

22/25-06A 5867 Muncaster Mill Rd
J.H. Cashell Farm, 22/25

STABILIZATION PLAN

For

JAMES H. CASHELL FARM
DERWOOD, MARYLAND

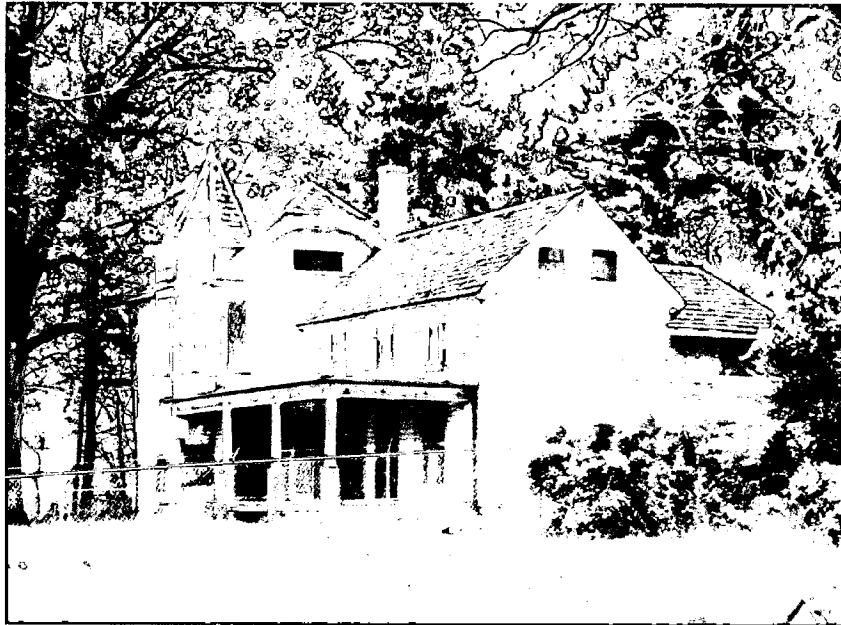
May 6, 2008

Prepared by:

BUCHER/BORGES GROUP PLLC
3408 WISCONSIN AVE. NW, SUITE 200
WASHINGTON DC 20016
VOICE: 202-364-8855
FAX: 202-364-8899

For

Oxbridge Development at Bowie Mill Estates LC
600 Jefferson Plaza
Suite 550
Rockville, Maryland 20852



Main house view from southeast

STABILIZATION PLAN

For

JAMES H. CASHELL FARM
DERWOOD, MARYLAND

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Main House view from Northeast – Before emergency stabilization

SECTION I. OBJECTIVE, METHODOLOGY AND PERSONNEL

Bucher Borges Group PLLC has been retained by Oxbridge Development at Bowie Mill Estates LC to create a Stabilization Plan for Cashell Farm, Derwood, Maryland. The purpose of this report is to identify current deficiencies and recommend appropriate stabilization tasks as required by the Montgomery County Planning Board in their resolution in Case MCPB No. 07-62, dated June 6, 2007, that includes the following conditions:

“32) The Applicant will come back to the Historic Preservation Commission within six months from the date of Preliminary Plan approval with a study of the structural issues associated with the historic house and with a plan for stabilization of all historic structures to be preserved.”

Bucher/Borges Group PLLC performed on-site visual inspections of the site and buildings and identified current deficiencies. The entire site, the buildings exteriors, and all accessible interior areas were observed. Due to large holes in the floors, not all of the areas adjacent to the tower bay in the main house were accessible. The crawl spaces were not entered. No drawings were available for review.

The site was visited on three occasions by Ward Bucher, A.I.A., Managing Member, and Paige Wojcik, Preservation Specialist, of Bucher/Borges Group PLLC: November 12, 2007, November 29, 2007 and December 5, 2007. Proposed uses for the buildings were discussed with Todd Strait of Oxbridge Development. Ms. Wojcik reviewed the file on the property at the offices of the MNCPPC Montgomery County Historic Preservation Unit and Mr. Bucher discussed the stabilization requirements with Scott Whipple, Supervisor of the Unit.

An initial report summarizing a structural analysis performed by Ward Bucher, A.I.A and stabilization recommendations that should be addressed before restoration begins was submitted to the commission in January 2008. Mr. Whipple requested additional information and a meeting was held on March 11, 2008 with Mr. Whipple, Mr. Bucher, and Elliott Totah and Todd Strait of Oxbridge Development to clarify the commission's requirements.

In order to prevent further deterioration of the property Oxbridge Development directed that the proposed emergency stabilization measures be carried out. The emergency stabilization was completed by Hamel Builders in April 2008.

SECTION II. EXECUTIVE SUMMARY

The Montgomery County Preservation Commission considers the Cashell Farm property historically significant for the period from the mid-1890's to 1910.

Before intervention by the current Owners, the main house and barn were in generally poor condition and not weathertight or secure. The stone house was in structurally good condition but required repairs to make it weathertight and secure. The site is secured with a chain link fence.

A three phase stabilization plan is proposed:

- 1. Emergency stabilization of the buildings;
- 2. Extended stabilization of the buildings;
- 3. Development of roads and utilities to serve the site; and
- 4. Restoration of the buildings, including relocation of the barn and site improvements.

The emergency stabilization was substantially completed in April 2008. See SECTION III. PROPERTY DESCRIPTION & STABILIZATION RECOMMENDATIONS for details.

Application and approval of a Historic Area Work Permit (HAWP) and start of site construction are projected for 2008. Extended stabilization, start of new house construction, and continued site work are planned for 2009. Restoration permitting and construction start, as well as continued site work are projected for 2010. The restoration work and related site work are planned for 2011. See Appendix A for the detailed schedule.

The proposed plan coordinates maintenance and restoration of the existing structures with the construction of new utilities required to make the building habitable.



SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN

This report covers the 5.1 acre site and three structures: the main house, the stone house, and the barn. The proposed stabilization plan coordinates maintenance and restoration of the existing structures with the construction of new utilities required to make the building habitable.

Before intervention by the Owners, the main house and barn were in generally poor condition and not weathertight or secure. The stone house was in structurally good condition but required needed repairs to make it weathertight and secure. The site is secured with a chain link fence.

A three phase stabilization plan is proposed:

1. Emergency stabilization of the buildings;
2. Extended stabilization of the buildings;
3. Development of roads and utilities to serve the site; and
4. Restoration of the buildings, including relocation of the barn and site improvements.

The emergency stabilization to make the houses weathertight and secure, and to slow the barn siding deterioration, was substantially completed in April 2008. The specific interventions are noted below. Also noted below are extended stabilization measures to maintain the structures until the start of full restoration.

Application and approval of a Historic Area Work Permit (HAWP) for extended stabilization and start of site construction are projected for 2008. Extended stabilization construction, start of new house construction, and continued site work are planned for 2009. Restoration permitting and construction start, as well as continued site work are projected for 2010. The restoration work and related site work are planned for 2011. See Appendix A for the detailed schedule.

SITE

Site Description:

Location: The site is located on the east side of Muncaster Mill Road south of the intersection with Needwood Road in Montgomery County, Maryland. The address is 5867 Muncaster Mill Road, Derwood, Maryland.

Boundaries: No survey was available for review. The physical boundaries of the site are as follows:

North -	Colonel Zadok Magruder High School
East -	Private farm land
South -	Private farm land
West -	Muncaster Mill Road

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Aerial view of Site

- Area: Approximately 5 acres of a 468.53 acre site.
- Topography: The property is nearly flat with a gentle slope downwards to the south and west.
- Easements: No survey was available for review.
- Site Access: A driveway connects the southwest corner of the property to Muncaster Mill Road.
- Paving: The driveway is paved with asphaltic concrete. A concrete walk leads from the driveway to the front porch.
- Parking: No dedicated parking area observed.
- Landscaping: The property is heavily planted with sod, shrubs and large specimen trees.
- Fencing: The two houses are enclosed with a temporary chain link fence.
- Site Utilities: The source of water, sanitary sewer, and electric services to the houses is unknown.
- Lighting: Exterior wall mounted light fixtures were noted but are not functioning.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Chain link fence & Specimen Trees

Amenities: None observed.

Emergency Site Stabilization

The following emergency stabilization measures have been completed:

1. Bushes were growing against the house on the west side of the north ell promoting rot by keeping moisture against the wood siding.

The shrubs were removed.

2. BBG recommends that the chain link fence be maintained until the completion of restoration of the structures.

The fence remains in place.

Extended Site Stabilization Recommendations

BBG recommends that the existing perimeter chain link fence be maintained until restoration of the buildings is completed.

MAIN HOUSE

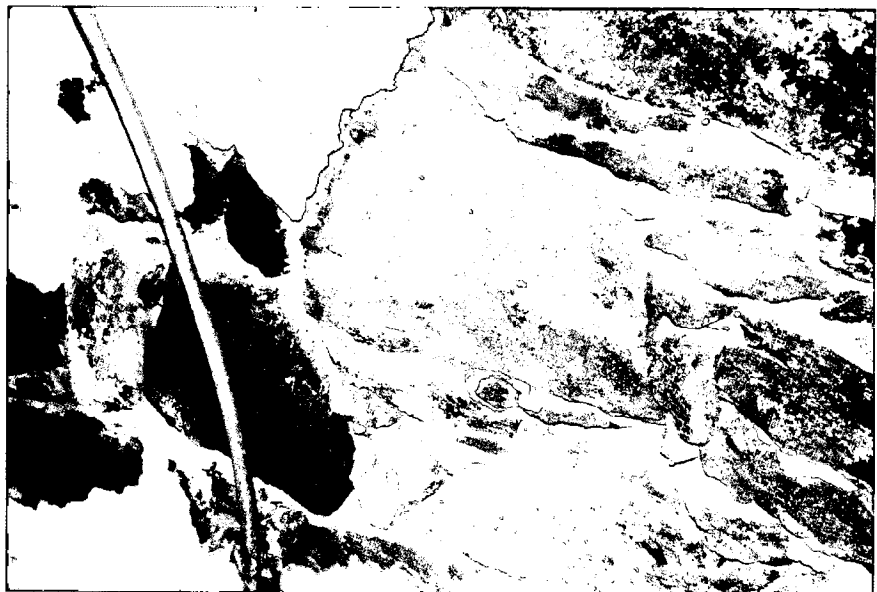
SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

Main House Description

General: The main house was built in at least three different phases. The original portion appears to have been constructed in the early to mid 19th century as a two-story, side-gable, braced-frame, clapboard farmhouse. A low-ceilinged ell wing on the north side may have been constructed at the same time or may have been the original homestead.

A Queen Anne style addition with a tower bay, Jerkin head end gables, and a bracketed cornice was added on the west side in the second half of the 19th century, perhaps as early as 1876. A front porch with brick piers and a two-story addition with sleeping porch on the north end of the ell appear to have been constructed in the second quarter of the 20th century. Many of the interior walls were covered with barn siding in the late 20th century.

Structure: The typical foundation wall is stone. There are some brick piers supporting parts of the west addition. The floor of the east porch is a concrete slab-on-grade.



Stone Foundation Wall

The typical wall construction is a braced wood frame with nailed joints. Typical studs are 2 5/8" x 3 3/4" at 15 1/4" on center. Floor joists are a combination of sawn and hand-hewn

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

timbers.

Exterior walls: Foundation walls are parged. The front façade and the west addition have lapped, wood novelty siding. The east side and rear of the main block and the north ell are clapboard.

Windows: Typically the windows are single-pane wood double-hung with 6-over-6 sash. The west addition has one-over-one double hung windows. Most windows originally had exterior louvered shutters with cast-iron shutter dogs.



Windows in Stair hall

Exterior doors: The exterior doors typically are 6-panel wood swinging doors. A steel bulkhead door leads to the basement.

Roofing Systems: The typical roof covering is wood shingles with overlapping metal flashing at hip joints. The roofing of the porches is standing seam sheet metal. Remaining gutters are half-round and downspouts are round steel sheet metal.

Chimneys: Interior brick chimneys are located at the east and west ends of the main block and at the north end of the west addition.

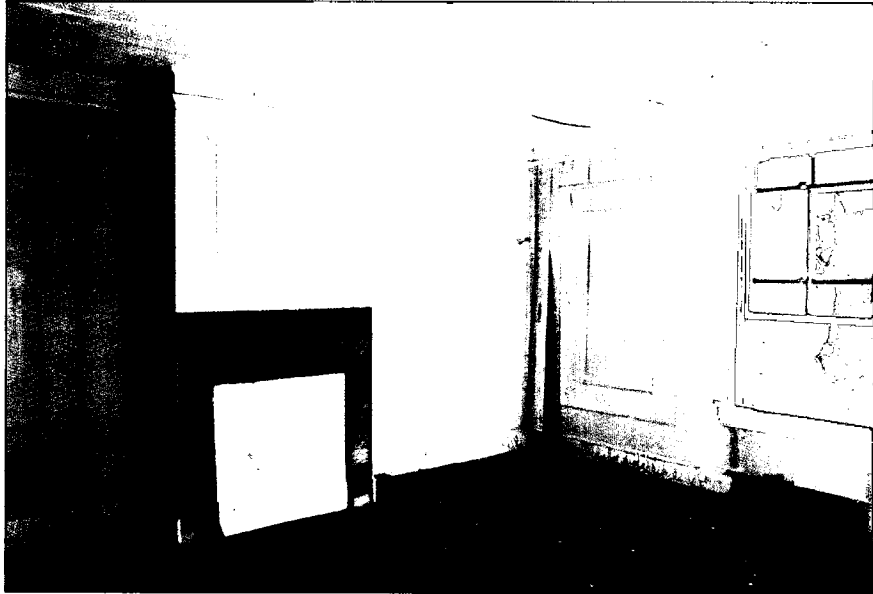
Insulation: No insulation was noted.

Interior walls: The basement walls are exposed stonework. Typical upper floor walls are plaster on sawn wood lath. The first floor south rooms are typically covered with barn siding.

Ceilings: The ceilings in the main block are covered with plywood. The

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

other ceilings typically are plaster on sawn wood lath.



East room of main block

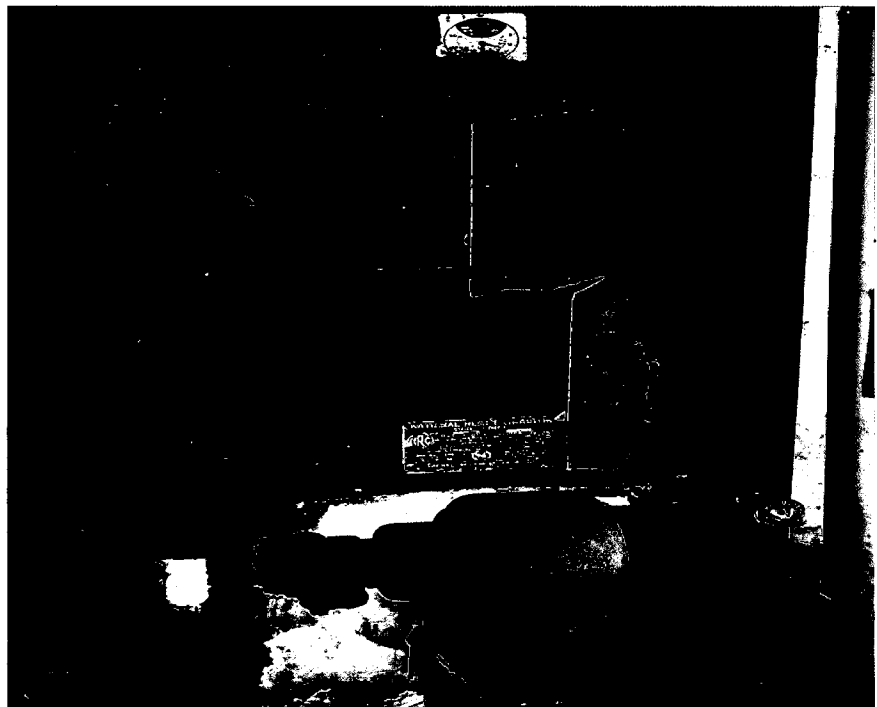


Stairway in North Hall

Stairways:

The main stair is a wide, wood dogleg stair located on the east side of the west addition. The main stair connects the first and second floors. A narrow wood stair is located in the north ell and connects the basement through the second floor levels. A secondary stair in the main block connects the second floor to the attic level.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Cast-iron boiler

HVAC Systems: There are the remains of a hot water heating system that had cast iron radiators, a cast-iron boiler and black iron piping. No air conditioning was noted.

Vertical Transportation: There are no mechanical vertical transportation devices.

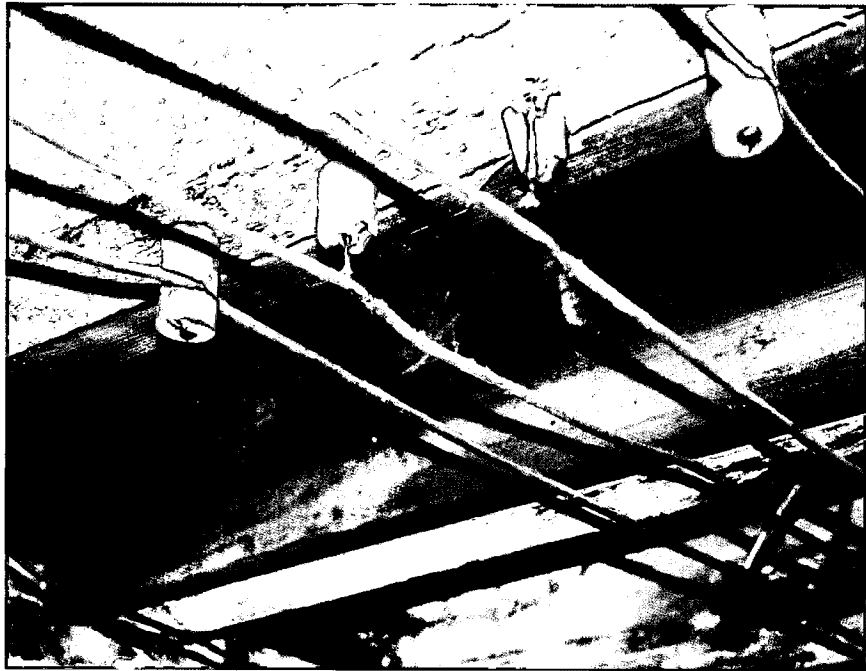
Plumbing Systems: There are two full baths in the building. The plumbing drains observed were cast-iron. Domestic cold and hot water piping observed is galvanized iron. Toilet and lavatory fixtures are porcelain. An electric water heater is located in the basement.

Fire suppression: No fire suppression (sprinkler) system was noted.

Electrical Systems: The electric service to the building is located in a handmade panel box in the basement and has fused disconnects. Visible wiring is exposed knob-and-tube.

No smoke detectors or emergency generator were noted.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Knob -and-Tube wiring

Main House Emergency Stabilization

The following emergency stabilization measures have been completed:

1. The roof of the main house was leaking severely at several locations and storm water was damaging the exterior and interior of the building.

Temporary roof repairs have been completed and new gutters and downspouts were installed.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Roof and wall patches.



Tarp on roof of rear addition.

2. The wood columns on the east porch were collapsing.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

The porch roof has been stabilized by shoring with wood posts.



Collapsing column at east porch



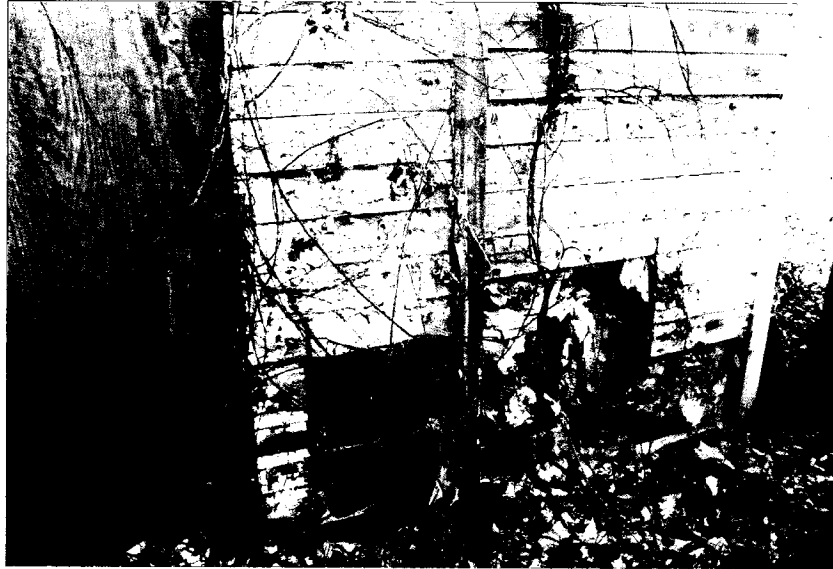
East porch after emergency stabilization

3. There are large holes in the north side of the west addition and the main block that allow entry by animals and humans.

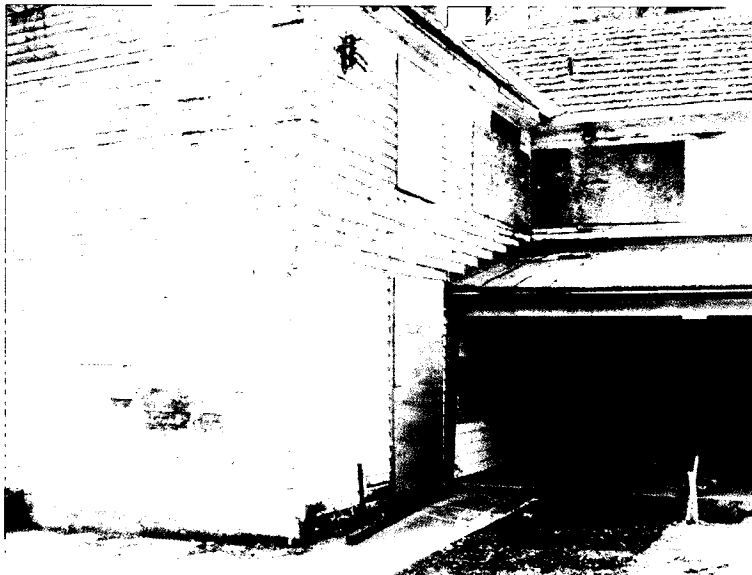
The holes have been temporarily sealed with plywood

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

screwed in place.



Holes in north wall before emergency stabilization



Sealed holes in north wall

4. Most of the window sashes in the main house have been broken out and the glass in some of the basement windows in the stone house is broken.

All existing windows that were not secure were sealed with plywood screwed in place.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

Main House Extended Stabilization Recommendations

BBG recommends the following measures be designed and installed for extended stabilization:

1. Provide adequate ventilation to dry out the interior of the house and prevent rot and mold infestation. Allow wood to air dry gradually. Promote even drying through proper ventilation. In most cases, swelling and warping of the solid wood, flooring and framing, will be minimal and decrease as the wood dries. Laminate wood surfaces may experience separation and warping caused by the uneven drying of the layers.
2. Remove sheet vinyl, linoleum, or VCT tile to allow for maximum evaporation. Protect and store historic floor finishes that have been removed. Protect the wood floors from undue traffic and abuse, until they are dry. Wood becomes soft and easily damaged when it is wet.
3. Remove debris from the interior. Save any historic elements that may be needed for restoration.
4. Complete structural repairs to allow more extensive temporary roof repairs.

STONE HOUSE

Stone House Description

General: The stone house is located to the north of the main house and is a one-story, side-gable structure with cobblestone exterior walls. The stone house appears to have been constructed in the second quarter of the 20th century.

Structure: The foundation walls are cast concrete. Floor joists, rafters and studs are 2x wood. The basement floor is dirt and rocks.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Stone House view from Southwest before emergency stabilization

Exterior walls: Exterior walls are cobblestone masonry.

Windows: Typically the windows are single-pane wood double-hung with 6-over-6 sash.



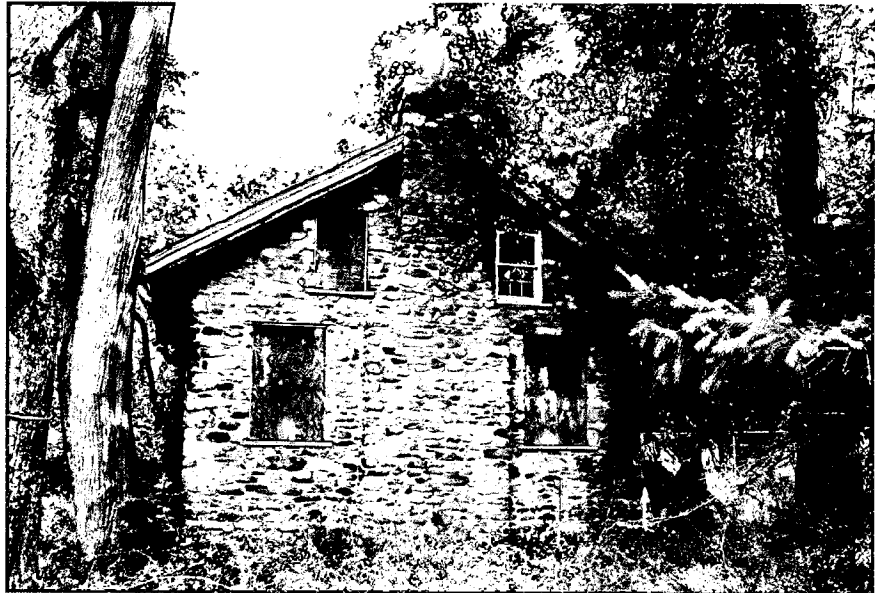
Exterior doors: Six-over-Six windows
None observed.

Roofing Systems: The roof covering is wood shingles. Remaining gutters are

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

half-round and downspouts are round galvanized sheet metal.

Chimneys: Massive exterior stone chimneys are located at both the south and north ends of the house.



South Facade with chimney before emergency stabilization

Insulation: No insulation was noted.

Interior walls: The basement walls are exposed concrete. Typical upper floor walls are sealed plywood.

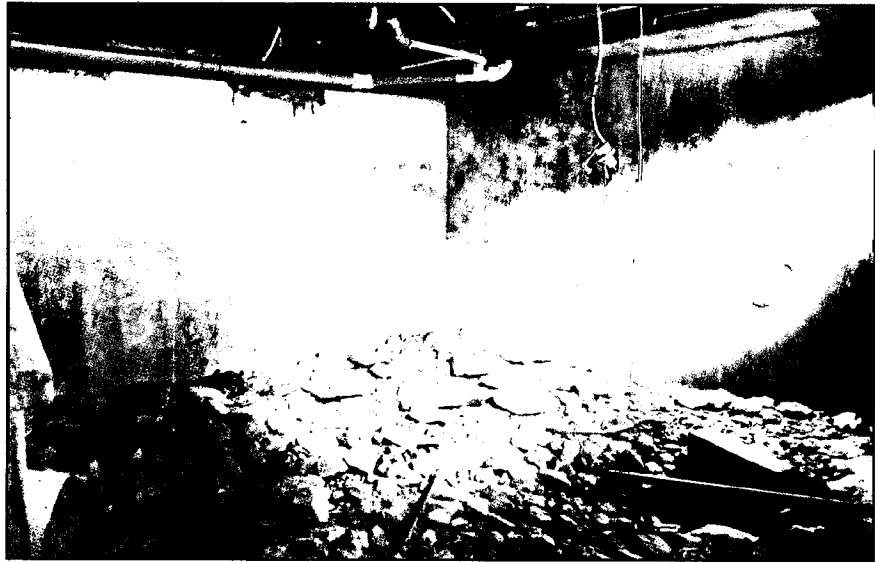
Ceilings: Typical ceilings are sealed plywood. The basement ceiling is exposed structure.

Stairways: A straight wood stair leads upward from the front of the center hall to the attic and an open riser stair leads downward from the rear of the center hall to the basement.

Vertical Transportation: There are no mechanical vertical transportation devices.

HVAC Systems: The remains of a wood burning stove were noted in the south room. No air conditioning system was observed.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Basement

Plumbing Systems:

There is one full bath in the building. Plumbing drains observed were PVC. Domestic cold and hot water piping observed is copper. Toilet and lavatory fixtures are porcelain. An electric water heater is located in the basement.

Fire suppression:

No fire suppression (sprinkler) system was noted.



South room with Fireplace

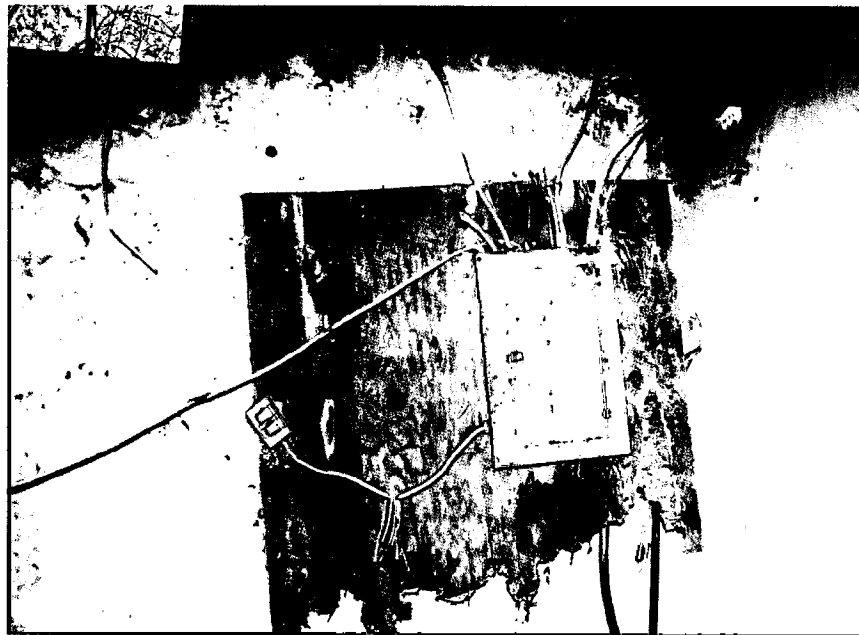
SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Stair to attic

Electrical Systems:

There is a 100-amp panel box in the basement. All wires leading to the panel box have been removed. No smoke detectors or emergency generator were noted.



Electrical panel box

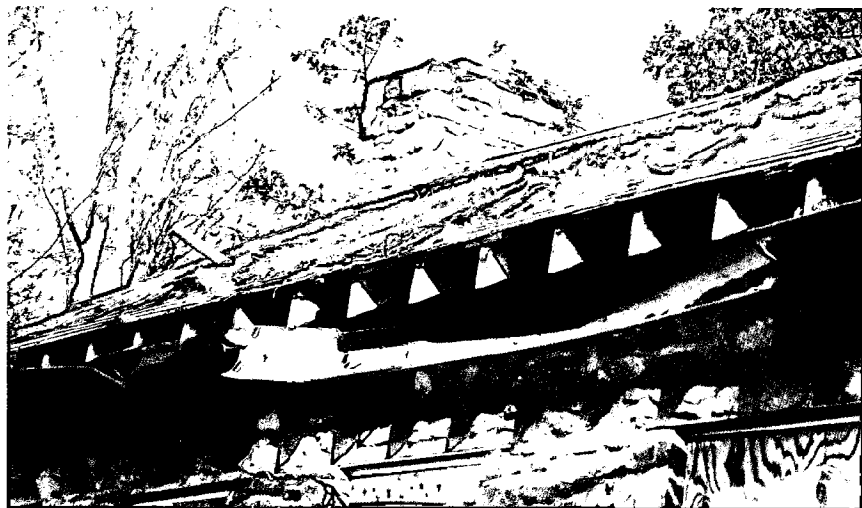
SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

Stone House Emergency Stabilization Completed

The following emergency stabilization measures have been completed:

1. The stone house gutters and downspouts were missing or non-functioning.

Prefinished aluminum gutters and downspouts have been installed.



Collapsed gutter at stone house



Secured basement windows and new downspout

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

2. Basement windows were not secure.

The basement windows have been secured with plywood.

Stone House Extended Stabilization Recommendations

BBG recommends the following measures be designed and installed for extended stabilization:

1. Provide of adequate ventilation to maintain a dry interior of the house and prevent rot and mold infestation.
2. Remove debris from the interior. Save any historic elements that may be needed for restoration.

BARN

Barn Description

General:

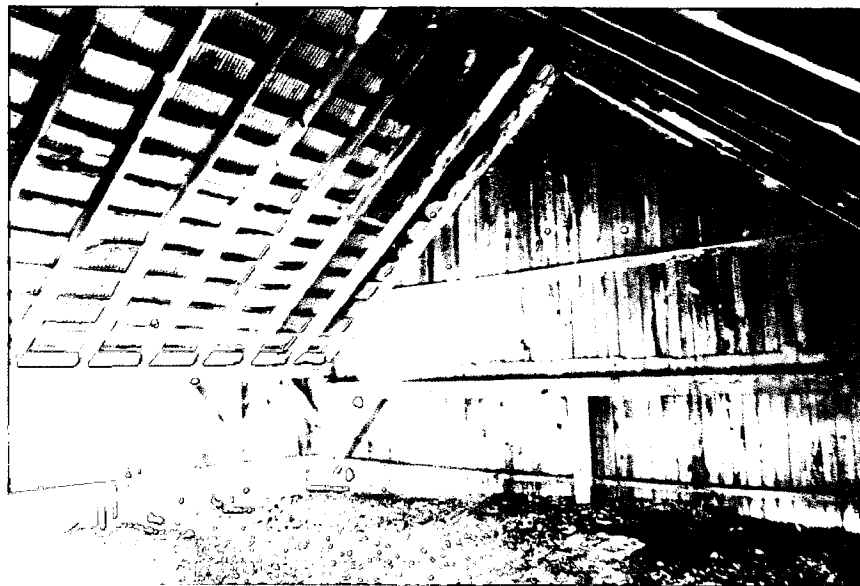
The barn is located southeast of the main house and is a 1½ story, three-bay, timber-frame structure with a hay loft. The barn appears to have been constructed in the first quarter of the 20th century.



Barn view from Northwest before emergency stabilization

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

- Structure: The foundation walls are cast concrete. The framing is timber-framed with nailed connections. The ground floor is dirt. The loft floor is sawn joists supported on timber girts and girders.
- Exterior walls: Exterior walls are vertical tongue-and-groove wood siding.
- Windows: There are no windows.
- Exterior doors: The exterior door at the loft level is plank. No other doors are extant.
- Roofing Systems: The roof covering is corrugated tin.
- Chimneys: There are no chimneys.
- Insulation: No insulation was noted



Hay Loft

- Interior walls: The typical interior wall is exposed structure. There are vertical planks located on portions of the ground level.
- Ceilings: Ceilings are exposed structure.
- Stairways: There are no stairways.
- Vertical Transportation: There are no mechanical vertical transportation devices.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

- HVAC Systems: There are no HVAC systems.
- Plumbing Systems: There are no plumbing systems.
- Fire suppression: There are no fire suppression (sprinkler) systems.
- Electrical Systems: There are no electrical systems.

Barn Emergency Stabilization

The following emergency stabilization measures have been completed:

1. The barn has deteriorated and missing areas of siding.

The deteriorated areas in the barn siding have been covered with plywood to keep out storm water and provide shear strength during the move to a new location.



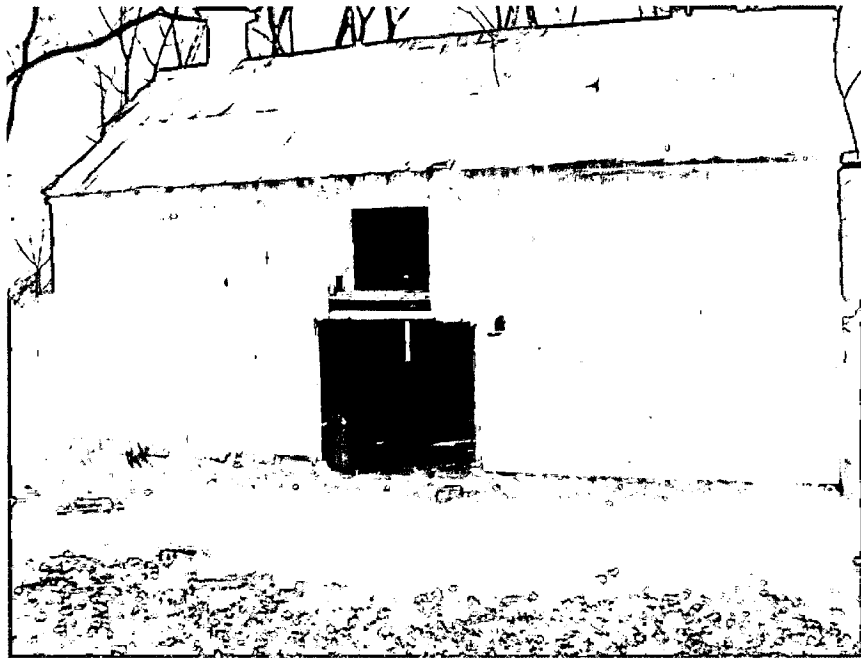
Deteriorated & missing barn siding before emergency stabilization

Extended Stabilization Recommendations

BBG recommends the following measures be designed and installed for extended stabilization:

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

1. Cover the first and second floor door openings with plywood to keep out weather and prevent entry by vandals.
2. Provide of adequate ventilation to maintain the dry interior of the barn and prevent rot and mold infestation.



Barn north façade after plywood installation

This report has been prepared for the sole use and information of Oxbridge Development at Bowie Mill Estates LC. The information, observations and recommendations contained herein have been developed as a result of a limited visual observation of the property on the dates noted. Bucher/Borges Group PLLC did not perform physical tests of any equipment or building systems nor investigate for hazardous materials. Bucher/Borges Group PLLC is not a warrantor or guarantor of the structure or its systems.

BUCHER/BORGES GROUP PLLC

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WASHINGTON DC 20016
VOICE: 202-364-8855
FAX: 202-364-8899

May 28, 2008

Scott D. Whipple, Historic Preservation Supervisor
Countywide Planning | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

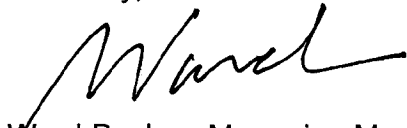
Via: UPS

Re: **Stabilization Plan for the James H. Cashell Farm**
Derwood, Maryland
BBG Project No. 0719

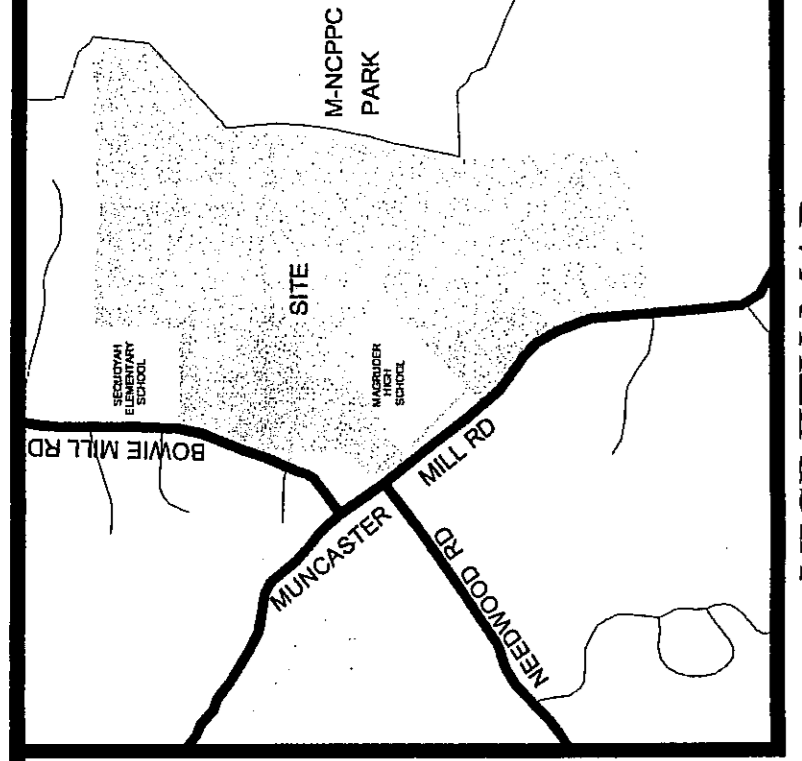
Dear Scott:

Enclosed are two copies of the Stabilization Plan dated May 6, 2008 for the project noted above. Please review and let us know if any changes are needed before the June 25th HPC meeting.

Sincerely,



Ward Bucher, Managing Member
ward@bucherborges.com
BUCHER/BORGES GROUP PLLC



VICINITY MAP
SCALE 1"=5000'

REVISIONS		
NO.	DESCRIPTION	BY / REV. / DATE
1		

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE FEATURES AND DIMENSIONS SHOWN ON THIS MAP WERE MEASURED AND PLANNED BY THE UNDERSIGNED OR UNDER HIS SUPERVISION AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF THEY ACCURATELY REPRESENT THE ACTUAL CONDITIONS ON THE GROUND.

BY: [Signature]
 TITLE: [Title]

PROPERTY AREAS

CASEY PROPERTY AREA: 336.67 AC
 DUNGAN PROPERTY AREA: 131.86 AC
 GROSS TRACT AREA: 468.53 AC
 I.C.C. AREA: 22.24 AC
 TRACT AREA EXCLUDING I.C.C.: 446.29 AC

DEVELOPMENT AREA: 120.25 AC
 UNDEVELOPED SPACE AREA: 326.04 AC
 TOTAL RURAL OPEN SPACE PERCENTAGE OF TRACT AREA EXCLUDING I.C.C.: 73.1%
 (326.04 / 446.29 = 73.1%)

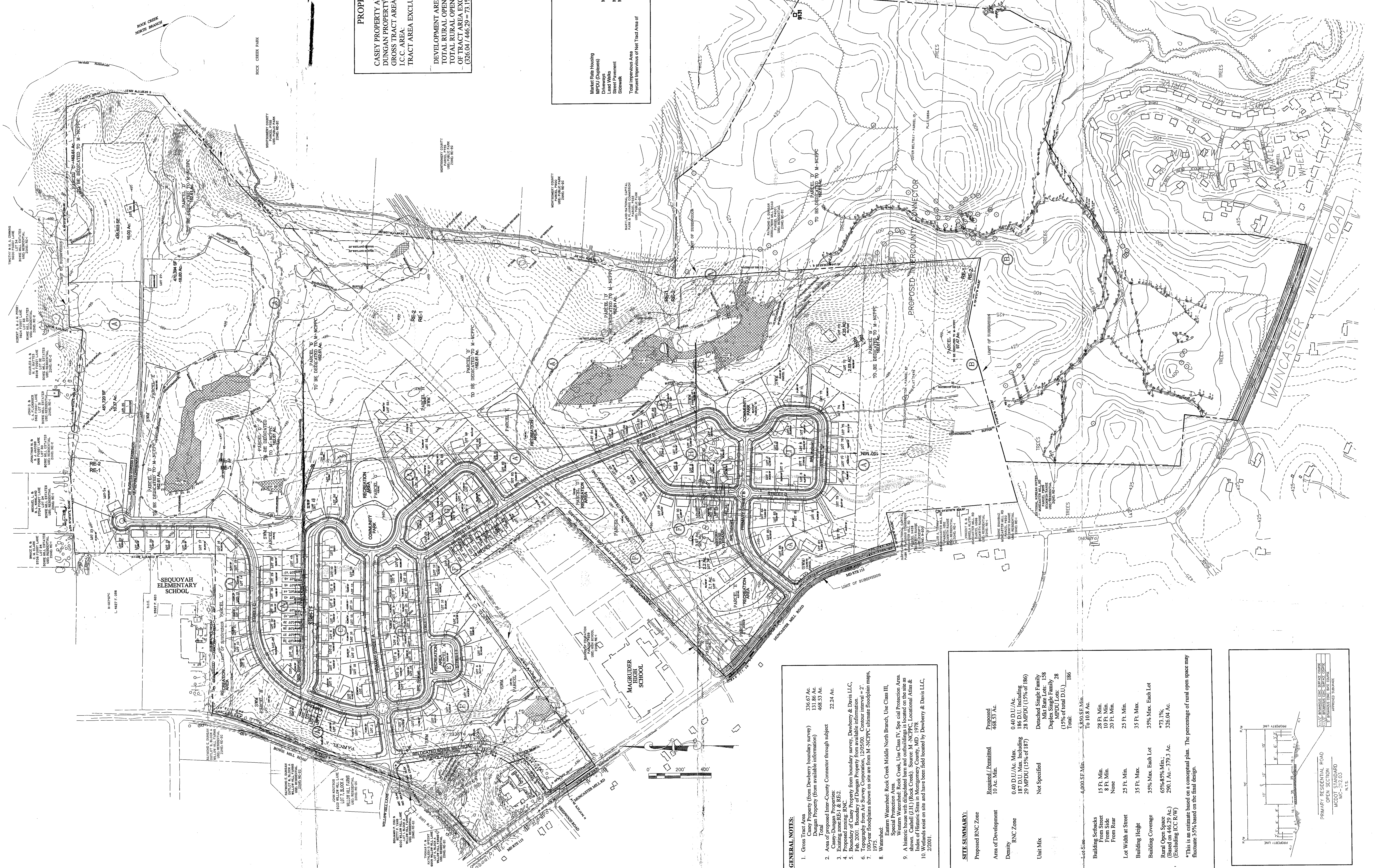
Impervious Calculations

198 Units Total	3700 SQ FT	13.62 Acres
Market Rate Housing (30%)	1110 SQ FT	4.05 Acres
Low Density Residential (40%)	756 SQ FT	2.75 Acres
Medium Density Residential (30%)	1836 SQ FT	6.82 Acres
Lot Area	111,398 SQ FT	2.58 Acres
Total Impervious Area	1,315,795 SQ FT	30.21 Acres
Percent Impervious of Net Tract Area of 446.29 Acres		6.77 Percent

Lot Sizes and Types

Lot Type	Number	Lot Size (SF)
MPOU	28	5,850 - 6,639
Market Rate	67	15,000 - 18,999
Market Rate	11	20,000 - 24,999
Market Rate	21	25,000 - 29,999
Market Rate	4	30,000 - 37,119
4-Acre Estates	1	2.0 Ac. - 2.4 Ac.
10-Acre Conservation Lots	3	10.2 Ac. - 12.6 Ac.
Total	186	

NOTE: THIS PRELIMINARY SUBDIVISION PLAN IS BASED ON A CONCEPTUAL PLAN. THE PERCENTAGE OF RURAL OPEN SPACE MAY FLUCTUATE 5% BASED ON THE FINAL DESIGN.



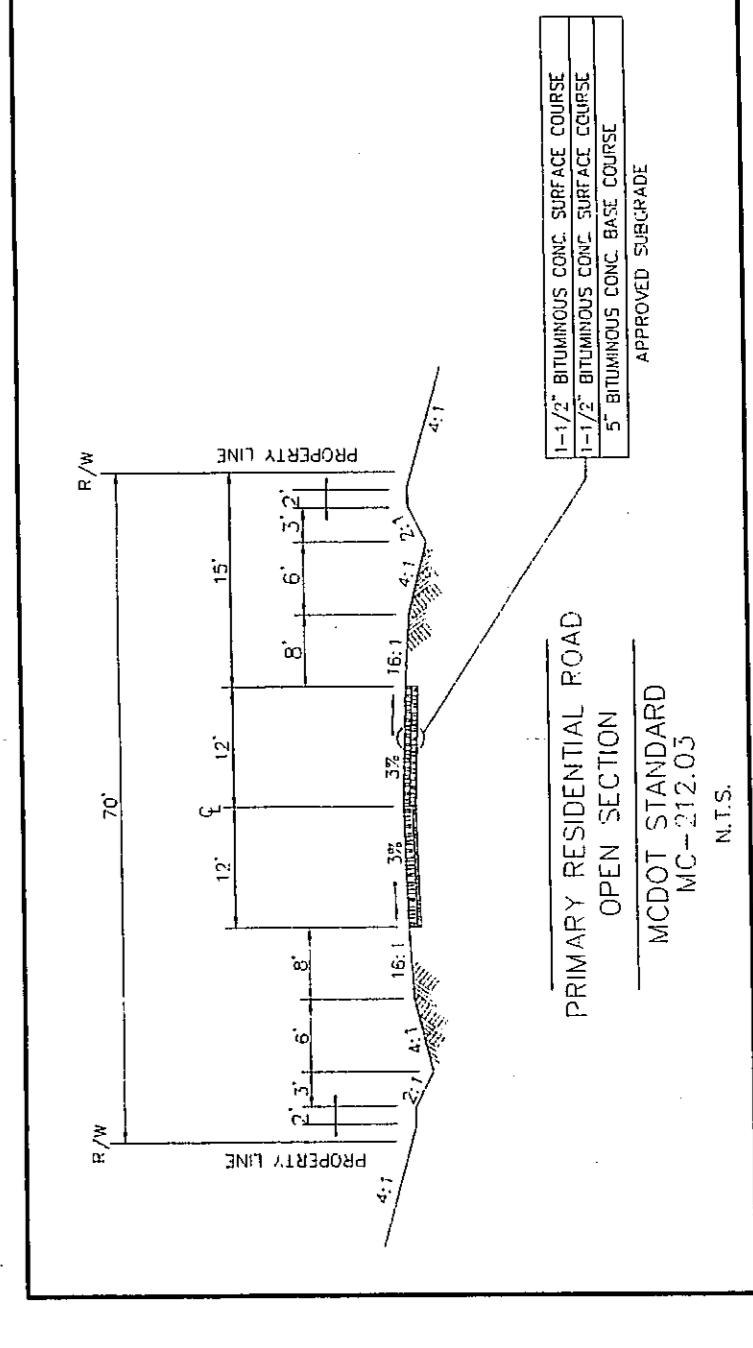
GENERAL NOTES:

- Gross Tract Area: 468.53 Ac.
 Casey Property (from boundary survey): 336.67 Ac.
 Dungan Property (from available information): 131.86 Ac.
 Total: 468.53 Ac.
- Area of proposed Inter-County Connector through subject Casey-Dungan Properties: 22.24 Ac.
- Existing zones: RE-1 & RE-2.
- Boundary of Casey Property from boundary survey, Dewberry & Davis LLC, Feb. 2001. Boundary of Dungan Property from available information.
- Index of Historic Sites in Montgomery County, MD 1978.
- 100-year floodplains shown on site are from M-NCRPC ultimate floodplain maps, 1975.
- Watersheds:
 Western Watershed: Rock Creek Middle North Branch, Use Class III, Special Protection Area.
 Western Watershed: Rock Creek, Use Class IV, Site and Protection Area shown, Cahall (LH) (Rock Creek). Source: M-NCRPC, Localities Atlas & Index of Historic Sites in Montgomery County, MD 1978.
- Historic sites exist on site and have been field located by Dewberry & Davis LLC, 2/2001.

SITE SUMMARY:

Proposed RNC Zone	Required / Permitted	Proposed
Area of Development	10 Ac. Min.	468.53 Ac.
Density	0.40 DU/AC. Max.	0.40 DU/AC.
RNC Zone	187 D.U. Max. Including 28 MPOU (15% of 186)	186 D.U. Max. Including 28 MPOU (15% of 186)
Unit Mix	Not Specified	Detached Single Family MPOU Lots: 158 MPOU Lots: 28 (15% of total D.U.)
Lot Size	4,000 SF Min.	5,850 SF Min. To 10.8 Ac.
Building Setbacks	15 Ft. Min. From Side, 8 Ft. Min. From Rear	28 Ft. Min. From Side, 20 Ft. Min. From Rear
Lot Width at Street	25 Ft. Min.	25 Ft. Min.
Building Height	35 Ft. Max.	35 Ft. Max.
Building Coverage	35% Max. Each Lot	35% Max. Each Lot
Rural Open Space (Excluding ICC RW)	290.1 Ac. - 379.3 Ac.	65% of 468.53 Ac. = 326.04 Ac.

*This is an estimate based on a conceptual plan. The percentage of rural open space may fluctuate 5% based on the final design.



INVESTOR: [Name]
 OWNER/DESIGNER: [Name]
 600 ROCKVILLE AVENUE, SUITE 150
 ROCKVILLE, MD 20851
 TEL: (301) 584-4350
 FAX: (301) 584-4151

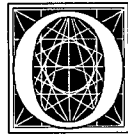
DESIGNED BY: BAB
 CHECKED BY: KMI
 PREPARED BY: JRC

DATE: NOV 04
 SCALE: 1"=200'

PRELIMINARY SUBDIVISION PLAN
 CASEY - DUNGAN PROPERTY
 3TH ELECTION DISTRICT

Montgomery County, Maryland
 Seal & Signature

Dewberry
 205 Perry Parkway, Suite 1
 Gaithersburg, MD 20877-2169
 Tel: 301.251.7607
 www.dewberry.com



From the Desk of
Martin A. Novak

THE OXBRIDGE GROUP

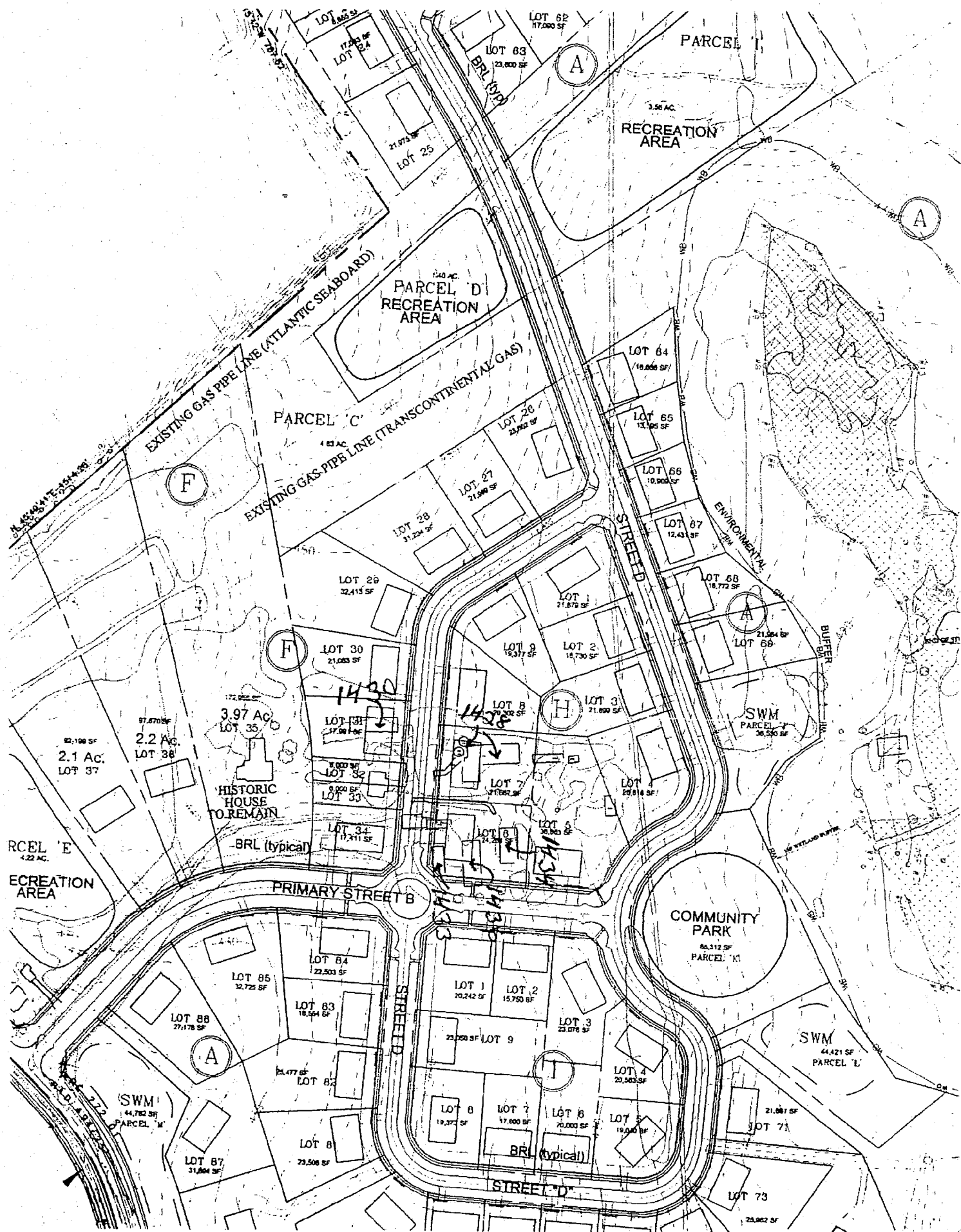
Michele -

Please stamp and return to me.

Thanks,

Marty

530
600 Jefferson Plaza, Suite ~~406~~, Rockville, Maryland 20852
301-294-4150 • Fax 301-294-4151





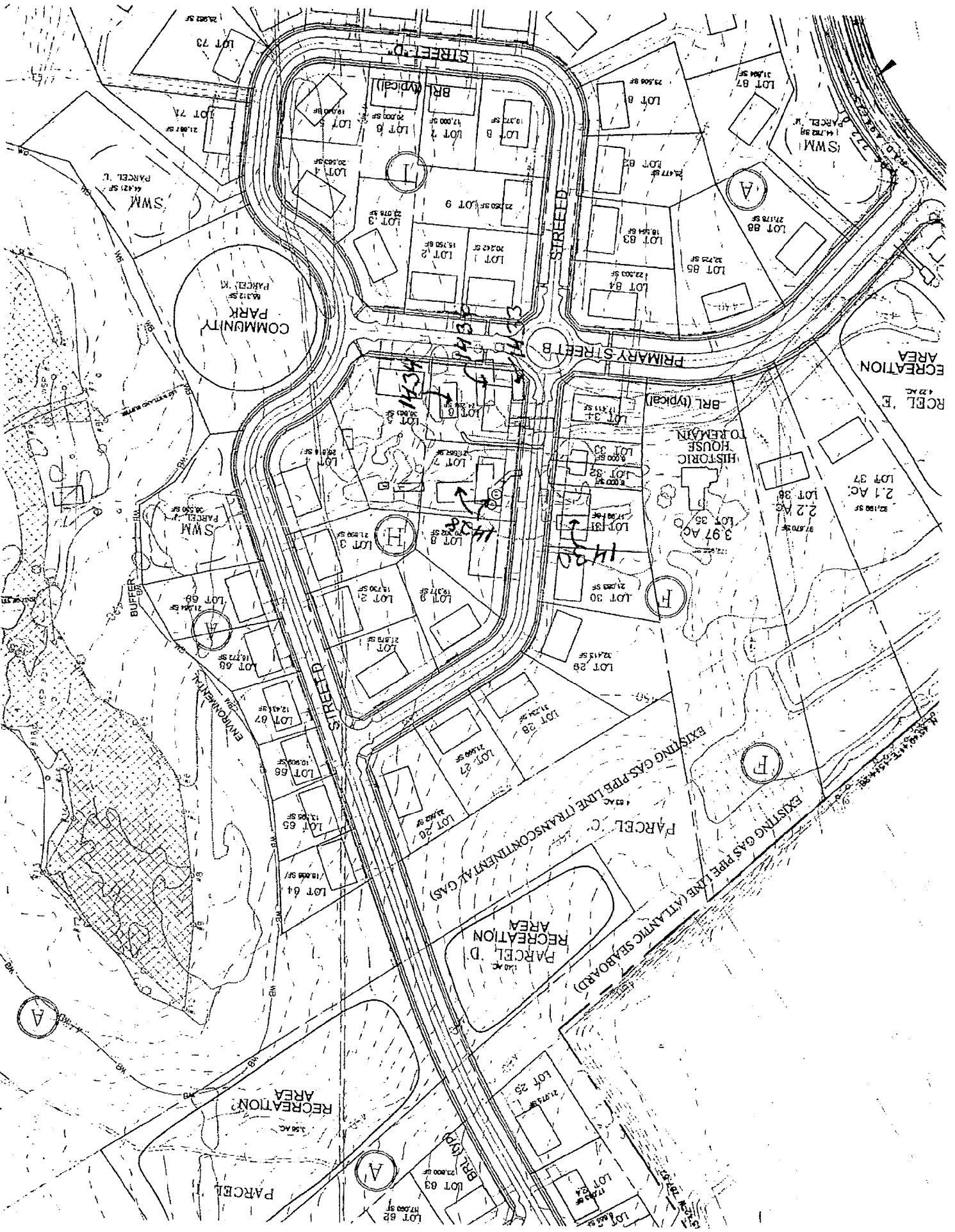
the
Oxbridge
group

Residential Developers
Commercial Builder
Real Estate Investors

600 Jefferson Plaza *Telephone.* 301-294-4150
Suite 550 *Facsimile.* 301-294-4151
Rockville, MD 20852 oxbridge@oxbridgedev.com

Adjacent property owners to 5867 Muncaster Mill Road:

- Board of Education (Magruder High School) 5939 Muncaster Mill Road
- Maryland National Capital Park & Planning Commission



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	5867 Muncaster Mill Road, Derwood	Meeting Date:	01/25/06
Resource:	<i>Master Plan Site #22/25</i> James H. Cashell Farm	Report Date:	01/18/06
Review:	HAWP	Public Notice:	01/11/06
Applicant:	Oxbridge Development (Martin Novak, Agent)	Staff:	Michele Oaks

PROPOSAL: Demolition of Outbuildings

RECOMMEND: Approval

BACKGROUND:

The subject property (468.53 acres) was submitted by the applicant and is currently being reviewed by the Development Review Committee as a preliminary plan for subdivision. Once the DRC comments have been addressed and a revised preliminary plan has been generated, the Historic Preservation Commission will hold a public hearing to receive additional comments and formulate a recommendation to the Planning Board prior to the Planning Board hearing.

PROPERTY DESCRIPTION

The Cashell House was built in two distinct sections that stand in stark contrast to one another. The original section, at right, is typical of the mid-1800s with its traditional side-gable symmetrical form and 6/6 sash windows. The picturesque east and north addition (left and rear) bears hallmarks of the Victorian era (Late 1800s-Early 1900s) with its three-story tower with stickwork panels, jerkin-head (clipped) gable, and paired cornice brackets. The original block was likely updated when the addition was built, with cornice brackets and first-level 2/2 sash windows.

The farmstead includes a one-level hay barn with hanging gable, another substantial barn with two cupolas with a concrete form foundation (Early 1900s), and a stone house from the mid-1900s.

HISTORIC CONTEXT

Period of Significance: mid 1890s - 1910

The Cashell family owned this property for much of the 1800s. In 1865, the property belonged to Hazel B. Cashell, County Commissioner and Orphan's Court judge, and James G. Cashell was living here by 1878. Upon his death, James G. left all of his property, amounting to 238 acres, to his wife Mary, who subsequently re-married and became Mary Ray. In 1910, she sold her property to Herbert and Leonides Adamson under whose ownership the assessed value of the

improvements jumped to \$3675 in 1910.

The property was designated on the County's Master Plan for Historic Preservation for its association with the Cashell family's well as the high level of architecture achieved by the hybrid-style building.

PROPOSAL:

The applicant is proposing to demolish five outbuildings on the subject property. The outbuildings proposed to be demolished include:

1. Machinery shed (Photo # 1430)
2. Two, run-in sheds (Photos # 1436 and # 1433)
3. The remains of a dairy barn, milk house and silos (Photo # 1428)
4. Hay barn (Photo # 1434)

APPLICABLE GUIDELINES

Alterations to Master Plan individually designated resources are reviewed under the Montgomery County Code, Chapter 24A and the Secretary of Interior's Standards for Rehabilitation. These documents are to be utilized as guidelines to assist the Commission in developing their decision. 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 or to the achievement of the purposes of this chapter.
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within a historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which a historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied;

Secretary of Interior's Standards for Rehabilitation.

- #1 A property will be used as it was historically or be give 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.

- #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 DISCUSSION

Removing non-significant buildings from the historic site that are out of the period of significance or simply detract from the historic character is recommended by the Secretary of the Interior's Standards for Rehabilitation (pg 105).

The subject buildings the developer is proposing to be removed on the property are buildings that were built after the period of significance identified for this Master Plan Site. The machinery shed (photo #1430), the two, run-in sheds (photos #1433 and #1436) and the remains of the dairy barn, milk house and silos (photos #1428) date to the ownership of John and Jessica Redpath, (Jessica re-married in these years to Stanley Grantham) who owned the property from 1922 to 1976.

The hay barn dates to c1910, which corresponds to the assessment records, which indicate that the assessed value of the property jumped considerably in 1910 to \$3675. This assessment was after Herbert and Leonides Adamson purchased the property from the Cashell's.

Finally, the property will be retaining a period barn with cupolas, which dates to the period of the Cashell's ownership. The developers for this property are working with staff to retain the stone pillars at the entry of the property, several significant trees surrounding the house, and creating an environmental setting boundary of approximately 5 acres, which would encourage a future property owner to utilize the house and the associated barn for a small farm use. This subdivision plan will be presented to the Commission for their comments and recommendations prior to the Planning Board hearing.

STAFF RECOMMENDATION:

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

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

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Martin Novak
Daytime Phone No.: 301-294-4150

Tax Account No.: 00707905
Name of Property Owner: Oxbridge Development, @ Bowie Mill Estates, IC Daytime Phone No.: 301-294-4150
Address: 600 Jefferson Plaza Suite 550 Rockville, MD 20852
Street Number City Street Zip Code
Contractor: ACECO Phone No.: 301-588-0707
Contractor Registration No.: 15034752
Agent for Owner: Martin Novak Daytime Phone No.: 301-294-4150

LOCATION OF BUILDING/PREMISE

House Number: 9867 Street: Muncaster Mill Road
Town/City: Derwood, MD Nearest Cross Street: Avery Road Bowie Mill Road Needwood Road
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Retire Revision Repair Revocable

CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: Demolition of "out buildings"

1B. Construction cost estimate: \$ 103250

1C. If this is a revision of a previously approved active permit, see Permit # 376085

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Martin Novak Signature of owner or authorized agent
January 4, 2006 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 408176 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:

See attached photos and site plan for structures to be demolished

- 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.

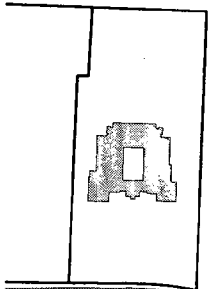
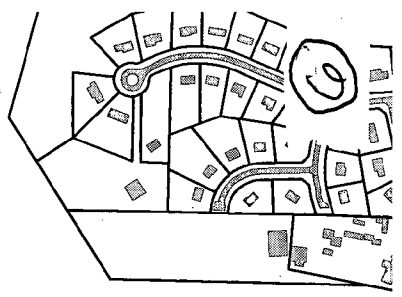
6. TREE SURVEY

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, (301)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.





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CIMG1433.JPG



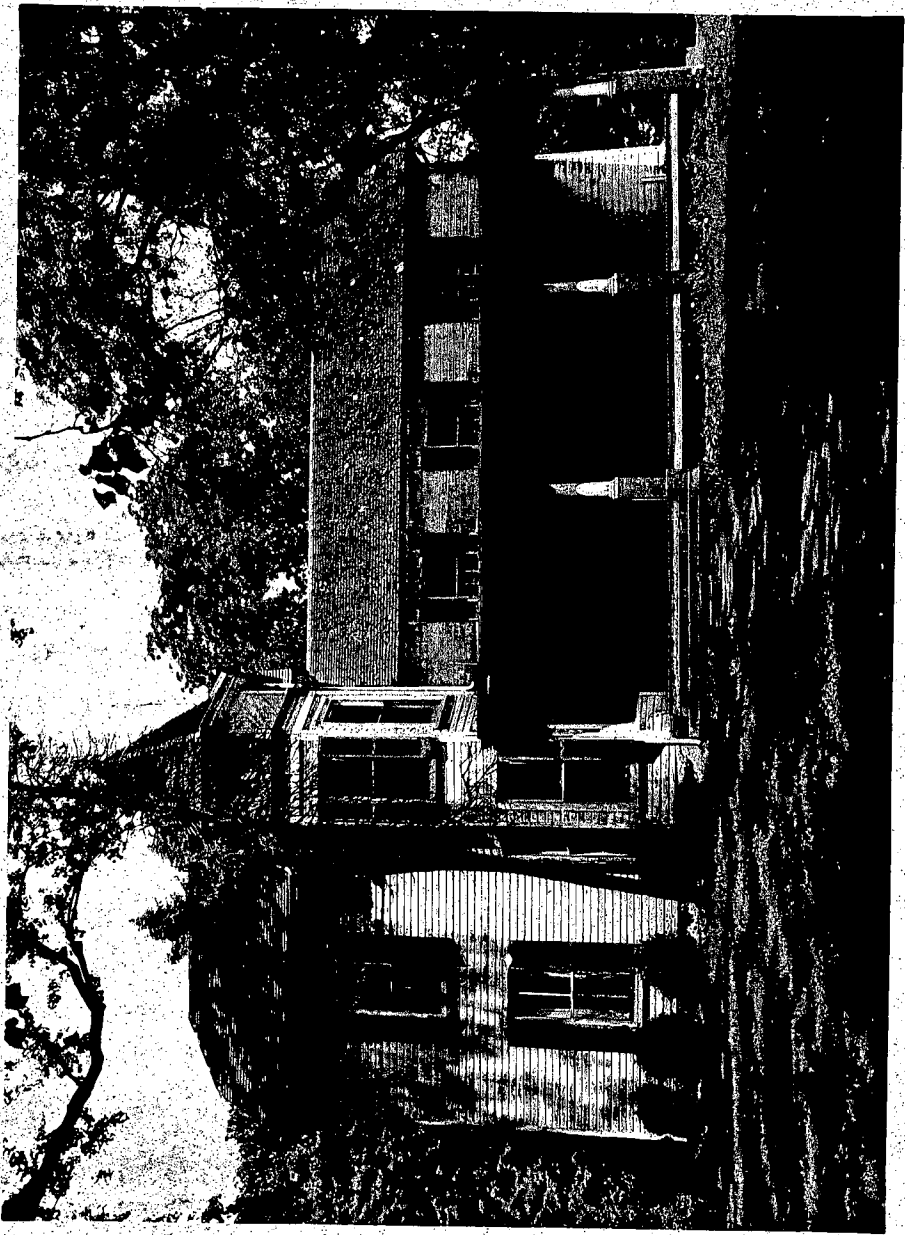
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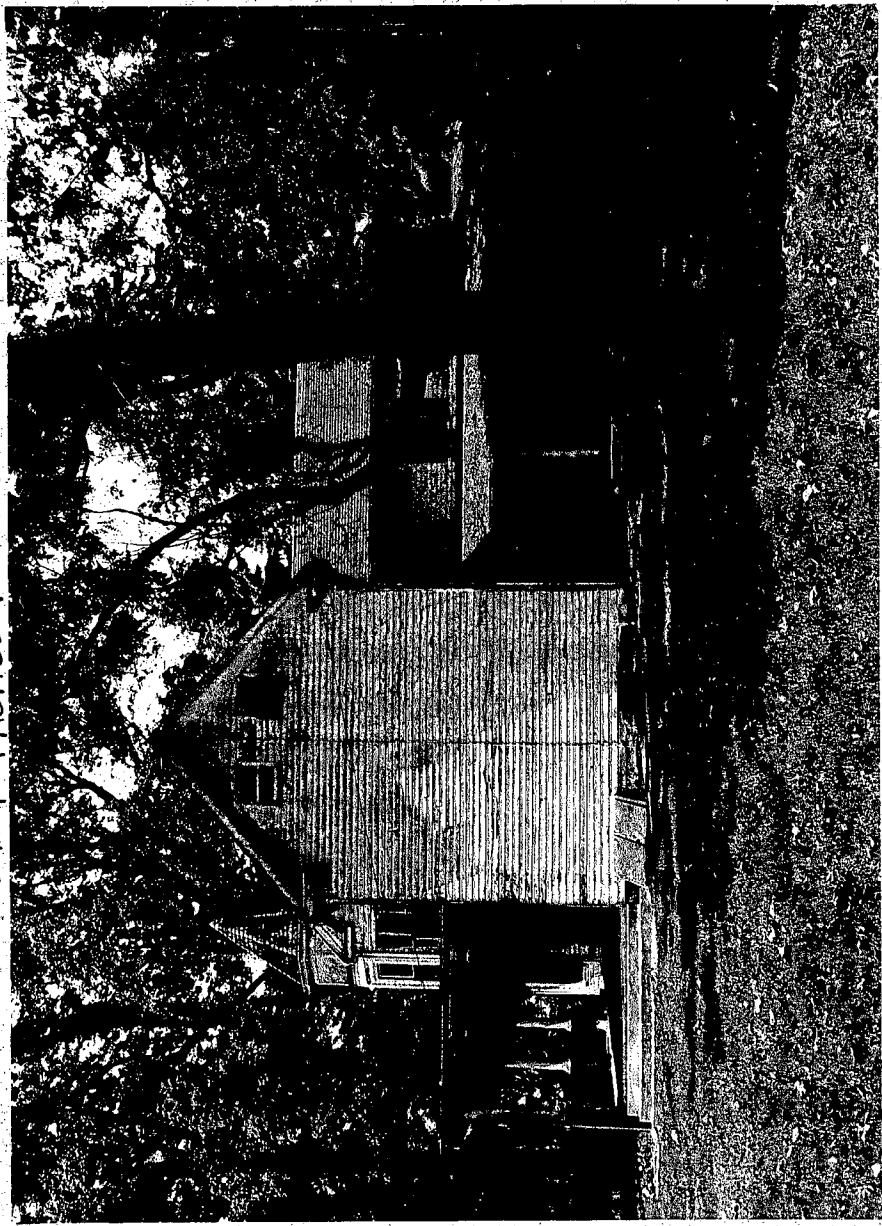
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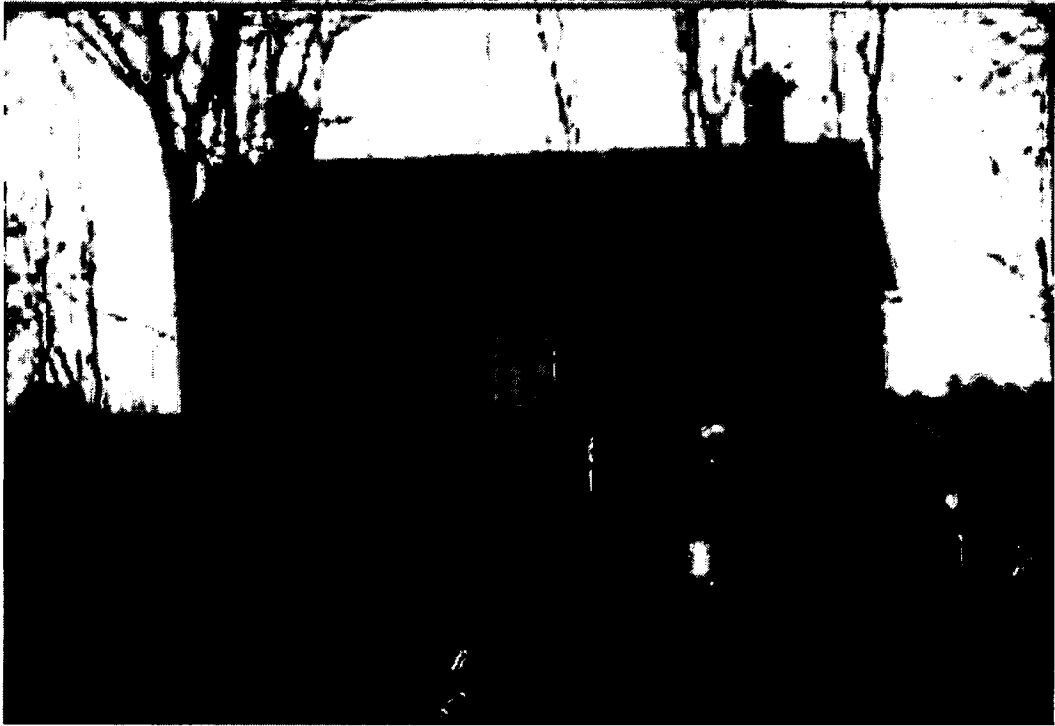
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FRONT FACADE ↗



EAST FACADE ↗



BARN TO BE SAVED



the
Oxbridge
group

Residential Developers
Commercial Builders
Real Estate Investors

600 Jefferson Plaza Telephone: 301-294-4150
Suite 550 Facsimile: 301-294-4151
Rockville, MD 20852 oxbridge@oxbridgedev.com


Adjacent property owners to 5867 Muncaster Mill Road:

- Board of Education (Magruder High School) 5939 Muncaster Mill Road
- Maryland National Capital Park & Planning Commission

Date: January 26, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # **408176** for the demolition of the outbuildings specified in attached application

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on January 25, 2006. This application was **APPROVED**.

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

Applicant: Oxbridge Development @Bowie Mill Estates (Martin Novak, Agent)

Address: 5867 Muncaster Mill Rd, Derwood (*Master Plan* Site # 22/25, **James H. Cashell Farm**)

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 any alterations to the approve plans are made prior to the implementation of such changes to the project.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
366 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Martin Novak

Daytime Phone No.: 301-294-4150

Tax Account No.: 00707905

Name of Property Owner: Oxbridge Development @ Bowie Hill Estates IC Daytime Phone No.: 301-294-4150

Address: 600 Jefferson Plaza Suite 550 Rockville, MD 20852
Street Number City State Zip Code

Contractor: ACECO Phone No.: 301-588-0707

Contractor Registration No.: 15034752

Agent for Owner: Martin Novak Daytime Phone No.: 301-294-4150

LOCATION OF BUILDING/PREMISE

House Number: 4967 Street: Muncaster Mill Road

Town/City: Derwood, MD Nearest Cross Street: Avery Road Bowie Mill Road Needwood Road

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Inze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: <u>Demolition of "out buildings"</u> | | | |

1B. Construction cost estimate: \$ 103250

1C. If this is a revision of a previously approved active permit, see Permit # 376085

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2A. Type of sewage disposal: 01 WSSC 02 Sepsic 03 Other: _____

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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.

Signature of owner or authorized agent

Martin Novak

January 4, 2006

Date

Approved: X For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 1-26-06

Application/Permit No.: 408176 Date Filed: _____ Date Issued: _____

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See attached photos and site plan for structures to be demolished

PHOTO #1430, #1428, #1433, #1436 & #1434
ALL STRUCTURES PROPOSED TO BE
DEMOLISHED

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**

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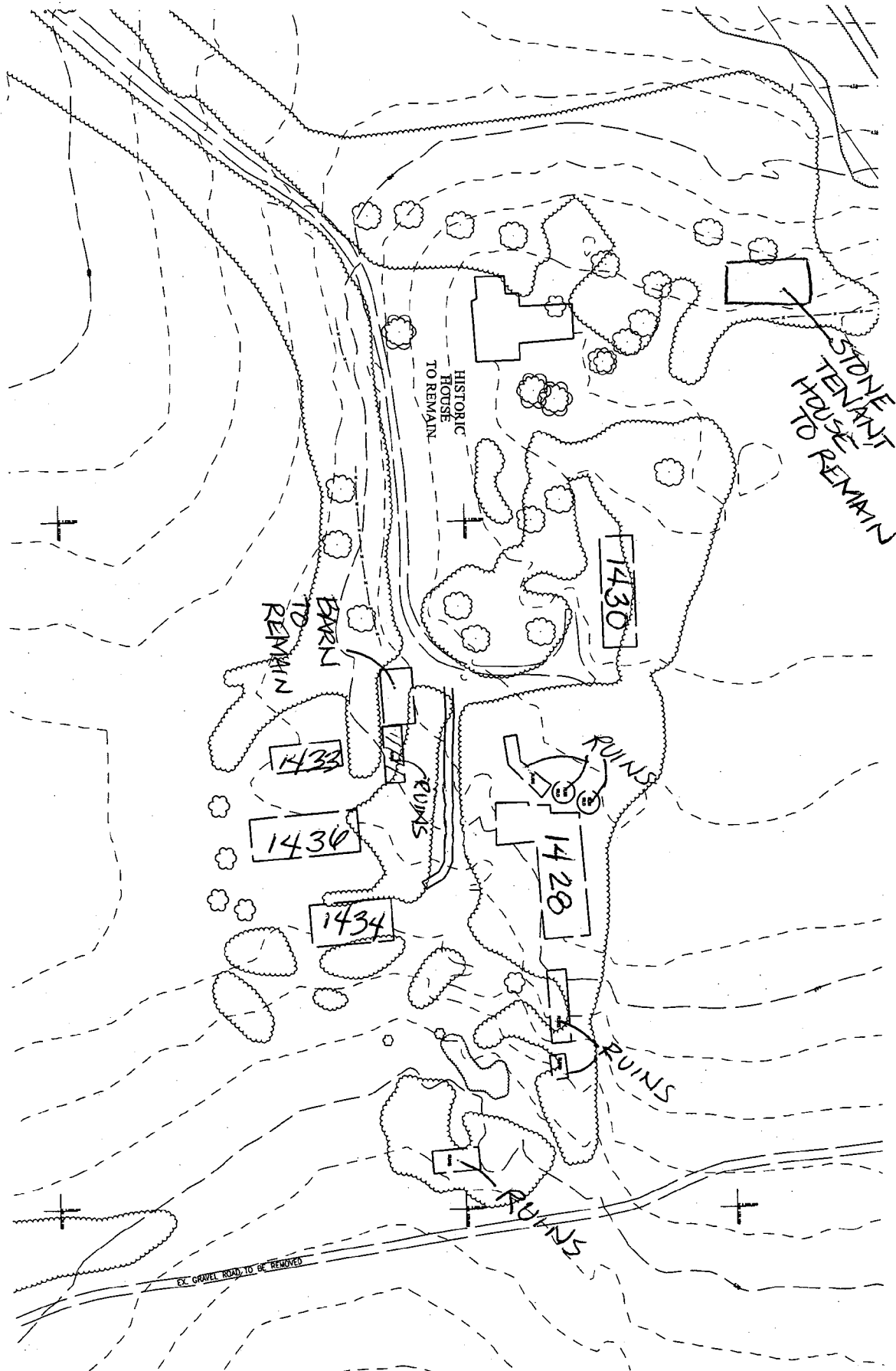
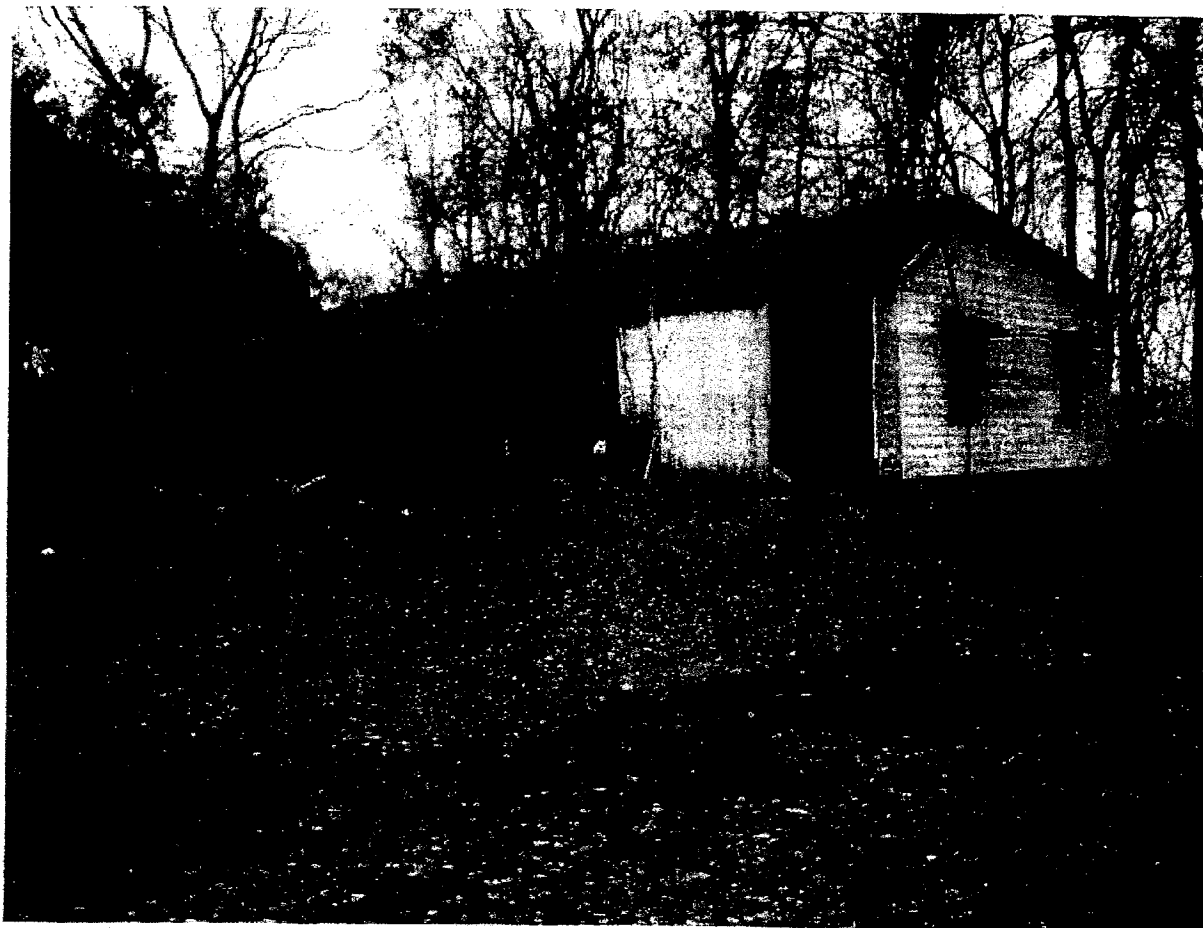


PHOTO LOG



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CIMG1433.JPG



CIMG1436.JPG

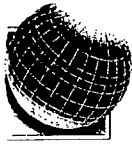


CIMG1434.JPG



CIMG1428.JPG





the
Oxbridge
group

Residential Developers
Commercial Builders
Real Estate Investors

600 Jefferson Plaza
Suite 550
Rockville, MD 20852

Telephone: 301-294-4150
Facsimile: 301-294-4151
oxbridge@oxbridgedev.com

January 30, 2006

Mr. Robert J. Dejter – Housing Code Field Supervisor
Department of Housing and Community Affairs
Division of Housing and Code Enforcement
100 Maryland Avenue, Room 260
Rockville, MD 20850

Re: Bowie Mill Estates, Muncaster Mill Road

Dear Mr. Dejter:

We want to update you on our efforts to complete the items that were discussed at the Magruder High School meeting on November 3, 2005 regarding posting, protection and demolition of the historic house and its associated outbuildings at the Cashell Farm property on Muncaster Mill Road.

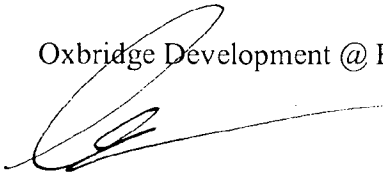
The following actions have been accomplished:

- New boarding of windows and doors was installed at the main historic house and stone house. No sign of removal by trespassers.
- Over 100 “No Trespassing” signs have been installed on and around the property.
- New fencing has been installed around the main historic house and stone house. No sign of disturbance by trespassers.
- A demolition permit for the small white house on Muncaster Mill Road has been issued by Montgomery County. This week we will file for a second demolition permit to cover the remaining “out buildings.” We should receive the new permit towards the end of January and then proceed with demolition as soon as the weather permits. A contractor has been hired for the task.
- We have appointed Montgomery County Police to act as “agent” for Oxbridge to enforce Maryland State and Montgomery County trespassing laws and ordinances.

If you have any questions or comments regarding any of these items please call me at 301-294-4150.

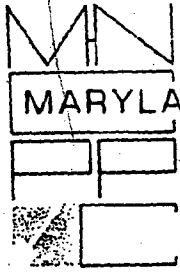
Sincerely,

Oxbridge Development @ Bowie Mill LC

A handwritten signature in black ink, appearing to be 'Martin Novak', written over the typed name.

Martin Novak

Copy via e-mail: All attendees of November 3, 2005 meeting.



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

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

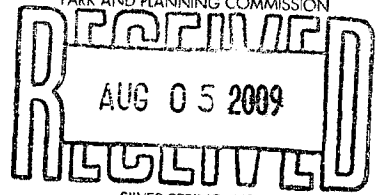
TO: MARTIN NOVAK FAX NUMBER: 301 294-4151
@ OXBRIDGE
FROM: MICHELLE CAKS, MNCPPC
DATE: 1-26-06

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 10

NOTE: HARD COPY - SENT VIA MAIL TO DPS AS WELL

MARTY, THIS IS ALL YOU NEED TO AMEND YOUR
DEMO PERMIT - I CANNOT STAMP THE
SITE PLANS YOU SENT, AS WE HAVE NOT COMPLETED
DISCUSSIONS ON LOT DESIGN / CONFIGURATION
FOR THE HISTORIC HOUSE & THE HPC
HAS NOT REVIEWED & PROVIDED COMMENTS
& RECOMMENDATIONS - CALL ME IF
YOU HAVE QUESTIONS -

MICHELLE



LETTER OF TRANSMITTAL

TO:	<u>MNCPPC</u>
ATTENTION:	<u>Mr. Scott Whipple</u>
ADDRESS:	<u>8787 Georgia Avenue</u> <u>Silver Spring, MD 20910</u>
PHONE:	<u>301-563-3400</u>
CC:	<u>Todd Strait</u>

DATE:	<u>7/31/2009</u>
JOB NAME:	<u>Bowie Mill Estates</u>
RE:	<u>Site Inspection Reports 01/09-06/09</u>

<input type="checkbox"/> For your review
<input type="checkbox"/> For your approval
<input checked="" type="checkbox"/> For your records
<input type="checkbox"/> Please reply
<input type="checkbox"/> Please comment

VIA	
<input type="checkbox"/>	COURIER PICKUP
<input checked="" type="checkbox"/>	U.S. MAIL
<input type="checkbox"/>	HANDCARRY
<input type="checkbox"/>	OVERNIGHT
<input type="checkbox"/>	OTHER _____

WE ARE FORWARDING:	
<input type="checkbox"/>	ORIGINALS
<input type="checkbox"/>	PRINTS
<input type="checkbox"/>	REPRODUCIBLES
<input type="checkbox"/>	SHOP DRAWINGS
<input type="checkbox"/>	SPECIFICATIONS
<input checked="" type="checkbox"/>	OTHER: Copies

QUANTITY	DESCRIPTION
6	Site Inspection Reports

COMMENTS

TRANSMITTED BY: <u>Deanna Neviaser</u> <small>Print Name</small>	 <small>Signature</small>
--	------------------------------

SITE INSPECTION FOR STABILIZATION

Location: Cashell Farm House/Bowie Mill
5865 Muncaster Mill Road

Date: 6-12-09

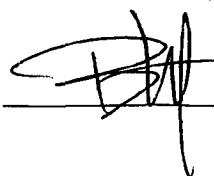
Items to be checked:	OK	Repair		OK	Repair
A. Farm House	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Roof Stabilization	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Stone Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gutters & Down Spouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Barn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Perimeter Fence	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows Boarded	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gates & Locks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Doors Boarded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Porch Supports	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Repairs required:

Farm House - Board up 2 windows

Stone Structure - Reinstall gutter Right Rear & Downspout

Date Completed: 6/12/09

By: 

SITE INSPECTION FOR STABILIZATION

Location: Cashell Farm House/Bowie Mill
5865 Muncaster Mill Road

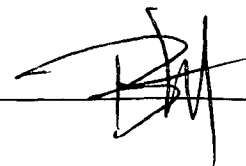
Date: MAY 8, 2009

Items to be checked:		<u>OK</u>	<u>Repair</u>		<u>OK</u>	<u>Repair</u>
A. Farm House	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Roof Stabilization	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Stone Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Gutters & Down Spouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Barn	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Exterior Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Perimeter Fence	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Windows Boarded	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gates & Locks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Doors Boarded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Porch Supports	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

Repairs required:

- DOWNSPOUTS needed Reinstalled on Stone Structure
- Side windows on Farm House needed Resecured

Date Completed: May 8, 2009

By:  TODD STRAIT

SITE INSPECTION FOR STABILIZATION

Location: Cashell Farm House/Bowie Mill
5865 Muncaster Mill Road

Date: April 9, 2009

Items to be checked:		<u>OK</u>	<u>Repair</u>		<u>OK</u>	<u>Repair</u>
A. Farm House	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Roof Stabilization	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Stone Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Gutters & Down Spouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Barn	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Exterior Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Perimeter Fence	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Windows Boarded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gates & Locks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Doors Boarded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Porch Supports	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

Repairs required:

• Gutters & Downspouts - Removed Debris blocking
Flow and Reinstalled Downspouts on Stone Structure
and Porch of Farm House

• Perimeter Fence Reworked Entrance Gate
to Farmhouse where somebody was climbing on
fence & Gate to gain access.

Date Completed: 4-9-09

By: ~~Tom~~ STRAIT

SITE INSPECTION FOR STABILIZATION

Location: Cashell Farm House/Bowie Mill
5865 Muncaster Mill Road

Date: MARCH 5, 2009

<u>Items to be checked:</u>		<u>OK</u>	<u>Repair</u>		<u>OK</u>	<u>Repair</u>
A. Farm House	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Roof Stabilization	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Stone Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Gutters & Down Spouts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Barn	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Exterior Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Perimeter Fence	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Windows Boarded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gates & Locks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Doors Boarded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Porch Supports	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

Repairs required:

N/A

Date Completed: 3/5/09

By: 

SITE INSPECTION FOR STABILIZATION

Location: Cashell Farm House/Bowie Mill
5865 Muncaster Mill Road

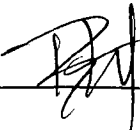
Date: Feb. 2, 2009

Items to be checked:		<u>OK</u>	<u>Repair</u>		<u>OK</u>	<u>Repair</u>
A. Farm House	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Roof Stabilization	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Stone Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Gutters & Down Spouts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Barn	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Exterior Structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Perimeter Fence	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Windows Boarded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gates & Locks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Doors Boarded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Porch Supports	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

Repairs required:

NONE AT THIS TIME

Date Completed: Feb. 2, 2009

By: 

1. ZONING = RE 1

#2

2. HISTORIC HOUSE + BARN
TO BE PLACED ON A
LOT OF 4.46 AC.

3. ? CAN THEY HAVE HORSES
ON THIS AMOUNT OF LAND
IN THIS ZONE?
IF, NOT IS IT BECAUSE THE
LOT NEEDS TO BE LARGER?
WHAT ABOUT A SPECIAL
EXCEPTION?

4. ? CAN THEY HAVE OTHER
FARM ANIMALS?

THANKS!

SEE NEXT
PG

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5867 Muncaster Mill Road, Derwood Meeting Date: 01/25/06

Resource: Master Plan Site #22/25 James H. Cashell Farm Report Date: 01/18/06

Review: HAWP / 22/25-06A Public Notice: 01/11/06

Applicant: Oxbridge Development (Martin Novak, Agent) Staff: Michele Oaks

PROPOSAL: Demolition of Outbuildings

RECOMMEND: Approval

WANTS A SCHEDULE - REHAB OF HISTORIC HOUSE TO DEVELOPMENT CONSTRUCTION

BACKGROUND: WAYNE - SUPPORTS HAWP - TRAILOR - 24/7 WATCH / SUPPORTS REHAB MAINTENANCE ~

The subject property (468.53 acres) was submitted by the applicant and is currently being reviewed by the Development Review Committee as a preliminary plan for subdivision. Once the DRC comments have been addressed and a revised preliminary plan has been generated, the Historic Preservation Commission will hold a public hearing to receive additional comments and formulate a recommendation to the Planning Board prior to the Planning Board hearing.

PROPERTY DESCRIPTION

The Cashell House was built in two distinct sections that stand in stark contrast to one another. The original section, at right, is typical of the mid-1800s with its traditional side-gable symmetrical form and 6/6 sash windows. The picturesque east and north addition (left and rear) bears hallmarks of the Victorian era (Late 1800s-Early 1900s) with its three-story tower with stickwork panels, jerkin-head (clipped) gable, and paired cornice brackets. The original block was likely updated when the addition was built, with cornice brackets and first-level 2/2 sash windows.

The farmstead includes a one-level hay barn with hanging gable, another substantial barn with two cupolas with a concrete form foundation (Early 1900s), and a stone house from the mid-1900s.

HISTORIC CONTEXT

Period of Significance: mid 1890s - 1910

The Cashell family owned this property for much of the 1800s. In 1865, the property belonged to Hazel B. Cashell, County Commissioner and Orphan's Court judge, and James G. Cashell was living here by 1878. Upon his death, James G. left all of his property, amounting to 238 acres, to his wife Mary, who subsequently re-married and became Mary Ray. In 1910, she sold her property to Herbert and Leonides Adamson under whose ownership the assessed value of the

improvements jumped to \$3675 in 1910.

The property was designated on the County's Master Plan for Historic Preservation for its association with the Cashell family as well as the high level of architecture achieved by the hybrid-style building.

PROPOSAL:

The applicant is proposing to demolish five outbuildings on the subject property. The outbuildings proposed to be demolished include:

1. Machinery shed (Photo # 1430)
2. Two, run-in sheds (Photos # 1436 and # 1433)
3. The remains of a dairy barn, milk house and silos (Photo # 1428)
4. Hay barn (Photo # 1434)

APPLICABLE GUIDELINES

Alterations to Master Plan individually designated resources are reviewed under the Montgomery County Code, Chapter 24A and the Secretary of Interior's Standards for Rehabilitation. These documents are to be utilized as guidelines to assist the Commission in developing their decision. 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 or to the achievement of the purposes of this chapter.
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within a historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which a historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied;

Secretary of Interior's Standards for Rehabilitation.

- #1 A property will be used as it was historically or be give 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.
- #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 DISCUSSION

Removing non-significant buildings from the historic site that are out of the period of significance or simply detract from the historic character is recommended by the Secretary of the Interior's Standards for Rehabilitation (pg 105).

The subject buildings the developer is proposing to be removed on the property are buildings that were built after the period of significance identified for this Master Plan Site. The machinery shed (photo #1430), the two, run-in sheds (photos #1433 and #1436) and the remains of the dairy barn, milk house and silos (photos #1428) date to the ownership of John and Jessica Redpath, (Jessica re-married in these years to Stanley Grantham) who owned the property from 1922 to 1976.

The hay barn dates to c1910, which corresponds to the assessment records, which indicate that the assessed value of the property jumped considerably in 1910 to \$3675. This assessment was after Herbert and Leonides Adamson purchased the property from the Cashell's.

Finally, the property will be retaining a period barn with cupolas, which dates to the period of the Cashell's ownership. The developers for this property are working with staff to retain the stone pillars at the entry of the property, several significant trees surrounding the house, and creating an environmental setting boundary of approximately 5 acres, which would encourage a future property owner to utilize the house and the associated barn for a small farm use. This subdivision plan will be presented to the Commission for their comments and recommendations prior to the Planning Board hearing.

STAFF RECOMMENDATION:

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

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

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Martin Novak

Daytime Phone No.: 301-294-4150

Tax Account No.: 00707905

Name of Property Owner: Oxbridge Development @ Bowie Mill Estates IC Daytime Phone No.: 301-294-4150

Address: 600 Jefferson Plaza Suite 550 Rockville, MD 20852
Street Number City State Zip Code

Contractor: ACECO Phone No.: 301-588-0707

Contractor Registration No.: 15034752

Agent for Owner: Martin Novak Daytime Phone No.: 301-294-4150

LOCATION OF BUILDING/PREMISE

House Number: 9867 Street: Muncaster Mill Road

Town/City: Derwood, MD Nearest Cross Street: Avery Road Bowie Mill Road

Needwood Road

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Abate
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Demolition of "out buildings"

1B. Construction cost estimate: \$ 103250

1C. If this is a revision of a previously approved active permit, see Permit # 376085

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Sepoc 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Martin Novak

January 4, 2006

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 40817U Date Filed: _____ Date Issued: _____

(4)

**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:

See attached photos and site plan for structures to be demolished

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 7 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 drieline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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





CIMG1430.JPG



CIMG1433.JPG



CIMG1436.JPG



CIMG1434.JPG

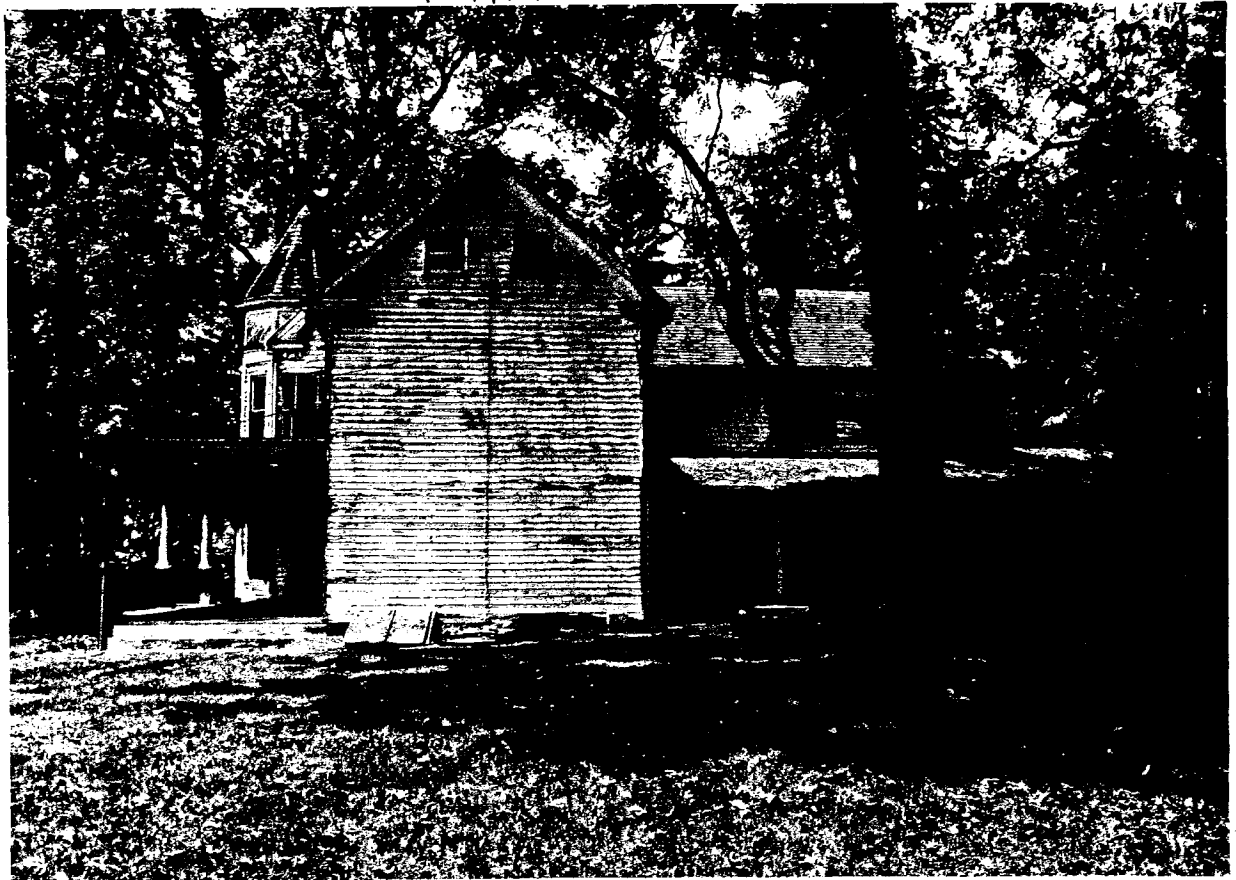


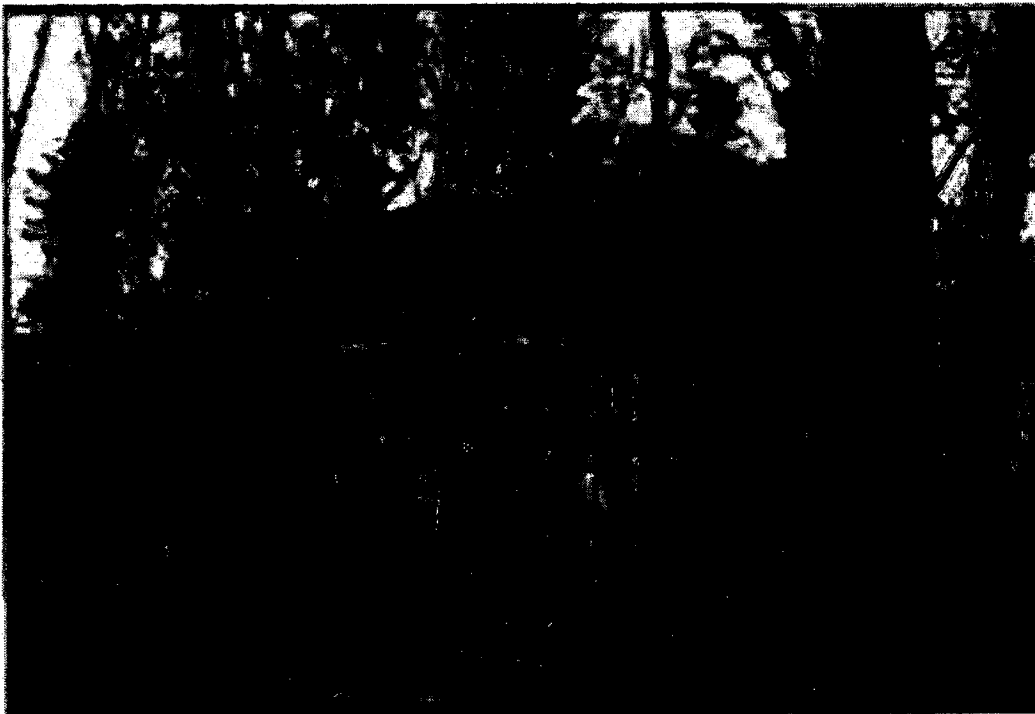
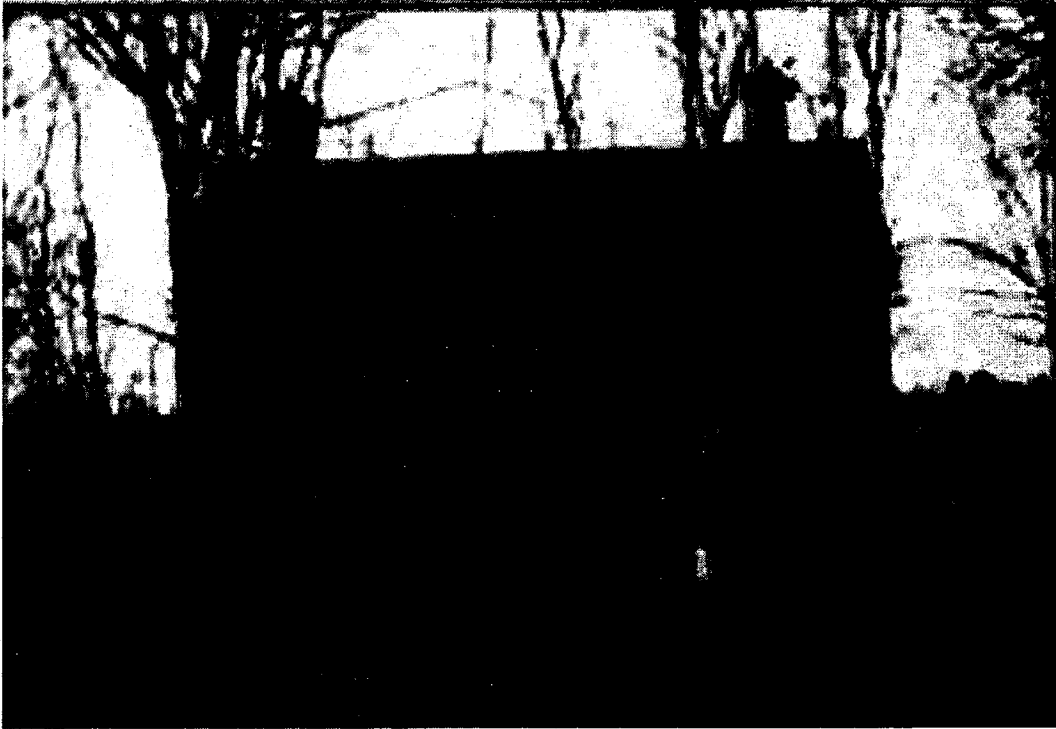
CIMG1428.JPG



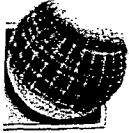
FRONT FACADE ↑

EAST FACADE ↓





BARN TO BE SAVED



the
Oxbridge
group

Residential Developers
Commercial Builders
Real Estate Investors

600 Jefferson Plaza Telephone: 301-294-4150
Suite 550 Facsimile: 301-294-4151
Rockville, MD 20852 oxbridge@oxbridgedev.com

Adjacent property owners to 5867 Muncaster Mill Road:

- Board of Education (Magruder High School) 5939 Muncaster Mill Road
- Maryland National Capital Park & Planning Commission

BUCHER/BORGES GROUP PLLC

3408 WISCONSIN AVENUE NW, SUITE 200
WASHINGTON DC 20016
VOICE: 202-364-8855
FAX: 202-364-8899

June 5, 2008

Scott Whipple
Supervisor, Historic Preservation Unit
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

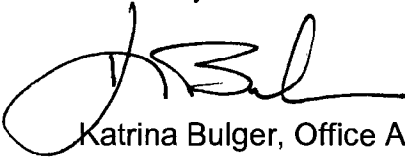
Via: UPS overnight

Re: Stabilization Plan
James H. Cashell Farm
Derwood, Maryland

Dear Mr. Whipple:

Enclosed is the Stabilization Plan (CD-R) for James H. Cashell Farm, as requested.

Sincerely,



Katrina Bulger, Office Administrator
officeadmin@bucherborges.com
BUCHER/BORGES GROUP PLLC



Ward Bucher, Managing Member
ward@bucherborges.com
BUCHER/BORGES GROUP PLLC

IND 394
DIST 20 (2388)

Whipple, Scott

From: Whipple, Scott
Sent: Friday, June 11, 2010 10:20 AM
To: 'Ward Bucher'
Cc: 'Todd Strait'; 'Elliot Totah'; 'Thomas Jester'; Hisel-McCoy, Elza
Subject: RE: Cashell Farm porch

Ward – I have reviewed the photos you provided me. I would find that the removal of the damaged porch roof is necessary and consistent with section 24A-8(b)(4) of the Montgomery County Code, which requires the Historic Preservation Commission to approve a Historic Area Work Permit if “[t]he proposal is necessary in order that unsafe conditions or health hazards be remedied.” The removal of the porch roof does require a Historic Area Work Permit.

However, because this work is necessary to remedy an unsafe condition, as you have outlined in your email below, I would urge you to advise your clients to proceed with such work, limited to that which is **immediately necessary** to address the unsafe condition, and to **apply retroactively** for a Historic Area Work Permit for this work. The application should also include the HABS-standard documentation as you have outlined below.

This work may begin at such time as the owners have secured any necessary approvals from the County; I would expect that the owners would be able to submit a retroactive HAWP application for the July 14, 2010 meeting (application deadline is June 23rd).

Please notify me, prior to initiating the work, if the scope of the project needs to expand beyond the removal of the roof, damaged roof supports (piers, posts, etc.), gutters and downspouts, and the sealing, to appropriate National Park Service standards (see Preservation Brief 31: Mothballing Historic Buildings), of openings in the outside walls created by the roof collapse. Please instruct the owners to salvage and store, on site in a dry location, any intact historic elements that are removed.

I would expect that the Commission will require the reconstruction of the porch as part of the rehabilitation of the historic resource required by condition 33 of the Planning Board’s Resolution, dated January 11, 2007, for Preliminary Plan No. 120060320.

Please feel free to contact me if you have questions.

Scott D. Whipple, Supervisor

Historic Preservation Section | Urban Design and Preservation Division

Montgomery County Planning Department | M-NCPPC

Office: 1400 Spring Street, Suite 500 | Silver Spring

Mail: 8787 Georgia Avenue | Silver Spring MD 20910

301-563-3400 phone | 301-563-3412 fax

scott.whipple@montgomeryplanning.org | www.montgomeryplanning.org/historic/

Please note: Our office has moved. We are now located at 1400 Spring St, suite 500.

From: Ward Bucher [mailto:ward@bucherborges.com]

Sent: Friday, May 28, 2010 1:28 PM

To: Whipple, Scott

Cc: 'Todd Strait'; 'Elliot Totah'

Subject: Cashell Farm porch

Scott

When Todd Strait of Oxbridge Development did his latest site inspection he found that the roof of the front porch had collapsed. Surprisingly this did not occur during the snow storms. I have attached photos of the current condition. The brick piers were resting partially on wood and the wood was rotten.

Although resting against the wall, the roof structure is no longer attached to the house and could collapse down to the ground at any moment.

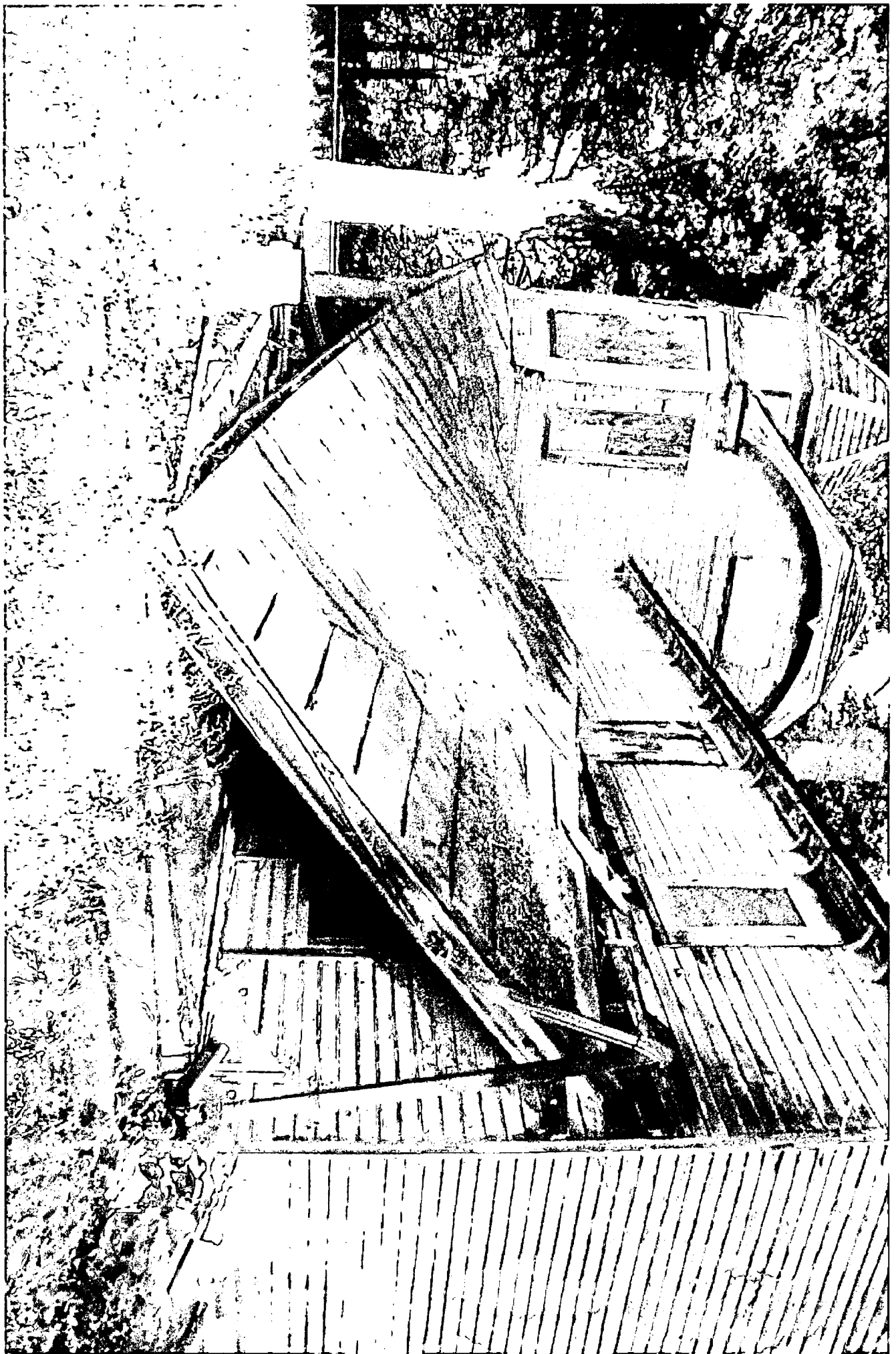
Despite continual re-boarding and fence repairs, trespassers continue to visit the site and enter the house. One of the windows used for entry is directly below the porch roof. In order to prevent accidental injury or death the owners would like to remove the roof as soon as possible. Additionally, the owners would like to seal up the openings in the outside walls caused by the roof collapse.

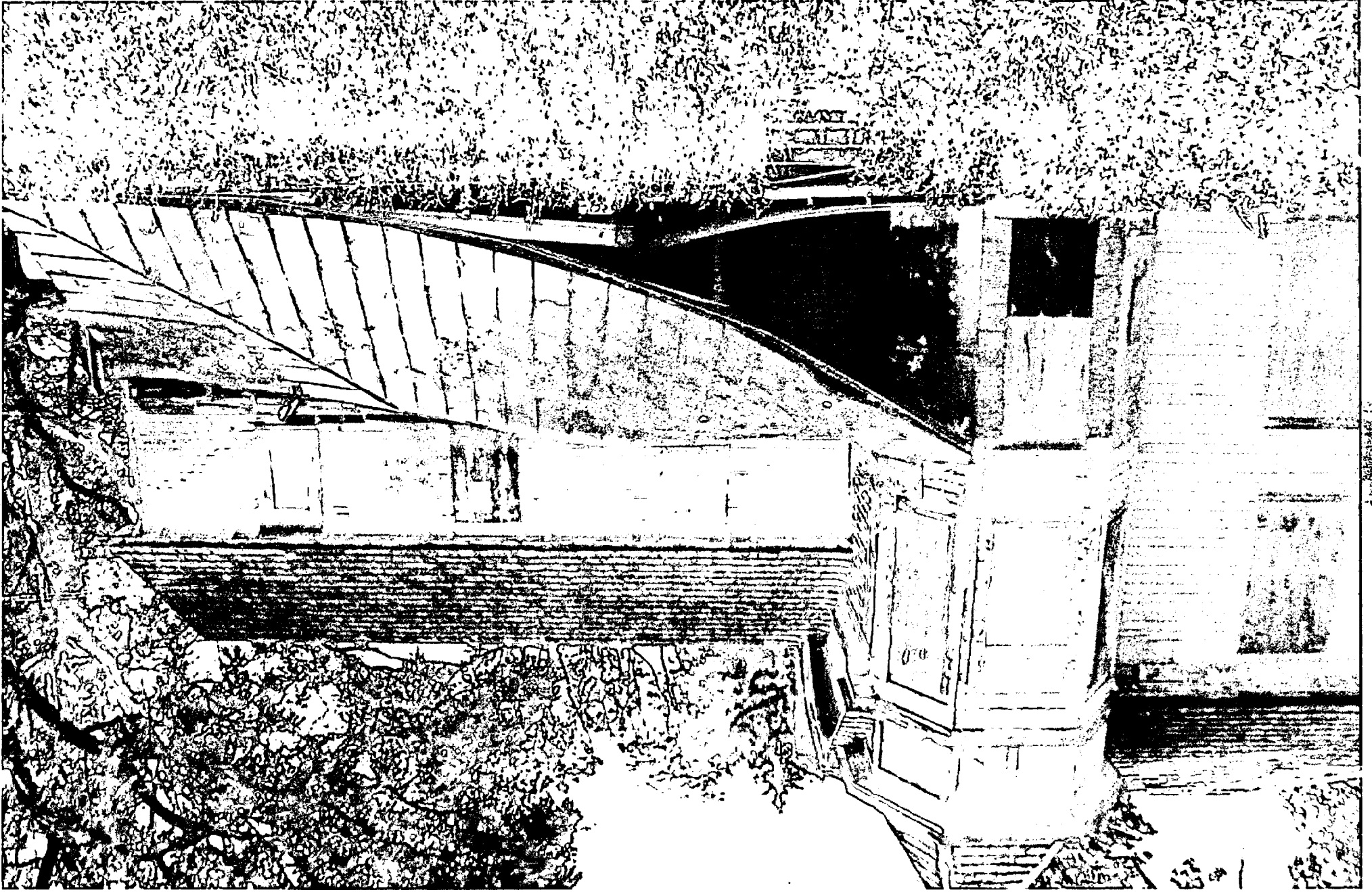
I have recommended that before demolition the porch appearance be documented to HABS Standards and additionally the structure be documented to permit future restoration.

I understand that typically a HAWP would need to be obtained. Please advise us whether this can be waived in an emergency situation or if not the fastest way to secure these approvals.

Thank you

Ward Bucher, AIA
Bucher/Borges Group PLLC
10 North Washington Street, Suite A
Easton, MD 21601
Ward@BucherBorges.com
W: 410-770-9009
F: 410-770-9008
C: 202-669-0721

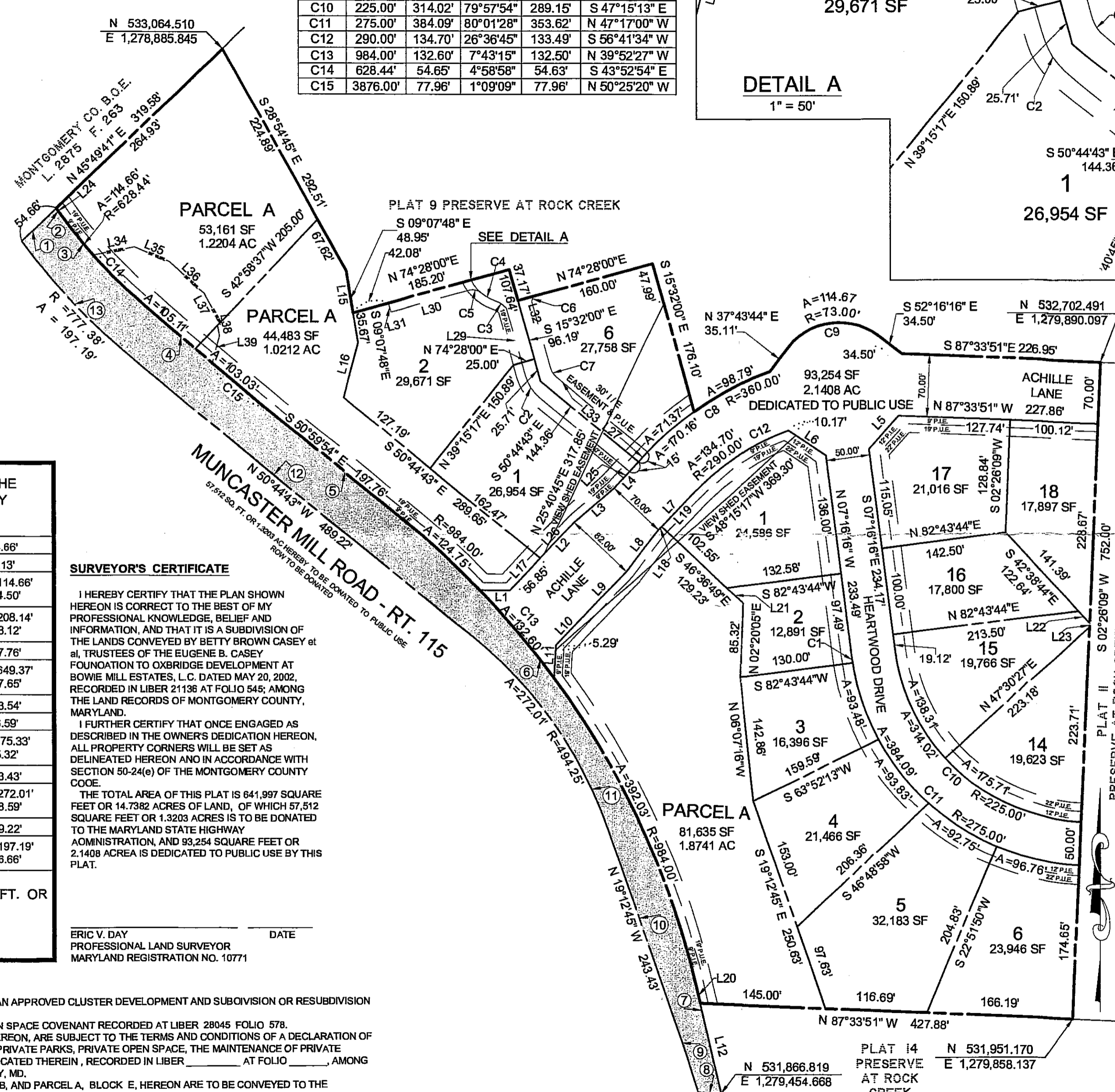
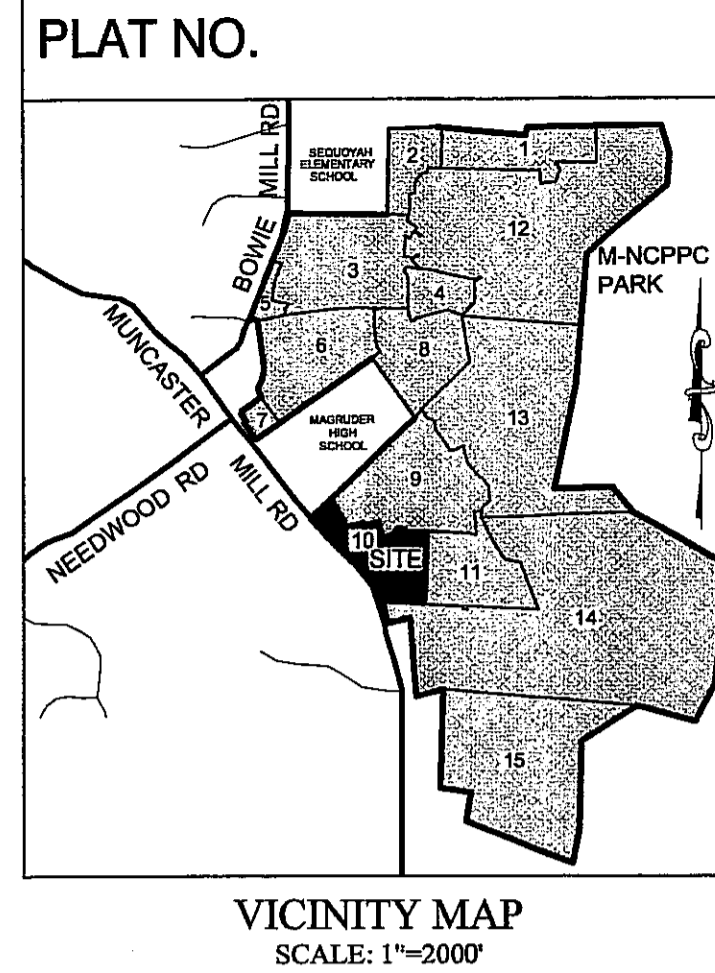
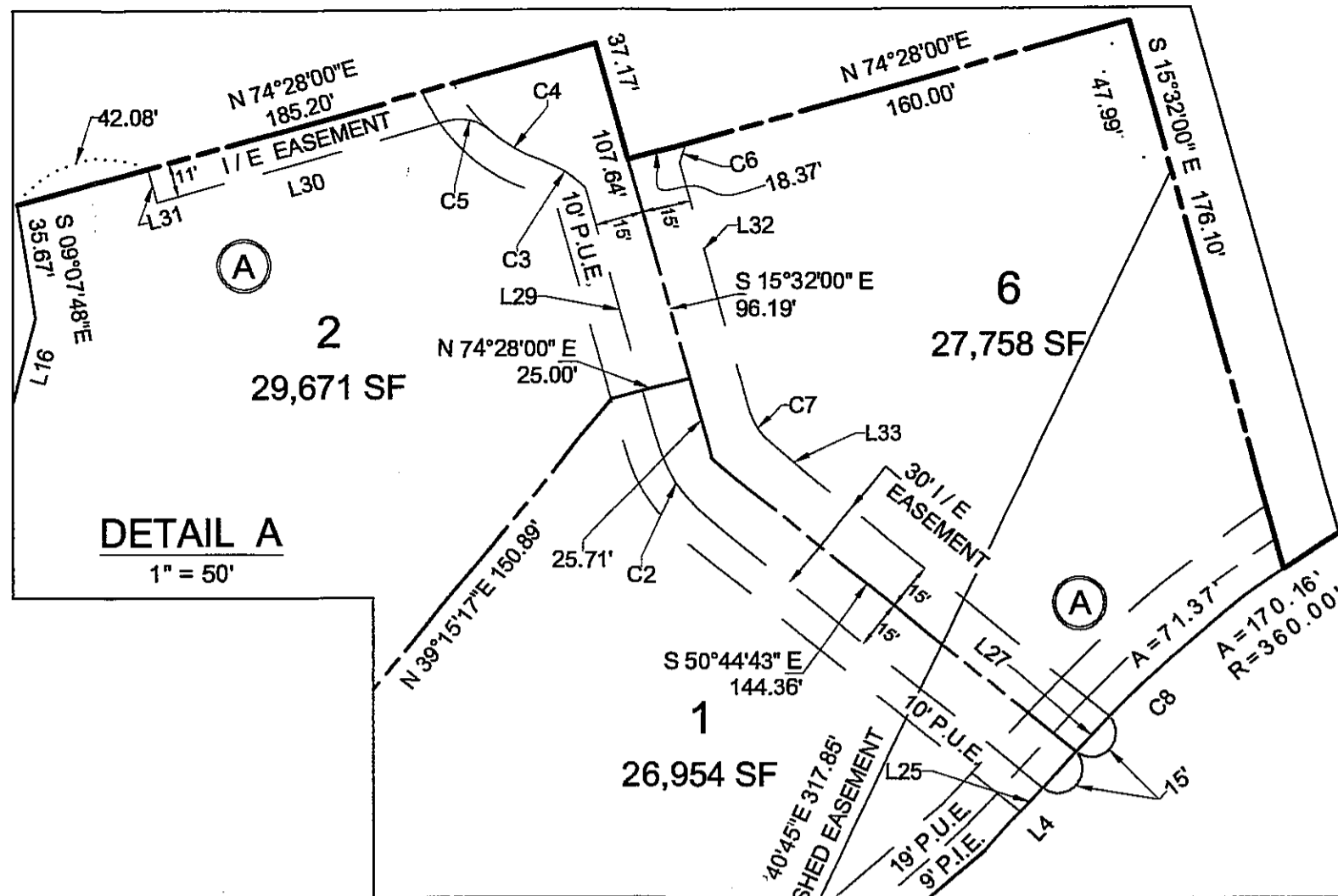








Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	275.00'	7.27'	1°30'54"	7.27'	N 08°01'43" W
C2	50.00'	30.73'	35°12'43"	30.25'	N 33°08'21" W
C3	34.00'	16.44'	27°41'55"	16.28'	N 57°27'18" W
C4	46.00'	18.16'	22°37'21"	18.04'	N 59°59'36" W
C5	14.00'	13.90'	56°52'04"	13.33'	N 77°06'57" W
C6	34.00'	6.16'	10°22'51"	6.15'	S 17°43'46" W
C7	20.00'	12.29'	35°12'43"	12.10'	S 33°08'21" E
C8	360.00'	170.16'	27°04'55"	168.58'	N 56°55'39" E
C9	73.00'	114.67'	90°00'00"	103.24'	N 82°43'44" E
C10	225.00'	314.02'	79°57'54"	289.15'	S 47°15'13" E
C11	275.00'	384.09'	80°01'28"	353.62'	N 47°17'00" E
C12	290.00'	134.70'	26°36'45"	133.49'	S 56°41'34" W
C13	984.00'	132.60'	7°43'15"	132.50'	N 39°52'27" W
C14	628.44'	54.65'	4°58'58"	54.63'	S 43°52'54" E
C15	3876.00'	77.96'	1°09'09"	77.96'	N 50°25'20" W



NOTES:

- 1) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 2) THE LAND HEREON IS ZONED RNC (RURAL NEIGHBORHOOD CLUSTER).
- 3) THE LOT SHOWN HEREON IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN FILE NO. 120060320, AND DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN FILE NO. 820060110
- 4) THE PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP: HT121 AS PARCEL P60.
- 5) THE PROPERTY SHOWN HEREON IS TO BE SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- 6) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 7) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MD.
- 8) THIS PLAT IS RENDERED IN THE MARYLAND STATE GRID SYSTEM (NAD 83/91).
- 9) THE LAND SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF A PUBLIC IMPROVEMENTS EASEMENT RECORDED IN LIBER _____ AT FOLIO _____

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS TO PUBLIC USE, DONATE MUNCASTER MILL ROAD TO MARYLAND STATE HIGHWAY ADMINISTRATION, AND ESTABLISH MONTGOMERY COUNTY, MARYLAND, SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE, ADJACENT, PARALLEL AND CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY LINE. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

WE HEREBY GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS INDICATED WITH SAID DECLARATION.

WE HEREBY GRANT TO MONTGOMERY COUNTY, THEIR SUCCESSORS AND ASSIGNS, PUBLIC IMPROVEMENTS EASEMENTS, DESIGNATED HEREON AS "P.I.E." IN ACCORDANCE WITH THE TERMS AND CONDITIONS FOUND RECORDED IN LIBER _____ FOLIO _____

WE HEREBY ESTABLISH INGRESS AND EGRESS EASEMENTS, INDICATED HEREON AS I/E EASEMENTS, FOR THE USE OF ALL ABUTTING LANDS.

WE HEREBY ESTABLISH A HISTORIC VIEW SHED EASEMENT, AS SHOWN, TO RESTRICT BUILDING CONSTRUCTION FOR THE PURPOSE OF MAINTAINING VISIBILITY FROM MUNCASTER MILL ROAD TO THE HISTORIC PROPERTY LYING NORTH OF THE EASEMENT.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, SHALL CAUSE PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e)(2) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS OR TRUSTS ON THIS PROPERTY.

FOR OXBRIDGE DEVELOPMENT AT BOWIE MILL ESTATES, L.C.

ELLIOT TOTAH, MANAGING MEMBER DATE WITNESS

FOR BB&T-VA COLLATERAL SERVICE CORP.

PATRICK L. BURKE, V.P., TRUSTEE DATE

FOR NVR, INC.

JAMES M. SACK, TRUSTEE DATE DONALD B. ASHBAUGH, TRUSTEE DATE

208190

SUBDIVISION RECORD PLAT

AREA TO BE DONATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

1	N 45°49'41" E	54.66'
2	S 35°17'12" E	8.13'
3	Rad: 628.44' Chd: S 41°08'47" E	Arc: 114.66' 114.50'
4	Rad: 3876.00' Chd: S 49°27'36" E	Arc: 208.14' 208.12'
5	S 50°59'54" E	197.76'
6	Rad: 984.00' Chd: S 32°05'34" E	Arc: 649.37' 637.65'
7	S 13°11'14" E	123.54'
8	N 87°32'26" W	26.59'
9	Rad: 1750.00' Chd: N 17°58'46" W	Arc: 75.33' 75.32'
10	N 19°12'45" W	243.43'
11	Rad: 494.25' Chd: N 34°58'44" W	Arc: 272.01' 268.59'
12	N 50°44'43" W	489.22'
13	Rad: 777.38' Chd: N 43°28'43" W	Arc: 197.19' 196.66'

FEE SIMPLE AREA = 57,512 SQ. FT. OR 1.3203 ACRES +/-

SHOWN THUS:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY BETTY BROWN CASEY et al, TRUSTEES OF THE EUGENE B. CASEY FOUNDATION TO OXBRIDGE DEVELOPMENT AT BOWIE MILL ESTATES, L.C. DATED MAY 20, 2002, RECORDED IN LIBER 21136 AT FOLIO 545; AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNER'S DEDICATION HEREON, ALL PROPERTY CORNERS WILL BE SET AS DELINEATED HEREON AND IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT IS 641,997 SQUARE FEET OR 14.7382 ACRES OF LAND, OF WHICH 57,512 SQUARE FEET OR 1.3203 ACRES IS TO BE DONATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION, AND 93,254 SQUARE FEET OR 2.1408 ACRES IS DEDICATED TO PUBLIC USE BY THIS PLAT.

ERIC V. DAY
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10771

NOTES: CONT'D

- 10) THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED.
- 11) THIS PLAT IS SUBJECT TO A COMMON OPEN SPACE COVENANT RECORDED AT LIBER 28045 FOLIO 578.
- 12) PARCEL A, BLOCKS A, B, AND E, SHOWN HEREON, ARE SUBJECT TO THE TERMS AND CONDITIONS OF A DECLARATION OF COVENANTS ASSIGNING RESPONSIBILITY FOR PRIVATE PARKS, PRIVATE OPEN SPACE, THE MAINTENANCE OF PRIVATE STREETS AND PRIVATE DRAINAGE SYSTEMS LOCATED THEREIN, RECORDED IN LIBER _____ AT FOLIO _____, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD.
- 13) PARCEL A, BLOCK A, PARCEL A, BLOCK B, AND PARCEL A, BLOCK E, HEREON ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN ASST. SECRETARY TREASURER

M-NCPPC RECORD PLAT FILE NO. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

RECORDED _____

APPROVED: _____

DATE _____

BY: _____

DIRECTOR

PLAT NO. _____

Dewberry

203 Perry Parkway, Suite 1
Gaithersburg, MD 20877-2169
301-948-8300 Fax: 301-258-7607

PLAT TEN
PRESERVE AT ROCK CREEK

PARCEL A & LOTS 1, 2, 6, BLOCK A, PARCEL A & LOTS 1-6,
BLOCK B & LOTS 14-18, BLOCK C, NAD PARCEL A, BLOCK E
OLNEY (8th) ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' DATE: SEPTEMBER 2007

S:\S2005\05-040\Plat 10.dwg, 3/24/2008 9:41:35 AM, bcomrad

HPC

THEY CAN BUILD SOMETHING THERE, SUBJECT TO HPLC REVIEW.

MITIGATION FEE

JOSH'S FEE

Scott to set up mtg.

8W

32 has been met
notify that condition
emailed Elza to

6.25.08

HPA Approved

STABILIZATION PLAN

For

JAMES H. CASHELL FARM
DERWOOD, MARYLAND

May 6, 2008

Prepared by:

BUCHER/BORGES GROUP PLLC
3408 WISCONSIN AVE. NW, SUITE 200
WASHINGTON DC 20016
VOICE: 202-364-8855
FAX: 202-364-8899

For

Oxbridge Development at Bowie Mill Estates LC
600 Jefferson Plaza
Suite 550
Rockville, Maryland 20852



Main house view from southeast

STABILIZATION PLAN

For

JAMES H. CASHELL FARM
DERWOOD, MARYLAND

TABLE OF CONTENTS

- Section I. Objective, Methodology and Personnel
- Section II. Executive Summary
- Section III. Property Description & Stabilization Plan
- Appendix A. Project Schedule



Main House view from Northeast – Before emergency stabilization

SECTION I. OBJECTIVE, METHODOLOGY AND PERSONNEL

Bucher Borges Group PLLC has been retained by Oxbridge Development at Bowie Mill Estates LC to create a Stabilization Plan for Cashell Farm, Derwood, Maryland. The purpose of this report is to identify current deficiencies and recommend appropriate stabilization tasks as required by the Montgomery County Planning Board in their resolution in Case MCPB No. 07-62, dated June 6, 2007, that includes the following conditions:

“32) The Applicant will come back to the Historic Preservation Commission within six months from the date of Preliminary Plan approval with a study of the structural issues associated with the historic house and with a plan for stabilization of all historic structures to be preserved.”

Bucher/Borges Group PLLC performed on-site visual inspections of the site and buildings and identified current deficiencies. The entire site, the buildings exteriors, and all accessible interior areas were observed. Due to large holes in the floors, not all of the areas adjacent to the tower bay in the main house were accessible. The crawl spaces were not entered. No drawings were available for review.

The site was visited on three occasions by Ward Bucher, A.I.A., Managing Member, and Paige Wojcik, Preservation Specialist, of Bucher/Borges Group PLLC: November 12, 2007, November 29, 2007 and December 5, 2007. Proposed uses for the buildings were discussed with Todd Strait of Oxbridge Development. Ms. Wojcik reviewed the file on the property at the offices of the MNCPPC Montgomery County Historic Preservation Unit and Mr. Bucher discussed the stabilization requirements with Scott Whipple, Supervisor of the Unit.

An initial report summarizing a structural analysis performed by Ward Bucher, A.I.A and stabilization recommendations that should be addressed before restoration begins was submitted to the commission in January 2008. Mr. Whipple requested additional information and a meeting was held on March 11, 2008 with Mr. Whipple, Mr. Bucher, and Elliott Totah and Todd Strait of Oxbridge Development to clarify the commission's requirements.

In order to prevent further deterioration of the property Oxbridge Development directed that the proposed emergency stabilization measures be carried out. The emergency stabilization was completed by Hamel Builders in April 2008.

SECTION II. EXECUTIVE SUMMARY

The Montgomery County Preservation Commission considers the Cashell Farm property historically significant for the period from the mid-1890's to 1910.

Before intervention by the current Owners, the main house and barn were in generally poor condition and not weathertight or secure. The stone house was in structurally good condition but required repairs to make it weathertight and secure. The site is secured with a chain link fence.

A three phase stabilization plan is proposed:

1. Emergency stabilization of the buildings;
2. Extended stabilization of the buildings;
3. Development of roads and utilities to serve the site; and
4. Restoration of the buildings, including relocation of the barn and site improvements.

The emergency stabilization was substantially completed in April 2008. See SECTION III. PROPERTY DESCRIPTION & STABILIZATION RECOMMENDATIONS for details.

Application and approval of a Historic Area Work Permit (HAWP) and start of site construction are projected for 2008. Extended stabilization, start of new house construction, and continued site work are planned for 2009. Restoration permitting and construction start, as well as continued site work are projected for 2010. The restoration work and related site work are planned for 2011. See Appendix A for the detailed schedule.

The proposed plan coordinates maintenance and restoration of the existing structures with the construction of new utilities required to make the building habitable.



SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN

This report covers the 5.1 acre site and three structures: the main house, the stone house, and the barn. The proposed stabilization plan coordinates maintenance and restoration of the existing structures with the construction of new utilities required to make the building habitable.

Before intervention by the Owners, the main house and barn were in generally poor condition and not weathertight or secure. The stone house was in structurally good condition but required needed repairs to make it weathertight and secure. The site is secured with a chain link fence.

A three phase stabilization plan is proposed:

1. Emergency stabilization of the buildings;
2. Extended stabilization of the buildings;
3. Development of roads and utilities to serve the site; and
4. Restoration of the buildings, including relocation of the barn and site improvements.

The emergency stabilization to make the houses weathertight and secure, and to slow the barn siding deterioration, was substantially completed in April 2008. The specific interventions are noted below. Also noted below are extended stabilization measures to maintain the structures until the start of full restoration.

Application and approval of a Historic Area Work Permit (HAWP) for extended stabilization and start of site construction are projected for 2008. Extended stabilization construction, start of new house construction, and continued site work are planned for 2009. Restoration permitting and construction start, as well as continued site work are projected for 2010. The restoration work and related site work are planned for 2011. See Appendix A for the detailed schedule.

SITE

Site Description:

Location: The site is located on the east side of Muncaster Mill Road south of the intersection with Needwood Road in Montgomery County, Maryland. The address is 5867 Muncaster Mill Road, Derwood, Maryland.

Boundaries: No survey was available for review. The physical boundaries of the site are as follows:

North -	Colonel Zadok Magruder High School
East -	Private farm land
South -	Private farm land
West -	Muncaster Mill Road

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Aerial view of Site

- Area: Approximately 5 acres of a 468.53 acre site.
- Topography: The property is nearly flat with a gentle slope downwards to the south and west.
- Easements: No survey was available for review.
- Site Access: A driveway connects the southwest corner of the property to Muncaster Mill Road.
- Paving: The driveway is paved with asphaltic concrete. A concrete walk leads from the driveway to the front porch.
- Parking: No dedicated parking area observed.
- Landscaping: The property is heavily planted with sod, shrubs and large specimen trees.
- Fencing: The two houses are enclosed with a temporary chain link fence.
- Site Utilities: The source of water, sanitary sewer, and electric services to the houses is unknown.
- Lighting: Exterior wall mounted light fixtures were noted but are not functioning.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Chain link fence & Specimen Trees

Amenities: None observed.

Emergency Site Stabilization

The following emergency stabilization measures have been completed:

1. Bushes were growing against the house on the west side of the north ell promoting rot by keeping moisture against the wood siding.

The shrubs were removed.

2. BBG recommends that the chain link fence be maintained until the completion of restoration of the structures.

The fence remains in place.

Extended Site Stabilization Recommendations

BBG recommends that the existing perimeter chain link fence be maintained until restoration of the buildings is completed.

MAIN HOUSE

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

Main House Description

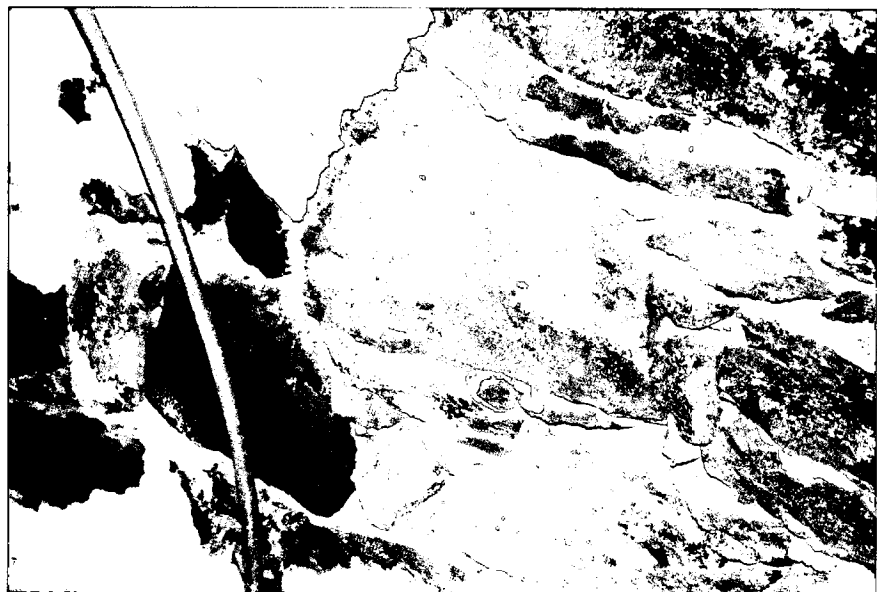
General:

The main house was built in at least three different phases. The original portion appears to have been constructed in the early to mid 19th century as a two-story, side-gable, braced-frame, clapboard farmhouse. A low-ceilinged ell wing on the north side may have been constructed at the same time or may have been the original homestead.

A Queen Anne style addition with a tower bay, Jerkin head end gables, and a bracketed cornice was added on the west side in the second half of the 19th century, perhaps as early as 1876. A front porch with brick piers and a two-story addition with sleeping porch on the north end of the ell appear to have been constructed in the second quarter of the 20th century. Many of the interior walls were covered with barn siding in the late 20th century.

Structure:

The typical foundation wall is stone. There are some brick piers supporting parts of the west addition. The floor of the east porch is a concrete slab-on-grade.



Stone Foundation Wall

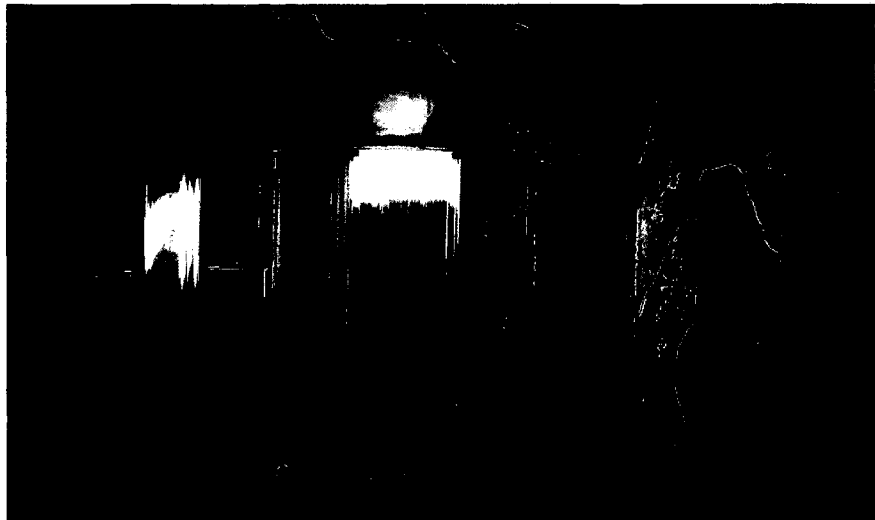
The typical wall construction is a braced wood frame with nailed joints. Typical studs are 2 5/8" x 3 3/4" at 15 1/4" on center. Floor joists are a combination of sawn and hand-hewn

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

timbers.

Exterior walls: Foundation walls are parged. The front façade and the west addition have lapped, wood novelty siding. The east side and rear of the main block and the north ell are clapboard.

Windows: Typically the windows are single-pane wood double-hung with 6-over-6 sash. The west addition has one-over-one double hung windows. Most windows originally had exterior louvered shutters with cast-iron shutter dogs.



Windows in Stair hall

Exterior doors: The exterior doors typically are 6-panel wood swinging doors. A steel bulkhead door leads to the basement.

Roofing Systems: The typical roof covering is wood shingles with overlapping metal flashing at hip joints. The roofing of the porches is standing seam sheet metal. Remaining gutters are half-round and downspouts are round steel sheet metal.

Chimneys: Interior brick chimneys are located at the east and west ends of the main block and at the north end of the west addition.

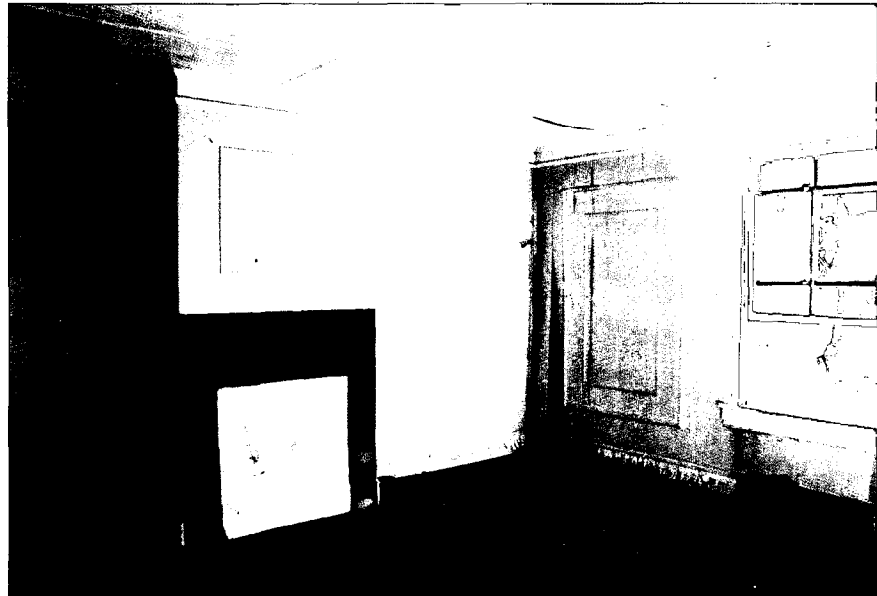
Insulation: No insulation was noted.

Interior walls: The basement walls are exposed stonework. Typical upper floor walls are plaster on sawn wood lath. The first floor south rooms are typically covered with barn siding.

Ceilings: The ceilings in the main block are covered with plywood. The

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

other ceilings typically are plaster on sawn wood lath.



East room of main block

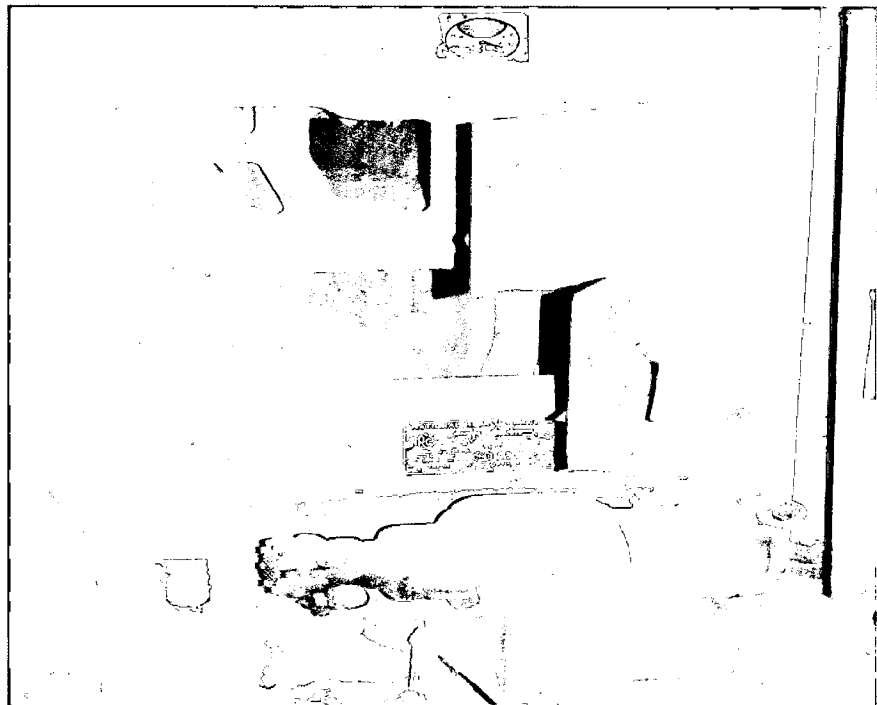


Stairway in North Hall

Stairways:

The main stair is a wide, wood dogleg stair located on the east side of the west addition. The main stair connects the first and second floors. A narrow wood stair is located in the north ell and connects the basement through the second floor levels. A secondary stair in the main block connects the second floor to the attic level.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Cast-iron boiler

HVAC Systems: There are the remains of a hot water heating system that had cast iron radiators, a cast-iron boiler and black iron piping. No air conditioning was noted.

Vertical Transportation: There are no mechanical vertical transportation devices.

Plumbing Systems: There are two full baths in the building. The plumbing drains observed were cast-iron. Domestic cold and hot water piping observed is galvanized iron. Toilet and lavatory fixtures are porcelain. An electric water heater is located in the basement.

Fire suppression: No fire suppression (sprinkler) system was noted.

Electrical Systems: The electric service to the building is located in a handmade panel box in the basement and has fused disconnects. Visible wiring is exposed knob-and-tube.

No smoke detectors or emergency generator were noted.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Knob -and-Tube wiring

Main House Emergency Stabilization

The following emergency stabilization measures have been completed:

1. The roof of the main house was leaking severely at several locations and storm water was damaging the exterior and interior of the building.

Temporary roof repairs have been completed and new gutters and downspouts were installed.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Roof and wall patches.



Tarp on roof of rear addition.

2. The wood columns on the east porch were collapsing.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

The porch roof has been stabilized by shoring with wood posts.



Collapsing column at east porch



East porch after emergency stabilization

3. There are large holes in the north side of the west addition and the main block that allow entry by animals and humans.

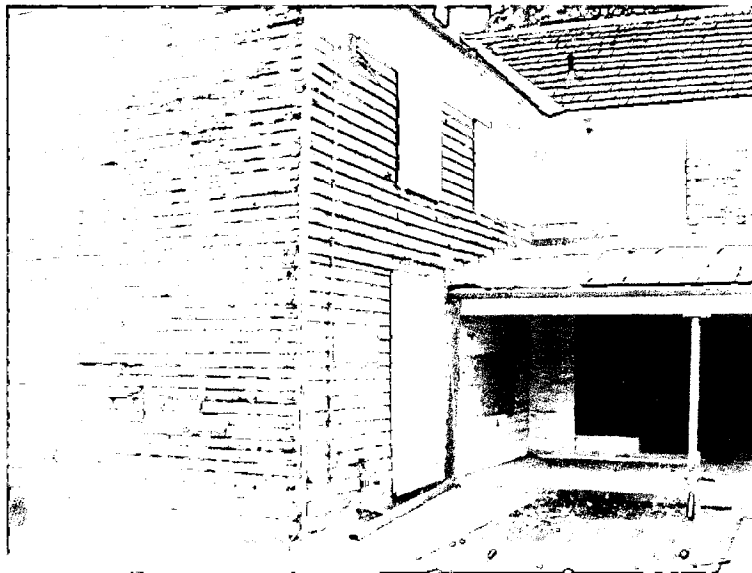
The holes have been temporarily sealed with plywood

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

screwed in place.



Holes in north wall before emergency stabilization



Sealed holes in north wall

4. Most of the window sashes in the main house have been broken out and the glass in some of the basement windows in the stone house is broken.

All existing windows that were not secure were sealed with plywood screwed in place.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

Main House Extended Stabilization Recommendations

BBG recommends the following measures be designed and installed for extended stabilization:

1. Provide adequate ventilation to dry out the interior of the house and prevent rot and mold infestation. Allow wood to air dry gradually. Promote even drying through proper ventilation. In most cases, swelling and warping of the solid wood, flooring and framing, will be minimal and decrease as the wood dries. Laminate wood surfaces may experience separation and warping caused by the uneven drying of the layers.
2. Remove sheet vinyl, linoleum, or VCT tile to allow for maximum evaporation. Protect and store historic floor finishes that have been removed. Protect the wood floors from undue traffic and abuse, until they are dry. Wood becomes soft and easily damaged when it is wet.
3. Remove debris from the interior. Save any historic elements that may be needed for restoration.
4. Complete structural repairs to allow more extensive temporary roof repairs.

STONE HOUSE

Stone House Description

General: The stone house is located to the north of the main house and is a one-story, side-gable structure with cobblestone exterior walls. The stone house appears to have been constructed in the second quarter of the 20th century.

Structure: The foundation walls are cast concrete. Floor joists, rafters and studs are 2x wood. The basement floor is dirt and rocks.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Stone House view from Southwest before emergency stabilization

Exterior walls: Exterior walls are cobblestone masonry.

Windows: Typically the windows are single-pane wood double-hung with 6-over-6 sash.



Exterior doors: Six-over-Six windows
None observed.

Roofing Systems: The roof covering is wood shingles. Remaining gutters are

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

half-round and downspouts are round galvanized sheet metal.

Chimneys:

Massive exterior stone chimneys are located at both the south and north ends of the house.



South Facade with chimney before emergency stabilization

Insulation:

No insulation was noted.

Interior walls:

The basement walls are exposed concrete. Typical upper floor walls are sealed plywood.

Ceilings:

Typical ceilings are sealed plywood. The basement ceiling is exposed structure.

Stairways:

A straight wood stair leads upward from the front of the center hall to the attic and an open riser stair leads downward from the rear of the center hall to the basement.

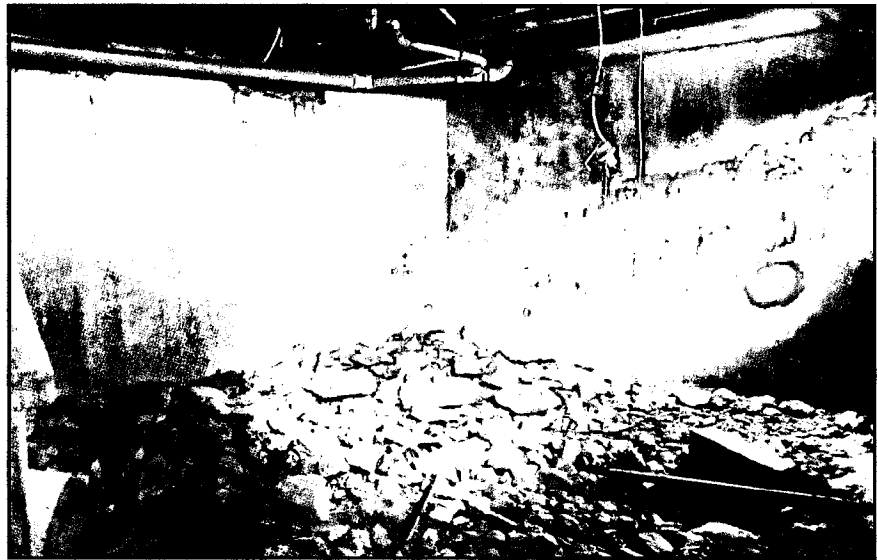
Vertical Transportation:

There are no mechanical vertical transportation devices.

HVAC Systems:

The remains of a wood burning stove were noted in the south room. No air conditioning system was observed.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Basement

Plumbing Systems:

There is one full bath in the building. Plumbing drains observed were PVC. Domestic cold and hot water piping observed is copper. Toilet and lavatory fixtures are porcelain. An electric water heater is located in the basement.

Fire suppression:

No fire suppression (sprinkler) system was noted.



South room with Fireplace

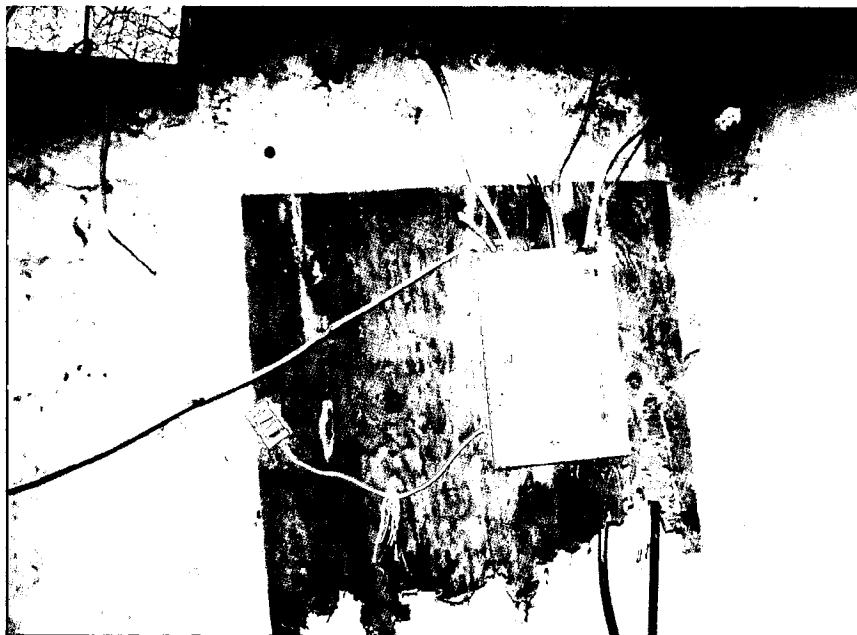
SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)



Stair to attic

Electrical Systems:

There is a 100-amp panel box in the basement. All wires leading to the panel box have been removed. No smoke detectors or emergency generator were noted.



Electrical panel box

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

Stone House Emergency Stabilization Completed

The following emergency stabilization measures have been completed:

1. The stone house gutters and downspouts were missing or non-functioning.

Prefinished aluminum gutters and downspouts have been installed.



Collapsed gutter at stone house



Secured basement windows and new downspout

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

2. Basement windows were not secure.

The basement windows have been secured with plywood.

Stone House Extended Stabilization Recommendations

BBG recommends the following measures be designed and installed for extended stabilization:

1. Provide of adequate ventilation to maintain a dry interior of the house and prevent rot and mold infestation.
2. Remove debris from the interior. Save any historic elements that may be needed for restoration.

BARN

Barn Description

General:

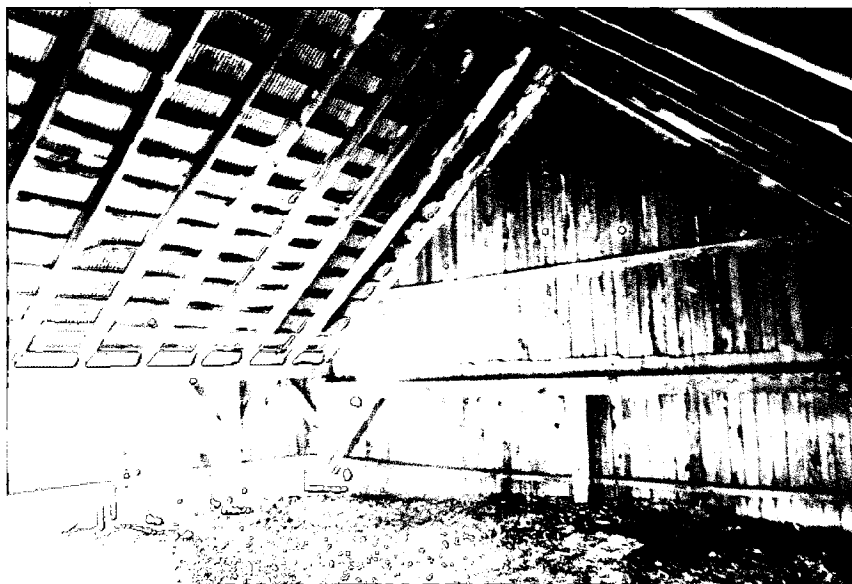
The barn is located southeast of the main house and is a 1½ story, three-bay, timber-frame structure with a hay loft. The barn appears to have been constructed in the first quarter of the 20th century.



Barn view from Northwest before emergency stabilization

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

- Structure: The foundation walls are cast concrete. The framing is timber-framed with nailed connections. The ground floor is dirt. The loft floor is sawn joists supported on timber girts and girders.
- Exterior walls: Exterior walls are vertical tongue-and-groove wood siding.
- Windows: There are no windows.
- Exterior doors: The exterior door at the loft level is plank. No other doors are extant.
- Roofing Systems: The roof covering is corrugated tin.
- Chimneys: There are no chimneys.
- Insulation: No insulation was noted



Hay Loft

- Interior walls: The typical interior wall is exposed structure. There are vertical planks located on portions of the ground level.
- Ceilings: Ceilings are exposed structure.
- Stairways: There are no stairways.
- Vertical Transportation: There are no mechanical vertical transportation devices.

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

- HVAC Systems: There are no HVAC systems.
- Plumbing Systems: There are no plumbing systems.
- Fire suppression: There are no fire suppression (sprinkler) systems.
- Electrical Systems: There are no electrical systems.

Barn Emergency Stabilization

The following emergency stabilization measures have been completed:

1. The barn has deteriorated and missing areas of siding.

The deteriorated areas in the barn siding have been covered with plywood to keep out storm water and provide shear strength during the move to a new location.



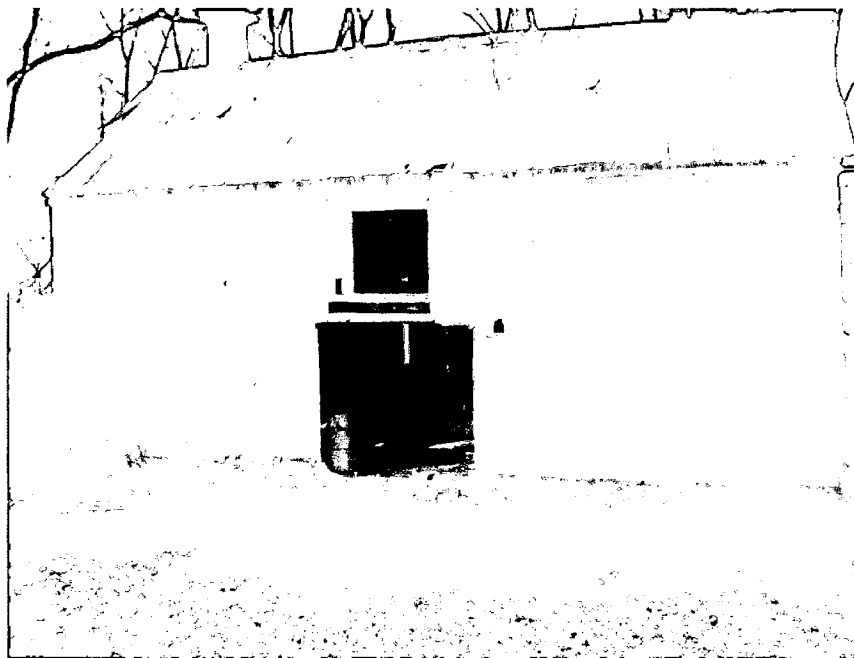
Deteriorated & missing barn siding before emergency stabilization

Extended Stabilization Recommendations

BBG recommends the following measures be designed and installed for extended stabilization:

SECTION III. PROPERTY DESCRIPTION AND STABILIZATION PLAN (Continued)

1. Cover the first and second floor door openings with plywood to keep out weather and prevent entry by vandals.
2. Provide of adequate ventilation to maintain the dry interior of the barn and prevent rot and mold infestation.



Barn north façade after plywood installation

This report has been prepared for the sole use and information of Oxbridge Development at Bowie Mill Estates LC. The information, observations and recommendations contained herein have been developed as a result of a limited visual observation of the property on the dates noted. Bucher/Borges Group PLLC did not perform physical tests of any equipment or building systems nor investigate for hazardous materials. Bucher/Borges Group PLLC is not a warrantor or guarantor of the structure or its systems.

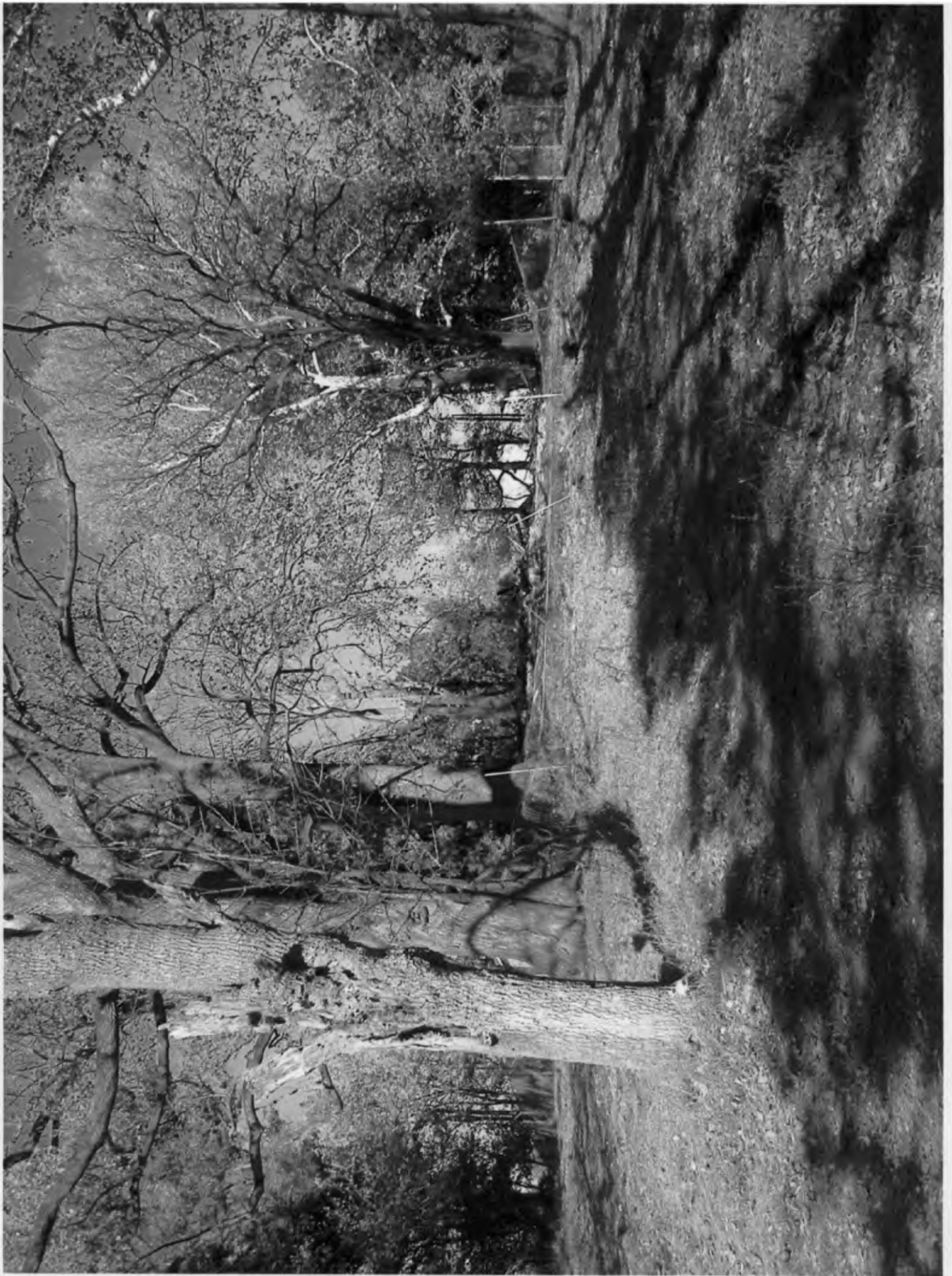
J. Truett Young
Engineering Manager



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Direct 703-964-5167 Cell 703-926-9297
YoungJT@stanleymartin.com





















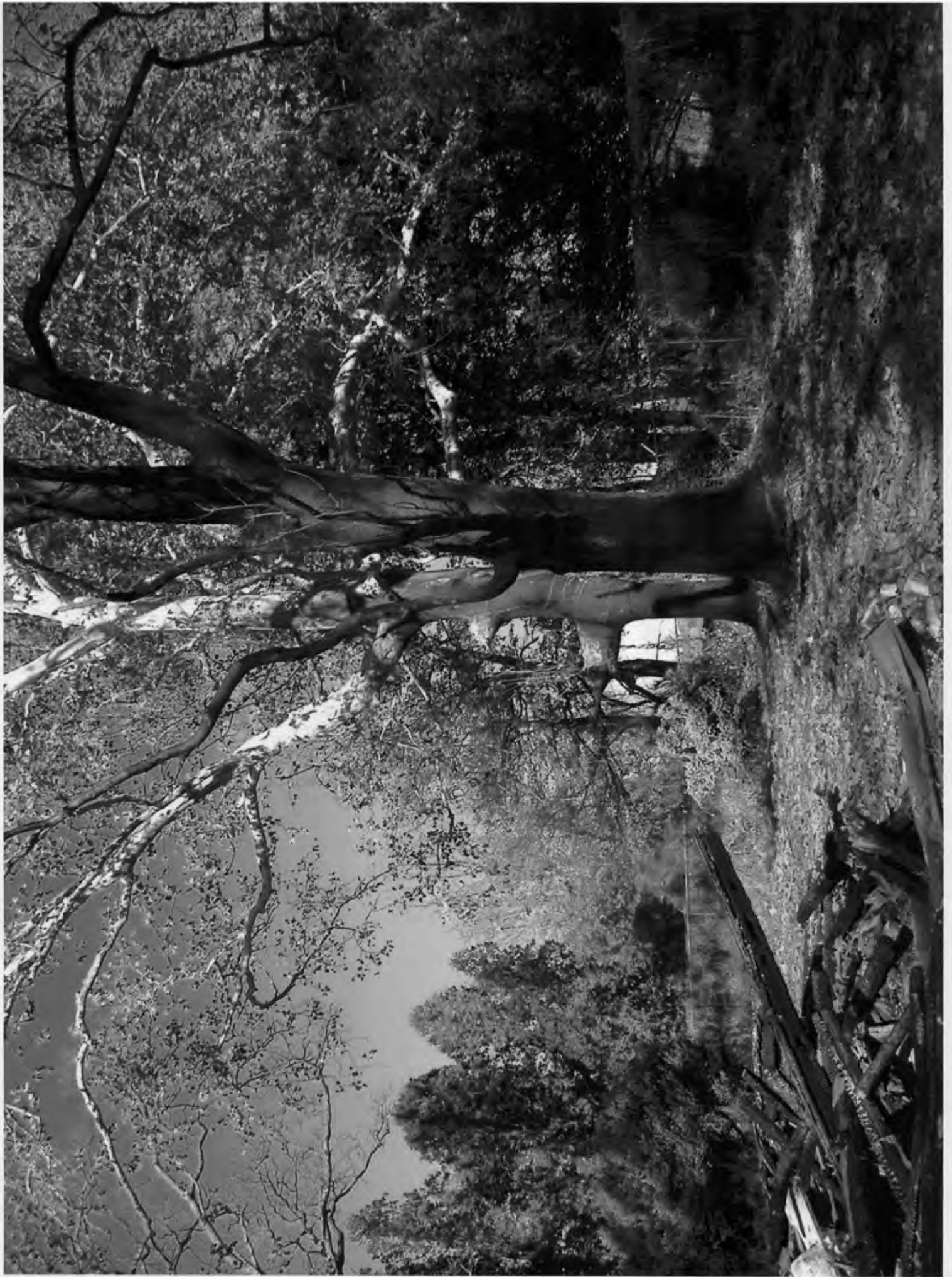
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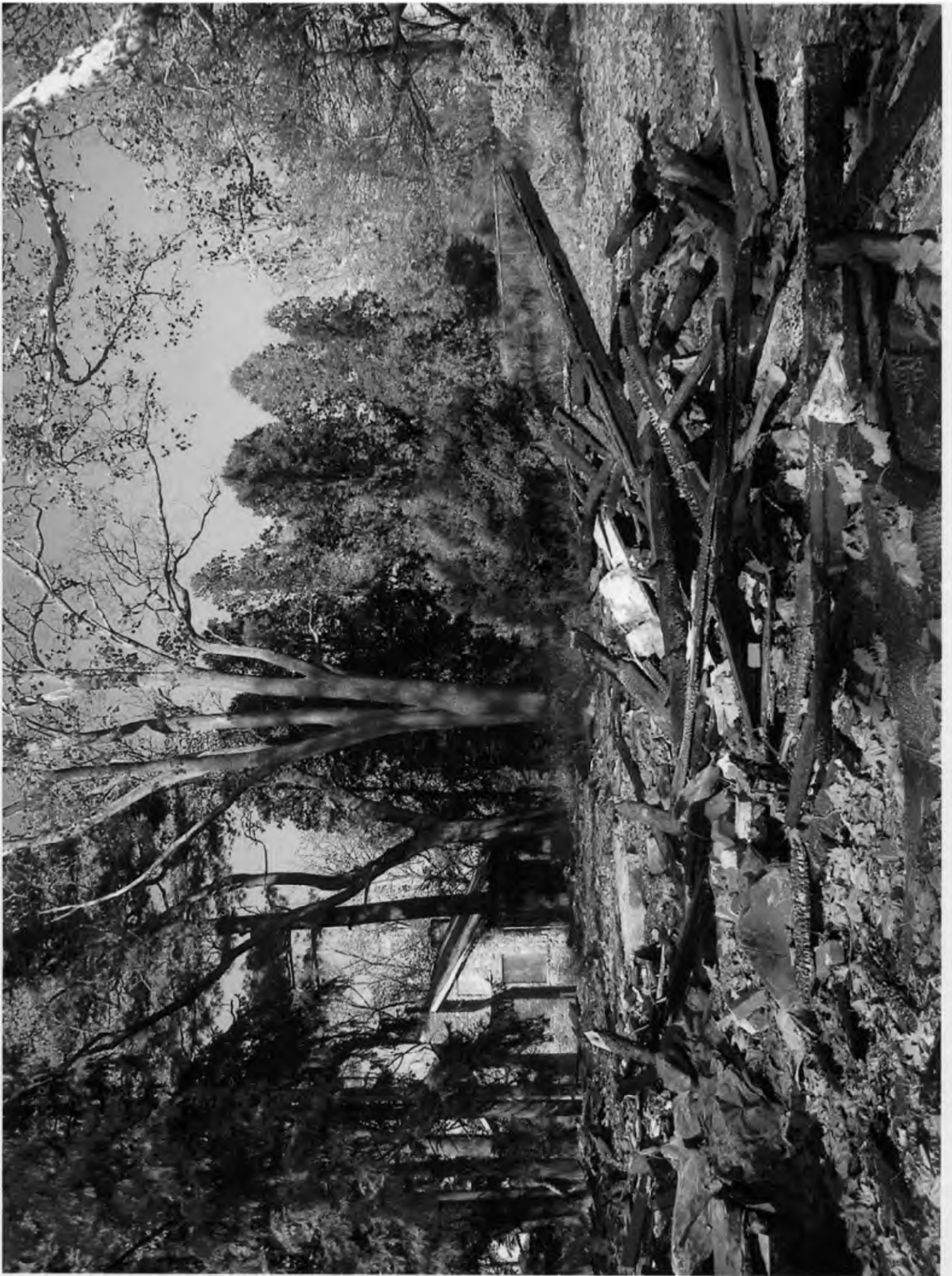
PEPCO









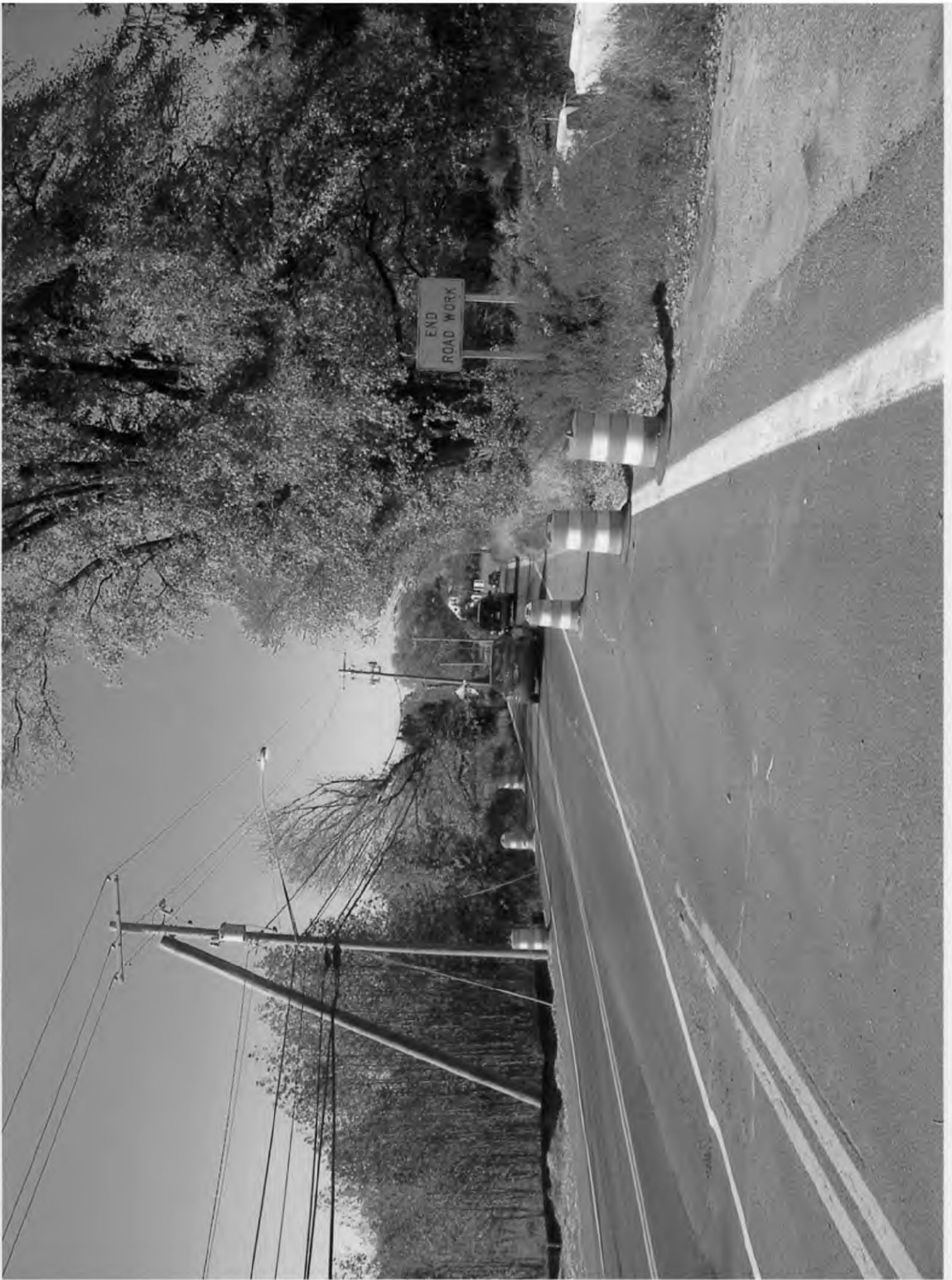




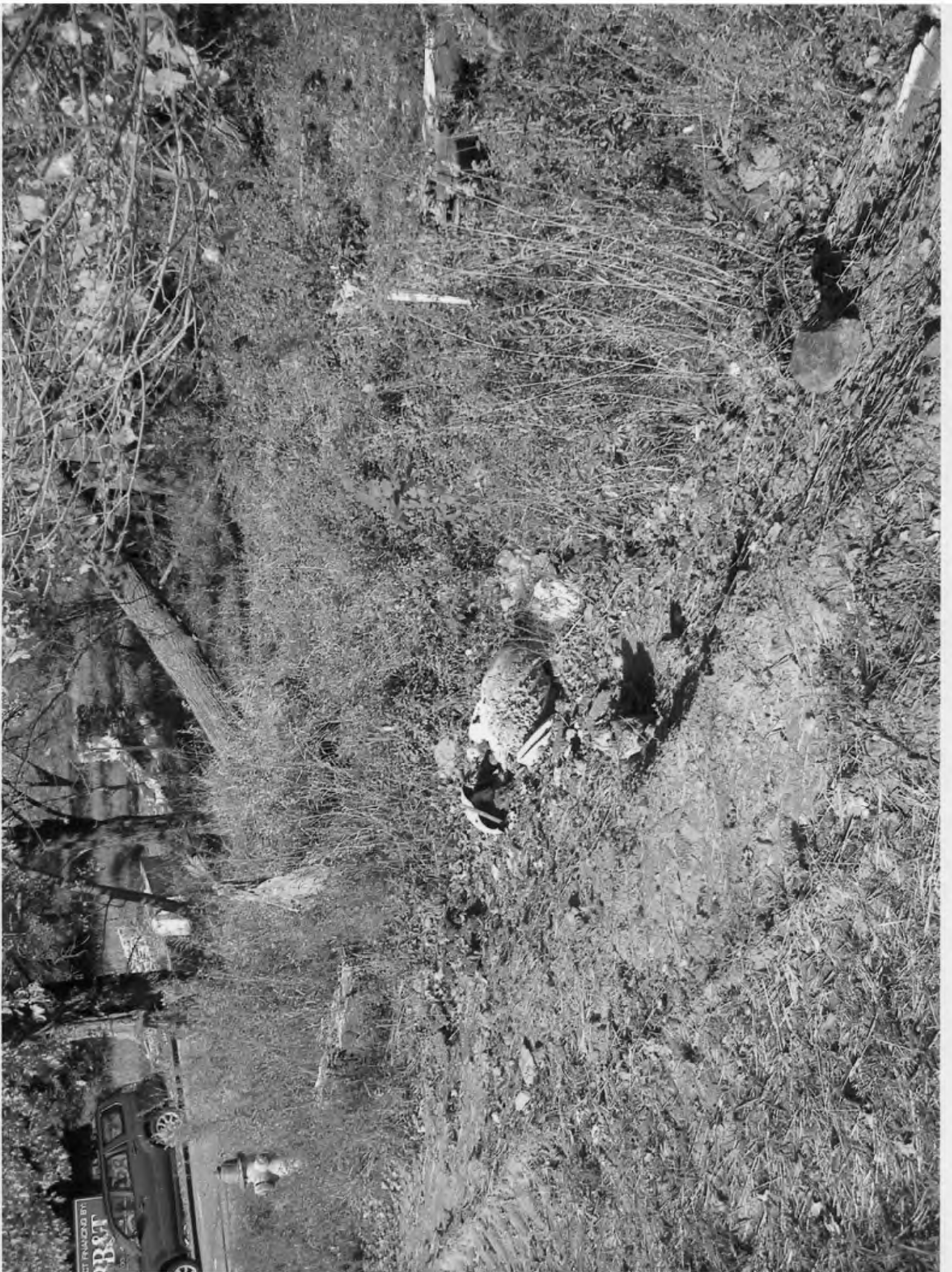
















PELIGRO DE DESCARGA ELECTRICA O QUEMADURA
 SOLAMENTE PERSONAS AUTORIZADAS DE LA COMPAÑIA
 ELECTRICA PUEDEN MANTENARLO
 NO PINTÉ ENCIMA NI REMUEVA ESTA ETIQUETA

03035

GL200 240V 3W TYPE C1S 30TA 1.0K1

PEPCO CENTS9583

CA 0-5
 FM25
 60HZ



1NF10902475000000

109 024 750

Itron

WATT-HOUR METER

USA 12/78



























END
ROAD
WORK























R_r 138⁸/₉

KILOWATTHOURS



LANDIS & GYR

200 CL

TA 25 TA 30

TYPE MS

240V

K_h 7.2

28842216

3W

X-AP 31216

60 HZ

SINGLE STATOR WATTHOUR METER

LANDIS & GYR LAFAYETTE, INDIANA





Stanley Martin

foreclosed end of last month Sept.

waiting on court to map deed. Nov.

looking to get project open next year.

want to break ground Dec./Jan.

Bon.
Dewbury,