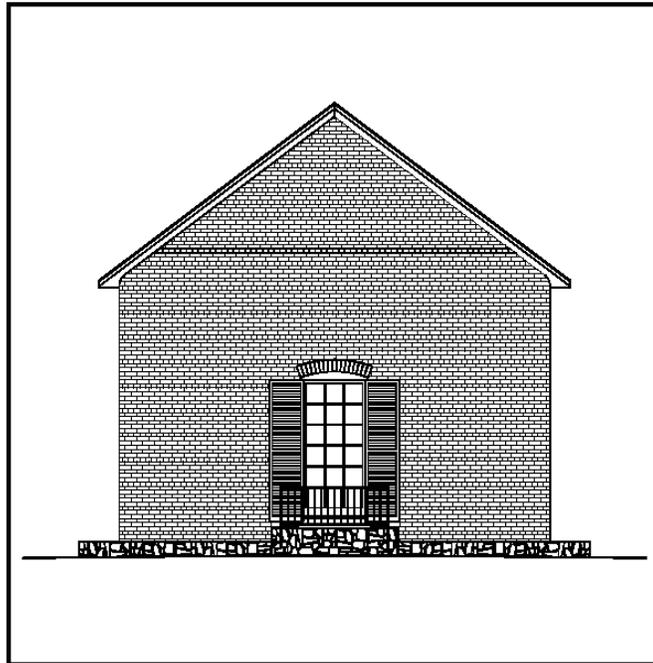


CITY OF COLLEGE PARK

OLD PARISH HOUSE

July 4, 2016



HISTORIC STRUCTURES REPORT

OLD PARISH HOUSE

CITY OF COLLEGE PARK



THOMAS J. TALTAVULL, ARCHITECT
©Copyright 2016
THOMAS J. TALTAVULL AND CITY OF COLLEGE PARK

CONTENTS

INTRODUCTION	4
PART 1 - DEVELOPMENTAL HISTORY	
Historical Background and Context	7
Chronology of Development and Use	9
Physical Description	16
Evaluation of Significance	32
Condition Assessment	39
PART 2 – TREATMENT AND WORK RECOMMENDATIONS	
Historic Preservation Objectives	53
Work Recommendations and Alternatives	54
APPENDICES	
Appendix A – Asbestos Inspection Report	58
Appendix B – Lead Based Paint Inspection Report	77
Appendix C- Structural Engineer Field Report	86
Appendix D- Maintenance Report	91
Appendix E – Floor Plans	99
BIBLIOGRAPHY	102

INTRODUCTION

STUDY SUMMARY

The purpose of this historic structures report is a continuation of the stewardship and commitment of the City of College Park to the preservation of The Old Parish House and the Old Town College Park Historic District. The historic structures report will be a primary planning document for decision making about the preservation, rehabilitation and use of the building. It will provide a summary of information about its history, existing conditions and recommendations for work. The City of College Park, local and state preservationists will have a readily accessible document for working on the building. The methodology used in preparing this historic structures report is based on guidelines set by the National Park Service Preservation Brief 43 which includes the developmental history and treatment and work recommendations.

The original use of the building now called “The Old Parish House” located at 4711 Knox Road, College Park, Maryland is uncertain. What is certain is that the building is one of the oldest located in College Park. Previous research has indicated that the building was part of the Calvert Estate at Riversdale and used as an outbuilding, perhaps a dairy or tobacco barn. A historical sign located on the property puts the date of the construction of the building at 1817. The original building is the rectangular 26 foot wide by 50 foot long section. What is curious today is that visible signs in the building present more questions than answers. Why was a utilitarian barn constructed of handmade brick, with segmental arched openings for window and doors? If constructed in 1817, why do the rafters and collar ties exhibit clear signs of circular saw marks? Circular sawn lumber didn’t occur until the middle 19th century. Are these the original rafters? If the building was a barn, was the original floor wood or dirt? The current floor is a structural concrete slab with a crawl space underneath.

These questions are the important feature of this report as they are the beginning of the discovery of why, when and how this building was built. Further historical research, such as dendrochronology, mortar analysis, paint analysis, archeological investigations and destructive probes in predetermined areas could reveal clues to unanswered questions.

The periods of significance for the building are the early to middle nineteenth century when the original building, probably was a farm utilitarian brick structure for the Calvert estate period, then a church and parish house period dating from late 19th to early 20th centuries, next a Woman's club period from the 1930's to the 1998, and finally, the City of College Park Period, from 1998 to the present where the building is currently used as a community building.

PROJECT DATA

The Old Parish House is now owned by the City of College Park and is located at 4711 Knox Road. It is designated historic site number 09, located in planning area 66, in the Old Town College Park Historic District 042. Various documents have established the date of construction at circa 1817. Known today as the Old Parish House, a single building stands as a representative of the property's original use as part of the Stier-Calvert family plantation known as Riversdale. This one story structure, based on historical and physical evidence, appears to have been constructed in the early to middle part of the nineteenth century (circa 1817) as a farm outbuilding (possibly a barn). It was subsequently renovated probably several times between 1870's and 1930's to serve the community of College Park as a church. The last major renovation was done by the Woman's Club of College Park after they took ownership in 1957. It was purchased by the City of College Park in 1998 and is now used for community meetings and social events.



Old Parish House CITY OF COLLEGE PARK



Photos courtesy College Park Woman's Club

This photo shows the building's interior during the time that it served as St. Andrew's Church. The altar is decked with fresh evergreens for Christmas.



Built in 1817, the Old Parish House originally served the Calvert Mansion as a dairy barn and is one of only two surviving outbuildings from the Riversdale Estate. It is one-story high with a gable roof, segmentally arched windows and side walls supported by brick buttresses. From 1894 to 1930, the building housed the congregation of St. Andrew's Episcopal Church and once a new church was constructed, became its parish house. After 1957, the building was the headquarters of the College Park Woman's Club until the City of College Park became owner in 1998. It is now used as a public meeting place and rented for special events.



Historical Plaque located at site along Knox Road

PART 1 DEVELOPMENTAL HISTORY

HISTORICAL BACKGROUND AND CONTEXT

Establishing the chronological order of development for the Old Parish House is a key to conveying its historical narrative. The original portion of the building stands as a twenty six foot wide and fifty foot long rectangular brick masonry structure. The structure is elongated in the long dimension on an east to west axis. The building is historically attributed to the Calvert estate at Riversdale, with a date of construction ca. 1817. In a letter to her father, Rosalie Stier Calvert (1778 – 1821) wrote on May 12, 1817 that her husband George Calvert was building a brick barn, on their plantation Buck Lodge, land adjacent to Riversdale.¹ If accurate the building was most likely commissioned by George Calvert (1768 – 1838).

If, after further research, the date of construction is established to the middle of the nineteenth century, the building's commission could be attributed to George Calvert's son, Charles Benedict Calvert (1808 –1864).

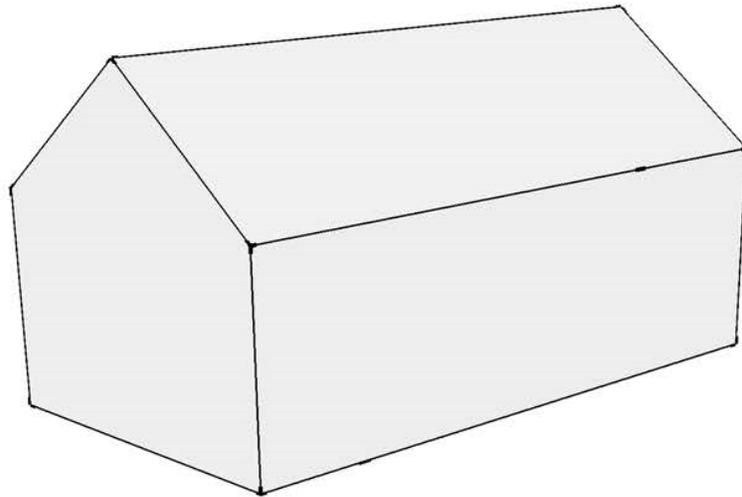
Upon Charles Calvert's death, the land upon which the Old Parish House sits was inherited by his daughter, Ella Calvert Campbell (1840 – 1902). Eugene Stier Calvert (1846–1894), Ella Campbell's younger brother, attempted to subdivide and develop on a portion on this property in 1872 called the community of College Lawn. The brick structure was already designated a church on this plan.² In 1889, Ella C. Campbell deeded 129 acres of her inheritance to real estate developers John O. Johnson and Samuel W. Curriden who platted and developed the subdivision College Park. In 1897, Johnson deeded the brick building to the Bishop of the Protestant Episcopal Church and it became a mission chapel of St. John's Church in Beltsville. The subsequent late 19th century change of use from a farm utility structure to a chapel, a one room brick addition to the north elevation and a chancel addition to the west elevation have clouded the original door and window locations, interior finishes, roof framing and roofing material. The building was used after 1930 as the Parish Hall of St. Andrew's Episcopal Church, located on College Avenue. A wood frame shed roof one-story addition and brick masonry wall buttresses were added by the church prior to the sale of the building to the Progress Club, later known as the College Park Woman's Club in 1957.

The Progress Club completed a number of renovations that changed the character of the building. Significantly, the group removed the wood floor in the original building and installed a structural concrete slab floor creating a crawl space underneath. They removed the doors in the east gable end and installed a window and an entry door on the north wall with a covered porch. The stained glass windows associated with the church were removed and replaced with 6/6 wood sash double hung windows. The salvage wrought iron fence that encircles the lot was installed in the early 1960's, a number of bricks were replaced and the entire building was painted in 1974. The club changed its name to the College Park Woman's Club in 1964.

The building was acquired by the City of College Park in 1998. The City has completed several renovations including adding an exterior ramp and accessible bathroom, stone walkways, painting the exterior, replacing the boiler and hot water heater, insulating the crawl space, new lighting and plumbing upgrades. An asphalt shingle roof, gutters and downspouts were installed just prior to the City taking ownership.

CHRONOLOGY OF DEVELOPMENT AND USE

The first period of development ca. 1817 mostly likely saw the building used as a plantation outbuilding. The precise use is undetermined, but possible uses could have been a tobacco warehouse, stable or cattle barn. Many details of the original construction with the exception of the brick walls have been obscured over the course of two hundred years of modifications to the building. The building may not have had window openings on the north and south facades. The current opening on the east elevation is a window and was at one period a door. The east and west elevations may not have had an opening at all in its original design as a barn. Further study could determine and confirm the original design.

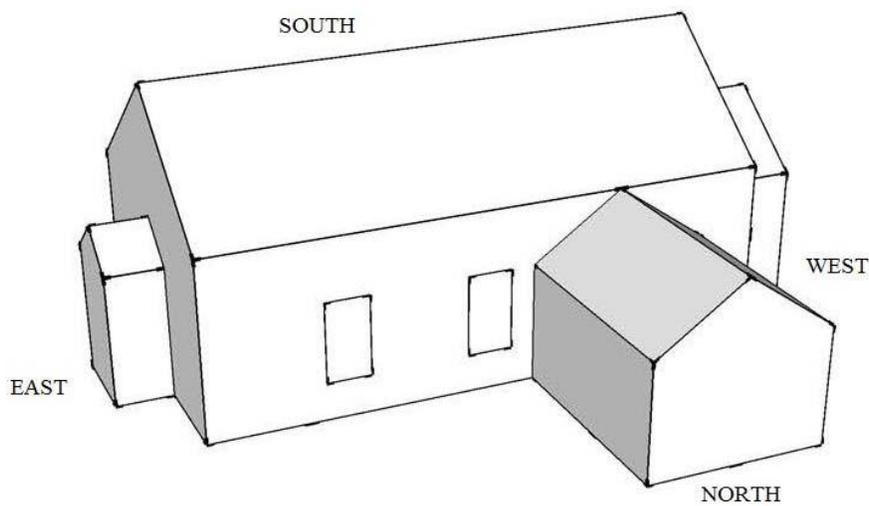


CALVERT ESTATE PERIOD ca. 1817

Plantation Outbuilding

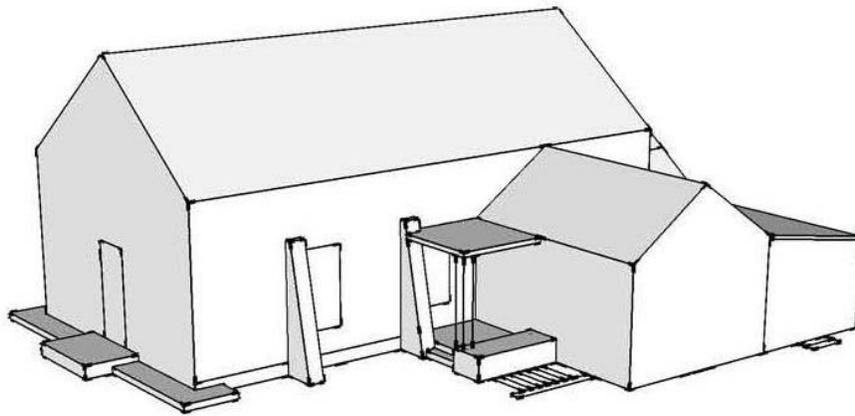
This illustration indicates the form of the original building without speculation of any window and door locations during the Calvert estate period.

The second period of significance saw the use of the building dramatically altered from plantation outbuilding to a chapel. It was during this period, a vestibule frame addition with entry doors and wooden steps appeared on the east elevation, three stained glass windows were located on the south and north elevations. Prior to 1912, a brick chancel addition was added to the west elevation and a brick kitchen addition to the north elevation. See the Church period illustration below.



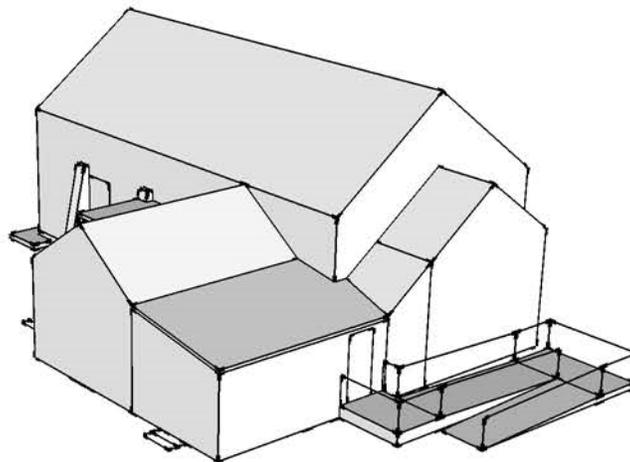
CHURCH PERIOD ca. 1897 - 1930

The use of the building changed again in the 1930's to a parish hall. The major changes to the building during this period added a shed roof frame addition to the north wing and masonry buttresses were added to the south and north elevations. The Progress Club, later called the College Park Woman's Club completed significant interior and exterior changes after purchasing the property in 1957. These alterations included removing the wooden floor framing and installing a structural concrete slab in the main hall, converting the entry door on the east elevation to a window with small brick and stone patio with stone planters across the east elevation. The central window on the north elevation was converted to a door and a flat roof porch with stone planter accents and steps were added.



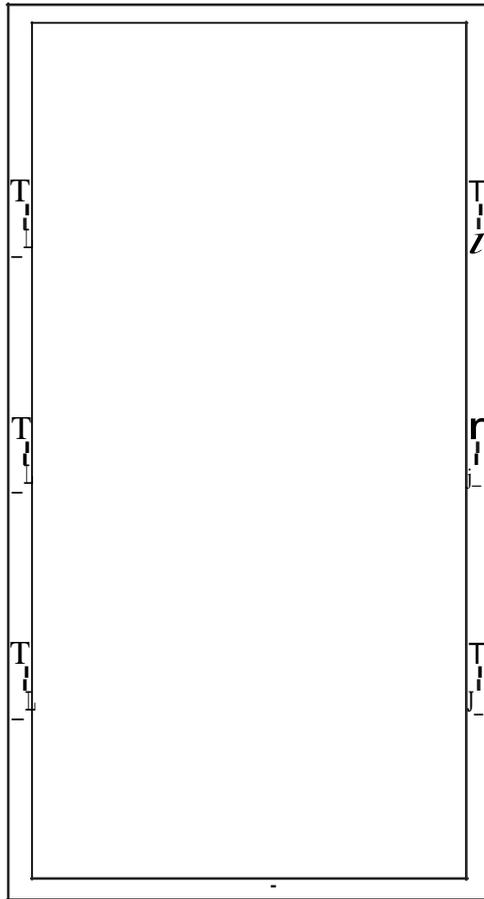
WOMAN'S CLUB PERIOD ca. 1930 to 1998

The City of College Park, made alterations to an existing restroom and added an exterior ramp and paving to improve accessibility for the disabled. See the figure below of the City of College Park Period 1998 to Present.

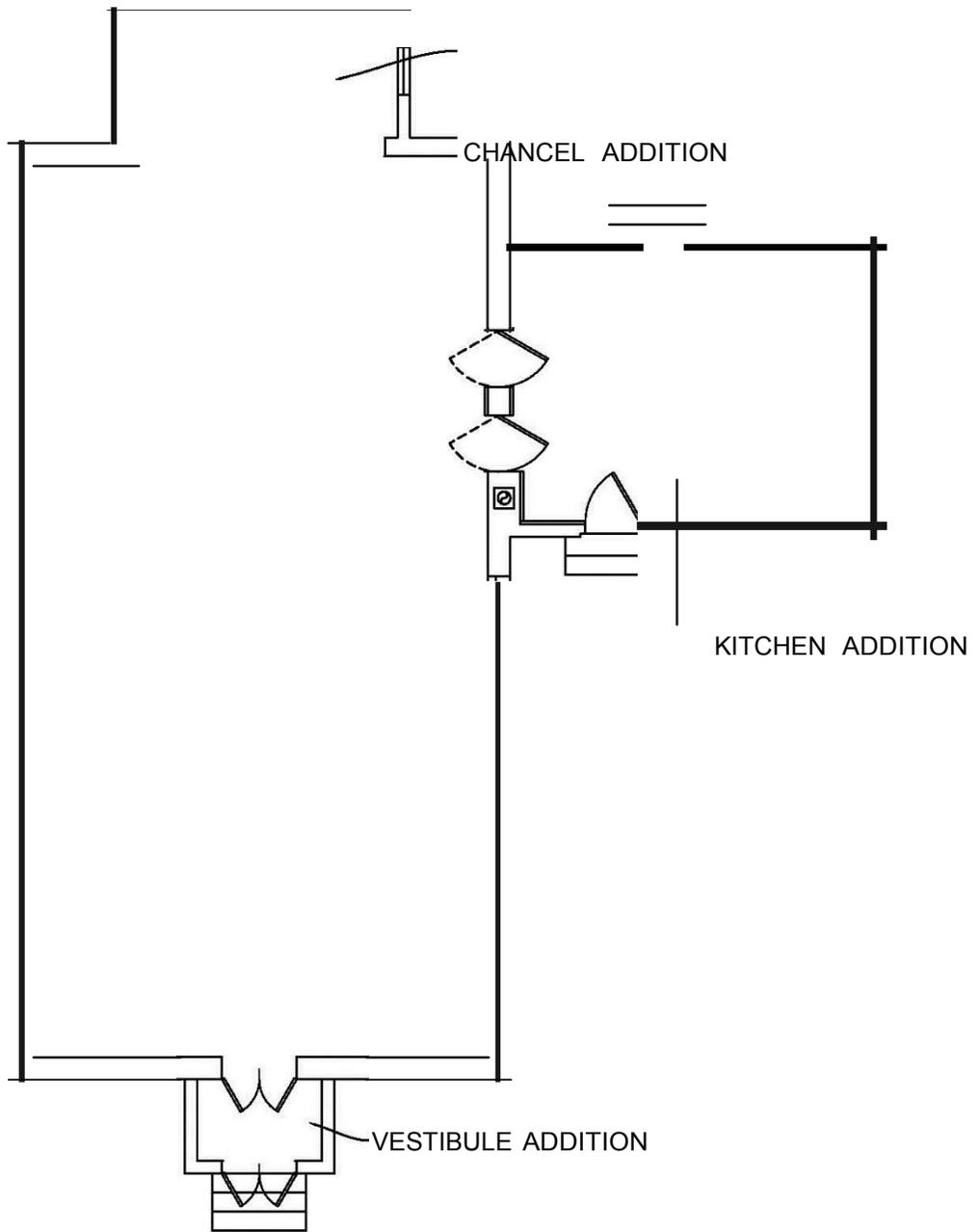


CITY OF COLLEGE PARK PERIOD ca. 1998 to PRESENT

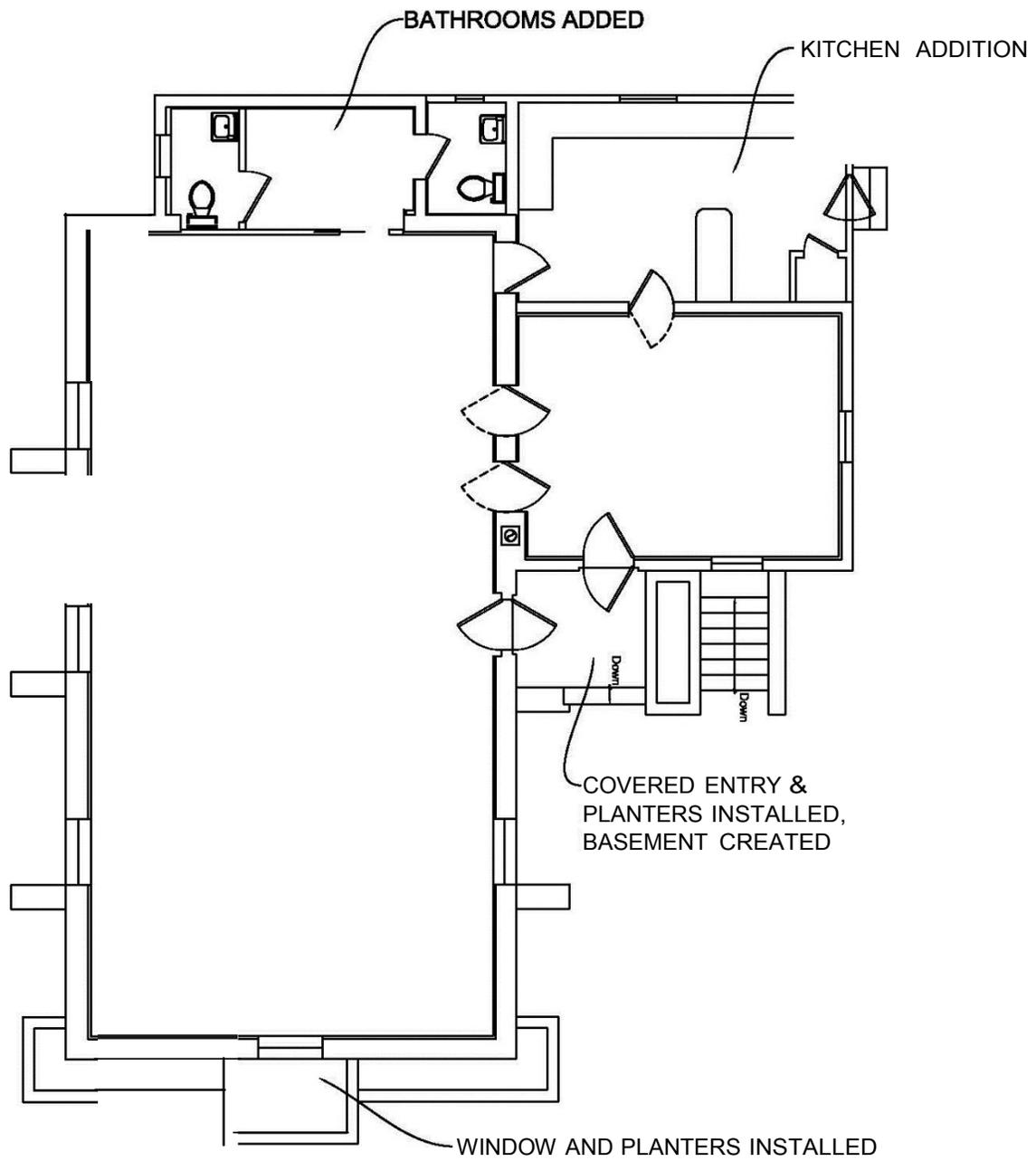
The figures below are floor plans showing the floor plan development over the four significant periods.



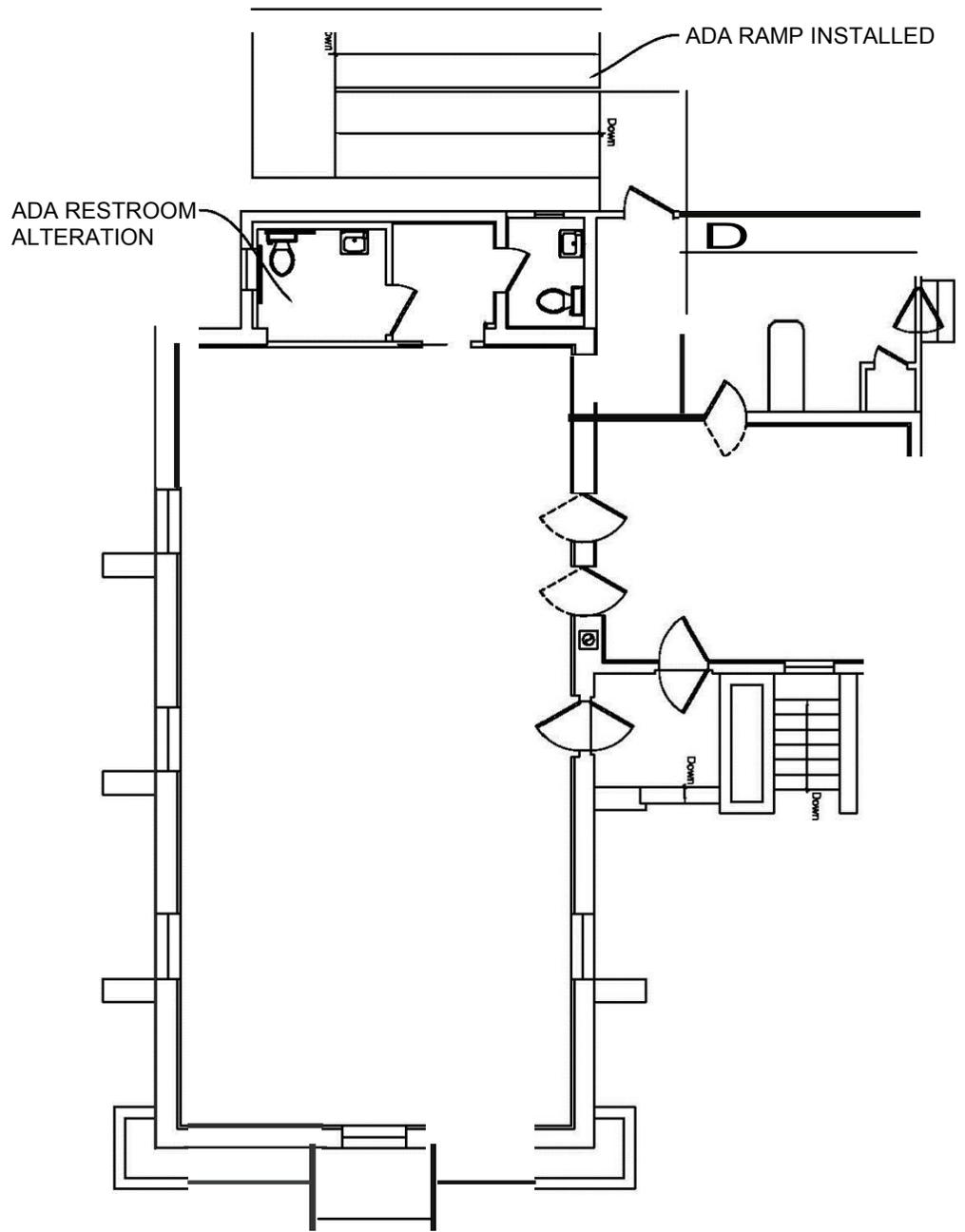
CALVERT ESTATE PERIOD- ca. 1817



CLIRCH PERIOD- 1897- 1930



WOMAN'S CLUB PERIOD- ca. 1930 -1998



CITY OF COLLEGE PARK PERIOD- ca. 1998 to PRESENT

PHYSICAL DESCRIPTION

EXTERIOR

The Old Parish House is located at the south west corner of Knox Road and Dartmouth Avenue, College Park, Maryland. The original building is a one-story gable roof rectangular structure measuring twenty-five foot wide by fifty-foot long. A low one-story gable roof north wing is located perpendicular to the original building giving the building an “L” shaped plan. The body of the main portions of the building are brick with a frame addition at the northwest corner. The gable roofs are covered with brown asphalt shingles and the shed roofs are covered with asphalt impregnated roll roofing. Ogee shaped gutters are located at most fascia boards with rectangular downspouts. A brick chimney flue, forty courses in height is located inside the northeast “L”. The site is level with a grass lawn with perimeter mature trees on the south and west sides. The site is surrounded with iron fencing and a recently installed flagstone walkways leading to the building.



East and North Elevation Views of Old Parish House – March 2016

East Elevation

The one bay east façade fronting Dartmouth Avenue consists of the original brick gable end with fieldstone planters flanking a small brick porch that has a thirty inch high wrought iron fence. The gable end contains a projecting brick header course locate 18 ½ feet above grade. The brick, painted white, is laid in common bond coursing with a header course every sixth course. A large fixed single glazed eighteen light window is centered on the façade with a brick segmental arch, flanked with full height wood shutters. Simple wood rake trim with a foot overhang, painted an earth tone green, terminates with a curve at the fascia board and boxed soffit. Set back on the north side of the main block is the east façade of the brick north wing addition. It is two bays wide, with a wood entry door, sheltered by a flat roof porch with a field stone planter. The second bay contains a two-over-two wood sash window with a segmented brick arch and wood shutters. Beneath this bay are concrete steps that lead to a wood door and partial full basement.

South Elevation

There are three six-over-six wood sash windows with segmental arches on the main block south wall. West of the second window is the remains of a segmental arch that suggests that there may once have been a central door on the south façade. A brick buttress has been constructed immediately to the east jamb of each window on the south wall. They measure 1'– 5" wide by 3'- 8" deep at the base and taper as they rise 12' to the top. The one bay wide west addition is constructed of brick similar to the north wing addition. The roof covering at the main block and the west addition is brown asphalt shingle. There is not a gutter on the west addition façade. A small wood fixed four-sash window is centered on this bay with a plywood panel located in the top sash. A brick vent is located below this window at grade. A self-contained air conditioning unit is located in the center window lower sash.



Old Parish House South and West Elevation – March 2016

West Elevation

A small brick gabled addition with no windows is located behind the original main block on the west elevation. A wood sided frame shed roof kitchen addition is located in line and to the north of this addition. An accessible wood ramp with iron railing is directly behind this elevation. The frame kitchen wing is an asymmetrical three bay design that has a sliding window located in the kitchen, a screened foundation vent is located below. Next is a six-panel entry door from the ramp and a four-over-four wood sash bathroom window. The bathroom window has brick mould trim while the sliding window and door have 1 x 4 wood flat panel trim. Two small wall-mounted light fixtures illuminate the ramp. A metal exhaust fan louver is adjacent to the kitchen window. A wood fenced trash enclosure is located at the end of this elevation. The rafters are exposed on the frame addition without a wood fascia board or soffit. A small aluminum gutter is directly attached to the ends of the rafters.



Old Parish House West Elevation. March 2016

North Elevation

The three bay north elevation fronts on Knox Road. The first bay consist of a wood double hung six over six sash window and then a center bay wood four-over-four half-light entry door, which has a concrete porch with a flat roof cover supported by a metal trellis post. To the east of the window and door again is a triangulated corbelled brick buttress. The original third bay is covered by a one bay brick gabled addition. This addition, constructed prior to 1912, projects from the main block at the northwest corner. It contains an entry room with the frame kitchen addition to the west. The one-bay gabled elevation has a two over two wood sash double hung window centered on the gable. The window is flanked with wood louver shutters. Centered under this window is a wood three light sash awning window with a segmental brick arch lintel. A similar basement window is located to the west. This window is covered with a painted plywood panel. A wood four light over stacked three panel entry door with a wood screen door is located in the frame addition bay. The door has a concrete two step entry, with a foundation vent located in the last riser. The foundation of the frame addition is

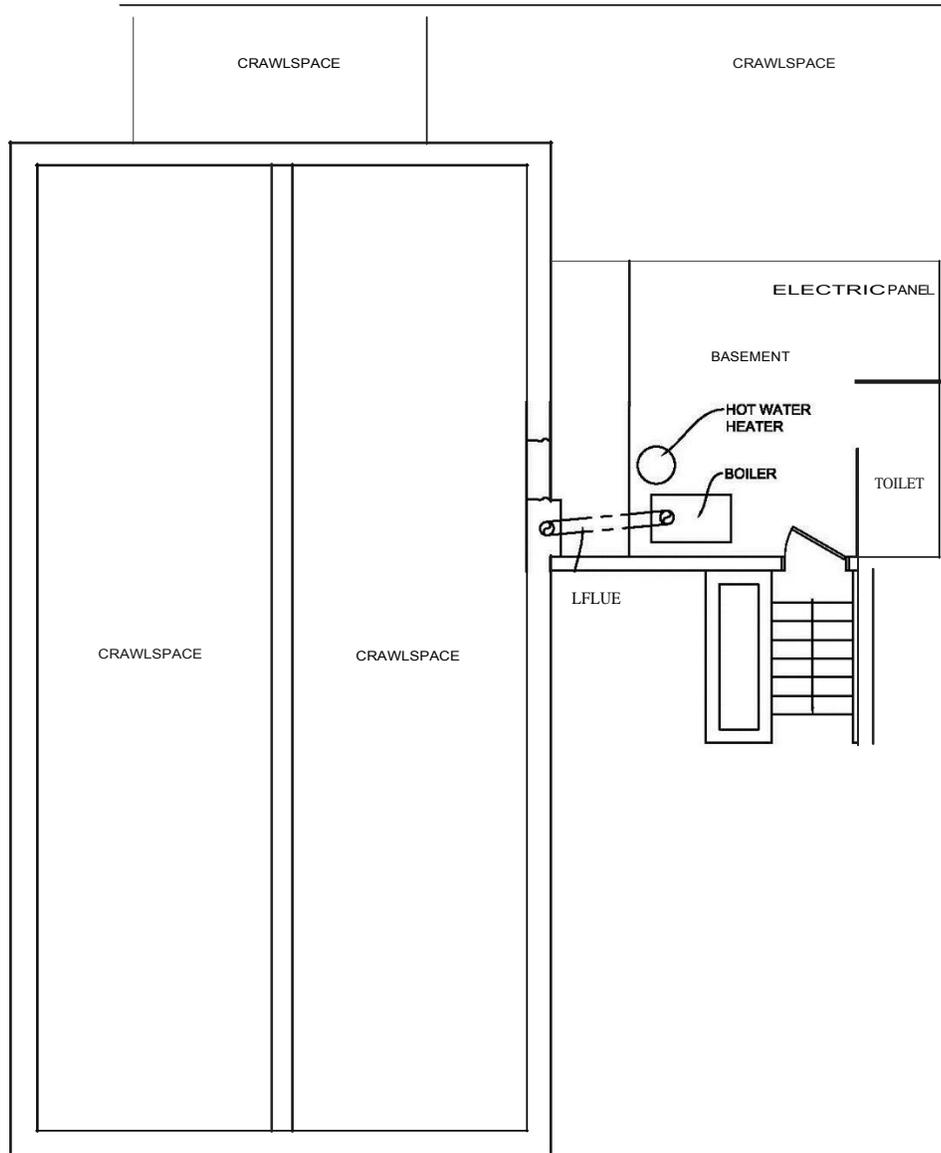
painted concrete masonry unit construction. The overhead electric service is located on this elevation with the electrical meter and service entrance.



Old Parish House North Wing Elevation. March 2016

INTERIOR

BASEMENT AND CRAWL SPACE



OLD PARISH HOUSE - BASEMENT PLAN

The below grade areas of Old Parish House are made up of crawl spaces and a full basement area. The area under the main original block area currently is a crawl space with a dirt floor. Although access was limited a concrete masonry unit wall appears to run lengthwise down the middle of the space and is supporting a structural concrete floor. The exterior foundation walls were observed as being the original brick. Batt insulation was attached to the underside of the concrete floor. Electrical wiring and radiator piping were also present. The area under the west brick addition was not accessible but was observed to have similar conditions to the main block. There was a partial full basement under the brick entry wing. Originally, this area was built as a crawl space with brick foundation walls and exposed wood floor framing. The brick walls were underpinned with a concrete foundation wall to create a partial full basement when the frame kitchen addition was constructed. A concrete slab was poured and a bathroom was roughed in at the north east corner. Batt insulation is present between the floor joists. A gas fueled boiler, hot water heater and electrical panel are located in this basement area. A single light and switch are located in the basement. A floor drain is located near the wood basement door. The ceiling height in the basement area is six feet. The area under the frame addition is a low crawl space with an uncovered dirt floor. The foundation is concrete masonry unit construction with vents located in the framing. Batt insulation is present between the floor joists. Abandoned cast iron sewer piping and new PVC sewer piping were observed under the wood floor joists.

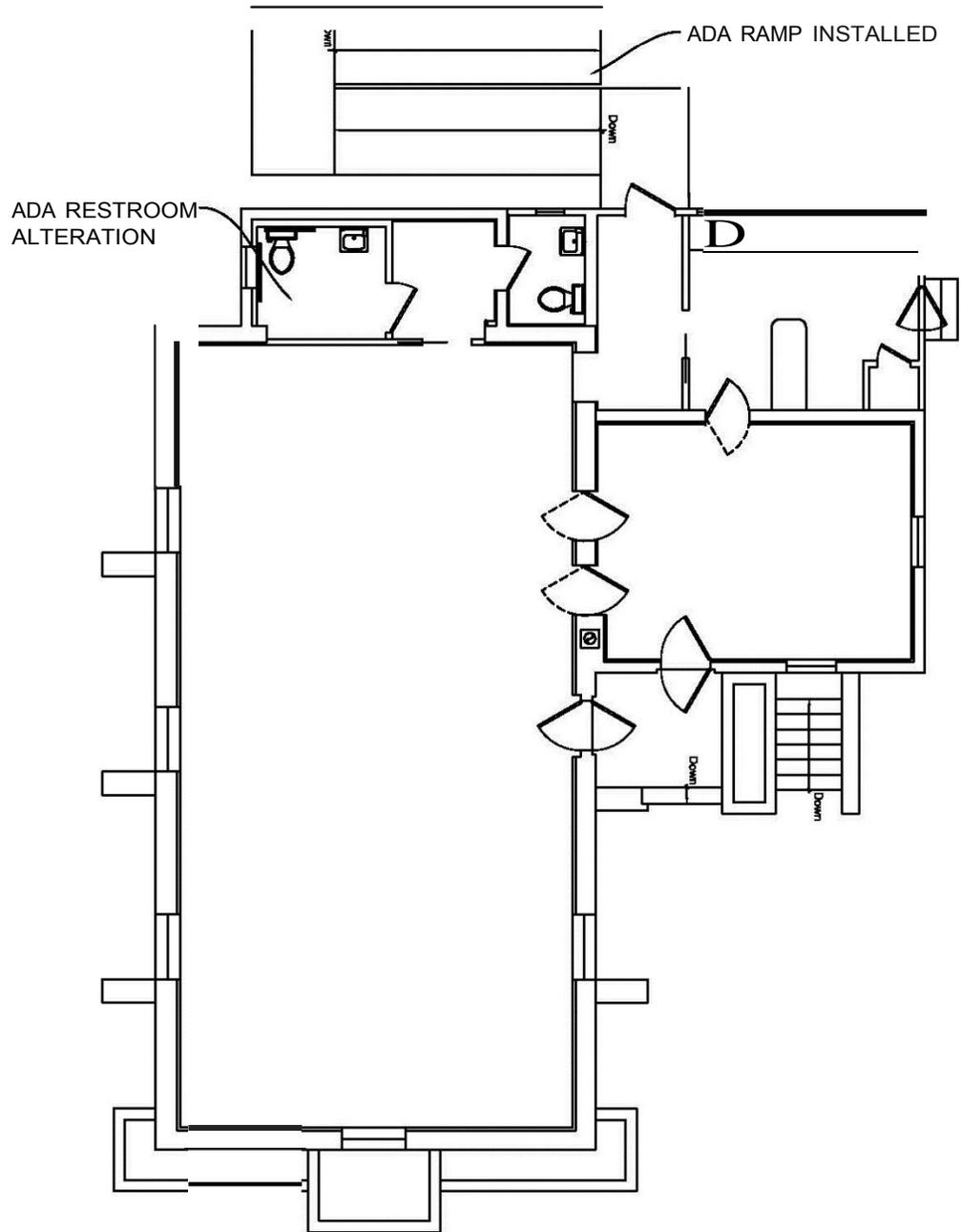


Old Parish House, Crawl Space under Main Hall. March 2016



Old Parish House, Basement Door. March 2016

FIRST FLOOR



CITY OF COLLEGE PARK PERIOD- ca. 1998 to PRESENT

The first floor of the Old Parish House has a simple plan. The original main block is currently a meeting room for various community uses. This room can be entered in three ways, directly from the north covered porch, from the entry room located in the north wing, or from the ramp and west vestibule. Windows on three sides provide natural light to the space but not ventilation as most are painted shut. A pocket door located in the west wall leads to a vestibule for the two restrooms located in the west addition. An opening in the northwest corner leads to another vestibule that provides access to an exterior door and ramp and to the kitchen addition.

The current first floor plan is the product of renovations to the original rectangular building. The first occurred sometime between 1897 and 1930 that added the west and north brick wings. The second occurred between 1930 and present with the addition of the frame wing.

ROOM 100 CLUB ROOM

- Floor: Concrete floor covered with 9" x 9" floor tile. Black and white double diamond pattern.
- Ceiling: White 12" x 12" acoustic ceiling tiles glued to wood panel ceiling.
- Walls: Wood triple beaded paneling wainscot, gypsum drywall above, wood paneling in gable at east end similar to wainscot. All walls painted white. The west wall has a triangular large pointed arch opening that was infilled with a drywall partition and circular wood rod lattice above. A circular Woman's club sign is centered on the arch.
- Baseboard: Wood 1 x 6 with ogee cap, no shoe mould, painted white.
- Cornice: Wood crown at top of wall, and wood bed mould at gables.
- Doors: The north elevation two doors that open into room 101 are solid wood stile and rail, 5 flat panel double action doors, with heavy banded casing with bull's eye corner blocks, no plinths. A third

opening to the east is a wood four-light half panel stile and rail door with a wood screen door, painted dark green. The west elevation has a pocket door located in the partition.

Windows: At the east wall a large fixed single glazed eighteen light window is centered on the wall. The sill is located just above the floor line. The window has operable wood louvered shutters on each side. The south wall has three wood single glazed six-over-six double hung windows. The windows have louvered shutters on each side. The casing is similar to the doors. A single similar window is located on the north east wall. The west wall is unfenestrated.

Mechanical: The room is heated with hot water baseboard units which are located along the north, east and south walls. A single self-contained window air conditioning unit provides cooling.

Electrical: Ceiling mounted pendant lighting with glass globe and wall switch.

ROOM 101 ENTRY ROOM

Floor: Wood Oak 2 ¼" strip flooring.

Ceiling: Wood panel ceiling, painted.

Walls: Wood single beaded paneling wainscot, gypsum drywall above. All walls painted white.

Baseboard: Wood 1 x 6 with ogee cap, oak quarter round shoe mould.

Cornice: Wood Crown at top of wall.

Doors: The south elevation two doors that open into room 100 are solid wood stile and rail, five flat panel double action doors, with heavy banded casing with bull's eye corner blocks, no plinths. A third opening on the east is a wood four light half panel stile and rail door with a wood screen door, painted dark green. The west elevation has a wood six panel double action door opening into the kitchen.

- Windows: At the east and north walls are large two-over-two single glazed wood windows with casing similar to the doors. The windows have operable half height wood louvered shutters on each side. The west wall is unfenestrated.
- Mechanical: The room is heated with two hot water radiator units which are located under the windows and the east and north walls.
- Electrical: Ceiling mounted surface mounted light fixture with glass globe and wall switch.

ROOM 102 KITCHEN

- Floor: Vinyl flooring.
- Ceiling: Slope drywall, painted.
- Walls: Gypsum drywall at the north, west and south walls. The east wall is a former exterior painted brick wall. A closet located in the north east corner has beaded wood panel walls and door.
- Baseboard: Wood 1 x 6 with ogee cap, no shoe mould.
- Cornice: Wood Crown at top of wall.
- Doors: The north elevation exterior door is a solid wood four light over stacked three panel door with a wood screen door. The door casing is the same as the doors in Entry Room 100. The west wall has no doors. The south wall has a six panel Masonite pocket door, with the similar typical wood casing.
- Windows: The only window in the room is located over the sink located on the west wall. The window is a wood awning style late 20th century window with simple colonial style wood picture frame casing.

Mechanical: The room is unheated. There is a stainless steel single bowl sink located in the base cabinetry along the west wall. A through wall exhaust fan is located over an electric range.

Electrical: Ceiling surface mounted 2 x 4 fluorescent lighting with and wall switch.

ROOM 103 VESTIBULE

Floor: Rubber anti-skid flooring.

Ceiling: Gypsum drywall, painted.

Walls: Gypsum drywall at the north, west and south walls, the east wall is a former exterior painted brick wall.

Baseboard: Wood 1 x 6 with ogee cap, no shoe mould.

Cornice: Wood crown at top of wall.

Doors: The west elevation exterior door installed in 2007 as an exit door is a six panel fiberglass door, with panic hardware and closer. The door trim is modern colonial wood casing. The north wall contains the pocket door as described earlier.

Windows: None.

Mechanical: The room is has a large hot water radiator located at the east brick wall.

Electrical: Ceiling surface mounted incandescent light with and wall switch.

ROOM 104 RESTROOM

Floor: Wood framed floor and plywood covered with 12" x 12" floor tile. Black and white double diamond pattern.

- Ceiling: Sloped gypsum drywall painted.
- Walls: Gypsum drywall, painted white.
- Baseboard: Wood 1 x 6 with ogee cap, quarter round shoe mould, painted white.
- Cornice: Wood Crown at top of wall, painted.
- Doors: The door to this room is a painted solid wood stile and rail stacked five panel door with porcelain knob hardware and similar heavy banded casing with bull's eye corner blocks, no plinths.
- Windows: At the west wall is located a small four-over-four single glazed wood double hung window. The window has a single operable wood louvered shutter on the left side. The casing is similar to the door.
- Mechanical: The room is heated with hot water baseboard unit located along the west exterior wall. A single porcelain water closet and wall hung sink are the plumbing fixtures.
- Electrical: Ceiling mounted lighting with glass globe and wall switch.

ROOM 105 VESTIBULE

- Floor: Concrete floor covered with 12" x 12" floor tile. Black and white double diamond pattern.
- Ceiling: Sloped wood panel ceiling, painted.
- Walls: Wood triple beaded paneling, painted white.
- Baseboard: Wood 1 x 6 with ogee cap, quarter round shoe mould, painted white.
- Cornice: Wood Crown at top of wall, painted.

Doors: The door to room 104 is a painted solid wood stile and rail stacked five panel door with porcelain knob hardware and similar heavy banded casing with bull's eye corner blocks, no plinths. The door to room 100 is the pocket door as described earlier. The door to the Restroom 106 is a recently installed six panel Masonite door with wood trim to match the trim of Restroom 104.

Windows: None.

Mechanical: The room is heated with hot water baseboard unit located along the west exterior wall.

Electrical: Wall mounted lighting with glass globe and wall switch.

ROOM 106 RESTROOM

Floor: Concrete floor covered with 12" x 12" floor tile. Black and white double diamond pattern.

Ceiling: Flat gypsum drywall painted.

Walls: Fiberglass reinforced panels over gypsum drywall.

Baseboard: Wood 1 x 6 with ogee cap, quarter round shoe mould, painted white.

Cornice: Wood Crown at top of wall, painted.

Doors: The door to the Restroom 106 is a recently installed six panel Masonite door with wood trim to match the trim of Restroom 104.

Windows: A small wood fixed four sash window with a plywood panel located in the top sash is located on the south wall.

Mechanical: The room is heated with hot water baseboard unit located along the south exterior wall. A single porcelain water closet and wall hung sink are the plumbing fixtures.

Electrical: Ceiling mounted lighting with glass globe and wall switch.

ATTICS

The attic area located over the main hall is accessible through a ceiling access panel located in Entry 101 and through a rough hole cut in the original masonry exterior wall. Access was very limited. Portions of the wood rafter and ceiling framing, 1 x 6 pine roof sheathing were observed. Batt insulation was installed in the ceiling framing. Portions of the original brick wall and gable end walls were observed. The brick was unpainted and in original condition. A brick gable end vent was observed at the apex of the west wall. No lighting fixtures were observed.

The attic area over Entry 101 was observed to be conventionally framed, with plank roof sheathing and recent plywood sheathing repairs. Batt insulation was located between the ceiling joists throughout.

The condition assessment of the roof and ceiling framing is described in the structural engineer field report located in Appendix C.

EVALUATION OF SIGNIFICANCE

The evaluation and identification of premiere, important, significant and non-significant features attributed to the building will determine and focus the preservation of these historic materials and retain the property's form as it has evolved over the building's two hundred plus years of history.

EXTERIOR

ROOFING

The roofing type for the original farm building is unknown, but was probably wood shake. Currently there are two types of roofing on the building, asphalt shingles and asphalt roll roofing on the shed roof addition. Neither material is significant and is a non-contributing feature to the building.

WALLS

The most significant material of the Old Parish House are the brick walls of the original main block. These handmade brick were probably purchased by the Calvert's in the spring of 1817. This brick is a premier feature.

The brick used in the west and north additions constructed prior to 1912 are an important contributing resource to the period when the building was converted from a farm utility building to a church. The brick of the wall buttresses dating from the between 1930 and 1957 is a contributing resource to this period.

The wood lap siding on the shed roof kitchen addition is original and a contributing resource to the late Church Period.

WINDOWS AND DOORS

The window and door openings currently located in the main block are not original to the building. The stain glass windows installed in the church time period were removed and the current double hung windows were installed in the late 1950's. These windows are contributing resources to the Woman's Club Period. The windows in the north entry wing are original and an important contributing feature to the Church Period and date to the turn of the 20th century. The original door to this addition was removed and replaced

in the late 1950's along with the central window in the main block. These doors are contributing features to the Woman's Club Period.

BRICK CHIMNEY

The brick chimney was constructed during the early Church Period prior to 1912 when heat was probably introduced to the building. It is a contributing resource. It is currently in use as a flue for the hot water boiler and domestic water heater.

PORCHES, STONE PLANTERS, IRON FENCING

The covered concrete porch steps, stone planters, the iron fencing, flat porch roof are alterations done by the Woman's Club after 1957 and are non-contributing features.

STONE WALKWAYS, WOOD RAMP, WEST ENTRY DOOR, KITCHEN WINDOW

These features were constructed in 2007 by the City of College as part of alterations to provide accessibility to the building. These features are important but are non-contributing.

INTERIOR

The interior of the Old Parish House has seen many significant alterations in the last one hundred years. Most notably when the building was converted from a farm building to a mission church in the late 19th century. Original exterior openings were covered over and new door and window openings were created in the original brick exterior walls. Brick additions to the north and west were built before 1912 and a kitchen wing was added prior to 1930. These alterations and additions dramatically changed the original interior features.

ROOM 100 CLUB ROOM

Floor: Concrete floor covered with 9" x 9" floor tile. Black and white double diamond pattern. Non Contributing feature to the Woman's Club Period 1957 - 1998

Ceiling: White 12" x 12" acoustic ceiling tiles glued to wood panel ceiling is non-contributing feature to the Woman's Club Period. The wood

panel ceiling, if present under the acoustic tile, is a contributing feature to the Church Period.

- Walls: The wood triple beaded paneling wainscot and paneling is a contributing feature to the Church Period.
- Baseboard: Wood 1 x 6 with ogee cap, no shoe mould, painted white.
- Cornice: Wood Crown at top of wall, and Wood bed mould at gables.
- Doors: The doors are contributing features to the Woman's Club Period.
- Windows: The windows are a contributing feature to the Woman's Club Period.
- Mechanical: The baseboard units and the single self-contained window air conditioning units are non-contributing features
- Electrical: Ceiling mounted pendant lighting with glass globe are non-contributing.

ROOM 101 ENTRY ROOM

- Floor: Wood Oak flooring was recently installed and is a non-contributing feature.
- Ceiling: Wood panel ceiling is original and is a contributing feature.
- Walls: Wood single beaded paneling wainscot and gypsum drywall are contributing feature to the Church Period.
- Baseboard: Wood 1 x 6 with ogee cap, oak quarter round shoe mould.
- Cornice: Wood crown at top of wall.
- Doors: The south elevation doors that open into room 100 are contributing resources to the late Church Period. A third door on the east wall is a contributing resource to the Woman's Club Period. The west

elevation has a wood door opening into the kitchen is a contributing feature to the late Church Period.

Windows: The two-over-two single glazed wood windows in Room 101 are important contributing features to the Church Period.

Mechanical: The two hot water radiator units are contributing features to the Church Period.

Electrical: Ceiling mounted surface mounted light fixture age is undetermined.

ROOM 102 KITCHEN

Floor: Vinyl flooring is a non-contributing feature.

Ceiling: Slope drywall is a non-contributing feature

Walls: Gypsum drywall at the north, west and south wall are a non-contributing feature. The east wall, a former exterior painted brick wall is an important feature. A closet located in the north east corner has beaded wood panel walls and door is a contributing feature.

Baseboard: Wood 1 x 6 with ogee cap, no shoe mould.

Cornice: Wood Crown at top of wall.

Doors: The north elevation exterior door is a contributing feature. The south wall 6 panel Masonite pocket door is a non-contributing feature

Windows: The wood awning style late 20th century window is a non-contributing feature

Mechanical: None present

Electrical: Ceiling surface mounted 2 x 4 fluorescent lighting a non-contributing feature

ROOM 103 VESTIBULE

Floor: Rubber anti-skid flooring is a non-contributing feature

Ceiling: Gypsum drywall is a non-contributing feature

Walls: Gypsum drywall at the north, west and south walls are non-contributing features, the east wall brick wall is an important contributing feature

Baseboard: Wood 1 x 6 with ogee cap, no shoe mould.

Cornice: Wood crown at top of wall.

Doors: The west elevation exterior door installed in 2007 is a non-contributing feature.

Windows: None.

Mechanical: The hot water radiator in room is a non-contributing feature.

Electrical: Ceiling surface mounted incandescent light a non-contributing feature.

ROOM 104 RESTROOM

Floor: The 12" x 12" floor tile is a non-contributing feature.

Ceiling: Sloped gypsum is a non-contributing feature.

Walls: Gypsum drywall is a non-contributing feature.

Baseboard: Wood 1 x 6 with ogee cap, quarter round shoe mould, painted white.

- Cornice: Wood Crown at top of wall, painted.
- Doors: The door and trim to this room is an important contributing feature to the Church Period.
- Windows: The four-over-four wood double hung window is a contributing feature to the late Church Period.
- Mechanical: The hot water baseboard unit, single porcelain water closet and wall hung sink are non-contributing features.
- Electrical: Ceiling mounted lighting with glass globe and wall switch.

ROOM 105 VESTIBULE

- Floor: 12" x 12" floor tile is a non-contributing feature.
- Ceiling: Sloped wood panel ceiling is an important contributing feature of the Church Period.
- Walls: Wood triple beaded paneling is an important contributing feature of the Church Period.
- Baseboard: Wood 1 x 6 with ogee cap, quarter round shoe mould, painted white.
- Cornice: Wood Crown at top of wall, painted.
- Doors: The pocket door to room 100 and the door to the Restroom 106 are non-contributing features.
- Windows: None.
- Mechanical: The hot water baseboard unit is a non-contributing feature.
- Electrical: Wall mounted lighting with glass globe and wall switch.

ROOM 106 RESTROOM

- Floor: 12" x 12" floor tile is a non- contributing feature.
- Ceiling: Flat gypsum drywall is a non- contributing feature.
- Walls: Fiberglass reinforced panels are a non- contributing feature.
- Baseboard: Wood base is a non- contributing feature
- Cornice: Wood Crown is a non- contributing feature.
- Doors: Masonite door to Restroom 104 is a non- contributing feature.
- Windows: Wood fixed four sash window is an important contributing feature to the Church Period.
- Mechanical: The hot water baseboard unit, single porcelain water closet and wall hung sink are a non- contributing features.
- Electrical: Ceiling mounted light fixture is a non- contributing feature.

CONDITION ASSESSMENT

The Old Parish House has survived in relatively good condition. Until the late twentieth century, little or no attention was given to building conservation or preservation issues. Repairs and maintenance were provided to meet the needs of a plantation owner, a church, a Woman's club and a city government.

The following condition assessment criteria were used for the architectural elements: excellent, good, fair, and poor.

Excellent is defined as elements that perform their original function and require no renewal or repair.

Good is defined as elements that perform their original function and require only limited repair or renewal.

Fair is defined as elements with only minor or limited areas of failure. Elements would require some repair or corrective action.

Poor is defined as elements that only marginally function as originally intended. Deterioration or loss is more significant and significant repair work, partial replacement, or full replacement is required.

EXTERIOR

ROOFING

The current asphalt shingle roofing was installed just prior to the City of College Park taking ownership of the building in 1998. The shingles from visual observation from the ground appear to be in good condition and if they carry a 30 year warranty are approximately two thirds into their usefulness. A continuous shingle over style vent covers both ridges on the building. All metal drip edge, chimney and wall step and cap flashings appear in place and in good condition. The gutters and downspouts are 5" seamless aluminum ogee type and most likely were installed just prior to 1998. They appear in good condition.

WOOD

The wood rake, fascia and soffit boards appear to be from the Church Period 1897 – 1930. Generally the wood appears in good condition but shows some areas of cracking and decay. The paint and sealant are in fair condition.

WALLS

The historic brick masonry on the original portion of the building is in fair to poor condition in several areas. The brick has signs of deterioration in many areas due to age, weather and improper treatments. The age and location of the bricks in the wall has contributed to varying causes and severity of the deterioration. Bricks located close to the ground show more severe signs of blistering, spalling and mortar joint loss. These conditions are usually caused by moisture intrusion and freeze thaw conditions. There are several cracks in the walls in locations over windows on the south elevation due to outward forces on the walls from improper roof framing conditions. Also, the walls may have been weakened when the window openings were constructed when the building was converted to a church. The brick walls of the original main block have been painted at least two times. Visual observation in the attic area revealed a grey first coat. The second coat of white paint over the grey is currently on the exterior. The painting of the brick was possibly a first attempted preservation treatment as a protective coating to the soft porous masonry to keep out moisture or it may have been a purely decorative treatment. Another treatment of cement parging onto the outer surface of the brick on the east and south elevations were an attempt to halt the spalling brick in several locations.

The brick used in the west and north additions constructed prior to 1912 are in fair to good condition with limited areas of mortar joint loss. The brick of the wall buttresses dating from the between 1930 and 1957 also in fair to good condition. The buttresses are not integral with the existing original brick walls and have a separation crack due to movement of the original wall.

The wood lap siding on the shed roof kitchen addition has been maintained and is in good condition.

WINDOWS AND DOORS

The window and door openings currently located in the main block, not original to the building are in fair condition. The windows in the north entry and west chancel wing and are original and in good condition. The wood entry and screen doors are in good condition

BRICK CHIMNEY

The brick chimney is in good condition.

PORCHES, STONE PLANTERS, IRON FENCING

The covered concrete porch steps are in good condition. The stone planters are in fair condition. The iron fencing at the site perimeter appears is good condition. The flat porch roof and the low slope shed addition roofing are in good condition.

STONE WALKWAYS, WOOD RAMP, WEST ENTRY DOOR, KITCHEN WINDOW

The stone walkways are in good condition. The wood ramp framing is in good condition with some organic growth showing on the trim boards and decking due to lack of sunlight. The ramp metal railing is in good condition with some areas needed rework due to damage.

EXTERIOR PHOTOGRAPHS



Old Parish House, North East Elevation



Old Parish House, Exterior Trim Detail
Note Flaking Paint



Old Parish House East Elevation Detail
Brick Condition



Old Parish House East Elevation of North Wing
Window Detail

INTERIOR

The interior condition of the Old Parish House has been in continual use for most of the building's existence. This fact and the continual maintenance have kept the interior in good condition. Some moisture penetration along the south east wall have caused some damage to the wall paneling.

ROOM 100 CLUB ROOM

- Floor: Concrete floor is in good condition. The 9" x 9" floor tiles are in fair condition and contain asbestos.
- Ceiling: White 12" x 12" acoustic ceiling tiles are in good condition.
- Walls: The wood triple beaded paneling wainscot and paneling is good condition.
- Baseboard: Wood 1 x 6 with ogee cap, no shoe mould, painted white is in good condition.
- Cornice: Wood Crown at top of wall, and Wood bed mould at gables are in good condition.
- Doors: The doors are good condition
- Windows: The windows are fair condition.
- Mechanical: The baseboard units are in fair condition. The single self-contained window air conditioning units are in good condition.
- Electrical: Ceiling mounted pendant lighting with glass globe are in good condition.

ROOM 101 ENTRY ROOM

- Floor: Wood Oak flooring is in good condition.

Ceiling: Wood panel ceiling is in good condition

Walls: Wood single beaded paneling wainscot and plaster walls are in good condition.

Baseboard: Wood 1 x 6 base with ogee cap, oak quarter round shoe mould is in good condition.

Cornice: Wood Crown at top of wall is in good condition.

Doors: The south elevation doors that open into room 100 are in good condition. A third door on the east wall is in good condition. The west elevation wood door opening into the kitchen is in good condition.

Windows: The 2-over-2 single glazed wood windows in Room 101 are in fair condition.

Mechanical: The two hot water radiator units are in fair condition.

Electrical: Ceiling mounted surface mounted light fixture good condition.

ROOM 102 KITCHEN

Floor: Vinyl flooring is in good condition.

Ceiling: Slope drywall is in good condition.

Walls: Gypsum drywall at the north, west and south wall are in good condition. The east wall, a former exterior painted brick wall is good condition. The closet located in the north east corner has beaded wood panel walls and door is good condition.

Baseboard: Wood 1 x 6 base with ogee cap, no shoe mould is in good condition.

Cornice: Wood Crown at top of wall is good condition.

Doors: The north elevation exterior door and the south wall 6 panel Masonite pocket door are in good condition.

Windows: The wood awning style late 20th century window is in good condition.

Mechanical: None present

Electrical: Ceiling surface mounted 2 x 4 fluorescent lighting in good condition.

ROOM 103 VESTIBULE

Floor: Rubber anti-skid flooring is in good condition

Ceiling: Gypsum drywall is in good condition.

Walls: Gypsum drywall at the north, west and south walls and the east wall brick wall are in good condition.

Baseboard: Wood 1 x 6 base with ogee cap, no shoe mould is in good condition.

Cornice: Wood crown at top of wall is good condition.

Doors: The west elevation exterior door installed in 2007 is in good condition.

Windows: None.

Mechanical: The hot water radiator in room is in good condition.

Electrical: Ceiling surface mounted incandescent light is in good condition.

ROOM 104 RESTROOM

Floor: The 12" x 12" floor tile is in good condition.

Ceiling: Sloped gypsum is in good condition.

Walls: Gypsum drywall is in good condition.

Baseboard: Wood 1 x 6 base with ogee cap, quarter round shoe mould, painted white is in good condition.

Cornice: Wood Crown at top of wall, painted is in good condition.

Doors: The door and trim to this room is in good condition.

Windows: The 4 over 4 wood double hung window is good condition.

Mechanical: The hot water baseboard unit, single porcelain water closet and wall hung sink are in good condition.

Electrical: Ceiling mounted lighting with glass globe and wall switch are in good condition.

ROOM 105 VESTIBULE

Floor: 12" x 12" floor tile is in good condition. Ceiling:
Sloped wood panel ceiling is in good condition.

Walls: Wood triple beaded paneling is in good condition.

Baseboard: Wood 1 x 6 base with ogee cap, quarter round shoe mould, painted white is in good condition.

Cornice: Wood Crown at top of wall, painted is good condition.

Doors: The pocket door to room 100 and the door to the Restroom 106 are in good condition.

Windows: None.

Mechanical: The hot water baseboard unit is fair condition.

Electrical: Wall mounted lighting with glass globe and wall switch is good condition.

ROOM 106 RESTROOM

Floor: 12" x 12" floor tile is in good condition.

Ceiling: Flat gypsum drywall is in good condition.

Walls: Fiberglass reinforced panels are in good condition.

Baseboard: Wood base is in good condition.

Cornice: Wood Crown is in good condition.

Doors: Masonite door to Restroom 104 is in good condition.

Windows: Wood fixed four sash window is in fair condition.

Mechanical: The hot water baseboard unit, single porcelain water closet and wall hung sink are in good condition.

Electrical: Ceiling mounted light fixture is in good condition.

INTERIOR PHOTOGRAPHS



Old Parish House, Club Room,



Old Parish House, Club Room,
East wall Detail.



Old Parish House, Kitchen



Old Parish House, Entry Room

STRUCTURAL

FOUNDATION

Although footings are not visible there was no evidence noted above grade that indicated signs of excessive settlement. It appears that the foundations are on firm ground. Some areas of the foundation walls do show excessive weathering of brick.

EXTERIOR MASONRY WALLS

The masonry walls appear to be in good condition except the North and South walls of the main building. These walls are approximately 16 foot tall as measured from the grade on the outside. These brick walls are leaning / bulging outward in the magnitude of about 4" to 5" at the top of the wall in the center of the length of the building. Masonry buttresses are not original and have been added at some time in the past. There is some slippage between the buttresses and the walls. This slippage indicates some movement may still be occurring. These walls have been pushed outward. The cause of the movement appears to be that the roof structure is not properly tied to the wall.

The exterior wood framed walls at the kitchen wing based on visual observation, appear plumb and in good condition.

FLOOR FRAMING

The floor framing below the sitting room is composed of 2x10 joists at 16 inches on center running East/West. These joists span about 14'-3". The northernmost joist adjacent to the north wall showed some termite damage. A termite inspection is recommended if this issue has not been previously addressed.

Under the kitchen the joists appear to be 2x8 at 24 inches on center running East-West spanning approximately 11'-9" (only a few joists could be seen). At the opening between the crawl space under the kitchen and the basement area under the sitting room two joists have been undermined. Evidently when some plumbing work was done a portion of the masonry wall was removed. These joists are not properly supported and will require repair or replacement. The first floor of the large main room is a concrete slab. This slab spans to a center masonry wall running east/west. There were no signs noted of the slab being distressed and appears to be in sound condition. The thickness of slab, quality of concrete, and amount of reinforcing are unknown. The capacity of this slab is unknown and not easily determined.

ROOF FRAMING

The roof framing in the main space is composed of 2x6 rafters at 28" +/- on center. These rafters are severely sagged indicating an overstressed condition. The ties tying them together may have slipped over time allowing the roof framing to push the masonry walls outward. Upon visual review of the attic space it appears that the roof framing, collar ties, ceiling framing, and hangers supporting the ceiling framing are all questionable with regard to their adequacy. Further

investigation and reinforcing of roof and ceiling structures should be done as soon as possible because they do not appear to be presently safe.



Old Parish House, Masonry Crack over South Window, 2016



Old Parish House, Attic View, 2016

PART 2 TREATMENT AND WORK RECOMMENDATIONS

HISTORIC PRESERVATION OBJECTIVES

This historic structure report summarizes the findings of a physical and archival investigation of The Old Parish House. Archival sources have been consulted with regard to original construction records, alterations, development and maintenance, and the history of building. A visual survey of existing building conditions has been completed and an assessment of problems has been prepared. Investigatory probes have been recommended to further uncover hidden conditions and help to corroborate archival evidence. The collected information established a benchmark for current and future preservation efforts. The historic structure report should be used to ensure the integrity of the structure and of the remaining historic building fabric, while accommodating changes required for modern needs.

The building's original use and configuration have been transformed with additions and alterations over the course of two hundred years from a farm building to a community use building. In order for a continued use as a community use building, a number of treatment and work items are recommended. This will allow for the continued use of the facility well into the future while fulfilling the programmatic needs of the City of College Park and the community.

Continued use of any historic structure is crucial to its preservation. Observation on a regular basis, and concurrent correction and maintenance, are effective deterrents of catastrophic failures. Recommendations offered herein for the rehabilitation of the Old Parish House abide by the period of significance and with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. The greatest impacts on the Old Parish House have already occurred. Therefore the preferred treatments and work recommendation is Preservation.

Treatments and work recommendations fall into the following categories: preservation, architectural, accessibility, structural, and systems. Most work recommendations can be characterized as serious in order to comply with life safety and building codes and accessibility. Critical recommendations include those that stop the degradation of existing building components by the conservation of the historic building fabric. Accurate restoration work is not easy and often requires trained professionals and craftsmen who have a sensitivity to historic materials and the way they were used. Restoration specialists understand that inappropriate, expedient solutions often cause irreparable damage.

Preservation objectives should be extended to all original building fabric and to the cumulative history of the structure. The windows, doors, hardware, and decorative finishes should be conserved and maintained.

WORK RECOMMENDATIONS AND ALTERNATIVES

While a historic structure report provides a concise summary of available information, new methods of investigation, new research, and additional evidence remain to be discovered. The historic structure report presents a process of collecting and organizing information. This should be an ongoing process, not a stagnant end product. Additional above-ground and subterranean archaeology should be undertaken. Evidence of the original roof framing remains to be uncovered. The extent of early changes to the original structure remains to be revealed. Selected destructive probes to determine the openings in original building remain to be examined, and future changes remain to be recorded. The historic structure report should continue to be the repository of history and change. Specific recommendations for physical improvements and continued investigations follow below.

EXTERIOR

ROOFING

The current asphalt shingle roofing has about another ten years of use before it should be replaced. At the time of replacement a wood shingle roofing should be considered as a replacement. The wood shingle roof would be a more appropriate roof covering and most likely would have been the original roofing type. The existing aluminum ogee style gutters and rectangular downspouts should be removed and replaced with half round gutters and round downspouts.

MASONRY

Because the exterior brick masonry has been painted, for either preservation and or cosmetic purposes, a laboratory brick, mortar and paint analysis should be done. The results of the testing will determine the appropriate treatment method for the following work:

1. Clean the brick masonry, removing dirt, biological growth, and repaint.
2. Removal of existing paint if desired or determined to be detrimental to the life of the brick and mortar joints.
3. Remove previous cement parging repairs, to allow for reconstruction of deteriorated brick with new brick to match the color, size, and quality of the early brick construction m
4. Replace broken and spalled brick, and reconstruct areas of brick masonry where previous reconstruction efforts have failed and where previous repairs do not match the color, size, and quality of the early brick construction.
5. Repoint the masonry with lime-rich mortar matching the color, profile, and composition of the early mortars.

WOOD WORK

Chemically strip built-up paint coatings on the exterior woodwork. Apply prime and finish coats of paint. If a paint analysis of wood work is done, match the appearance of the original paint.

WINDOWS AND DOORS

1. Restore the windows. Chemically strip the paint and remove the glazing putty (see lead based paint report). Replace any cracked and broken glass and install new glazing putty. Replace rotted wood, using traditional Dutchman repairs to the greatest extent possible. Prime and paint the sash and trim. Service the windows, re-hanging the sash to ensure proper operation and to reduce excessive air infiltration. Option to install custom fabricated interior storm windows. Retain early moldings and stops to the greatest extent possible.
2. Remove the window air-conditioning units and install a new self-contained floor mounted unit.
3. Re-hang and restore the interior and exterior window shutters. Reconstruct missing shutters.
4. Repaint exterior doors and screen doors. Replace any damaged screens at the doors.

STONE PLANTERS

1. Consider removal of stone planters at the east elevation of the building. These planters are trapping moisture against the brick walls and creating a rising damp situation that is deteriorating the soft brick and mortar. If the planters are to remain, then the brick below grade should be parged and waterproofed.

RAMP

1. The ramp at the west elevation should be cleaned and the metal handrail repaired.

ARCHEOLOGICAL INVESTIGATION

It may be possible to team with the University of Maryland and their students or the Maryland Historic Trust to provide guidance for an archeological investigation at the site and area around the building perimeter.

INTERIOR

The Old Parish House today serves as a government owned community use building. The building plan functions well for various daily uses, from educational space, to club meetings and social events.

The kitchen and restrooms have been upgraded and adequately provide service to the occupants. The vestibule between the restrooms has evidence of the wood wall and ceiling paneling from the late 19th century church period that should remain. Screening the sanitary vent piping above the ceiling in the accessible bathroom should be considered.

The north entry room has the original windows, trim and wall paneling. It serves as an entry and small meeting room. This room should remain in its current configuration and be maintained as is.

The main hall is an area of concern for several reasons. The tile flooring has been tested and contains asbestos. The structure of the floor prior to the current structural concrete slab was a wood framed floor with wood finish flooring. If it is decided to remove the existing floor tiles, the replacement floor is recommended to be a wood floor over the concrete to connect the north entry wing and the main hall.

The structural wood roof and ceiling framing has been determined to be inadequate and will require strengthening. To complete the structural repairs the existing acoustic ceiling tile and wood ceiling underneath will need to be removed. The wood ceiling which is similar to the restroom vestibule ceiling should be salvaged as much as possible and reinstalled. The remaining finishes such as the drywall, wood wainscot paneling, crown moulding, window, door and base trim should remain and be maintained as is.

The basement and crawl spaces are areas of concern in terms of thermal and moisture control. The crawl space insulation has failed and should be removed. The crawls spaces should be cleaned of all debris and a moisture barrier should be installed on the dirt throughout. Insulation should be installed along all exterior outside walls. The basement area should be cleaned and a sump pump system should be installed to direct any storm water intrusion outside. A drain should be installed outside at the bottom of the concrete stair should be tied into the sump pump system. A threshold to seal the bottom of the basement door should be installed.

BUILDING SYSTEMS

The current heating system, hot water baseboard heating with gas fired boiler is functioning properly. The existing linear baseboard heating units appear to be in good working order and should be inspected periodically along with the crawl space piping. The baseboard units currently in the main hall have predominantly replaced the wood base in the main hall. Consideration at the time of replacement should be giving to replace system with floor mounted high efficiency heating and air conditioning units that resemble radiators and reinstall a wood base to match the existing. This would eliminate the need for the window air conditioning unit. The window ac unit condensation has contributed to the deterioration of the brick on the south elevation. If this unit is used the condensation should be directed away from the brick.

All of the disconnected and abandoned sanity sewer and water piping in the basement and crawl spaces should be removed and capped off. The brick wall openings that provide access to the crawl and attic spaces should be repaired to prevent further structural damage to the existing original brick.

The existing electrical system is served by an overhead service entrance located at the north wall at the kitchen. The two hundred amp service panel is located in the basement. The age of the service panel could not be determined. The majority of wiring from the panel is electric metal tubing (EMT) with some non-metallic (NM) wiring. The NM wiring is not code compliant and should be removed and replaced. It is recommended that the existing electrical system should be inspected by a licensed electrician to identify any code or safety issues. If any issues are identified they should be removed and replaced. These could include a defective electrical service panel, circuit breakers, wiring, and devices throughout the building. All electrical system devices should comply with the current version of the National Electrical Code. It is recommended that all surface mounted electrical conduit should be removed and concealed with precautions to preserve historic building fabric.

APPENDICES

APPENDIX A - ASBESTOS INSPECTION REPORT

March 9, 2016

Thomas J. Taltavull Architects
Thomas J. Taltavull
20650 Plum Creek Court
Gaithersburg, Maryland 20882

RE: "COLLEGE PARK WOMENS CLUB"
47111 KNOX ROAD, COLLEGE PARK, MARYLAND

AAA JOB# 16139

LIMITED VISUAL INSPECTION; BULK SAMPLING & LABORATORY "PLM" ANALYSIS OF MATERIALS SUSPECT TO CONTAIN ASBESTOS

Dear Mr. Taltavull:

On March 2, 2016, pursuant to your request, Advanced Air Analysis, Inc. (AAA), performed a visual inspection, bulk sampling and laboratory Polarized Light Microscopy (PLM) analysis of materials suspect to contain asbestos and observed in Owner selected locations in the College Park Womens Club located at 4711 Knox Road in College Park, Maryland. Mr. Leon Fridman and Mr. Timothy Brice, both Industrial Hygienists (IH) with AAA, and accredited asbestos inspectors, met with Mr. Thomas Taltavull and Brenda Alexander on-site who directed AAA to the sampling area. AAA collected bulk samples from accessible materials that would not disrupt daily activities only.

INSPECTION

The inspection was conducted following the requirements of OSHA 29 CFR "Asbestos in Construction" standard and EPA AHERA regulations. During the visual inspection no friable materials such as spray on fireproofing were observed. The following materials suspect to contain asbestos and may be disturbed during the upcoming renovation project were observed and sampled:

- 9" x 9" black with white floor tiles
- 9" x 9" white with black floor tiles
- 12" x 12" black with white floor tiles
- 12" x 12" white with black floor tiles
- Black floor tile mastic
- Linoleum flooring
- 1' x 1' ceiling tiles with pinholes
- Glue dots behind 1' x 1' ceiling tiles (not accessible. not sampled)
- Drywall
- Joint Compound
- Window caulking
- Window glazing
- Black paper under hardwood flooring (not accessible. Not sampled)
- Mastic under rubber floor (not accessible. Not sampled)
- Baseboard mastic (not accessible. Not sampled)

BULK SAMPLING & LABORATORY "PLM" ANALYSIS

Samples of suspect ACM were collected with a core borer, metal spatula, or x-acto knife, which was driven through the suspect material to the substrate so as to obtain a sample containing all discrete layers. The samples were then placed in "zip lock" bags and assigned unique identifiers, which were recorded on the bag and the bulk survey sampling sheets. Samples were submitted to EMSL Analytical Services, Inc. of Beltsville, Maryland. EMSL Analytical, Inc. participates in the U.S. Department of Commerce, National Institute of Standards and Technology through the National Voluntary Laboratory Accreditation Program (NVLAP) for Bulk Asbestos Analysis and accredited by the American Industrial Hygiene Association. Samples of bulk material were analyzed using polarized light microscopy (PLM) following the EPA Method 600/R-93/116. PLM is an optical microscopic technique used to distinguish the different types of asbestos fibers by their shape and unique optical properties. The technique is based on observing the refraction of light from the various crystalline asbestos structures and identifying the corresponding color changes through the microscope. PLM analysis of bulk samples which indicate results of greater than 1% asbestos classify the material as asbestos containing according to the EPA.

Three (3) samples per homogeneous area (type of materials) from all suspect ACM were collected for a total of thirty (30) samples. All bulk samples were submitted for laboratory Polarized Light Microscopy (PLM) analysis to EMSL Analytical, Inc. of Beltsville, MD, a laboratory accredited by the National Voluntary Accreditation Program (NVLAP) for identification of asbestos in bulk materials. In multi layers samples (such as floor tiles and mastic) each layer was analyzed and result reported separately. "Positive" stop procedures were implemented during the analysis. A total of thirty-five (35) samples were analyzed by PLM microscopy. For samples results and locations please see the following table:

"PLM" ASBESTOS BULK SAMPLES RESULTS"
 "COLLEGE PARK WOMENS CLUB"
 4711 KNOX ROAD, COLLEGE PARK, MARYLAND

SAMPLE#	MATERIAL/LOCATION	ASBESTOS%, TYPE
16139-0302-01	9" x 9" black with white floor tiles-Room 3 -Hallway	6% Chrysotile
16139-0302-01A	Black mastic-Room 3 -Hallway	3% Chrysotile
16139-0302-02	9" x 9" black with white floor tiles -Room 1 -Club Room	Stop Positive (Not Analyzed)
16139-0302-02A	Black mastic-Room 1 - Club Room	Stop Positive (Not Analyzed)
16139-0302-03	9" x 9" black with white floor tiles -Room 1 -Club Room	Stop Positive (Not Analyzed)
16139-0302-03A	Black mastic-Room 1 -Club Room	Stop Positive (Not Analyzed)
16139-0302-04	9" x 9" white with black floor tiles -Room 1-Club Room	6% Chrysotile
16139-0302-04A	Black mastic -Room 1-Club Room	5% Chrysotile
16139-0302-05	9" x 9" white with black floor tiles - Room 1 -Club Room	Stop Positive (Not Analyzed)
16139-0302-05A	Black mastic-Room 1 - Club Room	Stop Positive (Not Analyzed)
16139-0302-06	9" x 9" white with black floor tiles -Room 1 -Club Room	Stop Positive (Not Analyzed)
16139-0302-06A	Black mastic- Room 1 -Club Room	Stop Positive (Not Analyzed)
16139-0302-07	12" x 12" black with white floor tiles- Room 2- Hallway	None Detected
16139-0302-07A	Yellow mastic-Room 2 -Hallway	None Detected
16139-0302-08	12" x 12" black with white floor tiles- Room 3 -Bathroom	None Detected
16139-0302-08A	Yellow mastic -Room 3 -Bathroom	None Detected
16139-0302-09	12" x 12" black with white floor tiles- Room 4- Bathroom	None Detected
16139-0302-09A	Yellow mastic-Room 4 -Bathroom	None Detected
16139-0302-10	12" x 12" white with black floor tiles- Room 2- Hallway	None Detected
16139-0302-10A	Yellow mastic - Room 2 - Hallway	None Detected
16139-0302-11	12" x 12" white with black floor tiles- Room 3- Bathroom	None Detected
16139-0302-11A	Yellow mastic - Room 3 - Bathroom	None Detected

SAMPLE#	MATERIAL/LOCATION	ASBESTOS %, TYPE
16139-0302-12	12" x 12" white with black floor tiles – Room 4- Bathroom	None Detected
16139-0302-12A	Yellow mastic – Room 4 – Bathroom	None Detected
16139-0302-13	Linoleum floor- Room 6 -Kitchen	None Detected
16139-0302-13A	Yellow mastic- Room 6 -Kitchen	None Detected
16139-0302-14	Linoleum floor- Room 6 -Kitchen	None Detected
16139-0302-14A	Yellow mastic -Room 6 – Kitchen	None Detected
16139-0302-15	Linoleum floor- Room 6 -Kitchen	None Detected
16139-0302-15A	Yellow mastic- Room 6 -Kitchen	None Detected
16139-0302-16	1' x 1' ceiling tiles with pinholes – Room 1 – Club Room	None Detected
16139-0302-17	1' x 1' ceiling tiles with pinholes – Room 1 – Club Room	None Detected
16139-0302-18	1' x 1' ceiling tiles with pinholes- Room 1 – Club Room	None Detected
16139-0302-19	Drywall – Room 2 – Hallway	None Detected
16139-0302-20	Drywall – Room 5 – Entry Room	None Detected
16139-0302-21	Drywall – Room 6 – Kitchen	None Detected
16139-0302-22	Joint Compound- Room 2 - Hallway	None Detected
16139-0302-23	Joint Compound- Room 2 – Hallway	None Detected
16139-0302-24	Joint Compound- Room 6 – Kitchen	None Detected
16139-0302-25	Window caulking – Exterior	None Detected
16139-0302-26	Window caulking- Exterior	None Detected
16139-0302-27	Window caulking- Exterior	None Detected
16139-0302-28	Window Glazing- Exterior	15% Chrysotile
16139-0302-29	Window Glazing- Exterior	Stop Positive (Not Analyzed)
16139-0302-30	Window Glazing- Exterior	Stop Positive (Not Analyzed)

Based on PLM laboratory analysis results, the following materials contain greater than 1% Chrysotile asbestos and therefore are asbestos containing materials.

- 9" x 9" black with white floor tiles
- 9" x 9" white with black floor tiles
- Black floor tile mastic
- Window glazing
- Glue dots behind 1' x 1' ceiling tiles (Assumed ACM)
- Black paper under hardwood flooring (Assumed ACM)
- Mastic under rubber floor (Assumed ACM)
- Baseboard mastic (Assumed ACM)

**Please refer to the attached "Room by Room" table for quantity and approximate location of ACBM*

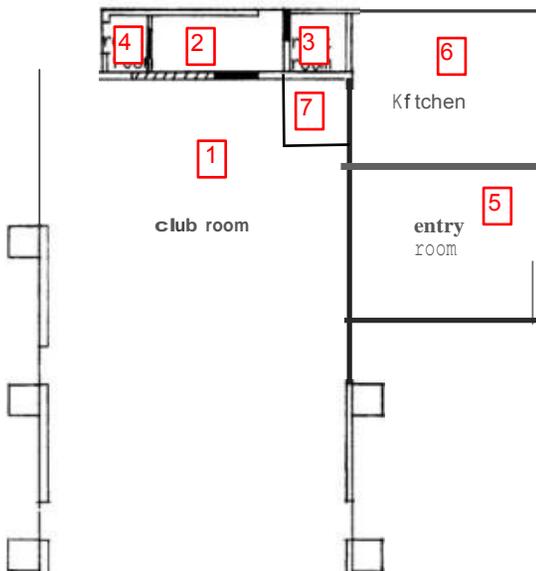
In addition, asbestos pipe/elbows may exist in inaccessible areas of the building structures, such as above fixed plaster ceiling and in hidden wall, ceiling, behind the think, walls in restrooms, and other areas. As these building structures are made accessible for renovation purposes, hidden asbestos containing materials (ACM) may be discovered. Before opening, drilling, sawing, demolishing, or otherwise accessing any of these building structures, the Contractor shall seal all access doors to the room or erect poly barriers at entrance to each restroom to isolate work area in the event of unforeseen discovery of friable ACM when the concealed building structure is accessed. AAA recommends performing demolition of such structures by a licensed asbestos abatement contractor with independent IH firm representative who can recognize potential disturbance of ACM.

Enclosed with this letter report please find copies of daily log, bulk sampling forms, pictures, chain of custody and laboratory analysis result for this project. If you have any questions regarding results or contents of this report, please contact me at (410) 653-7676.

Sincerely

Leon Fridman
Project Manager

College Park Woman's Club
February 1988
Drawing not to scale



-----, North

ADVANCED' AIR ANALYSIS, IINC.

DAILY LOG

CLIENT -----

CLIENT # _____

JOB SITE: C-11-11L fuvl... LvuvvV 111' C/'''

JOB# /61)'f

ADDRESS: t1 bVI y AC Cc ("9J.. fvv)

CONTRACTOR =-----

IH: L s>11 (' J >>1 / 1-111 0. t.

STATE: .). -)o(

TIME

ACTIVITY/DESCRIPTION

0730 THIS on-site. we met w/ Thomas Paltavall and Brenda Alexander, who provided access to the areas and a ladder.

4c th Request of Thomas & Brenda materials were not sampled to avoid visible damage as much as possible.

- black paper under mudwax
- C.C.U. dust for hand (C.C.V. 111)
- music under rubber floor
- baseboard music

Calibrated XRF and began analysis of lead inspection - all info will be put in computer

Finished inspection calibrated XRF

THIS off-site

SUSPECT ACM ROOM INVENTORY TABLE
 COLLEGE PARK WOMENS CLUB
 4711 KNOX ROAD, COLLEGE PARK, MARYLAND

Material Description	Location	Sample Number	Laboratory Results	Estimated Quantity	Condition/comments
AAA Area # 1	Club Room			48 x 24	
1' x 1' ceiling tiles with pinholes		16139-0302-16--- -18	None Detected	1,300 s. f.	Contaminated by glue dots
Glue dots behind ceiling tiles		Assumed	Assumed	1,300 s. f.	
Window caulking		16139-0302-25--- -27	None Detected	5 ea	
Window glazing		16139-0302-28--- -30	15% Chrysotile Asbestos	5 ea	
Drywall		16139-0302-19--- -21	None Detected	1,440 s. f.	
Joint compound		16139-0302-22--- -24	None Detected	1,440 s. f.	
9" x 9" black with white floor tiles		16139-0302-01--- -03	6% Chrysotile	576 s. f.	
Black floor tile mastic		16139-0302-01--- -03	3% Chrysotile	1,152 s. f.	
9" x 9" white with black floor tiles		16139-0302-04--- -06	6% Chrysotile	576 s. f.	
Black floor tile mastic		16139-0302-04--- -06	5% Chrysotile	1,152 s. f.	
AAA Area # 2	Hallway			8 x 7	
12" x 12" black with white floor tiles		16139-0302-07--- -09	None Detected	28 s. f.	Contaminated by 9" x 9" floor tile below
Yellow floor tile mastic		16139-0302-07--- -09	None Detected	28 s. f.	Contaminated by 9" x 9" floor tile below
12" x 12" white with black floor tiles		16139-0302-10--- -12	None Detected	28 s. f.	Contaminated by 9" x 9" floor tile below

Material Description	Location	Sample Number	Laboratory Results	Estimated Quantity	Condition/comments
Yellow floor tile mastic		16139-0302-10--- -12	None Detected	28 s. f.	Contaminated by 9" x 9" floor tile below
9" x 9" black with white floor tiles		16139-0302-01--- -03	6% Chrysotile	28 s. f.	
Black floor tile mastic		16139-0302-01--- -03	3% Chrysotile	1,152 s. f.	
9" x 9" white with black floor tiles		16139-0302-04--- -06	6% Chrysotile	28 s. f.	
Black floor tile mastic		16139-0302-04--- -06	5% Chrysotile	1,152 s. f.	
Drywall		16139-0302-19--- -21	None Detected	80 s. f.	
Joint compound		16139-0302-22--- -24	None Detected	80 s. f.	
AAA Area # 3	Bathroom			8 x 7	
12" x 12" black with white floor tiles		16139-0302-07--- -09	None Detected	28 s. f.	
Yellow floor tile mastic		16139-0302-07--- -09	None Detected	56 s. f.	
12" x 12" white with black floor tiles		16139-0302-10--- -12	None Detected	28 s. f.	
Yellow floor tile mastic		16139-0302-10--- -12	None Detected	56 s. f.	
Drywall		16139-0302-19--- -21	None Detected	356 s. f.	
Joint compound		16139-0302-22--- -24	None Detected	356 s. f.	
Window caulking		16139-0302-25--- -27	None Detected	1 ea	
Window glazing		16139-0302-28--- -30	15% Chrysotile Asbestos	1 ea	
AAA Area # 4	Bathroom			7 x 5	

Material Description	Location	Sample Number	Laboratory Results	Estimated Quantity	Condition/comments
12" x 12" black with white floor tiles		16139-0302-07--- -09	None Detected	18 s. f.	
Yellow floor tile mastic		16139-0302-07--- -09	None Detected	35 s. f.	
12" x 12" white with black floor tiles		16139-0302-10--- -12	None Detected	17 s. f.	
Yellow floor tile mastic		16139-0302-10--- -12	None Detected	35 s. f.	
Drywall		16139-0302-19--- -21	None Detected	35 s. f.	
Joint compound		16139-0302-22--- -24	None Detected	35 s. f.	
Window caulking		16139-0302-25--- -27	None Detected	1 ea	
Window glazing		16139-0302-28--- -30	15% Chrysotile Asbestos	1 ea	
AAA Area # 5	Entry Room			15 x 19	
Black paper under hardwood		Assumed	Assumed	285 s. f.	
Drywall		16139-0302-19--- -21	None Detected	680 s. f.	
Joint compound		16139-0302-22--- -24	None Detected	680 s. f.	
Window caulking		16139-0302-25--- -27	None Detected	2 ea	
Window glazing		16139-0302-28--- -30	15% Chrysotile Asbestos	2 ea	
AAA Area # 6	Kitchen			14 x 12	
Linoleum flooring		16139-0302-13--- -15	None Detected	168 s. f.	
Yellow mastic		16139-0302-13--- -15	None Detected	168 s. f.	
2 nd layer of flooring		Assumed	Assumed	168 s. f.	Under plywood

Material Description	Location	Sample Number	Laboratory Results	Estimated Quantity	Condition/comments
Drywall		16139-0302-19--- -21	None Detected	728 s. f.	
Joint compound		16139-0302-22--- -24	None Detected	728 s. f.	
Window caulking		16139-0302-25--- -27	None Detected	1 ea	
Window glazing		16139-0302-28--- -30	15% Chrysotile Asbestos	1 ea	
AAA Area # 7	Hallway			12 x 6	
Rubber Floor		Assumed	Assumed	72 s. f.	
Glue under rubber floor		Assumed	Assumed	72 s. f.	
Baseboard mastic		Assumed	Assumed	4 l. f.	
Drywall		16139-0302-19--- -21	None Detected	432 s. f.	
Joint compound		16139-0302-22--- -24	None Detected	432 s. f.	

Sample#		Material	Location
16139-0302-01 16139-0302-02 16139-0302-03	1	9" x 9" black with white floor tiles	Room 3 - hallway Room 1 - club room Room 1 - club room
16139-0302-04 16139-0302-05 16139-0302-06	2	9" x 9" white with black floor tiles	Room 1-club room Room 1-club room Room 1 - club room
16139-0302-07 16139-0302-08 16139-0302-09	3	12" x 12" black with white floor tiles	Room 2 -hallway Room 3 - bathroom Room 4 - bathroom
16139-0302-10 16139-0302-11 16139-0302-12	4	12" x 12" white with black floor tiles	Room 2 -hallway Room 3 - bathroom Room 4 - bathroom
16139-0302-13 16139-0302-14 16139-0302-15	5	Linoleum floor	Room 6 - kitchen Room 6 - kitchen Room 6 - kitchen
16139-0302-16 16139-0302-17 16139-0302-18	6	1' x 1' ceiling tiles with pinholes	Room 1-club room Room 1-club room Room 1-club room
16139-0302-19 16139-0302-20 16139-0302-21	7	Drywall	Room 2 - Hallway Room 5 Entry Room Room 6 - Kitchen
16139-0302-22 16139-0302-23 16139-0302-24	8	Joint compound	Room # 2 - Hallway Room # 2- Hallway Room # 6 Kitchen
16139-0302-25 16139-0302-26 16139-0302-27	9	Window caulking	Exterior-
16139-0302-28 16139-0302-29 16139-0302-30	10	Window glazing	Exterior -



EMSL Analytical, Inc.

10768 Baltimore Avenue, Beltsville, MD 20705

Phone/Fax: (301) 937-5700 / (301) 937-5701

<http://www.EMSL.com>

beltsvillelab@emsl.com

EMSL Order: 191602014

CustomerID: ADVA51

CustomerPO:

ProjectID:

Attn: **Alex Fridman**
Advanced Air Analysis, Inc
P.O. Box 525
Owings Mills, MD 21117

Phone: (410) 653-7676
Fax:
Received: 03/03/16 2:50 PM
Analysis Date: 3/4/2016
Collected: 3/2/2016

Project: **16139/ COLLEGE PARK WOMEN'S CLUB**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
16139-0302-01- Floor Tile <i>191602014-0001</i>	9X9 BLK. W/WHT. FLOOR TILES - RM 3 HALLWAY	Black Non-Fibrous Homogeneous		45% Ca Carbonate 49% Non-fibrous (other)	6% Chrysotile
16139-0302-01- Mastic <i>191602014-0001A</i>	9X9 BLK. W/WHT. FLOOR TILES - RM 3 HALLWAY	Black Non-Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile
16139-0302-02- Floor Tile <i>191602014-0002</i>	9X9 BLK. W/WHT. FLOOR TILES - RM 1 CLUB RM				Stop Positive (Not Analyzed)
16139-0302-02- Mastic <i>191602014-0002A</i>	9X9 BLK. W/WHT. FLOOR TILES - RM 1 CLUB RM				Stop Positive (Not Analyzed)
16139-0302-03- Floor Tile <i>191602014-0003</i>	9X9 BLK. W/WHT. FLOOR TILES - RM 1 CLUB RM				Stop Positive (Not Analyzed)
16139-0302-03- Mastic <i>191602014-0003A</i>	9X9 BLK. W/WHT. FLOOR TILES - RM 1 CLUB RM				Stop Positive (Not Analyzed)
16139-0302-04- Floor Tile <i>191602014-0004</i>	9X9 WHT. W/BLK. FLOOR TILES - RM 1 CLUB RM	White Non-Fibrous Homogeneous		45% Ca Carbonate 49% Non-fibrous (other)	6% Chrysotile
16139-0302-04- Mastic <i>191602014-0004A</i>	9X9 WHT. W/BLK. FLOOR TILES - RM 1 CLUB RM	Black Non-Fibrous Homogeneous		95% Non-fibrous (other)	5% Chrysotile

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%
Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from 03/07/2016 11:23:56

**EMSL Analytical, Inc.**

10768 Baltimore Avenue, Beltsville, MD 20705

Phone/Fax: (301) 937-5700 / (301) 937-5701

<http://www.EMSL.com>beltsvillelab@emsl.com

EMSL Order: 191602014

CustomerID: ADVA51

CustomerPO:

ProjectID:

Attn: **Alex Fridman**
Advanced Air Analysis, Inc
P.O. Box 525
Owings Mills, MD 21117

Phone: (410) 653-7676
 Fax:
 Received: 03/03/16 2:50 PM
 Analysis Date: 3/4/2016
 Collected: 3/2/2016

Project: 16139/ COLLEGE PARK WOMEN'S CLUB

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
16139-0302-05- Floor Tile <i>191602014-0005</i>	9X9 WHT. W/BLK. FLOOR TILES - RM 1 CLUB RM				Stop Positive (Not Analyzed)
16139-0302-05- Mastic <i>191602014-0005A</i>	9X9 WHT. W/BLK. FLOOR TILES - RM 1 CLUB RM				Stop Positive (Not Analyzed)
16139-0302-06- Floor Tile <i>191602014-0006</i>	9X9 WHT. W/BLK. FLOOR TILES - RM 1 CLUB RM				Stop Positive (Not Analyzed)
16139-0302-06- Mastic <i>191602014-0006A</i>	9X9 WHT. W/BLK. FLOOR TILES - RM 1 CLUB RM				Stop Positive (Not Analyzed)
16139-0302-07- Floor Tile <i>191602014-0007</i>	12X12 BLK. W/WHT. FLOOR TILES - RM 2 HALLWAY	Black Non-Fibrous Homogeneous		45% Ca Carbonate 55% Non-fibrous (other)	None Detected
16139-0302-07- Mastic <i>191602014-0007A</i>	12X12 BLK. W/WHT. FLOOR TILES - RM 2 HALLWAY	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
16139-0302-08- Floor Tile <i>191602014-0008</i>	12X12 BLK. W/WHT. FLOOR TILES - RM 3 BATHRM	Black Non-Fibrous Homogeneous		45% Ca Carbonate 55% Non-fibrous (other)	None Detected
16139-0302-08- Mastic <i>191602014-0008A</i>	12X12 BLK. W/WHT. FLOOR TILES - RM 3 BATHRM	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from 03/07/2016 11:23:56



EMSL Analytical, Inc.

10768 Baltimore Avenue, Beltsville, MD 20705

Phone/Fax: (301) 937-5700 / (301) 937-5701

<http://www.EMSL.com>

beltsvillelab@emsl.com

EMSL Order: 191602014

CustomerID: ADVA51

CustomerPO:

ProjectID:

Attn: **Alex Fridman**
Advanced Air Analysis, Inc
P.O. Box 525
Owings Mills, MD 21117

Phone: (410) 653-7676
Fax:
Received: 03/03/16 2:50 PM
Analysis Date: 3/4/2016
Collected: 3/2/2016

Project: **16139/ COLLEGE PARK WOMEN'S CLUB**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
16139-0302-09-Floor Tile <i>191602014-0009</i>	12X12 BLK. W/WHT. FLOOR TILES - RM 4 BATHRM	Black Non-Fibrous Homogeneous		45% Ca Carbonate 55% Non-fibrous (other)	None Detected
16139-0302-09-Mastic <i>191602014-0009A</i>	12X12 BLK. W/WHT. FLOOR TILES - RM 4 BATHRM	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
16139-0302-10-Floor Tile <i>191602014-0010</i>	12X12 WHT. W/BLK. FLOOR TILES - RM 2 HALLWAY	White Non-Fibrous Homogeneous		45% Ca Carbonate 55% Non-fibrous (other)	None Detected
16139-0302-10-Mastic <i>191602014-0010A</i>	12X12 WHT. W/BLK. FLOOR TILES - RM 2 HALLWAY	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
16139-0302-11-Floor Tile <i>191602014-0011</i>	12X12 WHT. W/BLK. FLOOR TILES - RM 3 BATHRM	White Non-Fibrous Homogeneous		45% Ca Carbonate 55% Non-fibrous (other)	None Detected
16139-0302-11-Mastic <i>191602014-0011A</i>	12X12 WHT. W/BLK. FLOOR TILES - RM 3 BATHRM	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
16139-0302-12-Floor Tile <i>191602014-0012</i>	12X12 WHT. W/BLK. FLOOR TILES - RM 4 BATHRM	White Non-Fibrous Homogeneous		45% Ca Carbonate 55% Non-fibrous (other)	None Detected
16139-0302-12-Mastic <i>191602014-0012A</i>	12X12 WHT. W/BLK. FLOOR TILES - RM 4 BATHRM	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%
Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from 03/07/2016 11:23:56



EMSL Analytical, Inc.

10768 Baltimore Avenue, Beltsville, MD 20705

Phone/Fax: (301) 937-5700 / (301) 937-5701

<http://www.EMSL.com>

beltsvillelab@emsl.com

EMSL Order: 191602014

CustomerID: ADVA51

CustomerPO:

ProjectID:

Attn: **Alex Fridman**
Advanced Air Analysis, Inc
P.O. Box 525
Owings Mills, MD 21117

Phone: (410) 653-7676
Fax:
Received: 03/03/16 2:50 PM
Analysis Date: 3/4/2016
Collected: 3/2/2016

Project: **16139/ COLLEGE PARK WOMEN'S CLUB**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
16139-0302-13- Floor Tile <i>191602014-0013</i>	LINOLEUM FLOOR - RM 6 KITCHEN	White/Various Fibrous Heterogeneous	30%	Cellulose 40% Ca Carbonate 30% Non-fibrous (other)	None Detected
16139-0302-13- Mastic <i>191602014-0013A</i>	LINOLEUM FLOOR - RM 6 KITCHEN	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
16139-0302-14- Floor Tile <i>191602014-0014</i>	LINOLEUM FLOOR - RM 6 KITCHEN	White/Various Fibrous Heterogeneous	30%	Cellulose 40% Ca Carbonate 30% Non-fibrous (other)	None Detected
16139-0302-14- Mastic <i>191602014-0014A</i>	LINOLEUM FLOOR - RM 6 KITCHEN	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
16139-0302-15- Floor Tile <i>191602014-0015</i>	LINOLEUM FLOOR - RM 6 KITCHEN	White/Various Fibrous Heterogeneous	30%	Cellulose 40% Ca Carbonate 30% Non-fibrous (other)	None Detected
16139-0302-15- Mastic <i>191602014-0015A</i>	LINOLEUM FLOOR - RM 6 KITCHEN	Brown/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected
16139-0302-16 <i>191602014-0016</i>	1X1 CEILING TILES W/PINHOLES - RM 1 CLUB RM	Brown/White Fibrous Heterogeneous	90%	Cellulose 10% Non-fibrous (other)	None Detected
16139-0302-17 <i>191602014-0017</i>	1X1 CEILING TILES W/PINHOLES - RM 1 CLUB RM	Brown/White Fibrous Heterogeneous	90%	Cellulose 10% Non-fibrous (other)	None Detected

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%
Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from 03/07/2016 11:23:56

**EMSL Analytical, Inc.**

10768 Baltimore Avenue, Beltsville, MD 20705

Phone/Fax: (301) 937-5700 / (301) 937-5701

<http://www.EMSL.com>beltsvillelab@emsl.com

EMSL Order: 191602014

CustomerID: ADVA51

CustomerPO:

ProjectID:

Attn: **Alex Fridman**
Advanced Air Analysis, Inc
P.O. Box 525
Owings Mills, MD 21117

Phone: (410) 653-7676
 Fax:
 Received: 03/03/16 2:50 PM
 Analysis Date: 3/4/2016
 Collected: 3/2/2016

Project: **16139/ COLLEGE PARK WOMEN'S CLUB**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
16139-0302-18 <i>191602014-0018</i>	1X1 CEILING TILES W/PINHOLES - RM 1 CLUB RM	Brown/White Fibrous Heterogeneous	90% Cellulose	10% Non-fibrous (other)	None Detected
16139-0302-19 <i>191602014-0019</i>	DRYWALL - RM 2 HALLWAY	Brown/White Fibrous Heterogeneous	10% Cellulose	65% Gypsum 25% Non-fibrous (other)	None Detected
16139-0302-20 <i>191602014-0020</i>	DRYWALL - RM 5 ENTRY RM	Brown/White Fibrous Heterogeneous	10% Cellulose	65% Gypsum 25% Non-fibrous (other)	None Detected
16139-0302-21 <i>191602014-0021</i>	DRYWALL - RM 6 KITCHEN	Brown/White Fibrous Heterogeneous	10% Cellulose	65% Gypsum 25% Non-fibrous (other)	None Detected
16139-0302-22 <i>191602014-0022</i>	JOINT COMPOUND - RM 2 HALLWAY	White Non-Fibrous Homogeneous		10% Mica 45% Ca Carbonate 45% Non-fibrous (other)	None Detected
16139-0302-23 <i>191602014-0023</i>	JOINT COMPOUND - RM 2 HALLWAY	White Non-Fibrous Homogeneous		10% Mica 45% Ca Carbonate 45% Non-fibrous (other)	None Detected
16139-0302-24 <i>191602014-0024</i>	JOINT COMPOUND - RM 6 KITCHEN	White Non-Fibrous Homogeneous		10% Mica 45% Ca Carbonate 45% Non-fibrous (other)	None Detected
16139-0302-25 <i>191602014-0025</i>	WINDOW CAULKING - EXT.	Gray/White Non-Fibrous Homogeneous		10% Mica 45% Ca Carbonate 45% Non-fibrous (other)	None Detected

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from 03/07/2016 11:23:56

**EMSL Analytical, Inc.**

10768 Baltimore Avenue, Beltsville, MD 20705

Phone/Fax: (301) 937-5700 / (301) 937-5701

<http://www.EMSL.com>beltsvillelab@emsl.com

EMSL Order: 191602014

CustomerID: ADVA51

CustomerPO:

ProjectID:

Attn: **Alex Fridman**
Advanced Air Analysis, Inc
P.O. Box 525
Owings Mills, MD 21117

Phone: (410) 653-7676
 Fax:
 Received: 03/03/16 2:50 PM
 Analysis Date: 3/4/2016
 Collected: 3/2/2016

Project: **16139/ COLLEGE PARK WOMEN'S CLUB**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
16139-0302-26 <i>191602014-0026</i>	WINDOW CAULKING - EXT.	Gray/White Non-Fibrous Homogeneous		10% Mica 45% Ca Carbonate 45% Non-fibrous (other)	None Detected
16139-0302-27 <i>191602014-0027</i>	WINDOW CAULKING - EXT.	Gray/White Non-Fibrous Homogeneous		10% Mica 45% Ca Carbonate 45% Non-fibrous (other)	None Detected
16139-0302-28 <i>191602014-0028</i>	WINDOW GLAZING - EXT.	Gray/Tan/White Fibrous Heterogeneous		10% Mica 45% Ca Carbonate 30% Non-fibrous (other)	15% Chrysotile
16139-0302-29 <i>191602014-0029</i>	WINDOW GLAZING - EXT.				Stop Positive (Not Analyzed)
16139-0302-30 <i>191602014-0030</i>	WINDOW GLAZING - EXT.				Stop Positive (Not Analyzed)

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from 03/07/2016 11:23:56



EMSL Analytical, Inc.

10768 Baltimore Avenue, Beltsville, MD 20705

Phone/Fax: (301) 937-5700 / (301) 937-5701

<http://www.EMSL.com>

beltsvillelab@emsl.com

EMSL Order:	191602014
CustomerID:	ADVA51
CustomerPO:	
ProjectID:	

Attn: Alex Fridman Advanced Air Analysis, Inc P.O. Box 525 Owings Mills, MD 21117	Phone: (410) 653-7676 Fax: Received: 03/03/16 2:50 PM Analysis Date: 3/4/2016 Collected: 3/2/2016
Project: 16139/ COLLEGE PARK WOMEN'S CLUB	

The samples in this report were submitted to EMSL for analysis by Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy. The reference number for these samples is the EMSL Order ID above. Please use this reference number when calling about these samples.

Report Comments:

Sample Receipt Date::	3/3/2016	Sample Receipt Time:	2:50 PM
Analysis Completed Date:	3/4/2016	Analysis Completed Time:	6:42 PM

Analyst(s):

William Chrobak PLM (35)

Samples reviewed and approved by:

Joe Centifonti, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from 03/07/2016 11:23:56

APPENDIX B -LEAD BASED PAINT INSPECTION REPORT



March 9, 2016

Thomas J. Taltavull Architects
Thomas J. Taltavull
20650 Plum Creek Court
Gaithersburg, Maryland 20882

**RE: "COLLEGE PARK WOMENS CLUB"
4711 KNOX ROAD, COLLEGE PARK, MARYLAND**

AAA JOB# 16139

LEAD BASED PAINT SCREENING INSPECTION (XRF)

Dear **Mr.** Taltavull:

Pursuant to your request, on March 2, 2015, Advanced Air Analysis, Inc. (MD Lead Accreditation# 4185) performed a lead testing (screening) in the College Park Womens Club located at 4711 Knox Road, in College Park, Maryland. Mr. Leon Fridman (#9861), a State of Maryland accredited Lead Paint Risk Assessors was on-site to conduct the inspection and testing.

METHODOLOGY

The surfaces were tested in accordance with the protocol established by HUD (Housing and Urban Development) and recognized industrial hygiene guidelines.

LBP testing was conducted using a Niton model XLp 300A X-ray Fluorescence Spectrum Analyzer (XRF). The XRF contains a small radioactive source (Cadmium 109), which produces X-rays. The instrument emits radiation when placed against a surface when the trigger is depressed. If the painted surface contains lead, the radiation will stimulate the lead atoms to emit a fluorescence field, which is sensed by a detector inside the unit. The XRF then converts these signals to a direct reading in milligrams per square centimeter (mg/cm²) for a result of negative, positive or inconclusive.

Calibration of Niton XLp 300A was conducted in accordance with manufacturer's instructions. Calibration readings were checked on calibration test block and recorded. The manufacturer calibration block contains six blocks with known concentration of lead and an acceptable tolerance for each.

An XRF measurement of more than 0.7 mg/cm² would indicate a lead containing substance by the State of Maryland. Please refer to the attached XRF results form for component location, color, substrate, result & classification.

For the purpose of this report, the door to all rooms is located on side A. Starting at the A side, the rest of the area is lettered consecutively (B, C, D) going clockwise around each room.

CONCLUSION

Total of one hundred thirty-nine (139) XRF readings were taken during the testing (please refer to detailed report page for testing locations). The following materials were found to contain greater than 0.7 mg/cm² and therefore LBP.

- Green Wood Door Cases
- Green Wood Door
- White Wood Window Sills
- White Wood Door Cases
- White Wood Doors
- White Metal Radiators
- Green Wood Ceiling (exterior)
- Green Wood Door Frames (exterior)
- Green Wood Door (exterior)
- White Wood Window Cases (exterior)
- White Wood Window Sashes (exterior)
- Green Wood Window Well (exterior)
- Green Wood Shutters (exterior)
- Black Metal Rail (exterior)
- Green Wood Window Sills (exterior)
- White Brick Walls (exterior)
- Green Wood Beam (Exterior near Roof)
- Green Wood Door Cases (exterior)
- Green Wood Doors (exterior)

RECOMMENDATIONS

Renovation activities or disturbance of Lead Based Paint (LBP) or lead containing surfaces must be handled in accordance with the requirements of the Environmental Protection Agency (EPA), the Occupational Safety and Health Administration (OSHA), Maryland OSHA regulations and COMAR 26.16.01-03. The abatement and Full Risk Reduction activities should be performed only by a State of Maryland licensed lead abatement contractor.

Regulations of OSHA Lead in Construction standard (29 CFR 1926.62) with Maryland amendments must be adhered to during demolition or renovation activity of the LBP components and lead-containing surfaces. This regulations required employers to use engineering controls, and special work practices to reduce worker exposure to lead. It also triggers requirements regarding exposure monitoring, biological monitoring, and employee training when a worker is exposed to airborne lead levels at or above the action level. Independent Industrial Hygiene firm should perform oversight inspection during the LBP removal, dust wipe test at the completion of the removal project.

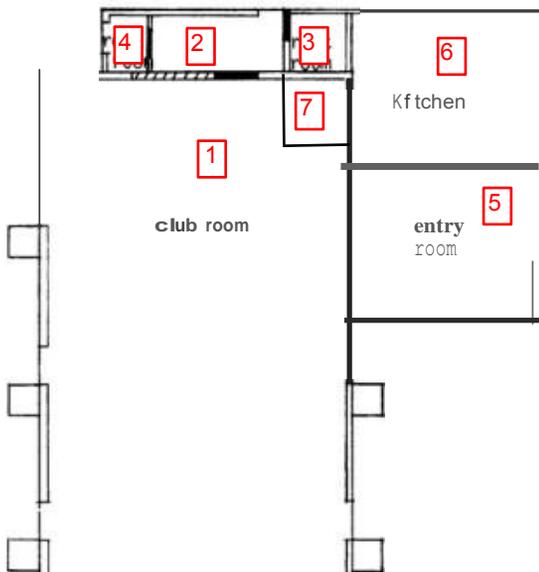
If LBP components are to be removed and disposed of, Toxic Characteristic Leachate Procedures (TCLP) testing are required under Resource Conservation and Recovery Act (RCRA) to determine if the material must be disposed of as a lead hazardous waste.

Advanced Air Analysis, Inc. appreciates the opportunity to provide you environmental consulting service. If you have any questions regarding this report, please do not hesitate to contact me at (410) 653-7676.

Sin

Leon Fridman,
Project Manager
Lead Paint Risk Assessor # 9861
Advanced Air Analysis, Inc. accreditation # 4185

College Park Woman's Club
February 1988
Drawing not to scale



-----, North

ADVANCED' AIR ANALYSIS, IINC.

DAILY LOG

CLIENT ----- CLIENT # _____
JOB SITE: C-11-11L f.u.v. L-viii VII 111' C/''' JOB# /61)'f
ADDRESS: t1 bVI y AC Cc ("9J.. frv)
CONTRACTOR =-----
IH: L s>ll (' J >>1 / 1-111 0. t. STATE: .). -)o(

TIME

ACTIVITY/DESCRIPTION

0730 THIS on-site. we met w/ Thomas Paltavala and Brenda Alexander, who provided access to the areas and a ladder.

4c th Request of Thomas & Brenda (CCTV) materials were not sampled to avoid visible damage as much as possible.

- black paper under Murdwood
- C.C.U. (v:tl f<< h, u / (-t, G, Vtr :', /r)
- music under rubber floor
- baseboard music

Calibrated XRF and began analysis of lead inspection - all info will be put in computer

Finished inspection calibrated XRF

THIS off-site

DETAILED REPORT OF LEAD INSPECTION FOR:

AAA Job # 16139

Inspection Date: 3/2/16
 Report Date: 3/9/16
 Abatement Level: 0.8
 Total Readings: 139

Property Address:

College Park Womens Club
 4711 Knox Road
 College Park, MD

Inspector Name: Leon Fridman
 License # 9861
 XRF Model Niton XLp 300A
 XRF : 96443

Reading Number	Room #	Room	Component	Substrate	Color	XRF Result	Classification	Comment
1			Calibration	8:30	white	0.00	Negative	Range <0.01
			Calibration		red			1.04 Range +- 0.06
			Calibration		gold			0.71 range +- 0.08
2			Calibration	8:30	yellow	3.62	Positive	3.58 range +- 0.39
3			Calibration	8:30	orange	1.61	Positive	1.53 range +- 0.09
			Calibration		green			0.31 range +- 0.02
4	1	Club Room	door frame	wood	white	0.00	Negative	
5	1	Club Room	door case	wood	white	0.00	Negative	
6	1	Club Room	door	wood	white	0.00	Negative	
7	1	Club Room	door frame	wood	white	0.00	Negative	
8	1	Club Room	door case	wood	green	1.3	Negative	at Storm door
9	1	Club Room	door case	wood	white	0.00	Negative	
10	1	Club Room	door	wood	green	1.5	Positive	
11	1	Club Room	window frame	wood	white	0.00	Negative	
12	1	Club Room	window case	wood	white	0.00	Negative	
13	1	Club Room	window sill	wood	white	1.0	Positive	
14	1	Club Room	window sash	wood	white	0.00	Negative	
15	1	Club Room	window apron	wood	white	0.00	Negative	
16	1	Club Room	window shutter	wood	white	0.00	Negative	
17	1	Club Room	chairmolding B	wood	white	0.00	Negative	
18	1	Club Room	crownmolding B	wood	white	0.00	Negative	
19	1	Club Room	wall B	drywall	white	0.00	Negative	
20	1	Club Room	wall B	wainscoting	white	0.00	Negative	
21	1	Club Room	wall C	wainscoting	white	0.00	Negative	high
22	1	Club Room	heater	metal	white	0.00	Negative	
23	2	Hallway	door frame	wood	white	0.00	Negative	
24	2	Hallway	door case	wood	white	0.00	Negative	
25	2	Hallway	door	wood	white	0.00	Negative	
26	2	Hallway	baseboard B	wood	white	0.00	Negative	
27	2	Hallway	wall B	drywall	white	0.00	Negative	
28	2	Hallway	wall C	wainscoting	white	0.00	Negative	
29	2	Hallway	base heater	metal	white	0.00	Negative	
30	3	Bathroom	door case	wood	white	8.3	Positive	
31	3	Bathroom	door	wood	white	3.6	Positive	
32	3	Bathroom	window frame	wood	white	0.00	Negative	
33	3	Bathroom	window case	wood	white	0.00	Negative	
34	3	Bathroom	window sill	wood	white	0.00	Negative	
35	3	Bathroom	window sash	wood	white	0.00	Negative	
36	3	Bathroom	window apron	wood	white	0.00	Negative	
37	3	Bathroom	window shutter	wood	white	0.00	Negative	
38	3	Bathroom	baseboard C	wood	white	0.00	Negative	
39	3	Bathroom	wall C	drywall	white	0.00	Negative	

40	3	Bathroom	ceiling	drywall	white	0.00	Negative	
41	3	Bathroom	toilet	ceramic	white	0.00	Negative	
42	3	Bathroom	sink	ceramic	white	0.00	Negative	
43	3	Bathroom	base heater	metal	white	0.00	Negative	
44	4	Bathroom	door frame	wood	white	0.00	Negative	
45	4	Bathroom	door case	wood	white	0.00	Negative	
46	4	Bathroom	door	wood	white	0.00	Negative	
47	4	Bathroom	window frame	wood	white	0.00	Negative	
48	4	Bathroom	window case	wood	white	0.00	Negative	
49	4	Bathroom	window sash	wood	white	0.00	Negative	
50	4	Bathroom	baseboard D	wood	white	0.00	Negative	
51	4	Bathroom	wall D	plastic	white	0.00	Negative	
52	4	Bathroom	ceiling	drywall	white	0.00	Negative	
53	4	Bathroom	sink	ceramic	white	0.00	Negative	
54	4	Bathroom	toilet	ceramic	white	0.00	Negative	
55	5	Entry Room	door frame	wood	white	0.00	Negative	exterior
56	5	Entry Room	door case	wood	white	1.3	Positive	exterior
57	5	Entry Room	door	wood	white	1.9	Positive	exterior
58	5	Entry Room	storm door	wood	white	0.00	Positive	exterior
59	5	Entry Room	window frame	wood	white	0.00	Negative	
60	5	Entry Room	window case	wood	white	0.00	Negative	
61	5	Entry Room	window sill	wood	white	1.4	Positive	
62	5	Entry Room	window sash	wood	white	0.00	Negative	
63	5	Entry Room	window apron	wood	white	0.00	Negative	
64	5	Entry Room	baseboard D	wood	white	0.00	Negative	
65	5	Entry Room	chair molding D	wood	white	0.00	Negative	
66	5	Entry Room	crown molding D	wood	white	0.00	Negative	
67	5	Entry Room	wall D	drywall	white	0.00	Negative	
68	5	Entry Room	wall D	wainscoting	white	0.00	Negative	
69	5	Entry Room	ceiling	wainscoting	white	0.00	Negative	
70	5	Entry Room	radiator	metal	white	3.5	Positive	
71	6	Kitchen	door case	wood	white	0.1	Negative	entry door
72	6	Kitchen	door	wood	white	0.3	Negative	entry door
73	6	Kitchen	door frame	wood	white	0.00	Negative	exterior
74	6	Kitchen	door	wood	white	2.0	Positive	exterior
75	6	Kitchen	window frame	wood	white	0.00	Negative	
76	6	Kitchen	baseboard B	wood	white	0.00	Negative	
77	6	Kitchen	wall A	brick	white	0.04	Negative	
78	6	Kitchen	wall B	drywall	white	0.00	Negative	
79	6	Kitchen	ceiling	drywall	white	0.00	Negative	
80	6	Kitchen	cabinet	wood	white	0.02	Negative	
81	7	Hallway	door frame	wood	white	0.00	Negative	
82	7	Hallway	door case	wood	white	0.00	Negative	
83	7	Hallway	door	metal	white	0.00	Negative	
84	7	Hallway	baseboard B	wood	white	0.00	Negative	
85	7	Hallway	wall B	drywall	white	0.00	Negative	
86	7	Hallway	wall C	brick	white	0.00	Negative	
87	7	Hallway	ceiling	drywall	white	0.00	Negative	
88	7	Hallway	radiator	metal	white	5.1	Positive	
89	none	Exterior Front (North)	door frame	wood	green	2.0	Positive	
90	none	Exterior Front (North)	door	wood	green	2.1	Positive	
91	none	Exterior Front (North)	wall	brick	white	0.02	Negative	

92	none	Exterior Front (North)	ceiling	wood	green	2.8	Positive	
93	none	Exterior Front (North)	box beam	wood	green	0.04	Negative	
94	none	Exterior Front (North)	column	metal	black	0.11	Negative	
95	none	Exterior Front (North)	rail	metal	black	0.02	Negative	
96	none	Exterior Front (North)	window case	wood	white	1.7	Positive	
97	none	Exterior Front (North)	window sash	wood	white	13.6	Positive	
98	none	Exterior Front (North)	window well	wood	white	0.30	Negative	
99	none	Exterior Front (North)	window well	wood	green	2.1	Positive	
100	none	Exterior Front (North)	shutter	wood	green	1.5	Positive	
101	none	Exterior Side (East)	window case	wood	white	1.5	Positive	
102	none	Exterior Side (East)	window sill	wood	white	0.00	Negative	
103	none	Exterior Side (East)	window sash	wood	white	1.2	Positive	
104	none	Exterior Side (East)	window shutter	wood	green	1.3	Positive	
105	none	Exterior Side (East)	wall	brick	white	0.00	Negative	
106	none	Exterior Side (East)	rail	metal	black	1.3	Positive	
107	none	Exterior Side (East)	window sill	cement	white	0.00	Negative	
108	none	Exterior Rear (South Side)	window case	wood	white	3.3	Positive	
109	none	Exterior Rear (South Side)	window sill	wood	white	0.30	Negative	
110	none	Exterior Rear (South Side)	window sill	wood	green	3.5	Positive	
111	none	Exterior Rear (South Side)	window sash	wood	white	1.6	Positive	
112	none	Exterior Rear (South Side)	wall	brick	white	2.6	Positive	
113	none	Exterior Side (West)	door frame	wood	white	0.00	Negative	
114	none	Exterior Side (West)	door	metal	white	0.00	Negative	
115	none	Exterior Side (West)	window frame	wood	white	0.4	Negative	
116	none	Exterior Side (West)	window case	wood	white	1.2	Positive	

117	none	Exterior Side (West)	window sill	wood	white	0.23	Negative	
118	none	Exterior Side (West)	window sash	wood	white	0.12	Negative	
119	none	Exterior Side (West)	wall	wood	green	0.20	Negative	
120	none	Exterior Side (West)	wall	brick	white	0.1	Negative	
121	none	Exterior Side (West)	rail	metal	black	0.3	Negative	
122	none	Exterior Side (West)	beam @ roof	wood	green	13.1	Positive	
123	none	Basement - Main Room	door case	wood	green	14.2	Positive	poor
124	none	Basement - Main Room	door	wood	green	20.0	Positive	poor
125	none	Basement - Main Room	wall A	cement	white	0.03	Negative	poor
126	none	Basement - Main Room	wall D	wood	yellow	0.08	Negative	poor
127	none	Basement - Main Room	wall A	brick	gray	0.06	Negative	poor
128	none	Basement - Main Room	pipe	metal	white	0.16	Negative	poor
129	none	Basement - Bathroom	door frame	wood	white	0.01	Negative	poor
130	none	Basement - Bathroom	wall A	wood	white	0.13	Negative	poor
131	none	Basement - Bathroom	wall C	cement	white	0.01	Negative	poor
132	none	Basement - Bathroom	sink	metal	white	0.17	Negative	poor
133	none	Basement - Bathroom	pipe	metal	white	0.01	Negative	poor
134	none	Basement - Bathroom	wall C	brick	gray	0.01	Negative	poor
135	none	Basement - Bathroom	wall B	wood	yellow	0.04	Negative	poor
136	none	Basement - Bathroom	window sash	wood	white	0.20	Negative	poor
137			Calibration	12:15	white	0.00	Negative	Range <0.01
			Calibration		red			1.04 Range +- 0.06
			Calibration		gold			0.71 range +- 0.08
138			Calibration	12:15	yellow	3.62	Positive	3.58 range +- 0.39
139			Calibration	12:15	orange	1.61	Positive	1.53 range +- 0.09
			Calibration		green			0.31 range +- 0.02

APPENDIX C- STRUCTURAL ENGINEER FIELD REPORT



JAMES M. GROSS, INC.

STRUCTURAL ENGINEERING

10208 EASTERDAY COURT, HAGERSTOWN, MD 21742

301-824-7450

jimgrosspe@gmail.com

FIELD REPORT

Date: March 15, 2016

To: Thomas J. Taltavull, Architect

Re: Old Parish House, 4711 Knox Road

Present at site: JMG, Thomas J. Taltavull

Remarks: The following issues/concerns were noted during my visit:

1. **Foundations** - Although footings are not visible there was no evidence noted above grade that indicated signs of excessive settlement. It appears that the foundations are on firm ground. Some areas of the foundation walls do show excessive weathering of brick.
2. **Floor framing** - the floor framing below the sitting room is composed of 2X10 joists at 16 inches on center running East/West. These joists span about 14'-3". The northernmost joist adjacent to the north wall showed some termite damage. A termite inspection needs to be done if this issue has not been previously addressed. SEE PHOTO #1
Under the Kitchen the joists appear to be 2X8 at 24 inches on Center running East-West spanning approximately 11'-9" (only a few joists could be seen). At the opening between the crawl space under the kitchen and the basement area under the sitting room 2 joists have been undermined. Evidently when some plumbing work was done a portion of the masonry wall was removed. These joists are not properly supported. This should be repaired, and should not be too difficult to fix. SEE PHOTO #1
The first floor of the large main room is a concrete slab. This slab spans to a center masonry wall running east/west. There were no signs noted of the slab being distressed and appears to be in sound condition. The thickness of slab, quality of concrete, and amount of reinforcing are unknown. The capacity of this slab is unknown and not easily determined.
3. **Exterior Masonry walls** -. The masonry walls appear to be in decent condition except the North and South walls of the main building. These walls are approximately 16 foot tall as measured from the grade on the outside. These brick walls are leaning / bulging outward in the magnitude of about 4"

to 5" at the top of the wall in the center of the length of the building. Masonry buttresses had been added at sometime in the past. There is some slippage between the buttresses and the walls . SEE PHOTO #3

This slippage indicates some movement may still be occurring. These walls have been pushed outward. The cause of the movement appears to be that the roof structure is not properly tied as well as it should be.

4. **Roof Structure** - of the main space is composed of 2X6 rafters at 28" +/- on center. These rafters are severely sagged indicating an overstressed condition. The ties tying them together may have slipped over time allowing the roof framing to push the masonry walls outward. Upon visual review of the attic space it appears that the roof framing, collar ties, ceiling framing, and hangers supporting the ceiling framing are all questionable with regard to their adequacy. Further investigation and reinforcing of roof and ceiling structures should be done ASAP because they do not appear to be presently safe. SEE PHOTO #4



PHOTO #1 TERMITE DAMAGE



PHOTO #2 UNSUPPORTED JOISTS



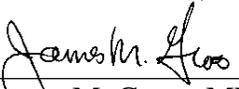
PHOTO #3 BUTTRESS SLIPPAGE



PHOTO #4 SAGGING RAFTERS

Please let me know if I can be of further service for remedial work.

For: James M. Gross, Inc.


By: James M. Gross, MD P.E. #17267

APPENDIX D- MAINTENANCE

MAINTENANCE

SUMMARY

Maintenance helps preserve the integrity of historic structures. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building is protected. Proper maintenance is the most cost effective method of extending the life of a building. As soon as a building is constructed, restored, or rehabilitated, physical care is needed to slow the natural process of deterioration. An older building has already experienced years of normal weathering and may have suffered from neglect or inappropriate work as well.

Decay is inevitable but deterioration can accelerate when the building envelope is not maintained on a regular basis. Surfaces and parts that were seamlessly joined when the building was constructed may gradually become loose or disconnected; materials that were once sound begin to show signs of weathering. If maintenance is deferred, a typical response is to rush in to fix what has been ignored, creating additional problems. Work done on a crisis level can favor inappropriate treatments that alter or damage historic material.

There are rewards for undertaking certain repetitive tasks consistently according to a set schedule. Routine and preventive care of building materials is the most effective way of slowing the natural process of deterioration. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

Well-maintained properties tend to suffer less damage from storms, high winds, and even small earthquakes. Keeping the roof sound, armatures and attachments such as shutters tightened and secured, and having joints and connections functioning well, strengthens the ability of older buildings to withstand natural occurrences.

Over time, the cost of maintenance is substantially less than the replacement of deteriorated historic features and involves considerably less disruption. Stopping decay before it is widespread helps keep the scale and complexity of work manageable for the owner.¹

As such, the goal of any conservation maintenance plan is to maintain, rather than replace, historic building features. Replacement of original fabric should be made using “in-kind” materials and only take place as a last resort for selected building elements damaged beyond repair. Regular inspection and cleaning of both interior and exterior building components is the cornerstone of any successful maintenance agenda. In general, visual inspections of the building should be carried out at regular intervals so that gradual deterioration and future maintenance needs can be recorded. As shown in the attached building component lists, inspection intervals may be weekly, monthly, quarterly, semi- annually, annually, or following a major weather

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Preservation Brief 47, Washington, D.C.: U.S. Department of the Interior, National Park Service.

event. To support such regular inspections, the following activities also should be carried out in order to ensure successful conservation maintenance planning.

The following background information should be assembled and filed together:

- Plans showing building elements, easements and construction details.
- Original date(s) of construction.
- Local, state, and national listings in historic registers.
- Local council/commission review requirements.
- Review requirements for any letter of agreement, covenant or easement holder.
- Details of previous conservation work.
- Create a separate file for all maintenance information.
- Designate a location for all maintenance manuals, manufacturer's instructions and service representative contact information for mechanical equipment such as boilers, water heaters,
- Inventory building components and their associated maintenance tasks (see outline). Record all services and repairs in a log book.
- Use a camera to record visual information/conditions.
- Prioritize a list of long-term preservation activities for major building components, such as roof replacement or exterior painting. Tie this list to yearly operating budgets.
- Keep a list of emergency phone numbers for contacts such as gas and electric company, boiler/furnace repair, fire department, insurance provider.

BUILDING COMPONENTS

Listed below is an outline list of exterior and interior building components for maintenance and inspections.

SITE:

1. Site utilities,
 - a. Water and sanitary sewer lines, water meter
 - b. Gas lines, meter
 - c. Electric Overhead Service, meter and service entrance.
 - d. Communication services
2. Paving
3. Fencing
 - a. Ornamental fence and gates.
4. Landscaping
 - a. Plantings, Trees, Grass, Benches, Signage

b. Storm Drainage

CONCRETE:

1. Poured in place concrete entry porch, steps and pad at ramp.

MASONRY:

1. Natural stone planters
2. Brick
3. Concrete masonry foundation units
4. Mortar and grout

METALS

1. Metal ornamental railings at steps, ramp and patio

WOOD

1. Rough framing – floor joists, ceiling joists and rafters. Ramp framing.
2. Roof sheathing
3. Interior finish trim
4. Exterior finish trim
5. Exterior and Interior shutters
6. Ramp decking
7. Wood interior paneling, wainscot

THERMAL AND MOISTURE PROTECTION

1. Foundation waterproofing
2. Crawl space vapor barriers
3. Crawl space wall insulation
4. Attic insulation
5. Roof Shingles
6. Modified bituminous roll roofing.
7. Flashing and Sheet Metal
8. Gutters and Downspouts
9. Roof accessories – ridge vent, soffit vents, snow guards
10. Joint Sealants – Exterior silicone, Interior Silicon and Sanitary Silicone.

DOORS AND WINDOWS

1. Interior stile and rail doors

2. Exterior stile and rail doors
3. Wood screen doors
4. Wood door frames, trim and thresholds
5. Door weather stripping
6. Door glass
7. Door hardware
8. Fiberglass exterior door and frame
9. Wood windows
10. Window glass and glazing
11. Window hardware

FINISHES

1. Plaster assemblies
2. Gypsum board assemblies
3. Acoustic Ceiling Tile
4. Wood Ceiling
5. Wood Flooring
6. Rubber Flooring
7. Vinyl Composition Tile
8. Paints – Exterior - doors, windows, trim, metal railings, brick, wood siding
Interior - ceilings, walls, trim, doors, windows.
Interior – wood floor finishes – oil or water based finishes.

SPECIALTIES

1. Toilet accessories, soap, toilet paper and paper towel dispensers, grab bars
2. Fire extinguishers
3. Signage

EQUIPMENT

1. Kitchen appliances – range, microwave, refrigerator, garbage disposal.

FURNISHINGS

1. Kitchen cabinets and countertops
2. Storage shelving and cabinets
3. Metal chairs and tables
4. Furniture

MECHANICAL

1. Plumbing
 - a. Sanitary sewer piping
 - b. Domestic water piping
 - c. Piping insulation
 - d. Fixtures – water closets, hand sinks
 - e. Hot water heater
2. Heating
 - a. Gas fired hot water boiler and pump
 - b. Hot water piping and insulation
 - c. Hot water baseboard and radiator heating units.
3. Air Conditioning – self-contained window units
4. Ventilation
 - a. Bathroom exhaust fans
 - b. Kitchen exhaust fan
 - c. Natural – Doors and windows

ELECTRICAL

1. Interior and exterior light fixtures
2. Emergency lighting
3. Exit signs
4. Wiring, conduit, grounding
5. Devices – outlets, switches
6. Service entrance equipment
7. Panelboard

INSPECTION FREQUENCY CHART

Feature	Minimum Inspection Frequency	Season
EXTERIOR		
Roof	Annually	Spring or fall; every 5 years by roofer
Chimneys	Annually	Fall, prior to heating season; every 5 years by mason
Roof Drainage	6 months; more frequently as needed	Before and after wet season, during heavy rain
Exterior Walls and Porches	Annually	Spring, prior to summer/fall painting season
Windows	Annually	Spring, prior to summer/fall painting season
Foundation and Grade	Annually	Spring or during wet season
Building Perimeter	Annually	Winter, after leaves have dropped off trees
Entryways	Annually; heavily used entries may merit greater frequency	Spring, prior to summer/fall painting season
Doors	6 months; heavily used entry doors may merit greater frequency	Spring and fall; prior to heating/cooling seasons
Attic	4 months, or after a major storm	Spring after wet season
Electrical	Annually	Fall
Termite Inspection	Annually	
INTERIOR		
Basement/Crawlspace	4 months, or after a major storm	Spring after wet season
Ceiling, wall and Floor Finishes	Annually	Spring

Attics	4 months, or after a major storm	Spring after wet season
Painted Surfaces	Annually	Spring after wet season
Toilet Accessories	6 months; heavily used may merit greater frequency	Spring and fall; prior to heating/cooling seasons
Life Safety Equipment	Annually	Fall
Equipment	Annually	Fall
Furnishings	Annually	Fall
Mechanical	6 months	Spring and fall; prior to heating/cooling seasons

APPENDIX

Secretary of Interior’s Standards for the Treatment of Historic Properties found at http://www.cr.nps.gov/hps/tps/standards_guidelines.htm:

The Secretary of Interior’s Standards promote consistent preservation practices and are in non-technical, common sense language. In addition to outlining the standards for the four treatment approaches (Preservation, Rehabilitation, Restoration, and Reconstruction), this website provides information on how to choose a treatment type, as well as illustrated guidelines on applying the Standards. As a conceptual framework, the Standards cannot direct the decisions regarding what features of a historic property should be retained or changed, but they can help to maintain a consistent philosophy towards a project once those decisions are made. The four treatment approaches are thus summarized:

Preservation: focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Rehabilitation: acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

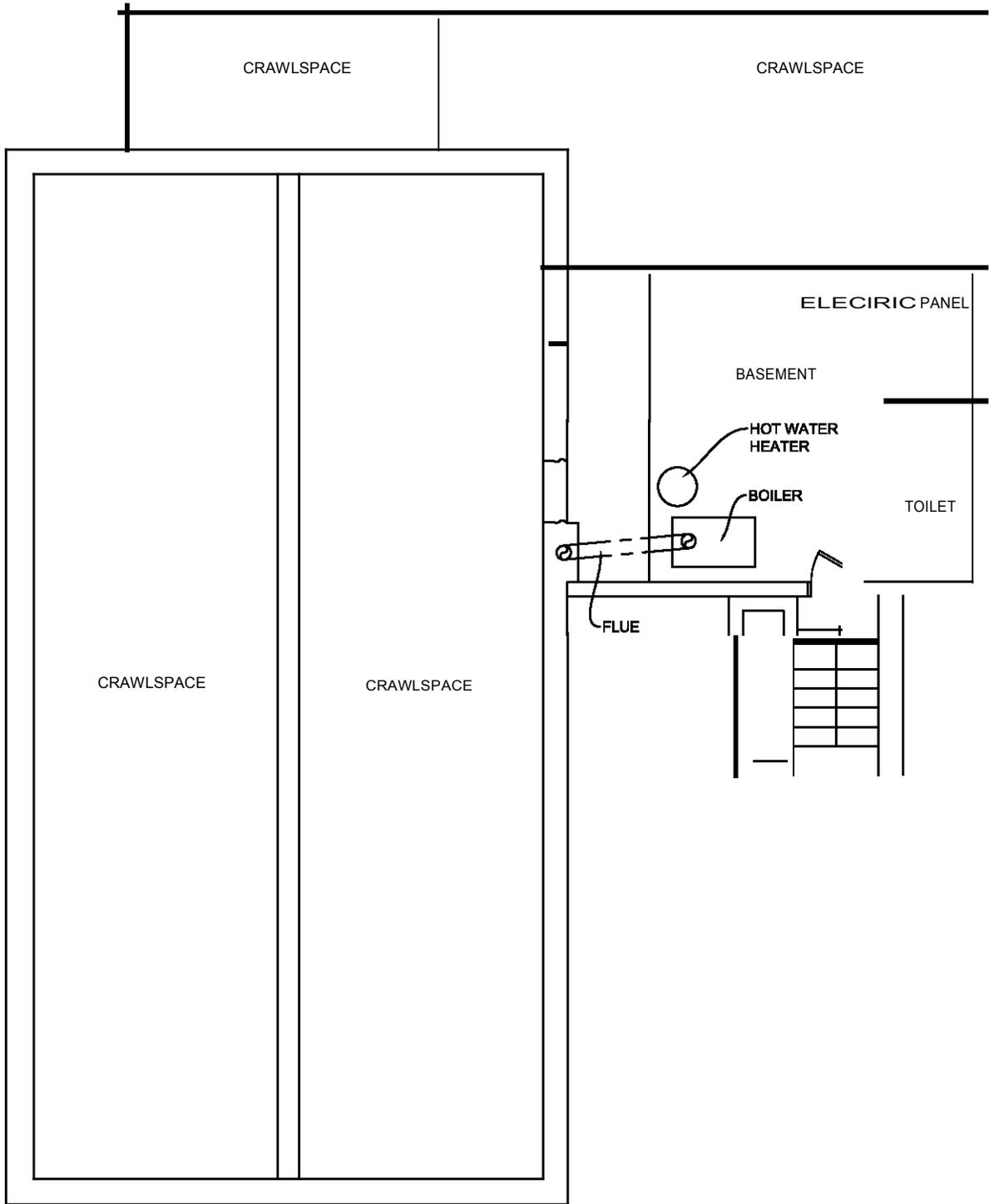
Restoration: depicts a property at a particular period of time in its history, while removing evidence of other periods.

Reconstruction: re-creates vanished or non-surviving portions of a property for interpretive purposes.

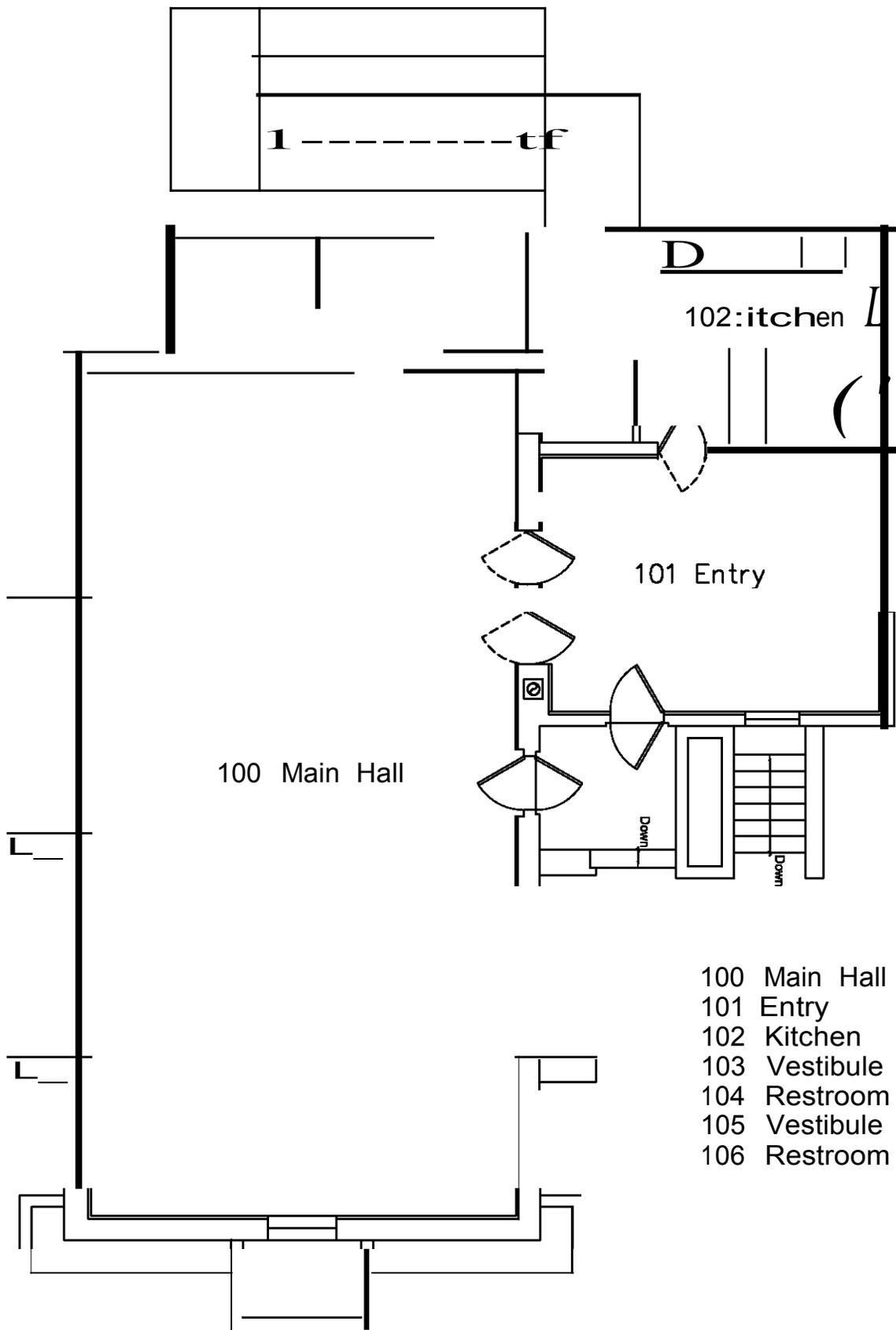
The National Park Service Preservation Briefs provide guidance on **preserving, rehabilitating, and restoring** historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work.

Preservation Briefs found at:
<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

APPENDIX E-FLOOR PLANS



OLD PARISH HOUSE - BASEMENT PLAN



OLD PARISH HOUSE- FIRST FLOOR PLAN

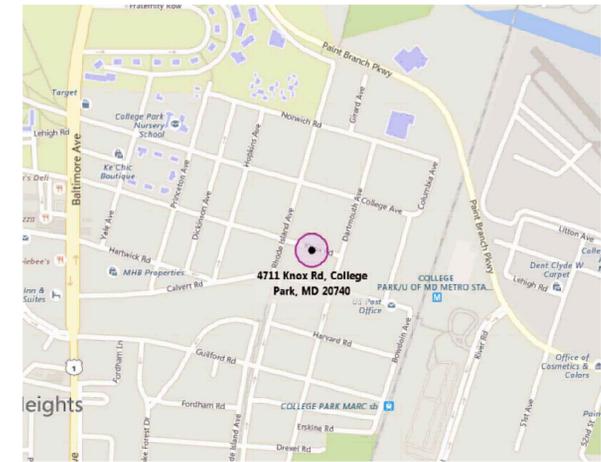
BIBLIOGRAPHY

1. King, Marina, and Susan Pearl, "Woman's Club of College Park," Maryland Historic Trust State Historic Sites Inventory Form, # P.G. 66-9, June 1988.
2. King, Marina, "College Park Historic Survey," Maryland Historic Trust State Historic Sites Inventory Form, # P.G. 66-21, September 1986.
3. Calvert, Rosalie Stier, and Margaret Law. Callcott. *Mistress of Riversdale: The Plantation Letters of Rosalie Stier Calvert, 1795-1821*. Baltimore: Johns Hopkins UP, 1991.

REFERENCES

1. Preservation Briefs, Technical Preservation Services for Historic Buildings. Washington, D.C., Department of the Interior, The National Park Service. www.nps.gov
 - #1: The Cleaning and Waterproof Coating of Masonry Buildings
 - #2: Repointing Mortar Joints in Historic Masonry Buildings
 - #3: Conserving Energy in Historic Buildings
 - #4: Roofing for Historic Buildings
 - #6: Dangers of Abrasive Cleaning to Historic Buildings
 - #9: The Repair of Historic Wooden Windows
 - #10: Exterior Paint Problems on Historic Woodwork
 - #17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
 - #18: Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements
 - #24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
 - #28: Painting Historic Interiors
 - #35: Understanding Old Buildings: The Process of Architectural Investigation
 - #36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
 - #37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
 - #39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings

Roof Framing Repairs To: OLD PARISH HOUSE 4711 Knox Road College Park, Maryland 20740



THOMAS J. TALTAVULL
ARCHITECT
2060 PLUM CREEK COURT
GATHERSBURG, MARYLAND 20882
301.840.1847

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No.9083, Expiration Date: 6-13-2016.

Professional Seal

PROJECT TITLE
NO SCALE

5

VINCINITY MAP
NO SCALE

6

General Notes

- These drawings were from information made available to the Architect and Engineers. At existing areas, the drawings show the general location of various building components and equipment which were shown on original drawings.
- All work shall be done in strict accordance with all applicable codes, ordinances, regulations and any additional requirements so stated by any law, ordinance or regulation pertaining to construction within the said limits of the authority (City, County, State or Federal) having jurisdiction.
- The Contractor is responsible for examining all conditions and becoming thoroughly acquainted with the existing conditions prior to preparing bids for the work.
- All construction shall be accomplished in compliance with Occupational Safety and Health Act and all other applicable rules and regulations. It shall be the contractor(s) responsibility to comply with all such laws and regulations. Contractor shall check with MISS UTILITY before starting work.
- The Contractor shall make all shut-offs and cap all utility lines required to complete the work.
- The contractor shall provide all necessary covers, barricades, fire rated temporary partitions, railings, fencing to protect the building from weather, damage to materials, and to provide public safety. Provide all necessary cover to prevent the spread of dust and dirt.
- It shall be the Contractor's responsibility to provide all bracing, and shoring to protect the structure until all materials and construction can be put in place.
- The Contractor is responsible for staking and laying out all work and for the coordination of all installations allowing adequate space for other equipment, piping, wiring, hvac equipment, etc.
- Where applicable, details and notes shown in any section apply to all similar sections unless noted otherwise.
- All materials, components, systems and interior and exterior finishes shall be installed, assembled, operated and or applied in strict accordance with the drawings and specifications and the manufacturers' printed specifications, recommendations and or instructions for intended purposes as recommended by the manufacturer. Failure to comply with the manufacturer's recommendations or to report any conflicts between the drawings and the manufacturer's recommendations prior to the start of work shall act as a waiver to any claim by the Contractor(s) for any additional expense made necessary by the work.
- The drawings of various disciplines in the Construction Documents are complimentary to one another. All drawings shall be utilized and referred to prior to starting and doing the performance of work in any space.
- The Contractor shall verify and field check all dimensions including material thickness and clearances, structural conditions, mechanical, plumbing and electrical installations and make such modifications, relocation and or re-routing necessary, including required temporary utilities, to complete installations conforming to the Contract Documents.
- The Contractor shall review all drawings and specifications for any conditions that may affect the work and shall report to the Architect any conditions or discrepancies, or request clarification, prior to the start of any work. Failure to report such conditions or discrepancies, or to request clarification prior to the start of any work, is a waiver to any claim by the Contractor(s) for additional expenses made necessary by reason of interpretation of the drawings.
- No modifications, relocation, etc. shall be made which inhibit or interfere with the intended uses of the spaces nor shall any installations be exposed which are intended to be concealed without prior approval in writing from the architect or Owner.
- Verifications and coordination will be accomplished with such timing so that there is no delay in completing all work on schedule.
- The Contractor shall notify the Owner and/or Architect of any major deviations or differences in conditions of the work that would materially affect the quality of the work and/or completion of the Contract.
- At the Architect's discretion, repair, and / or replace any construction materials, equipment, etc. damaged during or by construction activities. Replacement shall match original in quality and appearance.
- All work indicated is new unless noted as existing to remain.

MARYLAND REHABILITATION CODE & BY REFERENCE:

IECC INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION

IN ADDITION TO THE IECC THE FOLLOWING CODES AND STANDARDS SHALL APPLY:

ICC INTERNATIONAL BUILDING CODE, 2015 EDITION (IBC) WITH LOCAL AMENDMENTS

ICC INTERNATIONAL MECHANICAL CODE, 2015 EDITION (WITH LOCAL AMENDMENTS) (IMC)

NFPA 70 - NATIONAL ELECTRICAL CODE, 2014 EDITION and Subtitle 2, Group 14B and Subtitle 9

NFPA - 101 - LIFE SAFETY CODE, 2015 EDITION Subtitle 11 Prince George's County Fire Safety Code Subtitle 4 Prince George's County Building Code

MARYLAND ACCESSIBILITY CODE & BY REFERENCE: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADA)

USE AND OCCUPANCY GROUP:

USE: A-3 Assembly, CHAPTER 3 (IBC) - Community Hall

CONSTRUCTION TYPE: V B Building meets all requirements of this construction type. CHAPTER 6 (IBC)

BUILDING HEIGHT:

ALLOWABLE HEIGHT = 40 FEET - 1 STORIES CHAPTER 5 (IBC)

ACTUAL HEIGHT = 16' ± FEET , 1 STORY

BUILDING AREA:

FIRST FLOOR AREA	EXISTING	PROPOSED
	2045 SF	2045 SF

ALLOWABLE AREA PER FLOOR FOR NON SPRINKLERED BUILDING = 6000 SF

ACTIVE FIRE PROTECTION:

SPRINKLER PROTECTION:
The Existing Building is NOT protected with a sprinkler system.

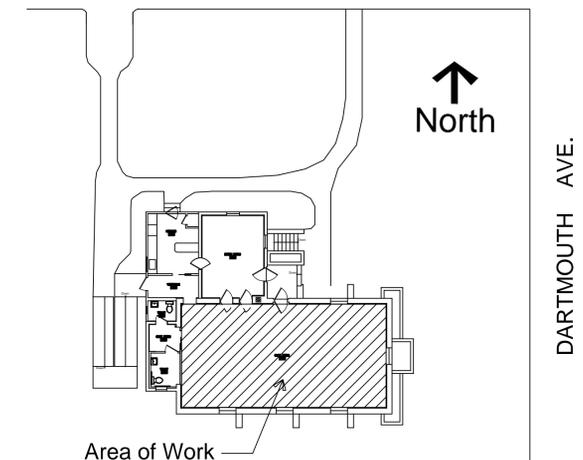
SCOPE OF WORK:

A3 -Assembly - Existing Community Building. Interior structural alterations to existing roof framing at Main Club Room to correct unsafe framing. Removal of existing 12" x 12" acoustic ceiling tiles and batt insulation. Installation of salvaged original wood ceiling and new R49 batt insulation.

BUILDING INFORMATION

SCOPE OF WORK	OWNER'S SCOPE OF WORK IS TO REINFORCE EXISTING ROOF FRAMING AT MAIN CLUB ROOM TO CORRECT DEFICIENT ROOF FRAMING SYSTEM. REINSTALL ORIGINAL WOOD CEILING AND TRIM AND NEW BATT INSULATION.	
JURISDICTION	PRINCE GEORGE'S COUNTY, MARYLAND	
	EXISTING BUILDING	PROPOSED ALTERATION
HIGH RISE (IBC 202)	NO	NO
OCCUPANCY CLASSIFICATION (IBC 302)	(A-3)	A-3
COVERED MALL (IBC 402)	NO	NO
MIXED USE AND OCCUPANCY (IBC 508)	NON SEPERATED	NON SEPERATED
TYPE OF CONSTRUCTION (IBC 602)	VB	VB
FIRE ALARM SYSTEM	NO	NO
FLOOR AREA	2045 SF	2045 SF
FULLY SPRINKLERED & MONITORED	NO	NO
NUMBER OF STORIES	1 ON GRADE	1 ON GRADE

KNOX ROAD



KEY PLAN
NO SCALE

4

Revisions

Drawing Title

Date: July 19, 2016

CS1.0 COVER SHEET, INDEX, GENERAL NOTES.

A1.0 FLOOR PLANS
A2.0 EXISTING BUILDING SECTION
A3.0 PROPOSED BUILDING SECTION

S1.0 ROOF FRAMING PLAN
S2.0 ROOF FRAMING BUILDING SECTION

Repairs to :
OLD PARISH HOUSE
City of College Park
4711 Knox Rd,
College Park, MD 20740

Drawing Number

CS1.0

GENERAL NOTES
NO SCALE

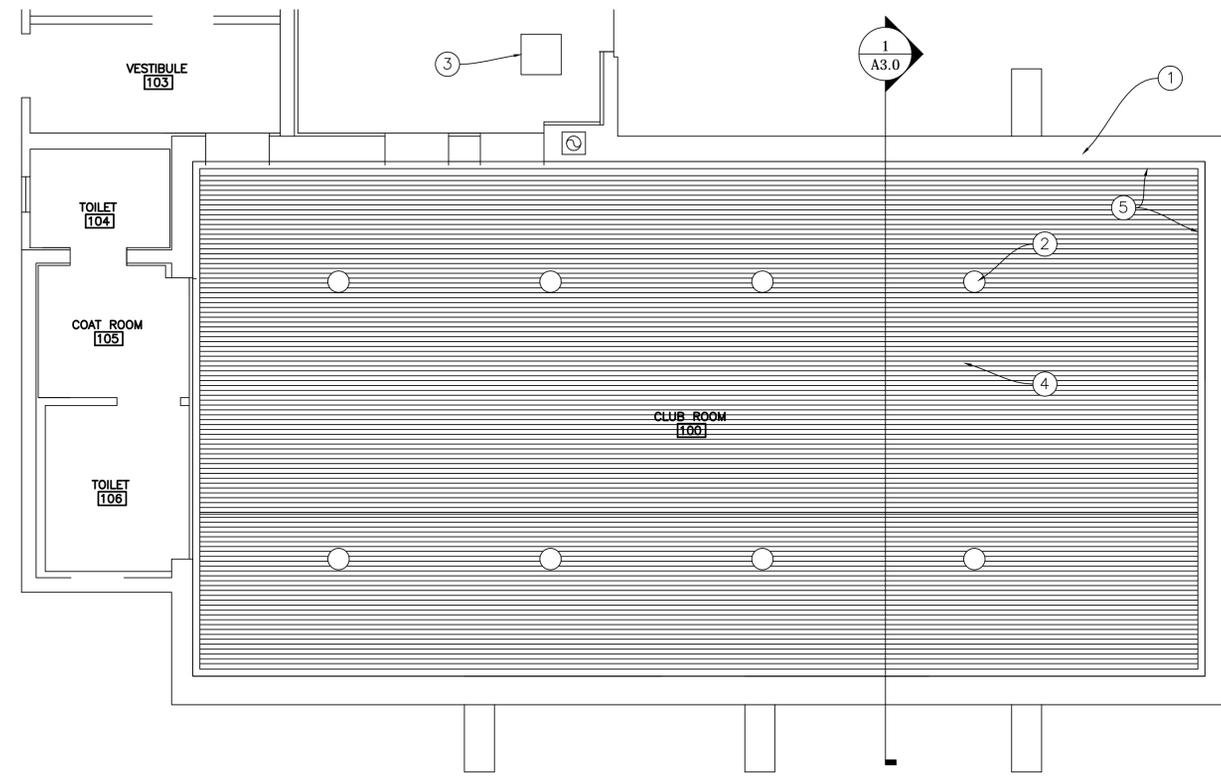
3

CODE DATA
NO SCALE

2

DRAWING INDEX
NO SCALE

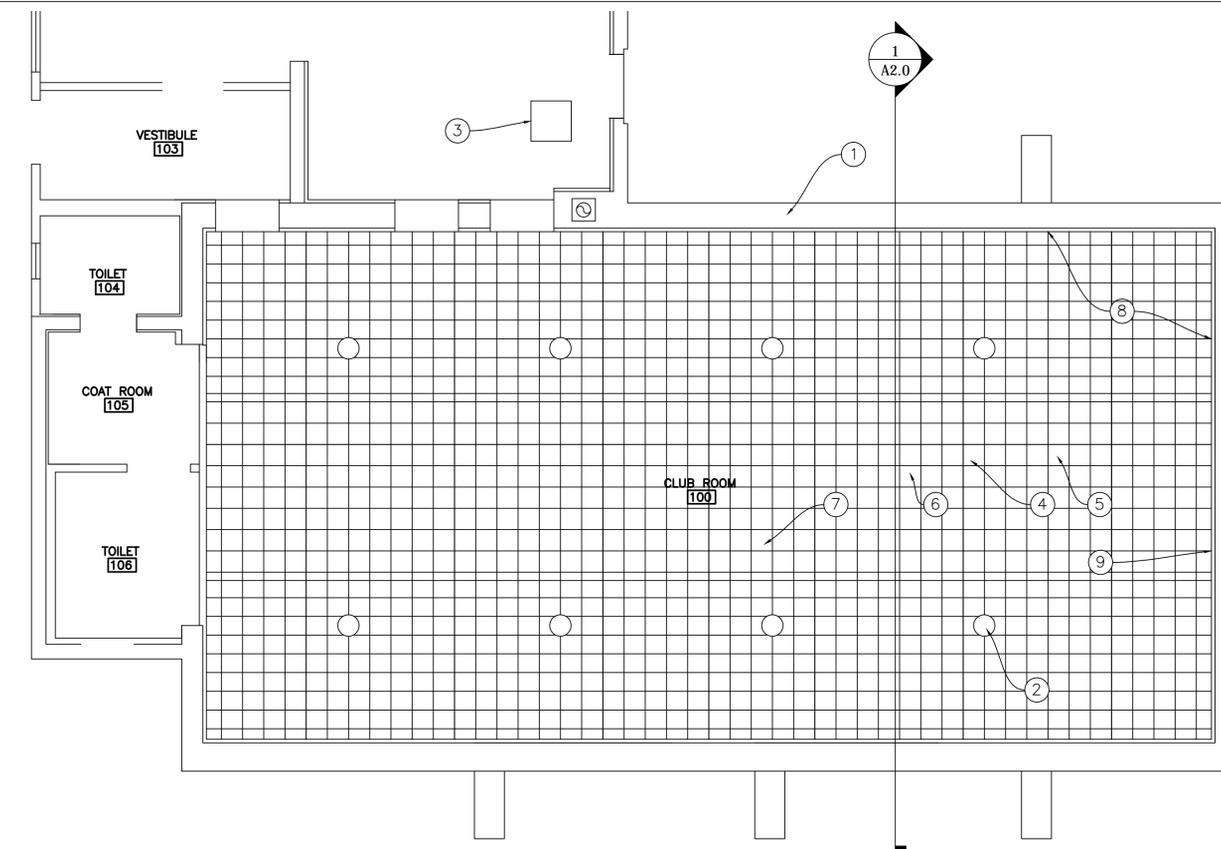
1



- PLAN NOTES:**
- ① EXISTING EXTERIOR WALL.
 - ② REINSTALL ALL PENDANT LIGHT FIXTURES, WIRING AND CONDUIT TO BE CONCEALED.
 - ③ EXISTING ATTIC ACCESS PANEL.
 - ④ REINSTALL ALL SALVAGED EXISTING WOOD CEILING BOARDS PROVIDE NEW BOARDS TO MATCH IF REQUIRED..
 - ⑤ REINSTALL ALL SALVAGED PERIMETER WOOD TRIM MOULDINGS PROVIDE NEW TRIM TO MATCH ORIGINAL WHERE REQUIRED.

EXISTING FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1' - 0"

3

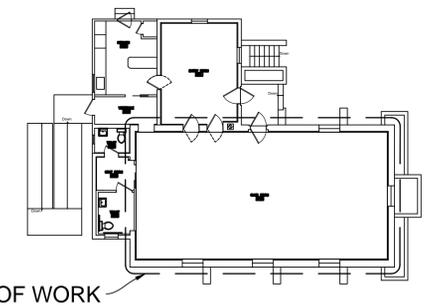


- PLAN NOTES:**
- ① EXISTING EXTERIOR WALL.
 - ② CAREFULLY REMOVE ALL PENDANT LIGHT FIXTURES, WIRING AND CONDUIT. LIGHT FIXTURES WILL BE REUSED.
 - ③ EXISTING ATTIC ACCESS PANEL.
 - ④ REMOVE EXISTING 12" x 12" ACOUSTIC CEILING TILES AND GLUE.
 - ⑤ CAREFULLY REMOVE EXISTING WOOD CEILING BOARDS LOCATED UNDER ACOUSTIC CEILING TILES AND SALVAGE FOR REINSTALLATION.
 - ⑥ REMOVE ALL CEILING INSULATION AT CLUB ROOM 100.
 - ⑦ REMOVE WOOD CEILING SUPPORT JOISTS. SEE SECTION A2.0
 - ⑧ CAREFULLY REMOVE ALL PERIMETER WOOD TRIM MOULDINGS AND SALVAGE FOR REUESE.
 - ⑨ REMOVE EXPOSED CONDUIT AT THIS LOCATION AND REINSTALL ABOVE NEW CEILING FRAMING.

EXISTING FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1' - 0"

2

KEY PLAN
1/16" = 1' - 0"



1

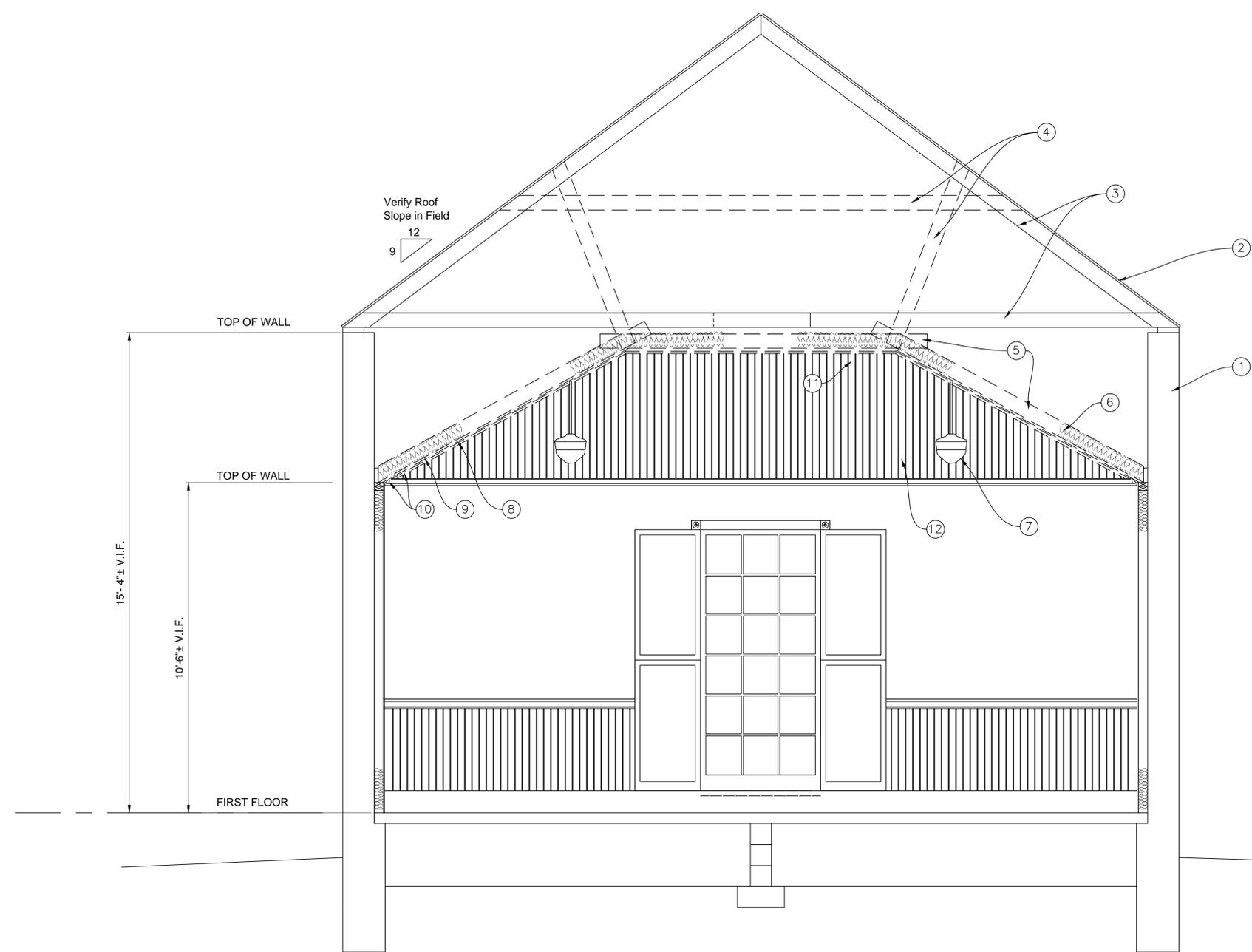
Revisions
Drawing Title
PLANS

Date: July 19, 2016

Repairs to :
OLD PARISH HOUSE
City of College Park
4711 Knox Rd,
College Park, MD 20740

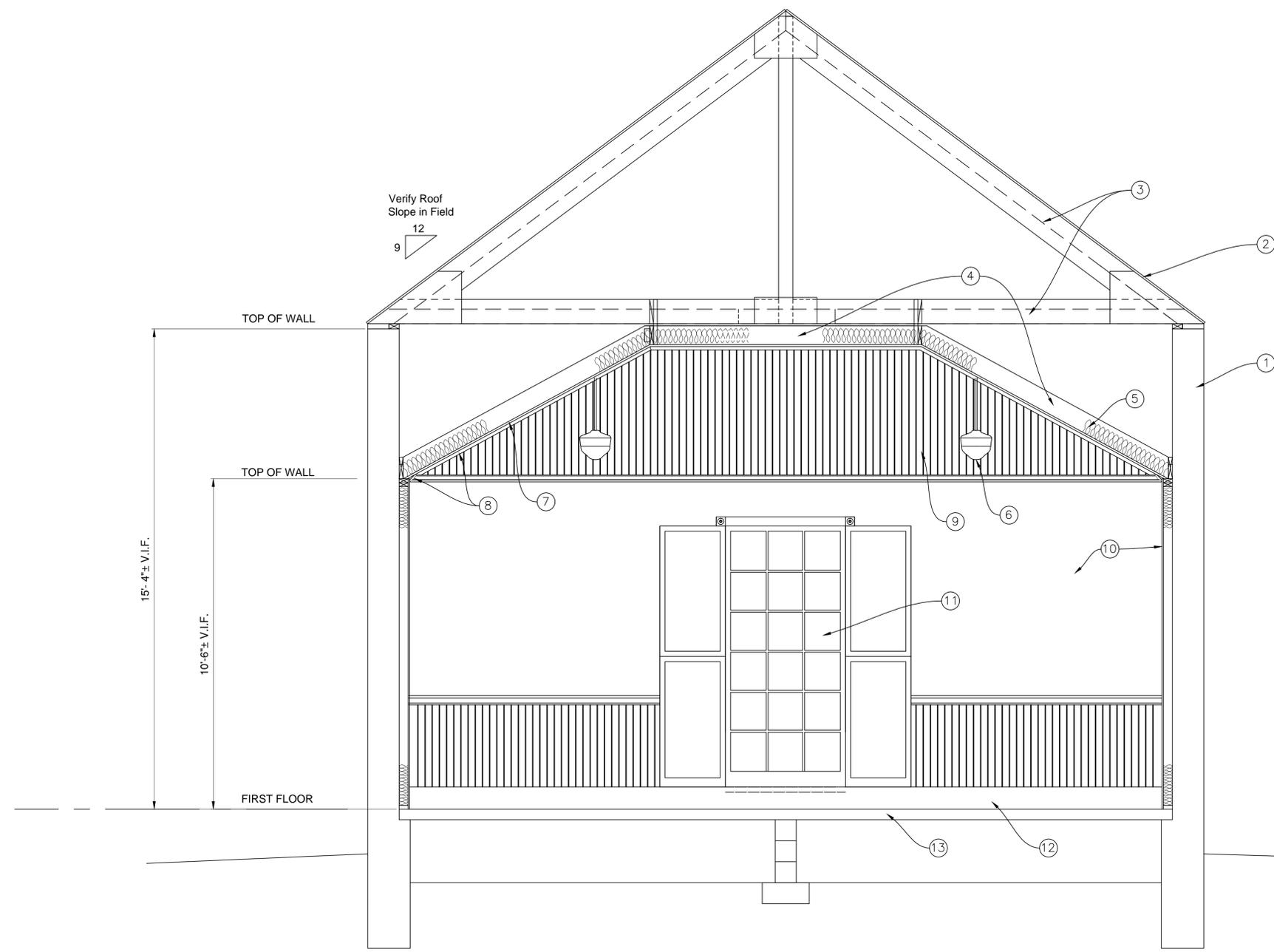
Drawing Number

A1.0



SECTION NOTES:

- ① EXISTING EXTERIOR WALL.
- ② EXISTING ASPHALT SHINGLES OVER WOOD SHEATHING BOARDS TO REMAIN.
- ③ EXISTING RAFTERS AND CEILING JOISTS TO REMAIN.
- ④ EXISTING SUPPORT RAFTERS TO BE REMOVED.
- ⑤ EXISTING CEILING SUPPORT BOARDS TO BE REMOVED.
- ⑥ EXISTING INSULATION TO BE REMOVED.
- ⑦ CAREFULLY REMOVE ALL PENDANT LIGHT FIXTURES, WIRING AND CONDUIT. LIGHT FIXTURES WILL BE REUSED.
- ⑧ REMOVE EXISTING 12" x 12" ACOUSTIC CEILING TILES AND GLUE.
- ⑨ CAREFULLY REMOVE EXISTING WOOD CEILING BOARDS LOCATED UNDER ACOUSTIC CEILING TILES AND SALVAGE FOR REINSTALLATION.
- ⑩ CAREFULLY REMOVE ALL PERIMETER WOOD TRIM MOULDINGS AND SALVAGE FOR REUSE.
- ⑪ REMOVE EXPOSED CONDUIT AT THIS LOCATION AND REINSTALL ABOVE NEW CEILING FRAMING.
- ⑫ EXISTING WOOD PANEL BOARDS TO REMAIN.



- SECTION NOTES:**
- ① EXISTING EXTERIOR WALL.
 - ② EXISTING ASPHALT SHINGLES OVER WOOD SHEATHING BOARDS TO REMAIN.
 - ③ EXISTING RAFTERS AND CEILING JOISTS TO BE REINFORCED. SEE STRUCTURAL SECTION 1/S2.0.
 - ④ NEW 2 x 8 CEILING SUPPORT BOARDS, SEE STRUCTURAL DRAWINGS FOR DETAIL.
 - ⑤ NEW R49 KRAFT FACED FIBERGLASS BATT INSULATION.
 - ⑥ REINSTALL ALL PENDANT LIGHT FIXTURES. ALL WIRING AND CONDUIT TO BE CONCEALED.
 - ⑦ REINSTALL SALVAGED EXISTING WOOD CEILING BOARDS PROVIDE NEW BOARDS TO MATCH EXISTING EXACTLY AS REQUIRED TO COMPLETE CEILING FINISH. PAINT.
 - ⑧ REINSTALL ALL SALVAGED EXISTING PERIMETER WOOD TRIM MOULDINGS. PROVIDE NEW MOULDINGS TO MATCH EXISTING EXACTLY TO COMPLETE INSTALLATION, PAINT.
 - ⑨ EXISTING WOOD PANEL BOARDS TO REMAIN.
 - ⑩ EXISTING DRYWALL TO REMAIN.
 - ⑪ EXISTING WINDOW AND SHUTTERS TO REMAIN.
 - ⑫ EXISTING HOT WATER BASEBOARD HEATING UNITS TO REMAIN.
 - ⑬ EXISTING CONCRETE SLAB.

Revisions

Drawing Title

SECTION

Date: July 19, 2016

Repairs to :
OLD PARISH HOUSE
City of College Park
4711 Knox Rd,
College Park, MD 20740

Drawing Number

A3.0

1

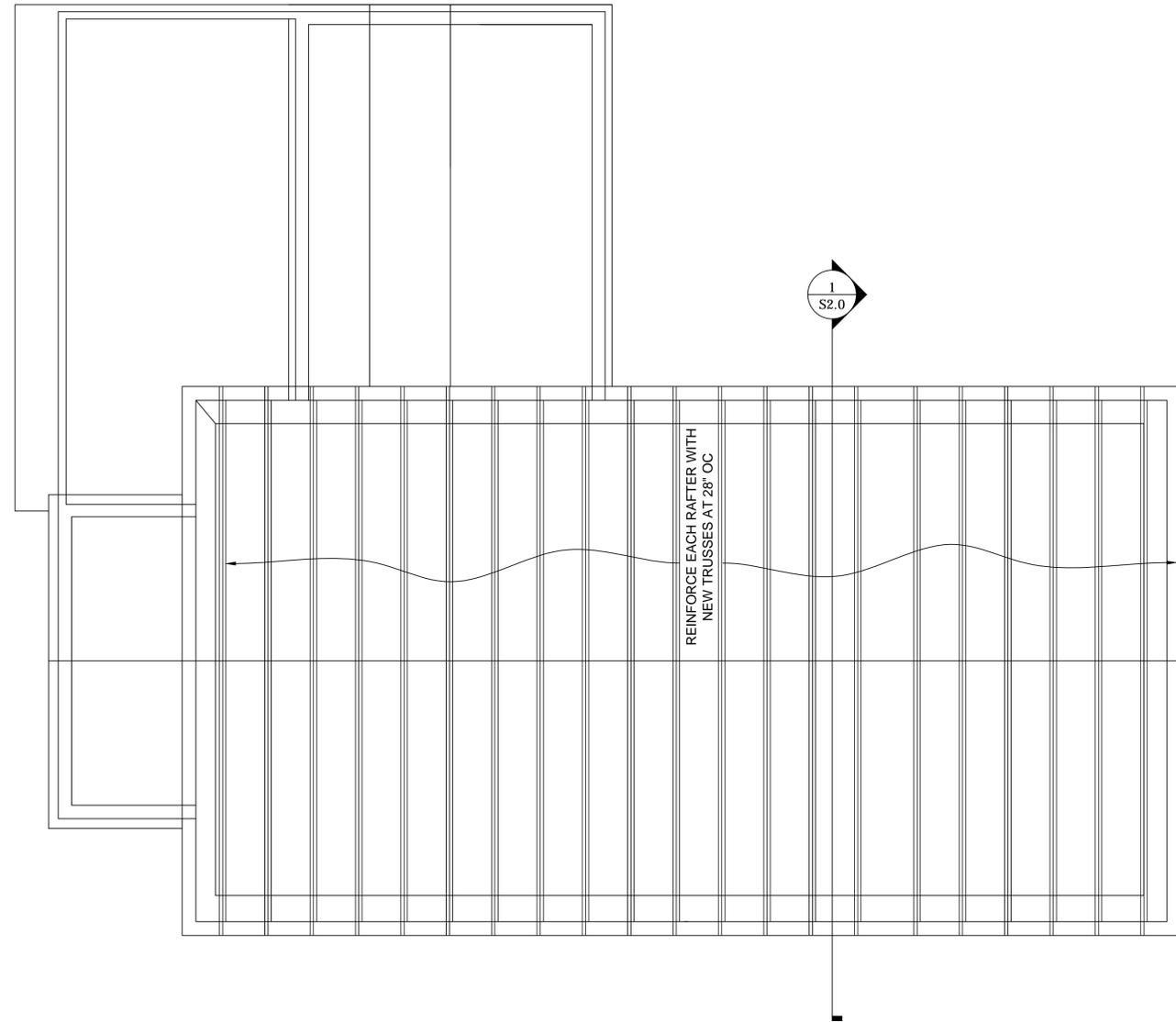


THOMAS J. TALTAVULL
ARCHITECT
2060 PLUM CREEK COURT
GATHERSBURG, MARYLAND 20882
301.840.1847

JAMES M. GROSS, PE
STRUCTURAL ENGINEER
10208 EASTERDAY CT.
HAGERSTOWN, MD 21142
301.824.7450

Professional Certification:
I hereby certify that these
documents were prepared or
approved by me, and that I
am a duly licensed
professional engineer under
the laws of the State of
Maryland, License
No.17267, Expiration Date:
2017-03-01.

Professional Seal



Revisions

Drawing Title

ROOF FRAMING PLAN

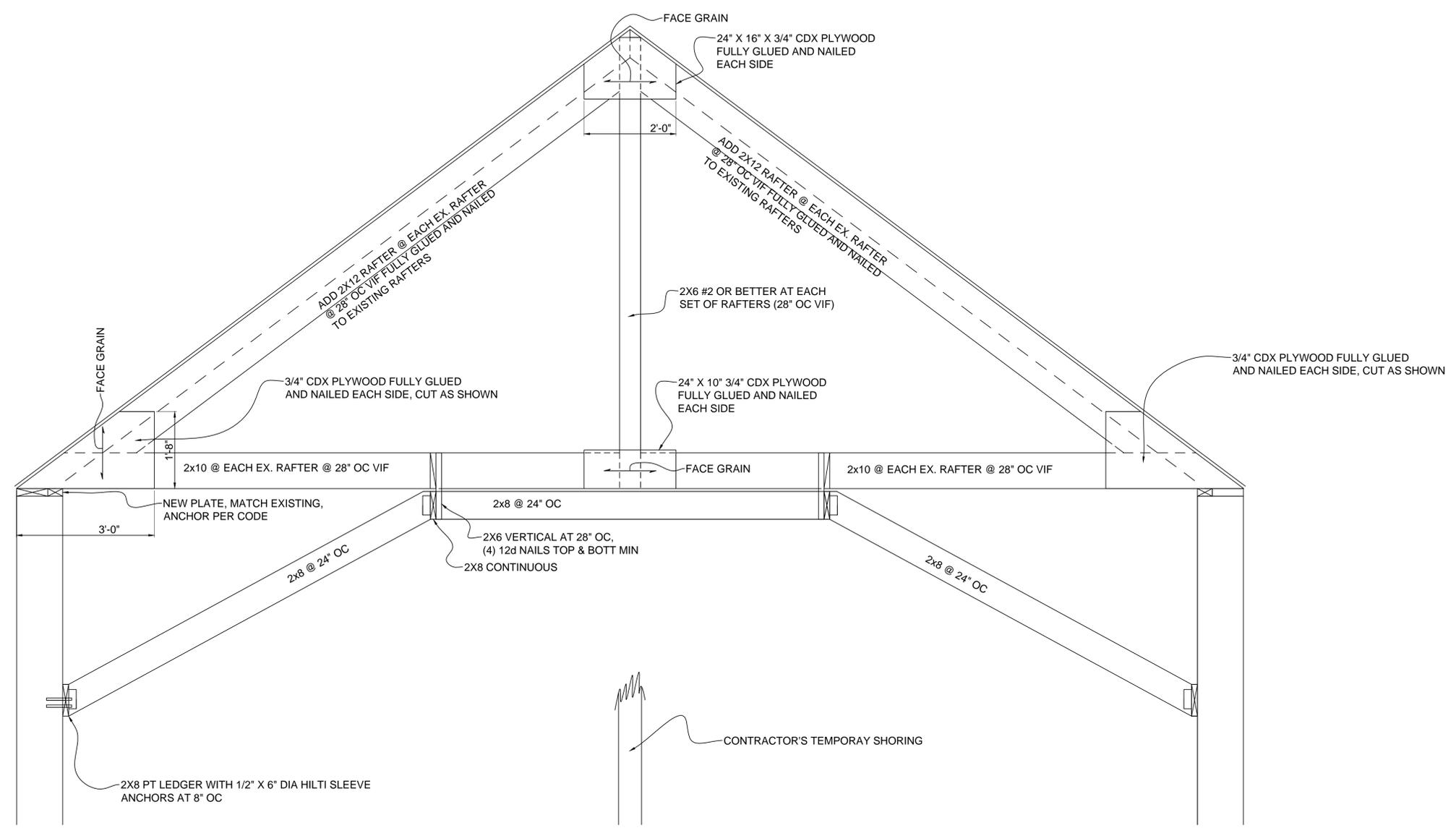
Date: July 19, 2016

Repairs to :
OLD PARISH HOUSE
City of College Park
4711 Knox Rd,
College Park, MD 20740

Drawing Number

S1.0

1



SECTION THROUGH ROOF FRAMING – TYPICAL
3/4 = 1' - 0"

Customer #	Date	Proposal #
CCPMD	9/1/2016	6415

Service Type : Burg-install

Page # : 1

Proposal To:	
City of College Prk Public Wrk 9217 51st Ave Carolanne Linder	
College Park	MD 20740
(301)474-4194	Fax: (301)474-0825

Service Address	
City of College Park 9217 51st Avenue	
Attn: Carolanne Linder	
College Park	MD 20740

Contact	Valid upto	Salesperson 1	Salesperson 2	Service Location
		Craig Bober		4711 Knox Road (Old Parish House)

Directions:

74-2045 ALARM WATCH

Work to be performed:

Secure Alarms will install two smoke detectors one in the community room and one in the sitting room. Then we will install one heat detector in the kitchen and one in the basement. These new detectors will be connected to the existing alarm system. We will install one CO2 detecotor in the basement.

In the event of a fire the smoke detectors will sound, the inside siren on the alarm panel will sound, the fire depmartment will be notified and the call list will be called.

WE PROPOSE hereby to furnish this material and labor-complete in accordance with above specifications for the sum of:			
0% Deposit:	\$0.00	Balance :	\$965.87 \$ 965.87

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be done only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workmen's Compensation Insurance.

ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are satisfactory and are hereby accepted . You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Co. Rep

Signature(Title)

Co Approval (Title)

Customer #	Date	Proposal #
CCPMD	9/1/2016	6416

Service Type : Fire-install

Page # : 1

Proposal To:	
City of College Prk Public Wrk 9217 51st Ave Carolanne Linder	
College Park	MD 20740
(301)474-4194	Fax: (301)474-0825

Service Address	
City of College Park 9217 51st Avenue	
Attn: Carolanne Linder	
College Park	MD 20740

Contact	Valid upto	Salesperson 1	Salesperson 2	Service Location
		Craig Bober		4711 Knox Road (Old Parish House)

Directions:

74-2045
ALARM WATCH

Work to be performed:

Secure Alarms will install a Firelite control panel in the basement of the building. There will be an annunciator display panel in the sitting room of the building to display trouble and alarm conditions. We will install two smoke detectors in the main community room, one in the sitting room and one in the basement with the fire panel (required by fire code). One heat detector will be placed in the kitchen and one in the basement of the building. Secure Alarms will install horn strobes in the community room, Sitting room and kitchen. We will install one strobe light in the bathroom. There will be one CO2 detector in the basement.

Monitoring of the system is \$420 per year and you will need to supply two phone numbers for the system.

WE PROPOSE hereby to furnish this material and labor-complete in accordance with above specifications for the sum of:			
33.33% Deposit:	\$ 2,704.59	Balance :	\$ 5,409.27 \$ 8,113.86

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be done only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workmen's Compensation Insurance.

ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are satisfactory and are hereby accepted . You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Co. Rep

Signature(Title)

Co Approval (Title)