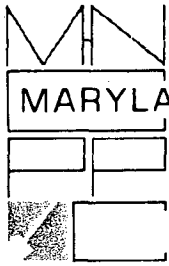


HPC #34/08-03A Julius Marlow House
Master Plan Site 34/08



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: August 14, 2003

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

DPS # 311027

FROM: Gwen Wright, Coordinator AW
Historic Preservation

HAWP # 34/08-03A

SUBJECT: Historic Area Work Permit

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

Approved

Approved with Conditions: _____

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

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

Applicant: Gloria Marconi

Address: 2525 Musgrove Rd. Silver Spring Julius Marlow
HAWP #34/08

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



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

DPS - #8

IF

HISTORIC PRESERVATION COMMISSION
301/563-3400

34/008

RECEIVED

JUL 02 2003

Division of Casework Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

VULIUS MARLOW HOUSE

Contact Person: GLORIA MARCONI

Daytime Phone No.: 301 890 4615

Tax Account No.: 160500254315

Name of Property Owner: GLORIA MARCONI Daytime Phone No.: 301-890-4615

Address: 2525 MUSGROVE RD SILVER SPRING MD 20904
Street Number City State Zip Code

Contractor: GALLAHAN REMODELING INC Phone No.: 301-927-3738

Contractor Registration No.: 4632

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 2525 MUSGROVE RD Street: MUSGROVE ROAD

Town/City: SILVER SPRING Nearest Cross Street: RT. 29

Lot: N/A Block: N/A Subdivision: N/A

Liber: 5217/617 Folio: 617 Parcel: P840

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- | | | | | | | | | |
|-----------------------------------------------|--------------------------------------------|----------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input checked="" type="checkbox"/> Stab? | <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 type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input checked="" type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>create opening in wall</u> | | | |

1B. Construction cost estimate: \$ 816,500

REPLACE DOORS, DRAINAGE SYSTEM

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 8 feet - inches - 3 walls of varying heights

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.

Gloria Marconi
Signature of owner or authorized agent

7-1-03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 311027 Date Filed: 7/1/03 Date Issued: _____

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

1. **WRITTEN DESCRIPTION OF PROJECT** **SEE ATTACHED**

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

THERE ARE 3 STONE WALLS OUTSIDE CELLAR ENTRANCE WHICH
ARE FALLING DOWN. WALLS ARE OF STONE WITH NO WEEP HOLES.
THEY WERE BUILT AROUND 40 YEARS AGO BY PREVIOUS OWNER. THEY ARE
LOCATED IN THE REAR OF THE PROPERTY AND ARE BELOW GRADE.
I WOULD LIKE TO WIDEN ENTRANCE TO THE CELLAR BY STRAIGHTENING
2 WALLS. THE 3RD WALL I WOULD LIKE TO CREATE AN OPENING TO
CREATE AN UNDERGROUND SHELTER FOR OUR MOWER. I ALSO
WANT TO PAVE OVER AN OLD FOUNDATION HOLE SO THAT WATER
DOESN'T COME INTO THE BASEMENT.

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

IT WOULD HAVE NO EFFECT ON THE HOUSE BECAUSE IT
IS ALL BELOW GRADE. ACTUALLY IT WOULD HELP THE STRUC-
TURE SINCE THE OLD WALLS ARE TIED INTO THE FOUNDATION
& HAVE PULLED PART OF THE STONES AWAY.

2. **SITE PLAN**

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

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.

- 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 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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 2525 Musgrove Road, Silver Spring **Meeting Date:** 08/13/03
Applicant: Gloria Marconi **Report Date:** 08/06/03
Resource: *Master Plan Site # 34/08* **Public Notice:** 07/30/03
Julius Marlow House
Review: HAWP **Tax Credit:** Partial
Case Number: 34/08-03A **Staff:** Anne Fothergill

PROPOSAL: Alterations to house and walls

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site #34/08, Julius Marlow House*
STYLE: 2 ½ story farmhouse
DATE: c. 1790

This farmhouse used to sit on thousands of acres of land as part of the Deer Park land grant, and now after much subdivision the house sits on almost one acre. The building was originally 1 ½ stories and has been added to over time including the second story, attic, and side additions. It is associated with three prosperous and influential families of the 19th century. The house was probably built by Thomas Edmonston and then was sold out of the Edmonston family in 1850 when Dr. Washington Duvall bought the farm. Dr. Duvall was a state senator from 1860-1865. Julius Marlow, a prosperous farmer, bought the farm in 1865. Since then it has changed hands and been subdivided a few times. The applicant has owned it since 1978.

PROPOSAL

The applicant proposes to:

- Install an extensive drainage system with an underground piping system to take water away from the house
- Re-build three stone walls outside of the basement using the existing stones where possible and matching existing mortar; new walls will have weep holes
- Repair if possible or replace in-kind three non-original doors
- Excavate behind Wall B (see Circle 15) to create a shelter for mower and tools

See Circles 7-9 for a very detailed description of current conditions of the house and proposed repairs and alterations.

STAFF DISCUSSION

Staff used the Secretary of the Interior's *Standards for Rehabilitation* as a guide, specifically:

Standard #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;

Standard #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; and

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Staff is pleased to see this building receiving such good care and upkeep and appreciates and commends the applicant's thorough and considerate efforts. The proposed rehabilitation and alterations are compatible with the above Secretary of the Interior's *Standards* and will not adversely affect the historic resource.

Staff agrees with the applicant that the new drainage system will ultimately benefit the house and add to its longevity by keeping it dry. The three reconstructed walls behind the house will be very similar to the existing walls but will be better constructed, and the underground area for tools will not adversely impact the resource. All the proposed work that would be above-ground and visible is not in the front of the house. Staff recommends approval.

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's *Standards for Rehabilitation* #9:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

and 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 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

Musgrove Road

Julius
Marlow
House



Building Location Plat
 Part of Lot 47
 "DEER PARK"
 Montgomery County, Maryland
 Scale: 1" = 30'
 Surveyor's Certificate

We hereby certify that we have carefully surveyed the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown: Error of deed closure 2.17 feet.

Date: Sept. 20, 1978

Frey, Sheehan, Stoker, & Assoc.
 Land Planning Consultants
 Phone 688-8464

Plat Book 4
 Plat 313

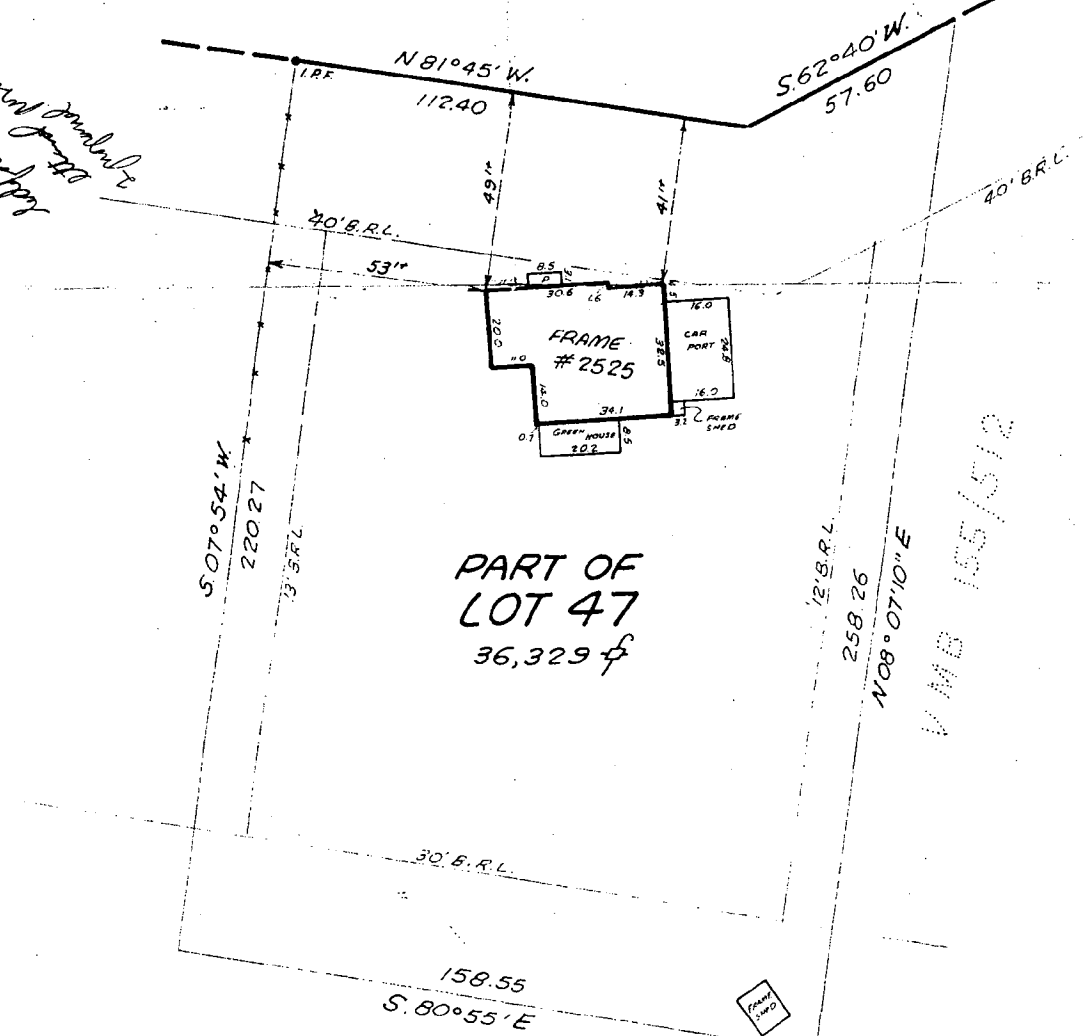
By: *James F. Sheehan*
 James F. Sheehan
 Reg. Land Surveyor
 Md. No. 3984

236-4286 of 4:30
 42

MUSGROVE ROAD

TO RTE. NO. 29

Handwritten notes:
 20' B.R.L.
 49' 1/2"
 41' 1/2"
 53' 1/2"



PART OF
 LOT 47
 36,329 ±



Gloria Marconi, Owner
The Julius Marlow House, c. 1790
2525 Musgrove Road
Silver Spring, MD 20904

301-890-4615

1. Exterior problems that need to be addressed:

a. Basement is leaking through the stone walls. Problem is caused primarily by low area at the front of the house which ponds when it rains and then flows back against the foundation which is dry stone covered by parging. Over the years the mortar from the parging has failed and one wall and a corner of the basement is constantly wet. The foundation is definitely being compromised by all this water and dampness. The floor joists supporting the first floor are poplar logs with the bark still on them. They are full of moisture and beetle infestation from the constantly wet conditions.

b. Replace 3 exterior doors. These doors are from 1981 when a major renovation was done. However, they are now all rotted and must be either repaired or replaced.

c. Stone walls outside of basement are falling down and one wall, (Wall A) carried away part of the foundation wall when it fell. The other two (B&C) are bulging, cracked and leaning over and must be replaced. These walls are around 50 years old and were put up by a former owner, Mr. Bushnell.

2. Proposed Solutions

a. Basement: Install a drainage system that will carry the runoff from the gutters into an underground pipe that will then carry the water to the back of the property. We will also regrade the low area and possibly install a drain in it that will be connected to the other drains. All of the lilies and hosta around the front of the house will be removed and saved and then put back after the land is regraded. No trees will be affected by this.

b. 3 exterior doors would be repaired or replaced with similar doors.

c. Stone walls: Rebuild the walls of rubble stone approximately 14" thick, recycling as much as possible and where not possible using similar type stones. The walls will have weep holes (which they do not have at present and which no doubt caused them to break). The corner of the house where the fallen wall has pulled away some of the foundation stone will be rebuilt with matching stone and mortar. I would like to excavate behind Wall B and create an opening that will be large enough for the lawn tractor and other outdoor tools. Presently there are no suitable sheds or structures on the property and no garage. This would be an unobtrusive solution and would vastly improve things. The area immediately outside the back door needs to be paved over since water is also leaking into the basement from somewhere in that area. Pouring a reinforced cement slab and then covering it with fieldstone to match the existing steps would be a good solution. Wall C, which is leaning over needs to be straightened out. The walls follow the sloping path that leads down to the cellar entrance and vary in height from 8' near the house to approx. 6" at the farthest point

Significance of House

The Julius Marlow House, located at 2525 Musgrove Road in Silver Spring, was built c. 1790. It was placed on the Montgomery County Master Plan in 1981 as historic site No. 34/8. The land grant known as Deer Park was recorded in 1754 and sometime between that date and 1805, when the house was mentioned in a will, the house was built. There were thousands of acres in the original land grant but now the house sits on .8 acres.

From my observations, the house was originally built as a 1-1/2 story frame house with a winding staircase to the second floor located in the living room (the southwest corner of the room) The house is post and beam construction with the uprights pegged into the horizontal and bracing members. There are hand made bricks between the beams in a system used by German builders called "nogging" which was a form of insulation. This nogging is in all the exterior walls on the first floor and extends partway onto the second floor. This is why I believe the original structure did not have a full second story. All of the original brickwork is intact. The foundation is dry stone with parging on the inside. The cellar floor is dirt. The east and west walls originally supported two chimneys and bow inward in the basement. They are about 4 feet thick at the widest point. The floor joists supporting the first floor are poplar logs or oak with bark on them. The joists supporting the second floor are beaded poplar or oak beams approximately 4" wide and 10" high. There were additions added to the house in the early 19th century and a kitchen was added in the late 19th century. A true second story and an attic were added in 1865 when Julius Marlow owned the house. This caused great structural damage over the years since they removed the winding staircase in the living room and replaced it with a straight set of stairs located opposite the front door. When this was done, the weight of the staircase without a structural beam underneath caused the house to sag about 6" in the center. The finished attic is in the original condition since it has no electricity or heat and is used only for storage.

The original builder of the house was named Edmonston. A state senator named Richardson lived in the house in the early 19th century. The Marlows (for whom the house is named) purchased the house in the middle 1860's and lived in it until 1925. The property was farmed until 1946. I believe the owners after that were McBreyer, and Bushnell from whom I purchased the house in 1978. The Fairland Data Center is located across the road to the north; on the west and southern sides is a Manor Care nursing facility with 2 buildings— the first built around 14 years ago and the second about 9 years ago; on the east is a subdivision of about 100 houses built between 1985-1995. The land to the south that is owned by Manor Care (approximately .5 wooded acres) has an easement from Montgomery County on it that says that Manor Care cannot remove any trees. This was done in 1993 after they had first promised to leave all the trees behind my house in exchange for my agreement to the first building on the property. When they were planning to put up the second building they decided to remove most of the trees so they could put in a temporary drainage pond. Fortunately, I still had a letter from Manor Care promising not to disturb the trees and the Park and Planning Commission put a permanent easement on the land to ensure that the trees will remain. There are 60 or so trees on my immediate property and Montgomery county made the developer of the subdivision put up many pine trees along our property line and others on my property after the developer illegally cut down every tree. Most of the neighbors along the adjoining property line have since cut down the pine trees or cut off all of the lower branches. Another neighbor has since trespassed onto my property and cut down a metal pipe that she didn't like. I mention all this to underscore the fact that over the 25 years that I have owned this house, I have had a constant battle with adjacent development and neighbors to preserve its environment.

Work Done Since 1981

When I purchased the house in 1978 it was in such bad condition that I basically bought the land and the house was free. At that time there was not an historic designation on the house. There were some immediate repairs done to the house (new bathroom and kitchen, a steel beam in the basement to hold up the house) but nothing significant until 1981 when I replaced the rotten and ant-infested siding. The original siding was painted yellow but I opted for stained cedar since it is insect resistant. When I purchased the house there was a plastic greenhouse and a shed that was used for a laundry room attached to the back of the house which I removed. Underneath the old siding we discovered there was a back door located opposite the front door. This leads me to believe that the siding that I had removed was not original at all. There was also a carport on the east side that blocked all the light and I had it removed. There were no stairs to the basement and I had some wooden stairs put in. In 1986 we relocated the driveway to be centered at the front of the house rather than on the side and covered it with pea gravel. In 1995 the roof was replaced and a new steel cellar door was made to replace the rotten wooden one.

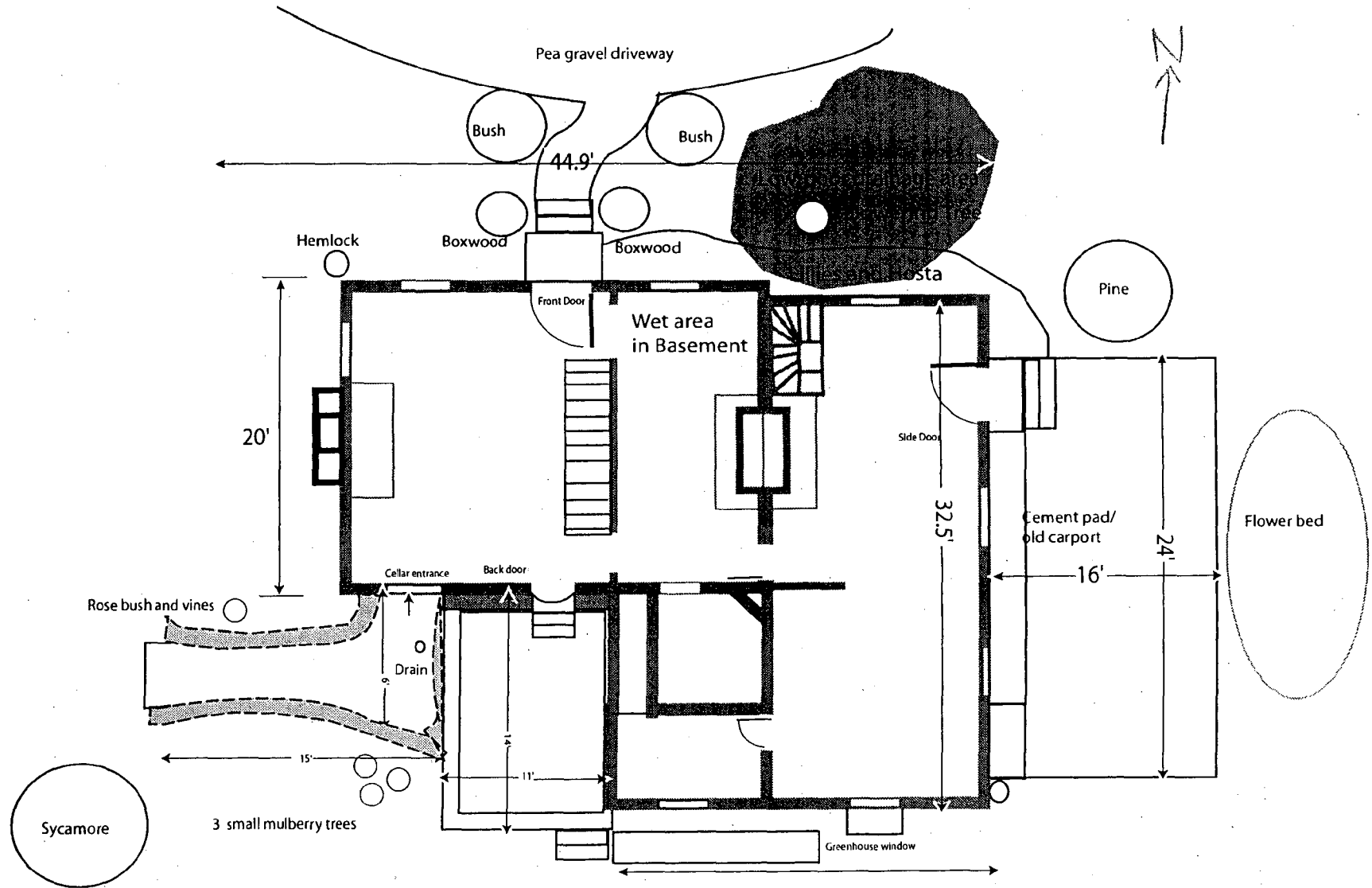
Currently Proposed Work

Several problems have developed recently with the house, the most serious being the drainage problem which began when the second Manor Care building was put up. I believe the permeability of the land has changed because of their large building and parking lot and since my property is slightly downhill from theirs, when it rains runoff water tends to pond in front of my house. Then as the soil absorbs the water it comes through the cellar walls. As a result, the cellar is constantly wet especially the wall located on the east side of the house, between the original wall of the house and the 1800's addition. I have noticed a softening of the floors that are tied into this wall and I am afraid that the wall might have moved in some way. The three stone walls that are outside the cellar door have fallen down and taken a corner of the foundation with them. These two problems are directly affecting the structural integrity of the house and must be fixed as soon as possible.

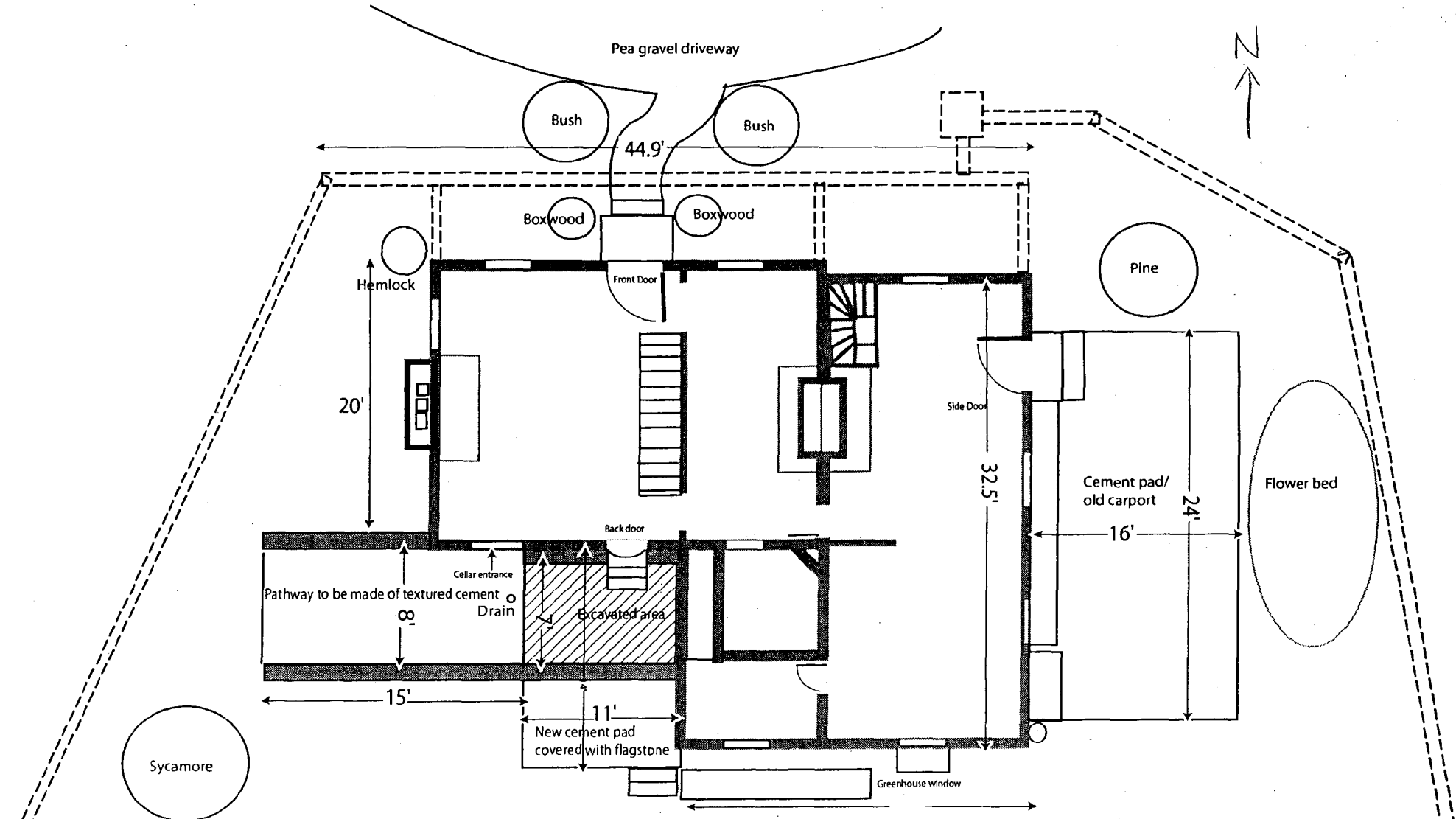
The drainage system will be a modified French drain which will connect the downspouts from the roof and possibly a drain located in the grassy part of the lawn. This water will be carried around to the back of the property which is downhill from the house. A section of earth around the foundation will also be regraded to slope away from the house and all the flowers will be removed and then replanted when the job is done. I specifically have asked that the drainage system be far enough away from the house so that the two old boxwoods outside the front door are not disturbed. The pipes will be entirely underground and so will have no visual impact on the house.

The replacement of the stone walls will also have a minimal impact since they will be the same height as the old ones, except that they will be straight and thicker, with weep holes in them. We will reuse as many of the old stones as possible and will match existing mortar. The corner of the house foundation will be repaired to match the rest of the foundation. As shown on the plans, I would like to excavate under the area outside the back door and create a small shelter for our riding mower and tools. Since we do not have a garage and the basement door is too narrow for the mower, this would be the most unobtrusive solution.


Site Plan




Proposed Site Plan



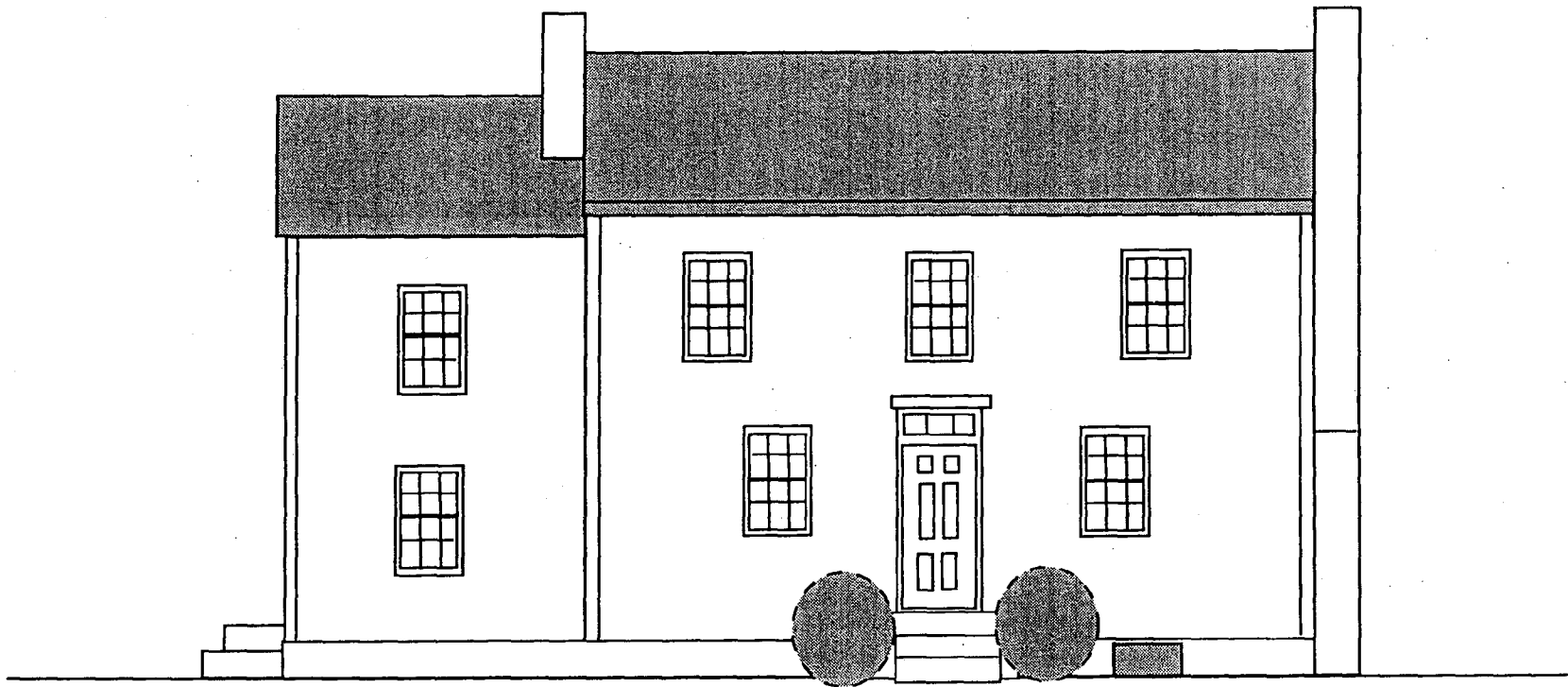
Proposed Stone wall

 Built of recycled stone from old wall, 14" thick, height varies from 8' high to +/- 1', same height as old wall, will recycle as much of the original stone as possible and match stone where necessary. Mortar to match old wall.

 Footprint of underground drainage system

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Julius Marlow House
2525 Musgrove Road
Silver Spring, MD 20904



North Elevation

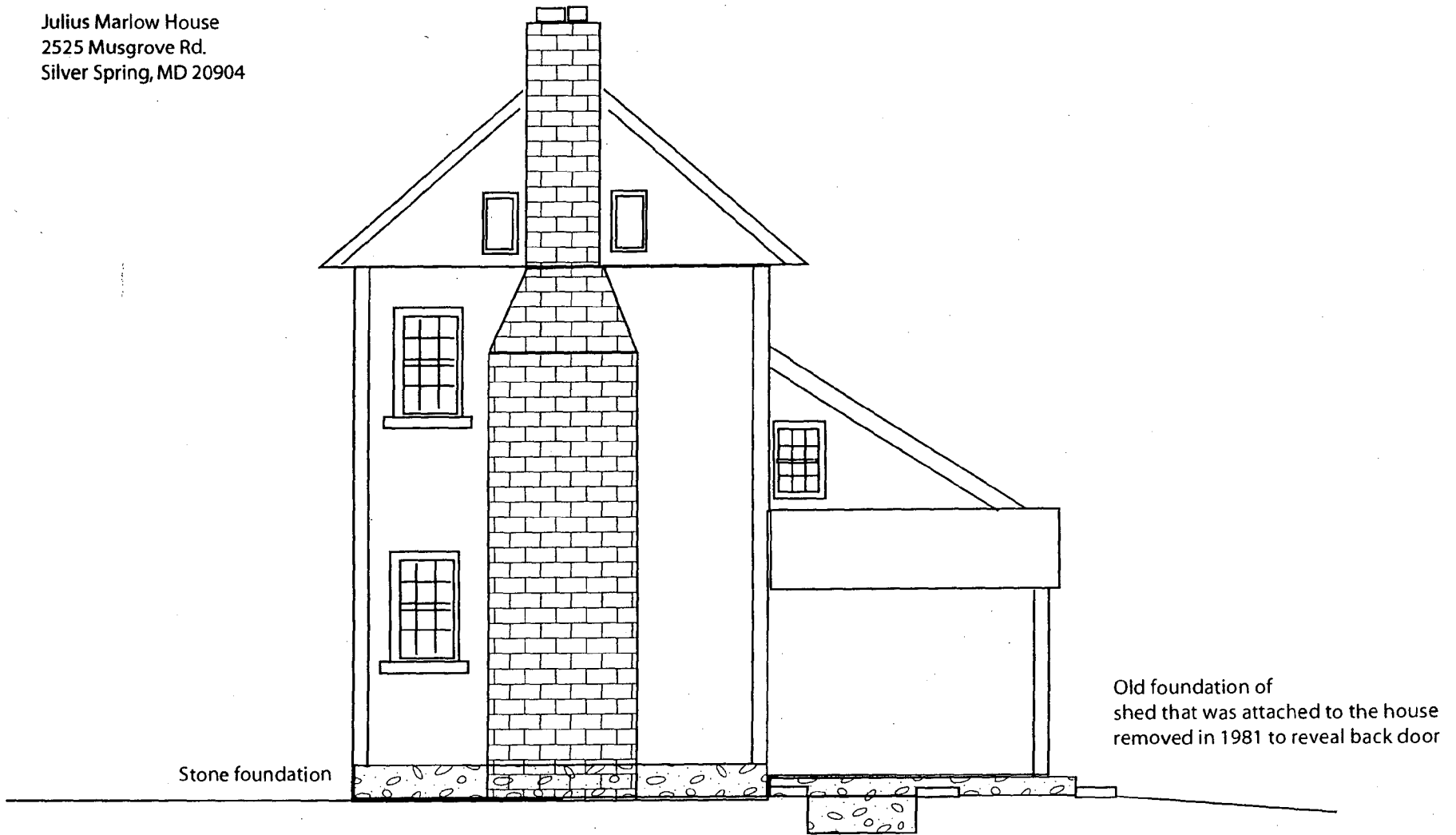
Julius Marlow House
2525 Musgrove Road
Silver Spring, MD 20904



Proposed North Elevation

Drainage channel will be underground
Nothing will be visible except a drain grate in the lawn
Dirt will be graded away from the foundation and all current
flower plantings (hosta and day lillies) will be temporarily removed and replanted as before.
Two boxwood bushes near front steps will not be affected.

Julius Marlow House
2525 Musgrove Rd.
Silver Spring, MD 20904



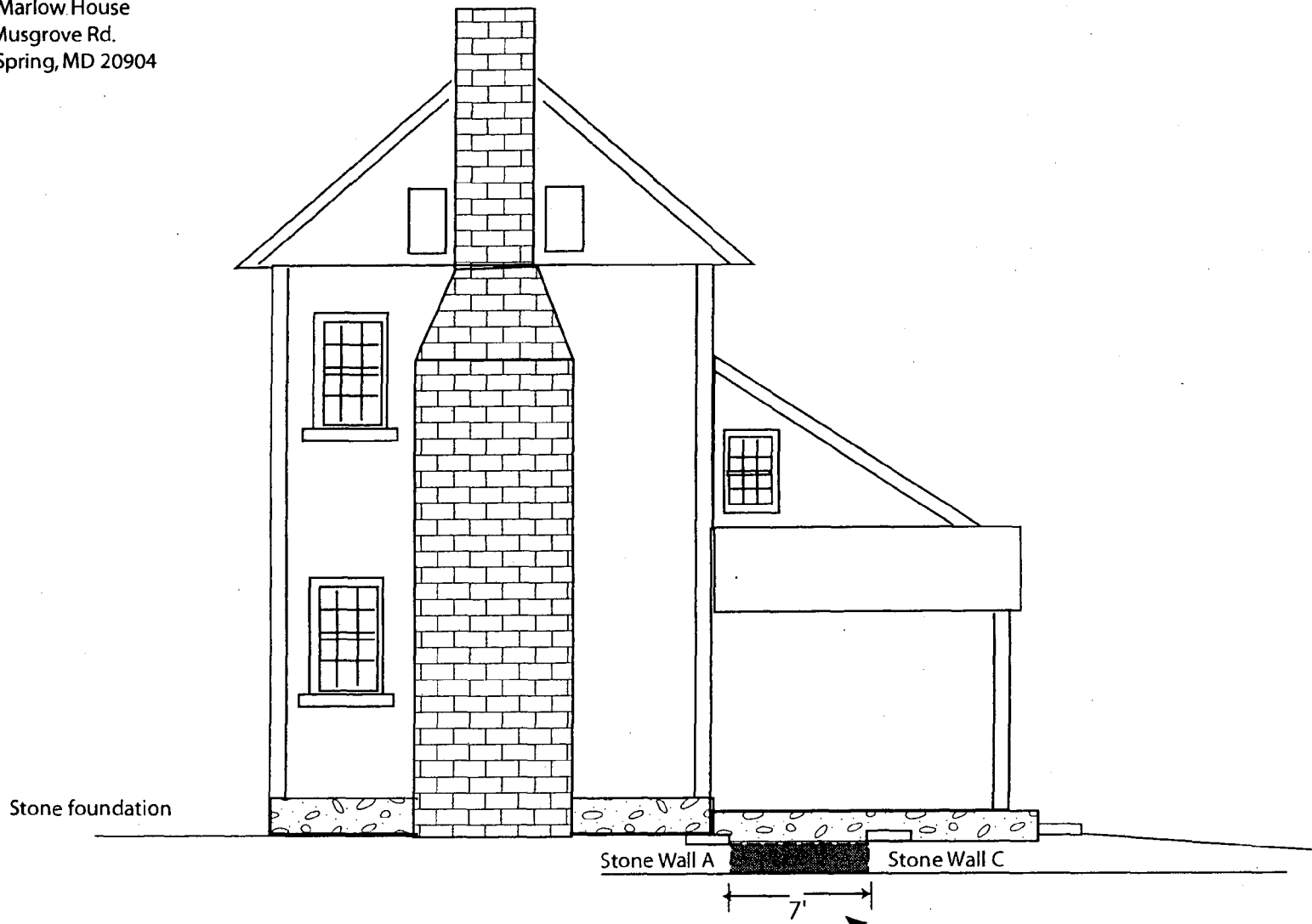
Stone foundation

Old foundation of
shed that was attached to the house
removed in 1981 to reveal back door

West Elevation

14

Julius Marlow House
2525 Musgrove Rd.
Silver Spring, MD 20904

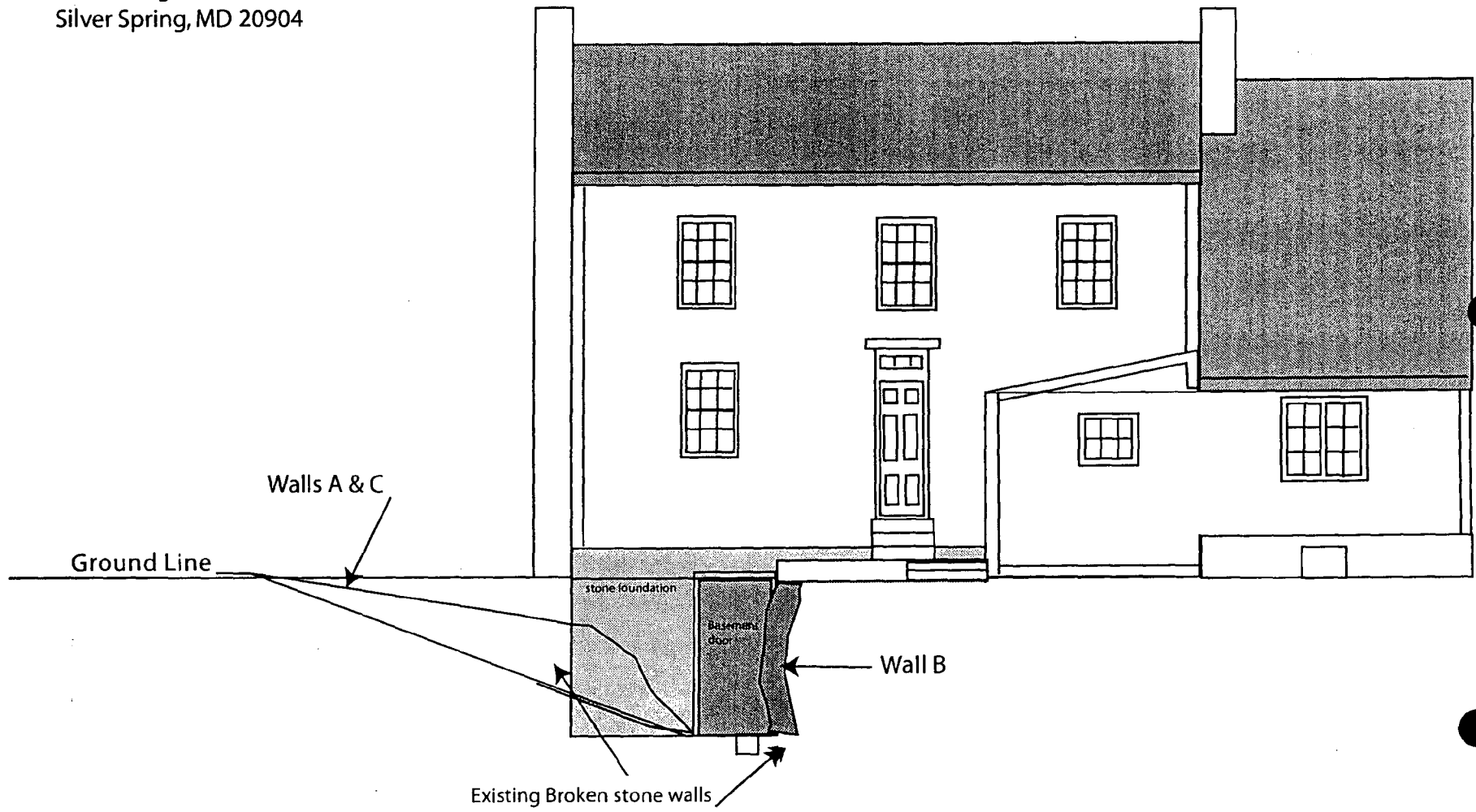


Proposed West Elevation

Stone wall B will
have an opening for storage

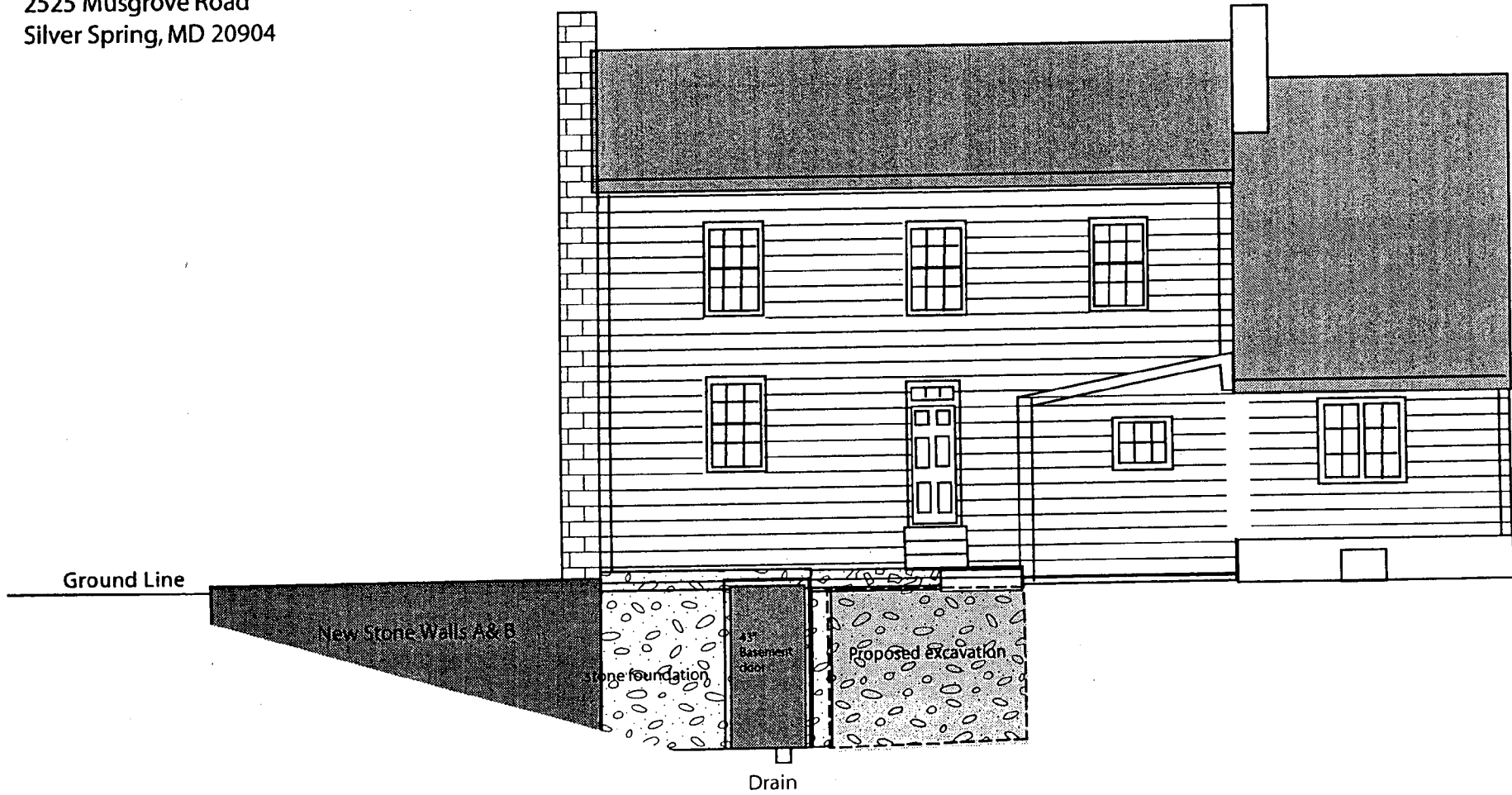
15

The Julius Marlow House
2525 Musgrove Rd.
Silver Spring, MD 20904



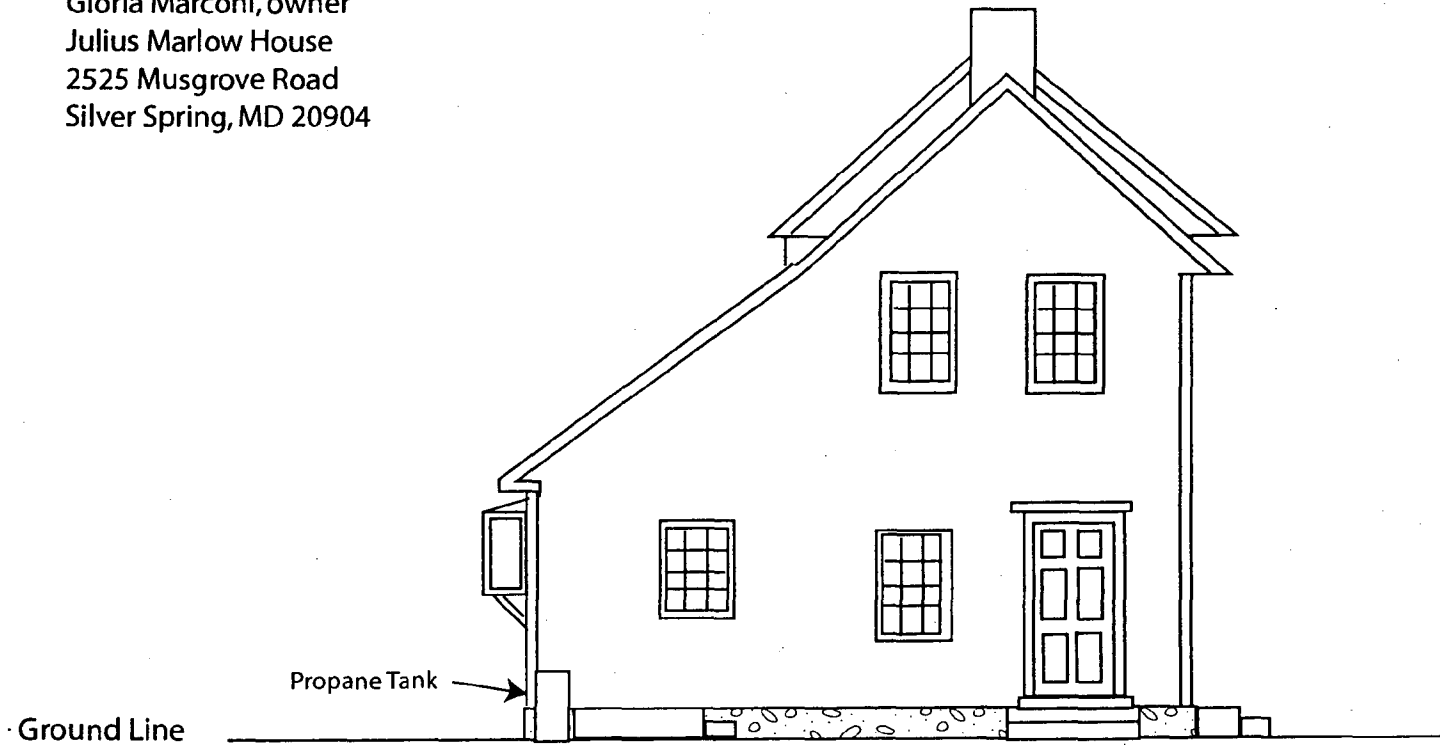
South Elevation

Julius Marlow House
2525 Musgrove Road
Silver Spring, MD 20904



Proposed South Elevation

Gloria Marconi, owner
Julius Marlow House
2525 Musgrove Road
Silver Spring, MD 20904

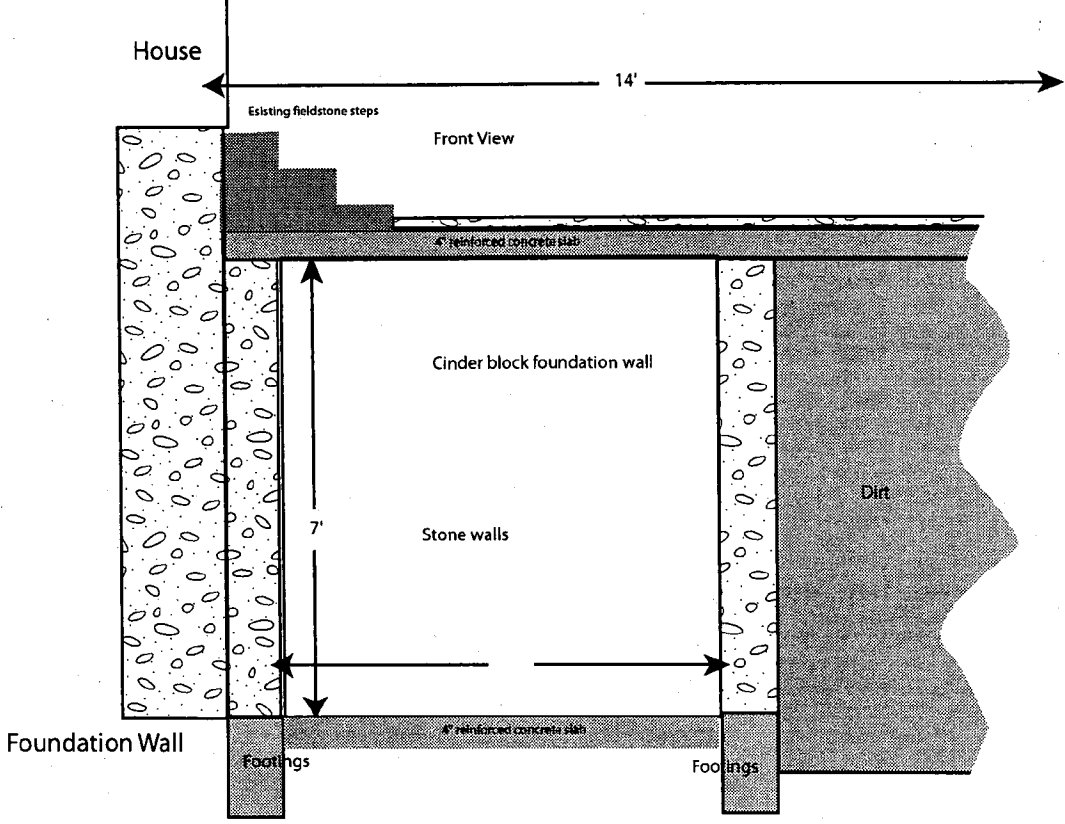


East Elevation

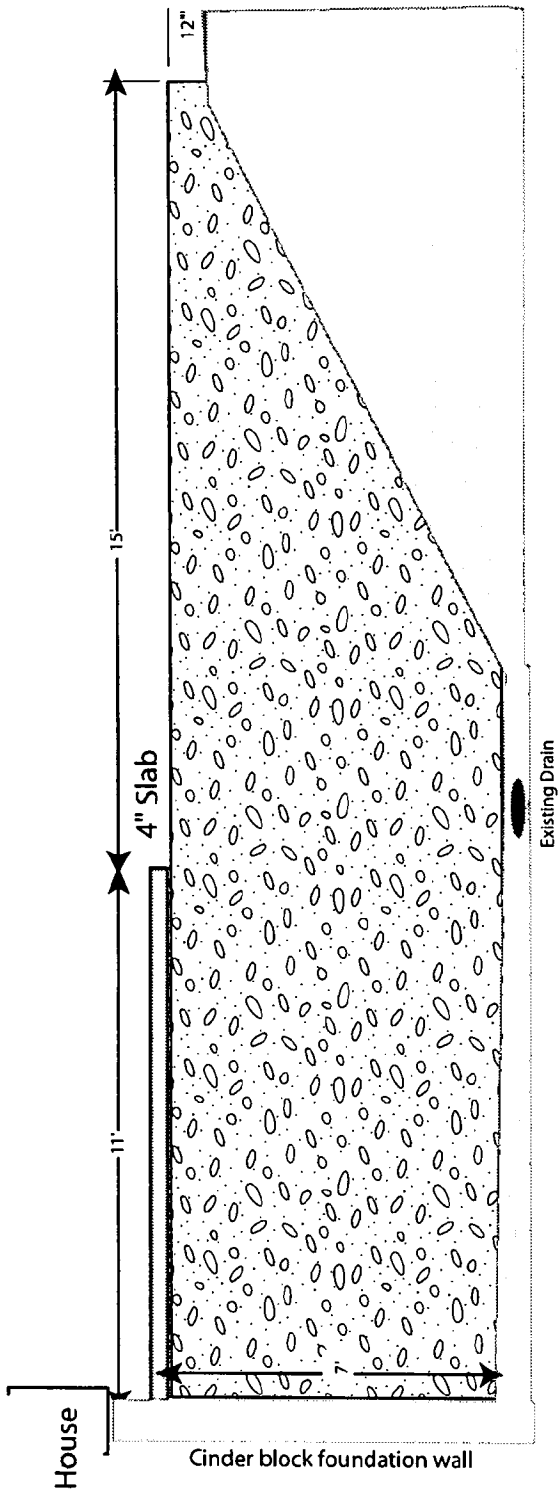
None of the work will affect this side of the house.

The Julius Marlow House
2525 Musgrove Road
Silver Spring, MD 20904

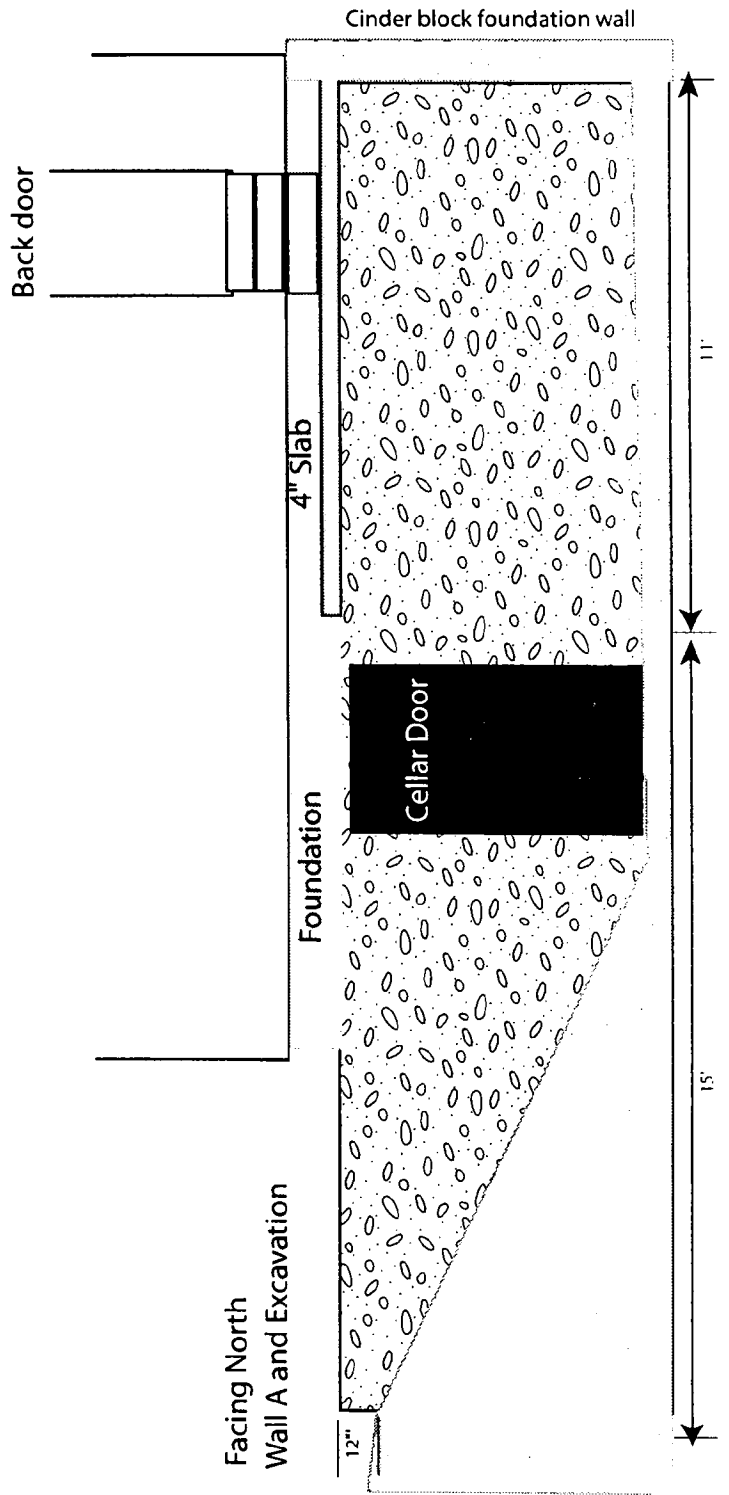
East View of Excavation



Facing south
Proposed Stone Wall C and Excavation



Facing North
Wall A and Excavation



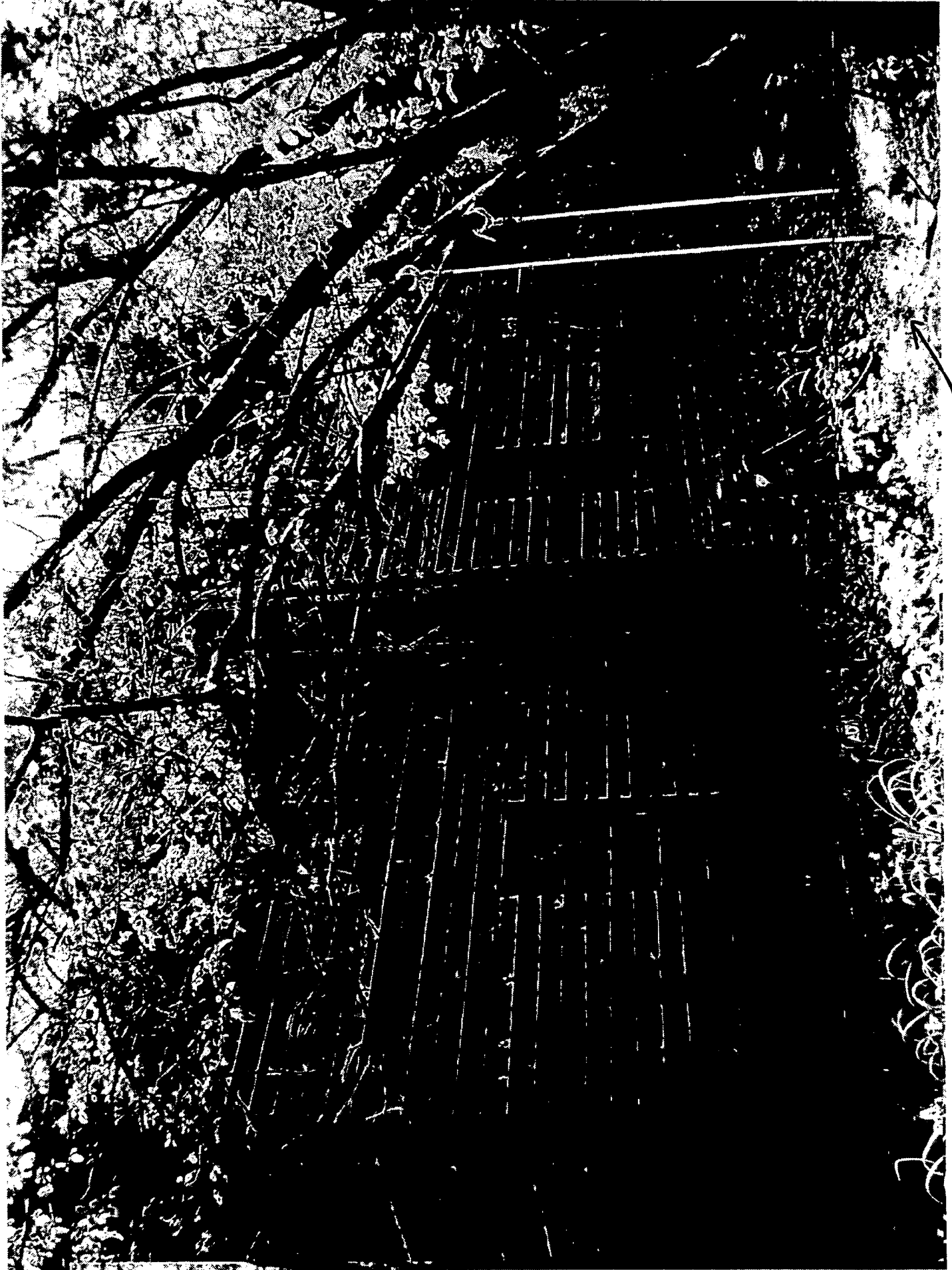
JULIUS MARLOW HOUSE



(12)

BACK DOOR - OLD FOUNDATION

WATER LEAKING INTO BASEMENT



DRAINAGE CHANNEL will go here.

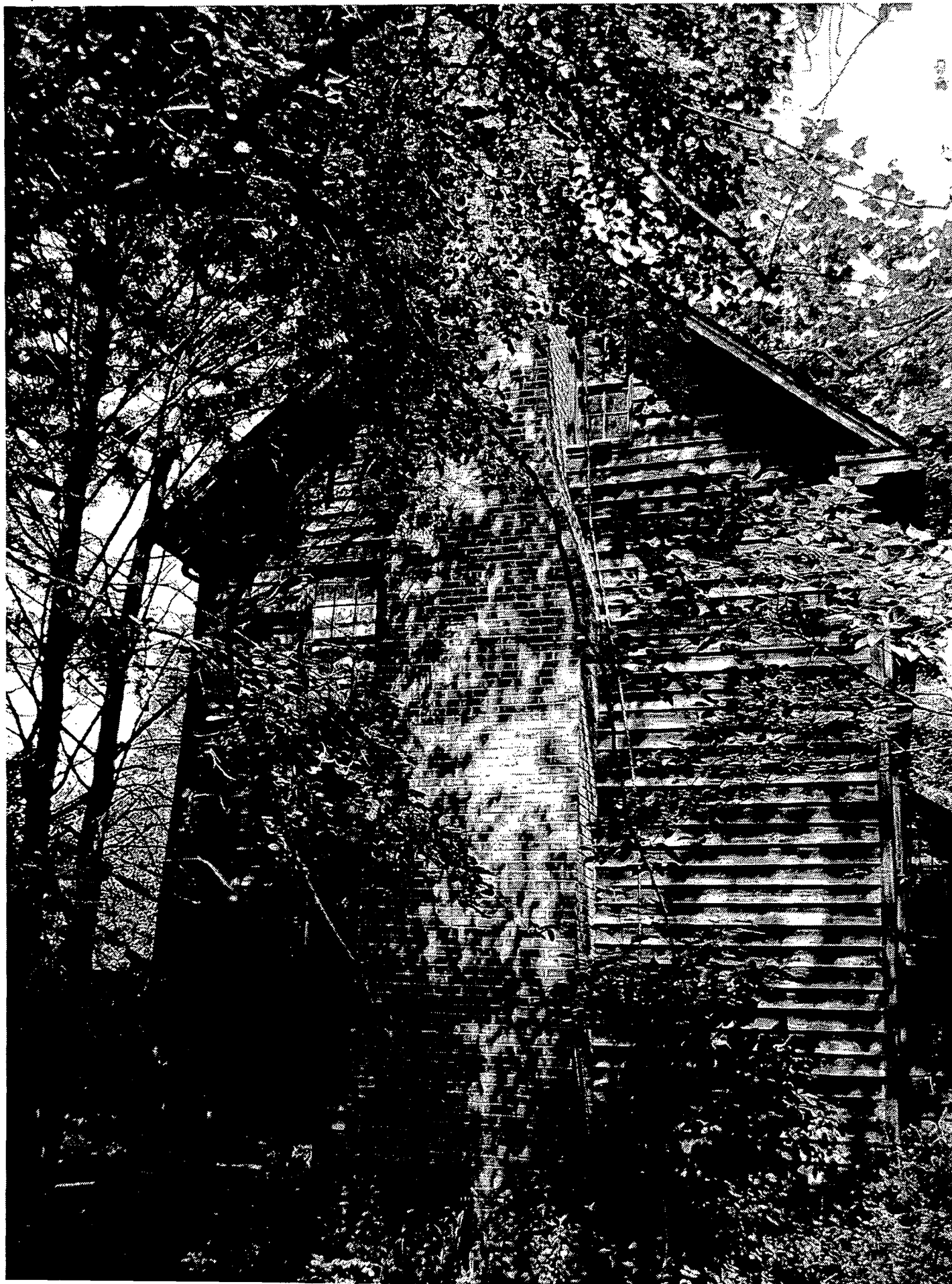
JULIUS MARLOW HOUSE, NORTH FACADE

JULIUS MARLOW HOUSE



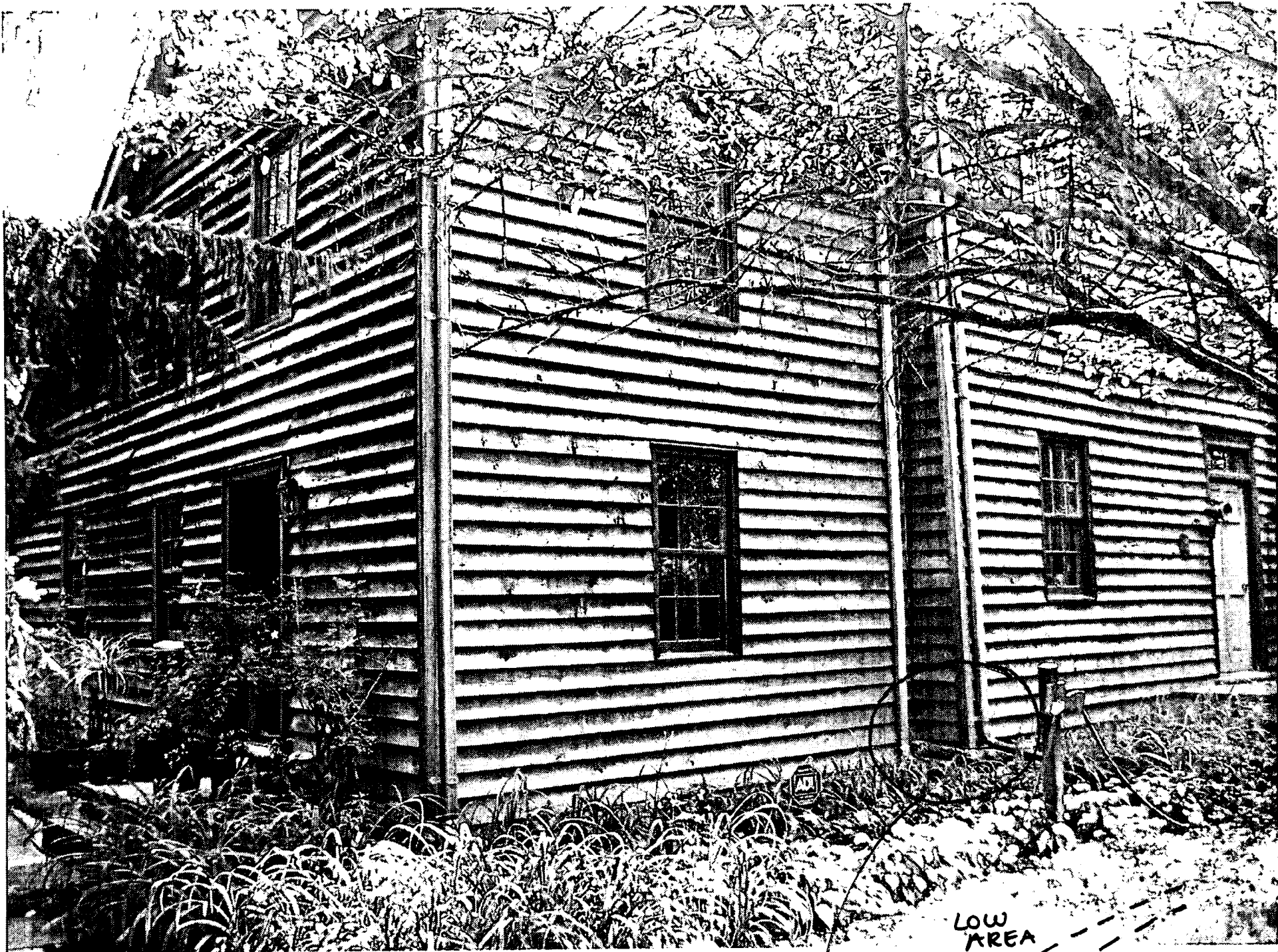
WALL B - WEST FACADE - CELLAR ENTRANCE

(23)



WEST FACADE - JULIUS MARLOW HOUSE

STONE WALLS [↑] (24)



(25)

NORTH FRONT AND EAST FACADE.

LOW AREA
DRAINAGE WILL GO
AREA OF WORST WATER PROBLEM HERE

JULIUS MARLOW HOUSE



26
CELLAR ENTRANCE

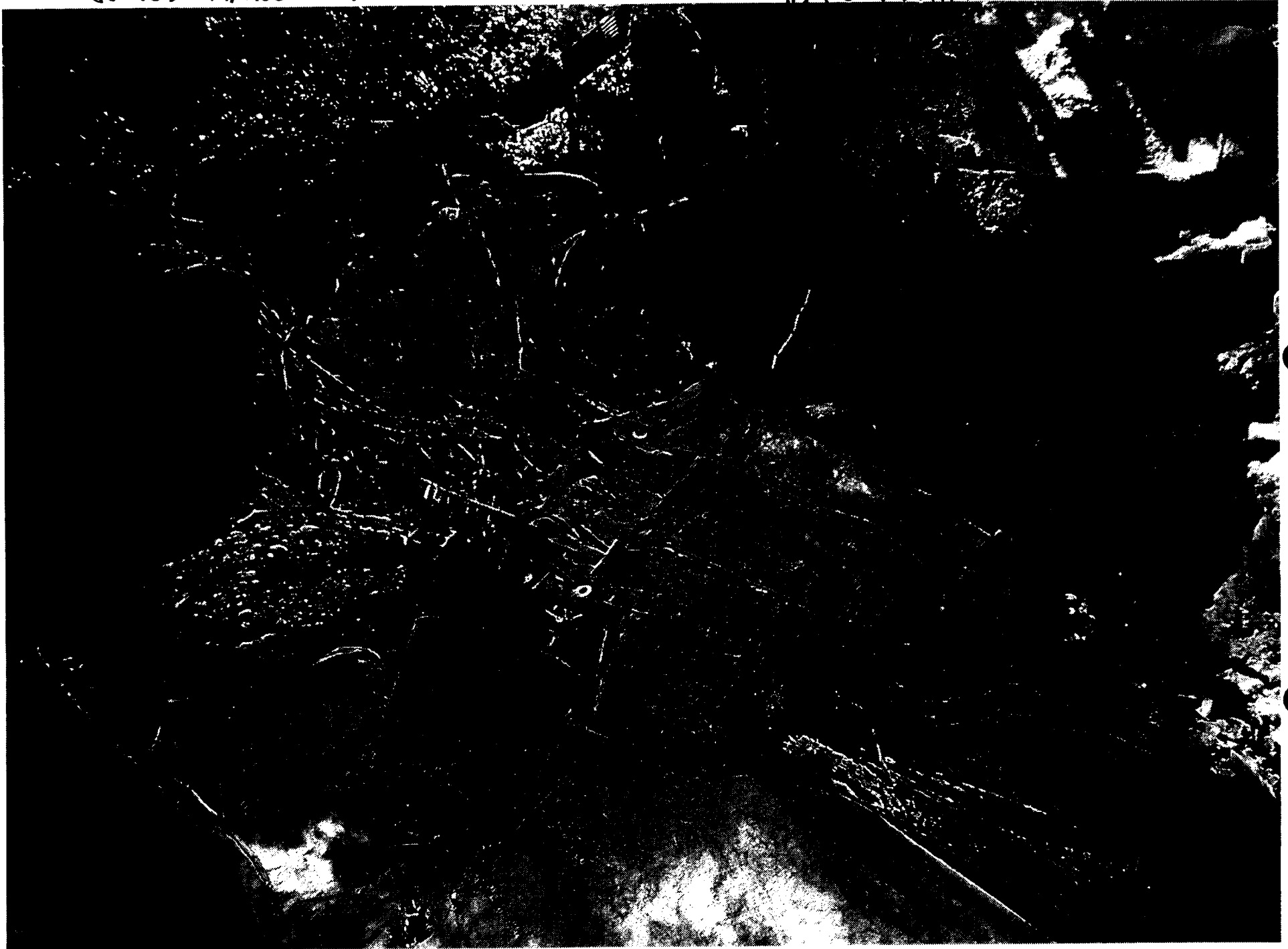
WALL A

WALL B

↑ WALL C

JULIUS MARLOW HOUSE

(FOUNDATION OF HOUSE



WALL A - WALL HASS COLLAPSED

27



28
WALL B + CELLAR DOOR, ALSO OLD ^{SHED} LAUNDRY ROOM FOUNDATION -