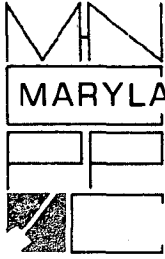


28/14 Woodlawn Tenant House
16501 Norwood Rd. (Woodlawn MP site)

II-N



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 5/15/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

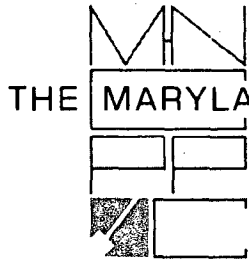
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: MINCPPC (MIKE DWYER, AGENT)

Address: 110501 NORWOOD RD, SANDY SPRING

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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

Date: 5/15/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-8370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

TAX ACCOUNT # 01724951
 CONTACT PERSON MIKE DWYER M-NCPPD
 DAYTIME TELEPHONE NO. (301) 948-3460
 NAME OF PROPERTY OWNER M-NCPPD DAYTIME TELEPHONE NO. (301) 495-2585
 ADDRESS 9500 BRUNETT Ave SILVER SPRING, Md 20901
CITY STATE ZIP CODE
 CONTRACTOR M-NCPPD CENTRAL MAINTENANCE TELEPHONE NO. (301) 690-8048
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER GERALD BARRICK DAYTIME TELEPHONE NO. () ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 16501 STREET NORWOOD ROAD
 TOWN/CITY SANDY SPRING NEAREST CROSS STREET EDNOR ROAD
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER 5010 FOLIO 842 PARCEL N470

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move
 Wreck/Blaze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 1B. CONSTRUCTION COST ESTIMATE \$ 35,000⁰⁰
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # (NO)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 (X) WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Mike Dwyer M-NCPPD 4/14/03
 Signature of owner or authorized agent Date

APPROVED X For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 5/15/03

APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

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

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	16501 Norwood Road, Sandy Spring	Meeting Date:	05/14/03
Resource:	Master Plan Site # 28/14 Woodlawn	Report Date:	05/07/03
Review:	HAWP	Public Notice:	04/30/03
Case Number:	28/14-03C	Tax Credit:	N/A
Applicant:	M-NCPPC (Mike Dwyer, Agent)	Staff:	Michele Naru

PROPOSAL: Renovations to tenant house

RECOMMEND: Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Site # 28/14, Woodlawn
STYLE: Federal
PERIOD OF SIGNIFICANCE: c1800

One of the finest estates in the county dating from the early 1800s, Woodlawn includes a handsome brick mansion and a superb collection of outbuildings in a beautifully landscaped setting. According to tradition, the house was one of four brick houses built by Richard Thomas who died in 1806. The estate was home to two prominent Quaker families. Samuel and Anna Thomas operated a Quaker boarding school on site before 1819, and Dr. William Palmer was a founder of the Mutual Fire Insurance Company of Montgomery County.

The symmetrical front facade of the five-bay Federal style house features Flemish bond brick and a fanlight transom over the central entrance. An exceptional stone bank barn of three stories, was built in 1832 by master stone mason Isaac Holland, with four large round-arched openings on the basement level. The property also includes a combination dairy and meat house of stone, a log house, and board and batten tenant house. The date of the tenant house is unknown, however, the renovated log house next to it is believed to be late 19th century.

PROPOSAL:

The applicant is proposing to:

1. Demolish the existing non-historic shed roof addition.
2. Construct a new foundation for the existing tenant house. The stone-faced foundation will be constructed to retain the existing wall thickness on the house.

3. Remove the concrete "curb" that was placed around the building.
4. Repair, replace and repoint brick on existing brick chimney.
5. Treat ground surrounding tenant house and new and existing wood on the house for termites.
6. Replace all floor joists and flooring on the first floor of the tenant house.
7. Remove and replace rotten wood in the walls of the house.
8. Repair and reglaze windows as necessary. Repair and/or replace window trim.
9. Remove the existing corrugated tin roof and replace with a 24" royal cedar shingle roof.
10. Repair and/or replace in-kind the rotten fascia boards.

STAFF DISCUSSION

Proposed alterations to Master Plan individually designated resources are reviewed under the 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 Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

#6 Deteriorated historic features 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.

Staff supports the removal of non-contributing additions, which do not contribute to the historic integrity of the resource. The proposed new foundation and termite treatment program will help to preserve this building from further deterioration and decay. Staff supports and commends the Park and Planning Commission's stewardship of this property. This rehabilitation plan successfully strives to retain the historic integrity of this building and ultimately the preservation of the entire historic site. This building is part of a collection of buildings, which help to interpret this very important historic resource.

STAFF RECOMMENDATION

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #2 and #6:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

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.

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON MIKE DWYER M-NCPPO
 DAYTIME TELEPHONE NO. (301) 948-3460
 TAX ACCOUNT # 01724951
 NAME OF PROPERTY OWNER M-NCPPO DAYTIME TELEPHONE NO. (301) 495-2585
 ADDRESS 9500 BRUNETT Ave SILVER SPRING, Md 20901
 CITY STATE ZIP CODE
 CONTRACTOR M-NCPPO CENTRAL MAINTENANCE TELEPHONE NO. (301) 670-8048
 CONTRACTOR REGISTRATION NUMBER: _____
 AGENT FOR OWNER GERALD BARRICK DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 1650A STREET NORWOOD ROAD
 TOWN/CITY SANDY SPRING NEAREST CROSS STREET EDNOR ROAD
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER 5010 FOLIO 942 PARCEL N470

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move
 Wreck/Tear Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 1B. CONSTRUCTION COST ESTIMATE \$ 35,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # (NO)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 (W) WELL 03 () OTHER _____

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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.

Mike Dwyer M-NCPPO Signature of Owner or authorized agent 4/14/03 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

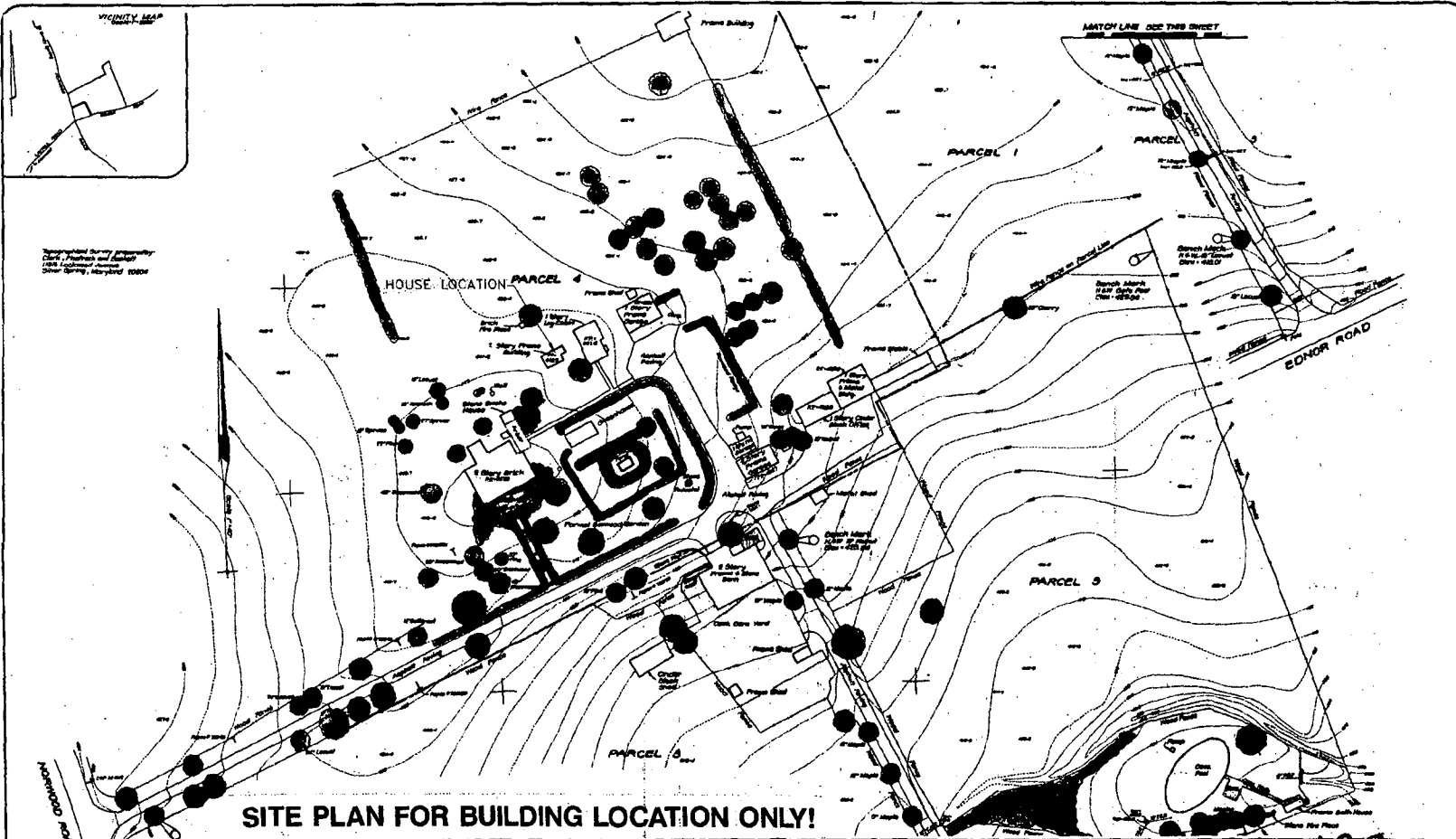
4

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

WOODLAWN MANSION NEIGHBORHOOD

<p>Friends Sandy Spring School Inc. 16923 Norwood Road Sandy Spring, MD 20860</p>	<p>Trapani, Michael A & D 109 Ednor Road Silver Spring, MD 20905</p>
<p>Dematatis, Alexander & UL 2921 28th Street, N.W. Washington, D.C. 20008</p>	<p>Betts, Ernest C, III 105 Ednor Road Silver Spring, MD 20905</p>
<p>Richard A. & HP Lethbridge 219 Ednor Road Silver Spring, Maryland 20905</p>	<p>Santos, Charles S et al 1 Central Plaza, 1202 11300 Rockville Pike Rockville, MD 20852</p>
<p>Ruyak, Robert F. & EF 121 Ednor Road Sandy Spring, MD ?</p>	<p>Smith, Robert EL, Jr. 17028 Barn Ridge Drive Silver Spring, MD 20906</p>
<p>Partners RFR, c/o Howery & Simson 1299 Pennsylvania Ave., N.W. Washington, DC 20004</p>	<p>Brooke, S & ML Moore 16700 Norwood Road Sandy Spring, MD 20860</p>
<p>Cromwell, Phyllis E 111 Ednor Road Silver Spring, MD 20904</p>	<p>Brown, David C & TE 16650 Norwood Road Sandy Spring, MD 20860</p>

OWNER/AGENT: MIKE DWYER
INTEROFFICE MAIL
NEEDWOOD MANSION
SM-NCPPE



Unrecorded Survey Information
 Clark, Peabody and Johnson
 1987 Lotterial Survey
 Silver Spring, Maryland 20901

SITE PLAN FOR BUILDING LOCATION ONLY!

design	review and approval	review and approval
landscape architect	park planning and development	deputy director of parks
architect	criteria maintenance	park police
engineer	regain	
drawn by	natural resources	

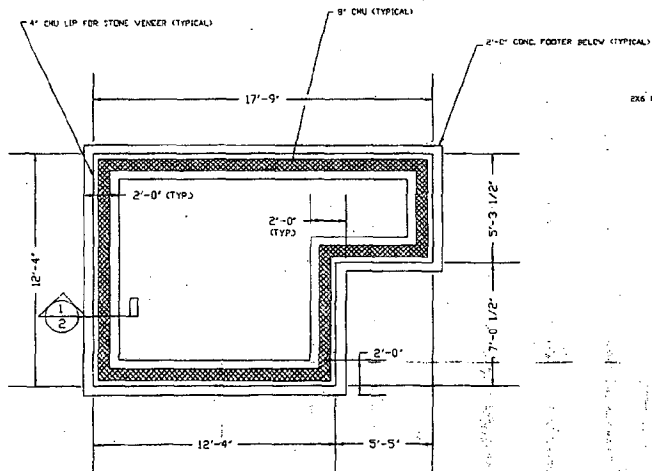


The Maryland-National Capital
 Park and Planning Commission
 6500 Brunnet Avenue
 Silver Spring, Maryland 20901
 Montgomery County Department of Parks
 (301) 495-2535

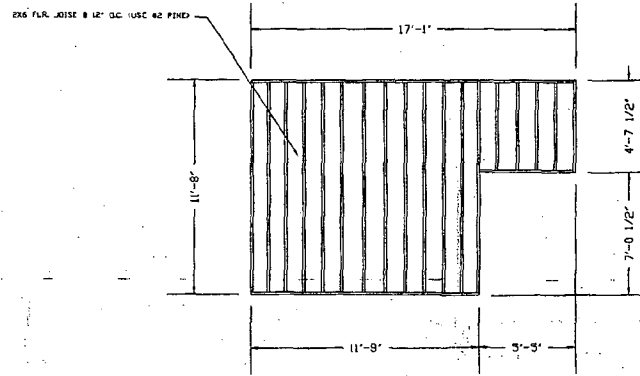
revisions:	
rev. no.	description



project: **226492** PERMIT SET.
Woodlawn Special Park
 Site Plan / Vicinity Map
 scale: N.T.S. sheet 1 of 3
 1095



FOUNDATION PLAN
SCALE: 3/8" = 1'-0"



FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY INSTALLING SOIL FENCE ALONG SLOPED SIDE OF HOUSE TO CONTROL EROSION.
2. ALL DAMAGE TO EXISTING LAWN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED TO ORIGINAL CONDITION.
3. ALL BEAMS FOR FOOTERS SHALL BE SUPPORTED OFF THE BOTTOM OF THE GRADE PRIOR TO POURING ANY CONCRETE.
4. ALL REPLACEMENT FLOOR SUPPORT MEMBERS SHALL BE SOUTHERN PINE #2 OR REDWOOD FOR #2 #1.
5. ONLY IN THE WALL AREAS WHERE PATCHES NEED TO OCCUR WILL THE CONTRACTOR BE RESPONSIBLE FOR RECONSTRUCTING THE WALL ACCORDING TO THE DETAIL PROVIDED ON SHEET #10.
6. WHEN INSTALLING THE STONE VENEER ON THE FOUNDATION WALL, CONTRACTOR SHALL PROVIDE CONTRASTS HORTER BEHIND VENEER. A MATCHING STONE SHALL BE PROVIDED FOR USING THE EXISTING BUILDING AS A GUIDE PRIOR TO FINISHING.
7. REINFORCED SOIL SHALL HAVE A MIN. BEARING CAPACITY OF 3000 PSL UNDISTURBED SOIL SHALL HAVE A BEARING CAPACITY OF 3000 PSL.
8. ALL CONSTRUCTION IN FOOTER AREAS SHALL BE COMPACTED WITH THE PROPER COMPACTION EQUIPMENT WITH NO LOOSE SOIL OR WATER UNDER FOOTER PRIOR TO POURING CONCRETE.
9. USE A 2x6 TREATED SOIL FOR THE NEW FOUNDATION WALL. GROUND FROM ALL ANCHOR BOLTS IN NEW FOUNDATION.
10. ALL REPLACEMENT OF WALL AREAS ARE NECESSARY. THE CONTRACTOR SHALL USE THE DETAIL AS PROVIDED ON SHEET 3 OF 3. ALL OTHER AREAS OF EXISTING WALLS SHALL BE REINFORCED WITH STEEL OR BRICKWORK AS NECESSARY. BRICKWORK SHALL BE MATCHED TO EXISTING BRICKWORK AND FINISHED TO BLEND WITH REST OF THE WALL SURFACE.

MONTEGOMERY COUNTY
DEPARTMENT OF PUBLIC WORKS
DIVISION OF PLANNING AND CONSTRUCTION

design		review and approval		review and approval	
landscape architect	date	park planning and development	date	deputy director of parks	date
architect	date	central maintenance	date	park police	date
engineer	date	public works	date		date
owner	date	public resources	date		date



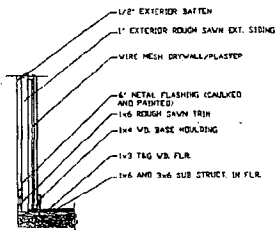
The Maryland-National Capital
Park and Planning Commission
9500 Brunnet Avenue
Silver Spring, Maryland 20991
Montgomery County Department of Parks
(410) 495-2535

revisions:		
no.	date	description

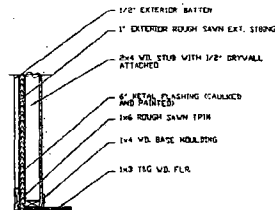


project: **Woodlawn Manor House**
Tenant House Restoration
Foundation/Framing Details

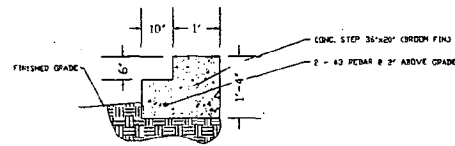
scale: 1" = 3/8" sheet 2 of 3



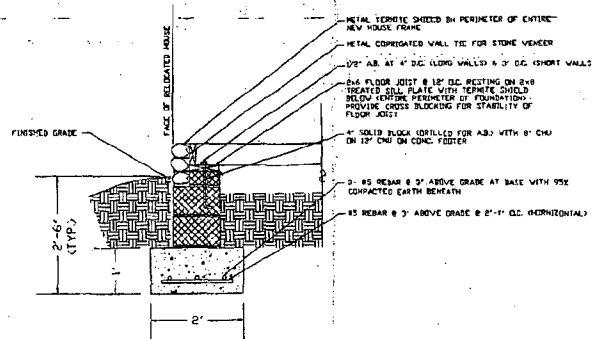
EXISTING WALL DETAIL
SCALE: 1" = 1'-0"



PROPOSED REPLACEMENT WALL DETAIL
SCALE: 1" = 1'-0"



CONC. STEP SECTION
SCALE: 1" = 1'-0"



FOOTER/FOUNDATION DETAIL
SCALE: 1" = 1'-0"

APPOINTMENT COUNTY
ARCHITECTS & ENGINEERS
DESIGN & ADMINISTRATION

design	review and approval	review and approval
landscape architect	park planning and development	senior director of plans
architect	senior maintenance	park plans
engineer	region	date
drawn by	checked	date



The Maryland-National Capital
Park and Planning Commission
9500 Brunnet Avenue
Silver Spring, Maryland 20901
Montgomery County Department of Parks
(301) 493-2525

revisions:	no.	date	description



project: **Woodlawn Manor House
Tenant House Restoration
Foundation/Wall Details**

scale: 1" = 1'-0"

sheet 3 of 3

5 of 5

Gerald Barrick
Trades Shop Supervisor

Mike Dwyer, Historian

Mike, as requested, here's a description of the work we need to do at the Woodlawn Tenet building. Because of rafter damage, we need to remove the roof tin from the building. We'd like to return the roof to its original design, which was cedar shingles. We would also like to remove the bathroom addition because of it's condition, and because it's not a part of the original structure.

Thanks, Jerry Barrick

301-670-8048

RFP for the DESIGN/BUILD for the RESTORATION of the TENANT HOUSE located on the GROUNDS of the WOODLAWN HISTORIC SITE

MNCPPC is soliciting proposals for the restoration, structural design and construction of the Tenant House located within Woodlawn Cultural Park, 16501 Norwood Rd., Sandy Spring, MD 20746. Contractors are to submit as part of the bid package a proposal of how the house will be stabilized as well as their cost for performing the stabilization.

HISTORICAL/ PHYSICAL DESCRIPTION:

The tenant house is a small two story structure of wood frame with board and batten siding, built during the late 19th century. It is one of five historic outbuildings located in the immediate vicinity of the manor.

The house has a bathroom addition that is to be ^(removed) ~~restored as well.~~

The house structure and siding have rotted sections from ground up to approximately 4'-0", around the windows and in the roof. All rotted structural wood will require replacement for structural integrity. There is no existing foundation, and one is to be designed and installed as part of this contract. The exposed face of the foundation is to be stone and must reflect the time period in which the house was built.

The exterior of the building consists of irregularly sized board and batten and the historical integrity of this feature is to remain. The band joist of the first floor is exposed and is to be replaced with like wood.

At this time the building is being used for storage, which is to be removed by owner before start of construction. It also houses several different species of animals, including snakes. Removal of these inhabitants is up to the discretion of the contractor.

SCOPE OF WORK:

The contractor is expected to perform the following work to restore the tenant house. Materials to be used are implied within this scope of work. Each proposal should include a description of the construction materials that the contractor will be using to restore the house.

1. Have a licensed structural engineer determine, at minimum, how the structure of the 2 1/2" thick walls will be constructed to retain the existing wall thickness and insure a structure that will bear 50 lbs per sq. ft. live load. The structural engineer is to submit sealed CDS for all structural components needed for restoration including foundation work. The cost of restoring any portion of the house that is part of the structural documents and

not itemized on the bid proposal form is to be included in this portion of the bid.

2. Remove concrete "curb" that was placed around the building.

3. Contractor is to install a footing and foundation around the perimeter of the building. The footing will be placed below 2'-6" and will be concrete with steel reinforcement. The foundation wall may be stone, or it may be solid (or grouted) CMU or concrete, with a stone veneer. The exterior face of the stone must look appropriate to the era in which the house was built. The foundation is to end at 6" above the highest grade at the building. Ventilation for the crawl space is to be provided in the least obtrusive manner.

4. Brick was used as filler material where the 2nd level floor joists rest on the wall. There is also an existing brick chimney. Contractor is to replace brick and repoint in areas. Any brick replacement and repointing must be done with materials to match existing.

5. The ground surrounding the building should be treated for termites. Use Durasban (or equal).

6. All new and existing wood is to be treated with BoraCare (or equal).

7. On the first floor, replace all floor joists and flooring. Any non exposed (i.e. observable) wood is to be pressure treated, sized correctly for the determined live and dead load. The exposed wood in the flooring and joists is to replicate existing floor.

Assume that the flooring is similar to the flooring on the second floor. Install a vapor barrier over gravel to meet BOCA code requirements for crawl spaces.

8. Remove all rotted wood in the walls. For bidding purposes assume 190 bd ft of siding replacement; 80 bd ft of batten replacement and 380 bd ft of vertical structure. A record of the actual replacement of this, and all other wood is to be kept by the contractor with signed agreement by the Commission's inspector.

9. The windows are to be reglazed where the glass is cracked or missing. The existing window located in the bathroom is to be replaced with one that is of the same design and material as those in the rest of the building. The sill and subsill are to be replaced if necessary. Replace 40 Linear inches of muntin. Replace the bottom sash of the lower lite sill and subsill in the lower front window. Replace the top trim, the bottom sash of the upper lite and the sill and subsill of the upper window on the side of the house. Replace screen door. Remove the small canopy over the entrance and replace with board and batten as needed to finish the facade over the door to blend in with the rest of the siding.

10. All rafters that have through-wood rot of more than 30% length wise are to be replaced. For bidding purposes assume the replacement of 4 rafters (main roof), 2

rafters (bathroom roof), and 180 bd ft for sistering partially rotted rafters.

11. Remove the corrugated tin roof and replace with 24" royal cedar shingles. Install as per instructions from the Cedar Shingle and Shake Institute. For bidding purposes assume 100 bd ft of nailing strip replacement. MNCPPC will provide 2 squares of cedar shingles to the site to be installed by the contractor. The contractor will incorporate this provision in the bid.

Rotted portion of the fascias are to be replaced, to match and align with existing. For bidding purposes, assume 20 lin ft.

12. Erect a construction fence at the Limits of Disturbance noted on the site plan and confine all construction activity within the designated area.

13. All demolition and construction debris is to be removed from site unless otherwise indicated by project manager.

OPTIONS:

1A. Install a conduit for a telephone line (one pair). Stub out to five feet beyond the exterior of the house, cap and mark.

2A. The building is to retain its electrical service. Contractor to update wiring and outlets. Three outlets are to be located on the first floor. Install wiring and junction box for two overhead lights, hot water heater and one exhaust fan. Electrical lines are to be located underground running to electrical cabinet located approximately fifty feet behind the house.

3A. The toilet and lavatory in the bathroom are to be removed and associated plumbing is to be; at minimum; capped off beneath the floor. New supply and waste lines are to be roughed in for a toilet and lavatory and stubbed out to five feet beyond the exterior of the house, capped and marked.

4A. Remove and replace all drywall on the first floor, tape and finish. Install appropriate wood base board and trim around windows, door and ceiling. Patch all good plaster on the second floor, and other areas that the plaster remains in good shape after stabilization. In large areas of cracked or missing plaster, the contractor may install drywall. All finishes must align.

5A. A formaldehyde free foam insulation is to be installed in the walls and the roof. R-19 batt insulation and vapor barrier are to be installed under the first floor.

Contractor is to follow manufacturer's recommendations in the use of all products required for this restoration.

EVALUATION:

The Contractor is to include as part of the proposal, the procedures to be used to restore the house. This information is to include how the contractor will shore and brace the building while the foundation, floor and walls are being installed/replaced.

The Commission will evaluate each proposal based on the following:

- Procedures planned for restoration 40%
- Bid price as described in RFP 20%
- MFD participation as described in RFP 10%
- Experience of restoration team 30%

Each proposal will be evaluated by a panel. The restoration team must show experience in similar historical restoration work within past 5 years. Please submit a list of references and include the name of a contact person and telephone number for each project.

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