

APPENDIX E: SAMPLE INSPECTION/ANNUAL MAINTENANCE CHECKLIST :

County: Montgomery

MARYLAND HISTORICAL TRUST
OFFICE OF PRESERATION SERVICES
EASEMENT PROPERTY INSPECTION CHECKLIST

Name of Property: Annington Date of Visit: 4/26/02

Property Address: 24001 White's Ferry Road Dickerson

Area Covered: Exterior Interior Archaeology Land

Present Owner(s): Roy Eddleman

Owner Address: _____

Telephone: 310-420-5990 Facsimile: _____ Email: _____

Present Occupant(s): Roy Eddleman

Telephone: _____ Facsimile: _____ Email: _____

Present Use: Residence

Inspector's Name(s): Elizabeth Jo Lampl Telephone: 301-563-3400

Inspector's Affiliation: Montgomery County Historic Preservation Commission

Public Access Requirements Met? No Yes How? Need to inquire of owner.

Property reviewed by any other Historic Commission? No Yes Which? _____

ENVIRONMENT NEAR THE EASEMENT PROPERTY

Describe the general appearance of the surrounding lands. Are there open fields, timberlands, fenced farm lands, formally landscaped environs, private yards, other properties, or urban elements?

The surrounding lands feature fenced farmlands of sizeable acreage. The property is on the road to White's Ferry across the Potomac.

Is the property near any major excavation, development project and/or industrial area? Please describe.

No

THE EASEMENT PROPERTY

What is the general topography of the land? Is it steep, rolling, or level? Does it vary significantly around the property? Any erosion? Please describe.

The house is on a hill in a gently rolling area of land. To the west is the Potomac River and to the northwest are the Catoctin Mountains. The view from the property is exceptional.

Has the ground surface recently been disturbed? _____

Comments: No

STANDING STRUCTURES ON THE PROPERTY

Please list the number, type and condition of standing structures on the easement property.

Number of Standing Structures: _____

- 1. Main House (1st quarter, 19th century) (main structure)
- 2. Slave Quarters (duplex, 1st quarter, 19th C.)
- 3. Corn Crib (possibly 20th century)
- 4. Barn (probably 20th century)
- 5. Pump House (new, non-contributing)
- 6. _____
- 7. _____

BUILDING ORIENTATION

Approximate direction front door faces: south

Weather condition & temperature: sunny, pleasant Recent weather: Same

GROUNDS Vines on Building: No Yes On rear of corncrib, but not on house.

Trees/shrubs: None Good Bad Need trimming 2 huge blue spruce up against west face of house; no windows on that side.

Handicapped Access to building: No Yes At grade Ramp Lift _____

Fence Type: None Board Picket Rail Masonry Iron Wire _____

Pathways: None Brick Gravel Stone Concrete Asphalt _____

Drive: None Brick Gravel Dirt Concrete Asphalt _____

Patio: None Brick Concrete Stone _____

Conditions & Comments: Blue spruce hitting west brick face of house. Huge trees. No windows on that face except at chimney possibly (view obstructed). Trees may need to be pruned back.

ROOF Age of Surface (approx. years) _____

Type: Rolled Mineral Asbestos Cement Slate Imitation Slate Built-up Composition
 Wood Shingle Single Ply Membrane Metal Terra Cotta Asphalt/Fiberglass Shingle

Flashing Material: Copper Galvanized Steel Aluminum Painted/Unknown

Dormers: No Yes Number: _____ Style: _____

Conditions & Comments: Roof condition is tar and black paint over standing seam metal. Covering is peeling. Owner has paid to have it painted several times in last five years. Would like to replace standing-seam metal roof in kind. Flashing is tarred over.

GUTTERS/SITE DRAINAGE

Gutter Type: Attached Painted (color): _____ Built-in Box None
 Gutter & Spout Material: Aluminum Copper Vinyl Galvanized Steel
 Surface Grading: Adequate Flat Slopes toward building
 Site Drainage: Adequate Needs Improvement
 Exterior Water Run-off: Good Marginal Poor
 Current Problems with: Clogged gutters Missing gutters Non-aligned gutters Splashblocks
 Surface grading next to building Length & direction of spout extensions
 Conditions & Comments: Owner says gutters/downspouts are galvanized iron. Wants whole gutters system replaced when roof is replaced with whatever architects feel is appropriate. Some leaders functioning property, but at least one downspout has no leader and splashblock needs repair. Property has a large brick cistern on front lawn; date unknown.

EXTERIOR SURFACES

Painted: No Yes Color: white window trim; black plastic shutters
 Siding Type: Wood Shingle Concrete Stucco Asbestos Brick Vinyl
 Wood siding - Type _____ Stone Aluminum Block _____
 Brick or Stone pattern: Flemish bond on main Sandblasted: No Yes
 block
 Cornice: No Brick Wood Metal Good Repair: No Yes Needs Paint: No Yes
 Railings: None Wood Steel Iron
 Deck: None Wood Masonry
 Porches: None Wood Masonry Screened Good Repair: No Yes
 Conditions & Comments: On east and west wings, Flemish bond on façade and 5 to 1 common bond on rear and side elevations. Type of brick and mortar is same throughout entire house. Can still see evidence of Victorian porch through ghosting on façade.

STRUCTURE

Age (approx. years) approx. 180- years
 old _____
 Sound Structure? No Yes Some Deficiency _____
 Material: Stone Brick Block Stick Framing Post & Beam Log _____
 Foundation: Full Basement Crawl Space Combination Slab _____
 Foundation Material: Brick Block Stone Terra Cotta Wood or Post Poured Concrete
 Foundation settlement: Minimal Average Severe Comment: _____
 Interior Framing settlement: Minimal Average Severe Comment: _____
 Evidence of Rising Damp: No Yes _____
 Termites: None seen Damage Un-repaired Repaired

Conditions & Comments: House has always been assumed to be single build, but blocked-up windows on the main block, second floor, at the juncture of the east and west wings suggest the possibility that wings were added after main block, but probably very close in time to original construction, based on brick and mortar match and wrought nail evidence in basement of wing. Wrought and possibly hand-headed, machine cut nails found in basement door. Mantels throughout are mostly Federal, but one frieze points to early Greek, putting date of construction probably right around 1815-1820.

CHIMNEYS Number 4 Exterior Interior Brick Stone _____

Conditions & Comments: There is chimney in basement of west wing. Doesn't look big enough for cooking, but may have been closed down in size,

WINDOWS Type: Double Hung Fixed Casement Industrial Skylight
Material: Wood Aluminum Steel Vinyl Vinyl Clad Leaded Glass
Glazing pattern: 6/6, quadrant windows with 8 Broken panes Broken locks
panes

Loose or missing glazing putty: No Yes _____

Storm Windows: None Wood Aluminum Interior Exterior _____

Shutters No Yes Hinged Fixed to wall Louvered Panel Combination
:

Conditions & Comments: One window had broken storm in east wing. Current shutters are plastic, louvered, fixed to wall. Owner says they are "temporary," and is having shutters made of mahogany to replace them. Inspector noted that shutters should be hinged, not fixed to wall. Window trim was being painted on day of inspector's visit.

EXTERIOR DOORS

Solid Panel Wood Metal Other Glazed Transom Sidelights

Conditions & Comments: Eight and six panel doors. Owner has replaced architraves on several doors. He would like to create new architraves and, in some cases, porticos, to reflect Willson brothers' known work. MHT needs to meet with him regarding his ideas. Suggest that he is called and met with on-site because proposed door changes are significant.

BASEMENT/CRAWL SPACE Water/moisture symptoms evident? No Yes
Water/moisture symptoms: Water on floor Damp floor Deteriorated wood Mildew
 Efflorescence Stains Loose floor tiles
Drain tile/Sump pump installed? No Yes - gravity drain, not run that much
Basement ventilated? No Yes Crawl space ventilated? No Yes

VENTILATION/INSULATION

Attic ventilation: Good Marginal Poor None
Attic Vent type: Gable Soffit Ridge Attic Window(s) Roof vent/fan
Insulation: None Attic Exterior walls

Exterior walls insulated? No Yes If yes, How? _____ When _____

INTERIOR SURFACES

Wall type: Plaster Drywall Paneling Wainscoting
Ceiling: Plaster Drywall Acoustic Tile Hung Tile
 Wood Crown Molding Decorative Plaster

Conditions & Comments: Not an interior easement. Some plasterwork original; some added. Owner needs name of plasterer familiar with restoration/historic buildings.

FLOORS

| | Basement | First | Second | Third/attic | Stairway | Bath | Kitchen |
|----------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Hardwood | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pine | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Plywood | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Carpet | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Vinyl | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ceramic | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Brick | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Concrete | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dirt | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Conditions & Comments: Not an interior easement.

INTERIOR DOORS not an interior easement

Solid Panel Wood Metal Batten Sliding Other Transoms

Conditions & Comments:

KITCHEN

Historic cabinets? No Yes Wood Metal

Entire kitchen suffered from fire and has no historic interior elements.

PLUMBING

Public water Public sewer Well system Septic

HEATING

Age (approx. years) _____ mid-1970s Gas Oil Electric Wood/Coal

Hot water boiler? No Yes Baseboard Radiator Fan Coils Radiant

Hot forced air? No Yes Furnace boiler/flues: Masonry Metal

Fireplaces: No Masonry Metal Chimney Flues: Masonry Metal
 Flue Dampers: No Yes Masonry Flues are: Lined Unlined
 Wood Stoves: No Yes

COOLING No Yes Age (approx. years) _____
 Shares Heating ductwork Separate system Window units
 OVERALL CONDITIONS & COMMENTS Summarize any problematic conditions MHT should be made aware.

1. Is the property in good condition? _____
2. Are there elements that might need to be repaired Immediately? Yes. See below _____
3. Are there elements that should be repaired and reinspected in less than 1 year? No _____
4. Have there been any recent changes or alterations? _____
5. Are any changes or alterations being contemplated? Yes. _____

Elements to be repaired immediately: 1) complete the painting of all trim on house and paint trim of servants' quarters; 2) correct water runoff so that downspouts take water four feet away from house. Southeast corner downspout has splashblock with some missing bricks; Longer-term repairs needed: Replace plastic shutters with wood shutters to match original, based on documentation or similar properties. Contemplated changes: Owner wants to change door frames and, in one case, possibly narrow the arched opening on the kitchen wing. Current doors are original, but several architraves are not. Frames were removed because of wood rot, according to owner. Owner has studied the architecture of the Willson brothers and wants to put in new architraves, and, at rear, portico, based on known designs of the Willson brothers and on ghostings on Annington. On the south side, kitchen wing, owner wants to possibly diminish arched opening and return it to straight door with transom, possible sidelights. Inspector interviewed previous owner subsequent to site visit to find out about her changes to structure (see attached).

Barn: Board and batten with vertical plank at bottom. Circular sawn, wire nails, corrugated roof covered in asphalt. Most likely 20th century. Good condition.

Corn Crib: Circular sawn framing, corrugated metal roof, attached shed and dog kennels. New windows in mow. Newer doors added to previously open wagon shed. Vines on back. Foundation of shed to south of corncrib still exists, along with some planking.

Slave Quarters: Newer, 1950s addition off north. All wood surfaces of quarters need paint.
