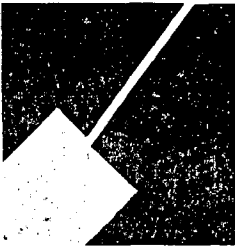


15/51-00A 16100 Oak Hill Road
MP #15/51 - Drayton

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 2/9/00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *GW*

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 2.9.00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *[Signature]*

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

- Approved
- Approved with Conditions: _____
- _____
- _____
- _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Richard Hunt

Address: 16100 Oak Hill Road, Silver Spring

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 2.9.00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *[Signature]*

SUBJECT: Historic Area Work Permit

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- Approved
- Approved with Conditions: _____
- _____
- _____
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Applicant: Richard Hunt

Address: 16100 Oak Hill Road, Silver Spring

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Richard Hunt

Daytime Phone No.: 301-384-7488

Tax Account No.: 03237911

Name of Property Owner: Richard E Hunt

Daytime Phone No.: 301-384-7488

Address: 16100 OAK HILL ROAD SILVER SPRING Md. 20905

Contractor: Self

Phone No.:

Contractor Registration No.:

Agent for Owner: Self

Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 16100 OAK HILL ROAD Street:

Town/City: SILVER SPRING, Md Nearest Cross Street:

Lot: Block: Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- 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: Window

1B. Construction cost estimate: \$ Window + Labor = 900⁰⁰ Railing - Labor + Materials = have not been priced

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 As per County Specifications feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: On top of garage

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.

Signature of owner or authorized agent: [Signature] Date: 1-4-2000

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date: 2/9/00

Application/Permit No.: Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS 15/51-00 A

**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:

① EXISTING 14'X14' UTILITY ROOM WITH 9'X9' HALL ENTRANCE FROM EXISTING KITCHEN. CONVERT UTILITY ROOM TO BREAKFAST ROOM. PART OF PROJECT IS TO REMOVE EXISTING 24"X28" WINDOW OVER LAUNDRY TUB. THIS WAS INSTALLED IN THE 50'S. INSTALL DOUBLE 34"X54" WINDOWS, SINGLE GLAZE TO MATCH EXISTING WINDOW ON NORTH SIDE OF AREA. ORIGINALLY THERE WAS A SINGLE 34"X54" WINDOW. THIS ONE LOOKS GARDEN AREA. ←

② REMOVE EXISTING RAIL WROUGHT IRON INSTALLED IN 50'S SECTION REPLACE WITH WOOD CHIP ENAMEL RAIL TO MEET COUNTY SPECIFICATIONS

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

NEW WINDOWS WILL MATCH EXISTING HISTORIC WINDOWS AND TRIM

NEW RAIL WILL MATCH AS CLOSE AS POSSIBLE ORIGINAL RAIL ON DECK OVER GARAGE.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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

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

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.

6

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 16100 Oak Hill Road	Meeting Date: 02/09/00
Applicant: Richard E. Hunt	Report Date: 02/02/00
Resource: Drayton (MP Site #15/51)	Public Notice: 01/26/00
Review: HAWP	Tax Credit: No
Case Number: 15/51/00A	Staff: Perry Kephart
PROPOSAL: Window, railing modification	RECOMMENDATION: Approve

DATE OF CONSTRUCTION: Circa 1830

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Five-bay, two-story, side-gabled, frame Federal Style farmhouse with rear additions and early 20th century Colonial Revival modifications including two-story front porch with square columns.

- PROPOSAL:**
1. The applicant proposes to replace the 2/2 window with a 6/6 window in an out-of-period rear addition that is being converted from a utility room to a breakfast room.
 2. Replace a wrought iron railing over the garage addition with a painted wood railing to match the railing removed when the wrought iron was installed.

Other changes noted in the letter from applicant have been previously approved.

RECOMMENDATION:

- Approval
- Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject

to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within 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, or

4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

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; or

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.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

✓ Contact Person: Richard Hunt
 ✓ Daytime Phone No.: 301-384-7488

Tax Account No.: 03237911

✓ Name of Property Owner: Richard E Hunt ✓ Daytime Phone No.: 301-384-7488

✓ Address: 16100 Oak Hill Road Silver Spring Md. 20905
Street Number City State Zip Code

Contractor: Self Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Self Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

✓ House Number: 16100 Oak Hill Road Street

✓ Town/City: Silver Spring, Md Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|--|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>Window</u> | | | | |

1B. Construction cost estimate: \$ Custom Window + Labor = 900⁰⁰ Railing - Labor + Materials - have not

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

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 As per County Specifications
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: - On top of garage
- 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.

✓ [Signature]
 Signature of owner or authorized agent

✓ 1-4-2000
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

(5)

**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:

① EXISTING 14'X14' UTILITY ROOM WITH 9'X9' HALL ENTRANCE FROM EXISTING KITCHEN. CONDUIT UTILITY ROOM TO BREAKFAST ROOM. PART OF PROJECT IS TO REMOVE EXISTING 24" X 28" WINDOW OVER LAUNDRY TUB. THIS WAS INSTALLED IN THE 50'S. INSTALL DOUBLE 34" X 54" WINDOWS, SINGLE GLAZE TO MATCH EXISTING WINDOW ON NORTH SIDE OF AREA. ORIGINALLY THERE WAS A SINGLE 34" X 54" WINDOW. THIS ONE LOOKS GARDEN AREA ← 6' →

② REMOVE EXISTING RAIL BROUGHT IRON INSTALLED IN 50'S ~~SECTION~~ 8' SECTION REPLACE WITH WOOD CHIP EMERALD RAIL TO MEET COUNTY SPECIFICATIONS

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

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NEW RAIL WILL MATCH AS CLOSE AS POSSIBLE ORIGINAL RAIL ON DECK OVER GARAGE.

2. **SITE PLAN**

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

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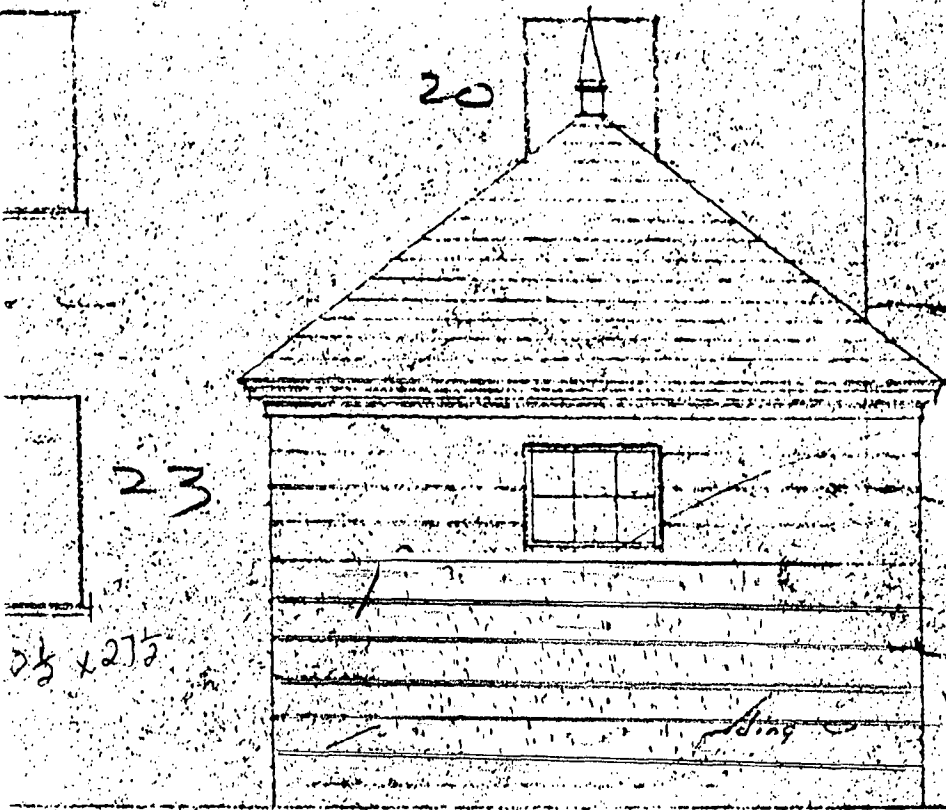
4. **MATERIALS SPECIFICATIONS**

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5. **PHOTOGRAPHS**

- 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.
- 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



2 1/2 x 2 1/2

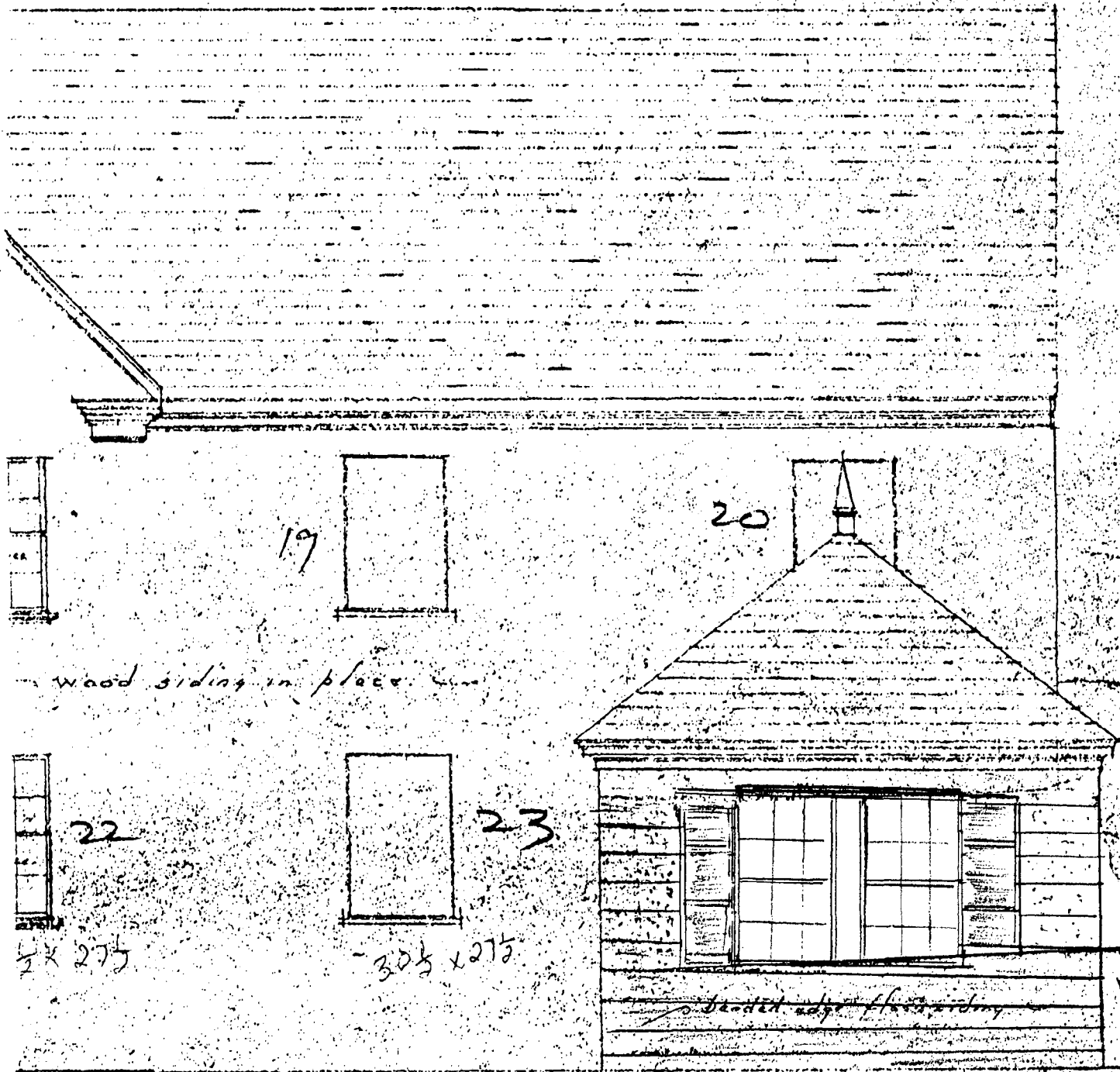
20

23

EXISTING EAST WINDOW

ELEVATION

7



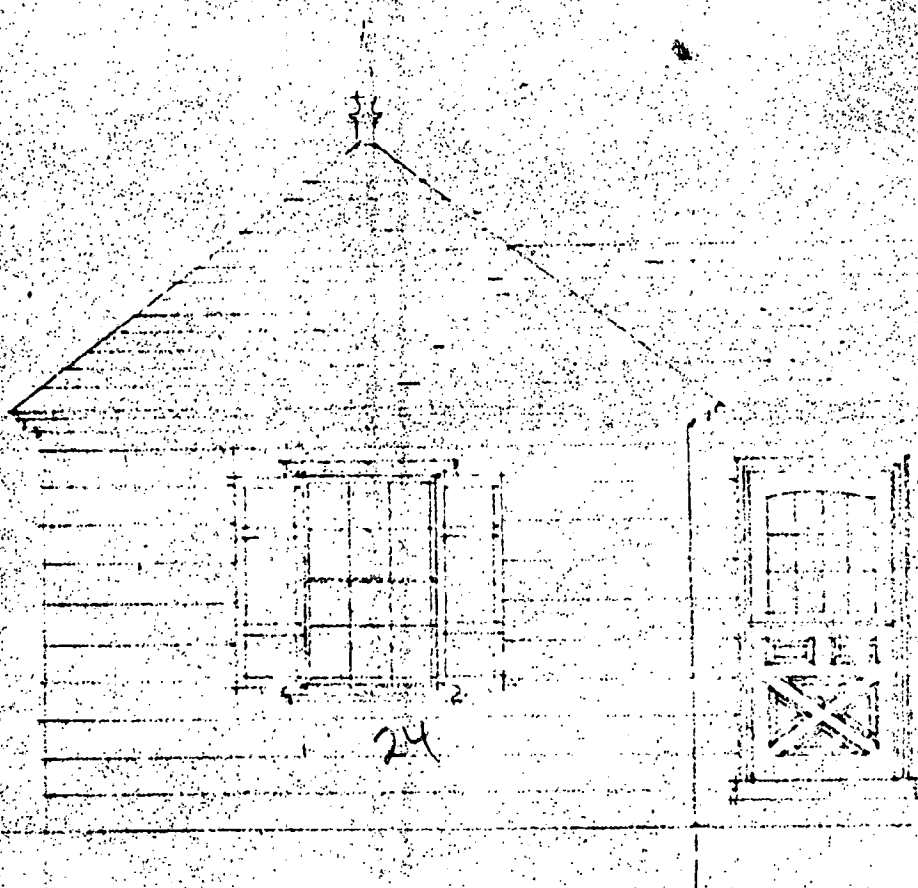
wood siding in place

sanded edge floor siding

PROPOSED NEW DOUBLE WINDOWS
ON EAST SIDE OF HOUSE TO
MATCH EXISTING WINDOWS ON NORTH

SIDE ELEVATION
scale 1/4" = 1'-0"

(5)

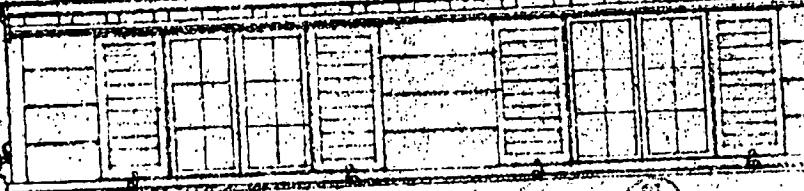
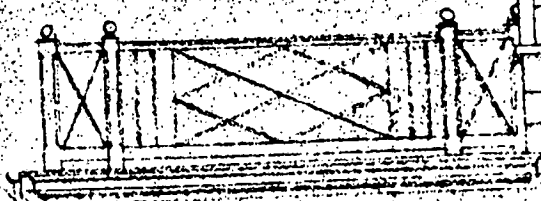


24

EXISTING NORTH WINDOW

9

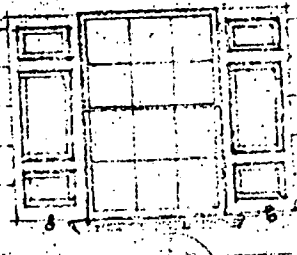
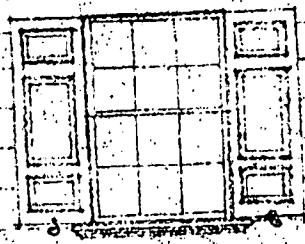
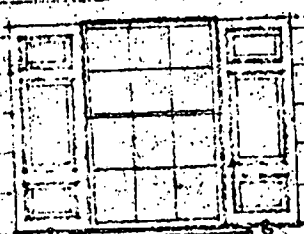
Front view
Fence to top of
garage



(7)

(8)

wood siding



(9)

(10)

(11)

(11)

16100 Oak Hill Road
Silver Spring, Md. 20905
October 12, 1999

Historic Preservation Commission
Maryland National Capital Park and Planning
8787 Georgia Avenue
Silver Spring, Md. 20910\

Attention: Perry Kephart

Dear Perry;

We would like to request permission from the Historic Preservation Commission to do the following revisions/ renovations at Drayton:

1. Replace single short window (34" x 37") in current utility room adjacent to kitchen with two windows (each 34 " x 53") that match another existing window in that room. These will be single glazed true divided light double hung wooden windows that match the current window as closely as possible. We are changing the function of that room and would appreciate being able to sit at the table area and look out into the nearby gardens. We would appreciate receiving permission for this as soon as possible in order to make this revision before winter sets in.

2. Replace 2 over 2 window in garage with a 6 over 6 window that matches the other two windows in the garage.


3. Replace wrought iron railing on second floor balcony (over garage) with wooden railing (chippendale type design) which matches original wooden railing replaced sometime in the 50's or 60's.

4. Remove plexiglass structure which encloses the garage area, and position original garage doors where there are currently glass sliding doors. We would like to return the garage to its original function.

5. Replace pressed wood siding, which is irreparable, on exterior kitchen wall with solid wood siding that matches the rest of the house.

Please see enclosed pictures

Re: Item #1


Richard E. Hunt

51/15-99A

(12)

Proposed
Pairing



Proposed Design 6/6



Proposed to be replaced



13



DRAYTON - RICHARD HUNT

34x37

Window to be replaced with

two windows - each 34x53



DEAPTON - RICHARD HUNT

Proposed double window type

