

## **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 410 Randolph Rd., Silver Spring    **Meeting Date:** 12/06/11

**Resource:** Milimar **Report Date:** 11/29/17  
**Individually Listed Masterplan Site**

**Review:** HAWP **Public Notice:** 11/22/17

**Case Number:** 33/04-17A                    **Tax Credit:**                    n/a

**Applicant:** Vanessa Hernandez      **Staff:** Dan Bruechert

**Proposal:** Alterations to rear addition

**STAFF RECOMMENDATION:**

Staff recommends that the HPC approve the HAWP application.

## PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Site (Milimar)  
STYLE: Georgian  
DATE: c.1760

From *Places from the Past*

"A Georgian brick house, Milimar is one of the few extant eighteenth-century houses in lower eastern Montgomery County. Henry Lazenby II (born 1721), descendant of an early Maryland family, built the dwelling in 1760, on 100-acre tract known as *Girl's Gift*. Lazenby served in the militia of Prince George's County (of which Montgomery County was then a part). Milimar was considered a mansion by the standards of its day when many settlers in this frontier were living in single room log houses. Notable details include brick sawtooth pattern cornice, gauged brick arches above the windows, and quarter-round gable windows with tracery. The brick of the main façade is laid in Flemish bond while other sides are of common bond. In plan, the house is one room deep and has a center passage. As with many early houses, the cooking fireplace is located in a cellar kitchen. Fireplaces on the first and second levels are faced with uncommon soapstone tiles."

At the rear of the house are two additions; both additions have a block basement with wood siding on the first floor. The addition to the left has a shed roof that projects to the rear with a large chimney. The addition to the right, where all the work is proposed, has a shed roof that slopes to the right and has a pair of sash windows.

## PROPOSAL

The applicant proposes to reconstruct the right rear addition resulting in a unified rear appearance. The non-historic rear additions will also be re-sided and have a new asphalt shingle roof. The

proposed work will not affect the exterior of the 1760 portion of the house.

### **APPLICABLE GUIDELINES:**

When reviewing alterations and additions to a *Master Plan* site several documents are to be utilized and guidelines to assist the Commission in developing their decision. These documents include Montgomery County Code chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* and can be guided by the details in the Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland (*Design Guidelines*). The pertinent information in these documents is outlined below.

#### *Secretary of the Interior's Standards for Rehabilitation*

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
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 an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied

### **STAFF DISCUSSION**

All of the work proposed as part of this HAWP will be conducted on the non-historic additions to the rear of the property. Significant water damage has occurred on the right rear addition,

which requires substantial work. The applicant proposes removing all of the external structure on the first floor of the addition to the right and reconstruct it, recladding all of the addition with Hardi siding. French doors will be installed in place of the paired window, and a shed roof that matches the roof line of the addition to the left will be constructed. The roof for both additions will get a new asphalt shingle roof. Staff believes that this new unified rear addition meets the Standards and Chapter 24A and recommends approval.

The proposed changes to the rear will not have a significant impact on the historic character of the house. The proposed roof form will help to shed water away from the house and create a unified appearance of the rear additions. After this work is complete the additions will still be substantially differentiated enough to comply with Standard 9. The proposed French Doors and "Juliette" balcony are contemporary features; however, they will not detract from the historic character of the house (per 24A-8(b)(2)). The new asphalt shingle roof will replace the material that is currently there with an in-kind material. The new roof slope requires that this material be reviewed in its new orientation. Staff sees this as a compatible material and supports its approval.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application: as being consistent with Chapter 24A-8 and the Takoma Park Historic District Design Guidelines; 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 prior to commencement of work and not more than two weeks following completion of work.



**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

|                              |                                |               |  |                    |                   |  |  |
|------------------------------|--------------------------------|---------------|--|--------------------|-------------------|--|--|
| Contact Email:               | nessa71287@gmail.com           |               |  | Contact Person:    | Vanessa Hernandez |  |  |
| Tax Account No.:             | 00250374                       |               |  | Daytime Phone No.: | 703-953-7529      |  |  |
| Name of Property Owner:      | Vanessa Hernandez              |               |  | Daytime Phone No.: | 703-953-7529      |  |  |
| Address:                     | 410 Randolph Road              | Silver Spring |  | Maryland           | 20904             |  |  |
| Street Number                | City                           | State         |  | Zip Code           |                   |  |  |
| Contractor:                  | Factotum Remodel Ventures, LLC |               |  | Phone No.:         | 301-500-9715      |  |  |
| Contractor Registration No.: | License no.: BC223394          |               |  |                    |                   |  |  |
| Agent for Owner:             | N/A                            |               |  | Daytime Phone No.: | N/A               |  |  |

**LOCATION OF BUILDING/PREMISE**

|               |               |                       |               |
|---------------|---------------|-----------------------|---------------|
| House Number: | 410           | Street:               | Randolph Road |
| Town/City:    | Silver Spring | Nearest Cross Street: | Hampton Road  |
| Lot:          | Block:        | Subdivision:          | 001           |
| Liber:        | 1050, 2817    | Folio:                | 167, 62       |
|               |               | 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**

- A/C     Slab     Room Addition     Porch     Deck     Shed  
 Solar     Fireplace     Woodburning Stove     Single Family  
 Fence/Wall (complete Section 4)     Other: *Alter existing addition*

1B. Construction cost estimate: \$ 100,000.00

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 \_\_\_\_\_ 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/aisement

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.

*Vanessa Hernandez*  
Signature of owner or authorized agent

11/15/2017  
Date

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

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

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

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

819914

(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:  
The existing property is a two-and-one-half story, single-family residence comprised of a gable-roof main block with a later rear addition consisting of one-story and basement and an elevated brick terrace across the front and south elevations of the house. \*Note: no exterior work will be done on original "main block" portion of house.\* Currently, the rear addition is not up to code with water damage and a noticeable sag to the ceiling.
- 
- 
- 

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:  
We are proposing rear and side elevation to the addition along with a new new pair of french doors in the right half of rear addition. The existing shutters and windows on adjacent addition will remain the same. The project will also include new siding, new asphalt shingle roof and replacement of gutters and downspouts. All of the aforementioned changes will occur to the rear addition only and materials used for this project will be used to conserve the historic property. Please see design drawings for material specifications.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**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.

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.

(5)

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

|  |  |
|--|--|
| <b>Owner's mailing address</b><br><br>Vanessa M. Hernandez<br>410 Randolph Road<br>Silver Spring, Maryland 20904 | <b>Owner's Agent's mailing address</b><br><br>N/A                                      |
| <b>Adjacent and confronting Property Owners mailing addresses</b>  |  |
| Robert J. Green<br>420 Randolph Road<br>Silver Spring, Maryland 20904  | Lankin Wong<br>400 Randolph Road & 12812 Hampton Road<br>Silver Spring, Maryland 20904 |
| Rafael del Cid & Quintana Castro<br>12808 Hampton Road<br>Silver Spring, Maryland                                | Deena Dugan<br>12805 Theresa Drive<br>Silver Spring, Maryland 20904                    |
|  |  |

Exhibit B-2

SITE PLAN

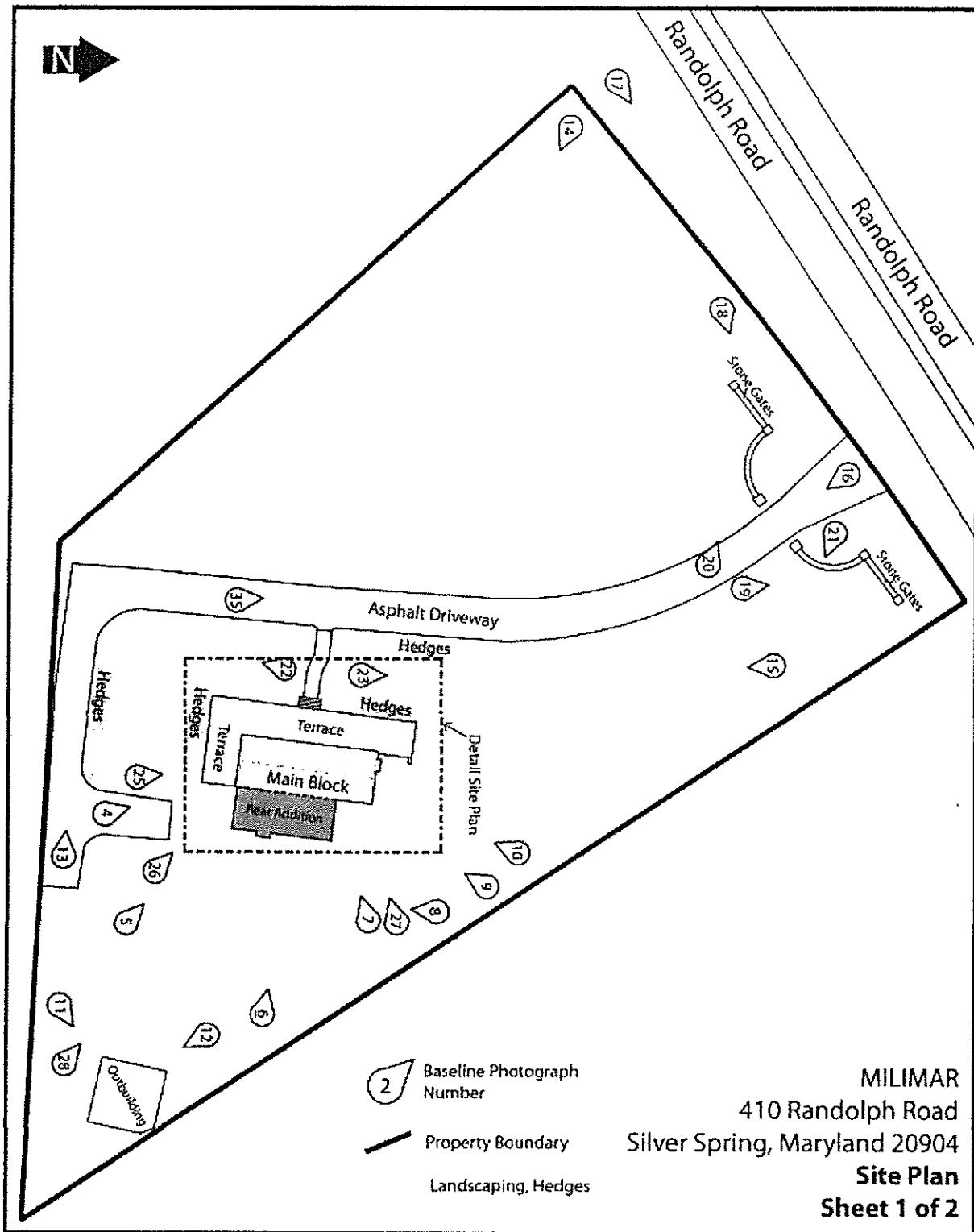


Exhibit B-1

## **SURVEY**

THIS PLAT IS BEING FILED FOR INSURANCE AS IT IS REQUESTED BY  
LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH  
CONSIDERATION FOR TRANSFER, FINANCING OR REFINANCING THIS PLAT IS NOT TO BE  
RELIED UPON FOR THE PLACEMENT OF ANY FUTURE IMPROVEMENTS TO THE PROPERTY.  
AND THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY  
CORNERS, MARKERS OR BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE  
REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.  
THE REQUIREMENTS ON THIS PROPERTY DO NOT USE A FLOOD PLAIN AS INDICATED ON  
FLOOD INSURANCE RATE MAPS.

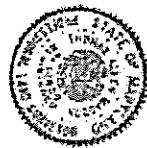
NO TITLE REPORT IS FURNISHED AND EXCUSENTRATES MAY NOT BE REPRINTERED

BUILDING LOCATION TO . . .

**SURVEYOR'S CERTIFICATE**

MARKET CITY THAT THE IMPROVEMENTS SHOWN HERIN ARE THE RESULT OF AN ACTUAL FIELD MEASUREMENTS DONE BY ME OR UNDER MY DIRECT SUPERVISION ON THE DATE REFERENCED UNLESS OTHERWISE SHOWN THEY DO NOT ENCROACH COMPLIES WITH COMAR 03 13-06 11

A map showing a right-of-way for Randolph Road. The map includes a north arrow, a scale bar, and a legend indicating "FOR INGRESS AND EGRESS".



**HOUSE LOCATION PLAT  
PARCELS P860 & P870**

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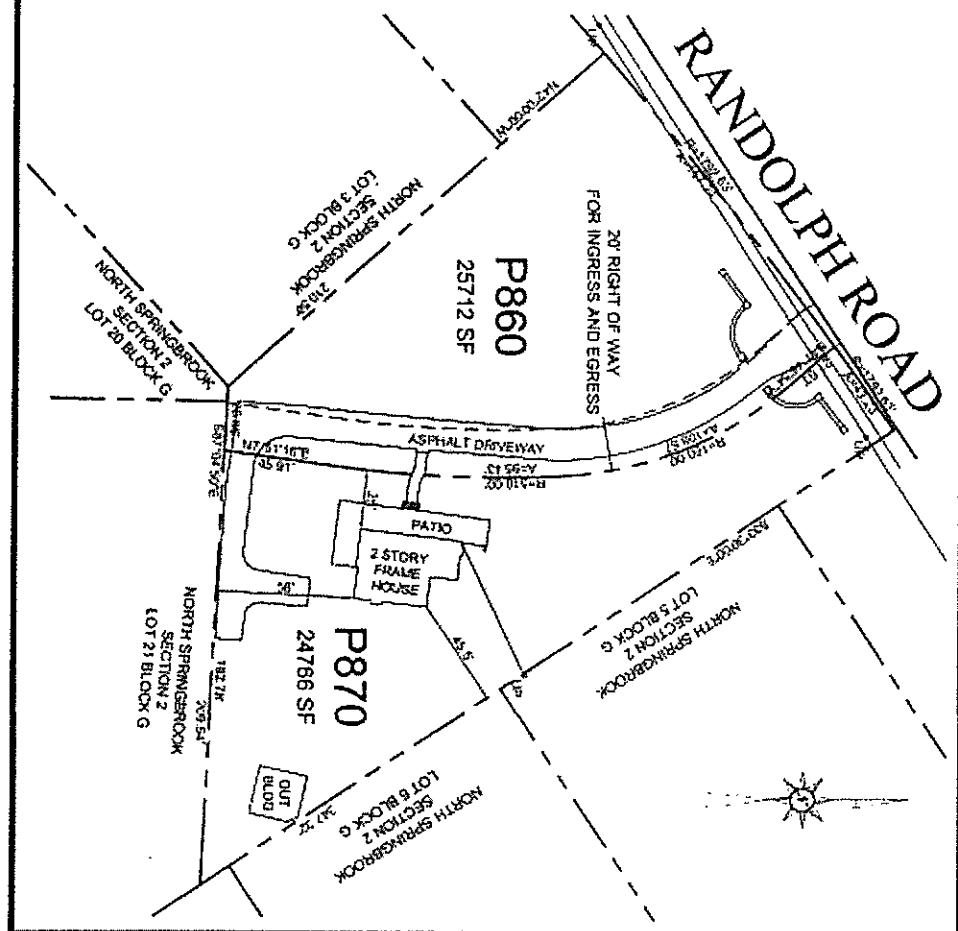
1410 RANDOLPH ROAD  
SILVER SPRING, MARYLAND 20904

LIBER 3505 FOLIO 634

Election District No. 4  
Montgomery County, Maryland

2/25/2016

SCALE 1"- 50'



**ZONING NOTES**  
FOR ZONING NOTATIONS SEE SITE PLAN

HISTORIC PROPERTY  
M.334 MULMAR

BUILDING CODE  
IRC 2015 - NEC 2014/NFPA 70, INCLUDING ER-4-15AMII

**SCOPE**  
REPLACEMENT OF 148 SF ONE STORY ADDITION ONTO EXISTING BASEMENT FOUNDATION.  
CHANGE OF EXISTING ADJACENT ADDITION METAL ROOF TO NEW ASPHALT SHINGLE.  
RECLADDING OF ADJACENT ADDITIONS EXTERIOR WITH NEW HARDIPLANK. INTERIOR 1500 SF RENOVATION OF FIRST AND SECOND FLOORS. NUMBER OF BATHS TO CHANGE FROM 3 FULL BATHS TO 2.5 BATHS WITH A SECOND SINK IN UPPER BATH. BEDROOM COUNT WILL GO DOWN FROM 3 TO 2. NEW HVAC, WATER HEATER, ELECTRICAL AND PLUMBING. 1ST AND SECOND FLOORS TO BE INSULATED AS WELL AS ATTICS.

**HISTORICAL NOTATIONS**

NO EXTERIOR WORK SHALL BE DONE ON ORIGINAL PORTION OF HOUSE

NEW EXTERIOR OR STRUCTURAL WORK SHALL INCLUDE:

- 1) A NEW WINDOW AND NEW PAIR OF FRENCH DOORS IN ADDITION TO EXISTING BASEMENT FOUNDATION.
- 2) WHILE EXISTING SHUTTERS AND WINDOWS ON ADJACENT ADDITION TO BE RETAINED. MATCH EXISTING ADDITION WINDOWS. WHITE FINISH.
- 3) NEW SIDING ON NEW ADDITION AND ADJACENT REAR ADDITION. PAINTED TO MATCH EXISTING COLOR.
- 4) NEW ASPHALT SHINGLE ROOF ON NEW ADDITION AND REPLACEMENT OF EXISTING METAL ROOF WITH NEW ASPHALT SHINGLES ON ADJACENT ADDITION. MATCH EXISTING SHINGLES.
- 5) REPLACEMENT OF GUTTERS AND DOWNSPOUTS ADDITIONS TO BE C. STYLE TO MATCH ORIGINAL HOUSE.
- 6) CHANGE OF REAR ADDED ROOF WILL REQUIRE BOLTING INTO EXISTING BRICK MASONRY STRUCTURE WITH LÉGER BOARDS (WHICH ADJACENT ADDITION CURRENTLY HAS) REQUIRED DISTANCING OF RAFTERS AND ATTACHMENT TO EXISTING LEDGER WITH CONCEALED HANGERS.
- 7) EXISTING 1ST FL. STRUCTURE TO BE DEMOLISHED DUE TO ROT & LEAKAGE INTO MASONRY?

**CODE NOTATIONS**  
CODE NOTATIONS FOR DOOR AND BEDROOM WINDOW EGRESS INFO SEE PLANS

EGRESS. FOR DOOR AND BEDROOM WINDOW EGRESS INFO SEE PLANS  
SMOKE DETECTORS: ALL TO BE HARWIRED WITH BATTERY BACKUP. INTERCONNECTED ONTO ONE DEDICATED 20 AMP CIRCUIT IN PANEL BOX. EACH FLOOR TO HAVE ONE COMBO SMOKE/CO DETECTOR IN HALLS AND EACH BEDROOM TO HAVE SMOKE ONLY. EMERGENCY LIGHTING MORE THAN 15 PERCENT OF NEW LIGHTING WILL USE HIGH EFFICACY LAMPS.

**CONSTRUCTION TYPE**: V.B. NEW CONSTRUCTION. (V.B. ORIGINAL HOUSE)

NEW ADDITION WOOD FRAME CONSTRUCTION AND STIRRUP ROOF STRUCTURE ONTO EXISTING CHAD FOUNDATION AND LEOPERS MOUNTED INTO BRICK MASONRY STRUCTURE OF ORIGINAL HOUSE.

**GENERAL NOTES**  
ALL TRADES PERFORMING WORK SHALL MEET OR EXCEED CODE REQUIREMENTS WITH REGARD TO MATERIALS, CONSTRUCTION AND INSTALLATION METHODS.

DRAWINGS PREPARED BY ED WESELY (601 STEVENSON AVE #503 ALEXANDRIA, VA 22304; 703 370 5400) TO SHOW SCOPE OF WORK FOR PERMIT SUBMITTAL PURPOSES, WITH AN STRUCTURAL SPECIFIED AND STAMPED BY STRUCTURAL ENGINEER NADER ELHABIB (3803 MCLEAN AVE, FAIRFAX, VA 22006; 703 615 2491)

MECHANICAL DESIGN TO BE SUBMITTED FOR PERMIT SEPARATELY.

**SURVEY/HISTORIC REGISTRATION**

**SITE PLAN**  
EXISTING BASEMENT AND FIRST FLOOR DEMO

**ENERGY CALCULATION SHEET**

**INFLILL CALC**

**ROOF PLANS**

**ADDITION REAR AND SIDE ELEVATIONS**

**BUILDING CROSS SECTION**

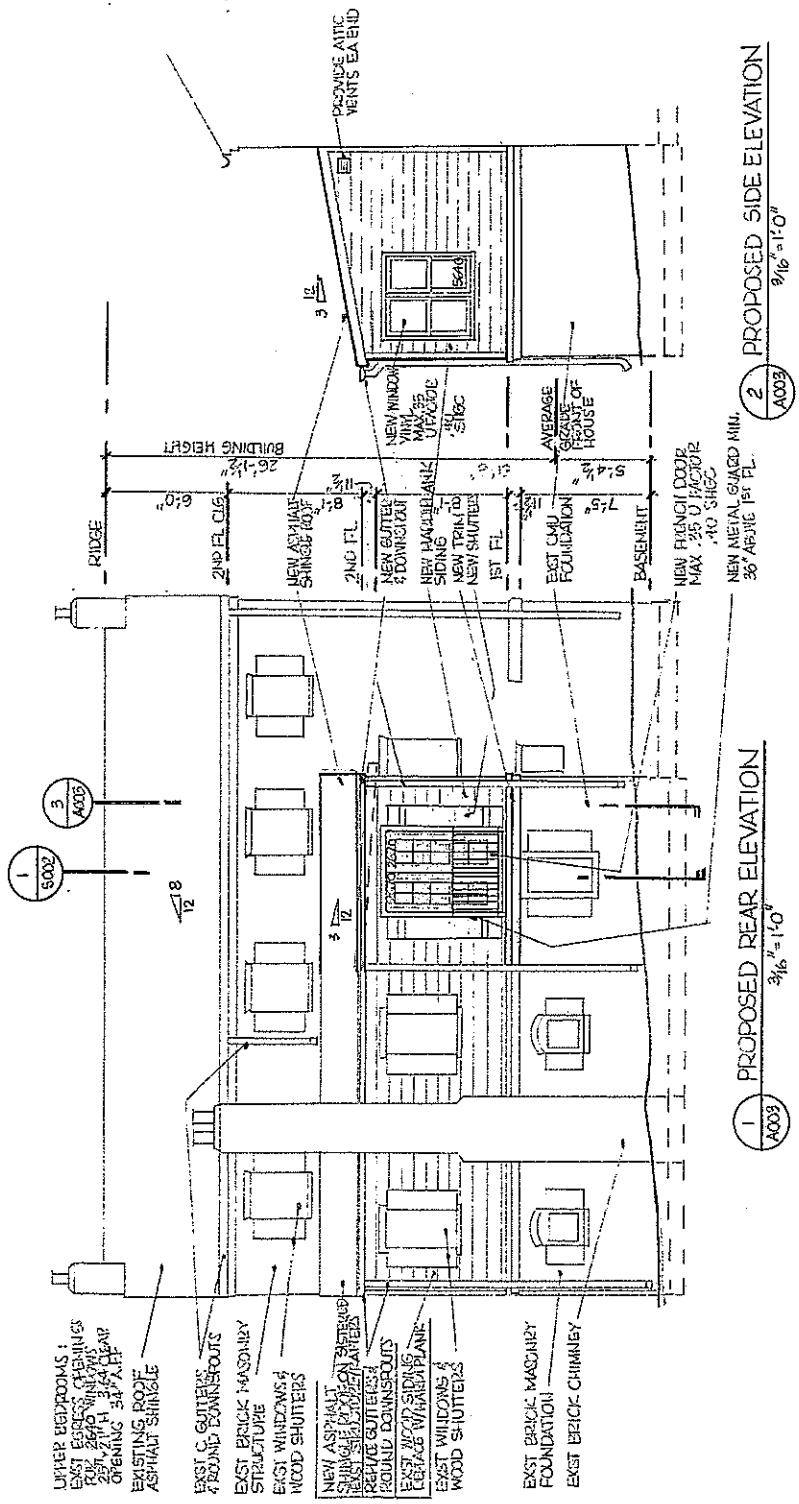
**FIRST FL FRAMING PLAN**

**ADDITION ROOF FRAMING AND WINDERBRAZING PLANS**

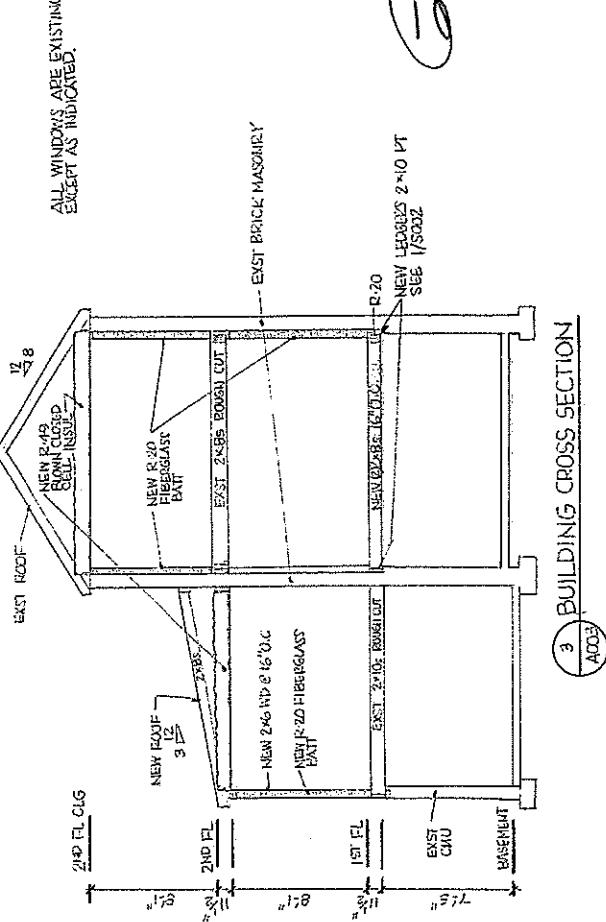
**ADDITION BUILDING SECTION**

| Residential Construction Rating Parameters |                       |                         |                                     |                            |                                   |                         |
|--|-----------------------|-------------------------|-------------------------------------|----------------------------|-----------------------------------|-------------------------|
|  |                       | Subject To Damage From  |                                     |                            |                                   |                         |
| Ground Snow Load                           | Wind Speed            | Seismic Design Category | Hurricane                           | Flood                      | Tremie                            | Degradation             |
| 10 PSF<br>(1.4 kN/m <sup>2</sup> )         | 115 mph<br>(185 km/h) | D                       | Severe                              | High<br>Moderate<br>Low    | High<br>Moderate<br>Low           | High<br>Moderate<br>Low |
| Winter Design Temp.<br>Record              |                       |                         | Ice Shield<br>Thickness<br>Required | Flood<br>Level<br>Required | Air Freezing<br>Temp.<br>Required | Min<br>Annual<br>Temp.  |
| 0°F (-18°C)                                | 70°                   |                         | July 1, 1979                        | 500                        | 55°F (12.8°C)                     |                         |

|                 |                        |
|-----------------|------------------------|
| ED WESELY       | 703 370 5400           |
| 410 RANDOLPH RD | SILVER SPRING MD 20904 |
| 9-8-17          | 001                    |

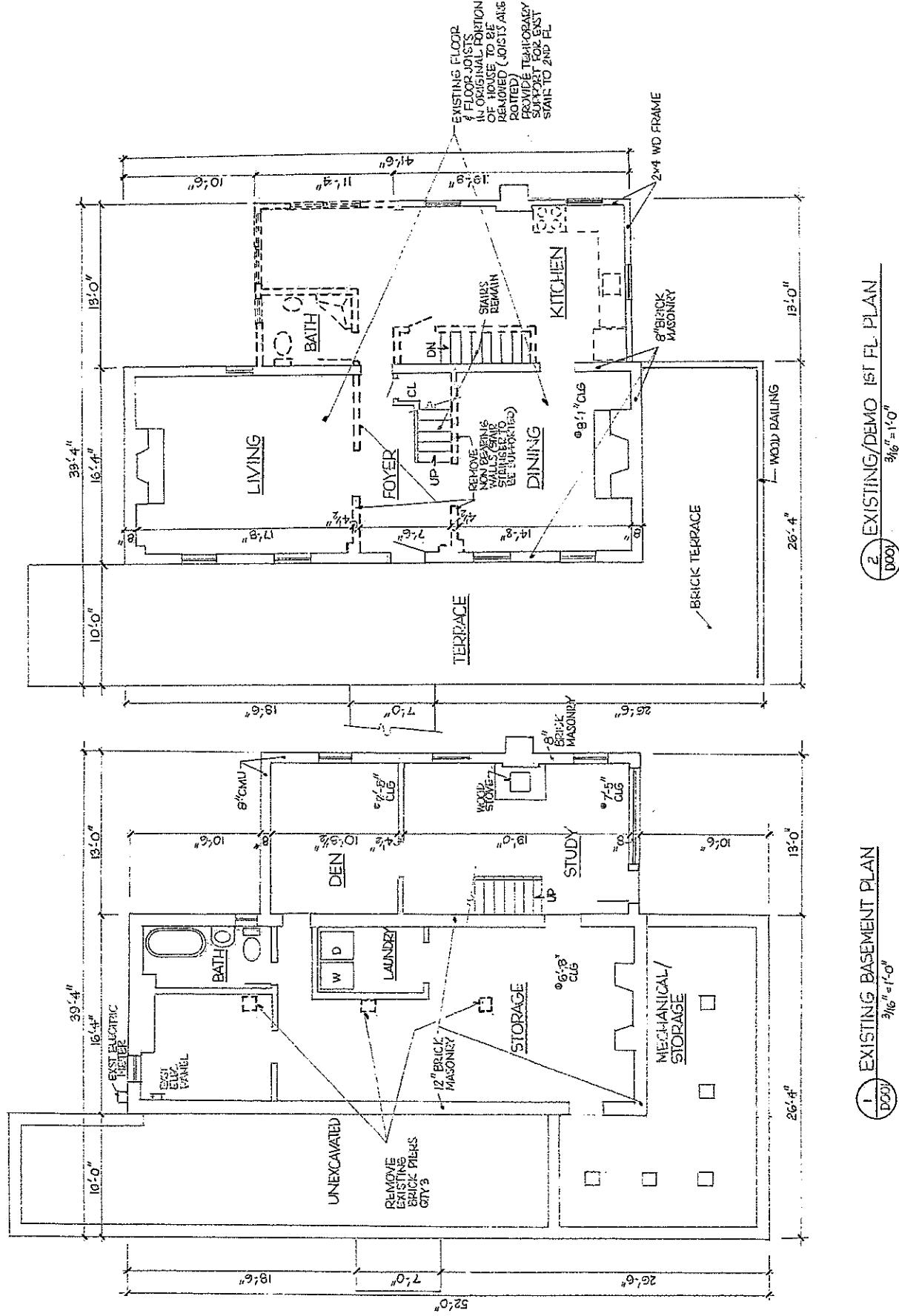


1 PROPOSED REAR ELEVATION  
AOB3 3 1/16" = 1'-0"



2 PROPOSED SIDE ELEVATION  
AOB3 3 1/16" = 1'-0"

ED WESELY 703 370 5406  
410 RANDOLPH RD  
SILVER SPRING MD 20904  
9-8-17 A003



NOTE: BASEMENT TO REMAIN EXISTING  
EXCEPT PILES TO BE REMOVED AS INDICATED  
(NEW CEILING JOISTS TO REMAIN EXPOSED)

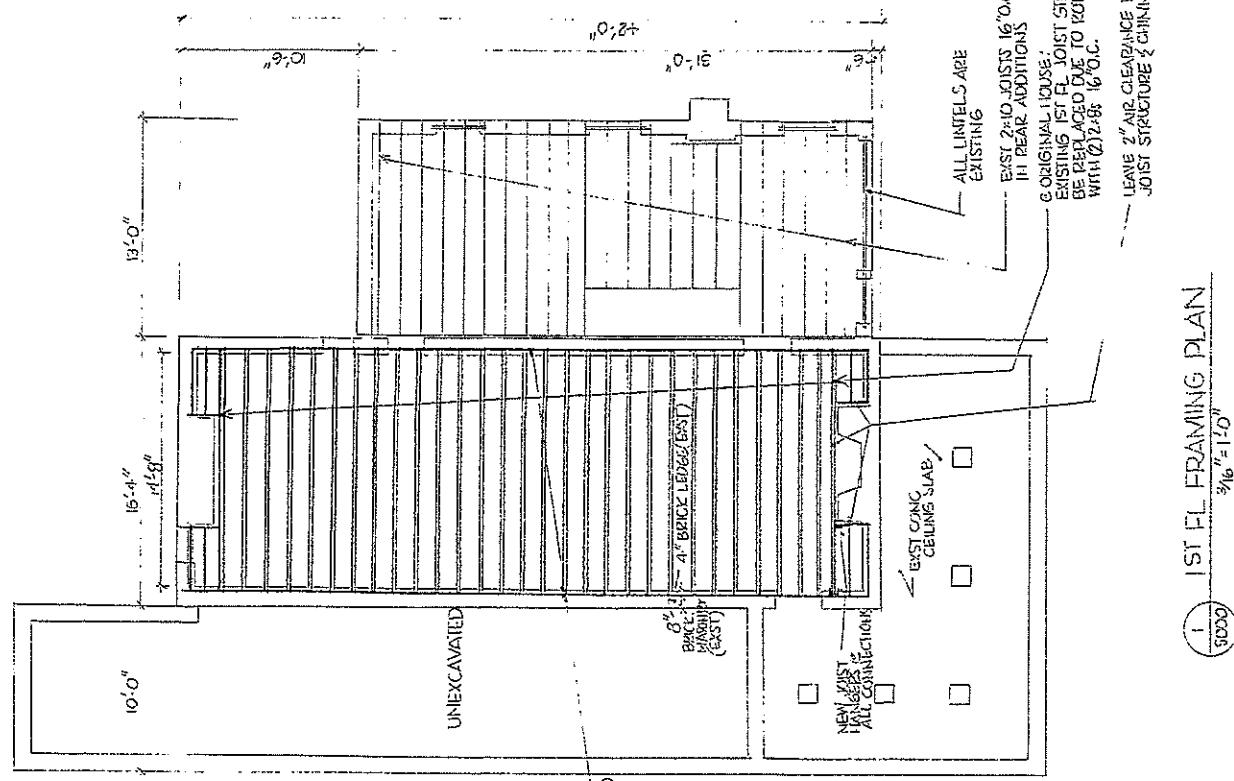
2 EXISTING/DEMO 1ST FL. PLAN  
DOOR 3'-10"

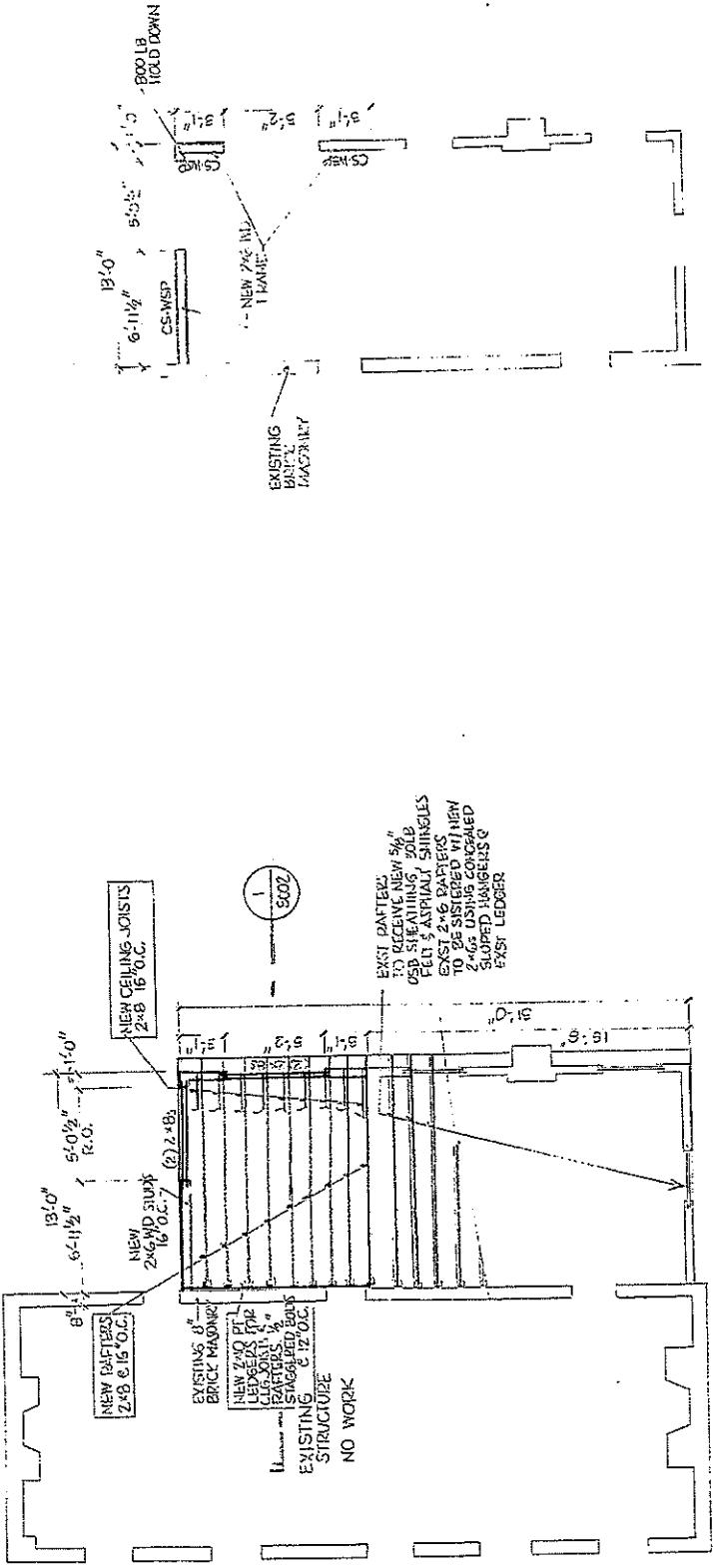
DEMO

10

ED WESTLEY 701-370-5406  
410 RANDOLPH RD  
SILVER SPRING MD 20901  
9-9-17 DOB

|                 |                        |
|-----------------|------------------------|
| ED WESLEY       | 703 370 5406           |
| 410 RANDOLPH RD | SILVER SPRING MD 20901 |
| 9-8-17          |                        |
| SODI            |                        |





**1 NEW ST FL ROOF FRAMING**

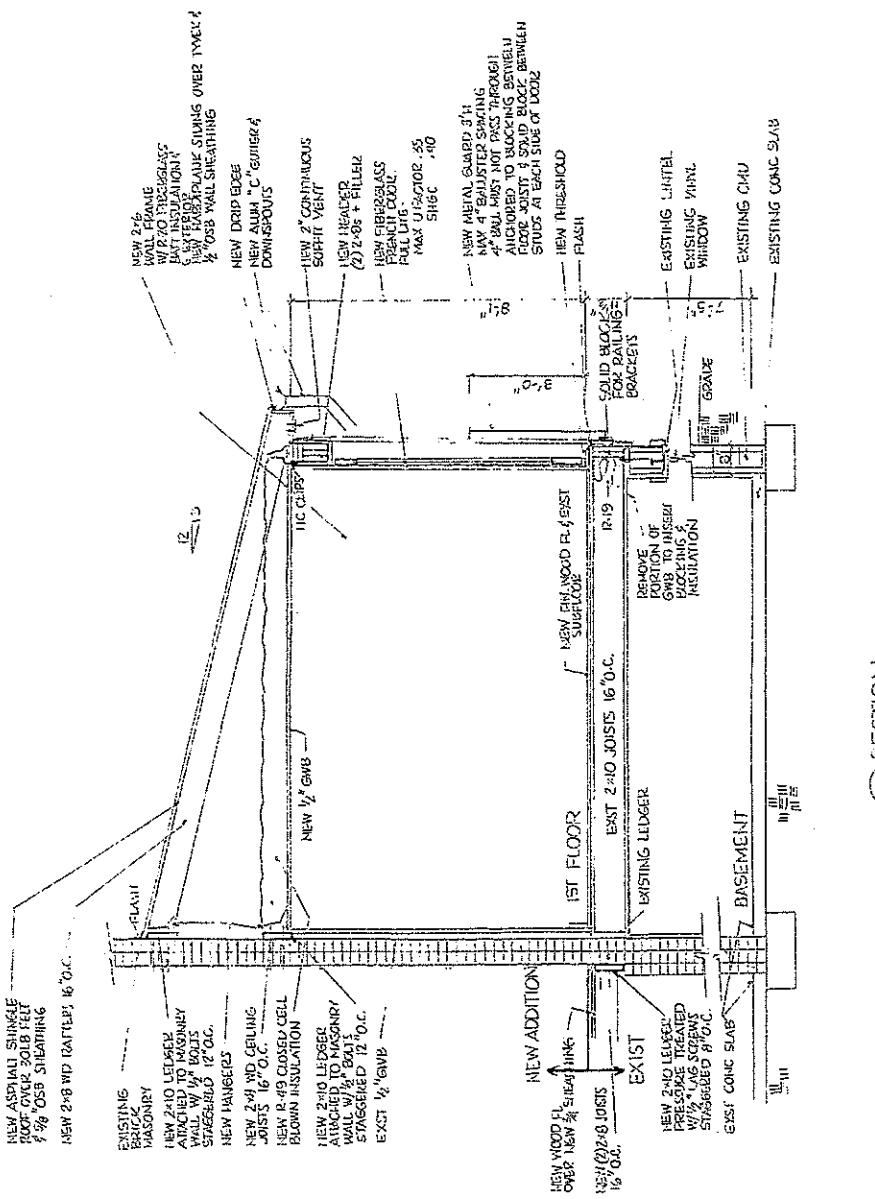
2  
SC01

2 1ST FL WINDSCREEN PLATE

A circular stamp with a double-lined border. The number '2' is positioned on the left side, and the letters 'SC01' are on the right side, separated by a vertical line.

|                 |                        |         |
|-----------------|------------------------|---------|
| ED WEEKLY       | 703-5105166            | SOON    |
| 410 RANDOLPH RD | SILVER SPRING MD 20904 | 9-18-17 |

13



SECTION  
1  
1/2"-10"

|              |                        |
|--------------|------------------------|
| ED WESELY    | 703-370-5465           |
| 410 CANAL RD | SILVER SPRING MD 20904 |
| 518 FT       | SP02                   |

(2)

ZONING NOTES  
FOR ZONING NOTATIONS SEE SITE PLAN

HISTORIC PROPERTY:

M.3314 ANNULAR

BUILDING CODE:

IRC 2015 , NEC 2014/NFPA 70, INCLUDING ER 4-15AMII

SCOPE  
REPLACEMENT OF 18' SF ONE STORY ADDITION ONTO EXISTING BASEMENT FOUNDATION,  
CHANGE OF EXISTING ADJACENT ADDITION METAL ROOF TO NEW ASPHALT SHINGLE,  
RECLADDING OF ADJACENT ADDITIONS EXTERIOR WITH NEW HARDIPLANK, INTERIOR 150 SF  
RENOVATION OF FIRST AND SECOND FLOORS. NUMBER OF BATHS TO CHANGE FROM 3 FULL  
BATHS TO 2.5 BATHS WITH A SECOND SINK IN UPPER BATH. BEDROOM COUNT WILL GO DOWN  
FROM 3 TO 2. NEW HVAC, WATER HEATER, ELECTRICAL AND PLUMBING, 1ST AND SECOND  
FLOORS TO BE INSULATED AS WELL AS ATTICS.

HISTORICAL NOTATIONS

NO EXTERIOR WORK SHALL BE DONE ON ORIGINAL PORTION OF HOUSE

NEW EXTERIOR OR STRUCTURAL WORK SHALL INCLUDE:

- 1) A NEW WINDOW AND NEW PAIR OF FRENCH DOORS IN ADDITION ONTO EXISTING BASEMENT FOUNDATION, WHILE EXISTING SHUTTERS AND WINDOWS ON ADJACENT ADDITION TO BE RETAINED. MATCH EXISTING ADDITION WINDOWS . WHITE FINISH.
- 2) NEW SIDING ON NEW ADDITION AND ADJACENT REAR ADDITION. PAINTED TO MATCH EXISTING COLOR.
- 3) NEW ASPHALT SHINGLE ROOF ON NEW ADDITION AND REPLACEMENT OF EXISTING METAL ROOF WITH NEW ASPHALT SHINGLES ON ADJACENT ADDITION, MATCH EXISTING SHINGLES.
- 4) REPLACEMENT OF GUTTERS AND DOWNSPOUTS AT ADDITIONS TO BE C-STYLE TO MATCH ORIGINAL HOUSE.
- 5) CHANGE OF REPLACED ADDITION ROOF WILL REQUIRE BOLTING INTO EXISTING BRICK MASONRY STRUCTURE WITH LEDGER BOARDS (WHICH ADJACENT ADDITION CURRENTLY HAS) REQUIRED SISTERING OF RAFTERS AND ATTACHMENT TO EXISTING Ledger WITH CONCEALED HANGERS.
- 6) EXISTING 1ST FL. STRUCTURE TO BE REPLACED DUE TO DOT & LEASED INTO MASONRY CODE NOTATIONS

EGRESS: FOR DOOR AND BEDROOM WINDOW EGRESS INFO SEE PLANS.  
CODE NOTATIONS  
EXHAUST: ALL BATHROOMS TO HAVE MINIMUM 50 CFM EXHAUST. IF KITCHEN HOOD MORE THAN 400 CFM, MAKEUP AIR TO BE PROVIDED.

SMOKE DETECTORS: ALL TO BE HARNESS WIRE WITH BATTERY BACKUP, INTERCONNECTED ONTO ONE DEDICATED ZW AMP EARTHQUAKE PANEL BOX. EACH FLOOR TO HAVE ONE COMBO SMOKE DETECTOR IN HALLS AND EACH BEDROOM TO HAVE SMOKE ONLY. ENERGY LIGHTING MORE THAN 75 PERCENT OF NEW LIGHTING WILL USE HIGH EFFICACY LAMPS.

CONSTRUCTION TYPE: V.B. NEW CONSTRUCTION, [ILL. ORIGINAL HOUSE] NEW ADDITION WOOD FRAME CONSTRUCTION AND STIRLING ROOF STRUCTURE ONTO EXISTING CHIMNEY FOUNDATION AND LEDGERS MOUNTED INTO BRICK MASONRY STRUCTURE OF ORIGINAL HOUSE.

GENERAL NOTES

ALL TRADES PERFORMING WORK SHALL MEET OR EXCEED CODE REQUIREMENTS WITH REGARD TO MATERIALS, CONSTRUCTION AND INSTALLATION METHODS.

DWGS PREPARED BY ED WESELY #301 STEVENSON AVE #503 ALEXANDRIA, VA 22304; 703 370 5480 TO SHOW SCOPE OF WORK FOR PERMIT SUBMITTAL PURPOSES WITH ANY STRUCTURAL SPECIFIED AND STAMPED BY STRUCTURAL ENGINEER NADER EL-HAJJ (#303 MCLEAN AVE. FAIRFAX, VA 22030; 703 615 2451)

MECHANICAL DESIGN TO BE SUBMITTED FOR PERMIT SEPARATELY.

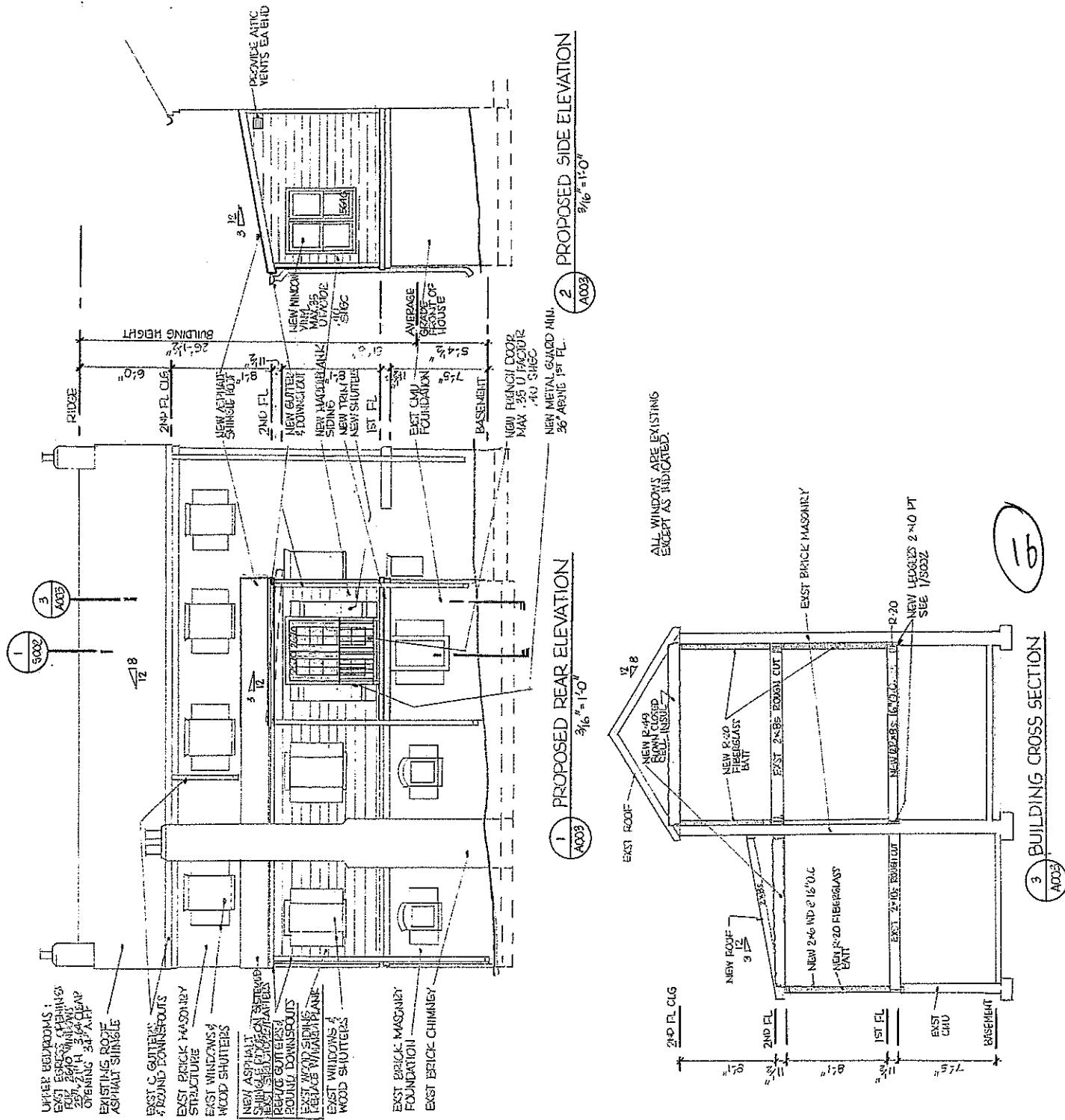
SHEET LISTING

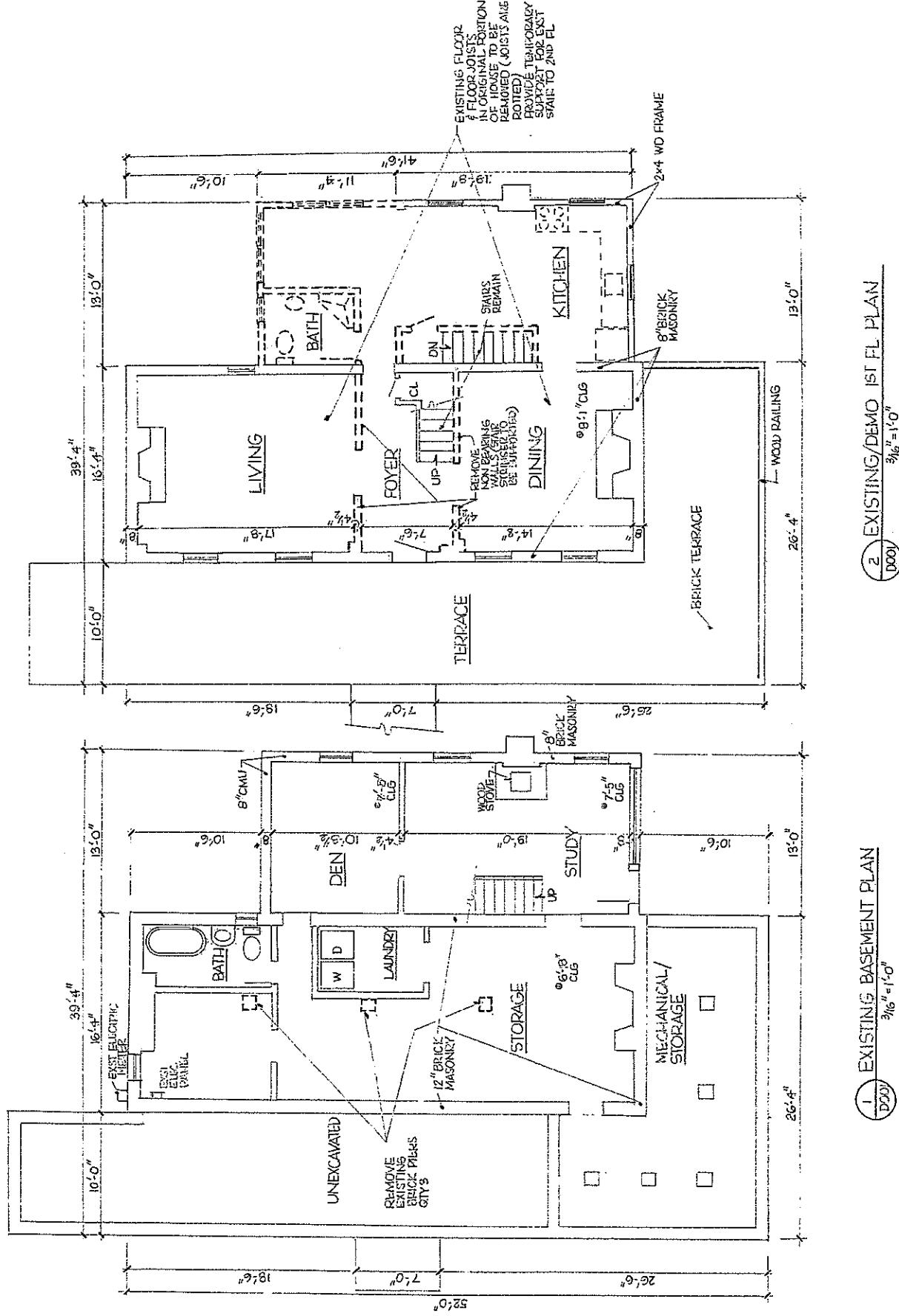
SURVEY/HISTORIC REGISTRATION  
INFLIIL CALC  
ENERGY CALCULATION SHEET

| Statement Construction Design Parameters |                     |                        |                    |                          |                          |                  |
|--|---------------------|------------------------|--------------------|--------------------------|--------------------------|------------------|
| Subject To Change From                   |                     |                        |                    |                          |                          |                  |
| Ground Snow                              | Wind Speed Category | Frost Weathering Depth | Terrie. Decay      | Roof                     | Exterior Wall            | Interior Wall    |
| 30 PSF (115 mph)<br>(1.4 kPa)            | 1                   | 10 in<br>(25 mm)       | 10 in<br>(25 mm)   | 10 in<br>(25 mm)         | 10 in<br>(25 mm)         | 10 in<br>(25 mm) |
| Winter Design Temp.                      | For Shld            | Frost Depth            | Air Freezing Index | Yearly<br>Temp.<br>Index | Yearly<br>Temp.<br>Index | 35°F (2.8°C)     |
| 30°C (86°F)                              | Yes                 | July 2, 1973           | 100                | 100                      | 100                      | 100              |

| SITE PLAN                                      |      |
|--|------|
| EXISTING BASEMENT AND FIRST FLOOR DEMO         | D001 |
| 2ND FLOOR AND ROOF DEMO                        | D002 |
| 1ST AND 2ND FLOOR PLANS AND STAIR RAIL DETAILS | A001 |
| ROOF PLANS                                     | A002 |
| ADDITION REAR AND SIDE ELEVATIONS              | A003 |
| BUILDING REAR AND SIDE ELEVATIONS              | S001 |
| FIRST FL. FRAMING PLAN                         | S002 |
| FIRST FL. FRAMING AND WINDBRACING PLANS        | S003 |
| ADDITION ROOF FRAMING AND WINDBRACING PLANS    | S004 |
| ADDITION BUILDING SECTION                      | S005 |

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SILVER SPRING MD 20904  
001  
9-8-17





NOTE BASEMENT TO REMAIN EXISTING  
EXCEPT PIECES TO BE REMOVED AS INDICATED  
(NEW CEILING JOISTS TO REMAIN EXPOSED)

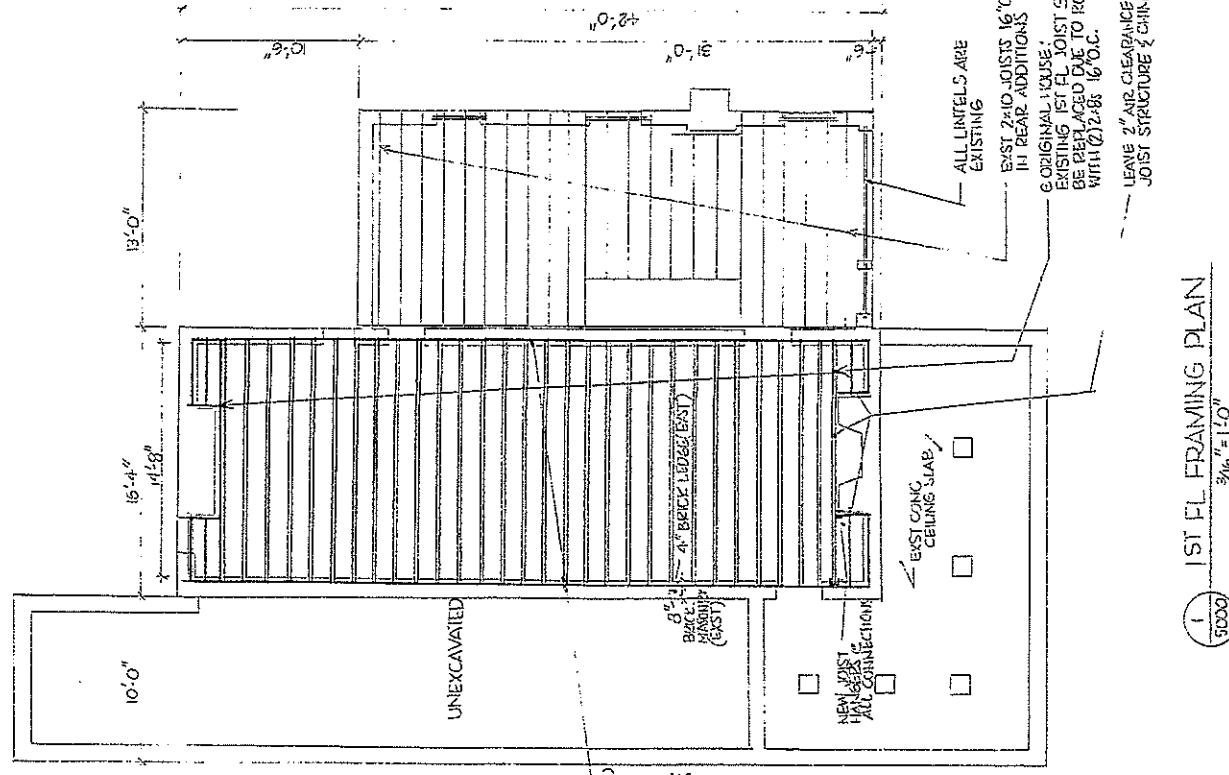
2 EXISTING/DEMO 1ST FL PLAN

DEMO

ED WESELY 703-370-5406  
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SILVER SPRING MD 20904  
9-9-17 DDCI

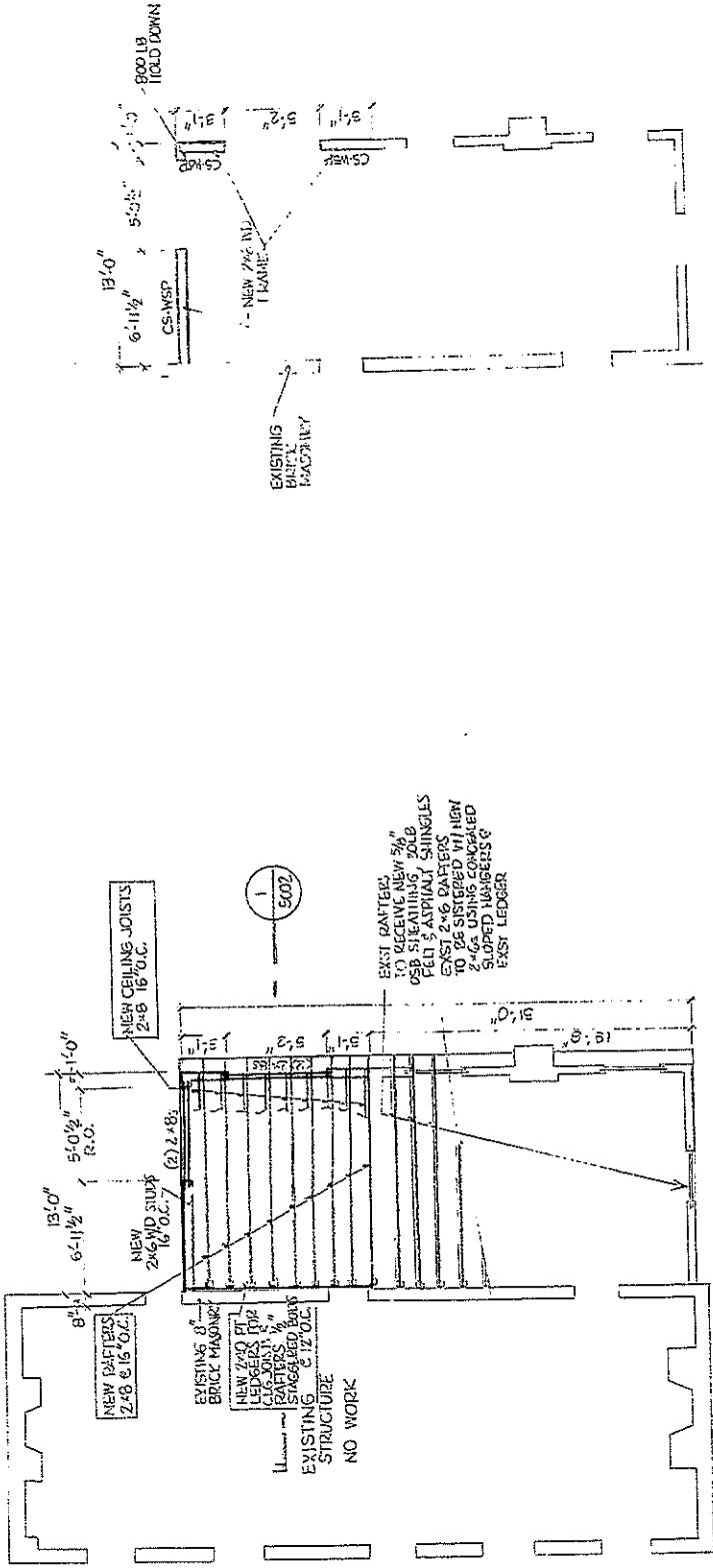
17

ED YUSKELI 703 370 5405  
 410 RANDOLPH RD  
 SILVER SPRINGS MD 20901  
 9-B-17 5000



1ST FL. FRAMING PLAN

(18)

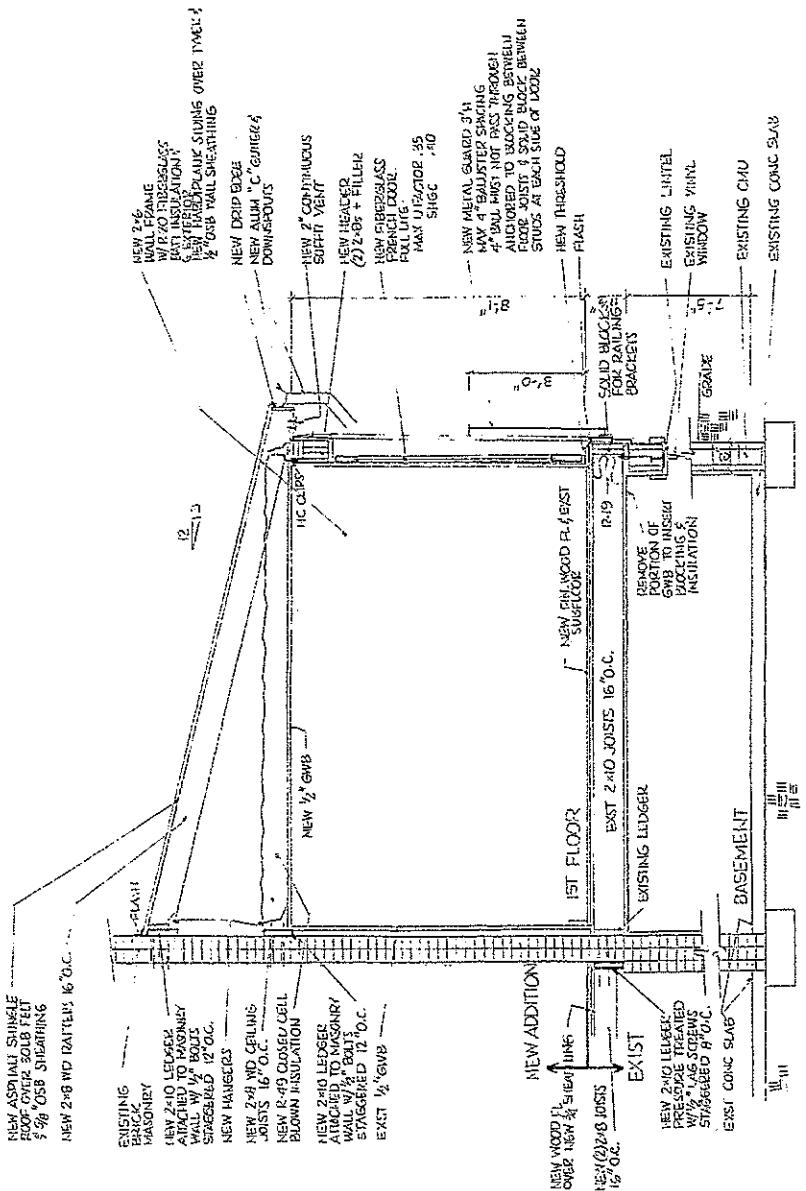


1 NEW 1ST FL ROOF FRAMING

(2) 1ST FL WINDER ZAGING PLAN

—  
—

|                 |                        |
|-----------------|------------------------|
| ED MESSLY       | 7023705466             |
| 410 BANCO PH RD | SILVER SPRING MD 20904 |
| 9/2/17          |                        |



ED. WESLEY 709 306 545  
410 BANXNPHI PID  
SILVER SPRINGS MD 20904  
9-8-77  
SC#92

## B-4 Photographs



PHOTO 01 - Main Block, West Facade (11-10-2016, NTHP)

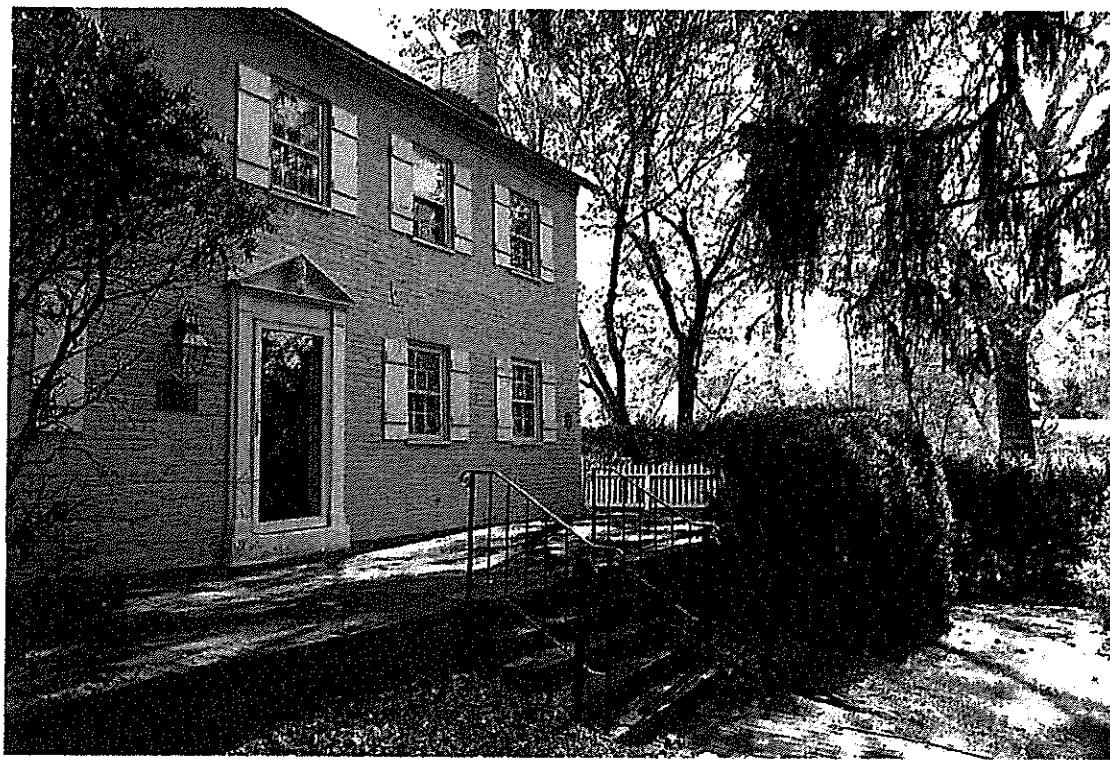


PHOTO 02 - Main Block, West Facade viewing South (11-10-2016, NTHP)

(2)

## B-4 Photographs



PHOTO 03 - Main Block, West Facade viewing North (11-10-2016, NTHP)

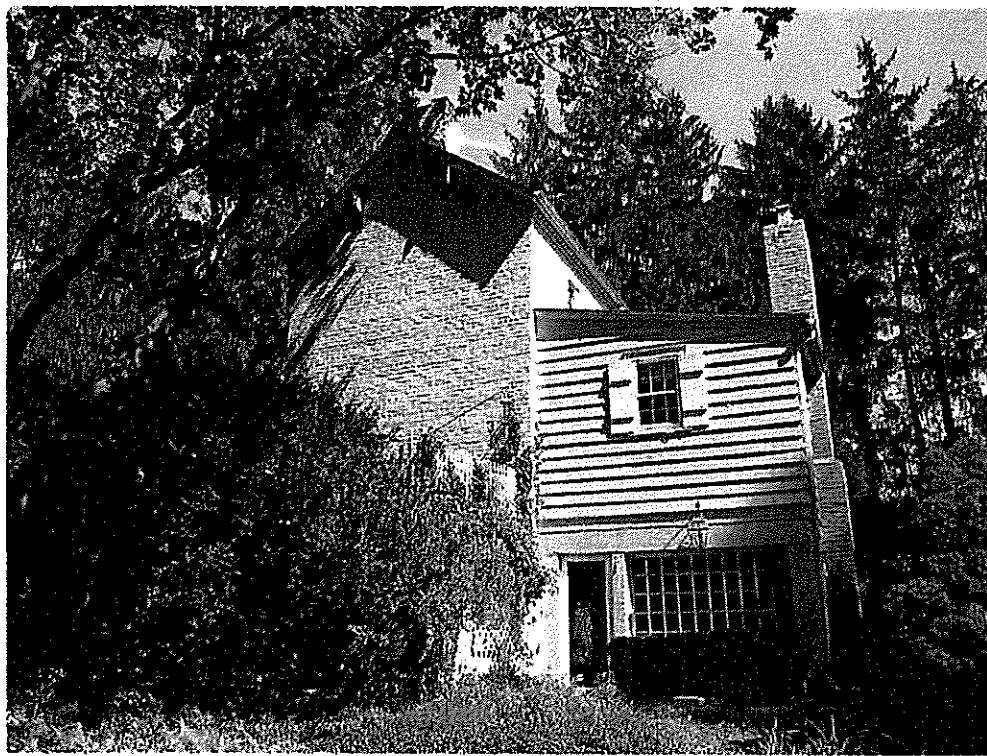


PHOTO 04 - Main Block and Rear Addition, South Elevation (11-10-2016, NTHP)

## B-4 Photographs



PHOTO 05 - Main Block and Rear Addition, South and East Elevations (11-10-2016, NTHP)



PHOTO 06 - Main Block and Rear Addition, East Elevation (11-10-2016, NTHP)

## B-4 Photographs



PHOTO 07 - Main Block and Rear Addition, East Elevation viewing Southwest (11-10-2016, NTHP)



PHOTO 08 - Rear Yard viewing South (8-10-2016, NTHP)

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## B-4 Photographs



PHOTO 09 - Main Block and Rear Addition, North Elevation (8-10-2016, NTHP)

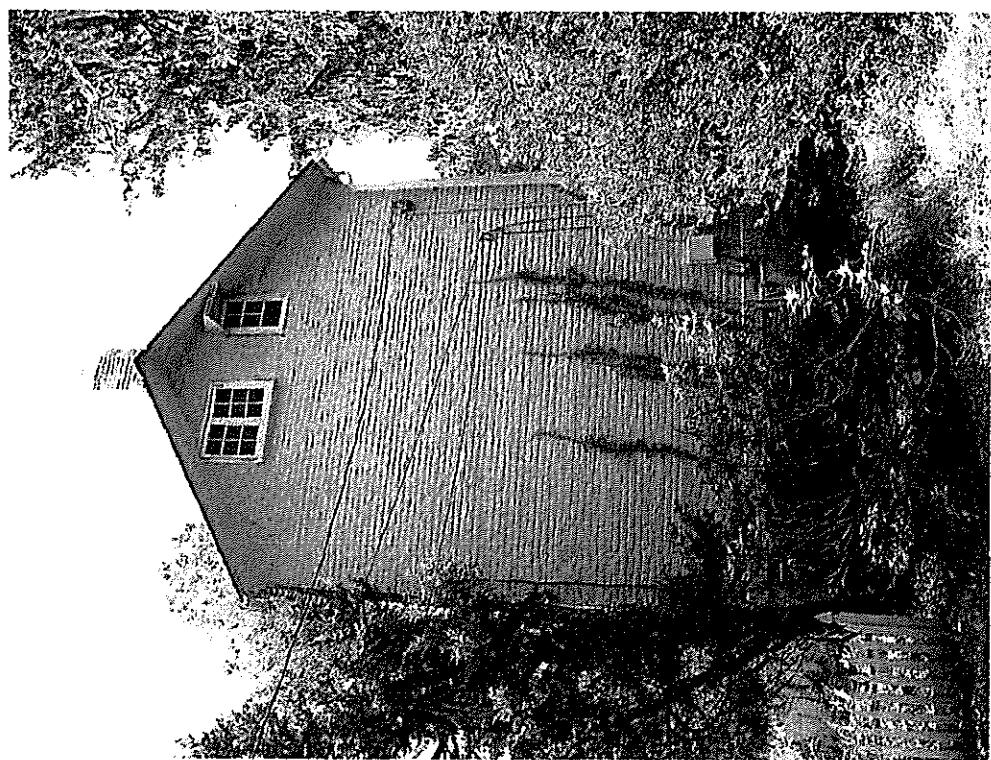


PHOTO 10 - Main Block, North Elevation (8-10-2016, NTHP)