

13/10-05A 23310 Frederick Road

Clarksburg Historic District

Fothergill, Anne

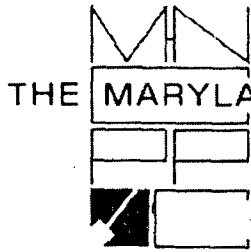
Subject: FW: transcripts

From: Fothergill, Anne
Sent: Monday, September 10, 2007 11:23 AM
To: Manarolla, Kevin
Subject: RE: transcripts

Disregard the request for 4/11/06, I have that.

From: Fothergill, Anne
Sent: Monday, September 10, 2007 10:22 AM
To: Manarolla, Kevin
Subject: transcripts

Please pull HPC meeting discussions for 23310 Frederick Road (Hammer Hill) from
6/8/05
11/16/05
4-11-06 transcripts. Word document is fine. Thanks!



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 11/18/2005

MEMORANDUM

TO: Victor Peeke
23310 Frederick Road, Clarksburg

FROM: Tania Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #383930

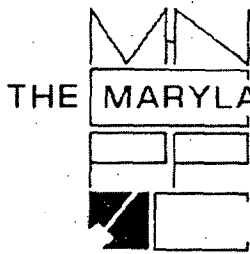
Your Historic Area Work Permit application was **Approved** by the Historic Preservation Commission at its 11/16/2005 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 11/18/2005

MEMORANDUM

TO: Robert Hubbard, Director
FROM: Tania Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit #383930 *Revisions to new construction*

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved**.

The conditions in place on the original HAWP continue to apply to the revised HAWP.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Victor Peeke

Address: 23310 Frederick Road, Clarksburg

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23310 Frederick Road, Clarksburg	Meeting Date:	11/16/2005
Applicant:	Victor Peeke (Tom Taltavall, Architect)	Report Date:	11/9/2005
Resource:	Outstanding Resource Clarksburg Historic District	Public Notice:	11/2/2005
Review:	HAWP	Tax Credit:	Partial
Staff:			Tania Tully
Case Number:	13/10-05A REVISION		
PROPOSAL:	Add basement & accompanying area ways & window wells to approved addition.	RECOMMENDATION:	Approve

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within Clarksburg Historic District
STYLE: Queen Anne
DATE: c.1891-1900

The property at 23310 Frederick Road, more commonly known as Hammer Hill, is a 2-½-story frame Queen Anne style house. It is significant within the Clarksburg historic district as one of the few residence built after the town was bypassed by the railroad and also as a departure from the simpler houses found throughout the district. This high-style residence features a hipped-roof with dormers on every elevation, a projecting entry bay, and an elaborately detailed front porch. Built for Dr. James and Mrs. Sarah Deets between 1891 and 1900, the house was likely designed by an architect.

Hammer Hill sits back well off of Frederick Road, roughly in the center of its 3.06 acre lot. The house is mostly shielded from view by mature trees and vegetation along Frederick Road and will be at a grade significantly higher than the Stringtown Road extension. The open space in front of the house is specifically noted as one of the significant green spaces within the historic district.

PROPOSAL REVISIONS

- Add a full basement under the proposed addition.
- Add 5' wide concrete stair with landing and double full glass panel doors to basement.
- Make the uncovered porch 12" deeper.
- Remove existing areaway wood cellar doors at south elevation and infill stone foundation.
- Add small basement window to match existing.
- Add window wells extending three feet out from foundation walls under bay windows on west and north side of addition. Basement egress windows to match windows.
- Remove north chimney and restore original dormer window.
- Rebuild south chimney from roofline.

- Change addition foundation from stone to stucco finish.
- Rebuild front porch piers with stone. Existing piers are newer brick.

The drawings provided show the approved addition plus the proposed changes.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Clarksburg Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Vision of Clarksburg: A Long-Range Preservation Plan (Vision)*, *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.

Vision of Clarksburg

The *Vision* makes some of the following statements:

“Managing the preservation and protection of Clarksburg’s architectural character and historic pattern...is critical to maintaining its contribution to the County’s heritage.” “A buffer area, adjacent to the historic district, should allow for the conservation of open space...” “The Clarksburg Historic District is a significant collection of early 19th century residential and commercial architecture along Frederick Road reflecting the town’s once prominent role in trade, transportation, and industry in Montgomery County.” “[T]he existing historic district [is] the “historic core’ of the new town, where the primary goal is to retain, reuse, and preserve the existing resources, while allowing fro an acceptable amount of controlled infill.”

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 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 of to the achievement of the purposes of this chapter.

Secretary of the Interior’s Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The proposed work items are revisions to the HAWP approved with conditions at the June 8, 2005 HPC meeting. The HAWP was for partial demolition, a rear addition, and major landscaping – it was approved with the following conditions:

1. Staff must approve any additional work on the historic house that includes anything other than repair or replacement in kind. Major changes may require an additional HAWP.
2. All windows and doors on the addition will be wood, true- or simulated-divided light windows.
3. Details and specs will be approved by staff.
4. Additional work on the historic barn that includes anything other than repair or replacement in kind will require an additional HAWP.
5. A tree protection plan prepared by a certified arborist will be implemented prior to any work beginning on the property.

The applicant has not yet brought drawings to staff for stamping or applied for a building permit. The applicant requested the proposed changes as the final construction drawings were underway. When Staff brought the requested changes to the Commission as a Staff Item at the October 26, 2005 HPC meeting, the Commission asked for the changes to be brought back as a formal HAWP revision.

None of the proposed items will negatively affect historic materials. The porch pier is a historically appropriate material change, rebuilding the chimney could be done without a permit, and removing the north chimney is a major improvement and restoration activity. The basement addition and accompanying features does not change the footprint or massing of the approved addition. It will not visually detract from the historic house.

Staff recommends approval of all items.

STAFF RECOMMENDATION:

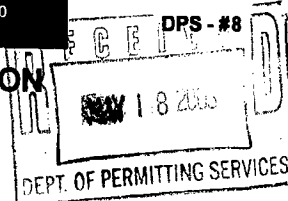
Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

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

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable 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



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: VICTOR PEEKE

Daytime Phone No.: 301-349-0001

Tax Account No.: 00021673

Name of Property Owner: VICTOR PEEKE Daytime Phone No.: 301-349-0001

Address: PO BOX 489 CLARKSBURG MARYLAND 20871
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: THOMAS TALTAUILL - ARCHITECT Daytime Phone No.: 301-840-1847

LOCATION OF BUILDING/PREMISE

House Number: 23310 Street: FREDERICK ROAD

Town/City: CLARKSBURG Nearest Cross Street: STRINGTOWN ROAD

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: 311

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 500,000

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.

Thomas J. Taltaull
Signature of owner or authorized agent

MAY 18, 2005
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 383930 Date Filed: 5-18-05 Date Issued: _____

**STAFF
ITEM****Tully, Tania**

From: Thomas Taltavull [TJTARCHITECTS@msn.com]
Sent: Wednesday, October 26, 2005 9:38 AM
To: Tully, Tania
Subject: Hammerhill, revisions

Hello Tania,

Attached are revisions to exterior design to Hammerhill. The changes are as follows per the Owner Victor Peeke's requests.

1. add 5' wide concrete stair to basement with landing and double full glass panel doors to basement. Mr Peeke has indicated that he will occupy the basement with possible living and bedrooms. I indicated to him that to meet the current building code we need to provide emergency access.
2. remove existing area way wood cellar doors at south elevation and infill stone foundation, possibility of adding small basement window to match existing.
3. add window wells under bay windows on west and north side of addition. Wells to extend three feet out from foundation wall. windows to match windows above for egress requirements.
4. indicated removal of north chimney, and restore original dormer window.
- 5 indicated removal of south chimney to be rebuilt only from roof line and above to solve structural issue. Structural engineer recommended removal of chimney because it is leaning badly in attic.
6. indicated change from stone to stucco finish on foundation. Structural engineer suggested a solid foundation under sill plate and I felt a change in foundation material would differentiate between new and original foundation. Grade is also high around addition. Visual impact is minimal. Stucco on new.
7. Can front porch piers will be rebuilt in stone? Existing piers are brick that are not that old.

Please review and give me a call if you have any questions or need any additional information.

Thank you,

Tom Taltavull

10/26/2005

5



ARCHITECTS
PLANNERS
& INTERIORS
THOMAS J. TALLEY, AIA
ARCHITECT
301.840.1847

Revisions
Drawing Title
Date 10.10.2006

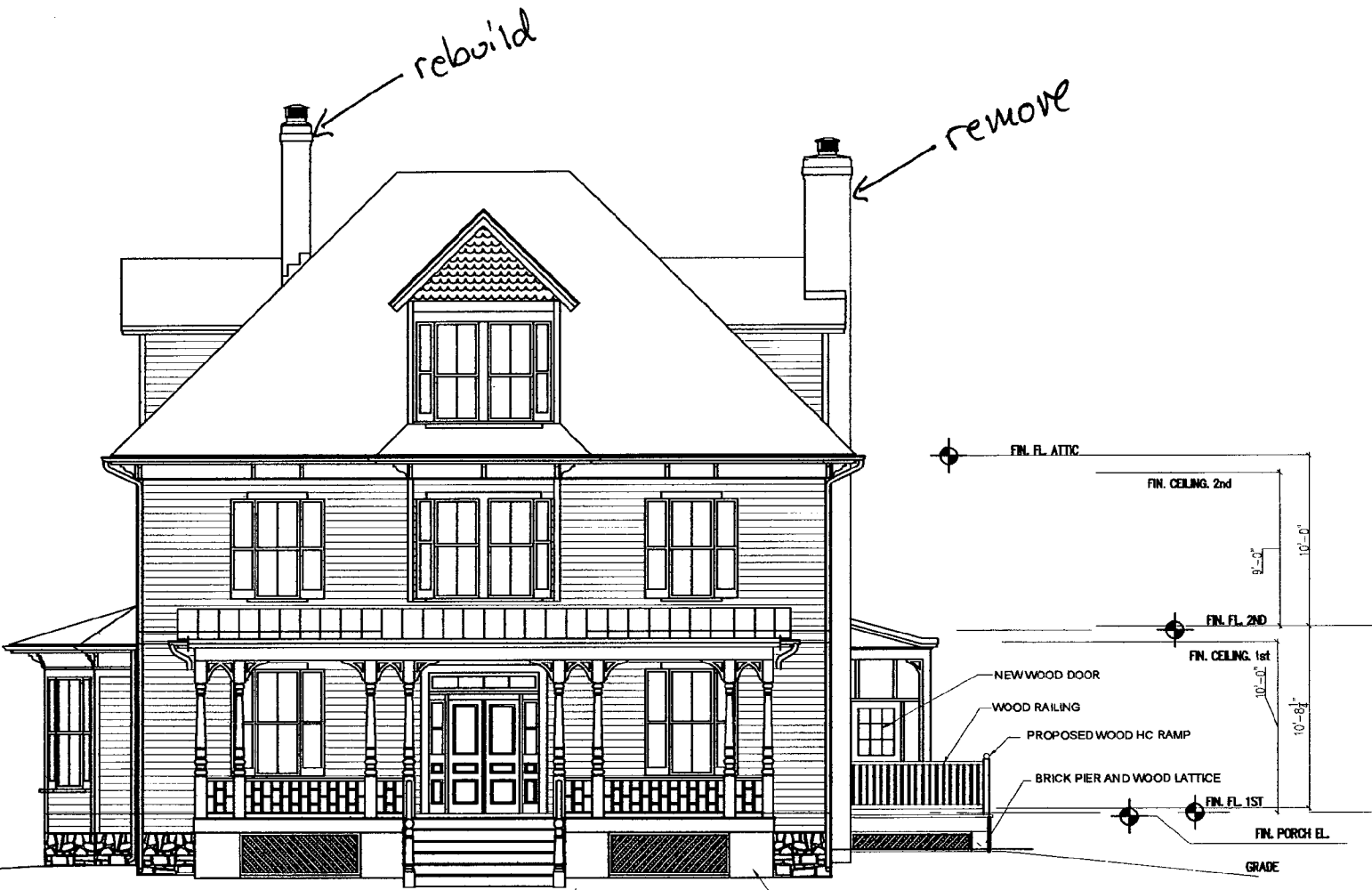
Date 10.10.2006

HAMMERHILL
FREDERICK ROAD
CLARKSBURG, MARYLAND

Drawing Number

A2.4

FRONT ELEVATION



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

REBUILD PORCH FOUNDATIONS WITH
STONE, EXISTING PIERS ARE BRICK AND
NOT ORIGINAL TO HOUSE.

NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION





ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALTAVALL
ARCHITECT
1000 E. FARM COUNTRY RD.
CATWATER MD, MARYLAND 21047
301.848.1947

Revisions
Drawing Title
RIGHT SIDE ELEVATION

Date: 10.10.2005

HAMMERHILL
FREDERICK ROAD
CLARKSBURG, MARYLAND

Drawing Number

A2.1



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

NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

(A)



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALTAVALL
ARCHITECT
2005 LEE HIGHWAY
DARTMOUTH, MASSACHUSETTS 01928
391.840.1647

Revisions

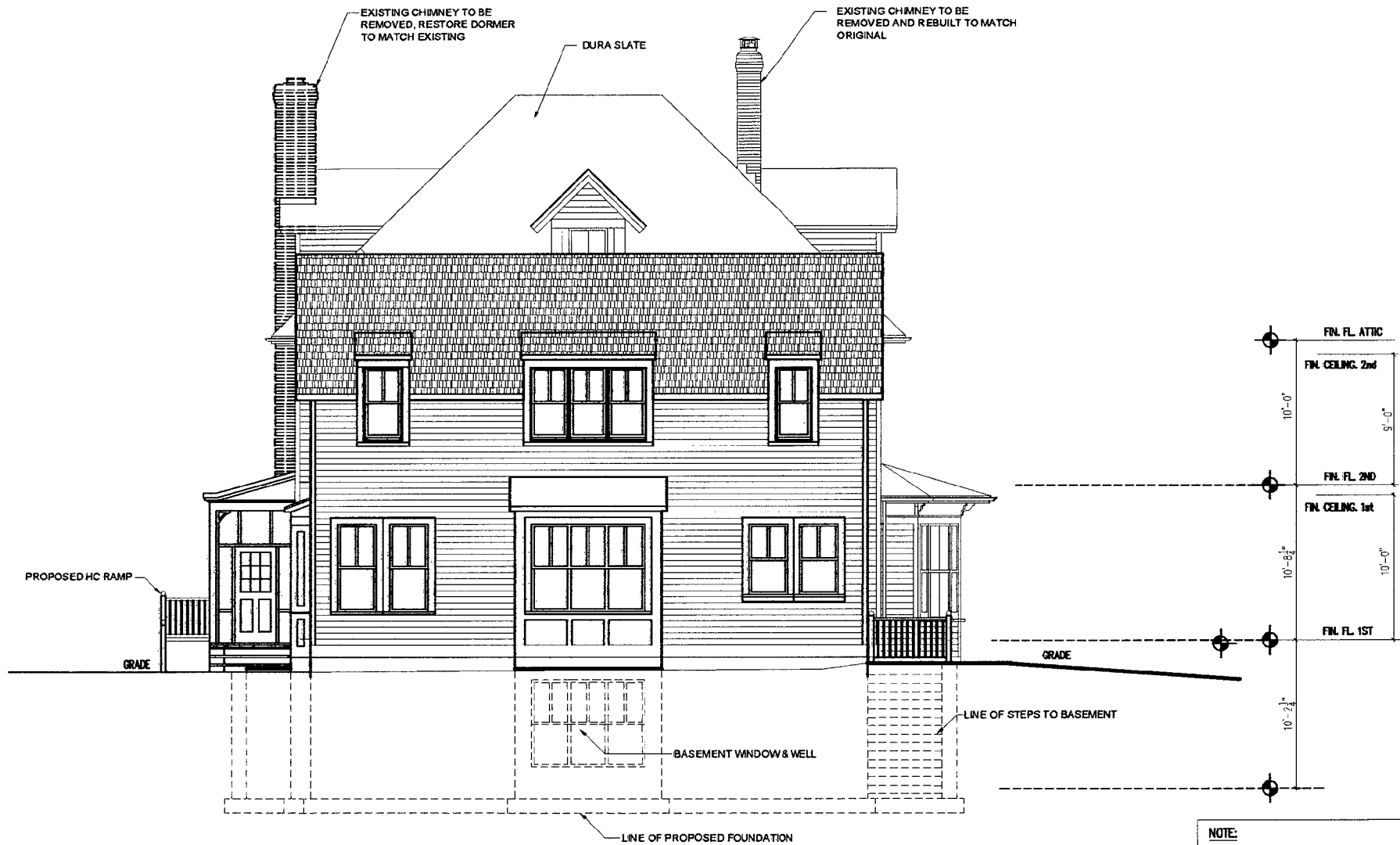
Date: 10.10.2005

HAMMERHILL
FREDERICK ROAD
CLARKSBURG, MARYLAND

Drawing Number

A2.2

REAR ELEVATION



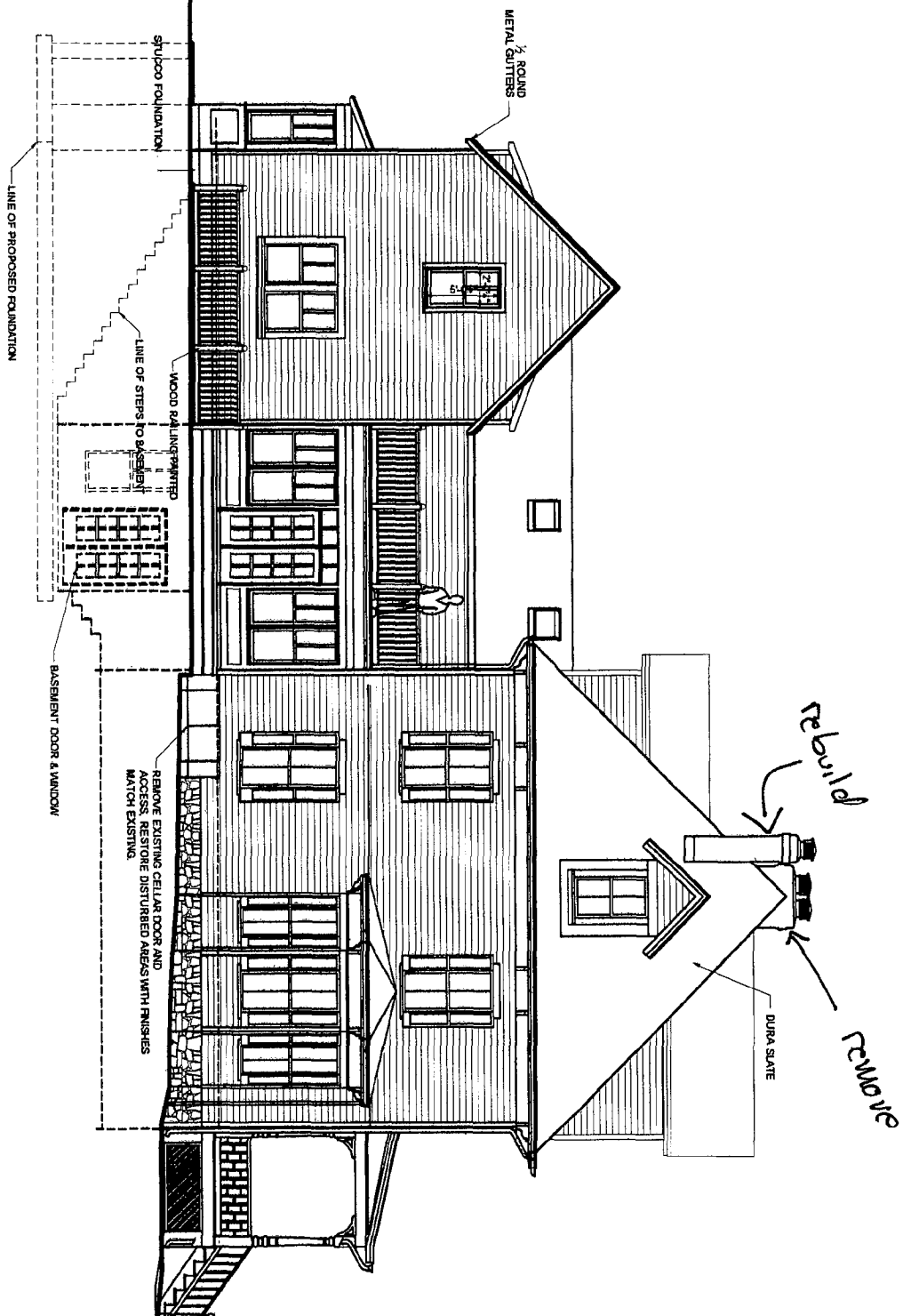
NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

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

8

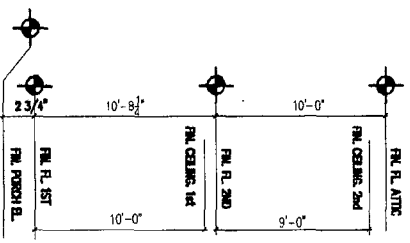
6



PROPOSED LEFT SIDE ELEVATION
 2
 1/4" = 1'-0"

REMOVE EXISTING CELLAR DOOR AND ACCESS. RESTORE DISTURBED AREAS WITH FINISHERS MATCH EXISTING.

rebuild
 REMOVE
 DURA SLATE



NOTE:
 ALL DIMENSIONS & RELATIONSHIPS REQUIRE FINAL FIELD VERIFICATION PRIOR TO CONSTRUCTION.
 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

A2.3

Drawing Number

HAMMERHILL
 FREDERICK ROAD
 CLARKSBURG, MARYLAND

Date: 10/10/2005

Revisions
 Drawing Title

LEFT SIDE ELEVATION

JT
 ARCHITECTS
 PLANNING
 PRESERVATION
 THOMAS L. HUNTER
 ARCHITECT
 201 EAST 10TH
 WASHINGTON, DC 20002
 202 637-1017



THOMAS J. TALTAVALL
ARCHITECT
PLANNERS & HISTORIC
PRESERVATION
1000 W. GREENWOOD
LAWRENCEVILLE, GEORGIA 30046
301.842.1847

Revisions
second preliminary
Drawing title
NEW WORK FOUNDATION PLAN

Date 4.5.2005

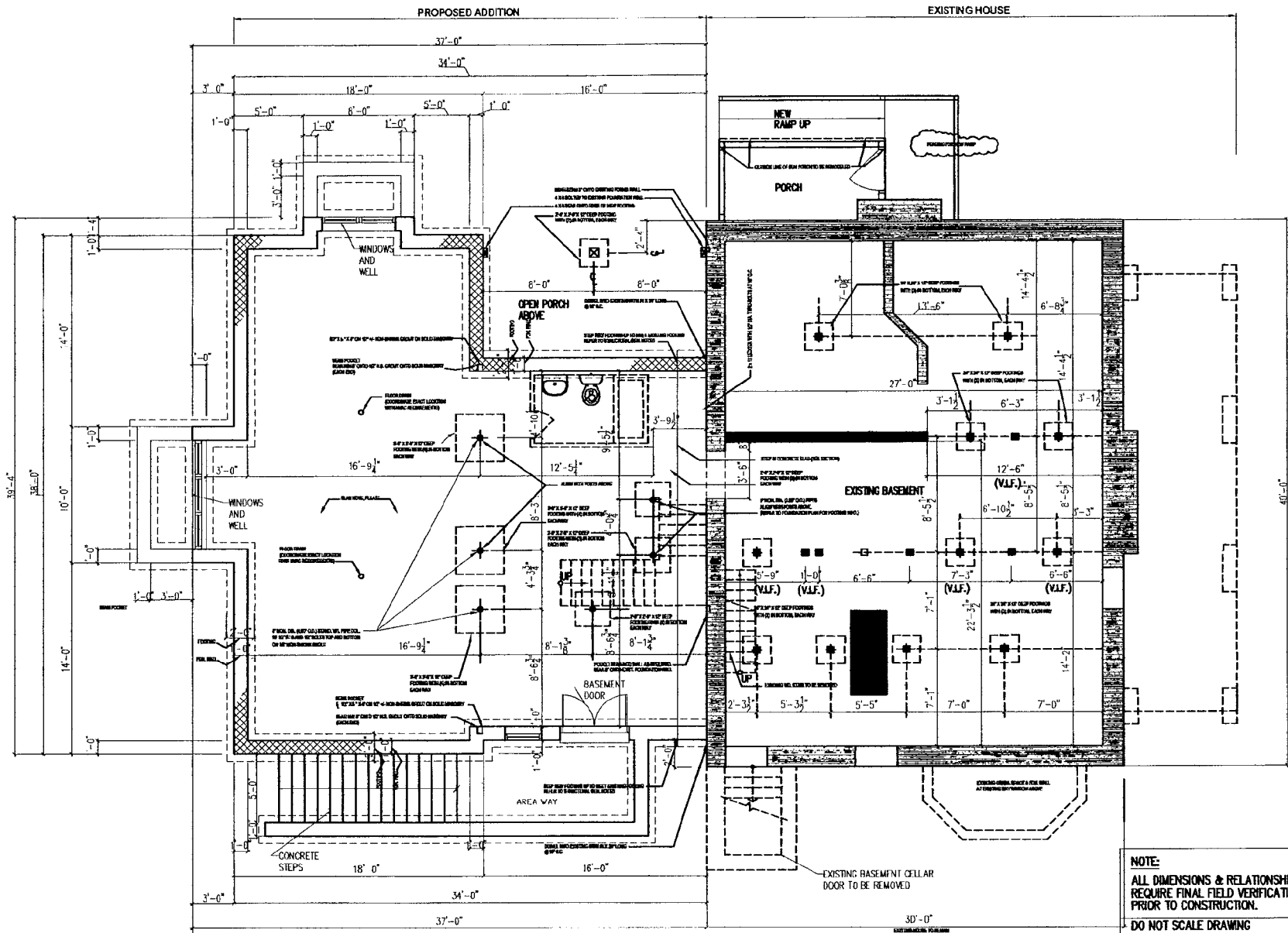
HAMMERHILL
FREDERICK ROAD
CLARKSBURG, MARYLAND

Drawing Number

S0.1

PROPOSED ADDITION

EXISTING HOUSE



NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

1 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION

01



ARCHITECTS
PLANNERS
ENGINEERS
PARKS RECREATION

THOMAS J. TALAVELLE
ARCHITECT
2200 FIVE POINTS DRIVE
CLARKSBURG, MARYLAND 20740
301.840.1847

Revisions

Date

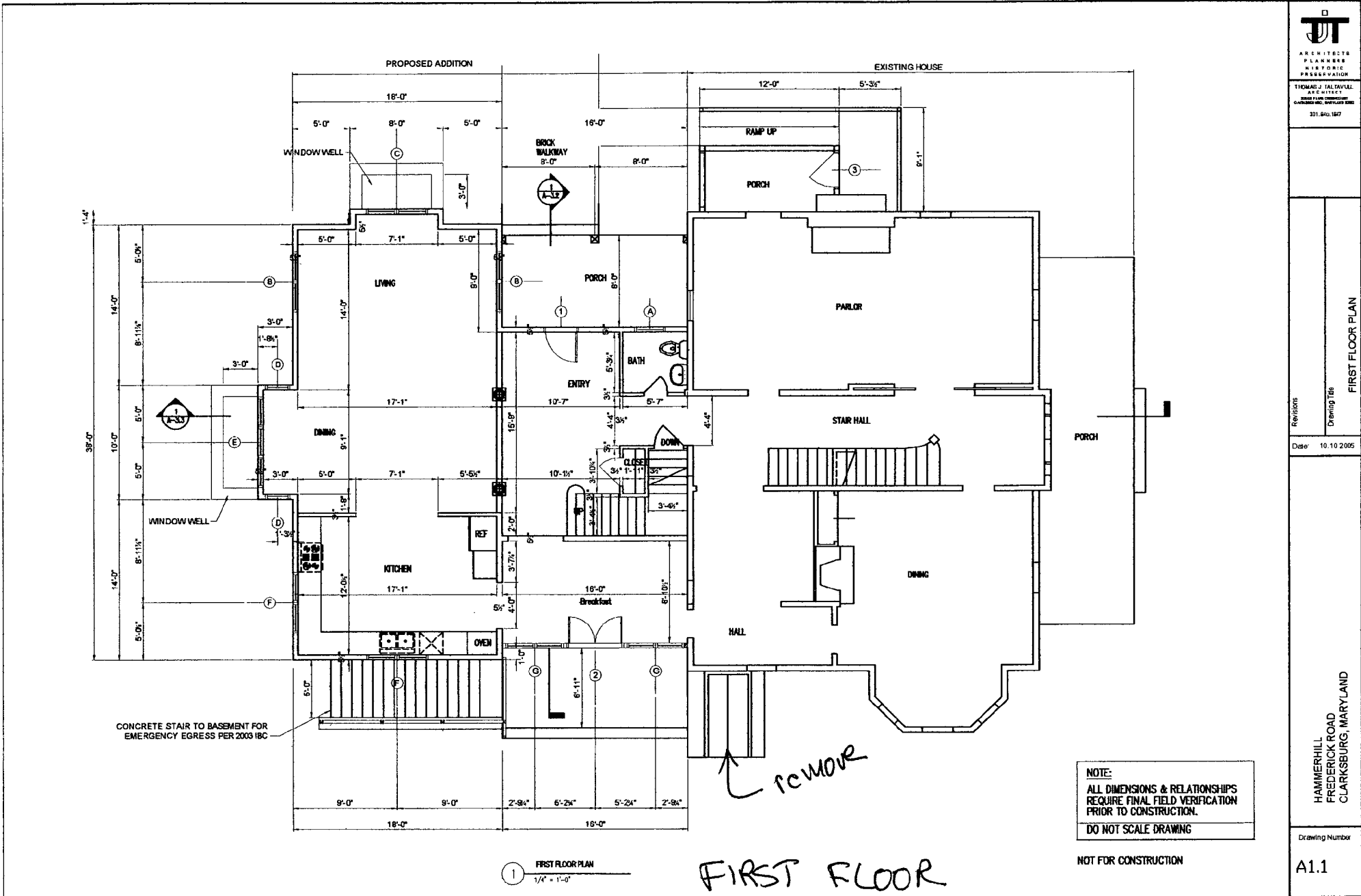
10.10.2005

HAMMERHILL
FREDERICK ROAD
CLARKSBURG, MARYLAND

Drawing Number

A1.1

FIRST FLOOR PLAN



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

FIRST FLOOR

NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING

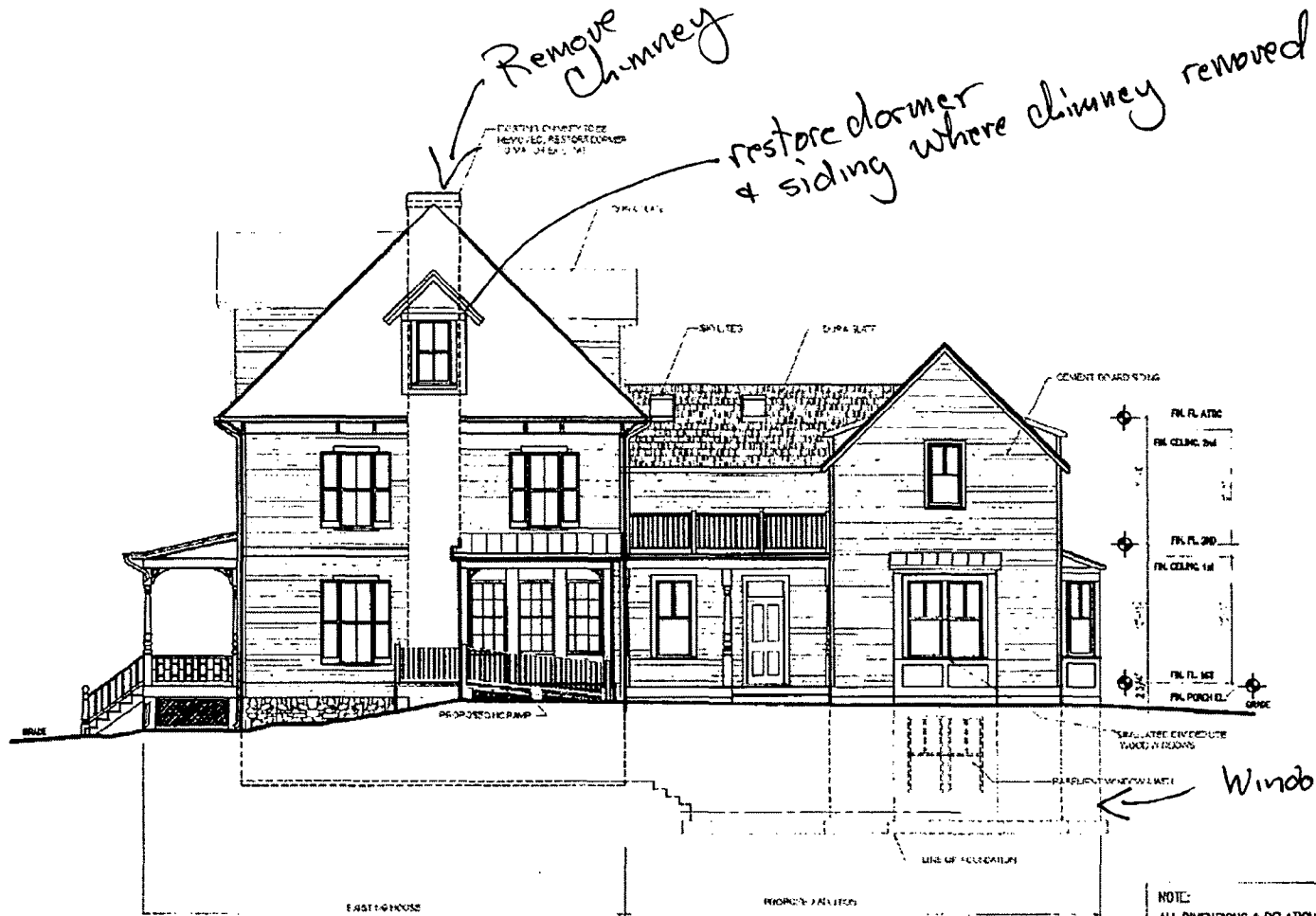
NOT FOR CONSTRUCTION

11

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>Victor J. Peeke P. O. Box 469 Clarksburg, MD 20871</p>	<p>Owner's Agent's mailing address</p> <p>Miller, Miller & Canby Attn: James L. Thompson, Esq. 200-B Monroe Street Rockville, MD 20850</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>RUDDEN, ARIC L</p> <p>22329 FREDERICK RD CLARKSBURG MD 20871</p>	<p>DARBY, RODNEY H & A T</p> <p>6125 TUCKERMAN LANE ROCKVILLE MD 20852</p>
<p>TERRABROOK CLARKSBURG LLC</p> <p>C/O NEWLAND COMMUNITIES 13777 JOHN J DELANEY DR #525 CHARLOTTE NC 28277</p>	<p>WATKINS, WILLIAM K & B L</p> <p>11610 PIEDMONT RD CLARKSBURG MD 20871</p>
<p>KOSTARIS, FOTIS & E ET AL</p> <p>3800 DARNESTOWN RD ROCKVILLE MD 20850</p>	<p>GATEWAY COMMONS LLC</p> <p>10230 NEW HAMPSHIRE AVE SILVER SPRING MD 20903-1400</p>
<p>FARM DEVELOPMENT COOP LLC</p> <p>21032 COG WHEEL WAY GERMANTOWN MD 20876-4271</p>	<p>BOARD OF EDUCATION</p> <p>850 HUNGERFORD DR ROCKVILLE MD 20850</p>

12
 23



(1) PROPOSED RIGHT SIDE ELEVATION
 1/4" = 1'-0"

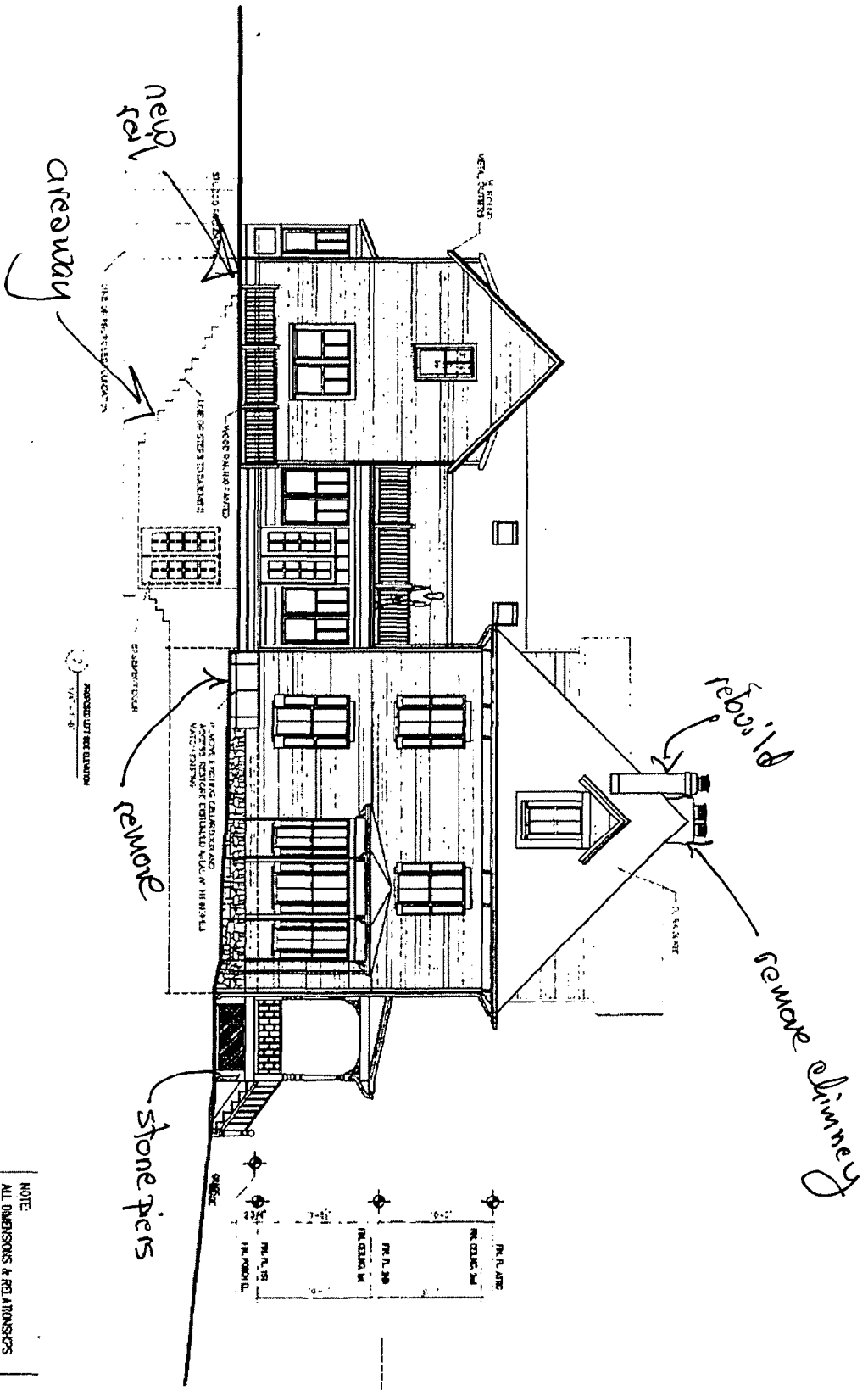
NOTE:
 ALL DIMENSIONS & RELATIONSHIPS
 REQUIRE FINAL FIELD VERIFICATION
 PRIOR TO CONSTRUCTION.
 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

Oct. Revision

(2)

4
Oct. Revision

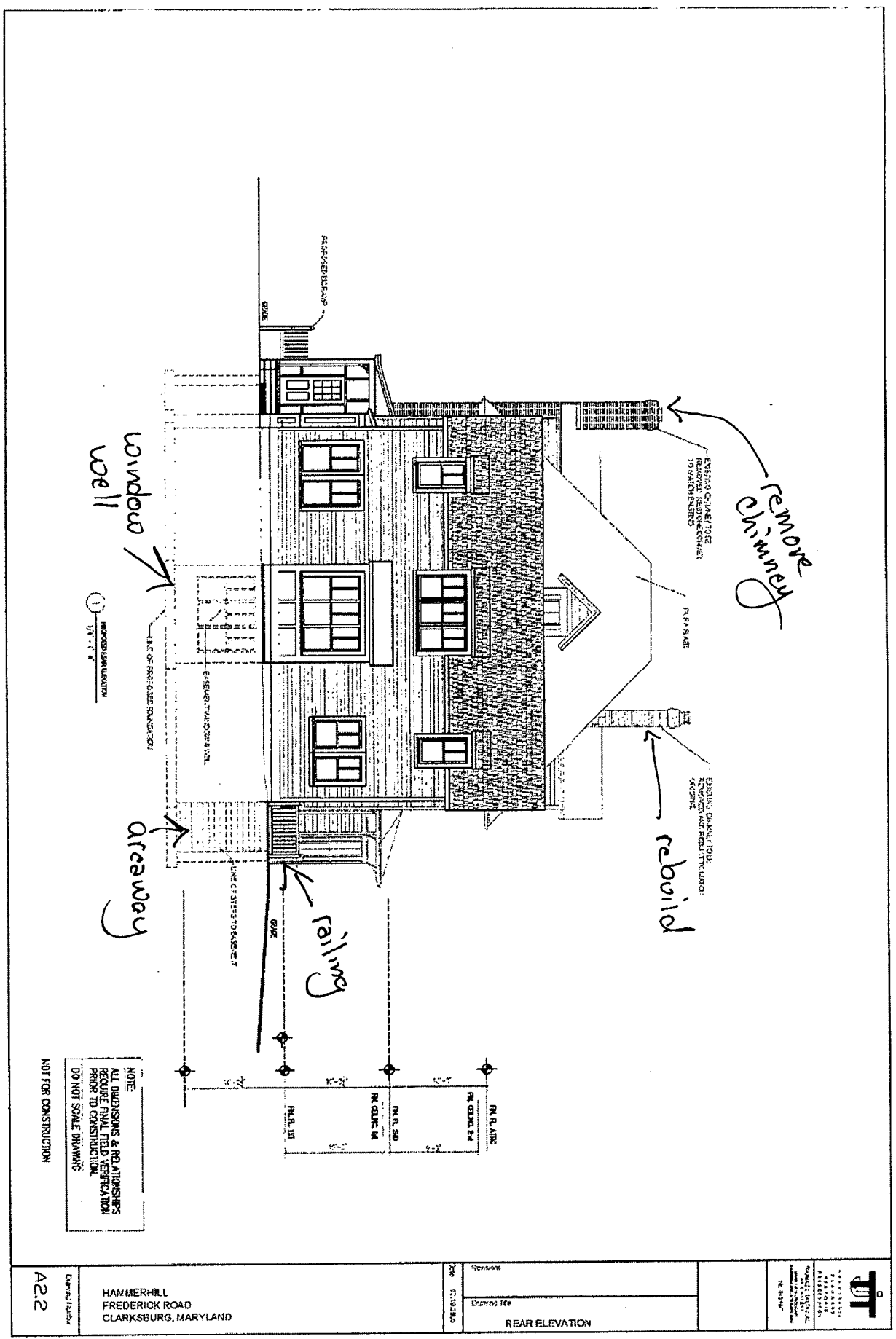


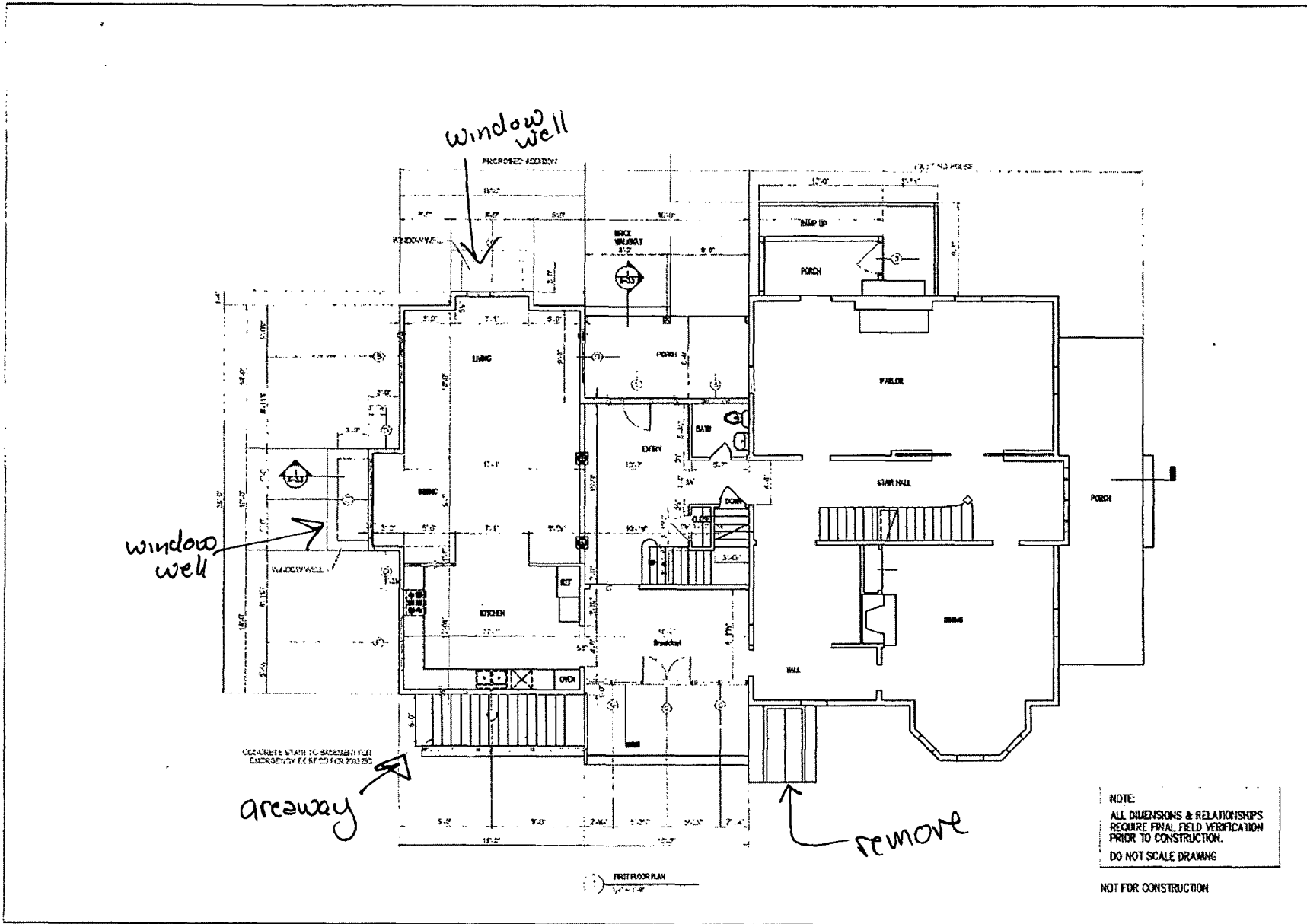
NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING.

NOT FOR CONSTRUCTION

<p>CHINA SYPHRE A2.3</p>	<p>HAMMERHILL FREDERICK ROAD CLARKSBURG, MARYLAND</p>	<p>DATE: 11-09-2015 DRAWN BY: [illegible] LEFT SIDE ELEVATION</p>	
------------------------------	---	---	--

6
 Oct. Revision







 ARCHITECT
 REGISTERED
 PROFESSIONAL
 ENGINEER
 THOMAS J. PATRICK
 No. 1212
 State of Maryland
 License No. 1212
 201-845-007

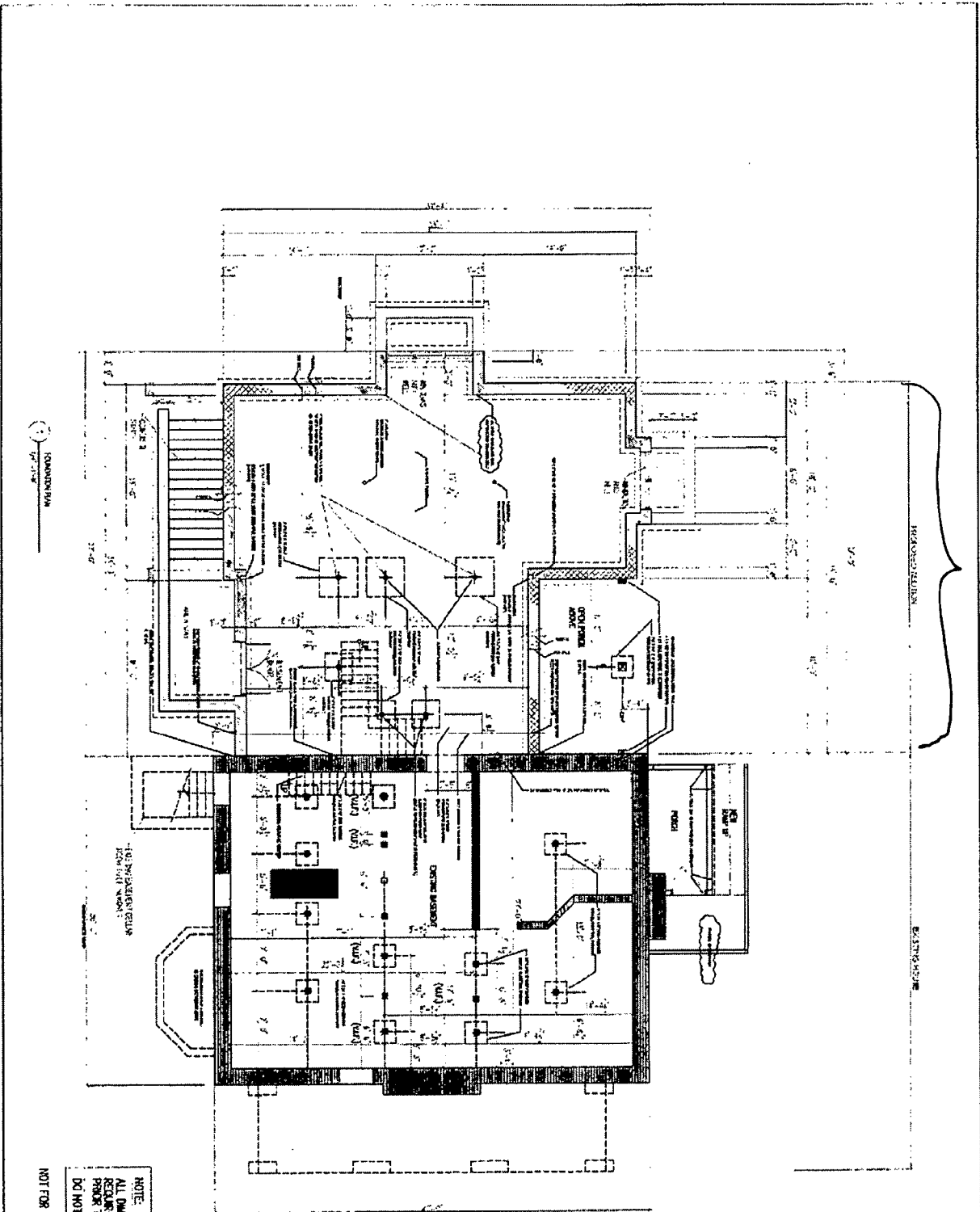
PROJECT
 FIRST FLOOR PLAN
 DATE
 12/20/2017

HAMMERHILL
 FREDERICK ROAD
 CLARKEBURG, MARYLAND
 A1.1


 Od. Revision

10
Oct. Revision

new basement

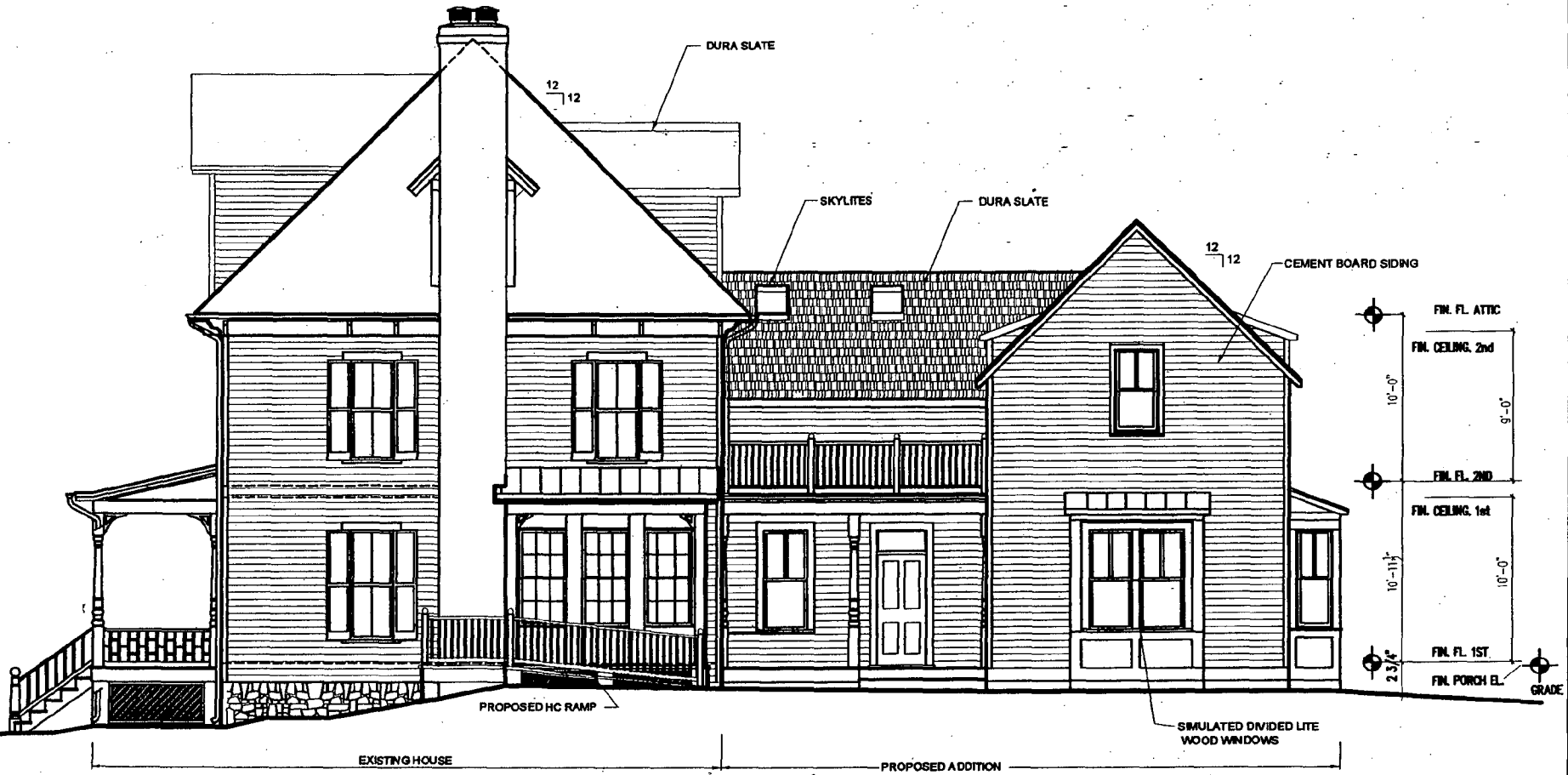


NOTE:
ALL DIMENSIONS & RED ANNOTATIONS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

S0.1	HAMMERHILL FREDERICK ROAD CLARKSBURG, MARYLAND	DATE: 10/15/10	DRAWN BY: JTB	CHECKED BY: JTB	Revis - 8	
					second preliminary	

NEW WORK FOUNDATION PLAN



1

 PROPOSED RIGHT SIDE ELEVATION

 1/4" = 1'-0"

NOTE:

 ALL DIMENSIONS & RELATIONSHIPS

 REQUIRE FINAL FIELD VERIFICATION

 PRIOR TO CONSTRUCTION.

 DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

15

 3



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

NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

REVISIONS

second preliminary
Drawing Title
SCHEMATIC PLANS

Date: 4.5.2005

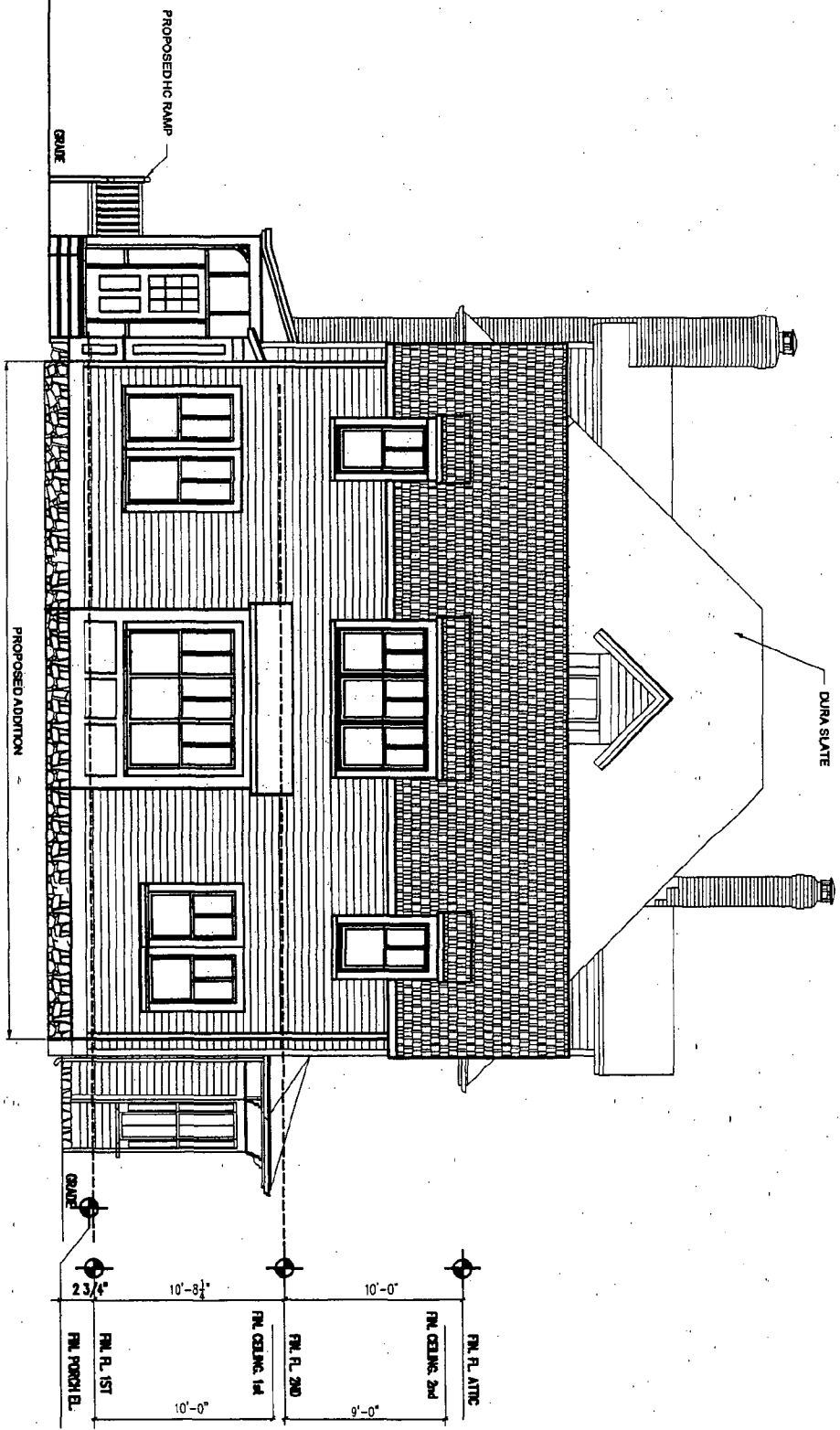
HAMMERHILL
FREDERICK ROAD
CLARKSBURG, MARYLAND

Drawing Number

A2.3

5
112

(13)
(7)



NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION.

Drawing Number A2.2	HAMMERHILL FREDERICK ROAD CLARKSBURG, MARYLAND	Revisions second preliminary	
		Drawing Title SCHEMATIC PLANS	
Date: 4.5.2005		<small> ARCHITECTS 11111 THOMAS J. TAYLOR ARCHITECTS 201 471 0007 </small>	



ARCHITECTS
PLANNERS
INTERIORS
PRESERVATION

THOMAS J. TALTAVALL
ARCHITECT
1000 P.O. BOX 1000
CLARKSBURG, MARYLAND 20746

301.843.1847

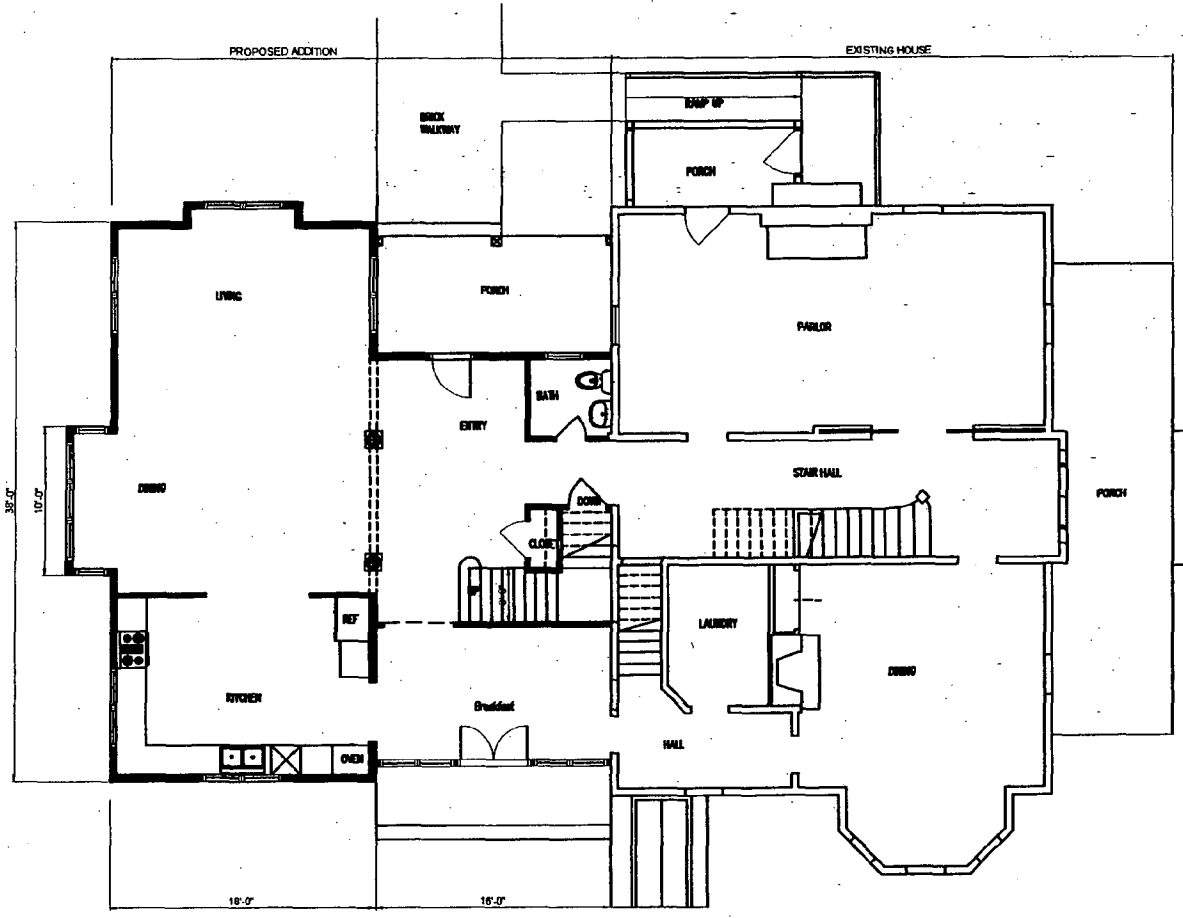
Revisions
second preliminary
Drawing file
SCHEMATIC PLANS

Date 4.5.2005

HAMMERHILL
FREDERICK ROAD
CLARKSBURG, MARYLAND

Drawing Number

A1.1



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

NOTE:
ALL DIMENSIONS & RELATIONSHIPS
REQUIRE FINAL FIELD VERIFICATION
PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWING

NOT FOR CONSTRUCTION

17 9

Tully, Tania

From: Thomas Taltavull [TJTARCHITECTS@msn.com]
Sent: Wednesday, October 26, 2005 3:30 PM
To: Tully, Tania
Subject: Re: Hammerhill, revisions

Tania,

Ideally I would like to make the uncovered porch 12" deeper but it doesn't have to if it is a problem. I have also attached the front elevation. Victor Peeke doesn't have a strong feeling about the porch piers being stone or brick, but would prefer stone. Again if it is a problem we can restore the piers with brick.

Thank you,

Tom

----- Original Message -----

From: Tully, Tania
To: Thomas Taltavull
Sent: Wednesday, October 26, 2005 3:06 PM
Subject: RE: Hammerhill, revisions

Thanks Tom.

I have just two questions. Does the stoop/uncovered porch on the left elevation get deeper? Do you have a front elevation?

-Tania

-----Original Message-----

From: Thomas Taltavull [mailto:TJTARCHITECTS@msn.com]
Sent: Wednesday, October 26, 2005 9:38 AM
To: Tully, Tania
Subject: Hammerhill, revisions

Hello Tania,

Attached are revisions to exterior design to Hammerhill. The changes are as follows per the Owner Victor Peeke's requests.

1. add 5' wide concrete stair to basement with landing and double full glass panel doors to basement. Mr Peeke has indicated that he will occupy the basement with possible living and bedrooms. I indicated to him that to meet the current building code we need to provide emergency access.
2. remove existing area way wood cellar doors at south elevation and infill stone foundation, possibility of adding small basement window to match existing.
3. add window wells under bay windows on west and north side of addition. Wells to extend three feet out from foundation wall. windows to match windows above for egress requirements.
4. indicated removal of north chimney, and restore original dormer window.
- 5 indicated removal of south chimney to be rebuilt only from roof line and above to solve structural issue. Structural engineer recommended removal of chimney because it is leaning badly in attic.
6. indicated change from stone to stucco finish on foundation. Structural engineer suggested a solid foundation under sill plate and I felt a change in foundation material would differentiate between new and original foundation. Grade is also high around addition. Visual impact is minimal.
7. Can front porch piers will be rebuilt in stone? Existing piers are brick that are not that old.

Please review and give me a call if you have any questions or need any additional information.

EXISTING FRONT ELEVATION
A-1-11

REUSE PORCH JOIST AS WITH
STONE, EXISTING STAIRS AND
NOT ORIG. INT. TO USE

