

MNCPPC Ongoing Projects October 1, 2024

PROPERTIES OF CONCERN:

1. Concord

- PP&D: – Construction Phase 1:
 - The CMAR mobilized 7/1/2024 with substantial completion scheduled for February 2025.
 - Exterior work is ongoing. This includes repointing, new roof, and window rehabilitation.
 - New observations from area preservationists are being discussed for basement work and historical significance. This work may include a Historic Structures Report.
 - Work in the basement and servants wing is temporarily on hold.
 - Staff are meeting to discuss next steps for Phase II

2. Oxon Hill Manor

- PP&D: The roof and drainage repair/reconstruction by Park Planning and Development (PP&D) has started. The site will be closed From March 1, 2024 to December 2024 (New completion date expected in August 2025).
 - The permit application with increased limits of Disturbance has been submitted.
 - On May 1 Brawner Builder started mobilization beginning with repairs to the concrete ceiling in the basement.
 - The sub-terrace concrete slab, when exposed, was discovered to be soft and damaged. This slab will be removed and replaced.
 - Removal of the terrace bricks is ongoing
 - Attic structure support work has started
 - Chimney inspection report received by WEI
 - South terrace iron pergola supports are being added to scope
 - Revised site workplan with DPIE
 - Contractor is awaiting revised drawings from the architect.

3. Riversdale

- PP&D continues the project to address stucco, paint, and drainage issues around the building.
 - MHT and HAWP approval are in place
 - A pre-construction meeting has been held.
 - This work is currently scheduled to be completed in September of 2024. Project completion schedule to be adjusted
 - Certificate of insurance is being reviewed by procurement

4. Adelphi Mill

- PP&D is organizing this structural repair project.
 - Construction has started. With a projected completion date of December 2024
 - The damaged siding will be repaired in phase 2.
 - This work is being run through DPIE and a Third Party Inspection Program.

5. Compton Bassett

- The main house remains encased in scaffolding. HPU requested funds for the upcoming fiscal year to begin the investigation and stabilization of the house.

- HPU has completed projects to restore 2 barns, a smokehouse, a dairy, and garage.
- New stairs were installed on the Chapel.
- Exterior scaffold netting has been re-secured.

REMAINING PROJECTS

Mt Calvert

- PP&D have started the construction phase of the building restoration.
 - Initial work started with basement interior stucco removal and relocation of existing mechanical equipment.
 - The perimeter excavation of the exterior basement wall has been completed.
 - An exposed power line in the north excavation has slowed progress.
 - Exterior brick repointing has been completed.
 - The roof repairs are completed.
 - Interior basement walls are deteriorating and will need to be repaired.
 - Construction is scheduled to complete July 2024. Updated completion date for December 2024.
 - Shoring and sistering pf floor joists is nearing completion
 - Underpinning of the exterior chimney pent will begin shortly.

Snow Hill

- HPU has met with Commission electricians to review poor quality exterior lighting surrounding the building.
 - HPU has complete preliminary drawings
- HPU has met with MNCPPC plumbing and Heavy Equipment crews on site. Downspouts and foundation drainage lines were scoped and discovered to be extensively damaged.
 - Repairs will need to be performed. The HPC will be informed when a proposed solution can be determined.
- PP&D has started the exploration work to remove areas of parging in basement. Waiting on estimates from contractor.

Marietta Mansion

- HPU has contracted Kimmel Studios Architects to design a historically accurate replacement for the missing front entry step at Marietta.
 - Archeologists phase 2 is completed.
 - Awaiting the report from the archeologists.
 - Brick testing report has been received and is being reviewed.
- HPMU has had contractors evaluate the existing roofs and have solicited bids for this future work.
- Work to repair the existing elevator has been completed by HPU

Darnalls Chance

- HPU's major exterior restoration has been completed.
- Future work to explore front parking area drainage. HPMU is soliciting bids

Dorsey Chapel

- Work to install a backup generator at this site
- A HAWP has been approved.

Nottingham School

- HPU's repairs to siding and trim and reconstruction of the foundation have been completed.

Ridgeley Rosenwald School

- HPU has completed repairs to the existing chimneys.
- HPU work to repair the exterior ramp, stairs and woodwork is ongoing.

Mary Surratt House

- HPMU has consulted with engineer on main structure.
- Roof, windows and doors restoration will be forthcoming.

Publick Playhouse

- The feasibility study master plan is completed.
- Rigging inspection and improvements is ongoing
- Fire curtain was repaired
- Next steps will be for improvements on electrical, mechanical and masonry work.

Billingsley

- A purchase order is in place for the restoration of exterior brickwork, windows and rear porch. The staff from Oxon Hill are working from Billingsley while Oxon Hill is being repaired.
 - The exterior porch and brickwork will be completed as soon as possible.
 - The restoration of the windows will be completed once Oxon Hill Manor is reopened and staff can return to Oxon Hill

Abraham Hall

- Estimates have been received for the restoration of Abraham Hall's windows
- Work to repair the electrical service entrance is being coordinated with FSD.
- Work to explore drainage problems will be communicated to the HPC once a solution has been proposed.