

Grand Re-Opening Historic Clarksburg Store

Kelly, Clare

From: Oaks, Michele

916-2035

Sent: Wednesday, December 13, 2006 8:48 AM

To: Julia O'Malley (E-mail); Kelly, Clare; Soderberg, Susan; Tully, Tania

Subject: FW: Grand Re-Opening Historic Clarksburg Store

FYI...

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

From: Nichole Lewis [mailto:niki@greenearthgoods.net] **Sent:** Wednesday, December 13, 2006 6:28 AM

To: amok; Amy; Benjamin Trueheart; Bernadette Ginley; Carmody, Francis; Customer Service; Cynthia Rudolph; Dami Hunter; f.a.r.m@erols.com; Cobble1st@aol.com; Dean Westman; tzosel@nicolletcapital.com; Westman, Kelly; Fred Tutman; Gail; Ginnie Creek; Greg Stewart; Hanieh, Ismail F. (Ish); Janashek, Shelley; Jennifer Ferguson; Joelle Norwood; John Hardisty; John Leeke, Preservation Consultant; Julie's email; KAREN O'CONNOR; Larry Greenblatt; laura appler; Rebecca Regnery; Jillljillb@aol.com; Mcgrane101@aol.com; smk@planitagency.com; Roofwalker1964@aol.com; Lynn; Melissa Foster; Nicholas P. Reid; Nichole Lewis; Oaks, Michele; Palmer, Ziva; Pamela Guest; pat@novelplacesusa.com; RCM Enterprises, LLC; Scott Wenzel; shahriar.amiri@montgomerycountymd.gov; Stacey Joy Hershman D.V.M.; Stanbrough, Melvin; Thacker, Norma; Tony Z; Waltk1@aol.com; Wright, Gwen

Subject: Grand Re-Opening Historic Clarksburg Store

Hi everyone,

Well, after all this time, the store is just about finished. It is months after I originally hoped to open, and there are still lots of last minute details to wrap up, but it looks great. The ribbon cutting ceremony is Friday, officiated by someone much more official than me. We're praying that the use and occupancy certificate is issued before the celebration! We will have samples of our own line of home made organic carryout food, and a few products in stock, but we mostly want to focus on the restoration, and say thanks to all involved. Actually, had I been less focused on the restoration, we may have had more stock on the shelves...oh well.... So if you can't make it Friday, try to stop in within the next few weeks. The address is 23341 Frederick Road, Clarksburg MD 20871. Here's the scoop...and many apologies for being so busy and out of touch!

GRAND RE-OPENING OF CLARK/WILLSON HISTORIC STORE

On Friday December 15 at 2pm the historic Wilson general store and original Indian Trading Post founded by John Clarke will re-open as a new general store. It had been closed for more than thee decades, and was in danger of collapsing. When the project got underway just over a year ago, the building had slipped nearly a foot off it's foundation on one side, was hanging on a beam on another, and had a good size hole in the roof that had caused extensive water damage to the interior. Tree roots had grown under the foundation, buckling the concrete floor. There was no heat, electricity, water, or plumbing. During the restoration, the building was retro-fitted with a new foundation and structural system, while keeping the original structure intact. Remnants of the original trading post were discovered in the walls during restoration, and are now exposed and preserved. The original counters, shelving, and fixtures are back in place, and items found in the building, such as old coffee crates and antiques signs are part of the décor. Using green building materials to insulate and increase energy efficiency, while carefully preserving the historic and architectural details was time consuming, but well worth the effort.

Now called Green Earth Goods, the restored store will carry a broad range of organic, eco-friendly, and healthy products, including home cooked gourmet food to go, groceries, pet supplies, organic cotton home goods and clothing; and green building supplies.

Nicole Lewis 20300 Bucklodge Rd Boyds, MD 20841 niki@greanearchgoods.net :

Willson's Store, Clarksburg Photos taken April 17, 2007



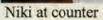






original shutters and hinges on rear window







west section with original door



front door showing beam of original ceiling



beam and shelves



showing original east wall



showing original north wall





The Wilson Store, Oct. 2005 Front of store, picture taken from across 355. (West Side)

001



South West Corner of front of store #002

South side of store, picture taken from back of property





Foundation detail, shows crumbling condition of fieldstone.

007



Foundation detail, shows typical repair done previously.

008



Foundation repair separating from foundation. Also shows moisture damage to siding.

009

Foundation detail, shows rotted sill plate.





Exterior, shows extensive decay from disconnected down spout.

it. #014

North West Corner

Interior, shows extent of damage to corner support beam due to water. # 015





/North East corner, shows disconnected down spout and rotted gutter, facia, and siding.



Front Porch North West Side, shows large part missing, and block steps leading to Post Office double doors.

010

Front Porch, looking north, shows missing steel column

011





Front Porch, shows decay under gutter, steel posts.



Back of store, east side.

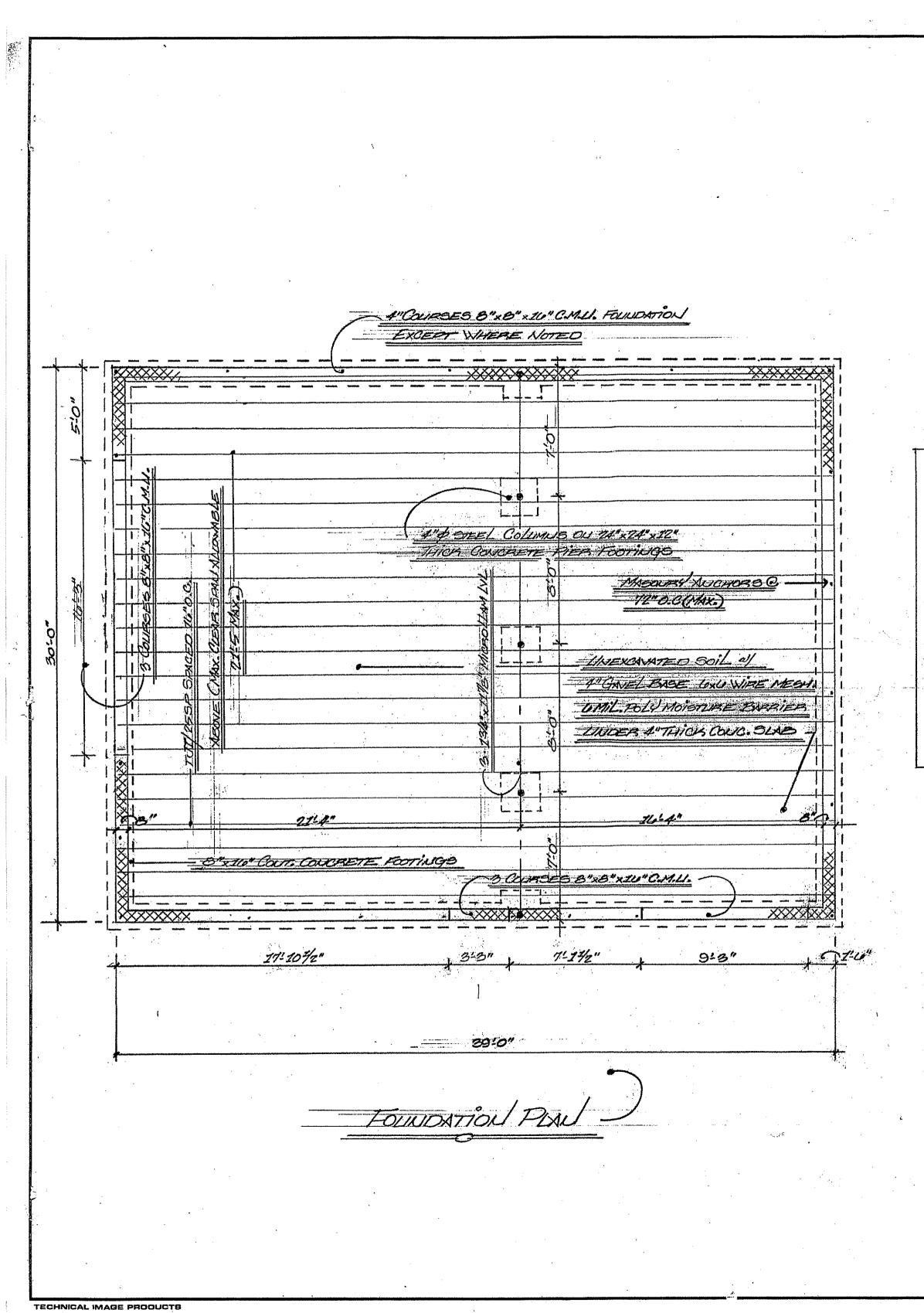
#004

North East corner and North Side of store

#005

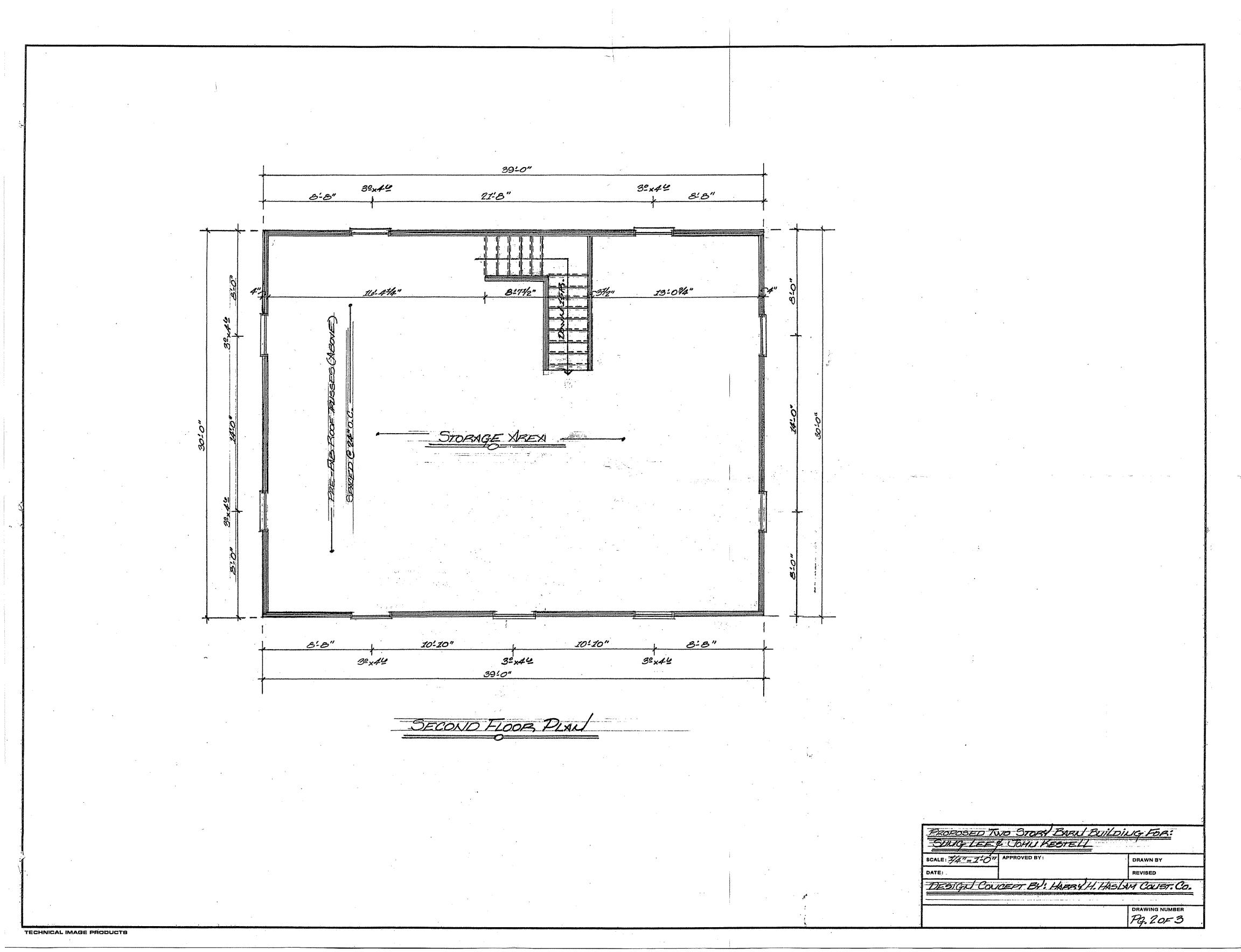


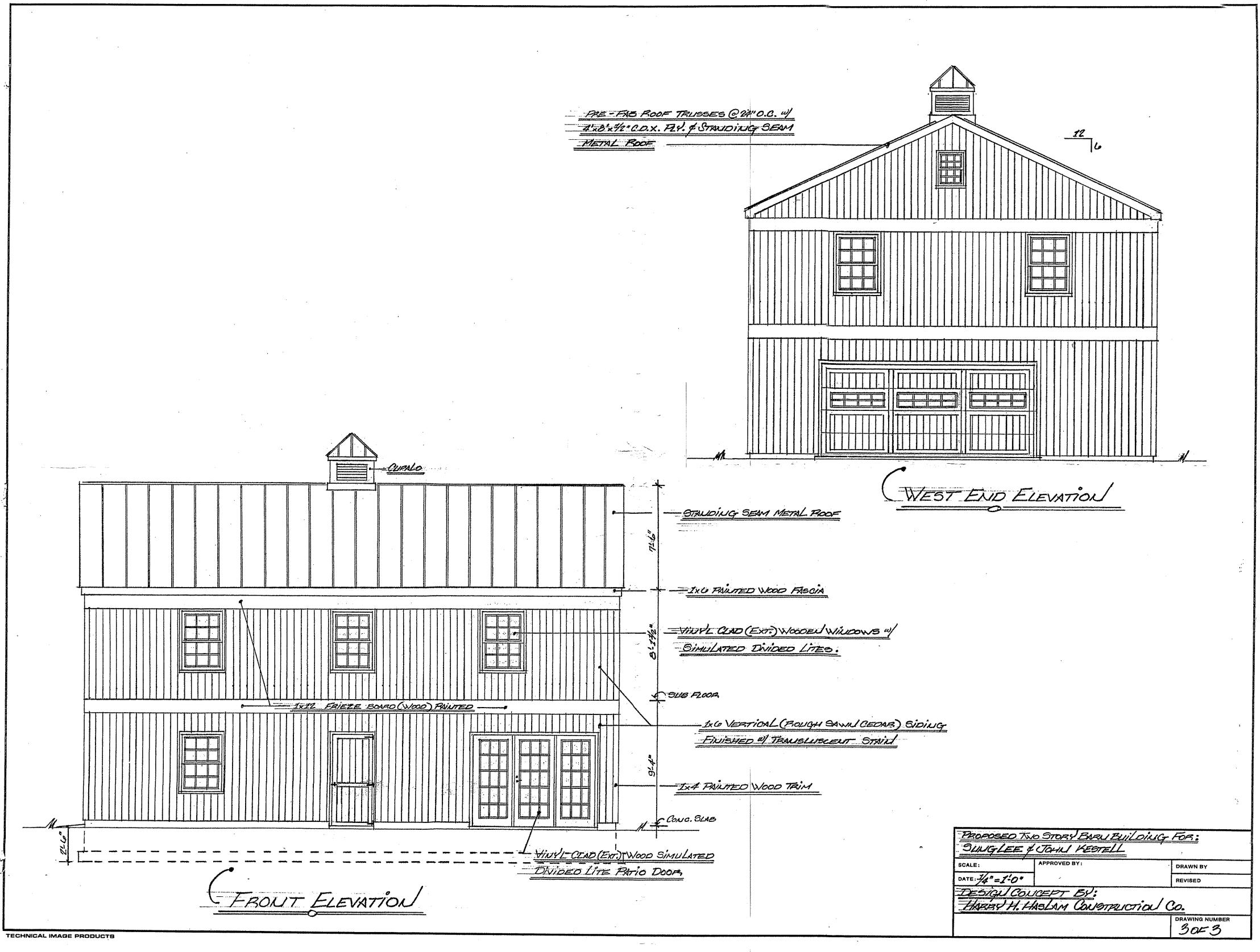
North West corner of store



39:0" 3ºx44 21:8" 8:8" 8-8" 110-4-14" 3-67/2" 34/2" C542' 13:03/4" Studio 51/2" 21-544" 16-54 FOWDER room 8:8" 10-10" 10-10" 8-8" 32,10 9ºx68 3ºx108 16: 53/4" Cotta" 11-13/4" 13th2" T-L" +~==== E.4." 39:0" سجيب بربو وجب الأرماني FIRST FLOOR PLAN PROPOSED TWO STORY BARU BUILDING FOR: SUNGLEE & JOHNI KESTELL SCALE: 3/4"= 1" 6" APPROVED BY: DRAWN BY DATE: REVISED DESIGN CONSCEPT BY: HARRY H. HASLAM CONSTRUCTION CO. DRAWING NUMBER Rg. 10F3

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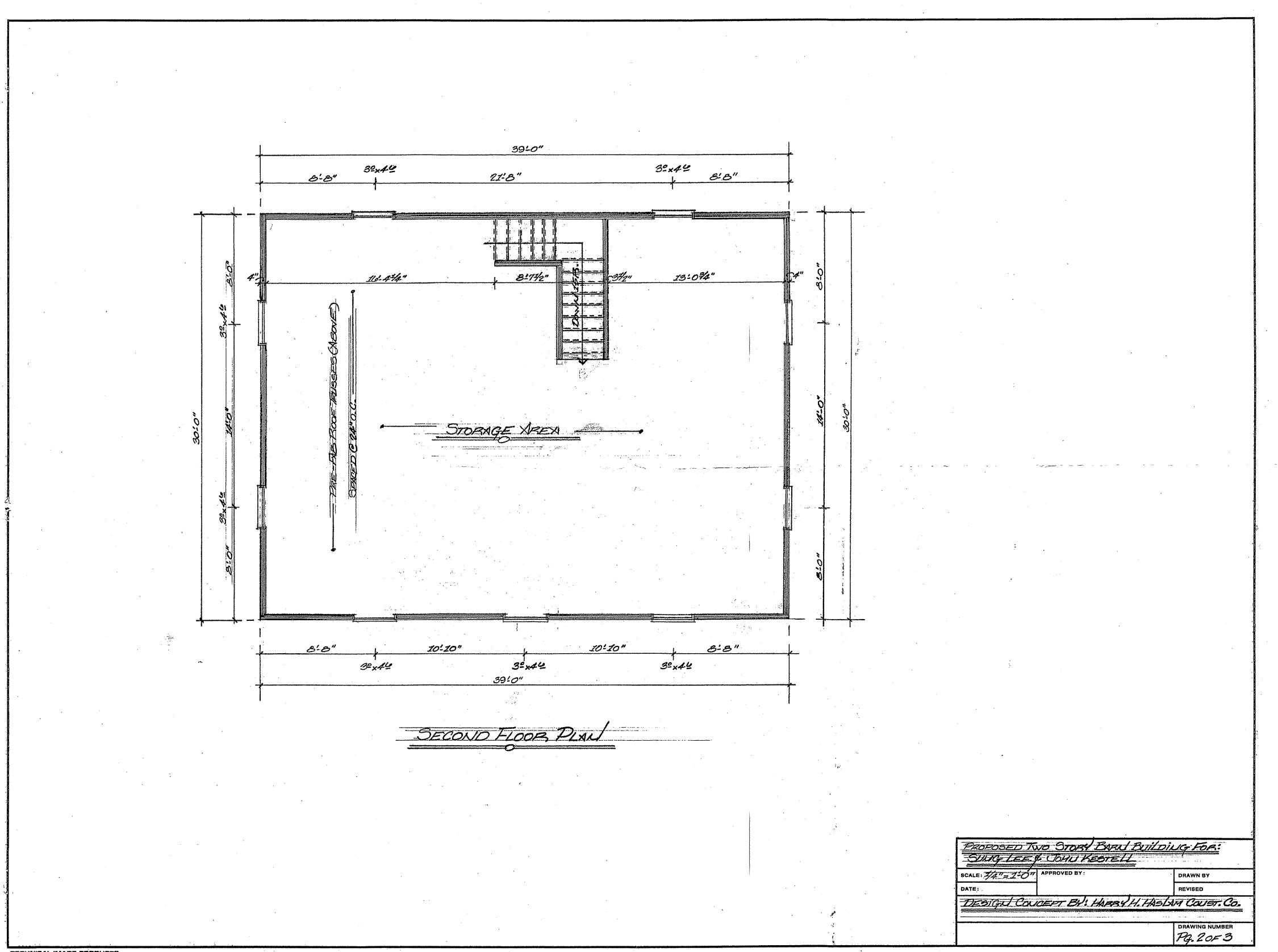




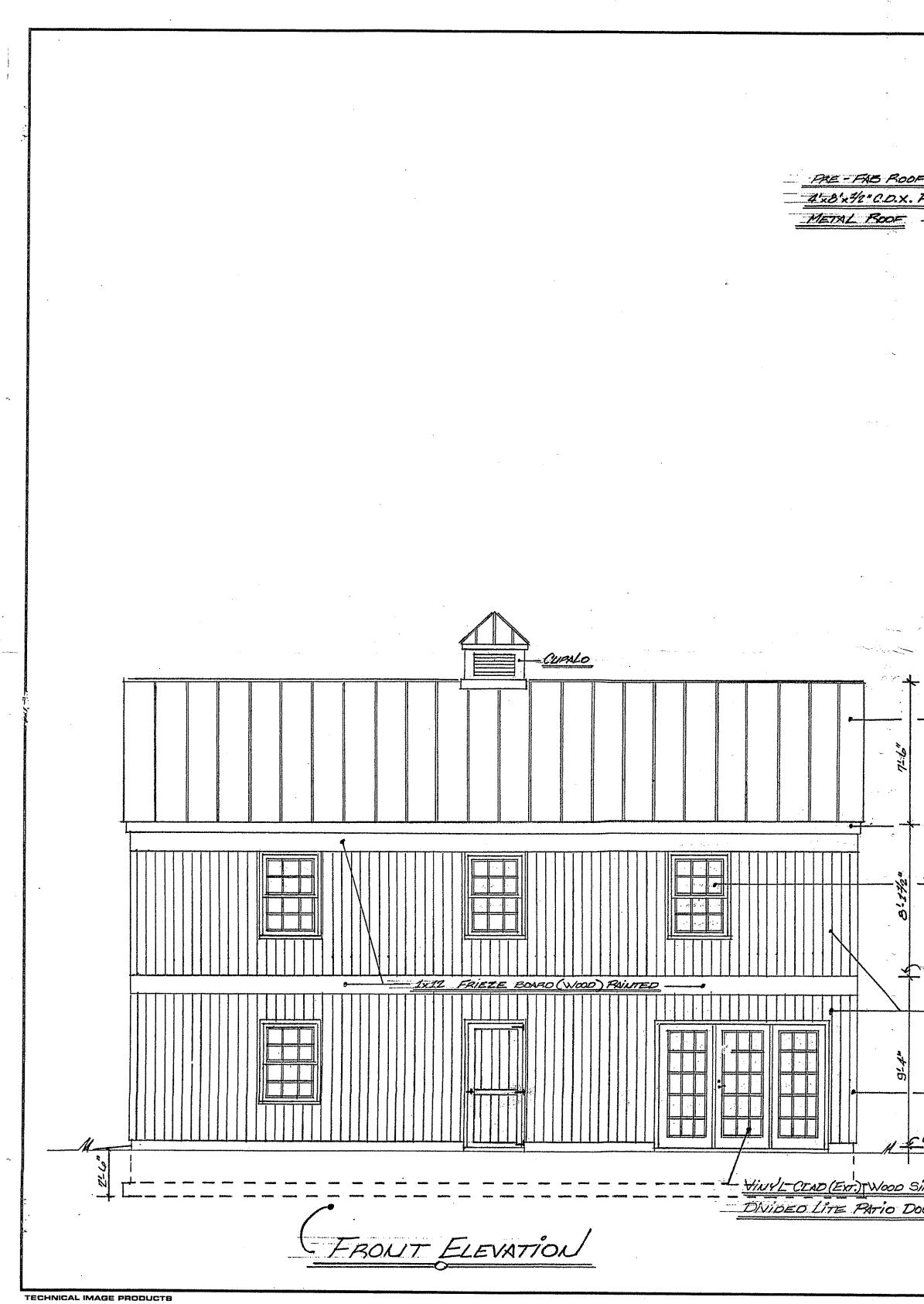
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TECHNICAL IMAGE PRODUCTS

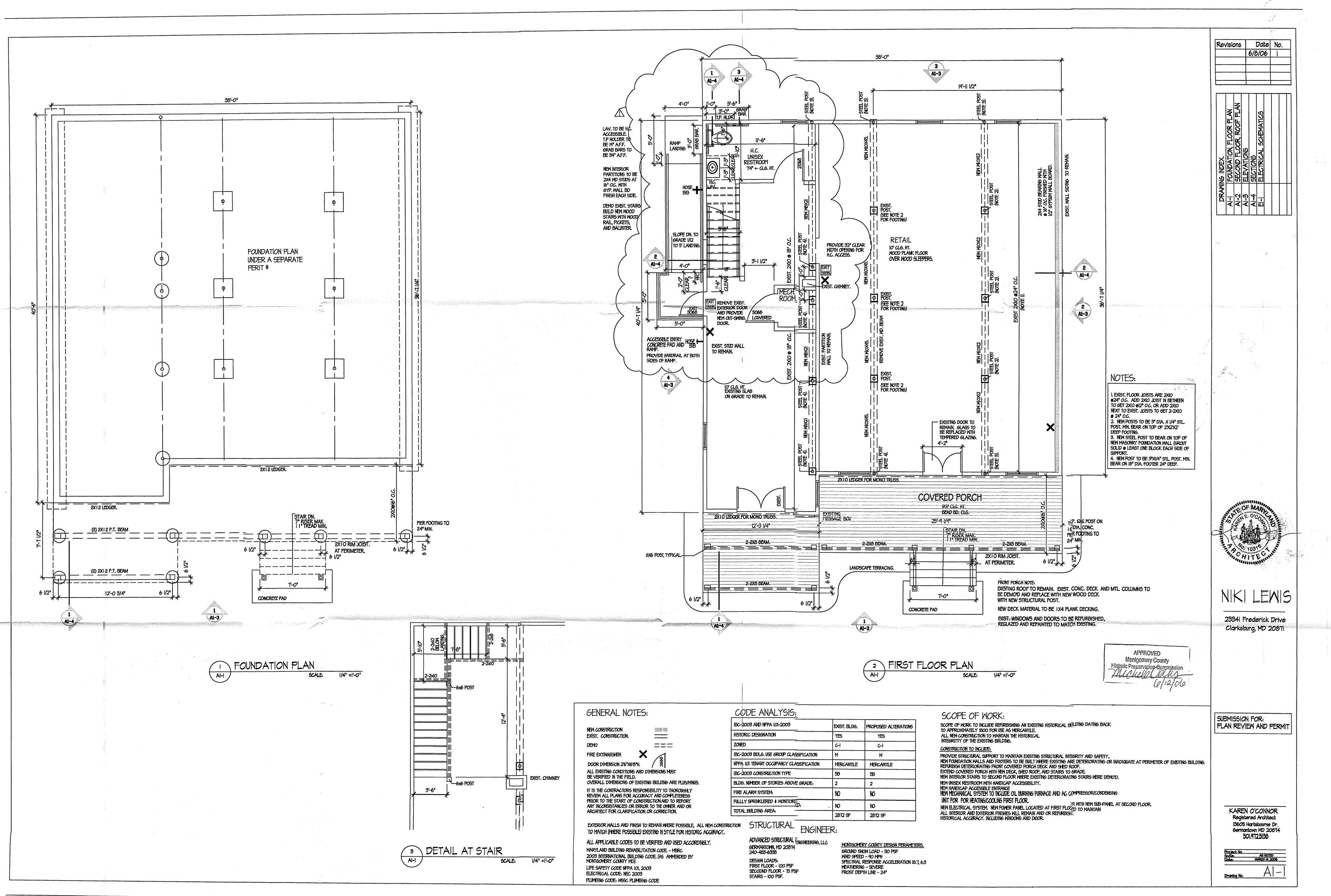
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TECHNICAL IMAGE PRODUCTS



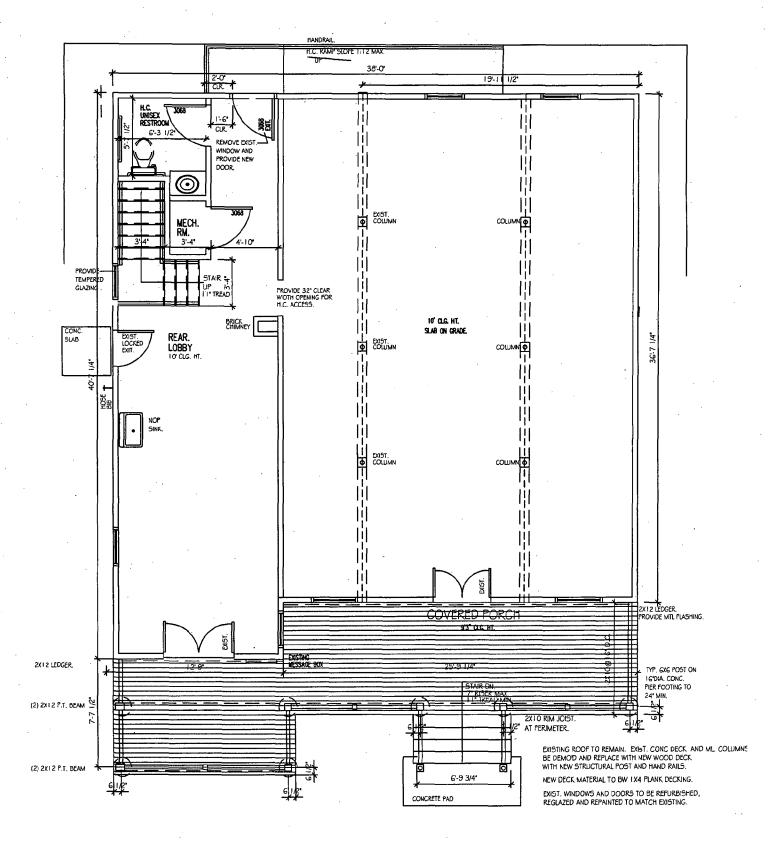
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- STANDING SEAM METAL ROOF		
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IXO FRINTED WOOD FASOIA		
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- Simulated Divided Lites.		
SUB FLOOR		
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IX4 PAILTED WOOD TRIM		
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SIMULATED	PROPOSED TO STORY BARN BUILDING SUNGLEE & JOHN KESTELL	- HOR:
DOP	SCALE: APPROVED BY: DATE: -1/4"=1-0"	DRAWN BY REVISED
	DESIGN CONCEPT BY:	
	HARRY H. HASLAM CONSTRUCTION	DRAWING NUMBER
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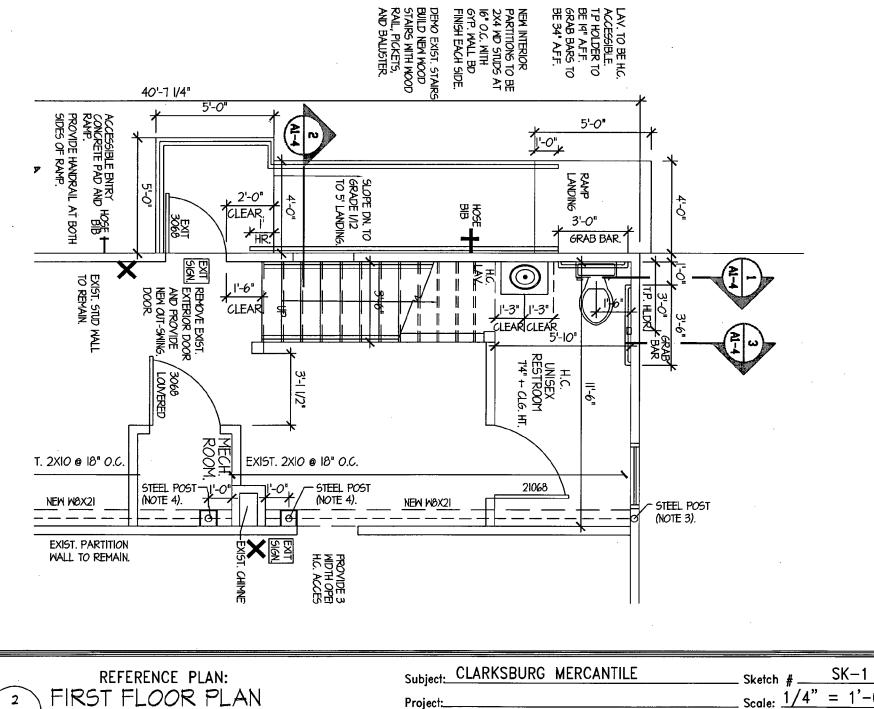
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FAFF HEM

CLARKSBURG STORE 233341 FREDERICK RD



APPROVED PLAN MARCH 2006



SCALE: 1/4" =1'-0" A

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ubject:	ARKSBURG MERCANTILE	Sketch # <u>SK-1</u>
roiect:		Scale: $\frac{1/4"}{1/4"} = 1'-0"$
•	Karen O'Connor	Date: 6/5/06

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



Date: March 8, 2006

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner Historic Preservation Section

SUBJECT: Historic Area Work Permit # 409314 for porch reconstruction and rehabilitation of store

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on <u>February 08, 2006</u>. This application was <u>APPROVED with a condition</u>. The condition of approval is:

• The front porch roof in the front of the post office will be re-designed so that the roof covers the entire surface area of the decking.

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

Applicant: Nicole Lewis

Address: 23341 Frederick Road, Clarksburg (Clarksburg Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approve plans.

	/
CRETURN TO: DEPARTMENT OF PERMITTING SERVICES JSS ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLC, MD 20850 240/777-6370 HISTORIC PRESERVATION COMMISSION 301/563-3400	
APPLICATION FOR	· · · · · · · · · · · · · · · · · · ·
HISTORIC AREA WORK PERMIT	
Contact Person: NIKI LEWIS	
Contact Person: 1017072000 Daytime Phone No.: $240-686-005$	\rightarrow
Tax Account No.: 02-00024225	
$\frac{1}{10000000000000000000000000000000000$	01 01
Name of Property Owner: MICHOLE HEWI'S Daytime Phone No.: 240-686-0050 Address. 20300 BUCK (00 & R.C. Boydo MD 20844 A Street Number 20 City 2000 (00 Steel 20 2000)	301001014
Contractor: Alan Premo Premo Remoderhold Ho.: 240-672-235	
VCONSTYLL CAN	J
Contractor Registration No.:	
Agent for Owner: Daytime Phone No.:	
LOCATION OF BUILDING/PREMISE	
House Number: 23341 Frederica Street Fredrick RCJ TownsCity. Clarksburg Nearest Cross Street: Redfrave Pla R	
town/City: <u>C/MCRS/DWC</u> Nearest Closs Street: <u>/Ceccy/MCE//4</u> Lot: Block: Subdivision:	
Liber: 304 Folio: ZG Parcet: 150	
PART ONE: TYPE OF PERMIT ACTION AND USE 1a CHECK ALL APPLICABLE:	
Construct C Extend X Alter/Renovate AC Sieb Room Addition X Parch Deck Shed	
Move Install I Wreck/Reze I Solar I Fireplace I Woodburning Stove I Single Family	
□ fievision □ Repair □ Revocable □ Fence/Wall (camplete Section 4) Ø Other: <u>ADA</u> <u>CMdFC</u> 18. Construction cost estimate: § <u>10,000</u>	ince & Ramp
18. Construction cost estimate: \$ 10,000 ADA Bathroor	n
1C. If this is a revision of a previously approved active permit see Permit # 406076 (01,8110) PLIMIT Fo	r touractor or (VEPOIR)
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS	r cpan-j
2A. Type of sewage disposal: 01 🗇 WSSC 02 🗇 Septic 03 🗇 Other:	
2B. Type of water supply: 01 I WSSC 02 I Well 03 I Other:	
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	
3A. Heightinches	
38. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:	
C Dn party line/property line C Entirely on land of owner C On public right of way/easement	
I hereby certify that I have the authority to make the folgoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and eccept this to be a condition for the issuance of this permit.	
Mich Lover 1-17-26	
Signature of owner or authorized agent Date	
\sim 1	
Approved: XWCONDITIONS & & For Chairperson Vistoric Preservation Commission	
Disapproved:	
Application/Permit No.: 404.31.44 Date Filed: Date Filed:	
Edit 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS	

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

Attatcher

1. WRITTEN DESCRIPTION DE PROJECT

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

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

12

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

MATERIALS SPECIFICATIONS in work description attatched

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.

PHOTOGRAPHS

atta tched

- Clearly tabeled photographic prints of each facade of existing resource, including details of the affected portions. All tabels should be placed on the front of photographs.
- 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 DONE

If you are proposing construction adjacent to or within the pricine 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 at at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS (\mathcal{W}) | |

For ALL projects, provide an accurate list of adjacent and continuing 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, (301/279-1355).

FAX if neede

PLEASE PRINT (IN BLUE OR BLACK INK) DR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

Foundation: The foundation is a mix of original fieldstone, poured concrete, and concrete block. It is severely decayed and crumbling in several sections. Repairs over the years appear to have been made by pouring concrete along side the foundation walls as some sort of bracing. The sill plate has completely decayed along both the south and north sides of the structure, causing the building to slip off the foundation and bow out, especially on the south side.

£

To begin this process, the building will be lifted with shoring from the inside. The entire old foundation will be removed, and rebuilt to modern code. The structure will then be reset on the new foundation. The stones from the original foundation will be used to "dress" the new foundation on the exterior. Plans for this portion of the work have been drawn up by a structural engineer, and approved by the Montgomery County HPC and Department of Permitting Services. The major impact on the structure will be to assure that it will be sound for another hundred years, and making it once again a commercially viable general store.

Front Porch: The front porch is poured concrete over rip-rap stone, with two sets of stairs, one concrete block, and the other poured concrete. The concrete has collapsed on the northern section of the porch. The porch has a shed roof, supported by four metal columns. There were originally five, but one has broken off due to the damage on the porch floor. The building pre-dates the porch, which appears to have been added in the 20th century, and most likely has had at least one concrete resurfacing.

The entire concrete porch will be removed, in part to allow for the replacement of the building foundation. The porch will be rebuilt in a style typical of an 1840's frontier building, with wood planking and simple wood posts. The HPC has agreed that this would be the most appropriate restoration. While no photos of the store exist that show the original porch, a photo of the Levi Price store, which he owned prior to purchasing the Wilson Store in 1914, shows a similar front porch. We plan to have the planks, posts, and wood beams for under the porch milled at a local saw mill, in a "rough hewn" style, appropriate for the frontier period. The original shed roof of the porch will be repaired. The steps on the north side of the porch, made from concrete block, most likely added in the late 1960's, will be removed. The poured concrete steps leading to the front door will be replaced with wooden steps. The impact of this work will be significant. By restoring the front porch to a period style, the whole building will visually become a real trading post and 1800's general store once again.

Roof: The tin roof is at least 40 years old, and of poor quality. Patching repairs done in the 1970's have ripped off, leaving one big hole, and many small ones.

A new seamed tin roof will be installed over the existing tin roof using a new system called a "roof hugger". It is comprised of a custom fit series of spacers and lightweight structural supports which allow for insulation to be placed on top of the old tin roof, and under the new tin roof. One major advantage is that the old roof does not have to be tossed in the landfill! For our application, it works very well because we intend to keep the ceiling on the second floor open, (cathedral style) with exposed beams and architectural features. (The architectural features of the construction of the building are part of its history, and we don't want to cover them up!) will also be repaired and refinished. To make them more serviceable, shelving and new supports will be added under the counters. The large coal burning pot belly stove will be disconnected and cleaned, and remain the centerpiece of the entrance to the store. The tin ceiling is very damaged, and will be replaced with a similar style tin ceiling. The salvageable pieces of the old tin ceiling will be used through out the store, either as the ceiling to the new entry, or decorative wainscoting.

Stairwell, bathroom, new rear entry. As mentioned, the existing stairs will be replaced with a new stairwell, constructed to accommodate mechanicals and an ADA approved WC under it. By building the new stairs with two landings, the stairs will have enough height to accommodate both the WC and mechanical closet. One of the rear windows, located beneath the existing stairs, will be converted to a rear entrance, allowing an ADA approved entry from the rear parking lot. In addition, the doorway from the main section of the store to the new rear entrance will be widened to meet ADA requirements, and make the new entry more a "part" of the store (the new framing will match the style of the doorway that is there now)

Second Floor. The second floor ceiling will be left open, exposing the structural details and patina of the old wood. The only original plaster in the building (in the room above the main portion of the store) will be left intact wherever possible. The remaining walls will be plastered to match, using an eco-friendly authentic clay plaster. No alterations to the interior walls of the space will be made. One wall (at the top of the stairs) that is currently just studs will have a half wall added for safety. The existing wood floor will be cleaned and refinished using a natural oil finish. Ducts for HVAV can

Windows: Using an impregnable epoxy resin, we will restore the windows, sills and framing whenever possible, and rebuild the windows that cannot be restored because they are missing or beyond repair. HPC has advised us that the addition of storm windows will be allowed, and we may add them if needed for energy efficiency or to protect the original windows.

Exterior work: As needed, we will replace exterior siding to match the existing siding. The siding will be scraped and painted. The gutters, soffits, and downspouts will also be replaced. Two of the rear windows have original wood shutters, which we believe can be repaired with epoxy resin.

In summary, our goal is to restore the building, both inside and out, and re-open it as a general store, which will sell a wide variety of goods. Our store will feature organic and eco-friendly products, in a historical setting. We hope to bring it back to what it once was, a focal point of the community. A place where residents can not only shop, but also gain a better understanding of the history of the store, community, and region.

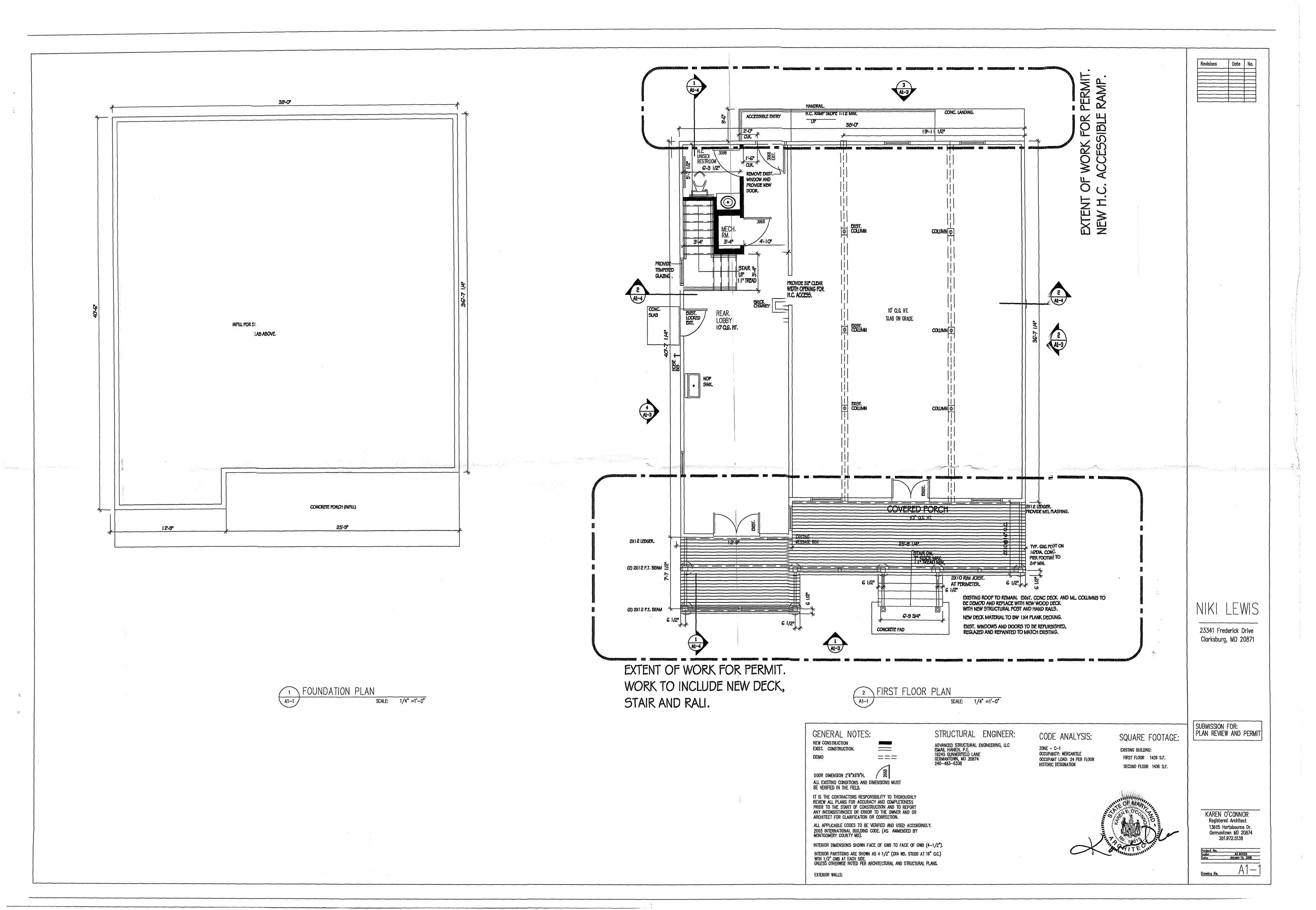
Electric, Plumbing, and Mechanical. Currently the building has none of the above. It was wired at one time, and some of the old wiring (possibly from the 1940's) still exists but it has been disconnected for 30 years The original source of heat was the existing pot-belly stove, which looks to be about 80 years old. There may have been an outhouse, but there never was a bathroom!

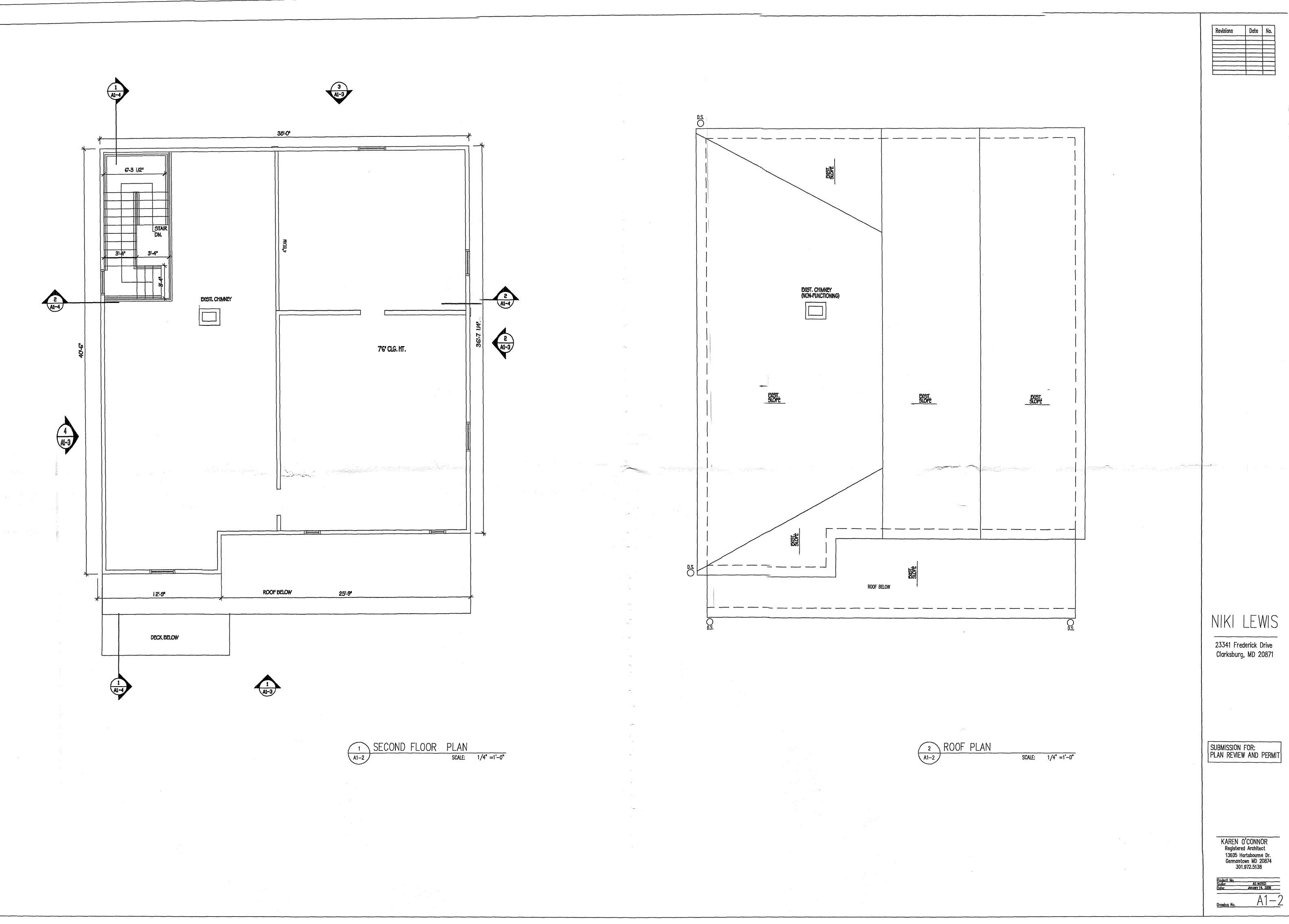
The entire building will need to be wired to bring it to modern code. Because our goal is to restore not alter the look of the building, we will use a mix of appropriate fixtures for lighting, and low voltage ambient lighting, which can be hidden behind or on top of the existing beams. The mechanical system will also be installed so as not to disrupt the style of the building. As there has never been any plumbing (water or sewer) connected to the building, so we will add a small water closet. As the store will be used as a store once again, we feel it is unnecessary to add more than this. This will also assure that the character of the building will be as unaltered as is possible to bring it to code. Currently the WSSC water and sewer mains are located approx. 25 feet from the rear of the property. We have already contacted WSSC regarding connecting water and sewer, and Allegheny Power regarding connecting the electric service. Adding in the sewer, water, and electric lines are part of the cost of the entire project. Most of the homes in the historic district are using oil heat, however we are researching the possibility of connecting to natural gas for the HVAC.

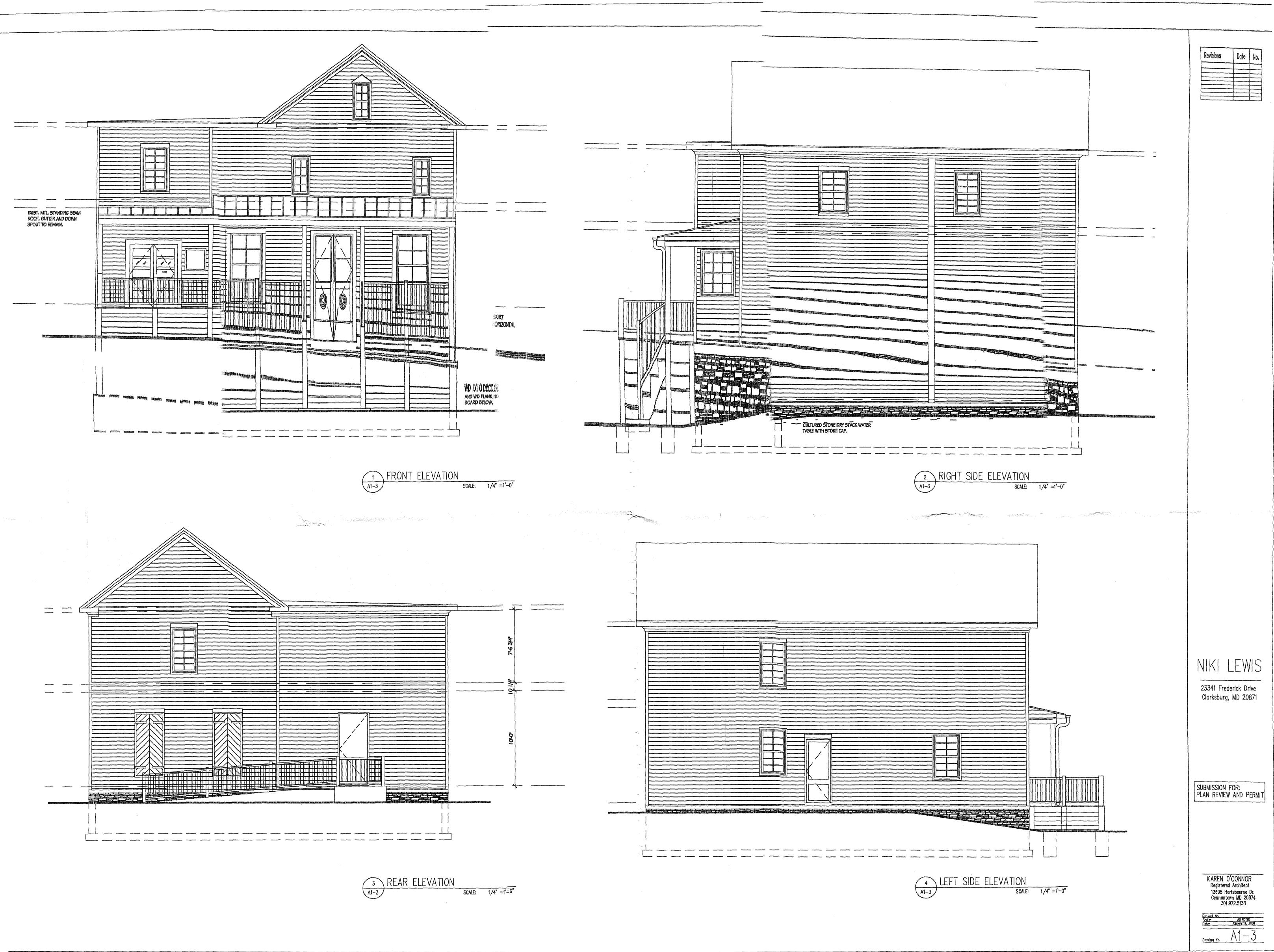
Interior floors: The main level of the building has a floor that consists of several layers of concrete and packed sand, all in severe disrepair. In some areas, tree roots have done a great deal of damage. The top layer is very thin, and cracked and buckled through the entire building. Part of the floor, near the coal bin, is still dirt. On the second floor, the floors are wide plank wood, most likely pine. They are just in need of some cleaning etc.

The concrete floor will be removed and rebuilt to code with wide plank wood floor in the main section of the store. The wide plank flooring will be in keeping with the rough-hewn frontier style, also custom milled at a local saw mill. The new plank floor will be above a shallow crawl space, with a vapor barrier and crushed stone base. This space will allow for mechanicals to be run under the floor, vs. building an obvious bulkhead. A new poured concrete slab will be used in the "post office" section of the building, including the coal bin/stair well. This is primarily for practical reasons, as the new entrance, bathroom, and mechanicals will be located where the coal bin currently is located. The front "post-office" section will be used for organic gardening and ecofriendly building supplies, and a poured concrete floor will make it more practical.

Interior (main level) shelves, fixtures, ceiling etc: Next to the counter on the left side of the main portion of the building, are load bearing metal support posts placed along what was the original wall of the first structure. They support a beam and the original exterior wall on the second floor (now a room partition). These metal posts will either be replaced with solid wood posts, or covered with a wood façade. A symmetrical beam will be added for structural support to the right side of the first floor, along the existing counter. The new posts, on the right side of the store, will be wood. The wood posts will have a rough-hewn, look, keeping with the frontier style. The joists supporting the second floor will be sistered or replaced as needed, as recommended by our structural engineer. The original shelving will be repaired and repainted. The original counters









HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	23341 Frederick Road, Clarksburg	Meeting Date:	02/08/06	
Applicant:	Nicole Lewis	Report Date:	02/01/06	
Resource:	Outstanding Resource Clarksburg Historic District	Public Notice:	01/25/06	
Review:	HAWP	Tax Credit:	N/A	
Case Numbe	er: 13/10-06A	Staff:	Michele Oaks	
PROPOSAL: Porch Re-construction, Rehabilitation of Store				

RECOMMENDATION: Approval with Condition

<u>RECOMMENDATION:</u> Staff recommends that the Commission approve this HAWP application with the condition that:

• The front porch roof in front of the post office will be re-designed so that the roof covers the entire surface area of the decking.

HISTORIC CONTEXT:

Early in the county's history, Clarksburg was a substantial center of commerce and transportation. John Clark surveyed the land and subdivided lots along Frederick Road in the early 1790s, yet the town's origins extended back to the mid-1700s. Michael Dowden built a hotel and tavern about 1754. A popular stop along the well-traveled Great Road between Frederick and Georgetown, Dowden's Ordinary is said to have provided lodging and entertainment for such well-known travelers as General E. Braddock, George Washington, and Andrew Jackson. According to tradition, John Clark's father William, from Lancaster County, Pennsylvania, had chosen this location, at the intersection of two Indian trails, as early as 1735 as a site for trading with Native Americans. His trading post may have influenced Dowden's choice for locating his ordinary.

John Clark built a general store and became the community's first postmaster. The post office, established 1800, was one of the first in the county. By 1850, the town was the third most populous in the county, and the residents numbered 250 by 1879.

One of the earliest structures in the community is found at the *Clark-Waters House*, 23346 Frederick Road. According to tradition, John Clark constructed the rear section in 1797. The building was enlarged and updated in the 1840s with the Italianate-style front section, under the ownership of Clark's daughter and son-in-law Mary and William Willson. One of the few remaining log buildings in the community is found at 23415 Frederick Road. Thomas Kirk probably built the *John Leaman House* (23415), now

covered with clapboard siding, in 1801. John Leaman, a carpenter, purchased the house in 1871 and built the substantial rear addition around 1890.

John Clark, a Methodist, was a leader in organizing the Clarksburg Methodist Episcopal Church in 1788. The church has one of the oldest continuous Methodist congregations in the County. A log chapel was built on this site in 1794, a brick structure in 1853, and the present Gothic Revival-style church in 1909. As a major stagecoach stop between Frederick and Georgetown, Clarksburg supported several inns and taverns. By the mid-1800s, the town also included general stores, a tannery and blacksmiths, and wheelwrights. William Willson probably built Willson's Store, 23341 Frederick Road, around 1842. The Queen Anne-style house at 23310 Frederick Road, known as Hammer Hill, as built c.1891-1900 by Clarksburg physician Dr. James Deetz and his wife Sarah. The name, Hammer Hill, comes from the tract name given this land in 1752. The William Hurley Shoe Shop, 23421 Frederick Road, probably built around 1842, is typical of early rural commercial structures in its simplicity and small scale. In the early 20th-century, it housed Helen Hurley's millinery shop. The house, located behind the shop, originally consisted of the rear portion that was built by Arnold Warfield about 1800. The building may contain an early log section. Hurley family owners of the house and shoe shop included shoemaker William Hurley and Clarksburg Brass Band organizer J. Mortimer Hurley.

Clarksburg has historically been a bi-racial town. While many African Americans settled, after the Civil War, in communities separate from white settlements, freed slaves in Clarksburg built houses in and around the town. In 1885, John Henry Wims built his frame house in Clarksburg's center, at 23311 Frederick Road. The location of his dwelling near the post office was a convenience for Wims, one of the few black mail carriers working in the county.

One of the County's last and most elaborate remaining examples of a two-room schoolhouse is the *Clarksburg School*, 13530 Redgrave Place, built in 1909. One of the County's last and most elaborate remaining examples of the two-room schoolhouse, the Clarksburg School was in continuous use from 1909 to 1972. The cruciform-shaped building has a Colonial Revival-influenced design with pedimented and pilastered doorframe, oversize cornice returns, and gable overhang. Near the school are the sites of the earlier Clarksburg Academy (1833) and a one-room school.

Growth in Clarksburg declined in the late 19th century, when the B & O Railroad bypassed the town for nearby Boyds. The advent of the automobile and improved roads brought something of an economic revival beginning in the 1920s. New boarding houses opened in town to accommodate the new auto tourism.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE:	Outstanding Resource
STYLE:	Vernacular
DATE:	1842

The store located at 23341 Frederick Road is a $2-\frac{1}{2}$ story, front gabled, frame vernacular store with a two-story, shed roof wing. The store is detailed with a full-width front

porch, which has been significantly altered (the original roof structure was extended a concrete floor was installed, and metal posts replaced the simple wooden posts). Many historic windows still exist on the main massing, however, the window have been altered on the second level, to eliminate the gothic peak detail, and most of the windows were replaced with 2/2 double hung windows, this would most likely have occurred around the turn of the 20^{th} century, the Victorian Era, when these windows were popular.

APPLICABLE GUIDELINES:

Proposed alterations to properties within the Clarksburg Master Plan Historic District are reviewed by the Commission with the guidance of the Secretary of Interior's Standards for Rehabilitation (Standards) and the Montgomery County Code Chapter 24A (Chapter 24A). The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8(b)

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 Interior's Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The applicable *Standards* are as follows:

- 1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.

- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 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.

PROPOSAL: The applicant is proposing to (applicable HAWP items):

- Lift the building up and replace the sill-plate and install a new concrete block foundation. The existing crumbling stone foundation will be saved and utilized as a veneer on the exterior of the new foundation.
- Demolish the entire existing concrete front porch floor and replace the flooring with a wood, framed floor, with wood planking and simple, square wood posts to support the existing porch roofs. The porch floor in front of the post office is proposed to be increased 5' in width to allow for more room in front of this entry. The owner is not proposing to alter the porch roof to cover this additional width, as they are unsure of the date of construction for this section of the porch roof.
- Install a new, standing-seam tin roof on top of the existing tin roof using a new system called a "roof hugger" (see cut sheets on pages 29 + 30). This system is comprised of a custom fit series of spacers and lightweight structural supports which allow for insulation to be placed on top of the old tin roof, and under the new tin roof. Advantages being that the old roof does not have to be tossed in the landfill and the owners do not need to remove existing roofing materials, while they gain energy efficiency, without having to add insulation in the interior ceiling.
- Rehabilitate the windows, sills and framing using an impregnable epoxy resin. Rebuild windows that are beyond repair.

- Install storm windows on all windows. The manufacturer of the storm windows to be determined at a later date by the owner.
- Repair and replace, as needed, the exterior siding and soffits to match the existing. The siding will be scraped and painted.
- Repair the two, sets of original, wood shutters that remain on the rear lower level windows.
- Install new gutters and downspouts.

STAFF DISCUSSION

The applicant should be commended by the Commission for her thoughtful proposal that preserves the interior and exterior fabric of this historic store, as well as continuing the use of the building as a store. This project is the perfect example of preservation and community revitalization working in harmony.

Staff would suggest that the front porch design would be more aesthetically successful if the porch roof was extended to cover the entire deck in front of the post office section of the building. The applicant's intention was to retain the size of this porch roof, as they felt it did contain some original fabric. Staff however, feels that the porch has had several alterations, including the poured concrete floor, the installation of the metal posts, etc. Since the porch has had so many alterations, it does not retain its historic integrity, and as such staff would suggest that the porch roof be re-designed to cover over the entire new footprint of the deck. The design should continue to be a shed roof structure and with simple details to retain the historic intent of the porch.

Finally, staff has included in this staff report, Preservation Brief #9 for the owners use. This National Park Service Brief details specifications on the repair of historic wooden windows.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve with condition* the HAWP application as being consistent with Chapter 25A-8(b)1 and 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.

Communication Department of permitting structs 245 ROCKVILLE PREE, 2nd FLOOR, ROCKVILLE, MD 20550 240/717-6370	
HISTORIC PRESERVATION COMMISSION	
301/563-3400	
APPLICATION FOR	
HISTORIC AREA WORK PERMIT	
Contact Person: NIKI LEWIS	
Tex Account No.: 02-00024225 Devine Phone No.: 240-686-0050	
Tax Account No: <u>2200027023</u> Name of Property Owner: <u>110010 Lewis</u> Paytime Phone No.: <u>240-686-0050</u> 301-613-7894	
Address: 20300 BUCK Of ROBOLOS MD 20891	
Alan Drenno Rema Remodelin. 2404072-2351	
Contractor: 13/00/ 17/07/07/07/07/07/07/07/07/07/07/07/07/07	
Agent tor Owner: Osytime Phone No.:	
LOCATION OF BUILDING/PREMISE	
House Number: 23341 Fredericas Street Fredrick RC	
TOWN/City: ClarkSburg Newess Cross Street Redy rave Place	
Lot:Bleck:Subdivision:	
Liber: <u>304</u> Folio: <u>Z6</u> Percet: <u>150</u>	·
PART ONE: TYPE OF PERMIT ACTION AND USE	
IA CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:	
Construct Extend Atter/Renovate C AC Stab Room Addition Proch Dack Stad Stad	
□ Revision □ Repair □ Revacable □ Fence/Wall (complete Section 4) & Other: <u>APA</u> Endtance + Range 18. Construction cost estimate: \$ 10,000 ▲ ADA Bathroom	
18. Construction cost estimate: \$ 10,000 ADA Bathroom	
1C. It this is a revision of a previously approved active permit see Permit # 4/06076 (original plimit for Foundation Vepair)	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS	
2A. Type of sewage disposal: 01 WSSC 02 D Cher:	
28. Type of water supply: 01 UWSSC 02 UWel 03 Uther:	
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	
3A. Heightfeetinches 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:	,
On party line/property line Definitely on land of owner On public right of way/essement	
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.	
Auto Lover 1-17-26	
Signature of owner or authorized agent Date	
ApprovedFor Chairperson, Historic Preservation Commission	
Disapproved: Signature: Date Filed: Date filed: Application/Permit No.: 409314 Date Filed: Date filed: Date filed:	
Edit 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS	

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

Attatcher

1. WRITTEN DESCRIPTION OF PROJECT

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

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

SITE PLAN

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

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

J. 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.

A MATERIALS SPECIFICATIONS in work description attatched

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

8. PHOTOGRAPHS

atta tched

- 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 DONE

If you are proposing construction adjacent to or within the criciline of any tree 6° or larger in diameter (at approximately 4 leat 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 (WVII FAX if rede

For <u>ALL</u> projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include 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, (301/279-1355).

PLEASE PRINT IIN BLUE OR BLACK INKI OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

Foundation: The foundation is a mix of original fieldstone, poured concrete, and concrete block. It is severely decayed and crumbling in several sections. Repairs over the years appear to have been made by pouring concrete along side the foundation walls as some sort of bracing. The sill plate has completely decayed along both the south and north sides of the structure, causing the building to slip off the foundation and bow out, especially on the south side.

To begin this process, the building will be lifted with shoring from the inside. The entire old foundation will be removed, and rebuilt to modern code. The structure will then be reset on the new foundation. The stones from the original foundation will be used to "dress" the new foundation on the exterior. Plans for this portion of the work have been drawn up by a structural engineer, and approved by the Montgomery County HPC and Department of Permitting Services. The major impact on the structure will be to assure that it will be sound for another hundred years, and making it once again a commercially viable general store.

Front Porch: The front porch is poured concrete over rip-rap stone, with two sets of stairs, one concrete block, and the other poured concrete. The concrete has collapsed on the northern section of the porch. The porch has a shed roof, supported by four metal columns. There were originally five, but one has broken off due to the damage on the porch floor. The building pre-dates the porch, which appears to have been added in the 20^{th} century, and most likely has had at least one concrete resurfacing.

The entire concrete porch will be removed, in part to allow for the replacement of the building foundation. The porch will be rebuilt in a style typical of an 1840's frontier building, with wood planking and simple wood posts. The HPC has agreed that this would be the most appropriate restoration. While no photos of the store exist that show the original porch, a photo of the Levi Price store, which he owned prior to purchasing the Wilson Store in 1914, shows a similar front porch. We plan to have the planks, posts, and wood beams for under the porch milled at a local saw mill, in a "rough hewn" style, appropriate for the frontier period. The original shed roof of the porch will be repaired. The steps on the north side of the porch, made from concrete block, most likely added in the late 1960's, will be removed. The poured concrete steps leading to the front door will be replaced with wooden steps. The impact of this work will be significant. By restoring the front porch to a period style, the whole building will visually become a real trading post and 1800's general store once again.

Roof: The tin roof is at least 40 years old, and of poor quality. Patching repairs done in the 1970's have ripped off, leaving one big hole, and many small ones.

A new seamed tin roof will be installed over the existing tin roof using a new system called a "roof hugger". It is comprised of a custom fit series of spacers and lightweight structural supports which allow for insulation to be placed on top of the old tin roof, and under the new tin roof. One major advantage is that the old roof does not have to be tossed in the landfill! For our application, it works very well because we intend to keep the ceiling on the second floor open, (cathedral style) with exposed beams and architectural features. (The architectural features of the construction of the building are part of its history, and we don't want to cover them up!) **Electric, Plumbing, and Mechanical.** Currently the building has none of the above. It was wired at one time, and some of the old wiring (possibly from the 1940's) still exists but it has been disconnected for 30 years The original source of heat was the existing pot-belly stove, which looks to be about 80 years old. There may have been an outhouse, but there never was a bathroom!

The entire building will need to be wired to bring it to modern code. Because our goal is to restore not alter the look of the building, we will use a mix of appropriate fixtures for lighting, and low voltage ambient lighting, which can be hidden behind or on top of the existing beams. The mechanical system will also be installed so as not to disrupt the style of the building. As there has never been any plumbing (water or sewer) connected to the building, so we will add a small water closet. As the store will be used as a store once again, we feel it is unnecessary to add more than this. This will also assure that the character of the building will be as unaltered as is possible to bring it to code. Currently the WSSC water and sewer mains are located approx. 25 feet from the rear of the property. We have already contacted WSSC regarding connecting water and sewer, and Allegheny Power regarding connecting the electric service. Adding in the sewer, water, and electric lines are part of the cost of the entire project. Most of the homes in the historic district are using oil heat, however we are researching the possibility of connecting to natural gas for the HVAC.

Interior floors: The main level of the building has a floor that consists of several layers of concrete and packed sand, all in severe disrepair. In some areas, tree roots have done a great deal of damage. The top layer is very thin, and cracked and buckled through the entire building. Part of the floor, near the coal bin, is still dirt. On the second floor, the floors are wide plank wood, most likely pine. They are just in need of some cleaning etc.

The concrete floor will be removed and rebuilt to code with wide plank wood floor in the main section of the store. The wide plank flooring will be in keeping with the rough-hewn frontier style, also custom milled at a local saw mill. The new plank floor will be above a shallow crawl space, with a vapor barrier and crushed stone base. This space will allow for mechanicals to be run under the floor, vs. building an obvious bulkhead. A new poured concrete slab will be used in the "post office" section of the building, including the coal bin/stair well. This is primarily for practical reasons, as the new entrance, bathroom, and mechanicals will be located where the coal bin currently is located. The front "post-office" section will be used for organic gardening and ecofriendly building supplies, and a poured concrete floor will make it more practical.

Interior (main level) shelves, fixtures, ceiling etc: Next to the counter on the left side of the main portion of the building, are load bearing metal support posts placed along what was the original wall of the first structure. They support a beam and the original exterior wall on the second floor (now a room partition). These metal posts will either be replaced with solid wood posts, or covered with a wood façade. A symmetrical beam will be added for structural support to the right side of the first floor, along the existing counter. The new posts, on the right side of the store, will be wood. The wood posts will have a rough-hewn, look, keeping with the frontier style. The joists supporting the second floor will be sistered or replaced as needed, as recommended by our structural engineer. The original shelving will be repaired and repainted. The original counters will also be repaired and refinished. To make them more serviceable, shelving and new supports will be added under the counters. The large coal burning pot belly stove will be disconnected and cleaned, and remain the centerpiece of the entrance to the store. The tin ceiling is very damaged, and will be replaced with a similar style tin ceiling. The salvageable pieces of the old tin ceiling will be used through out the store, either as the ceiling to the new entry, or decorative wainscoting.

Stairwell, bathroom, new rear entry. As mentioned, the existing stairs will be replaced with a new stairwell, constructed to accommodate mechanicals and an ADA approved WC under it. By building the new stairs with two landings, the stairs will have enough height to accommodate both the WC and mechanical closet. One of the rear windows, located beneath the existing stairs, will be converted to a rear entrance, allowing an ADA approved entry from the rear parking lot. In addition, the doorway from the main section of the store to the new rear entrance will be widened to meet ADA requirements, and make the new entry more a "part" of the store (the new framing will match the style of the doorway that is there now)

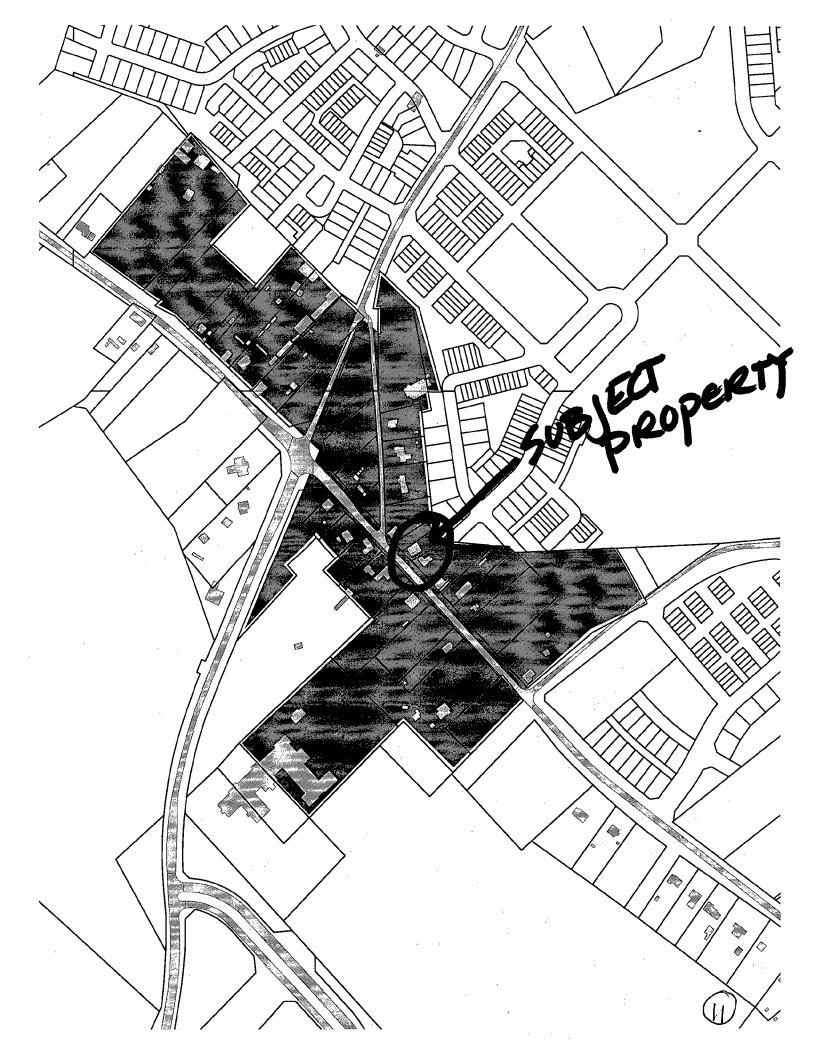
Second Floor. The second floor ceiling will be left open, exposing the structural details and patina of the old wood. The only original plaster in the building (in the room above the main portion of the store) will be left intact wherever possible. The remaining walls will be plastered to match, using an eco-friendly authentic clay plaster. No alterations to the interior walls of the space will be made. One wall (at the top of the stairs) that is currently just studs will have a half wall added for safety. The existing wood floor will be cleaned and refinished using a natural oil finish. Ducts for HVAV can

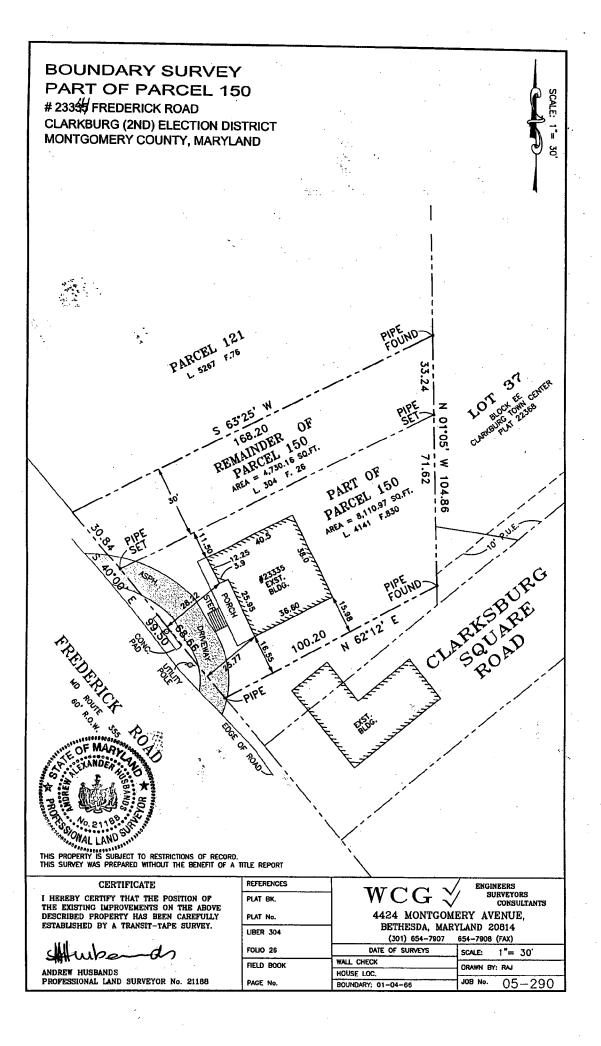
Insulation: The entire building will need to be insulated. We will use a soy based spray application on exterior walls, which does not require a vapor barrier. Sheet rock wil be coated with a natural plaster, which looks very similar to the remnants of the original plaster that still exist.

Windows: Using an impregnable epoxy resin, we will restore the windows, sills and framing whenever possible, and rebuild the windows that cannot be restored because they are missing or beyond repair. HPC has advised us that the addition of storm windows will be allowed, and we may add them if needed for energy efficiency or to protect the original windows.

Exterior work: As needed, we will replace exterior siding to match the existing siding. The siding will be scraped and painted. The gutters, soffits, and downspouts will also be replaced. Two of the rear windows have original wood shutters, which we believe can be repaired with epoxy resin.

In summary, our goal is to restore the building, both inside and out, and re-open it as a general store, which will sell a wide variety of goods. Our store will feature organic and eco-friendly products, in a historical setting. We hope to bring it back to what it once was, a focal point of the community. A place where residents can not only shop, but also gain a better understanding of the history of the store, community, and region.



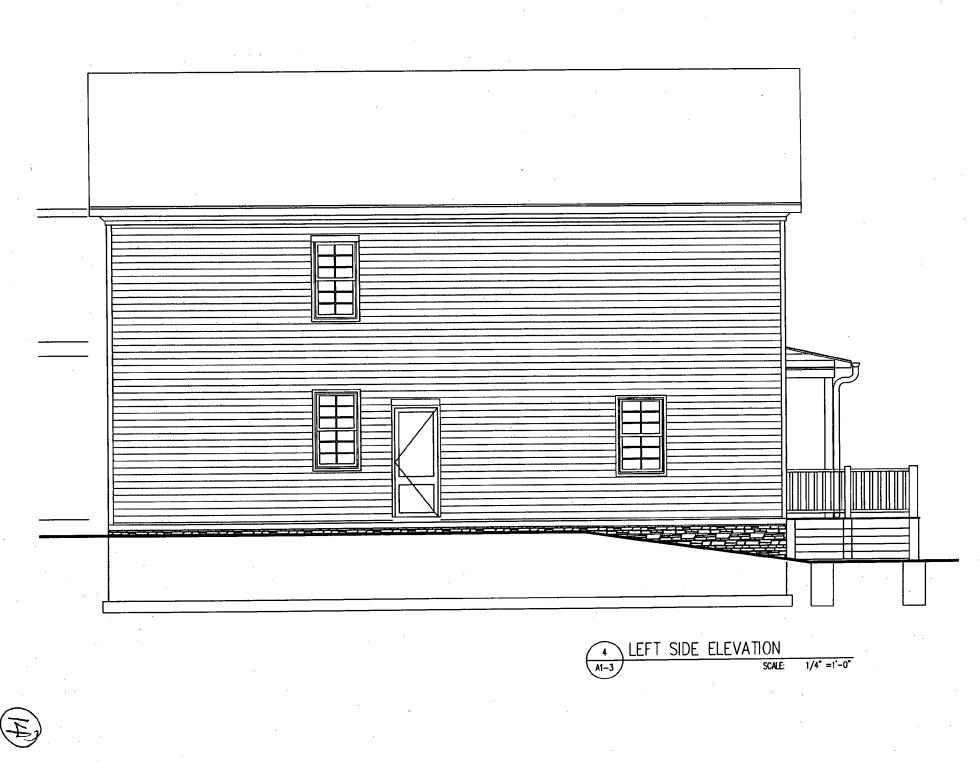


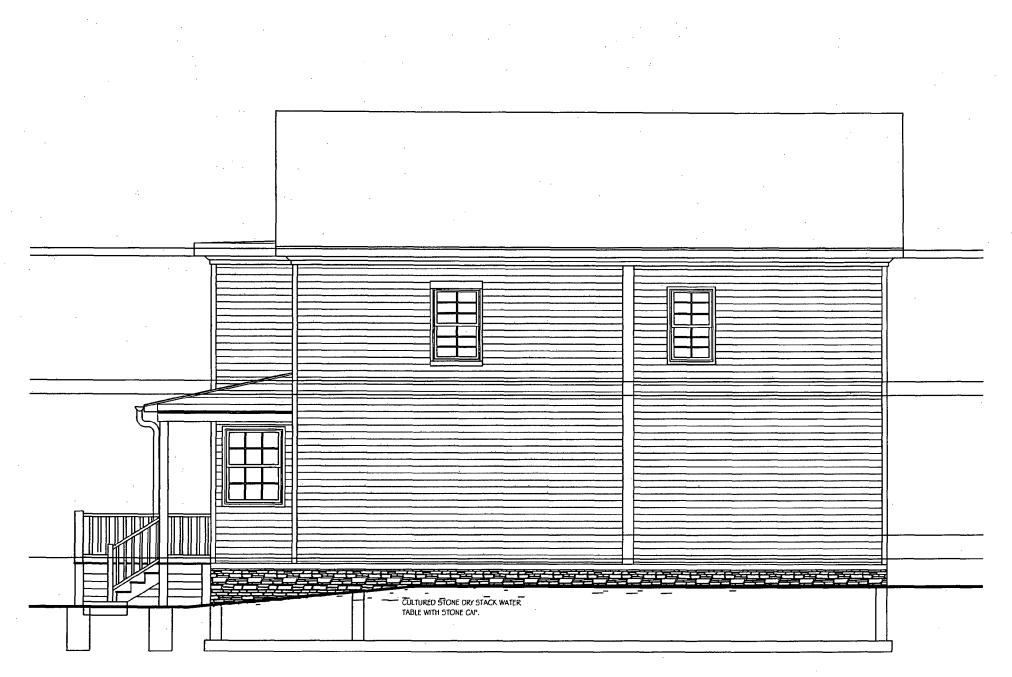
EXIST. MTL. STANDING SEAM ROOF, GUTTER AND DOWN SPOUT TO REMAIN.	
	WD IXIO DECK SKIRT AND WD PLANK HORIZONTAL
	BOARD BELOW.

(1)	FRONT	ELEVATION		
A1-3			SCALE:	1/4" =1'-0"

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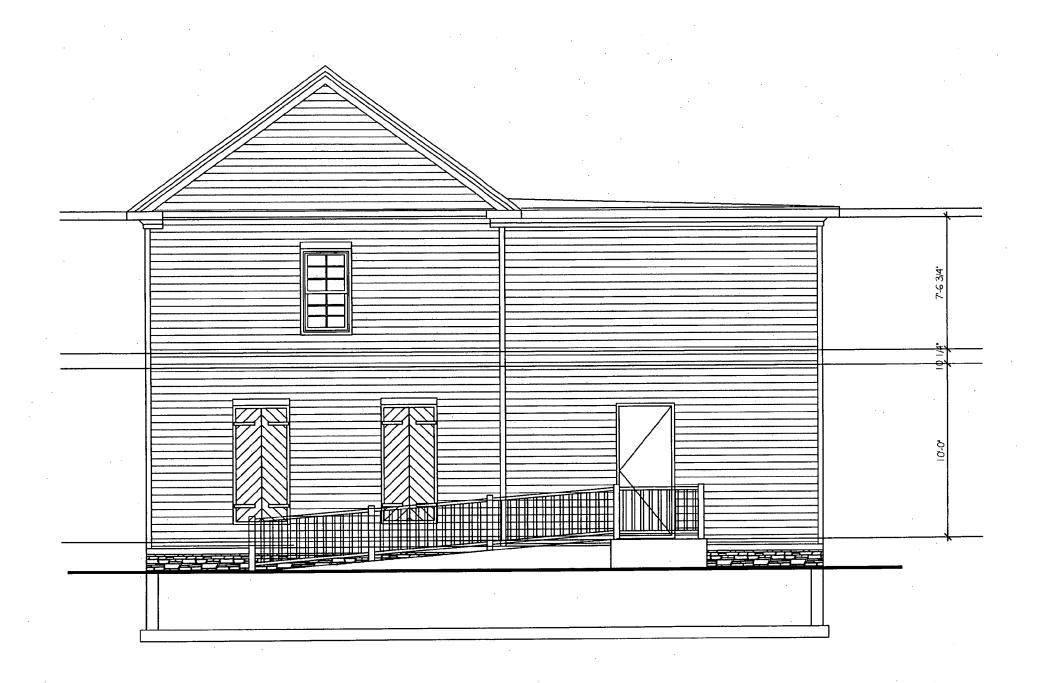
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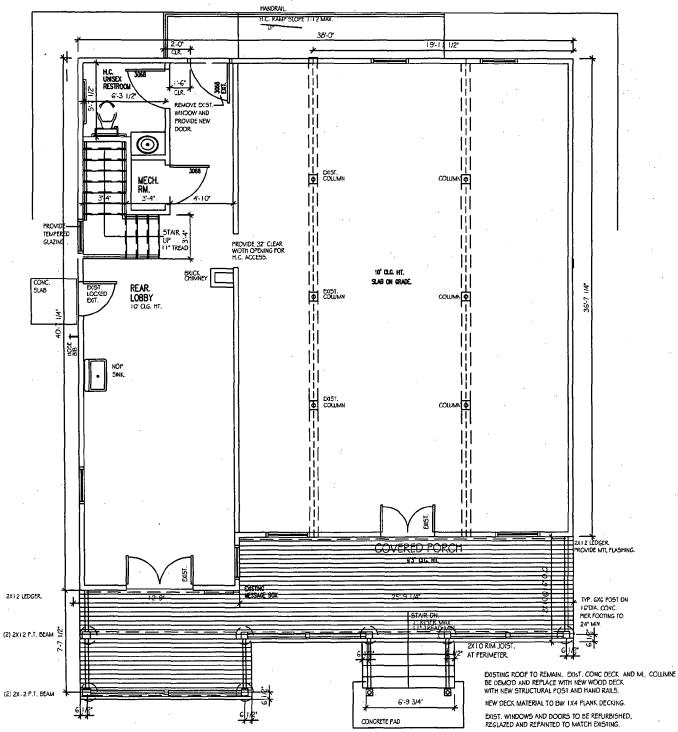
RIGHT SIDE ELEVATION 2 A1-3 SCALE:

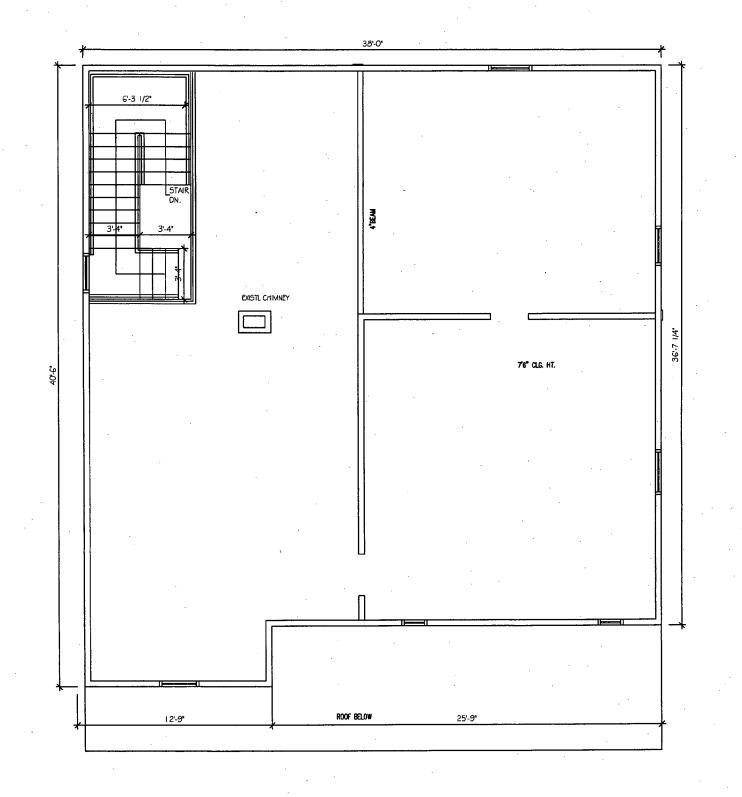
1/4" =1'-0"



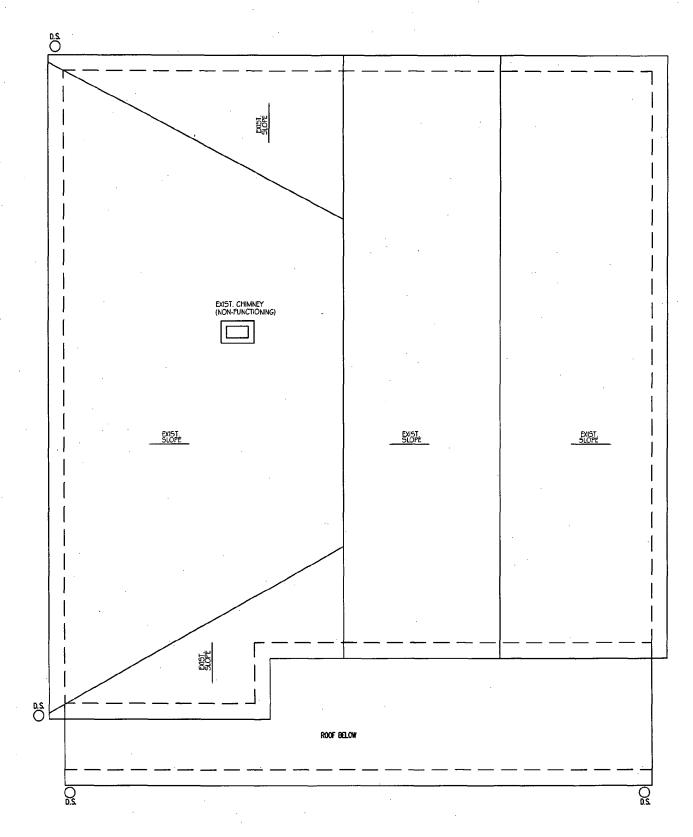
3	REAR	ELEVATION		
A1-3			SCALE:	1/4" =1'-0"

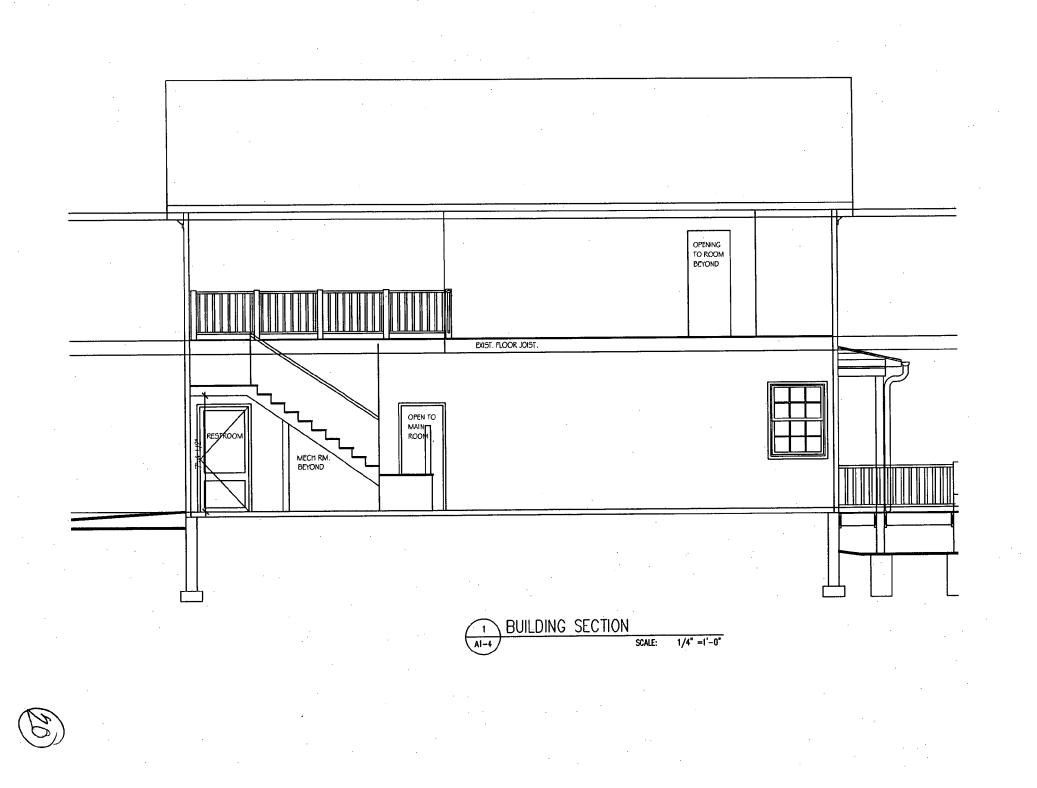
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(18)

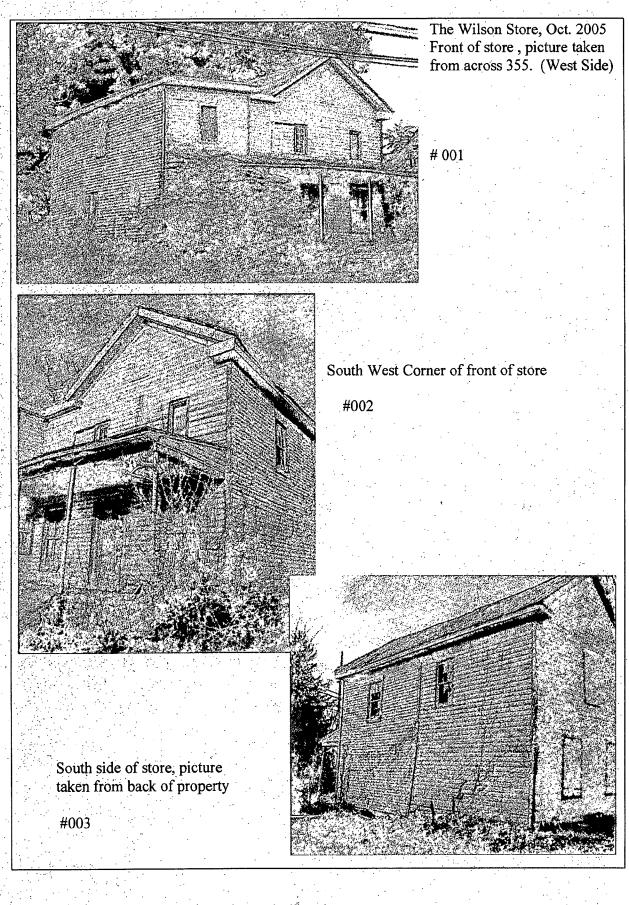




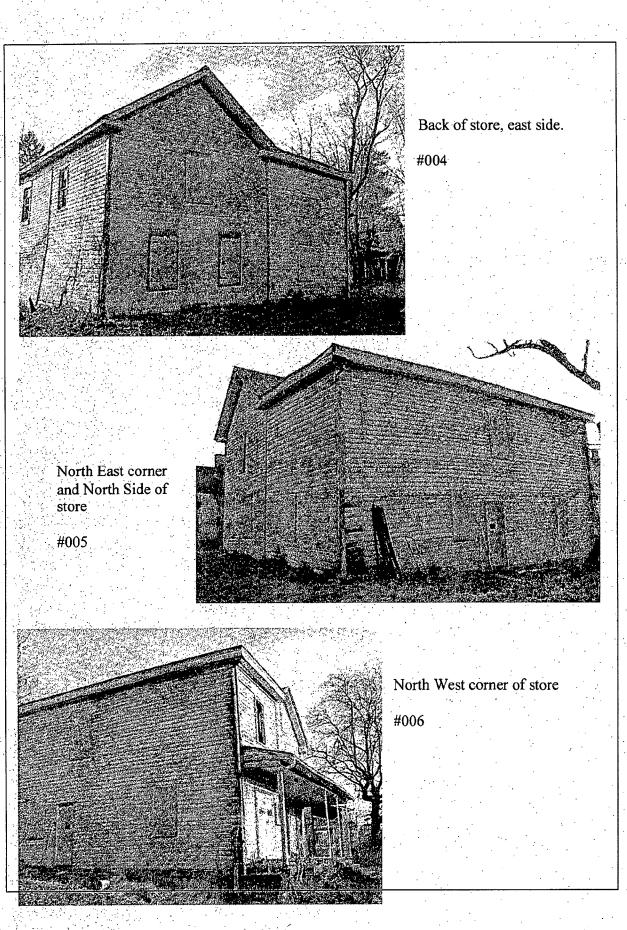


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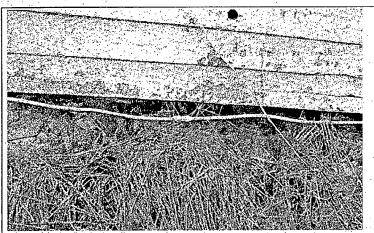
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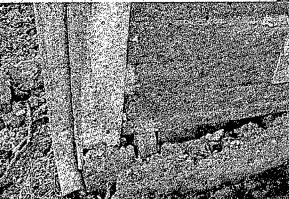


Foundation detail, shows crumbling condition of fieldstone.

007

Foundation detail, shows typical repair done previously.

008



Foundation detail, shows rotted sill plate.

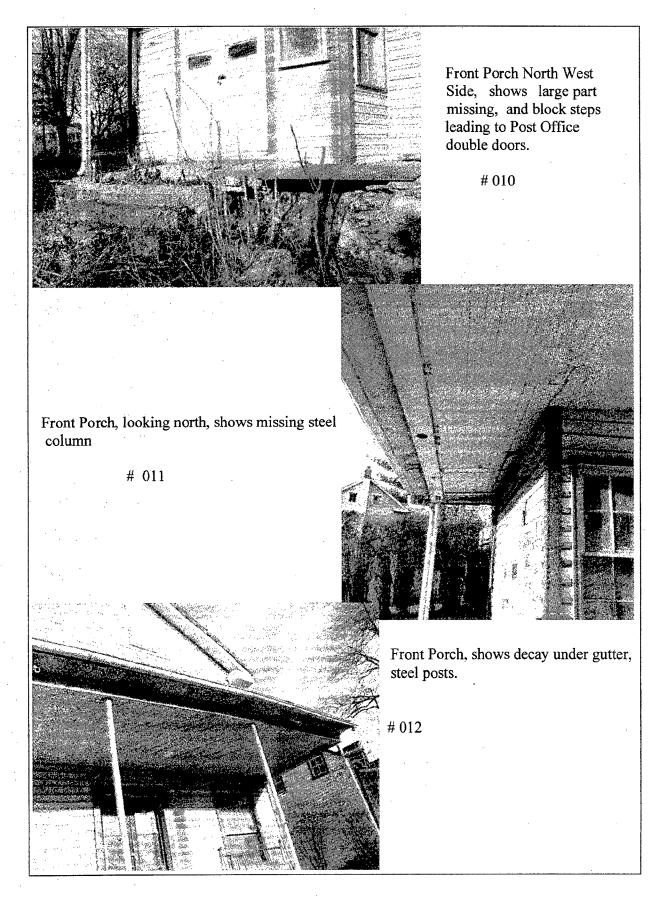
010



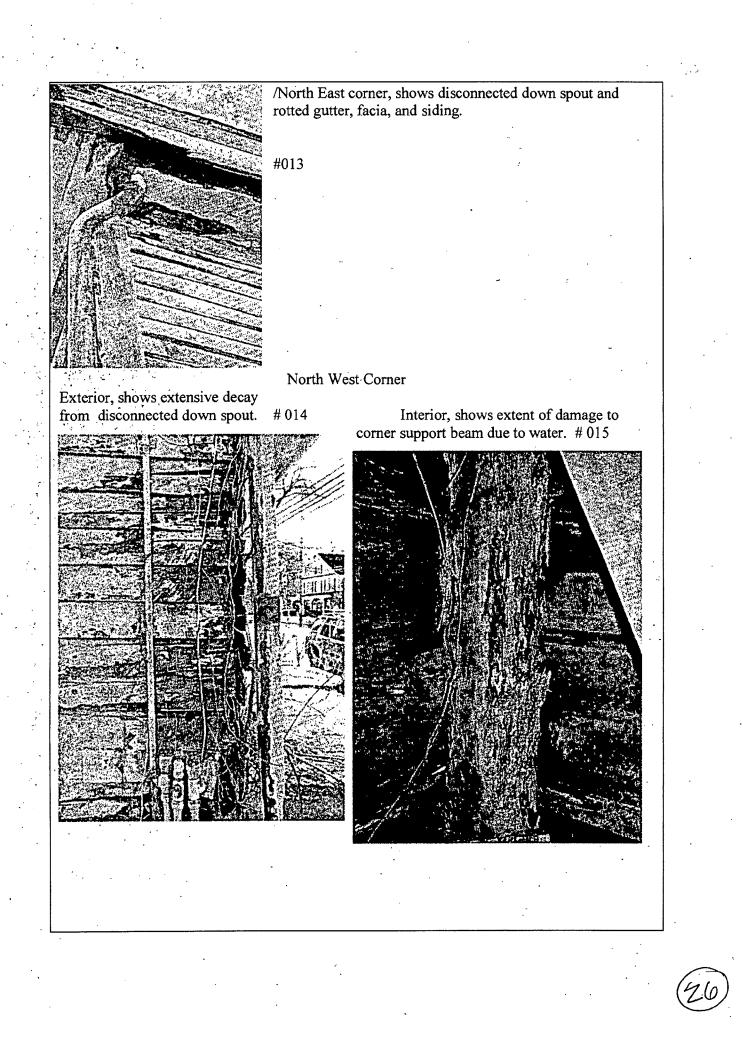
Foundation repair separating from foundation. Also shows moisture damage to siding.

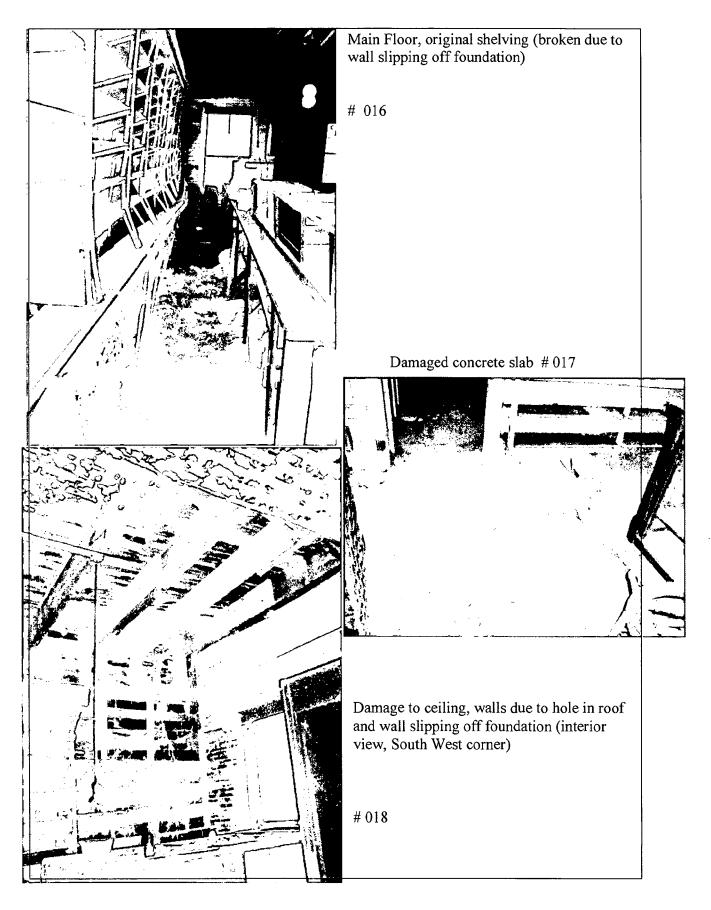
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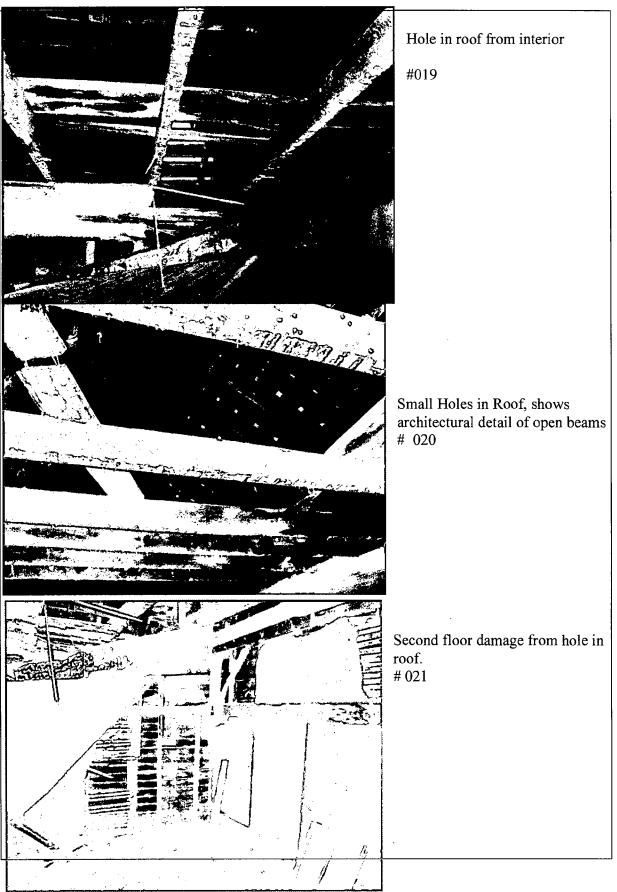






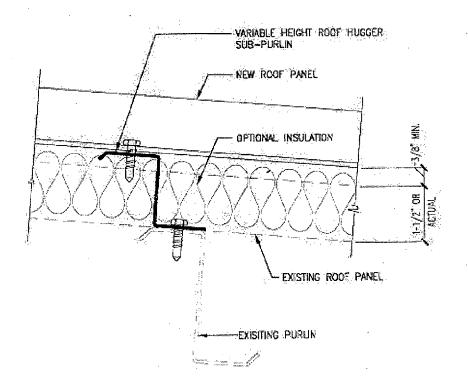




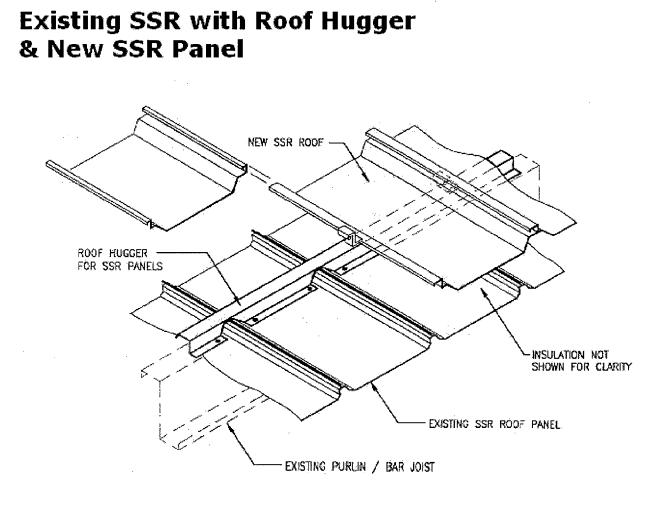




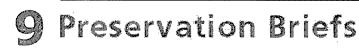
Roof Hugger on Existing Purlin/Joist











Technical Preservation Services National Park Service U.S. Department of the Interior



The Repair of Historic Wooden Windows

John H. Myers

- »Architectural or Historical Significance
- »Physical Evaluation
- »Repair Class I: Routine Maintenance
- »Repair Class II: Stabilization
- »Repair Class III: Splices and Parts Replacement
- »Weatherization
- »Window Replacement
- »Conclusion
- »Additional Reading



A NOTE TO OUR USERS: The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

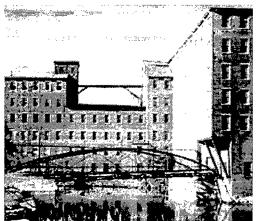
The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building. Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. *The Secretary of the Interior's Standards for Rehabilitation* and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. This Brief is based on the issues of significance and repair which are implicit in the standards, but the primary emphasis is on the technical issues of planning for the repair of windows including evaluation of their physical condition, techniques of repair, and design considerations when replacement is necessary.

Much of the technical section presents repair techniques as an instructional guide for the do-it-yourselfer. The information will be useful, however, for the architect, contractor, or developer on large-scale projects. It presents a methodology for approaching the evaluation and repair of existing windows, and considerations for replacement, from which the professional can develop alternatives and specify appropriate materials and procedures.

Architectural or Historical Significance



Evaluating the architectural or historical significance of windows is the first step in planning for window treatments, and a general understanding of the function and history of windows is vital to making a proper evaluation. As a part of this evaluation, one must consider four basic window functions: admitting light to the interior spaces, providing fresh air and ventilation to the interior, providing a visual link to the outside world, and enhancing the appearance of a building. No single factor can be disregarded when planning window treatments; for example, attempting to conserve energy by closing up or reducing the size of window openings may result in the use of *more* energy by increasing electric lighting loads and decreasing passive solar heat gains.



Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows with larger panes could dramatically alter the appearance of the building. Photo: NPS files.

Historically, the first windows in early American houses were casement windows; that is, they were hinged at the side and opened outward. In the beginning of the eighteenth century singleand double-hung windows were introduced. Subsequently many styles of these vertical sliding sash windows have come to be associated with specific building periods or architectural styles, and this is an important consideration in determining the significance of windows, especially on a local or regional basis. Site-specific, regionally oriented architectural comparisons should be made to determine the significance of windows in guestion. Although such comparisons may focus on specific window types and their details, the ultimate determination of significance should be made within the context of the whole building, wherein the windows are one architectural element.

After all of the factors have been evaluated, **windows should be considered significant to a building if they: 1)** are original, **2)** reflect the original design intent for the building, **3)** reflect period or regional styles or building practices, **4)** reflect changes to the building resulting from major periods or events, or **5)** are examples of exceptional craftsmanship or design. Once this evaluation of significance has been completed, it is possible to proceed with planning appropriate treatments, beginning with an investigation of the physical condition of the windows.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs. Another effective tool is a window schedule which lists all of the parts of each window unit. Spaces by each part allow notes on existing conditions and repair instructions. When such a schedule is completed, it indicates the precise tasks to be performed in the repair of each unit and becomes a part of the specifications. In any evaluation, one should note at a minimum:

- 1) window location
- 2) condition of the paint



Preservation Brief 9: The Repair of Historic Wooden Windows

- 3) condition of the frame and sill
- 4) condition of the sash (rails, stiles and muntins)
- 5) glazing problems
- 6) hardware, and
- 7) the overall condition of the window (excellent, fair, poor, and so forth)

Many factors such as poor design, moisture, vandalism, insect attack, and lack of maintenance can contribute to window deterioration, but moisture is the primary contributing factor in wooden window decay. All window units should be inspected to see if water is entering around the edges of the frame and, if so, the joints or seams should be caulked to eliminate this danger. The glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. The back putty on the interior side of the pane should also be inspected, because it creates a seal which prevents condensation from running down into the joinery. The sill should be examined to insure that it slopes downward away from the building and allows water to drain off. In addition, it may be advisable to cut a dripline along the underside of the sill. This almost invisible treatment will insure proper water runoff, particularly if the bottom of the sill is flat. Any conditions, including poor original design, which permit water to come in contact with the wood or to puddle on the sill must be corrected as they contribute to deterioration of the window.

One clue to the location of areas of excessive moisture is the condition of the paint; therefore, each window should be examined for areas of paint failure. Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint. After noting areas of paint failure, the next step is to inspect the condition of the wood, particularly at the points identified during the paint examination.



Deterioration of poorly maintained windows usually begins on horizontal surfaces and at joints, where water can collect and saturate the wood. Photo: NPS files.

Each window should be examined for operational soundness beginning with the lower portions of the frame and sash. Exterior rainwater and interior condensation can flow downward along the window, entering and collecting at points where the flow is blocked. The sill, joints between the sill and jamb, corners of the bottom rails and muntin joints are typical points where water collects and deterioration begins. The operation of the window (continuous opening and closing over the years and seasonal temperature changes) weakens the joints, causing movement and slight separation. This process makes the joints more vulnerable to water which is readily absorbed into the endgrain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection, but other less severely deteriorated areas of the wood may be tested by two traditional methods using a small ice pick.

An ice pick or an awl may be used to test wood for soundness. The technique is simply to jab the pick into a wetted wood surface at an angle and pry up a small section of the wood. Sound wood will separate in long fibrous splinters, but decayed wood will lift up in short irregular pieces due to the breakdown of fiber strength.



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Another method of testing for soundness consists of pushing a sharp object into the wood, perpendicular to the surface. If deterioration has begun from the hidden side of a member and the core is badly decayed, the visible surface may appear to be sound wood. Pressure on the probe can force it through an apparently sound skin to penetrate deeply into decayed wood. This technique is especially useful for checking sills where visual access to the underside is restricted.

Following the inspection and analysis of the results, the scope of the necessary repairs will be evident and a plan for the rehabilitation can be formulated. Generally the actions necessary to return a window to "like new" condition will fall into three broad categories: **1)** routine maintenance procedures, **2)** structural stabilization, and **3)** parts replacement. These categories will be discussed in the following sections and will be referred to respectively as **Repair Class I, Repair Class II**, and **Repair Class III.** Each successive repair class represents an increasing level of difficulty, expense, and work time. Note that most of the points mentioned in Repair Class I are routine maintenance items and should be provided in a regular maintenance program for any building. The neglect of these routine items can contribute to many common window problems.

Before undertaking any of the repairs mentioned in the following sections all sources of moisture penetration should be identified and eliminated, and all existing decay fungi destroyed in order to arrest the deterioration process. Many commercially available fungicides and wood preservatives are toxic, so it is extremely important to follow the manufacturer's recommendations for application, and store all chemical materials away from children and animals. After fungicidal and preservative treatment the windows may be stabilized, retained, and restored with every expectation for a long service life.

Repair Class I: Routine Maintenance

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.

> The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of



This historic double-hung window has many layers of paint, some cracked and missing putty, slight separation at the joints, broken sash cords, and one cracked pane. Photo: NPS files.

sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting. These operations are illustrated for a typical





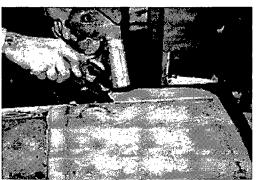
After removing paint from the seam between the interior stop and the jamb, the stop can be pried out and gradually worked loose using a pair of putty knives as shown. Photo: NPS files.

double-hung wooden window, but they may be adapted to other window types and styles as applicable.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired, it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed.

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the

seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of



Sash can be removed and repaired in a convenient work area. Paint is being removed from this sash with a hot air gun. Photo: NPS files.

the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments. With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double-hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

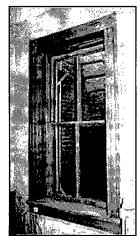
The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used, the glass should be removed or protected from the sudden temperature change which can cause breakage. An overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the



point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane.

The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weather-tight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains. The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.



Following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come.Photo: NPS files.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition. The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire process took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

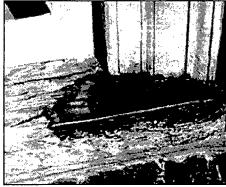
Repair Class II: Stabilization

The preceding description of a window repair job focused on a unit which was operationally sound. Many windows will show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly



damaged windows can be repaired using simple processes. Partially decayed wood can be waterproofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. Three techniques for repairing partially decayed or weathered wood are discussed in this section, and all three can be accomplished using products available at most hardware stores.

One established technique for repairing wood which is split, checked or shows signs of rot, is to: **1)** dry the wood, **2)** treat decayed areas with a fungicide, **3)** waterproof with two or three applications of boiled linseed oil (applications every 24 hours), **4)** fill cracks and holes with putty, and **5)** after a "skin" forms on the putty, paint the surface. Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.



This illustrates a two-part expoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: NPS files.

When sills or other members exhibit surface weathering they may also be built-up using wood putties or homemade mixtures such as sawdust and resorcinol glue, or whiting and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semirigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semirigid epoxy patching compound, sanded and painted. Epoxy patching compounds can be used to build up missing sections or decayed ends of members. Profiles can

be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long lasting materials available for wood repair. More information on epoxies can be found in the publication "Epoxies for Wood Repairs in Historic Buildings," cited in the bibliography.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

Repair Class III: Splices and Parts Replacement

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric.



These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do-ityourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," Bulletin of the Association for Preservation Technology, Vol. III, No. 4, 1971, or illustrated more recently in The Old House, Time-Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair: **1**) conduct regular maintenance of sound frames to achieve the longest life possible, **2**) make necessary repairs in place, wherever possible, using stabilization and splicing techniques, and **3**) if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.



Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost effective solution.

Weatherization

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will insure that the sash are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

Window Replacement

Although the retention of original or existing windows is always desirable and this Brief is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should not begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: **1**) the pattern of the openings and their size; **2**) proportions of the



http://www.cr.nps.gov/hps/tps/briefs/brief09.htm

frame and sash; **3**) configuration of window panes; **4**) muntin profiles; **5**) type of wood; **6**) paint color; **7**) characteristics of the glass; and **8**) associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local woodworking mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to ASHRAE 1977 Fundamentals, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

Conclusion

Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

Additional Reading

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"Sealing Leaky Windows." Old House Journal (no. 1, 1973): 5.

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Washington, D.C. 1981

Home page logo: Historic six-over-six windows--preserved. Photo: NPS files.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Technical Preservation Services (TPS), Heritage Preservation Services Division, National Park Service prepares standards, guidelines, and other educational materials on responsible historic preservation treatments for a broad public.

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KDW



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



Date: March 8, 2006

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner Historic Preservation Section

SUBJECT: Historic Area Work Permit # 409314 for porch reconstruction and rehabilitation of store

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on <u>February 08, 2006</u>. This application was **APPROVED with a condition**. The condition of approval is:

• The front porch roof in the front of the post office will be re-designed so that the roof covers the entire surface area of the decking.

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

Applicant: Nicole Lewis

Address: 23341 Frederick Road, Clarksburg (Clarksburg Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approve plans.

Image: Contract of the service of t
MARYLAR ¹² 301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT
Contact Person: NIKI Lewis
Daytime Phone No.: 240-6876-0350
Tax Account No. 02-00024225
Name of Property Owner: 11/10/01 10/01 10/01 10 000 000 000 000
Address: 20300 DUCK OG KO BOYOD VID 2084
contractor: Alan Premo Premo Kenoderhole No.: 240-672-2357
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:
LOCATION OF BUILDING/PREMISE
House Number: 23341 Frederick RCJ
Town/City: <u>Clarksburg</u> Nearest Cross Street: <u>Iled Frate Pla.</u>
tor:
PART ONE: TYPE OF PERMIT ACTION AND USE
TA. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
Construct Extend X Atter/Renovate AC Slab Room Addition Y Porch Deck Shed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family Ata to to
Revision Repair Revocable Fence/Wall (complete Section 4) \$ Other: APA CNATANCE & Ramp
□ Revision □ Repair □ Revocable □ Fence/Wall (complete Section 4) Ø Other: <u>APA</u> <u>Endtance</u> + Ramp 1B. Construction cost estimate: \$ <u>10,000</u> → APA <u>Bathroom</u> 1C. If this is a revision of a previously approved active permit # <u>406076</u> (original permit for Foundation)
VEPOLE)
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
2A. Type of sewage disposal: 01 UWSSC 02 Septic 03 Uher: 2B. Type of water supply: 01 WSSC 02 Wet 03 Uher:
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL 3A. Height feet inches
38. Indicate whether the lence 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/essement
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.
110 pole Lever 1-17-26
Signature of owner or authorized agent Date
Approved:
Disapproved:Signature:Date:DAte:DAte:DAte:DAte:DAte:DAte:DAte:DAte:DAte:DAte:DAte:DAte:
Edit 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS

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

Attached

t. WRITTEN DESCRIPTION OF PROJECT

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



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2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

J. 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.

- 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.

A. MATERIALS SPECIFICATIONS in work description attatched

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

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- 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 DONE

If you are proposing construction adjacent to or within the clickne 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 dimansion.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY DWNERS (WVII FAX if redu

For <u>ALL</u> 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 carcel 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. (301/279-1355). **Foundation:** The foundation is a mix of original fieldstone, poured concrete, and concrete block. It is severely decayed and crumbling in several sections. Repairs over the years appear to have been made by pouring concrete along side the foundation walls as some sort of bracing. The sill plate has completely decayed along both the south and north sides of the structure, causing the building to slip off the foundation and bow out, especially on the south side.

To begin this process, the building will be lifted with shoring from the inside. The entire old foundation will be removed, and rebuilt to modern code. The structure will then be reset on the new foundation. The stones from the original foundation will be used to "dress" the new foundation on the exterior. Plans for this portion of the work have been drawn up by a structural engineer, and approved by the Montgomery County HPC and Department of Permitting Services. The major impact on the structure will be to assure that it will be sound for another hundred years, and making it once again a commercially viable general store.

Front Porch: The front porch is poured concrete over rip-rap stone, with two sets of stairs, one concrete block, and the other poured concrete. The concrete has collapsed on the northern section of the porch. The porch has a shed roof, supported by four metal columns. There were originally five, but one has broken off due to the damage on the porch floor. The building pre-dates the porch, which appears to have been added in the 20^{th} century, and most likely has had at least one concrete resurfacing.

The entire concrete porch will be removed, in part to allow for the replacement of the building foundation. The porch will be rebuilt in a style typical of an 1840's frontier building, with wood planking and simple wood posts. The HPC has agreed that this would be the most appropriate restoration. While no photos of the store exist that show the original porch, a photo of the Levi Price store, which he owned prior to purchasing the Wilson Store in 1914, shows a similar front porch. We plan to have the planks, posts, and wood beams for under the porch milled at a local saw mill, in a "rough hewn" style, appropriate for the frontier period. The original shed roof of the porch will be repaired. The steps on the north side of the porch, made from concrete block, most likely added in the late 1960's, will be removed. The poured concrete steps leading to the front door will be replaced with wooden steps. The impact of this work will be significant. By restoring the front porch to a period style, the whole building will visually become a real trading post and 1800's general store once again.

Roof: The tin roof is at least 40 years old, and of poor quality. Patching repairs done in the 1970's have ripped off, leaving one big hole, and many small ones.

A new seamed tin roof will be installed over the existing tin roof using a new system called a "roof hugger". It is comprised of a custom fit series of spacers and lightweight structural supports which allow for insulation to be placed on top of the old tin roof, and under the new tin roof. One major advantage is that the old roof does not have to be tossed in the landfill! For our application, it works very well because we intend to keep the ceiling on the second floor open, (cathedral style) with exposed beams and architectural features. (The architectural features of the construction of the building are part of its history, and we don't want to cover them up!) will also be repaired and refinished. To make them more serviceable, shelving and new supports will be added under the counters. The large coal burning pot belly stove will be disconnected and cleaned, and remain the centerpiece of the entrance to the store. The tin ceiling is very damaged, and will be replaced with a similar style tin ceiling. The salvageable pieces of the old tin ceiling will be used through out the store, either as the ceiling to the new entry, or decorative wainscoting.

Stairwell, bathroom, new rear entry. As mentioned, the existing stairs will be replaced with a new stairwell, constructed to accommodate mechanicals and an ADA approved WC under it. By building the new stairs with two landings, the stairs will have enough height to accommodate both the WC and mechanical closet. One of the rear windows, located beneath the existing stairs, will be converted to a rear entrance, allowing an ADA approved entry from the rear parking lot. In addition, the doorway from the main section of the store to the new rear entrance will be widened to meet ADA requirements, and make the new entry more a "part" of the store (the new framing will match the style of the doorway that is there now)

Second Floor. The second floor ceiling will be left open, exposing the structural details and patina of the old wood. The only original plaster in the building (in the room above the main portion of the store) will be left intact wherever possible. The remaining walls will be plastered to match, using an eco-friendly authentic clay plaster. No alterations to the interior walls of the space will be made. One wall (at the top of the stairs) that is currently just studs will have a half wall added for safety. The existing wood floor will be cleaned and refinished using a natural oil finish. Ducts for HVAV can

Insulation: The entire building will need to be insulated. We will use a soy based spray application on exterior walls, which does not require a vapor barrier. Sheet rock wil be coated with a natural plaster, which looks very similar to the remnants of the original plaster that still exist.

Windows: Using an impregnable epoxy resin, we will restore the windows, sills and framing whenever possible, and rebuild the windows that cannot be restored because they are missing or beyond repair. HPC has advised us that the addition of storm windows will be allowed, and we may add them if needed for energy efficiency or to protect the original windows.

Exterior work: As needed, we will replace exterior siding to match the existing siding. The siding will be scraped and painted. The gutters, soffits, and downspouts will also be replaced. Two of the rear windows have original wood shutters, which we believe can be repaired with epoxy resin.

In summary, our goal is to restore the building, both inside and out, and re-open it as a general store, which will sell a wide variety of goods. Our store will feature organic and eco-friendly products, in a historical setting. We hope to bring it back to what it once was, a focal point of the community. A place where residents can not only shop, but also gain a better understanding of the history of the store, community, and region.

Electric, Plumbing, and Mechanical. Currently the building has none of the above. It was wired at one time, and some of the old wiring (possibly from the 1940's) still exists but it has been disconnected for 30 years The original source of heat was the existing pot-belly stove, which looks to be about 80 years old. There may have been an outhouse, but there never was a bathroom!

The entire building will need to be wired to bring it to modern code. Because our goal is to restore not alter the look of the building, we will use a mix of appropriate fixtures for lighting, and low voltage ambient lighting, which can be hidden behind or on top of the existing beams. The mechanical system will also be installed so as not to disrupt the style of the building. As there has never been any plumbing (water or sewer) connected to the building, so we will add a small water closet. As the store will be used as a store once again, we feel it is unnecessary to add more than this. This will also assure that the character of the building will be as unaltered as is possible to bring it to code. Currently the WSSC water and sewer mains are located approx. 25 feet from the rear of the property. We have already contacted WSSC regarding connecting water and sewer, and Allegheny Power regarding connecting the electric service. Adding in the sewer, water, and electric lines are part of the cost of the entire project. Most of the homes in the historic district are using oil heat, however we are researching the possibility of connecting to natural gas for the HVAC.

Interior floors: The main level of the building has a floor that consists of several layers of concrete and packed sand, all in severe disrepair. In some areas, tree roots have done a great deal of damage. The top layer is very thin, and cracked and buckled through the entire building. Part of the floor, near the coal bin, is still dirt. On the second floor, the floors are wide plank wood, most likely pine. They are just in need of some cleaning etc.

The concrete floor will be removed and rebuilt to code with wide plank wood floor in the main section of the store. The wide plank flooring will be in keeping with the rough-hewn frontier style, also custom milled at a local saw mill. The new plank floor will be above a shallow crawl space, with a vapor barrier and crushed stone base. This space will allow for mechanicals to be run under the floor, vs. building an obvious bulkhead. A new poured concrete slab will be used in the "post office" section of the building, including the coal bin/stair well. This is primarily for practical reasons, as the new entrance, bathroom, and mechanicals will be located where the coal bin currently is located. The front "post-office" section will be used for organic gardening and ecofriendly building supplies, and a poured concrete floor will make it more practical.

Interior (main level) shelves, fixtures, ceiling etc: Next to the counter on the left side of the main portion of the building, are load bearing metal support posts placed along what was the original wall of the first structure. They support a beam and the original exterior wall on the second floor (now a room partition). These metal posts will either be replaced with solid wood posts, or covered with a wood façade. A symmetrical beam will be added for structural support to the right side of the first floor, along the existing counter. The new posts, on the right side of the store, will be wood. The wood posts will have a rough-hewn, look, keeping with the frontier style. The joists supporting the second floor will be sistered or replaced as needed, as recommended by our structural engineer. The original shelving will be repaired and repainted. The original counters The history of the Willson store and its site dates back to the 1700's. It was here that John Clarke Sr. and his father William first began trading with Native Americans in tents and wagons, along the main trail that lead from Georgetown to Fredrick, referred to as the "Great Road". John Clarke Jr. had purchased several tracts of land in the area, and had the town surveyed and divided in to lots for homes and businesses in the early 1790's. The town is named after him, and for many years it was an overnight stagecoach stop along the road from Georgetown to Fredrick. In the 1800's, it was the first stop for settlers leaving Georgetown, and heading west through the Cumberland Gap. Clarke built a trading post on the site of the current store, although there are only references to it, not to the date of the actual building. However there is record that in April of 1800 the post office was established in the trading post, with John Clarke serving as postmaster.

Clarke left the business to his daughter Sarah and her husband, William Willson in his will dated 1803. An original ledger dated 1817, signed by William Wilson, is stored at the Montgomery County Historical Society. It not only gives a great peek into the daily lives of Americans nearly 200 years ago, but also verifies that there was a trading post/general store in operation prior to the date when the current building was constructed. Willson is believed to have built the structure that now stands on the site, dated 1840 by most accounts. Willson operated the store until his retirement in the 1840's, when his son Leonidas took over operation. By the 1870's the store had attracted other commercial operations to Clarksburg, making it an important merchandising center for the Upper County. The store not only sold merchandise, but also served as a meeting place and community center for the town. The heirs of the Clarke/Willson family sold the store in 1893 to Sarah Sellman. In 1914, it was sold to Levi Price, who had operated another general store in the area. In 1921, it was sold to the Lewis family, and it operated as the Lewis/Linthicum general store until the 1970's. After ceasing operations in the 1970's it was used for storage, and has been basically abandoned for nearly 35 years. Many long-time residents of Clarksburg recall the store being in operation in the mid 20th century when they were children. The building itself holds many interesting historical features, as mentioned in the description. Several photos of the store exist from the early 1900's, although historical accounts differ slightly on which photo's are actually of this structure. One of the most significant photos shows the interior of the store much as it is today. The store is not only significant because of it's long time importance to the region, it's ties to the development of America, but the fact that it really is a time capsule. The alterations made were simple additions, and even those date back to the 19th century. Clarksburg has many historical connections to the Revolutionary War, and the Civil War, in part because of its location. The history of the original trading post, all the way from the tents and wagons to the present is a fascinating glimpse into the timeline of change of America. It now sits surrounded by new homes, and we believe it is a significant historic resource that should be preserved for future generations.

The Willson Store is a four bay by three bay two and a half story frame store facing southwest on Fredrick Road in the locally designated historic district of Clarksburg Maryland. The building has clapboard siding, mostly Dutch Lap in style, painted a light green with olive green trim. The front porch is poured concrete over rip-rap stone, with two sets of stairs, one concrete block, and the other poured concrete. The concrete has collapsed on the northern section of the porch. The porch has a shed roof, supported by four metal columns. There were originally five, but one has broken off due to the damage on the porch floor. The windows are a mix of double hung six-over-six, fourover-four, and two-over-two. The windows on the first floor are mostly intact, but there is significant damage to the second floor windows. Two glass and wood paneled doors (original) lead from the front porch into the main portion of the store, which has intact original counters, pot-belly stove, display cases, and shelving. A second set of double doors on the north end of the porch leads to what was once the post office, in the northwest section of the store. The store was constructed in at least two sections. The oldest, main section is two and a half stories, with a steep gable roof. Montgomery County dates this part of the structure to 1840. Beams that have now been uncovered on the interior of this portion of the store appear to be the remnants of the frame of the original Clark trading post, circa 1800. The northwest "post-office" section of the structure is two stories, with a shed roof that has a very shallow pitch. This date of this addition is believed to be circa 1860. The structure has begun to slip off the foundation on the southeast corner. The roof has one very large hole, and many small ones. The gutters and downspouts have disconnected, causing severe water damage on the siding beneath the downspouts, especially on the north side of the building. The southeast corner has sagged due to water damage from the hole in the roof, although an attempt to repair it was made in the 1970's.

The floor in the main part of the store has several layers of concrete, which have cracked, heaved and buckled. The tin ceiling has rusted and decayed beyond repair. On the south side of the building, the shelves that line the wall have collapsed, due to that wall slipping off the foundation. The post office section of the building has alterations made in the 1960's by the previous owner, consisting of a raised floor, dropped ceiling and a dividing wall. Behind this section, are the stairwell and a side door. The stairs to the second floor are decayed, narrow, and unsafe. The original coal bin is located under the stairs. This section of the building has a combination of concrete and dirt floor.

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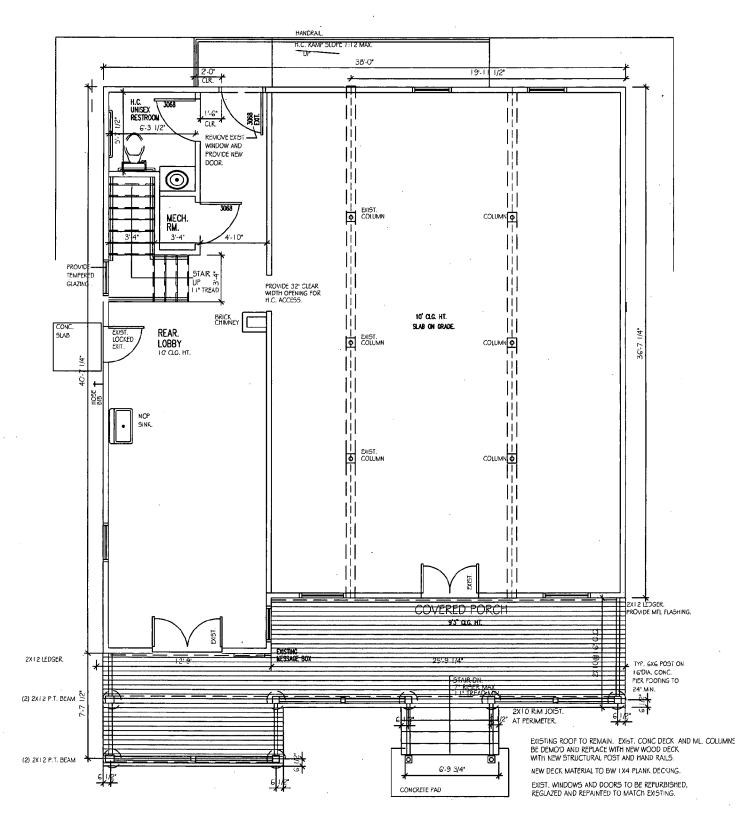
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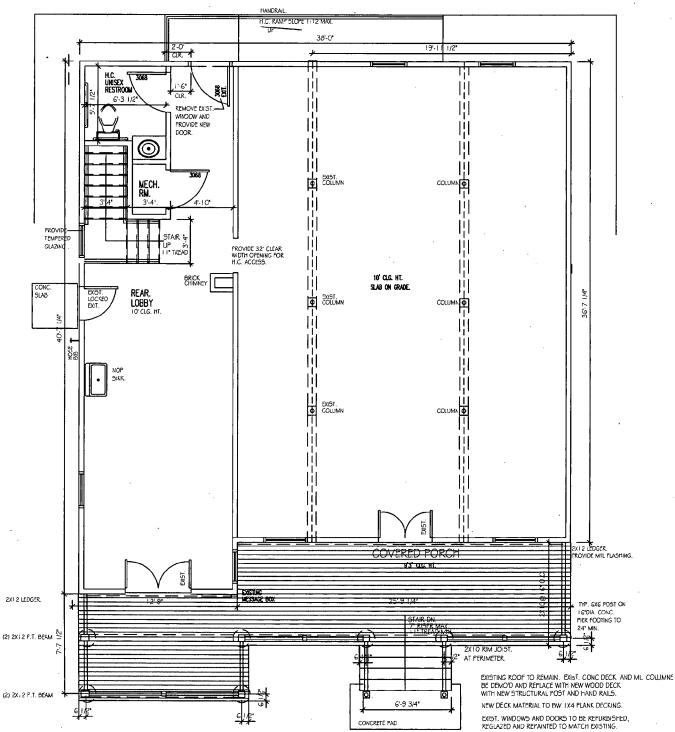
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FRONT ELEVATION 1 SCALE: 1/4" =1'-0" A1-3

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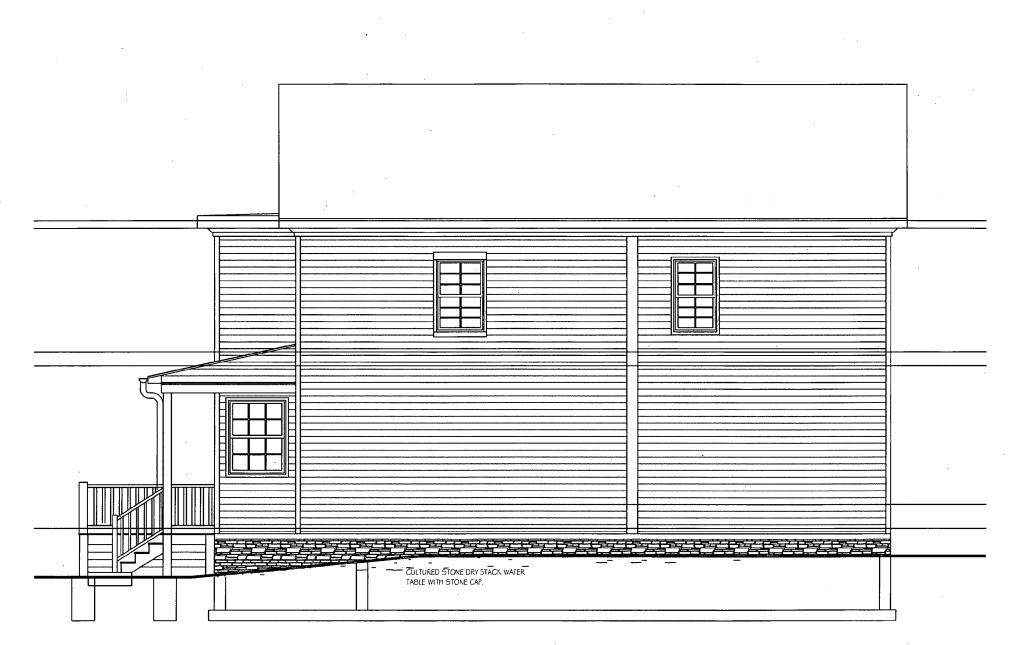
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4	LEFT	SIDE	ELEVATION	
A1-3			SCALE:	1/4" =1



3	REAR	ELEVATION		
A1-3			SCALE:	1/4" =1'-0"

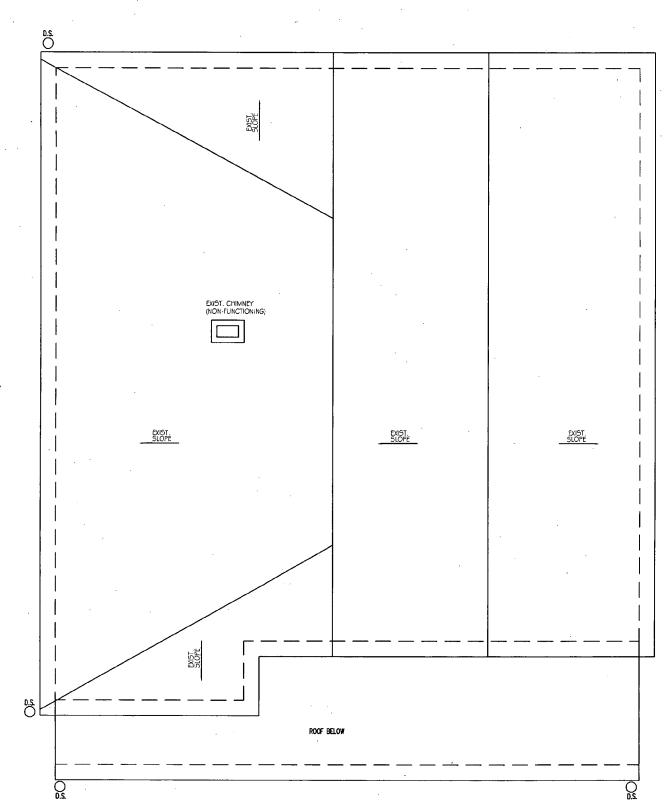
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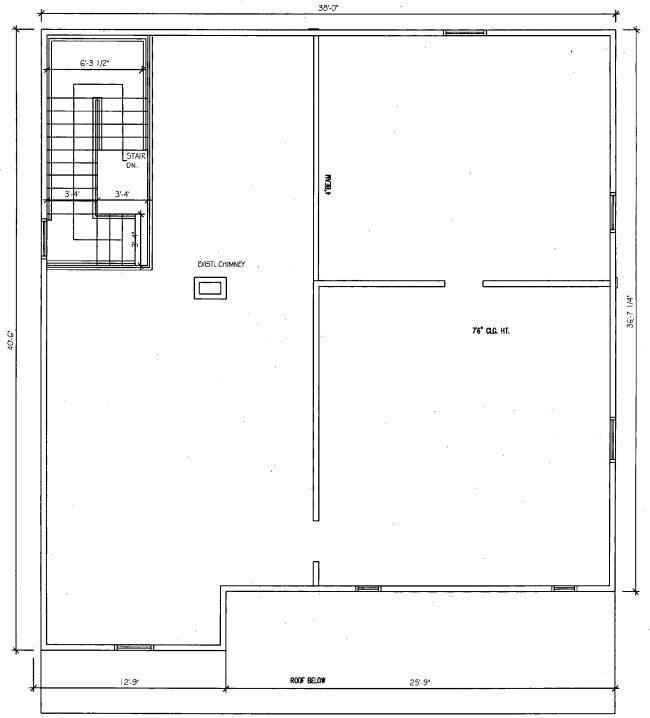
2 RIGHT SIDE ELEVATION A1-3 SCALE: 1/4" =1'-0"

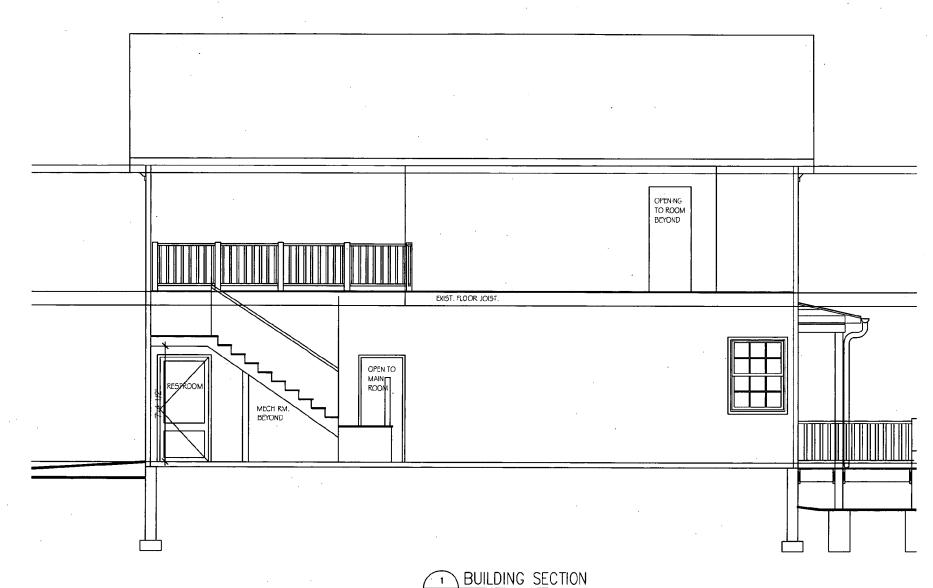
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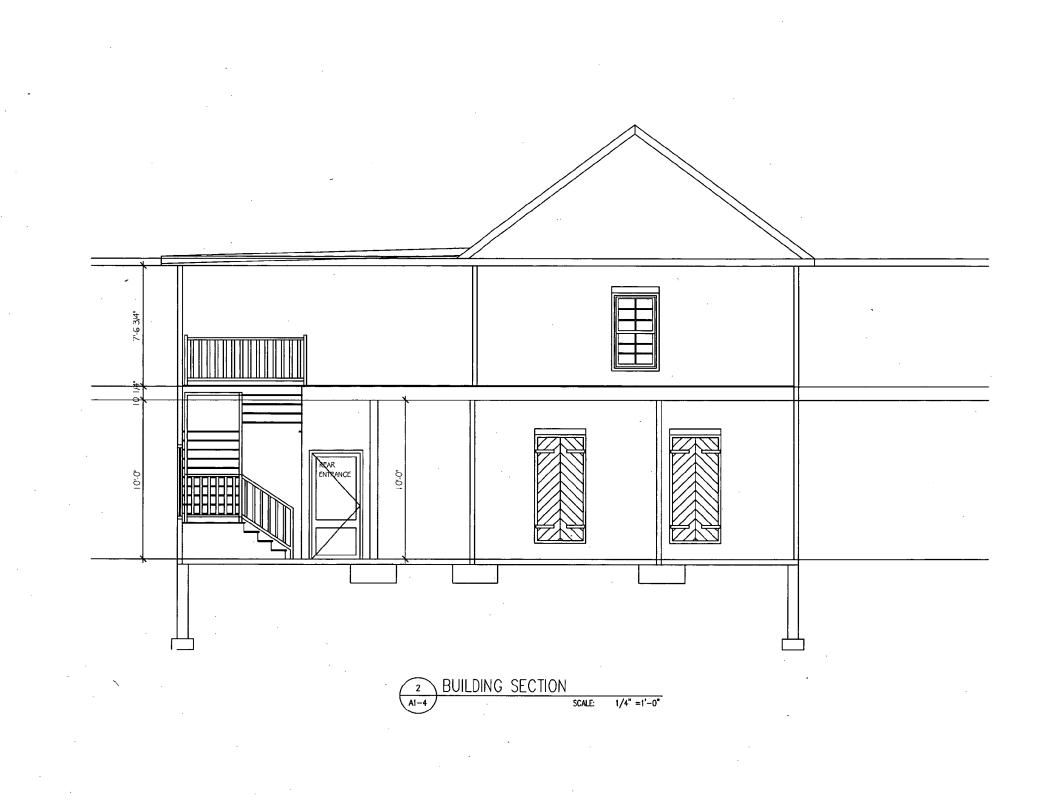
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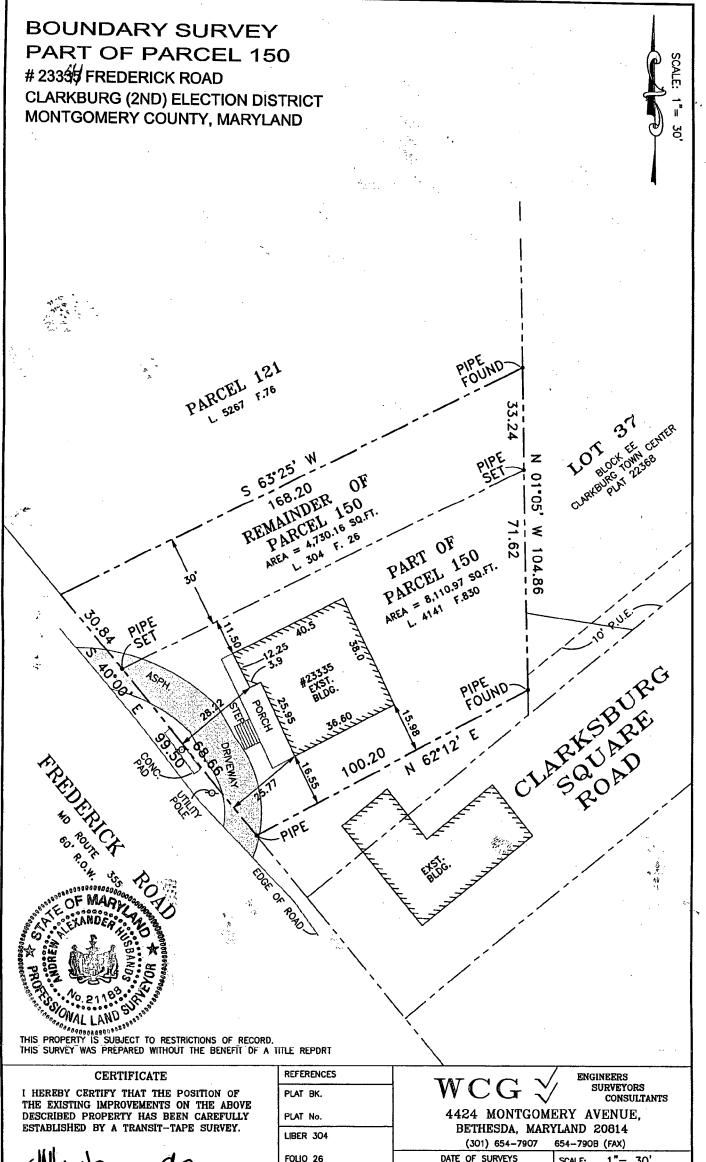




A1-4

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





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