

16101 Oak Hill Road, Silver Spring

PRELIMINARY CONSULTATION

Master Plan Site # 15/52, Edgewood II



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Conceptual Hearing

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: 51-0561930

Name of Property Owner: Edgewood ITH 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

House Number: 16101 Street: Oak Hill Rd.

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

Lot: _____ Block: _____ Subdivision: _____

Liber: 3128 Folio: 420 Parcel: P. 61

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revoceable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Dismantle - gave 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: _____

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.

Miche Booz
Signature of owner or authorized agent

3.23.2011
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edgewood Application cont.

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:

Built in c. 1858 Edgewood was associated with the Stabler family, who were Quakers and important to the development of agriculture of eastern Montgomery County. The original dwelling, built by Robert Stabler, was a 2 1/2 story block. A kitchen wing was added in the late 1800s. In 1903 another rear wing was added, giving the house a U shaped plan. The property has several existing out-buildings and a restored tenant house. The out-buildings are currently being repaired and stabilized.

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

Dismantle Old Kitchen, salvage intact timbers & siding. Old kitchen to be re-built in future as part of Country Inn - in same location. It will be rebuilt on new foundation approximately 24" higher with floor to match level of Main House. Roof Peak will be approx. 4-6" higher than existing.

2. SITE PLAN Addition - see attached drawings.

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

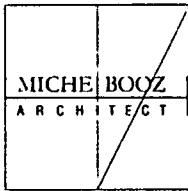
6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)779-1355).

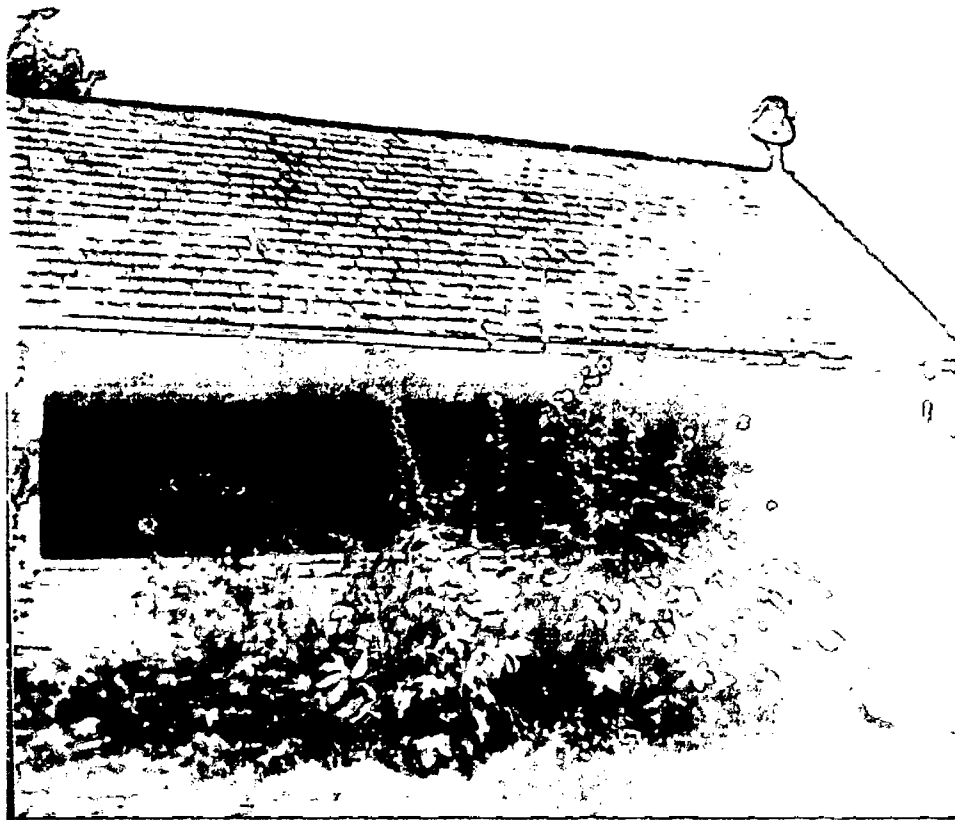
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



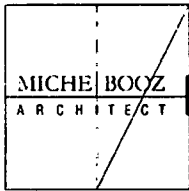
Buildings—Old Kitchen

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 dismantled and re-built in the same location. Any materials that are salvageable will be re-used. The new foundation will be stone with the new floor level set at the Main House first floor level. The new exterior materials will match the original historic features such as the board and batten siding and wood trim. The new roof will be standing seam metal. Non-historic features will not be rebuilt.



Stabler family photo. Date unknown.



Buildings—Old Kitchen

Historic Images



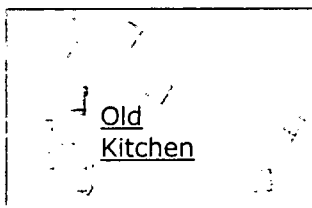
Partial West Elevation

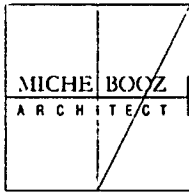


South and East Elevations



South Elevation, with Main House to left

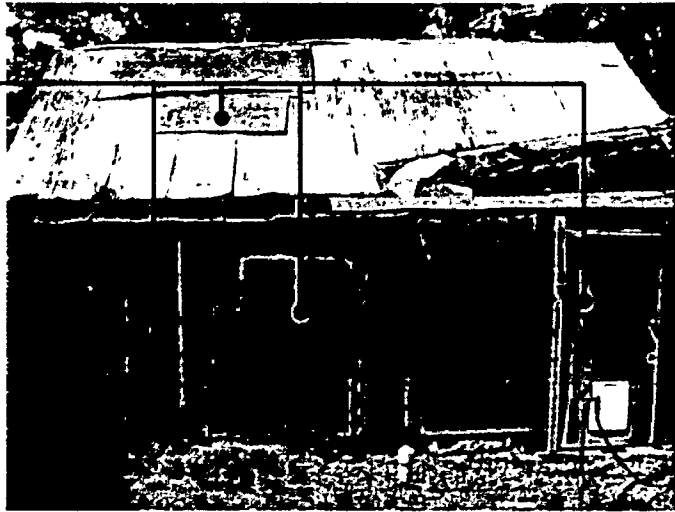




Buildings—Old Kitchen

Elevations

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



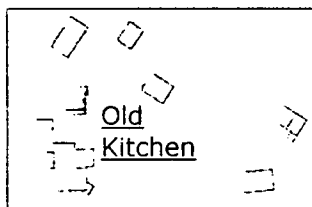
South Elevation

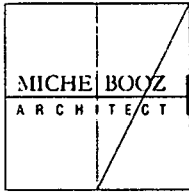
Note ventilator from
restaurant era.



Non-historic addition
with deteriorated
siding near
foundation.

East Elevation (Oblique View)





Buildings—Old Kitchen

Elevations

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

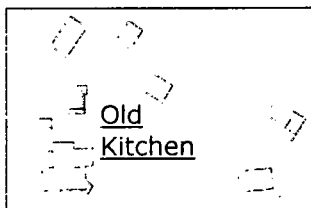


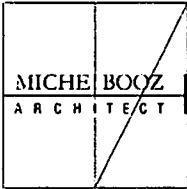
West Elevation

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



North Elevation

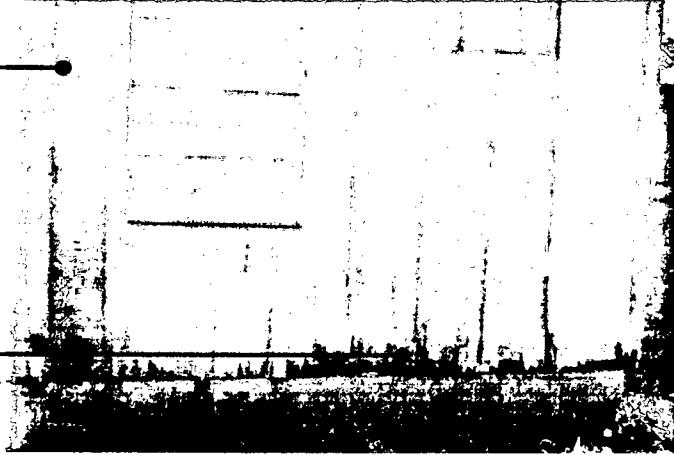




Buildings—Old Kitchen

Foundation and Framing

Evaluate boards and battens for re-use.



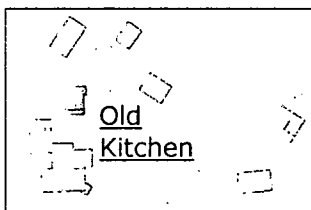
Detail of damage to siding at foundation.

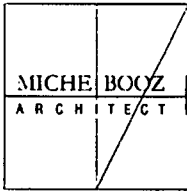
Reclaim intact rafters and post and beam structure. Re-use in new structure.

Leaking roof has caused damage to structural members.



Interior structure of non-historic south addition is failing.

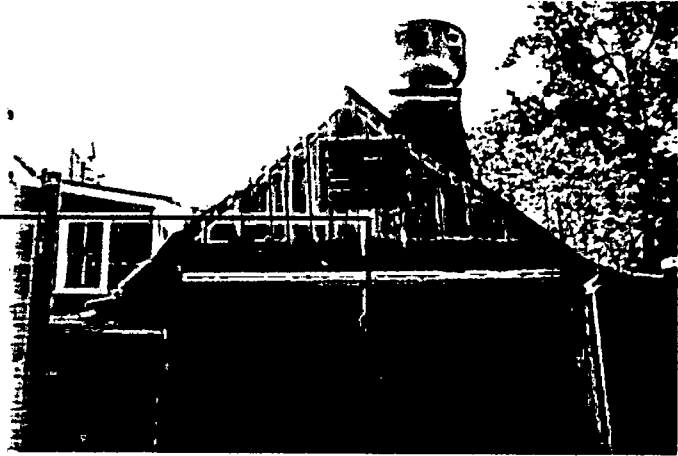




Buildings—Old Kitchen

Siding, Doors, Windows and Trim

For proposed re-built structure, install barn board siding over new sheathing to replicate existing exterior features.



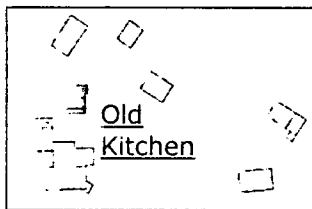
For proposed re-built structure, non-historic extension on south side will not be reconstructed.

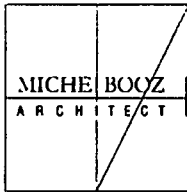


In the proposed re-built structure, the non-historic windows will be replaced with wood simulated divided light windows.



Inadequate foundation, with siding in contact with grade.





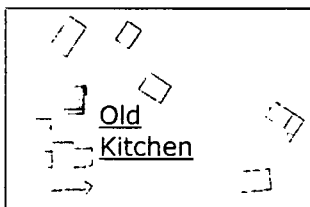
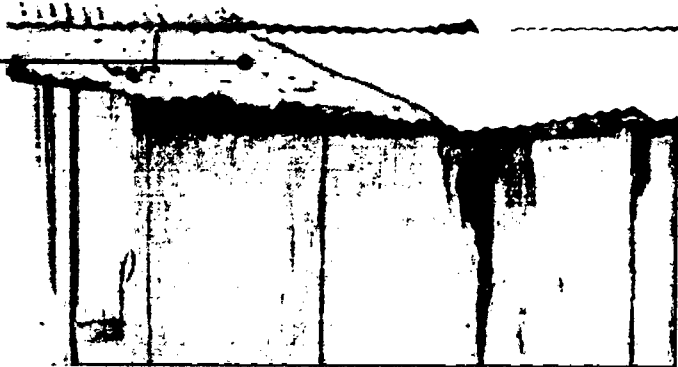
Buildings—Old Kitchen

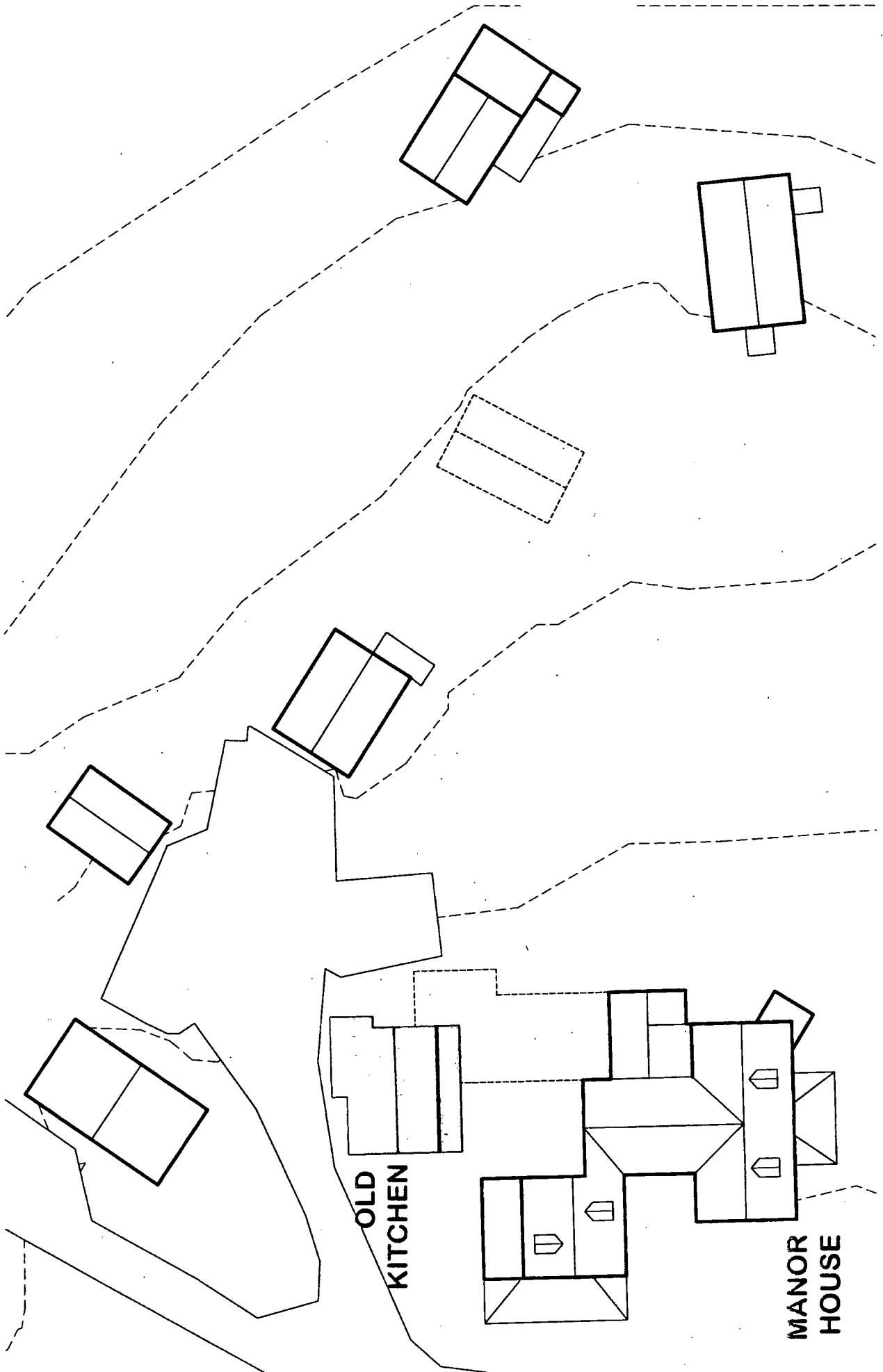
Roof

In proposed re-build,
roof to be replaced
with new standing
seam meta:



Detail of failing roofing

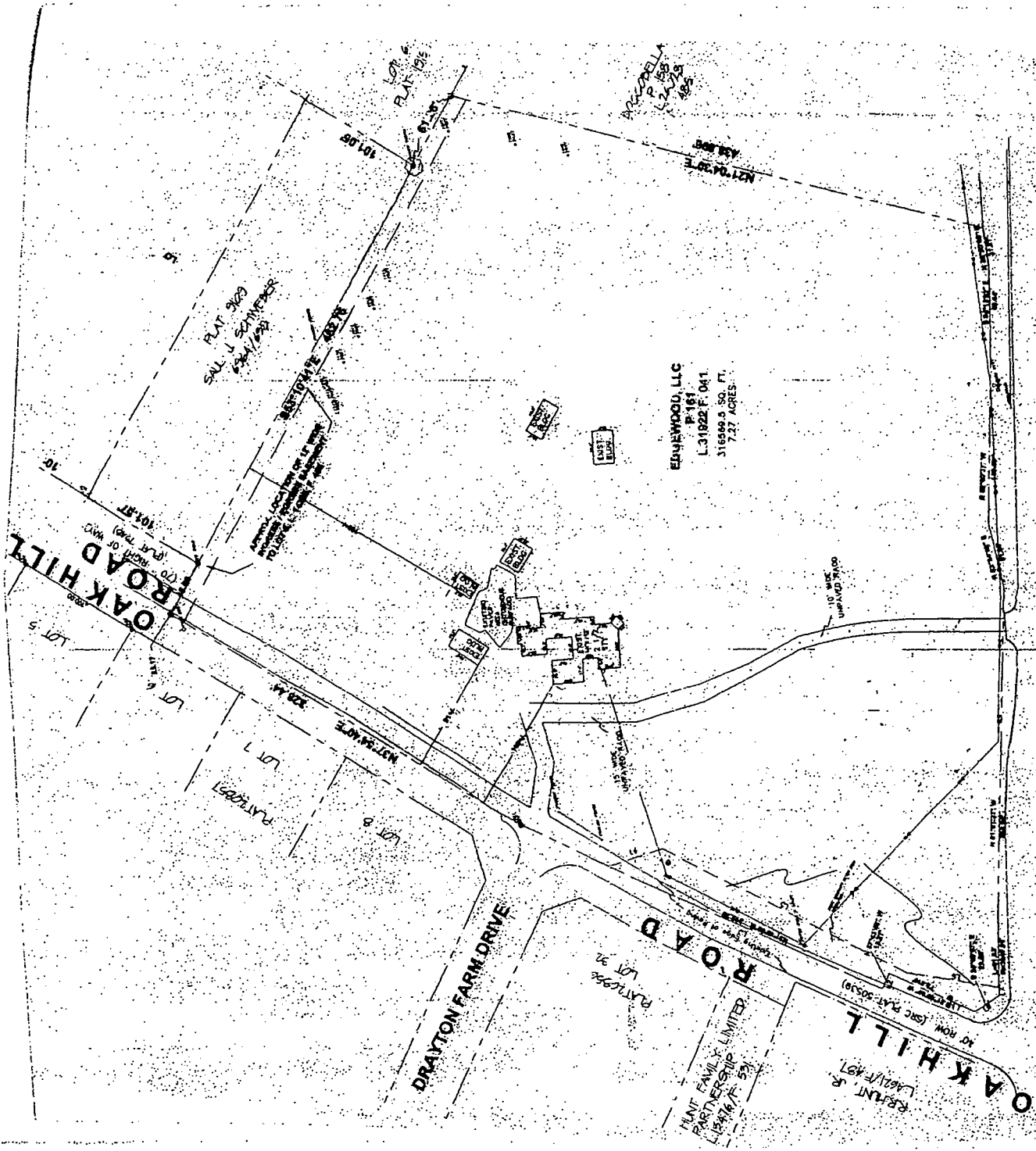




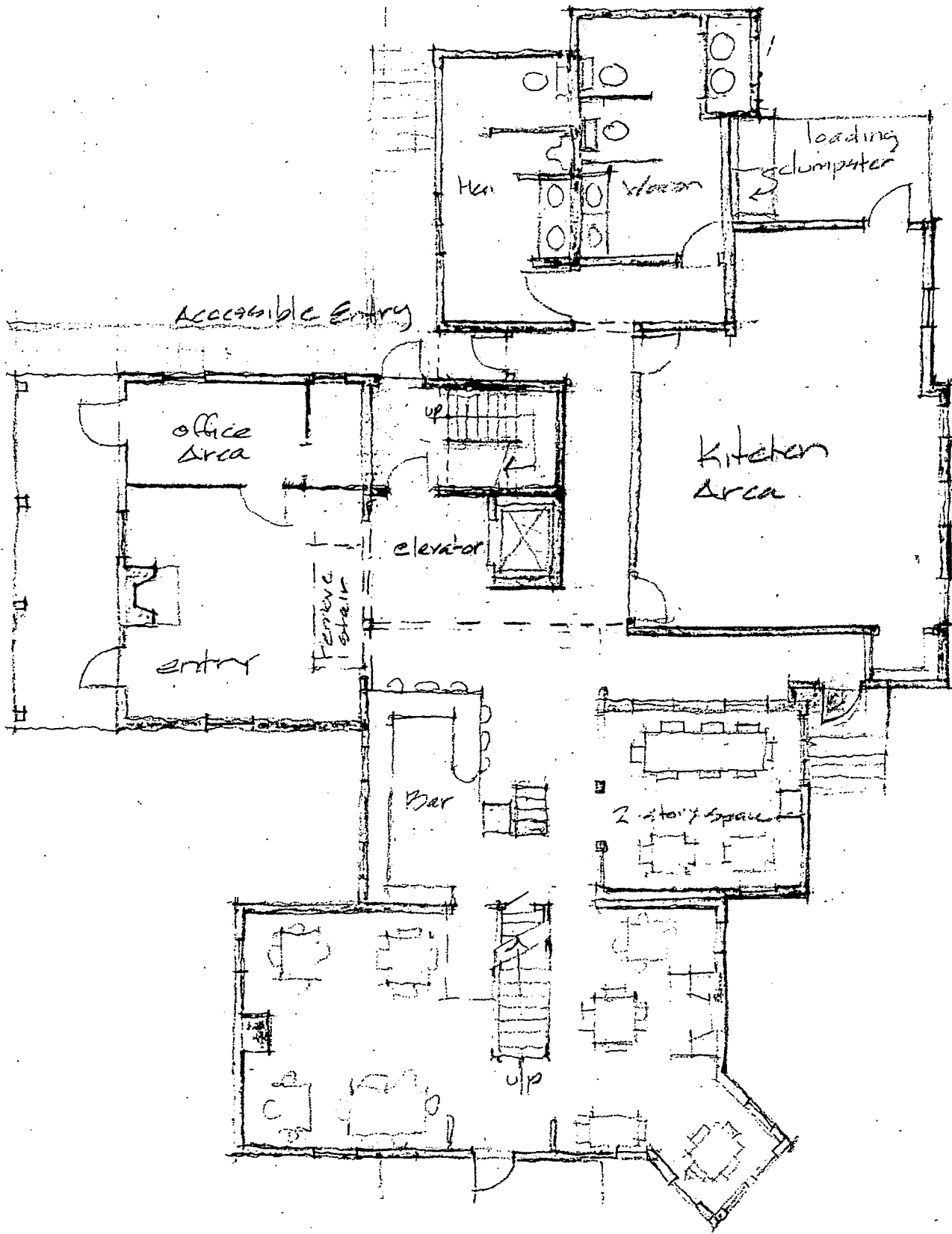
OLD
KITCHEN

MANOR
HOUSE

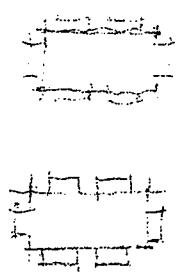
SITE PLAN



SPENCERVILLE ROAD MD. RTE. 198

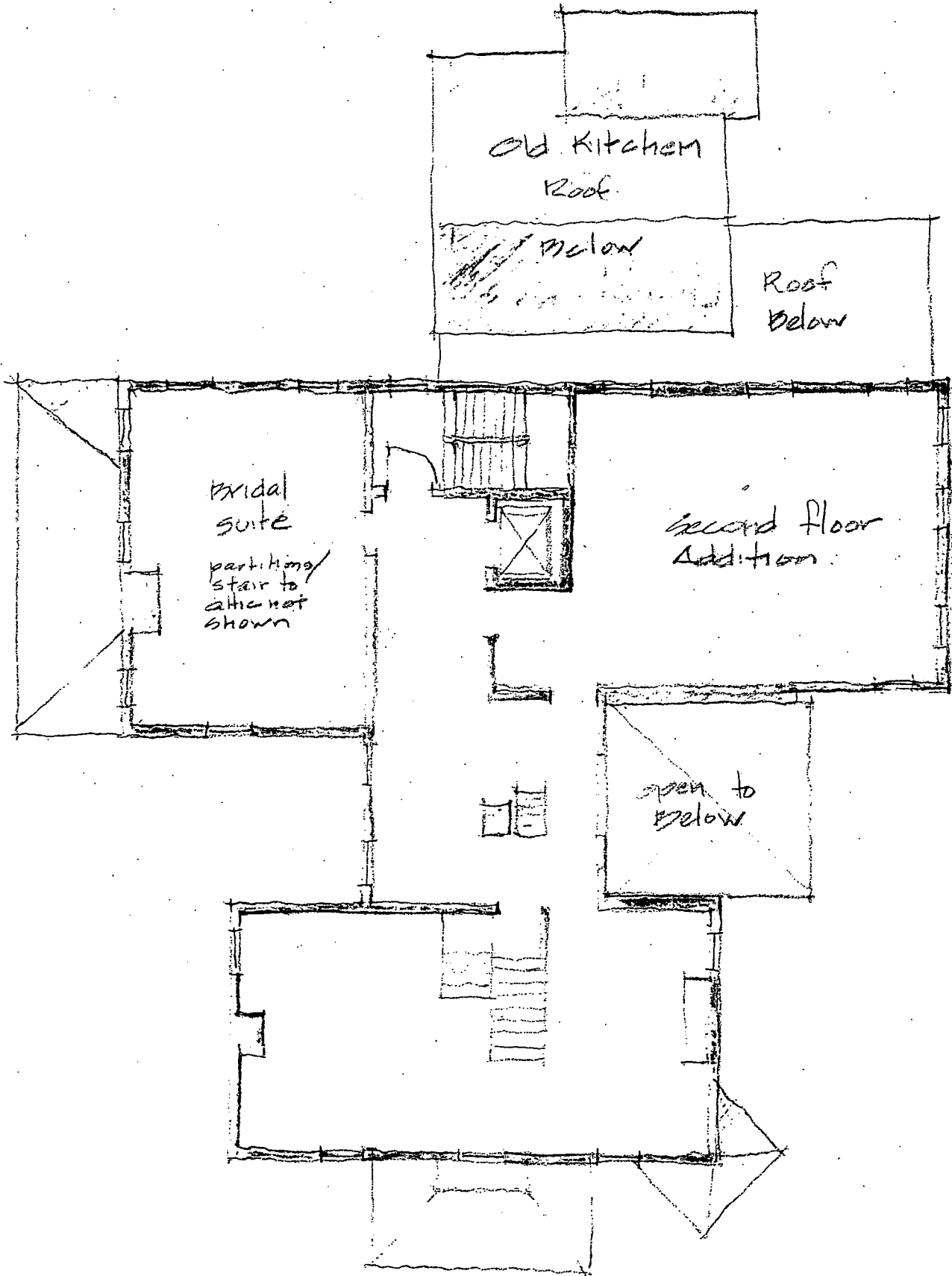


ADDITION
SHOWN
Hatched

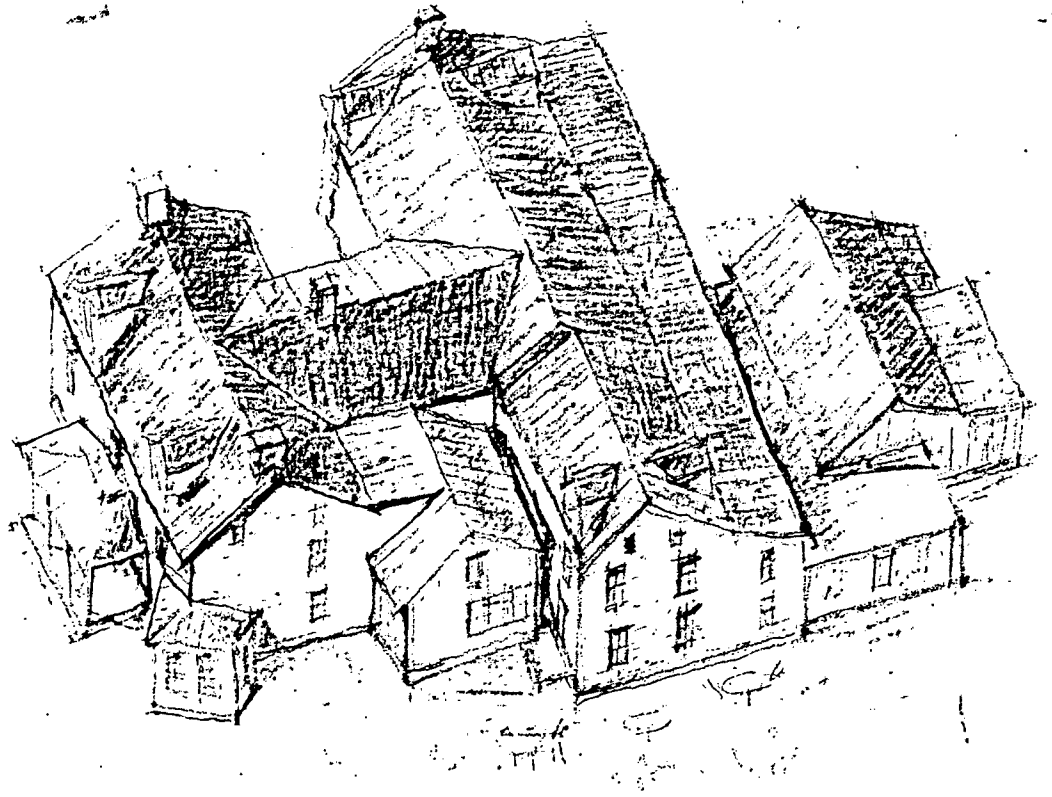


outdoor
eating

Edgewood Inn Main House 1st Fl. Plan
 $1/32" = 1' - 0" \pm$



Edgewood Inn Main House. 2nd Floor
 $\frac{3}{32}'' = 1'' - 0'' \pm$

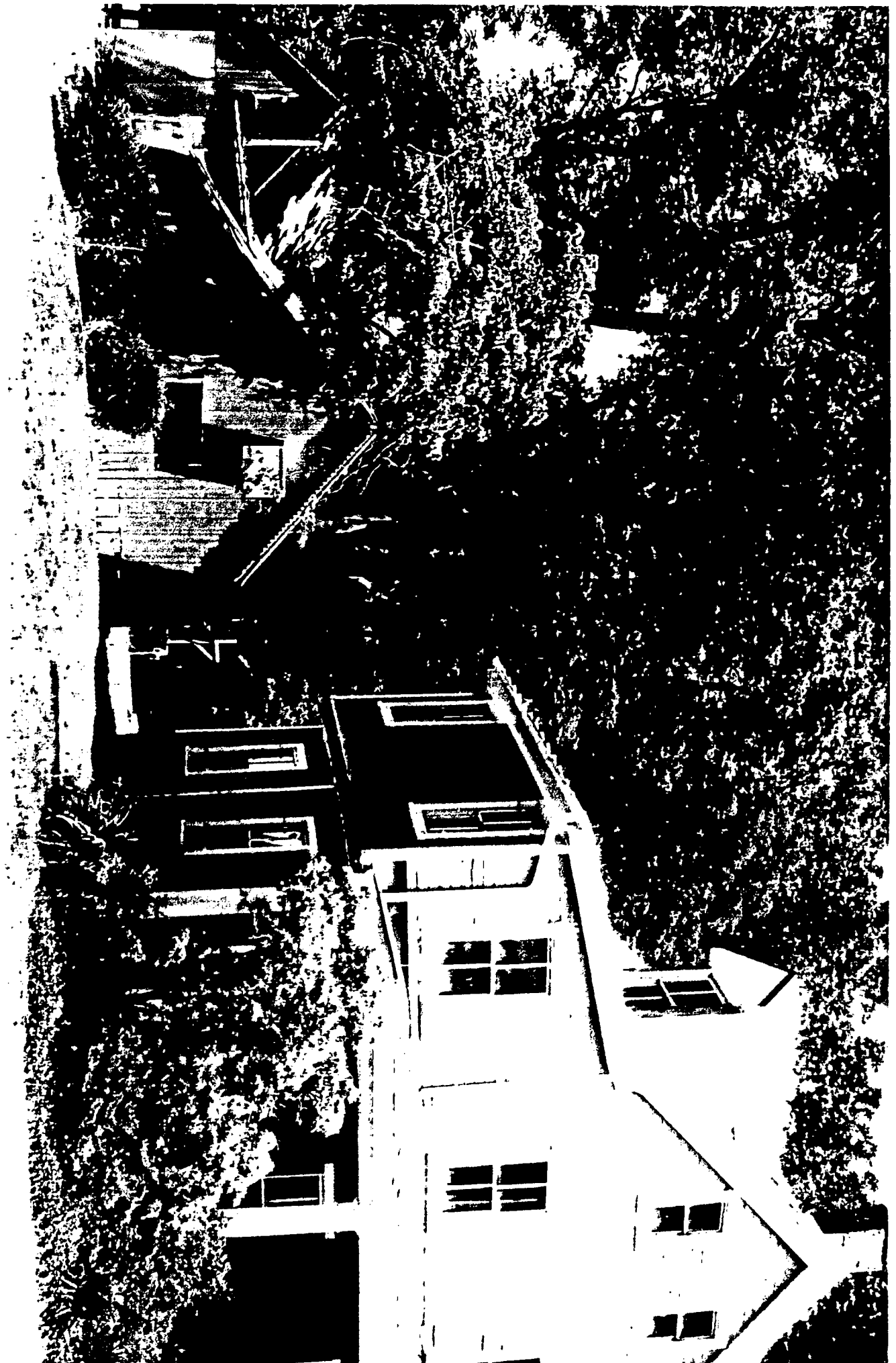


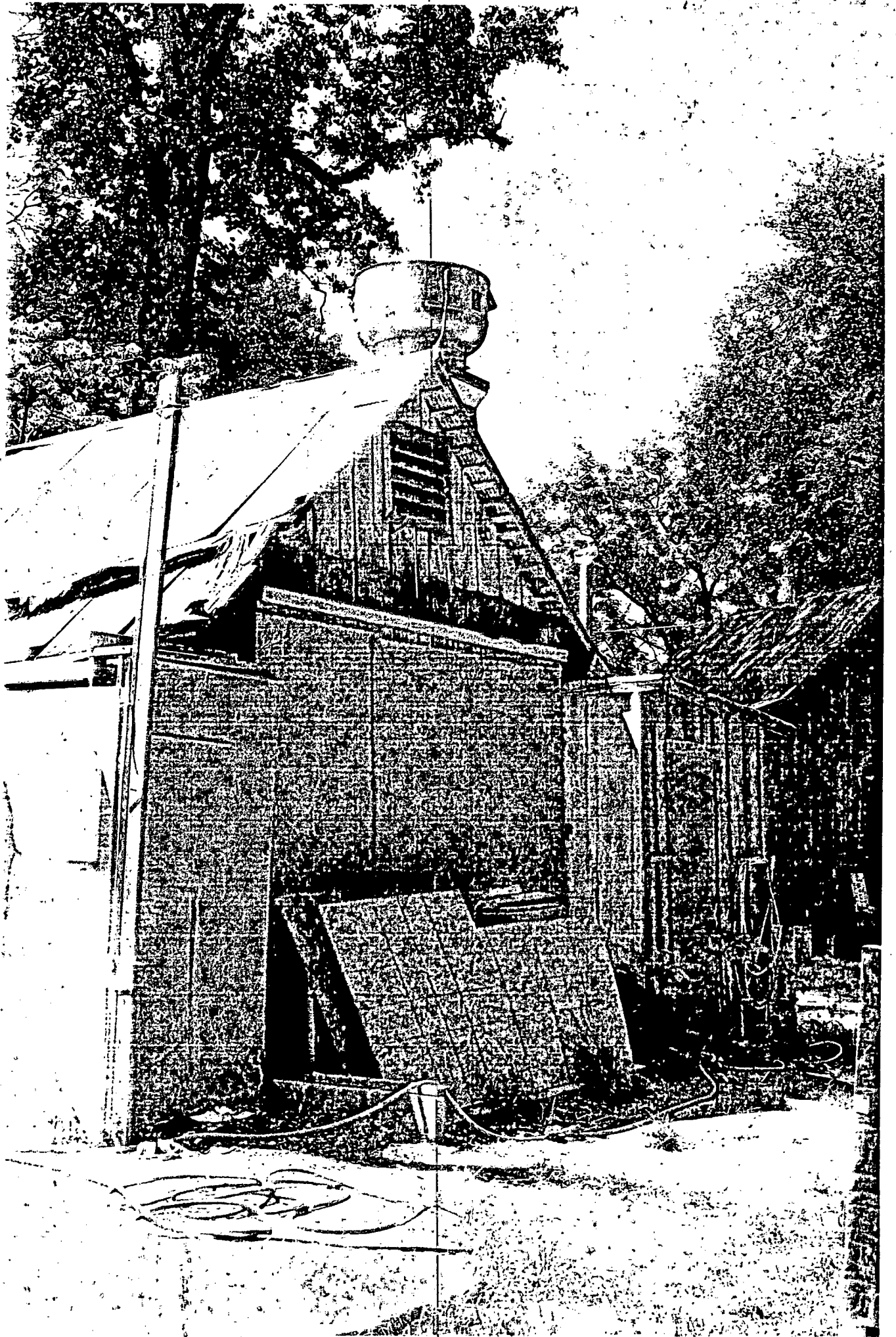
Edgewood Inn 3D sketch



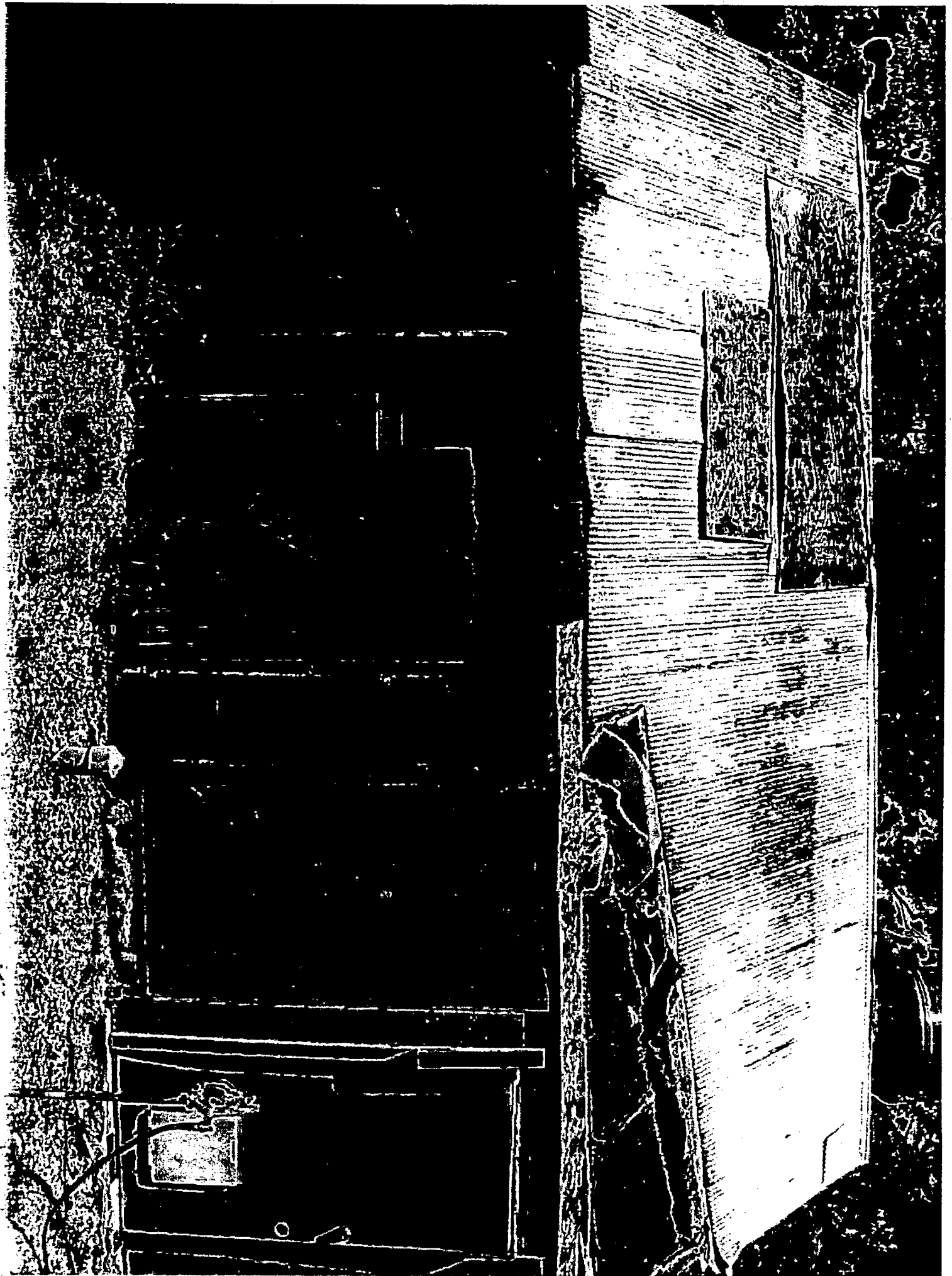


















LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS
(March 18, 2010)

Tax Account No.	Name	Address	Lot/Parcel	Block
Subject Property				
05-00279326	Edgewood Inn LLC	16101 Oak Hill Road 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	
Adjoining and Confronting Property Owners				
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 th 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 th 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)

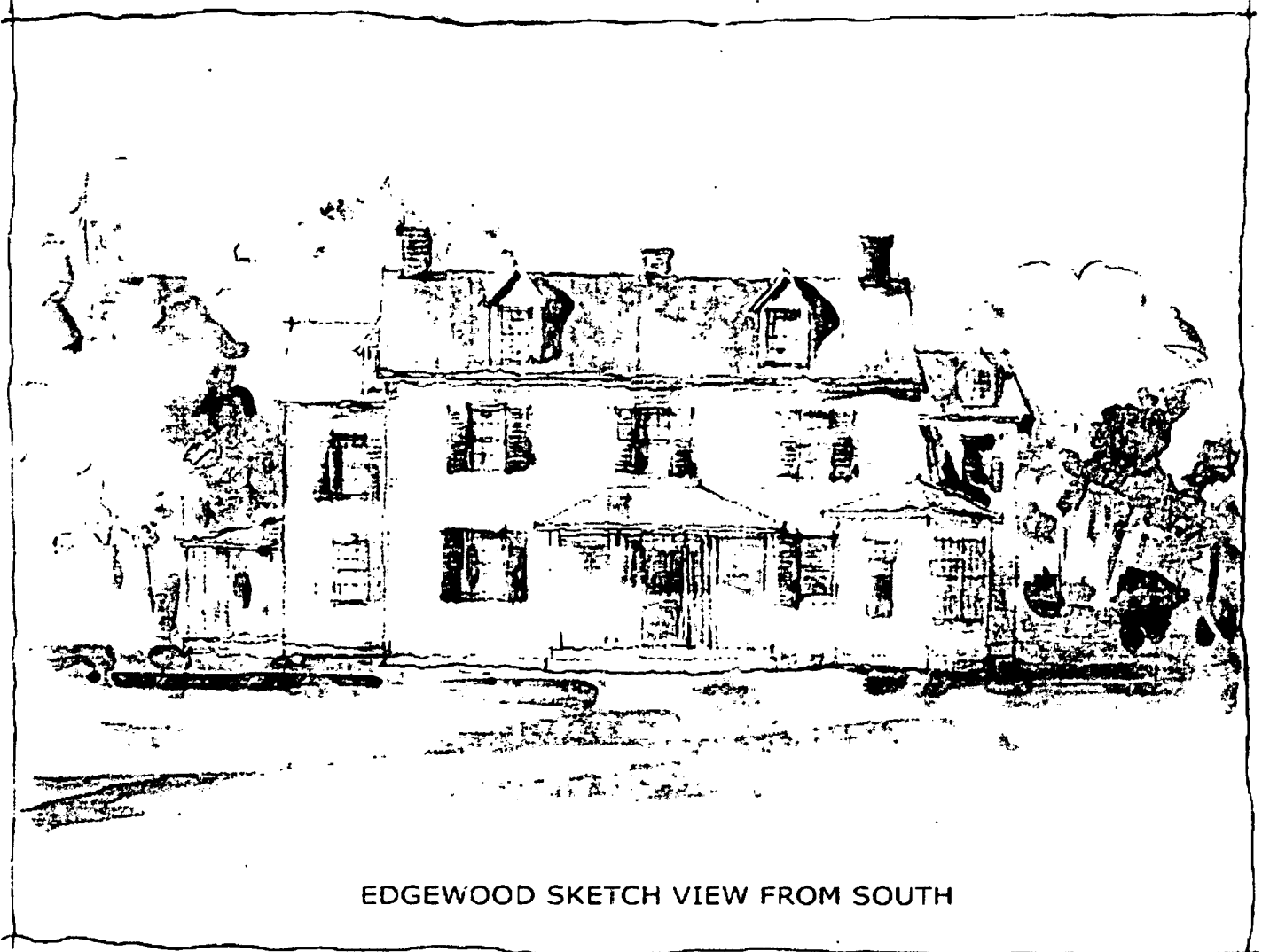
Tax Account No.	Name	Address	Lot/Parcel	Block
05-03237955	Taylor, Antone L & Hollie N	16101 Drayton Farm Drive Spencerville, MD 20868-3106	Lot 8	C
Homeowner and Civic Associations				
	Chuck Selden Gamewell Community Assn.	1805 Gamewell Road Silver Spring, MD 20905		
	Ms. Barbara Foresti Cloverly/Fairland/White 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		

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(March 18, 2010)

Tax Account No.	Name	Address	Lot/Parcel	Block
	George Sauer Citizens for a Better Montgomery	3307 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's, MD 20841		
MONTGOMERY COUNTY PUBLIC SCHOOLS				
	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	
LIBRARY				
	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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EDGEWOOD SKETCH VIEW FROM SOUTH

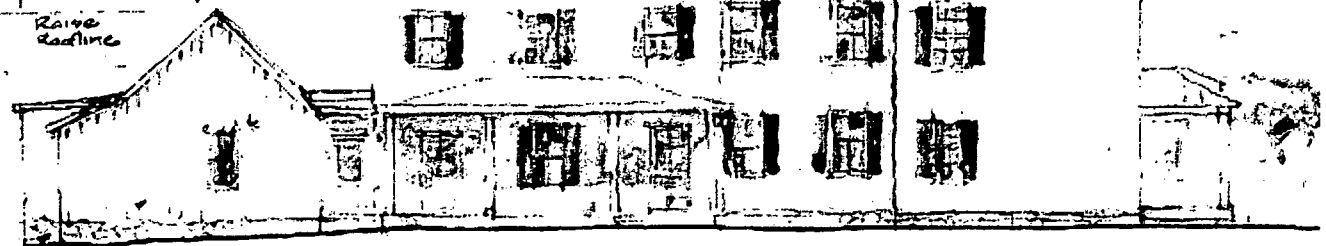


VIEW FROM RT 193

← Old Kitchen →

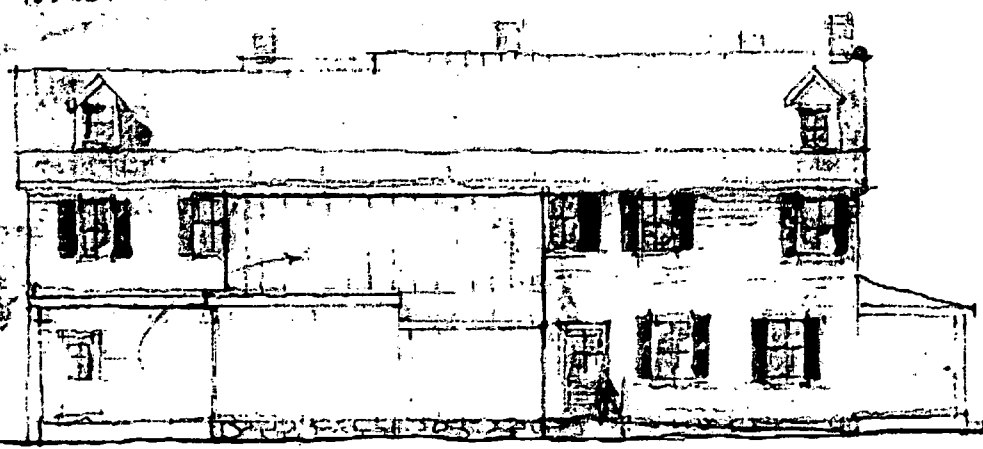
New wood TOL window to replace existing

Raised Roofline



Board & batten siding
New stone foundation wall

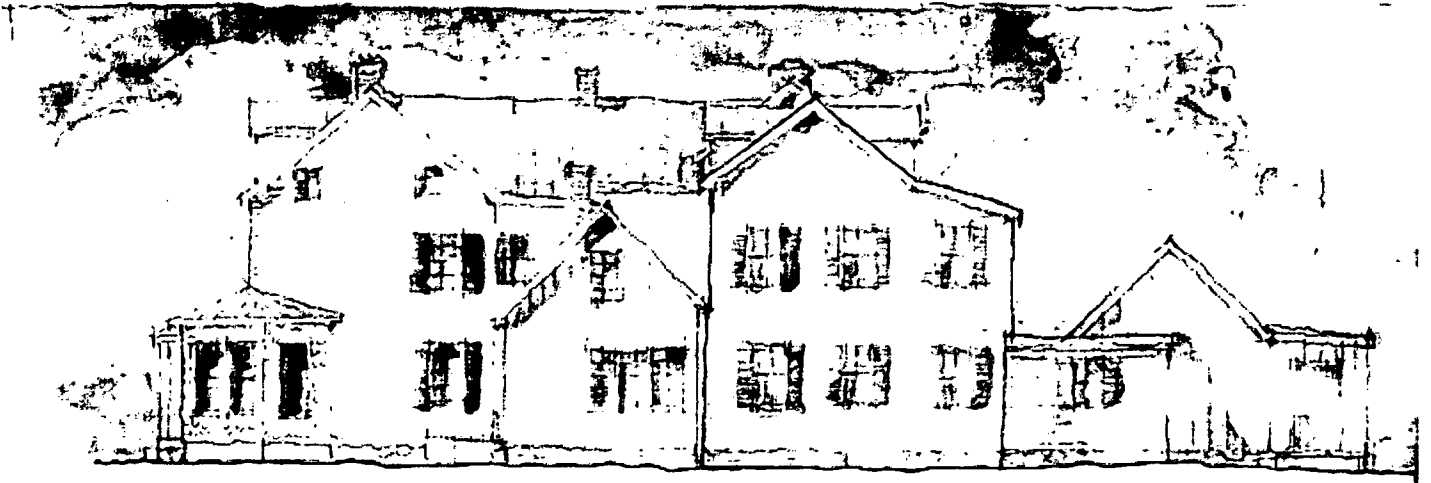
Main House West Elevation



Spanning screen roof

← Old Kitchen →

Main House North Elevation



Main House East Elevation



Main House South Elevation