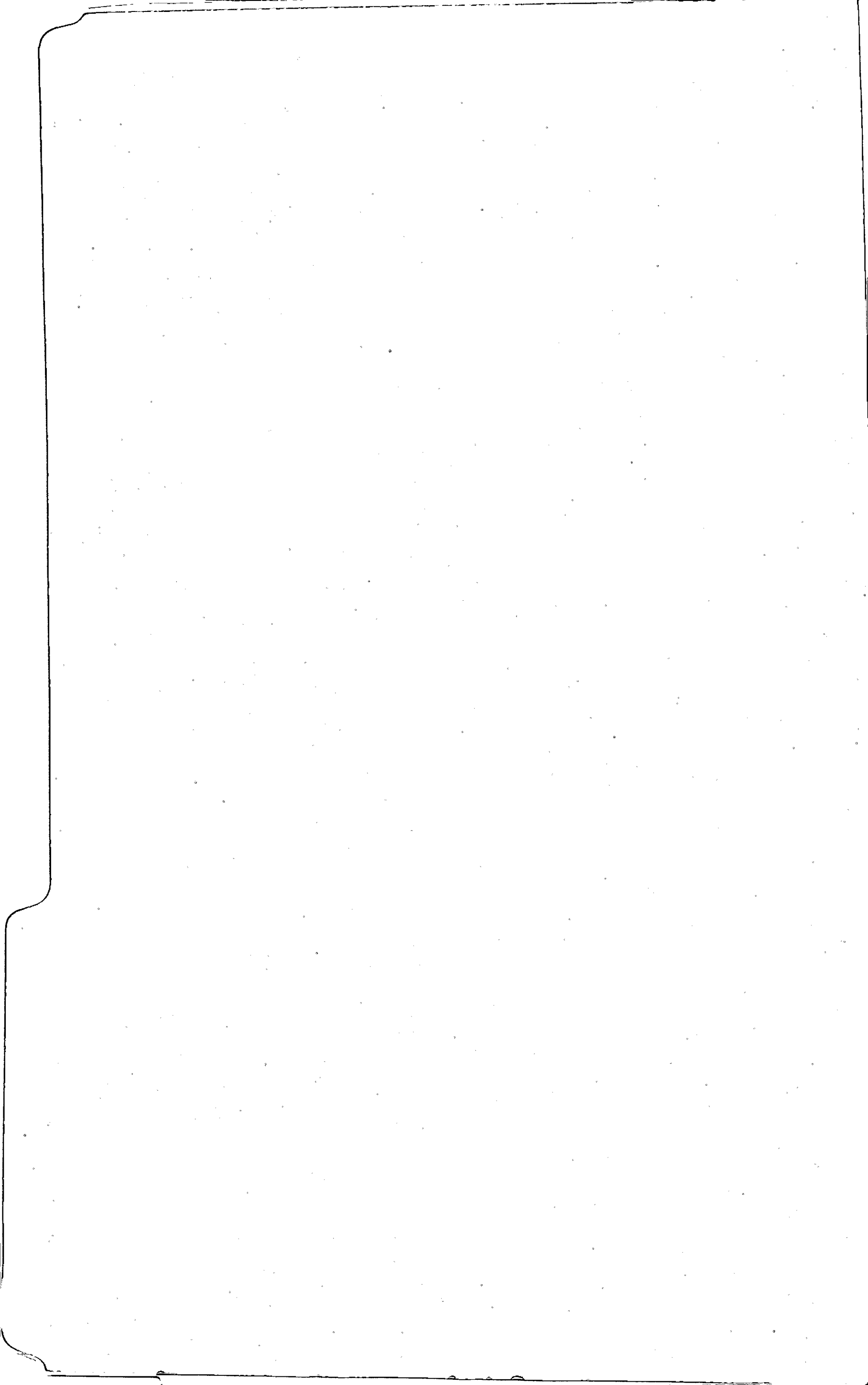


16101 Oak Hill Road, Silver Spring

[HPC Case # 15/52-11A]

Master Plan Site #15/52, Edgewood II





## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Acting-Chairperson

Date: May 6, 2011

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #565381, demolition of accessory structure

---

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 April 27, 2011 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@montgomeryplanning.org](mailto:joshua.silver@montgomeryplanning.org) to schedule a follow-up site visit.





15800 FLEET RD. 21117, CGR HOLDINGS, MD 21117

DPS - #8

# HISTORIC PRESERVATION COMMISSION 301/563-3400

## APPLICATION FOR HISTORIC AREA WORK PERMIT

*Case No. 11-0011*

Contact Person: \_\_\_\_\_

Daytime Phone No.: \_\_\_\_\_

Tax Account No.: 51-0561930

Name of Property Owner: Edgewood IHM LLC Daytime Phone No.: 301-622-5272

Address: 12071 3 Tech Road, Silver Spring, MD 20904  
Street Number City State 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: \_\_\_\_\_

Libr: 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
- Reversible

#### CHECK ALL APPLICABLE:

- A/C
- Stab
- Rooms Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Disassemble - give intact structural members & retain siding

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/assessment

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

3-23-2011  
Date

Approved: \_\_\_\_\_  
For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: 5/5/11

Application/Permit No.: 565381 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

<b>Address:</b>	16101 Oak Hill Road, Silver Spring	<b>Meeting Date:</b>	4/27/2011
<b>Resource:</b>	Individually Designated Master Plan Site #15/52, Edgewood II	<b>Report Date:</b>	4/20/2011
<b>Applicant:</b>	Edgewood Inn, LLC (Miche Booz, Architect)	<b>Public Notice:</b>	4/13/2011
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	15/52-11A	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b> Demolition of accessory structure			

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

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

**HISTORIC CONTEXT**

The following was excerpted from **Places From the Past: The Tradition of Gardez Bien in Montgomery County, Maryland**

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 build Edgewood about 1858 when he married. His father, Caleb, of Drayton, gave him the land. Robert was a prosperous famer active in the Grange and one of the incorporators of the Sandy Spring Bank. 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 also contains a detached kitchen building, corn house, ice house, carriage house, tenant house, and a small timber frame barn.

**PROPOSAL**

The applicant is requesting approval to demolish an existing accessory structure at the property.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction to *Master Plan Sites* 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 Interior Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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

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.

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 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.)

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

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

**STAFF DISCUSSION**

Staff supports the proposed demolition of the structure. The structure contains evidence of significant deterioration and non-original building materials including modern dimensional wall and roof framing, a replacement corrugated metal roof, non-original cladding in some locations, and a non-historic addition attached to the rear elevation of the building that is in poor condition. The structure also has evidence of an inadequate foundation with siding in contact with grade.

Furthermore, the structure has undergone considerable changes to its historic use as a detached utilitarian storage structure. Historically, the structure was detached from the main house and used for wood storage. Subsequently, the structure was later attached to the main house from which the name, the "Old Kitchen" is derived when it was used as a functioning kitchen for the inn. From approximately the mid 1970s until 2007 the structure remained connected to the main house and was used as part of a restaurant operated at the site, until the connection was demolished in 2007, once again leaving the structure as freestanding. During this period the structure underwent significant structural and cosmetic alterations as described above.

The applicants are currently working on rehabilitating other accessory structures at the property that contribute to historic context of the property. The subject accessory structure has lost a considerable amount of its integrity through inappropriate alterations. The applicants intend to construct a new addition at the rear of the main house, per their approved development plan at a future date. A new addition of modest proportions would likely require that either the accessory structure be demolished or significantly altered.

Staff finds the demolition of the structure as being consistent with Chapter 24A-8(b) (1) and *Standard #2*. The proposed demolition will not substantially alter the exterior features of the building. The structure has been altered overtime, thus some of the original building materials have been replaced and/or are in poor condition. The removal of the structure will not alter the historic character of the property such that the historic spatial relationship that characterizes the property will be impacted. **Staff recommends approval of the HAWP.**

**STAFF RECOMMENDATION**

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

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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 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](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

*Completed*

Contact Person: \_\_\_\_\_

Daytime Phone No.: \_\_\_\_\_

Tax Account No.: 51-0561930

Name of Property Owner: Edgewood IHM LLC Daytime Phone No.: 301-622-5272

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

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

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

**LOCATION OF BUILDING/PREMISE**

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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
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Demolite - save intact structural members & exterior siding.

1B. Construction cost estimate: \$ \_\_\_\_\_

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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

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3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

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

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

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

M. Booz  
Signature of owner or authorized agent

3-23-2011  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 565381 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

4



**Silver, Joshua**

---

**From:** Miche Booz [mbooz@michebooz.com]  
**Sent:** Tuesday, April 05, 2011 9:39 AM  
**To:** Silver, Joshua  
**Subject:** Edgewood

Josh,

I am writing to confirm the change in the latest application to the HPC submission for Edgewood. Our original submission was for a conceptual review from the Commission whose ultimate aim was to secure permission to dismantle and then re-build the Old Kitchen. Shown in the submission is a sketch plan for the planned restaurant with the Old Kitchen re-built as part of the design.

As such it still would have required a separate and subsequent submission for a HAWP to demolish the Old Kitchen. From our conversation this morning I understand that it will not be necessary to complete two separate applications--that our current submission will be re-submitted by staff as a HAWP application for the aforementioned demolition--for the April 27th HPC hearing.

The following language describes the revised "General Description of Project" section of the application for the demolition of the Old Kitchen:

The applicant requests a HAWP to secure permission to demolish the Old Kitchen, an outbuilding at the Edgewood Inn property. Originally a detached structure that was used for wood storage, the Old Kitchen gets its name from when it became a functioning kitchen for the Edgewood Inn, and was attached to the Main House via an addition--shown dotted on the site diagram. From approximately the mid 1970 s until 2007 the Old Kitchen remained connected to the existing house and was part of the restaurant which operated at the site. The addition link was demolished n 2007, leaving the structure once again as freestanding.

During this period the Old kitchen underwent significant structural and cosmetic alteration. The interior was fitted out as a commercial kitchen with a fire suppression hood and a ventilator--visible on the roofline. Much of the wall and roof framing was replaced with modern dimensional framing. The roof was replaced with metal corrugated roofing, and much of the siding is now covered with oriented strand board and plywood. In general the structure, both new and original components, are in a deteriorated state.

Thank You,

Miche

Miche Booz  
AIA, LEED AP, CNU

Miche Booz Architect  
208 Market Street  
Brookeville, MD 20833  
p. 301 774 6911  
f. 301 774 1908  
[www.michebooz.com](http://www.michebooz.com)

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

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

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**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 Spencerville, MD 20868-3106	Lot 8	C
<b>Homeowner and Civic Associations</b>				
	Chuck Selden Gamewell Community Assn.	1805 Gamewell Road Silver Spring, MD 20905		
	Ms. Barbara Foresti Cloverly/Fairland/White Oak CAC	301 Willington Drive Silver Spring, MD 20904		
	Ronald McNabb TROT	12433 Meadowood Drive Silver Spring, MD 20904		
	Ralph Caudle Hampshire Greens HOA	3416 Olandwood Ct., #210 Olney, MD 20832		
	Mary Hemingway Cloverly Civic Association	718 Snider Lane Silver Spring, MD 20905		
	Pedro Porro Spanish Speaking People of Montgomery	5729 Bradley Boulevard Bethesda, MD 20814		
	Steve Szot Hampshire Greens HOA	16604 Sea Island Court Silver Spring, MD 20905		
	Quentin Remein Cloverly/Fairland/White Oak CAC	205 Bryants Nusery Road Silver Spring, MD 20905		
	Judith Christensen Montgomery Preservation, Inc.	6 Walker Avenue Gaithersburg, MD 20877		
	Patricia Bailer Mavdale Citizens Assn.	14801 Maydale Court Silver Spring, MD 20905		
	William Anderson, Jr. Allied Civic Group	160 Norwood Road Silver Spring, MD 20905		
	Jim Fary Sierra Club - Montgomery County Group	2836 Blue Spruce Lane Silver Spring, MD 20906-3166		
	Quent Remain Cloverly Civic Assn.	205 Bryants Nusery Road Silver Spring, MD 20905		
	Margie Davis Good Hope Estates Civic Assn.	1709 Colesberg Road Silver Spring, MD 20905		
	Contact Washington Metro Area Transit Authority	600 Fifth Street, NW Washington, DC 20001		
	Kenneth Barnes Good Hope Estates Civic Assn.	15445 Tindlay Street Silver Spring, MD 20905		
	L. Edward O'Hara Cloverly/Fairland/White Oak CAC	12510 Prosperity Drive Silver Spring, MD 20904-1639		
	John Luke Montgomery County Air Park	7940 Air Park Road Gaithersburg, MD 20879		
	Alan Newcomb Spencerville Civic Assn.	2200 Spencerville Road Spencerville, MD 20868		
	Congresswoman Donna Edwards U.S. House of Representatives	434 Cannon House Office Bldg. Washington, DC 20515-20004		
	Jim Humphrey Montgomery County Civic Federation	5104 Elm Street Bethesda, MD 20814		
	Joseph Howard, Jr. Millgrove Garden Civic Assn.	1204 Millgrove Road Silver Spring, MD 20904		

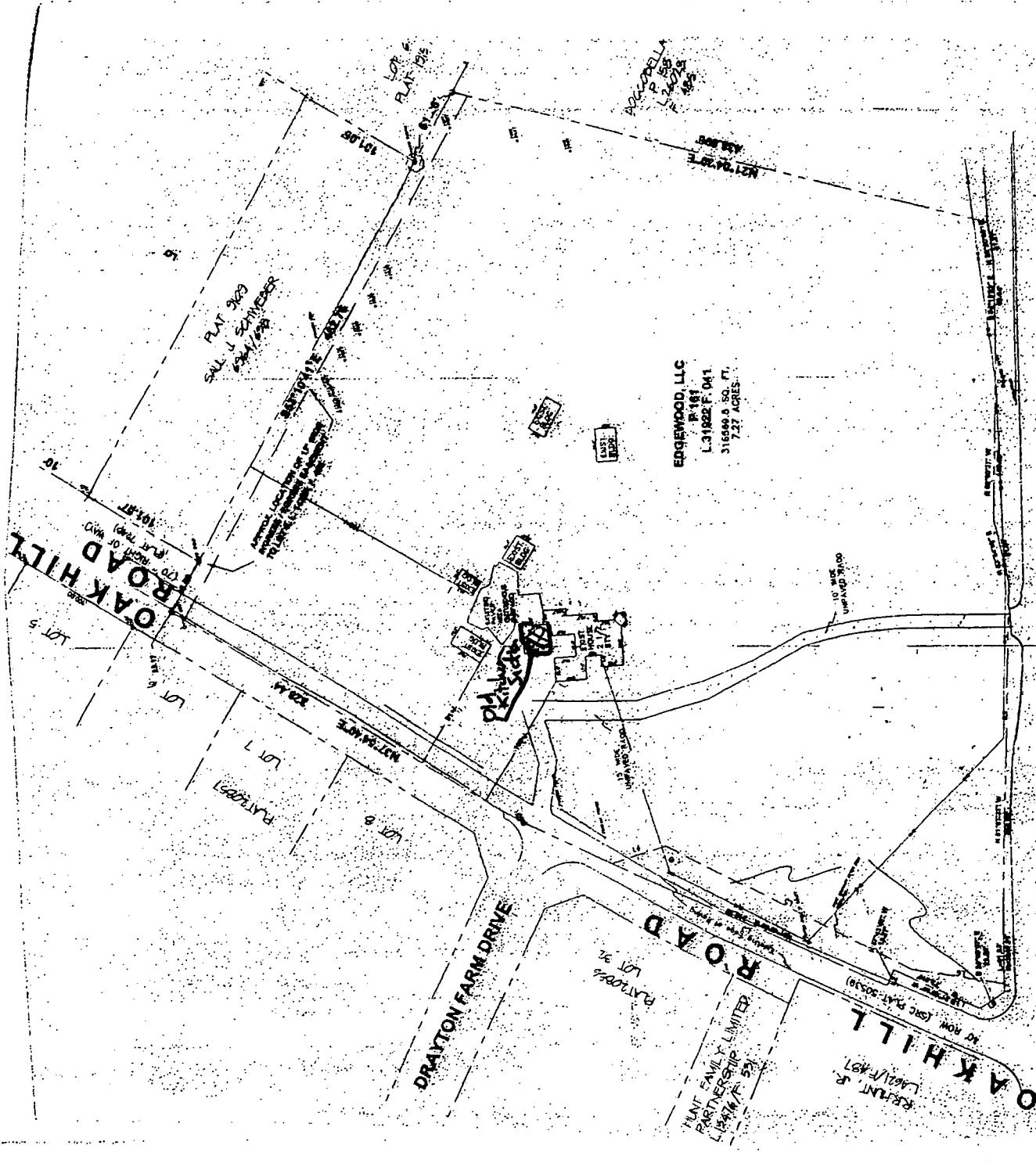
7

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

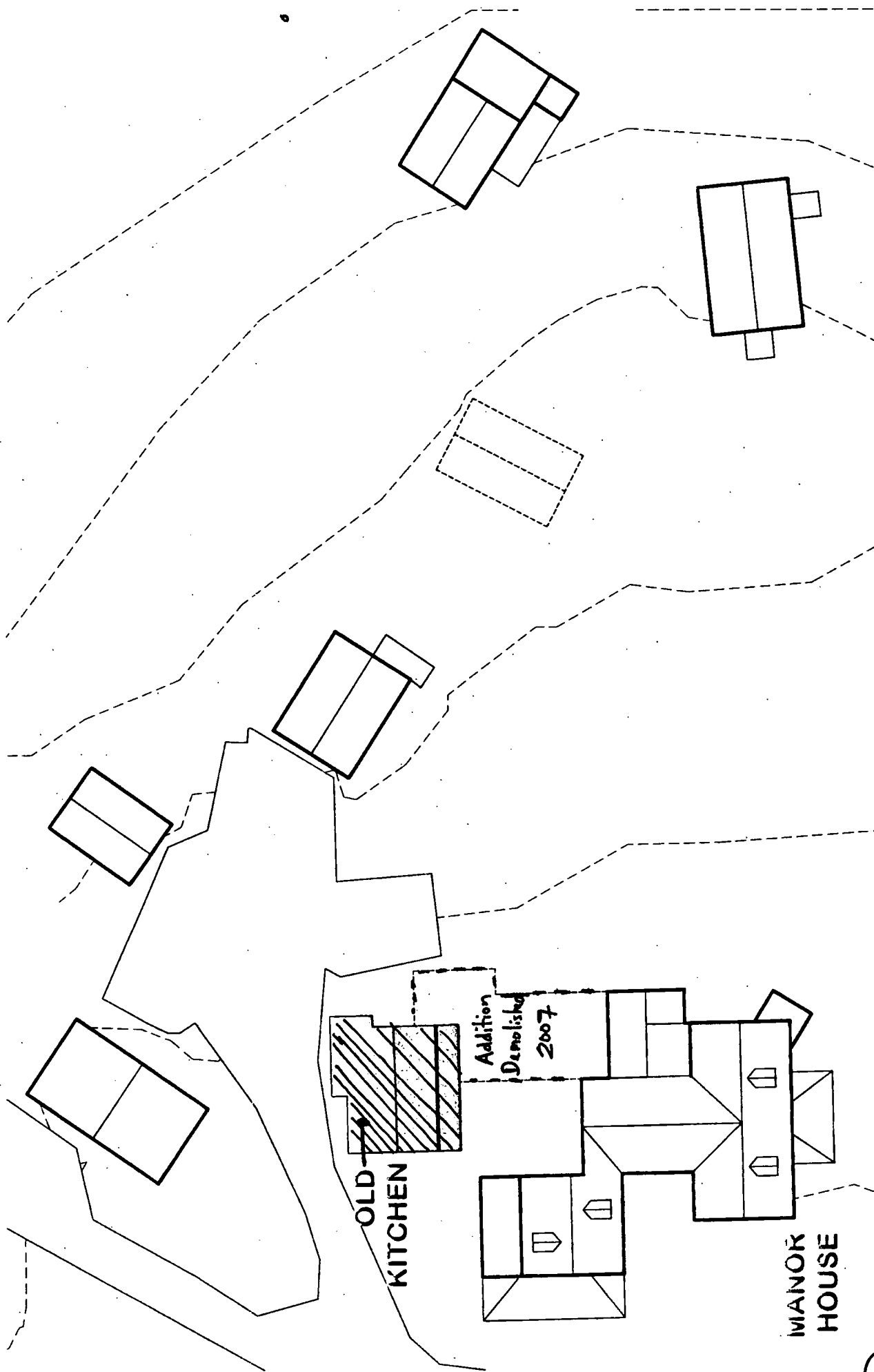
Tax Account No.	Name	Address	Lot/Parcel	Block
	George Sauer Citizens for a Better Montgomery	8307 Post Oak Road Potomac, MD 20854-3479		
	Iiona Blanchard City of Takoma Park	7500 Maple Avenue Takoma Park, MD 20912		
	Michael Diegel Allied Civic Group	P.O. Box 13238 Silver Spring, MD 20904		
	Julius Cinque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

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SITE PLAN



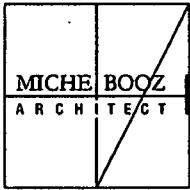
SPENCERVILLE ROAD MD. RTE. 198



OLD KITCHEN

Addition  
Demolished  
2007

MANOR  
HOUSE



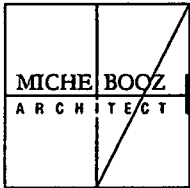
## **Buildings—Old Kitchen**

### **General Notes**

The Old Kitchen serviced the restaurant that previously operated on the site, but historically it was used as a woodshed. The building is severely deteriorated, with an inadequate foundation and non-historic additions. It is proposed that the structure be replaced with materials that



Stabler family photo. Date unknown.



# Buildings—Old Kitchen

## Historic Images



Partial West Elevation



South and East Elevations

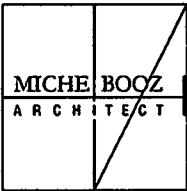


South Elevation, with Main House to left



12





## Buildings—Old Kitchen

### Elevations

Non-historic addition,  
note failed roof and  
patching to roof and  
walls.



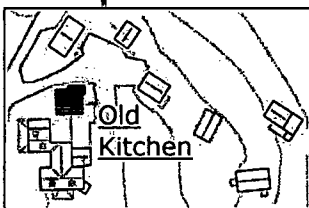
South Elevation

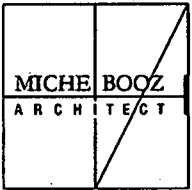
Note ventilator from  
restaurant era.



East Elevation (Oblique View)

Non-historic addition  
with deteriorated  
siding near  
foundation.





## Buildings—Old Kitchen

### Elevations

Visible on this elevation are non-historic window, air conditioning unit, and deteriorated siding in contact with grade:

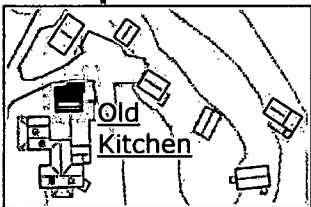


West Elevation

On this elevation note rotted siding at the foundation wall and damaged corrugated metal roof.



North Elevation

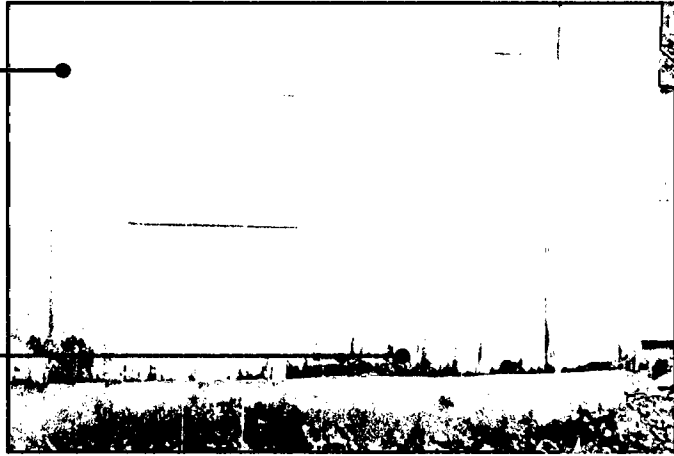




## Buildings—Old Kitchen

### Foundation and Framing

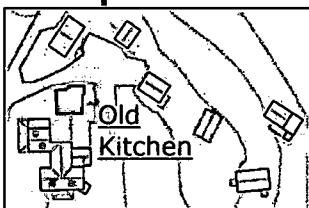
Detail of damage to siding at foundation.

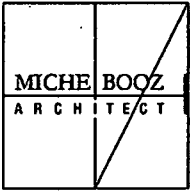


Leaking roof has caused damage to structural members.



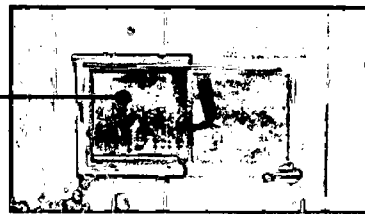
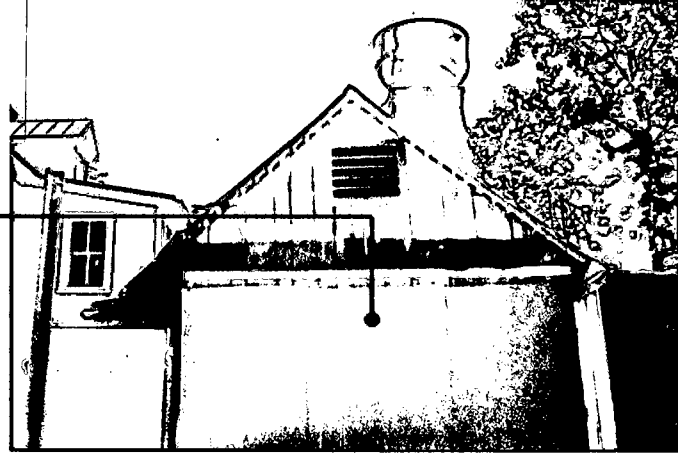
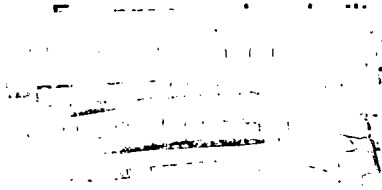
Interior structure of non-historic south addition is failing.



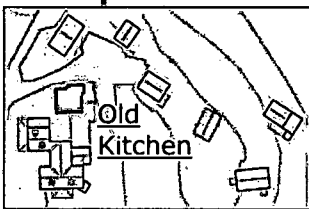


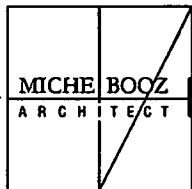
# Buildings—Old Kitchen

## Siding, Doors, Windows and Trim



Inadequate foundation,  
with siding in contact  
with grade.



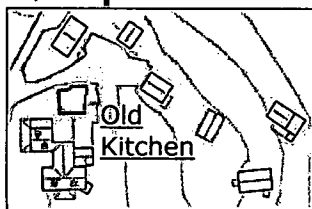
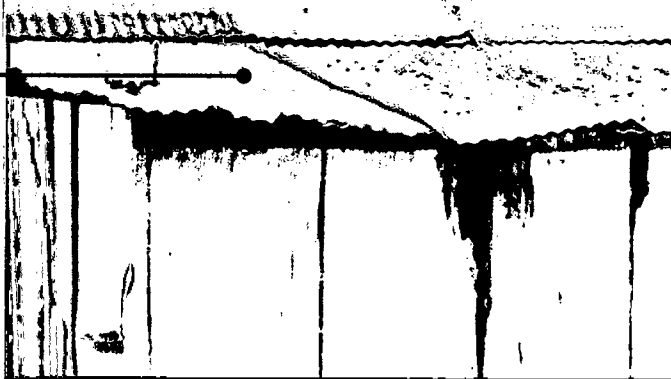


# Buildings—Old Kitchen

## Roof



Detail of failing roofing



17





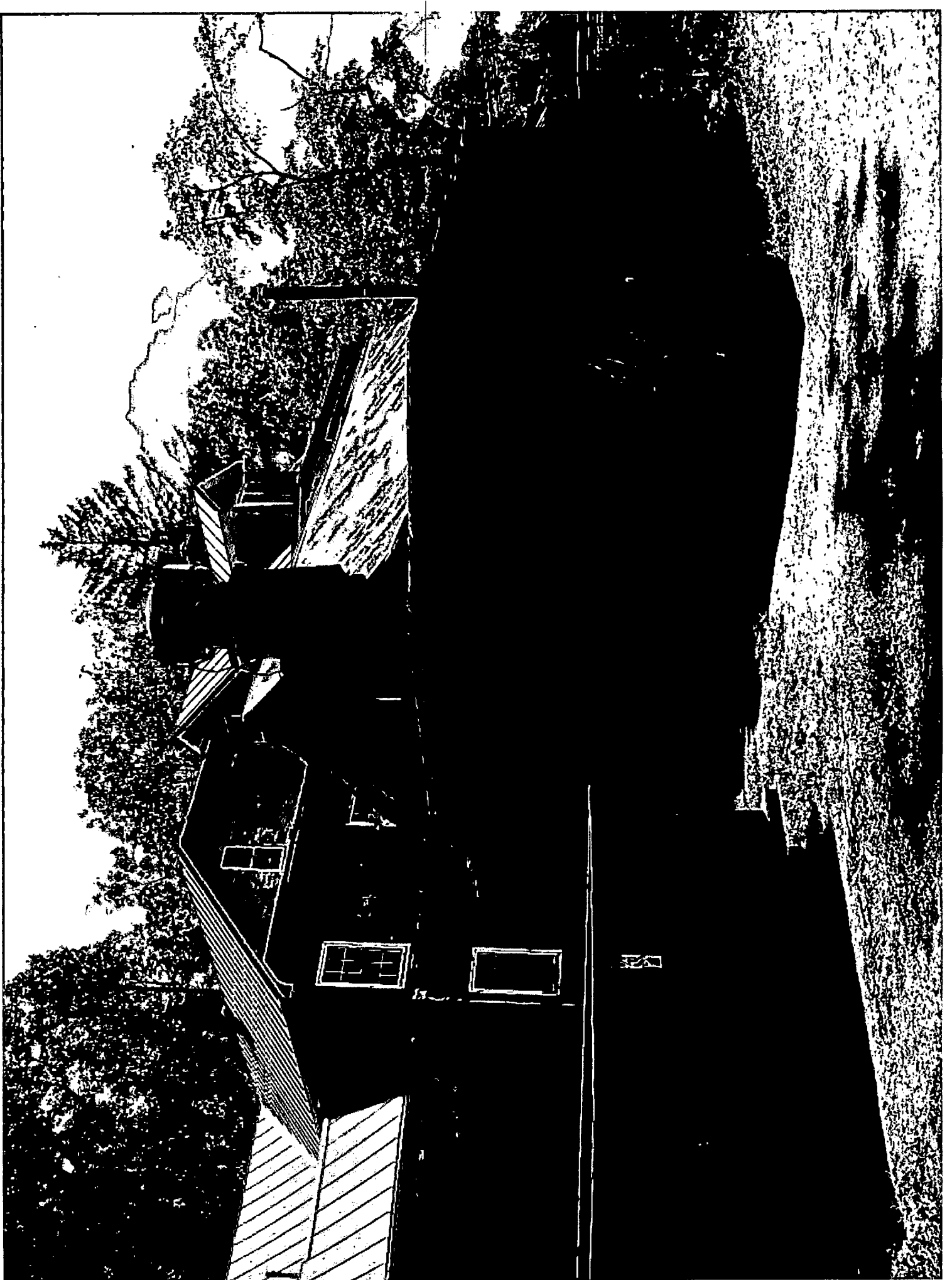




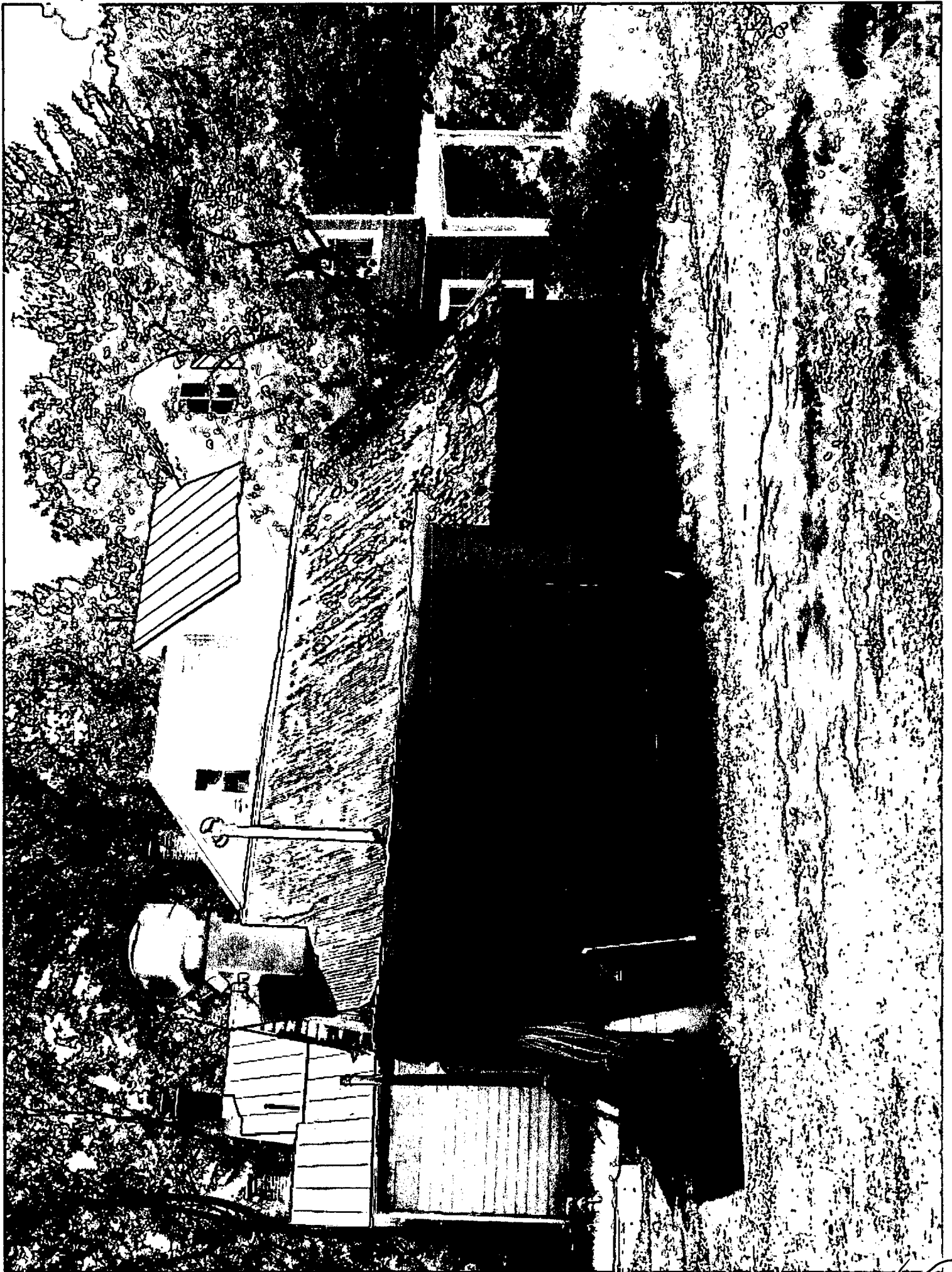












**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	16101 Oak Hill Road, Silver Spring	<b>Meeting Date:</b>	8/11/2010
<b>Resource:</b>	Individually Designated Master Plan Site #15/52, Edgewood II	<b>Report Date:</b>	7/30/2010
<b>Applicant:</b>	Edgewood Inn, LLC (Steven Gudelsky, Agent)	<b>Public Notice:</b>	7/28/2010
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	15/52-10B	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Alterations to environmental setting		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** this HAWP application **with one condition**:

1. The proposed location for the bank barn, new addition and patio area is approved schematically only. The applicant will submit a separate HAWP application for HPC review to determine the final building footprint size and design for the barn, new addition and patio area.

**BACKGROUND**

The HPC held a Preliminary Consultation hearing where they gave conceptual approval to the applicant's proposed concept for alterations to the environmental setting of the property including the installation of a parking lot in the northeast quadrant, modifications to the existing driveway that provides access from Oak Hill Road, internal pedestrian circulation pathways, and site placement for construction of a new bank barn and addition to the main house. The applicant's proposal to remove the existing gravel driveway between Spencerville Road (Route 198) and the main house to meet impervious surface restrictions at the site has been resolved and is not part of this HAWP application.

**ARCHITECTURAL DESCRIPTION**

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

**HISTORIC CONTEXT**

The following was excerpted from **Places From the Past: The Tradition of Gardez Bien in Montgomery County, Maryland**

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 build Edgewood about 1858 when he married. His father, Caleb, of Drayton, gave him the land. Robert was a prosperous famer active in the Grange and one of the incorporators of the

Sandy Spring Bank. 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 also contains a detached kitchen building, corn house, ice house, carriage house, tenant house, and a small timber frame barn.

## **PROPOSAL**

### **Driveway**

The proposal seeks to formally abandon the existing compacted gravel driveway for vehicular use between Spencerville Road (Route 198) and the main house. The applicants are proposing scarify and break up the compacted soil underneath the existing driveway to create a looser matrix that improves infiltration and maintains a pervious surface that is consistent with the special protection area requirements for the site. No changes to the existing driveway dimensions, course or gravel surface material are proposed. The maintenance actions proposed for the driveway do not require the HPC's approval.

The driveway will be demarcated by a 4' 6" high, wooden split-rail fence with two gates at Spencerville Road (Route 198) and octagonal metal bollards with a spherical finial and chain near the historic house.

The applicant proposes to remove and replace the existing single pole lighting along the driveway with dome pathway lights not to exceed 24" tall.

### **Parking Area, New Driveway and Circulation Pathways**

*Parking Area-* A new 83 -space parking area is proposed in the northeast quadrant of the property behind the main house and accessory structures. The parking lot material treatment will consist of tinted free-draining stone to comply with current storm water management regulations. The proposal includes the installation of single-pole gooseneck lighting and 1'6" high, wooden bollards with attached metal discs to demarcate individual parking spaces.

*New Driveway-* An existing gravel surface driveway that currently provides access to the property from Oak Hill Road will be widened to accommodate future vehicular and pedestrian traffic. The driveway material and lighting will be consistent with the proposed parking area treatments.

*Circulation Pathways-* The proposed design consists of connecting the main house and accessory structures with the parking area and proposed bank barn. Materials for the pathways will be consistent with the tinted free draining stone proposed for the parking area. The lighting will match the dome pathways lights proposed for along the front driveway.

### **Bank Barn Construction**

The applicants propose to construct a new bank barn to the north of main house and accessory structures.

### **Existing House Addition and Patio Area**

The applicants propose to construct a new addition to the main house and install a side yard patio.



## APPLICABLE GUIDELINES

When reviewing alterations and new construction to *Master Plan Sites* 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 Interior Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### *Montgomery County Code; Chapter 24A*

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.

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
- (5) 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 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.)

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

- #9 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 proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION****Driveway**

Staff supports the proposed scarification and reconstitution of the existing gravel driveway between Spencerville Road (Route 198) and the main house. The proposed undertaking preserves the orientation, dimensions and materials of the historic driveway; as such the proposed treatment constitutes ordinary maintenance.

Staff finds that, consistent with 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) ("Regulations"), the proposed scarification and reconstitution of the existing gravel driveway between Spencerville Road (Route 198) and the main house constitutes "Routine Maintenance", as such it does not require a HAWP.

Section 24A-6(b) reads in part: "Nothing in this section shall be construed to require the issuance of an historic area work permit for any ordinary maintenance [or] repair of exterior features ... which will have no material effect on historic resources..."

Section 1.1(f) defines Ordinary Maintenance as: "Work on an historic site... which does not alter in any way the exterior features of the subject property, including the architectural style, design, and general arrangement of the exterior, as well as the nature, texture, details, and dimensions of building materials, windows, doors, siding, etc. This definition applies, whenever appropriate, to the appurtenances and environmental setting of an historic site ... as well as to the building, structure, objects itself."

The proposed wooden split-rail fence and gates are compatible with the character and period of the property. The fence style is consistent with the HPC approved wooden split-rail fence design that exists at the property. The removal of non-period lighting and installation of low dome pathway lights along the driveway will have no impact on the historic character of the property.

**Parking Area, New Driveway and Circulation Pathways**

The proposed location, dimensions and material treatments for the parking area, new driveway and circulation pathways are consistent with the plans submitted for the Preliminary Consultation hearing which the HPC supported. The proposed lighting treatments, and wooden bollards to demarcate individual parking spaces will have no impact on the environmental setting. Staff finds the proposed parking area, new driveway, circulation pathways and site features as being consistent with Chapter 24A-8(b) (1) & (2)

and Standards #9 and 10

### **Bank Barn Construction**

Staff supports the location and dimensions of the new barn at the property. The applicant has based the proposed design on a historic photograph and intends to construct the barn in a similar location and orientation to the historic barn that is no longer extant. Final details of the design and footprint for the addition and patio area will be reviewed as a separate HAWP.

### **Existing House Addition and Patio Area**

Staff supports an addition to the existing house and installation of a new patio. The HPC's review of this HAWP application is limited to the non-architectural elements only. The footprint for the addition on the plan is schematic only. The proposal does not include dimensions or architectural details for the proposed addition. Details for the design and footprint of the addition and patio area will be reviewed as a separate HAWP.

Staff supports the proposed alterations to the environmental setting of the site. Staff finds the proposed work is consistent with Chapter 24A-8(b) (1) & (2) and Standards #9 and 10.

### **STAFF RECOMMENDATION**

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

- (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

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 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](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



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 Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: STEVEN GUDELSKY Daytime Phone No.: 301-980-5960

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: P.161

PART ONE: TYPE OF PERMIT ACTION AND USE

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

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.

[Signature] \_\_\_\_\_ Date: 7/21/10  
Signature of owner or authorized agent Date

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

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**LINOWES**  
**AND BLOCHER LLP**  
ATTORNEYS AT LAW

July 21, 2010

Emily J. Vaias  
301.961.5174  
evaias@linowes-law.com

**By Hand Delivery**

Mr. Thomas Jester, Chair  
and Members of the Montgomery County  
Historic Preservation Commission  
C/o Department of Permitting Services  
255 Rockville Pike  
Rockville, MD 20850-4153

Re: Historic Area Work Permit Application to increase infiltration and preserve existing gravel on the Spencerville Driveway and to install lighting and signage throughout the site (the "Site HAWP") for the Edgewood Inn property located in the Northeast Quadrant of Spencerville Road and Oak Hill Road, approximately 8.29 acres consisting of Parcel 161 (317,254 square feet) and Parcel 158 (43,902 square feet) (the "Property")<sup>1</sup>

Dear Mr. Jester and Members of the Historic Preservation Commission:

This firm represents Edgewood Inn, LLC (the "Applicant") with regard to the filing and processing of plans to redevelop a country inn and retail shop project on its historic Property. Use of the Property is limited by its historic designation, Country Inn Zoning and development plan, as well as its location within the Environmental Overlay Zone for the Upper Paint Branch Special Protection Area ("SPA"), which limits on-site impervious area to 8 percent. The Applicant worked with Historic Preservation and Park and Planning Staff to develop a country inn-restaurant project (the "Country Inn") that best meets these competing, and often conflicting, requirements.

On April 22, 2010, the Planning Board unanimously approved a limited, 2.7%, waiver from the imperviousness requirements of the SPA. The waiver approval was the first step in the lengthy process that will result in redevelopment of the Property as a charming Country Inn that enhances the Property's special historic designation and character. However, even with the limited waiver, in order to construct the buildings, pathways and parking necessary to support a vibrant and successful Country Inn, the Applicant must

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<sup>1</sup> The Site HAWP application, list of adjoining and confronting property owners and approved NRI/FSD are also attached.

Thomas Jester, Chair  
and Members of the Historic Preservation Commission

July 21, 2010

Page 2

convert the approximately 3,400 square-foot existing driveway that extends from the main house to Spencerville Road ("Spencerville Driveway") into a pervious surface. Accordingly, the Site HAWP proposes to make the Spencerville Driveway pervious by scarifying and breaking up the compacted soil underneath to create a looser matrix that will improve infiltration and to retain the existing layer of gravel to preserve the driveway. (See "Illustrative Site Plan" and "Spencerville Driveway Detail" sheet). To maintain its pervious nature, the Spencerville Driveway cannot be used for vehicular traffic, and, accordingly, the Site HAWP also seeks to formally "abandon" the Spencerville Driveway as the Property's access point.<sup>2</sup> The Applicant further proposes to demarcate the entrance on Spencerville Road with a wooden gate and signage and to add lighting along the driveway. (See "Spencerville Driveway Detail" sheet). In addition, lighting and signage will be installed throughout the Property. (See "Illustrative Site Plan" and "Spencerville Driveway Detail" sheet). The Applicant submits that the Site HAWP preserves the view of the Spencerville Driveway from MD 198 and enhances the Property's historic setting.

I. Differences between the Site HAWP design and the Spencerville Driveway replacement design discussed at the April 14, 2010 Historic Preservation Commission meeting

On April 14, 2010, the Historic Preservation Commission ("HPC") discussed the Applicant's earlier proposal to make the driveway-area pervious by replacing it with a grass swale or mulch. During that meeting, the HPC directed the Applicant to propose an HAWP for the entire Property that included an alternate driveway design that retained the existing viewshed of the driveway. In response to the HPC's comments, the Applicant worked with Historic Preservation and Park and Planning Staff to create the current proposal that both meets the imperviousness cap and preserves the Spencerville Driveway. Accordingly, the Site HAWP proposes to install lighting and signage throughout the site as well as to convert the Spencerville Driveway into a pervious surface while still retaining the existing width, length and gravel. The Applicant believes this proposal best adheres to HPC's direction.

II. Rationale for Amending the Spencerville Driveway

The Applicant seeks to make the Spencerville Driveway pervious as part of the Site HAWP for several reasons. First, because the Property is within the SPA, it has an

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<sup>2</sup> The Applicant does not use the Spencerville Driveway to access the Property. Instead, all vehicular and pedestrian traffic enters the Property from the Oak Hill Road driveway. The Applicant proposes to use the Oak Hill Road entrance as the sole access point for the Country Inn.

Thomas Jester, Chair  
and Members of the Historic Preservation Commission  
July 21, 2010  
Page 3

impervious area cap. As referenced above, the Planning Board approved a limited waiver to allow an additional 2.7% imperviousness, which requires significant reductions and removal of existing surfaces as well as redesign of the plans for the proposed Country Inn. Second, because the State Highway Administration will construct a median along Spencerville Road that prohibits left-turn movements into and out of the Spencerville Driveway, the Applicant must use the entrance on Oak Hill Road as the sole vehicular access to the Property. Approval of the Site HAWP will allow the Applicant to restore, preserve and redevelop the historic Country Inn with its numerous outbuildings while providing an appropriate amount of parking and respecting the environmental sensitivity of the area.

#### **Site HAWP Proposal**

As shown more thoroughly in the attached Spencerville Driveway Detail sheet, the Applicant proposes to scarify and break up the compacted soil underneath the existing driveway to create a looser matrix that will improve infiltration. The existing layer of gravel will be retained to preserve the driveway. The Applicant does not propose to amend the driveway's width or length. The Applicant also proposes to install new lighting along the Spencerville Driveway. A wooden gate would be placed at the front of the driveway along the Spencerville Road right-of-way and at the northern end, near the main house, a post and chain fence would be installed (See "Illustrative Site Plan" and "Spencerville Driveway Detail" sheet ). Furthermore, the Applicant also proposes to add lighting and signage throughout the Site as shown on the Illustrative Site Plan.

The Site HAWP preserves the viewshed of the Spencerville Driveway and enhances the Property's historic setting. The Applicant submits that the HAWP design provides a fitting homage to the Spencerville Driveway while at the same time recognizing that it no longer serves as the Property's vehicular access point and respecting the environmental goals of the SPA.

For these reasons, we respectfully request that the HPC approve the Site HAWP so the Applicant can continue processing the numerous approvals, including a Development Plan Amendment, required to preserve this important historic resource as a Country Inn.

Thomas Jester, Chair  
and Members of the Historic Preservation Commission  
July 21, 2010  
Page 4

Thank you for your consideration of this request. We look forward to discussing the issue with you at the August 11, 2010 HPC meeting. In the interim, if additional information is needed, please contact us.

Sincerely,

**LINOWES AND BLOCHER LLP**

*Emily J. Vaias / SCM*  
Emily J. Vaias

Enclosures

cc: Mr. Scott Whipple  
Mr. Josh Silver  
Mr. Patrick Butler  
Ms. Candy Bunnag  
Mr. Steven Gudelsky  
Mr. Barry Gudelsky  
Ms. Lisa Barry  
Mr. David Weber  
Mr. Jack Deering

L&B 1370415v2/11673.0001



**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

(March 18, 2010)

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

**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 Spencerville, MD 20868-3106	Lot 8	C
<b>Homeowner and Civic Associations</b>				
	Chuck Selden Gamewell Community Assn.	1805 Gamewell Road Silver Spring, MD 20905		
	Ms. Barbara Foresti Cloverly/Fairland/White Oak CAC	301 Willington Drive Silver Spring, MD 20904		
	Ronald McNabb TROT	12433 Meadowood Drive Silver Spring, MD 20904		
	Ralph Caudle Hampshire Greens HOA	3416 Olandwood Ct., #210 Olney, MD 20832		
	Mary Hemingway Cloverly Civic Association	718 Snider Lane Silver Spring, MD 20905		
	Pedro Porro Spanish Speaking People of Montgomery	5729 Bradley Boulevard Bethesda, MD 20814		
	Steve Szot Hampshire Greens HOA	16604 Sea Island Court Silver Spring, MD 20905		
	Quentin Remein Cloverly/Fairland/White Oak CAC	205 Bryants Nusery Road Silver Spring, MD 20905		
	Judith Christensen Montgomery Preservation, Inc.	6 Walker Avenue Gaithersburg, MD 20877		
	Patricia Bailer Mavdale Citizens Assn.	14801 Maydale Court Silver Spring, MD 20905		
	William Anderson, Jr. Allied Civic Group	160 Norwood Road Silver Spring, MD 20905		
	Jim Fary Sierra Club – Montgomery County Group	2836 Blue Spruce Lane Silver Spring, MD 20906-3166		
	Quent Remain Cloverly Civic Assn.	205 Bryants Nusery Road Silver Spring, MD 20905		
	Margie Davis Good Hope Estates Civic Assn.	1709 Colesberg Road Silver Spring, MD 20905		
	Contact Washington Metro Area Transit Authority	600 Fifth Street, NW Washington, DC 20001		
	Kenneth Barnes Good Hope Estates Civic Assn.	15445 Tindlay Street Silver Spring, MD 20905		
	L. Edward O'Hara Cloverly/Fairland/White Oak CAC	12510 Prosperity Drive Silver Spring, MD 20904-1639		
	John Luke Montgomery County Air Park	7940 Air Park Road Gaithersburg, MD 20879		
	Alan Newcomb Spencerville Civic Assn.	2200 Spencerville Road Spencerville, MD 20868		
	Congresswoman Donna Edwards U.S. House of Representatives	434 Cannon House Office Bldg. Washington, DC 20515-20004		
	Jim Humphrey Montgomery County Civic Federation	5104 Elm Street Bethesda, MD 20814		
	Joseph Howard, Jr. Millgrove Garden Civic Assn.	1204 Millgrove Road Silver Spring, MD 20904		

12

**LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS**

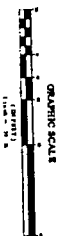
(March 18, 2010)

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

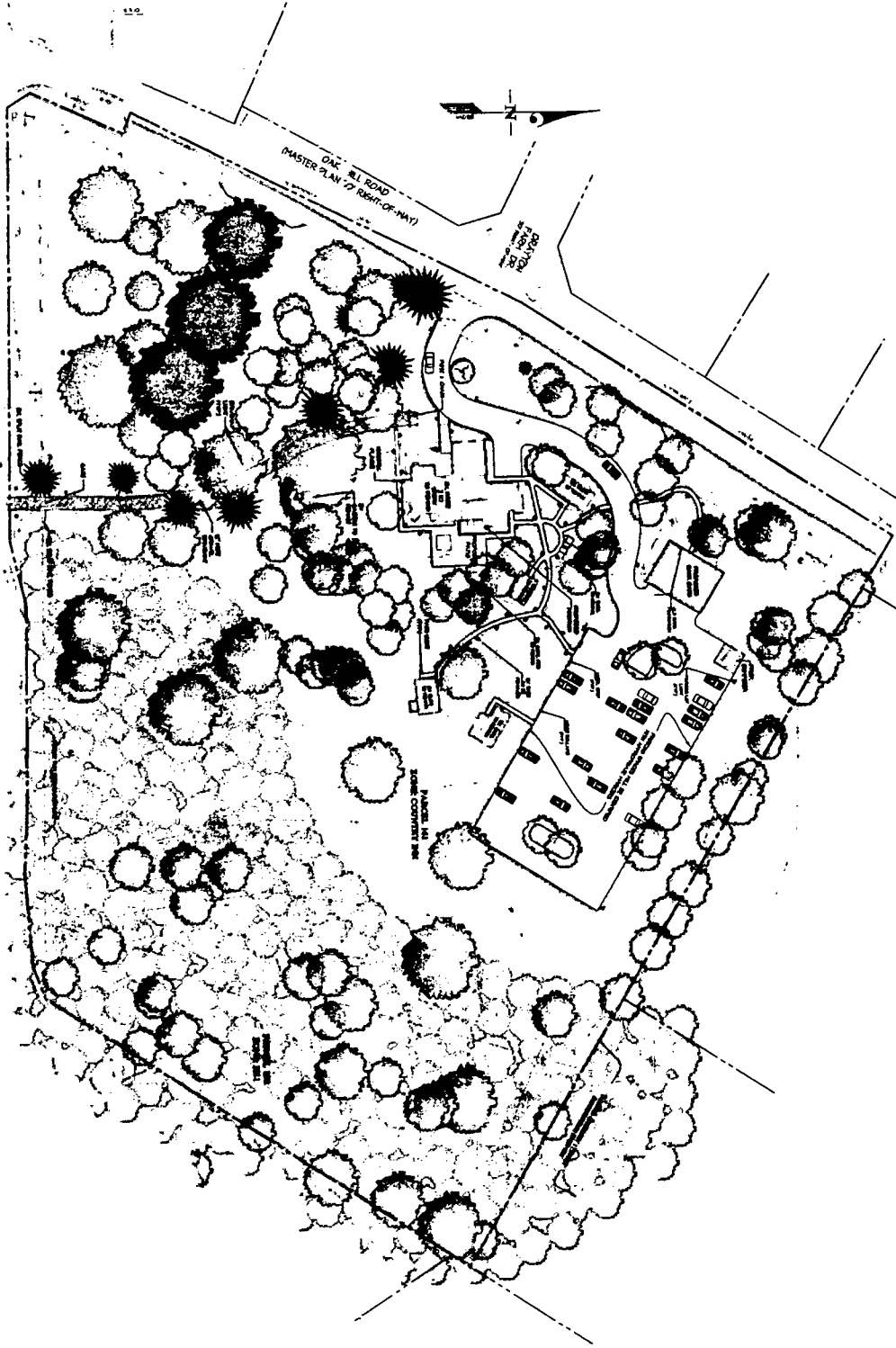


CLW/OMNISCIA LIMITED WATER, IA  
1000 10th Street, N.W.  
Atlanta, Georgia 30309  
Tel: 404.525.1100  
Fax: 404.525.1101  
www.clw.com

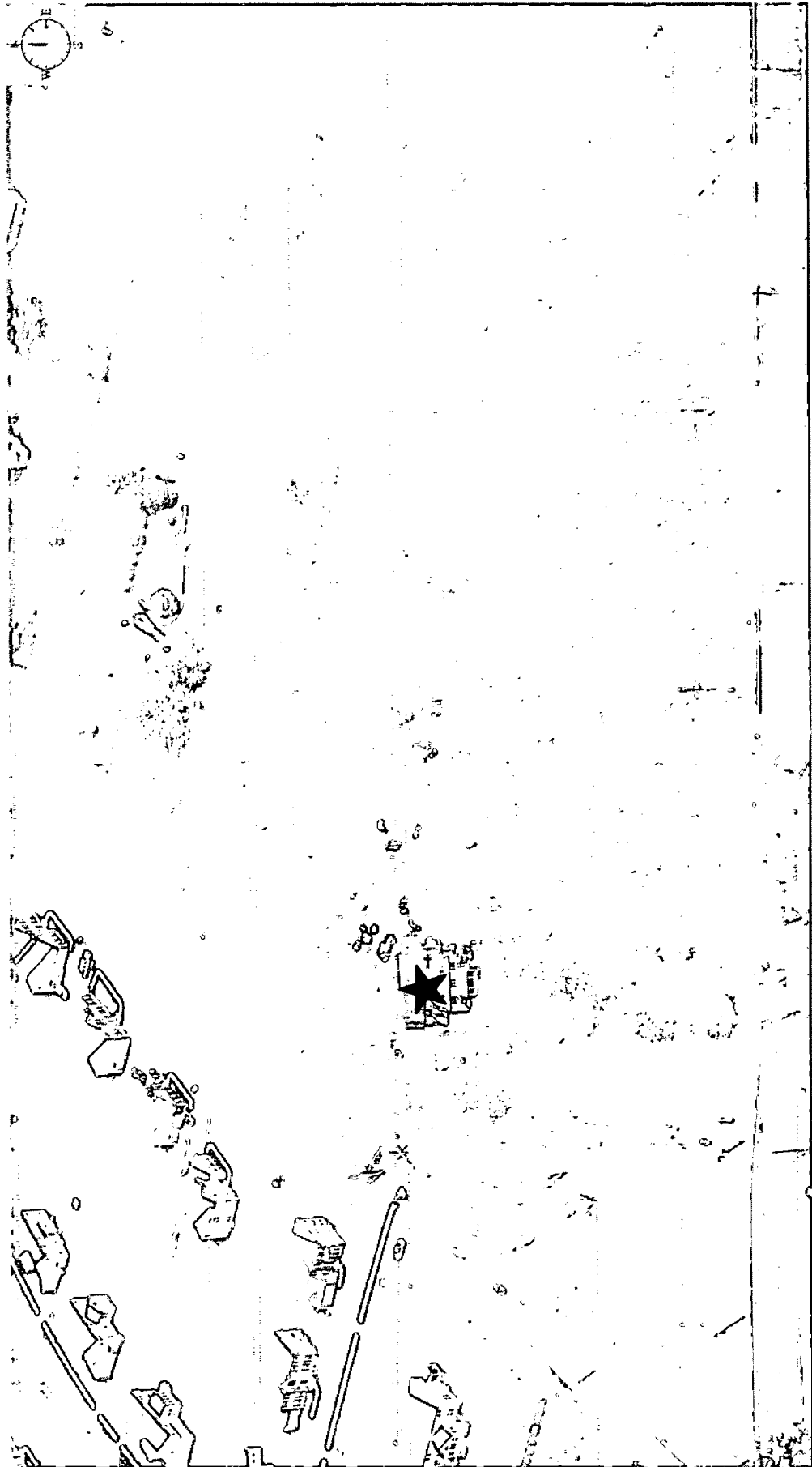
EDGEWOOD COUNTRY INN  
ILLUSTRATIVE SITE PLAN  
1/20/00



SPRINGDALE ROAD (MAYLAND DRIVE) (MS)  
120' W/5' R/S (S. IN RIGHT-OF-WAY)



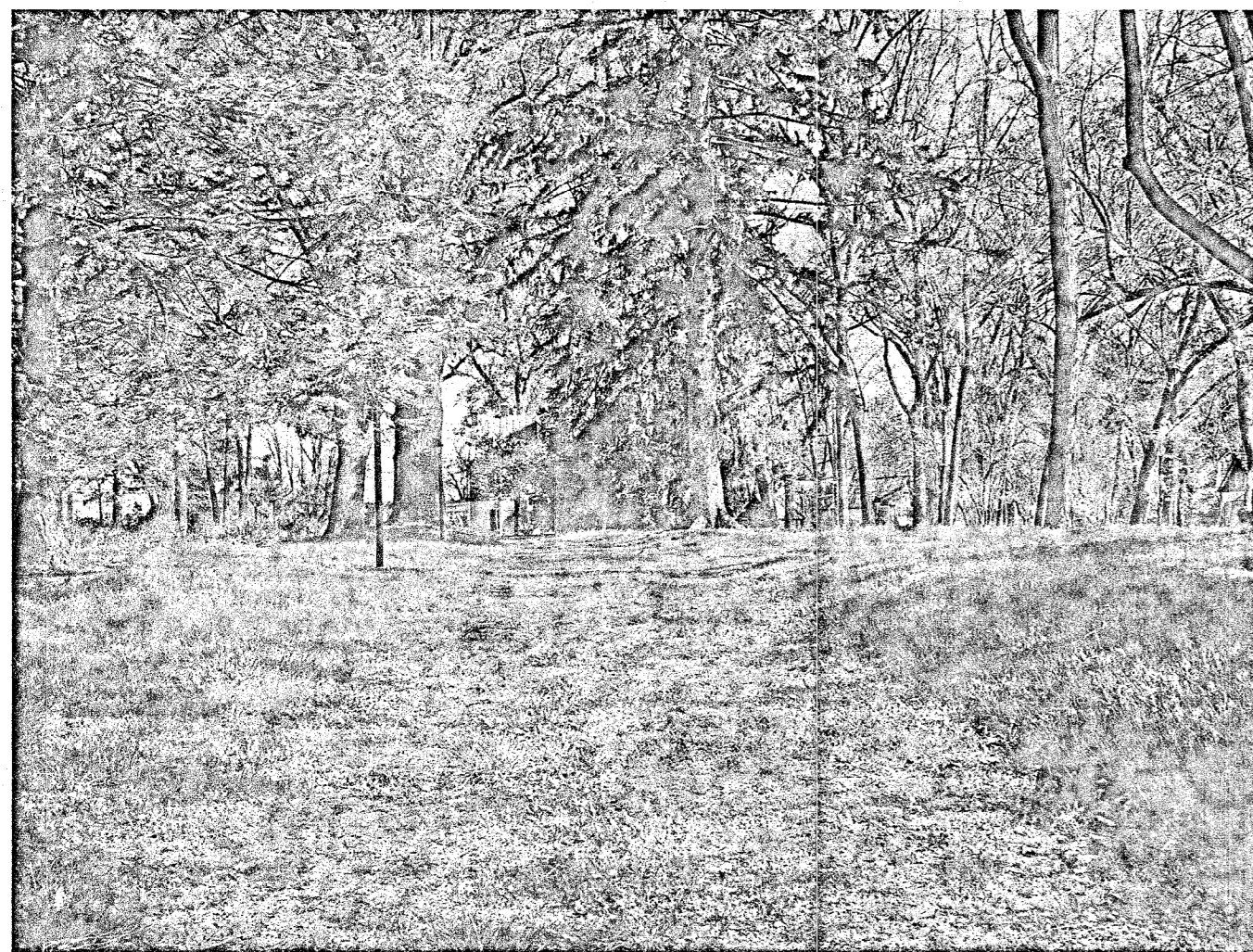




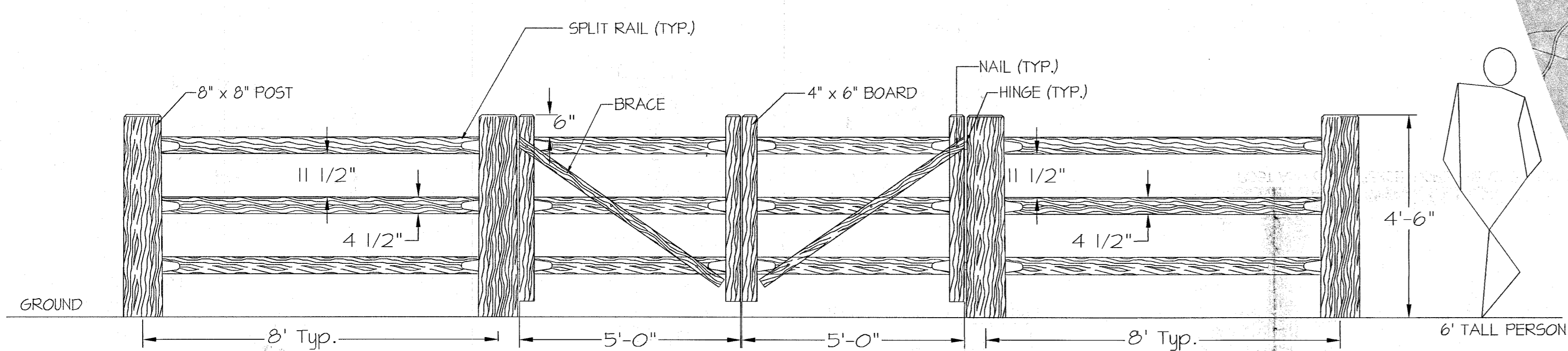




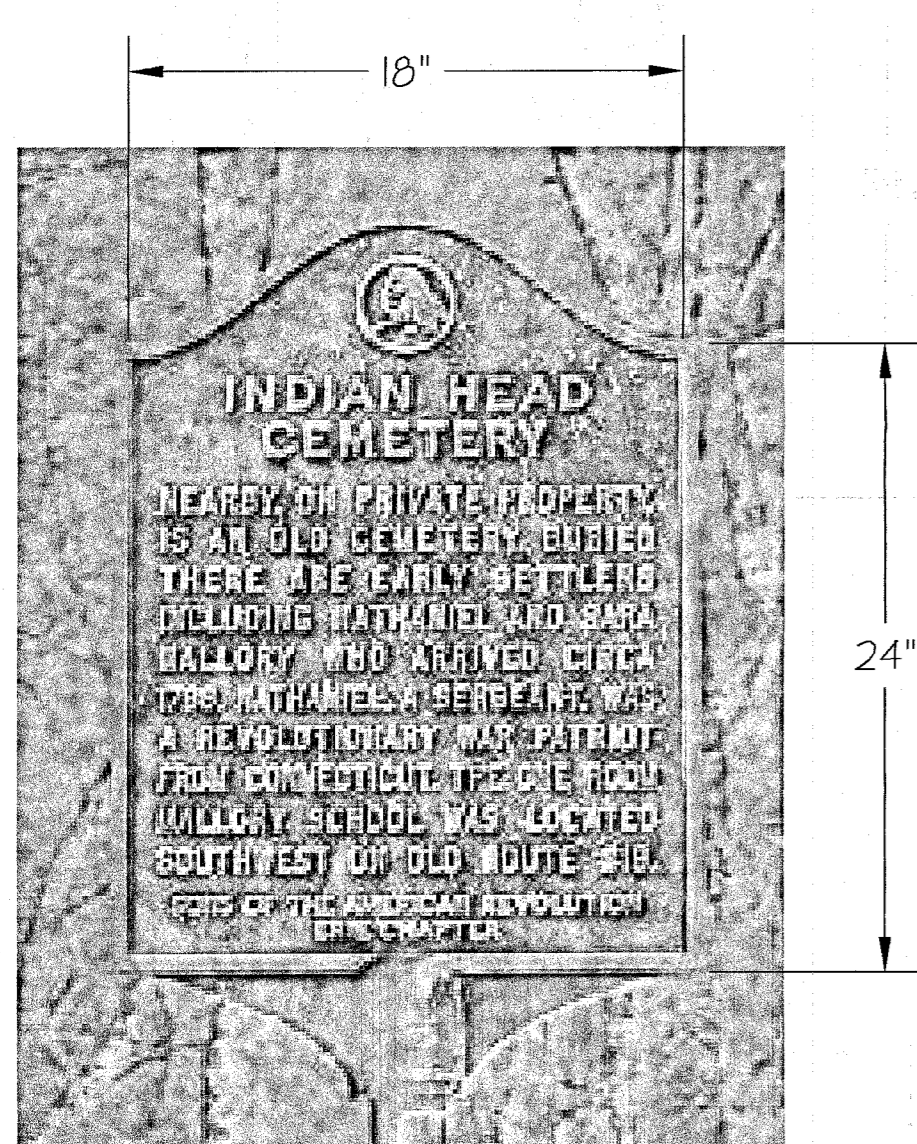
EXISTING DRIVEWAY  
VIEW FACING HOUSE - A



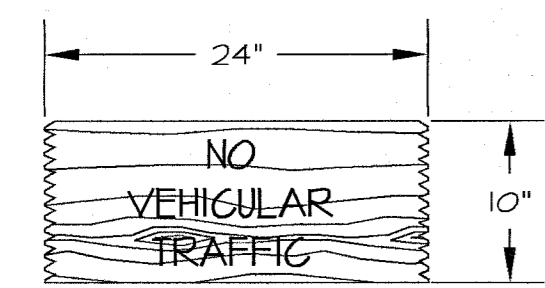
EXISTING DRIVEWAY VIEW  
FACING ROUTE 198 - B



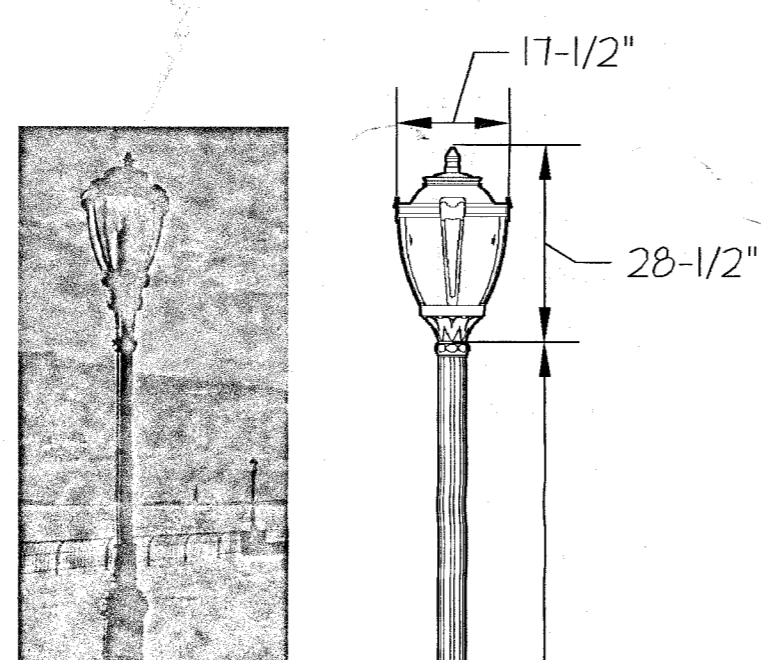
GATE  
SCALE: 1" = 2'



HISTORIC MARKER

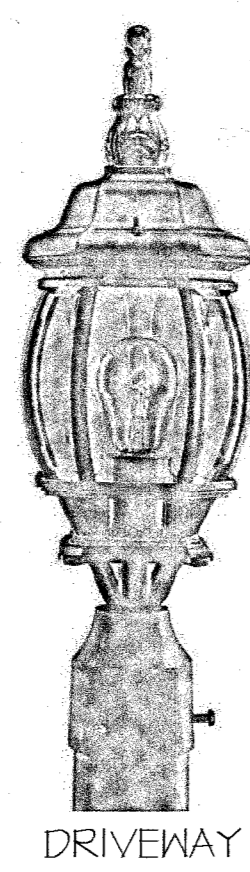


WOODEN SIGN

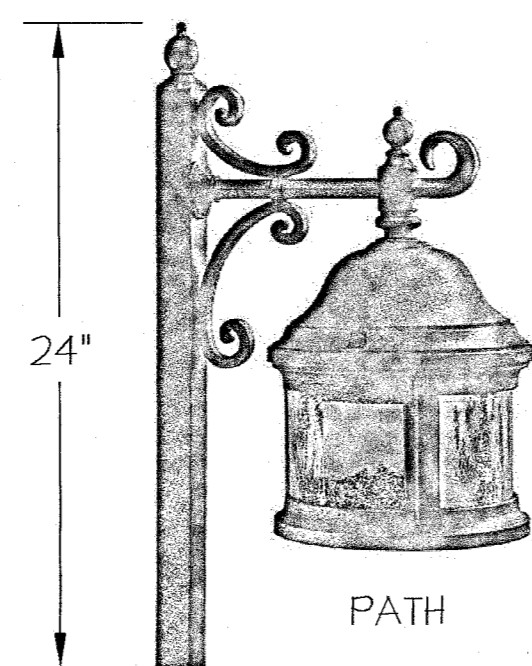


PARKING LOT

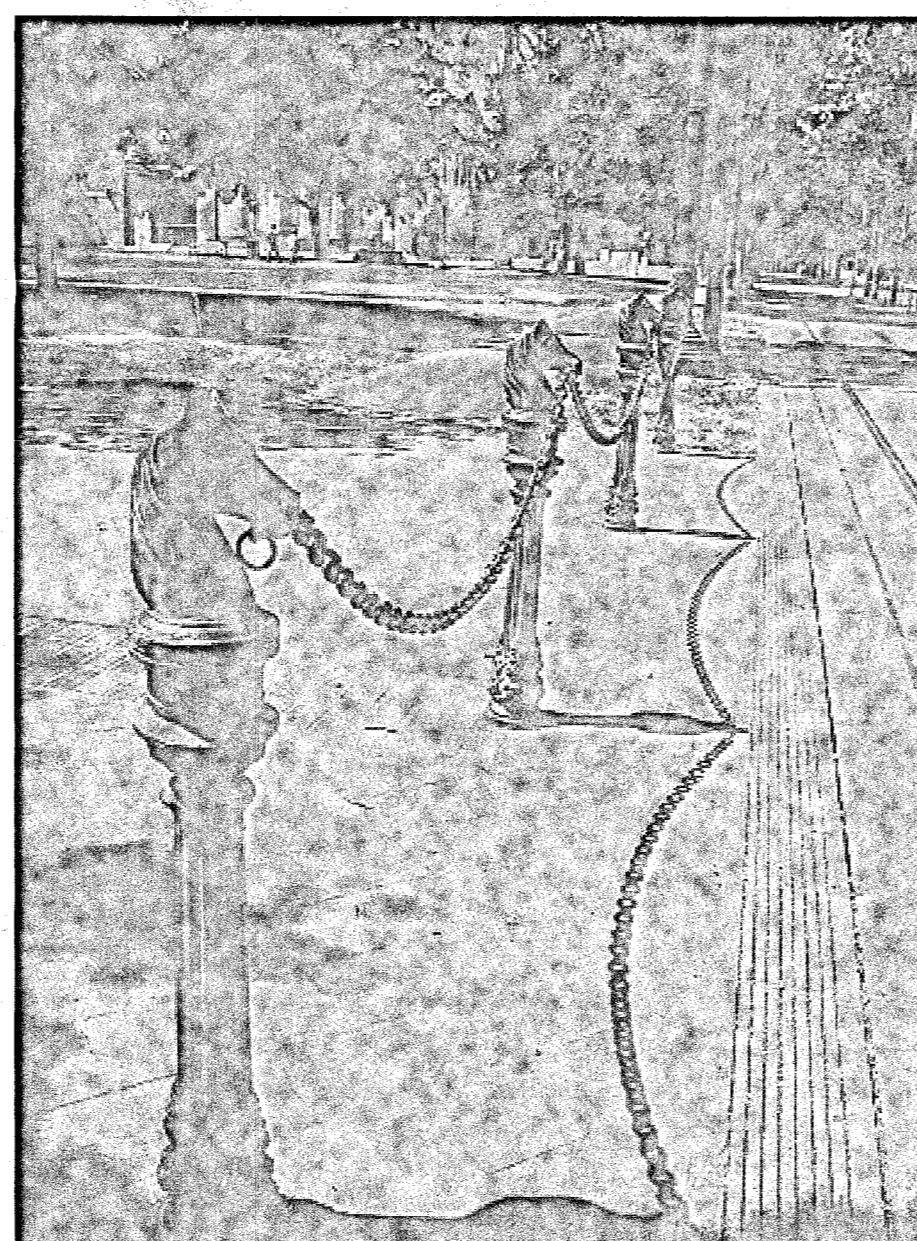
\*HEIGHT TO BE DETERMINED AT TIME OF SITE PLAN



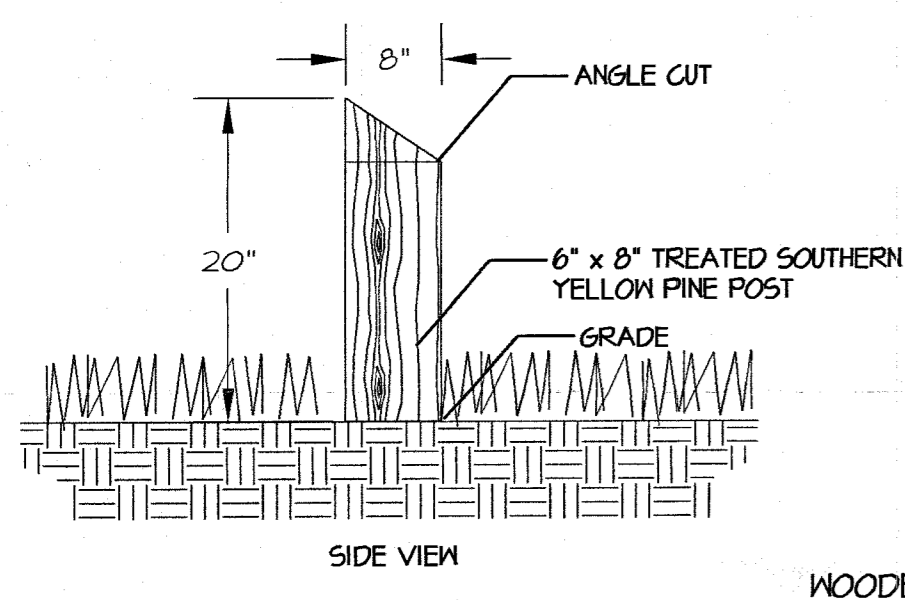
DRIVEWAY



PATH

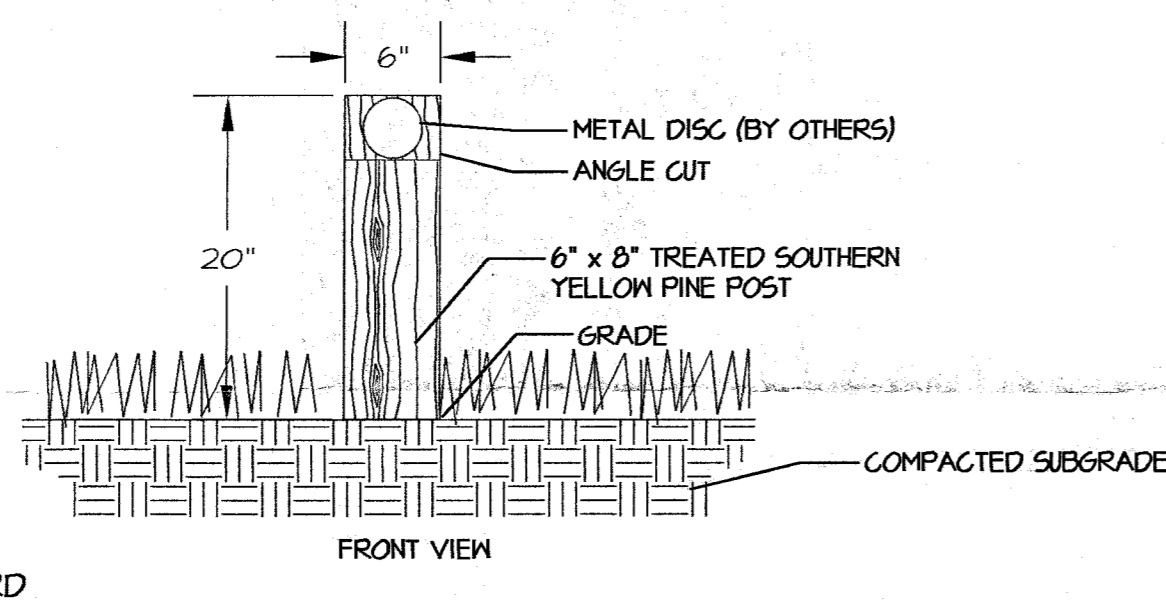


POST AND CHAIN FENCE (HORSE HEAD BOLLARD)



SIDE VIEW

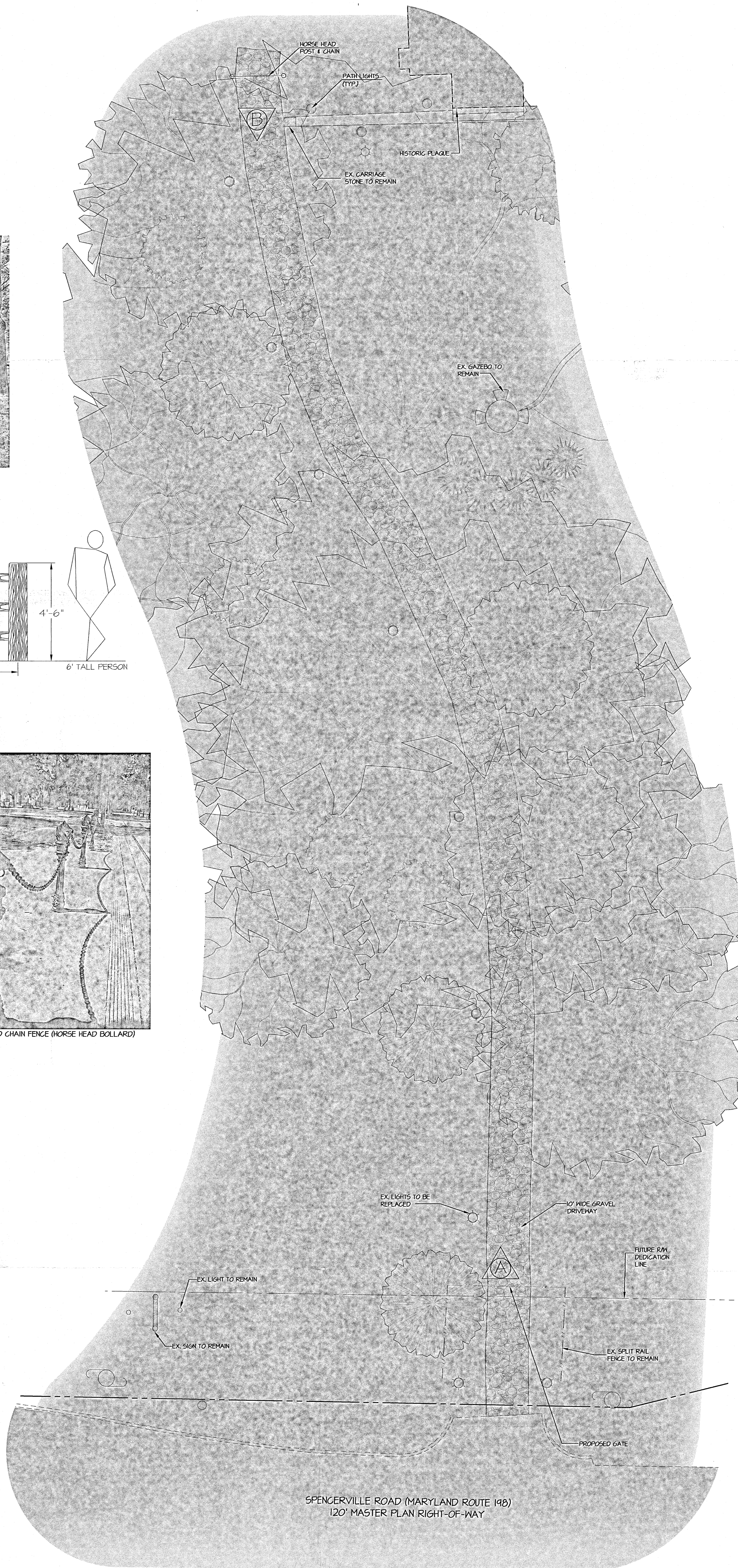
WOODEN BOLLARD



FRONT VIEW



GARRIAGE STONE



SPENCERVILLE ROAD (MARYLAND ROUTE 198)  
120' MASTER PLAN RIGHT-OF-WAY

No.	Common Name	Species Name	DBH (in)	Condition
1	White Mulberry	Morus alba	19, 20, 21	Fair
2	Apple	Malus sp.	10, 14	Good
3	Hickory	Carya sp.	17, 25	Good
4	White Ash	Fraxinus americana	12, 13	Good
5	Hemlock	Tsuga sp.	15, 16	Good
6	Apple	Malus sp.	10, 10, 6	Good
7	Apple	Malus sp.	10, 10, 6	Good
8	Apple	Malus sp.	10, 10, 6	Good
9	Apple	Malus sp.	10, 10, 6	Good
10	Sharon Elm	Ulmus parviflora	15, 24	Good
11	Pecan	Carya sp.	31	Fair
12	Pecan	Carya sp.	31	Fair
13	Pecan	Carya sp.	31	Fair
14	Pecan	Carya sp.	31	Fair
15	Dogwood	Cornus florida	6, 4	Good
16	Dogwood	Cornus florida	6, 4	Good
17	Norway Spruce	Picea abies	4, 30	Good
18	Black Walnut	Juglans nigra	40	Fair
19	Tulip Poplar	Liriodendron tulipifera	40	Fair
20	Norway Spruce	Picea abies	21	Good
21	White Ash	Fraxinus americana	36	Good
22	Black Walnut	Juglans nigra	36	Good
23	Dogwood	Cornus florida	3, 6, 6	Good
24	Silver Magnolia	Magnolia silvatica	3, 6	Fair
25	Black Walnut	Juglans nigra	20	Good
26	Black Locust	Robinia pseudoacacia	20	Good
27	White Ash	Fraxinus americana	5	Good
28	Dogwood	Cornus florida	5	Good
29	White Ash	Fraxinus americana	5	Good
30	Black Walnut	Juglans nigra	18	Good
31	Hemlock	Tsuga sp.	3	Good
32	Tulip Poplar	Liriodendron tulipifera	29	Fair (Top damage)
33	Black Walnut	Juglans nigra	29	Good
34	Black Walnut	Juglans nigra	26	Fair (Cavity in trunk)
35	Black Walnut	Juglans nigra	26	Good
36	Black Walnut	Juglans nigra	26	Good
37	Black Walnut	Juglans nigra	26	Good
38	Black Walnut	Juglans nigra	26	Good
39	Black Walnut	Juglans nigra	26	Good
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96	Black Walnut	Juglans nigra	26	Good
97	Black Walnut	Juglans nigra	26	Good
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100	Black Walnut	Juglans nigra	26	Good

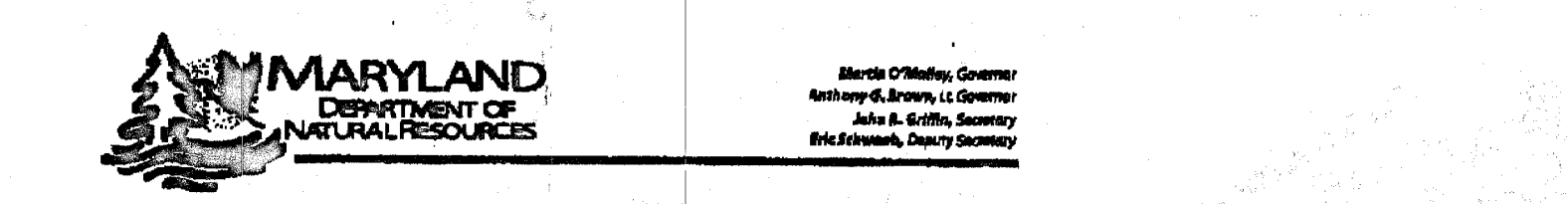
SYMBOL	SOIL NAME	PRIME EROSION FARMLAND HAZARD HYDRIC
2B	Glenelg silt loam, 3-8% slopes	YES NO NO
5B	Glenelg silt loam, 3-8% slopes	NO NO NO

ACCORDING TO APPENDIX C OF THE MONTGOMERY COUNTY ENVIRONMENTAL GUIDELINES (MTE) SOURCE: USDA - NRCS, 1985 SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3908 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20866  
 TEL: 301-421-4224 FAX: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

- GENERAL NOTES**
- SITE AREA: 2.70 AC. ZONE: COUNTRY INN and RE-1
  - TOTAL FORESTED AREA: 2.70 AC.
  - WATERSHED: UPPER PAINT BRANCH WATERSHED SPECIAL PROTECTION AREA, USE CLASS III FROM BEST AVAILABLE PUBLIC RECORDS
  - BOUNDARY: EXISTING TOPOGRAPHY SHOWN IN FIELD RUN BY GUTSCHICK, LITTLE, & WEBER, P.A. MARCH, 2009
  - METLANDS: 0.00 AC.
  - FLOODPLAIN: 0.00 AC.
  - ACRES OF FOREST IN FLOODPLAIN: 0.00 AC.
  - ENVIRONMENTAL BUFFER: 0.00 AC.
  - ACRES OF FOREST IN ENVIRONMENTAL BUFFER: 0.00 AC.
  - AVERAGE WIDTH OF ENVIRONMENTAL BUFFER: 0 L.F.
  - LINEAR EXTENT OF STRIPLAND: 0 L.F.
  - THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON SITE.
  - THE SITE CONTAINS HISTORIC STRUCTURES (EDGEWOOD INN, 15/25), MASTER PLAN REF. NO. 15/052-000A.
  - THERE ARE NO STEEP SLOPES ON SITE.
  - THERE ARE NO KNOWN TREES ON THE SUBJECT PROPERTY THAT ARE COUNTY AND OR STATE CHAMPION TREES. THERE ARE FOUR TREES (#12, #13, #14 & #55) ON THE PROPERTY THAT HAVE A DBH OF 15" OR MORE OF THE DBH OF THE CURRENT COUNTY AND OR STATE CHAMPION TREE AND ONE TREE (#18) ON THE ADJACENT LOT (P/O).



May 7, 2009  
 Mr. Trent Jones  
 Chesapeake & O'Mara, Inc.  
 2949 Old Orchard Road, Suite 200  
 Oceanview, MD 20764-1187

RE: Environmental Review for Edgewood Country Inn, Parcel P161, Spencerville, Montgomery County, Maryland.

Dear Mr. Jones:  
 The Wildlife and Heritage Division has determined that there is a Potential Wetland of Special Interest located on the subject property. This wetland is located on the subject property and is located on the subject property. This wetland is located on the subject property and is located on the subject property. This wetland is located on the subject property and is located on the subject property.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact us at (410) 260-4575.

Sincerely,  
 Lisa A. Jones  
 Environmental Review Coordinator  
 Wildlife and Heritage Service  
 MD Dept. of Natural Resources

DRAYTON FARM DR  
 50' RIGHT-OF-WAY

PARR'S RIDGE  
 PLAT NO. 20857

BRADFORD & VIRGINIA BEHR  
 L. 27557 F. 119  
 ZONE: RE-1

THE MAJORITY OF THE SITE IS COVERED BY THE CANOPY OF INDIVIDUAL TREES. THE LAWN AREA BELOW IS MAINTAINED.

CHESAPEAKE CONFERENCE ASSOC. OF 7th DAY ADVENTISTS  
 L. 2420 F. 109  
 ZONE: RE-1

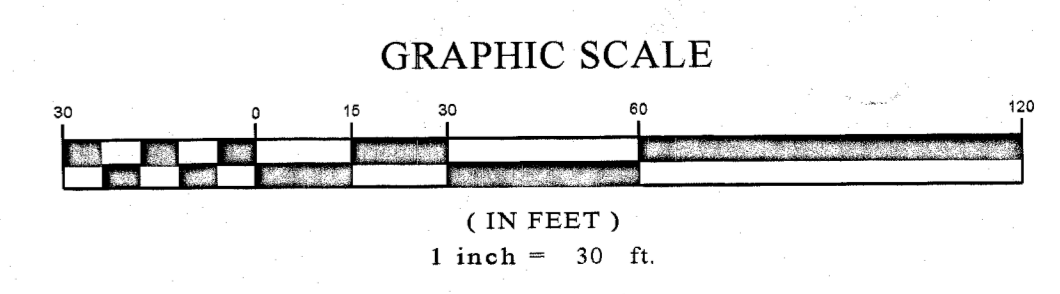
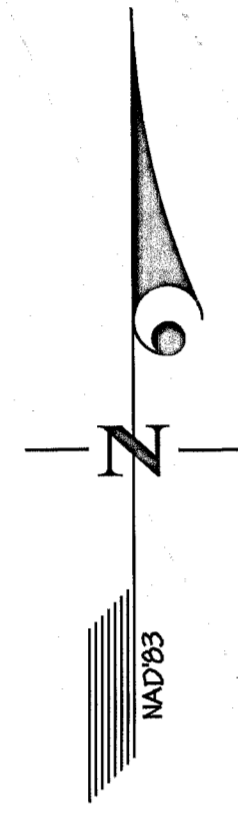
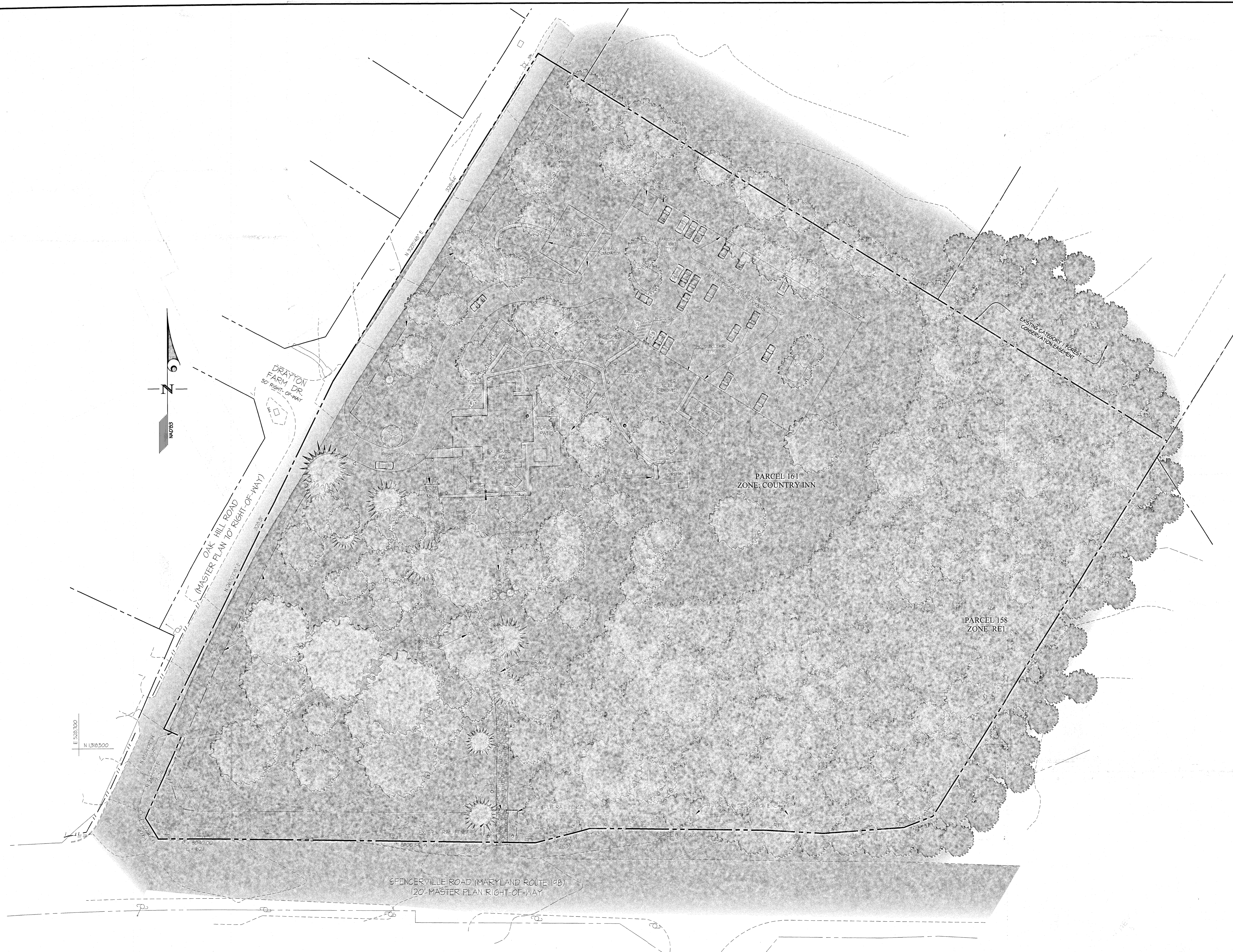


**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 PREPARED FOR: EDGEWOOD INN, LLC  
 16101 OAK HILL ROAD, SILVER SPRING, MD 20905  
 MR. STEVEN GUDLESKY (301)-622-5272

**NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION PLAN**  
 DATE: SEP 16 2009  
 ELECTION DISTRICT No. 5

SCALE: 1" = 30'  
 DATE: JUNE, 2009  
 ZONING: COUNTRY INN & RE-1  
 G. L. W. FILE NO.: 08081  
 SHEET: 1 OF 1

DATE	REVISION	BY	APPR.



**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20818  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
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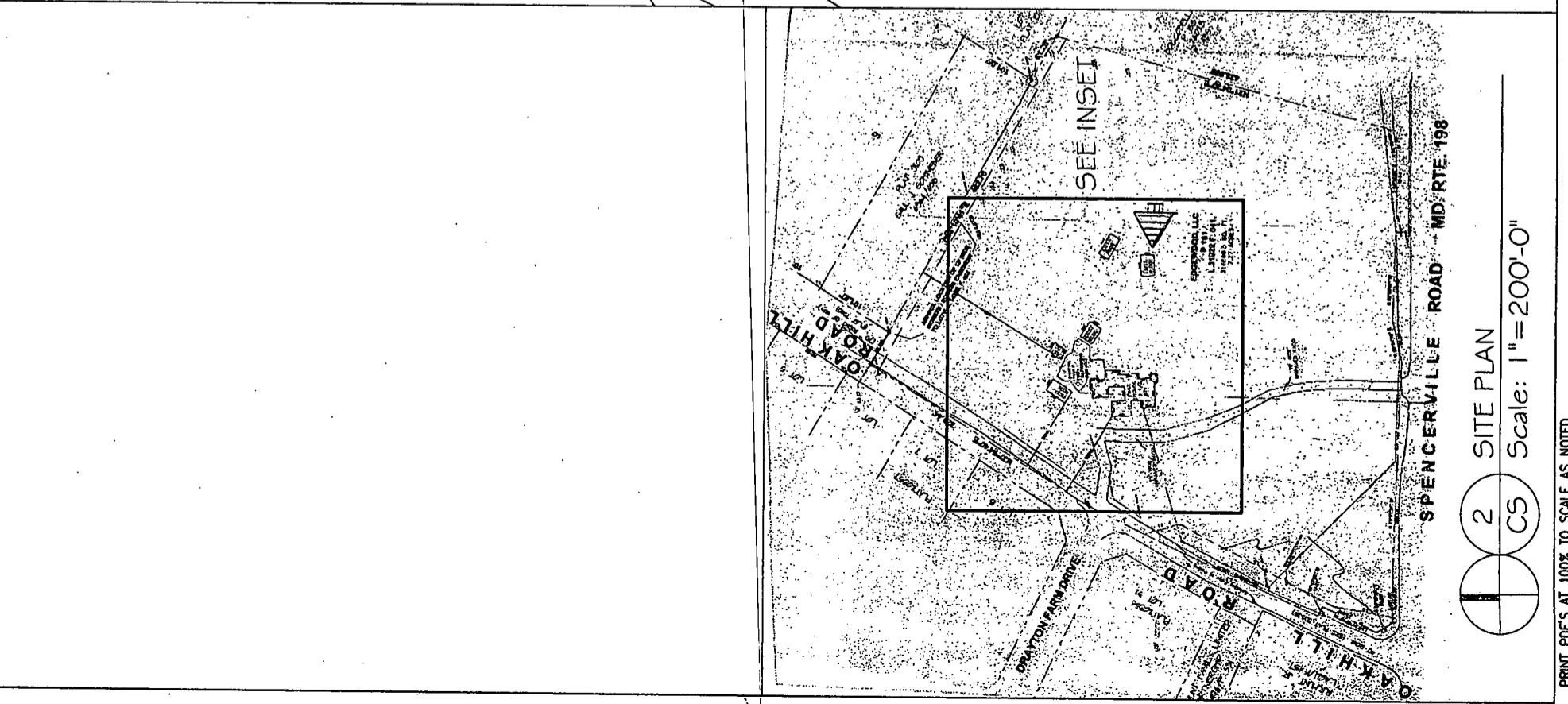
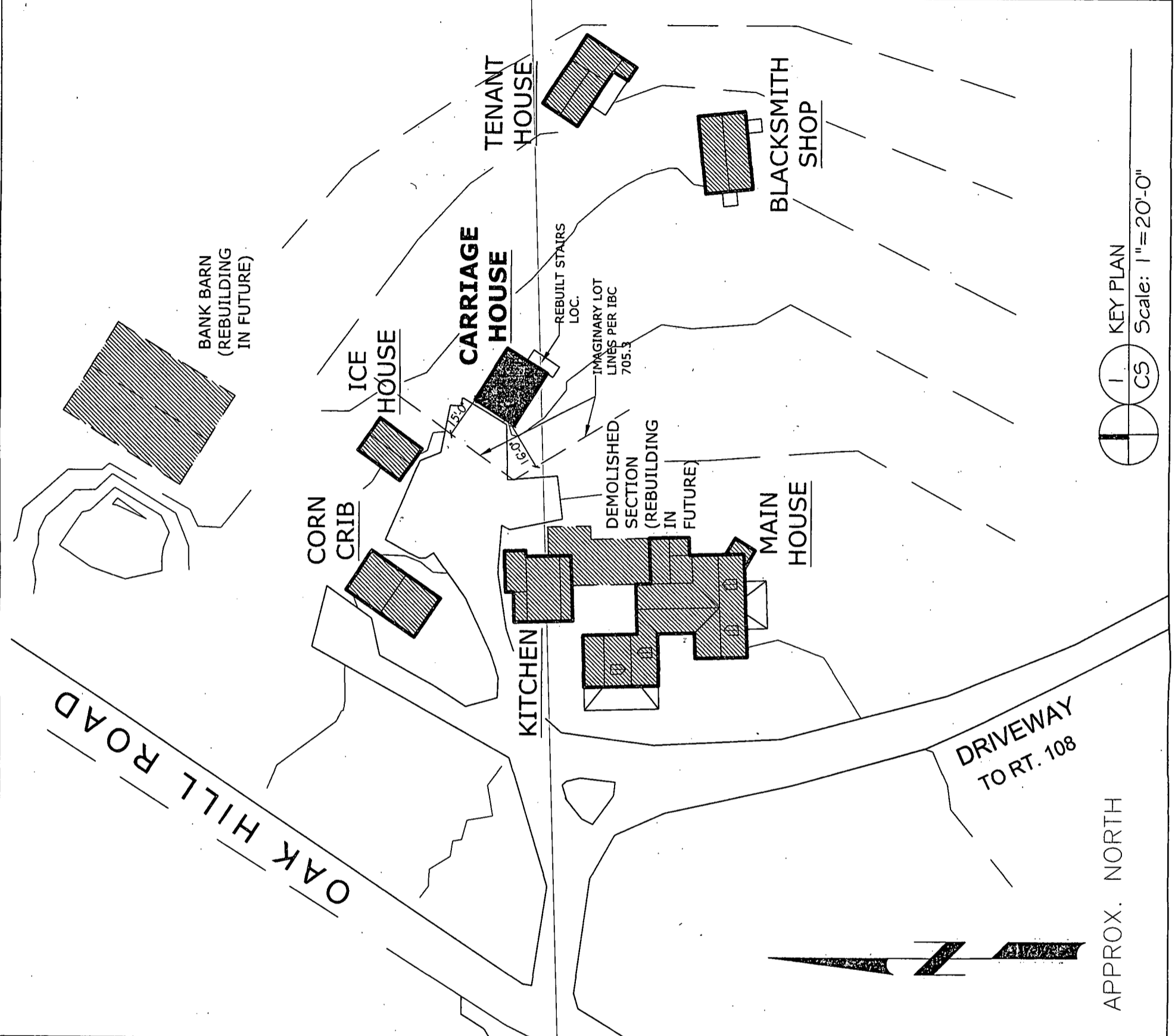
**EDGEWOOD COUNTRY INN**  
 ILLUSTRATIVE SITE PLAN  
 JULY 2010

ILLUSTRATIVE SITE PLAN  
 JULY 2010

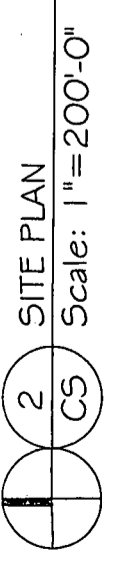
1 inch = 30 ft.

<p><b>PROJECT DESCRIPTION</b></p> <p>This building permit is for the stabilization, repair, and reconstruction of an historic carriage house, a 2-story wood frame building dating from the late 19th-century. The proposed scope of work includes rebuilding an exterior stair with footing, replacing siding and roofing, and new interior steel beams. This work is not intended for occupancy, but for repair and stabilization only.</p> <p>Scope of work for other disciplines are as follows:          CIVIL: Finish grading          STRUCTURAL: Design engineering          MECHANICAL/PLUMBING: N/A          ELECTRICAL: N/A</p>	<p><b>ABBREVIATIONS</b></p> <p>ABOVE FINISHED FLOOR          ACOUSTIC TILE CEILING          APPROXIMATE          AT          AVERAGE          BETWEEN          BOARD          BRICK          BUILDING          CEILING          CENTER LINE          CERAMIC TILE          CLEAN OUT          COLUMN          CONCRETE          CONCRETE MASONRY UNIT          CONTINUOUS          DEMOLISH          DETAIL          DIAMETER          DIMENSION          DOOR          DOWNSPOUT          DRAWING          EACH          ELECTRICAL          ELEVATION          EQUIPMENT          EQUAL          EXISTING          EXTERIOR          FEET          FINISHED FLOOR          FLOOR          FOUNDATION          GALVANIZED          GRADE          GYPSUM WALL BOARD</p> <p>ABV          A.F.F.          A.T.C.          APPROX.          @          AVG          BTW          BD          BR.          BLDG          CLG          C.L.          C.T.          C.O.          COL.          CONC.          CMU          CONT.          DEMO.          DET.          Ø, DIAM.          DIM.          DR          D.S.          DWG          EA.          ELEC.          EL.          EQUIP.          EQ.          EXG.          EXT.          FT          F.F.          FLR.          FNDN          GALV.          GR.          G.W.B.</p>	<p><b>DRAWING INDEX</b></p> <p>CS - Cover sheet          CS2 - Site Plan          1 - 1st Fl.          2 - 2nd Fl.          3 - W. Elev.          4 - S. Elev.          5 - N. Elev.</p>	<p><b>MICHE BOOZ</b>          ARCHITECT          CS          208 Market St          Brookeville          Maryland 20833          (301)774 6911          fax: 774 1908</p>
<p><b>GENERAL NOTES</b></p> <p>ALL AS-BUILT DIMENSIONS ARE APPROXIMATE. PLEASE VERIFY IN FIELD, UNLESS OTHERWISE NOTED. DISCREPANCIES SHOULD BE BROUGHT TO ATTENTION OF ARCHITECT BEFORE CONSTRUCTION BEGINS. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, LAWS, COUNTY STANDARDS AND ORDINANCES INCLUDING THE CURRENT MONTGOMERY COUNTY BUILDING CODE AND AMENDMENTS. CONTRACTOR TO PROVIDE SOIL EROSION AND SEDIMENT CONTROL AS REQUIRED BY MONTGOMERY COUNTY STANDARDS AND SPECIFICATIONS AND TO COMPLY WITH DIRECTIONS WHICH MAY BE ISSUED BY COUNTY OFFICIALS. CONTRACTOR SHALL COMPLY WITH CURRENT MONTGOMERY COUNTY REGULATIONS AND REQUIREMENTS FOR RADON MITIGATION AS REQUIRED, TYP.</p>	<p><b>HEIGHT</b>          INCH          INSULATION          INTERIOR          MECHANICAL          MASONRY OPENING          MINIMUM          MISCELLANEOUS          NUMBER          NOT IN CONTRACT          ON CENTER          OPENING          OPEN WEB STEEL          PAINTED          PLYWOOD          PLATE          PRESSURE TREATED          ROUGH OPENING          RISER          ROOM          SECTION          SPECIAL          STEEL          STRUCTURAL          STRUCT. INSUL. PANEL          TO BE DETERMINED          TO BE SPECIFIED          TO MATCH EXISTING          TONGUE AND GROOVE          TOP OF          TREAD          TYPICAL          UNLESS NOTED OTHERWISE          VERIFY IN FIELD          WITH          WOOD          WATER PROOF          W.P.</p>	<p><b>CONTACTS</b></p> <p><b>OWNER</b>          Edgewood Inn, LLC          Contact: Steven Gudelesky          12071-B Tech Road          Silver Spring, MD 20904          Tel: 301-980-5960</p> <p><b>STRUCTURAL ENGINEERS</b>          Rod Chacon, PE          Columbia Engineering, Inc.          6470 Dobbin Rd.          Columbia, MD 21045          Tel: 410-992-9970 x 101          Fax: 410-992-0627</p> <p><b>M-E-P ENGINEERS</b>          Don Gray, PE          Siegel, Rutherford, Bradstock          &amp; Ridgway, Inc. Consulting Eng.          757 Fredenck Road, Suite 300          Catonsville, Md. 21228          Tel: 410-869-7282          Fax: 410-869-7362</p> <p><b>SURVEYOR</b>          Dave Weber, PE          Gutschick, Little and Weber, P.A.          3909 National Drive, Suite 250          Burtonsville, MD 20866          Tel: 301-989-2524          Fax: 301-421-4186</p> <p><b>GENERAL CONTRACTOR</b>          TBD</p>	<p><b>Project:</b>  <b>EDGEWOOD INN</b>          16101 OAK HILL ROAD          SILVER SPRING MD 20904          Montgomery County</p> <p><b>Building:</b>  <b>CARRIAGE HOUSE</b></p> <p><b>Drawings:</b>  <b>REPAIR &amp; STABILIZATION COVER SHEET</b></p> <p><b>Date:</b></p> <p><b>Architect's Seal:</b></p>
<p><b>CODES</b></p> <p>MARYLAND REHAB CODE &amp; BY REFERENCE:          ICC INTERNATIONAL EXISTING BUILDING CODE, 2009 EDITION (IEBC)</p> <p>ICC INTERNATIONAL BUILDING-CODE, 2009 EDITION (WITH LOCAL AMENDMENTS) (IBC)</p> <p>ICC INTERNATIONAL MECHANICAL CODE, 2009 EDITION (WITH LOCAL AMENDMENTS) (IMC)</p> <p>ICC INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION (WITH LOCAL AMENDMENTS) (IECC)</p> <p>WSSC PLUMBING CODE</p> <p>NFPA 70 - NATIONAL ELECTRICAL CODE, 2008 EDITION (WITH LOCAL AMENDMENTS) (NEC)</p> <p>NFPA 101 - LIFE SAFETY CODE, 2003 EDITION (WITH LOCAL AMENDMENTS) (LSC)</p>	<p><b>PERMITS</b></p> <p>SEDIMENT CONTROL PERMIT:          BUILDING PERMIT:          DEMOLITION/MOVE PERMIT:          USE &amp; OCCUPANCY PERMIT:</p> <p><b>OTHER AGENCIES</b></p> <p>M-NCPPC          PEPCO          WASH. GAS          WSSC          VERIZON          MISS UTILITY</p>	<p><b>ATTACHMENTS</b></p> <p>#1: PERMIT VALUATION FORM</p>	<p><b>Professional Certification:</b>          "I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10084, Expiration Date: 9/9/12."</p>
<p><b>CODE ANALYSIS: CARRIAGE HOUSE STABILIZATION</b></p> <p>OCCUPANCY GROUP: "M"; USE: RETAIL;          FLOOR AREA: 578 SF; TYPE OF CONSTRUCTION: III-B;          HEIGHT: 18' (ALLOWABLE: 55'); NO. OF STORIES: 2 (ALLOWABLE: 2);          AREAS PER FLOOR: FIRST- 355, SECOND- 223, (ALLOWABLE: 12,500 SF); DESIGN LIVE LOADS/FLOOR: 100psf FIRST FLOOR, 75psf UPPER FLOOR          SPECIAL USE &amp; OCCUPANCY CONDITIONS: N/A          OCCUPANCY CALCULATIONS: USE GROUP "M" = 30 GROSS-SF/OCCUPANT (GRADE FLOOR) AT 355SF = 11.8; 60 GROSS SF/OCCUPANT (UPPER FLOOR) AT 223SF = 3.7, OCCUPANCY = 12+4, OR 16 PERSONS</p> <p>TABULATION OF REQUIRED FIRE-RESISTANCE RATINGS:          FIRE WALLS: NONE (3 HOURS REQUIRED)          BEARING WALLS: EXISTING (2 HOURS REQUIRED)          NONBEARING WALLS: EXISTING (1 HOUR REQUIRED)          ROOF CONSTRUCTION: 0 HOURS REQUIRED          ROOF COVERING: EXISTING (CLASS C ROOF ASSEMBLY REQUIRED)          INTERIOR BEARING WALLS: 0 HOURS REQUIRED          INTERIOR PRIMARY STRUCTURAL FRAME: 0 HOURS REQUIRED          INTERIOR FLOOR CONSTRUCTION: 0 HOURS REQUIRED          SHAFT ENCLOSURES: NONE (&lt; 4 STORIES = 1 HOUR REQUIRED)          INTERIOR FINISHES: MIN. FLAME SPREAD CLASSIFICATIONS (NONSPRINKLERED): EXIST ENCLOSURES/PASSAGEWAYS: CLASS A (FLAME SPREAD INDEX 0-25; SMOKE DEV. INDEX 0-450)          CORRIDORS: CLASS B (FLAME SPREAD INDEX 26-75; SMOKE DEV. INDEX 0-450)          ROOMS &amp; ENCLOSED SPACES: CLASS C (FLAME SPREAD INDEX 76-200; SMOKE DEV. INDEX 0-450)          FIRE SEPARATION DISTANCE: 15' FROM CLOSEST IMAGINARY LOT LINE          MAX AREA OF EXT. WALL OPENINGS (UNPROTECTED, NONSPRINKLERED) = 25%          EXIT ANALYSIS: EGRESS DOOR DISCHARGING AT GRADE, SECOND FLOOR EGRESS VIA EXTERIOR WOOD STAIR.</p>	<p><b>LIST OF SYMBOLS</b></p> <p>② NEW DOOR          (A) NEW WINDOW          ▨ FRAMING          ▨ MASONRY          □ EX. WALLS</p>	<p><b>PERMITS</b></p> <p>SEDIMENT CONTROL PERMIT:          BUILDING PERMIT:          DEMOLITION/MOVE PERMIT:          USE &amp; OCCUPANCY PERMIT:</p>	<p><b>Professional Certification:</b>          "I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10084, Expiration Date: 9/9/12."</p>
<p><b>REPAIR &amp; STABILIZATION DRAWINGS FOR</b>  <b>THE CARRIAGE HOUSE AT EDGEWOOD INN</b>          16101 Oak Hill Rd, Sandy Spring, MD 20904</p>		<p><b>APPROVED</b>          Montgomery County          Historic Preservation Commission</p> <p><i>[Signature]</i></p>	<p><b>Professional Certification:</b>          "I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10084, Expiration Date: 9/9/12."</p>

<b>MICHE BOOZ</b> ARCHITECT <b>CS2</b>	208 Market St Brookeville Maryland 20833 (301)774-6911 fax: 774-1908	Project: <b>EDGEWOOD INN</b> 16101 OAK HILL ROAD SILVER SPRING MD 20904 Montgomery County	Building: <b>CARRIAGE HOUSE</b>	Drawings: <b>REPAIR &amp; STABILIZATION SITE PLAN</b>	Date:	Architect's Seal:	Professional Certification: "I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10084, Expiration Date: 9/9/12."
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APPROX. NORTH



<b>MICHE BOOZ</b> ARCHITECT 1	208/Market St Brookeville Maryland 20833 (301)774 6911 fax: 774 1908
	Project: <b>EDGEWOOD INN</b> 16101 OAK HILL ROAD SILVER SPRING MD 20904 Montgomery County

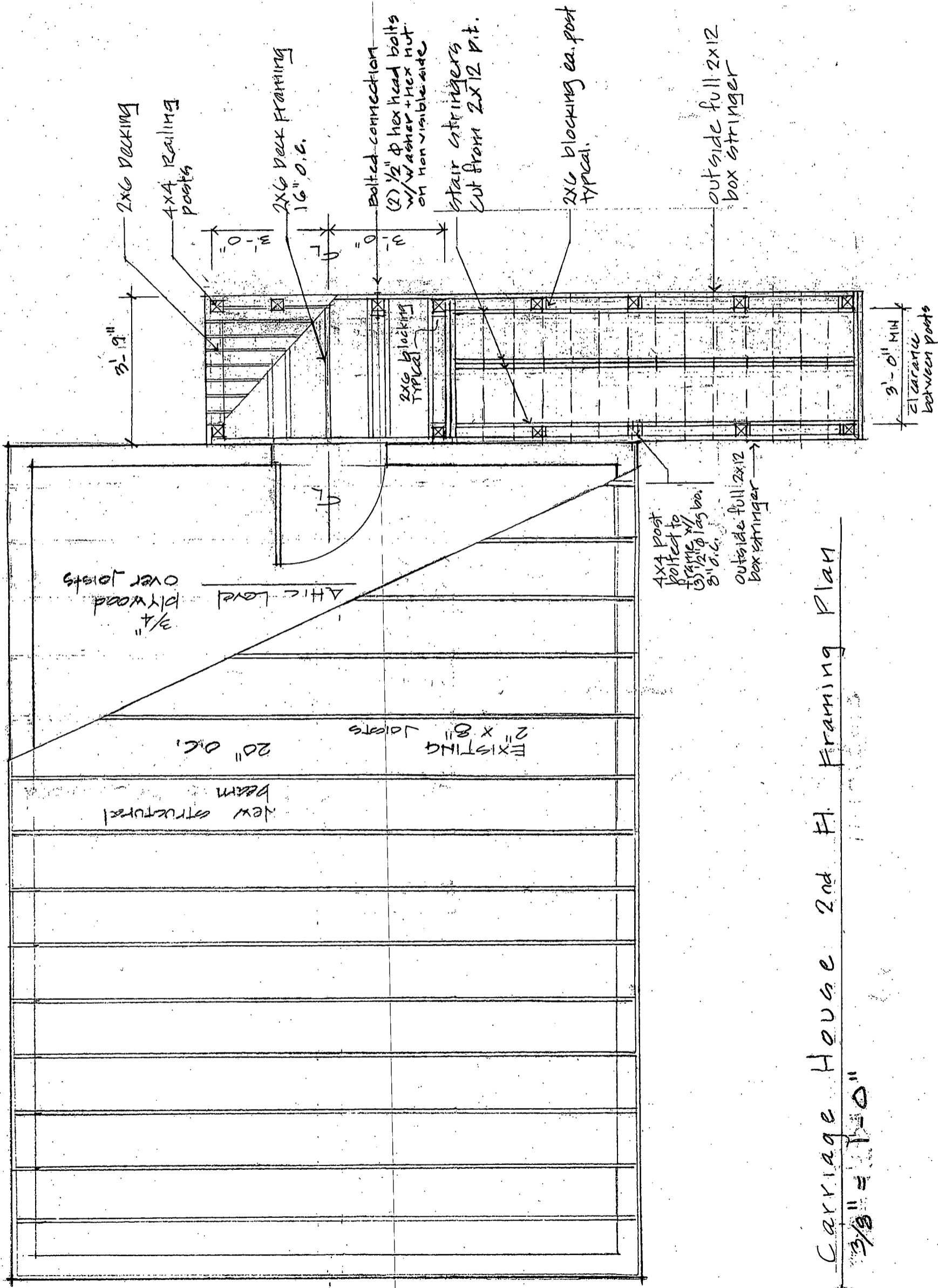
Building:  
**CARRIAGE HOUSE**

Drawings:  
**REPAIR & STABILIZATION**

Date:

Architect's Seal:

Professional Certification:  
 "I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10084, " Expiration Date: 9/9/12."



Carriage House 2nd Fl. Framing Plan

3/8" = 1'-0"

9'-0" MIN  
 clearance  
 between posts

4x4 post  
 bolted to  
 frame w/  
 3/4" φ lag bolt  
 8" O.C.  
 Outside full 2x12  
 box stringer

Existing joists  
 2" x 8"

New structural  
 beam

3/4"  
 Plywood  
 over joists

2x6 Decking  
 4x4 Railing  
 posts

2x6 Deck Framing  
 16" O.C.

Bolted connection  
 (2) 1/2" φ hex head bolts  
 w/washer + hex nut  
 on non visible side

Stair stringers  
 cut from 2x12 pt.

2x6 blocking ea. post  
 typical.

Outside full 2x12  
 box stringer

9'-9"

0'-0"

0'-0"

0'-0"

9'-0" MIN

MICHE BOOZ  
 ARCHITECT  
 2  
 208 Market St  
 Brookeville  
 Maryland 20833  
 (301)774 6911  
 fax: 774 1908

Project:  
**EDGEWOOD INN**  
 16101 OAK HILL ROAD  
 SILVER SPRING MD 20904  
 Montgomery County

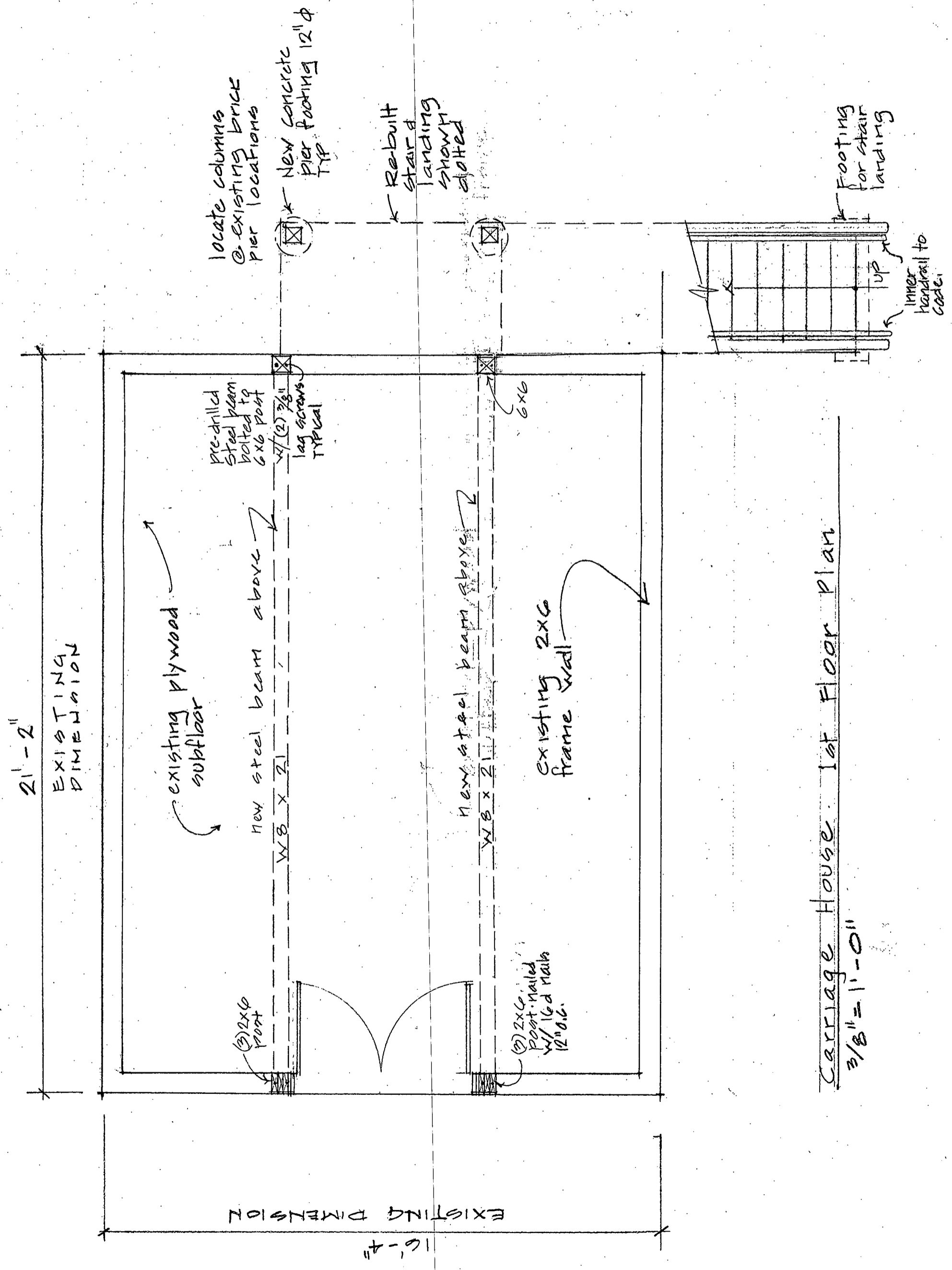
Building:  
**CARRIAGE HOUSE**

Drawings:  
**REPAIR &  
 STABILIZATION**

Date:

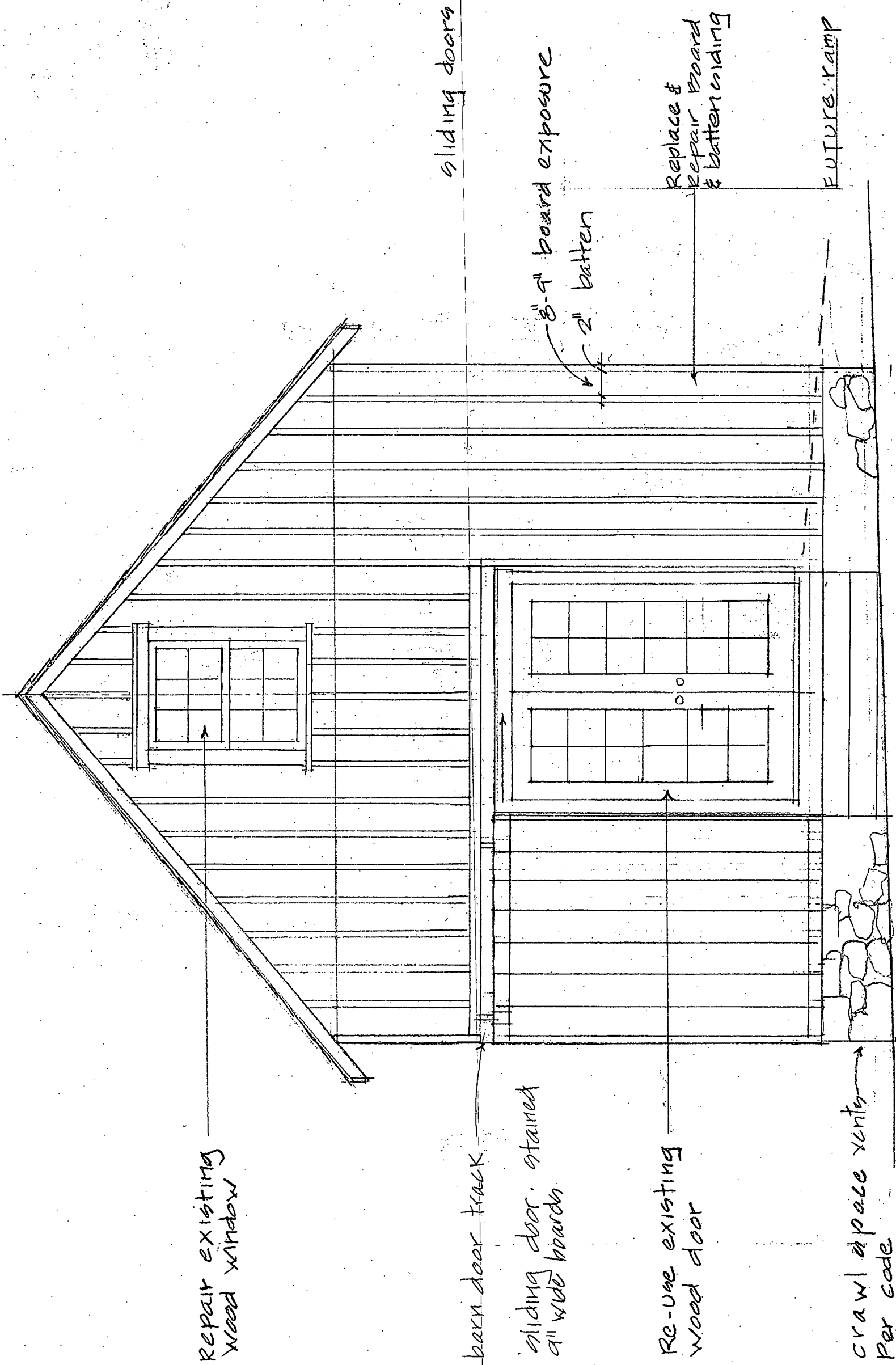
Architect's Seal:

Professional Certification:  
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CARRIAGE HOUSE 1st FLOOR PLAN  
 3/8" = 1'-0"

MICHE BOOZ ARCHITECT 3	208 Market St Brookville Maryland 20833 (301)774 6911 fax: 774 1908
	Project: <b>EDGEWOOD INN</b> 16101 OAK HILL ROAD SILVER SPRING MD 20904, Montgomery County
Building: <b>CARRIAGE HOUSE</b>	Drawings: <b>REPAIR &amp; STABILIZATION</b>
Date:	Architect's Seal:
Professional Certification: "I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10084, Expiration Date: 9/9/12."	



Carriage House - West Elevation  
3/8" = 1'-0"



MICHE BOOZ

ARCHITECT

4

208 Market St  
Brookville  
Maryland 20833  
(301) 774 6911  
fax: 774 1908

Project:

**EDGEWOOD INN**

16101 OAK HILL ROAD  
SILVER SPRING MD 20904  
Montgomery County

Building:

**CARRIAGE HOUSE**

Drawings:

**REPAIR &  
STABILIZATION**

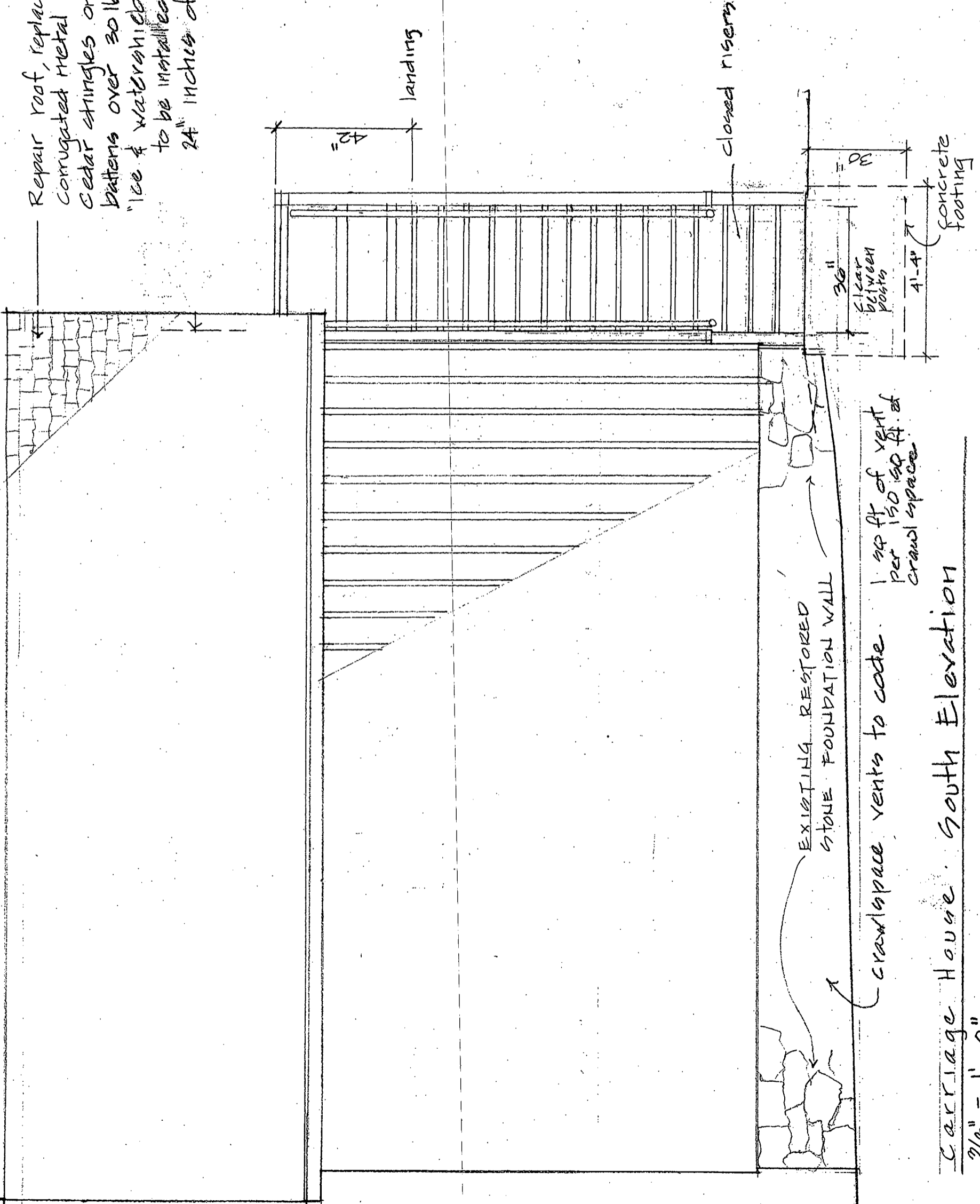
Date:

Architect's Seal:

Professional Certification:

"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10084, Expiration Date: 9/9/12."

Repair roof, replace failed  
corrugated metal w/  
cedar shingles on 1x4  
patterns over 30lb. felt,  
"ice & watershield" membrane  
to be installed on bottom  
24" inches of roof.



1 sq ft of vent  
per 150 sq ft of  
crawl space.

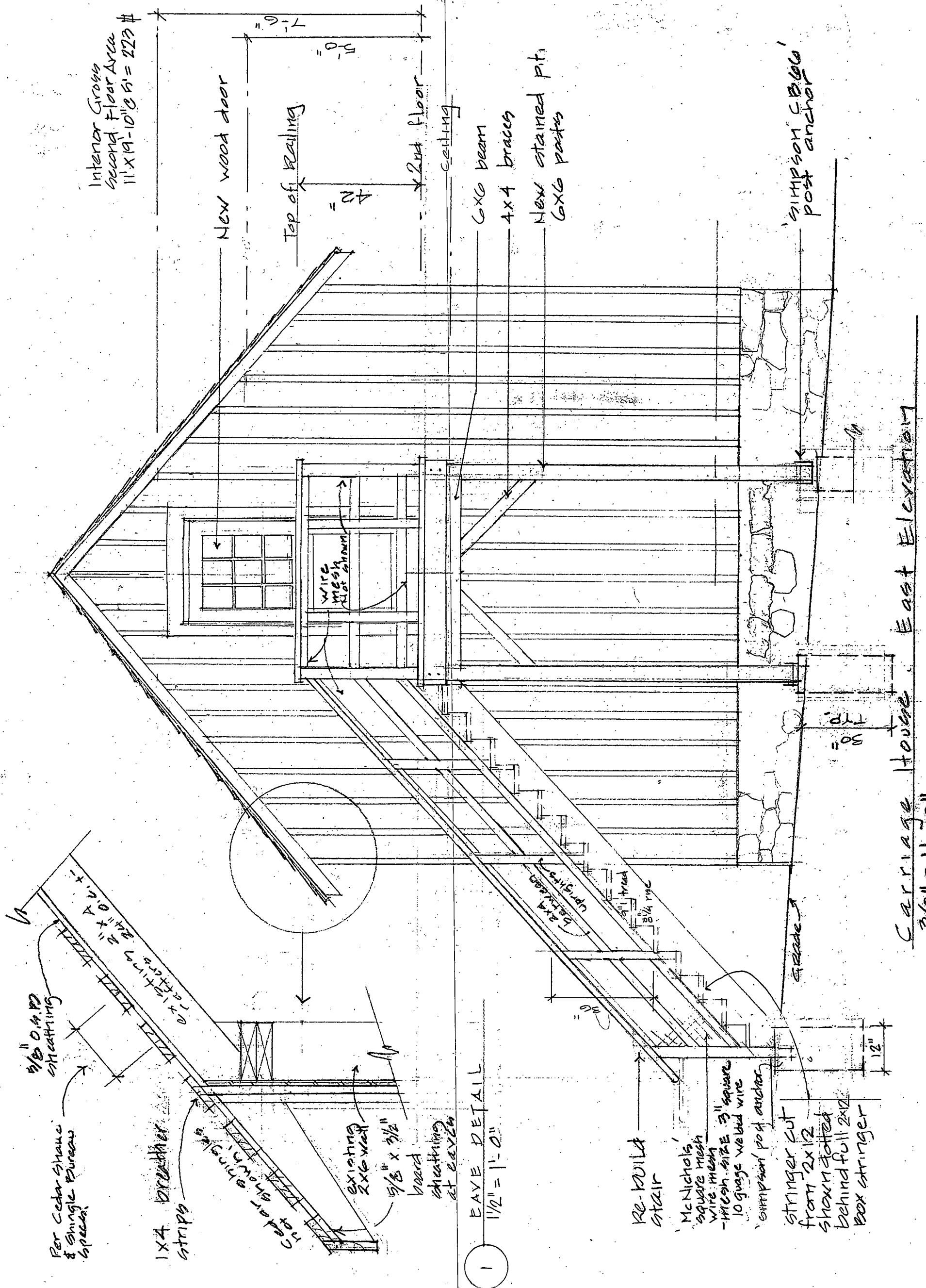
crawl space vents to code.

EXISTING RESTORED  
STONE FOUNDATION WALL

Carrriage House South Elevation

3/8" = 1'-0"

MICHE BOOZ ARCHITECT 5	208 Market St Brookville Maryland 20833 301/774 6911 fax: 774 1908	Project:	EDGEWOOD INN
		Building:	CARRIAGE HOUSE
		Drawings:	REPAIR & STABILIZATION
		Date:	
		Architect's Seal:	
		Professional Certification:	"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 10084, Expiration Date: 9/9/12."



Carriage House - East Elevation  
 3/8" = 1'-0"