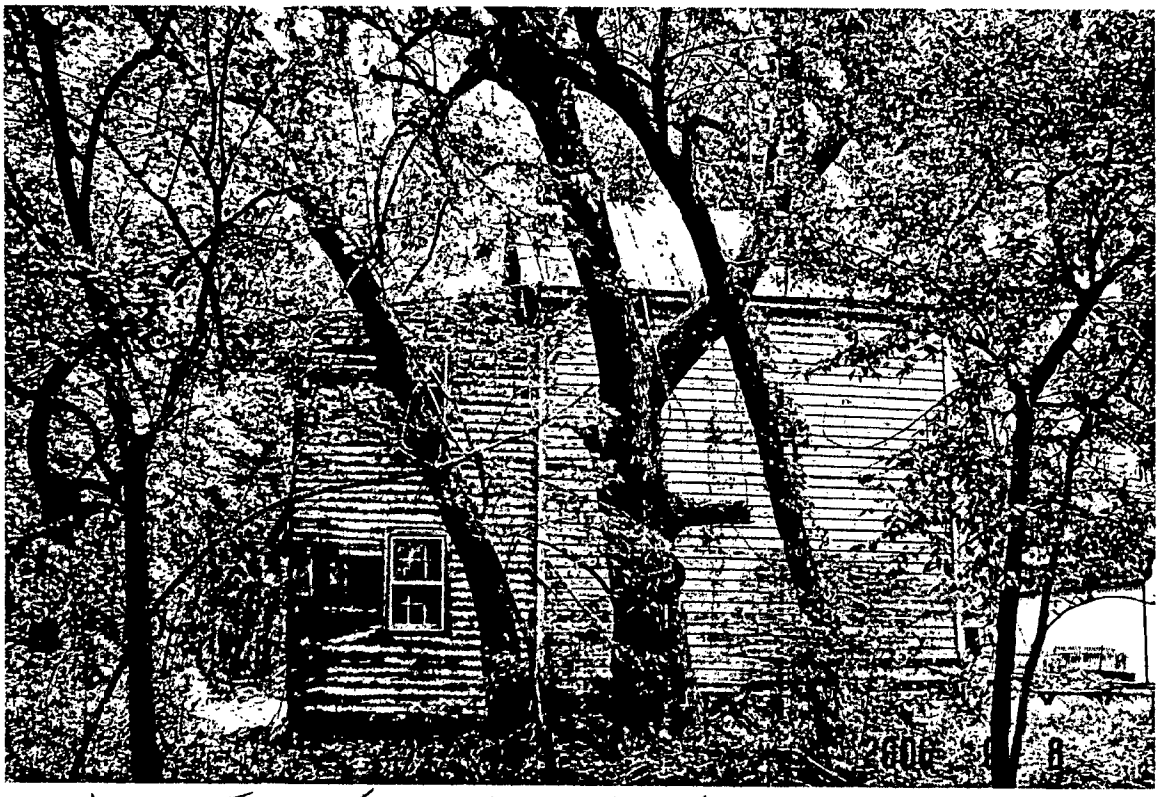


05253

SOUTH FITCHIDE TENANT HOUSE

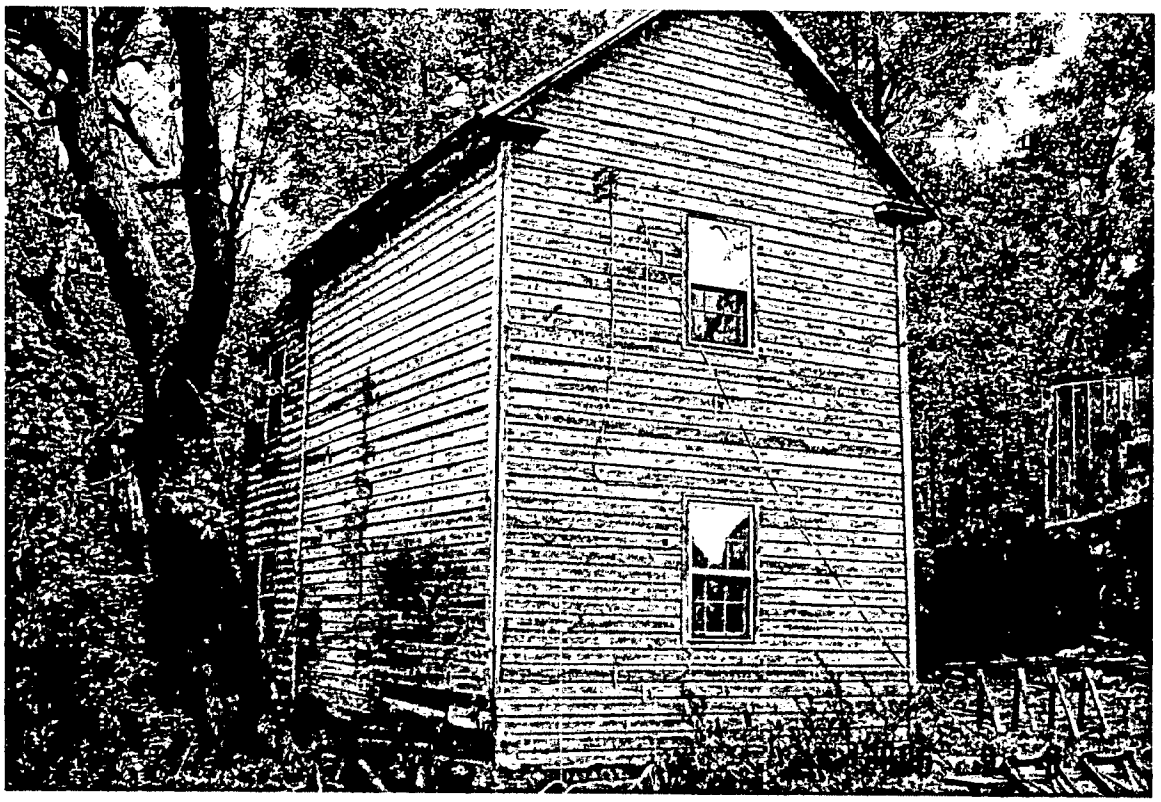
05254

EAST FITCHIDE TENANT HOUSE



05256

NORTH FACADE TENANT HOUSE



05257

NORTH WEST CORNER VIEW, TENANT HOUSE

ADDRESSES OF ADJACENT PROPERTIES

Owner Name:	BEHR, VIRGINIA L & BRADFORD B	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16000 OAK HILL RD SILVER SPRING MD 20905-3928	**Deed Reference:**	1) /27557/ 119 2)

Owner Name:	SCHWEBER, SAUL J & D L	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16107 OAK HILL RD SILVER SPRING MD 20905-3931	**Deed Reference:**	1) / 6964/ 638 2)

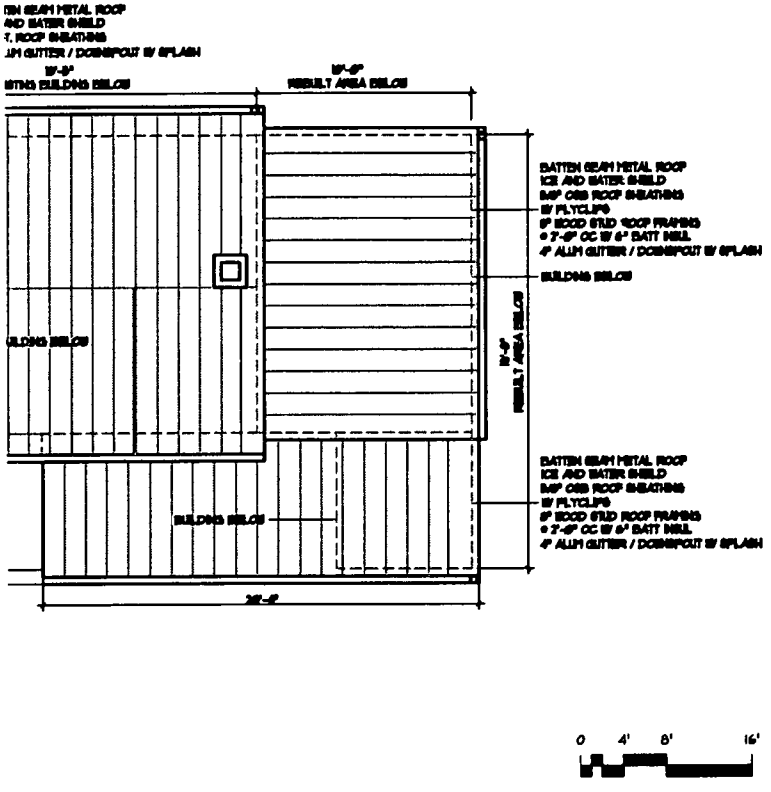
Owner Name:	HUNT, RICHARD E ET AL REV TR	**Use:**	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	16110 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /27504/ 410 2)

Owner Name:	TAYLOR, ANTONE L & HOLLIE N	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16101 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /20092/ 230 2)

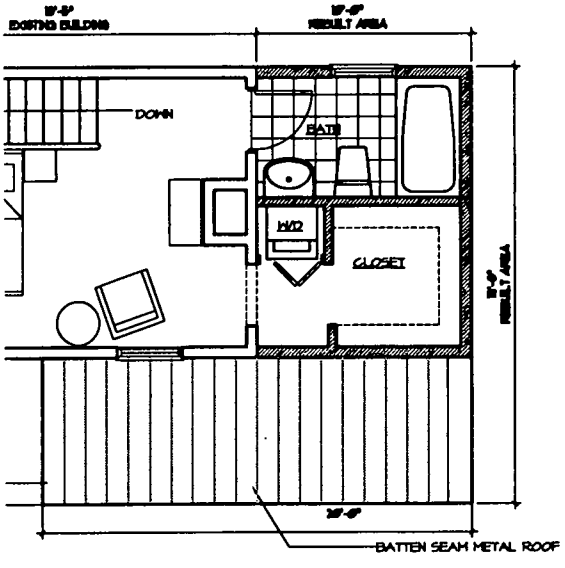
Owner Name:	EVERETT, ROBERT K & MELANIE STONE EVERETT	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16100 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /19692/ 258 2)

Owner Name:	MAROULES, EFREM & ELIZABETH	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16103 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /21612/ 594 2)

Owner Name:	PARK, JOUNG K & MYUNG S	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	16102 DRAYTON FARM DR SPENCERVILLE MD 20868-3106	**Deed Reference:**	1) /20793/ 570 2)



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

KEY PLAN

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Revision Description	Date
OWNER REVIEW	4/28/97

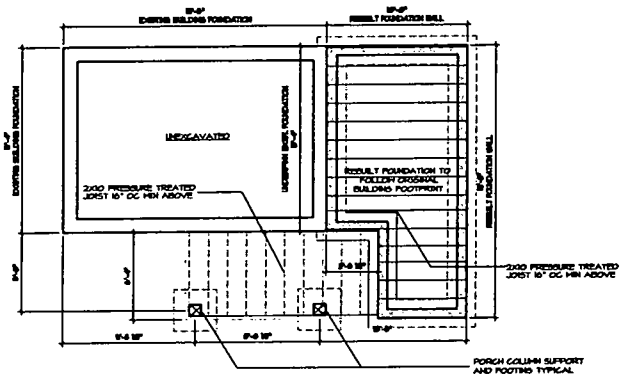
Mark	Revision Description	Date

KA Project Number:
PM
PA

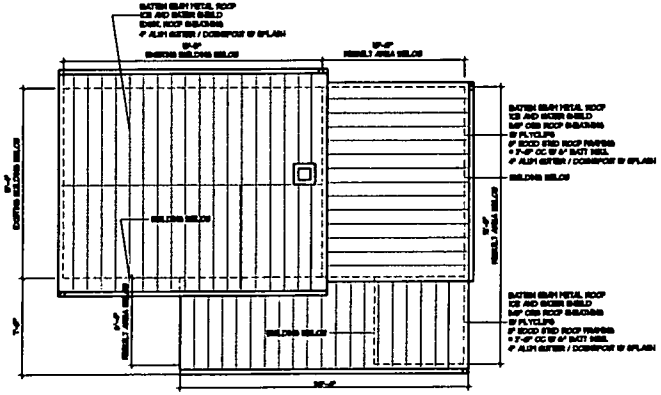
Sheet Title:

FLOOR PLANS

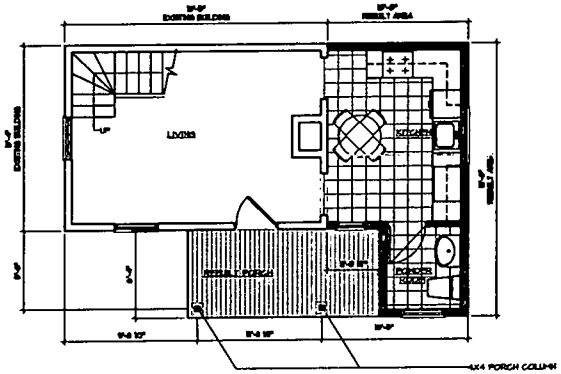
A101



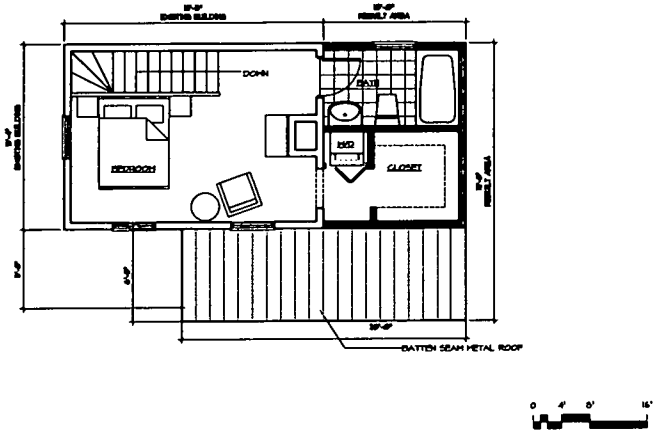
C1 FOUNDATION PLAN SCALE: 1/4" = 1'-0"



C3 ROOF PLAN SCALE: 1/4" = 1'-0"



A1 FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



A3 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

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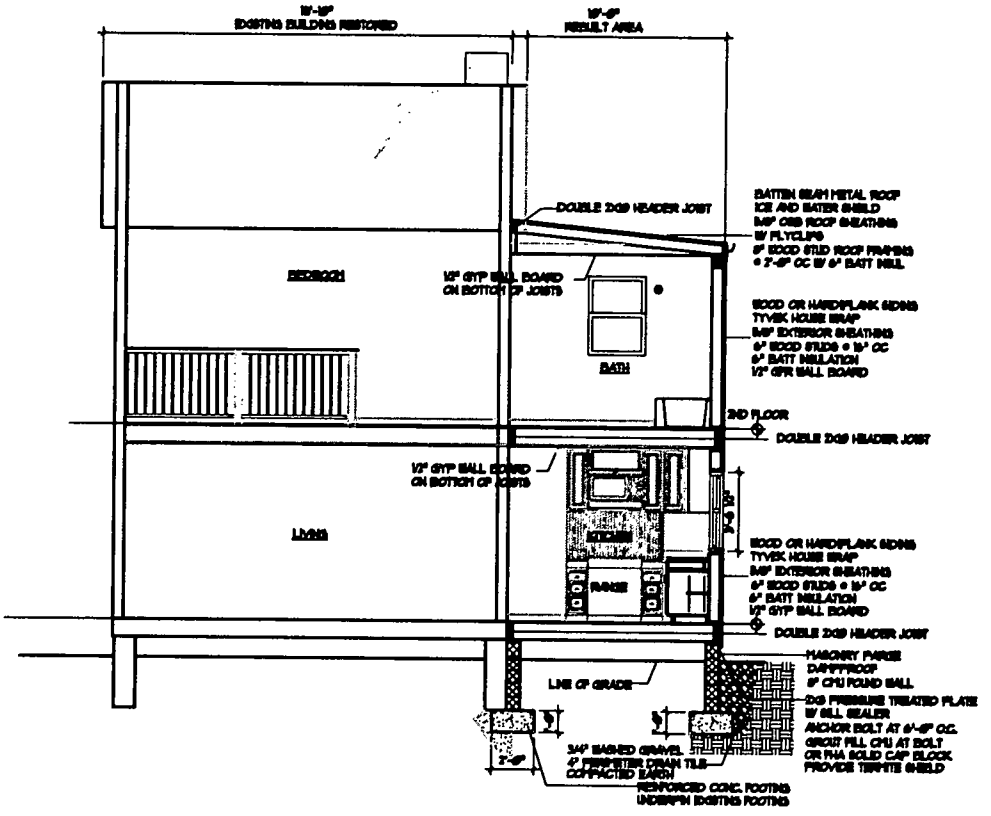
FLOOR PLANS

A101



SCALE: 1/4" = 1'-0" **C5 PARTIAL SECTION** SCALE: 1/4" = 1'-0"

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C) AFTER STRUCTURAL REPAIRS HAVE BEEN COMPLETED, REINSTALL ORIGINAL SHEATHING, REPLACING DETERIORATED BOARDS WITH NEW TO MATCH EXISTING (ALLOW 50 S.F.).
D) INSTALL NEW BATTEN SEAM METAL ROOF AND UNDERLAYMENT. MATCH EXISTING PAN WIDTH DIMENSION.

(B) STONE FOUNDATION REPOINTING: REMOVE EXISTING POINTING OCCURRING AT ALL STONE-TO-STONE JOINTS AT EXPOSED FOUNDATION WALL DOWN TO SOLID MATERIAL. CAREFULLY REMOVE BY USE OF HAND TOOLS ONLY, CLEAN OFF ANY MATERIAL REMAINING ON SURFACE USING APPROVED METHODS AND MATERIALS. WHEN REMOVAL IS COMPLETE, REPOINT JOINTS WITH NEW MORTAR TO MATCH COMPOSITION MIX OF EXISTING. ALL PROCEDURES SHALL BE SUBJECT TO TESTING & SAMPLING.

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A) REMOVE ALUMINUM STORM SASHES.
B) CAREFULLY REMOVE EXISTING ORIGINAL WOOD SASHES TO EXPOSE WOOD JAMBS FOR REPAIR WHERE DETERIORATION HAS OCCURED.
C) REPAIR EXISTING WOOD SASHES, SILLS, REPLACING DETERIORATED COMPONENENTS AND MATERIALS. ALL EXTERIOR JAMB REPLACEMENT SHALL BE PRESSURE TREATED MATERIAL.
D) REINSTALL ORIGINAL WOOD SASHES AND TRIM, EPOXY REPAIR MODERATE DAMAGE. REPLACE UNUSABLE SASH FRAME, JAMB PIECES OR HARDWARE WITH NEW TO MATCH EXISTING IN, PROFILE, EXPOSURE, AND TEXTURE.
E) PREPARE, PRIME AND PAINT.

SCALE: 1/4" = 1'-0" **A5 RESTORATION NOTES**

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EDGEWOOD INN
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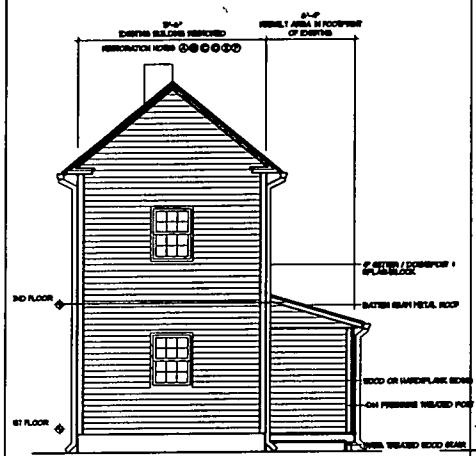
Revision Description	Date
OWNER REVIEW	4/28/07

Mark	Revision Description	Date

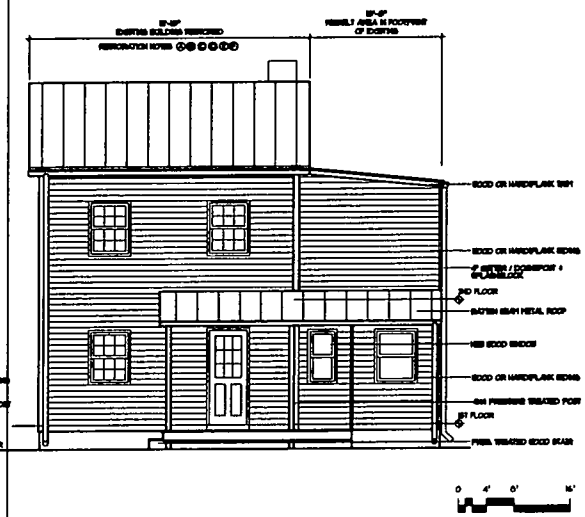
KA Project Number:
PM
PA

Sheet Title:
EXTERIOR ELEVATIONS/ SECTIONS

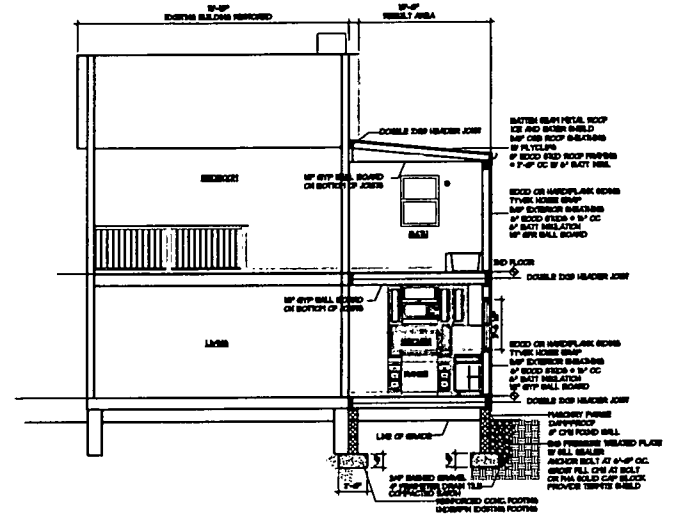
A201



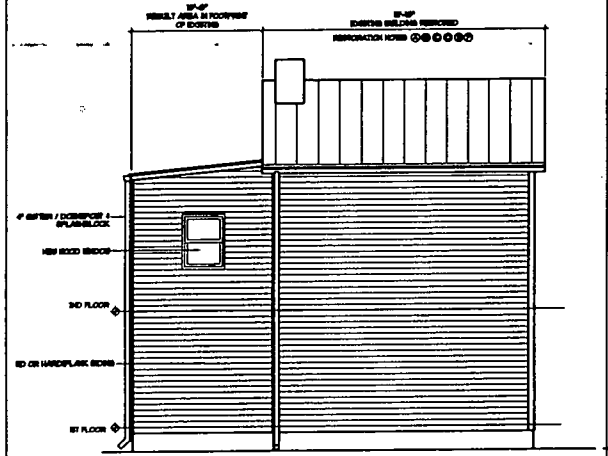
C1 SIDE ELEVATION SCALE: 1/4" = 1'-0"



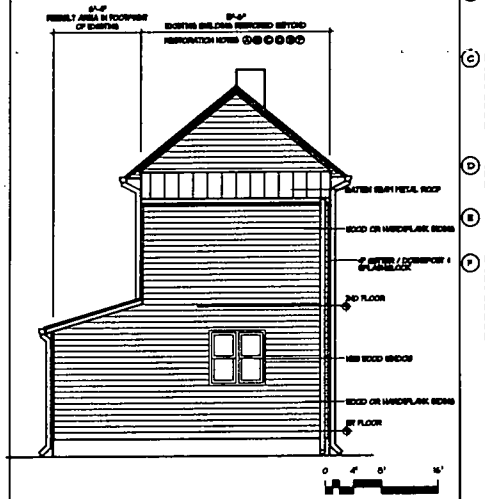
C3 FRONT ELEVATION SCALE: 1/4" = 1'-0"



C5 PARTIAL SECTION SCALE: 1/4" = 1'-0"



A1 REAR ELEVATION SCALE: 1/4" = 1'-0"



A3 SIDE ELEVATION SCALE: 1/4" = 1'-0"

A5 RESTORATION NOTES

(A) RE-ROOFING:
A) REMOVE ALL EXISTING ROOFING, STRIP TO SHEATHING.
B) CAREFULLY REMOVE EXISTING SHEATHING WHERE REQUIRED FOR STRUCTURAL REPAIRS. STORE & PROTECT ORIGINAL SHEATHING FOR REINSTALLATION.
C) AFTER STRUCTURAL REPAIRS HAVE BEEN COMPLETED, REINSTALL ORIGINAL SHEATHING, REPLACING DETERIORATED BOARDS WITH NEW TO MATCH EXISTING (ALLOW 25% R.P.)
D) INSTALL NEW BATTEN SEAM METAL ROOF AND UNDERLAYMENT. MATCH EXISTING PAN WIDTH DIMENSION.

(B) STONE FOUNDATION REPOINTING: REMOVE EXISTING POINTING OCCURRING AT ALL STONE-TO-STONE JOINTS AT EXPOSED FOUNDATION WALL DOWN TO SOLID MATERIAL. CAREFULLY REMOVE BY USE OF HAND TOOLS ONLY. CLEAN OFF ANY MATERIAL REMAINING ON SURFACE USING APPROVED METHODS AND MATERIALS. WHEN REMOVAL IS COMPLETE, REPOINT JOINTS WITH NEW MORTAR TO MATCH COMPOSITION MIX OF EXISTING. ALL PROCEDURES SHALL BE SUBJECT TO TESTING & SAMPLING.

(C) HISTORIC STRUCTURE WOOD SIDING AND TRIM REPAIR AND CONSOLIDATION:
A) REMOVE ALL LOOSE PAINT.
B) CAREFULLY REMOVE EXISTING ORIGINAL WOOD SIDING TO EXPOSE WOOD FRAMING FOR REPAIR WHERE SUSPECTED SUBSTRUCTURE DETERIORATION HAS OCCURRED.
C) REPAIR EXISTING WOOD FRAMING, REPLACING DETERIORATED STUDS AND PLATES. PROVIDE ALL STRUCTURAL BRACING REQUIRED TO MAINTAIN STABILITY DURING OPERATIONS. ALL BOTTOM PLATE REPLACEMENT SHALL BE PRESSURE TREATED MATERIAL.
D) REINSTALL ORIGINAL WOOD SIDING AND TRIM WHERE FEASIBLE.
E) PREPARE, PRIME AND PAINT ACCORDING TO SPECIFICATION SECTION FOR "PAINTS".

(D) A) EPOXY REPAIR MODERATELY DAMAGED WOOD SIDING AND TRIM IN PLACE. REPLACE UNUSABLE PIECES WITH NEW TO MATCH EXISTING IN SPECIES, PROFILE, EXPOSURE, AND TEXTURE.
B) PREPARE, PRIME AND PAINT.

(E) BRICK CHIMNEY REPAIR: REPOINT CHIMNEY IN ACCORDANCE WITH NOTE "B" ABOVE. RESET ALL LOOSE BRICK AND REPLACE ANY MISSING BRICK WITH NEW TO MATCH EXISTING. ALL PROCEDURES SHALL BE SUBJECT TO TESTING & SAMPLING.

(F) HISTORIC STRUCTURE WOOD WINDOW AND TRIM RESTORATION AND REPAIR:
A) REMOVE ALUMINUM STORM SASHES.
B) CAREFULLY REMOVE EXISTING ORIGINAL WOOD SASHES TO EXPOSE WOOD JAMBS FOR REPAIR WHERE DETERIORATION HAS OCCURRED.
C) REPAIR EXISTING WOOD SASHES, SILLS, REPLACING DETERIORATED COMPONENTS AND MATERIALS. ALL EXTERIOR JAMB REPLACEMENT SHALL BE PRESSURE TREATED MATERIAL.
D) REINSTALL ORIGINAL WOOD SASHES AND TRIM. EPOXY REPAIR MODERATE DAMAGE. REPLACE UNUSABLE SASH FRAME, JAMB PIECES OR HARDWARE WITH NEW TO MATCH EXISTING IN PROFILE, EXPOSURE, AND TEXTURE.
E) PREPARE, PRIME AND PAINT.

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