16101 Oak Hill Road, Silver Spring
(MPC Case # 15/52-10C)
Master Plan Site #15/52 Edgewood II

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

December 17, 2010

**MEMORANDUM**

TO: Gail Lucas, Department of Permitting Services

FROM: Joshua Silver, Senior Planner JS
Historic Preservation Section

SUBJECT: HAWP #554106, 16101 Oak Hill Road, Silver Spring, Individually Designated Master Plan *Site* **#15/52, Edgewood II**

---

On December 1, 2010 the Historic Preservation Commission (HPC) reviewed and approved roof replacement and other alterations to four accessory structures located at 16101 Oak Hill Road, Silver Spring, Individually Designated Master Plan *Site* **#15/52, Edgewood II**

The approved work included the removal and replacement of the existing corrugated metal roof with cedar shingles and other alterations to the carriage house, corn crib, ice house and blacksmith shop.

The subject approval is for HPC approved work to the carriage house building only. The applicant must submit plans to HPC staff for final approval for the corn crib, ice house and blacksmith shop prior to commencing work on these structures.

The HPC approved work to the carriage house is to be limited to the following:

- Changing the existing non-original corrugated metal roof to a cedar shingle roof
- Installation of a wooden sliding barn door on the front elevation that is consistent with the original door documented in the historic photo provided by the applicant
- Rebuilding the existing wooden stairs and landing on the rear elevation. The proposed design will be consistent with the staircase design that is no longer extant
- Installation of a wooden true-divided light door on the second story of the rear elevation.

Any changes to the approved work, such as selection of alternative materials, project revisions, or additional exterior alterations to this site, must be reviewed by the Historic Preservation Commission prior to the project's commencement.

Cc: Miche Booz, Architect
Edgewood Inn, LLC

8787 Georgia Avenue, Silver Spring, Maryland 20910 Director's Office: 301.495.4500 Fax: 301.495.1310
www.MontgomeryPlanning.org

# HISTORIC PRESERVATION COMMISSION

**Isiah Leggett**
*County Executive*

**Thomas Jester**
*Chairperson*

Date: December 2, 2010

**MEMORANDUM**

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner JS
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #554106; roof replacement and other alterations

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the December 1, 2010 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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

Applicant: Edgewood Inn, LLC

Address: 16101 Oak Hill Road, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

[redacted]

DPS - #8

J

# 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.:

Address: 12071 B Tech Road Silver Spring MD 20904
Street Number City Steet Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Miche Booz Daytime Phone No.: 301·774·6911

**LOCATION OF BUILDING/PREMISE**

House Number: 16101 Street: Oak Hill Rd.

Town/City: Silver Spring Nearest Cross Street: Spencerville Rd.

Lot: Block: Subdivision:

Liber: 3128 Folio: 420 Parcel: P. 61

**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: $

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.*

M. Booz
*Signature of owner or authorized agent*

11·9·10
*Date*

Approved: *For Chairperson, Historic Preservation Commission*

Disapproved: Signature: Date: 12/17/10

Application/Permit No.: [redacted] Date Filed: Date Issued:

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

This HAWP is a follow-up the HPC hearing held July 28, 2010 regarding the Uniform Civil Code citations of the Department of housing and Community Affairs of March 15, 2010. In this review we are asking for consideration of changes to the exteriors of the listed outbuildings. In later submissions, changes to the Main House, the Blacksmith Shop, and other out buildings will be proposed.

Carriage House (see attached drawings and photos):
a. Change from metal roof to cedar shingle roof.* The roof of this structure was originally shingled as shown in the historic photos.
b. Build sliding barn door similar to historic door visible in Stabler photos.
c. Rebuild exterior stairs to second floor.

Corn Crib (see attached photos):
a. Change metal roof to cedar shingle roof as it was originally.*
c. Remove slats. Install stained-dark tongue and groove sheathing on studs. Then reinstall slats. The stained sheathing will be in shadow, so not visible from the exterior, and will allow for future insulation of the interior.

Ice House (see attached photos):
a. Change metal roof to cedar shingles as it was originally.*

Blacksmith Shop (see attached photos):
a. Change from metal roof to cedar shingle roof as it was originally.*

* Please see attached spec for Certigrade Cedar Shingles and a possible Ridge Vent detail.

*EXPEDITED*

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

**STAFF REPORT**

| | | | |
|---|---|---|---|
| **Address:** | 16101 Oak Hill Road, Silver Spring | **Meeting Date:** | 12/1/2010 |
| **Resource:** | Individually Designated Master Plan Site **#15/52, Edgewood II** | **Report Date:** | 11/24/2010 |
| | | **Public Notice:** | 11/17/2010 |
| **Applicant:** | Edgewood Inn, LLC (Miche Booz, Architect) | **Tax Credit:** | Yes |
| **Review:** | HAWP | **Staff:** | Josh Silver |
| **Case Number:** | 15/52-10C | | |
| **PROPOSAL:** | Roof replacement and other alterations | | |

**STAFF RECOMMENDATION:**

☒ **Approve**

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Individually Designated *Master Plan* Site #15/52
STYLE: Colonial Revival
DATE: c1858 (main house)

**BACKGROUND**

The subject Historic Area Work Permit (HAWP) application is a follow-up to the Historic Preservation Commission (HPC) hearing held on July 28, 2010 where the HPC reviewed and endorsed a *Historic Area Work Plan* submitted by the applicants to resolve items described in the Uniform Civil Citation by the Department of Housing and Community Affairs for the deficiencies outlined in citations dated March 15, 2010. The citations were specific to the main dwelling and accessory structures for failure to maintain the buildings in good condition and substantially free from damage and deterioration.

The Historic Area Work *Plan* staff memo itemized projects into two categories: (1) work that did not require a HAWP that constituted Ordinary Maintenance as outlined in section 24A-6(b) of the County Code and section 1.1(f) of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97); and (2) work that required an approved HAWP by the HPC.

**PROPOSAL:**

The subject HAWP application was submitted by the applicant to request approval of the Historic Area Work *Plan* items that the HPC endorsed as requiring a HAWP. The proposed work is consistent with the Historic Area Work *Plan* endorsed by the HPC at the July 28, 2010 hearing.

**Note:** The applicant has provided historic photographic evidence to document that the roofing material on the carriage house, corn crib, ice house and blacksmith shop were originally sheathed with cedar shingles. (See attached historic photos (**Circles 11-14, 25 and 28**). The existing roof form and dimensions will be maintained and new ridge vents will be installed.

**Carriage House (Circle 14)**

- Change existing non-original corrugated metal roof to a cedar shingle roof
- Install a wooden sliding barn door on the front elevation that is consistent with the original door documented in the historic photo
- Rebuild the existing wooden stairs and landing on the rear elevation. The proposed design is consistent with the staircase design that is no longer extant
- Install a wooden true-divided light door on the second story of the rear elevation.

**Corn Crib (Circle 23)**

- Change existing non-original corrugated metal roof to a cedar shingle roof
- Remove open corn crib slats and install stained tongue and groove sheathing on interior studs and reinstall slats on the exterior

**Ice House (Circle 25)**

- Change existing non-original corrugated metal roof to a cedar shingle roof

**Blacksmith Shop (Circle 28)**

- Change existing non-original corrugated metal roof to a cedar shingle roof

**APPLICABLE GUIDELINES:**

**Montgomery County Code; Chapter 24A-8**

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a

manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

[redacted]

DPS - #8

J

# 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.:

Address: 12071 B Tech Road Silver Spring MD 20904
Street Number City Stset Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Miche Booz Daytime Phone No.: 301·774·6911

**LOCATION OF BUILDING/PREMISE**

House Number: 16101 Street: Oak Hill Rd.

Town/City: Silver Spring Nearest Cross Street: Spencerville Rd.

Lot: Block: Subdivision:

Liber: 3128 Folio: 420 Parcel: P. 61

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

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☒ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Revision ☒ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $

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.*

M. Booz
Signature of owner or authorized agent

11·9·10
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 554106 Date Filed: Date Issued:

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

4

This HAWP is a follow-up the HPC hearing held July 28, 2010 regarding the Uniform Civil Code citations of the Department of housing and Community Affairs of March 15, 2010. In this review we are asking for consideration of changes to the exteriors of the listed outbuildings. In later submissions, changes to the Main House, the Blacksmith Shop, and other out buildings will be proposed.

Carriage House (see attached drawings and photos):
a. Change from metal roof to cedar shingle roof.* The roof of this structure was originally shingled as shown in the historic photos.
b. Build sliding barn door similar to historic door visible in Stabler photos.
c. Rebuild exterior stairs to second floor.

Corn Crib (see attached photos):
a. Change metal roof to cedar shingle roof as it was originally.*
c. Remove slats. Install stained-dark tongue and groove sheathing on studs. Then reinstall slats. The stained sheathing will be in shadow, so not visible from the exterior, and will allow for future insulation of the interior.

Ice House (see attached photos):
a. Change metal roof to cedar shingles as it was originally.*

Blacksmith Shop (see attached photos):
a. Change from metal roof to cedar shingle roof as it was originally.*

* Please see attached spec for Certigrade Cedar Shingles and a possible Ridge Vent detail.

## LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS
(March 18, 2010)

| Tax Account No. | Name | Address | Lot/Parcel | Block |
|---|---|---|---|---|
| **Subject Property** | | | | |
| 05-00279326 | Edgewood Inn LLC | 16101 Oak Hill Road<br>Silver Spring, MD 20905-3931 | P161 | |
| 05-00252167 | Edgewood II LLC | c/o Barry Guldelsky<br>12071 Tech Road, Ste. B<br>Silver Spring, MD 20904-7872 | P158 | |
| **Adjoining and Confronting Property Owners** | | | | |
| 05-00277943 | Rodriguez, William & Jessica | 16107 Oak Hill Road<br>Silver Spring, MD 20905-3921 | N052<br>Lot P1 | |
| 05-00277952 | Rodriguez, William & Jessica | 16107 Oak Hill Road<br>Silver Spring, MD 20905-3921 | P059 | |
| 05-00263968 | Behr, Virginia & Bradford B | 16000 Oak Hill Road<br>Silver Spring, MD 20905-3928 | P187 | |
| 05-03237944 | Oberfield, Mark G &<br>Shinrong V Lin | 16102 Oak Hill Road<br>Spencerville, MD 20868-3104 | Lot 7 | C |
| 05-03237933 | Greene, Freeman & Jean E | 16104 Oak Hill Road<br>Spencerville, MD 20868-3104 | Lot 6 | C |
| 05-03237922 | Kerere, Michael A & Terry A | 16106 Oak Hill Road<br>Spencerville, MD 20868-3104 | Lot 5 | C |
| 05-03038577 | ST of MD to the use of State Highway Admin | 707 N Calvert Street<br>Baltimore, MD 21201 | N060<br>Lot 6 | |
| 05-03237900 | Hunt, Richard E ET AL REV TR | 16110 Drayton Farm Drive<br>Spencerville, MD 20868-3106 | Par. A | C |
| 05-03570337 | Mirza, Abbas H & Feeroz R | 4615 N Park Ave., Apt 502<br>Chevy Chase, MD 20815-4512 | N249/<br>P187 | A |
| 05-03570326 | Dunhill Woods LLC | c/o Dunhill Development LLC<br>2515 Drexel Street<br>Vienna, VA 22180-6907 | N346/<br>P187 | A |
| 05-03570315 | Dunhill Woods LLC | c/o Dunhill Development LLC<br>2515 Drexel Street<br>Vienna, VA 22180-6907 | N301/<br>P187 | A |
| 05-03570304 | Amin, Urvish N &<br>Sanginiben P Patel | 14039 Castle Blvd., Apt. 303<br>Silver Spring, MD 20904-4621 | N247/<br>P187 | A |
| 05-00255263 | Chesapeake Conf. Assn. Of | 7th Day Adventists<br>6600 Martin Road<br>Columbia, MD 21044 | P245 | |
| 05-00280770 | Maryland National Capital Park and Planning Commission | 9500 Brunett Avenue<br>Silver Spring, MD 20901-3226 | P330 | |
| 05-00266585 | ST OF MD TO THE USE OF STATE HIGHWAY ADMIN | 707 N Calvert Street<br>Baltimore, MD 21201-3601 | P100 | |
| 05-00255252 | Chesapeake Conf Assoc of | 7th Day Adventists<br>15930 Good Hope Road<br>Silver Spring, MD 20904 | P350 | |
| 05-03238083 | Everett, Robert K &<br>Melanie Stone Everett | 16100 Drayton Farm Drive<br>Spencerville, MD 20868-3106 | Lot 32 | C |



L&B 1314281v1/11673.0001

6

## LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS
(March 18, 2010)

| Tax Account No. | Name | Address | Lot/Parcel | Block |
|---|---|---|---|---|
| 05-03237955 | Taylor, Antone L & Hollie N | 16101 Drayton Farm Drive<br>Spencerville, MD 20868-3106 | Lot 8 | C |
| | **Homeowner and Civic Associations** | | | |
| | Chuck Selden<br>Gamewell Community Assn. | 1805 Gamewell Road<br>Silver Spring, MD 20905 | | |
| | Ms. Barbara Foresti<br>Cloverly/Fairland/White Oak CAC | 301 Willington Drive<br>Silver Spring, MD 20904 | | |
| | Ronald McNabb<br>TROT | 12433 Meadowood Drive<br>Silver Spring, MD 20904 | | |
| | Ralph Caudle<br>Hampshire Greens HOA | 3416 Olandwood Ct., #210<br>Olney, MD 20832 | | |
| | Mary Hemingway<br>Cloverly Civic Association | 718 Snider Lane<br>Silver Spring, MD 20905 | | |
| | Pedro Porro<br>Spanish Speaking People of Montgomery | 5729 Bradley Boulevard<br>Bethesda, MD 20814 | | |
| | Steve Szot<br>Hampshire Greens HOA | 16604 Sea Island Court<br>Silver Spring, MD 20905 | | |
| | Quentin Remein<br>Cloverly/Fairland/White Oak CAC | 205 Bryants Nusery Road<br>Silver Spring, MD 20905 | | |
| | Judith Christensen<br>Montgomery Preservation, Inc. | 6 Walker Avenue<br>Gaithersburg, MD 20877 | | |
| | Patricia Bailer<br>Maydale Citizens Assn. | 14801 Maydale Court<br>Silver Spring, MD 20905 | | |
| | William Anderson, Jr.<br>Allied Civic Group | 160 Norwood Road<br>Silver Spring, MD 20905 | | |
| | Jim Fary<br>Sierra Club – Montgomery County Group | 2836 Blue Spruce Lane<br>Silver Spring, MD 20906-3166 | | |
| | Quent Remain<br>Cloverly Civic Assn. | 205 Bryants Nusery Road<br>Silver Spring, MD 20905 | | |
| | Margie Davis<br>Good Hope Estates Civic Assn. | 1709 Colesberg Road<br>Silver Spring, MD 20905 | | |
| | Contact<br>Washington Metro Area Transit Authority | 600 Fifth Street, NW<br>Washington, DC 20001 | | |
| | Kenneth Barnes<br>Good Hope Estates Civic Assn. | 15445 Tindlay Street<br>Silver Spring, MD 20905 | | |
| | L. Edward O'Hara<br>Cloverly/Fairland/White Oak CAC | 12510 Prosperity Drive<br>Silver Spring, MD 20904-1639 | | |
| | John Luke<br>Montgomery County Air Park | 7940 Air Park Road<br>Gaithersburg, MD 20879 | | |
| | Alan Newcomb<br>Spencerville Civic Assn. | 2200 Spencerville Road<br>Spencerville, MD 20868 | | |
| | Congresswoman Donna Edwards<br>U.S. House of Representatives | 434 Cannon House Office Bldg.<br>Washington, DC 20515-20004 | | |
| | Jim Humphrey<br>Montgomery County Civic Federation | 5104 Elm Street<br>Bethesda, MD 20814 | | |
| | Joseph Howard, Jr.<br>Millgrove Garden Civic Assn. | 1204 Millgrove Road<br>Silver Spring, MD 20904 | | |



L&B 1314281v1/11673.0001

7

## LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS
(March 18, 2010)

| Tax Account No. | Name | Address | Lot/Parcel | Block |
|---|---|---|---|---|
| | George Sauer<br>Citizens for a Better Montgomery | 8307 Post Oak Road<br>Potomac, MD 20854-3479 | | |
| | Ilona Blanchard<br>City of Takoma Park | 7500 Maple Avenue<br>Takoma Park, MD 20912 | | |
| | Michael Diegel<br>Allied Civic Group | P.O. Box 13238<br>Silver Spring, MD 20904 | | |
| | Julius Cinque<br>Northern Montgomery County Alliance | 22300 Slidell Road<br>Boyds, MD 20841 | | |
| **MONTGOMERY COUNTY PUBLIC SCHOOLS** | | | | |
| | Paint Branch High School | 14121 Old Columbia Pike<br>Burtonsville, MD 20866 | 301-989-5600 | |
| | Briggs Chaney Middle School | 1901 Rainbow Drive<br>Silver Spring, MD 20905 | 301-989-6020 | |
| | Cloverly Elementary School | 800 Briggs Chaney Road<br>Silver Spring, MD 20905 | 301-989-5770 | |
| **LIBRARY** | | | | |
| | Fairland Library | 14910 Old Columbia Pike<br>Burtonsville, MD 20866 | | |
| | M.N.C.P.P.C.<br>Intake Section | 8787 Georgia Avenue<br>Silver Spring, MD 20910 | | |
| | Samantha L. Mazzo, Esq.<br>Linowes and Blocher LLP | 7200 Wisconsin Avenue<br>Suite 800<br>Bethesda, MD 20814-4842 | | |
| | | | | |



L&B 1314281v1/11673.0001

8

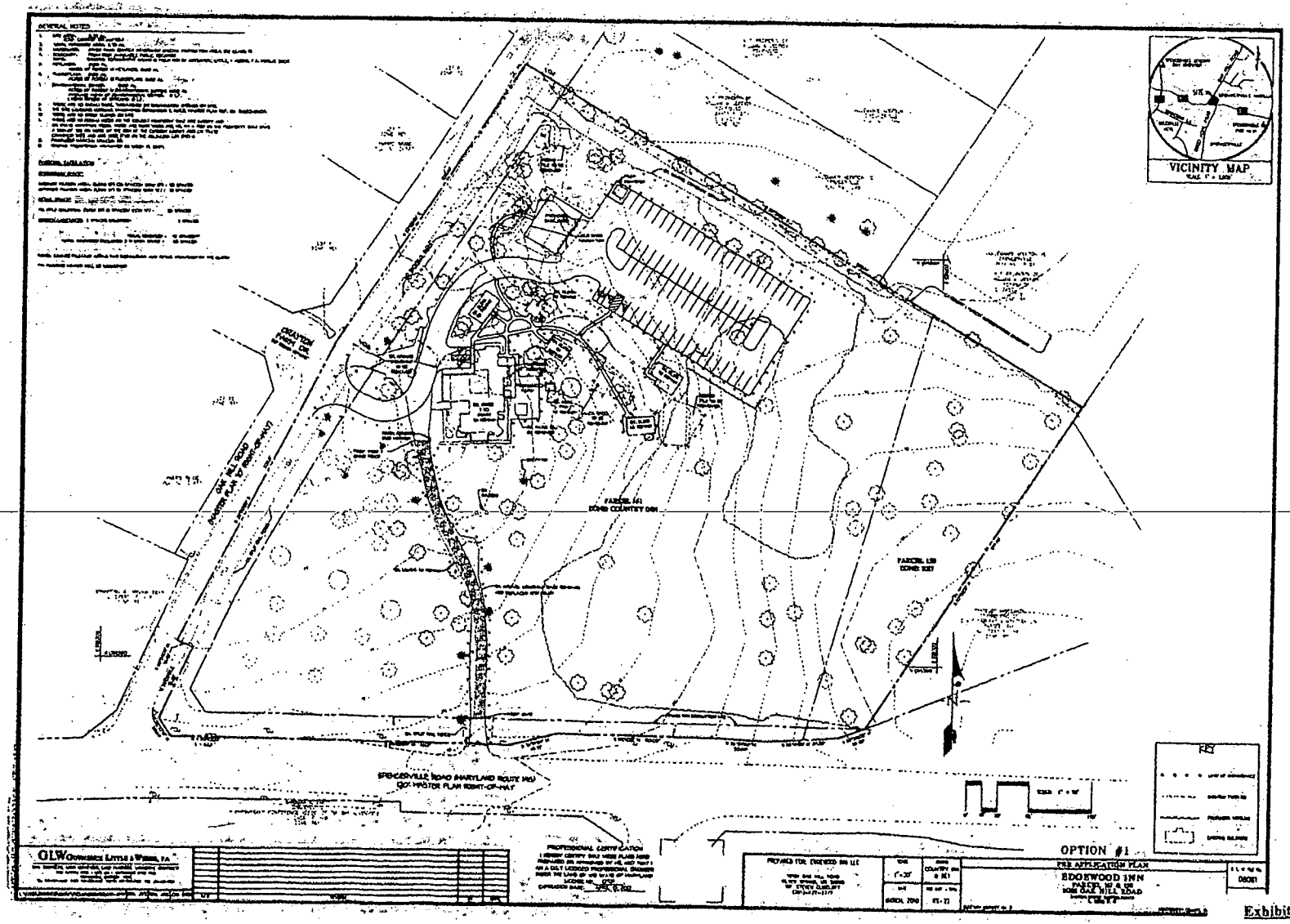

GENERAL NOTES
VICINITY MAP
OAK HILL ROAD
SPENCERVILLE ROAD (MARYLAND ROUTE 180)
(50' MASTER PLAN RIGHT-OF-WAY)
PARCEL 141
ZONE: COUNTRY INN
PARCEL 139
ZONE: RST
PROFESSIONAL CERTIFICATION
PREPARED FOR: ENDEWOOD INN LLC
OPTION #1
PRE APPLICATION PLAN
ENDEWOOD INN
PARCEL 141 & 139
1000 OAK HILL ROAD
OLWCONNERS LITTLE & WEBB, P.A.

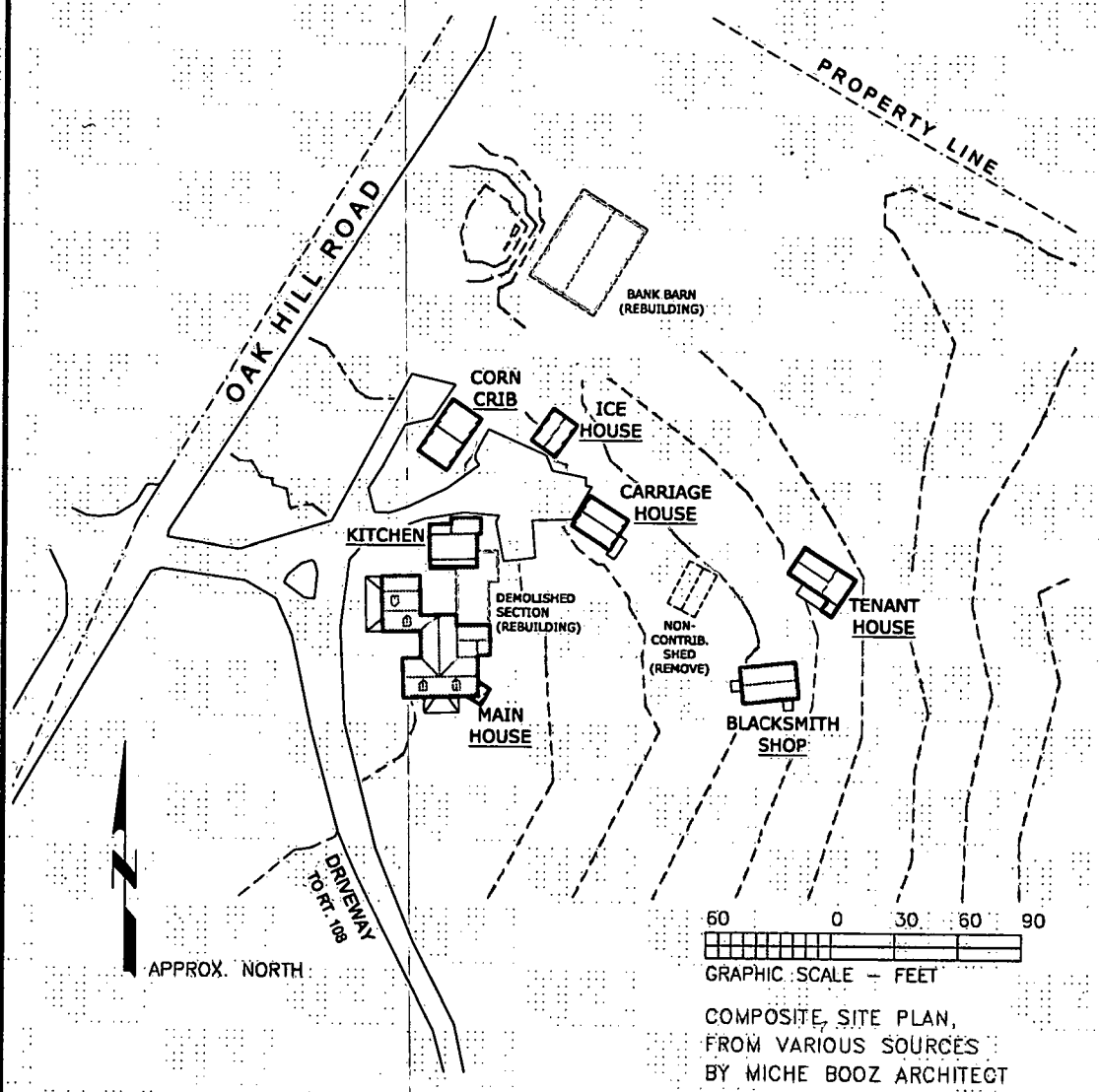
Exhibit "C"

9

MICHE BOOZ
ARCHITECT

**Background**

**Current Site Plan**




COMPOSITE SITE PLAN,
FROM VARIOUS SOURCES
BY MICHE BOOZ ARCHITECT

## Background

### Historic Photos

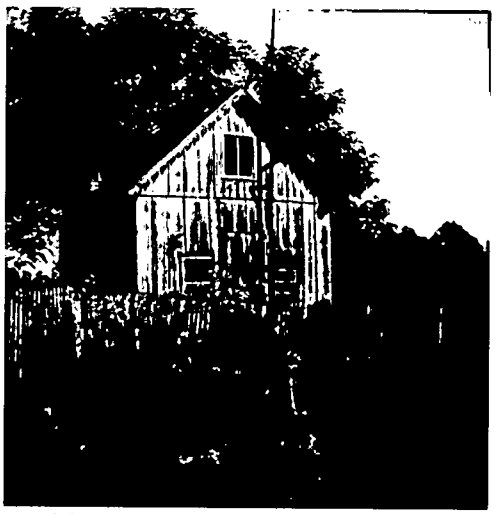
Stabler Family photo of Main House from the southwest.

Stabler Family photo of Ice House and other outbuildings.

## Background

### Historic Photos

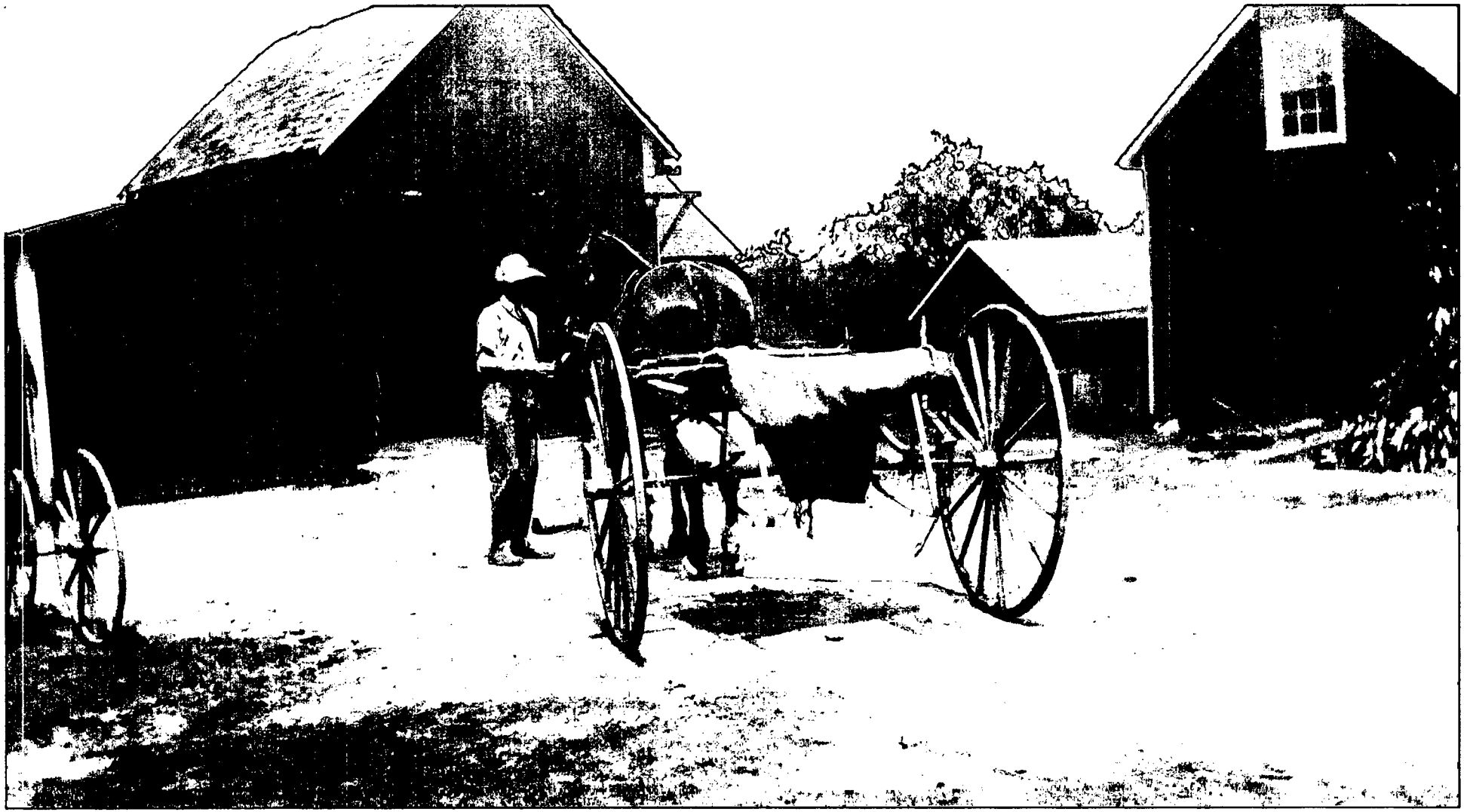
Stabler Family photo of outbuilding rooftops.



Stabler Family photo of Blacksmith Shop from west (at present partially disassembled).

Stabler Family photo of Barn (no longer standing).

Stabler Family photo of Main House from the east.



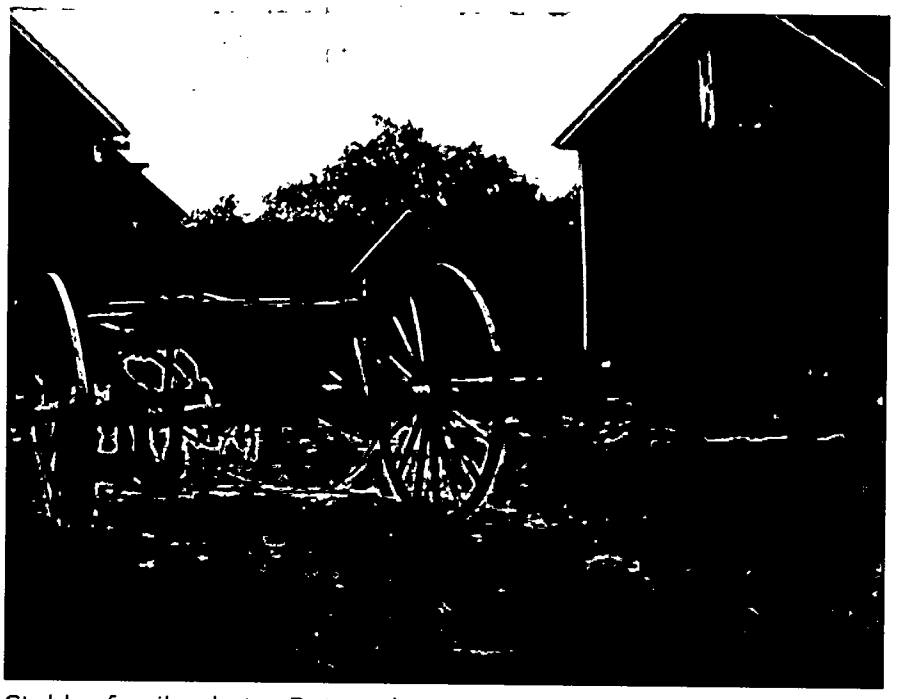
Historic Photo of Carriage House with sliding door.

(W)

## Buildings—Carriage House

### General Notes

The Carriage House has had a portion of its deteriorated siding removed and a layer of plywood sheathing installed as a protection barrier. This layer was also a step toward the eventual heating and cooling of the building in its future adaptive reuse. The foundation of the carriage house has been repaired and rebuilt.



Stabler family photo. Date unknown.

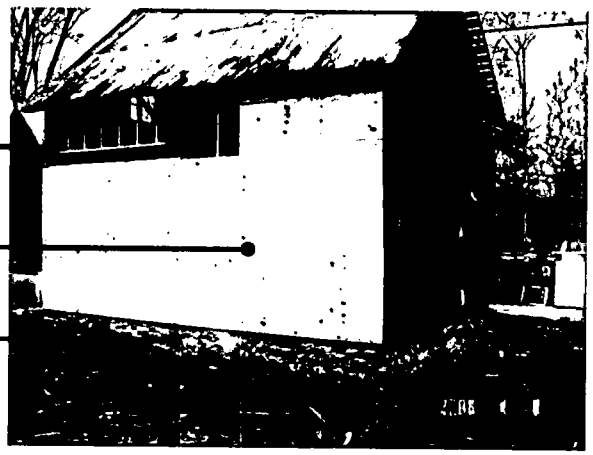
## Foundation and Framing

Photo from 2008 stabilization phase.

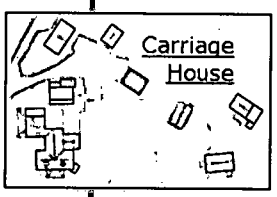
Framing repair

Plywood sheathing

Foundation repair

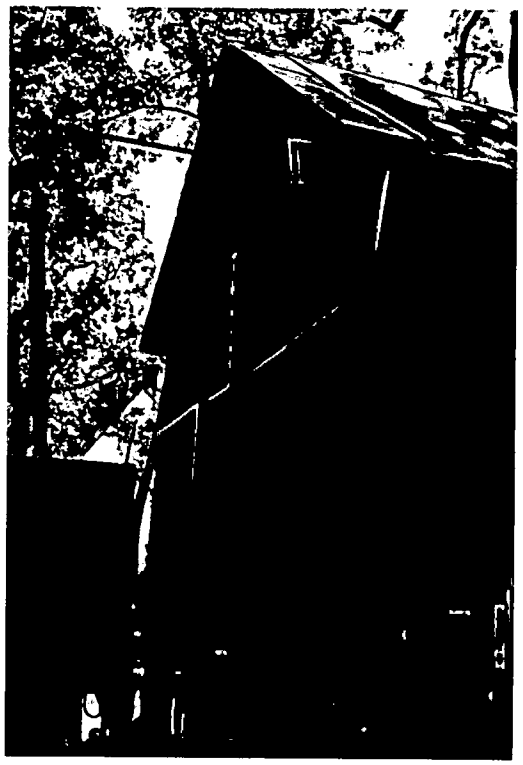


Porch no longer exists on southeast façade. This will be rebuilt.



## Elevations

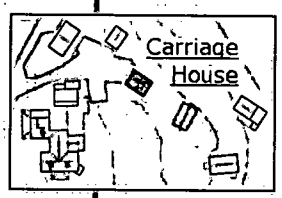
The southeast façade has a large section temporarily patched with oriented strand board (OSB). Missing roofing is evident where the corrugated roofing no longer covers the last rafter bay.



Southeast Elevation

The entire southwest face of the building has been sheathed with 1/2" plywood.

Southwest Elevation

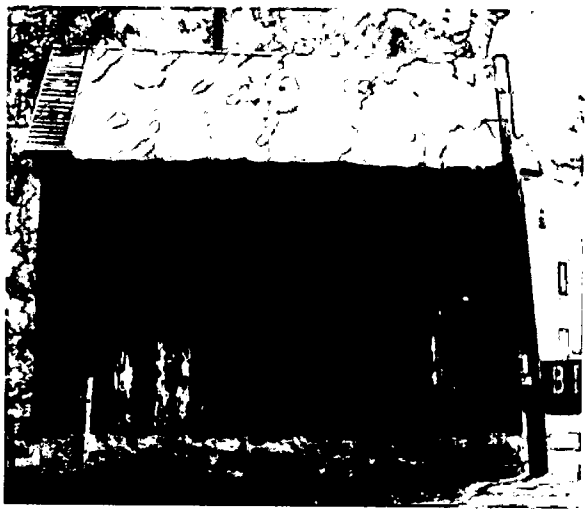


## Elevations

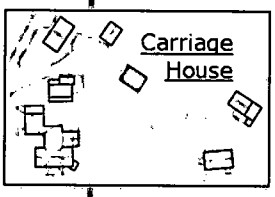
Visible from this elevation is the plywood sheathing and remaining board and batten siding.

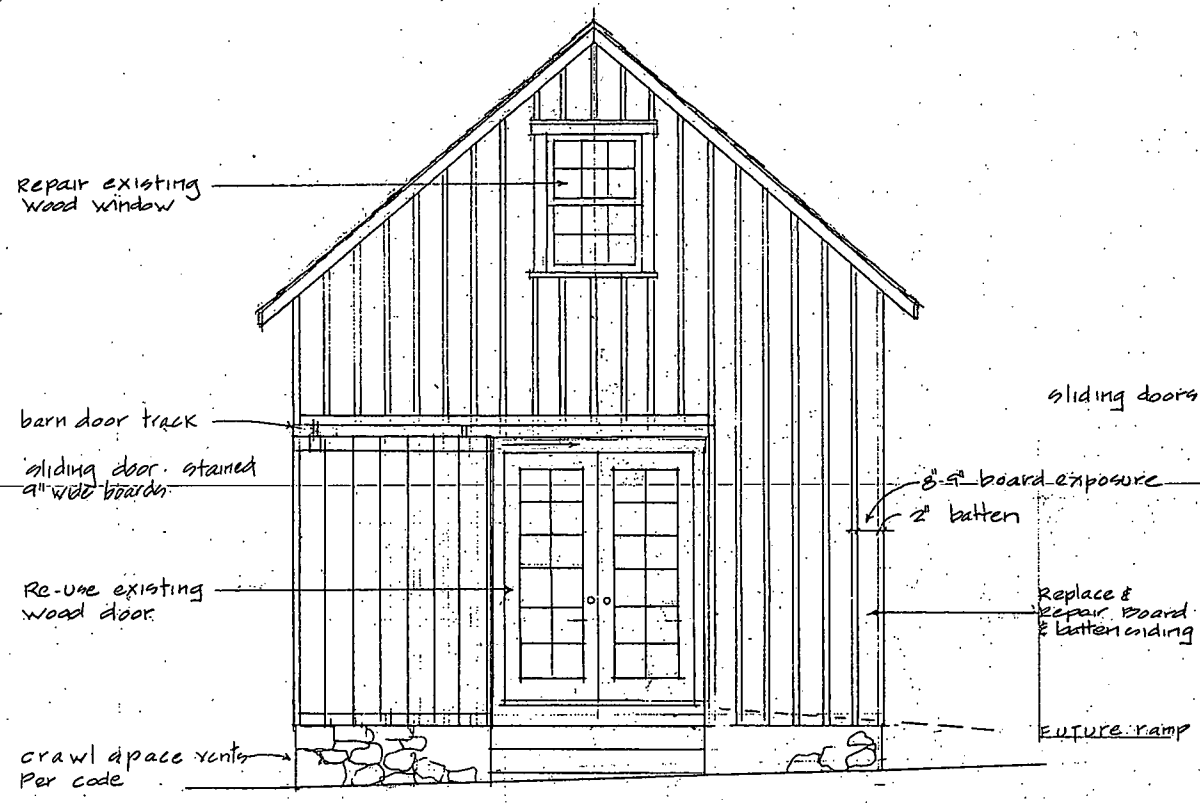
Northwest Elevation

The northeast façade exhibits significant siding damage in the lower quadrant. The corrugated roof has peeled away from the front rafter bay.

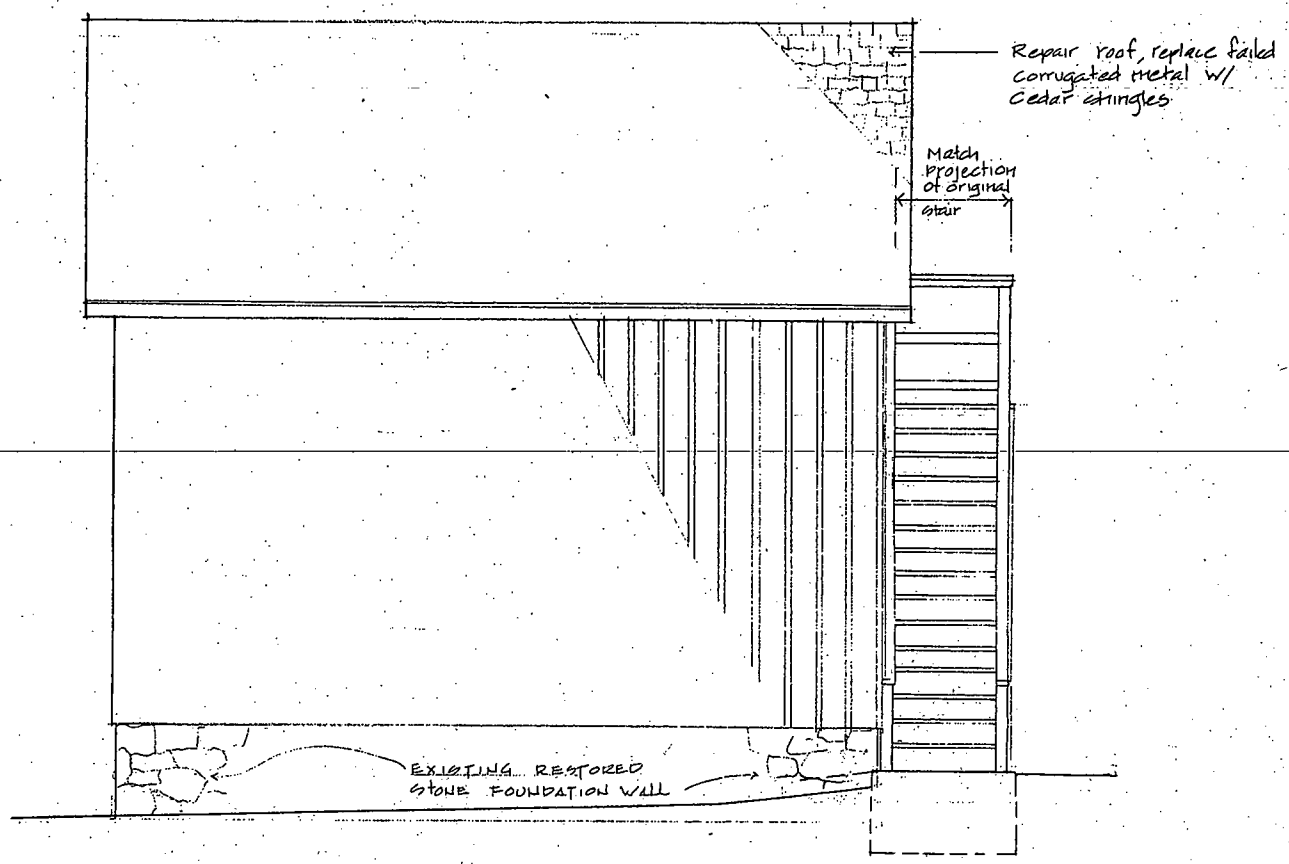


Northeast Elevation

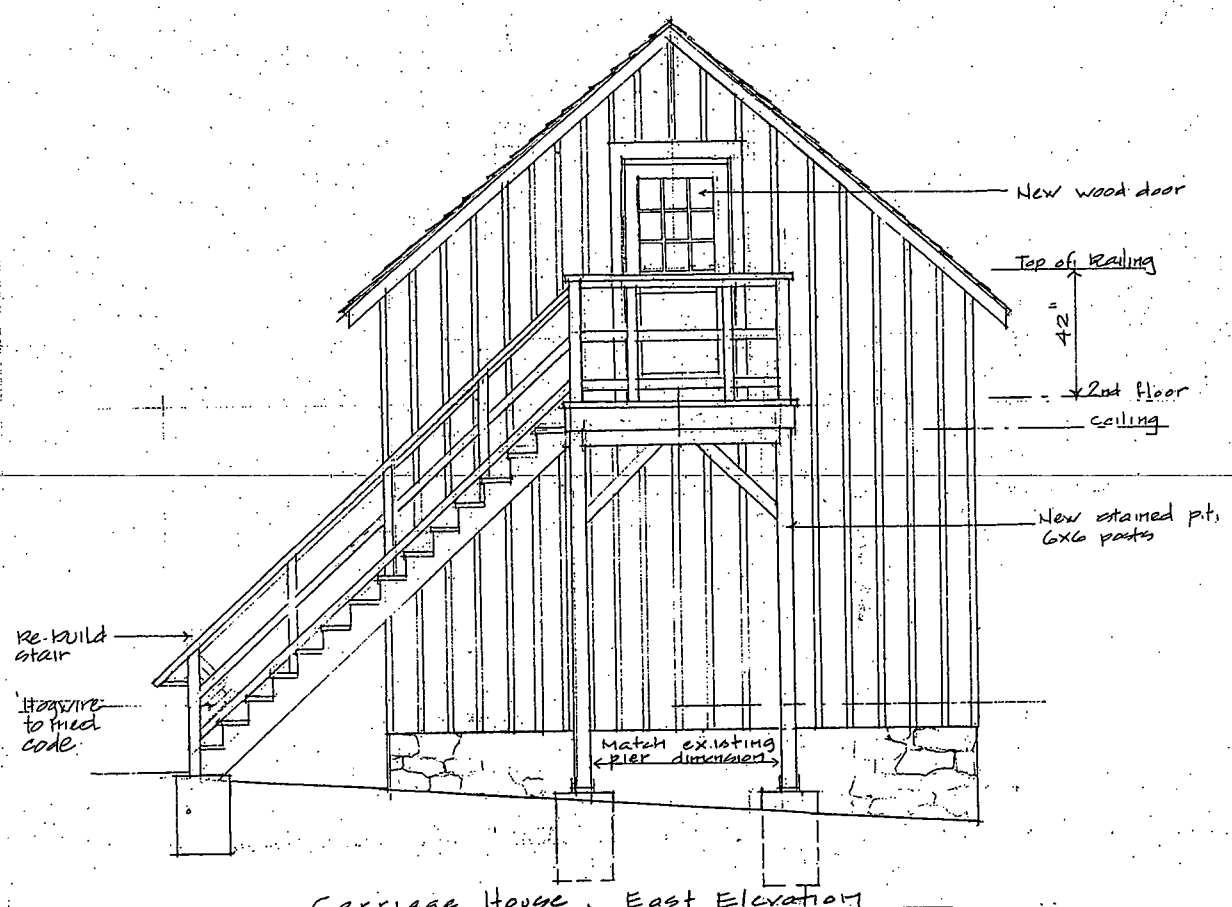




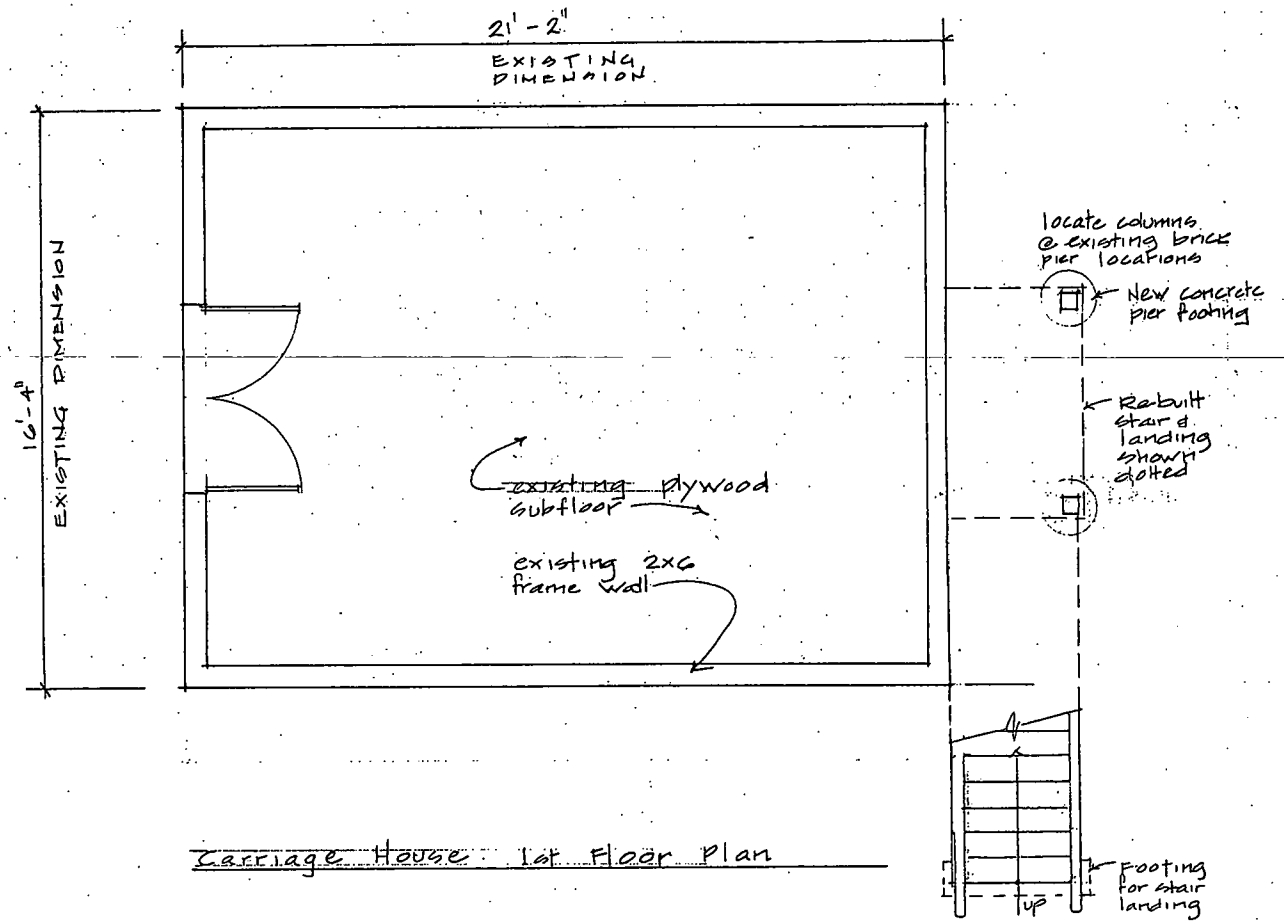

Carriage House · West Elevation




Carriage House: South Elevation

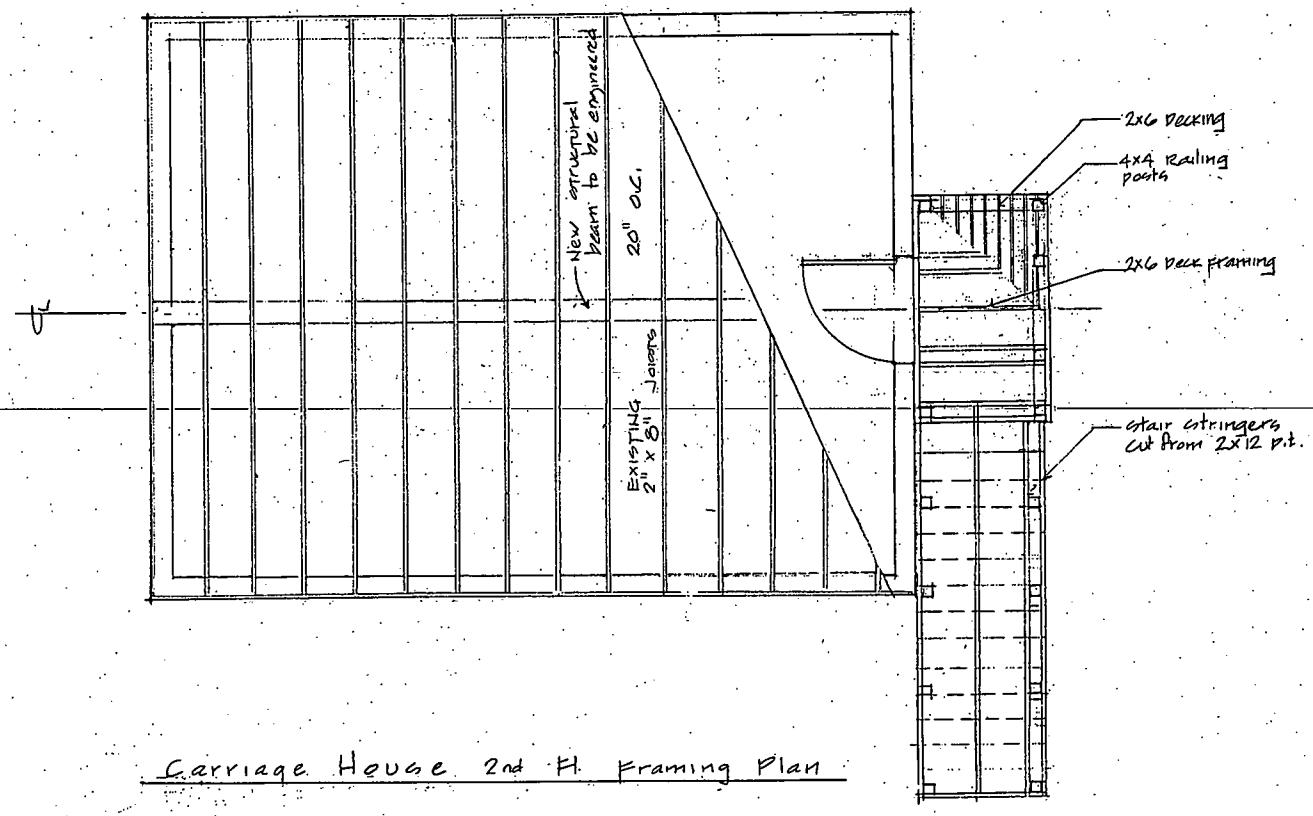



Carriage House . East Elevation




Carriage House 1st Floor Plan

21




Carriage House 2nd Fl. Framing Plan

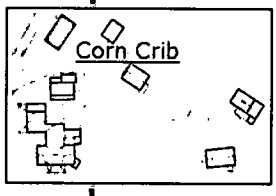
## Elevations

From this elevation siding can be seen missing and damaged, a temporary post supports missing framing, and the paint and stain are deteriorated.

Southeast Elevation

This elevation shows that the roof is failing, the ventilating slats and siding are damaged and the paint and stain have deteriorated.

Southwest Elevation

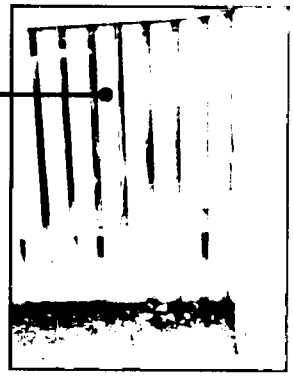


MICHE BOOZ
ARCHITECT

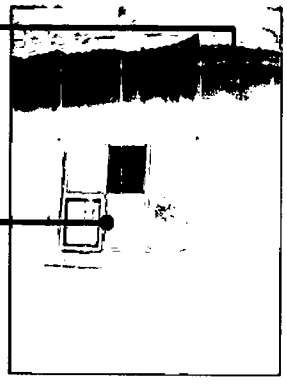
## Buildings—Corn Crib

### Siding, Windows, Doors and Trim

Open corn crib slats for ventilation to be removed and salvaged when feasible. Tongue-and-groove plywood installed and stained dark. Slats installed over stained sheathing to replicate existing.

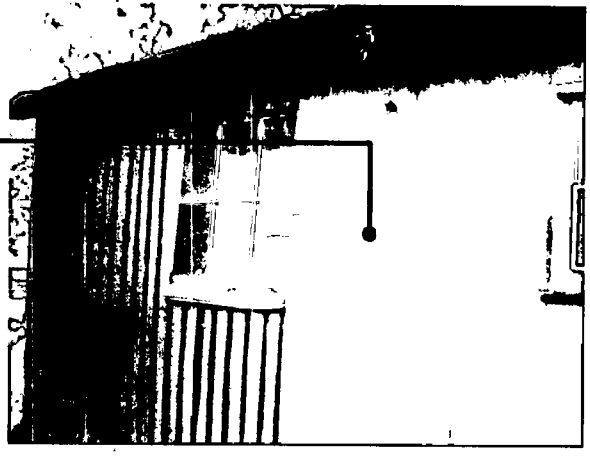


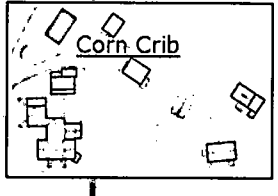
Open rafter tails to be retained.



Restore existing original wood windows.

Install barn board siding over new sheathing to replicate existing.





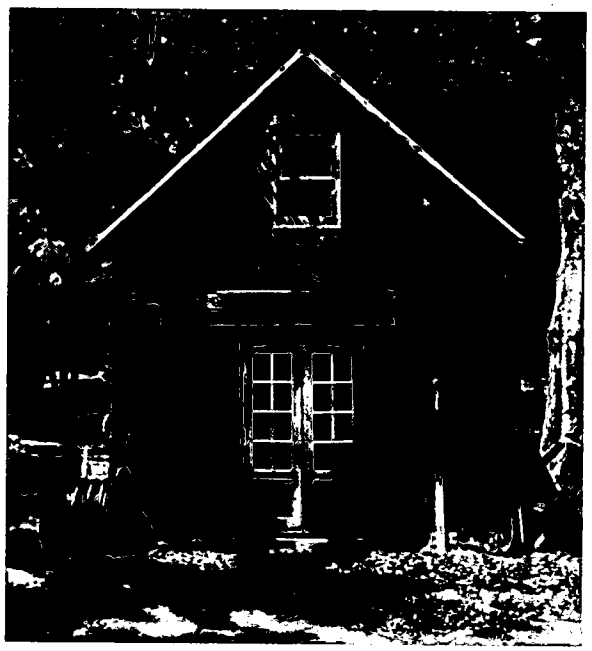
## General Notes

As with the other Edgewood outbuildings, the ultimate adaptive re-use will demand conditioned interior space. This will require that the building envelope be prepared for a future insulation phase. The siding boards will be removed, and intact boards will be re-installed along with new stained boards. The gaps will be covered with 2" x 3/4" battens. The foundation has been repaired and rebuilt.

Stabler family photo. Date unknown.

## Elevations

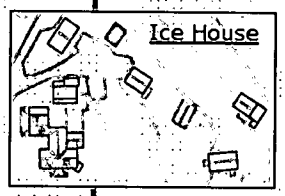
The southwest façade shows rotted boards near the foundation wall.



Southwest Elevation

The boards on the northwest façade show significant deterioration near grade. The stain finish is significantly weathered.

Northwest Elevation



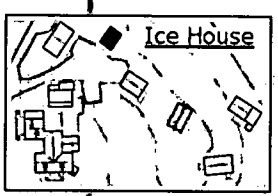
## Elevations

The southeast face of the building exhibits damaged and splitting siding. Dry rot is also evident.

Southeast Elevation

The northeast side is in the worst condition with most of the boards compromised by rot or disintegration. Virtually no stain has survived.

Northeast Elevation



## Buildings—Blacksmith Shop

### General Notes

The Blacksmith Shop was very near collapse and was stabilized in 2008. The repairs included several replaced timber frame members, and a rebuilt stone foundation. The rehabilitation of the Blacksmith Shop will essentially follow its historic appearance. There will be architectural drawings describing the precise nature of the work for the approval of the HPC prior to construction.

Stabler family photo. Date unknown.

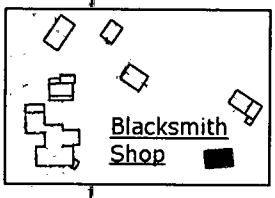
## Elevations

From this vantage point, additional missing roof and walls are evident.

South Elevation

Visible from the east elevation oblique view are the repaired timber frame elements as well as several failing second floor joists.

East Elevation (Oblique View)



MICHE BOOZ
ARCHITECT

## Buildings—Blacksmith Shop

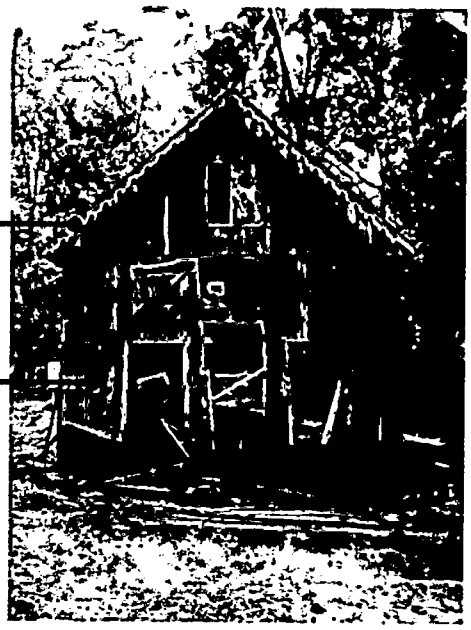
### Siding, Windows, Doors and Trim

Photos taken in 2008.

Rake trim on doors and windows will be replicated in the rehabilitation.

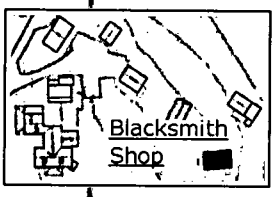
Siding will be stained wood board and batten to match original.

Doors and windows will be wood and substantially match original doors and fenestration. Details to be submitted to HPC for approval.



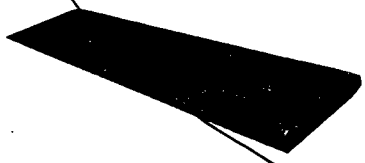
West Elevation

Northeast Elevation



## CERTI-LABEL CEDAR SHAKES

### Certi-Split® Handsplit Shakes



CERTI-SPLIT
PREMIUM GRADE
100% Edge Grain
Handsplit Red Cedar Shakes
CEDAR SHAKE & SHINGLE BUREAU

These shakes have split faces and sawn backs. Cedar logs are first cut into desired lengths. Blanks or boards of proper thickness are split and then run diagonally through a bandsaw to produce two tapered shakes from each blank. Available in Premium Grade (100% edge grain) or Number 1 Grade (Up to 20% flat grain allowed in each bundle).

### Certi-Sawn® Tapersawn Shakes

CERTI-SAWN
PREMIUM GRADE
100% Edge Grain
Tapersawn Red Cedar Shakes
CEDAR SHAKE & SHINGLE BUREAU

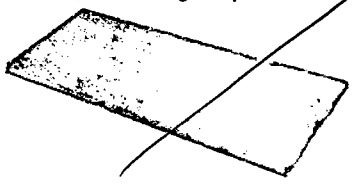
These shakes are sawn both sides. Premium and Number 1 Grades are the most common. Premium Grade is 100% edge grain, 100% clear and 100% heartwood. Number 1 Grade allows up to 20% flat grain in each bundle. Number 2 and 3 Grades are also available.

### Certi-Split® Tapersplit

CERTI-SPLIT
PREMIUM GRADE
100% Edge Grain
Handsplit Red Cedar Shakes
CEDAR SHAKE & SHINGLE BUREAU

Produced by hand, using a sharp bladed steel froe and a mallet. The natural shingle-like taper is achieved by reversing the block, end-for-end, with each split. Premium Grade only.

### Certi-Split® Straight-Split

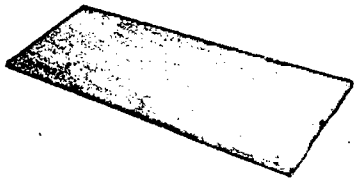


CERTI-SPLIT
PREMIUM GRADE
100% Edge Grain
Handsplit Red Cedar Shakes
CEDAR SHAKE & SHINGLE BUREAU

Produced by machine or in the same manner as tapersplit shakes except that by splitting from the same end of the block, the shakes acquire the same thickness throughout. Premium Grade only.

## CERTIGRADE® CEDAR SHINGLES

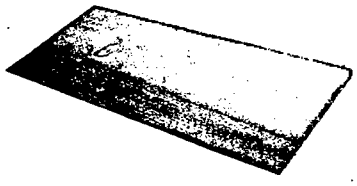
### Number 1 Blue Label®



CERTIGRADE
Red Cedar Shingles
- 100% Edge Grain - 100% All Clear -
- 100% Heartwood -
CEDAR SHAKE & SHINGLE BUREAU

The premium grade of shingles for roofs and sidewalls. These top-grade shingles are 100% heartwood, 100% clear and 100% edge grain. Available in 16" or 18" or 24" lengths.

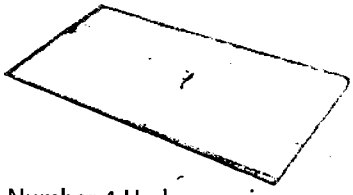
### Number 2 Red Label



CERTIGRADE
RED LABEL
Red Cedar Shingles
CEDAR SHAKE & SHINGLE BUREAU

A good grade for many applications. Not less than 10" clear on 16" shingles, 11" clear on 18" shingles and 16" clear on 24" shingles. Flat grain and limited sapwood are permitted in this grade.

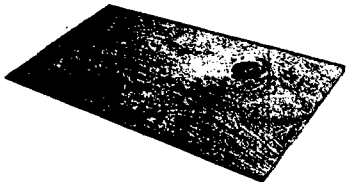
### Number 3 Black Label



CERTIGRADE
Red Cedar Shingles
- Third Grade -
CEDAR SHAKE & SHINGLE BUREAU

A utility grade for economy applications and secondary buildings. Not less than 6" clear on 16" and 18" shingles, 10" clear on 24" shingles.

### Number 4 Undercoursing



CERTIGRADE
Red Cedar Shingles
Recommended for Undercoursing of Double-Coursed Sidewalls only
CEDAR SHAKE & SHINGLE BUREAU

A utility grade for undercoursing of double coursed sidewalls only. Not a roofing material and not to be used as a starter course for roofs.

## Ridge Vents

A rule of thumb for venting the attic area is 1 square foot per 150 square feet of floor area. One half of this (1/2 square feet per 75 square feet of floor area) amount should be in the soffit or eave and one half (75 square feet) in the roof system. In the case of a balanced system a 1 square foot per 300 square feet of floor area may be adequate ventilation. Check with your local building department.

## Low Slope (6:12 or less)

The CSSB recommends the installation of ridge vents that allow for installation of pre-manufactured ridge applied over the vent material. There are many manufacturers of this design.

## Steep Slope (8:12 or greater)

On steep slope roofs, the correct ridge vent products can actually facilitate the ease of installation of Certi-label ridge units. Always follow the manufacturer's installation instructions. The predominant ridge material manufactured today is for a low slope roof. However, by using a ridge vent that is malleable and at least 8 1/2" wide, the material can be installed across the minimum 3" of air space at the ridge to create a shallowing of the slope at the ridge. Care must be taken to caulk the ridge vent material to the Certi-label shakes or shingles. Proper nailing of the ridge units will create a serviceable application.

## Severe Climate Areas

In all wind driven snow areas, the proper ridge vent should have a screening effect to prevent snow infiltration (not louvered or baffled).

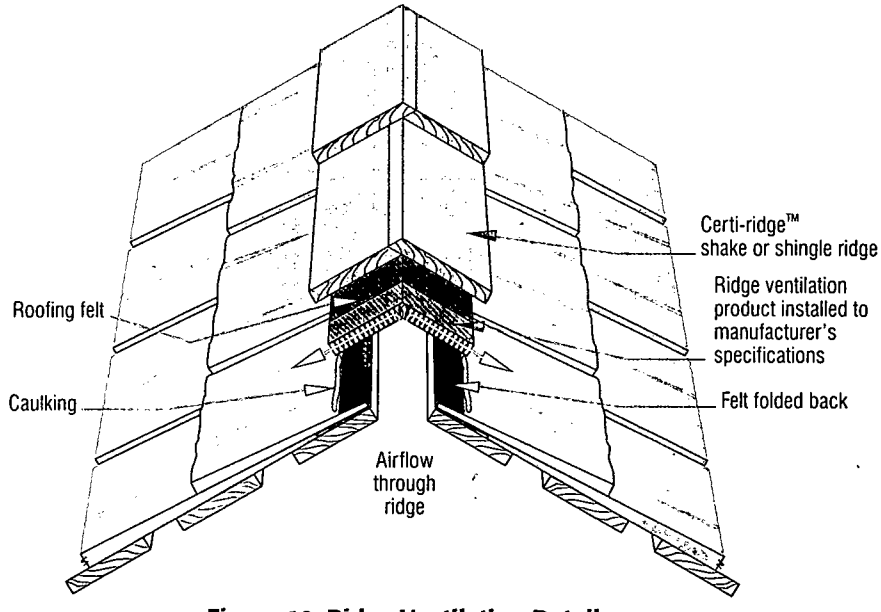



**Figure 16: Ridge Ventilation Detail**