

## MNCPPC On-going Projects January 10, 2025

### PROPERTIES OF CONCERN:

#### 1. Concord

- PP&D: – Construction Phase 1:
  - The CMAR mobilized 7/1/2024 with substantial completion scheduled for February 2025.
  - The original SOW is currently scheduled to be completed April 2025 with several more change orders coming that may delay completion.
  - 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.
    - Archeologists removed floorboards to examine the oyster shell fill between the floor joists
  - 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 in September 2025).
  - Brawner Builder has largely completed repairs to the concrete ceiling in the basement.
  - Attic structure support work is ongoing
  - Chimney repair reconstruction to begin
  - The servant's wing roof is complete
  - 3 lower porch roofs will have membrane roof rated for 120mph.
  - South terrace iron pergola supports are being added to scope
  - Revised site workplan with DPIE
    - The contractor is awaiting revised drawings from the architect.
  - Security upgrades and the installation of electronic gates at the parking lot entrances has started. The directional boring for all cables was completed on 1/2 and 1/3/2024
  - HPU has requested a bid to replace worn oak floor in 3 first floor rooms. The flooring is not original and has been sanded to a point where it is no longer repairable.

#### 3. Riversdale

- PP&D continues the project to address stucco, paint, and drainage issues around the building.
  - Cleaning and abatement of the cornice has been completed
  - Completion is projected for the beginning of March 2025.

#### 4. Adelphi Mill

- PP&D is organizing this structural repair project.
  - Construction is projected to be completed in December 2024
    - Contractor is working through punch list items now.

- A change order to repair damaged siding is being developed with a projected completion in April 2025
  - DPIE permits, HAWP application and TPIP (Third Party Inspection Program) to be completed.

#### **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.
  - The perimeter excavation of the exterior basement walls, sistering of floor joists, roof repairs and exterior repointing have been completed.
  - An exposed power line in the north excavation will be repaired by PEPCO by mid-December.
  - Interior basement wall #1 has been rebuilt.
  - The repair of wall #2 is under way.
  - Work will begin shortly for directional boring to connect the new perimeter drainage system to an outfall pipe lower down the hill.
  - Construction was scheduled to be completed in July 2024. Updated completion date for December 2024.

### **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 removal of stucco in the basement to determine the condition of basement walls.
  - PP&D propose to dig test pits to examine the exterior wall below grade.

### **Marietta Mansion**

- HPU has contracted Kimmel Studios Architects to design a historically accurate replacement for the missing front entry step at Marietta. Investigative work is ongoing.
- HPMU has had contractors evaluate the existing roofs and have bids for this work.

### **Darnalls Chance**

- Future work to explore front parking area drainage. HPMU is soliciting bids

### **Dorsey Chapel**

- Work is underway to install a backup generator for the chapel.

### **Ridgeley Rosenwald School**

- HPU work to repair the exterior ramp, stairs, windows and woodwork is completed.

### **Mary Surratt House**

- HPMU has consulted with an engineer on the main structure. We are awaiting their recommendations.
- Roof, windows and doors restoration will be undertaken once the structural issues have been resolved.

### **Billingsley**

- A purchase order is in place for the restoration of exterior brickwork, windows and rear porch. The staff from Oxon Hill are working at Billingsley while Oxon Hill is being repaired.
  - The exterior porch and brickwork will be completed in the Spring of 2025. HPMU staff will meet Brawner Builders on site to discuss the logistics of starting this project
  - 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.

### **Newton White**

- HPU has accepted a proposal to repair/restore the main roof, water tables and chimneys on the mansion. This work will be done in the Spring of 2025

### **College Park Airport**

- HPU's restoration of the historic compass rose has been completed.