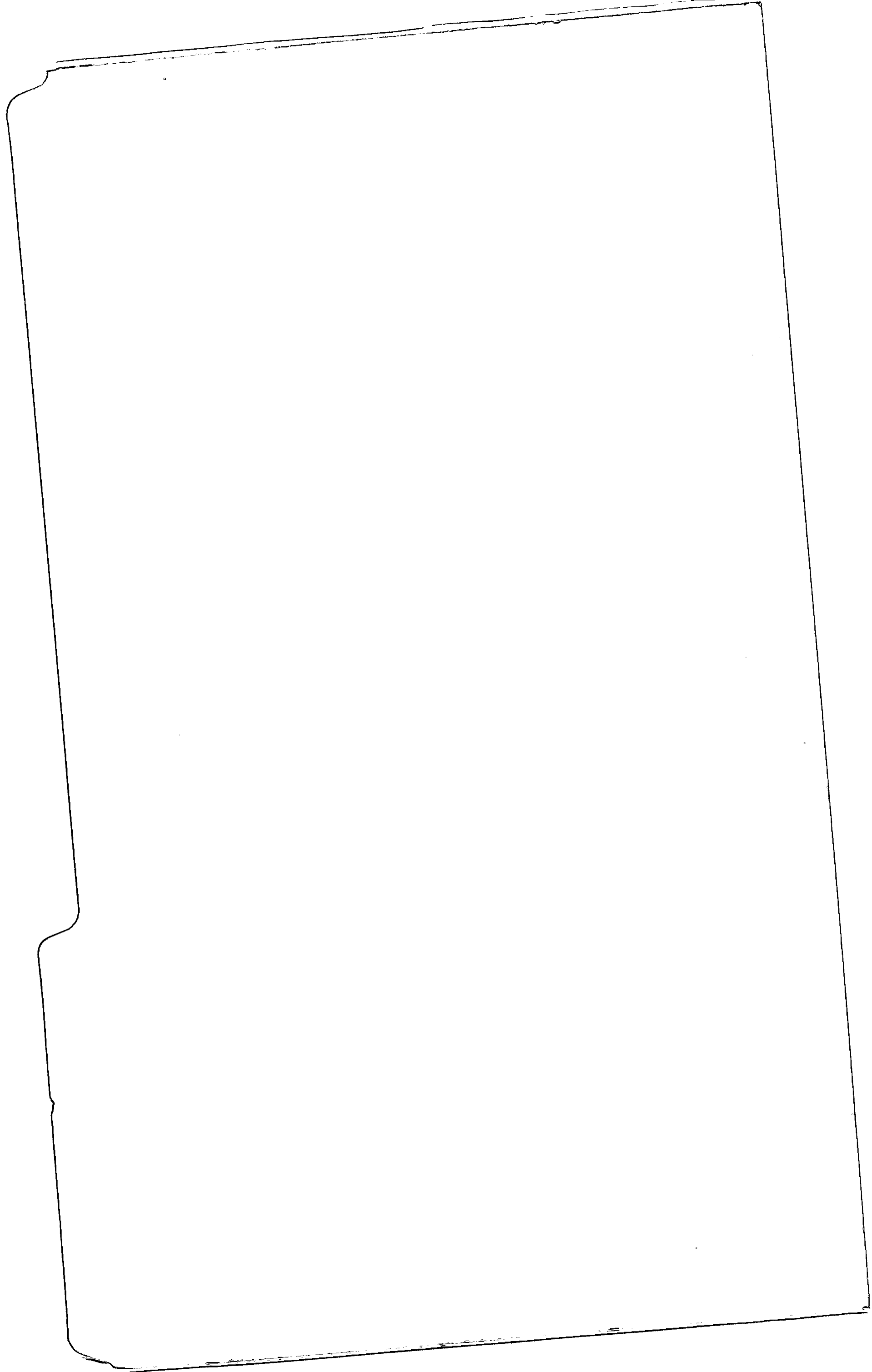


16101 Oak Hill Road Silver Spring
Master Plan Site #15152, Edgewood II



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|---|-----------------------|---------------|
| Address: | 16101 Oak Hill Road, Silver Spring | Meeting Date: | 02/27/2008 |
| Resource: | <i>Master Plan</i> Site #15/52 (Edgewood II) | Report Date: | 02/20/2008 |
| Applicant: | Steven Gudelsky | Public Notice: | 02/13/2008 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | 15/52-08A(RETROACTIVE) | Staff: | Joshua Silver |
| PROPOSAL: | Outbuilding repair and reconstruction | | |

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application with the following conditions:

1. The applicant will use wood true divided light windows. (*Detail to be shown on permit set of drawings*)
2. The applicant will include a door and window schedule on the permit set of drawings.

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 he 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 proposing to reconstruct and rehabilitate where feasible a small timber frame barn on the property. The proposed work includes (1) raising the structure and installing new concrete footings and a stone foundation wall to replace the severely damaged sill plate; (2) increasing the length and width of the structure by 4" to accommodate insulating the building walls; and (3) installation of a new standing seam metal roof. The proposed roof will be raised 2" to accommodate insulating the new roof structure and which includes Ogee gutters and rounded downspouts. This project is the first of several rehabilitation, restoration and new construction projects proposed for the property. This proposed treatment of this outbuilding is distinct from others on the property because of its poor condition.

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

Secretary of the Interior's Standards for Rehabilitation:

- #1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

STAFF DISCUSSION

It is never ideal for the HPC to review a HAWP application retroactively. The review of HAWP applications retroactively is both difficult for the HPC and burdensome on staff. It is clear from the

photographic evidence included with this HAWP application the building was in a significantly deteriorated condition before the reconstruction effort was started. (See Circles 16-25). Although the proposed work was started without an approved HAWP staff supports the stabilization effort because it preserves a building that would likely be lost if not completed.

Although the proposed work thickens the walls 4", raises the roof 2" and increases the height of the foundation staff supports this proposal because it preserves the spatial configuration of the outbuildings on the property, stabilizes the building and meets criteria 1, 2, and 6 of the (*Standards*).

The proposed treatment of this outbuilding is distinct from others on the property because of its poor condition. All future restoration and/or rehabilitation efforts to the outbuildings at this property should consider the intrinsic structural and historical characteristics of each building when determining an appropriate design methodology to minimize the removal of distinctive historical material, and the applicant has been reminded of his obligation. *Staff is recommending the HPC approve this HAWP application with the conditions specified on Circle 1.*

STAFF RECOMMENDATION:

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

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

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



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

DPS - #8

Well + Septic

HISTORIC PRESERVATION COMMISSION
301/563-3400

477371

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.: 301-622-5271
 Address: 12071 B Tech Road Silver Spring MD 20904
Street Number City State Zip Code
 Contractor: JAR CONSTRUCTION Phone No.: 301-951-0701
 Contractor Registration No.: MHIC # 45203 DHIC # 3249
 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: P151

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: BARN

1B. Construction cost estimate: \$ 35,000.-

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

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.

Steven Gudelsky 2/5/08
 Signature of owner or authorized agent Date

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

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Originally built c1858, the dwelling was a 2 ½-story block, two rooms wide with a rear kitchen ell. Later, probably in the late 1800's, a new kitchen wing was added to the NE corner and the old kitchen converted into a dining room. About 1903, another rear wing was built to the NW corner, giving the house a roughly U-shaped plan. The dwelling is set within a grove of hardwood trees on approximately 7 ½ acres, from which the property obtained its name. North and East of the main dwelling are several outbuildings (3 red structures: a 1-story corn crib, a 3-level ice house and a 2-story carriage house), a 2-story tenant house, ruins of a stone ground floor to a 3-level 32 x 48 bank barn and a 2-story blacksmith shop. Originally the property was the home of one of the oldest Quaker families in the area, the Stablers. They were very influential in the area, active in the Horticultural Club and the Grange, and were one of the original incorporators of the Savings Institution of Sandy Spring. Their land was considered to be some of the finest land in the county (part of a 102 acre parcel) with its gardens and orchards known for their productivity and beauty. A Stabler lived on the property until 1963. Most recently it was used as an Inn, Restaurant, Antique Shop and home to Mr. & Mrs. Ralph Swan.

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

The Blacksmith Shop is located approximately 125' east of the main dwelling. When we took over the property it was almost hidden by overgrowth. A large tree had fallen on the south-east corner destroying the exterior and exposing its interior to the elements. Another problem was that the entire sill was ruined so the structure looked to be trash. We are salvaging the structure by dismantling it piece by piece and will be rebuilt using salvaged and/or in-kind material. We started and found the main structure to be in unstable but good condition. We then stabilized the structure, lifted it about 12" and built concrete footings and a stone foundation wall. We also replaced the sills with salvaged reclaimed timbers. The structure is now sitting on the new foundation, and framing is being rebuilt to its original state. The only changes will be that it's elevated by 12", its foundation is exposed stone (like all the other structures on site), the width and length will be increased by about 4" to hide the framing which secures the old timbers, an appropriate half-round gutter with round down spouts will be added, and the roof will be thickened by 2" to accommodate insulation. We propose to extend or replace (depending on their condition) the pole rafters in the roof so that they may remain in their original profile. The roof will be raised metal seam to match the main house. The added space in framing also allows us to insulate the structure for its proposed C-INN zone use (ex. Antique Shop, Handicrafts or Art Sales). The changes will not be noticeable when the rebuild is complete.

Adjacent Neighbors

**Virginia L. & Bradford B. Behr
16000 Oak Hill Road
Silver Spring, MD 20905-3928**

**Antone L. & Hollie N. Taylor
16101 Drayton Farm Drive
Spencerville, MD 20868-3106**

**Robert K. & Melanie Stone Everett
16100 Drayton Farm Drive
Spencerville, MD 20868-3106**

**Mark G. Oberfield & Shinrong V. Lin
16102 Oak Hill Road
Spencerville, MD 20868-3104**

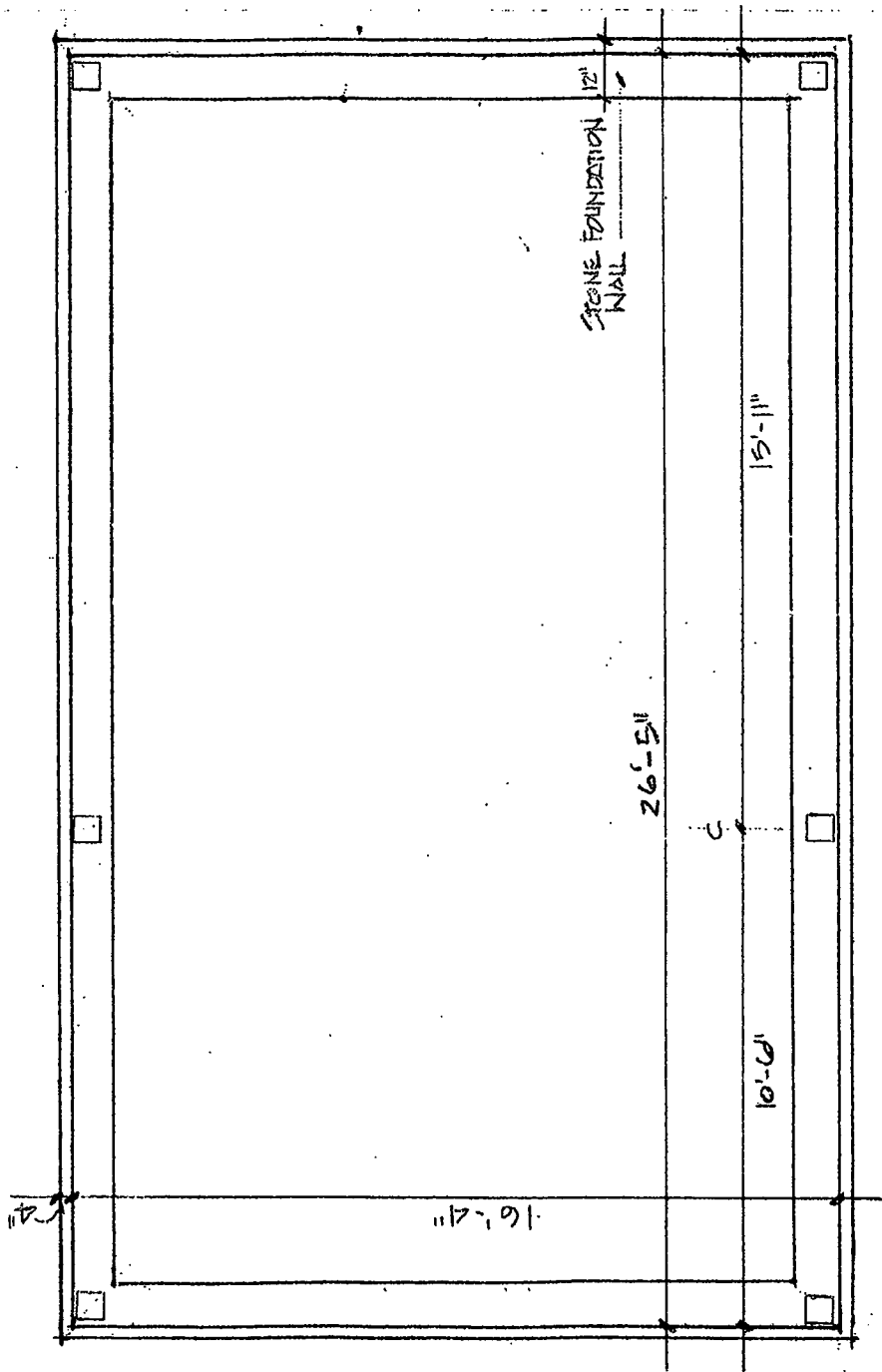
**Freeman & Jean E. Greene
16104 Oak Hill Road
Spencerville, MD 20868-3104**

**William & Jessica Rodriguez
16107 Oak Hill Road
Silver Spring, MD 20905-3931**

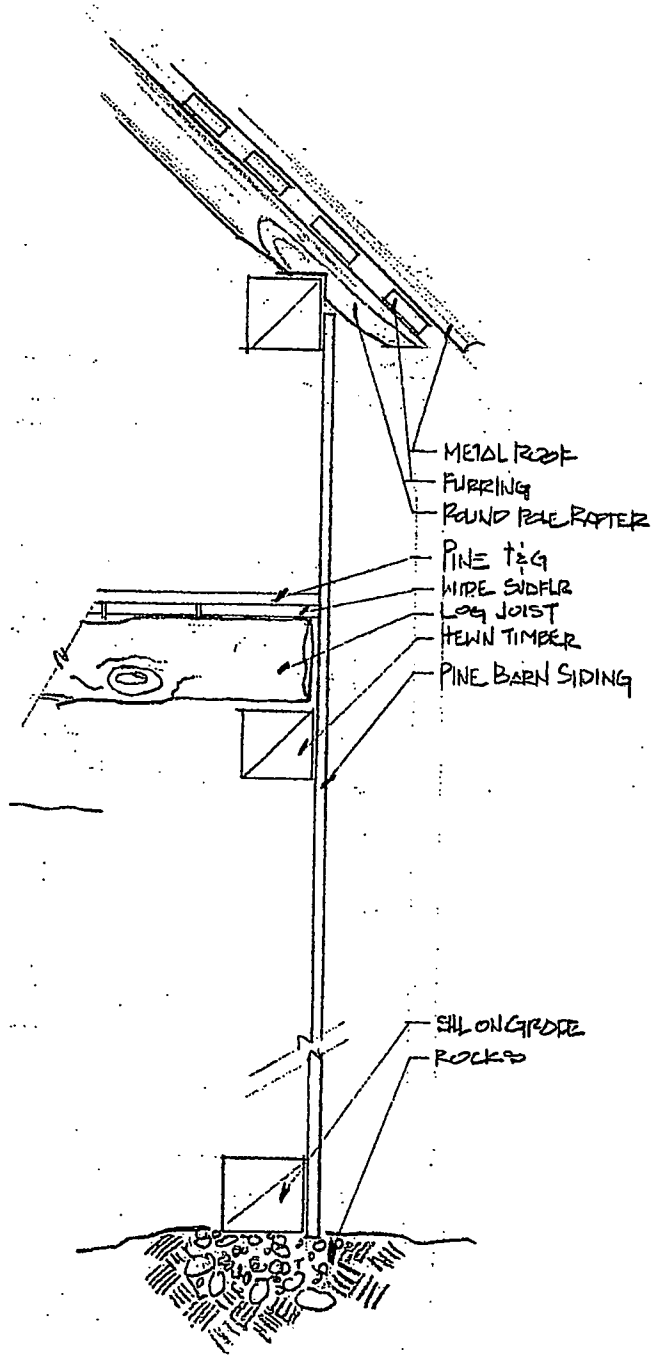
**Chesapeake Conf Assn of 7th Day Adventists
6600 Martin Road
Columbia, MD 21044**

**Terry & Cherie Conrad
16910 Oak Hill Road
Silver Spring, MD 20905-3946**

**Richard Hunt
16110 Drayton Farm Drive
Spencerville, MD 20868-3106**



FLOOR PLAN
 $\frac{1}{4}'' = 11'-0''$

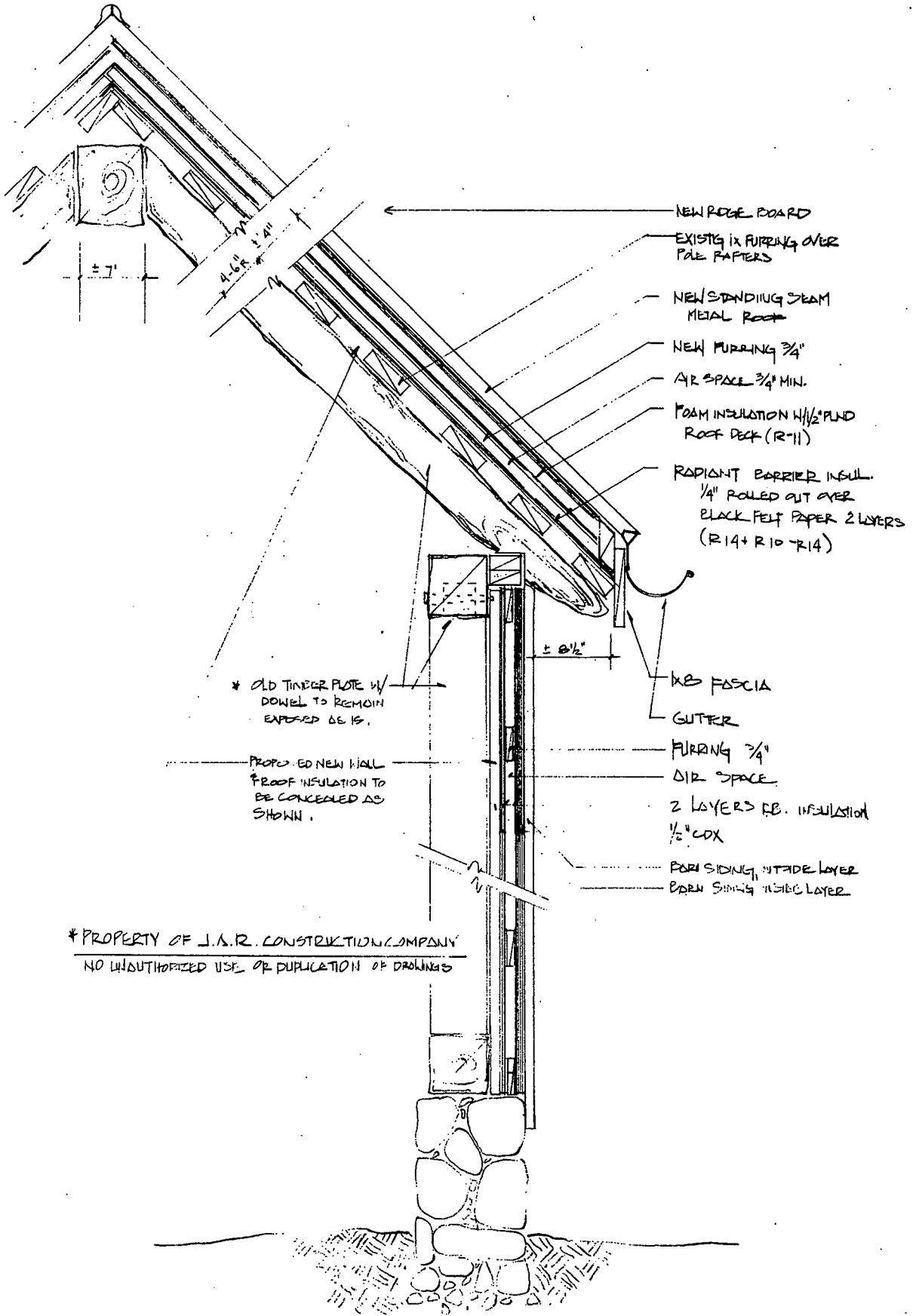


- METAL ROOF
- FURRING
- ROUND POLE RAFTER
- PINE TRUSS
- WIRE SUBFLOOR
- LOG JOIST
- HEAVY TIMBER
- PINE BARN SIDING

- HILL ON GRADE
- ROCKS

EXISTING SECTION

3/4" = 1'-0"



* PROPERTY OF J.A.R. CONSTRUCTION COMPANY
 NO UNAUTHORIZED USE OR DUPLICATION OF DRAWINGS

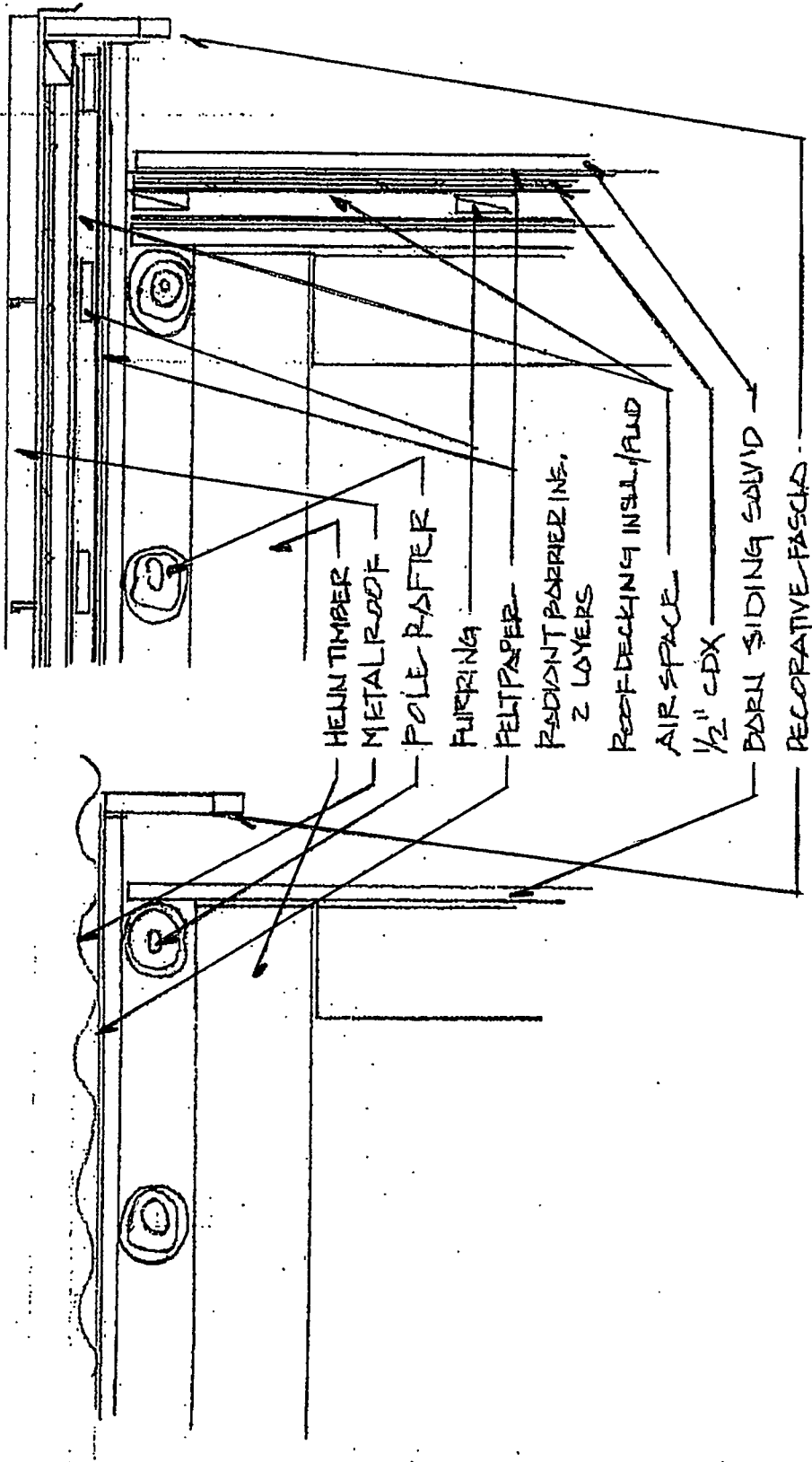
PROPOSED CHANGES TO :

BLACK SMITH BARN
 EDGEWOOD INN
 16101 OAK HILL ROAD
 CURTONTVILLE MD

25 08

1/2" = 1'-0"

10



EXISTING ROOF/EDGE

SECTION 3/4" = 1'-0"

NEW ROOF/EDGE

SECTION 3/4" = 1'-0"

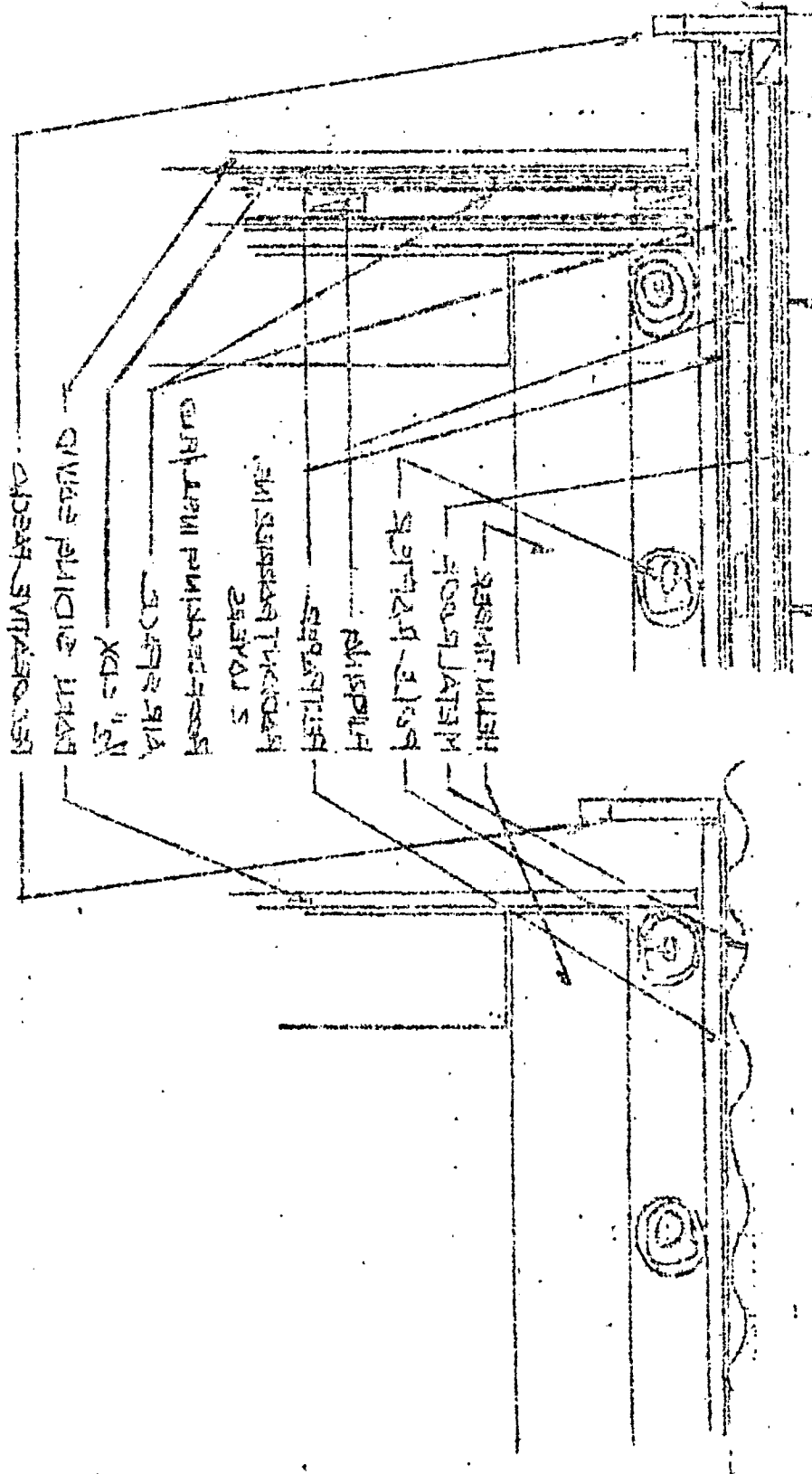


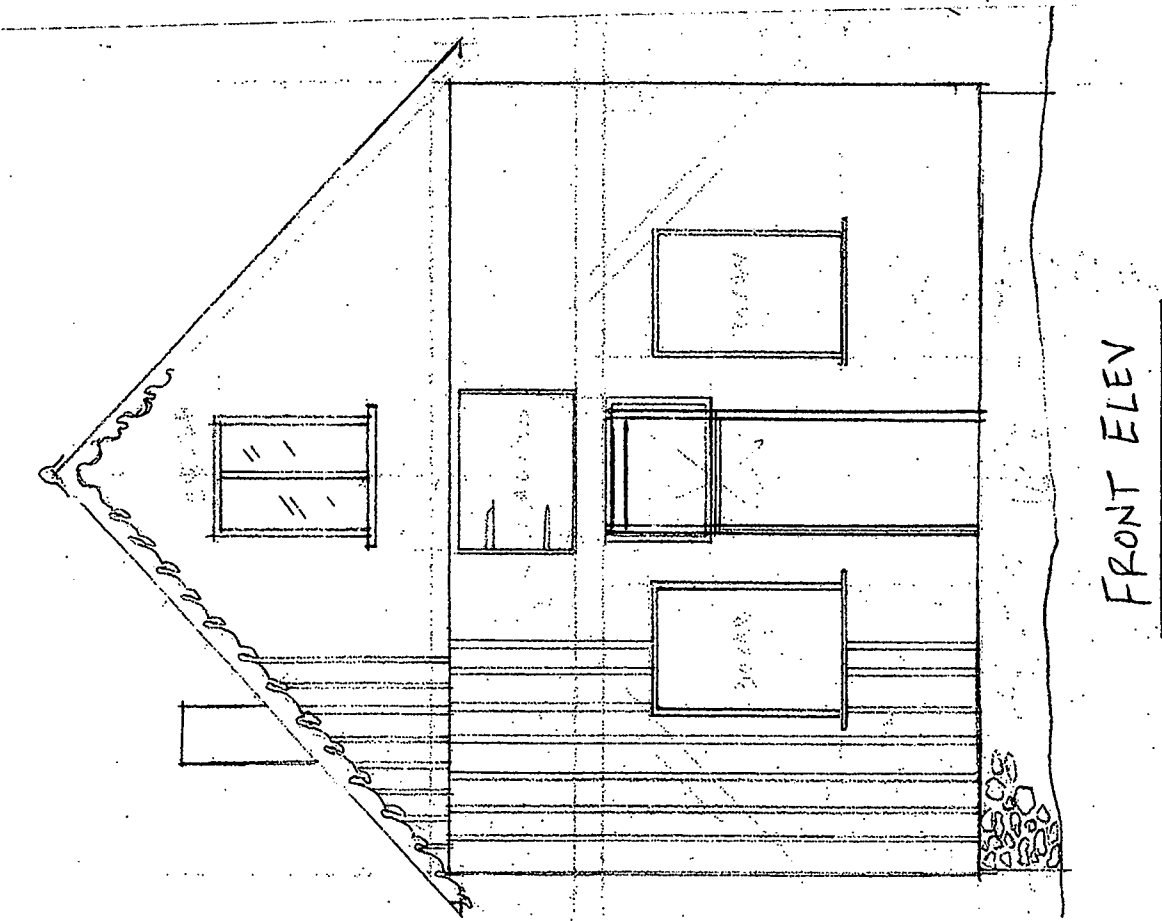
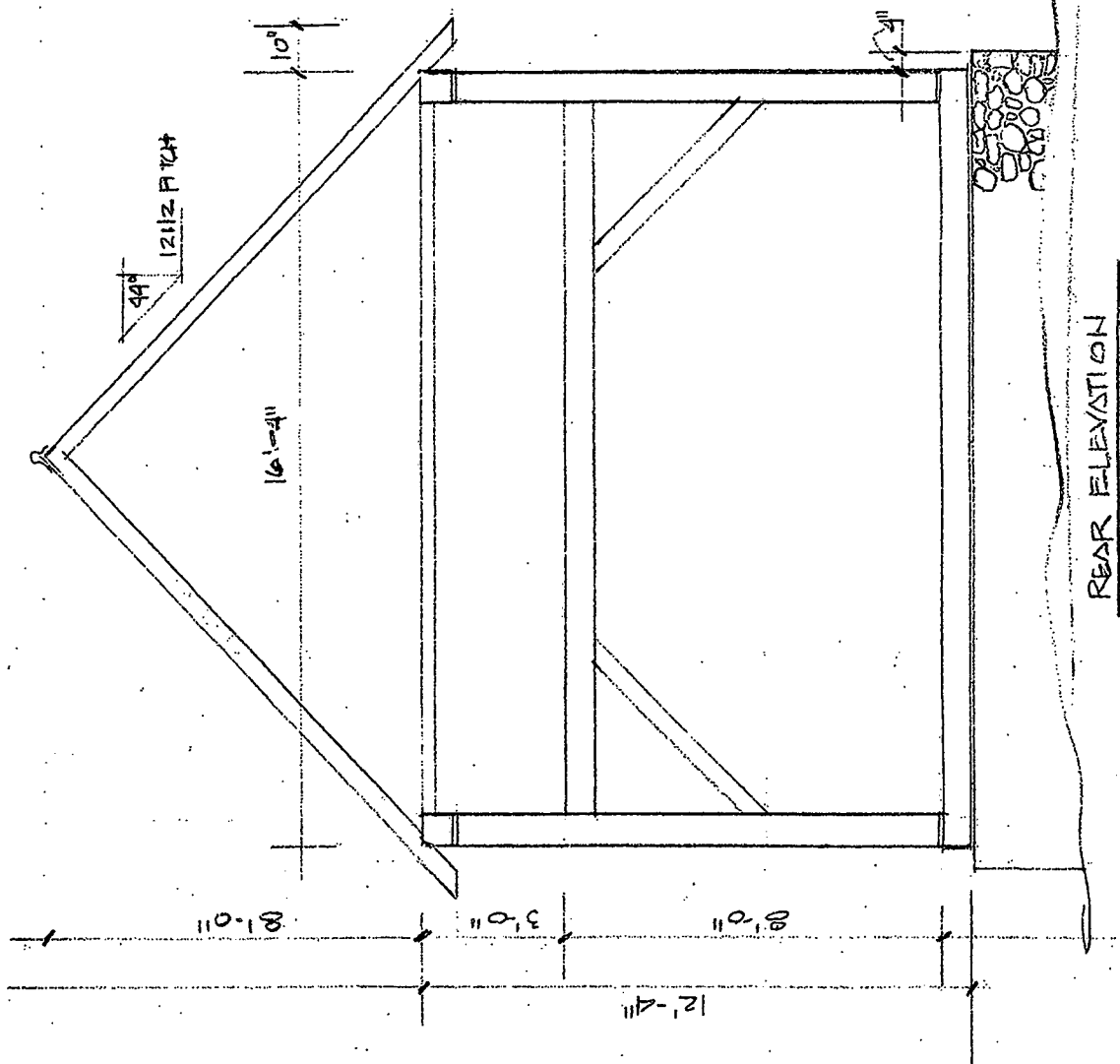
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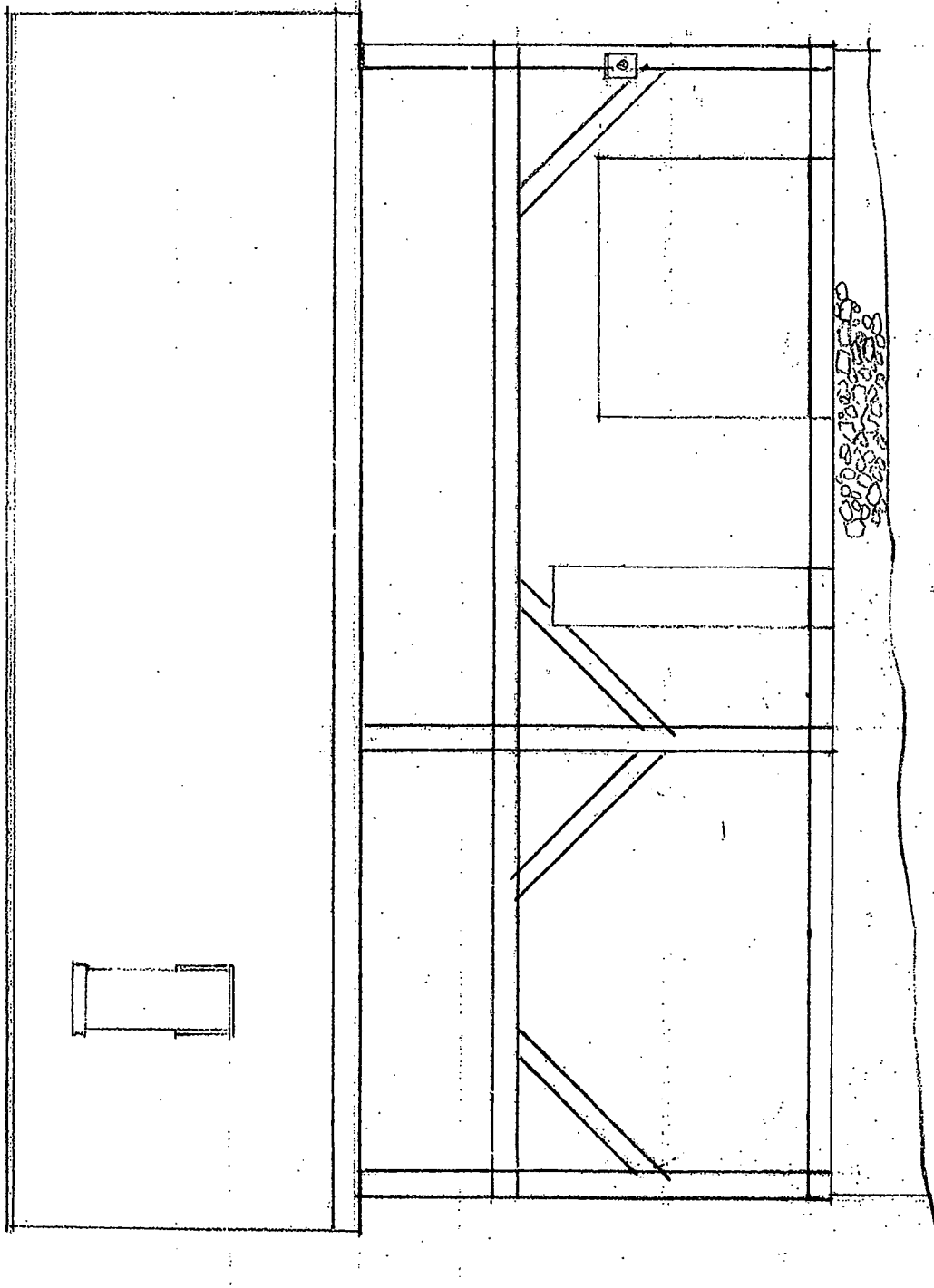
EXISTING ROOF EXIST

SECTION No. 1-01
NOTICE

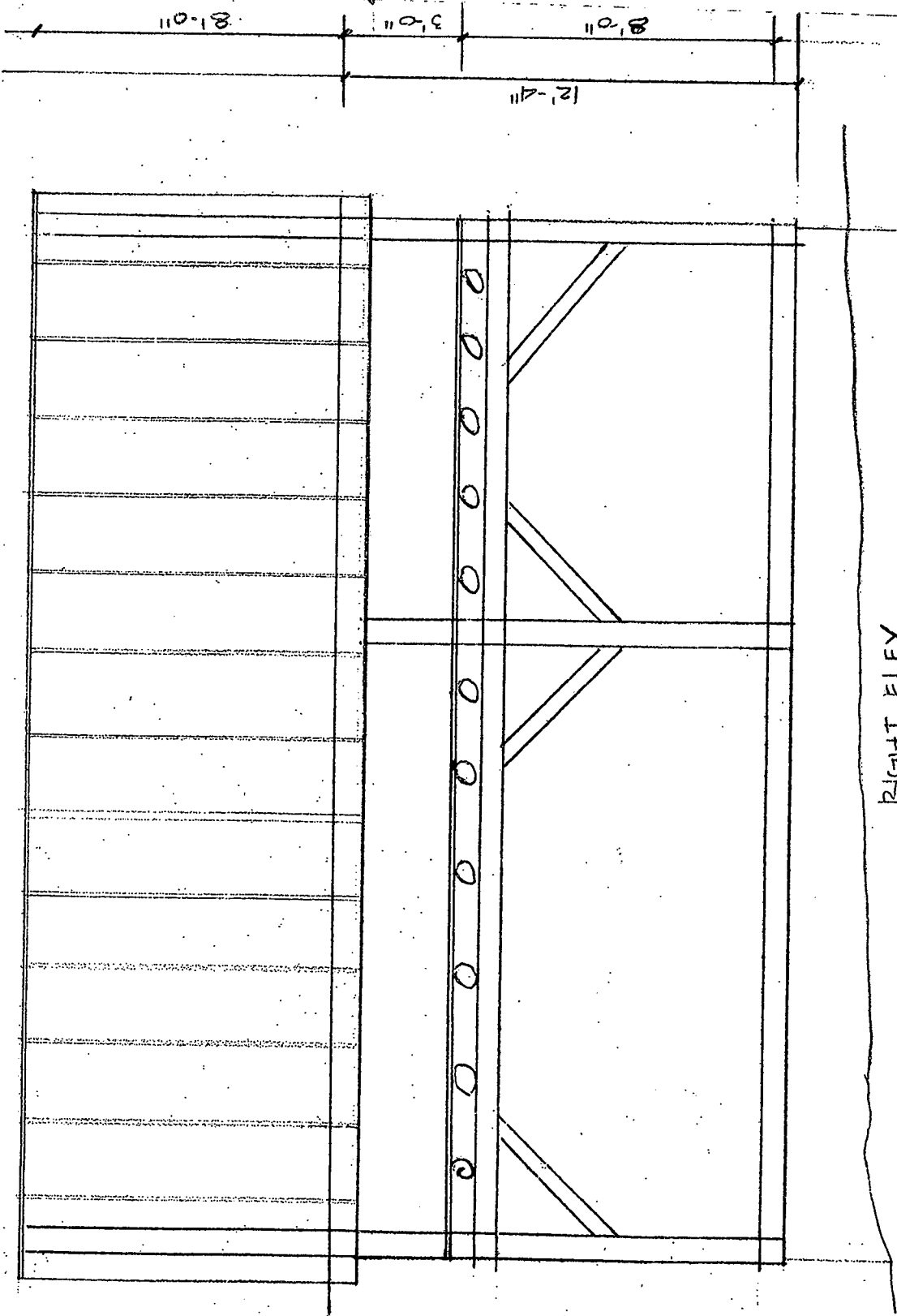
NEW ROOF EXIST



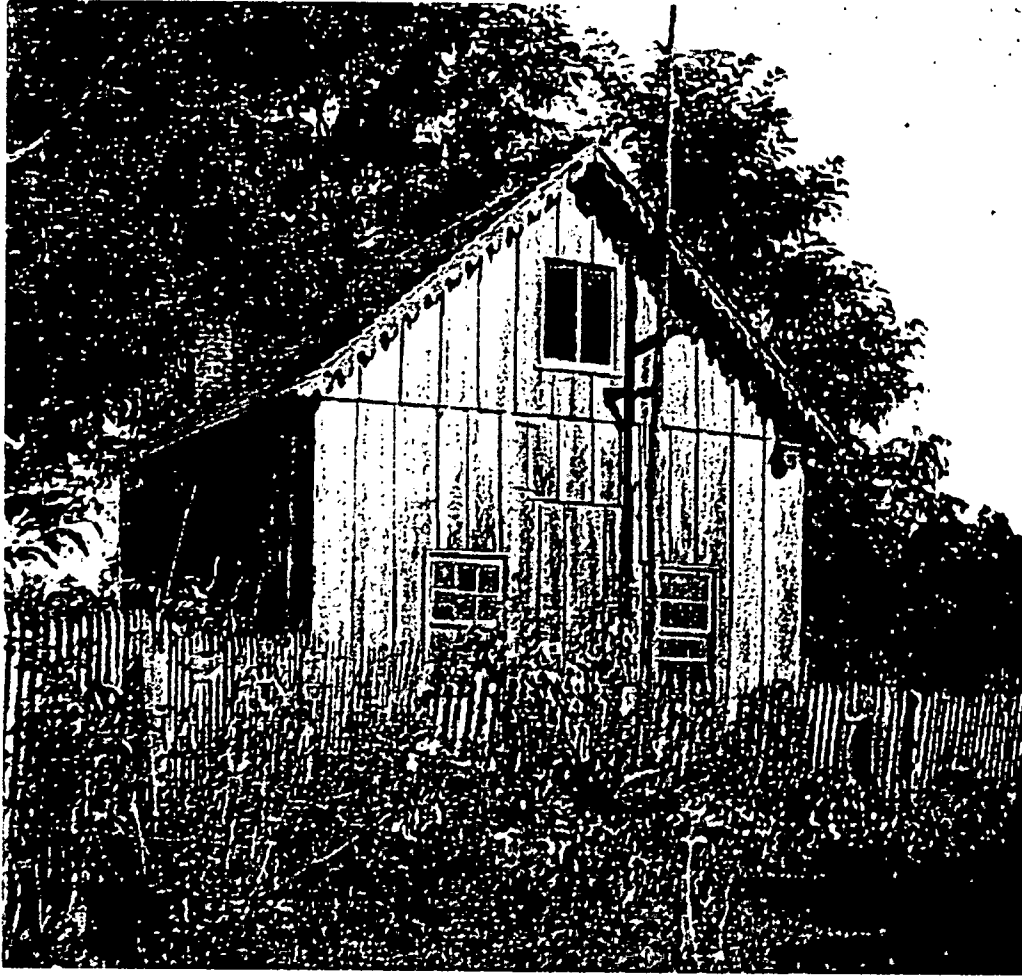




LEFT ELEV



RIGHT ELEV



West Elevation
Blacksmith Shop
Photo from Jim Stabler, date unknown

Before Reconstruction

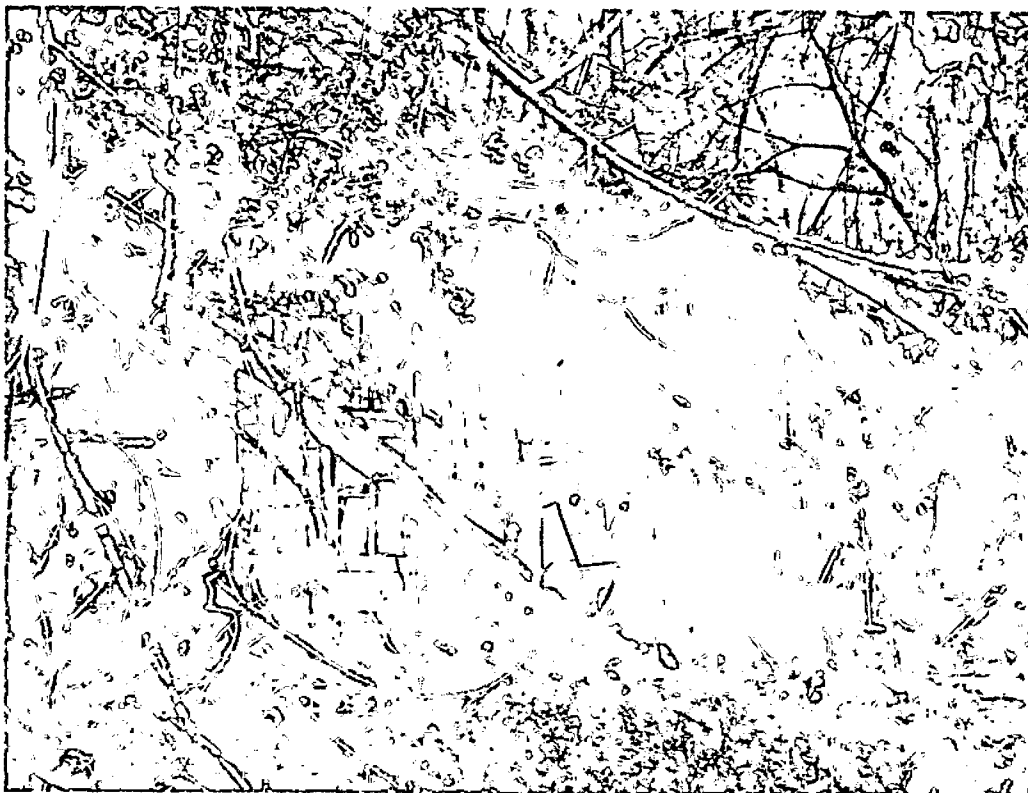


Existing Condition





West Elevation, 11-23-05



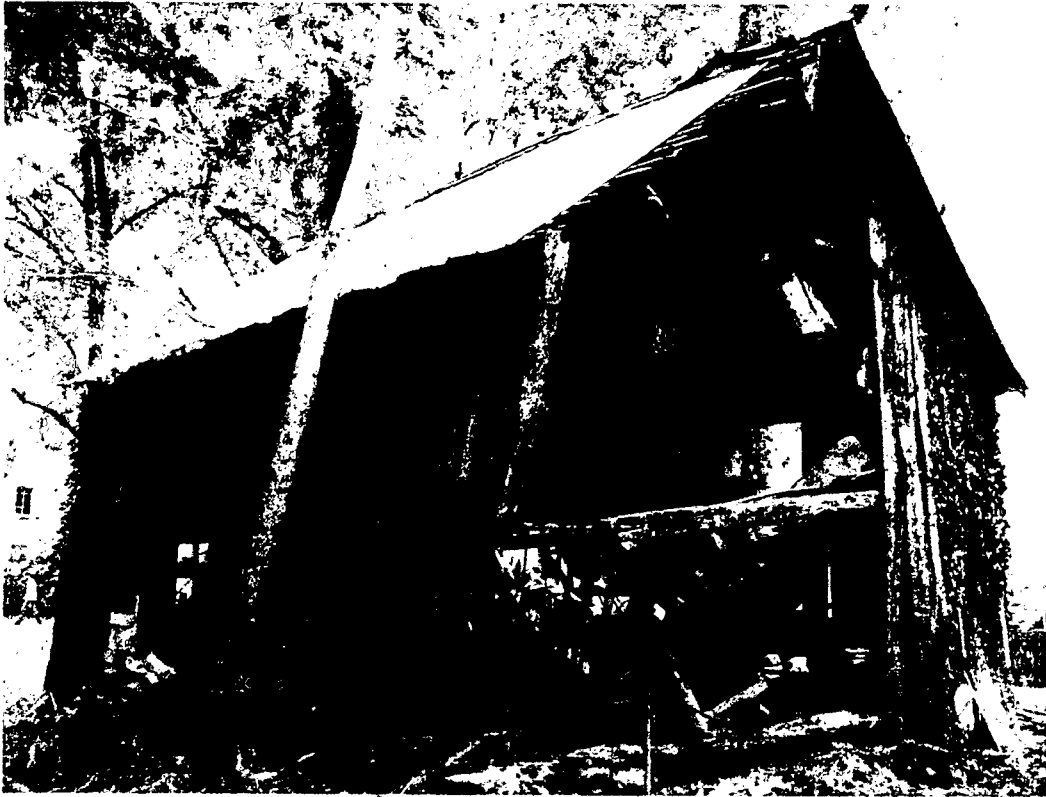
South Elevation, 11-23-05



West Elevation, 5-11-06



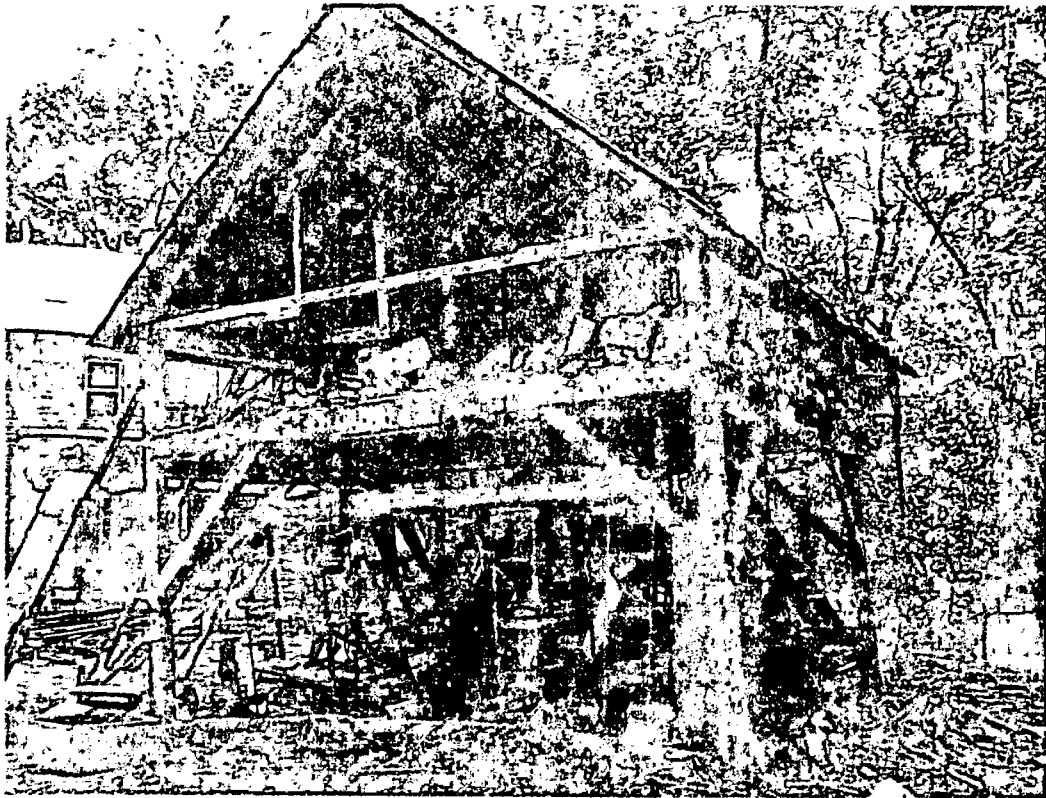
South West Corner, 5-11-06



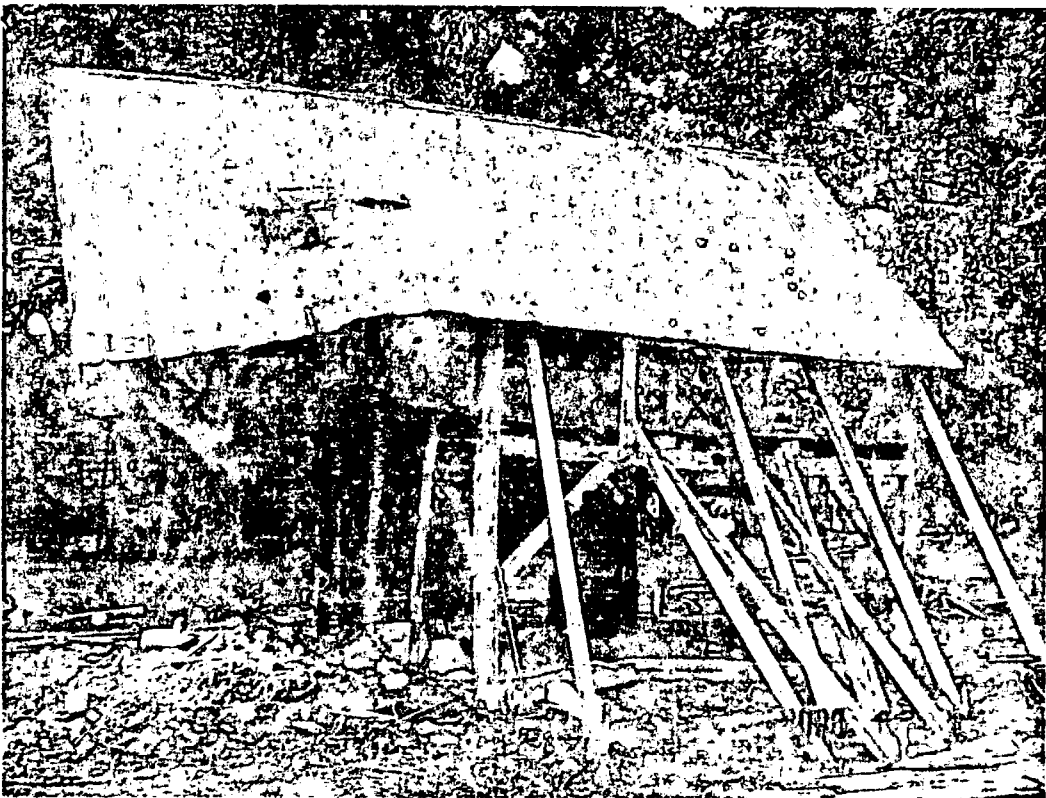
South East Corner



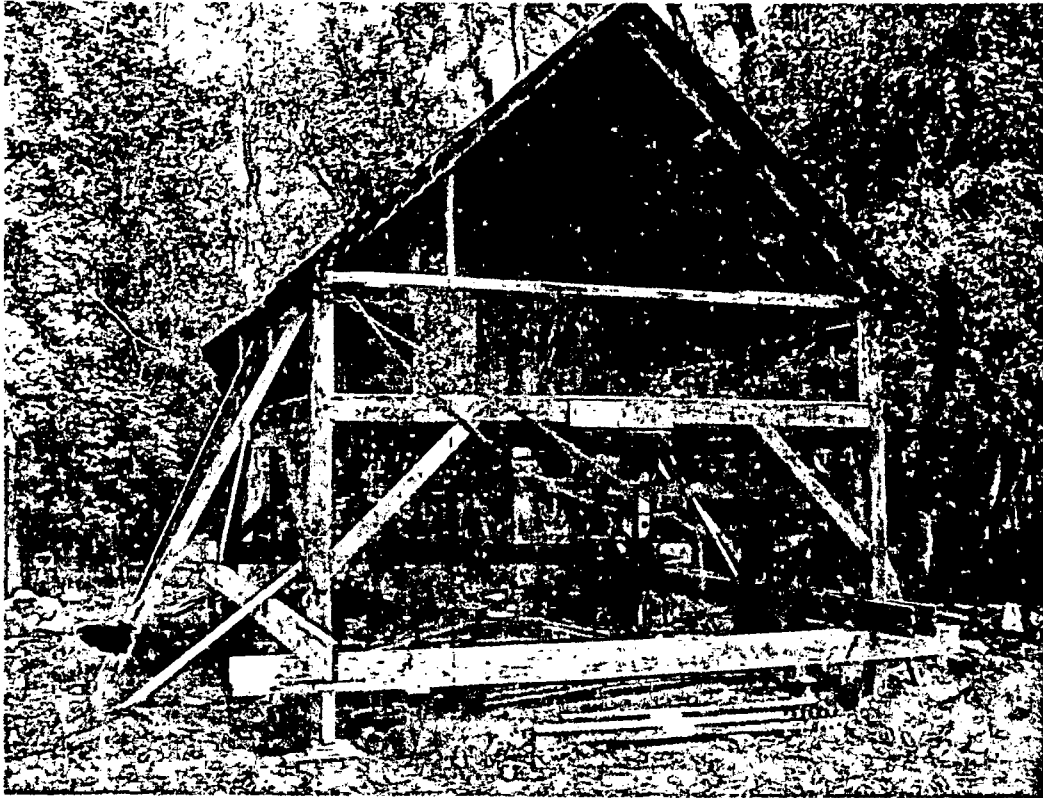
North East Corner, (starting stabilization)



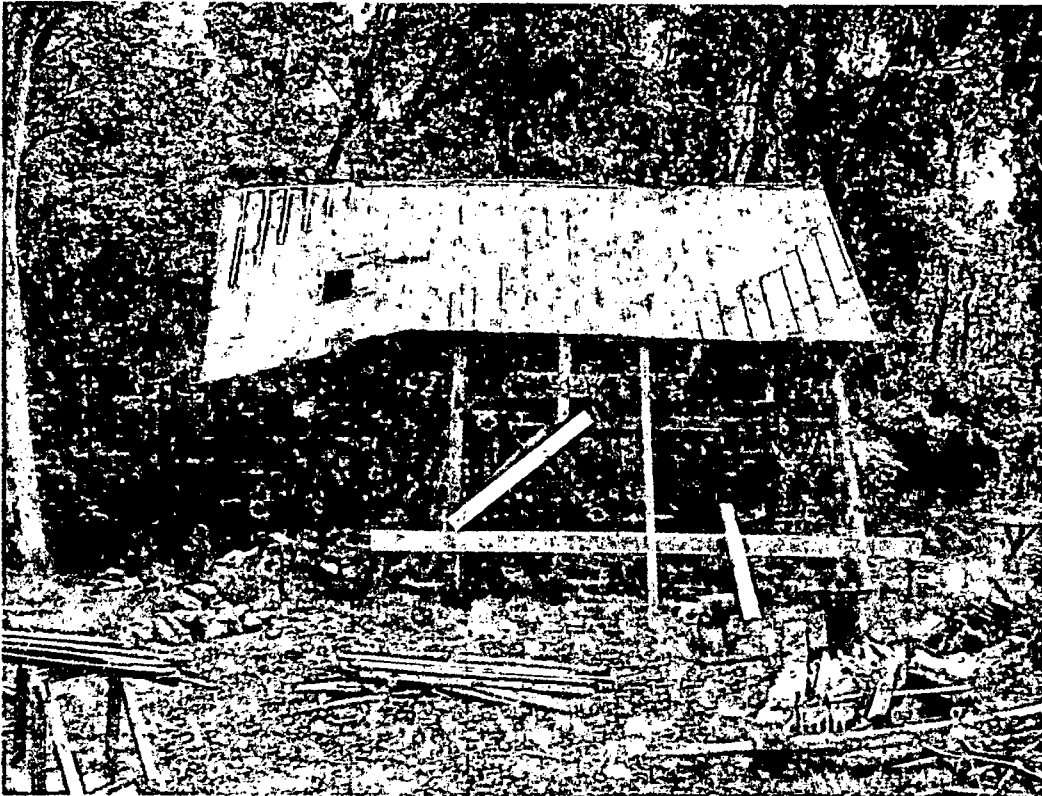
South West Corner



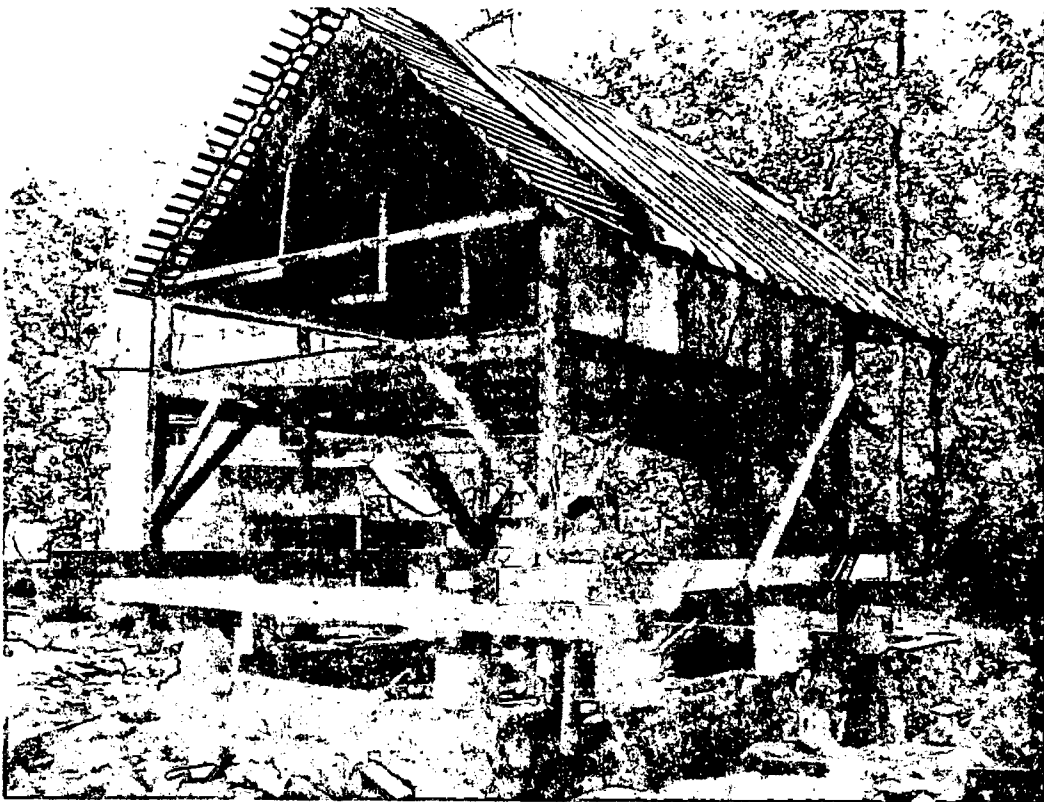
North Elevation, 6-1-06



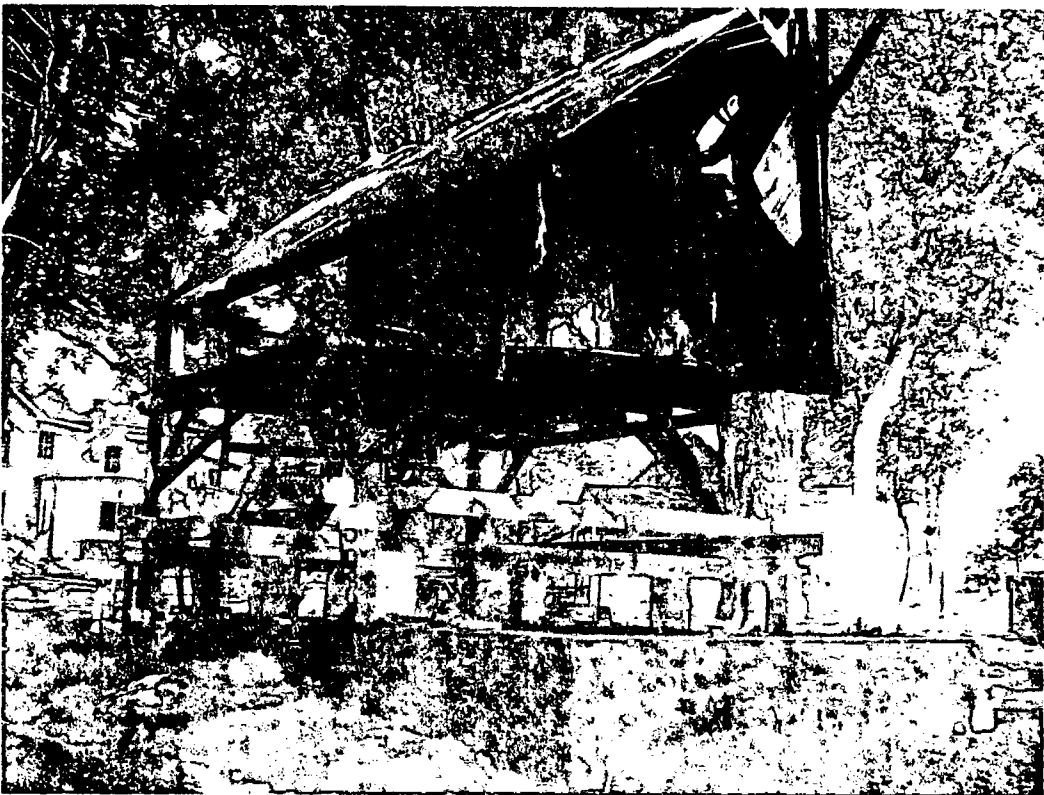
North West Corner, 9-8-06



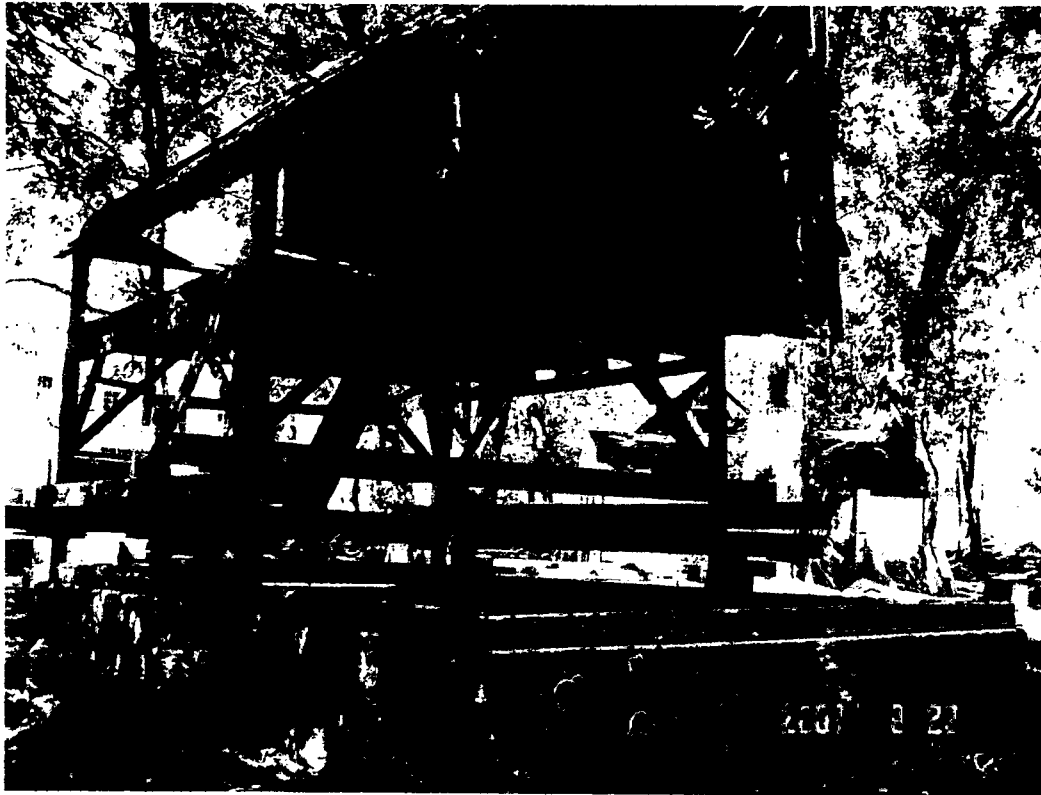
North Elevation, 9-8-06



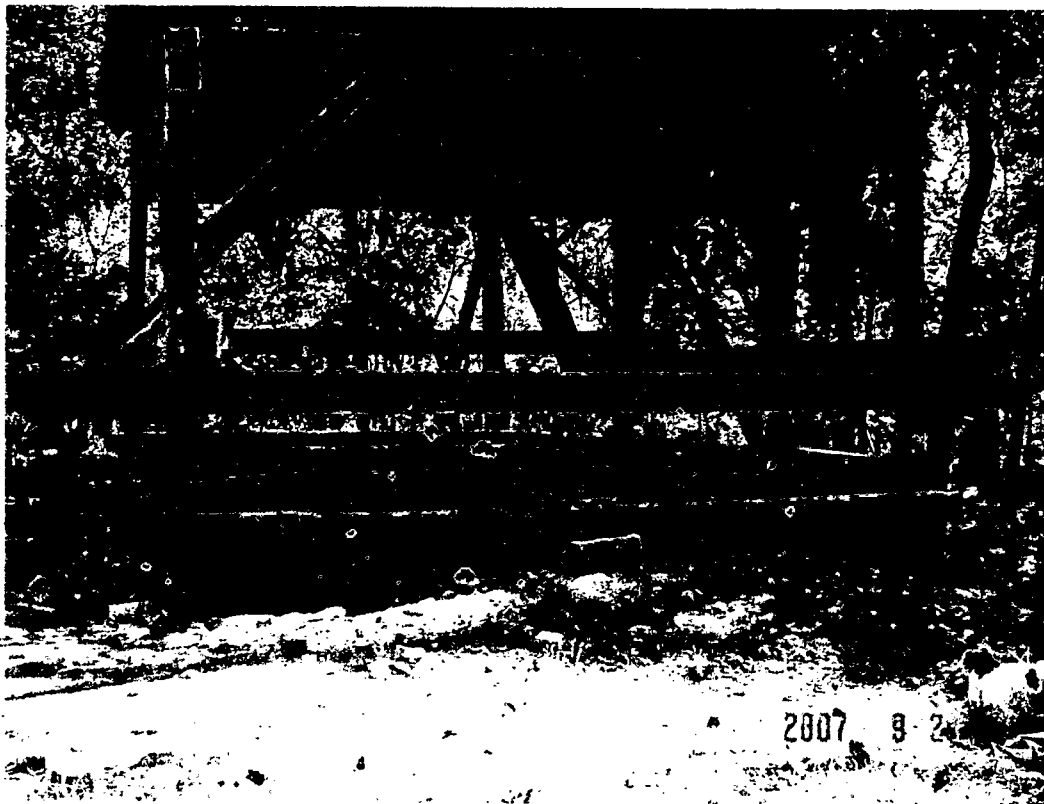
South West Corner, 5-24-07



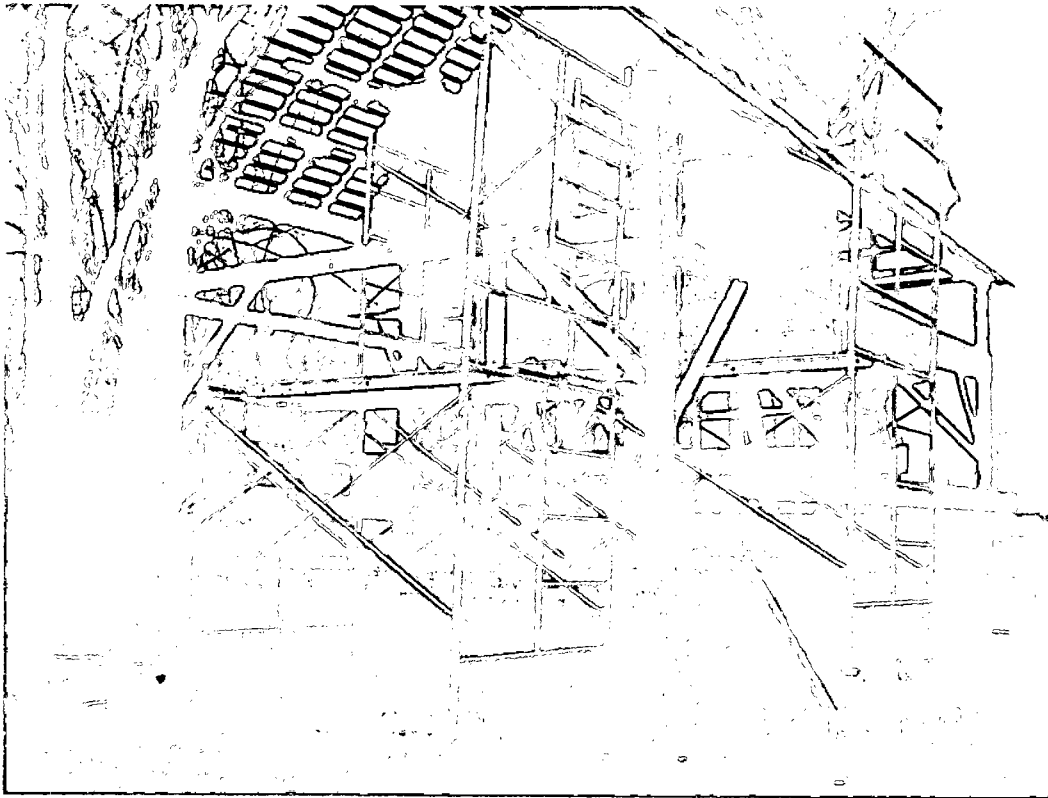
South East Corner, 5-24-07



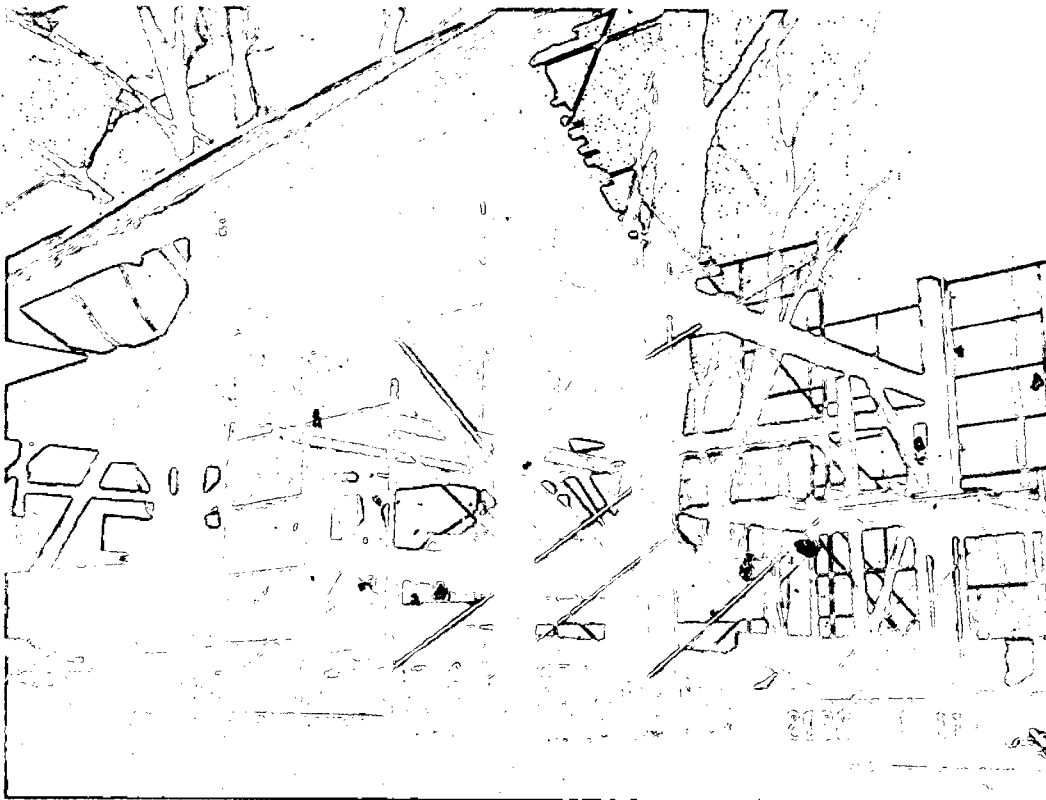
South East Corner, 9-29-07



North East Corner, 9-29-07



North East Corner, 1-11-08



South East Corner, 1-11-08



View North from Spencerville Road
(blacksmith shop is 300' back on right, next to box on telephone pole)



View looking East, blacksmith shop on far right,
125' East of main house, behind bench and tree



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

DPS - #8

Well + Septick

HISTORIC PRESERVATION COMMISSION
301/563-3400

477371

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.: 301-622-5271
 Address: 12071 B Tech Road Silver Spring MD 20904
Street Number City State Zip Code
 Contractor: JAR CONSTRUCTION Phone No.: 301-951-0701
 Contractor Registration No.: MHIC # 45203 DHIC # 3249
 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: P161

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable

CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Fence/Wall (complete Section 4) Other: BARN

1B. Construction cost estimate: \$ 35,000.-

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.

Steven Gudelsky 2/5/08
Signature of owner or authorized agent Date

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

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

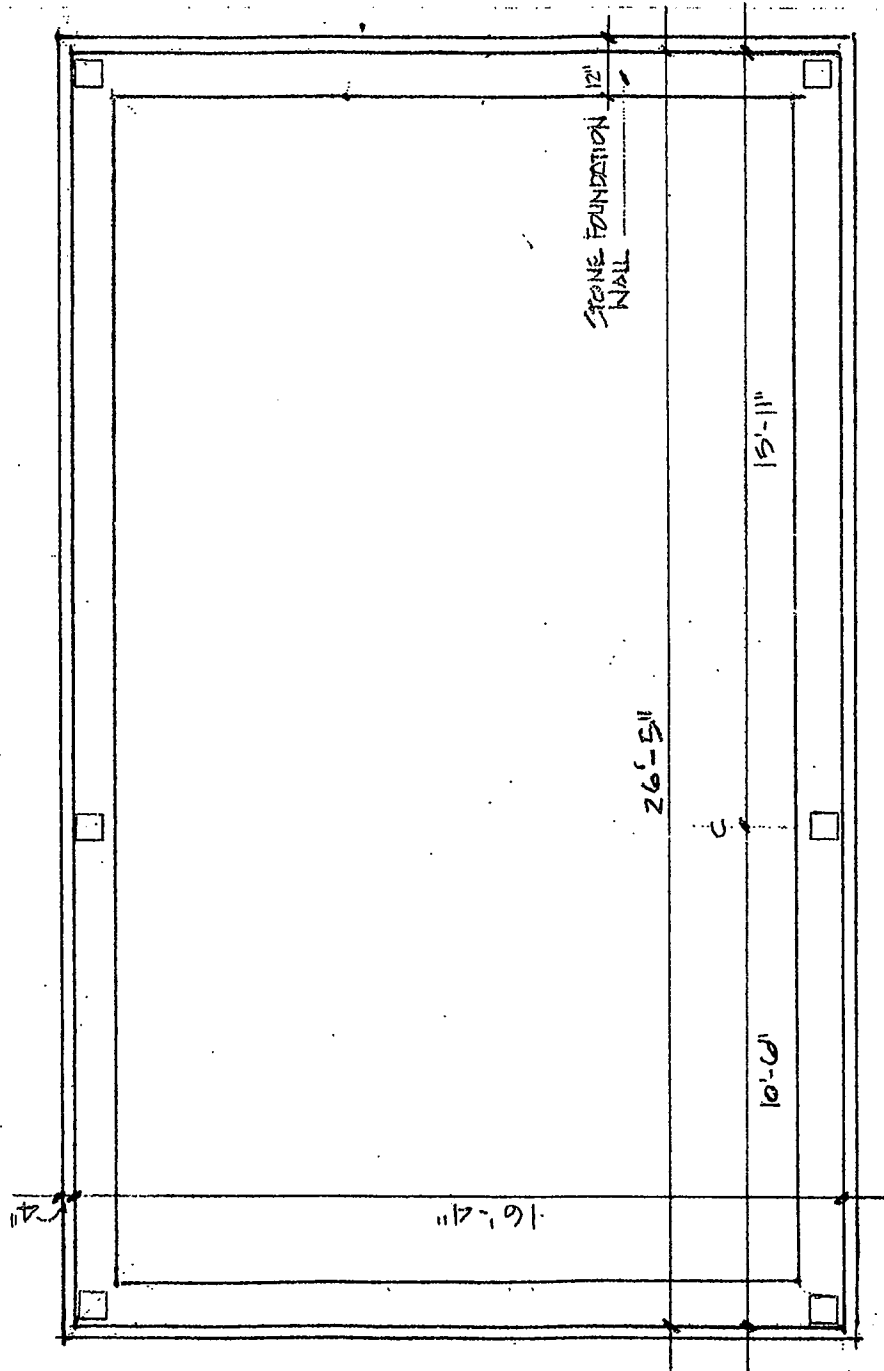
1. **WRITTEN DESCRIPTION OF PROJECT**

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

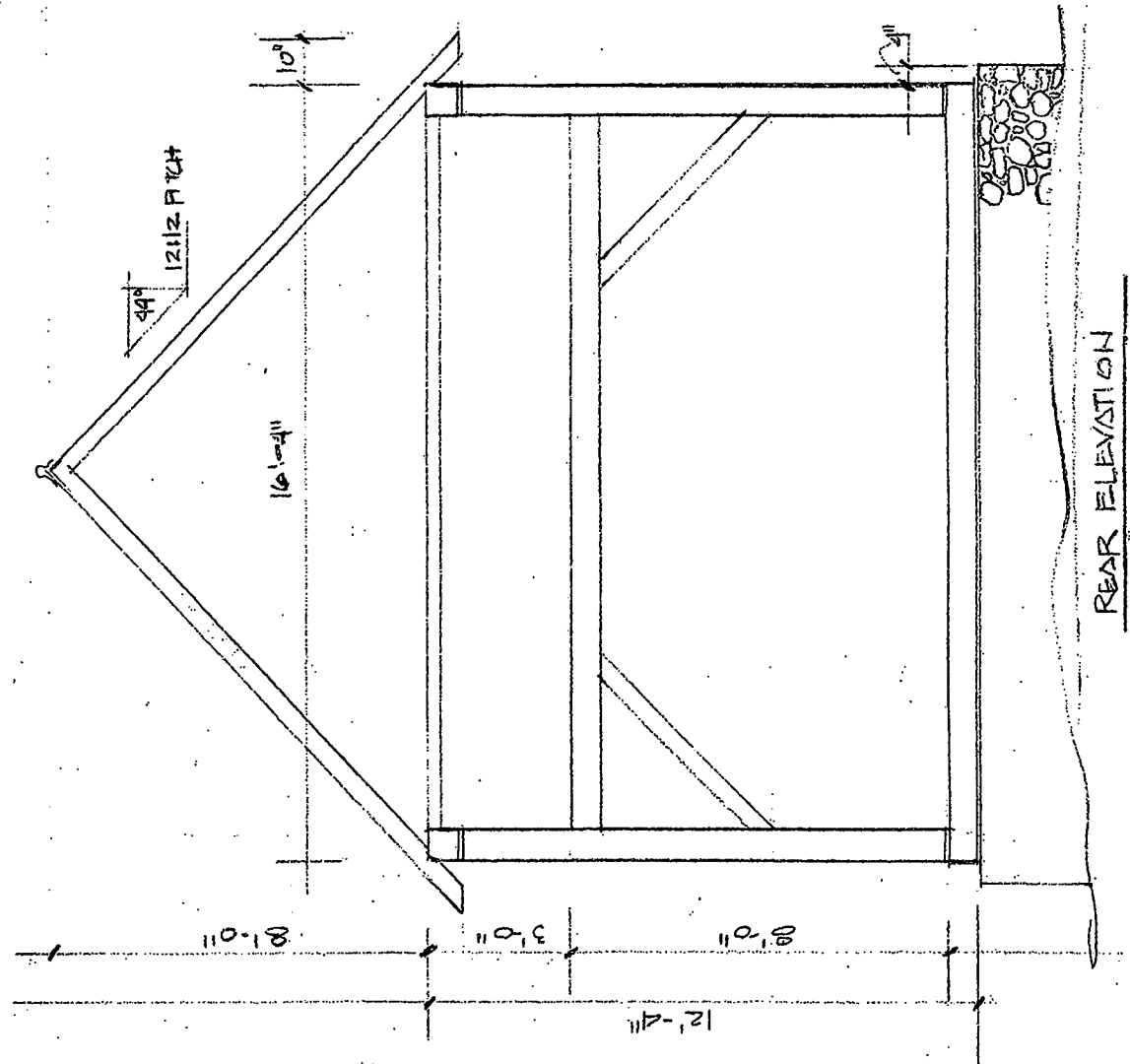
Originally built c1858, the dwelling was a 2 ½-story block, two rooms wide with a rear kitchen ell. Later, probably in the late 1800's, a new kitchen wing was added to the NE corner and the old kitchen converted into a dining room. About 1903, another rear wing was built to the NW corner, giving the house a roughly U-shaped plan. The dwelling is set within a grove of hardwood trees on approximately 7 ½ acres, from which the property obtained its name. North and East of the main dwelling are several outbuildings (3 red structures: a 1-story corn crib, a 3-level ice house and a 2-story carriage house), a 2-story tenant house, ruins of a stone ground floor to a 3-level 32 x 48 bank barn and a 2-story blacksmith shop. Originally the property was the home of one of the oldest Quaker families in the area, the Stablers. They were very influential in the area, active in the Horticultural Club and the Grange, and were one of the original incorporators of the Savings Institution of Sandy Spring. Their land was considered to be some of the finest land in the county (part of a 102 acre parcel) with its gardens and orchards known for their productivity and beauty. A Stabler lived on the property until 1963. Most recently it was used as an Inn, Restaurant, Antique Shop and home to Mr. & Mrs. Ralph Swan.

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

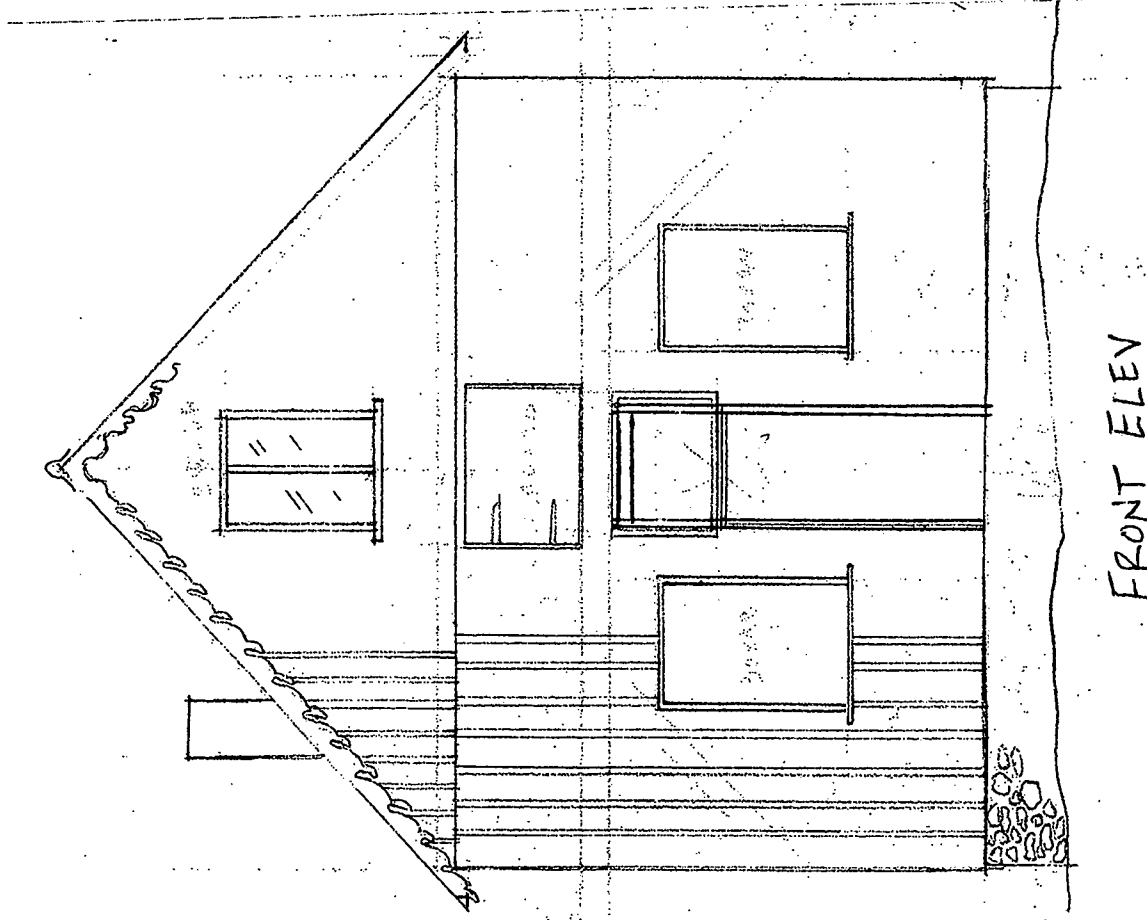
The Blacksmith Shop is located approximately 125' east of the main dwelling. When we took over the property it was almost hidden by overgrowth. A large tree had fallen on the south-east corner destroying the exterior and exposing its interior to the elements. Another problem was that the entire sill was ruined so the structure looked to be trash. We are salvaging the structure by dismantling it piece by piece and will be rebuilt using salvaged and/or in-kind material. We started and found the main structure to be in unstable but good condition. We then stabilized the structure, lifted it about 12" and built concrete footings and a stone foundation wall. We also replaced the sills with salvaged reclaimed timbers. The structure is now sitting on the new foundation, and framing is being rebuilt to its original state. The only changes will be that it's elevated by 12", its foundation is exposed stone (like all the other structures on site), the width and length will be increased by about 4" to hide the framing which secures the old timbers, an appropriate half-round gutter with round down spouts will be added, and the roof will be thickened by 2" to accommodate insulation. We propose to extend or replace (depending on their condition) the pole rafters in the roof so that they may remain in their original profile. The roof will be raised metal seam to match the main house. The added space in framing also allows us to insulate the structure for its proposed C-INN zone use (ex. Antique Shop, Handicrafts or Art Sales). The changes will not be noticeable when the rebuild is complete.



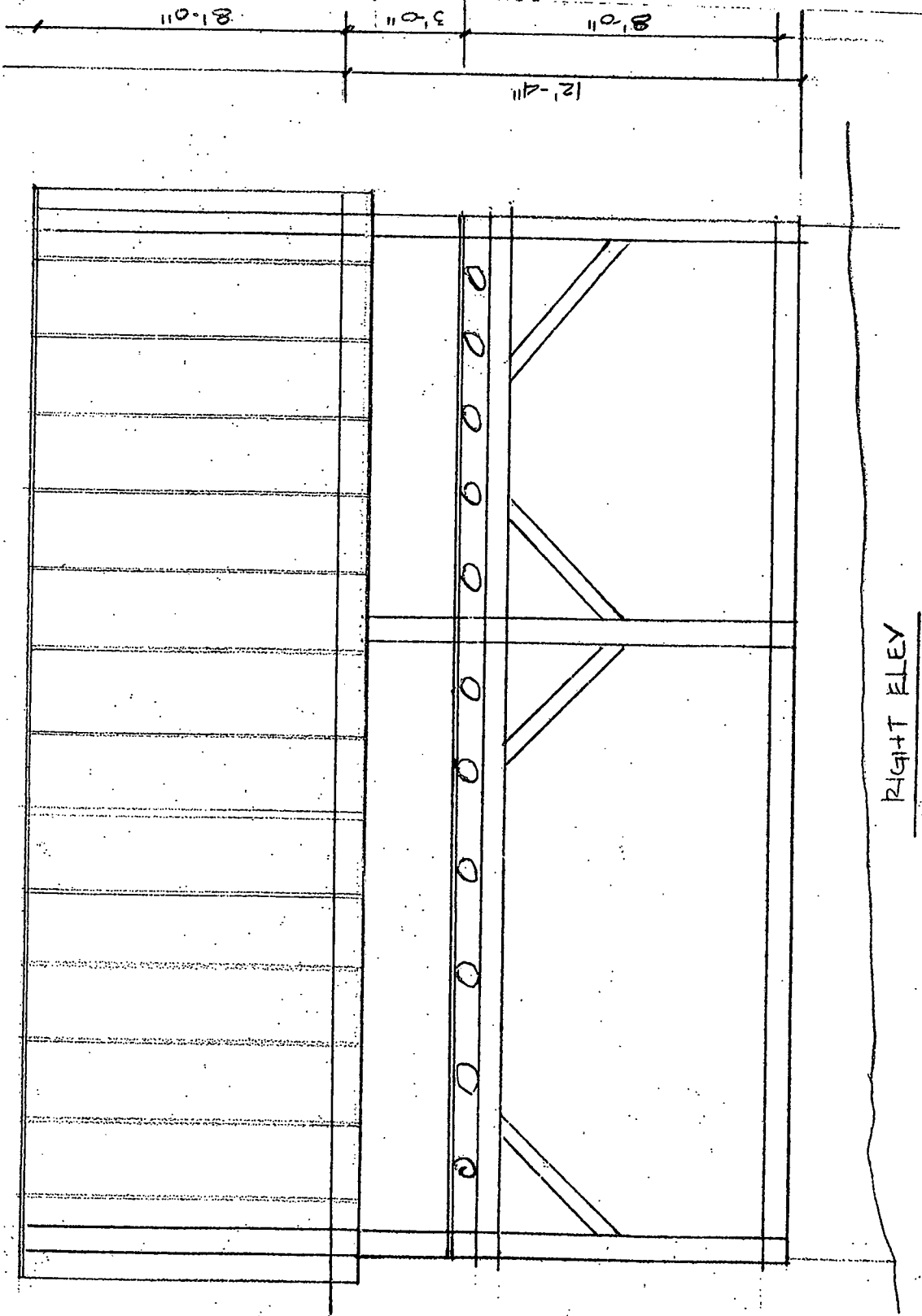
EXISTING FLOOR PLAN
 $\frac{1}{4}'' = 1'-0''$



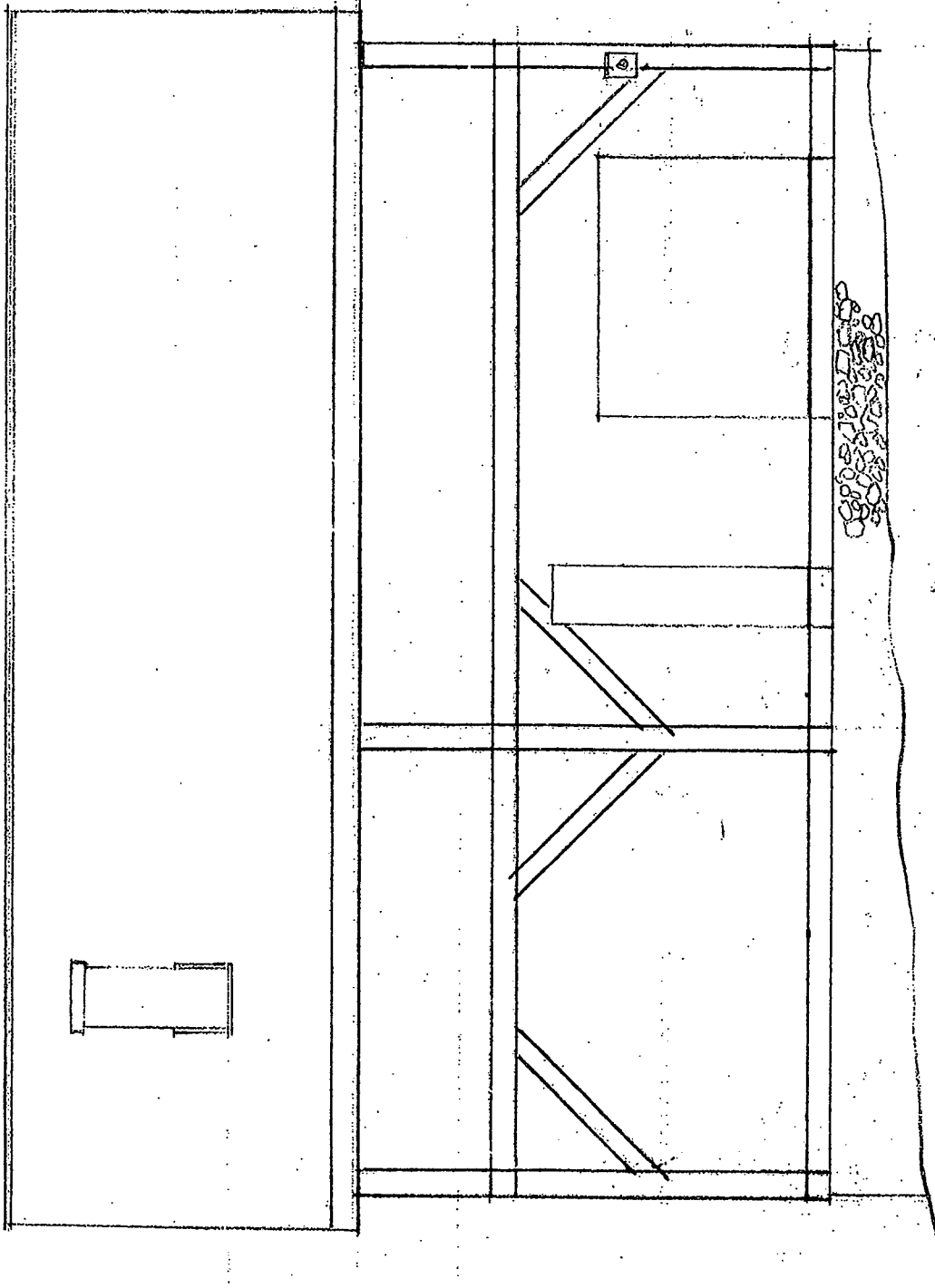
REAR ELEVATION



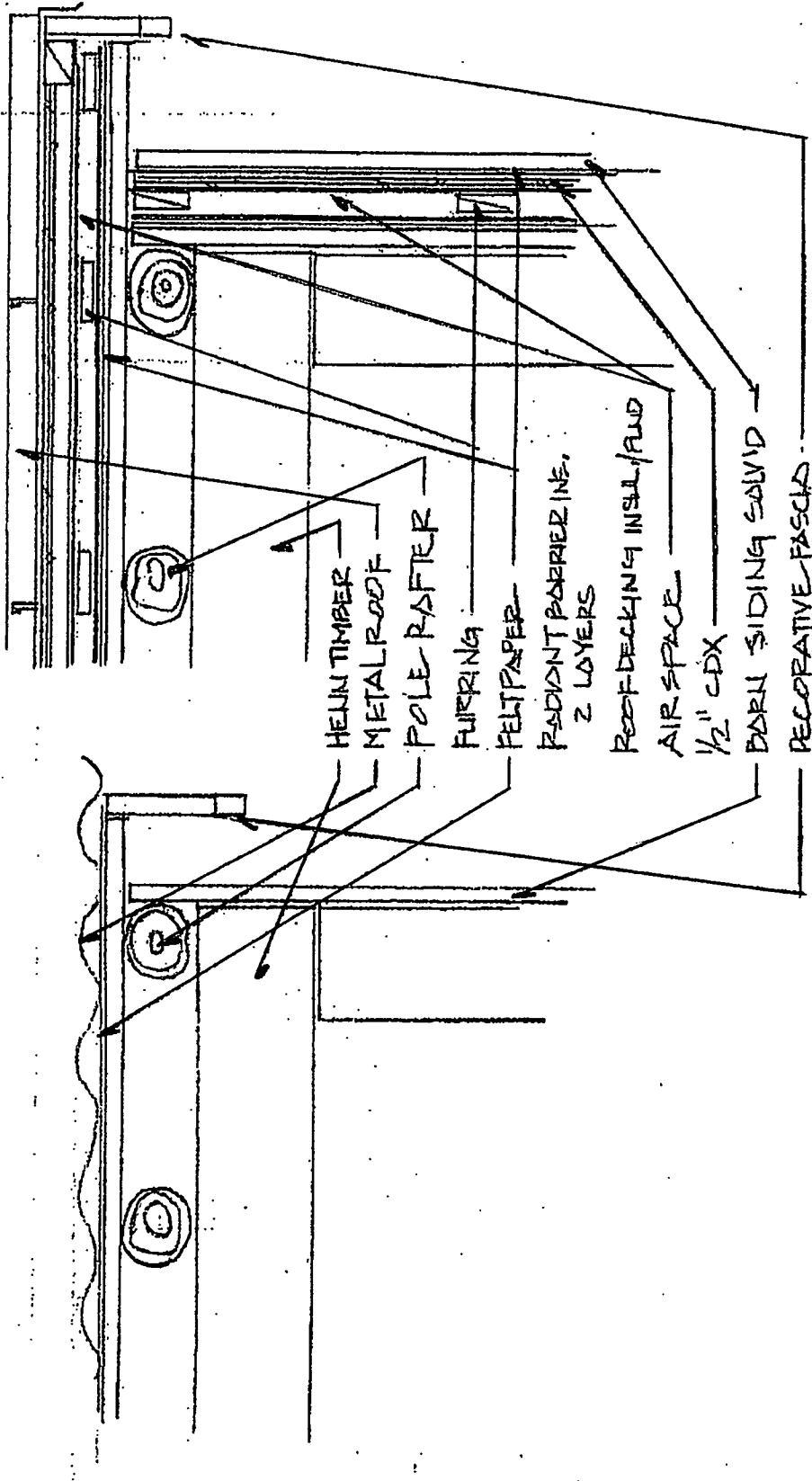
FRONT ELEV



RIGHT ELEV

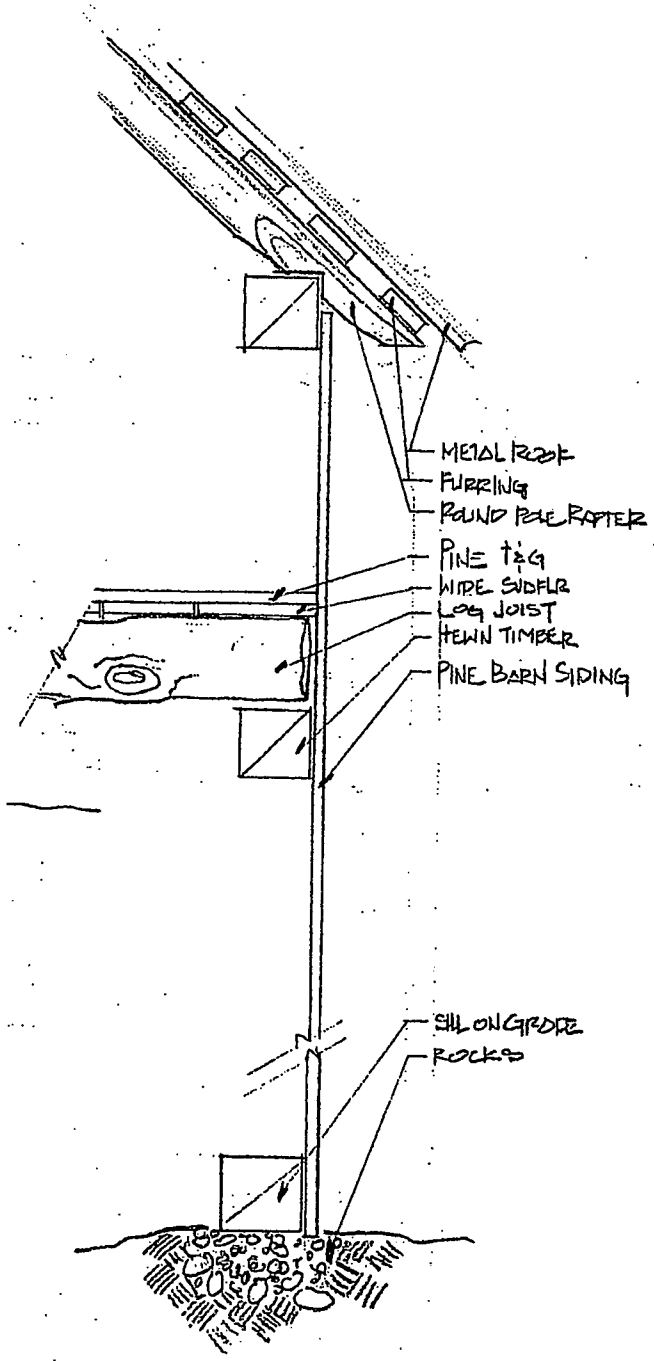


LEFT ELEV



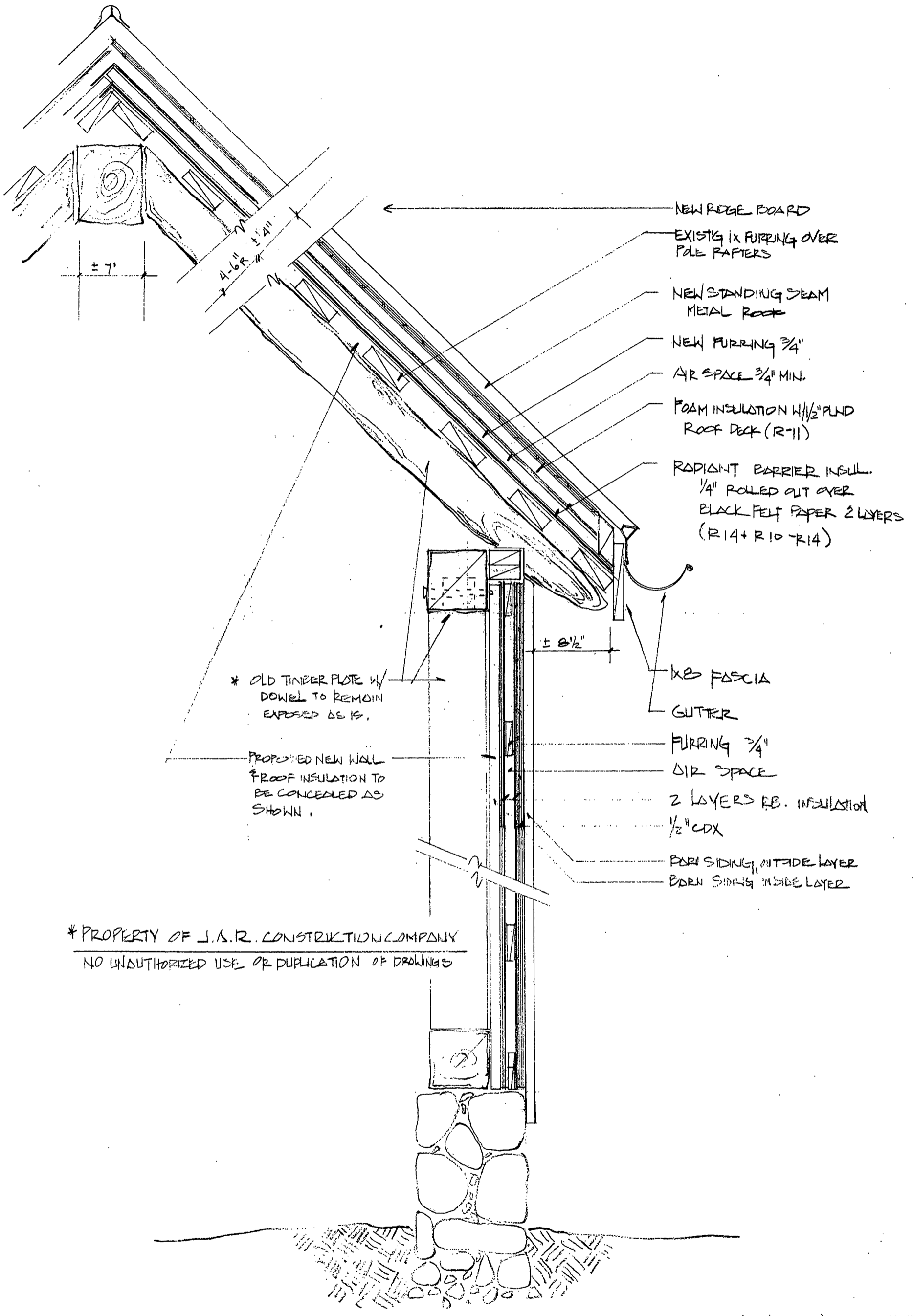
EXISTING ROOF/EDGE
SECTION 3/4" = 1'-0"

NEW ROOF/EDGE
SECTION 3/4" = 1'-0"



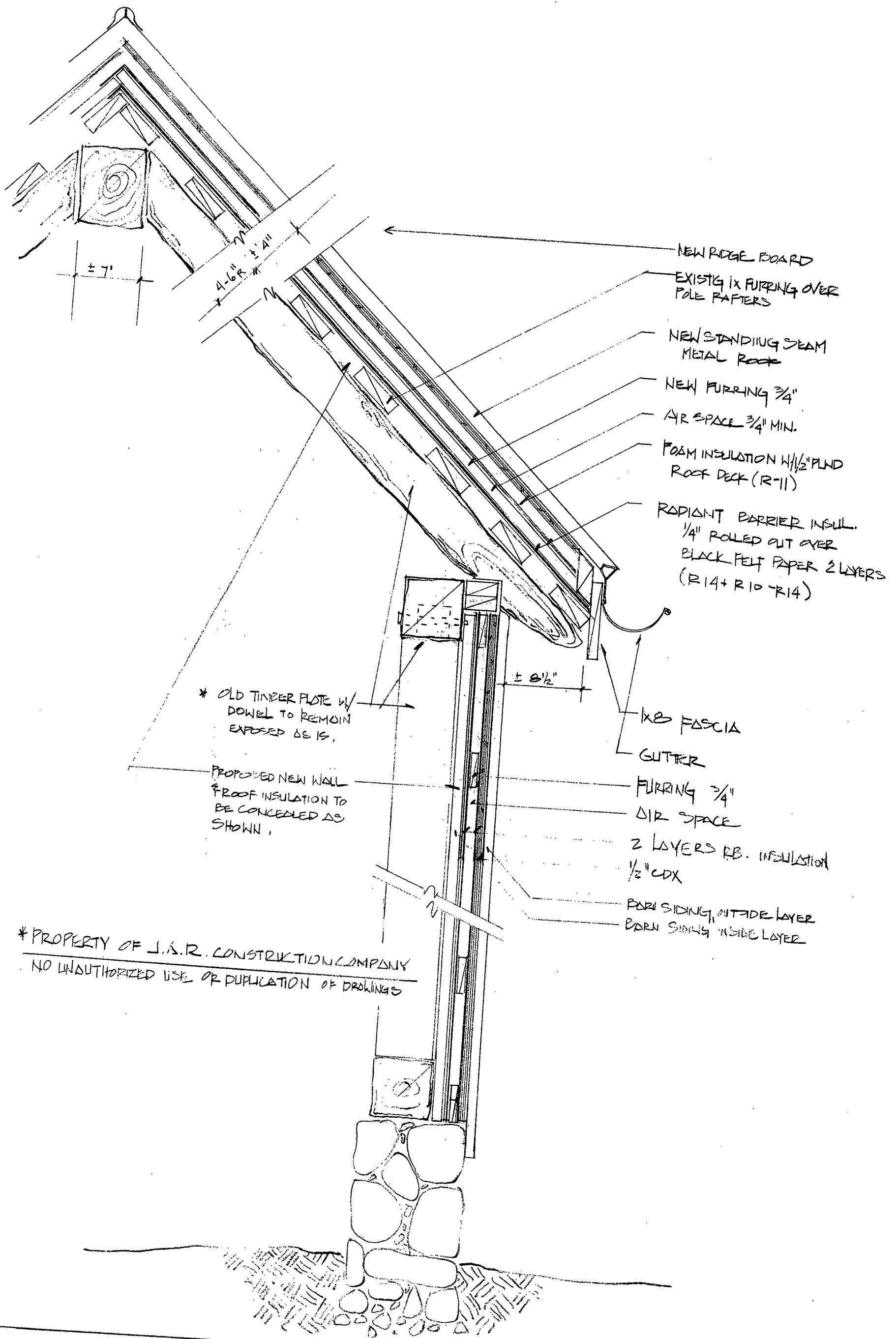
EXIST'G SECTION

3/4" = 1'-0"



* PROPERTY OF J.S.R. CONSTRUCTION COMPANY
 NO UNAUTHORIZED USE OR PUBLICATION OF DRAWINGS

| | | |
|-----------------------|--|--------------|
| PROPOSED CHANGES TO : | | |
| 2.5.08 | BLOCK SMITH BARN EDGEWOOD INN 16101 OAK HILL ROAD CURTONSVILLE MD | 1/2" = 1'-0" |



* PROPERTY OF J.S.R. CONSTRUCTION COMPANY
 NO UNAUTHORIZED USE OR DUPLICATION OF DRAWINGS

PROPOSED CHANGES TO :

BLACK SMITH BARN
 EDGEWOOD INN
 16101 OAK HILL ROAD
 EURTONSVILLE MD

25-08

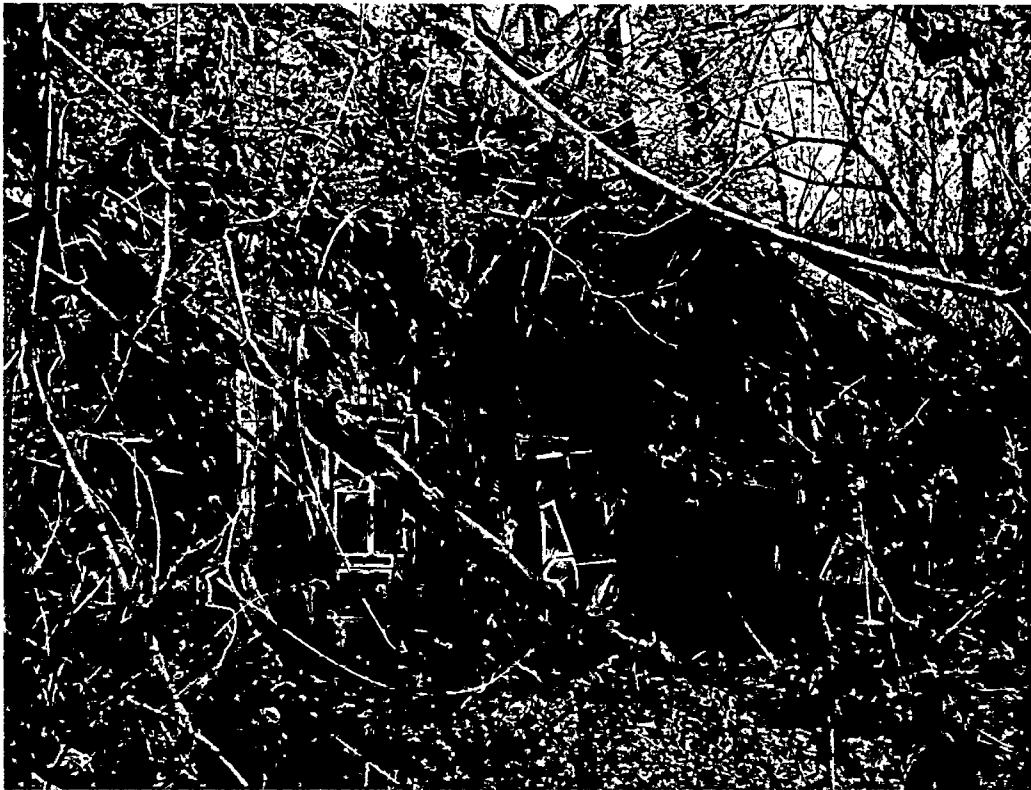
1/2" = 1'-0"



West Elevation
Blacksmith Shop
Photo from Jim Stabler, date unknow



West Elevation, 11-23-05



South Elevation, 11-23-05



West Elevation, 5-11-06



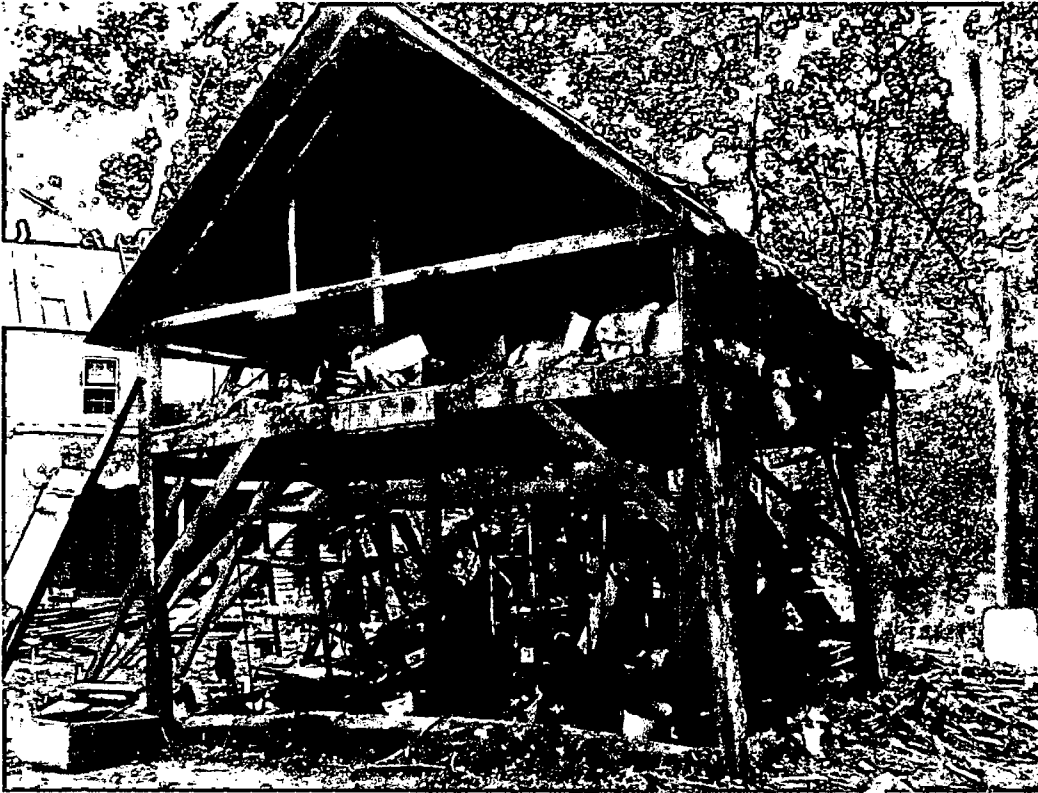
South West Corner, 5-11-06



South East Corner



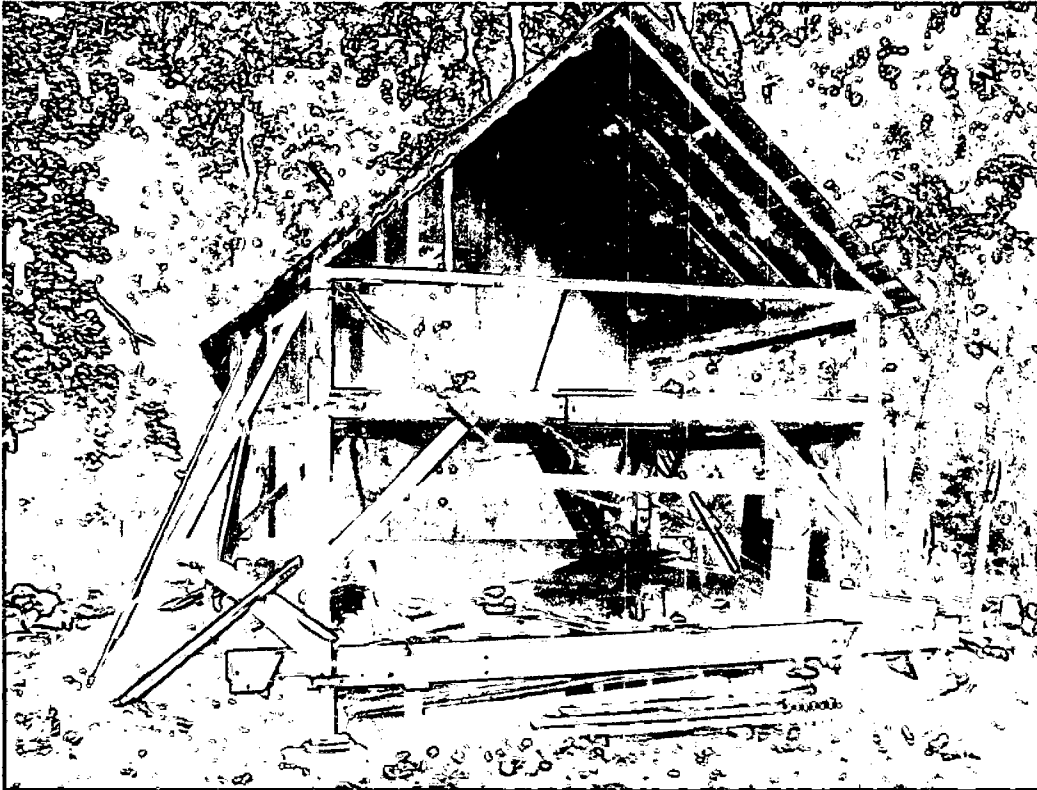
North East Corner, (starting stabilization)



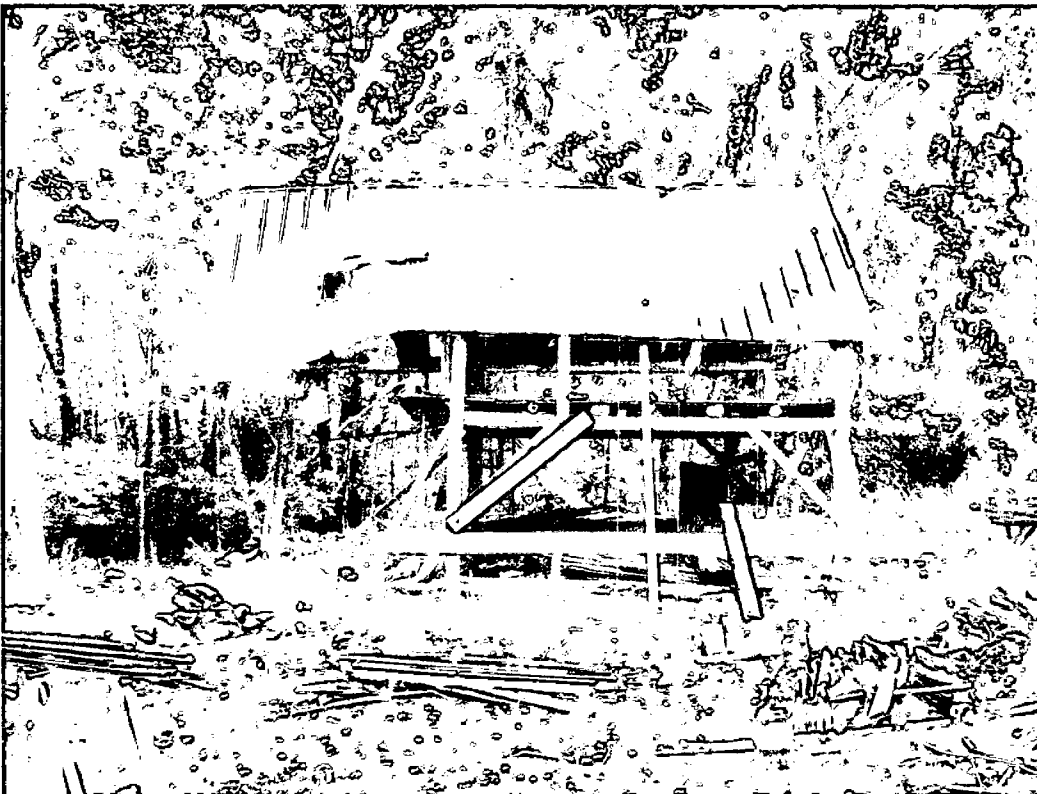
South West Corner



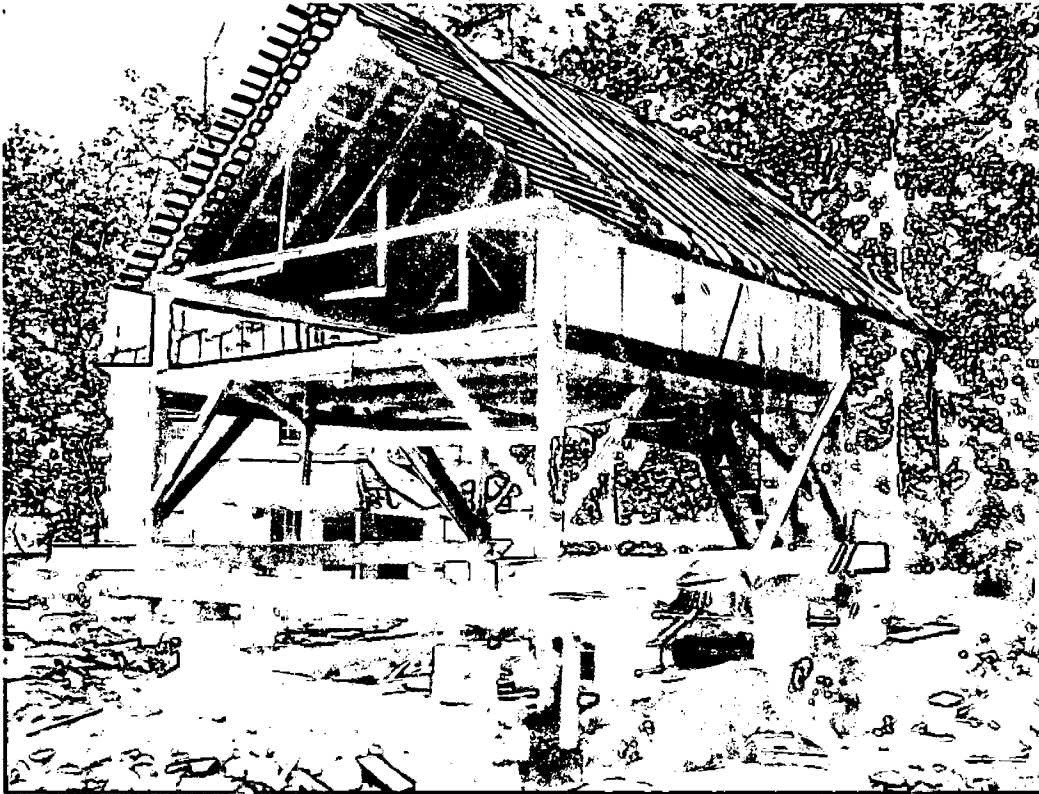
North Elevation, 6-1-06



North West Corner, 9-8-06



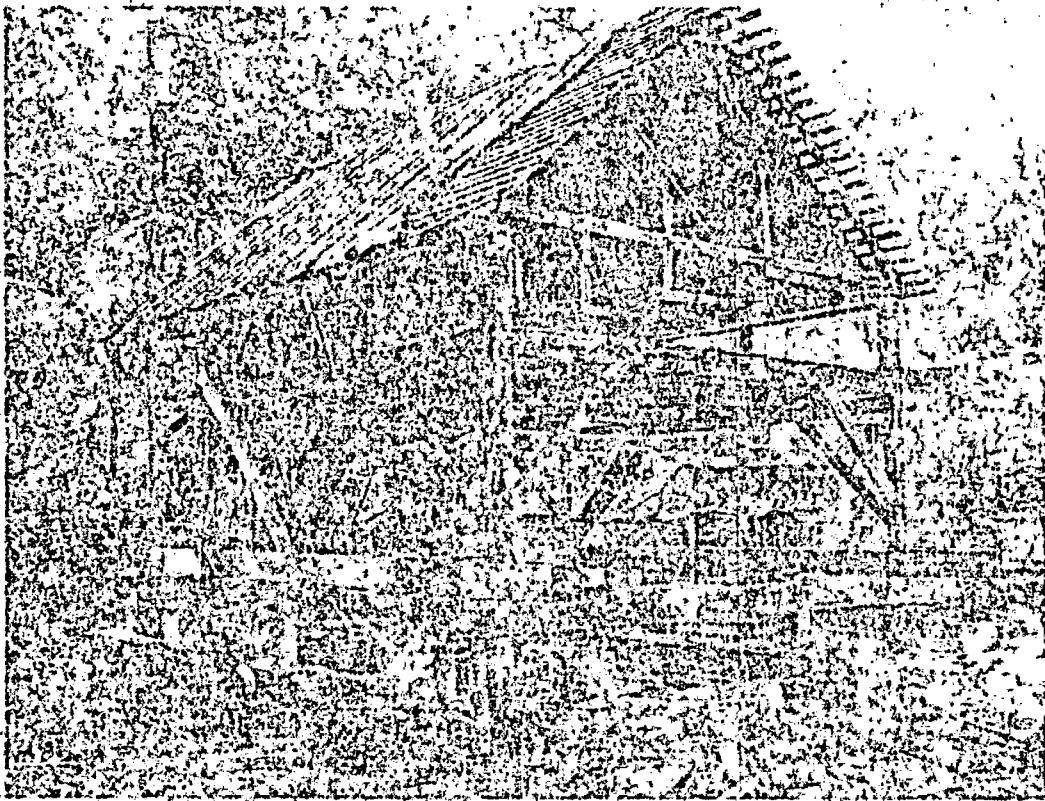
North Elevation, 9-8-06



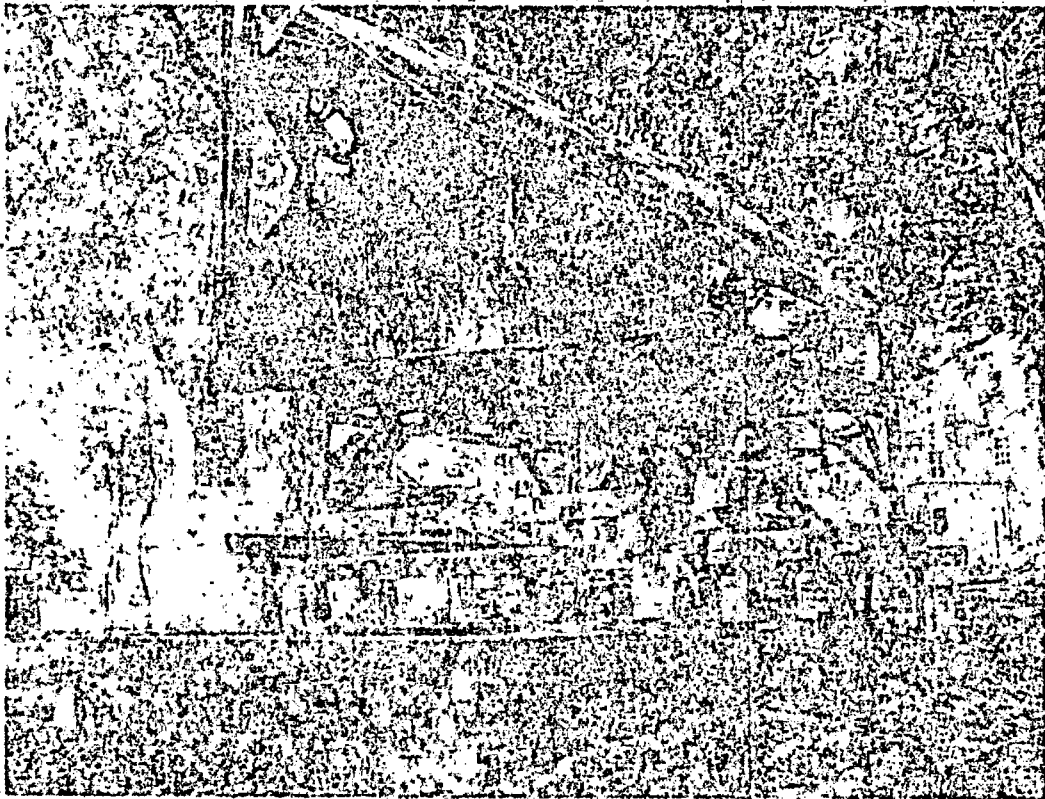
South West Corner, 5-24-07



South East Corner, 5-24-07



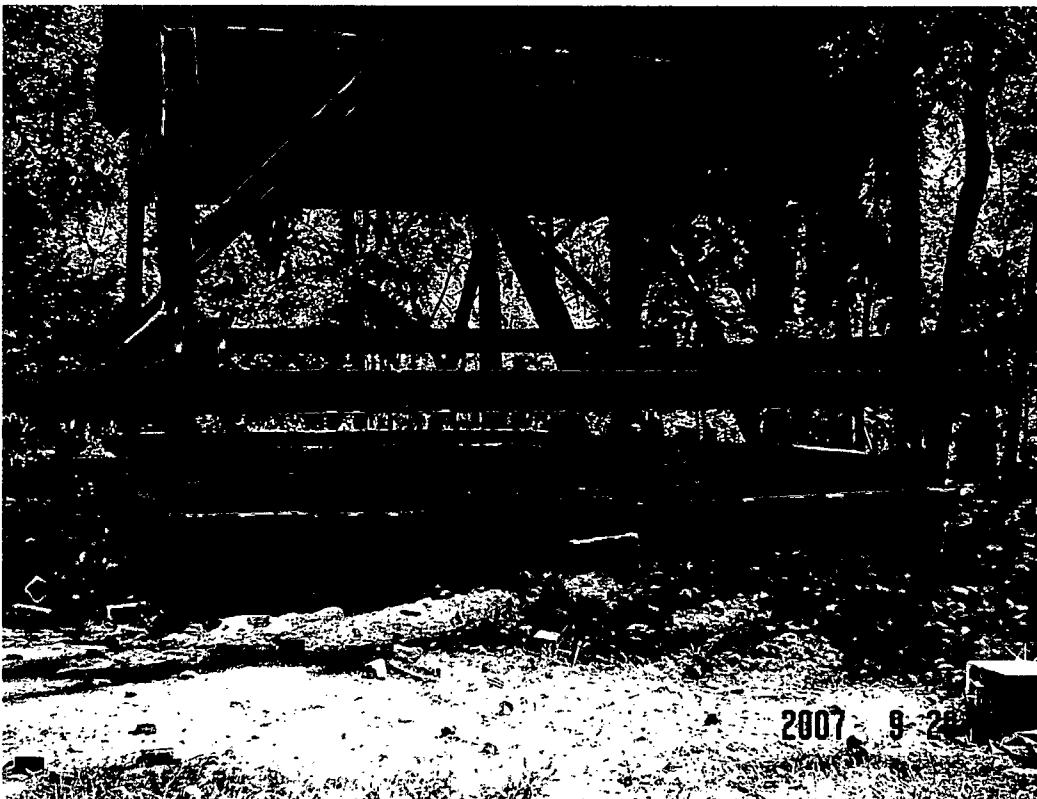
South West Corner 2-24-07



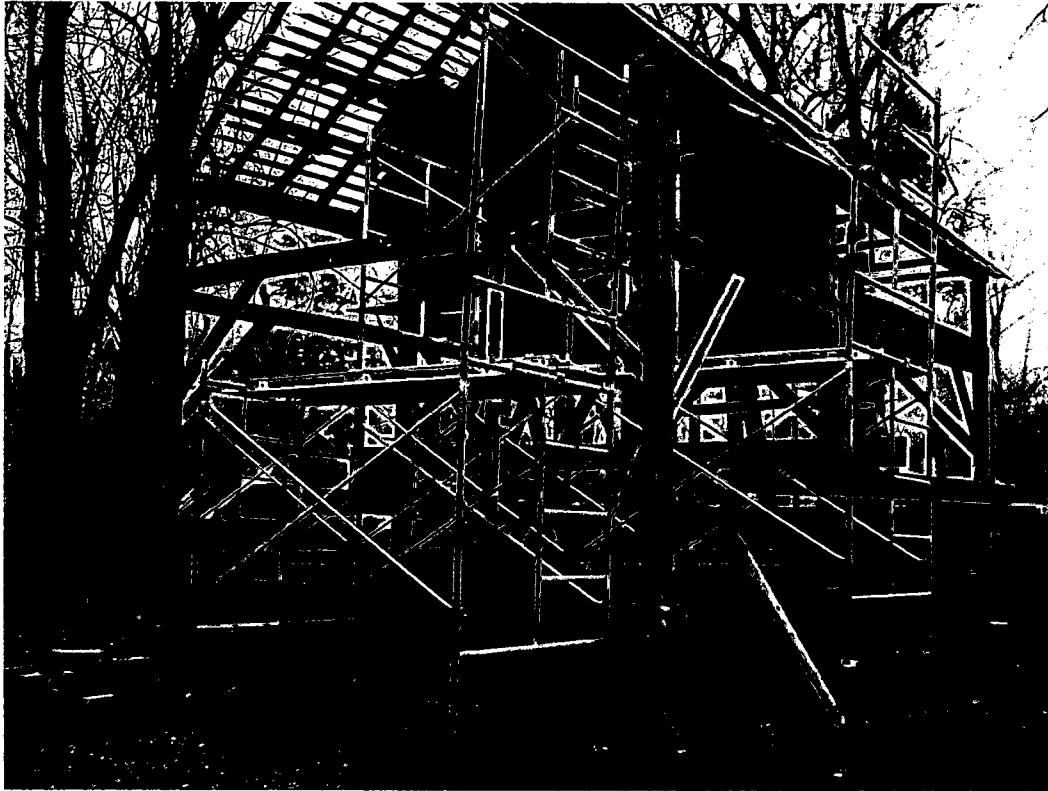
South East Corner 2-24-07



South East Corner, 9-29-07



North East Corner, 9-29-07



North East Corner, 1-11-08



South East Corner, 1-11-08



View North from Spencerville Road
(blacksmith shop is 300' back on right, next to box on telephone pole)



View looking East, blacksmith shop on far right,
125' East of main house, behind bench and tree

Adjacent Neighbors

**Virginia L. & Bradford B. Behr
16000 Oak Hill Road
Silver Spring, MD 20905-3928**

**Antone L. & Hollie N. Taylor
16101 Drayton Farm Drive
Spencerville, MD 20868-3106**

**Robert K. & Melanie Stone Everett
16100 Drayton Farm Drive
Spencerville, MD 20868-3106**

**Mark G. Oberfield & Shinrong V. Lin
16102 Oak Hill Road
Spencerville, MD 20868-3104**

**Freeman & Jean E. Greene
16104 Oak Hill Road
Spencerville, MD 20868-3104**

**William & Jessica Rodriguez
16107 Oak Hill Road
Silver Spring, MD 20905-3931**

**Chesapeake Conf Assn of 7th Day Adventists
6600 Martin Road
Columbia, MD 21044**

**Terry & Cherie Conrad
16910 Oak Hill Road
Silver Spring, MD 20905-3946**

**Richard Hunt
16110 Drayton Farm Drive
Spencerville, MD 20868-3106**

PROJECT:
THE EDGEWOOD INN - BLACKSMITH SHOP
 16101 OAKHILL ROAD
 BURTONSVILLE, MD 20905

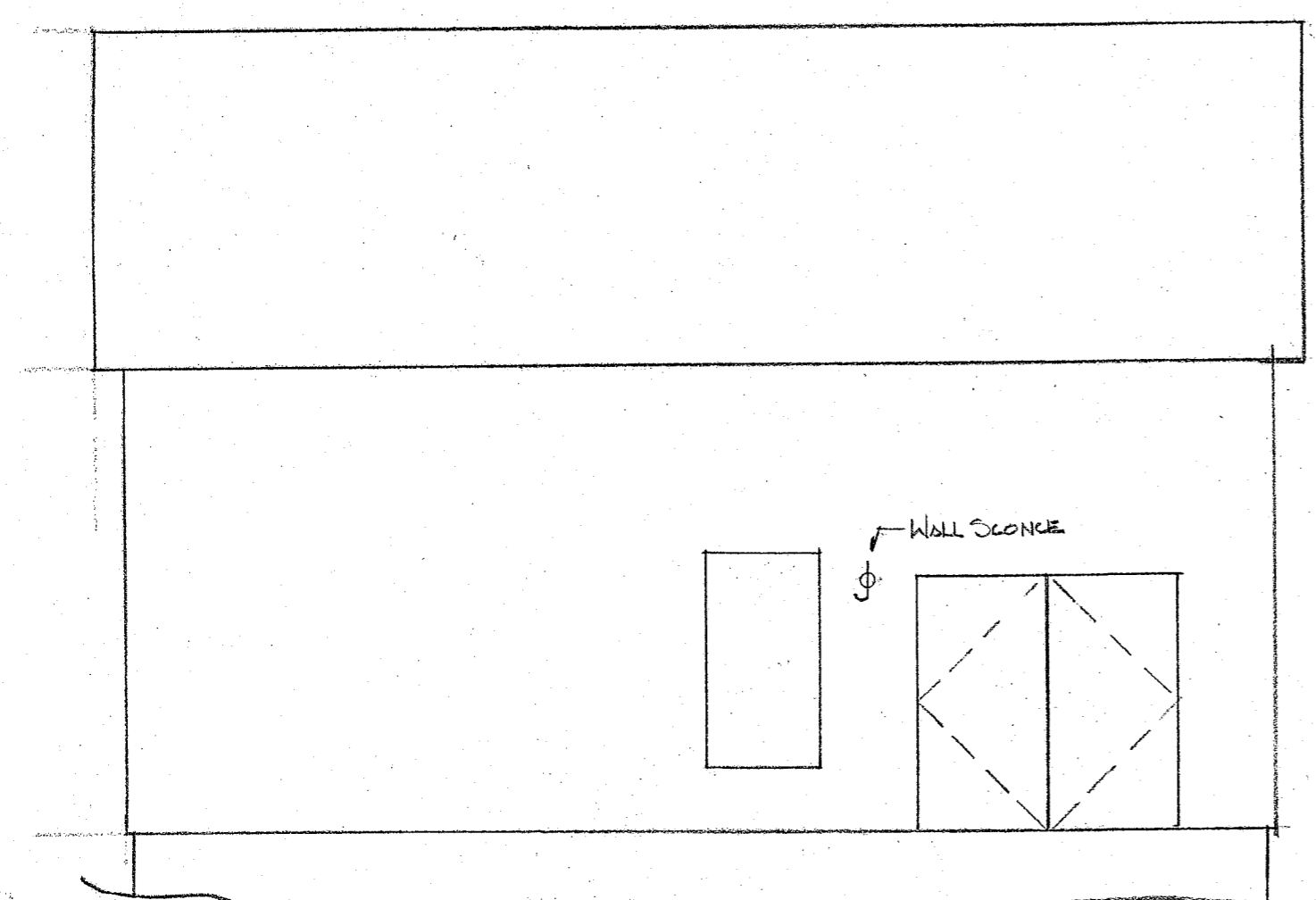
ENGINEER:

DRAWING INFO:
 ISSUE DATE 3/11/08

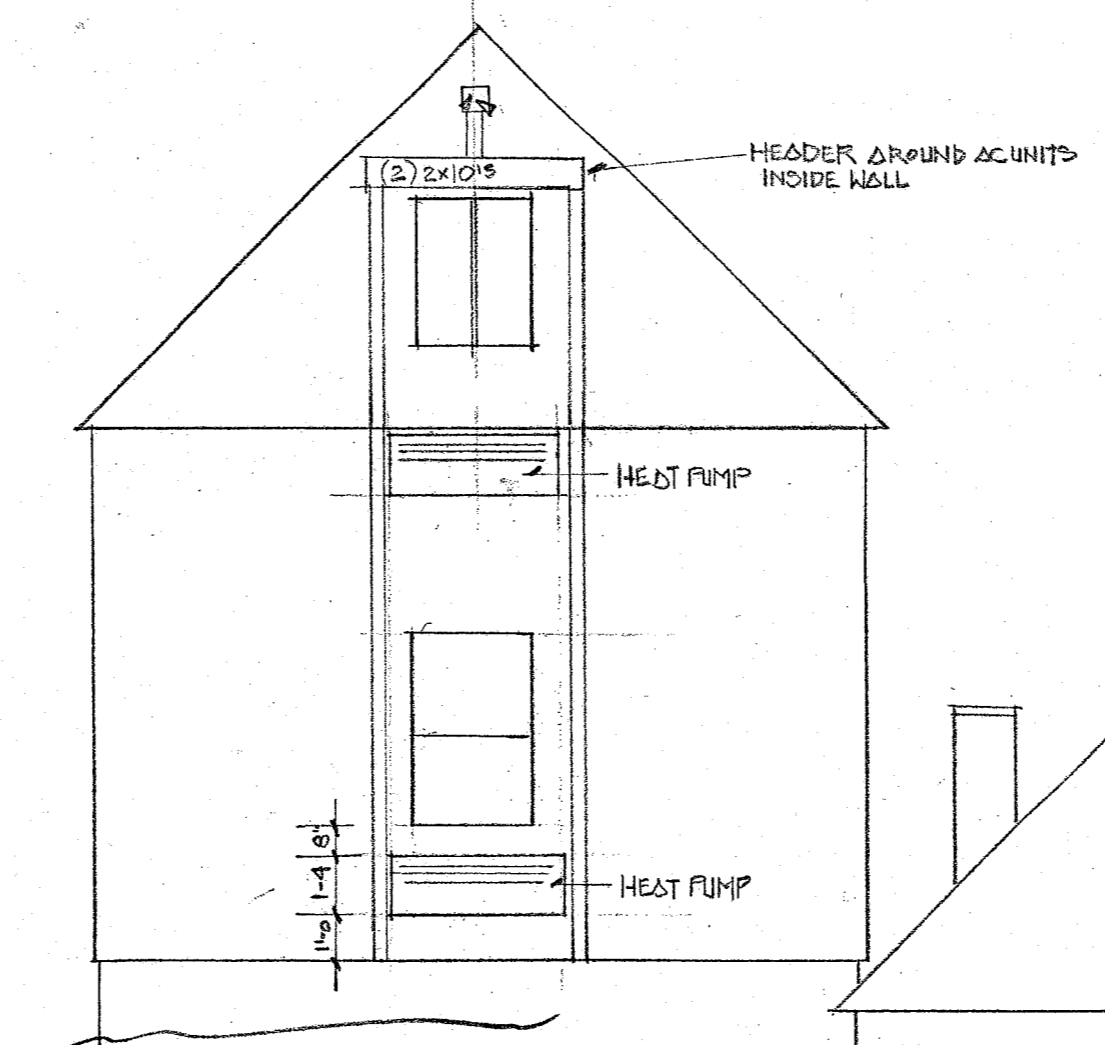
MPE

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

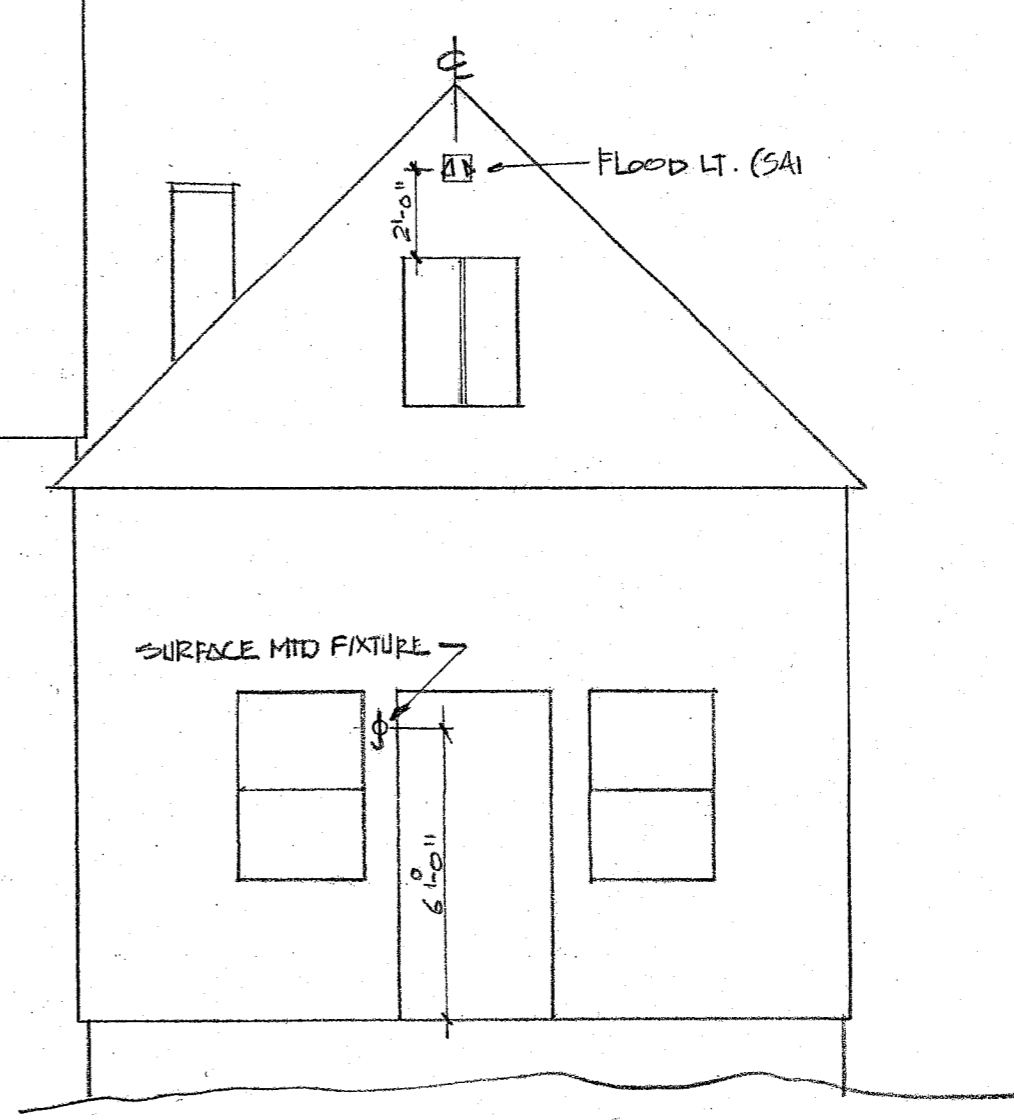
MPE



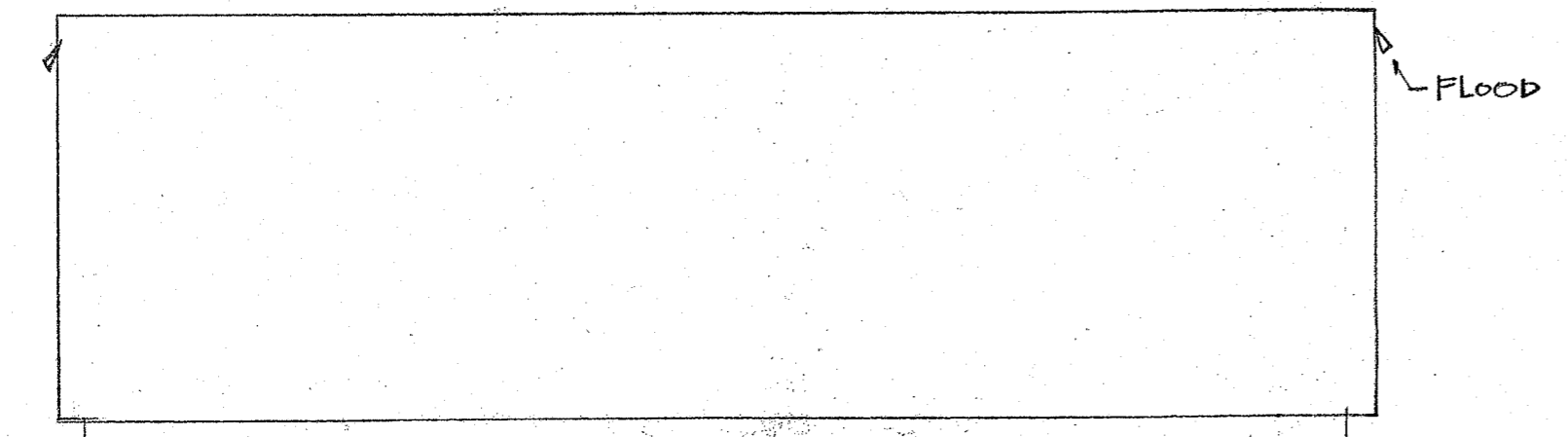
NORTH (LEFT) ELEV



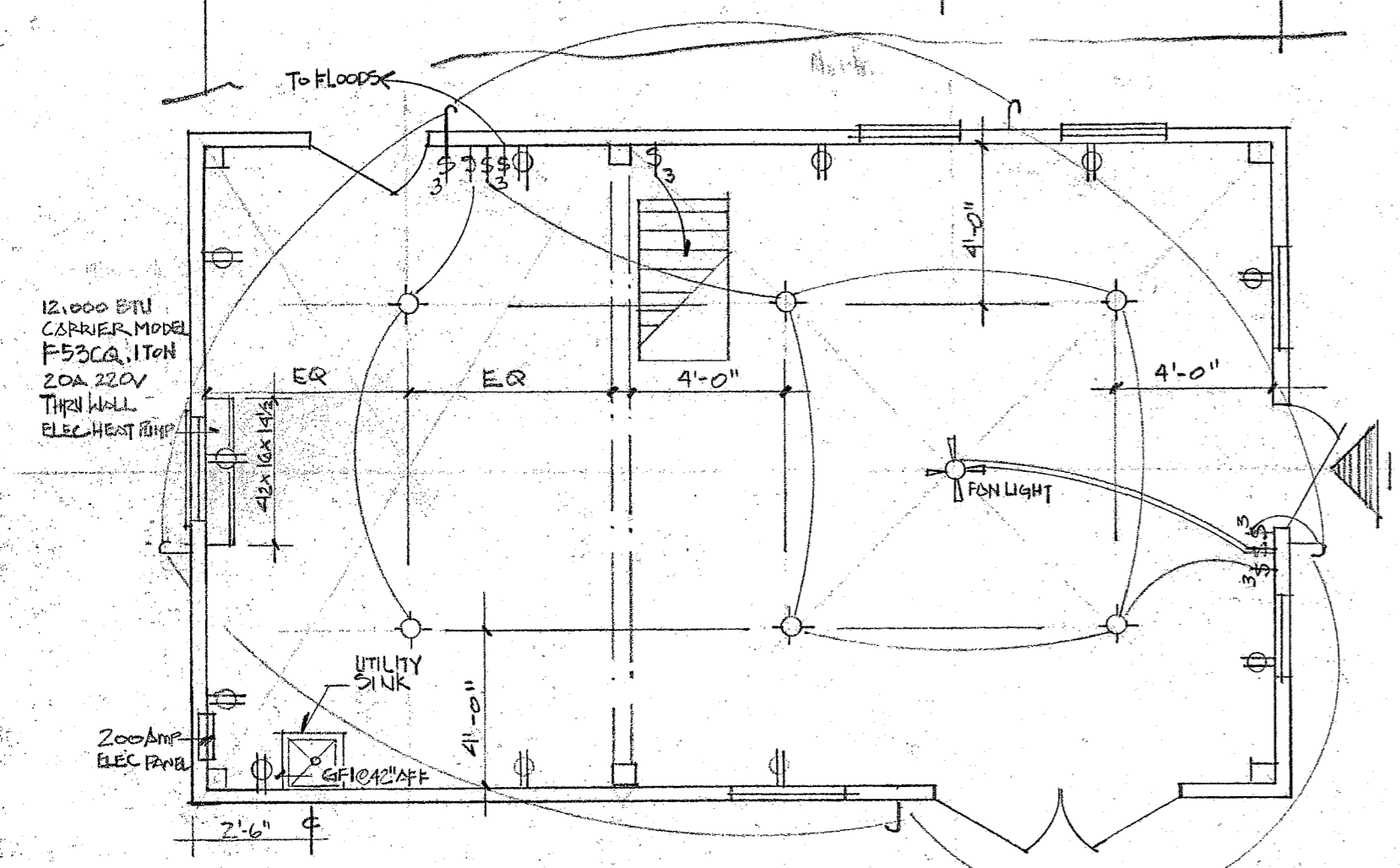
WEST ELEV.



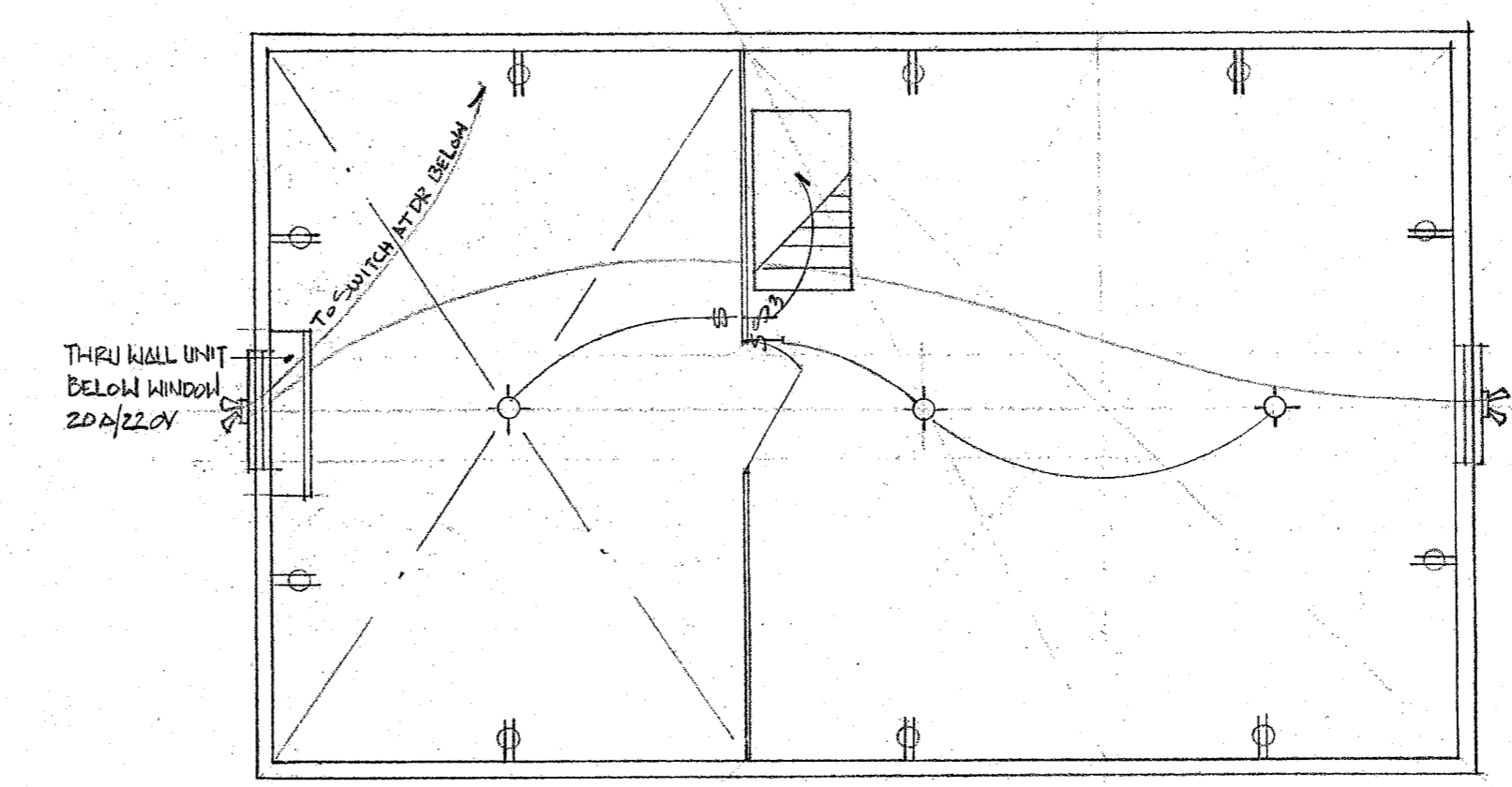
FRONT ELEV (EAST)



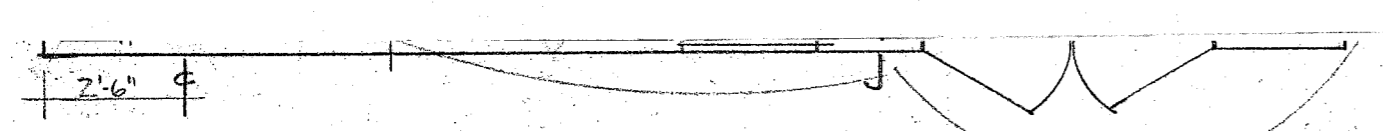
SOUTH (RIGHT) ELEV



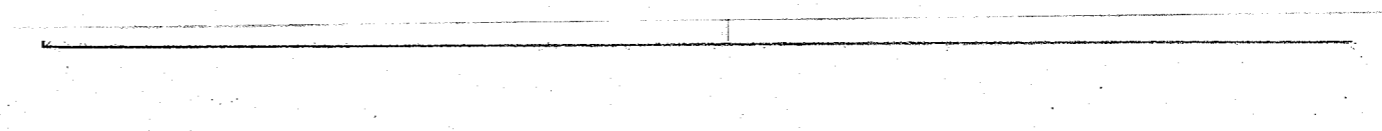
1ST FLOOR ELECTRIC/MPE



2ND FLOOR/MPE

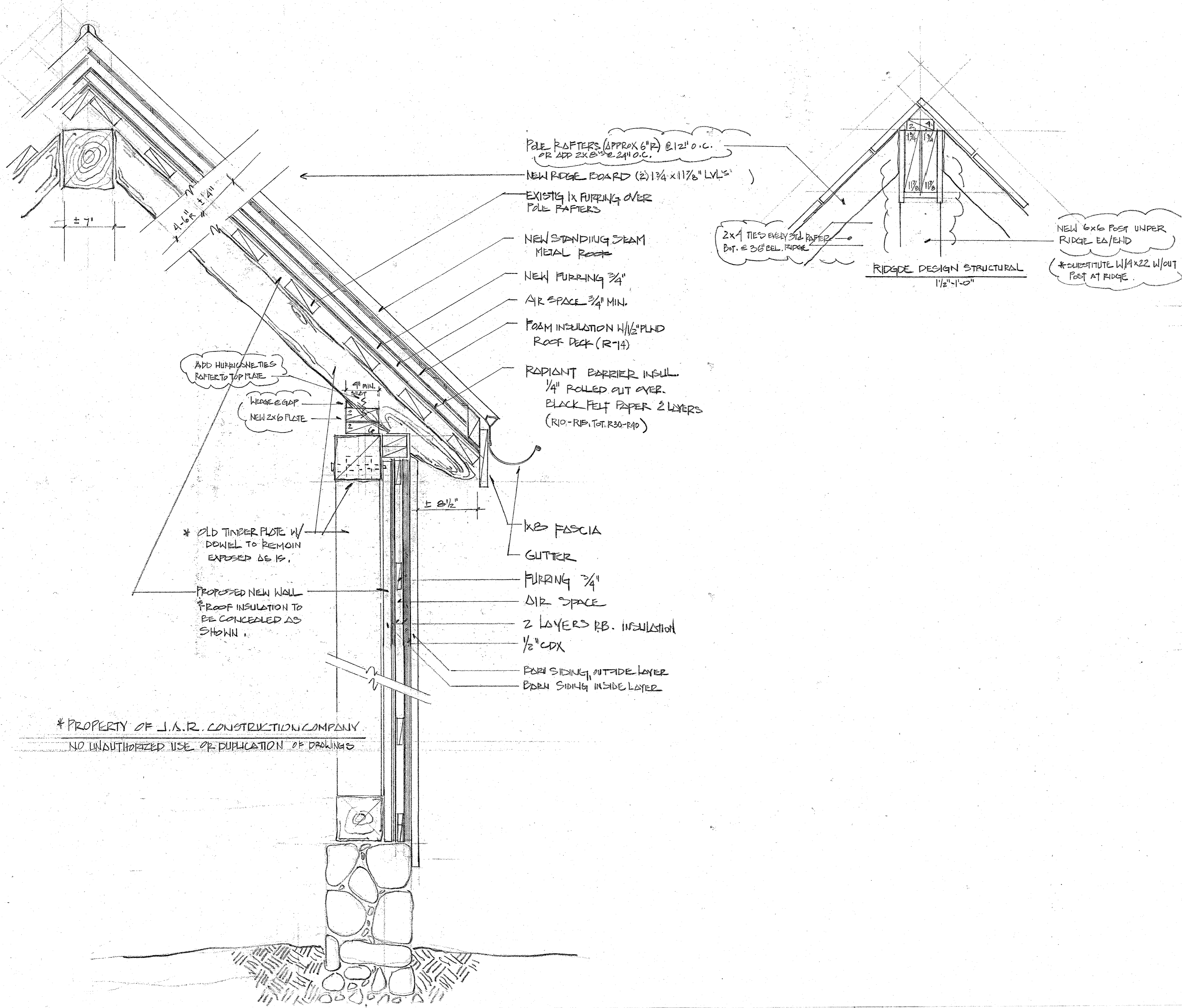


1ST FLOOR ELECTRIC/MPE



2ND FLOOR/MPE

PROJECT:



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PROPOSED CHANGES TO:

BLACK SMITH BARN
 EDGEWOOD INN
 16101 OAK HILL ROAD
 EURTENSVILLE MD

ENGINEER:

DRAWING INFO:
 ISSUE DATE: 2-5-08
 REVISED: 3-1-08
 REVISED: 4-22-08 PER G.B.

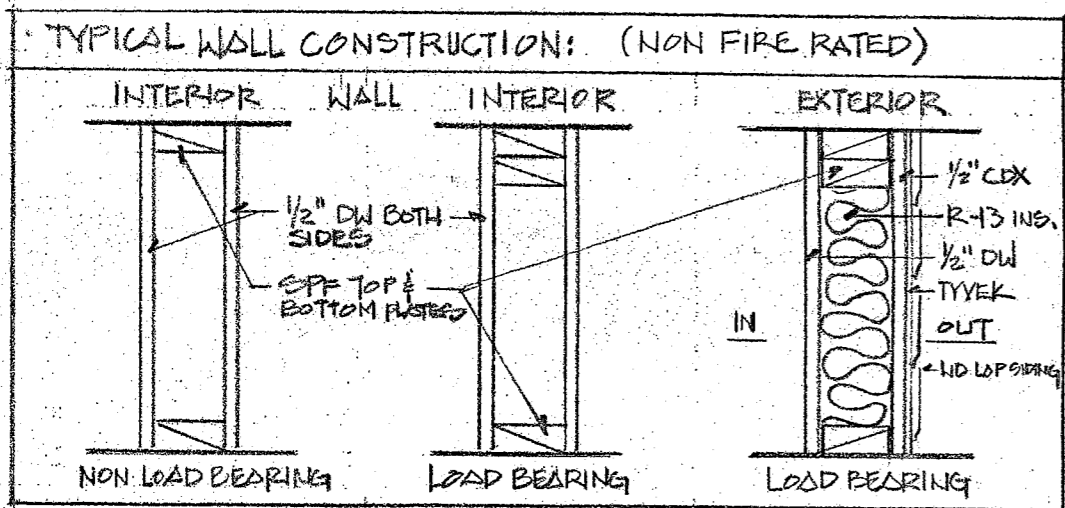
A2

SCALE: 1/2" = 1'-0"

A2

| CODE ANALYSIS: | EXT'G BLDG. | PROPOSED |
|--------------------------|-------------|----------|
| IBC OCCUPANCY CLASS | | |
| TYPE OF CONSTRUCTION | | |
| NUMBER OF STORIES | 2 | 2 |
| HIGH RISE | NO | NO |
| COVERED MALL | NO | NO |
| FULLY SPRINKLERED | NO | NO |
| FLOOR AREA OF RENOVATION | 416 SF | 416 SF |

| WALL TYPES: | |
|----------------------------------|-------|
| 2x4 WOOD WALL EXISTING | ===== |
| 2x4 WOOD WALL - NEW | ===== |
| EXISTING WALL TO BE REMOVED | ----- |
| 2x4 WALL WITH SIDE FIRE RATED DW | ===== |



| DOOR SCHEDULE: | |
|----------------|---|
| Ⓚ1 | ENTRY, 4 LITE OVER 2 PANEL, 3'-0" x 6'-8" |
| Ⓚ2 | REAR, SAME AS Ⓚ1 |
| Ⓚ3 | BARN DOORS, OUTSWING FR, 6'-0" x 5'-7" TO FIT EXIST'G OPEN'G, BT. |
| Ⓚ4 | EXIST'G DOOR |
| ○ | |
| ○ | |

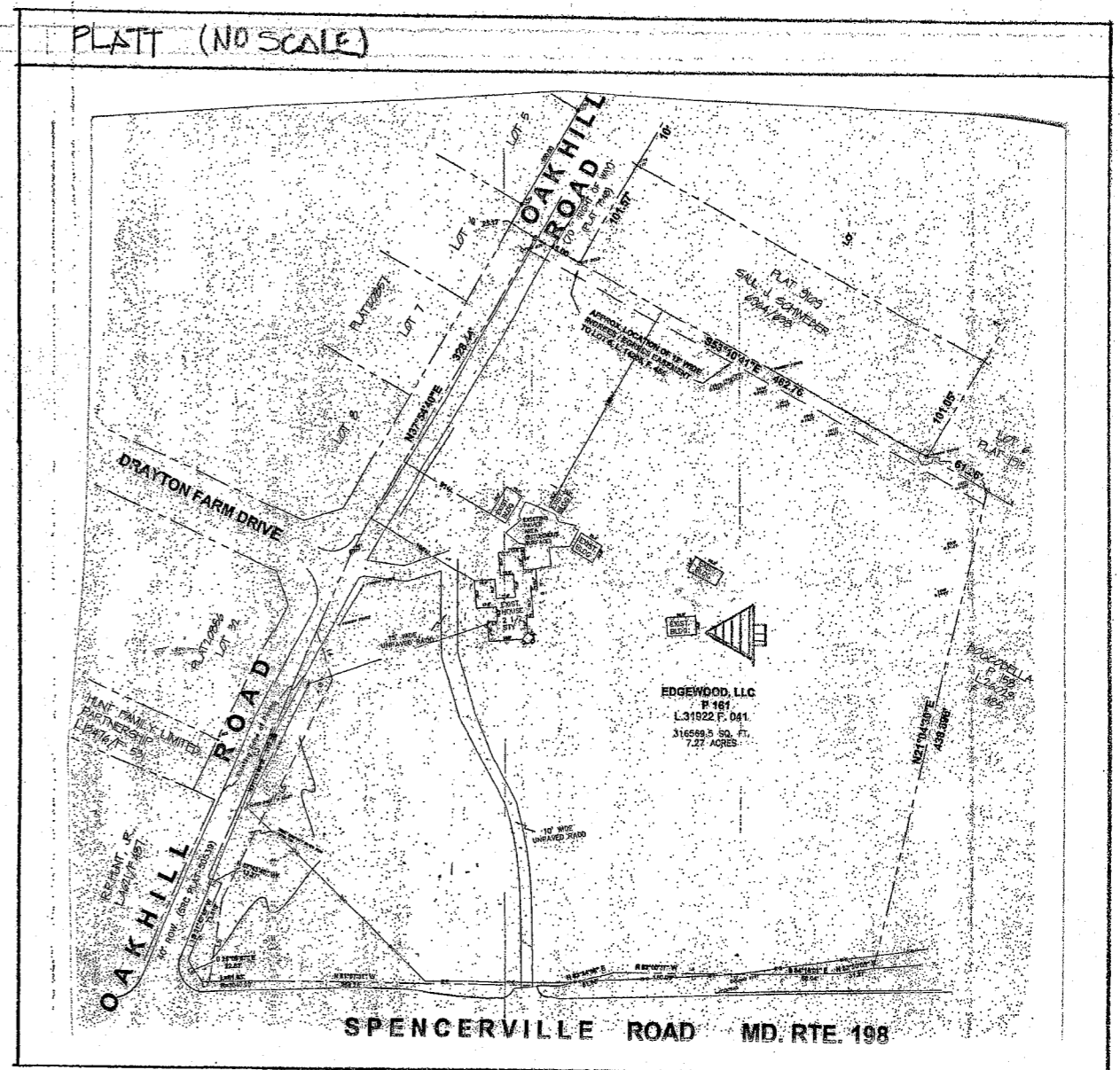
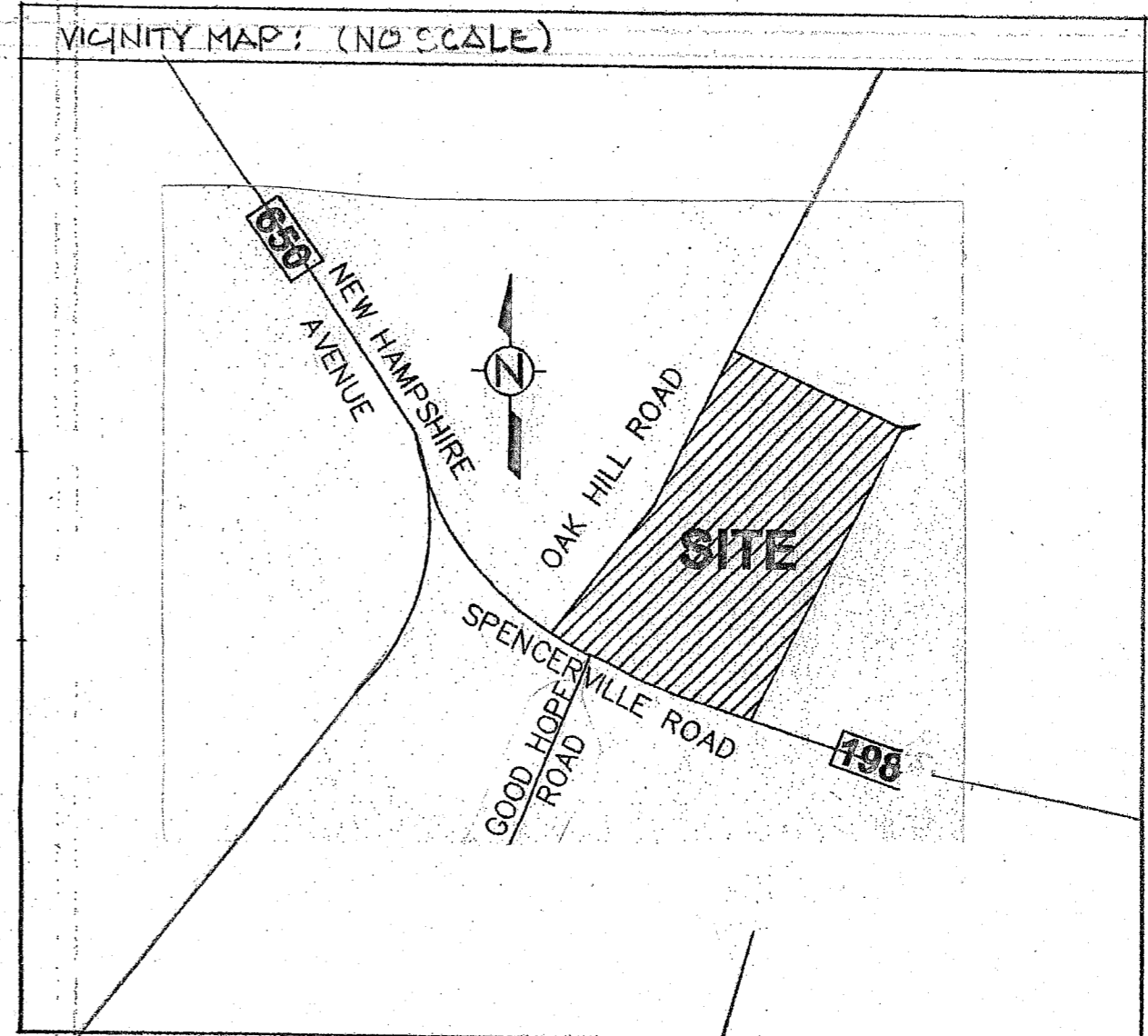
| WINDOW SCHEDULE: | | QUANTITY |
|------------------|---|----------|
| Ⓐ | WEATHERSHIELD, 11-2454, CASEMENT SPL, WD, TEMP. | 1 |
| Ⓑ | WEATHERSHIELD, 11-2420, DH, CDL | 5 |
| Ⓒ | WEATHERSHIELD 11-24-32, AWNING OR CASEMENT, SDL | 2 |
| ○ | | |
| ○ | | |

GENERAL NOTES:

- BARN AND FOUNDATION ARE EXISTING STRUCTURES.
- ALL REPAIRS ARE AS EXISTING W/APPROPRIATE VINTAGE MATERIALS AS AVAILABLE.
- EXISTING STRUCTURE WILL BE REPAIRED AS NECESSARY.
-

| ELECTRICAL SYMBOLS: | | | |
|---------------------|-----------------------------------|---|---------------------------------|
| Ⓛ | DUPLEX RECEPTACLE 110V 15A | Ⓚ | RECESSED DOWN LIGHT, INCAND. |
| Ⓜ | QUAD RECEPTACLE 110V 15A | Ⓛ | WALL WASHER |
| Ⓝ | GFI RECEPTACLE | Ⓛ | SURFACE MTD LIGHT |
| Ⓛ | TEL. COT 52 APR. | Ⓚ | SMOKE DET. INTER COMM W/EXT BHP |
| Ⓛ | DATA | Ⓚ | LOW VOLTAGE |
| Ⓛ | CABLE | Ⓚ | RECESSED FAN LIGHT |
| Ⓛ | JUNCTION BOX FOR SURF MTD FIXTURE | Ⓚ | EXHAUST FAN |

| DRAWING INDEX: | |
|----------------|---------------------------|
| C1 | COVER SHEET |
| A1 | AS BUILT |
| A2 | WALL SECTION/RIDGE DESIGN |
| MPE | MECH, PLUMB, ELEC. |



JAR CONSTRUCTION

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TEL 301.951.0701 FAX 301.951.0704
www.jarconstructioncompany.com
EMAIL jarconco@aol.com

PROJECT:

THE EDGEWOOD INN - BLACK SMITH SHOP
16101 OAKHILL ROAD
BURTONSVILLE, MD 20905

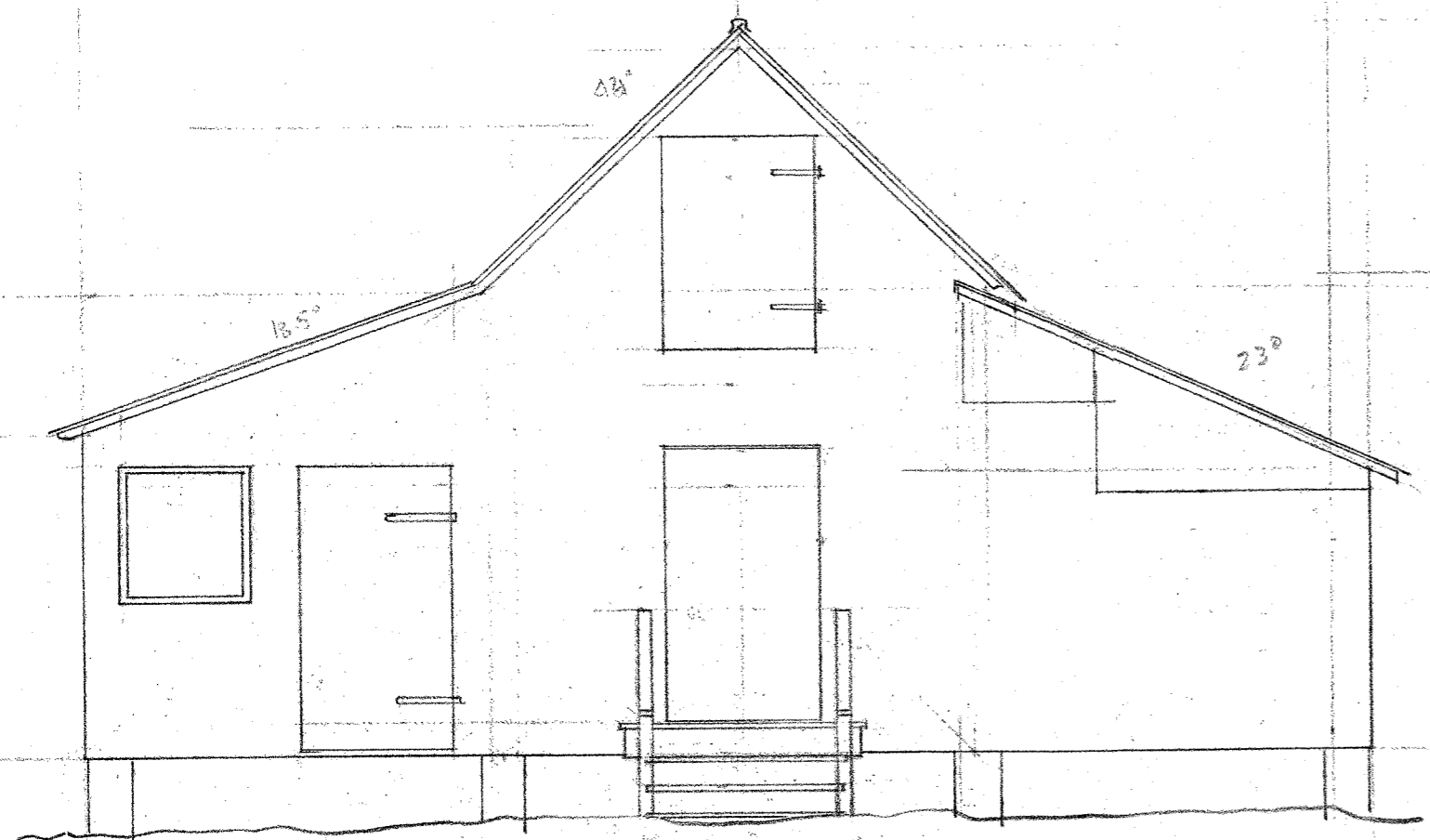
ENGINEER:

DRAWING INFO:
ISSUE DATE: 3-11-08
REV. 4-22-08 PER GJB.

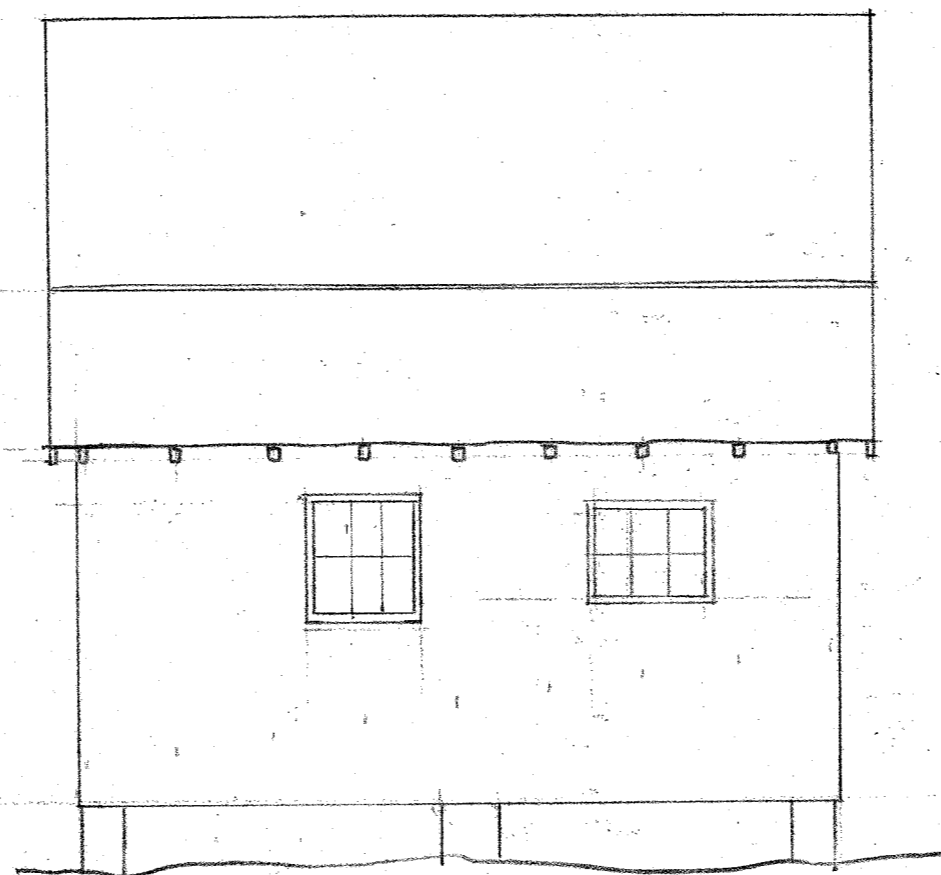
C1

SCALE UNO (NO SCALE)

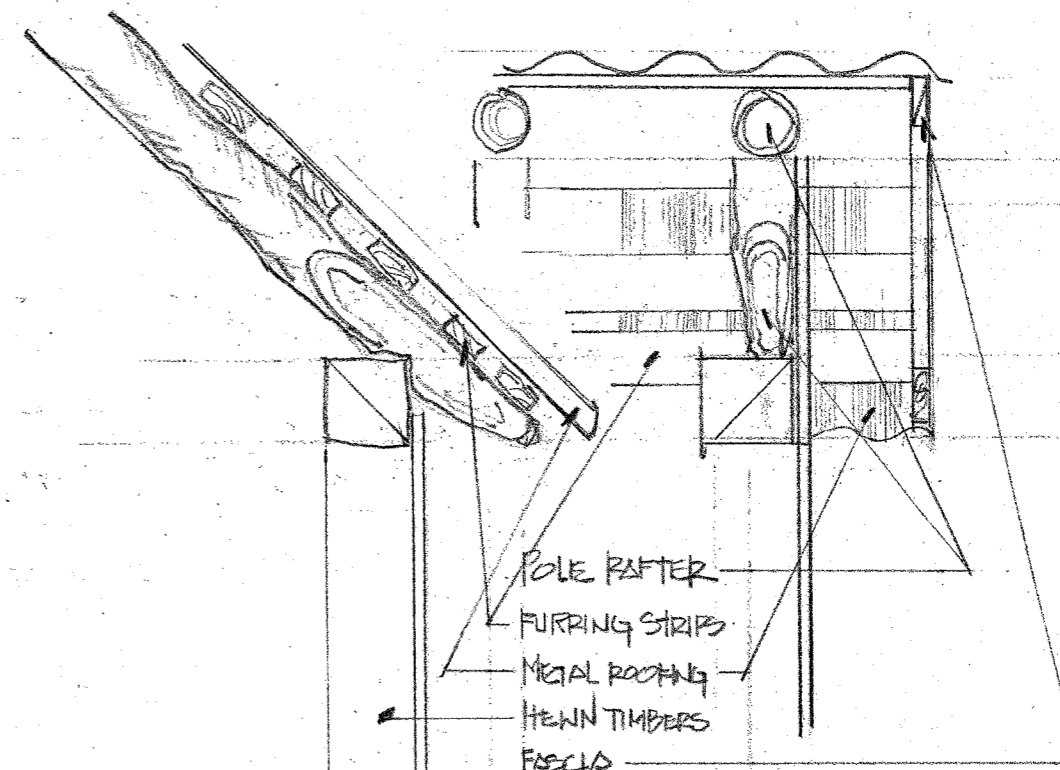
C1



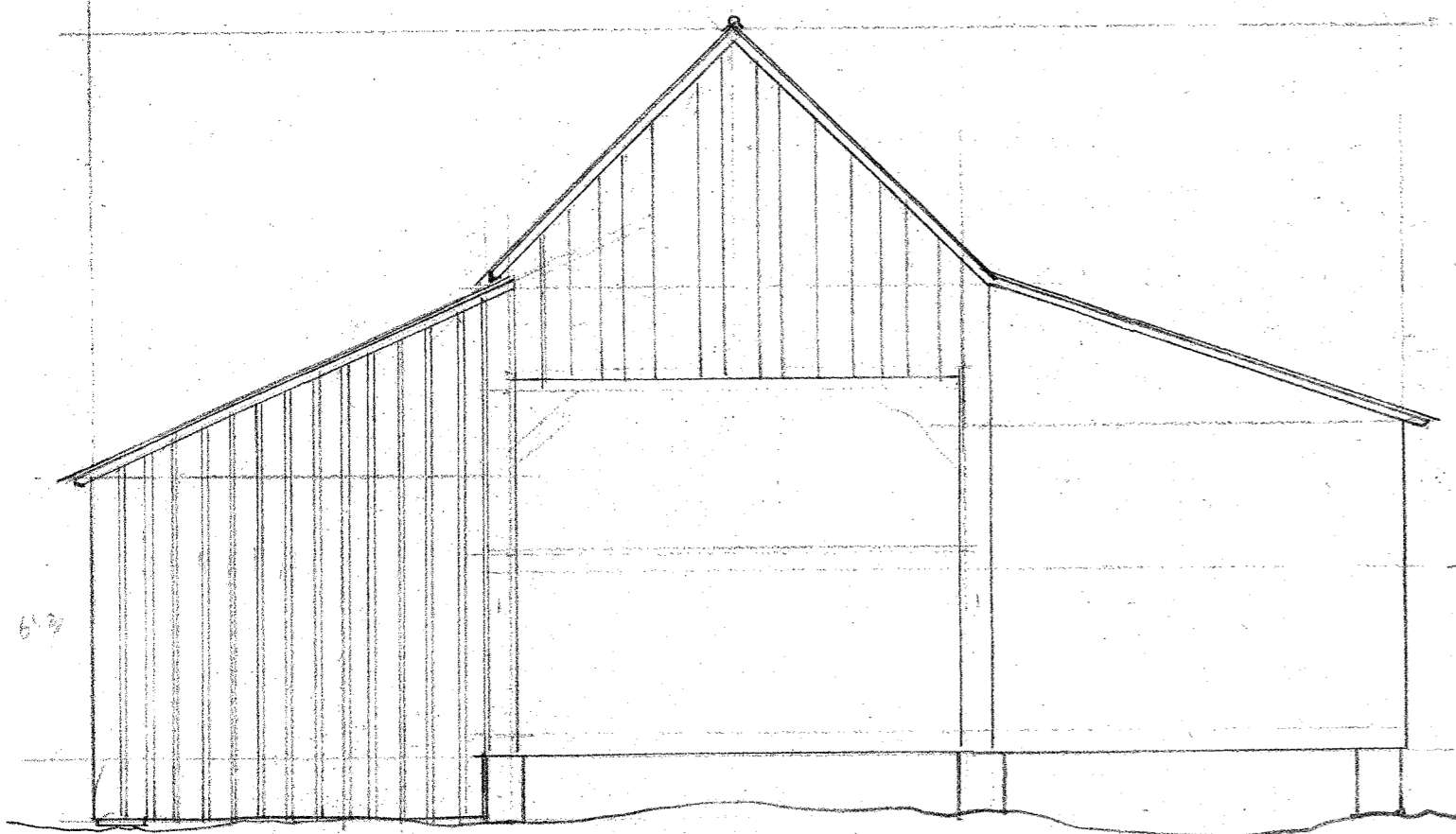
FRONT ELEVATION
1/4" = 1'-0"



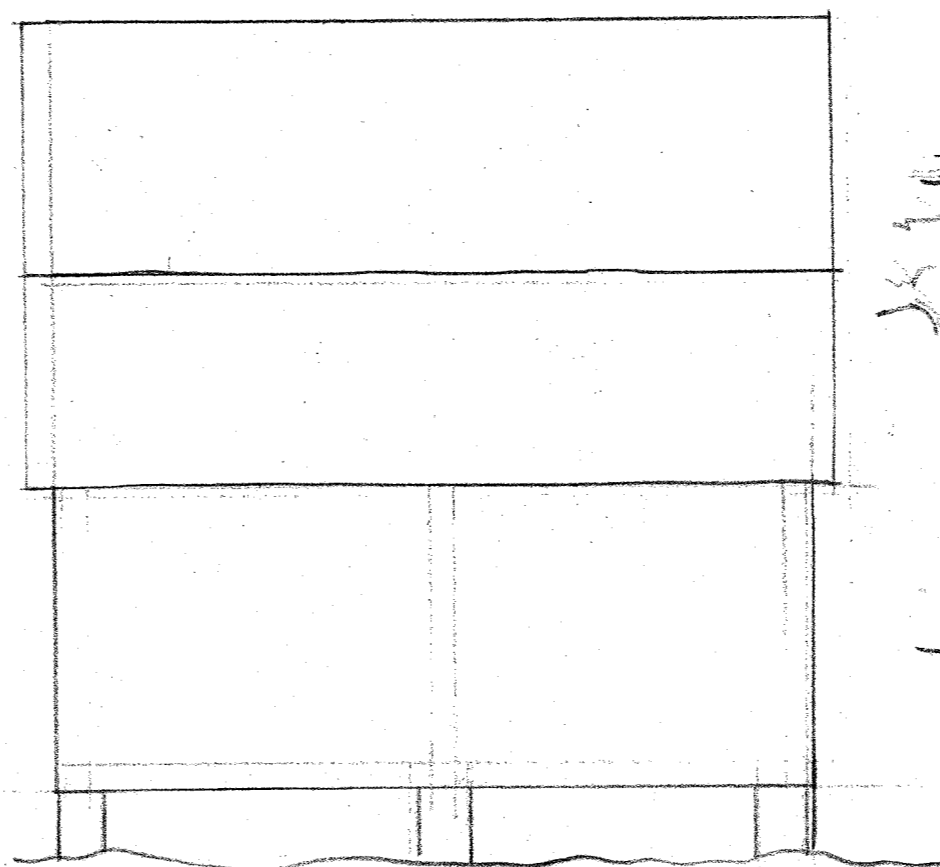
LEFT SIDE ELEVATION
1/4" = 1'-0"



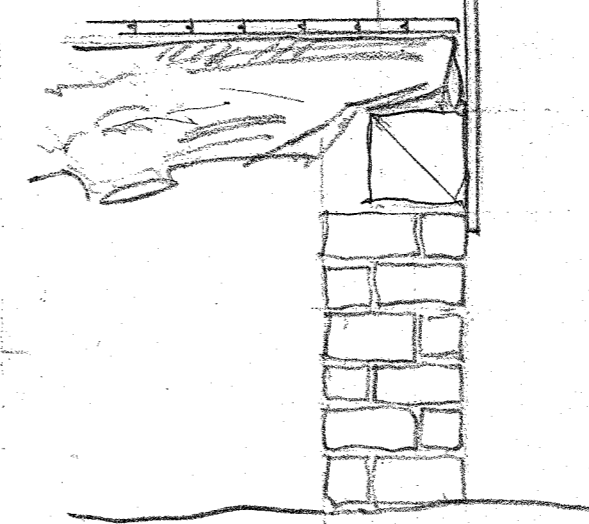
ROOF SECTION AT EAVE
3/4" = 1'-0"



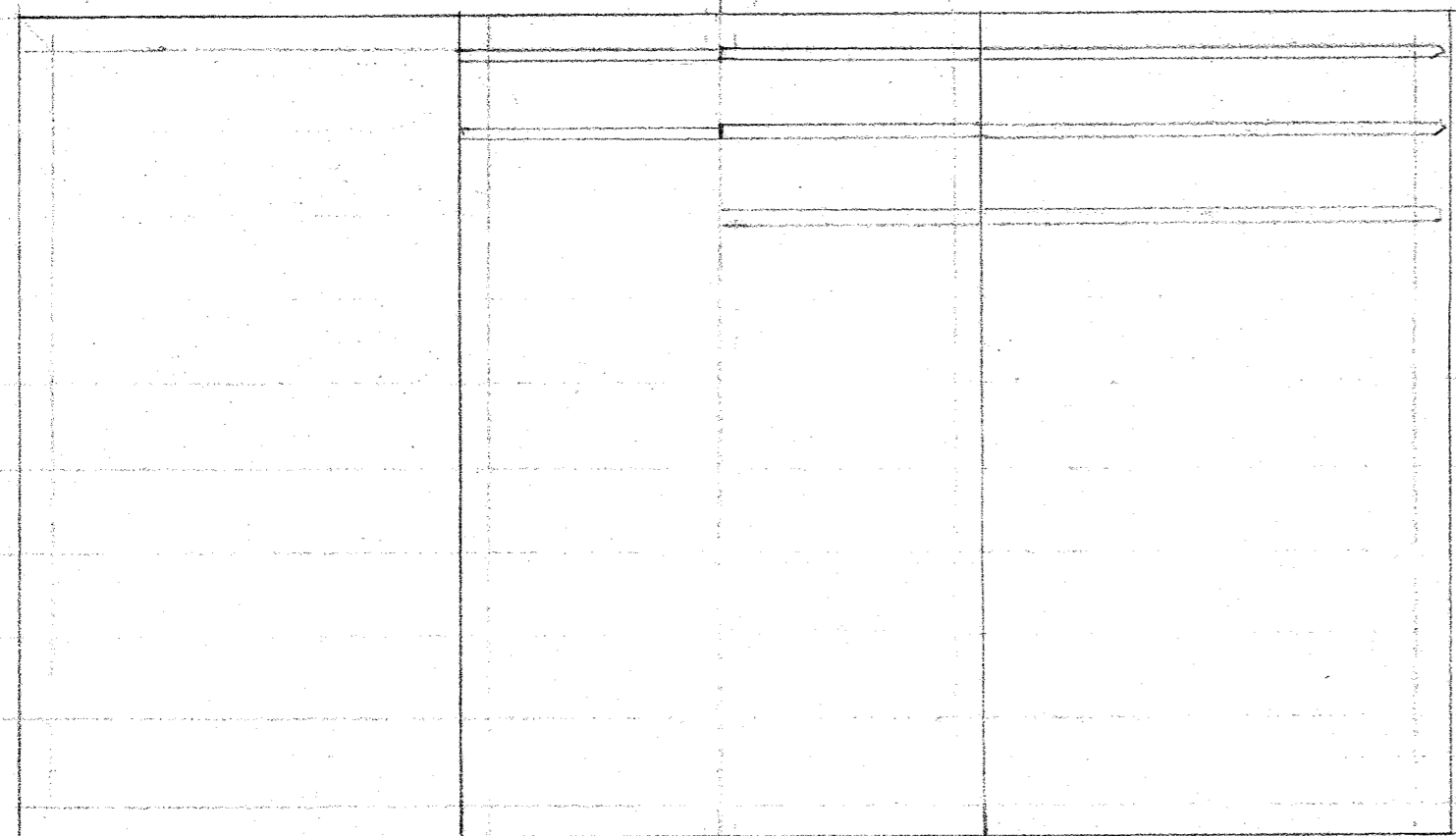
REAR ELEVATION
1/4" = 1'-0"



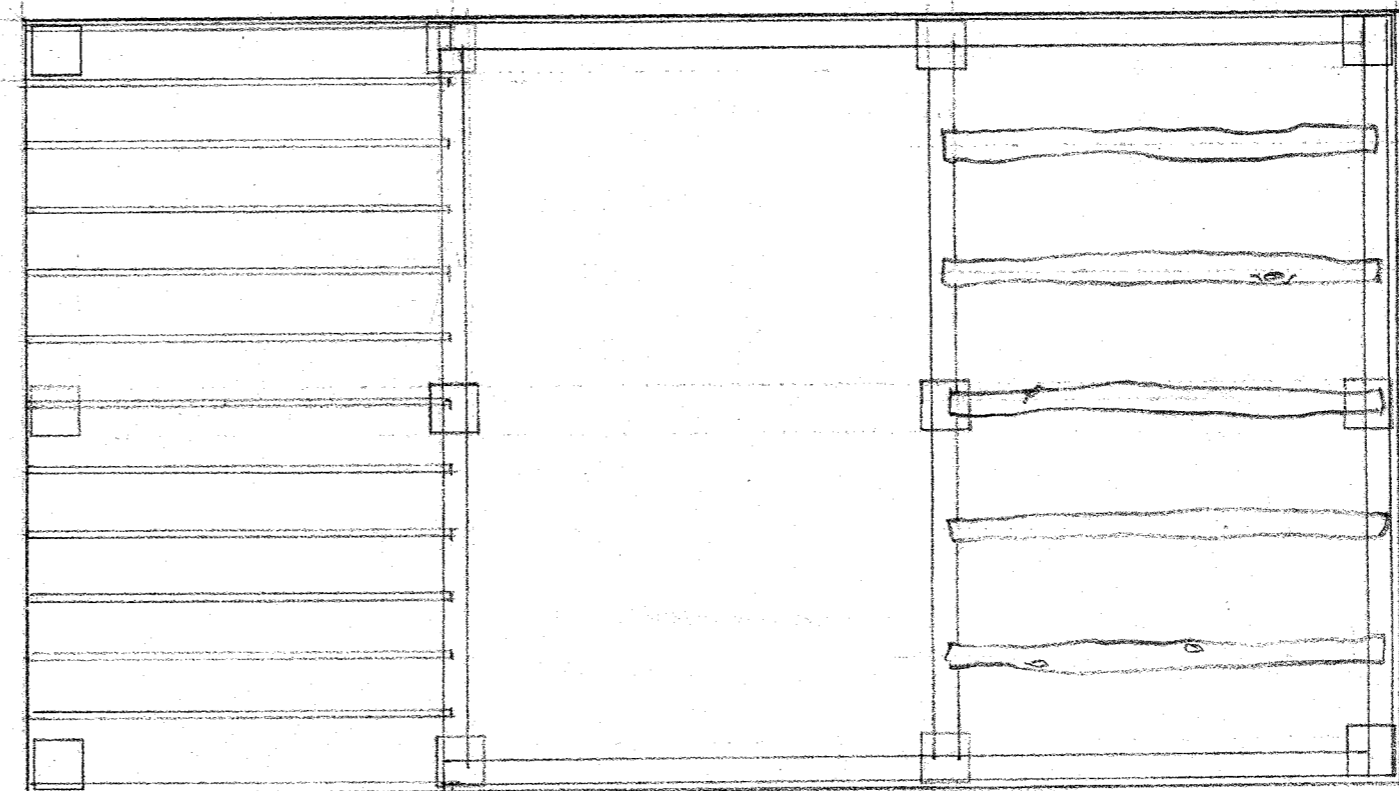
RIGHT SIDE ELEVATION
1/4" = 1'-0"



EXISTING WALL SECTION
3/4" = 1'-0"

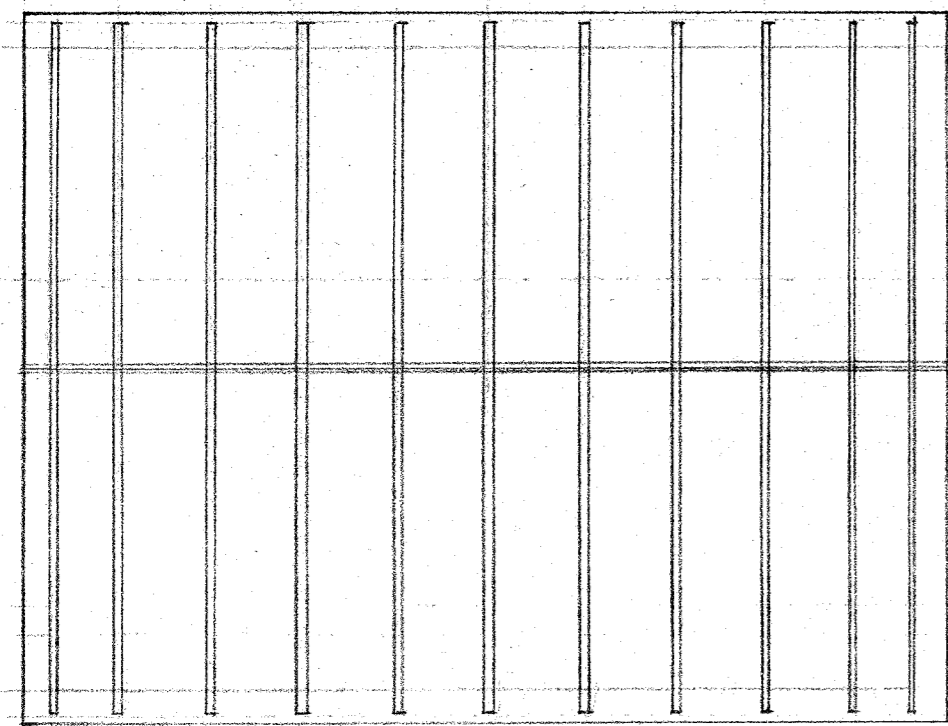
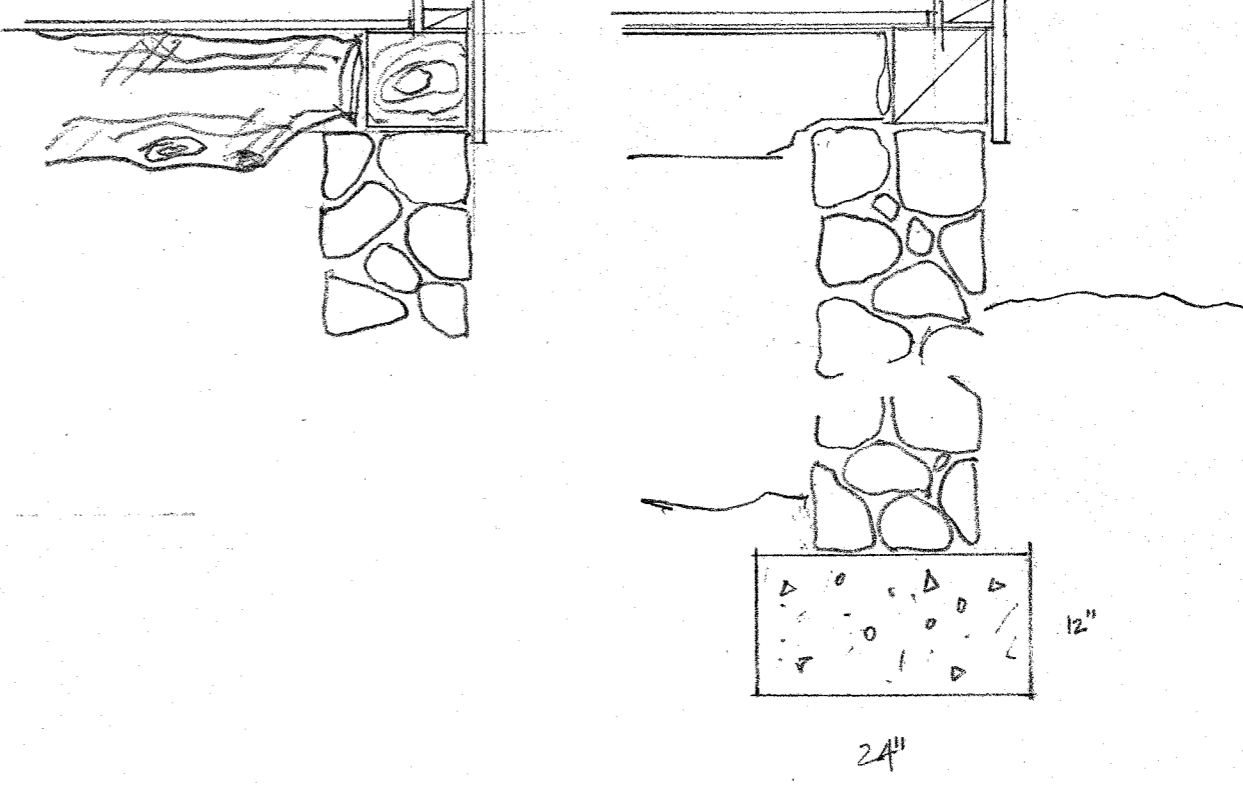
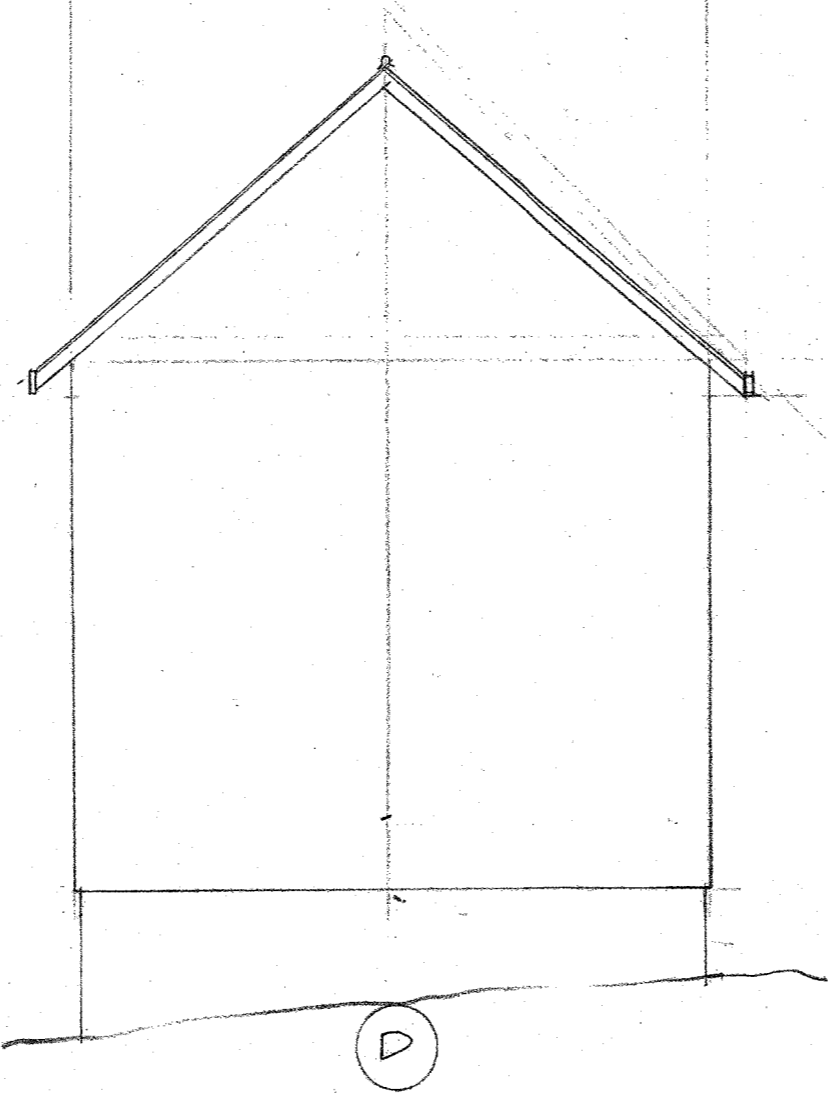
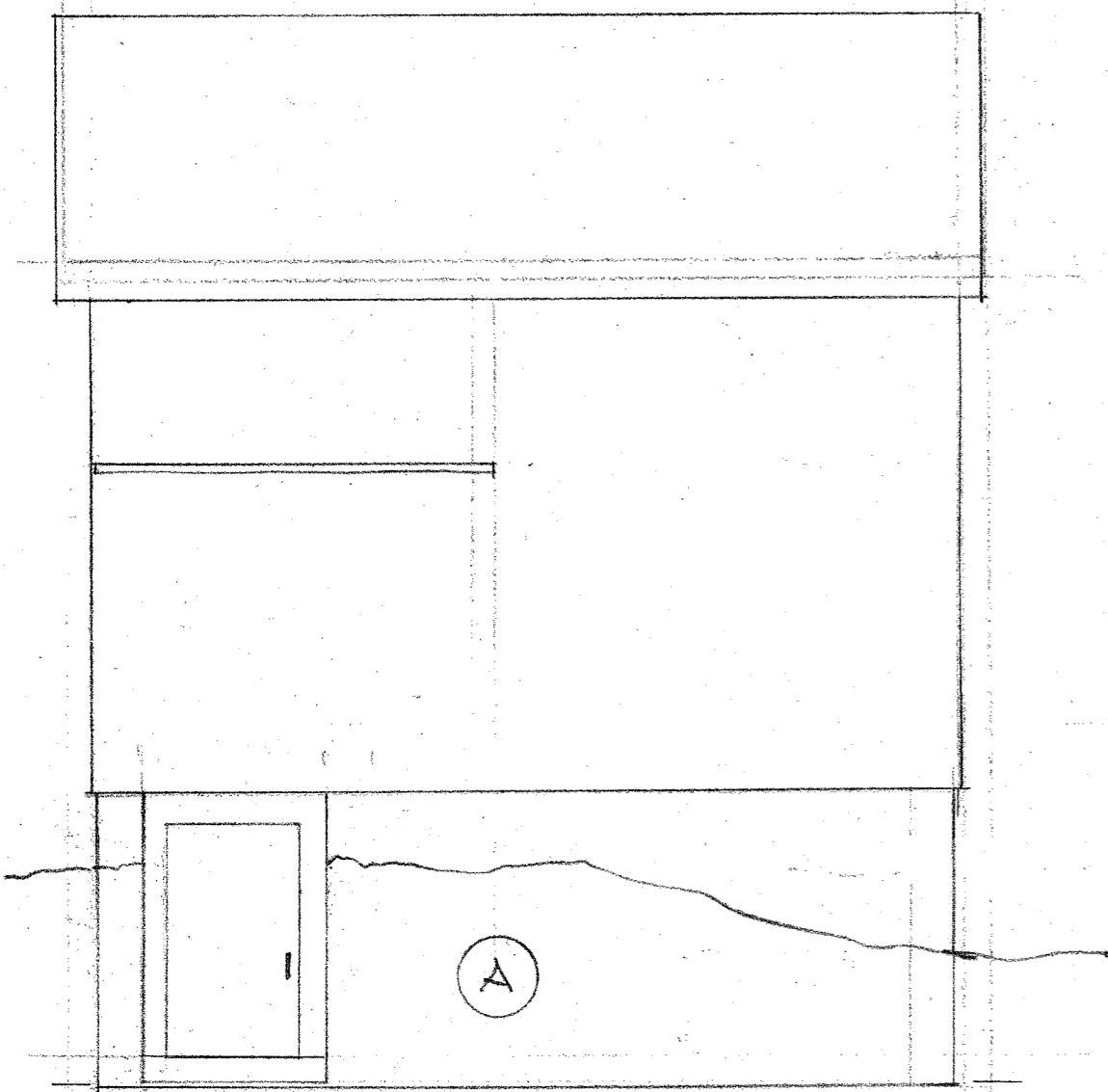
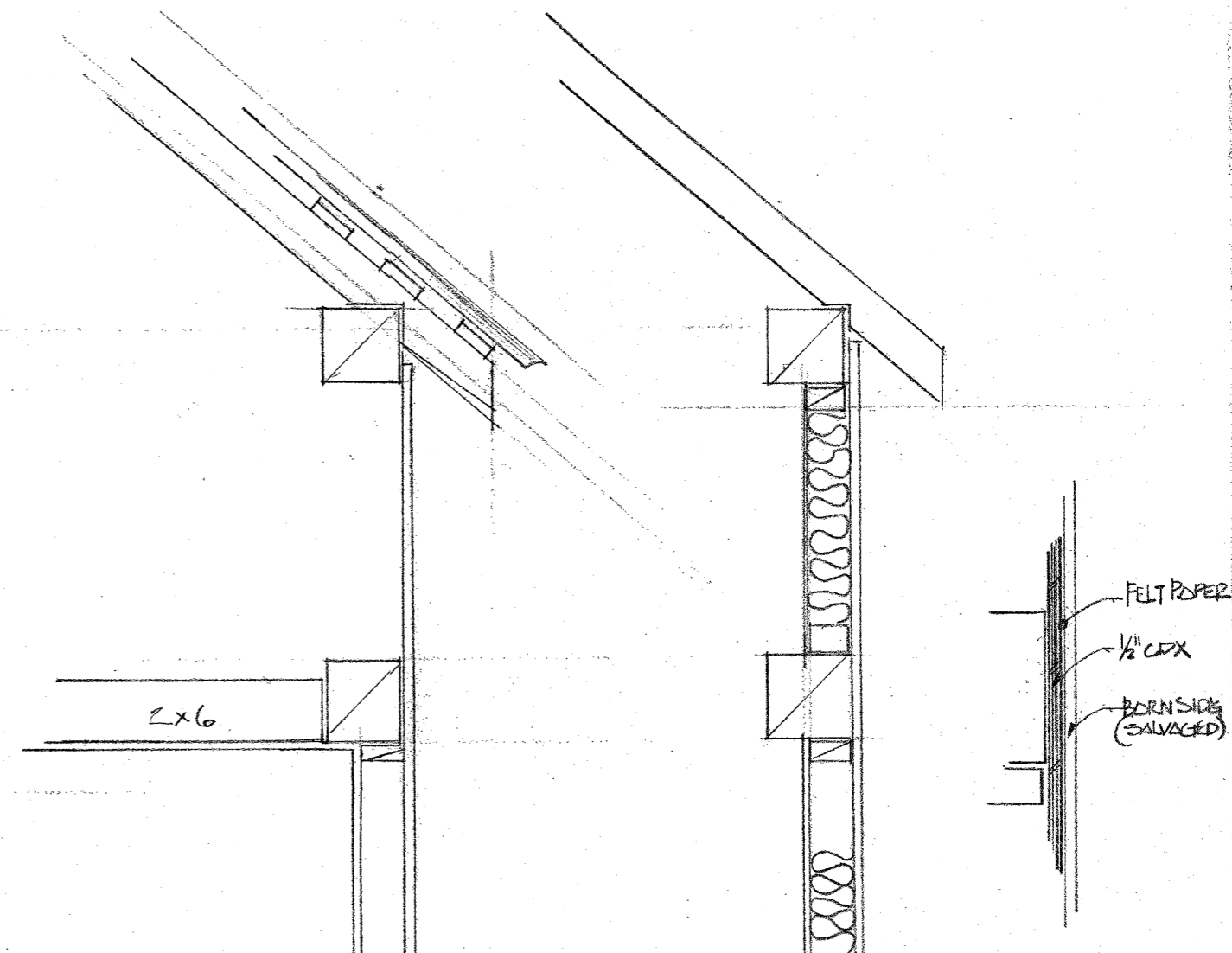
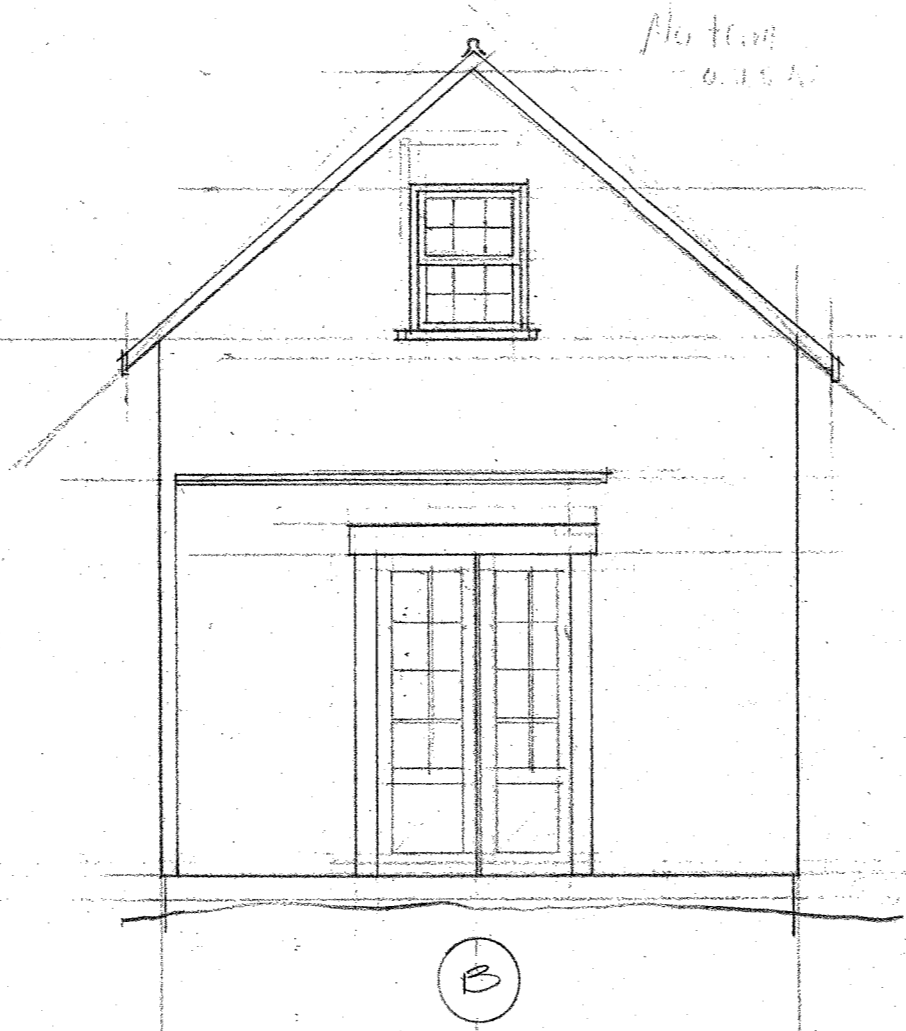
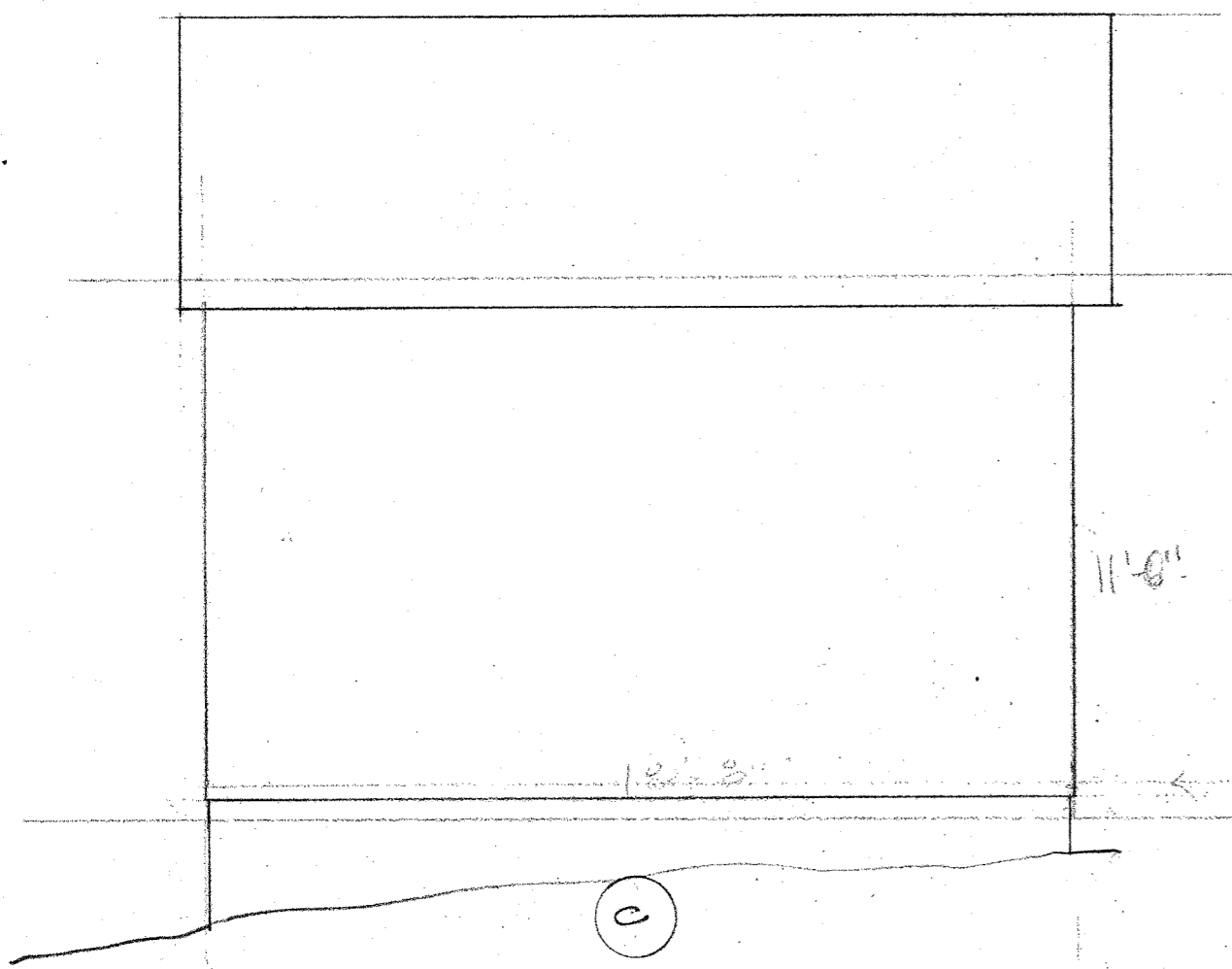


ROOF FRAMING PLAN
1/4" = 1'-0"

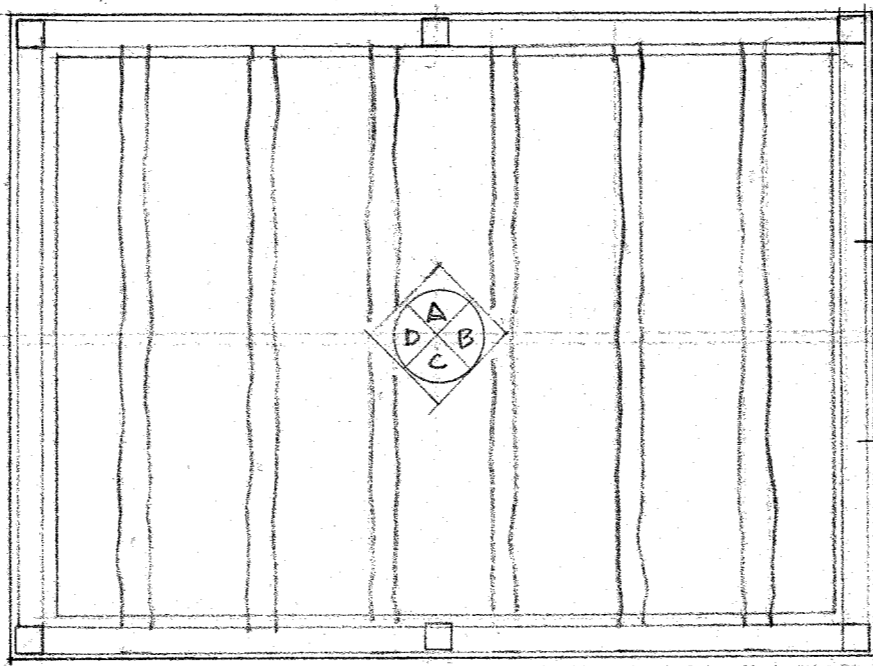


FLOOR FRAMING PLAN
1/4" = 1'-0"

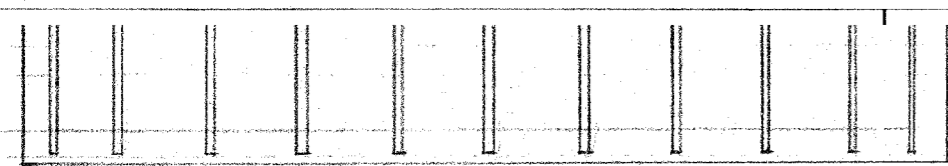
CORN CRIB



ROOF FRAME PLAN

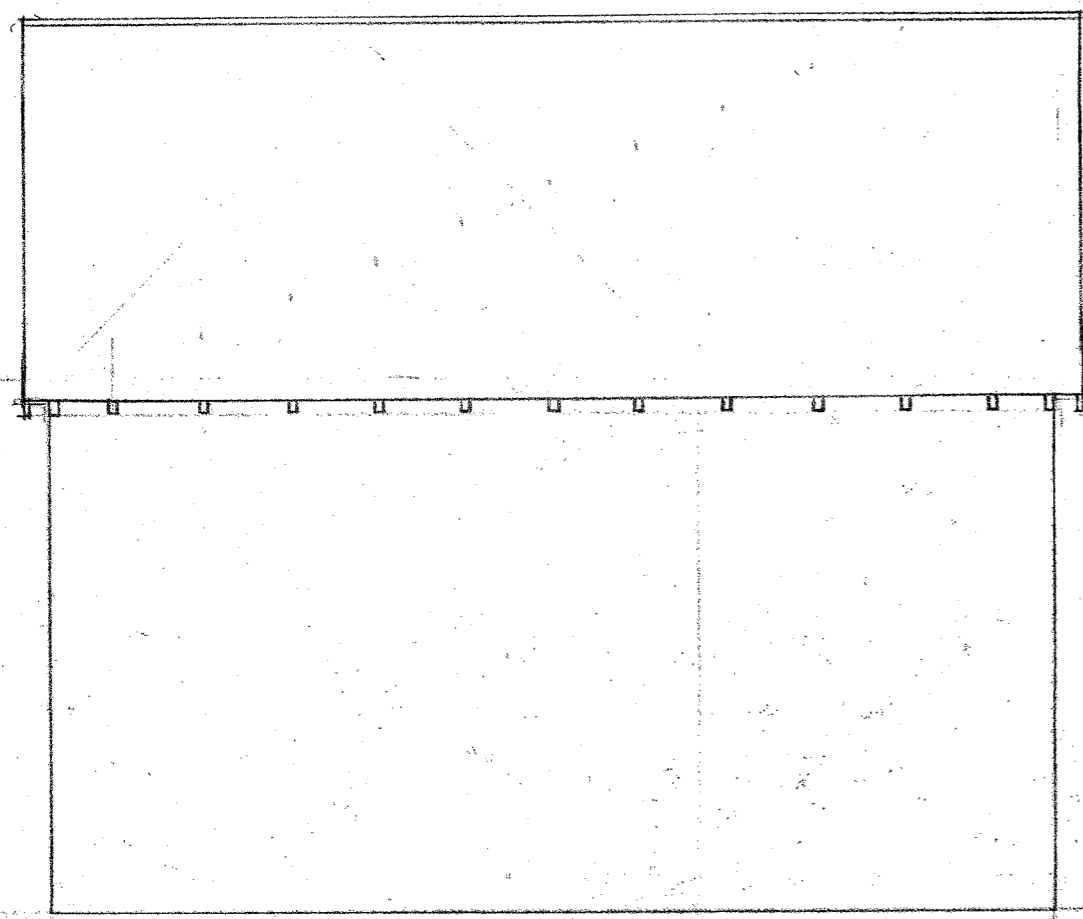


FLOOR FRAMING PLAN

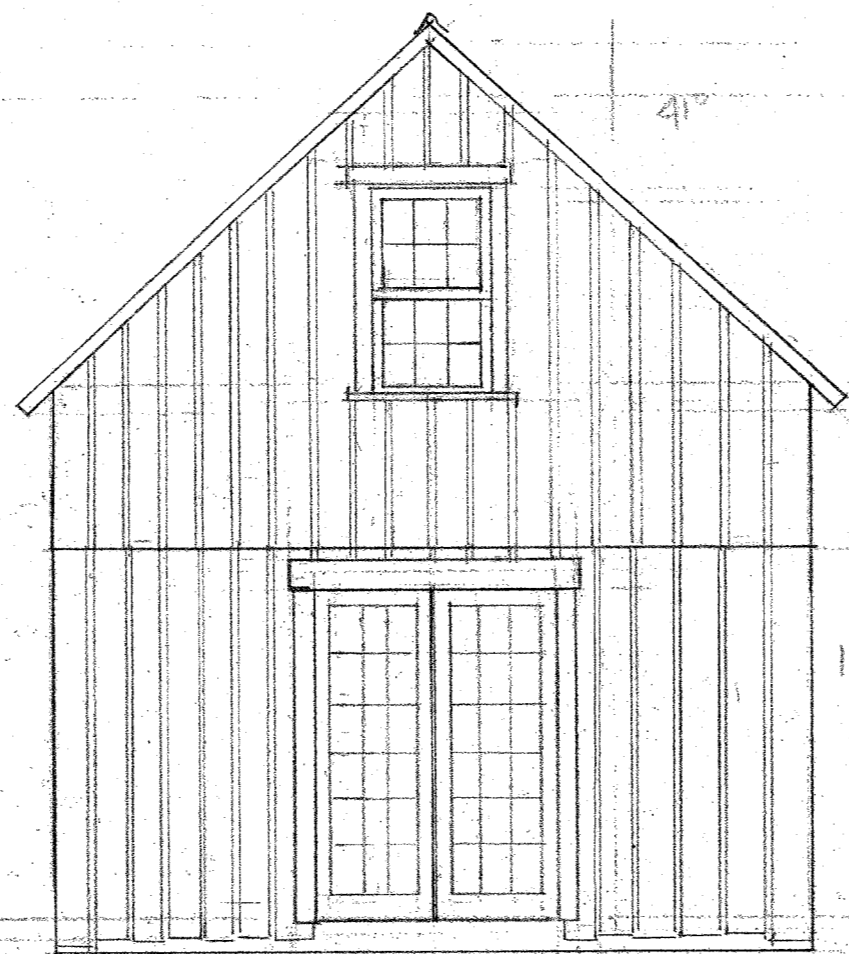


12'-2"

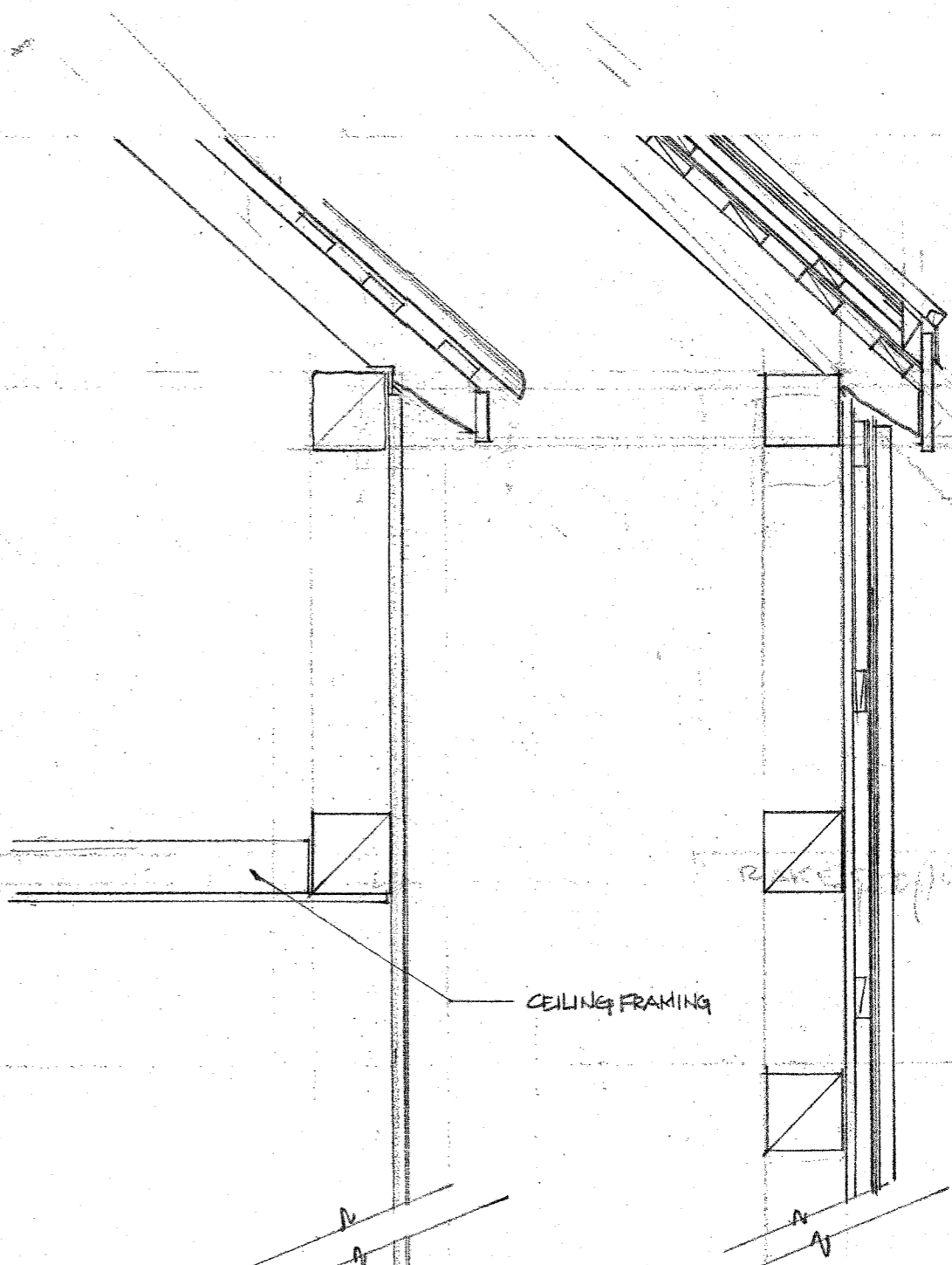
ICE HOUSE



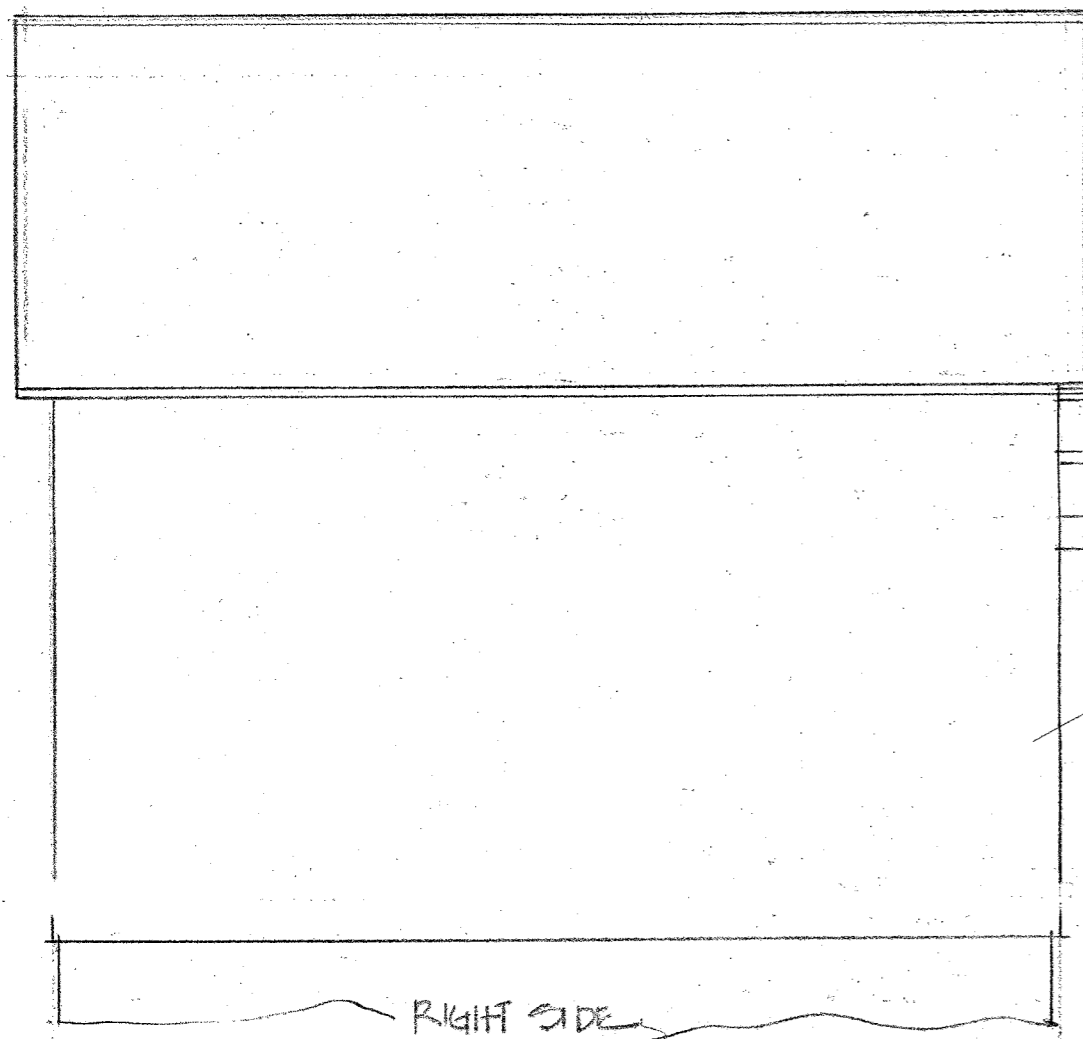
LEFT SIDE



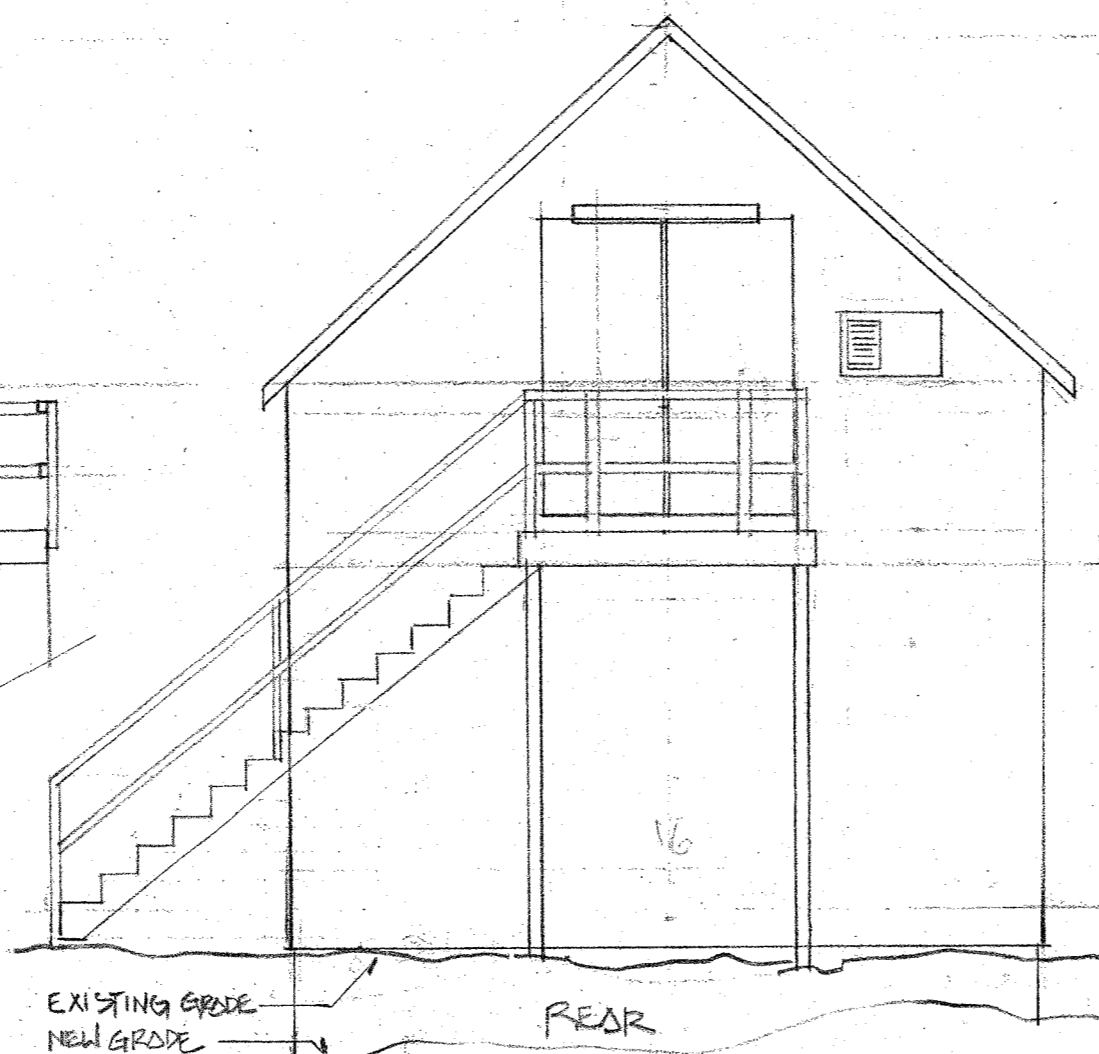
FRONT



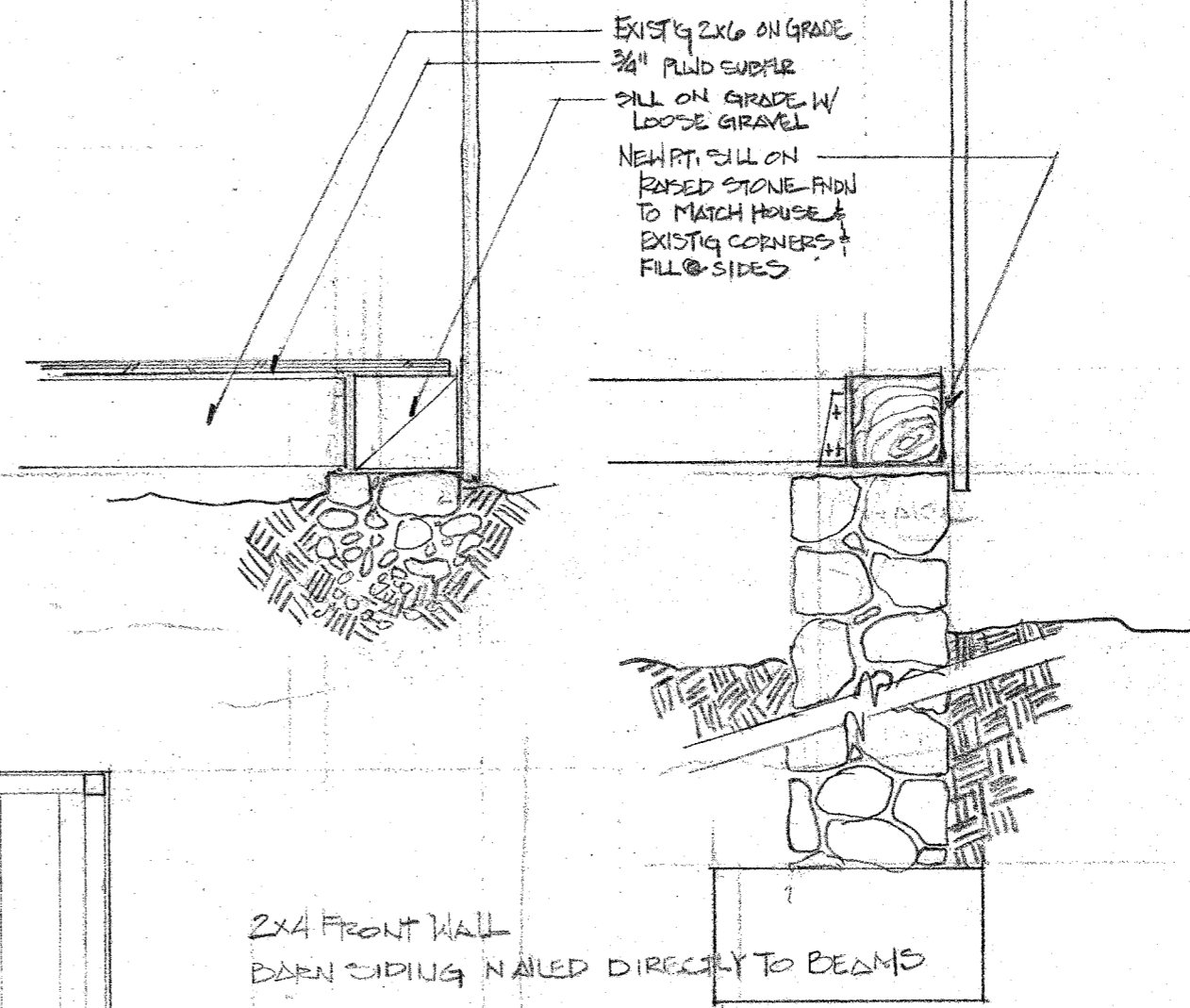
CEILING FRAMING



RIGHT SIDE



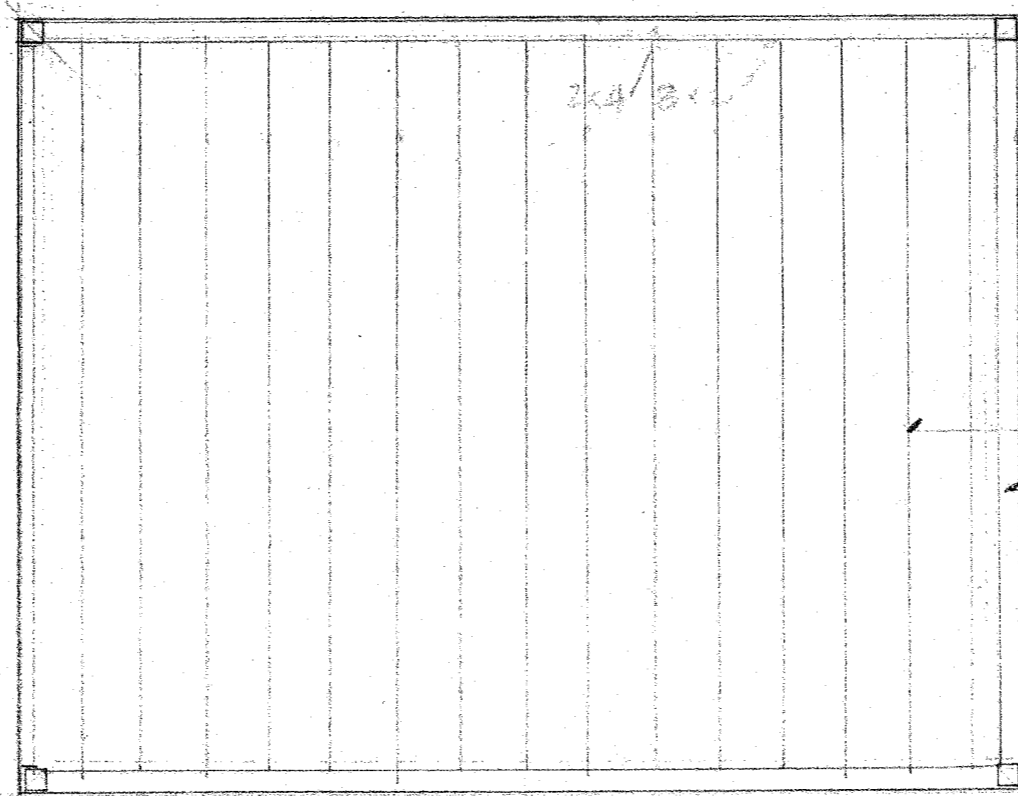
REAR



EXIST'G 2x6 ON GRADE
 3/4" PLWD SUPPLY
 SILL ON GRADE W/
 LOOSE GRAVEL
 NEW PT. SILL ON
 RAISED STONE PIERS
 TO MATCH HOUSE &
 EXIST'G CORNERS &
 FILL @ SIDES

2x4 FRONT WALL
 DOWN SIDING NAILED DIRECTLY TO BEAMS

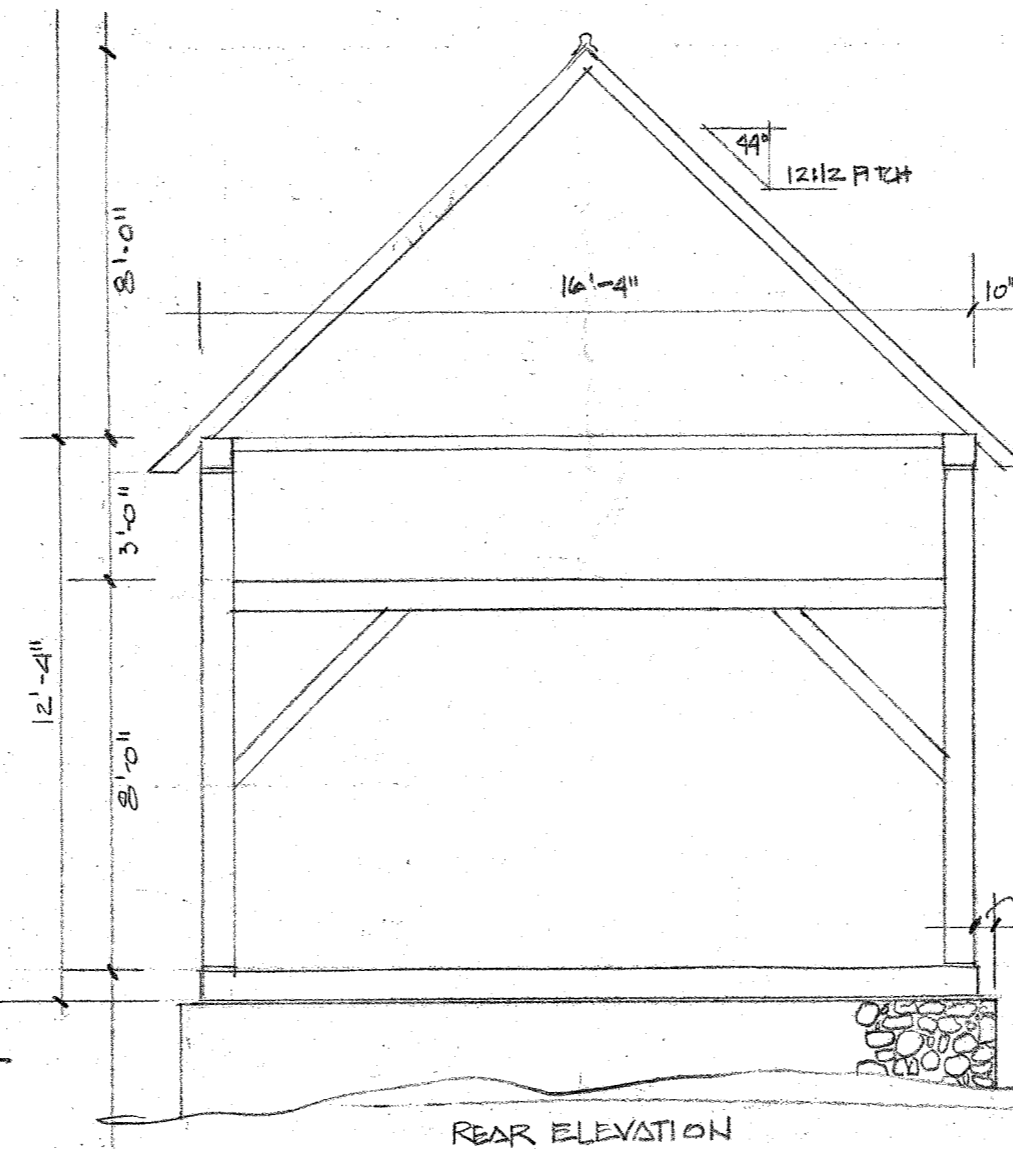
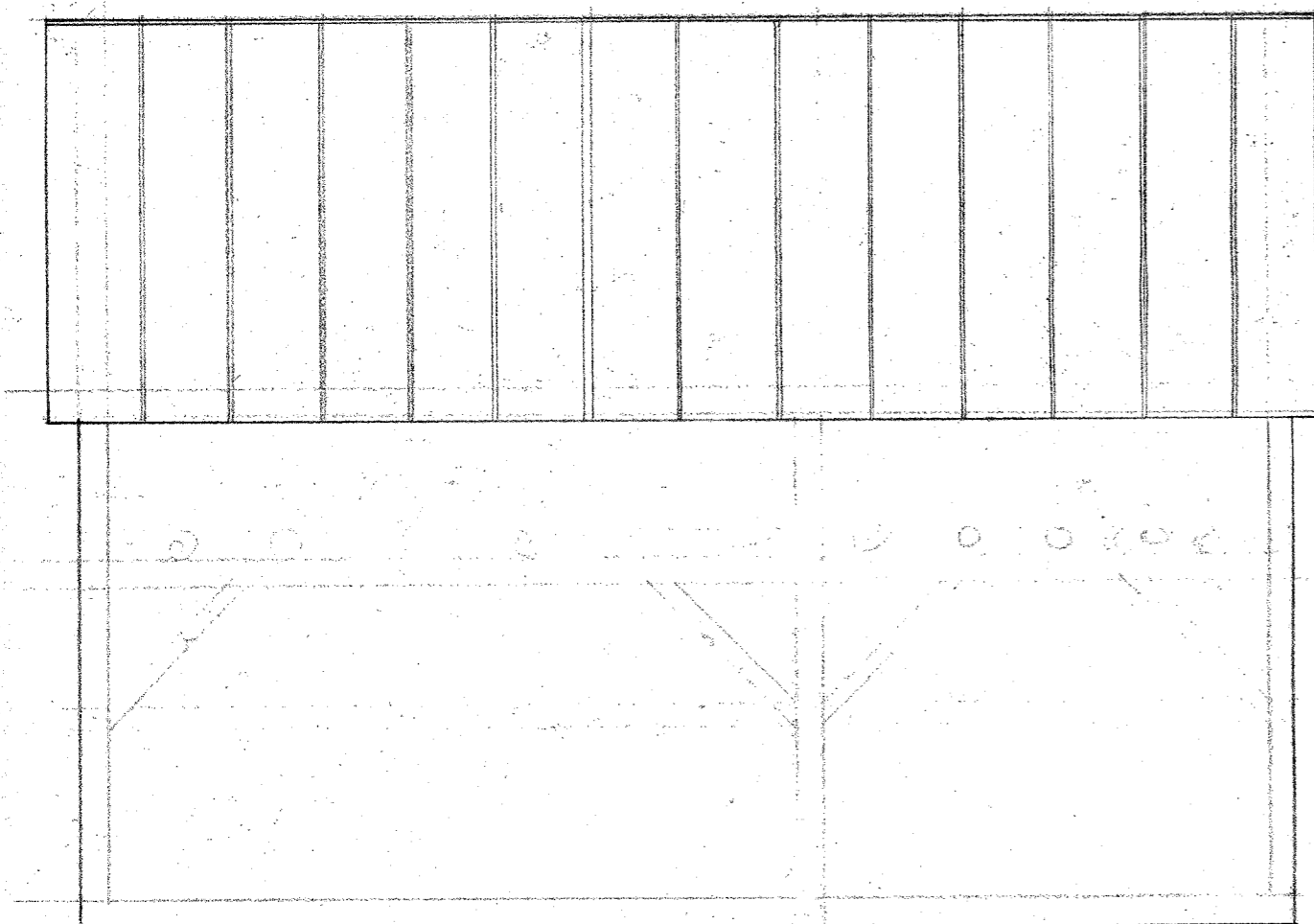
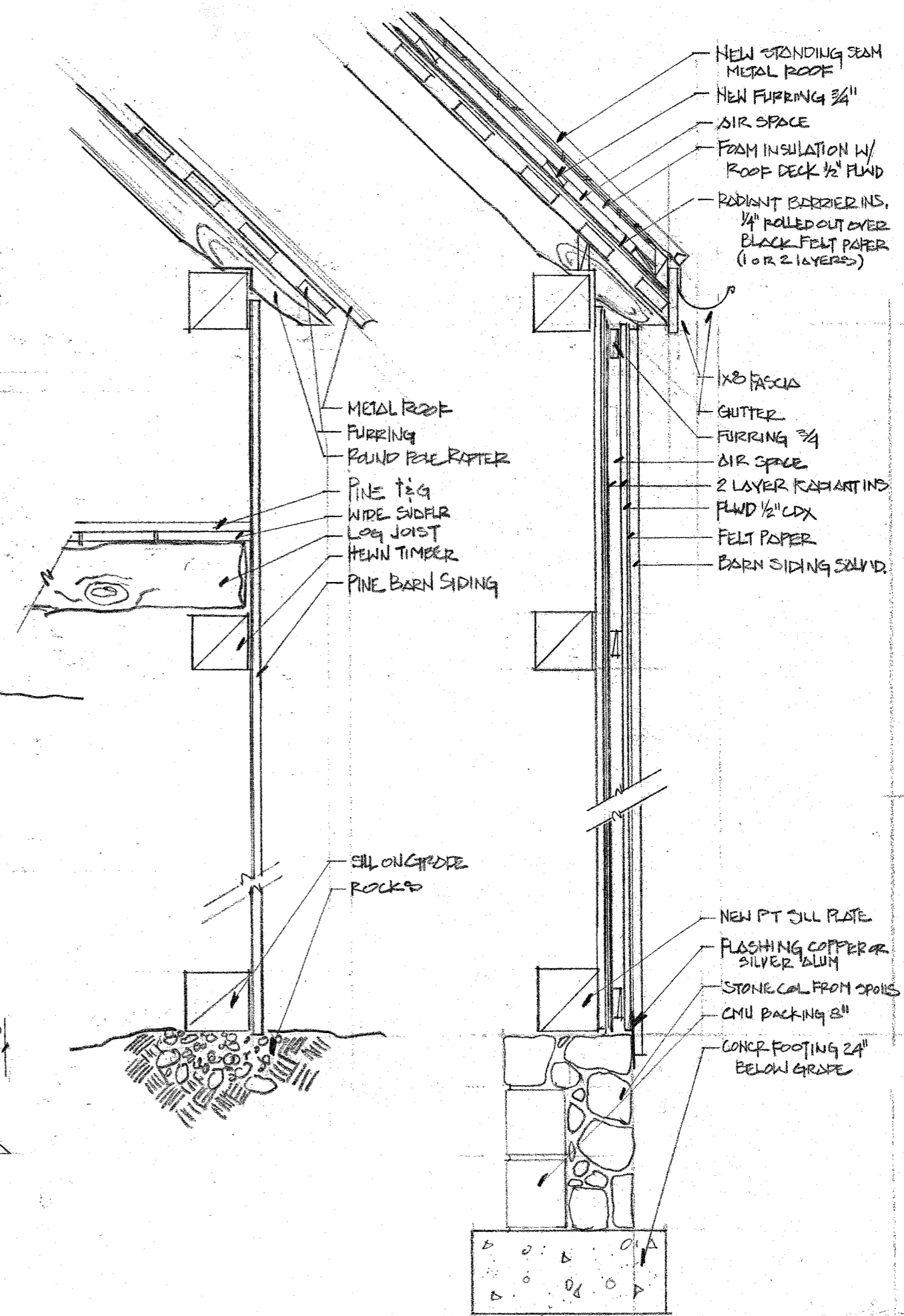
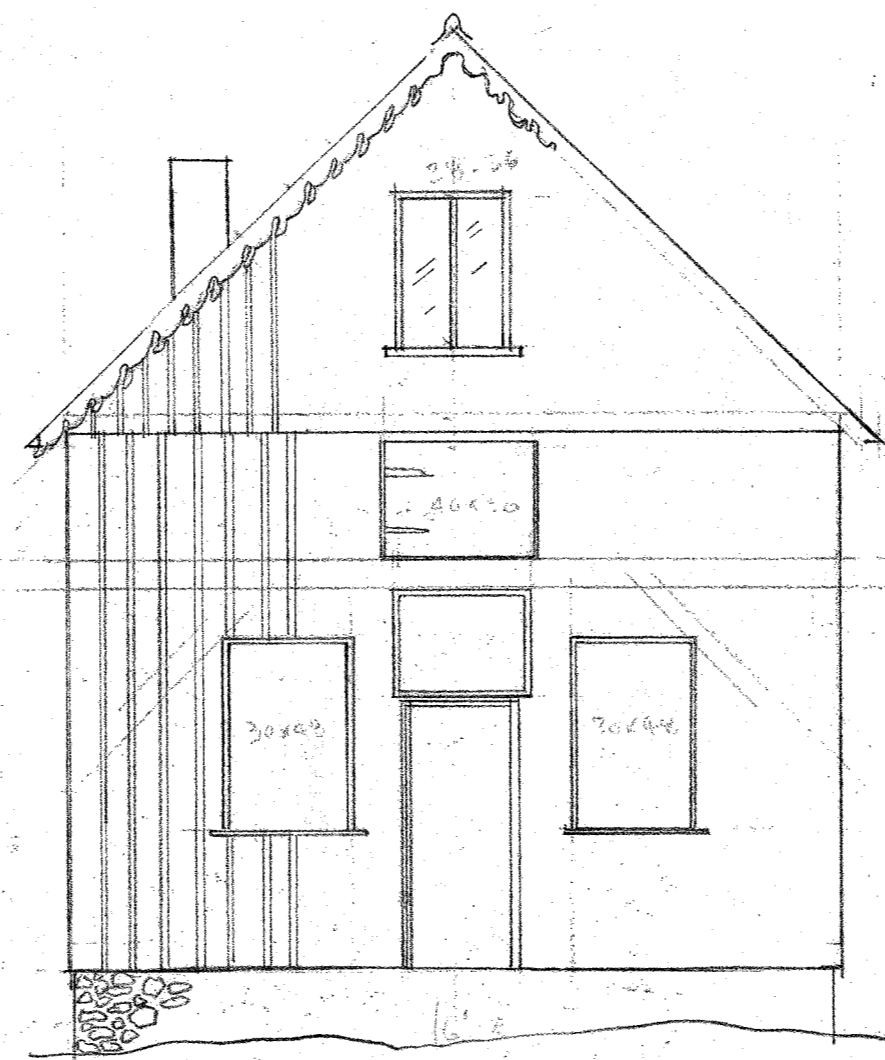
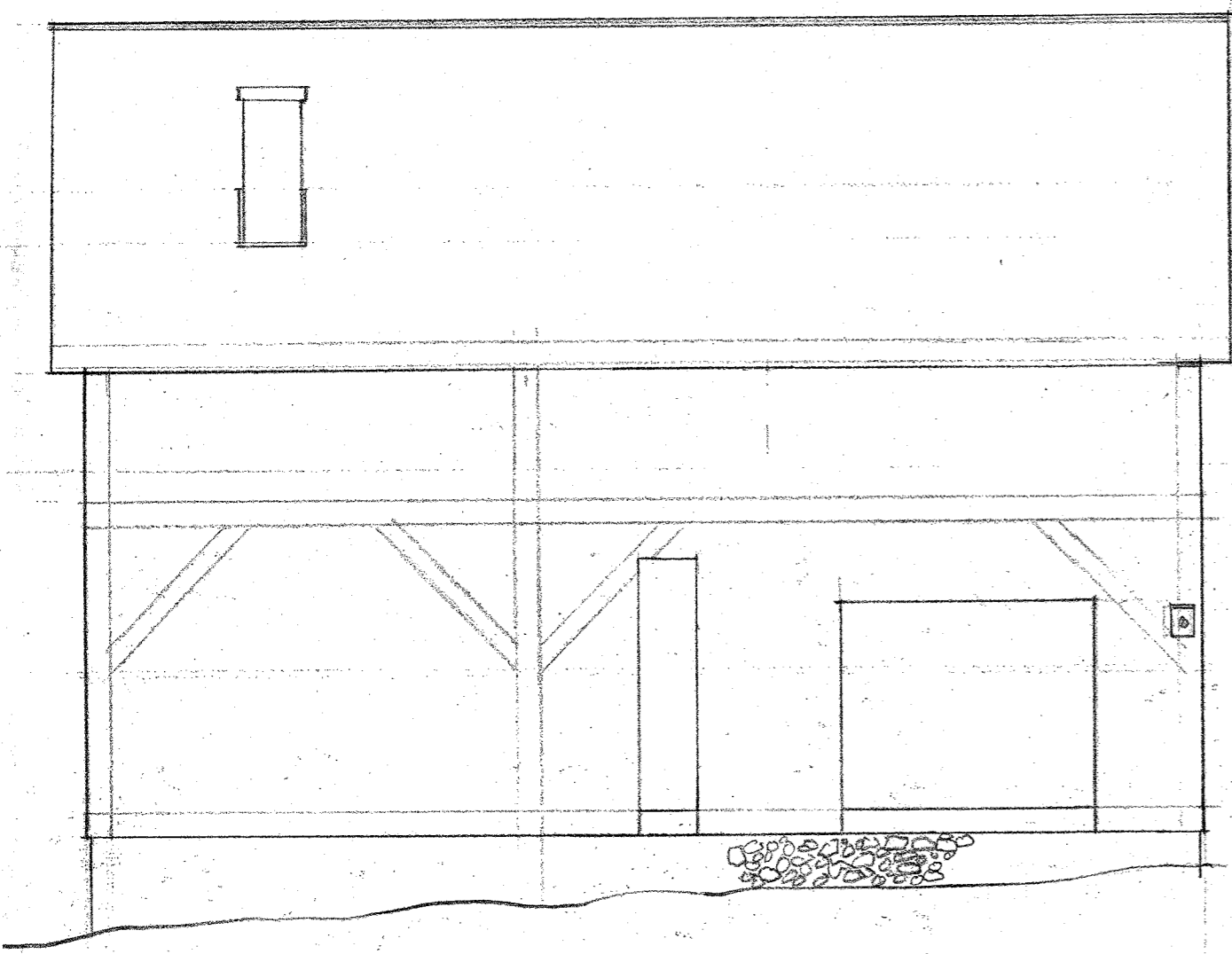
2x8 @ 16" PT. FLR JOIST @ 16" O.C.
 NEW 2x4 PLWD SUPPLY
 TYPICAL EXB HEWN & SAWN CEILING SILL
 5' POST & BEAM FRAMING, EXPOSED!



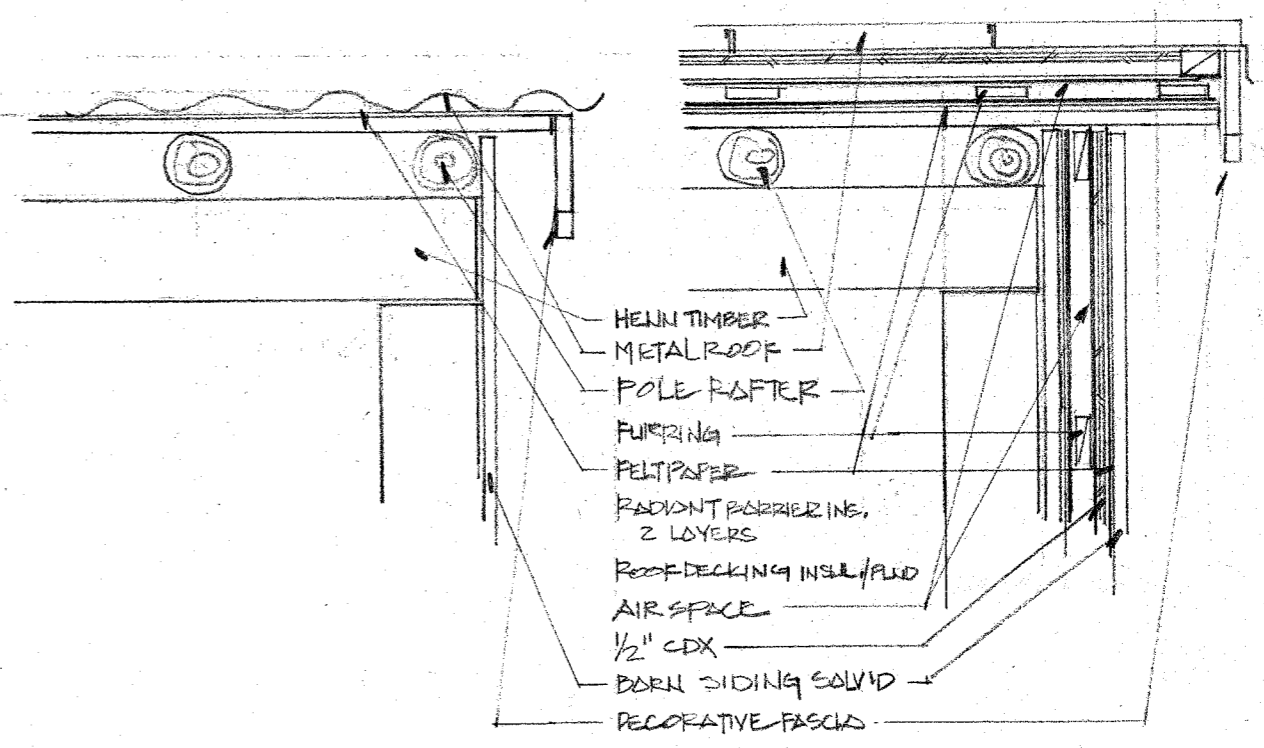
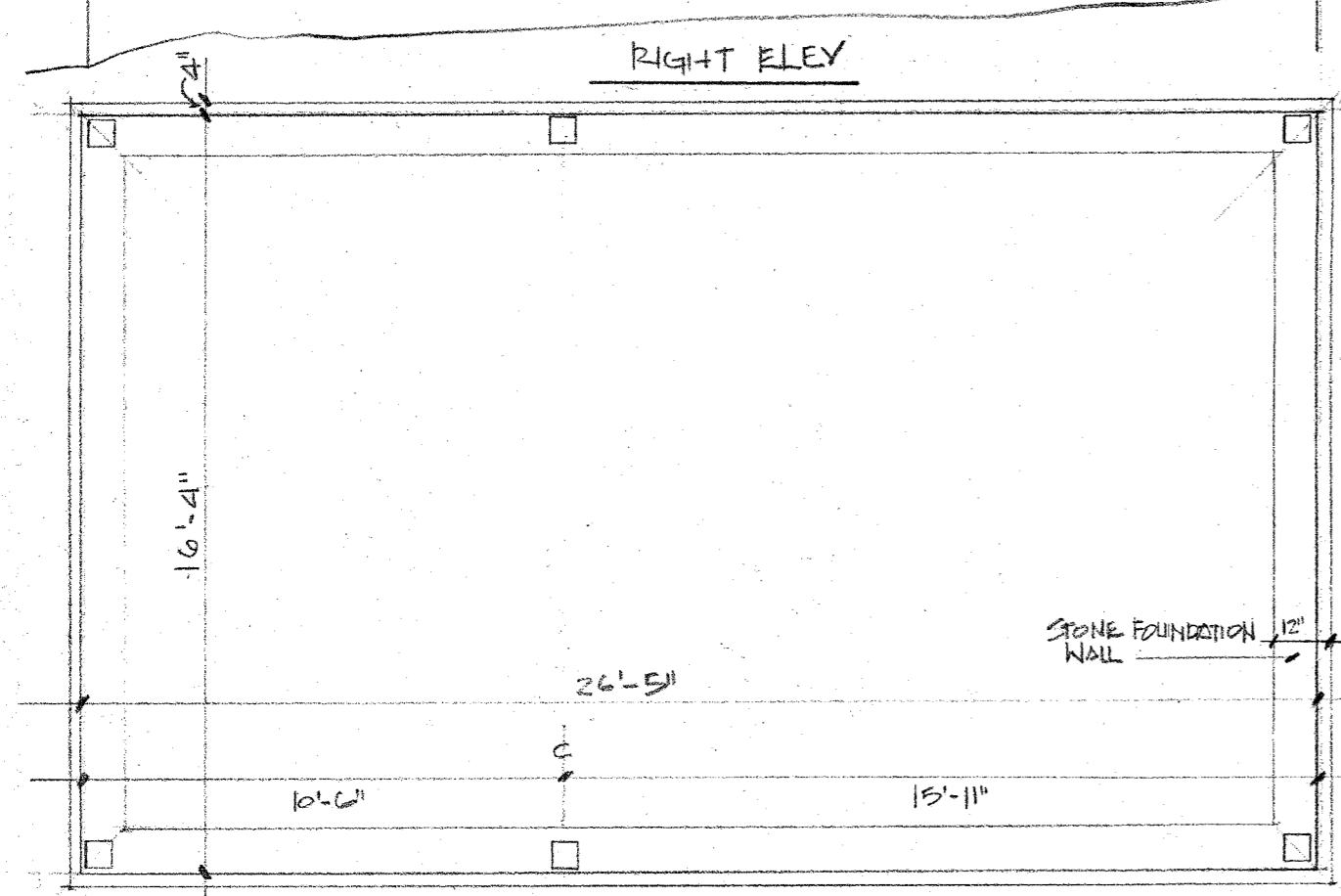
FLOOR FRAMING PLAN

ROOF FRAMING PLAN

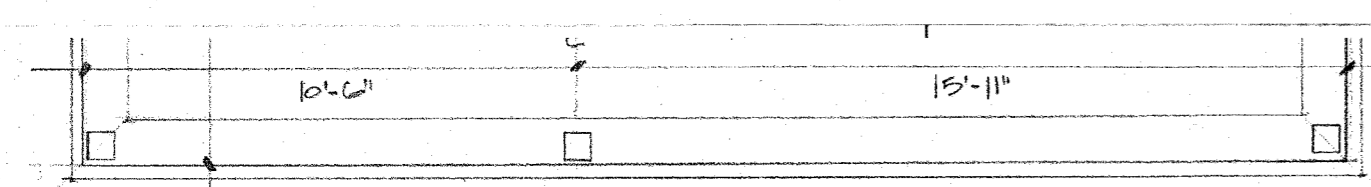
CARRIAGE HOUSE



EXIST'G SECTION $\frac{3}{4}'' = 1'-0''$ NEW WALL SECTION $\frac{3}{4}'' = 1'-0''$

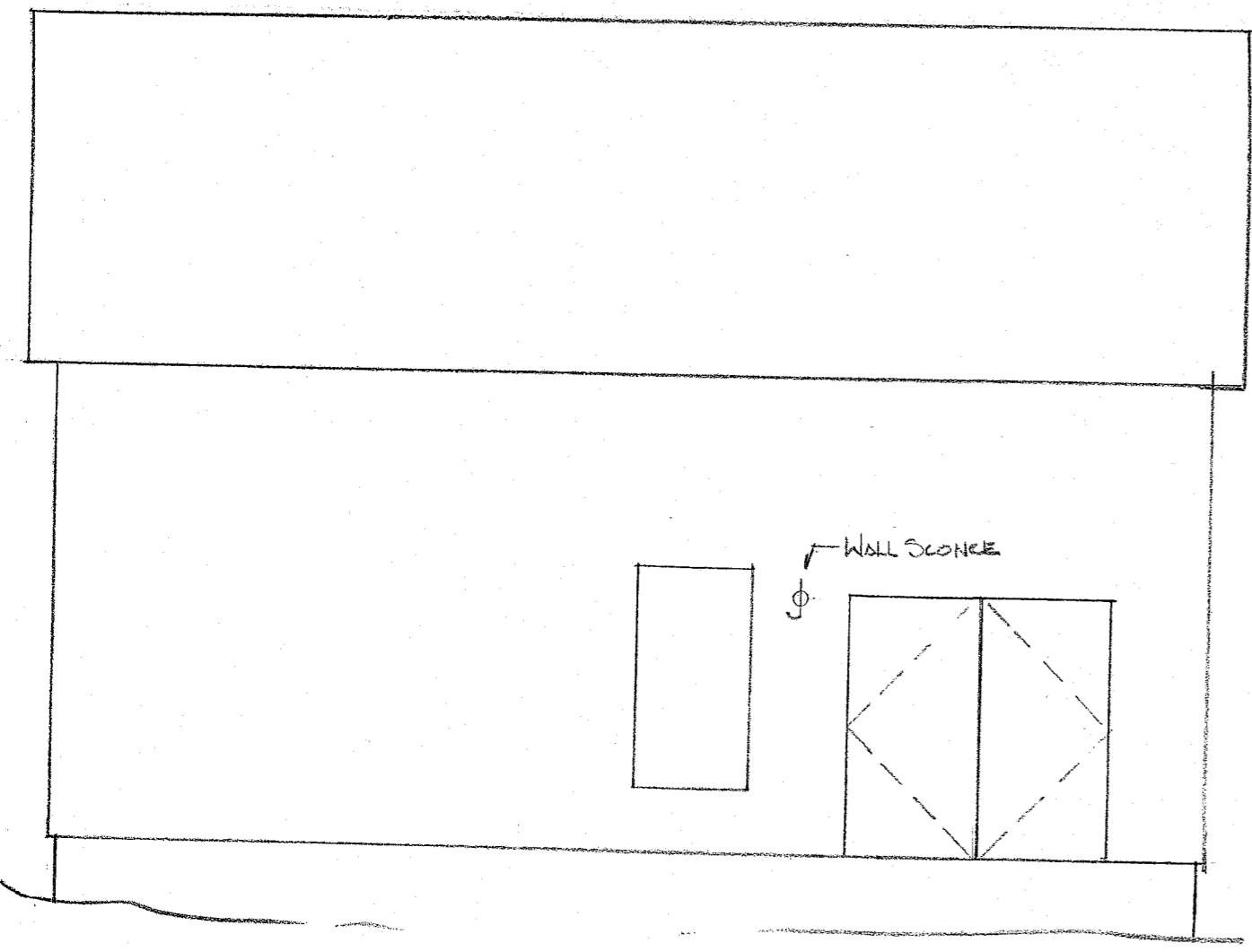


EXISTING ROOF/EDGE SECTION $\frac{3}{4}'' = 1'-0''$ NEW ROOF/EDGE SECTION $\frac{3}{4}'' = 1'-0''$

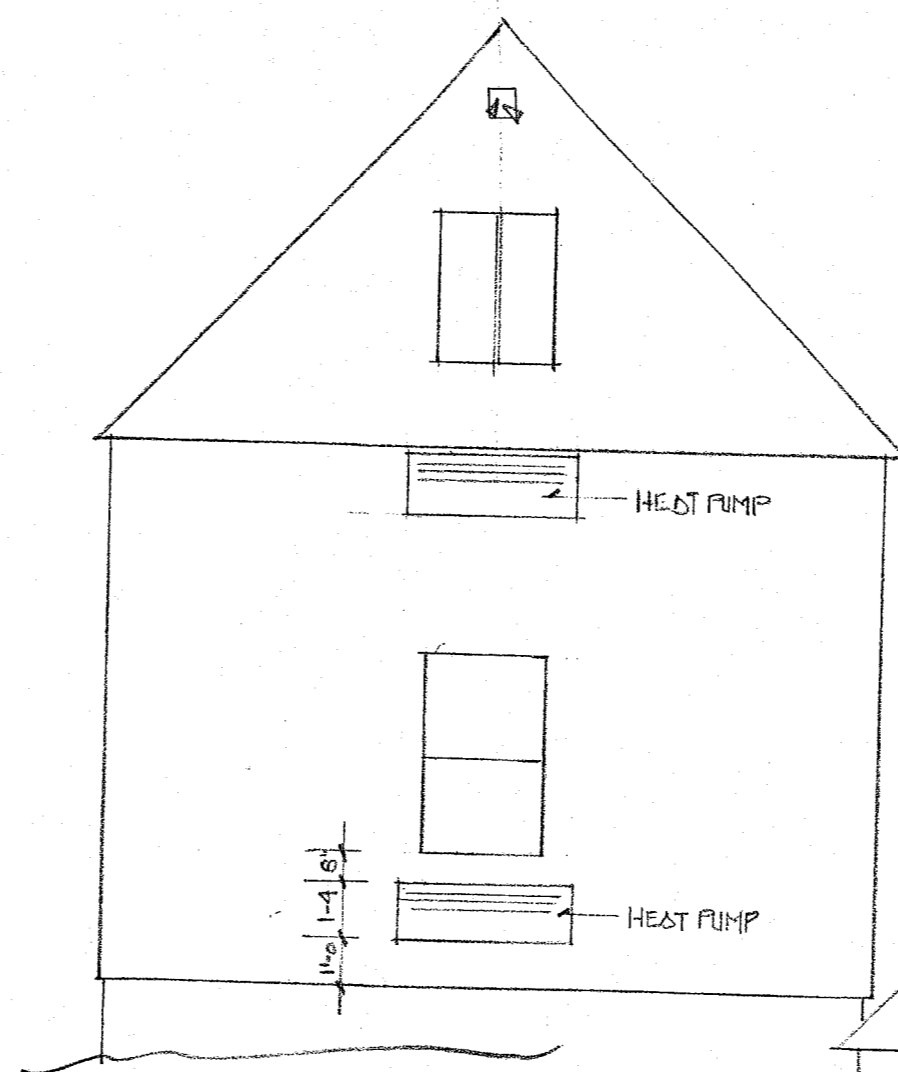


1/2\" CDX
BARN SIDING SOLID
DECORATIVE FASCIA

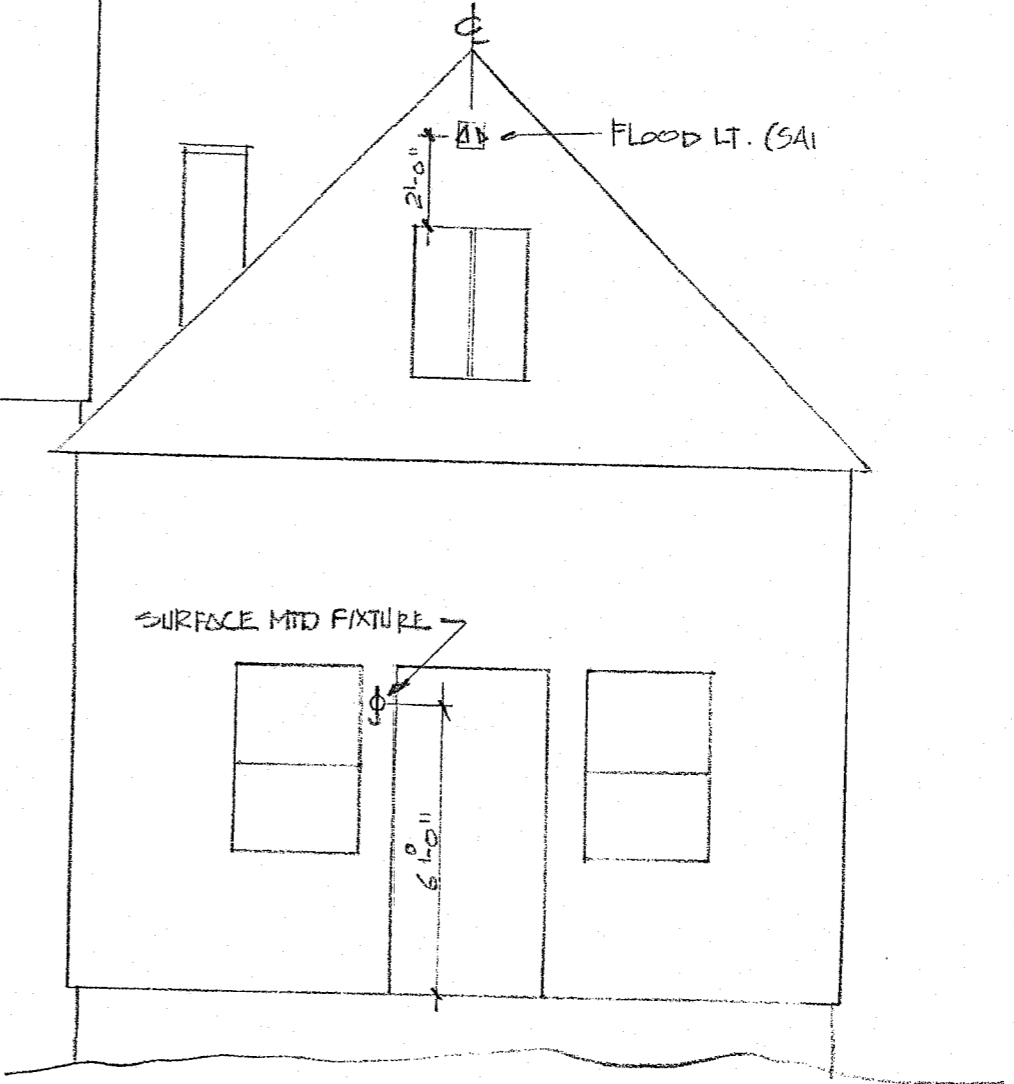
BLACK SMITH BARN



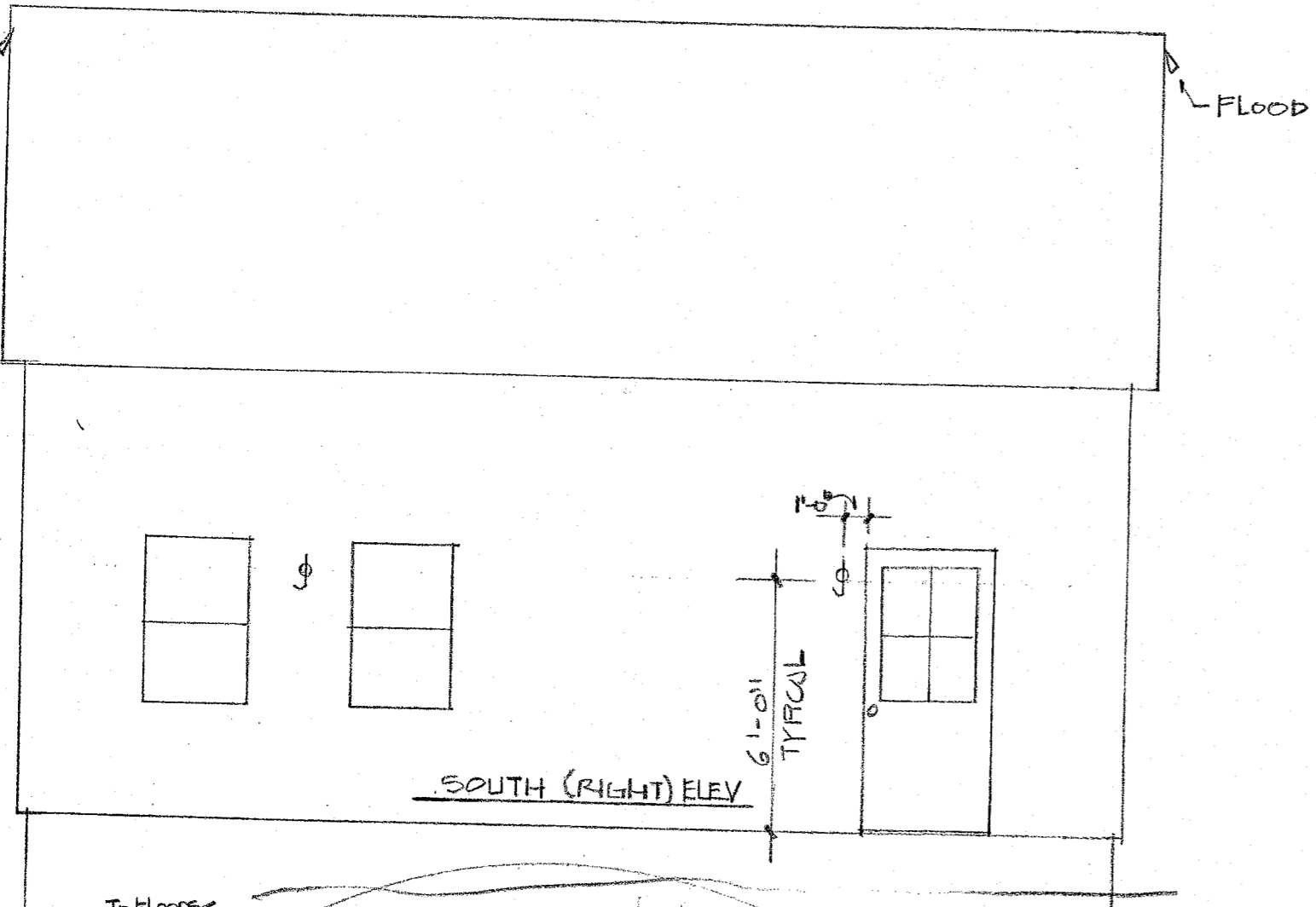
NORTH (LEFT) ELEV



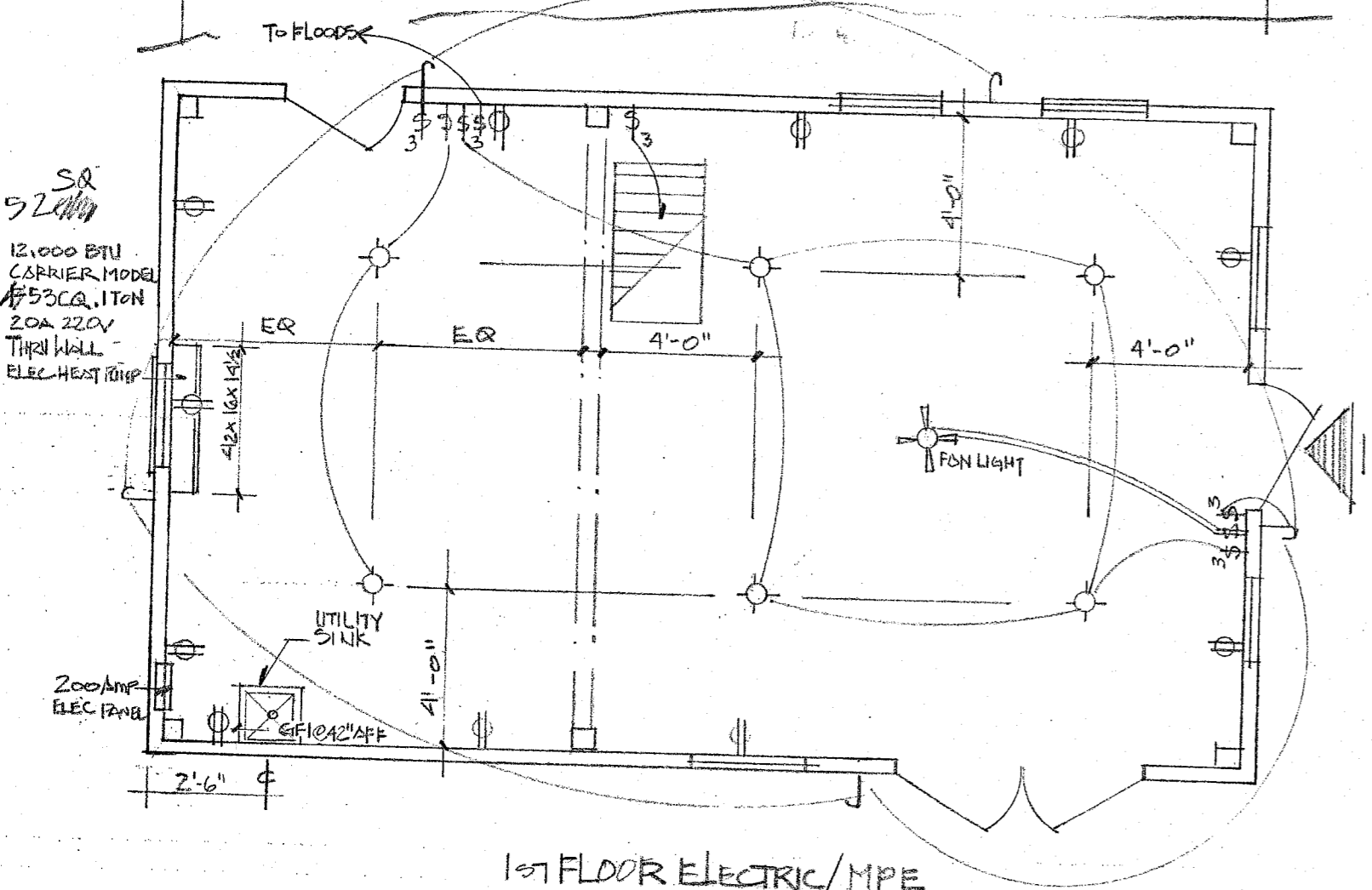
WEST ELEV.



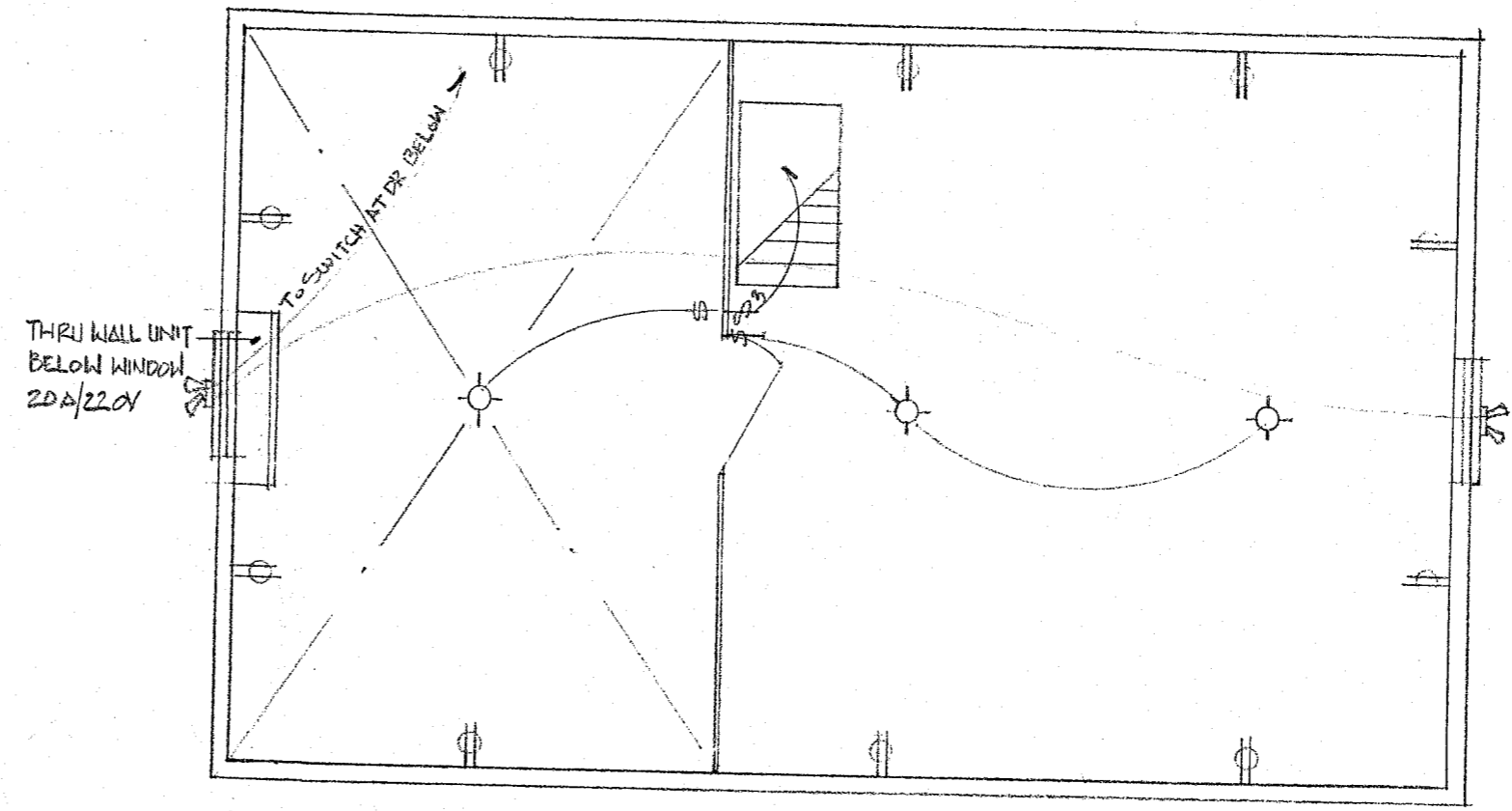
FRONT ELEV (EAST)



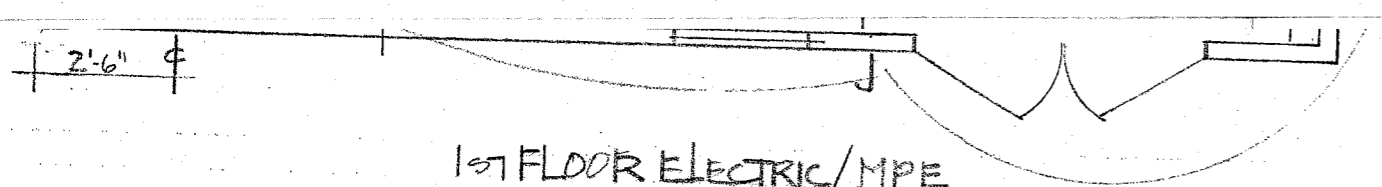
SOUTH (RIGHT) ELEV



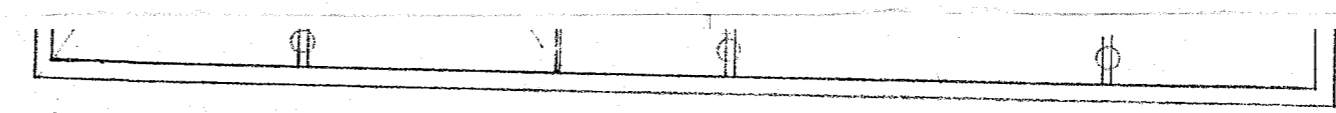
1st FLOOR ELECTRIC/MPE



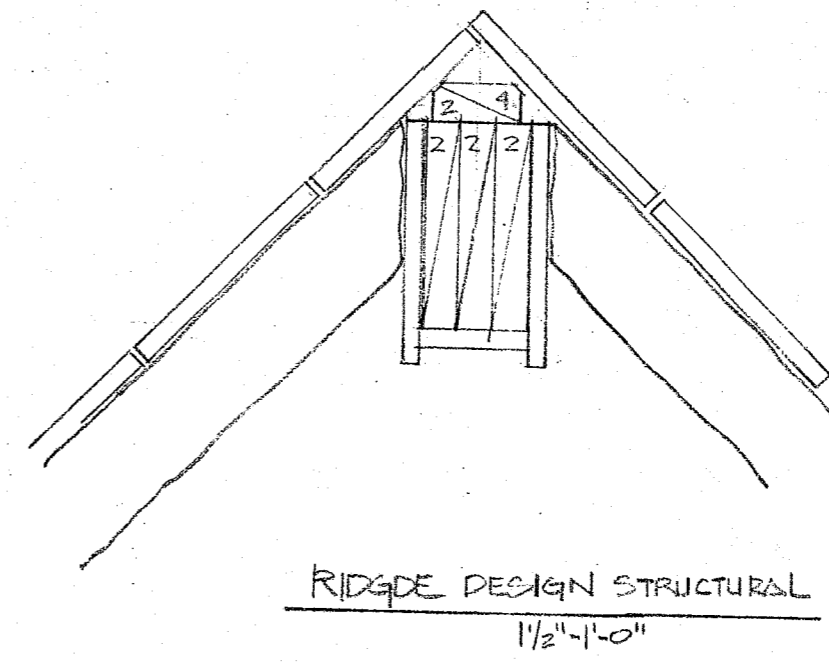
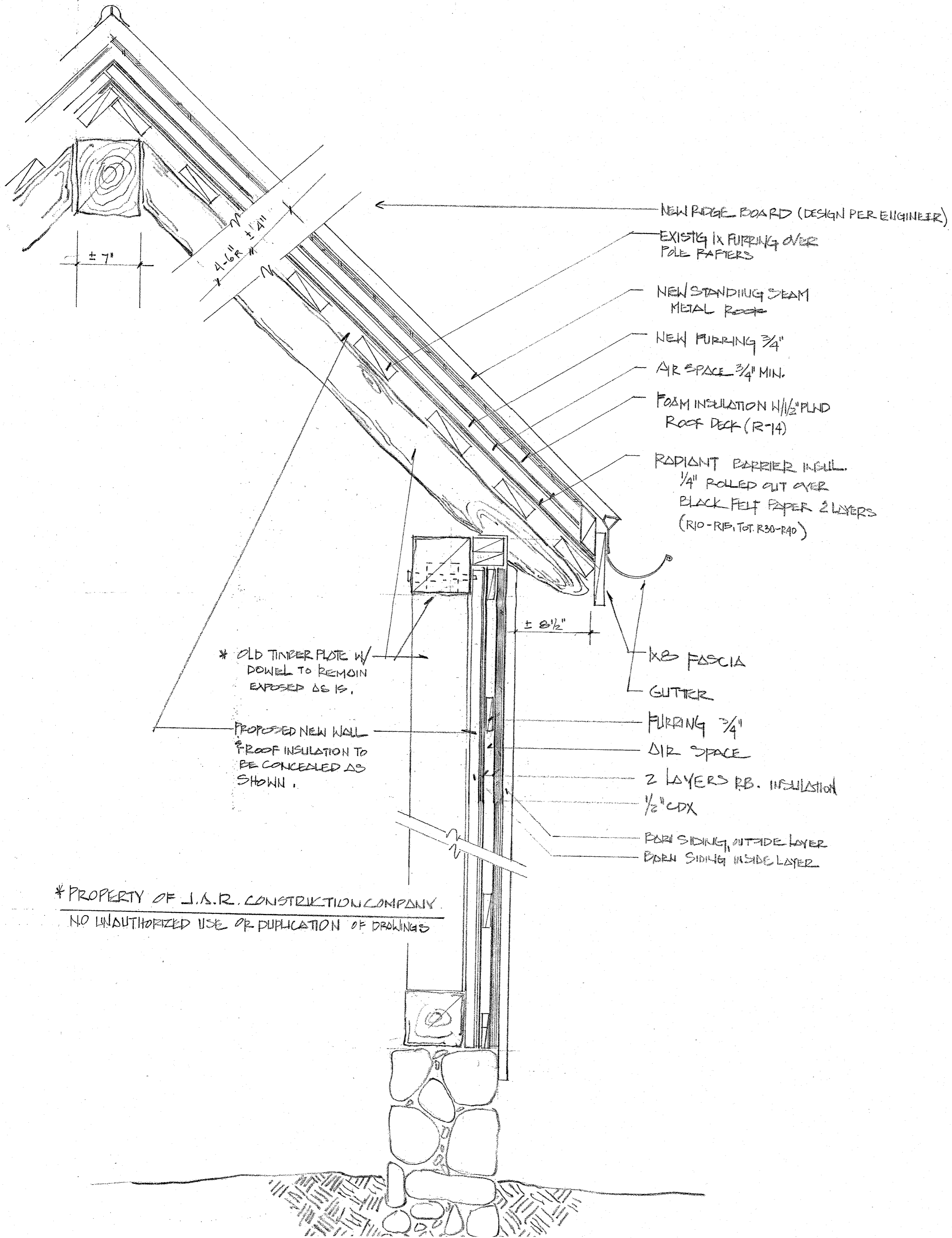
2ND FLOOR/MPE



1st FLOOR ELECTRIC/MPE



2ND FLOOR/MPE



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J.A.R. Construction Company
7813 Moorland Lane Bethesda, MD 20814
TEL: 301.951.0701 FAX: 301.951.0704
WWW: jarconstructioncompany.com
E-MAIL: jarconco@aol.com

Project:

1/2" = 1'-0"

PROPOSED CHANGES TO:
BLACK SMITH BARN
EDGEWOOD INN
16101 OAK HILL ROAD
EURTENSVILLE MD

ENGINEER:

DRAWING INFO:
ISSUE DATE: 2-5-08
REVISED: 3-1-08

A2
SCALE: 1/2" = 1'-0"

A2

PROJECT:

THE EDGEWOOD INN-BLACKSMITH SHOP
 16101 DAKHILL ROAD
 BURTNSVILLE, MD 20905

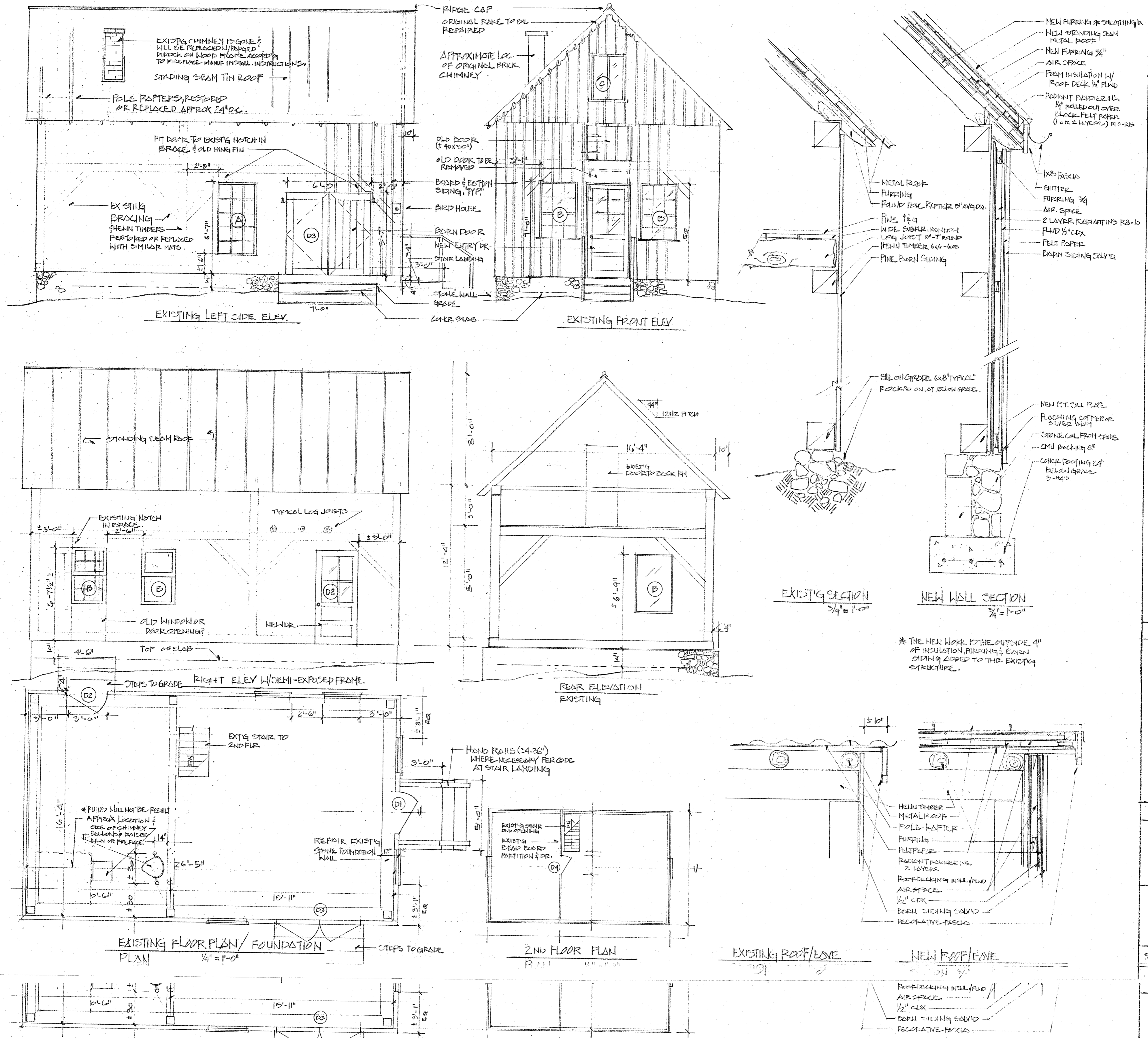
ENGINEER:

DRAWING INFO:
 ISSUE DATE: 3-11-08

SCALE U.N.D. 1/4" = 1'-0"

A1

A1



| CODE ANALYSIS: | EXT'G BLDG. | PROPOSED |
|--------------------------|-------------|----------|
| IBC OCCUPANCY CLASS | | |
| TYPE OF CONSTRUCTION | | |
| NUMBER OF STORIES | 2 | 2 |
| HIGH PEE | NO | NO |
| COVERED MALL | NO | NO |
| FULLY SPRINKLERED | NO | NO |
| FLOOR AREA OF RENOVATION | 416 SF | 416 SF |

GENERAL NOTES:

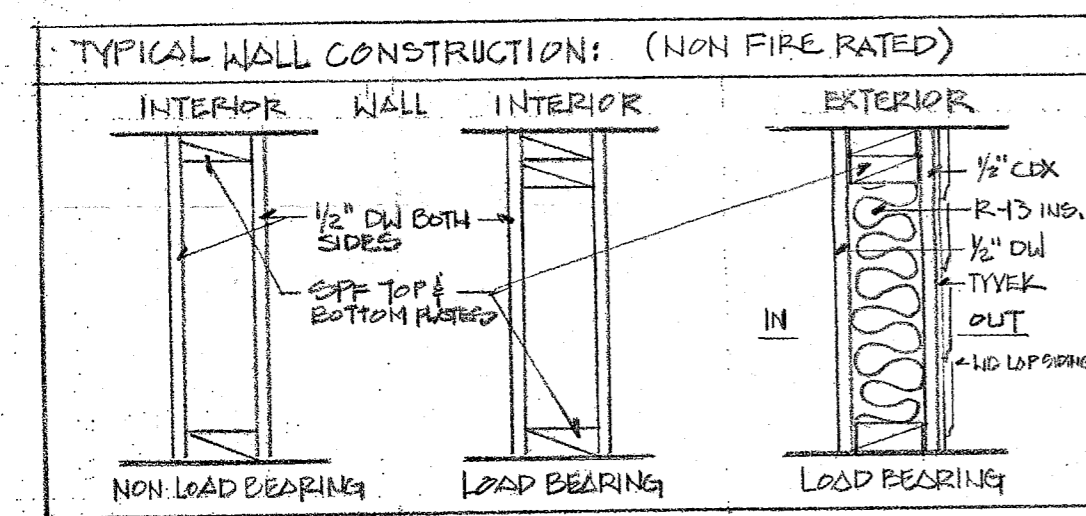
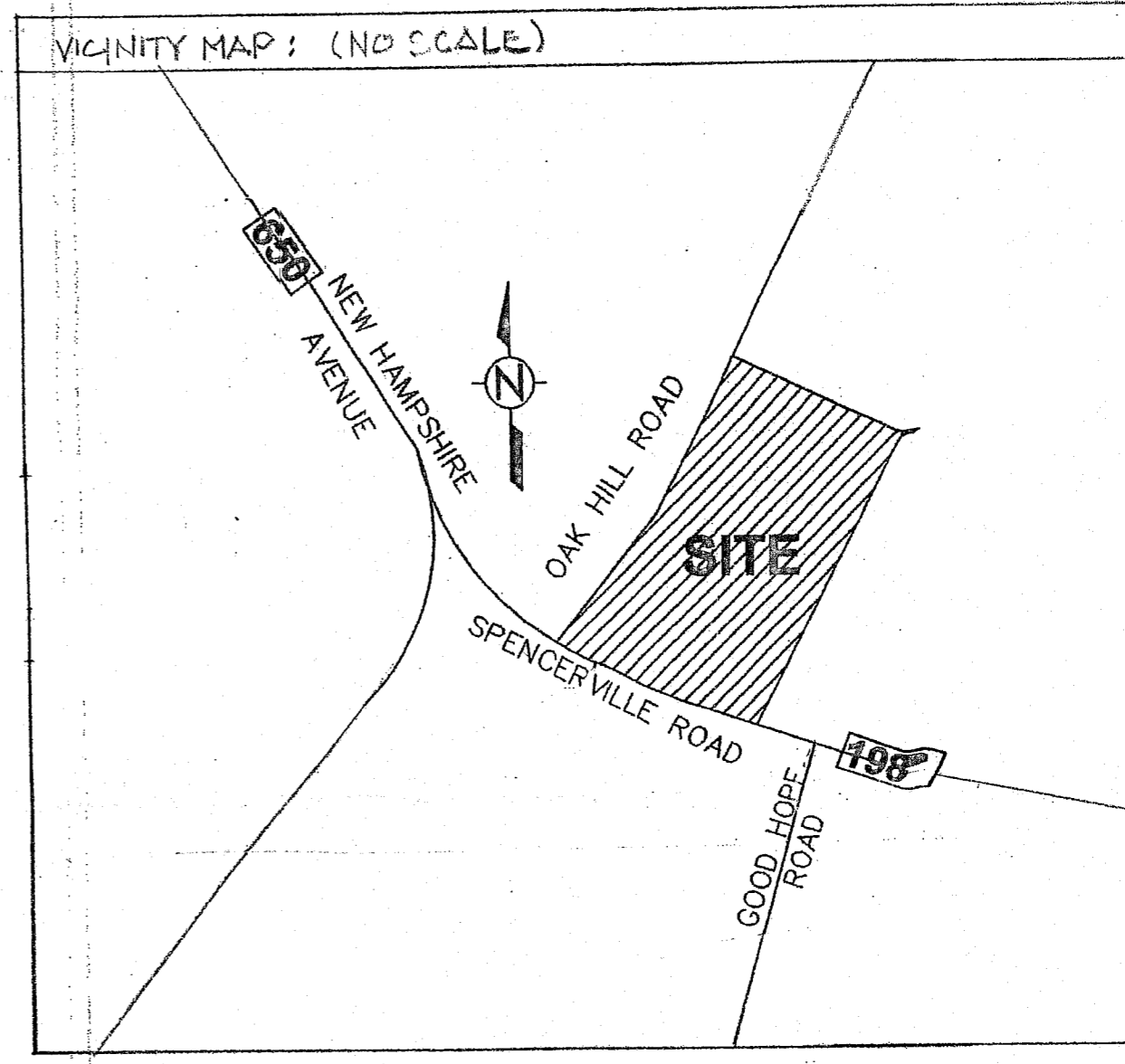
- BARN AND FOUNDATION ARE EXISTING STRUCTURES,
- ALL REPAIRS ARE AS EXISTING W/APPROPRIATE VINTAG MATERIALS AS AVAILABLE.
- EXISTING STRUCTURE WILL BE REPAIRED AS NECESSARY
-

DRAWING INDEX:

| | |
|-----|-----------------------------|
| C1 | COVER SHEET |
| A1 | AS BUILT |
| A2 | WALL SECTION / RIDGE DESIGN |
| MPE | MECH, PLUMB, ELEC. |

WALL TYPES:

| | |
|-----------------------------------|-------|
| 2x4 WOOD WALL EXISTING | ===== |
| 2x4 WOOD WALL - NEW | ===== |
| EXISTING WALL TO BE REMOVED | ----- |
| 2x4 WALL W/ONE SIDE FIRE RATED DW | ===== |



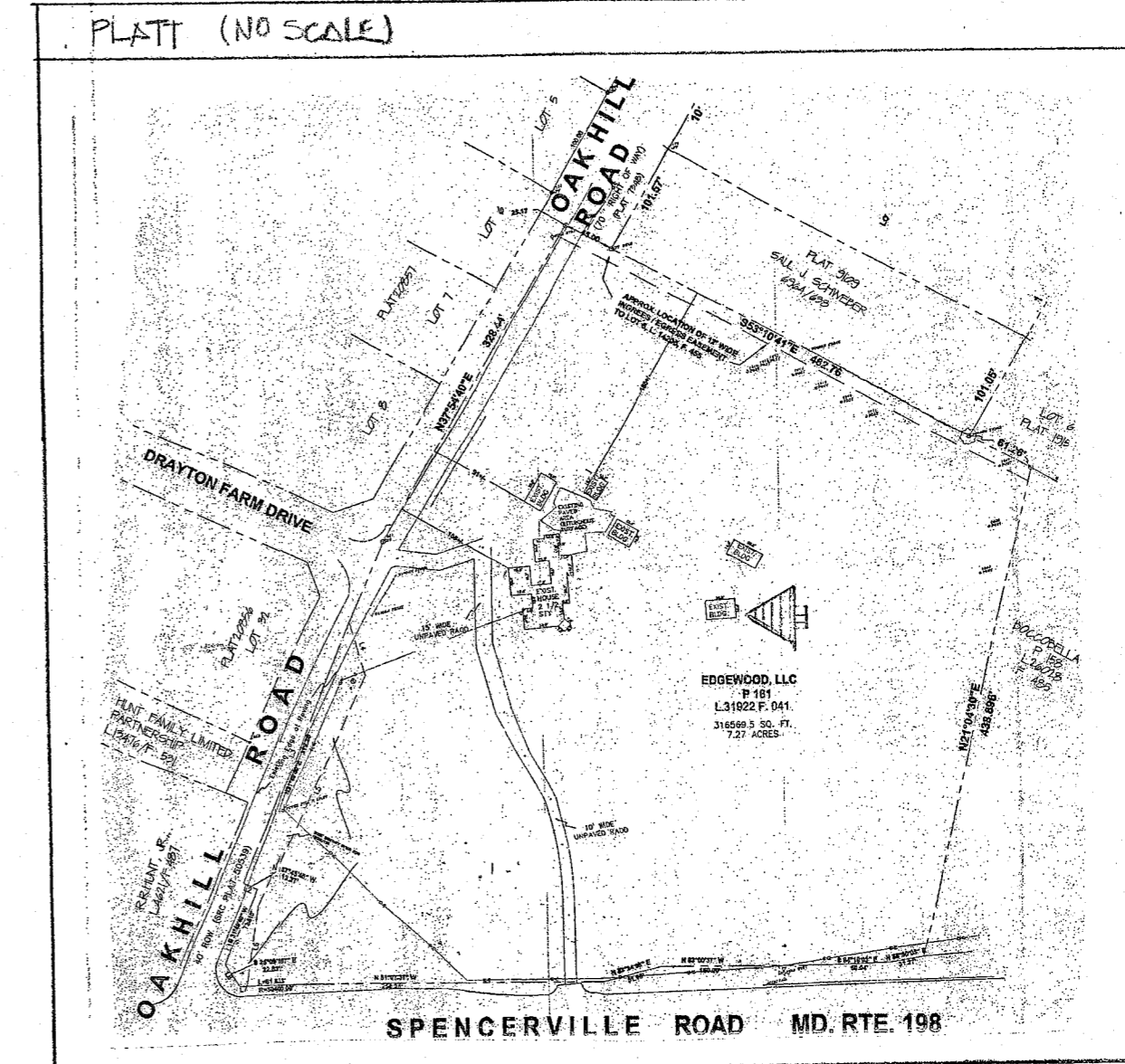
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DOOR SCHEDULE:

| | |
|---|---|
| Ⓐ | ENTRY, 4 LITE OVER 2 PANEL, 3'-0" x 6'-0" |
| Ⓑ | REAR, SAME AS D1 |
| Ⓒ | BARN DOORS, OUTSWING FR, 6'-0" x 5'-7" TO FIT EXIST'G OPENING, EXT. |
| Ⓓ | EXIST'G DOOR |

ELECTRICAL SYMBOLS:

| | | | |
|---|--------------------------------|---|---------------------------------|
| ⊕ | DUPLEX RECEPTACLE 110V 15A | ⊙ | RECESSED DOWN LIGHT, INCAND. |
| ⊕ | QUAD RECEPTACLE 110V 15A | ⊙ | WALL WASHER |
| ⊕ | GFI RECEPTACLE | ⊙ | SURFACE MID-LIGHT |
| △ | TEL. CMT 52 APR. | ⊙ | SMOKE DET. INTER COMM W/EXT BUP |
| △ | DATA | ⊙ | LOW VOLTAGE |
| △ | CABLE | ⊙ | RECESSED FAN LIGHT |
| J | JUNCTION BOX FOR SURF MTD FIXT | ⊙ | EXHAUST FAN |



WINDOW SCHEDULE:

| | QUANTITY |
|---|----------|
| Ⓐ WEATHERSHIELD, 11-2454, CASEMENT SPL, WD, TEMP, | 1 |
| Ⓑ WEATHERSHIELD, 11-2420, DH, SDL | 5 |
| Ⓒ WEATHERSHIELD 11-24-32, AWNING OR CASEMENT, SDL | 2 |
| Ⓓ | |
| Ⓔ | |
| Ⓕ | |

Blank area for notes or specifications.

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 THE EDGEWOOD INN - BLACK SMITH SHOP
 16101 OAKHILL ROAD
 BURTONSVILLE, MD 20905

ENGINEER:

DRAWING INFO:
 ISSUE DATE: 3-11-08

C1

SCALE: UNO (NO SCALE)

C1

SCALE: UNO (NO SCALE)