


23/059-04A 4415 Brookeville Rd  
*Master Plan Site #23/059* **Locust Hill**



Date: July 15, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director 

FROM: Michele Naru, Senior Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 347943

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: John Fuller

Address: 4415 Brookeville Road, Brookeville; *Master Plan* Site # 23/59, **Locust Hill**

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



HISTORIC PRESERVATION COMMISSION  
301/563-3400

RECEIVED

JUN 14 2004

Dept. of Permitting Services  
Division of  
Casework Management

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jef Fuller  
 Daytime Phone No. 301-840-1100  
 Tax Account No.: 02645563  
 Name of Property Owner: John Fuller Daytime Phone No.: 301-840-1100  
 Address: 4415 Brookeville Rd, Brookeville MD 20833  
Street Number City Street Zip Code  
 Contractor: New Design Phone No.: 301-748-3075  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: Self Daytime Phone No.: Same

**LOCATION OF BUILDING/PREMISE**  
 House Number: 4415 Street: Brookeville Rd  
 Town/City: Brookeville Nearest Cross Street: Zion Road  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: Brooke Grove 502, Parcel P060  
 Liber: 2186 Folio: 534 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

Construct  Extend  Alter/Renovate  A/C  Stab  Room Addition  Porch  Deck  Shed

Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family

Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 30,000

1C. If this is a revision of a previously approved active permit, see Permit # No

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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

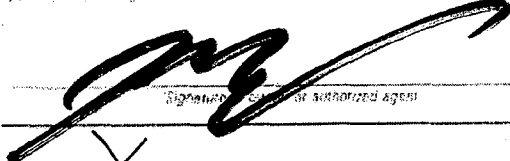
**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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.

 \_\_\_\_\_ Date: June 12, 2004

Approved:  \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 7/15/04

Application/Permit No. 347946 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

3

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

**WRITTEN DESCRIPTION OF PROJECT**

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

2 story stone farm house, built in 1868 by the Riggs family

The house sits back from the street on a small hill

The house is located at the southeast corner of a 20 acre  
mostly wooded parcel of land.

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

HAWP work includes: Re-roofing ~30 year old asphalt shingle roof, with  
Dura-Slate "Oxford Grey" (originally I am told roof was slate), and removing  
a 1950's furnace chimney at the rear of the house.

Parrellel non-HAWP work will include: repointing of 4 original chimneys,  
reflashing, and repair of existing concealed gutters and soffits.

Work necessary to maintain house. Overall appearance should improve.

**SITE PLAN**

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

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

**1. PLANS AND ELEVATIONS**

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

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- 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**

- 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.
- 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 crown of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the site, 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.




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 15, 2004

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DEPARTMENT OF PERMITTING SERVICES  
 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
 240/777-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
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Dept. of Permitting Services  
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Signature: [Signature] Date: June 12, 2004  
 Approved: X For Chairperson, Historic Preservation Commission  
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SEE REVERSE SIDE FOR INSTRUCTIONS

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**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	4415 Brookeville Road, Brookeville	<b>Meeting Date:</b>	07/14/04
<b>Resource:</b>	Master Plan Site # 15/59 <b>Locust Hill</b>	<b>Report Date:</b>	07/07/04
<b>Review:</b>	HAWP	<b>Public Notice:</b>	06/30/04
<b>Case Number:</b>	23/059-04A	<b>Tax Credit:</b>	YES
<b>Applicant:</b>	John Fuller	<b>Staff:</b>	Michele Naru

**PROPOSAL:** Roof Replacement and Chimney Removal**RECOMMEND:** Approval**PROJECT DESCRIPTION**

**SIGNIFICANCE:** *Master Plan Site # 15/59, Locust Hill*  
**STYLE:** Greek Revival/Italianate  
**PERIOD OF SIGNIFICANCE:** 1868

This substantial stone dwelling is associated with the prominent Riggs family of upper Montgomery County. John Adams Riggs built the house in 1868 upon inheriting 260 acres from his father Remus Riggs. The construction date is carved in the wall of the main facade. The house is built of uncoursed fieldstone with corner quoins. Windows have granite lintels and sills. In style, the residence is transitional, with Greek Revival influence evident in the front doorway with rectilinear transom and sidelights, and shallow hipped roof, and Italianate influence in roofline with deep eaves, simple brackets, and corbelled chimneystacks. The farmstead has a notable collection of farm buildings including a bank barn and stone spring house.

**PROPOSAL:**

This application includes:

1. the replacement of the existing asphalt shingle roof with Dura-Slate "Oxford Grey" (synthetic slate product).
2. the removal of the c.1950 furnace chimney at the rear of the house.

**STAFF DISCUSSION**

Alterations to Master Plan individually designated historic resources are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and



additions while preserving those portions or features, which convey its historical, cultural, or architectural values. The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

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

#5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

#6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed chimney removal will return the rear elevation and cornice back to their original configuration. Staff recommends approval

The Dura-Slate synthetic product has been used to replace non-historic fabric on a couple historic homes in the County. This roofing material provides the look of a slate roof without the expense of installing a traditional slate roof. Typically the Commission only approves this product on a historic house where it is to replace a non-historic roofing material and the building would have historically had a slate roof. The owners of this house have documentation that the historic material for this house was slate, as such staff is recommending approval of the Dura-Slate product.

### **STAFF RECOMMENDATION**

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

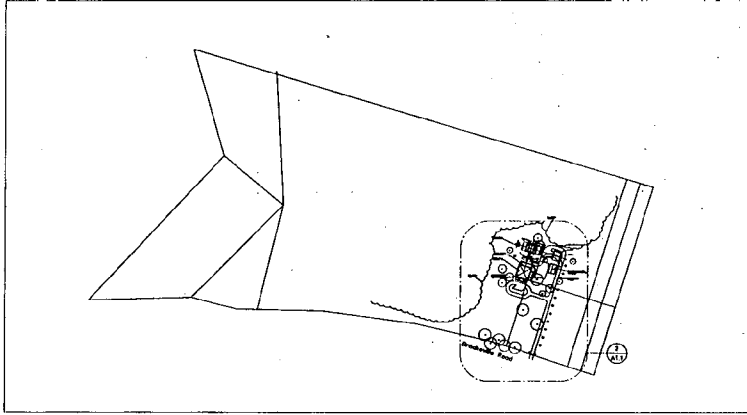
The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Standard's for Rehabilitation #2, #5, and# 6.

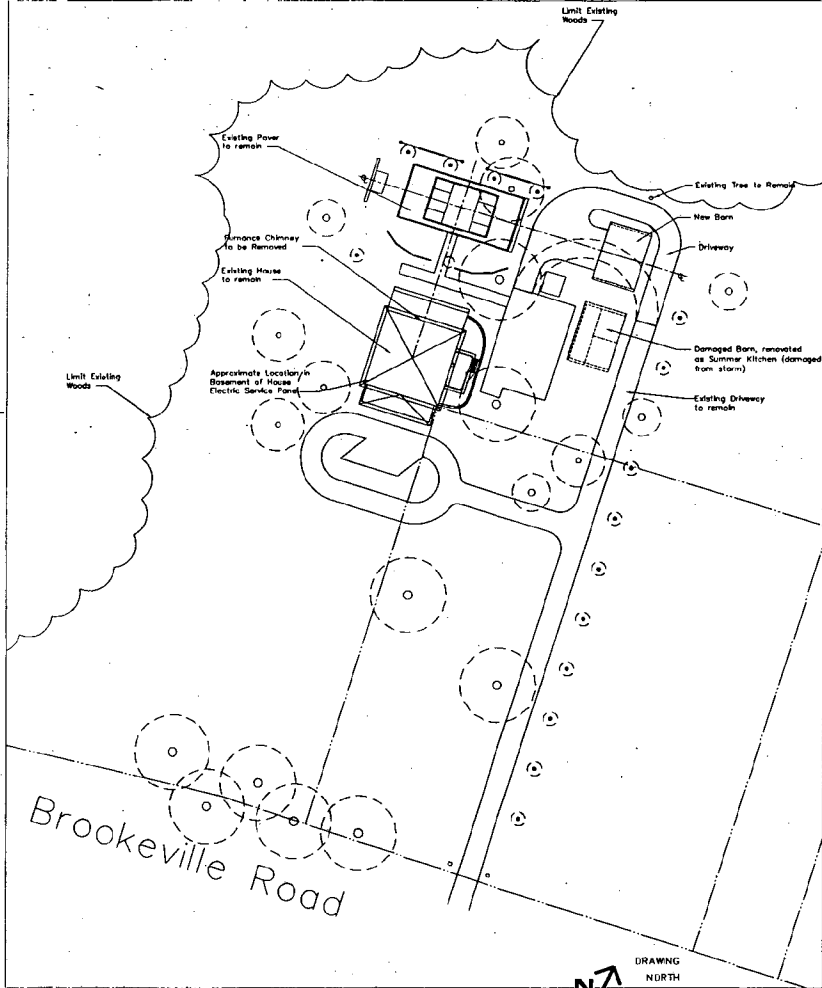
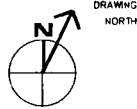
with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit,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

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

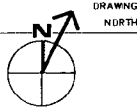
<b>Owner's mailing address</b> <b>Jef Fuller</b> <b>4415 Brookeville Road</b> <b>Brookeville, MD 20833</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<b>Robert &amp; Betsy Stabler</b> 4401 Brookeville Road Brookeville, MD 20833	<b>Stephen White &amp; Lynn Fields</b> 4410 Brookeville Road Brookeville, MD 20833
<b>Our House</b> 19715 Zion Road Brookeville, MD 20833	<b>Richard Martin</b> 4615 Brookeville Road Brookeville, MD 20833
<b>Donald Nash, et al</b> 20530 Georgia Ave Brookeville, MD 20833	



1 Site Plan - Locust Hill (ENTIRE PROPERTY)  
 ALL NOT TO SCALE



2 Site Plan - Locust Hill (4415 Brookeville Rd)  
 ALL Scale: 1"=30'±"



CONSULTANT

KEY PLAN

PROFESSIONAL CERTIFICATION



PROCESS PRINTING

NO.	REVISION	DATE

ISSUED FOR CONSTRUCTION

REVISIONS

NO.	REVISION	DATE

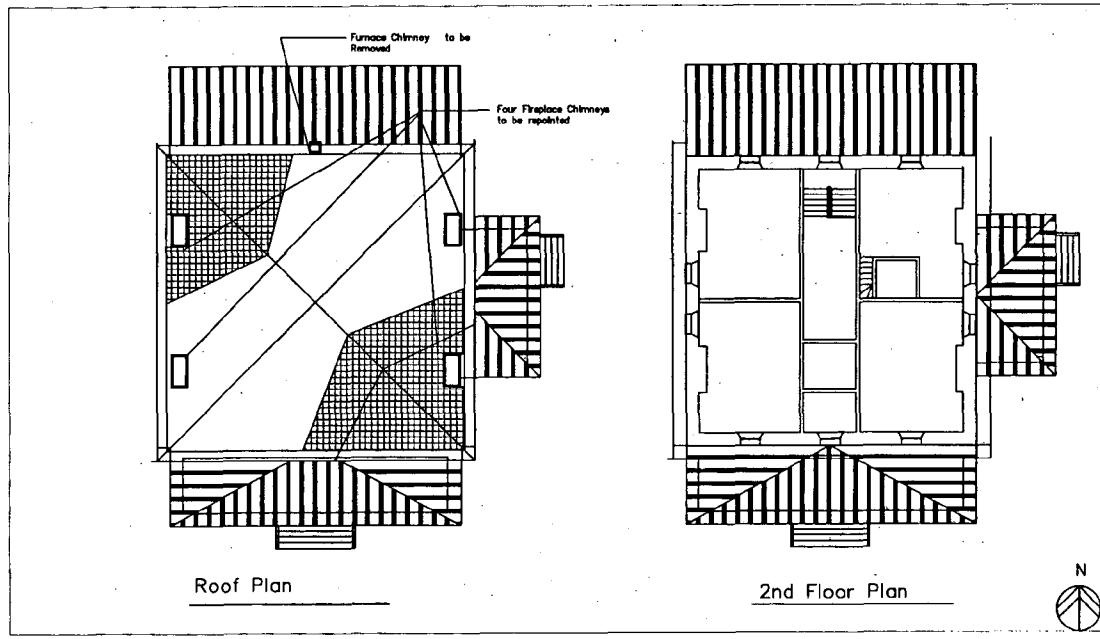
LOCUST HILL  
 Barn Replacement  
 SITE PLAN

DATE PLOTTED: 1/14/2016  
 10:58

A1.1

6

7



DNC ARCHITECTS, INC.  
100 HARRISBURG AVENUE, SUITE 1000  
DUNCAN, INDIANAPOLIS, IN 46204  
PHONE: 317.644.1100 FAX: 317.644.1101  
WWW.DNCARCHITECT.COM

CONSULTANT

KEY PLAN

PROFESSIONAL CERTIFICATION

PROGRESS PRINTING

NO.	REVISION	DATE

ISSUED FOR CONSTRUCTION

NO.	REVISION	DATE

LOCUST HILL  
Barn Replacement

THE PROJECT NUMBER  
1001

# Locust Hill - 4415 Brookeville Road Repairs

June 7, 2004



View from Brookeville Road - Southeast Elevations

## Repoint 4 Existing Chimneys (non-HAWP)



Eastern Chimneys



Detail Southwest Chimney

Repoint 4 Existing Original Chimneys

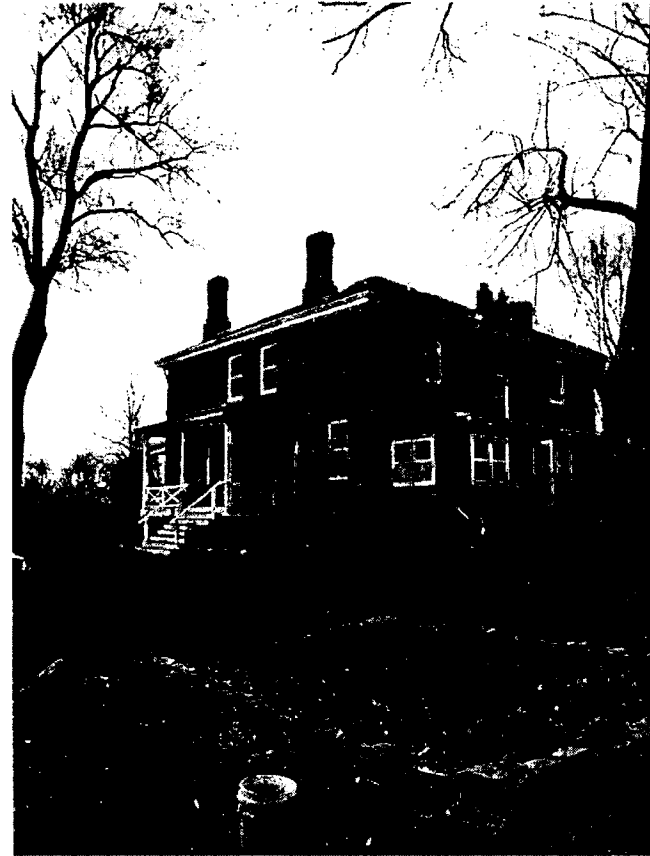
Cut out existing lime mortar and previous cement mortar repointing

Repoint all joints in all 4 Chimneys with Lime Mortar

## Remove non-original Furnace Chimney (HAWP)



Northeast Elevation - Detail



Northeast Elevation

The house was upgraded with Central Heat in the late 50's, when a steam boiler was installed in the basement to operate a central steam system. That system died in the late 70's.

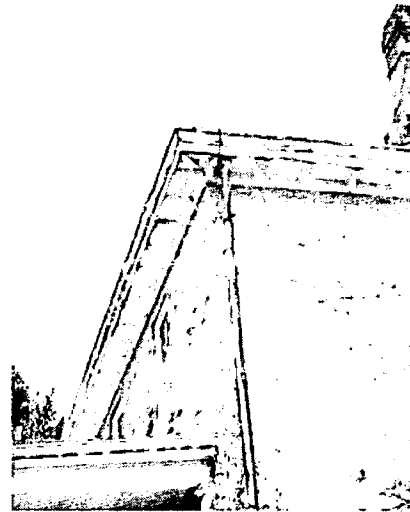
I propose to remove the existing chimney down to the roof of the original back porch, and Flash it off at that point. The main roof, soffit and gutter would be repaired where they have been penetrated by the chimney. The repair & enhancement of the back porch will be a future project.

## Re-roof (HAWP)

## Repair Gutter System, & Repair Soffits (Non-HAWP)



South Elevation



Detail SE Soffit



Northeast Elevation

Existing Roof is ~30 year old Asphalt Shingle Roof  
Original Roof was reported to be locally quarried Slate  
Proposing to re-roof with Dura-Slate "Oxford Grey"

Concealed Gutter has leaked in a limited area, causing damage to soffit (see detail)  
Propose to repair/replace gutter as required, then repair areas of damaged soffit & repaint.

Two of the downspouts are loose, all 4 lack turn outs, and one stops 10' above grade.  
Propose to re-secure downspouts, add in missing sections and new turnouts & splash blocks

Flashing will be replace/repared as required.

(11)

Remove original European Chimney (HAWP)



**Locust Hill - 4415 Brookeville Road Repairs**  
**June 7, 2004**



**View from Brookeville Road - Southeast Elevations**

**Repoint 4 Existing Chimneys (non-HAWP)**



**Eastern Chimneys**



**Detail Southwest Chimney**

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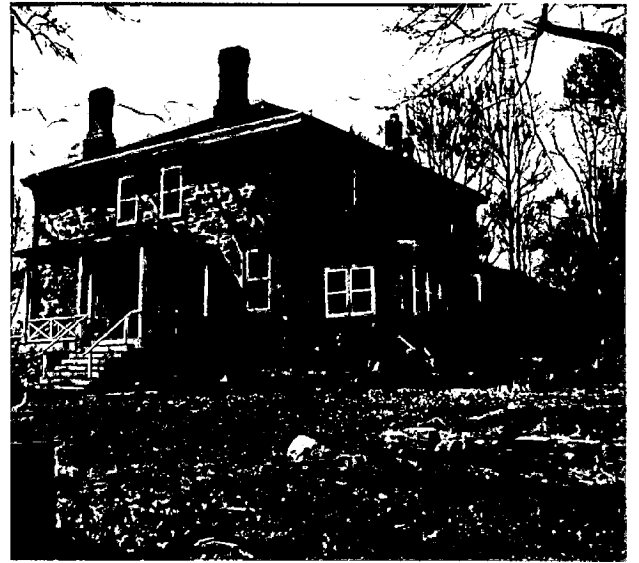
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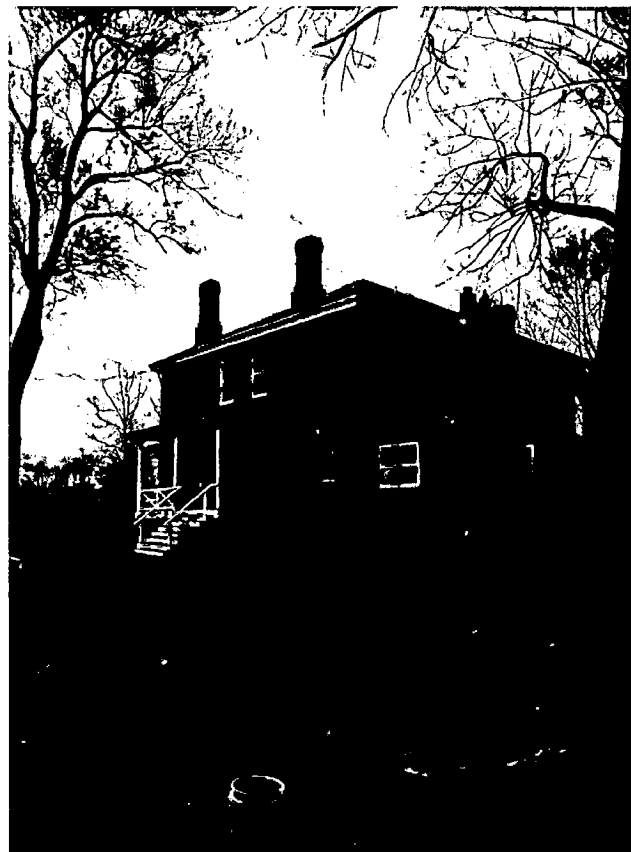
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## Remove non-original Furnace Chimney (HAWP)



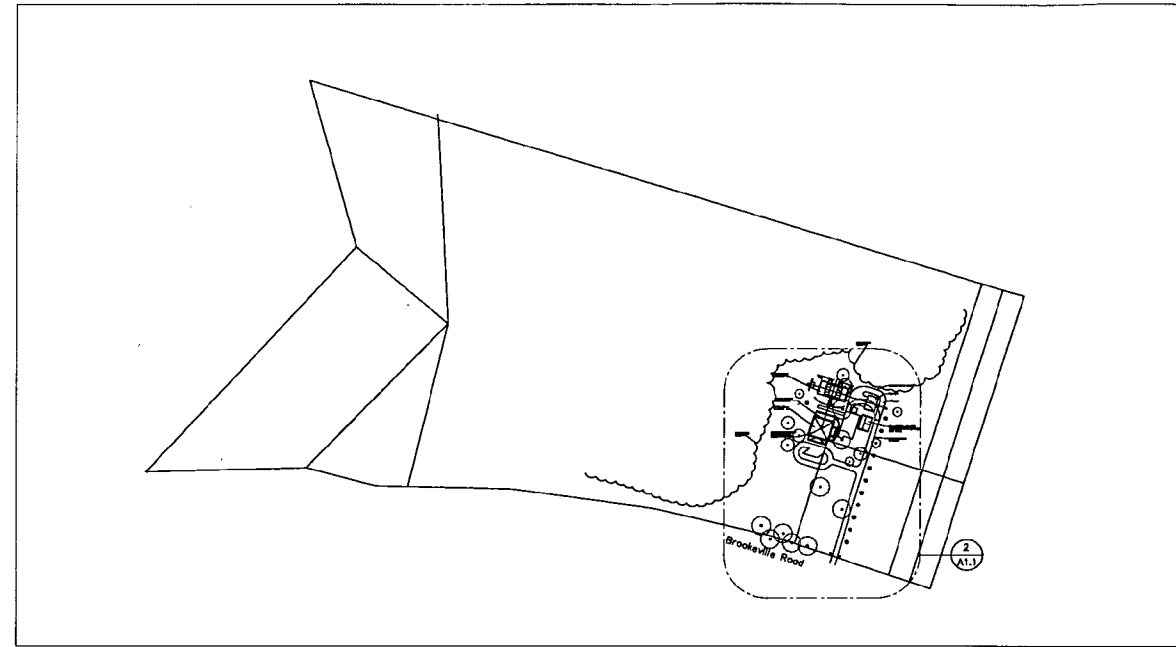
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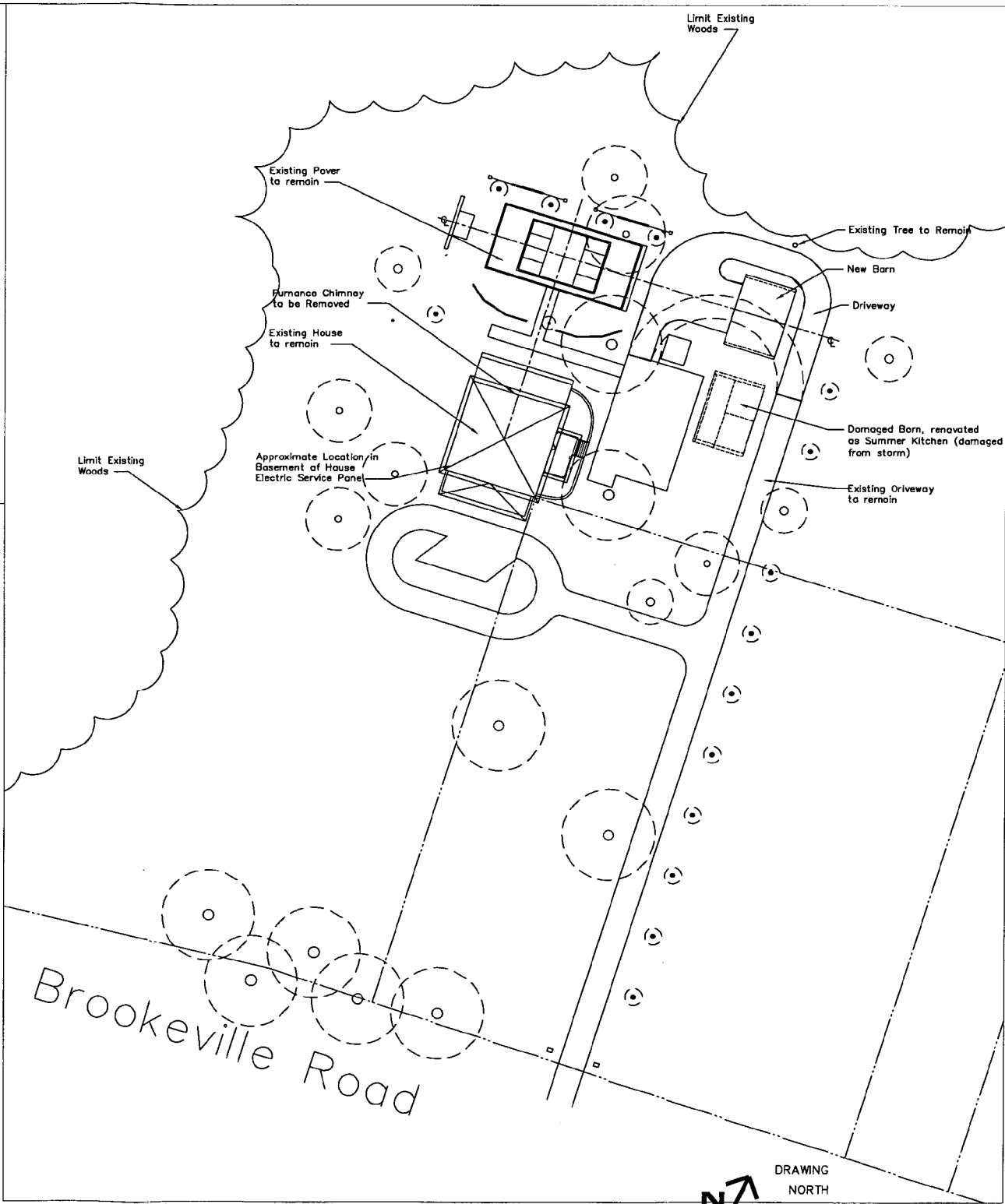
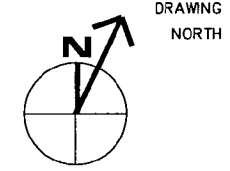
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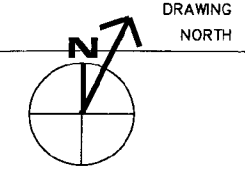
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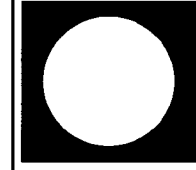
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CONSULTANT

KEY PLAN

PROFESSIONAL CERTIFICATION  
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF MARYLAND. I HAVE REVIEWED THESE DOCUMENTS AND I HEREBY CERTIFY THAT THEY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE PROFESSIONAL CERTIFICATION ACT 12-105/2002.



PROGRESS PRINTING

ISSUED FOR	DATE
For Review	OCT 2, 2006

ISSUED FOR CONSTRUCTION

REVISIONS

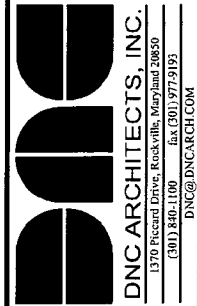
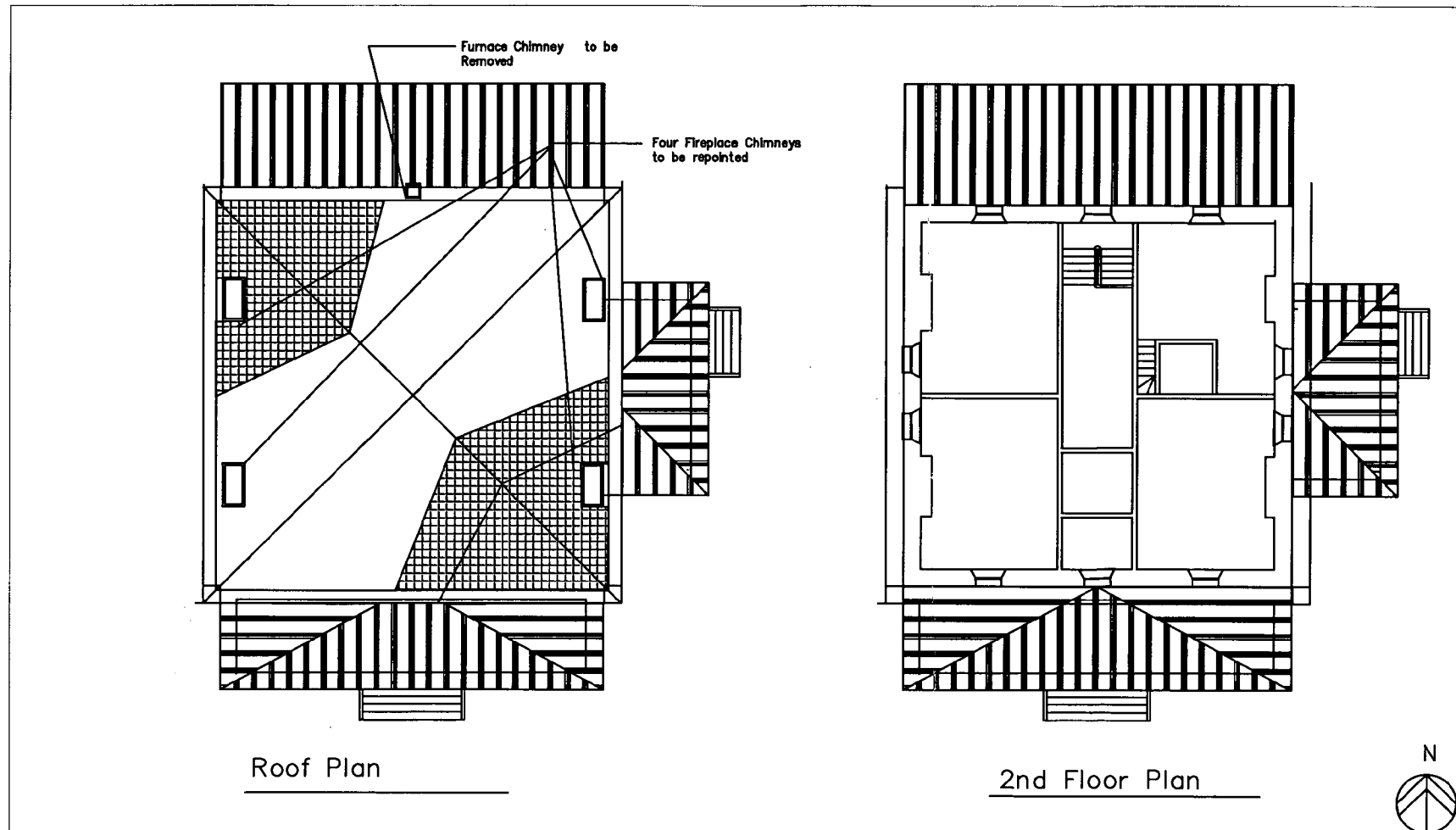
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LOCUST HILL  
Barn Replacement

SITE PLAN

DNC PROJECT NUMBER  
97029

A1.1

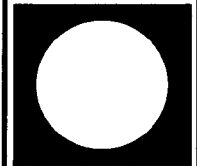


CONSULTANT

KEY PLAN

PROFESSIONAL CERTIFICATION

I, **[Signature]**, a duly Licensed Professional Architect in the State of Maryland, certify that I am the author of the design and construction documents herein and that I am a duly Licensed Professional Architect in the State of Maryland, License No. 1506/2006.



PROGRESS PRINTING

ISSUED FOR	DATE

ISSUED FOR CONSTRUCTION

REVISIONS

NO.	REVISION	DATE
1		
2		
3		
4		
5		

**LOCUST HILL**  
 Barn Replacement

DNC PROJECT NUMBER  
 97019



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

RECEIVED

JUN 14 2004

Dept. of Permitting Services  
Division of  
Casework Management

Contact Person: Jef Fuller  
Daytime Phone No.: 301-840-1100

Tax Account No.: 02645563

Name of Property Owner: John Fuller Daytime Phone No.: 301-840-1100

Address: 4415 Brookeville Rd, Brookeville MD 20833  
Street Number City State Zip Code

Contractor: New Design Phone No.: 301-748-3075

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Self Daytime Phone No.: Same

LOCATION OF BUILDING/PREMISE

House Number: 4415 Street: Brookeville Rd

Town/City: Brookeville Nearest Cross Street: Zion Road

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: Brooke Grove 502, Parcel P060

Liber: 2186 Folio: 534 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
  - Extend
  - Alter/Renovate
  - Move
  - Install
  - Wreck/Raze
  - Revision
  - Repair
  - Revocable
- CHECK ALL APPLICABLE:
- AC
  - Stab
  - Room Addition
  - Porch
  - Deck
  - Shed
  - Solar
  - Fireplace
  - Woodburning Stove
  - Single Family
  - Fence/Wall (complete Section 4)
  - Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 30,000

1C. If this is a revision of a previously approved active permit, see Permit # No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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

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.

June 12, 2004

Signature of authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 347943 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

**WRITTEN DESCRIPTION OF PROJECT**

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

2 story stone farm house, built in 1868 by the Riggs family

The house sits back from the street on a small hill

The house is located at the southeast corner of a 20 acre  
mostly wooded parcel of land.

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

HAWP work includes: Re-roofing ~30 year old asphalt shingle roof, with  
Dura-Slate "Oxford Grey" (originally I am told roof was slate), and removing  
a 1950's furnace chimney at the rear of the house.

Parrellel non-HAWP work will include: repointing of 4 original chimneys,  
reflashing, and repair of existing concealed gutters and soffits.

Work necessary to maintain house. Overall appearance should improve.

**SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**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**

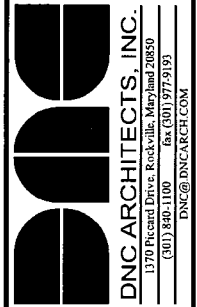
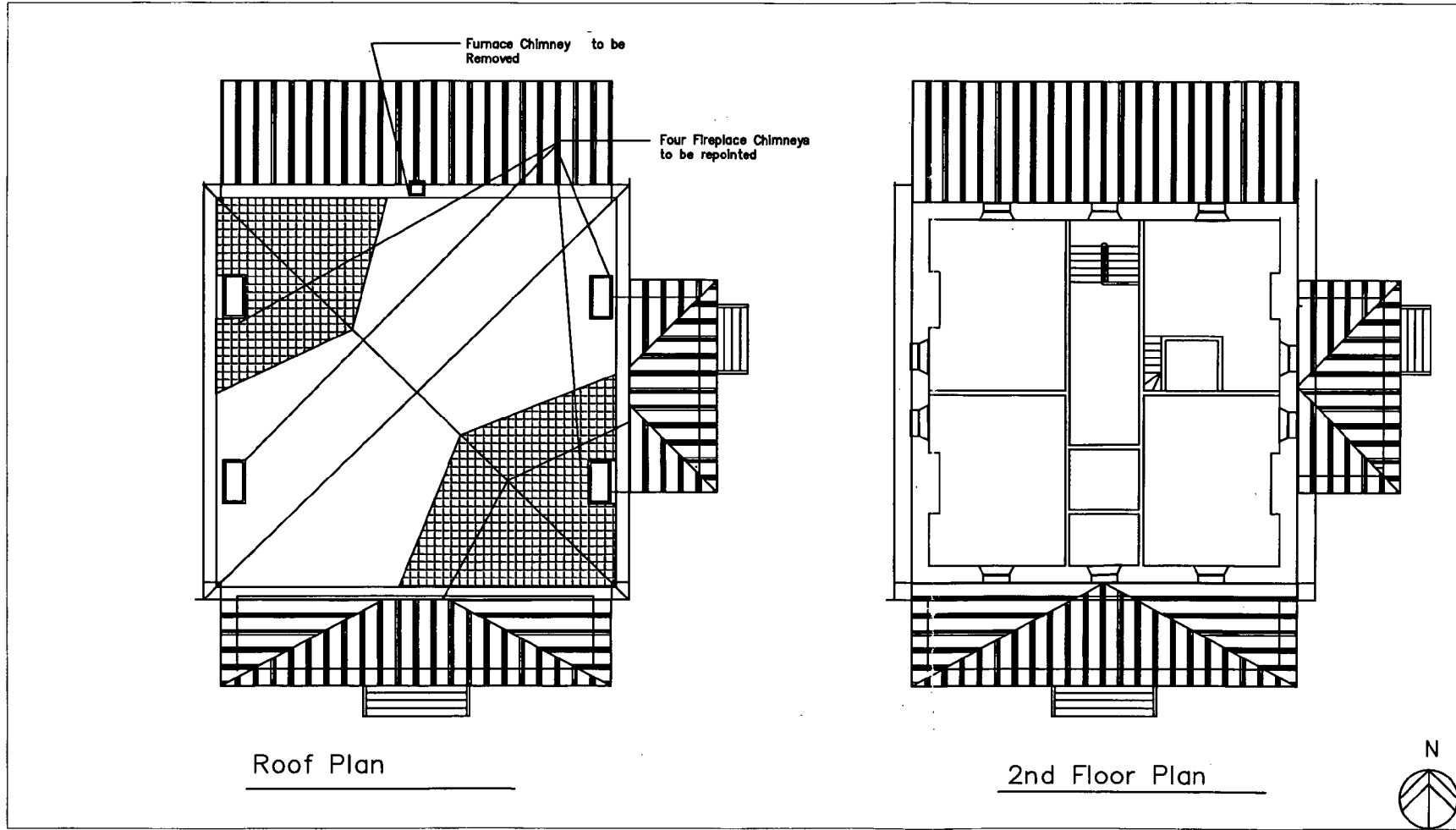
If you are proposing construction adjacent to or within the decline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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)779-1355.

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

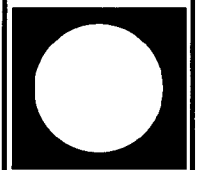
<b>Owner's mailing address</b> <b>Jef Fuller</b> <b>4415 Brookeville Road</b> <b>Brookeville, MD 20833</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<b>Robert &amp; Betsy Stabler</b> 4401 Brookeville Road Brookeville, MD 20833	<b>Stephen White &amp; Lynn Fields</b> 4410 Brookeville Road Brookeville, MD 20833
<b>Our House</b> 19715 Zion Road Brookeville, MD 20833	<b>Richard Martin</b> 4615 Brookeville Road Brookeville, MD 20833
<b>Donald Nash, et al</b> 20530 Georgia Ave Brookeville, MD 20833	



CONSULTANT

KEY PLAN

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT I AM A REGISTERED ARCHITECT IN THE STATE OF MARYLAND AND AM QUALIFIED TO PREPARE AND SEAL ARCHITECTURAL DRAWINGS FOR THE PROJECT DESCRIBED HEREON.



PROGRESS PRINTING

ISSUED FOR	DATE

ISSUED FOR CONSTRUCTION

REVISIONS		
NO.	REVISION	DATE

LOCUST HILL  
 Barn Replacement

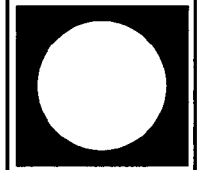
DNC PROJECT NUMBER  
 #7039



CONSULTANT

KEY PLAN

PROFESSIONAL CERTIFICATION  
 I certify that these documents were prepared or reviewed by me, and I am a duly Licensed Architect under the State Laws of the State of Maryland, License No. 12,557,2006, Expiration Date 12/31/2016



PROGRESS PRINTING

ISSUED FOR	DATE
For Review	OCT 1, 2016

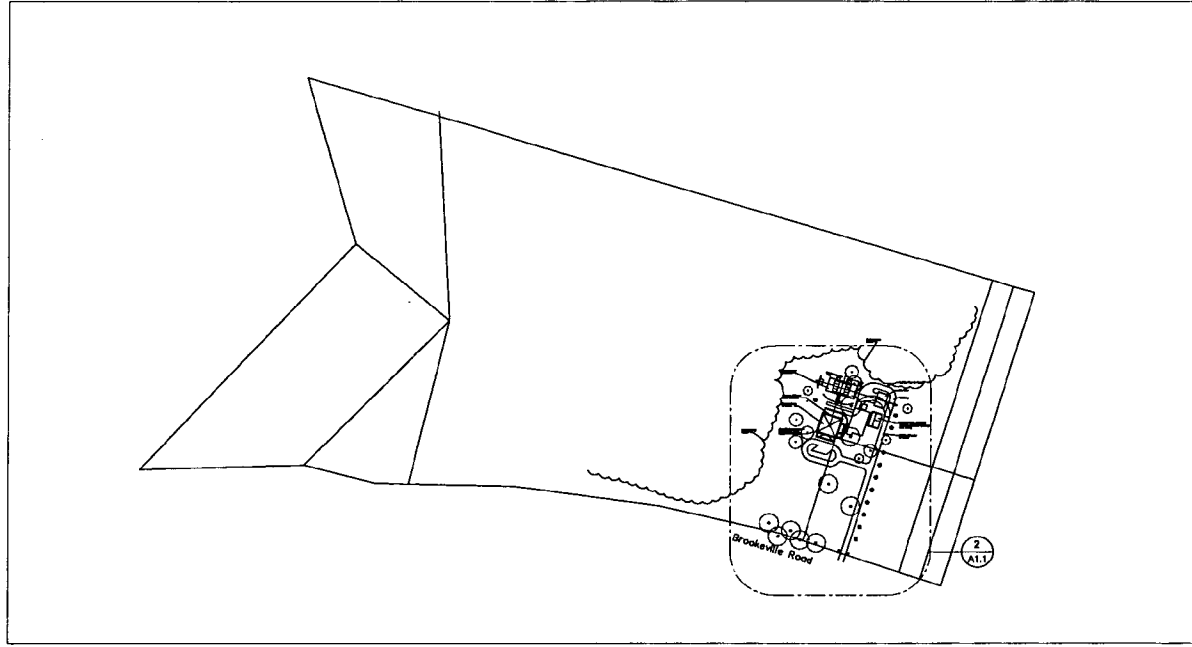
ISSUED FOR CONSTRUCTION

REVISIONS		
NO.	REVISION	DATE

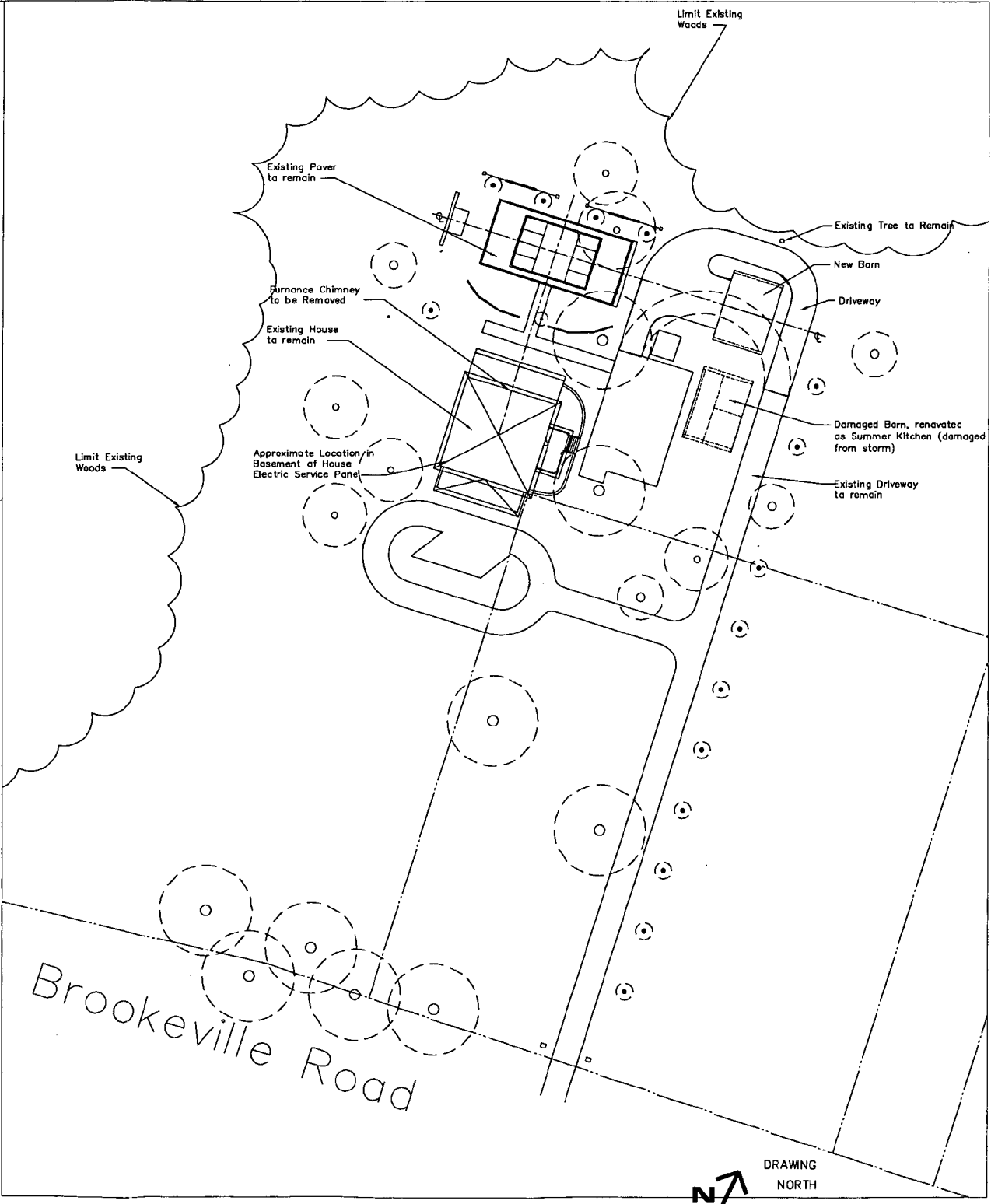
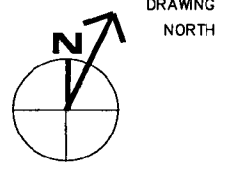
LOCUST HILL  
 Barn Replacement  
 SITE PLAN

DNC PROJECT NUMBER  
 9709

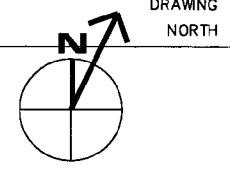
A1.1



1 Site Plan - Locust Hill (ENTIRE PROPERTY)  
 A1.1 NOT TO SCALE



2 Site Plan - Locust Hill (4415 Brookeville Rd)  
 A1.1 Scale: 1"=30'-0"



## Re-roof (HAWP)

## Repair Gutter System, & Repair Soffits (Non-HAWP)



South Elevation



Detail SE Soffit



Northeast Elevation

Existing Roof is ~30 year old Asphalt Shingle Roof  
Original Roof was reported to be locally quarried Slate  
Proposing to re-roof with Dura-Slate "Oxford Grey"

Concealed Gutter has leaked in a limited area, causing damage to soffit (see detail)  
Propose to repair/replace gutter as required, then repair areas of damaged soffit & repaint.

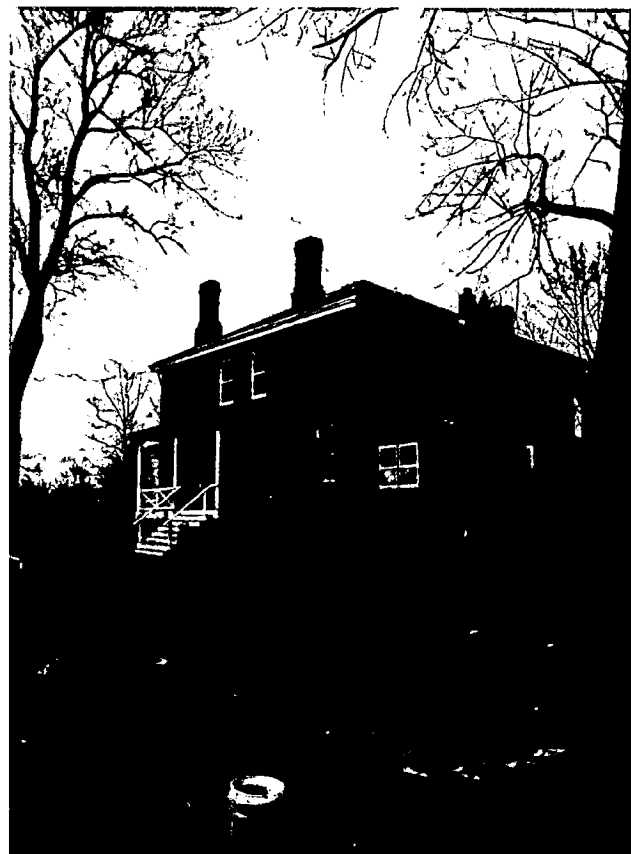
Two of the downspouts are loose, all 4 lack turn outs, and one stops 10' above grade.  
Propose to re-secure downspouts, add in missing sections and new turnouts & splash blocks

Flashing will be replace/repaired as required.

## Remove non-original Furnace Chimney (HAWP)



Northeast Elevation - Detail



Northeast Elevation

The house was upgraded with Central Heat in the late 50's, when a steam boiler was installed in the basement to operate a central steam system. That system died in the late 70's.

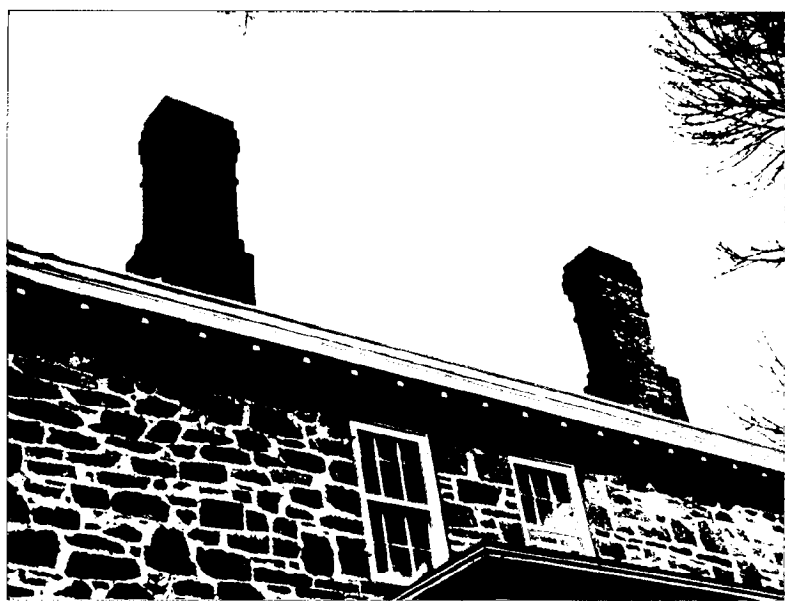
I propose to remove the existing chimney down to the roof of the original back porch, and Flash it off at that point. The main roof, soffit and gutter would be repaired where they have been penetrated by the chimney. The repair & enhancement of the back porch will be a future project.

**Locust Hill - 4415 Brookeville Road Repairs**  
**June 7, 2004**

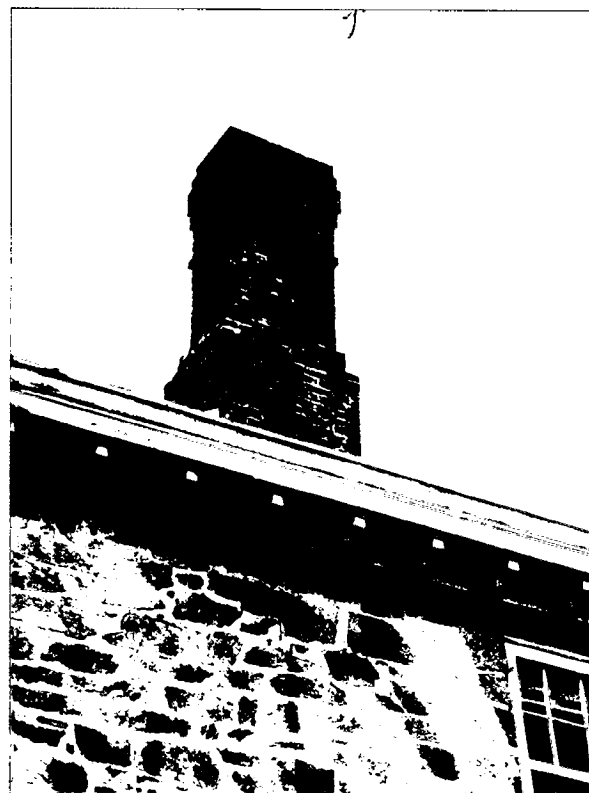


**View from Brookeville Road - Southeast Elevations**

**Repoint 4 Existing Chimneys (non-HAWP)**



**Eastern Chimneys**



**Detail Southwest Chimney**

**Repoint 4 Existing Original Chimneys**  
**Cut out existing lime mortar and previous cement mortar repointing**  
**Repoint all joints in all 4 Chimneys with Lime Mortar**