APPLICATION FOR HISTORIC AREA WORK PERMIT

FOR

3914 Baltimore St.
Kensington, MD 21770

INDEX

[redacted]

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: David P. Reynolds
Daytime Phone No.: 301-865-0162

Tax Account No.: 01024012
Name of Property Owner: David P. Reynolds Daytime Phone No.: 301 865- 0162
Address: 11779 ROWE CT. - MONROVIA, MD 21770
Street Number City Street Zip Code
Contractor: To be decided (owner) Phone No.: —
Contractor Registration No.: —
Agent for Owner: MIKE RUNEY Daytime Phone No.: 540-554-8838

LOCATION OF BUILDING/PREMISE

House Number: 3914 Street: Baltimore St.
Town/City: Kensington Nearest Cross Street: Connecticut Ave.
Lot: 29 & 30 Block: 11 Subdivision: KENSINGTON N. PARK
Liber: 2891 Folio: Parcel: MAP HP43 - HP343

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate ☒ Wreck/Raze
☐ Move ☐ Install ☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: $ $77,300

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height ____ feet ____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

David P. Reynolds
Signature of owner or authorized agent

5/20/09
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

   SEE ATTACHMENT A W/ EXHIBITS B + C

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

   SEE ATTACHMENT A W/ EXHIBITS B + C

2. **SITE PLAN** ATTACHED - EXHIBIT D

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

   a. the scale, north arrow, and date;

   b. dimensions of all existing and proposed structures; and

   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

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

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

   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS** SEE ATTACHED PICTURES - EXHIBIT E1 - 24 PAGES + E2 3PAGES

   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY** ATTACHED - EXHIBIT F

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS** - ATTACHED - EXHIBIT G

   For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Existing Property Condition Photographs (duplicate as needed)

See Exhibits E1 & E2

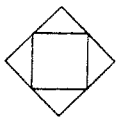
Detail: _____

Detail: _____

Applicant: Mike Runey for Dave Reynolds

Site Plan

See Exhibit D



Shade portion to indicate North

Applicant: ~~Mike~~ Penny for Dave Reynolds

JUSTIFICATION FOR DEMOLITION PERMIT

ATTACHMENT "A"

The subject property is located at 3914 Baltimore Street, Kensington, Maryland. The subject property is 25,875 square feet in size and consists of lots 28, 29 and 30, Kensington N. Park Subdivision. The subject property is zoned R-60 (minimum 6,000 square foot lot).

Tragically, a fire broke out in the house on the Subject Property resulting in the loss of the lives of both property owners (Osker C. and Patricia M. Reynolds). The fire started in the first floor kitchen located in the northwest corner of the home and spread to the upper level, the roof and adjacent rooms. As the attached photographs reflect, as a consequence of that fire, the house sustained substantial physical and structural damage to both the exterior and interior of the house.

Due to the extensive fire damage to both the interior and exterior, the Estates of both Mr. and Mrs. Reynolds believe that the most reasonable, prudent and safest approach is to demolish the remainder of the existing house, and stabilize and maintain the real property until the future construction of a new home. The exterior architectural design and location of a new home would be subject to the review and approval of the Montgomery County Historic Preservation Commission under the provisions of Chapter 24A of the Montgomery County Code.

I. *The factual basis and documentary evidence submitted in support of Applicant's request for permission to demolish the home rather than to restore the home include among other items and/or factors the following:*

1. The attached report from the structural engineering firm Structural Concepts, Inc., dated, April 28, 2010 (the "Report"), describes the extensive structural damage to the home and notes that " Approximately 40% of the home below the roof level including the first and second floor joists, exterior and interior wall studs, the stairways, ceiling joists, subfloors and siding boards are heavily damaged and were in direct contact with the most intense heat of the fire...It is likely that more than the visible 40% of the charred area of the structure below the roof is damaged since many of the structural elements away from or adjacent to the North West corner of the home were still covered with finishes and could not be seen. Fire can travel trough walls and ceilings resulting in damages extending away from the source without obvious damage to finishes. It is likely that there are fire damaged areas below the roof in addition to the 40% of the home where heavy damage is currently visible." (Page 1)

   "All of the interior finishes must be removed to determine the full extent of the structural damage." (Page 2)

2. The Report states that "The current condition of the home is dangerous and a partial or complete collapse of the home is possible". (Page 2)

3. The Report states that " There could also be areas of mold in the home due to the roof damage and water used to extinguish the fire that will need to identified and mitigated. Another health consideration will be to remove soot on all elements of the home that could remain." (Page 2)

4. The Report finds that "According to the International Existing Building Code 2006 (IEBC 2006) the home has suffered "substantial structural damage" (Page 2) and if the pre-damaged state of the house does not comply with the gravity and lateral loading provisions of the current International Existing Building Code 2006 the entire structure would have to be rehabilitated to comply with current code requirements. (Page 2).

5. The Report notes that the house was constructed in an era with minimal or no building codes and finds that "A preliminary evaluation of the existing exterior lateral load capacity is less than required by current codes and the walls will need to be braced in a manner that complies with the current codes. (Page 2).

6. The Report finds that "There is not adequate spacing between the existing windows along the South and East walls that will meet the IRC 2006 braced wall requirements and the existing sheathing boards do not provide adequate bracing as required by code. The size and location of some windows will need to be changed for these walls to meet geometry of the braced wall requirements. "(Page 2)

7. The Report notes that "In addition to removing the fire damaged siding many undamaged areas of the siding will need to be removed to install the code required brace panels resulting in a majority of the siding to be removed." (Page 3)

8. Among the list of items required to repair the existing house, the Report notes the following:

(a) The heavily damaged North West corner of the home will need to be demolished and rebuilt with materials that comply with current codes. The partial demolition of the home can be dangerous for workers due to the unpredictable nature of a damaged structure. Extensive shoring of the floors and walls will need to be installed for safety purposes before demolition can began.
(b) The remaining portion of the home will need to be gutted to remove the damaged interior and exterior finishes, mitigate any mold found and expose hidden structural damage. All damaged structural members uncovered will need to be repaired or replaced.
(c) Any existing undamaged structural elements and connections that do not comply with the current code will need to be reinforced or replaced.
(d) The roof will need to be reconstructed with new materials.
(e) Rearrangement of window locations and sizes and removal of exterior siding to prove the exterior walls with lateral stiffness required by current codes.

9. The Report finds that "Once all the interior finishes are removed, a majority of

the exterior siding and sheathing boars are removed and the heavily damaged roof is removed the only salvageable elements from the existing home would be approximately 50% of the wall studs and floor joists and all of the foundation. Some of the salvaged framing could require reinforcement or replacement to comply with the current codes." (Page 3)

10. The Report concludes that demolition of the existing house would be more cost effective than repairing the existing house and that restoration would effectively be a new home built around half of the original wall studs and joists.

11. The attached cost estimate of Runey Construction Co. provides a general description of the sections of the house to be removed (removed includes framing and wall/ceiling plaster) to restore the home to its pre-fire condition as follows:

a. 100% of the roof, walls, and flooring in the attic;
b. 100% of the rear and west exterior walls;
c. 80-90% of the 2nd floor ceilings;
d. 60-100% of the 2nd floor interior walls (depending on how much of the floor joists on the 2nd floor can be saved;
e. 100% of the plaster of the house;
f. 70-80% of the second floor pine flooring and subflooring;
g. 70-100% of the floor joists on the 2nd floor;
h. 80-90% of the 1st floor interior walls;
i. 100% of the 1st floor pine flooring;
j. 75-90% of the 1st floor subfloor and floor joist.

The estimate to do the above restorative work is $977,736.00.

12. The cost of restoration of the existing house ($977,736.00) rather than demolition and sale of the vacant property places an extraordinary financial burden upon the Estates of the owners and will leave both Estates with insufficient monies to be able to carry the property until it can be sold.

The two (2) Estates have $403,000.00 in fire insurance money and $500,000.00 in cash for a total of $903,000.00. Therefore, the cost to restore the house to its pre-fire condition will not only exhaust all available assets of both Estates but will require the Estates to borrow an additional $74,736.00 for which the Estate has no way of paying the required monthly payments until the house is sold.

13. The on-going current real estate down turn will most likely require the Estates to hold the property (with or without any restoration to the existing improvements) for the reasonable near future imposing carrying costs upon the Estate. Obviously, the assets available to the Estates will be larger and will last longer if permission is granted to demolish the house.

In addition, the carrying costs will be far more extensive and expensive if the Estates are not permitted to demolish the house. The costs of carrying the restored home would include, but not being limited to, property and liability insurance, utilities, maintenance and repairs and real property taxes.

By way of example, with respect to real property taxes, the attached State Department of Taxation work sheet reflects the January 1, 2010 assessed value of the subject property without any value assigned to the existing house is $870,400.00. The attached County Tax bill for tax year 2009 (July 1, 2009- June 30, 2010) reflects that the property taxes for the land alone was $10,362.54.

Adding the $977,736.00 cost to restore the house to its pre-fire condition would bring the total assessed value to $1,848,136.00. The resulting real property taxes, with a higher assessed value for the restored house will at a minimum double the current real property taxes bringing the total yearly real estate taxes to approximately $20,000.00. Such an increase in property taxes alone, after deducting the cost to restore the house to its pre-fire condition from the assets of the two (2) estates, will most certainly result in the subject property being sold at tax sale for failure of the Estate(s) to pay the applicable yearly real property taxes as well as the other expenses to carry the subject property until it can be sold (e.g. house insurance, utilities, maintenance costs).

14. If permission to demolish the existing building is not granted, then as noted above and described in more detail in the Report, due to applicable building code requirements, most of the windows would be rearranged and size changed, and all siding and siding boards on all four sides of the existing building must be removed and replaced with new plywood sheathing and siding to comply with current building codes. Therefore, these new and modern finishes would be the only elements of the home that would be visible from out side the house. Accordingly, restoration of the house to its pre-fire condition will substantially alter the exterior features of the house such that the restored house architecturally which one sees will not architecturally resemble the house that existed prior to the fire. In addition, the restored house architecturally would not be any different than if the existing house was demolished and a new home constructed because the Historic Preservation Commission must approve the architectural design proposed for either restoration or new construction so that the architectural features sought to be preserved are within the review and approval of the Historical Preservation Commission. However, the dangers associated with restoration due to known and unknown structural defects that are still to be discovered are eliminated with demolition.

Accordingly, based upon the above facts relating to the extenuating physical condition of the existing house due to the devastating fire and the extenuating financial circumstances the restoration and the costs of carrying a newly restored home would have on the Estates of the former owners, the applicant requests that the Historic Preservation Commission approve its request to demolish the remains of the existing structure in lieu of requiring the restoration of the existing structure to its pre-damage condition because (1) the proposed demolition is necessary in order that unsafe conditions be remedied; (2) the proposed demolition is necessary in order that the property owner not suffer undue

hardship; and (3) such demolition and subsequent construction of a new home would not seriously impair the historic or architectural value of surrounding historic resources nor would it impair the character of the historic district because (a) restoration of the house to it's pre-fire condition will substantially alter the exterior features of the house such that the restored house which one sees will not architecturally resemble the house that existed prior to the fire and (b) the restored house architecturally would not be any different than if the existing house were demolished and a new home constructed because the Historic Preservation Commission must approve the architectural design proposed for either restoration or new construction so that the architectural features sough to be preserved are within the review and approval of the Historic Preservation Commission. However, the dangers associated with restoration due to known and unknown structural defects that are still to be discovered are eliminated with demolition.

15. The subject property is 25,875 square feet in size (consisting of 3 buildable lots and the totally damaged home) has been for sale "AS-IS" condition since August 2009 at a list price of ($995,000.00). For safety reasons interested parties have not been able to enter the house. To date, only oral offers in the range of $350,000- $400,000 have been presented.

II. Demolition is Consistent with the Provisions of Chapter 24A-8(a) and (b):

1. The fire damaged substantially more than just portions of the interior, exterior and roof, as further described in the application and below:

Response:

The photographs enclosed in support of this application, clearly reflect more than just portions of the interior, exterior and roof of the subject house were damaged by the fire that consumed this house. The enclosed photographs, structural engineer's report and contractor's cost estimates clearly demonstrate that to restore the house to its pre-fire state 100% of the exterior skin of the house must be removed; 100% of the entire interior of the house must be gutted; 80 % of the framing of the house must be removed to meet all building code requirements; all windows must be rearranged and sized to meet current building code requirements and 100% of the roofing must be removed.

It is Applicant's position that if the demolition permit is not granted and the Applicant must restore the existing house to its pre-fire condition, the resulting house because of the extent of the required removal of 100% of the exterior; 80% of the framing and 100% of the roof and relocation of all the windows will not resemble architecturally the pre-fire damaged house.

2. Demolition is not inconsistent with Section 24A-8(a) for the following reasons:

For the reasons stated in #1 above, demolition of the existing house would not be inconsistent with Section 24A-8(a) because issuance of the demolition permit under the existing factual and physical conditions would not be any more inappropriate or inconsistent with or detrimental to the preservation, enhancement, or ultimate protection of the historic site or historic resource within an historic district and to the purposes of Chapter 24A than restoration of the existing house to its pre-fire condition because (a) due to the extent of the damage to the house and compliance with applicable building codes (which require in part the rearrangement of window locations and size and removal of all existing siding to provide exterior walls with lateral stiffness) restoration of the house to its pre-fire condition will substantially alter the exterior features of the house such that the restored house which one sees will not architecturally resemble the house that existed prior to the fire; (b) the restored house architecturally would not be any different than if the existing house was demolished and a new home constructed because the Historic Preservation Commission must approve the architectural design proposed for either restoration or new construction so that the architectural features sought to be preserved are within the review and approval of the Historic Preservation Commission. However, the dangers associated with restoration due to known and unknown structural defects that are still to be discovered are eliminated with demolition.

3. Demolition is not be inconsistent with the provisions of Section 24A-8(b)(1) for the following reasons:

For the reasons set forth in # 1 above, demolition of the existing house would not be inconsistent with Section 24A-8(b)(1) because issuance of the demolition permit under the existing factual and physical conditions would not substantially alter the exterior features of an historic site or historic resource within an historic district anymore than would restoration of the existing house to its pre-fire condition because: (a) due to the extensive damage to the existing house and requirements of applicable building codes (including the rearrangement of window location and size and removal of existing siding to provide the exterior walls with lateral stiffness) restoration of the existing house to its pre-fire condition will substantially alter the exterior features of the existing house such that the restored house one sees will not architecturally resemble the house that existed prior to the fire; and (b) the restored house architecturally would not be any different architecturally than if the existing house was demolished and a new home constructed because the Historic Preservation Commission must approve the architectural design proposed for either restoration or new construction. However, the dangers associated with restoration due to known and unknown structural defects that are still to be discovered are eliminated with demolition.

4. Demolition is not inconsistent with the provisions of Section 24A-8(b)(2) for the following reason:

For the reasons set forth in # 1 above, demolition of the existing house would not be inconsistent with Section 24A-8(b)(2) because issuance of the demolition permit under the existing factual and physical conditions would not be any less incompatible in character and nature with the historical, architectural or cultural features of the historic site or historic district in which an historic resource is located and not be any more detrimental thereto or to the achievement of the purpose of Chapter 24A than restoration of the existing home to its pre-fire condition because: (a) due to the extensive damage to the existing house and requirements of applicable building codes (including the rearrangement of window locations and size and removal of all exterior siding to provide the exterior walls with lateral stiffness) restoration of the existing house to its pre-fire condition will substantially alter the exterior features of the existing house such that the restored house one sees will be not architecturally resemble the house that existed prior to the fire; and (b) the restored house architecturally would not be any different architecturally than if the existing house was demolished and a new home constructed because the Historic Preservation Commission must approve the architectural design proposed for either restoration or new construction so that architectural features sought to be preserved are within the review and approval of the Historic Preservation Commission. However, the danger associated with restoration due to known and unknown structural defects that are still to be discovered are eliminated with demolition.

5. Demolition is not inconsistent with the provisions of Section 24A-8(b)(3) for the following reasons:

For the reasons stated in # 1 above, demolition of the existing house would not be inconsistent with Section 24A-8(b)(3) because issuance of the demolition permit under the existing factual and physical conditions would not enhance or aid in protection, preservation and public or private utilization of the historic site or historic resource located with an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located any less than restoration of the existing house to its pre-fire condition because: (a) due to the extensive damages to the existing house and compliance with applicable building codes (including the rearrangement of window locations and size and removal of existing siding to provide the exterior walls with lateral stiffness) restoration of the house to its pre-fire condition will substantially alter the exterior features of the existing house such that the restored house one sees will not architecturally resemble the house that existed prior to the fire; and (b) the restored house architecturally would not be any different architecturally than if the existing house was demolished and a new home constructed because the Historic Preservation Commission must approve the architectural design proposed for either restoration or new construction so that the architectural features sough to be preserved are within the review and approval of the Historic Preservation Commission. However, the dangers associated with restoration due to known and unknown structural defects that are still to be discovered are eliminated with demolition.

6. The provisions of Sections 24A-8(b)(4)-(6) are applicable to the instant application and the Applicant's submissions have adequately demonstrated compliance with these provisions. These sections are as follows:

a. Section 24A-8(b)(4): The proposal is necessary in order that unsafe conditions or health hazards be remedied.
b. Section 24A-8(b)(5): The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship. (Emphasis Added)
c. Section 24A-8(b)(6): In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

The above sections are applicable for the following reasons:

a. Section 24A-8(b)(4) is applicable because as the enclosed photographs and structural engineer's report (based upon his visual inspections the house) disclose the subject house has sustained substantial structural damage; that all of the interior finishes need to be removed in order to determine the full extent of structural damage; that mold and soot need to be addressed, and that partial demolition of the home can be dangerous to workers due to the unpredictable nature of a damaged structure. Certainly, the existing house is in an unsafe condition.

(b) Section 24A-8(b)(5) is applicable because this section clearly states that the proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship. As indicated previously, the owner(s) of the subject property are the estates of the owners who perished in the fire and the assets of these two estates are not sufficient to implement either the restoration of the existing house to its pre-fire condition and/or demolition and construction of a new home as approved by the Historic Preservation Commission plus the costs to carry the property until it can be sold. (e.g. property insurance, real property taxes, utilities, repair and maintenance)

Due to the financial constraints upon the Estates as discussed above, as well as it is not the intent of any heir(s) of the two (2) estates to reside on the subject property, the Applicant did not engage an architect to design a hypothetical replacement home for presentation to the Historic Preservation Commission.

(c) Section 24A-8-(b)(6) is applicable because the general public welfare is better served by granting the demolition permit because it allows a dangerous situation to be eliminated pending construction of a new home whose exterior design could be approved by the Historic Preservation Commission.

7. Secretary of Interior's Rehabilitation Standards:

Demolition of the House is not inconsistent with the Secretary of Interior's Standard 2, 5, or 6 ("Standards"). According to the attached web site summary from the County Planning Board web site, these Standards entitled "Standards for Rehabilitation" are not applicable to the existing factual circumstances. Under these Standards, the term "Rehabilitation" is defined as "the process of returning property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." (Emphasis Added)

These Standards are set forth below and we seriously question whether such standards, intended for normal repairs or alteration, are applicable to the factual circumstances of the existing house for the reasons stated below:

> Standard # 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. (Emphasis Added)
>
> *Response*: The extensive fire damage to the exterior and roof of the existing house necessitates the removal of 100% of the exterior of the existing house, 80% of the framing of the existing house and 100% of the existing roof. Applicable building codes will also require the rearrangement of window locations and size and removal of existing siding to provide the exterior walls with lateral stiffness required by current building codes. The extensive damage to the existing house and the required extensive changes precludes the ability to retain the historic character of the pre-fire house and requires removal of any applicable historic material and results in the alteration of features and spaces that characterize the existing house. Best efforts will be made subject to Historic Preservation Commission review and approval that features, materials and spaces on the existing house be incorporated into the new house to be constructed where possible.
>
> Standard # 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. (Emphasis Added)
>
> *Response:* The extensive fire damage to the exterior and roof of the existing house necessitates the removal of 100% of the exterior of the existing house, 80% of the framing of the existing house and 100% of the existing roof. Applicable building codes will also require the rearrangement of window locations and size and removal of existing siding to provide the exterior walls with lateral stiffness required by current building codes. The extensive damage to the existing house and the required extensive changes precludes the ability to preserve any distinctive features, finishes and construction techniques or examples of craftsmanship that characterize the existing house. B est efforts will be made subject to Historic Preservation Commission review and approval that the

distinctive features, finishes and construction techniques or examples of craftsmanship that characterized the existing house be incorporated into the new house to be constructed where possible.

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

Response: The instant case relates to normal deterioration. The extensive damage to the exterior and roof of the existing building necessitates the removal of 100% of the exterior of the existing building, 80% of the framing of the existing house and 100% of the existing roof. Applicable building codes will also require the rearrangement of window locations and size and removal of existing siding to provide the exterior walls with the lateral stiffness required by current building codes. The extensive damage to the existing house and the required extensive changes precludes the ability to repair rather than replace. Best efforts will be made subject to Historic Preservation Commission approval that that the design, color, texture, materials and other visual features of the existing house be incorporated into the new house where possible.

In addition, the attached web site print out states that "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility". (Emphasis Added) Certainly, in the instant economic situation, if such standards are applicable, it would not be reasonable to apply such standards.

8. Applicants' Efforts to Sell the Subject Property:

Since July 2009, the property has been listed for sale and reasonable efforts to market and sell the property have been undertaken. Despite these best efforts no one has submitted a contract for sale.

9. Historic Preservation Tax Credit:

Section 52-41 of the Montgomery County Code entitled "Tax credit generally" authorizes a tax credit against County real property taxes for certain expenses of a taxpayer for restoration and preservation of certain properties of historic, architectural, archaeological or cultural value.

Section 52-43 of the Montgomery County Code entitled "Use of tax credit" provides that the tax credit is 10 percent of the taxpayer's qualified expenses under Section 52-42 and any unused tax credit may be carried forward to as many as 5 subsequent tax years.

The estimated cost to restore the existing house to its pre-fire conditions is $977,736.00. Under the County Code sections referenced above the Historic Preservation Tax Credit, if the entire amount constituted qualified expense, would be $97,774.00 which can be carried forward for 5 years (approximately $19,555.00 per year).

While it is recognized that such a credit is not inconsequential, it must be kept in mind that such tax credit can only be used to address the yearly county taxes but not the state's portion of real property taxes. Even if the state has a similar tax credit program, the property tax credit does not address the significant financial limitations of the property owners. The owners are the two (2) estates of the individuals who perished in the fire. The two (2) estates have a total of $ 903,000.00 which is $74,736.00 less than the cost to restore the existing house to its pre-fire condition. After expending such monies and borrowing an additional $74,736.00 to restore the existing house to its pre-fire condition, the Estates, even if all of the cost to restore the existing house to it pre-fire condition qualified as tax credit expenses, would be without any monies to meet all of the other on-going expenses related to the maintenance of the house (e.g. house insurance, utilities, repairs and maintenance) until the restored house could be sold.

CONCLUSION

For all of the reasons set forth below, the Applicant respectfully requests approval of its pending demolition permit.

Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw5.1d)

Go Back
View Map
New Search

Account Identifier: District - 13 Account Number - 01024012

Owner Information

Owner Name:	REYNOLDS, O CRAIG & P W	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	3914 BALTIMORE ST KENSINGTON MD 20895-3906	**Deed Reference:**	1) / 2891/ 181 2)

Location & Structure Information

Premises Address	Legal Description
3914 BALTIMORE ST KENSINGTON 20895	LOTS 29&30 KENSINGTO N PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
HP43				15		11	28	1	Plat Ref:

Special Tax Areas	**Town**	KENSINGTON
	Ad Valorem	
	Tax Class	27

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		25,875.00 SF	111

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	899,480	870,400		
Improvements:	0	0		
Total:	899,480	870,400	899,480	870,400
Preferential Land:	0	0	0	0

Transfer Information

Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

Text Version

June 2, 2010

MONTGOMERY COUNTY MARYLAND

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Montgomery County Property Tax

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REAL PROPERTY CONSOLIDATED TAX BILL
LEVY YEAR 2009
ANNUAL BILL
TAX PERIOD 07/01/2009-06/30/2010

ACCOUNT NUMBER	BILL NO.	PROPERTY ADDRESS	MORTGAGE	OCCUPANCY
01024012	29090257	3914 BALTIMORE ST	UNKNOWN	NOT A PRINCIPAL RESIDENCE

PROPERTY DESCRIPTION	
LOTS 29&30 KENSINGTON	REYNOLDS, O CRAIG & P W 3914 BALTIMORE ST KENSINGTON, MD 20895-3906

LOT	28
BLOCK	11
DISTRICT	13
SUB	015
CLASS	R027
REFUSE AREA	
REFUSE UNIT	

TAX DESCRIPTION	ASSESSMENT	RATE	TAX/CHARGE
STATE PROPERTY TAX	899,480	.112*	1,007.42
COUNTY PROPERTY TAX	899,480	.913*	8,212.25
KENSINGTON PROPERTY TAX	899,480	.122*	1,097.37
WATER QUAL PROTECT CHG (RSFD)			45.50
TOTAL			**10,362.54**
PRIOR PAYMENTS ****			**10,362.54**
INTEREST			
TOTAL AMOUNT			**0.00**
Amount Due by 5/31/2010			**0.00**

SELECT PAYMENT OPTION

ELECTRONIC CHECK | CREDIT CARD | DEBIT CARD | PERSONAL CHECK | E CHECK History

There is no charge for using the Electronic Check payment method; however, you will be charged a convenience fee of approximately 2.5% of the payment when paying by credit or debit card

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Last edited: 5/6/2010

Printed on: Wednesday, June 02, 2010

Real Property Estimated Tax and Other Non-tax Charges
a new owner will pay in the first full fiscal year of ownership

ACCOUNT NUMBER:		01024012
PROPERTY:	**OWNER NAME**	REYNOLDS, O CRAIG & P W
	ADDRESS	3914 BALTIMORE ST KENSINGTON, MD 20895-0000
	TAX CLASS	27
	REFUSE INFO	Refuse Area: R0 Refuse Unit: 0

TAX INFORMATION:

TAX DESCRIPTION	FY11 PHASE-IN VALUE[1]	FY10 RATE[2]	ESTIMATED FY11 TAX/CHARGE
STATE PROPERTY TAX	870,400	.112	974.85
COUNTY PROPERTY TAX[3]	870,400	.913	7,946.75
KENSINGTON PROPERTY TAX	870,400	.122	1,061.89
WATER QUAL PROTECT CHG (RSFD)[4]			45.50
ESTIMATED TOTAL[6]			**10,028.99**

The following footnote references apply only if the table above has a foot number reference.

1. Phase in value comes from the data base at the Maryland Department of Assessments and Taxation http://www.dat.state.md.us/, Real Property Data Search. The phase in value is for the next fiscal year, if available, otherwise the phase in value is for current fiscal year.
2. Tax rates come from the current property tax bill, which also may include several non-tax charges, at the web page of the County Government's Department of Finance: http://www.montgomerycountymd.gov/finance. Look for a link to "Pay or view your property tax bill on line".
3. County Property Tax is the sum of the General Fund tax and several special fund taxes.
4. All non-tax charges (for example Solid Waste, Water Quality Protection, Bay Restoration Fund, WSSC) are the charges in the current fiscal year. These charges may be different in the next fiscal year.
5. This property is located in an existing development district. Each year a special development district assessment must be paid. Effective every July 1st, the rate will change based on changes in the property assessment and debt service requirements. More information is available in the FAQ section of this website.
6. You must update the estimate for the property taxes and other non-tax charges
   a. Every July 1, because the tax rates, phase-in values, and other non-tax charges will or may change; AND ALSO
   b. In early January if the calculation used the phase-in value for the current fiscal year instead of the phase-in value for the next fiscal year, because SDAT had not yet specified the phase in value for the next fiscal year. This occurs in the period July 1 - early January in the third year of the three year assessment cycle.
7. This property is located in a proposed development district. At some date in the future, development district taxes may be levied to pay debt service on bonds issued to build infrastructure in the district. It is important that property owners recognize that this additional tax may be levied in the future. The rate indicated above is an estimate and will change once the district is created and bonds are issued. More information is available in the FAQ section of this website.
8. The Proposed Estimated Total includes all actual and proposed taxes and non-tax charges relative to this property.

STRUCTURAL CONCEPTS, INC.

STRUCTURAL ENGINEERING
INVESTIGATIONS
BUILDING INSPECTIONS

April 28, 2010

Mr. Dave Reynolds
11779 Rowe Court
Monrovia, MD 21770

Re: Fire Damaged Home Evaluation
3914 Baltimore Street
Kensington, MD
SCI No: 2009.017

Dear Mr. Reynolds,

On April 28, 2009 and April 15, 2010 a representative of Structural Concepts, Inc. visited the above referenced project to evaluate the structural damage of the home that resulted from a fire. The home is a two story home with a full basement and attic space that was constructed in the later half of the 1800's. The fire started in the first floor kitchen located in the North West corner of the home and spread to the upper level, the roof and adjacent rooms.

A visual assessment of the extent of fire damage was made on site. Approximately 40% of the home below the roof level including the first and second floor joists, exterior and interior wall studs, the stairways, ceiling joists, subfloors and siding boards are heavily damaged and were in direct contact with the most intense heat of the fire. A majority of the roof framing and roof boards are damaged or completely missing. It is likely that more than the visible 40% of the charred area of the structure below the roof is damaged since many of the structural elements away from or adjacent to the North West corner of the home were still covered with finishes and could not be seen. Fire can travel along wood members in the walls and ceilings resulting in damage extending away from the source with out obviously damage to the finishes. It is likely that there are fire damaged areas below the roof in addition to the 40% of the home where heavy damage is currently visible.

Re: Fire Damaged Home Evaluation
3914 Baltimore Street
Kensington, MD
SCI No: 2009.017

The current condition of the home is dangerous and a partial or complete collapse of the home is possible. Most of the interior finishes are damaged from the fire or the water damage resulting from the fire. All of the interior finishes will need to be removed to determine the full extent of the structural damage. There could also be areas of mold in the home due to the roof damage and water used to extinguish the fire that will need to be identified and mitigated. Another heath consideration will be to remove soot on all elements of the home that could remain.

According to the International Existing Building Code 2006 (IEBC 2006) the home has suffered "*substantial structural damage*" (see attached code definition). This level of damage requires the structure to be evaluated by a registered design professional to determine if the pre-damaged state would comply with the gravity and lateral loading provisions of the current International Residential Code 2006 (IRC 2006). If the evaluation does not establish compliance the entire structure shall be rehabilitated to comply with the provisions of the current codes. See the attached section 506.2 of IEBC 2006 for structural damage repair requirements. SCI is a registered professional structural engineering firm capable of performing the code required evaluation of the home.

This home was constructed in an era with minimal or no building codes. The capacity of the gravity support systems (studs, joists, rafters, headers, jambs and stair supports) of the home will need to be calculated to determine if they comply with the current codes. It can be determined from a visual inspection that many of the headers and jamb studs used for the exterior window and door openings will not provide the capacity required by current codes and would need to be reinforced or replaced. From our experience with historic properties there are likely other framing elements that do not have the capacity to support the gravity loading required by current building codes and would need to be reinforced or replaced.

Homes in this era were constructed using siding, floor and roof boards below the finishes that provide minimal lateral stiffness. A preliminary evaluation of the existing exterior wall lateral load capacity is less than required by current codes and the walls will need to be braced in a manner that complies with the current codes. Section R602.10 of IRC 2006 shows eight possible methods and requirements of wall bracing. The methods shown in the code require the braced panel of the wall to be a minimum of 48 inches long. Sections R602.10.11.1, R602.10.11.2 and table R602.10.1 require that exterior braced wall lines have a minimum 48 inch wide braced wall panel at each end with no more that a 25 foot spacing between panels but not less than 16% of the wall line shall be braced.

There is not adequate spacing between the existing windows along the South and East walls that will meet the IRC 2006 braced wall length requirements and the existing sheathing boards do not provide the adequate bracing required by code. The size and location of some windows will need to be changed for these walls to meet the geometry of the braced wall requirements. Bracing methods 2 through 8 in section R602.10.3 would all require the removal of the existing exterior boards and siding to install the sheathing for the brace wall panels. Method 1 requires a 1x4 brace to be "let in" or notched into the studs and the top and bottom wall plates. This

method will not work because the notch required in the studs is larger than the notch permitted by the American Forest and Paper Association's National Design Specification for Wood Construction. In addition to removing the fire damaged siding many undamaged areas of the siding will need to be removed to install the code required braced panels resulting in a majority of the existing siding to be removed.

The following is a partial list of items required to repair the home, all items will need to comply with current codes:

1. A registered engineer's evaluation and repair/rebuild details (see IEBC 2006 506.2, 506.2.2.1).
2. The heavily damaged North West corner of the home will need to be demolished and rebuilt with new materials that comply with current codes. The partial demolition of the home can be dangerous for workers due to the unpredictable nature of a damaged structure. Extensive shoring of the floors and walls will need to be installed for safety purposes before demolition can begin.
3. The remaining portion of the home will need to be gutted to remove the damaged interior and exterior finishes, mitigate any mold found and expose hidden structural damage. All damaged structural members uncovered will need to be repaired or replaced. All remaining elements will have to have all soot properly removed.
4. Any existing undamaged structural elements and connections that do not comply with the current code will need to be reinforced or replaced.
5. The roof will need to be reconstructed with new materials.
6. Rearrangement of window locations and sizes and removal of exterior siding to provide the exterior walls with the lateral stiffness required by the current codes.
7. All of the mechanical, electrical and plumbing systems of the home will need to be replaced.
8. All removed interior and exterior finishes will need to be replaced including any required insulation.

Once all the interior finishes are removed, a majority of the exterior siding and sheathing boards are removed and the heavily damaged roof is removed the only salvageable elements from the existing home would be approximately 50% of the wall studs and floor joists and all of the foundations. Some of the salvaged framing could require reinforcement or replacement to comply with the current codes. Selective demolition along with repairs to the remaining exiting structural shell would be expensive to implement. It is our opinion that a complete demolition of the home and building a new home would be more cost effective than repairing the existing home. The restoration of the existing home would effectively be a new home built around half of the original wall studs and joists.

Re: Fire Damaged Home Evaluation
3914 Baltimore Street
Kensington, MD
SCI No: 2009.017

If the home were to be reconstructed extensive shoring would need to be installed to support all of the floor levels and many walls to create a safe demolition working environment. The North West corner would need to be completely demolished and rebuild. A majority of the remaining exterior finishes would need to be removed along with changing the location and size of the windows for the lateral bracing requirements. All of the interior finishes would need to be removed and replaced. All of the salvageable structural framing members would be concealed by new interior and exterior finishes. These new and modern finishes would be the only elements of the home that would be visible from inside or outside of the home and the reconstructed home would look nearly identical to a newly constructed home.

SCI's scope of service is limited to a visual inspection of the above referenced structure. A structural condition is hidden if concealed by existing finishes or is not capable of investigation by reasonable visual observation. SCI is not responsible for hidden conditions as defined herein. The client is responsible for all risks associated with these hidden conditions. SCI shall not be responsible for the existing hidden conditions nor any resulting damages to persons or property.

Please contact our office with any questions you may have regarding these issues.

Sincerely,

Hans Stamberg, P.E.
Project Engineer

Jody A. Fox, P.E.
President

dation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors and restrooms are not areas containing a primary function.

REHABILITATION. Any work, as described by the categories of work defined herein, undertaken in an existing building.

REHABILITATION, SEISMIC. Work conducted to improve the seismic lateral force resistance of an existing building.

REPAIR. The restoration to good or sound condition of any part of an existing building for the purpose of its maintenance.

SEISMIC LOADING. The forces prescribed herein, related to the response of the structure to earthquake motions, to be used in the analysis and design of the structure and its components.

[B] SUBSTANTIAL DAMAGE. For the purpose of determining compliance with the flood provisions of this code, damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. For the purpose of determining compliance with the flood provisions of this code, any repair, alteration, addition, or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the code official and that is the minimum necessary to assure safe living conditions, or
2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

SUBSTANTIAL STRUCTURAL DAMAGE. A condition where:

1. In any story, the vertical elements of the lateral-force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 20 percent from its predamaged condition; or
2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamaged condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the *International Building Code* for new buildings of similar structure, purpose and location.

TECHNICALLY INFEASIBLE. An alteration of a building or a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements for new construction and that are necessary to provide accessibility.

UNSAFE BUILDINGS OR EQUIPMENT. Buildings or existing equipment that is insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitutes a fire hazard, or that is otherwise dangerous to human life or the public welfare or that involves illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition.

WORK AREA. That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.

1. Seventy-five percent of the forces prescribed in the *International Building Code*. The *R*-factor used for analysis in accordance with Chapter 16 of the *International Building Code* shall be the *R*-factor as specified in Section 506.1.1.2 of this code.
2. In accordance with the applicable chapters in Appendix A of this code as specified in Items 2.1 through 2.5 below. Structures or portions of structures that comply with the requirements of the applicable chapter in Appendix A shall be deemed to comply with the requirements for reduced *International Building Code* force levels.
   2.1. The seismic evaluation and design of unreinforced masonry bearing wall buildings in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A1.
   2.2. Seismic evaluation and design of the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A2.
   2.3. Seismic evaluation and design of cripple walls and sill plate anchorage in residential buildings of light-frame wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A3.
   2.4. Seismic evaluation and design of soft, weak or open-front wall conditions in multiunit residential buildings of wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A4.
   2.5. Seismic evaluation and design of concrete buildings and concrete with masonry infill buildings in all occupancy categories are permitted to be based on the procedures specified in Appendix Chapter A5.
3. In accordance with ASCE 31 based on the applicable performance level as shown in Table 506.1.1.2.
4. Those associated with the BSE-1 Earthquake Hazard Level defined in FEMA 356 and the performance level as shown in Table 506.1.1.2. Where FEMA 356 is used, the design spectral response acceleration parameters S_{XS} and S_{X1} shall not be taken less than 75 percent of the respective design spectral response acceleration parameters S_{DS} and S_{D1} defined by the *International Building Code* and its reference standards.

506.1.2 Wind design. Wind design of existing buildings shall be based on the procedures specified in the *International Building Code* or *International Residential Code* as applicable.

506.2 Repairs to damaged buildings. Repairs to damaged buildings shall comply with this section.

506.2.1 Dangerous conditions. Regardless of the extent of structural damage, dangerous conditions shall be eliminated.

506.2.2 Substantial structural damage to vertical elements of the lateral-force-resisting system. A building that has sustained substantial structural damage to the vertical elements of its lateral-force-resisting system shall be evaluated and repaired in accordance with the applicable provisions of Sections 506.2.2.1 through 506.2.2.3.

506.2.2.1 Evaluation. The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the code official. The evaluation shall establish whether the damaged building, if repaired to its predamaged state, would comply with the provisions of the *International Building Code*. Wind forces for this evaluation shall be those prescribed in the *International Building Code*. Seismic forces for this evaluation are permitted to be the reduced level seismic forces specified in Section 506.1.1.3.

506.2.2.2 Extent of repair for compliant buildings. If the evaluation establishes compliance of the predamaged building in accordance with Section 506.2.2.1, then repairs shall be permitted that restore the building to its predamaged state using materials and strengths that existed prior to the damage.

506.2.2.3 Extent of repair for noncompliant buildings. If the evaluation does not establish compliance of the predamaged building in accordance with Section 506.2.2.1, then the building shall be rehabilitated to comply with applicable provisions of the *International Building Code* for load combinations, including wind or seismic forces. The wind design level for the repair shall be as required by the building code in effect at the time of original construction, unless the damage was caused by wind, in which case the design level shall be as required by the code in effect at the time of original construction or as required by the *International Building Code*, whichever is greater. Seismic forces for this rehabilitation design shall be those required for the design of the predamaged building, but not less than the reduced level seismic forces specified in Section 506.1.1.3. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.

506.2.3 Substantial structural damage to vertical load-carrying components. Vertical load-carrying components that have sustained substantial structural damage shall be rehabilitated to comply with the applicable provisions for dead and live loads in the *International Building Code*. Undamaged vertical load-carrying components that receive dead or live loads from rehabilitated components shall also be rehabilitated to carry the design loads of the rehabilitation design. New structural members and connections required by this rehabilitation design shall comply with the

detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.

506.2.3.1 Lateral-force-resisting elements. Regardless of the level of damage to vertical elements of the lateral-force-resisting system, if substantial structural damage to vertical load-carrying components was caused primarily by wind or seismic effects, then the building shall be evaluated in accordance with Section 506.2.2.1 and, if noncompliant, rehabilitated in accordance with Section 506.2.2.3.

506.2.4 Less than substantial structural damage. For damage less than substantial structural damage, repairs shall be allowed that restore the building to its predamaged state using materials and strengths that existed prior to the damage. New structural members and connections used for this repair shall comply with the detailing provisions of the *International Building Code* for new buildings of similar structure, purpose and location.

506.2.5 Flood hazard areas. In flood hazard areas, buildings that have sustained substantial damage shall be brought into compliance with Section 1612 of the *International Building Code*.

SECTION 507
ELECTRICAL

507.1 Material. Existing electrical wiring and equipment undergoing repair shall be allowed to be repaired or replaced with like material.

507.1.1 Receptacles. Replacement of electrical receptacles shall comply with the applicable requirements of Section 406.3(D) of NFPA 70.

507.1.2 Plug fuses. Plug fuses of the Edison-base type shall be used for replacements only where there is no evidence of over fusing or tampering per applicable requirements of Section 240.51(B) of NFPA 70.

507.1.3 Nongrounding-type receptacles. For replacement of nongrounding-type receptacles with grounding-type receptacles and for branch circuits that do not have an equipment grounding conductor in the branch circuitry, the grounding conductor of a grounding-type receptacle outlet shall be permitted to be grounded to any accessible point on the grounding electrode system or to any accessible point on the grounding electrode conductor in accordance with Section 250.130(C) of NFPA 70.

507.1.4 Group I-2 receptacles. Non-"hospital grade" receptacles in patient bed locations of Group I-2 shall be replaced with "hospital grade" receptacles, as required by NFPA 99 and Article 517 of NFPA 70.

507.1.5 Grounding of appliances. Frames of electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers and outlet or junction boxes that are part of the existing branch circuit for these appliances shall be permitted to be grounded to the grounded circuit conductor in accordance with Section 250.140 of NFPA 70.

SECTION 508
MECHANICAL

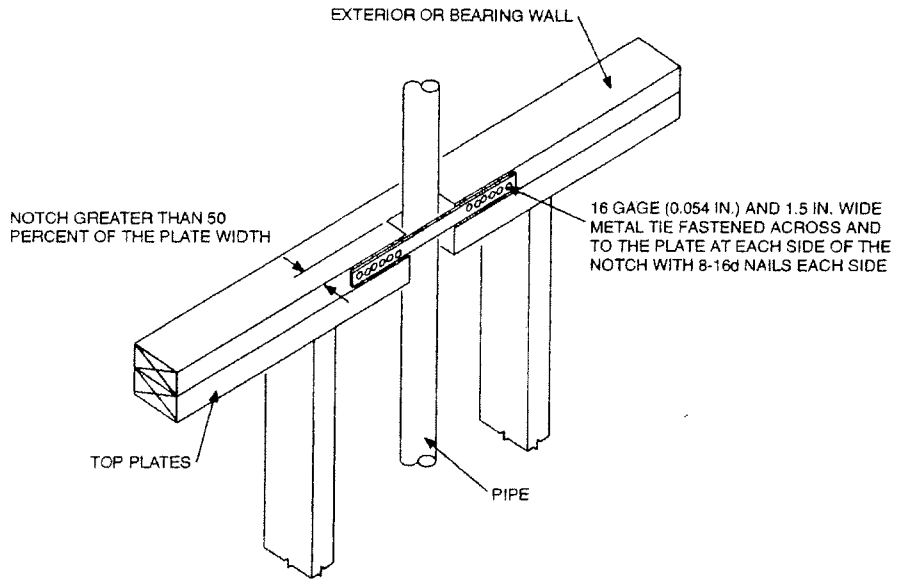
508.1 General. Existing mechanical systems undergoing repair shall not make the building less conforming than it was before the repair was undertaken.

SECTION 509
PLUMBING

509.1 Materials. Plumbing materials and supplies shall not be used for repairs that are prohibited in the *International Plumbing Code*.

509.2 Water closet replacement. The maximum water consumption flow rates and quantities for all replaced water closets shall be 1.6 gallons (6 L) per flushing cycle.

Exception: Blowout-design water closets [3.5 gallons (13 L) per flushing cycle].



For SI: 1 inch = 25.4 mm.

FIGURE R602.6.1
TOP PLATE FRAMING TO ACCOMMODATE PIPING

2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R311.2.2.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

R602.8.1 Materials. Except as provided in Section R602.8, Item 4, fireblocking shall consist of 2-inch (51 mm) nominal lumber, or two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints, or one thickness of $^{23}/_{32}$-inch (19.8 mm) wood structural panels with joints backed by $^{23}/_{32}$-inch (19.8 mm) wood structural panels or one thickness of $^{3}/_{4}$-inch (19.1 mm) particleboard with joints backed by $^{3}/_{4}$-inch (19.1 mm) particleboard, $^{1}/_{2}$-inch (12.7 mm) gypsum board, or $^{1}/_{4}$-inch (6.4 mm) cement-based millboard. Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block. Batts or blankets of mineral or glass fiber or other approved nonrigid materials shall be permitted for compliance with the 10 foot horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs. Loose-fill insulation material shall not be used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

R602.8.1.1 Unfaced fiberglass. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches (406 mm) measured vertically. When piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.

R602.8.1.2 Fireblocking integrity. The integrity of all fireblocks shall be maintained.

R602.9 Cripple walls. Foundation cripple walls shall be framed of studs not smaller than the studding above. When exceeding 4 feet (1219 mm) in height, such walls shall be framed of studs having the size required for an additional story.

Cripple walls with a stud height less than 14 inches (356 mm) shall be sheathed on at least one side with a wood structural panel that is fastened to both the top and bottom plates in accordance with Table R602.3(1), or the cripple walls shall be constructed of solid blocking. Cripple walls shall be supported on continuous foundations.

R602.10 Wall bracing. All exterior walls shall be braced in accordance with this section. In addition, interior braced wall lines shall be provided in accordance with Section R602.10.1.1. For buildings in Seismic Design Categories D_0, D_1 and D_2, walls shall be constructed in accordance with the additional requirements of Sections R602.10.9, R602.10.11, and R602.11.

R602.10.1 Braced wall lines. Braced wall lines shall consist of braced wall panel construction in accordance with Section R602.10.3. The amount and location of bracing shall be in accordance with Table R602.10.1 and the amount of bracing shall be the greater of that required by the seismic design category or the design wind speed. Braced wall panels shall begin no more than 12.5 feet (3810 mm) from each end of a braced wall line. Braced wall panels that are counted as part of a braced wall line shall be in line, except that offsets out-of-plane of up to 4 feet (1219 mm) shall be permitted provided that the total out-to-out offset dimension in any braced wall line is not more than 8 feet (2438 mm).

R602.10.1.1 Spacing. Spacing of braced wall lines shall not exceed 35 feet (10 668 mm) on center in both the longitudinal and transverse directions in each story.

Exception: Spacing of braced wall lines not exceeding 50 feet shall be permitted where:

1. The wall bracing installed equals or exceeds the amount of bracing required by Table R602.10.1 multiplied by a factor equal to the braced wall line spacing divided by 35 feet and
2. The length-to-width ratio for the floor or roof diaphragm does not exceed 3:1.

R602.10.2 Cripple wall bracing.

R602.10.2.1 Seismic design categories other than D_2. In Seismic Design Categories other than D_2, cripple walls shall be braced with an amount and type of bracing as required for the wall above in accordance with Table R602.10.1 with the following modifications for cripple wall bracing:

1. The percent bracing amount as determined from Table R602.10.1 shall be increased by 15 percent and
2. The wall panel spacing shall be decreased to 18 feet (5486 mm) instead of 25 feet (7620 mm).

R602.10.2.2 Seismic Design Category D_2. In Seismic Design Category D_2, cripple walls shall be braced in accordance with Table R602.10.1.

R602.10.2.3 Redesignation of cripple walls. In any seismic design category, cripple walls are permitted to be redesignated as the first story walls for purposes of determining wall bracing requirements. If the cripple walls are redesignated, the stories above the redesignated story shall be counted as the second and third stories, respectively.

R602.10.3 Braced wall panel construction methods. The construction of braced wall panels shall be in accordance with one of the following methods:

1. Nominal 1-inch-by-4-inch (25 mm by 102 mm) continuous diagonal braces let in to the top and bottom plates and the intervening studs or approved metal strap devices installed in accordance with the manufacturer's specifications. The let-in bracing shall be placed at an angle not more than 60 degrees (1.06 rad) or less than 45 degrees (0.79 rad) from the horizontal.
2. Wood boards of $^5/_8$ inch (16 mm) net minimum thickness applied diagonally on studs spaced a maximum of 24 inches (610 mm). Diagonal boards shall be attached to studs in accordance with Table R602.3(1).
3. Wood structural panel sheathing with a thickness not less than $^5/_{16}$ inch (8 mm) for 16-inch (406 mm) stud spacing and not less than $^3/_8$ inch (9 mm) for 24-inch (610 mm) stud spacing. Wood structural panels shall be installed in accordance with Table R602.3(3).
4. One-half-inch (13 mm) or $^{25}/_{32}$-inch (20 mm) thick structural fiberboard sheathing applied vertically or horizontally on studs spaced a maximum of 16 inches (406 mm) on center. Structural fiberboard sheathing shall be installed in accordance with Table R602.3(1).
5. Gypsum board with minimum $^1/_2$-inch (13 mm) thickness placed on studs spaced a maximum of 24 inches (610 mm) on center and fastened at 7 inches (178 mm) on center with the size nails specified in Table R602.3(1) for sheathing and Table R702.3.5 for interior gypsum board.
6. Particleboard wall sheathing panels installed in accordance with Table R602.3(4).
7. Portland cement plaster on studs spaced a maximum of 16 inches (406 mm) on center and installed in accordance with Section R703.6.
8. Hardboard panel siding when installed in accordance with Table R703.4.

Exception: Alternate braced wall panels constructed in accordance with Section R602.10.6.1 or R602.10.6.2 shall be permitted to replace any of the above methods of braced wall panels.

R602.10.4 Length of braced panels. For Methods 2, 3, 4, 6, 7 and 8 above, each braced wall panel shall be at least 48 inches (1219 mm) in length, covering a minimum of three stud spaces where studs are spaced 16 inches (406 mm) on center and covering a minimum of two stud spaces where studs are spaced 24 inches (610 mm) on center. For Method 5 above, each braced wall panel shall be at least 96 inches (2438 mm) in length where applied to one face of a braced wall panel and at least 48 inches (1219 mm) where applied to both faces.

Exceptions:

1. Lengths of braced wall panels for continuous wood structural panel sheathing shall be in accordance with Section R602.10.5.
2. Lengths of alternate braced wall panels shall be in accordance with Section R602.10.6.1 or Section R602.10.6.2.

R602.10.5 Continuous wood structural panel sheathing. When continuous wood structural panel sheathing is provided in accordance with Method 3 of Section R602.10.3 on all sheathable areas of all exterior walls, and interior braced

TABLE R602.10.1
WALL BRACING

SEISMIC DESIGN CATEGORY OR WIND SPEED	CONDITION	TYPE OF BRACE[b, c]	AMOUNT OF BRACING[a, d, e]
Category A and B ($S_s \le 0.35g$ and $S_{ds} \le 0.33g$) or 100 mph or less	One story Top of two or three story	Methods 1, 2, 3, 4, 5, 6, 7 or 8	Located in accordance with Section R602.10 and at least every 25 feet on center but not less than 16% of braced wall line for Methods 2 through 8.
	First story of two story Second story of three story	Methods 1, 2, 3, 4, 5, 6, 7 or 8	Located in accordance with Section R602.10 and at least every 25 feet on center but not less than 16% of braced wall line for Method 3 or 25% of braced wall line for Methods 2, 4, 5, 6, 7 or 8.
	First story of three story	Methods 2, 3, 4, 5, 6, 7 or 8	Located in accordance with Section R602.10 and at least every 25 feet on center but not less than 25% of braced wall line for Method 3 or 35% of braced wall line for Methods 2, 4, 5, 6, 7 or 8.
Category C ($S_s \le 0.6g$ and $S_{ds} \le 0.50g$) or less than 110 mph	One story Top of two or three story	Methods 1, 2, 3, 4, 5, 6, 7 or 8	Located in accordance with Section R602.10 and at least every 25 feet on center but not less than 16% of braced wall line for Method 3 or 25% of braced wall line for Methods 2, 4, 5, 6, 7 or 8.
	First story of two story Second story of three story	Methods 2, 3, 4, 5, 6, 7 or 8	Located in accordance with Section R602.10 and at least every 25 feet on center but not less than 30% of braced wall line for Method 3 or 45% of braced wall line for Methods 2, 4, 5, 6, 7 or 8.
	First story of three story	Methods 2, 3, 4, 5, 6, 7 or 8	Located in accordance with Section R602.10 and at least every 25 feet on center but not less than 45% of braced wall line for Method 3 or 60% of braced wall line for Methods 2, 4, 5, 6, 7 or 8.
Categories D_0 and D_1 ($S_s \le 1.25g$ and $S_{ds} \le 0.83g$) or less than 110 mph	One story Top of two or three story	Methods 2, 3, 4, 5, 6, 7 or 8	Located in accordance with Section R602.10 and at least every 25 feet on center but not less than 20% of braced wall line for Method 3 or 30% of braced wall line for Methods 2, 4, 5, 6, 7 or 8.
	First story of two story Second story of three story	Methods 2, 3, 4, 5, 6, 7 or 8	Located in accordance with Section R602.10 and at least every 25 feet on center but not less than 45% of braced wall line for Method 3 or 60% of braced wall line for Methods 2, 4, 5, 6, 7 or 8.
	First story of three story	Methods 2, 3, 4, 5, 6, 7 or 8	Located in accordance with Section R602.10 and at least every 25 feet on center but not less than 60% of braced wall line for Method 3 or 85% of braced wall line for Methods 2, 4, 5, 6, 7 or 8.
Category D_2 or less than 110 mph	One story Top of two story	Methods 2, 3, 4, 5, 6, 7 or 8	Located in accordance with Section R602.10 and at least every 25 feet on center but not less than 25% of braced wall line for Method 3 or 40% of braced wall line for Methods 2, 4, 5, 6, 7 or 8.
	First story of two story	Methods 2, 3, 4, 5, 6, 7 or 8	Located in accordance with Section R602.10 and at least every 25 feet on center but not less than 55% of braced wall line for Method 3 or 75% of braced wall line for Methods 2, 4, 5, 6, 7 or 8.
	Cripple walls	Method 3	Located in accordance with Section R602.10 and at least every 25 feet on center but not less than 75% of braced wall line.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.477 m/s.

a. Wall bracing amounts are based on a soil site class "D." Interpolation of bracing amounts between the S_{ds} values associated with the seismic design categories shall be permitted when a site specific S_{ds} value is determined in accordance with Section 1613.5 of the *International Building Code*.

b. Foundation cripple wall panels shall be braced in accordance with Section R602.10.2.

c. Methods of bracing shall be as described in Section R602.10.3. The alternate braced wall panels described in Section R602.10.6.1 or R602.10.6.2 shall also be permitted.

d. The bracing amounts for Seismic Design Categories are based on a 15 psf wall dead load. For walls with a dead load of 8 psf or less, the bracing amounts shall be permitted to be multiplied by 0.85 provided that the adjusted bracing amount is not less than that required for the site's wind speed. The minimum length of braced panel shall not be less than required by Section R602.10.3.

e. When the dead load of the roof/ceiling exceeds 15 psf, the bracing amounts shall be increased in accordance with Section R301.2.2.2.1. Bracing required for a site's wind speed shall not be adjusted.

studs. The bearing studs shall also have a tie-down device fastened to the foundation with an uplift capacity of not less than 1000 pounds (4448 N).

The tie-down devices shall be an embedded-strap type, installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation which is continuous across the entire length of the braced wall line. The foundation shall be reinforced with not less than one No. 4 bar top and bottom.

Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch-by-12-inch (305 mm by 305 mm) continuous footing or turned down slab edge is permitted at door openings in the braced wall line. This continuous footing or turned down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

2. In the first story of two-story buildings, each wall panel shall be braced in accordance with Item 1 above, except that each panel shall have a length of not less than 24 inches (610 mm).

R602.10.7 Panel joints. All vertical joints of panel sheathing shall occur over, and be fastened to, common studs. Horizontal joints in braced wall panels shall occur over, and be fastened to, common blocking of a minimum $1^1/_2$ inch (38 mm) thickness.

Exception: Blocking is not required behind horizontal joints in Seismic Design Categories A and B and detached dwellings in Seismic Design Category C when constructed in accordance with Section R602.10.3, braced-wall-panel construction method 3 and Table R602.10.1, method 3, or where permitted by the manufacturer's installation requirements for the specific sheathing material.

R602.10.8 Connections. Braced wall line sole plates shall be fastened to the floor framing and top plates shall be connected to the framing above in accordance with Table R602.3(1). Sills shall be fastened to the foundation or slab in accordance with Sections R403.1.6 and R602.11. Where joists are perpendicular to the braced wall lines above, blocking shall be provided under and in line with the braced wall panels. Where joists are perpendicular to braced wall lines below, blocking shall be provided over and in line with the braced wall panels. Where joists are parallel to braced wall lines above or below, a rim joist or other parallel framing member shall be provided at the wall to permit fastening per Table R602.3(1).

R602.10.9 Interior braced wall support. In one-story buildings located in Seismic Design Category D_2, interior braced wall lines shall be supported on continuous foundations at intervals not exceeding 50 feet (15 240 mm). In two-story buildings located in Seismic Design Category D_2, all interior braced wall panels shall be supported on continuous foundations.

Exception: Two-story buildings shall be permitted to have interior braced wall lines supported on continuous foundations at intervals not exceeding 50 feet (15 240 mm) provided that:

1. The height of cripple walls does not exceed 4 feet (1219 mm).
2. First-floor braced wall panels are supported on doubled floor joists, continuous blocking or floor beams.
3. The distance between bracing lines does not exceed twice the building width measured parallel to the braced wall line.

R602.10.10 Design of structural elements. Where a building, or portion thereof, does not comply with one or more of the bracing requirements in this section, those portions shall be designed and constructed in accordance with accepted engineering practice.

R602.10.11 Bracing in Seismic Design Categories D_0, D_1 and D_2. Structures located in Seismic Design Categories D_0, D_1 and D_2 shall have exterior and interior braced wall lines.

R602.10.11.1 Braced wall line spacing. Spacing between braced wall lines in each story shall not exceed 25 feet (7620 mm) on center in both the longitudinal and transverse directions.

Exception: In one- and two-story buildings, spacing between two adjacent braced wall lines shall not exceed 35 feet (10 363 mm) on center in order to accommodate one single room not exceeding 900 square feet (84 m^2) in each dwelling unit. Spacing between all other braced wall lines shall not exceed 25 feet (7620 mm).

R602.10.11.2 Braced wall panel location. Exterior braced wall lines shall have a braced wall panel at each end of the braced wall line.

Exception: For braced wall panel construction Method 3 of Section R602.10.3, the braced wall panel shall be permitted to begin no more than 8 feet (2438 mm) from each end of the braced wall line provided the following is satisfied:

1. A minimum 24-inch-wide (610 mm) panel is applied to each side of the building corner and the two 24-inch (610 mm) panels at the corner shall be attached to framing in accordance with Figure R602.10.5; or
2. The end of each braced wall panel closest to the corner shall have a tie-down device fastened to the stud at the edge of the braced wall panel closest to the corner and to the foundation or framing below. The tie-down device shall be capable of providing an uplift allowable design value of at least 1,800 pounds (8 kN). The tie-down device shall be installed in accordance with the manufacturer's recommendations.

Option 1

Cost to save as much of the front and east exterior walls (façade) as possible and restore the balance of the house to pre-fire conditions.

Total cost: $977,736

Option 2

Cost to save as much of the front and east exterior walls (façade) as possible, remove the rest of the house and re-build using a new interior design and adding 350 sf each to the first and second floor (700 sf total) using modern building products and methods.
Note: Most of the surrounding homes are now 3000 sf and larger – To re-build a 2500 sf home would under utilize the land

Total cost for 3200 sf: $849,320

Option 3

Tear down the house

Total cost: $77,352

Printed: 6/15/2010
4:39 PM

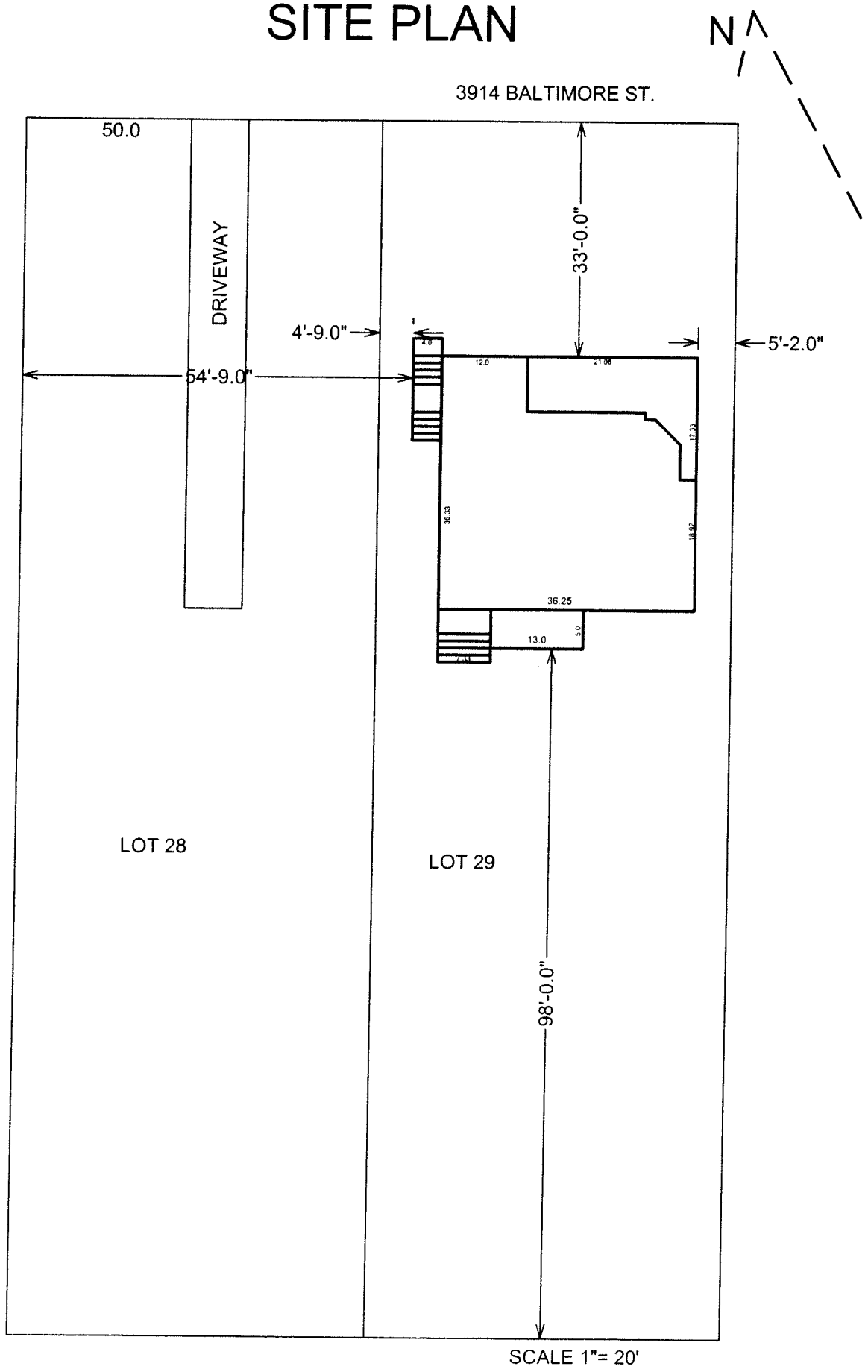
Estimate For - Dave Reynolds
Baltimore St. - Kensington, Md.
Option 1 - Restoration to Pre-Fire Condition
5/7/2010 0:00

	Crew	Quant.	Unit	Unit Price	Amount
Fire Clean Up, Demolition & Safety Work					
Temporary shoring for safety - Carp.	3 Carp -21 days	504	hrs	35.00	17,640
Laborers	3 Labor - 21 days	504	hrs	27.50	13,860
Rental of shoring equipment		1	ls	5,372.00	5,372
Materials		1	ls	1,533	1,533
Clean out inside of house - labor	1 Super, 3 lab	108	hrs	35.00	3,780
Dumpsters		5	ea	550	2,750
Remove damaged structure and shore	3 Carp - 2 lab, 20 day	20	da	500	17,500
Spray bal of structure w/ smoke killer		1	ls	3,715	3,715
Soft Cost					0
Architectural		1	ls	25,000	25,000
Engineering		1	ls	7,500	7,500
Boundary Line Adjustment					0
Site Plan					0
Survey		1	ls	2,500.00	2,500
Permits		1	ls	2,500.00	2,500
Sales Commission - sell for	$ 950,000	5%	ls	47,500.00	47,500
Insurance - builders risk		1	ls	922.00	922
Hard Costs					0
General Conditions					0
Supervision - 6 mos.		26	wks	1,500	38,700
Punch out		1	ls	3,000	3,000
Dumpsters for on going construction		5	ea	550	2,750
Weekly clean up		26	ea	125	3,225
Temp toilet		7	mos	110	770
Temp elect		1	ls	600	600
Final clean		1	ea	3,500	3,500
Site					0
Termite treatment		1	ea	1,235.00	1,235
Remove and/or prune back/cut trees & shrubs for const.		1	ls	1,750.00	1,750
Erosion controls - silt fencing		435	lf	2.75	1,196
Re-run gutter drainage					0
Landscaping					0
Grade & seed		1	ls	3,750	3,750
Replant shrubs	allow	1	ls	2,500	2,500
Repairs to brick portion of drive	allow	1	ls	1,000.00	1,000
Repair brick patios and brick walls	allow	1	ls	7,500.00	7,500
Stamped conc.	N/A				0
Structural					0
Structural steel -	none				
Basement repairs					0
Point up/replace deteriating brick in walls		103	sf	27	2,781
Beams - add one new oak beam		1	ls	1,300	1,300
Columns - two new, replace two exist		4	ea	230	920
Column pads - 4 new		4	ea	175	700
Floor - patch concrete	allow	1	ls	1,235	1,235

		New wood stairs from kitchen		1	ls	1,450	1,450
		Repair outside stair well steps, cover & walls-allow		1	ls	1,130	1,130
		Under pinning - none					0
		Repair leaks					0
Rough & Close-in							
		Framing labor		2,455	sf	25	61,375
		Framing materials		2,455	sf	15.00	36,825
		Oak framing member (joist, plates, studs, rafters)					0
		Pine 1x6 wall & roof sheathing					0
		Other framing material	allow	1	ls	3,500.00	3,500
		New iron railing-rear steps from kitchen		1	ls	1,236.00	1,236
		Re-anchor & paint front steps railing		1	ls	575.00	575
		Roofing Membrane		21.5	sq	35.00	753
		Roofing-35 yr shingles		21.5	sq	425.00	9,138
		Gutters & downspouts		149	lf	16.40	2,444
		Metal Roof	none				0
		Cedar Shingles Siding		4,300	sf	2.50	10,750
		Siding labor		4,300	sf	2.50	10,750
		Fascia - lab. & mat.		400	lf	4.00	1,600
		Frieze		400	lf	5.00	2,000
		Exterior trim-material		1	ls	3,150.00	3,150
		Exterior trim-labor		1	ls	3,000.00	3,000
		Porch ceiling -wood bead board lab & mat.		108	sf	10.00	1,080
		Windows		1	ls	45,555.00	45,555
		Exterior doors		1	ls	6,000.00	6,000
		Exterior door hardware		1	ls	675.00	675
		Patio doors - none		1	ls		0
		Insulation - walls R13, attic R38		1	ls	12,886	12,886
		Drywall		8,205	sf	2.25	18,461
Finish							
		Interior trim material		2,500	sf	6.25	15,625
		Interior doors-pre-hung w/passage sets		35	ea	275	9,625
		Trim labor		1	sf	23,000	23,000
		Living room wood wainscoating		1	ea	5,000	5,000
		Other wood wainscoating		1	ls	1,500	1,500
		Built-ins			sf		0
		Set cabinets		1	ls	1,825	1,825
		Stairs-fabrication - (3) levels to attic		1	ls	27,550	27,550
		Stairs-labor to set		1	ls	7,350	7,350
		Stone work other than fireplace					0
		Fireplace repairs	allow	1	ls	5,000	5,000
		Chimmney stone, cap & flashing repairs					0
		Gas fireplace					0
		Living room fireplace facing repairs	in fireplace repairs above				0
		Dining room fireplace facing repairs	same				0
Mechanical							0
		HVAC		4.5	tons	2,550	25,000
		Electrical - boxes & wiring		1	sf	15,000	15,000
		Electrical - emergency generator - none		1	ls	0	0
		Plumbing		1	ls	15,720	15,720
		Kitchen cabinets		1	ls	17,000	17,000
		Basement shelving		1	ls	2,000.00	2,000
		Built in Cabinetry-pantry		7	lf	750.00	5,250

		Corian Counters/Sink - none		1	ls	600	600
		Vanity tops		1	ls	550	550
		Marble tops		1	sf		0
		Kitchen Counters tops -		1	sf		0
		Master bath counter top		1	ls	1,200	1,200
		Corian Counters/Sink - none		1	sf	8,000	8,000
		Appliances	allow	1	ls	8,500	8,500
		Interior door hardware	allow	1	ls	3,002	3,002
		Mirrors	allow	1	ls	500	500
		Shower doors & enclosures	allow	1	ls	895	895
		Bath accessories	allow	1	ls	250	250
		Plumbing fixtures	allow	1	ls	2,750	2,750
		Basement bath - all items	allow	1	ls	12,000	12,000
		Electrical fixtures	allow	1	ls	1,825	1,825
		Ceramic tile & labor new		1	ls	2,840	2,840
		Painting interior		2,495	sf	3.50	8,733
		Painting exterior		1	ls	5,230.00	5,230
		Vinyl flooring - none			sy		0
		Carpet & pad - allowance mat. & labor		0	sy	25.00	0
		Hardwood floors - wide plank pine		2,263	sf	12.50	28,288
		Contigency for concealed unforseen damages		1	ls	75,000	75,000
		Total Cost					801,423
		Overhead and Profit				22%	176,313
						Total	977,736

SITE PLAN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3914 BALTIMORE ST.
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DRIVEWAY
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4'-9.0"
5'-2.0"
54'-9.0"
12.0
21.08
17.33
36.33
18.92
36.25
13.0
5.0
LOT 28
LOT 29
98'-0.0"
SCALE 1"= 20'

Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

Go Back
View Map
New Search

District - 13 Account Number - 01024012

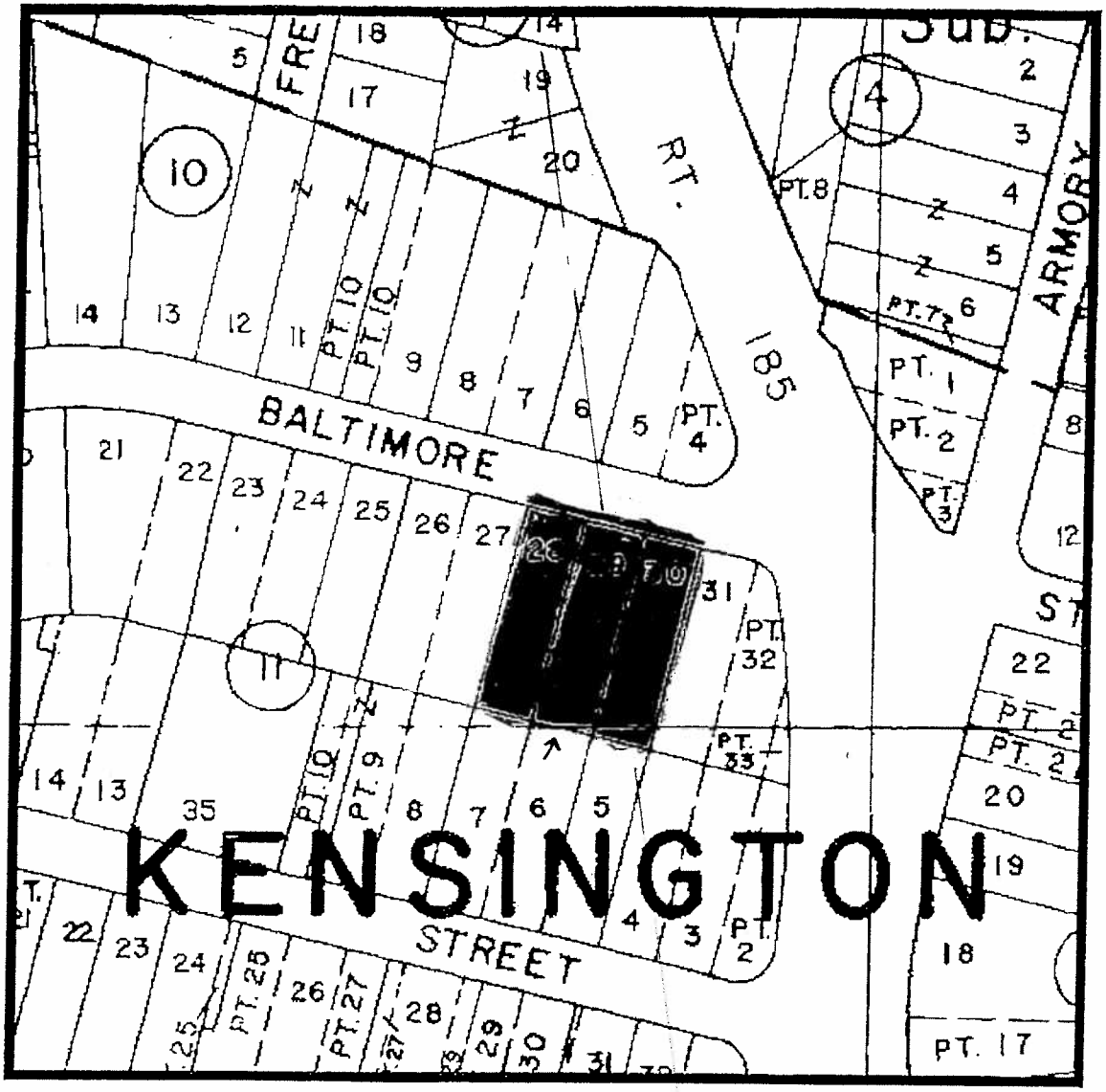


Figure 1

LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:

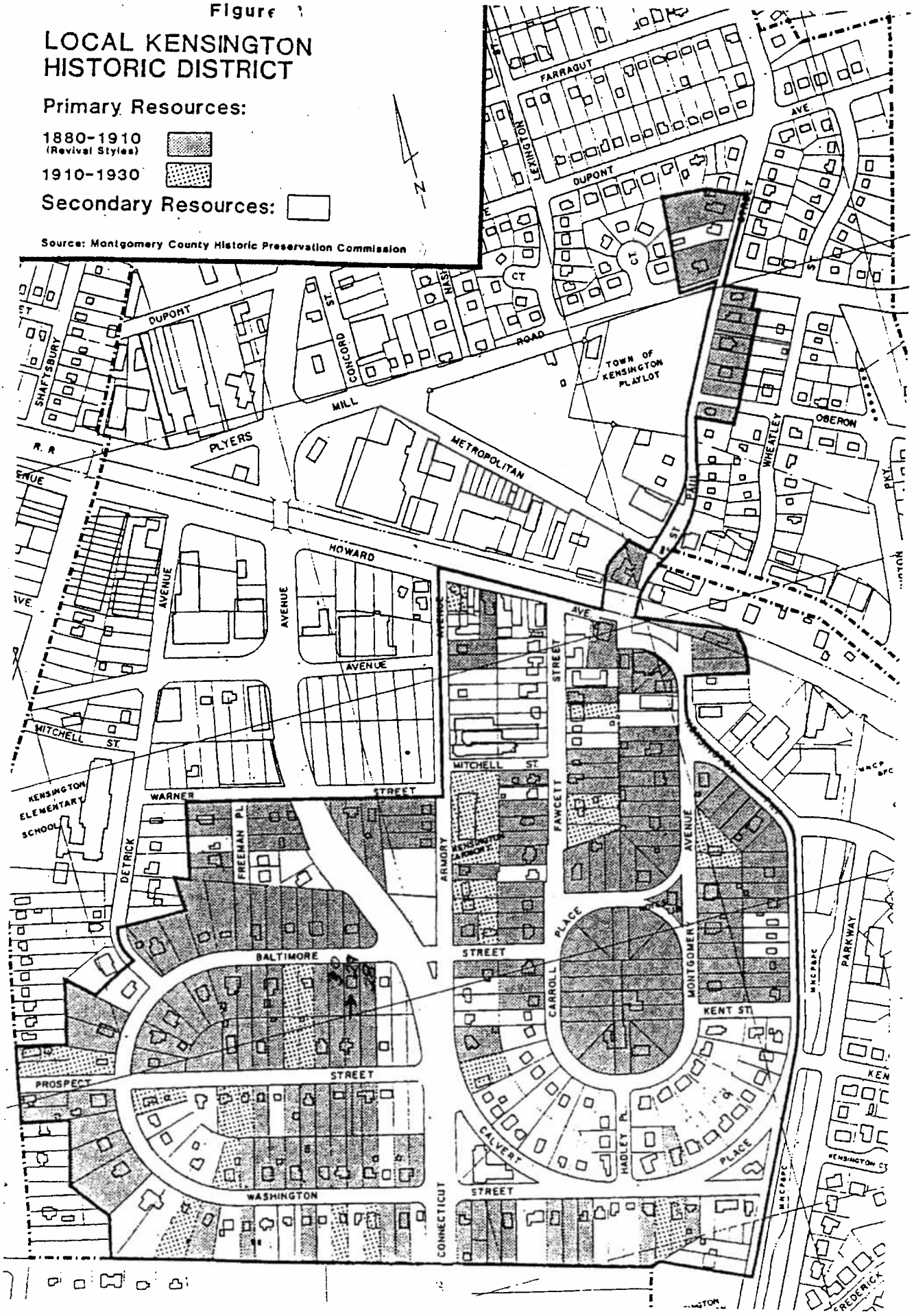
1880-1910 (Revival Styles)

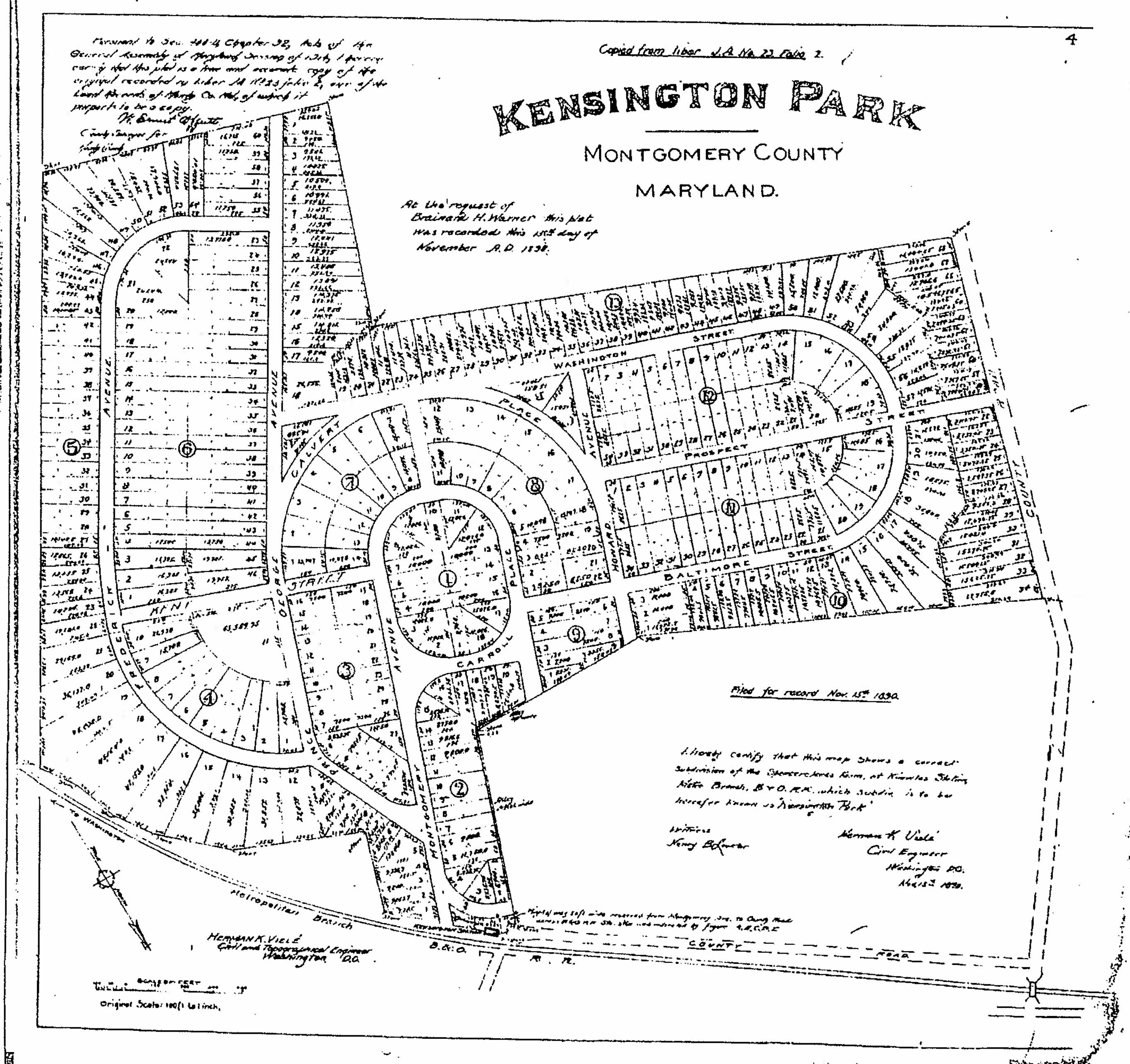
1910-1930

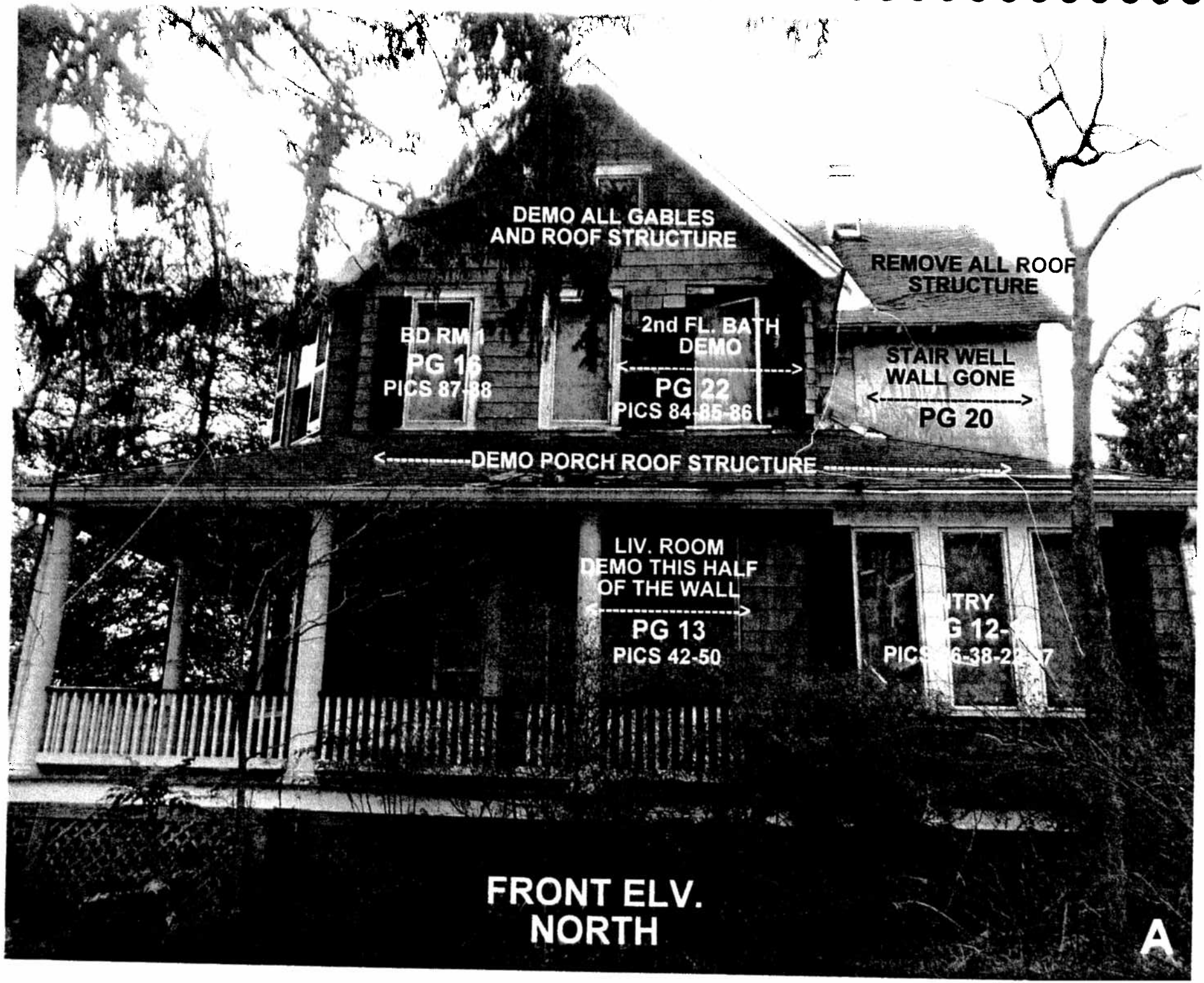
Secondary Resources:

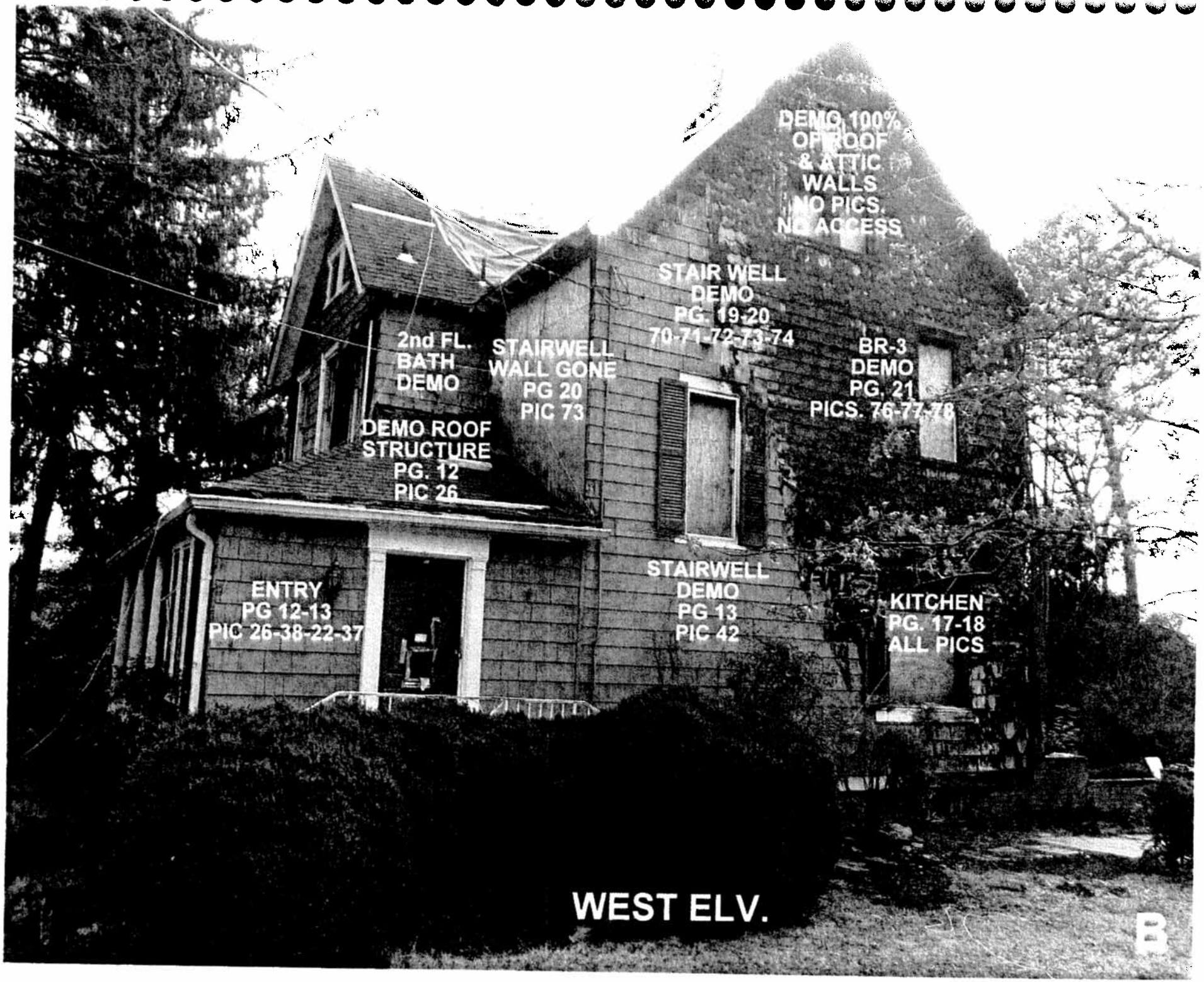
N

Source: Montgomery County Historic Preservation Commission

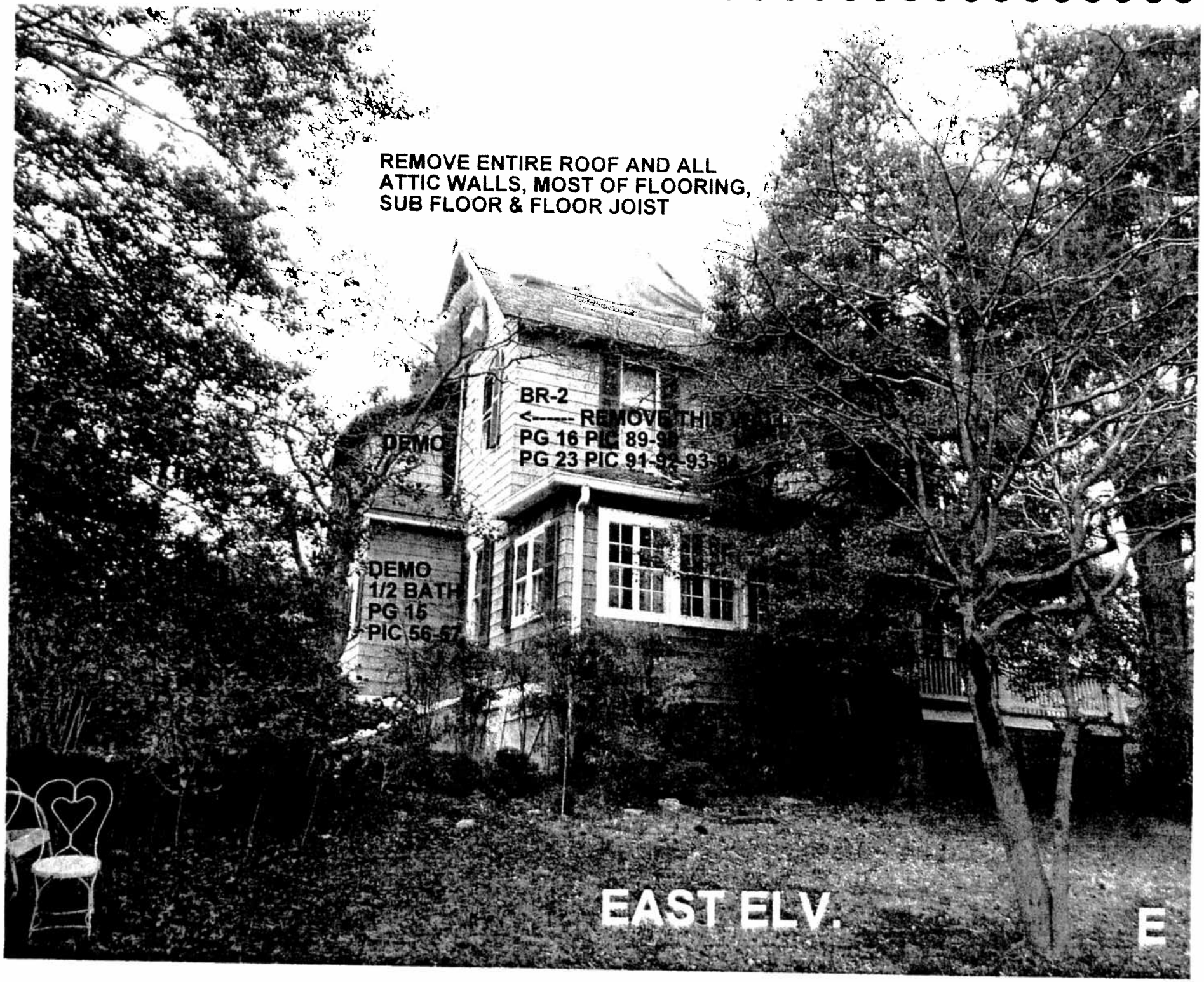



4
Copied from liber J.A. No. 23 Folio 2.
KENSINGTON PARK
MONTGOMERY COUNTY
MARYLAND.
At the request of Brainard H. Warner this plat was recorded this 15th day of November A.D. 1890.
Filed for record Nov. 15th 1890.
Herman K. Viele
Civil Engineer
Washington D.C.
HERMAN K. VIELE
Civil and Topographical Engineer
Washington D.C.
WASHINGTON STREET
PROSPECT STREET
BALTIMORE STREET
HOWARD AVENUE
CARROLL PLACE
CALVERT PLACE
MONTGOMERY AVENUE
GEORGE STREET
FREDERICK AVENUE
COUNTY ROAD
Metropolitan Branch
B.&O. R.R.
Original Scale: 100 ft to 1 inch.
Maryland State Archives


DEMO ALL GABLES
AND ROOF STRUCTURE
REMOVE ALL ROOF
STRUCTURE
BD RM 1
PG 16
PICS 87-88
2nd FL. BATH
DEMO
PG 22
PICS 84-85-86
STAIR WELL
WALL GONE
PG 20
DEMO PORCH ROOF STRUCTURE
LIV. ROOM
DEMO THIS HALF
OF THE WALL
PG 13
PICS 42-50
FRONT ELV.
NORTH
A


DEMO 100%
OF ROOF
& ATTIC
WALLS
NO PICS.
NO ACCESS
STAIR WELL
DEMO
PG. 19-20
70-71-72-73-74
2nd FL.
BATH
DEMO
STAIRWELL
WALL GONE
PG 20
PIC 73
BR-3
DEMO
PG. 21
PICS. 76-77-78
DEMO ROOF
STRUCTURE
PG. 12
PIC 26
ENTRY
PG 12-13
PIC 26-38-22-37
STAIRWELL
DEMO
PG 13
PIC 42
KITCHEN
PG. 17-18
ALL PICS
WEST ELV.
B


REMOVE ENTIRE ROOF
ATTIC WALLS
&
GABLE WALLS
BR-3
DEMO
PG 21-22
76-77-78-83
CLOSETS
DEMO
PG 21 PIC 76
PG 23 PIC 91
BR-2
DEMO
PG 23
ALL PICS
DEMO ENTIRE REAR WALL
SEE INSIDE PICTURES
KITCHEN
DEMO
PG 17-18-19
PANTRY
DEMO
PG 16
PIC 55a-55b
1/2 BATH
DEMO
PG 15
PIC 56-57
DIN. RM
DEMO
PG 14
BASEMENT
PG 25
MUST DEMO THE ENTIRE REAR WALL
REAR ELV.
SOUTH
D


REMOVE ENTIRE ROOF AND ALL
ATTIC WALLS, MOST OF FLOORING,
SUB FLOOR & FLOOR JOIST
DEMO
BR-2
<----- REMOVE THIS
PG 16 PIC 89-9
PG 23 PIC 91-92-93-9
DEMO
1/2 BATH
PG 15
PIC 56-57
EAST ELV.
E


3-NE


1-NW


4


2-FRONT


5-EAST

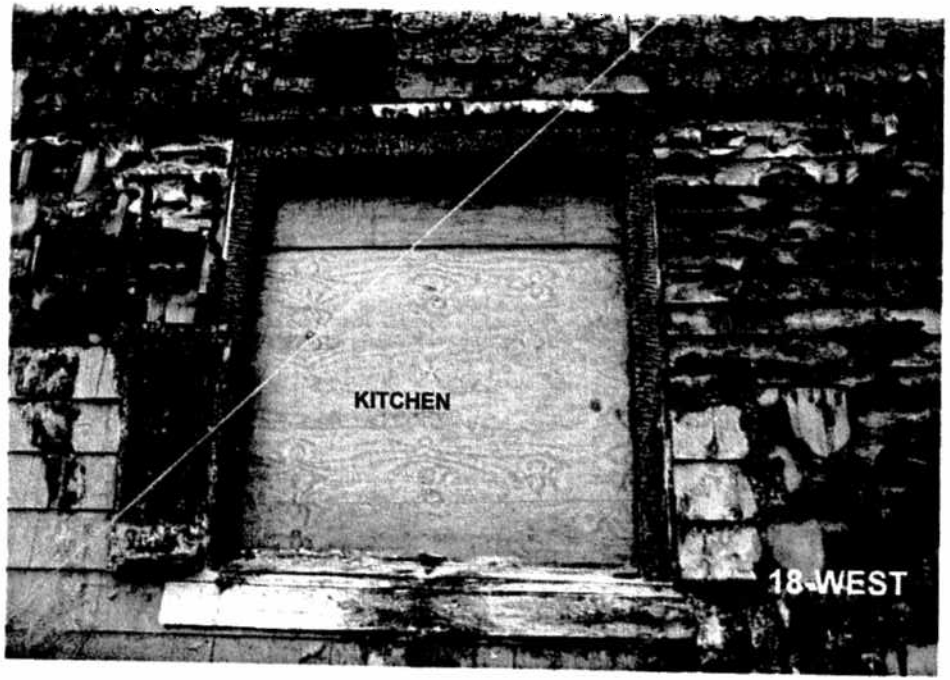

6-REAR
SOUTH


7-SW REAR
CORNER

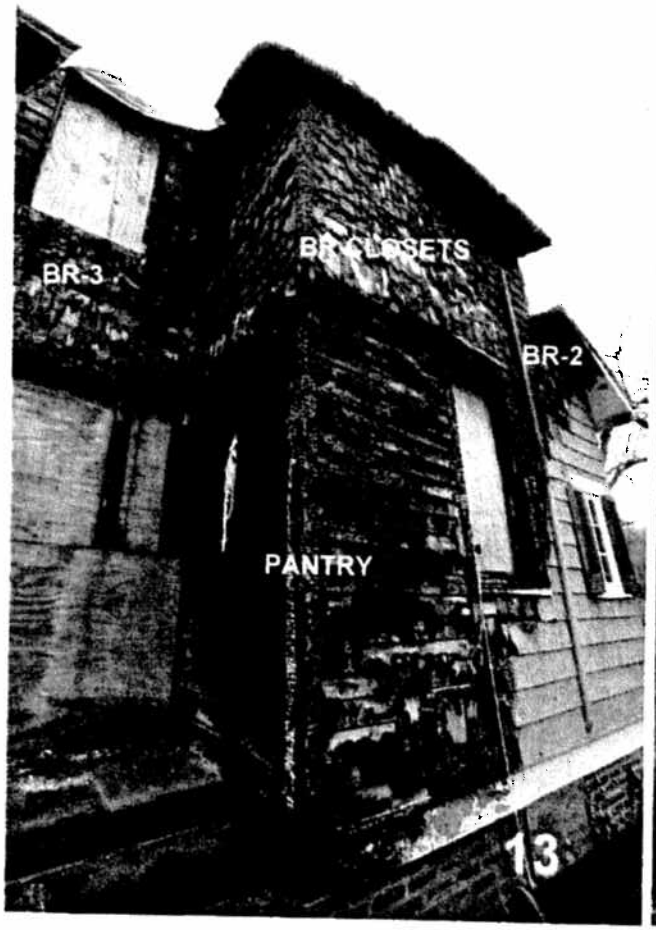

8-REAR
SOUTH

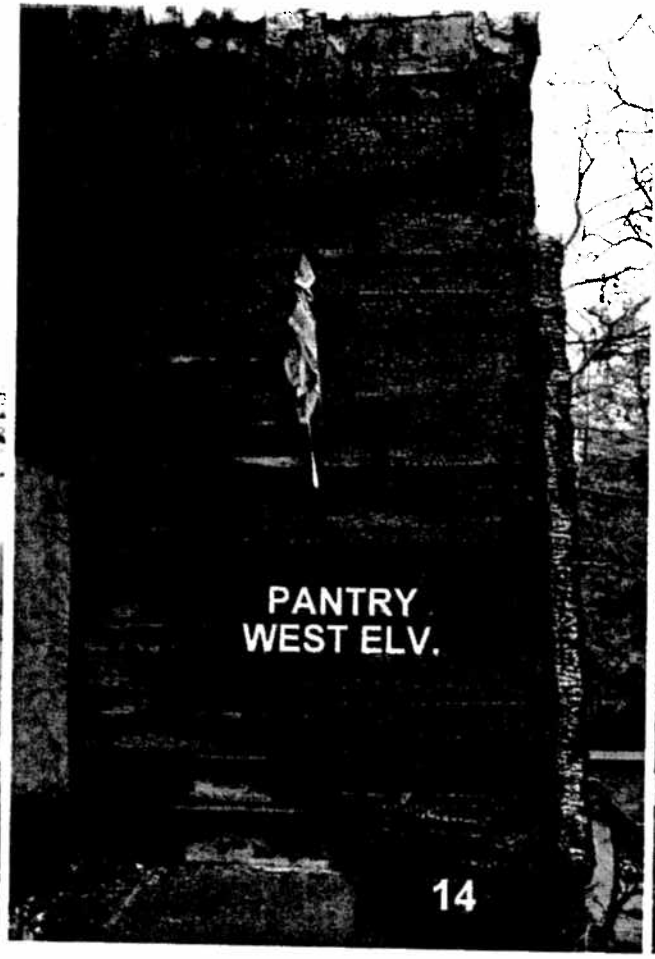

9-WEST

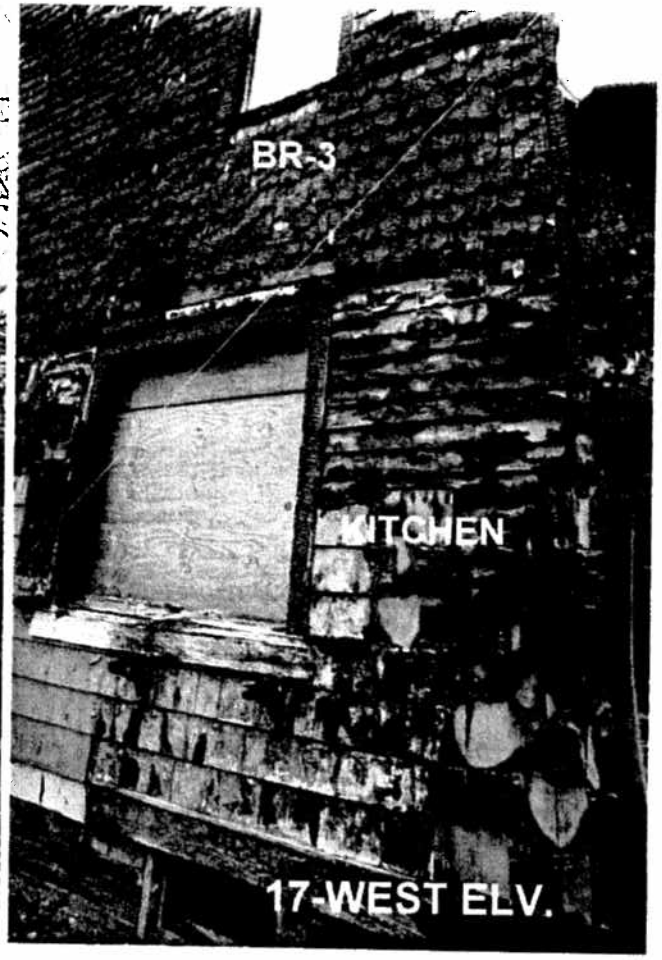

WALLS GONE
12-PORCH

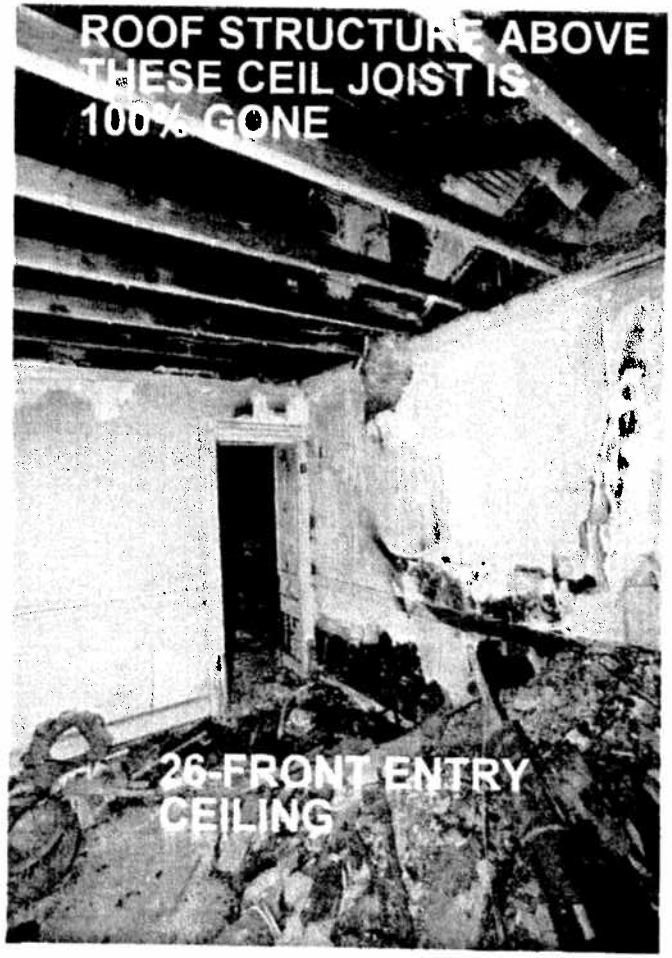

KITCHEN
18-WEST

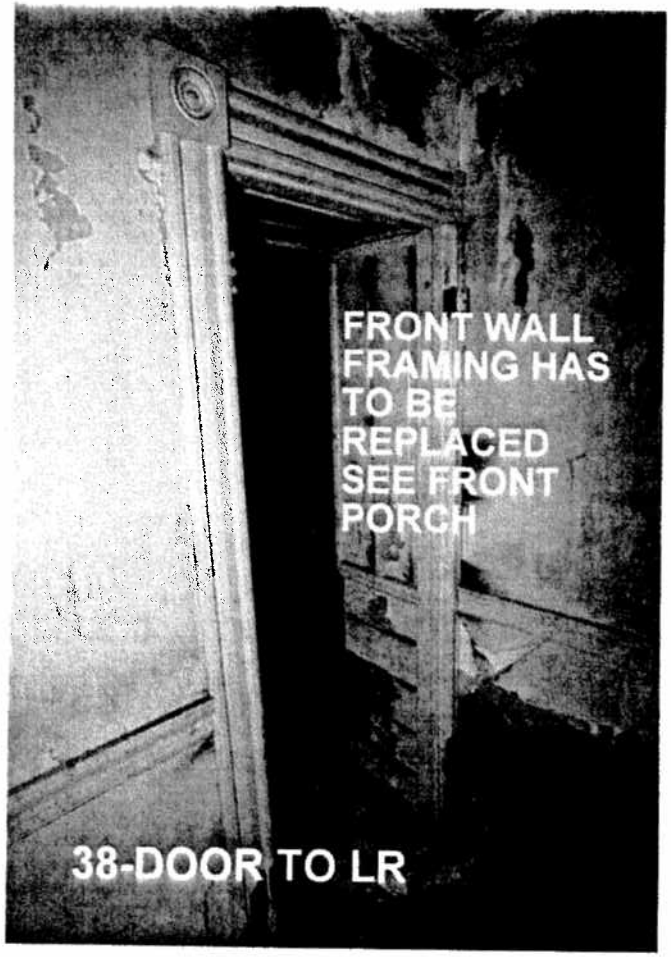

STAIR WELL
BR-3
STAIR WELL
KITCHEN
19-WEST

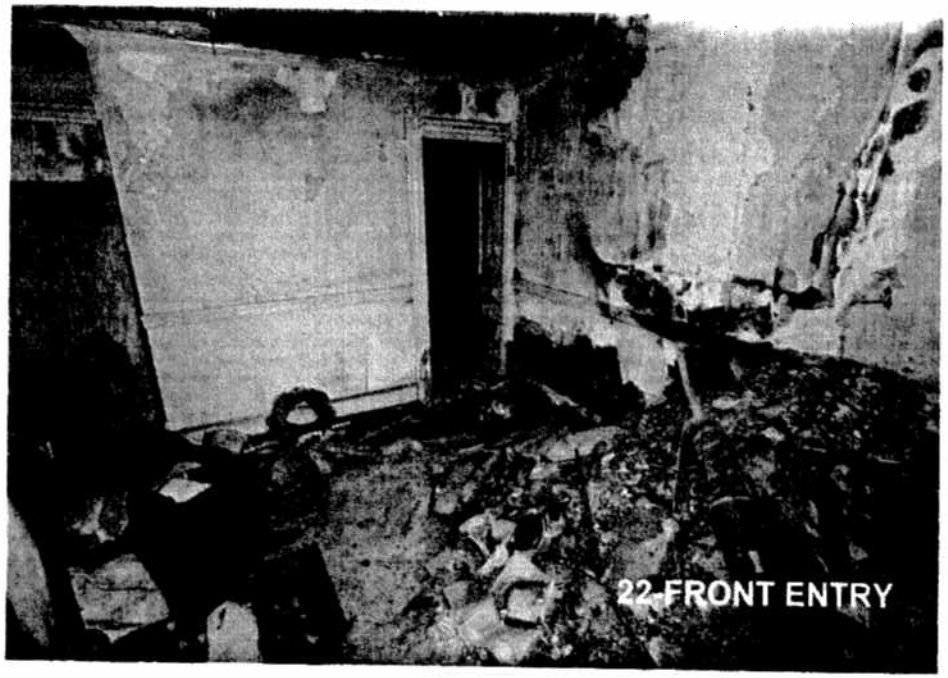

BR-3
BR-CLOSETS
BR-2
PANTRY
13


PANTRY
WEST ELV.
14

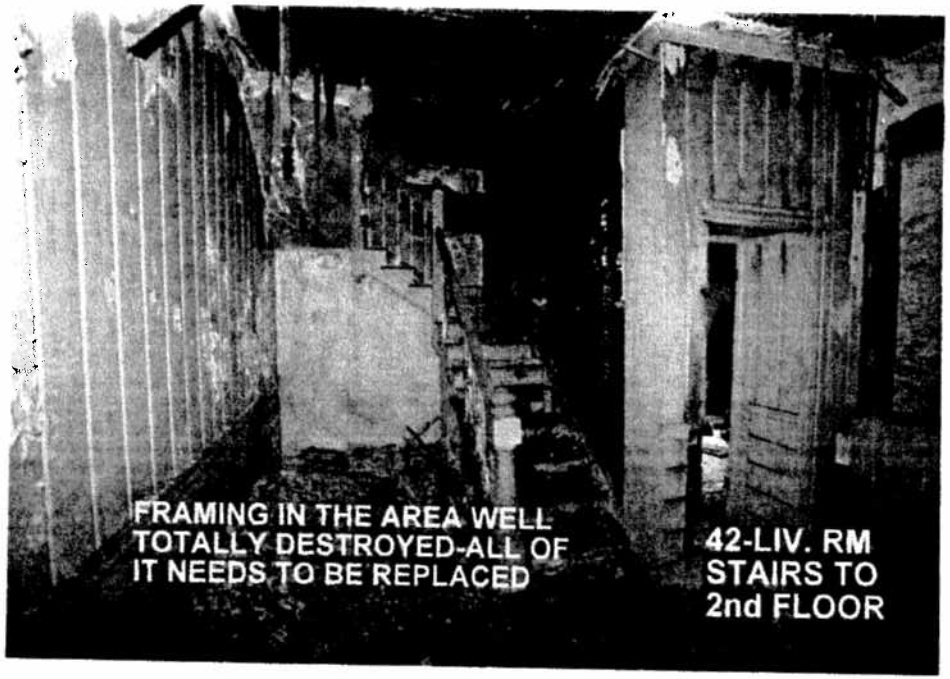

BR-3
KITCHEN
17-WEST ELV.

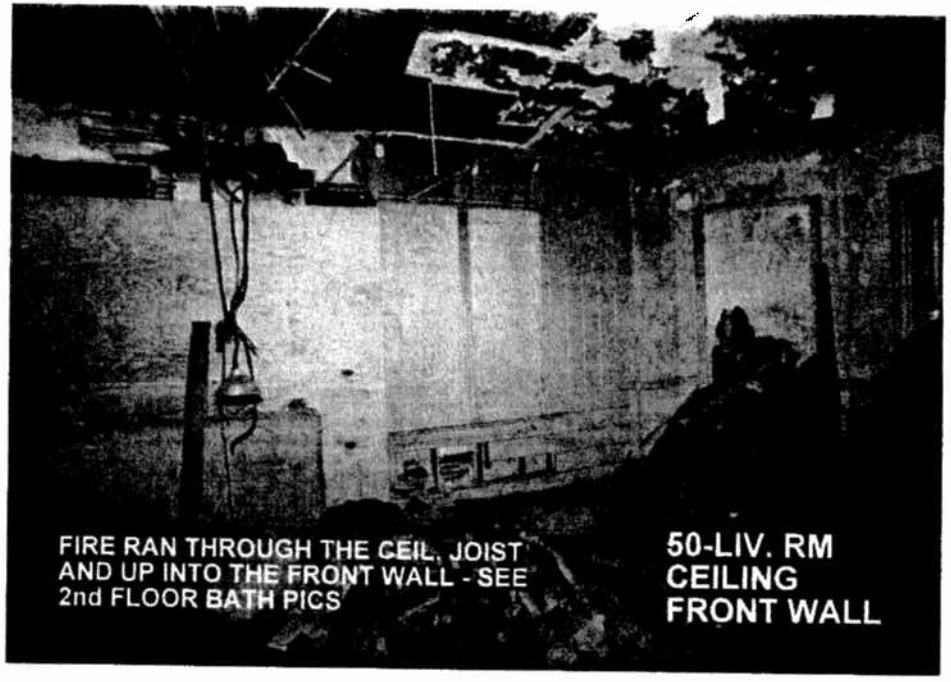

ROOF STRUCTURE ABOVE
THESE CEIL JOIST IS
100% GONE
26-FRONT ENTRY
CEILING

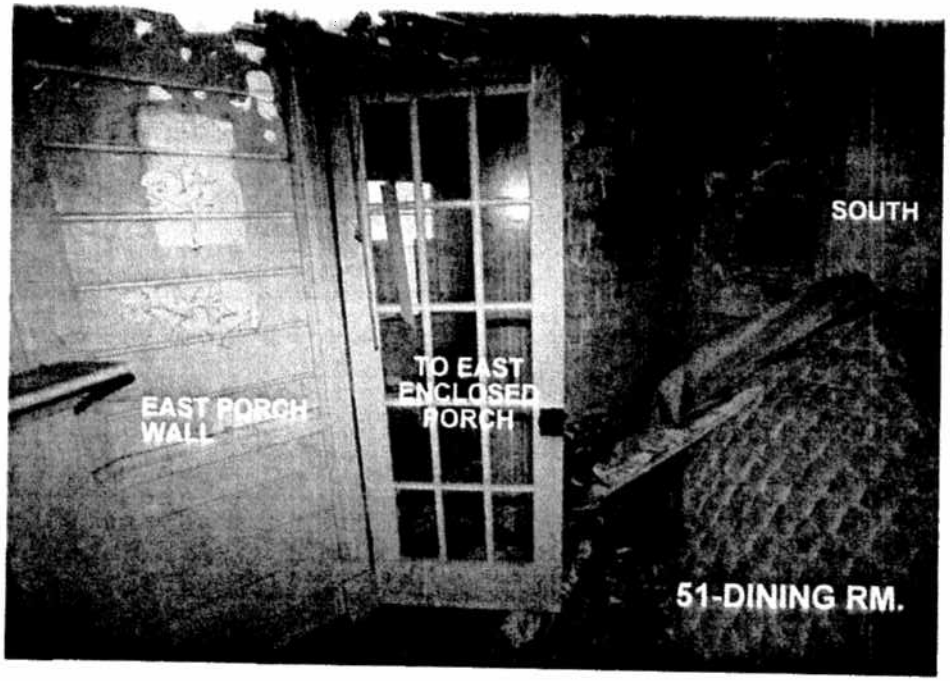

FRONT WALL
FRAMING HAS
TO BE
REPLACED
SEE FRONT
PORCH
38-DOOR TO LR

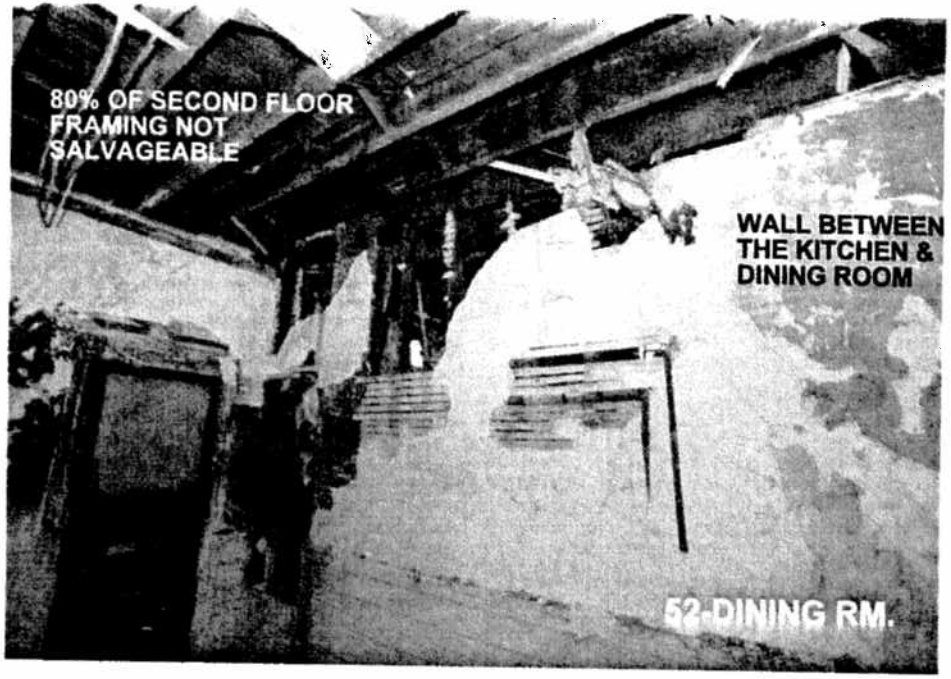

22-FRONT ENTRY

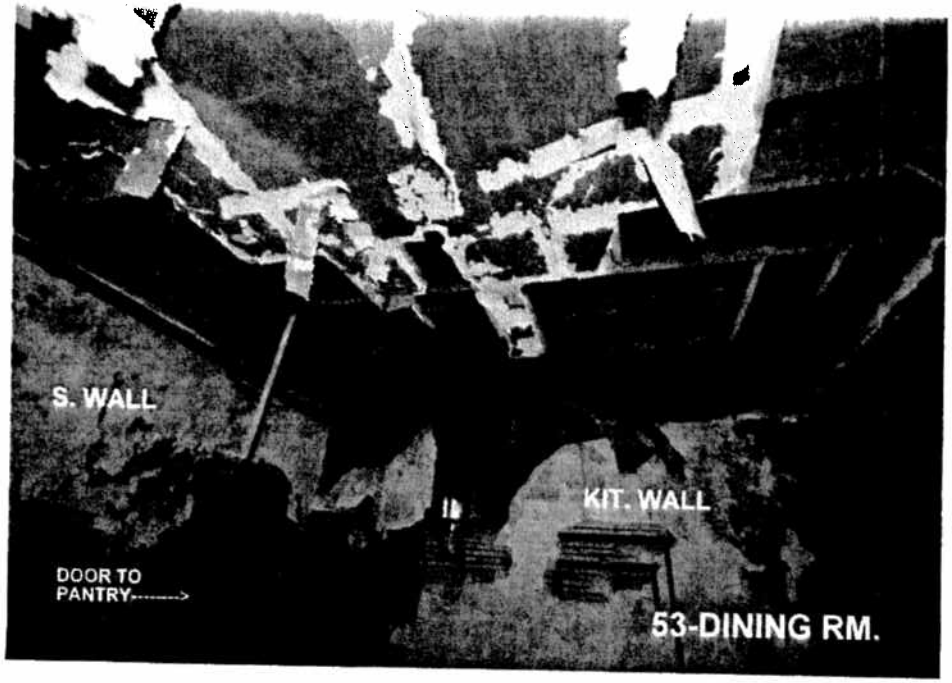

37-ENTRY FLOOR

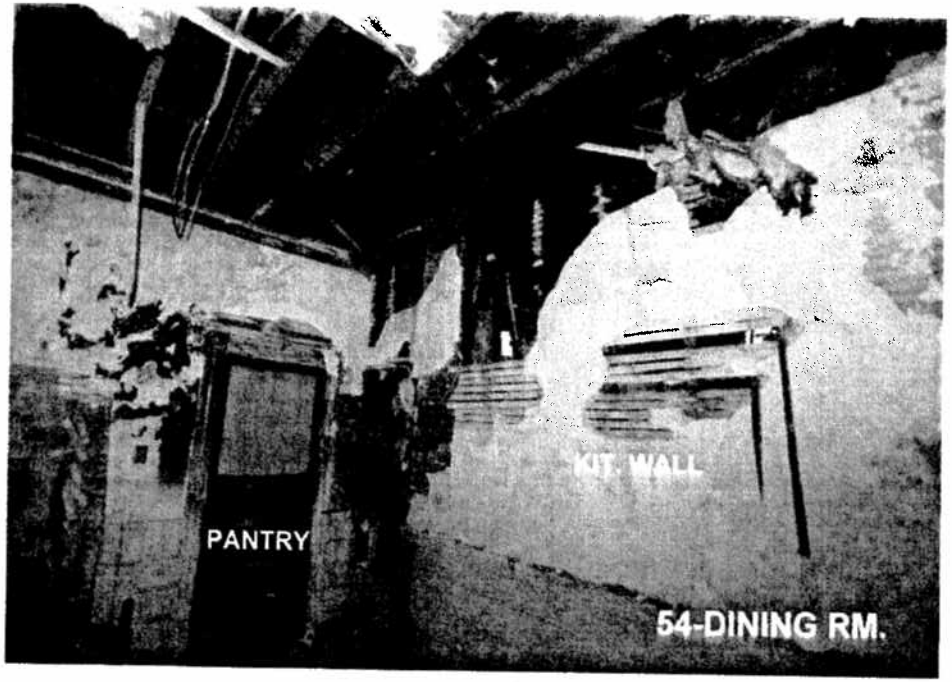

FRAMING IN THE AREA WELL TOTALLY DESTROYED-ALL OF IT NEEDS TO BE REPLACED
42-LIV. RM STAIRS TO 2nd FLOOR


FIRE RAN THROUGH THE CEIL. JOIST AND UP INTO THE FRONT WALL - SEE 2nd FLOOR BATH PICS
50-LIV. RM CEILING FRONT WALL

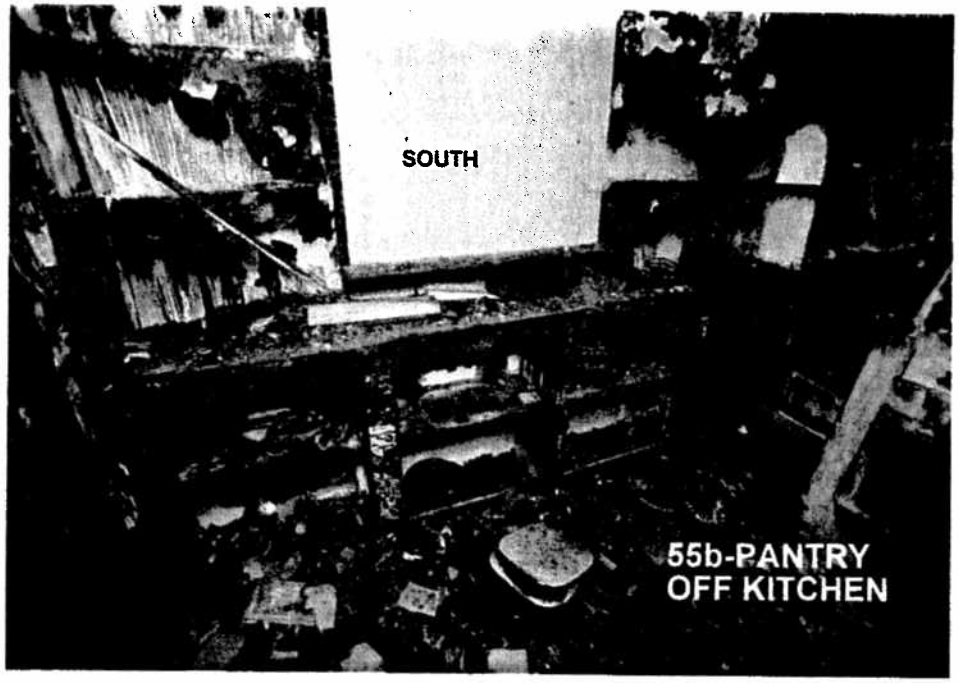

SOUTH
TO EAST ENCLOSED PORCH
EAST PORCH WALL
51-DINING RM.

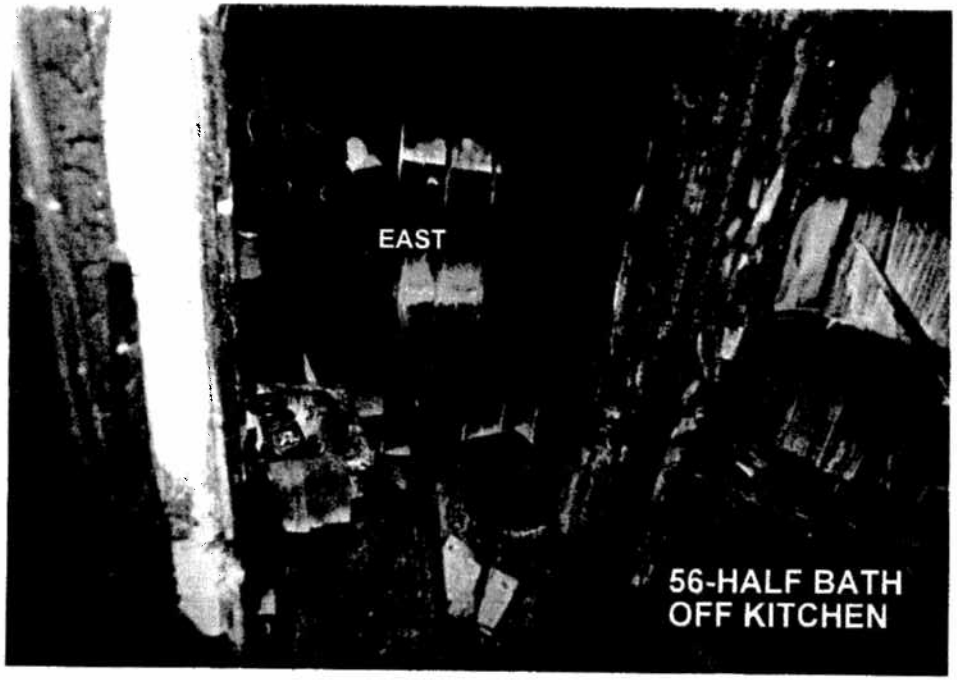

80% OF SECOND FLOOR FRAMING NOT SALVAGEABLE
WALL BETWEEN THE KITCHEN & DINING ROOM
52-DINING RM.

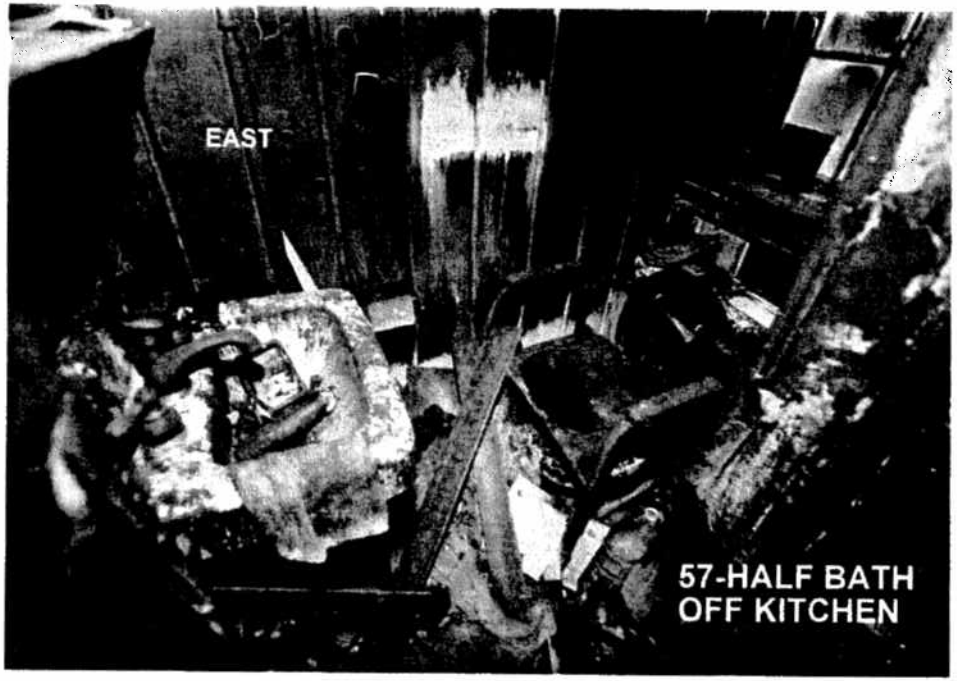

S. WALL
KIT. WALL
DOOR TO PANTRY------>
53-DINING RM.

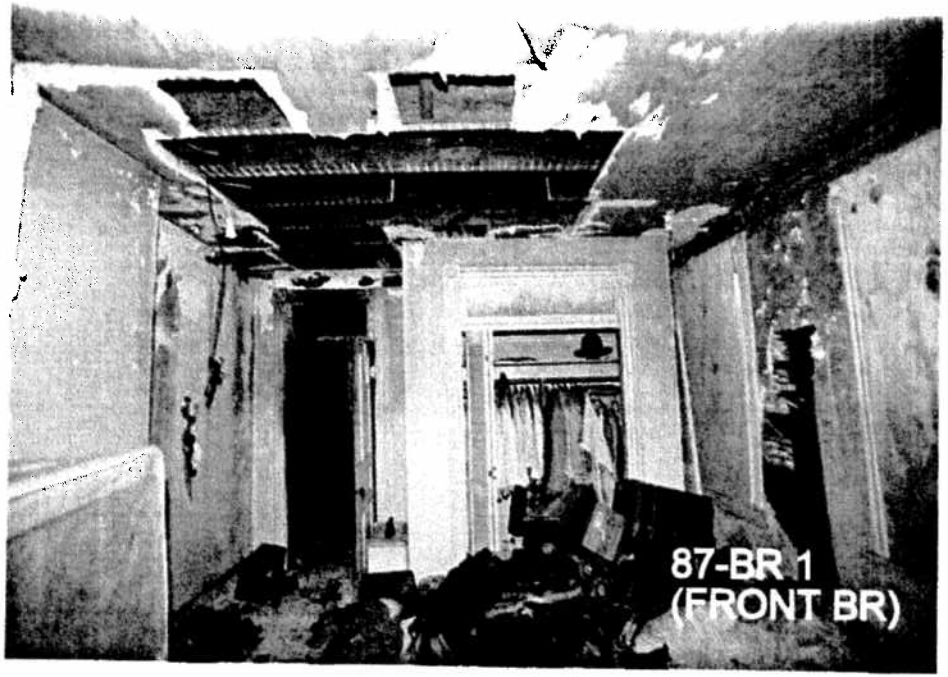

KIT. WALL
PANTRY
54-DINING RM.

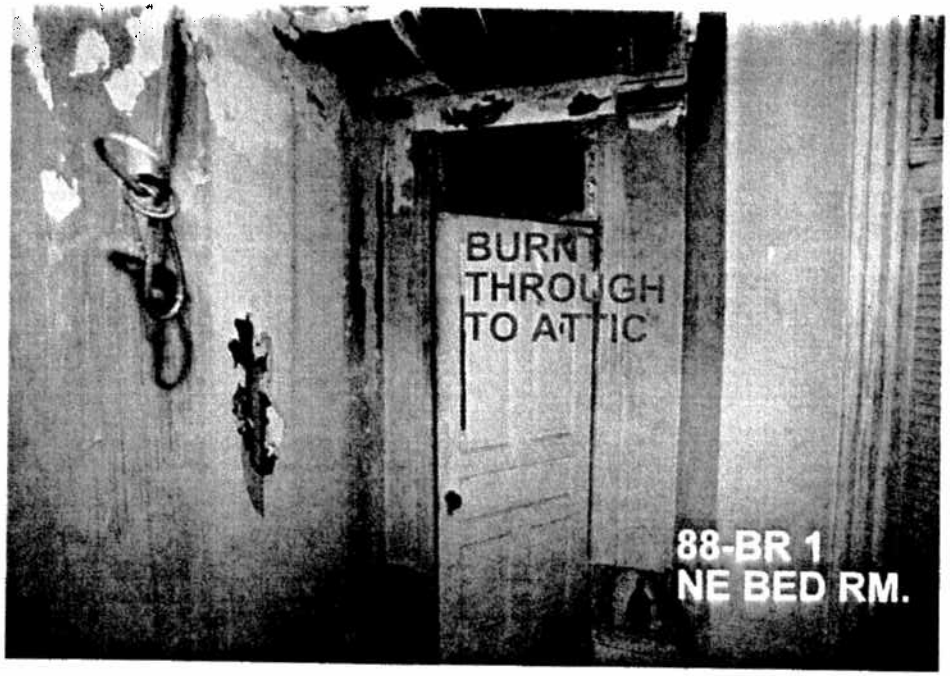

SOUTH
55a-PANTRY


SOUTH
55b-PANTRY
OFF KITCHEN

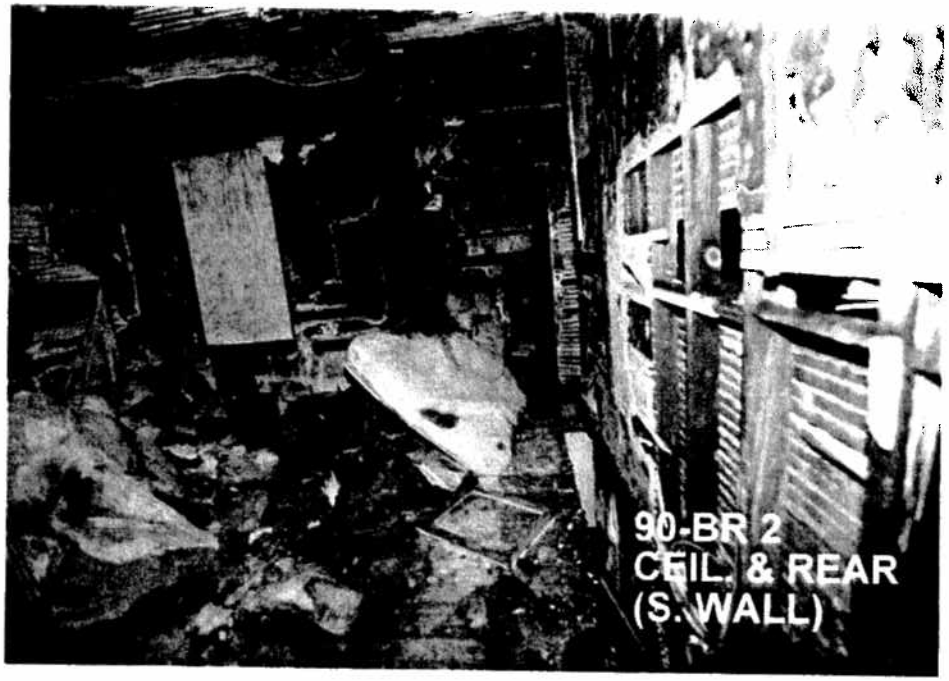

EAST
56-HALF BATH
OFF KITCHEN

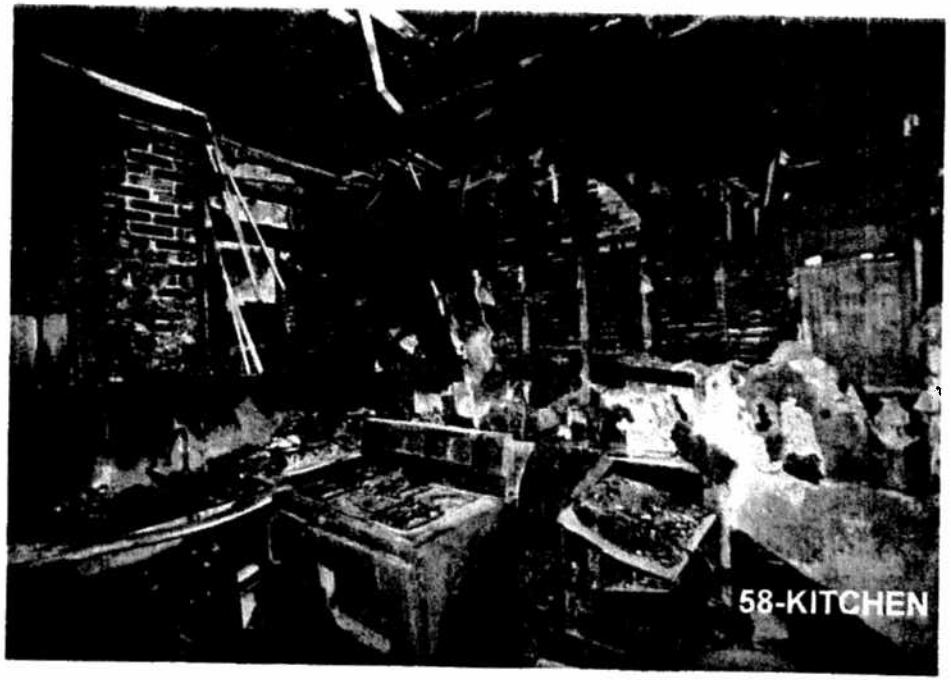

EAST
57-HALF BATH
OFF KITCHEN


87-BR 1
(FRONT BR)

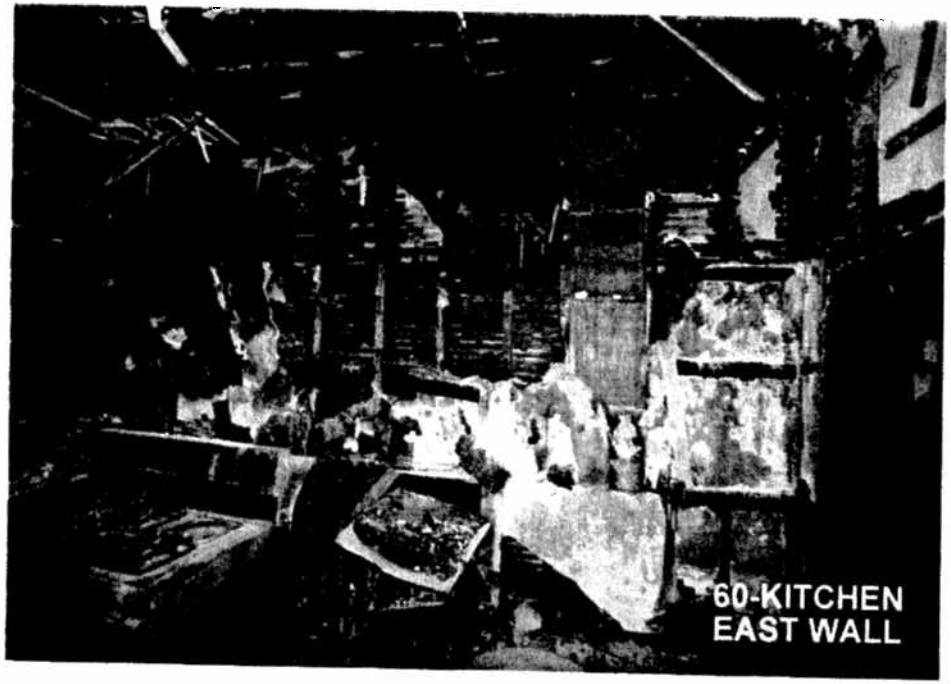

BURN
THROUGH
TO ATTIC
88-BR 1
NE BED RM.


89-BR 2
EAST WALL

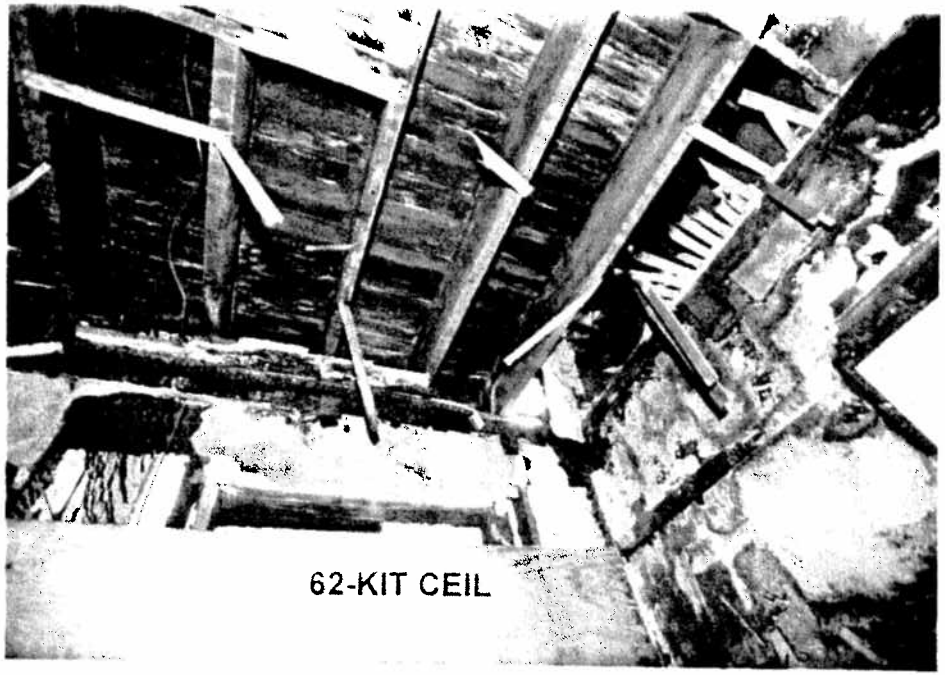

90-BR 2
CEIL. & REAR
(S. WALL)

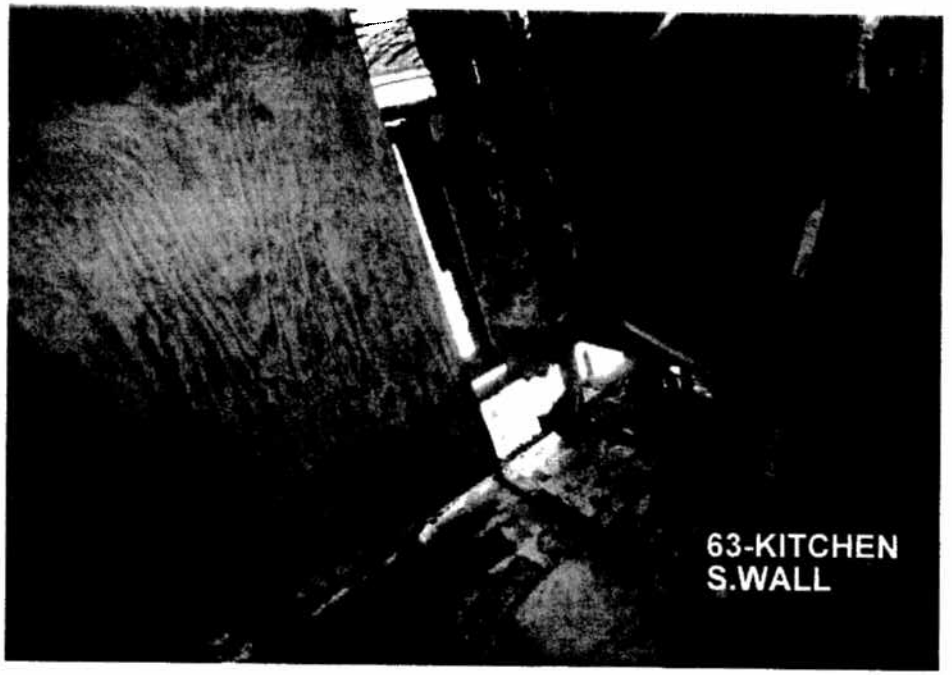

58-KITCHEN

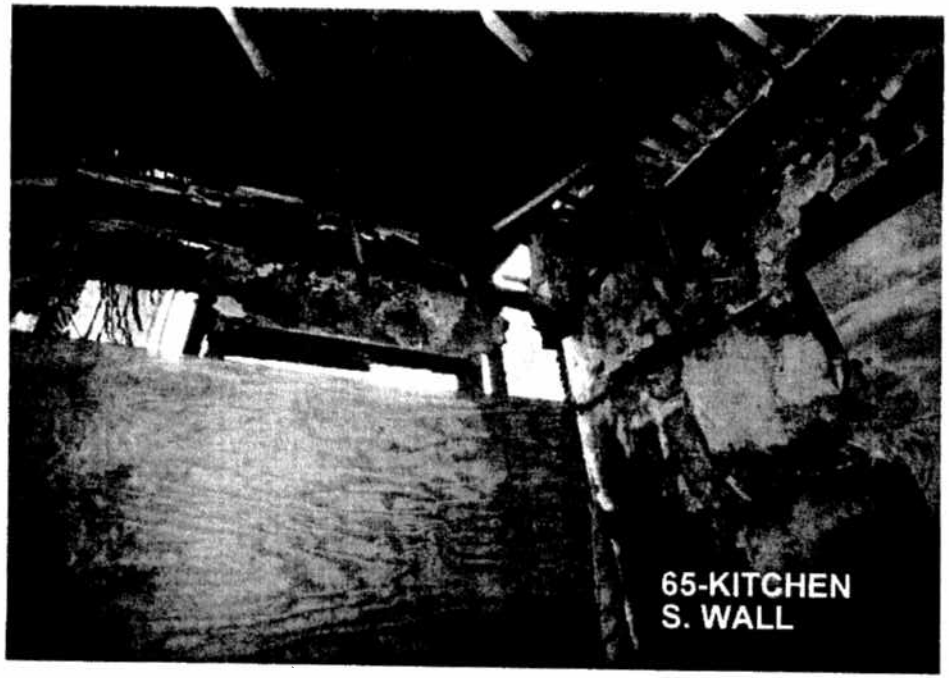

59-KITCHEN
NORTH WALL


60-KITCHEN
EAST WALL

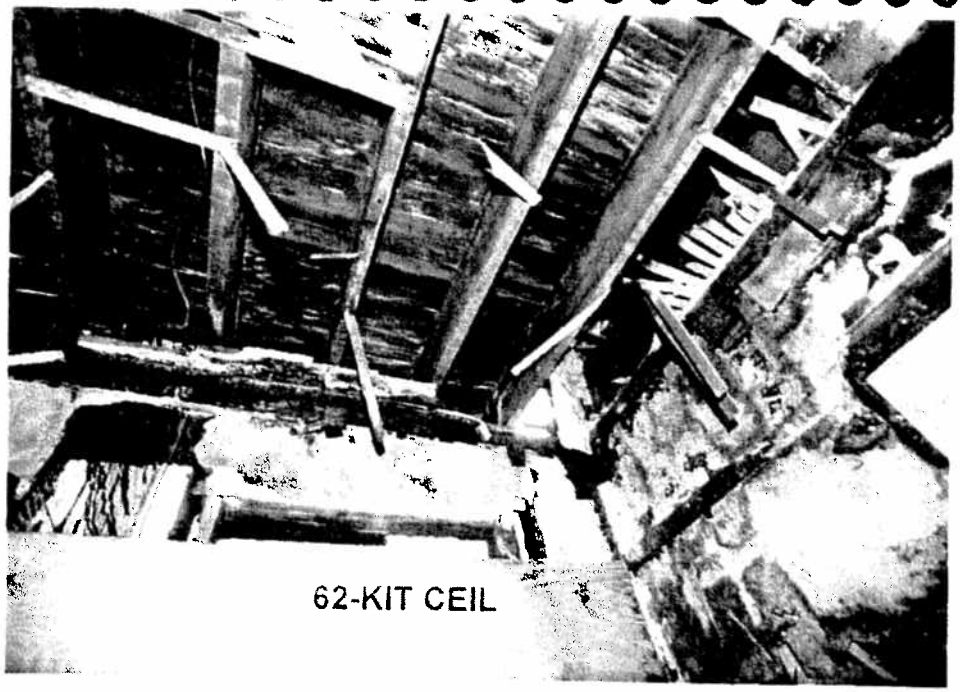

61-KITCHEN
CEILING

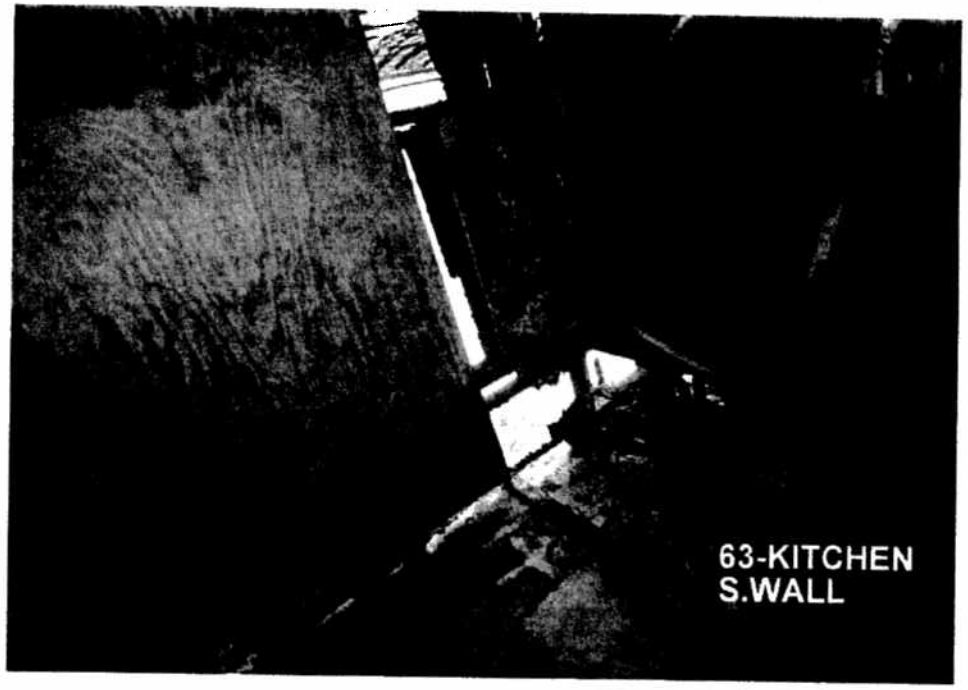

62-KIT CEIL

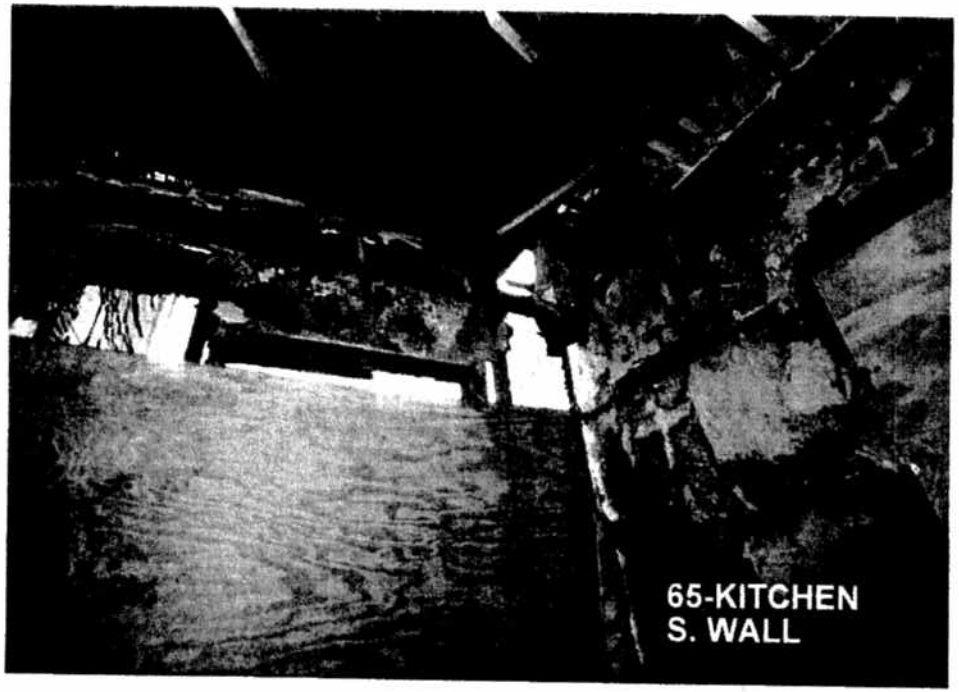

63-KITCHEN
S.WALL


65-KITCHEN
S. WALL


66-KIT STAIRS
TO BASEMENT


62-KIT CEIL


63-KITCHEN
S.WALL

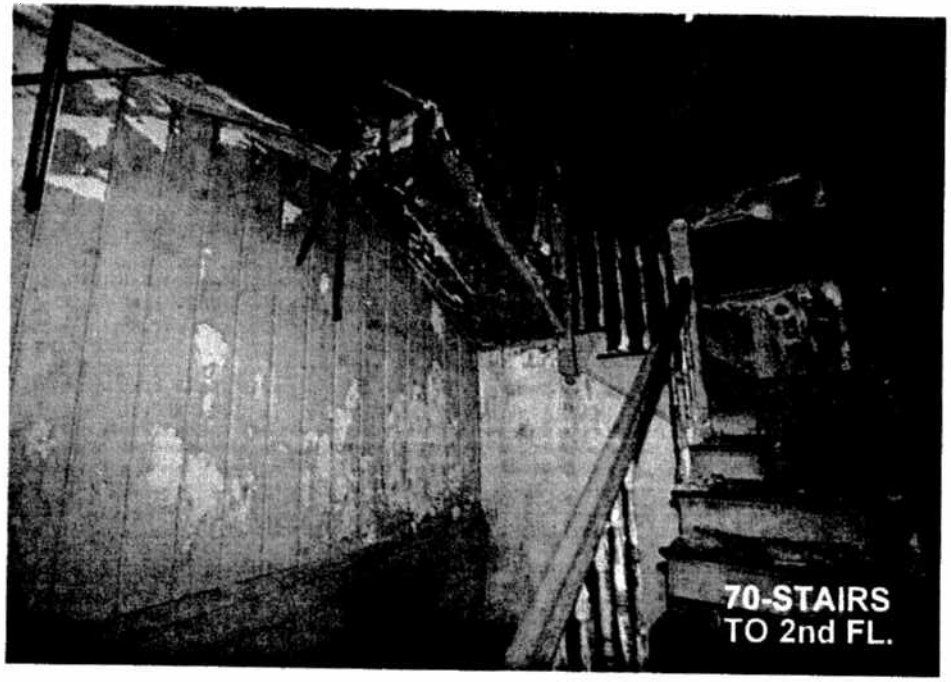

65-KITCHEN
S. WALL


66-KIT STAIRS
TO BASEMENT

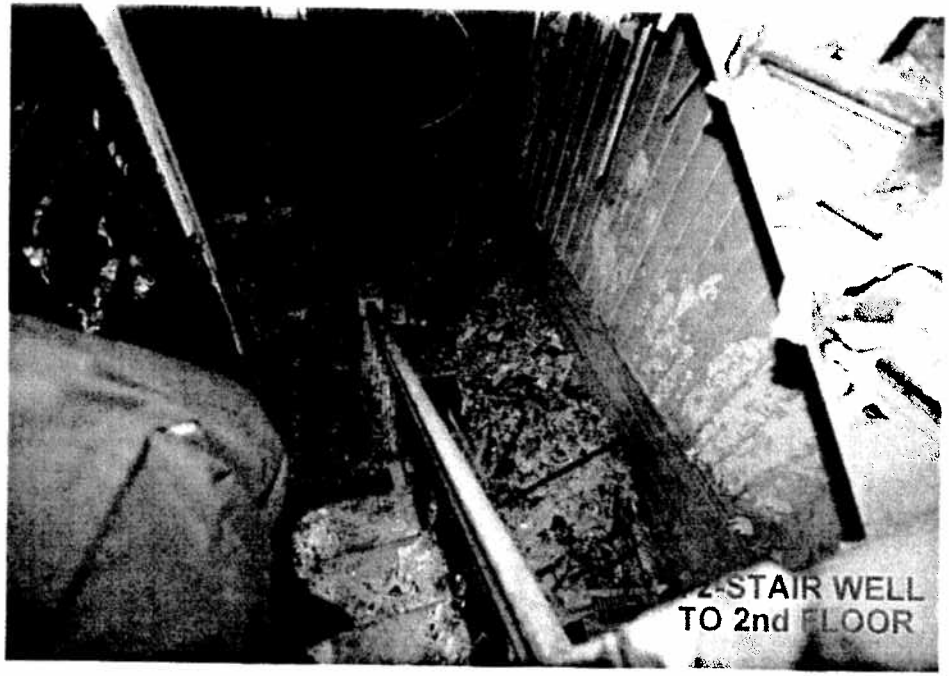

67-STAIRS TO
BASEMENT


68-KITCHEN
CEILING

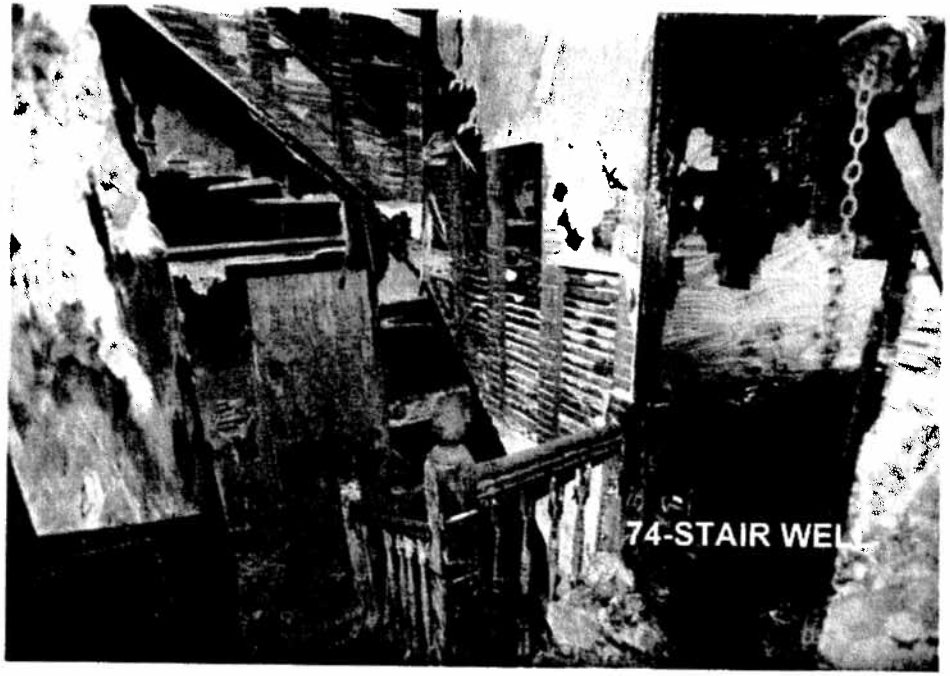

69-LR CEILING

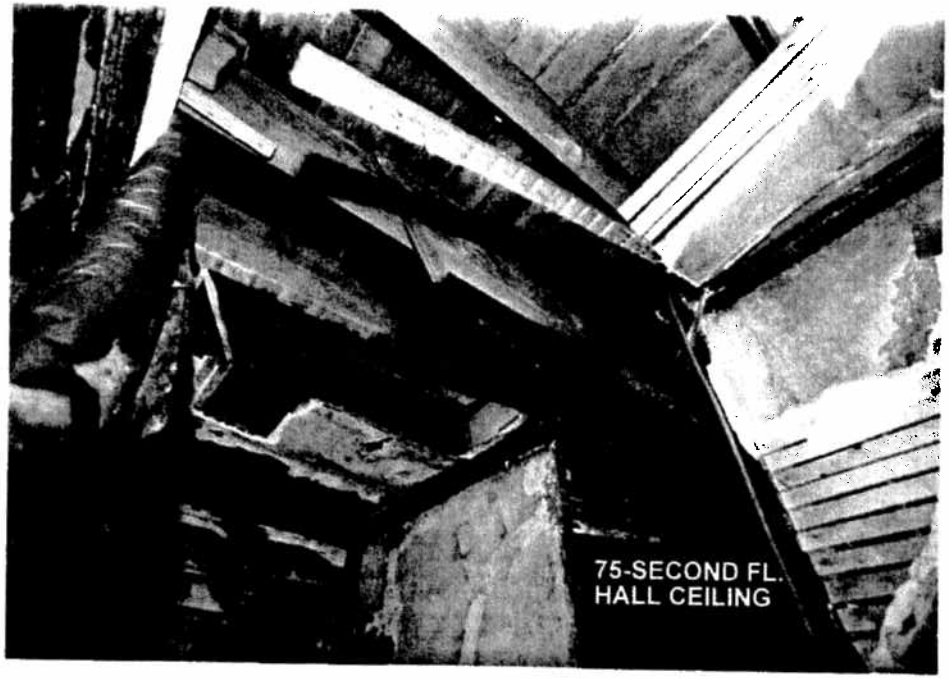

70-STAIRS
TO 2nd FL.


71-STAIRS
TO 2nd FL.


2-STAIR WELL
TO 2nd FLOOR


73-STAIRS TO ATTIC


74-STAIR WELL


75-SECOND FL.
HALL CEILING


FL. BURNT THROUGH
HERE
76-BR 3

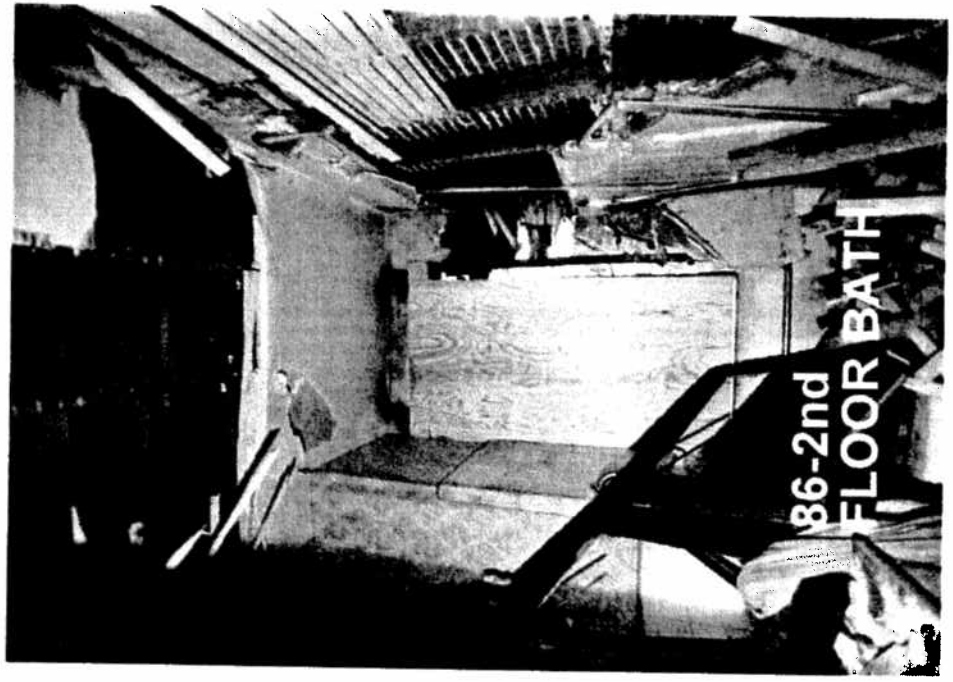

77-BR 3 SE
CORNER

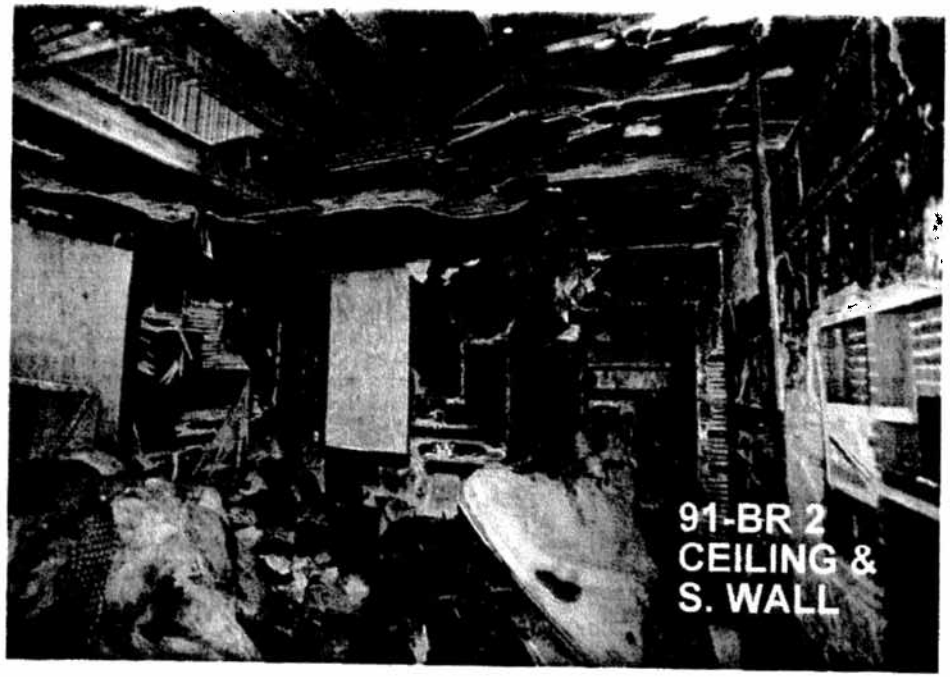

78-BR 3 SE
CORNER

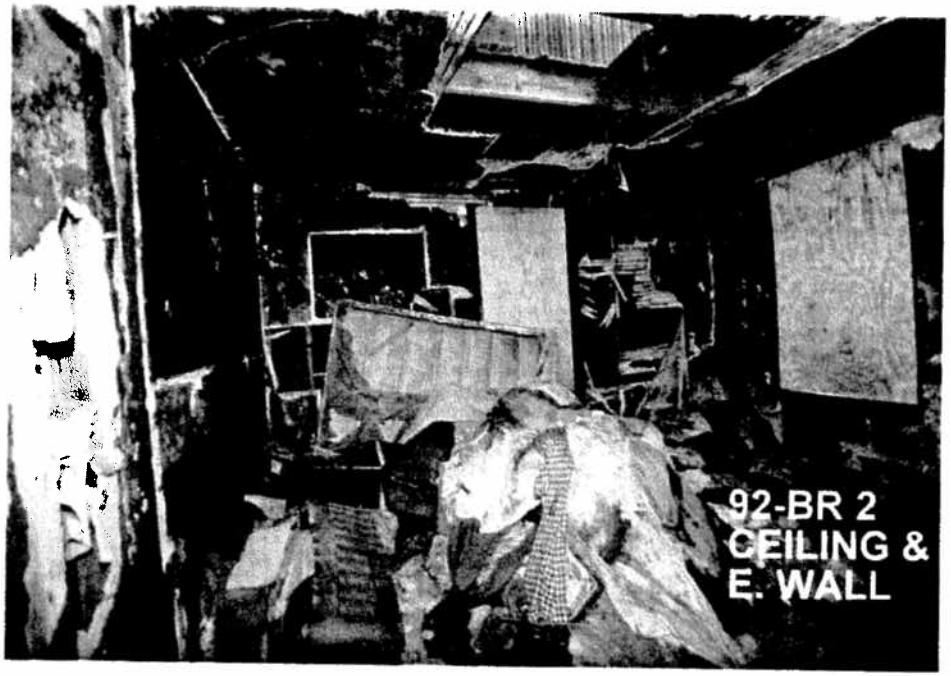

83-BR 3
CEILING

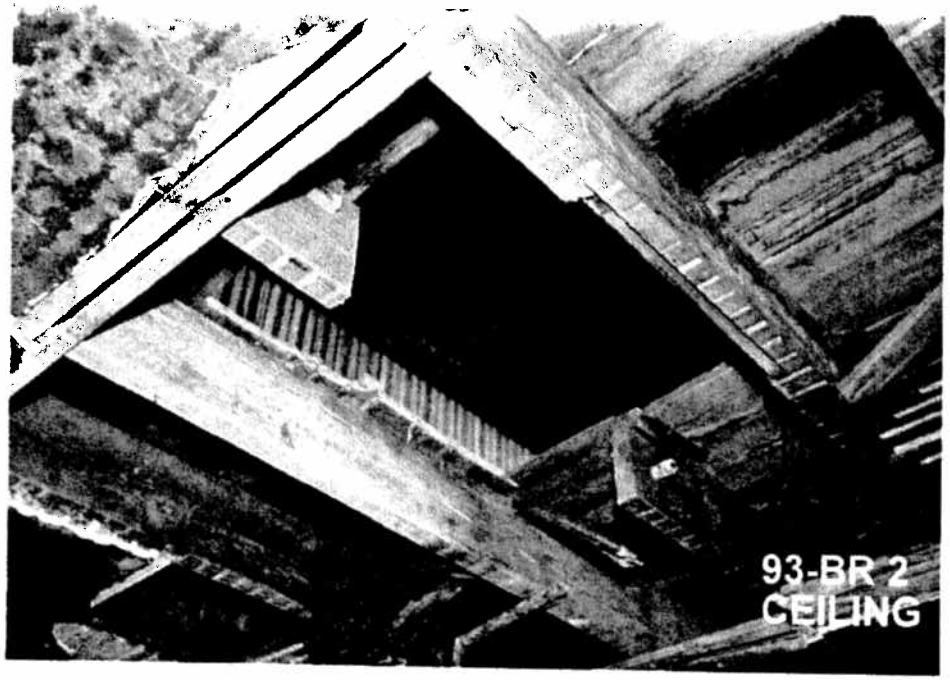

84-BATH 1
(2nd FL)

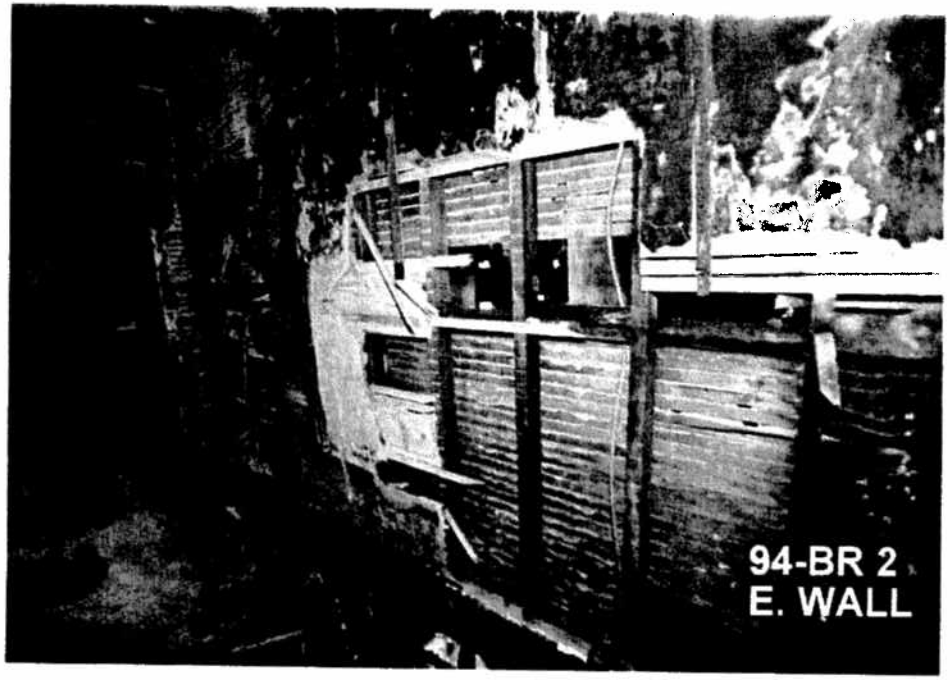

85 - 2nd
FLOOR BATH


86-2nd
FLOOR BATH


91-BR 2
CEILING &
S. WALL


92-BR 2
CEILING &
E. WALL

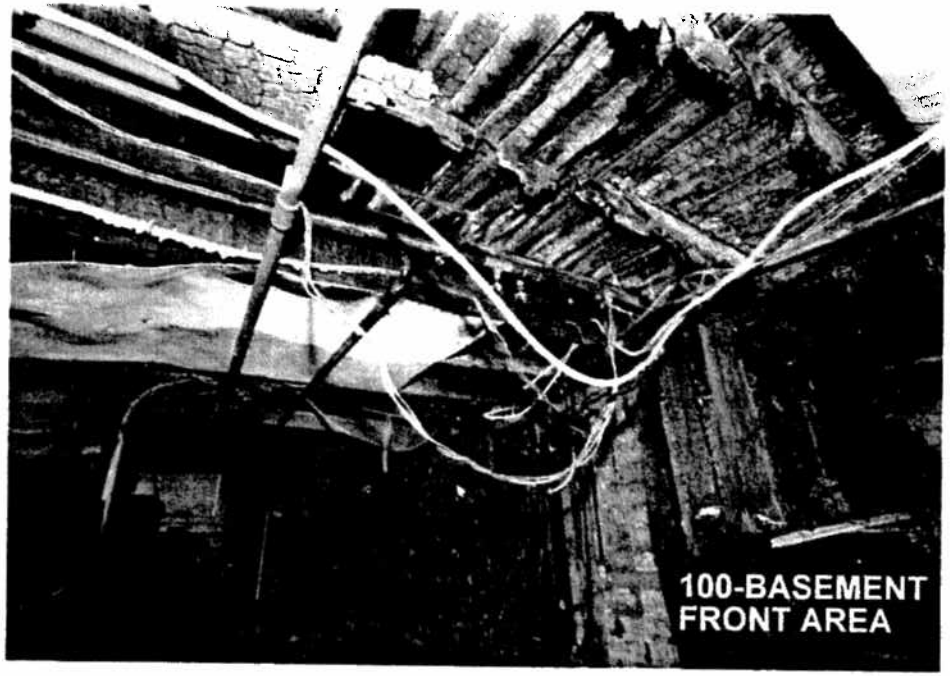

93-BR 2
CEILING

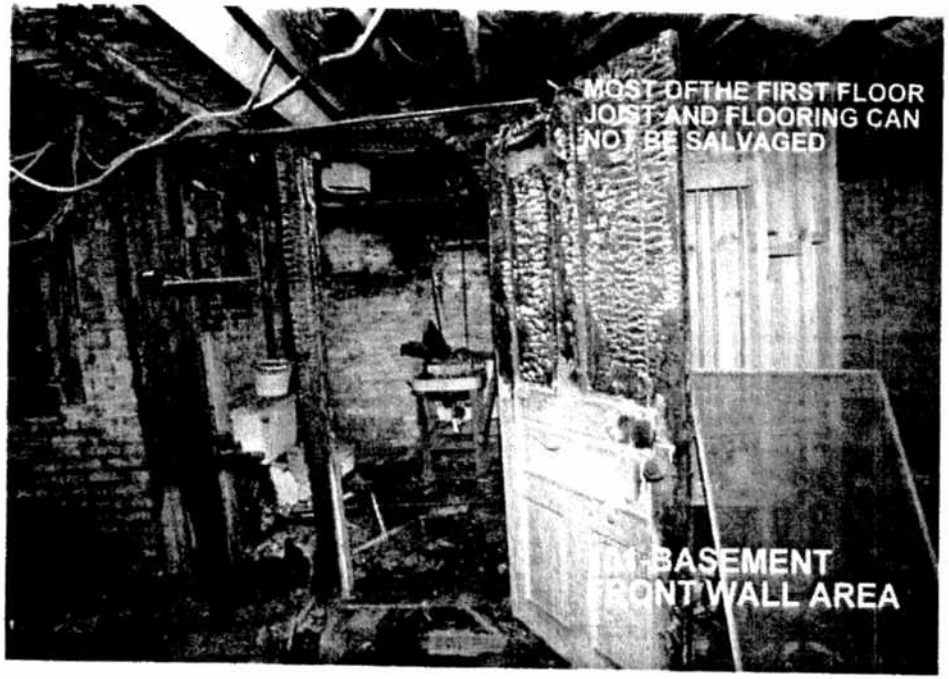

94-BR 2
E. WALL


EXTERIOR WALL
BURNT THROUGH
HERE
95-STAIRS
TO ATTIC


96-2nd
FL. HALL

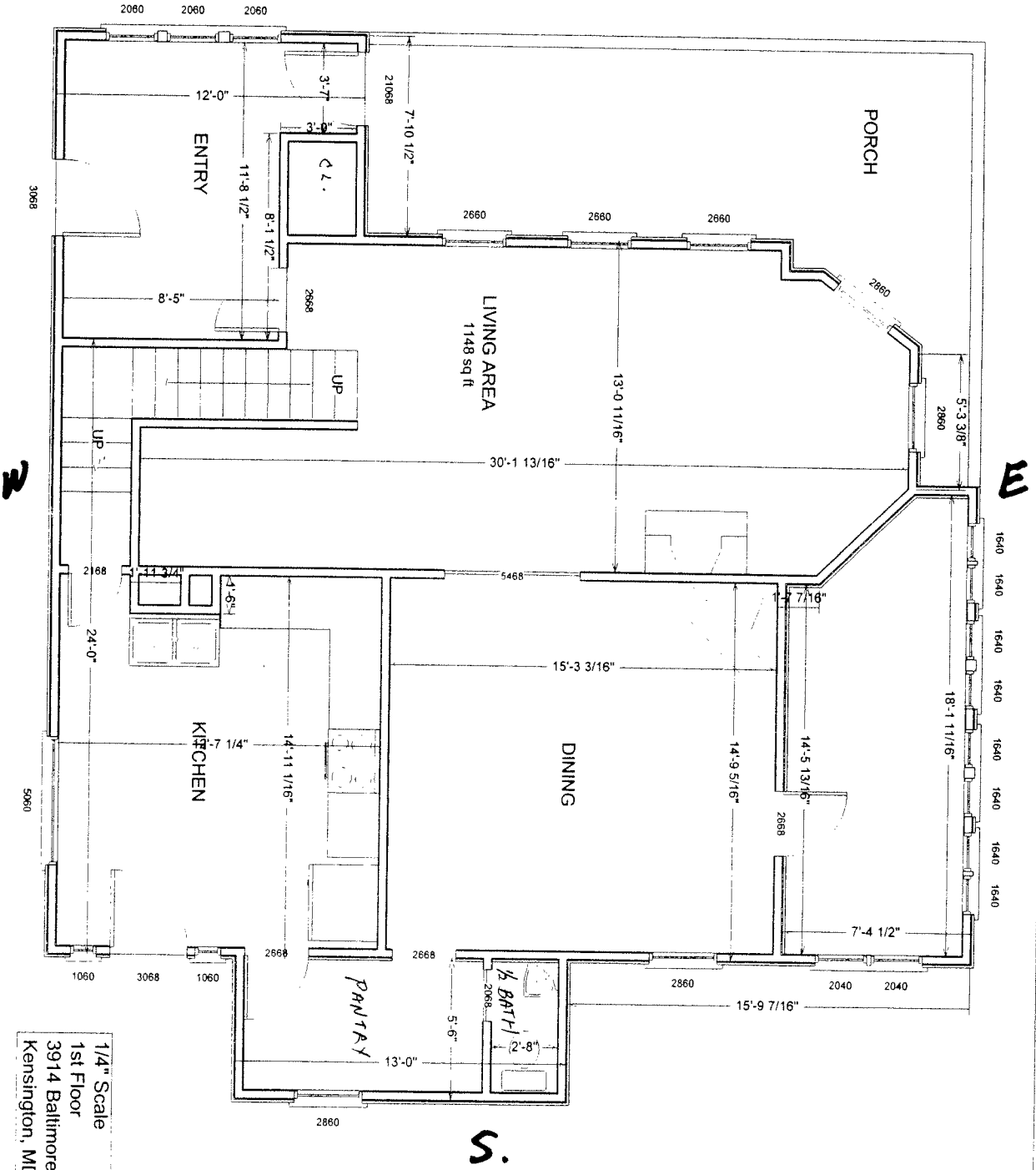

BASEMENT
FRAMING NOT
TO CODE
99-BASEMENT


100-BASEMENT
FRONT AREA

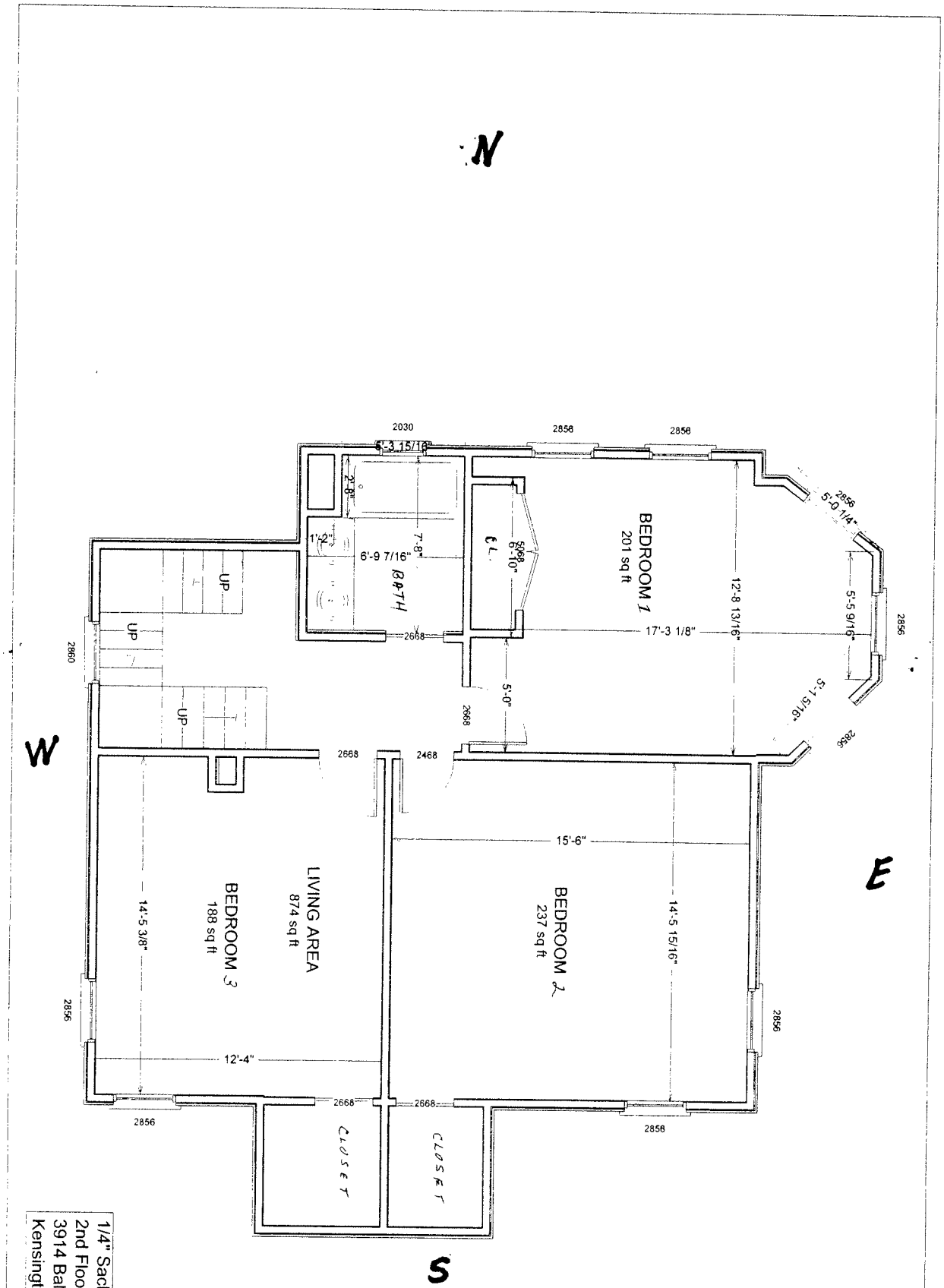

MOST OFTHE FIRST FLOOR
JOIST AND FLOORING CAN
NOT BE SALVAGED
BASEMENT
RONT WALL AREA


103-BASEMENT

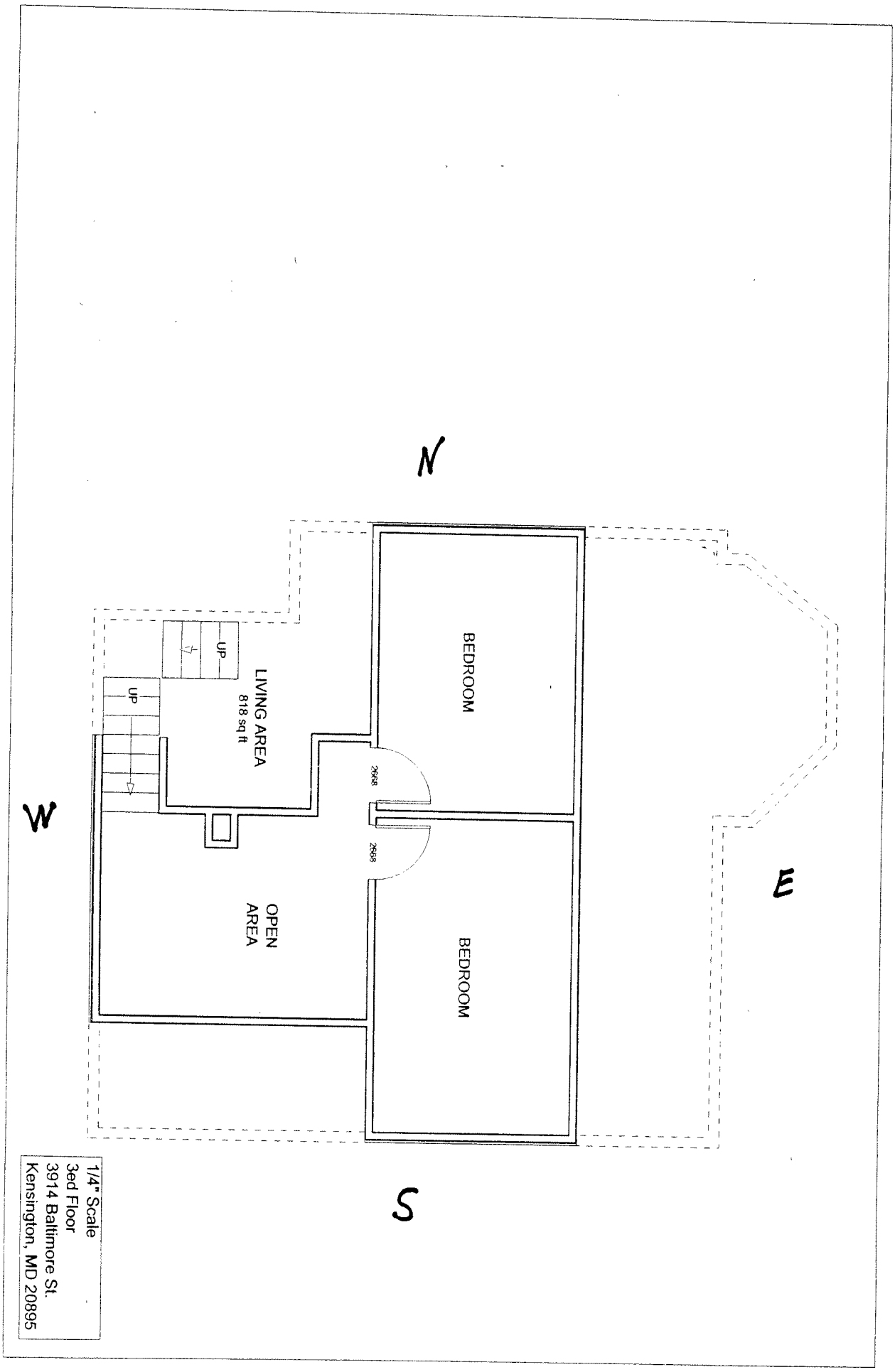
PLAN N.



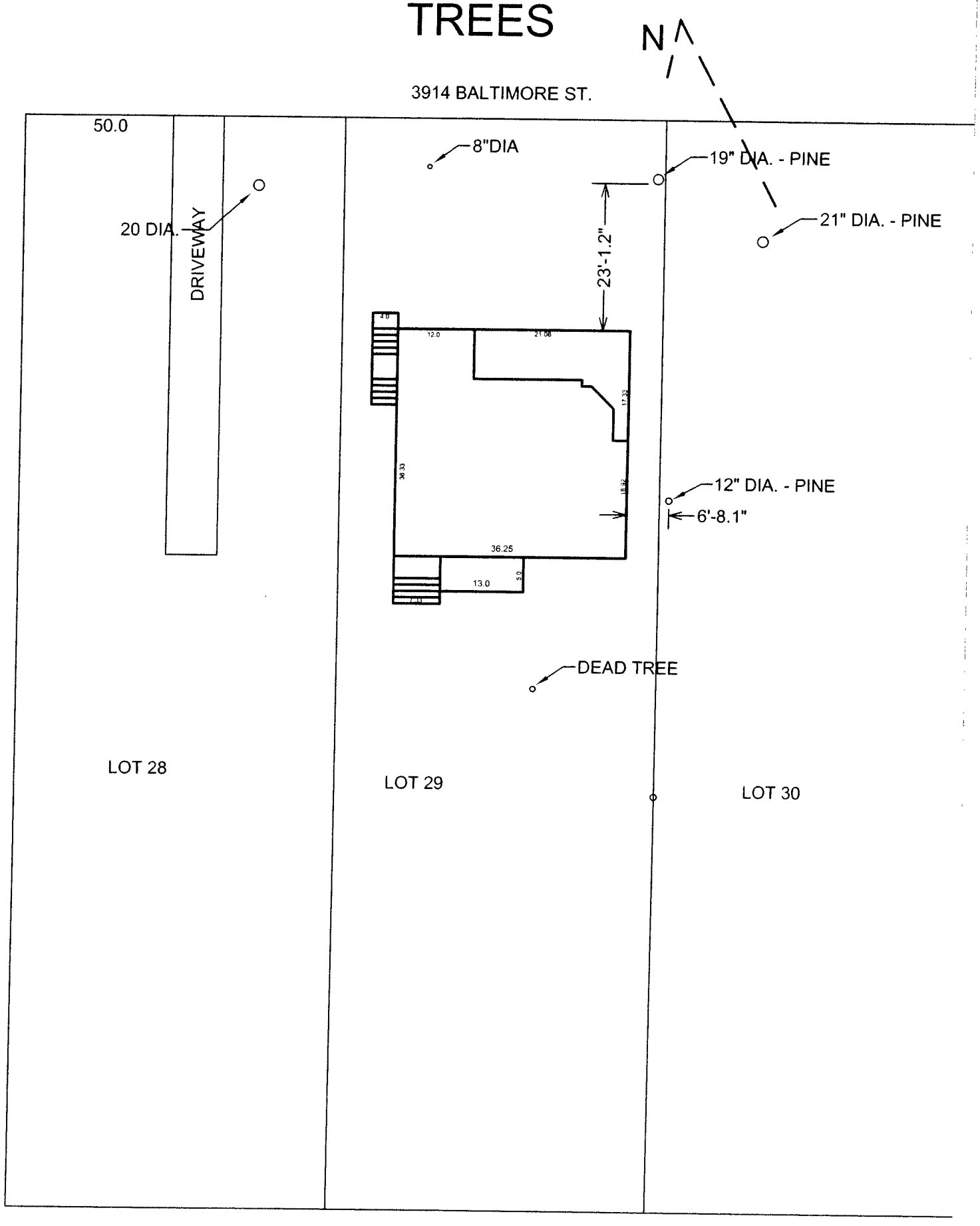
1/4" Scale
1st Floor
3914 Baltimore St.
Kensington, MD 20895



1/4" Sacle
2nd Floor
3914 Baltimore St.
Kensington, MD 20895


N
W
E
S
UP
UP
LIVING AREA
818 sq ft
BEDROOM
OPEN
AREA
BEDROOM
1/4" Scale
3ed Floor
3914 Baltimore St.
Kensington, MD 20895

TREES


N
3914 BALTIMORE ST.
50.0
8"DIA
19" DIA. - PINE
21" DIA. - PINE
20 DIA.
DRIVEWAY
23'-1.2"
12.0
21.08
17.33
36.33
18.92
12" DIA. - PINE
6'-8.1"
36.25
13.0
5.0
DEAD TREE
LOT 28
LOT 29
LOT 30

Property: 3914 Baltimore Street
Kensington, Maryland
Lots 28, 29 & 30; Block 11
Town of Kensington
Tax Map HP 343

Owner: O. Craig & Patricia W. Reynolds
LEB File Nos. 80662.001 & 80666.001

ADJOINING AND CONFRONTING PROPERTY OWNERS
[As of 5/19/09]

Owner	Address	Lot	Block
Eileen K. Fraser, et. al.	3920 Baltimore Street Kensington, MD 20895	26, 27	11
Nicholas P. & M.A. Deoudes	3915 Baltimore Street Kensington, MD 20895	7, 8	10
Kerrygrace Morrissey-Rice Adam W. Rice	3913 Baltimore Street Kensington, MD 20895	6	10
Daniel E. & Tamara A. Murphy	3911 Baltimore Street Kensington, MD 20895	Pt. 4 & 5	10
Mark & Christine K. Schiponi	3908 Baltimore Street Kensington, MD 20895	31, Pt 32 & 33	11
Trustees of Warner Memorial Presbyterian Church	3901 Prospect Street Kensington, MD 20895 Mailing Address: Church of Kensington 10123 Connecticut Avenue, NW Washington, DC 20036	3, 4 & P2	11
Matthew & W. S. Lesko	3909 Prospect Street Kensington, MD 20895	5	11
Lawrence L. Ott, Jr. & M. M. Ott	3911 Prospect Street Kensington, MD 20895	6, 7	11
John H. O'Neill, Jr. & V. G. O'Neill	3915 Prospect Street Kensington, MD 20895	8, P9	11

Michael A. Runey, Owner
Runey Construction Company

Michael Runey has been doing business as Runey Construction Co. since March of 1967. He has held home building and commercial building licenses since June of 1968 and has worked on projects for Ford Motor Company, Chrysler Corporation, Montgomery County Public Schools, Houston Detention Center, Good Year Tire, and First Washington Realty Investment Trust. In addition, he has built tract and custom homes, and now concentrates on high-end custom homes and historical renovations.

Currently he has a *Virginia Class A* contractors license and does custom homes, additions, and restorations in Loudoun County, VA. During the past ten years Mike has renovated a number of historical homes in Loudoun County, most of them being over one hundred years old.

RUNEY CONSTRUCTION COMPANY

"With over 35 years in the business, we listen, design & build the old fashioned way—with pride."

About Us
Cedar Custom Homes
Cedar Home Interiors
Craftsman's Style Home
Great Room/Kitchen
Craftsman Interior
Craftsman/Hardie Board
Oak Barn
Car Barn, Oak Barn
7-Stall Barn
26-Stall Barn
Addition to Small House
Historical Renovations I
Historical Renovations
Farm House Renovation
Log Home
Porches
Contact Us

Cedar Custom Homes

This custom home features three levels and includes 4 bedrooms, great room, loft, dining room, kitchen with cherry cabinets, granite in all of kitchen, 4 bathrooms and laundry room. There are 2 fireplaces, antique oak floors throughout, 45 windows,18 French and single doors, sports storage room, tool room, large storage area, & 4 HVAC systems.

Need an idea, advice, or a budget?

540 338-3854

703 431-3861 Cell

Custom cedar and stone home in Round Hill, VA

Designed to complement the environment, this house is nestled on top of the mountain with a background of trees. This is the back view of the home.

The home is 5,000 sf and is built of cedar and stone. The windows and doors are Kolbe and trimmed in a hunter green color.

The deck is 100' long and can be accessed from any room in the house.

Phone: 540 338-3854
Fax: 540-338-3864
E-mail: runeyconstruction@yahoo.com

RUNEY CONSTRUCTION COMPANY

"With over 35 years in the business, we listen, design & build the old fashioned way—with pride."

About Us
Cedar Custom Homes
Cedar Home Interiors
Craftsman's Style Home
Great Room/Kitchen
Craftsman Interior
Craftsman/Hardie Board
Oak Barn
Car Barn, Oak Barn
7-Stall Barn
26-Stall Barn
Addition to Small House
Historical Renovations I
Historical Renovations
Farm House Renovation
Log Home
Porches
Contact Us

Craftsman's Style

Front & back view of Custom Home in Lovettesville, VA

RUNEY CONSTRUCTION COMPANY

"With over 35 years in the business, we listen, design & build the old fashioned way—with pride."

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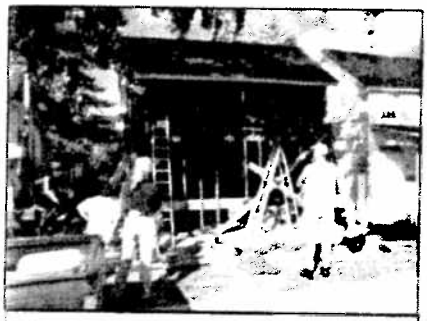
Historical Renovations I

Historical home in Leesburg, VA

Before



Totally gutted from front to back

The new front & back of house

This house was leaning 11 inches out of plumb. The original stone foundation and wood perimeter beam was deteriorated. Exterior was stripped to original framing, house was raised and new concrete footings and foundation walls were added. Over 1,700 square feet of space was added to this structure.

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Farm House Renovation

The owner of this old farm house in Waterford wanted to gut the interior, replace the roofs, add new siding and additional rooms. The front porch was removed and the work began to totally renovate this home. The exterior is Hardie board siding; the roofs are metal and asphalt shingles, the HVAC system and well tank were put in the cellar which was dug out to accommodate these systems. A stone wall was added to the exterior and the stair well to blend with the exterior construction.

The interior was remodeled to include a new master bedroom with master bath and French doors to the front porch., an open great room with oak beams, an open kitchen with stainless steel appliances, a new ceramic tiled laundry room, large pantry and a new dining area leading to the back yard and the in ground pool.