

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11650 Snowden Pkwy., Germantown Formerly 22022 Ridge Rd.	Meeting Date:	2/2/2022
Resource:	Individually Listed Master Plan Site Howes Farm (13/19)	Report Date:	1/26/2022
Applicant:	NECC	Public Notice:	1/19/2022
Review:	HAWP	Tax Credit:	n/a
Permit No.:	979811	Staff:	Dan Bruechert

PROPOSAL: Demolition of Outbuildings

STAFF RECOMMENDATION

Staff recommends the HPC approve the demolition of the silo and deny the demolition of the three outbuildings.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan (Howes Farm #13/19)
STYLE: Vernacular
DATE: c.1884 and 1920-30s

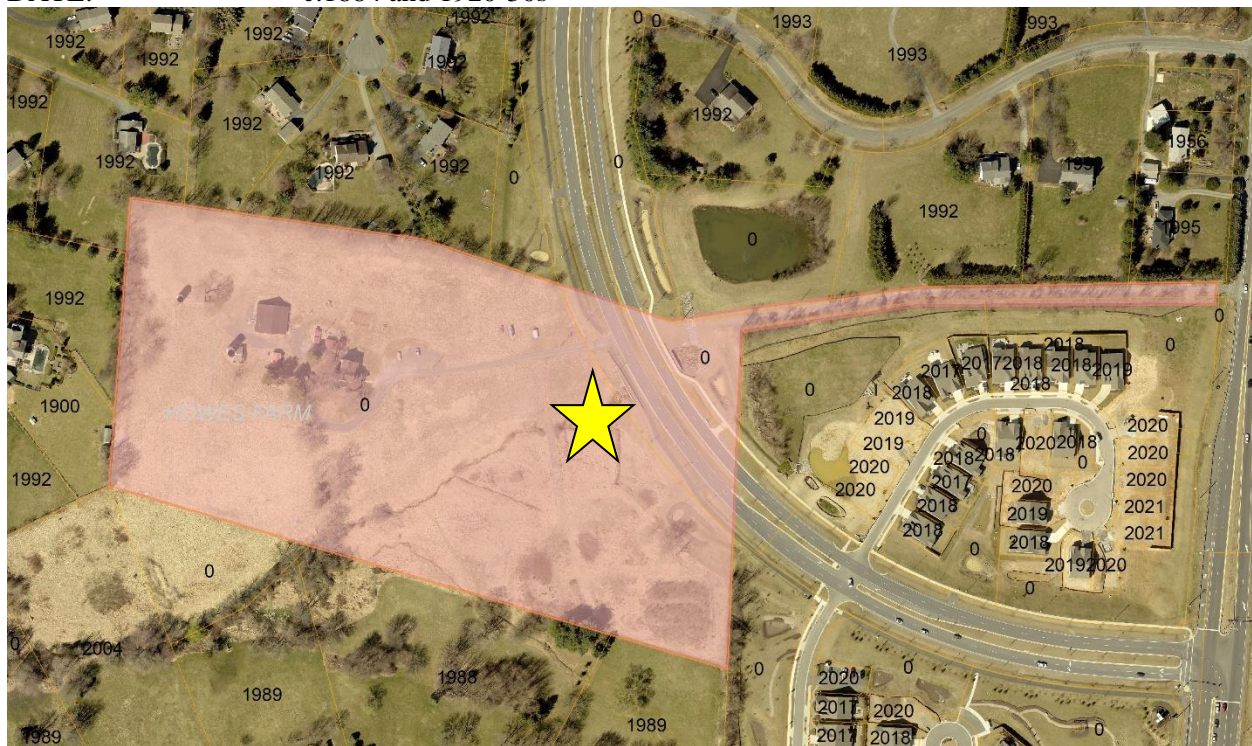


Figure 1: Designated Master Plan Site - Howes Farm.

From Places from the Past:

“The Howes House retains its late 19th-early 20th century appearance and setting, and the farm includes many of its original outbuildings. Between 1884-1892, Eliza and James Robert Howes built the ell-shaped, frame house. The traditional main block is one-room deep with a center cross gable and center-hall plan. Dominating the hallway is a striking curved wooden staircase, which Howes ordered from Philadelphia. Rough timbers for the house were sawn from trees on the farm. One of nine children of Eliza and James, Joseph G. Howes acquired the farm in 1917 and made several improvements over the next decade. In the early 1920s, Joseph enlarged the house with a wraparound porch. He installed indoor plumbing in 1919 and electricity in 1928 and covered the house in pebble-dash stucco. The farmstead has several notable outbuildings: a double corncrib with attached machine shed, concrete block milk house, pump house, combined smokehouse/workers house, 2 silos and feed room, and water tank house. A bank barn (late 1800s) and dairy barn (1930s) were destroyed by fire. The property remained in the Howes family until the early 1970s.”

The Maryland Inventory of Historic Places (MIHP) form¹ includes the additional information:

“There are a number of outbuildings to the north and west of the house. They date from the 1920s and 1930s and include a shed-roof hen house with vertical plank siding; a double corn crib and a machine storage shed with a cat-slide roof and vertical plank siding; a rusticated concrete-block and gable-roof dairy building used for storing milking equipment; a gable-roof one-bay pump house, a shed-roof, clapboard-sided structure with two entrances and a center window which was used partly as a meat house and partly for housing handymen; a silo and adjacent clapboard-and-concrete-block, gable-roof feed room; and two adjacent, frame shed-roof buildings (one three-bay, with vertical plank siding and the other one-bay and clapboarded) which were put to various uses over the years. The one-bay structure originally had a 1500 gallon water tank on its roof, for providing water to the house.

A dairy barn built in the 1930s was destroyed by lightning and a bank barn built about the same time as the house burned in the late 1970s; the stone foundation of the bank barn remains next to a second silo.”

Master Plan for Historic Preservation Amendment – 13/19 Howes Farm – July 1994

The Howes Farm meets the following criteria for Master Plan Designation: 1A, as an excellent example of a late 19th-early 20th-century family farm in the Clarksburg area; 1D, exemplifying the cultural, economic, and social heritage of agriculture and dairy farming in Montgomery County; 2A, embodying the distinct characteristics of a high-style Gothic Revival farmhouse with metal roof, narrow 2-over-2 shuttered windows, second-story bay window, and 20th-century rear wing, stuccoed siding, and wrap-around porch; and 2E, as an established and familiar feature in the community once dominated by family farms.

The Howes Farm was built in 1884 by James Robert Howes, who purchased the land from Sara D. Sellman. In the 1920s, the house was enlarged and stuccoed by their son, Joseph G. Howes, adding the wrap-around porch, modern utilities, and changing the drive from Brink Road to Ridge Road. The house retains its late 19th century integrity and many fine details, including the curved mahogany staircase ordered from Philadelphia.

The Howes Farm was formerly referred to in the Locational Atlas as the Elizabeth Waters Farm. However, research has not shown any connection of this property to the Waters family who lived nearby. The Howes family, long-time Clarksburg residents, were active members of the County Dairy Association, farming the 124-acre farm for over 90 years over three generations.

Several outbuildings remain from the period, including a hen house, a double corn crib and machine storage shed, a rusticated concrete block dairy building, pump house, meat house/handyman shelter, silo, and feed room. A dairy barn (1930) and bank barn (1880s) burned in the late 1970s. The

¹ The MIHP form is available here: https://mcatlas.org/hp2/hpdocs/M_%2013-19.pdf.

environmental setting is the entire 16.75 -acre parcel, including the outbuildings and long drive from Ridge Road.

BACKGROUND

The applicant presented a Preliminary Consultation at the July 28, 2021, HPC meeting.² The discussion at that meeting included the overall redevelopment concept plan for the historic site including demolishing and modifying existing buildings, location and scale of new construction, and the placement of other site features.

PROPOSAL

The applicant proposes to demolish four structures:

1. A silo;
2. Handyman house;
3. Pump Room; and,
4. Hen House

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the 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.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or
 - (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; or

² The Staff Report for the July 28, 2021 Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/07/II.A-22022-Ridge-Road-Germantown.pdf>. The audio of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=d792670e-f08f-11eb-81b1-0050569183fa.

- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Secretary of the Interior's Standards for Rehabilitation:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4. 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall 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.

STAFF DISCUSSION

Improvement of the subject property and construction of the main house and associated outbuildings began in the 1880s, but most of the farm buildings were constructed until the 1920s and 30s.

As part of the initial redevelopment of the site, the applicant proposes to demolish an existing silo and an assemblage of three structures. Demolishing these structures was discussed at the July 28, 2021, Preliminary Consultation.

Silo Demolition

The applicants propose to demolish the western silo (this was identified as the 'rear silo' at the July 28, 2021 HPC meeting). This silo was attached to a bank barn that burned down in the 1970s as a result of a lightning strike. The foundation of the bank barn and the concrete walls of the silo remain, but the roof of the silo has been gone for several decades and the condition of the structure has degraded over this time.

Staff's finding at the Preliminary Consultation was that, with the barn gone, the silo had largely lost its context and demolishing the silo would not detract from the significance of the site and its demolition could be supported under Standard 2 and 24A-8(b)(3) and (6). A majority of the Commissioners concurred with Staff's findings and several Commissioners noted that the site could lose one of the two silos and still retain its historic character. Staff supports demolishing the westernmost silo under the criteria identified above.

Demolishing Three Small Outbuildings.

Between the historic farmhouse and the principal barn, there are three buildings, identified in the historic documentation as “dairy equipment/hen house, handyman room, and pump house.” All three of the buildings are wood buildings constructed on poured concrete foundations and have suffered from deferred maintenance to varying degrees. The applicant proposes to demolish these buildings.



Figure 2: Detail showing the house and farm structures. Outbuildings proposed for demolition circled.

All three of these buildings were integral to the operation of the farm, serving both the family and milk to the Dairy Association. They are vernacular buildings utilizing a variety of wood siding and roof forms. Based on Staff’s observations, the buildings are in poor condition largely due to deferred maintenance.

The applicant consulted with a structural engineer regarding the condition of several buildings on the site (letter attached). The letter states, “these three small buildings are falling apart and are of no use, therefore shall be demolished.” The letter, however, fails to identify what is the cause of the buildings falling apart and what work could be undertaken to stabilize and retain them. The current site plan calls for relocating the drive along the right side of the house to provide direct access to the existing barn. Because of the narrow space between the house and these buildings, the drive as designed would likely necessitate removal of the three buildings; however, construction on a Master Plan site should focus on maintaining contributing resources and altering new site designs and buildings around those features that contribute to the overall significance of the site.

At the Preliminary Consultation, Commissioners supported the demolition of some of the buildings, but there was not a consensus on every building because the review’s primary focus was on the plan’s concept and not a specific treatment for every building. The majority of the discussion focused on the larger machine shed and corn crib in terms of restoration and integrity of the overall resources. One Commissioner asked about the feasibility of relocating these three buildings.

Staff finds that these three buildings are rare examples of outbuildings that were integral to the operation of the family farm and their location between the house and barn demonstrates the significant utility they

served.

At site visits to the Master Plan Site, Staff observed that all three buildings suffer structural deficiencies and have walls that lean and/or have rotten wood siding and framing. With further evaluation from a structural engineer, Staff may be convinced that the buildings have deteriorated beyond repair and need to be demolished, however, the letter from the engineer lacks any specificity beyond the buildings “falling apart” and Staff finds the applicant has not met the burden of persuasion for demolishing these three buildings. Staff finds these buildings contribute to the historical significance of the site and to the operation of the historic family farm. Staff does not support the demolition of these three structures. Staff finds demolishing these buildings would contravene 24A-8(b)(1) Standards 2 and 6. Rehabilitation and preservation of the outbuildings in their existing location are most consistent with the provisions of the Ordinance.

However, Staff finds there could be support for relocating and stabilizing these three structures on new foundations directly behind the historic farmhouse under the requisite guidance. Relocating the outbuildings behind the house would retain the historic relationship between these three buildings, the farmhouse, and the barn. Additionally, Staff finds that relocating the buildings would allow the applicant to construct the drive in their preferred location, providing direct access to the historic barn; which will be utilized as a community and sanctuary space. Preserving the relationship of the buildings on site is consistent with 24A-8(b)(1), and repairing these buildings on new foundations would protect the outbuildings while allowing utilization of the site under 24A-8(b)(3).

If the HPC concurs with Staff’s finding that the applicant has not met the burden of persuasion regarding the condition of the outbuildings, the HPC could consider deferring a ruling on the demolition of the three outbuildings so that the applicant can attempt to meet their burden of persuasion that the outbuildings have degraded beyond repair.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the demolition of the silo under the Criteria for Issuance in Chapter 24A-8(b)(2), (3), and (6), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior’s Standards for Rehabilitation* #2, and 6;

and **deny** the demolition of the three outbuildings under the criteria identified in 24A-8(a);

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Nepal Education and Cultural Center_(NECC) _ E-mail: necc.engteam@gmail.com _____

Address: _11650 Snowden Farm Parkway_____ City: _Germantown___ Zip: 20876___

Daytime Phone: _240-751-6359_____ Tax Account No.: 160202898373 & 160202975153

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____

Address: _____ City: _____ Zip: _____

Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property___22022 Ridge Rd, Germantown, MD 20876___New Address: 11650 Snowden Farm Parkway, Germantown, MD_____

Is the Property Located within an Historic District? X Yes/District Name_ Northern County_____
_____No/Individual Site Name_____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct

and accurate, and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Pramod KC

01/10/2022

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Germantown, MD 20876

21721 Brink Meadow Lane

21725 Brink Meadow Lane

11808 Morning Star Drive

11804 Morningstar Drive

11722 Morning Star Drive

20304 Mallet Hill Court

20300 Mallet Hill Court

20301 Mallet Hill Court

11612 Morning Star Drive

11608 Morning Star Drive

11604 Morning Star Drive

22030 Ridge Road

22021 Ridge Road

HAWP APPLICATION: MAILING ADDRESSES FOR NOTHING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 11650 Snowden Farm Parkway Germantown, MD 20876	Owner's Agent's mailing address
Adjacent and confronting	Property Owners mailing addresses
20301 Mallet Hill Ct Germantown, MD 20876	11820 Morning Star Dr Germantown, MD 20876
20305 Mallet Hill Ct Germantown, MD 20876	11824 Morning Star Dr Germantown, MD 20876
20300 Mallet Hill Ct Germantown, MD 20876	21725 Brink Meadow Ln Germantown, MD 20876
20309 Mallet Hill Ct Germantown, MD 20876	21721 Brink Meadow Ln Germantown, MD 20876
20312 Mallet Hill Ct Germantown, MD 20876	21729 Brink Meadow Ln Germantown, MD 20876
11722 Morning Star Dr Germantown, MD 20876	21733 Brink Meadow Ln Germantown, MD 20876
11714 Morning Star Dr Germantown, MD 20876	21737 Brink Meadow Ln Germantown, MD 20876
11804 Morning Star Dr Germantown, MD 20876	21741 Brink Meadow Ln Germantown, MD 20876
11808 Morning Star Dr Germantown, MD 20876	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property lies at existing 22022 Ridge Road, Germantown, MD 20876, (current 11650 Snowden Farm Parkway, Germantown, MD 20876) the area of the property as listed on plat is 16.75 Acres. The property falls in Historical preservation master plan designated as Howes Farm (Elizabeth Waters Farm), which was built in 1884 by James R. Howes, several other outbuildings like hen house, a double corn crib and machine storage shed, a rusticated concrete block dairy building, pump house, meat house, Silo and feed room also remain from the period.

The property is enclosed by tree lines in all three sides and frontage is connected to Snowden Farm Parkway, the property is mostly vegetated with grass, shrubs, and trees. A stream passes through the east side of the property and part of the property lies on 100-year floodplains.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Nepal Education and Cultural Center (NECC) purchased the property to establish as a worship/religious place; several new buildings, gardens, parking spaces, access roads, sanitary sewer, storm drainage and new water connection are proposed on this property without interfering with the existing historical properties. After purchase NECC has done extensive cleaning of all existing buildings and sheds and mowing of the entire property. Many volunteer engineers and volunteers of other expertise are working daily to uplift the beauty of this historical property. A team of volunteer structure engineers assessed the structural condition of the three outbuildings and standalone silo; upon detailed study of the said buildings the engineers indicated that the structures are not in good structural condition and are continuously deteriorating. Based on structure engineer's analysis NECC is requesting permit to demolish the unsafe outbuildings as indicated in attached plan; however, NECC is in rehabilitation process of the main building, concrete block dairy building, barn, and the feed room.

Work Item 1: Handyman Room, Pump House, and Hen House

Description of Current Condition:

These structures are in poor conditions, the structural woods are rotting and leaning on one side. These buildings are beyond repairing condition.

NECC is requesting demolition permit for these small outbuildings. An access road is proposed along the footprint of these outbuildings.

Work Item 2: West Silo

Description of Current Condition:

Visually inspecting the shed in poor condition, paints peeling off and woods are rotting. Multiple cracks on the wall of silos are visible. The silo roof of the silo has also collapsed.

Proposed Work:

NECC is requesting demolition permit for this structure. No new structures are proposed on this footprint.

Current photographs of Pump House, Handyman Room and Hen House:





Current photograph of West Standalone silo:



Attachments:
NECC concept plan.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the lands conveyed to David Yegher by the following conveyances:
 1. All of the land conveyed by Brink 27 Limited Partnership, by deed dated July 20, 1982 and recorded in Liber 5901 at Folio 502.
 2. All of the land conveyed by Catherine G. Clagett and James A. Clagett by deed dated July 20, 1982 and recorded in Liber 5930 at Folio 046.
 The said conveyances being recorded among the Land Records of Montgomery Co., Md. Permanent property line markers will be placed as required by Section 50-24(e) of the Montgomery County Subdivision Regulation.

August 28, 1990
 Date

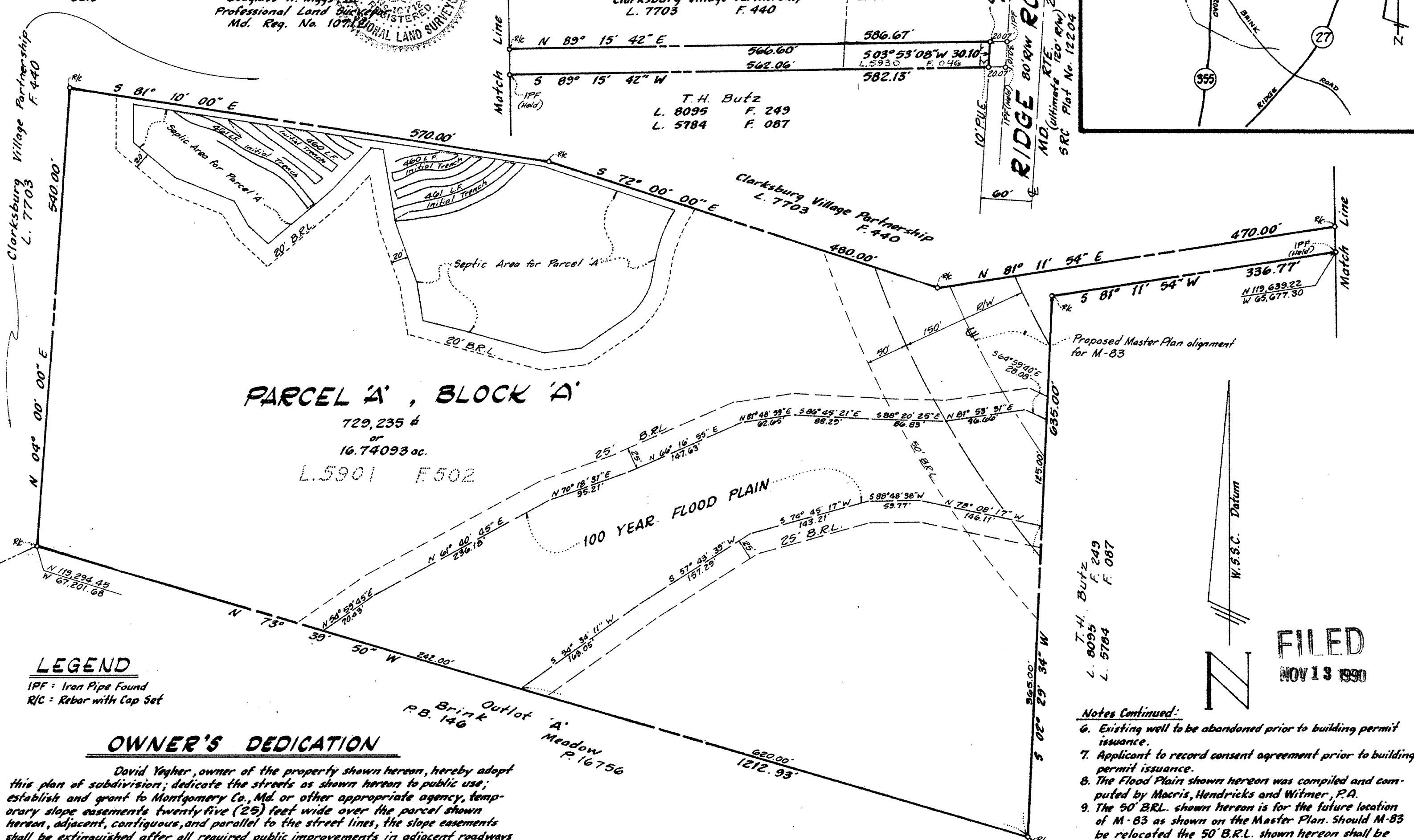
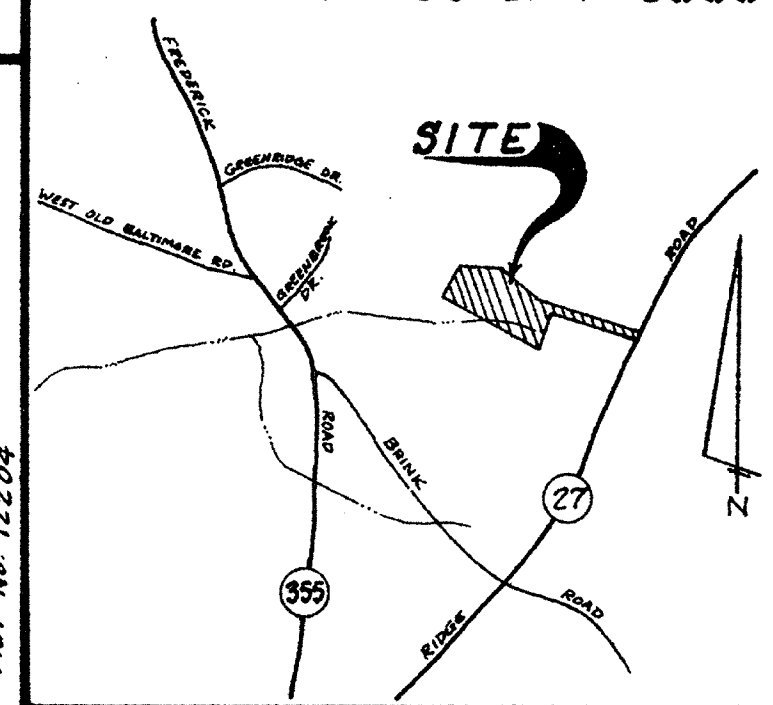
Douglas H. Riggs, Jr.
 Douglas H. Riggs, Jr.
 Professional Land Surveyor
 Md. Reg. No. 10712

NOTES

1. The approval of this plat is predicated on the availability of public water prior to the construction of buildings.
2. This plat is limited to uses and conditions as required by Preliminary Plan No. 1-84006 and by agreement with Montgomery County Planning Board.
3. Septic Building Restriction Lines subject to change only with Health Department reapproval.
4. Approved for 3500 gpd.
 (Notes continued below)

PLAT No. 18056

VICINITY MAP-SCALE: 1"=2000'



LEGEND

IPF = Iron Pipe Found
 R/C = Rebar with Cap Set

OWNER'S DEDICATION

David Yegher, owner of the property shown hereon, hereby adopts this plan of subdivision; dedicate the streets as shown hereon to public use; establish and grant to Montgomery Co., Md. or other appropriate agency, temporary slope easements twenty-five (25) feet wide over the parcel shown hereon, adjacent, contiguous, and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in adjacent roadways have been accepted for maintenance by Montgomery Co., Md. or other appropriate agency; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery Co., Md., subject to all current and applicable regulations of all federal, state, and local governing agencies.

There are no suits, actions at law, liens, leases, mortgages, or trusts, affecting the property included in this plan of subdivision.

August 27, 1990
 Date

David Yegher
 David Yegher

PLAT TABULATION

Number of Parcels.....1
 Area of Parcel 729,235 ±
 Area of Street Dedication 602 ±
 Total Area = 729,837 ± or 16.75474 ac.

Notes Continued:

6. Existing well to be abandoned prior to building permit issuance.
7. Applicant to record consent agreement prior to building permit issuance.
8. The Flood Plain shown hereon was compiled and computed by Macris, Hendricks and Witmer, P.A.
9. The 50' B.R.L. shown hereon is for the future location of M-83 as shown on the Master Plan. Should M-83 be relocated the 50' B.R.L. shown hereon shall be extinguished.

SUBDIVISION RECORD PLAT
 PARCEL 'A', BLOCK 'A'

BRINK MEADOW

ELECTION DISTRICT NO. 2
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100' JULY, 1990

MACRIS, HENDRICKS & WITMER, P.A.
 ENGINEERS • PLANNERS • SURVEYORS
 9220 WIGHTMAN ROAD, SUITE 120
 GAITHERSBURG, MARYLAND 20879
 (301)-670-0840

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: AUGUST 6, 1990

CHAIRMAN
 ASST. SECRETARY - TREASURER

M.N.C.P. & P.C. RECORD FILE NO. 581-40

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF TRANSPORTATION
 APPROVED: SEPTEMBER 10, 1990

FOR DIRECTOR

MONTGOMERY COUNTY, MARYLAND
 HEALTH DEPARTMENT
 APPROVED: 10/22/90

HEALTH OFFICER

79-180

51249-97 581-40



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Fairfax, VA 22030

Tel: 703-865-7122 ♦ Fax: 703-865-7155

Email: advancestr@vacoxmail.com

November 2nd, 2021

Umesh Niroula
NECC

Re: NECC Project
22022 Ridge Road
Germantown, MD 20876
Existing buildings structural assessments

Dear Mr. Niroula:

In response to above, we made another site visit on October 12th, 2021. The following are our observations and recommendations:

1. Existing historic building D:

We recommend that this building's all exterior façade be repaired and maintained due to historic nature of the building. The building's existing interior floor joists has some floor dips, leaking roof and damaged wall, ceiling and some of structural framings. A portion of building structure has to be reinforced, scabbing new floor joist to existing to make level floor, keeping front façade with same look as before but repaired, refurbished and maintained with new metal roof to replace existing leaking roof. Interior layout of house will remain as is with minor kitchen alteration, cleaner, painted and finished. Existing HVAC system to be kept as is if found in working condition. If not, new residential HVAC system will be installed. Some minor electrical and plumbing work may be required.

2. Three small buildings 'H' in front of building D. These three small buildings are falling apart and of no use and therefore, shall be demolished.

3. Existing barn building E:

This building will be restored, and rebuilt by reinforcing existing wall and roof structure, removing two interior non bearing wall, built per code with insulated wall, roof, doors windows and new foundation all around as much required for structural support. This is approximately 50' x 60' (3000 S.F. footprint) building and will be used for storage of NECC materials. The existing building exterior wall has moved and buckled due to lack of foundation and proper connection to it. Therefore, new exterior wall and footings around with new windows shall be installed. Existing windows shall be replaced with new energy efficient windows per code with new floor, wall and ceiling finish. There will be new electrical and HVAC. A new upgraded 400

REGISTERED PROFESSIONAL ENGINEERS

MARYLAND • VIRGINIA • DISTRICT OF COLUMBIA • NORTH CAROLINA • NEW JERSEY • WEST VIRGINIA • PENNSYLVANIA • FLORIDA • NEW YORK

MASSACHUSETTS • ILLINOIS • TENNESSEE • GEORGIA • CALIFORNIA • ARIZONA • DELAWARE

A panel will be installed. Existing footing and exterior will remain same. Exterior wall will be repaired where necessary, cleaned and finished with new paint. Use of this building will primarily be for storage of NECC goods and materials and restored in its entirety in its original shape for compliance with new building code.

4. Buildings H in front of barn building:

The two buildings H in front of barn building have toilets and will be renovated to make two toilet rooms for men and women to comply to ADA.

5. Silos:

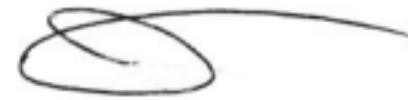
Independent silo in back will be demolished. One silo attached to the small house will be kept, maintained, and refurbished in same shape and size.

In summary, we propose to maintain and refurbish in its original shape and form, and usage, and per current building code, existing buildings D, E, and H as noted above. Three small mostly damaged buildings (H) will be demolished to build a new temple in future. Future new construction will be per proposed site plan.

Should you have any questions on this report, please call or e-mail.

Sincerely,

Suresh Baral
Suresh Baral, P.E.
President



John Levermore, P.E.
Associate/Project Engineer

Encl. - Preliminary site plan with mark ups

