

Baltzley Castle: 5415 Mohican Road

1-25-11

Planning Area / Site Number M: 35-29-1

Written Description of Work: Condition Assessment

An immediate concern is the integrity of the roof. The roof leaks and has caused tremendous damage to the finishes and to some framing elements of the house. The copper built-in gutters, valley, step and chimney flashing's need to be replaced. There are many broken, missing red roof slates, and the felt has completely deteriorated.

The roof needs to be completely replaced. This will involve carefully removing the red slate, ornamental trim elements, stripping all underlayment, flashing and plywood sheathing. We will need to replace damaged framing and sheathing and install snow and ice shield, titanium underlayment, copper built-in gutters / flashing and the red slate roof. The existing slate is from two periods. The original slate is 1880 vintage. Slate was added during a 1958 renovation. The two vintages of red slate are a close match in color, but the original 1880 slate is too old to be reused. We have located two suppliers of a red slate called Vermont Red (actually from New York). Vermont Red is a very close match in color, size and thickness to the existing slate on the roof.

All building stone, flat stone caps and brick above the roof line will need to be repaired and re-pointed before the new slate is installed. Sections of stone cornice and stone headers above some windows need to be repaired before the copper built-in gutters can be installed. While the scaffolding is in place, any areas of the walls needing re-pointing will be repaired. Sections of the wall of the front porch that supports the four stone piers will need to be rebuilt using the existing stone. This could be done at the same time the masons are on site, or in phase two. One of the piers needs to be taken down, it is leaning and its support has been undermined.

At some uncertain point in time after the house was constructed, a wooden structure was added above the crenellated stone on two areas of the house: the squared bay on the front east side, and the front center bay. These wooden structures impede roof and stone repair. We will remove and discard these structures, reset loose stones, re-point and replace copper flashing.

The glass structure on the roof (on the west side of the house) is an original feature of the house that is in poor condition and needs to be rebuilt. The glass roof intersects the copper valley below the turret. The intersection is not properly flashed. Over time, this has caused significant damage to the first, second and third floor ceiling and floor of the house due to water leakage. We will build up the roof framing approx 12 - 16 inches from the valley in order to flash this area - see attached architectural detail. This work needs to be done prior to installation of the roof flashing and slate. The glass superstructure will be detailed in phase two, after consulting with Historic on its design. We can build a temporary structure to make the house water-tight.



5415 Mohican Road, Bethesda Southeast view

1



5415 Mohican Road, Bethesda Northwest view

2



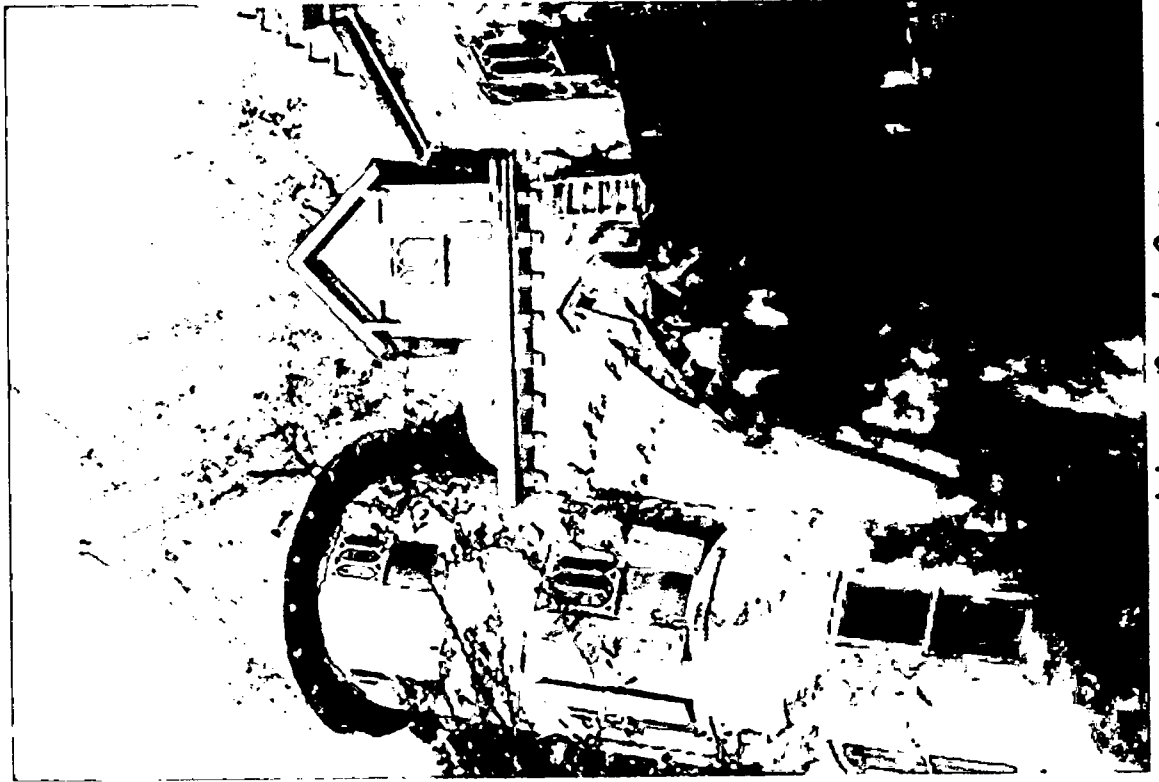
5415 Mohican Road, Bethesda North view

3



5415 Mohican Road, Bethesda East view

4



5415 Mohican Road, Bethesda
South view

5



5415 Mohican Road, Bethesda

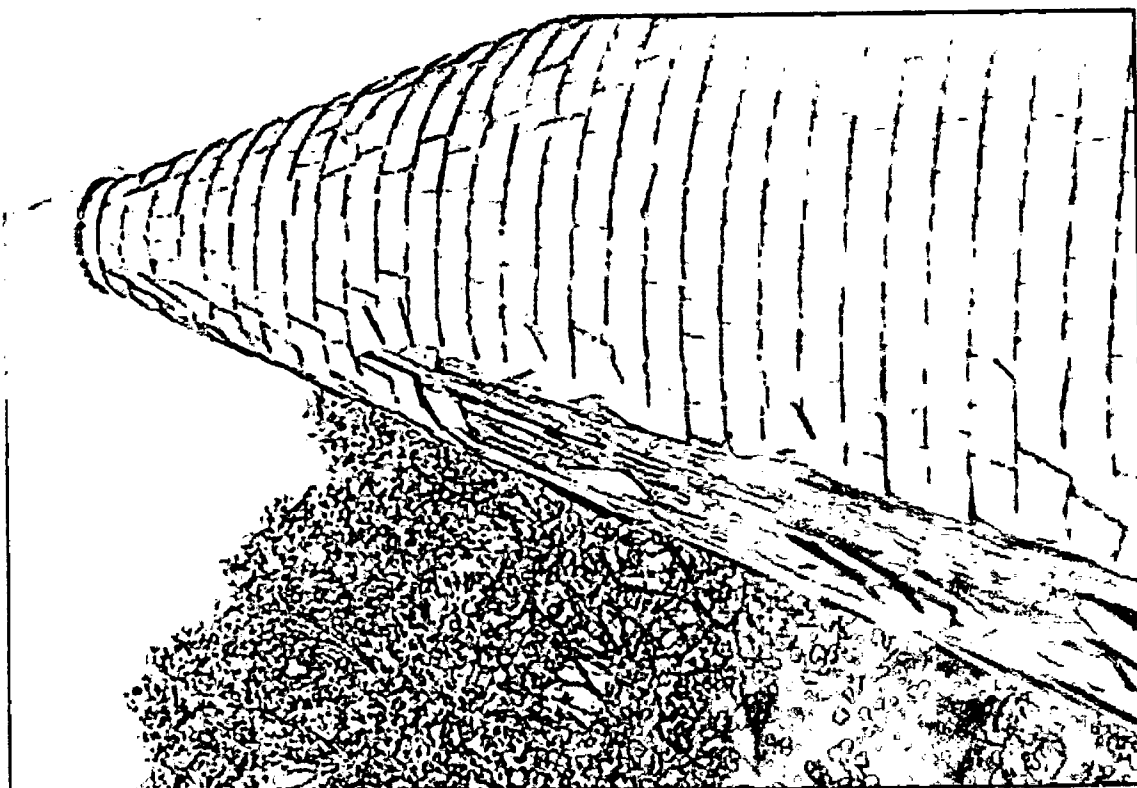
West view

6



5415 Mohican Road, Bethesda
Roof damage

South view



8

South
View

5415 Mohican Road, Bethesda
Roof damage

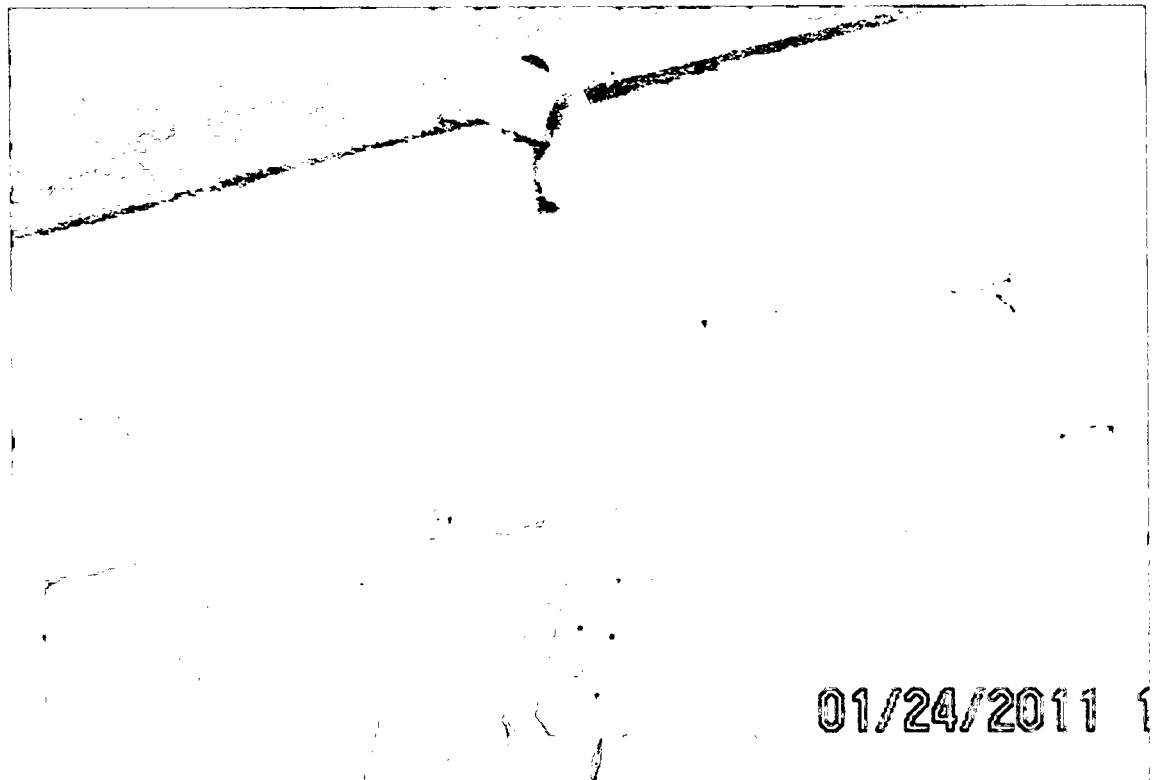


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5415 Mohican Road, Bethesda
Stone damage

North view

9

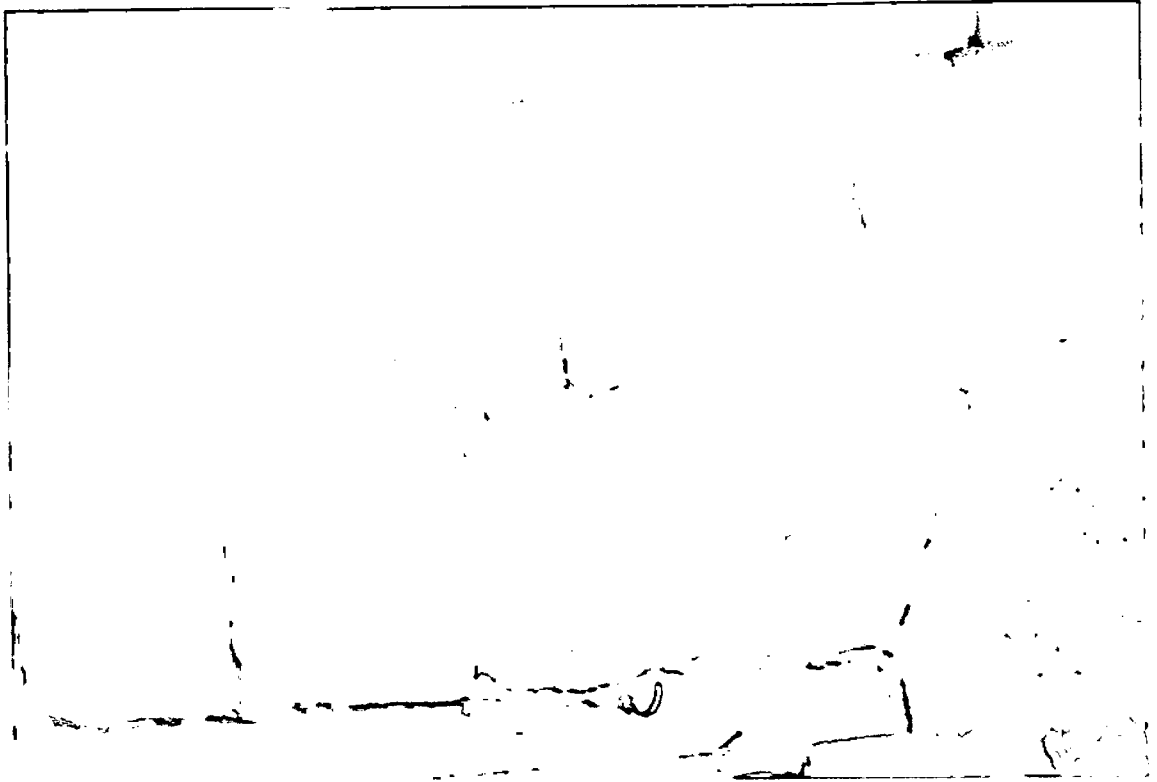


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5415 Mohican Road, Bethesda
Stone damage

North view

10



5415 Mohican Road, Bethesda
Stone damage

North view

11

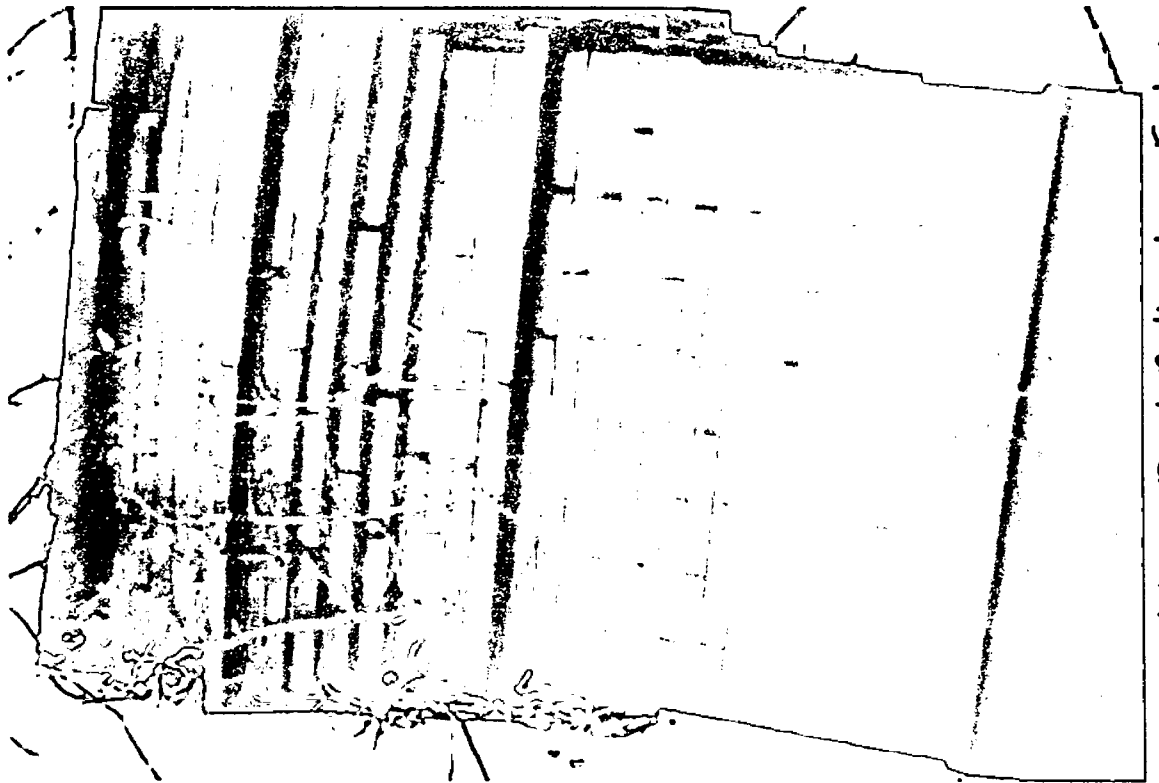


5415 Mohican Road, Bethesda
Stone damage

South
view

12





5415 Mohican Road, Bethesda East view 13
Brick chimney damage



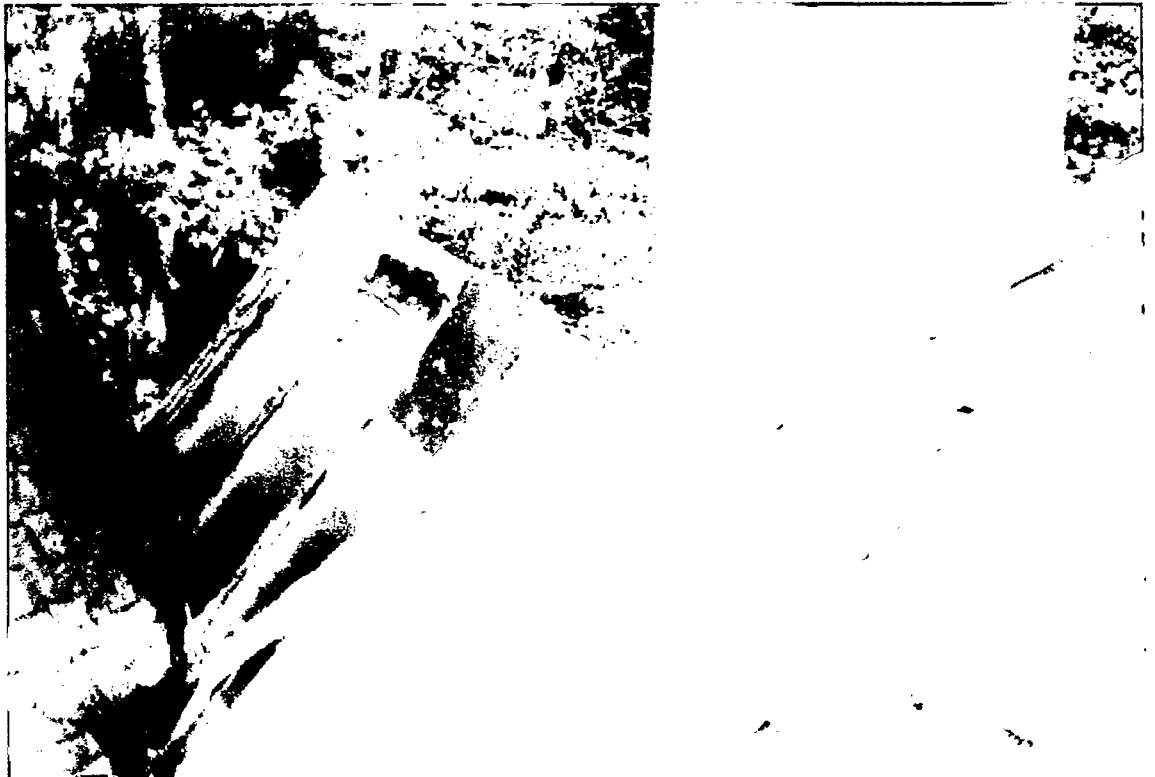
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5415 Mohican Road, Bethesda South view
Stone and porch damage

14



5415 Mohican Road, Bethesda Southeast view
Stone damage, wood structure to remove 15



5415 Mohican Road, Bethesda West view
Damage to glass structure, roof 16



5415 Mohican Road, Bethesda Inside, west view
Damage to glass structure, roof

17

J. Ross McNair
Alison L. Taylor
7600 Cabin Road
Cabin John, MD. 20818

1/25/2011

Maryland Department of Planning
Maryland Historical Trust
100 Community Place
Crownsville, Maryland 21032

Ladies and Gentleman:

Enclosed you will find Parts 1 and 2 and required attachments of the Maryland Sustainable Communities Rehabilitation Tax Credit Application for the Baltzley Castle, 5415 Mohican Rd., in the Glen Echo Heights area of Bethesda, Maryland.

Alison Taylor and I purchased this property in December 2010 with the intent of making it our personal residence. We look forward to an aggressive restoration of this wonderful - but seriously deteriorating - property and are very anxious to begin and complete work there.

Because there are significant emergency stabilization issues, we have chosen to approach the work in phases. It is important to deal with the failed roof and stone walls immediately and we hope we may have your very rapid attention to this matter. The remainder of the project will proceed in a more considered manner: you may expect to receive a second phase application for the same property within sixty days.

I benefited immensely in approaching this work and preparing this application from a consultation with Rene Novak and very much appreciate her candid and direct response to my questions. Please let me know if there are additional questions you may have or if there are elements I may have overlooked in this application.

Sincerely yours,

Ross McNair

MARYLAND DEPARTMENT OF PLANNING

MARYLAND HISTORICAL TRUST

MARYLAND SUSTAINABLE COMMUNITIES
REHABILITATION TAX CREDIT APPLICATION
PART 1 - CERTIFICATION OF SIGNIFICANCE

HOMEOWNER APPLICATION

MHT Project No. (MHT Office Use Only)

Instructions: Refer to the instructions prior to completing this application. No certification determination will be made unless the submitted application form is complete. If additional space is needed, please attach blank corresponding sheets.

1. **Name of property (if applicable):** Ross McNair and Alison Taylor State Legislative
District 16

Address of property: Street 5415 Mohican

Road _____

City/Town Bethesda

County Montgomery

Zip 20816

2161

Name of historic district (if applicable): _____

CHECK ALL THAT APPLY: National Register historic district National Register individually designated property locally designated historic district
 individually designated local landmark pending National Register or local individual designation pending National Register or local historic district designation

MHT Easement Property? yes no

2. **Check nature of request:**

- Certification that the structure contributes to the significance of the above-named historic district.
 Certification that the structure has been individually designated under local law (designation documentation required).
 Preliminary determination that the structure pending National Register or local designation appears to meet "certified historic structure."

3. **Project contact: (if different from owner)**

Name Ross

McNair

Street 7600 Cabin Road

City Cabin John

State Maryland

Zip

20818

Daytime telephone number 301-229-9343 e-mail address

rossmcnair1@gmail.com

4. **Owner:**

I hereby attest that, to the best of my knowledge, the information I have provided is correct, that the structure is not owned by the State of Maryland, a political subdivision of the State, or the Federal government, and that I own the structure described above. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name John Ross McNair

Authorized Signature J Ross McNair

Date 1-25-

2011

Social Security Number (or Taxpayer Identification Number) 435-04-

8880

Street 7600 Cabin Road

City Cabin John

State MD

Zip 20818

Daytime telephone number 301-229-

9343

e-mail address

rossmcnair1@gmail.com

-

MHT Office Use Only:

The Maryland Historical Trust has reviewed the "Maryland Sustainable Communities Tax Credit Application - Part 1" for the above-named property and hereby determines that the property:

Is a "certified historic structure."

**PART 1 – CERTIFICATION OF SIGNIFICANCE
HOMEOWNER APPLICATION**

MHT Project No. (MHT Office Use Only) _____

Property Name _____ Property Address _____

- ___ Appears to meet "certified historic structure" criteria, pending official National Register or local designation.
- ___ Is not a "certified historic structure" because it is not individually listed on the National Register or designated under local law; does not contribute to the significance of the above-named historic district; or is a structure pending National Register or local designation that does not appear to meet "certified historic structure" criteria (details attached).

Date _____ Maryland Historical Trust Authorized Signature _____

5. Description of physical appearance:

Description: Architect Theophilus Parsons Chandler designed this house with 4 foot thick granite at the base, tapering to 18 inches on the fourth floor. Chestnut framing, paneling and woodwork trim the stone, 5 bay, 2½ story house. Featured are a crenelated porte-cochere, a wooden deck around 2 sides, glass and wooden paneled double doors and a circular front porch. There is a one-story lean-to addition with half-hipped roof on the southeast elevation. Windows are one-over-one and diamond-paned over one single light double-hung, flanked by green louvered or paneled wooden shutters. The multi-planed, generally hipped roof is covered by red slate tile. There are 3 exterior chimneys with fieldstone bases and corbelled caps. Inside, curved walls encircle a chestnut stairway with a floor-to-ceiling carved chestnut newel post. The fireplaces are constructed of rough-faced ashlar blocks.

Date of construction: 1890 Source of date: ACHS Summary Form 35/
29/1
Type of construction (i.e. brick, wood frame, etc.): Stone Date(s) of Alteration(s) _____
Has building been moved? yes no (If yes, when? _____)

6. Statement of significance:

Significance: A Victorian fantasy "castle" with panoramic views of the Potomac, the 1890 "Baltzley" house is an inspiring reminder of the two men who developed the Glen Echo area and helped found the Glen Echo National Chautauqua, and who influenced new housing in the area as well as the trolley route. Edward and Edwin Baltzley bought 516 acres of land in 1888, built the Chautauqua and sold lots for a planned development across the street. Houses were to be of brick, stone or metal, but the use of granite was encouraged by offering stone delivered at quarry cost. The Baltzley house, one of two actually built, cost a total of \$18,000.

A disastrous fire at the Glen Echo Cafe in November 1890, coupled with rumors of malarial mosquitoes, put an abrupt end not only to the Glen Echo Chautauqua, but also to the Baltzleys' real estate business. Edward, then Edwin, lived here until possibly 1907. The house had a succession of owners and boarders, until _____ the present owners bought it.

**PART 1 – CERTIFICATION OF SIGNIFICANCE
HOMEOWNER APPLICATION**

MHT Project No. (MHT Office Use Only)

Property Name _____ Property Address _____

7. Photographs and maps:

Attach map of historic district boundaries with property clearly marked (if applicable) to application and include photographs (see *Photographic Requirements*)

M.3529-1

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This five bay, two-and-a-half story house faces southwest, and is approached from the northeast.

Constructed of stone, this house has chestnut framing and woodworking. There is a crenelated porte-cochere on the northeast elevation which measures two arches by two arches. A wooden deck, enclosed by a balustraded railing, wraps around from the northeast to the northwest elevation. It is supported by iron braces. The northeast double doors are glass and wooden paneled. There is a circular porch with a flat roof enclosed by a balustraded railing and supported by four stone posts on the southwest elevation. There is a pair of French doors on the southwest elevation which open onto the southwest porch. There is a one story lean-to addition with a half hipped roof on the southeast elevation. There is a glass and wooden paneled door northeast of this addition.

There are one-over-one and diamond-paned over one single light double-hung windows throughout the house, flanked by green louvered or paneled wooden shutters. A two story square bay window is located at the south corner of the southwest elevation, with a three story tower with a conical roof at the west corner of that southwest elevation. There are two gabled three vertical panes over one single light double hung dormer windows on the southwest and northeast elevations, and one such gabled dormer window on the northwest elevation.

The multi-planed roof with a generally hipped profile has red slate tile covering. There are three exterior chimneys with fieldstone bases and corbelled caps at the northwest and southeast elevations.

The northeast door opens into a foyer with a curved wall connecting the northwest and southwest walls. Northwest of the curved wall is the large living room. A closed string triple-run chestnut stairway ascends along the southeast wall. This stairway is unusual for its floor-to-ceiling carved chestnut newel post. Southeast of the hall is the dining room and northeast of the dining room is the kitchen.

The floors are narrow hardwood. The walls and ceilings are plaster-over-lath with crown moldings. There are large sliding wooden paneled doors leading from the southwest hall into the dining and living rooms, and chestnut paneled window surrounds and woodwork. The fireplaces are constructed of rough faced ashlar blocks.

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1890

BUILDER/ARCHITECT

Theophilus Parsons Chandler

STATEMENT OF SIGNIFICANCE

A Victorian fantasy "castle" with panoramic views of the Potomac, the 1890 "Baltzley" house at 5415 Mohican Road, Glen Echo Heights, is an imposing reminder of the two men who developed the Glen Echo and Glen Echo Heights areas and helped found the Glen Echo National Chautauqua. Except for the Chatauqua Tower which still stands at Glen Echo Park, their magnificent stone house is the lone survivor of a grandiose scheme to create a Washington "Rhineland of the Potomac".

Twin brothers Edward and Edwin Baltzley from New Philadelphia, Ohio,¹ in 1888 bought some 516 acres of land from William and Sarah M. Reading,² and which originally was patented by Daniel Magruder and Charles Beall in 1726 as "Magruder and Beall's Honesty".³ Edwin was a prolific inventor, and had made about a quarter of a million dollars on a mechanical eggbeater he patented in 1885 - money used to buy the land.⁴ It extended from Cabin John Creek east to the Walhonding Road area overlooking Sycamore Island.⁵

The brothers set up their real estate office in the wildly fanciful Glen Echo Cafe which they built above Sycamore Island.⁶ They sold lots only for "houses of brick, stone or metal of not less value than \$3,000,"⁷ but encouraged "the erection of none but granite houses" and promised stone from five local quarries "at the bare cost of quarrying".⁸ They planned a gigantic fortress-like riverview hotel to be called "The Mohican,"⁹ and built their own Mohican Road house in imitation of a castle and probably as a model home for the area. They also deeded 80 acres in 1891 to the "National Chautauqua of Glen Echo" and became members of the board of trustees.¹⁰ By summer 1891, completed structures for this center of culture and education included an amphitheatre seating 8,000, a hall of philosophy, an entrance complex with two stone towers and a tent hotel.¹¹

But these dreams soon proved to be castles in the air. The vast Glen Echo Cafe - with its many halls, balconies, towers and bridges built of 30,000 cedar trees - was destroyed by fire on November 29, 1890,¹² and Edwin Baltzley and his family, who were living there at the time, barely escaped with their lives.¹³ The National Chautauqua's first season in the summer of 1891 was extremely successful and land sales in the area were brisk.¹⁴ But rumors of malarial mosquitoes caused the cancellation of further Chautauqua summer seasons,¹⁵ and by 1897 the Amphitheatre was used only for vaudeville.¹⁶ The rumors put an abrupt end not only to the Glen Echo Chautauqua but also to the Baltzleys' real estate business.¹⁷

Although it was Edwin Baltzley's money that financed it,¹⁸ the Glen Echo land and the house at 5415 Mohican Road were owned by Edward and his wife, Laura.¹⁹ Designed by architect Theophilus Parsons Chandler, it was built in 1890 for just under \$18,000.²⁰ The walls were of four foot thick

CONTINUE ON SEPARATE SHEET IF NECESSARY granite at the base, tapering to a minimum of 18 inches on the fourth floor.²¹ (continued-Attachment A)

MARYLAND DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST
MARYLAND SUSTAINABLE COMMUNITIES
REHABILITATION TAX CREDIT APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION
HOMEOWNER APPLICATION

MHT Project No. (MHT Office Use Only)

Instructions: Please refer to the instructions prior to completing this application. A determination by the Maryland Historical Trust with respect to certification of rehabilitation plans for a proposed project is made on the basis of this application form. In the event of any discrepancy between the information in this application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. **Name of property:** Baltzley Castle State Legislative District 16
 Address of property: Street 5415 Mohican
Rd
 City/Town bethesda County Maryland Zip 20816 - 2161

CHECK ALL Listed as individually designated on the National Register of Historic Places; give date of listing: _____
 THAT APPLY: Located in a National Register Historic District; name of district: _____
 Designated individually under local law or located in a local historic district; name of local district: _____
 Pending National Register or local designation (final designation must be in place by the end of the calendar year in which the rehabilitation project is completed)

Has a Part 1 Application (Certification of Significance) been submitted for this property within the last five years? yes no (If no, refer to "Completing Part 1" in the Homeowner Application Instructions for information on how to proceed with submitting a new Part 1)

2. **Data on proposed rehabilitation project:**

CHECK ONE OF THE FOLLOWING FOR BUILDING USE DESCRIPTION:

Primary/secondary residence Mixed-use residential/commercial Owner-occupied residential co-op unit

("A 'single-family, owner-occupied residence' means a structure or a portion of a structure occupied by the owner and owner's immediate family as their primary or secondary residence")

Floor area in square feet before rehab: 4200 Floor area in square feet after rehab: 4900 Date building was originally constructed: 1890
 Is this a phased project? yes no (If yes, a separate Part 2 application must be submitted for each 24-month phase)

Est. project start date: 1 / 1 / 2011 / Est. project completion date: 10/1/2011 / / **Estimated Qualified Rehabilitation Expenditures Total: \$ 250,000**

Note: Final Qualified Rehabilitation Expenditures and receipts must be itemized by work item on the Part 3 Application "Itemized Expense Spreadsheet". (Refer to the Homeowner Application Instructions for more information)

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT:

Insurance claim reimbursement funds Other local and/or state financial incentives (i.e. grants, loans, energy tax credits)*

*Specify type of funding and source (if applicable):

private
 (Refer to the Homeowner Application Instructions for more information on the effect of additional/non-private funding on rehabilitation expenditures eligible for the tax credit)

3. **Owner:**

I hereby attest that, to the best of my knowledge, the information I have provided is correct, that the structure is not owned by the State of Maryland, a political subdivision of the State, or the Federal government, and that I own the structure described above. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name Ross McNair Authorized Signature [Signature] Date 1-26-2011
 Social Security Number (or Taxpayer Identification Number) 435-04-8880 8880 435-04-
 Street 7600 Cabin Road City/Town Cabin John State MD Zip 20818
 Daytime telephone number 301-229-9343 e-mail address rossmcnair1@gmail.com

MHT Office Use Only:

**PART 2 – DESCRIPTION OF REHABILITATION
HOMEOWNER APPLICATION**

MHT Project No. (MHT Office Use Only) _____

Property Name _____ Property Address _____

The Maryland Historical Trust has reviewed the "Maryland Sustainable Communities Rehabilitation Tax Credit Application - Part 2" for the above-named property and has determined:

- ___ that the proposed rehabilitation project described herein *meets* the Secretary of the Interior's *Standards for Rehabilitation*. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- ___ that the proposed rehabilitation project described herein will meet the Secretary of the Interior's *Standards for Rehabilitation* if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- ___ that the proposed rehabilitation project described herein does *not* meet the Secretary of the Interior's *Standards for Rehabilitation* and therefore certification is denied. Details attached.

Date _____ Maryland Historical Trust Authorized Signature _____

4. Project contact (if different than owner):

Name _____
 Street _____ City/Town _____ State _____ Zip _____
 Daytime telephone number _____ e-mail address _____

5. DETAILED DESCRIPTION OF PROPOSED REHABILITATION / PRESERVATION WORK - includes any site work, alterations, and new construction. Complete blocks below:

Number 1	Architectural feature: <u>slate roof, stone building</u> Approximate Date of feature: <u>1890</u>	Describe work and impact on existing feature: replace roof, repair stone, remove wooden structure above squared bay
Describe existing feature and its condition: southwest elevation		
Photo #: <u>1</u> Drawing #: _____		
Number 2	Architectural feature: <u>slate roof, stone building</u> Approximate Date of feature: <u>1890</u>	Describe work and impact on existing feature: replace roof, repair stone
Describe existing feature and its condition: northwest view		
Photo #: <u>2</u> Drawing #: _____		
Number 3	Architectural feature: <u>slate roof, stone building</u> Approximate Date of feature: <u>1890</u>	Describe work and impact on existing feature: replace roof, repair stone
Describe existing feature and its condition:		

**PART 2 – DESCRIPTION OF REHABILITATION
HOMEOWNER APPLICATION**

MHT Project No. (MHT Office Use Only) _____

Property Name _____ Property Address _____

north view

Photo #: 3 Drawing #: _____

Number 4	Architectural feature: <u>slate roof, stone building</u> Approximate Date of feature: <u>1890</u>
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Describe existing feature and its condition:
east view

Describe work and impact on existing feature:
replace roof, repair stone

Photo #: 4 Drawing #: _____

Number 5	Architectural feature: <u>slate roof, stone building</u> Approximate Date of feature: <u>1890</u>
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Describe existing feature and its condition:
south view

Describe work and impact on existing feature:
replace roof, repair stone, remove wooden structure above center bay

Photo no. _____ Drawing no _____

Number 6	Architectural feature: <u>slate roof, stone building</u> Approximate Date of feature: <u>1890</u>
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Describe existing feature and its condition:
west view

Describe work and impact on existing feature:
replace roof, repair stone, build cricket at glass structure

Photo #: 6 Drawing #: see architectural sketch

Number 7	Architectural feature: <u>slate roof, stone building</u> Approximate Date of feature: <u>1890</u>
--------------------	--

Describe existing feature and its condition:

Describe work and impact on existing feature:
replace roof, repair stone, flash roof

**PART 2 – DESCRIPTION OF REHABILITATION
HOMEOWNER APPLICATION**

MHT Project No. (MHT Office Use Only) _____

Property Name _____ Property Address _____

slate roof in poor condition

Photo #: 7 Drawing #: _____

Number 8	Architectural feature: <u>Turret</u> Approximate Date of feature: <u>1890</u>
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Describe existing feature and its condition:
slate roof in poor condition

Describe work and impact on existing feature:
replace roof, wood sheathing

Photo #: 8 Drawing #: _____

Number 9	Architectural feature: <u>stone soffit, stone building, built-in gutter</u> Approximate Date of feature: <u>1890</u>
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Describe existing feature and its condition:
loose stone

Describe work and impact on existing feature:
reset loose stone, repoint, replace built-in gutter

Photo #: 9 Drawing #: _____

Number 10	Architectural feature: <u>Stone soffit, stone building, built-in gutter</u> Approximate Date of feature: <u>1890</u>
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Describe existing feature and its condition:
loose stone

Describe work and impact on existing feature:
reset loose stone, repoint, replace built-in gutter

Photo #: 10 Drawing #: _____

Number 11	Architectural feature: <u>stone soffit, stone building, built-in gutter</u> Approximate Date of feature: <u>1890</u>
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Describe existing feature and its condition:

Describe work and impact on existing feature:
reset loose stone, repoint, replace built-in gutter

**PART 2 – DESCRIPTION OF REHABILITATION
HOMEOWNER APPLICATION**

MHT Project No. (MHT Office Use Only) _____

Property Name _____ Property Address _____

loose stone

Photo #: 11 Drawing #: _____

Number 12	Architectural feature: <u>slate roof, stone building, stone coping</u> Approximate Date of feature: <u>1890</u>
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Describe existing feature and its condition:
slate roof, flashing, poor condition

Describe work and impact on existing feature:
replace slate roof, replace flashing, repoint, reset flat stone coping

Photo #: 12 Drawing #: _____

Number 13	Architectural feature: <u>brick chimney</u> Approximate Date of feature: <u>1890</u>
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Describe existing feature and its condition:
chimney, needs maintenance

Describe work and impact on existing feature:
re set loose brick, re point brick, reset flat stone coping

Photo #: 13 Drawing #: _____

Number 14	Architectural feature: <u>stone porch wall</u> Approximate Date of feature: <u>1890</u>
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Describe existing feature and its condition:
stone porch wall, poor condition

Describe work and impact on existing feature:
rebuild portions of the stone wall using existing stone, repoint

Photo #: 14 Drawing #: _____

Number 15	Architectural feature: <u>crenellated stone bay</u> Approximate Date of feature: <u>1890</u>
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Describe existing feature and its condition:

Describe work and impact on existing feature:
remove added wooden structure, repoint stone, replace flashing, replace copper roof

**PART 2 – DESCRIPTION OF REHABILITATION
HOMEOWNER APPLICATION**

MHT Project No. (MHT Office Use Only) _____

Property Name _____ Property Address _____

wooden structure added on top of crenellated stone bay

Photo #: 15 Drawing #: _____

Number 16	Architectural feature: <u>slate roof, glass structure</u> Approximate Date of feature: <u>1890</u>
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Describe existing feature and its condition:
slate roof, glass structure - poor condition

Photo #: 16 Drawing #: _____

Number 17	Architectural feature <u>slate roof, glass structure</u> Approximate Date of feature <u>1890</u>
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Describe existing feature and its condition:
slate roof, glass structure - poor condition

Photo no. 17 Drawing no _____

Number 18	Architectural feature _____ Approximate Date of feature _____
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Describe existing feature and its condition:

Photo no. _____ Drawing no _____

Number 19	Architectural feature _____ Approximate Date of feature _____
----------------------	--

Describe existing feature and its condition:

Describe work and impact on existing feature:
replace slate roof, replace flashing, remove glass structure, build up roof to create a cricket, provide temporary enclosure to weatherproof the house - work with historic for a design for the new superstructure, repoint brick chimney

Describe work and impact on existing feature:
replace slate roof, replace flashing, remove glass structure, build up roof to create a cricket, provide temporary enclosure to weatherproof the house - work with historic for a design for the new superstructure, repoint brick chimney

Describe work and impact on existing feature:

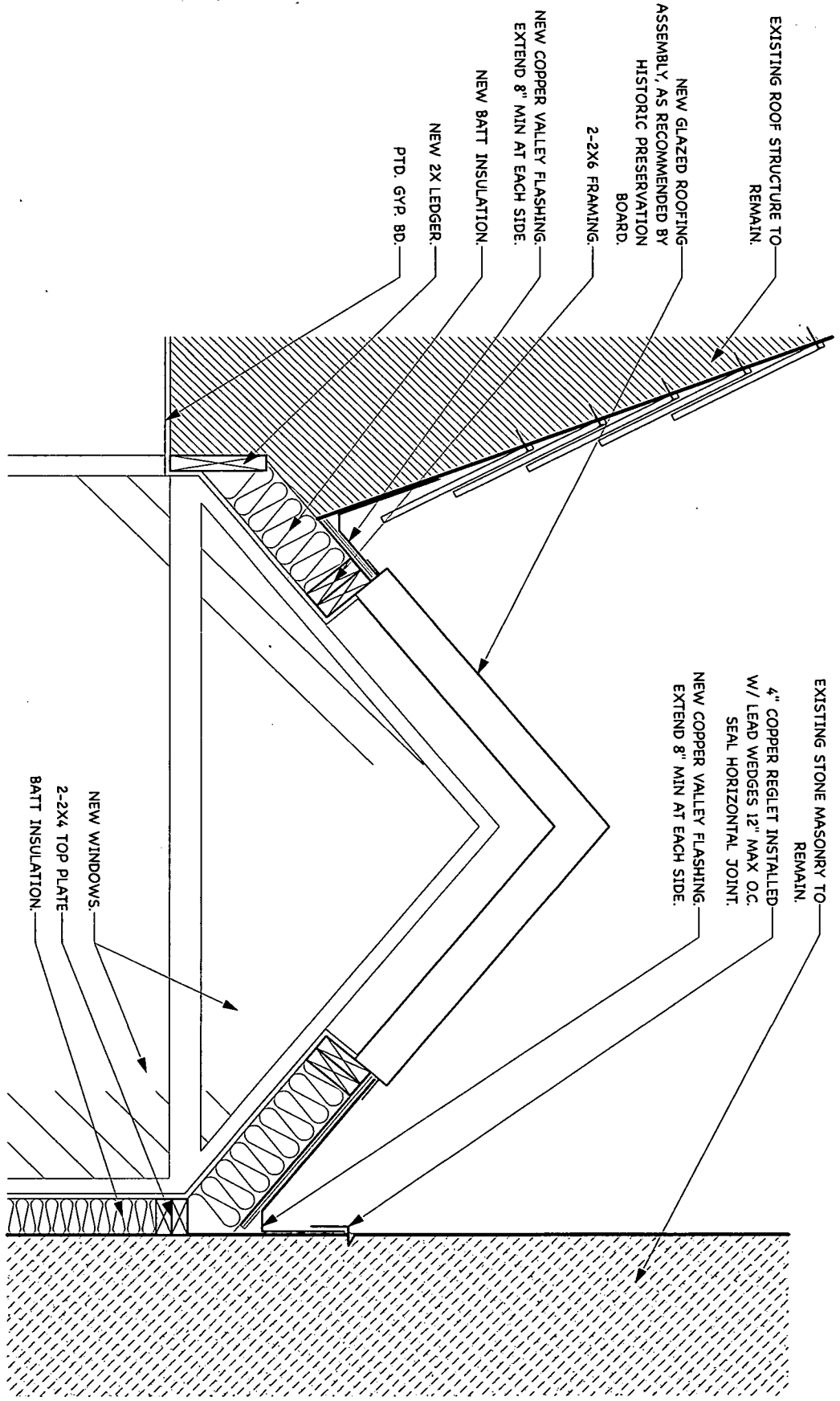
Describe work and impact on existing feature:

**PART 2 – DESCRIPTION OF REHABILITATION
HOMEOWNER APPLICATION**

MHT Project No. (MHT Office Use Only) _____

Property Name _____ Property Address _____

Photo no. _____ Drawing no _____



EXISTING ROOF STRUCTURE TO REMAIN.

NEW GLAZED ROOFING ASSEMBLY, AS RECOMMENDED BY HISTORIC PRESERVATION BOARD.

2-2X6 FRAMING.

NEW COPPER VALLEY FLASHING. EXTEND 8" MIN AT EACH SIDE.

NEW BATT INSULATION.

NEW 2X LEDGER.

PTD. GYP. BD.

EXISTING STONE MASONRY TO REMAIN.

4" COPPER REGLET INSTALLED W/ LEAD WEDGES 12" MAX O.C. SEAL HORIZONTAL JOINT.

NEW COPPER VALLEY FLASHING. EXTEND 8" MIN AT EACH SIDE.

NEW WINDOWS.
2-2X4 TOP PLATE
BATT INSULATION.

1

SECTION DETAIL @ GLAZED ROOFING STRUCTURE
Scale: 1" = 1'-0"

A-1

PROJECT NO.
10-9334RR-1
DATE:
01-25-11

5415 MOHICAN DRIVE
GLAZED ROOFING DETAIL

ARCHAEON INC.
ARCHITECTS & PLANNERS
7503 MACARTHUR BLVD, CABIN JOHN, MD 20818
PHONE: (301) 229-2003 FAX: (301) 229-7365

New Construction

Remodeling

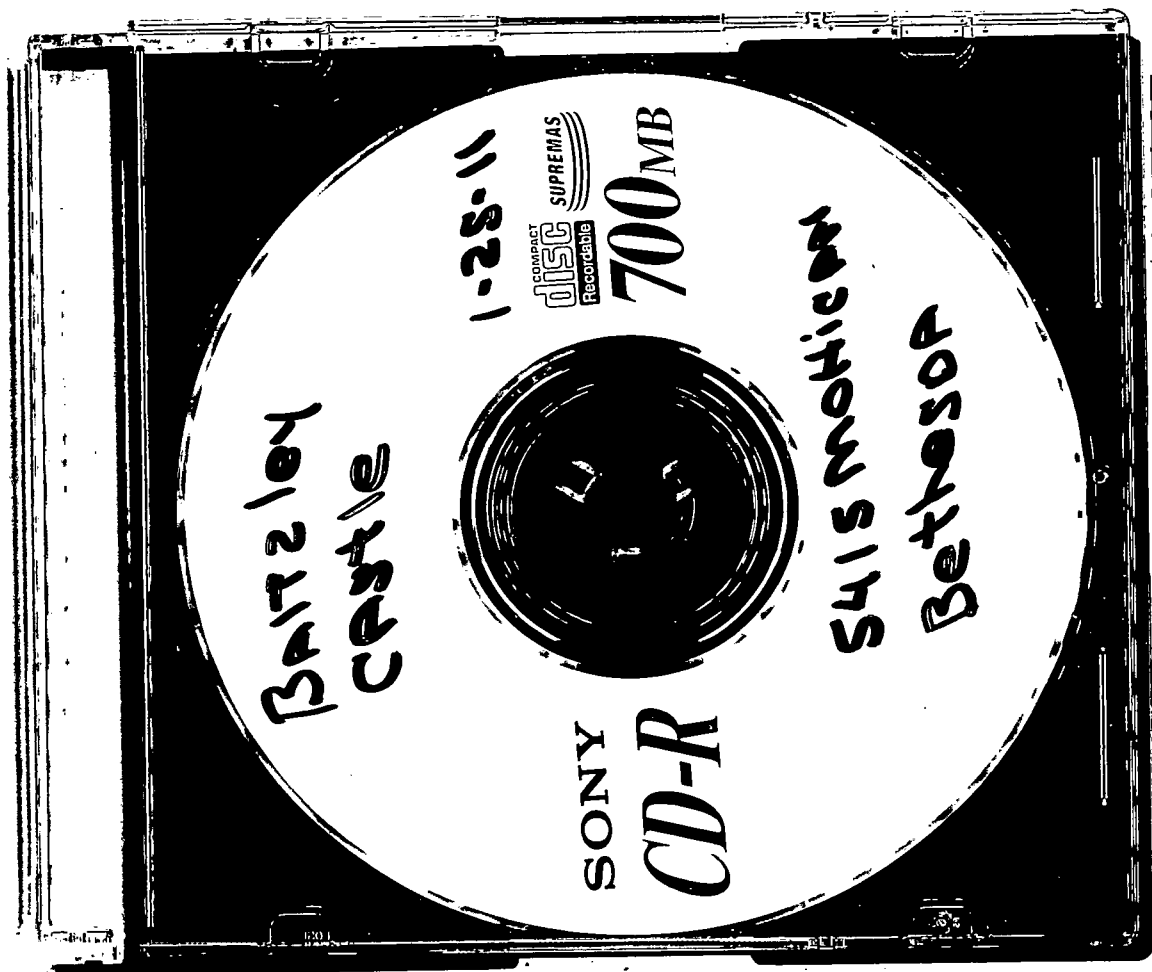
McNair Builders, Inc.
General Contractors

Tel: 301-229-9343

Fax: 301-229-9344

Cell: 301-219-0380

Ross McNair
7600 Cabin Rd
Cabin John, MD 20818



BATTLE
CASTLE

1-28-11

COMPACT
disc
Recordable

SUPREMAS

700MB

SONY
CD-R

SHIMMICK
BETHSOA