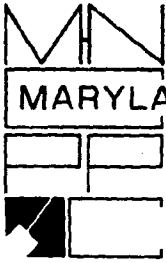


37/3-97L Rev. 7313 Baltimore Avenue
(Takoma Park Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 6/27/97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: ^{GW} Gwen Wright, Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

(1) All new windows shall be wood; with true-divided light, as applicable

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

Applicant: Kenneth Wyner

Address: 7313 Baltimore Ave, Takoma Park, MD 20912

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

REVISION TO HAWP # 9703170080

1/2" = 1'-0"

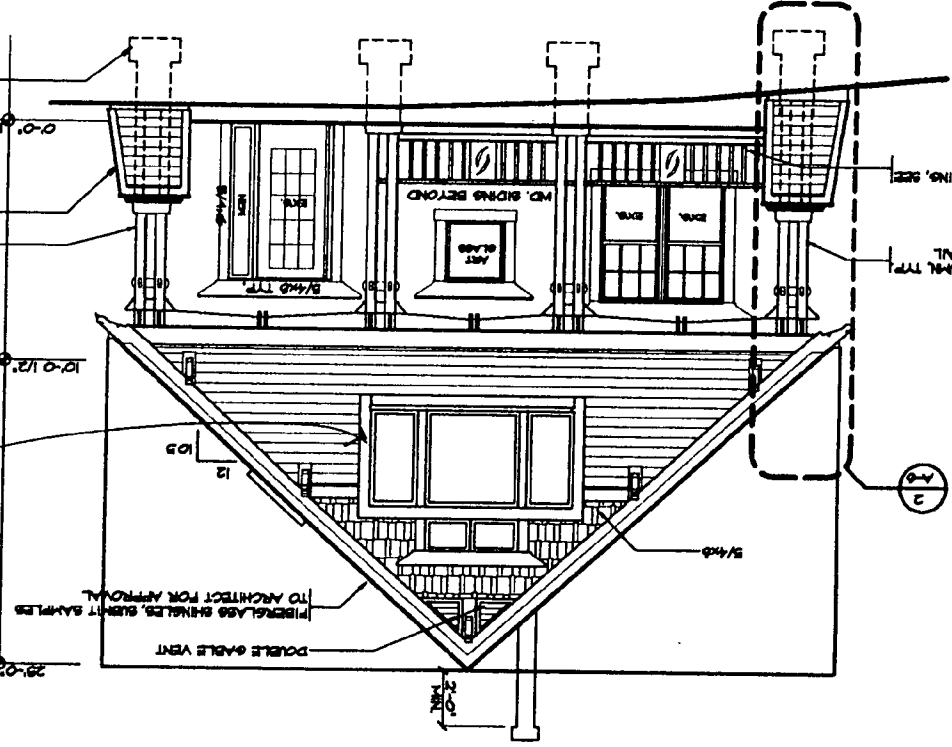
FRONT ELEVATION (PROPOSED)

51

APPROVED
Montgomery County
Historic Preservation Commission

John W. ...
6/26/97

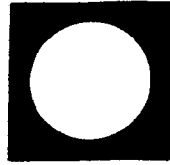
NEW CONC. FOOTINGS
FIRST FLOOR
0'-0"
SLOPED COLUMN BASE
ONE CLR CEDAR COLUMN
STORAGE FLOOR
10'-0 1/2"
29'-0" T.O. RIDGE



NEW
CONSTRUCTION

DOUBLE GABLE VENT
FIBERGLASS SHINGLES, SUBMIT SAMPLES
TO ARCHITECT FOR APPROVAL

3



4 LINE #1 REVISION
DATE: 6/26/97
BY: J.W. ...

FRONT ELEVATION

WYNER
RESIDENCE

FOR MORE INFORMATION
CALL THE ARCHITECT
AT THE ADDRESS BELOW

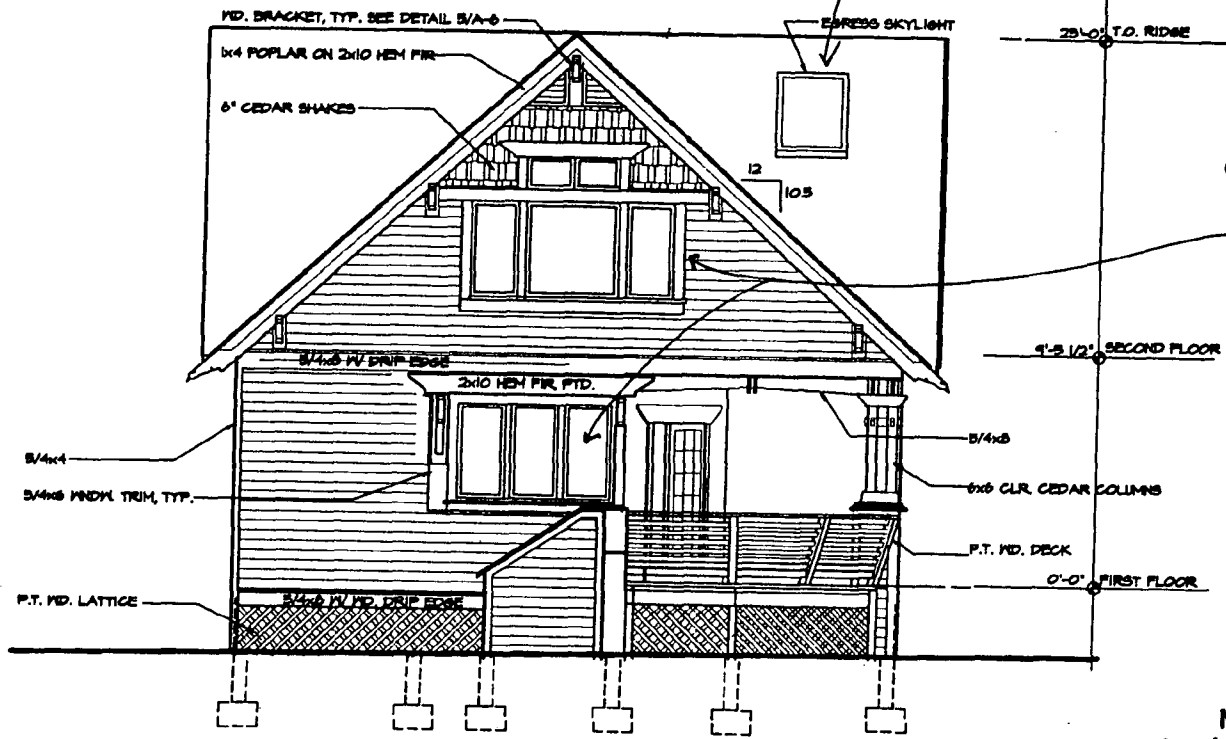
FOR MORE INFORMATION
CALL THE ARCHITECT
AT THE ADDRESS BELOW

□ □ □

WYNER
RESIDENCE

NEW LOCATION
 PREVIOUSLY APPROVED FOR
 LEFT SIDE ELEVATION

NEW CONFIGURATION



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 6/26/97

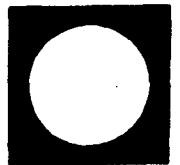
7

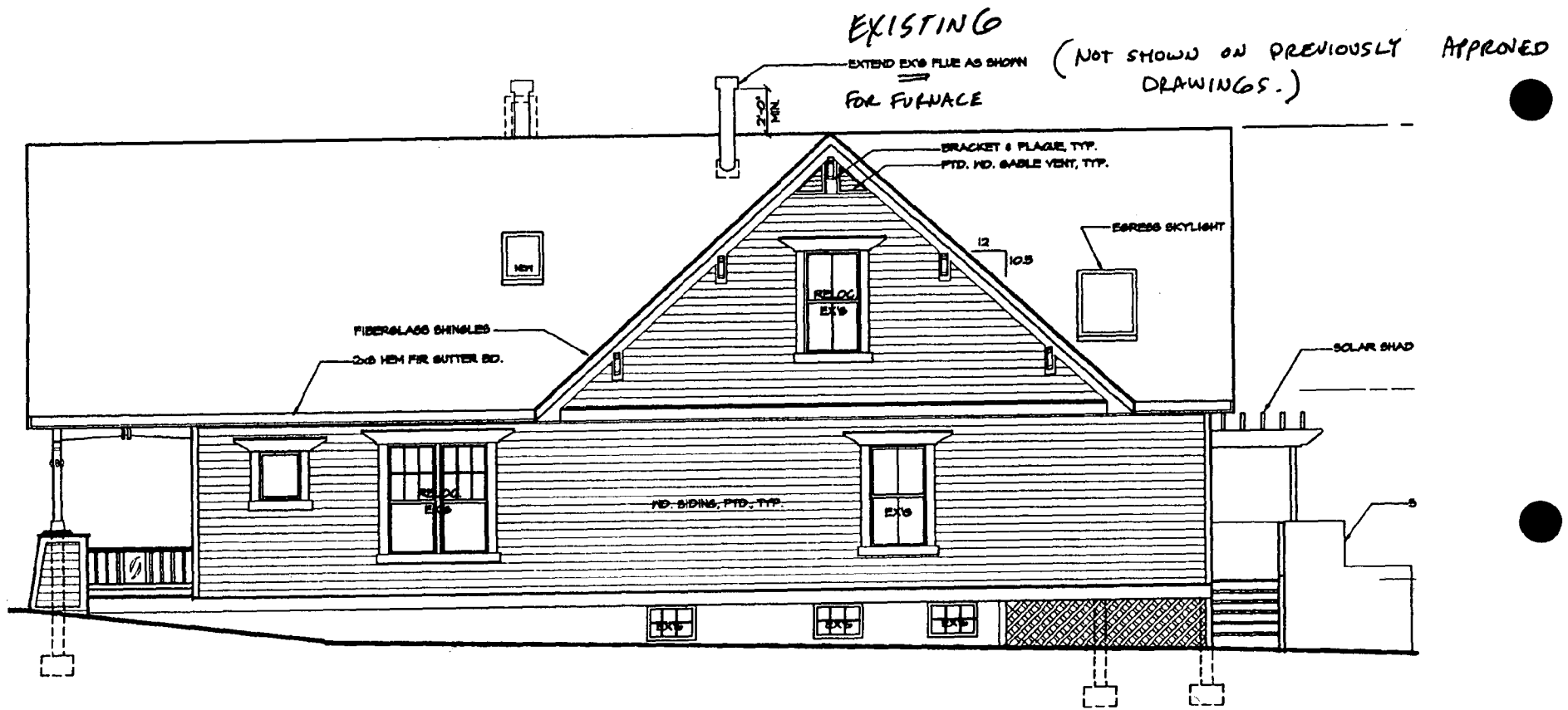
REAR ELEVATION (PROPOSED)

1/2" = 1'-0"

REAR ELEVATION

4 JUNE 97 REVISION

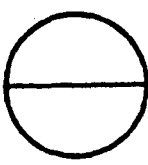




APPROVED
Montgomery County
Historic Preservation Commission

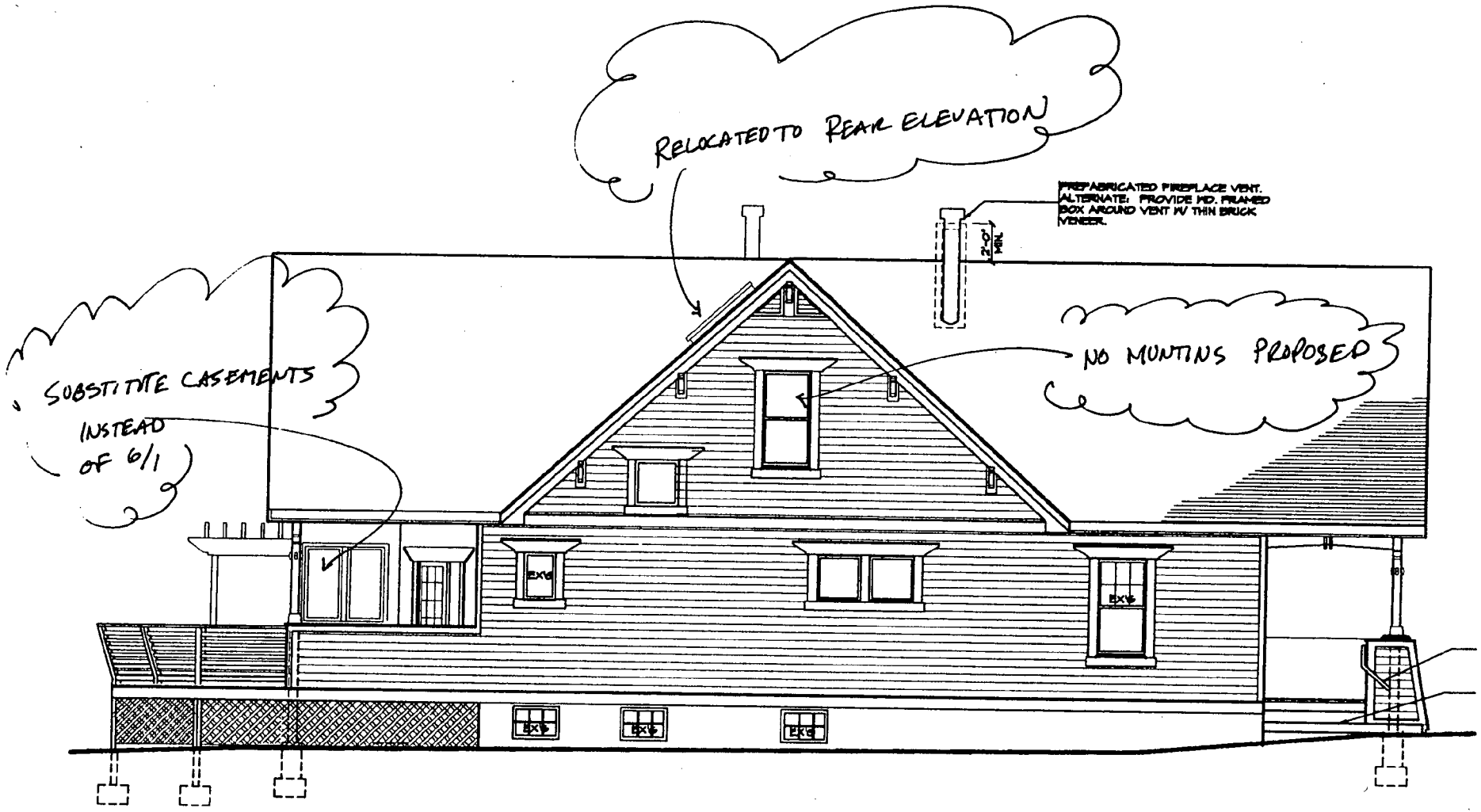
[Signature] 6/26/97

6

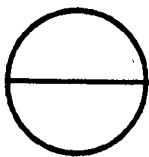


RIGHT SIDE ELEVATION (PROPOSED)

1/8" = 1'-0"



11

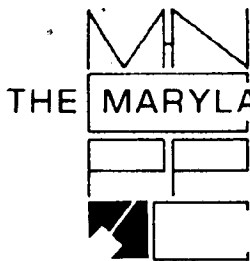


LEFT SIDE ELEVATION (PROPOSED)

1/8" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 6/26/17



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 6/26/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus ^{DM} Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

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 Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7313 Baltimore Avenue	Meeting Date: 6/25/97
Resource: Takoma Park Historic District	Review: HAWP
Case Number: 37/3-97L REVISION	Tax Credit: No
Public Notice: 6/11/97	Report Date: 6/18/97
Applicant: Kenneth Wyner	Staff: Robin D. Ziek
PROPOSAL: Alterations to previously approved proposal (windows, flue)	RECOMMENDATIONS: APPROVAL w/CONDITIONS

PROJECT DESCRIPTION

The applicant appeared before the HPC on March 12, 1997 for a Preliminary Consultation on the renovation of his house after it sustained a damaging fire. The HAWP was approved on 3/26/97, and construction was begun soon after. During the construction process, some design changes have been made, including the reduction in height of the proposed house, relocation of windows, and the installation of a flue pipe for a fireplace in the living room. (See Circle 9.) Changes have been made due to construction costs, lead time for ordering of materials, and to accommodate the owner. The applicant is before the Commission tonight with revisions to the approved HAWP.

PROPOSED REVISIONS

The proposed revisions are as follows, per elevation:

1. Front Elevation: a) In second story gable, replace approved pair of double-hung windows with a new grouping consisting of a picture window with flanking casements and transoms above.
2. Rear Elevation: a) Replace approved round segmental window in second story gable with configuration similar to that proposed for front elevation. b) Replace approved grouping of three double-hung windows on first floor with three casement windows. c) Shown is new location for the skylight previously approved for left side elevation.
3. Right Side Elevation: a) Furnace flue was not shown on the previously approved drawings. The new (extended) flue is shown on the proposed elevation.
4. Left Side Elevation: a) Revise second story window from 6/1 to 1/1. b) revise two windows on first floor from 6/1 to 1/1. c) Relocate previously approved skylight to new location on rear left dormer.

STAFF COMMENTS

The proposed changes are within keeping of the design of the proposed new construction. The number of changes is substantial, but the most of the changes themselves are not. The most significant change is to the windows in the front gable. The previously approved pair of double-

hung windows was modest, but the new proposed windows will allow more light into the house and the design of this new grouping is consistent with the character of the new architecture.

The relocation of the skylight is for the better, as the light from the skylight will not be visible from the public right-of-way. The changes to the windows on the other elevations are all modest, and within keeping of the eclectic nature of the proposed building.

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, the Commission find this proposal meets the Takoma Park Guidelines for Contributing Resources that state:

“all exterior alterations should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is not required;” and

“second story additions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing;” and

“original size and shape of window and door openings should be maintained where feasible.”

and, that the proposal is consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior’s Standards for Rehabilitation #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

CONDITIONS:

- 1) All new windows shall be wood, with true-divided light, as applicable.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

Flanagan

ARCHITECTS, AIA

8120 Woodmont Avenue
Suite 107
Bethesda, MD 20814
TEL (301) 652-4811
FAX (301) 652-4814

Date: 6/4/97
To: Robin Ziek
MNCPPC
From: Thomas D. Flanagan, AIA
Project: Wyner Residence Fire Restoration
Via: Courier
Subject: Elevation Changes

Comments:

Robin,

As discussed, we would like to request a revision to the Historic Area Work Permit for the Wyner Residence due to budgetary constraints. We understand that we will be required to present our case to the committee once again.

In this package we have included the previously approved elevations, as well as our proposed changes to the these drawings. These changes include:

1. Substitution of a picture window with flanking casements and transoms above for the four quarter round units on the rear elevation.
2. Installing casement windows without muntins or grilles for triple double-hung window unit on the first floor of the rear elevation, as well as for the double double-hung unit on the first floor at the far left of the left side elevation.
3. Substitution of the same picture window/combination unit indicated above for the two double-hung windows on the second floor of the front elevation.
4. Replacing the 6-over-1 double-hung unit on the second floor of the left side elevation with a 1-over-1 unit (no muntins) of similar size.
5. Relocating the skylight that was previously shown on the left side elevation to the rear of the left side dormer as shown on the revised rear elevation. ←

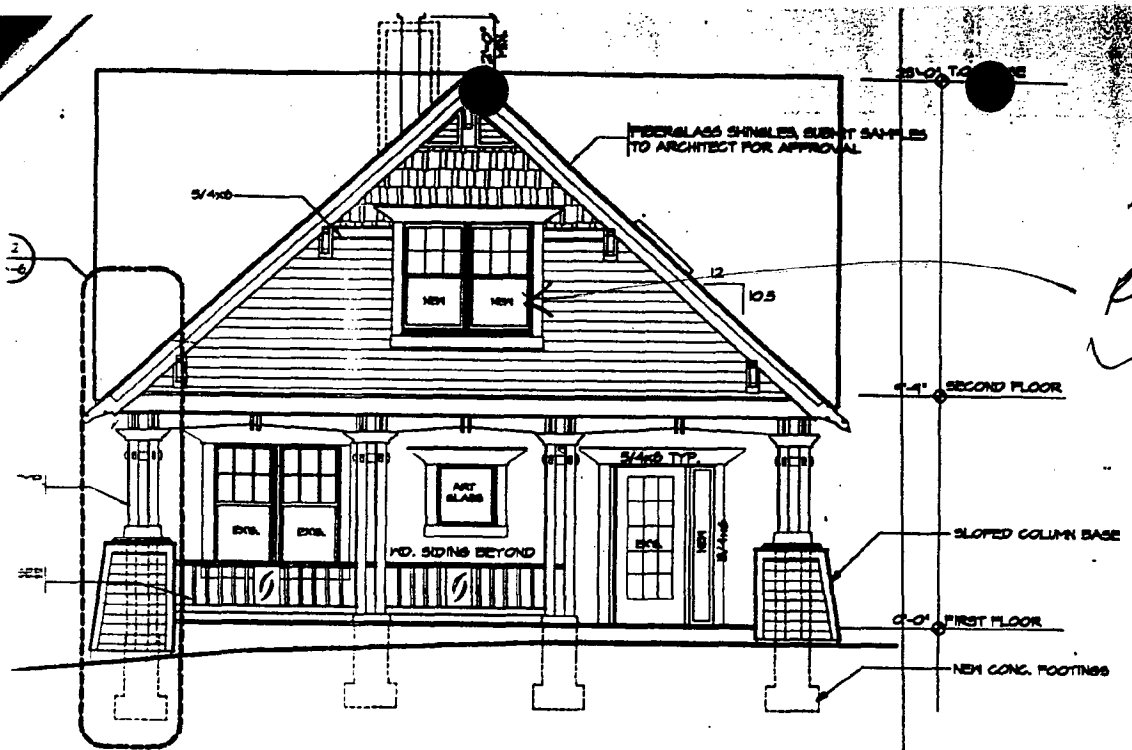
As required, the exterior surfaces of all windows are to be painted wood, and all divisions in the glazing are to be true-divided. Please give me a call if you have any questions.

Thanks,
Tom

architecture interior design space planning

③

37/3-97L (Revision)

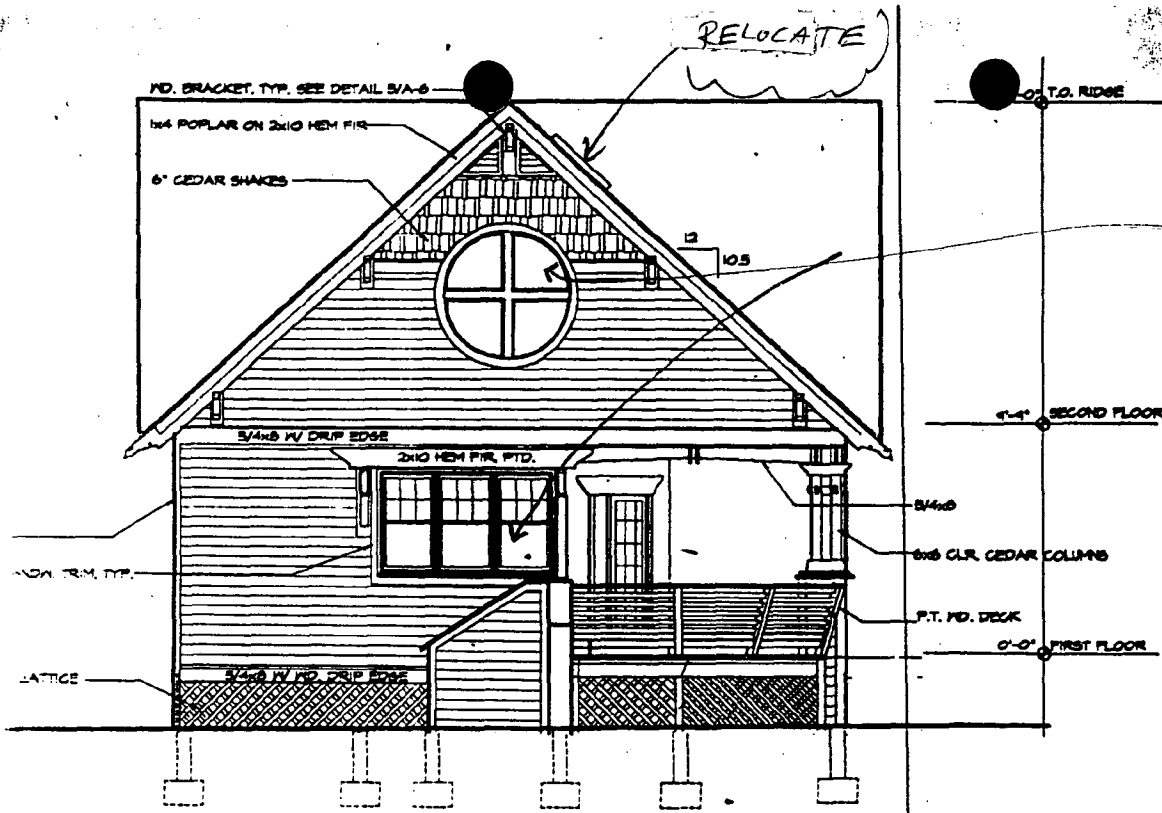


REVISE

1 FRONT ELEVATION
A-3 1/4" = 1'-0"

PREVIOUSLY APPROVED

4



REVISE

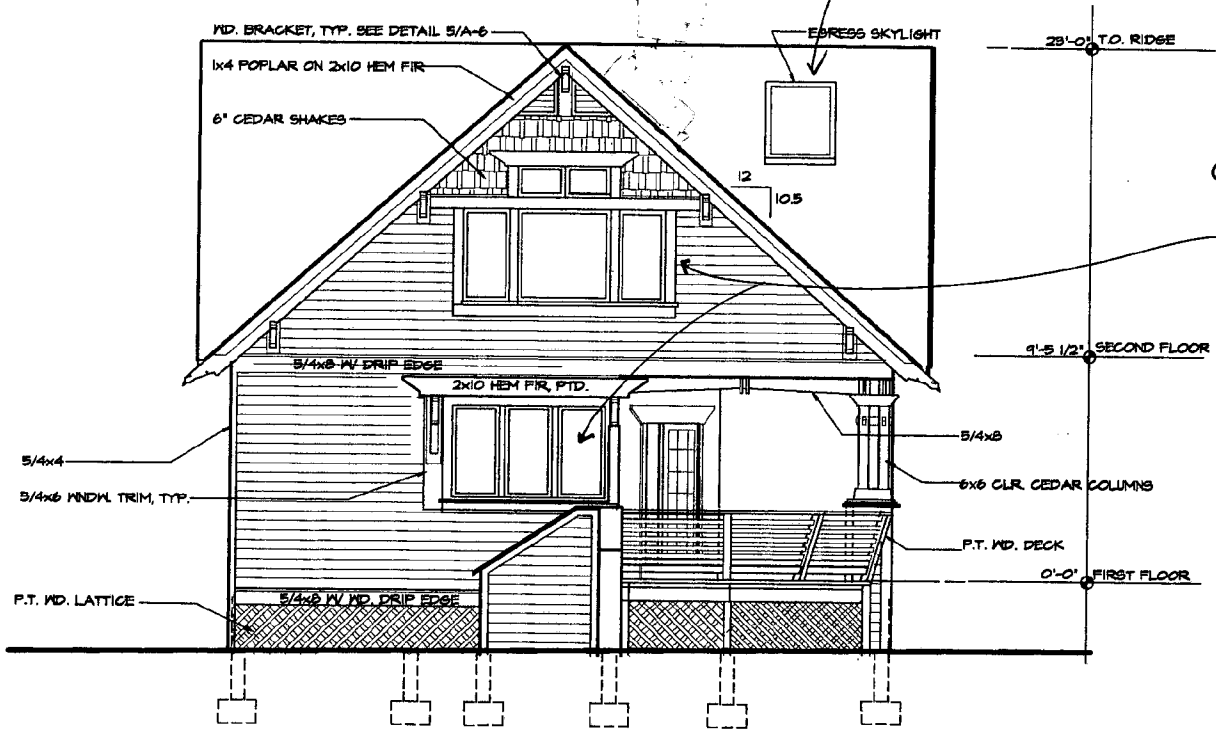
2 REAR ELEVATION

PREVIOUSLY APPROVED

6

WYNER
RESIDENCE

NEW LOCATION
 PREVIOUSLY APPROVED FOR
 LEFT SIDE ELEVATION

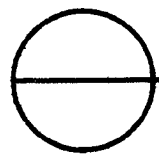


NEW CONFIGURATION

Drawn Description
REAR ELEVATION

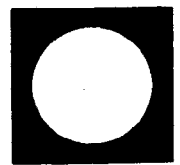
Project: 970820
 Date: AS NOTED
 Drawn by: BLP/TDF/CKM
 Date: 4 JUNE '97 REVISION

7



REAR ELEVATION (PROPOSED)

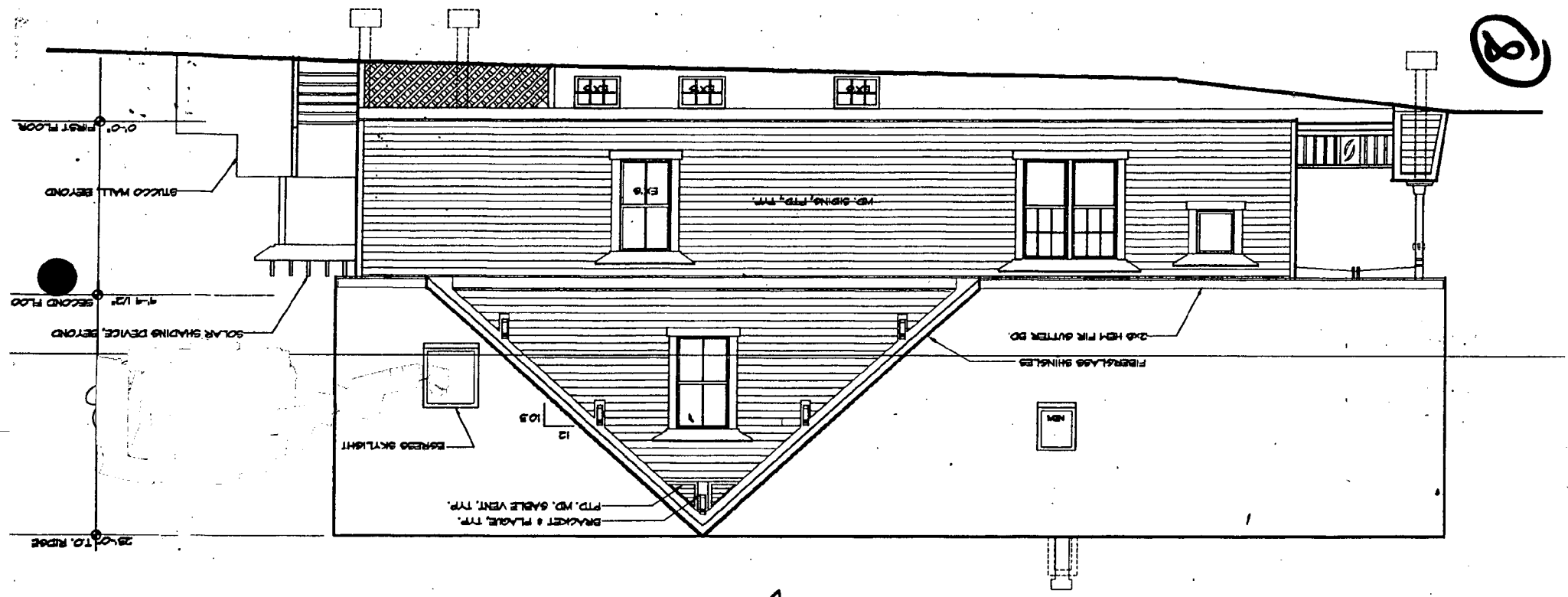
1/2" = 1'-0"



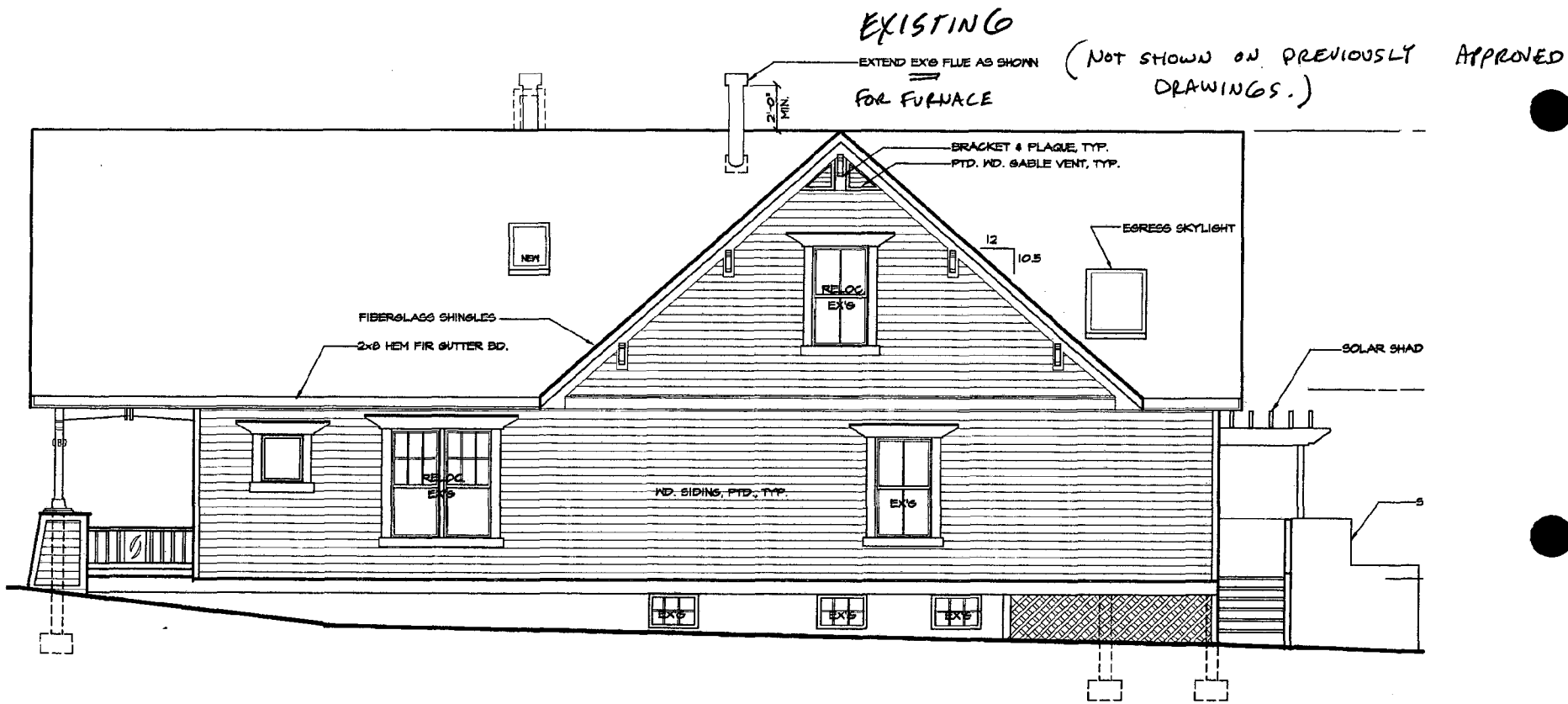
PREVIOUSLY APPROVED

1 SIDE ELEVATION (RIGHT)

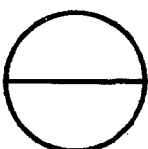
2



↑ NO FURF PREVIOUSLY SHOWN



6



RIGHT SIDE ELEVATION (PROPOSED)

1/8" = 1'-0"

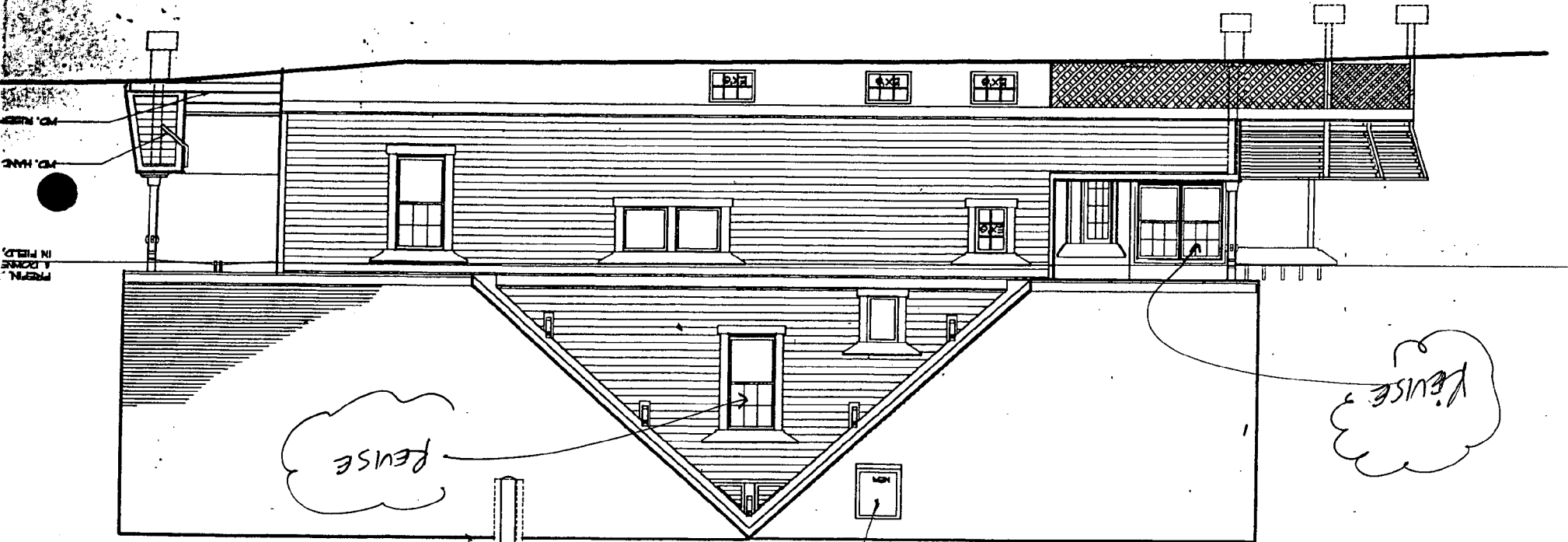
01

2

2 SIDE ELEVATION (LEFT)

A-4 1/4"=1'-0"

PREVIOUSLY APPROVED



NO. 10
NO. 10
PREFIN.
A DOWN
IN FIELD

REPLACED FIREPLACE VENT.
ALTERNATE: PROVIDE NO. 10 FRAMED
BOX AROUND VENT W/ THIN BRICK
MEMBER

2" x 4" x 1/2"

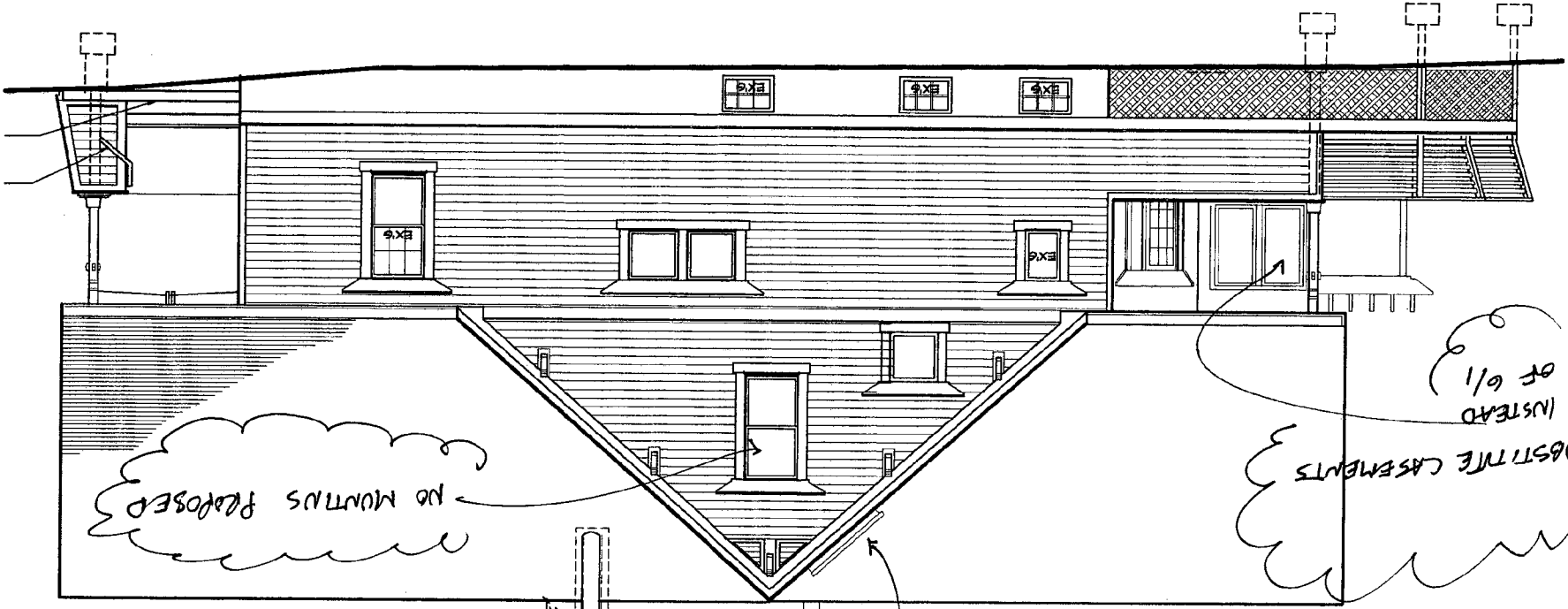
MADE THIS TO
NEW LOCATION ON
REAR ELEVATION

REVISE

REVISE

LEFT SIDE ELEVATION (PROPOSED)

1/8" = 1'-0"



PREFABRICATED FIREPLACE VENT.
ALTERNATE: PROVIDE MD. FRAMED
BOX AROUND VENT W/ THIN BRICK
VENER.

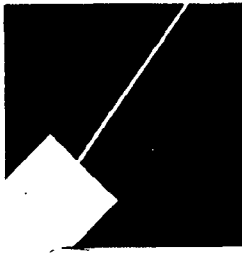
RELOCATED TO REAR ELEVATION

SUBSTITUTE CASEMENTS
INSTEAD OF 6/11

NO MOUNTS PROPOSED



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING-COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

May 6, 1997

Mr. Tom Flanagan
Flanagan Architects
8120 Woodmont Avenue, Suite 107
Bethesda, MD 20814

Re: Wyner Residence: 7313 Baltimore Avenue, Takoma Park

Dear Mr Flanagan:

Thank you for contacting the Historic Preservation Commission (HPC) with a request to:

- 1) Reduce the ridge height and relocate some windows; and
- 2) Install a chimney flue, leaving the exposed metal pipe (rather than box this in with wood), due to budgetary constraints.

The HPC has reviewed this informally, and has decided that these requests may be approved at the staff level. Therefore, because these requests are in-keeping with the approved HAWP and would not be detrimental to the character of the historic district, **you may proceed with the abovementioned items as per your submitted drawings, without filing for a Historic Area Work Permit.**

If you have any further questions, please do not hesitate to call me at (301)495-4570.

Sincerely,

Robin D. Ziek
Historic Preservation Planner

12

6/25/97



8120 Woodmont Ave. Suite 107
Bethesda, MD 20814
TEL (301) 652-4811
FAX (301) 652-4814

Date: 5/28/97
To: Robin Ziek
MNCPPC
From: Thomas D. Flanagan, AIA
Project: Wyner Residence
Via: Fax
Subject: Revised Drawings

Comments:

Robin,

Please find enclosed the revised front and rear elevations for the Wyner residence dated May 23 1997. Budgetary constraints, lead time on delivery of windows, and Ken's desire for additional glass area have necessitated the changes. As discussed, the windows will remain as insulated glass and all wood; however, some windows will now be casements without muntins.

Please call to discuss. The contractor is ready for windows at this time.

Thanks,

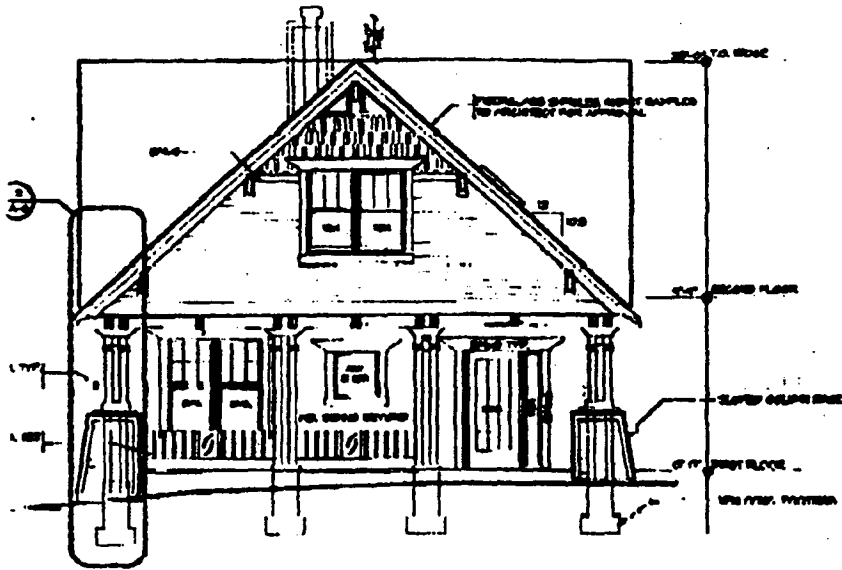
Tom

~~Minor modification~~
3rd revision. This is a big change
Need to set & say that's it.
Too many small changes/negotiations

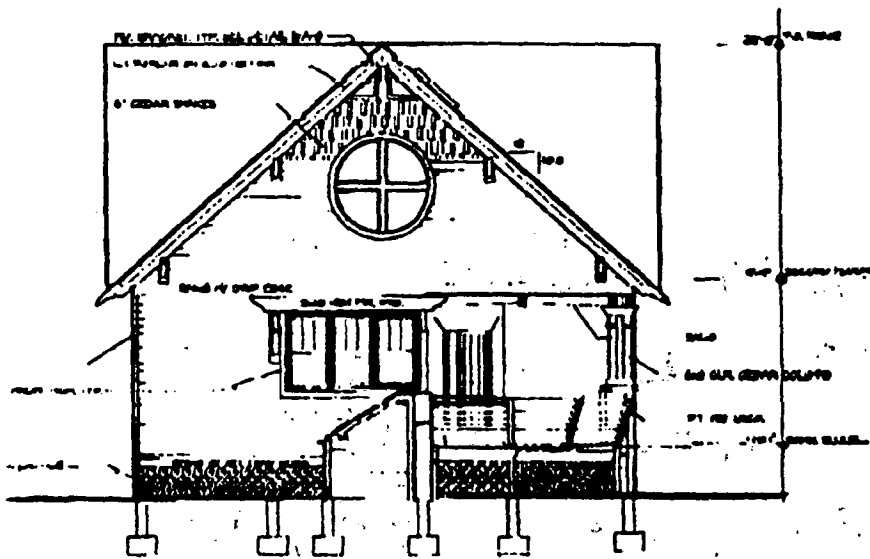
architecture interior design space planning

■ ■ ■
HPC said - come back for revision

APPROVED

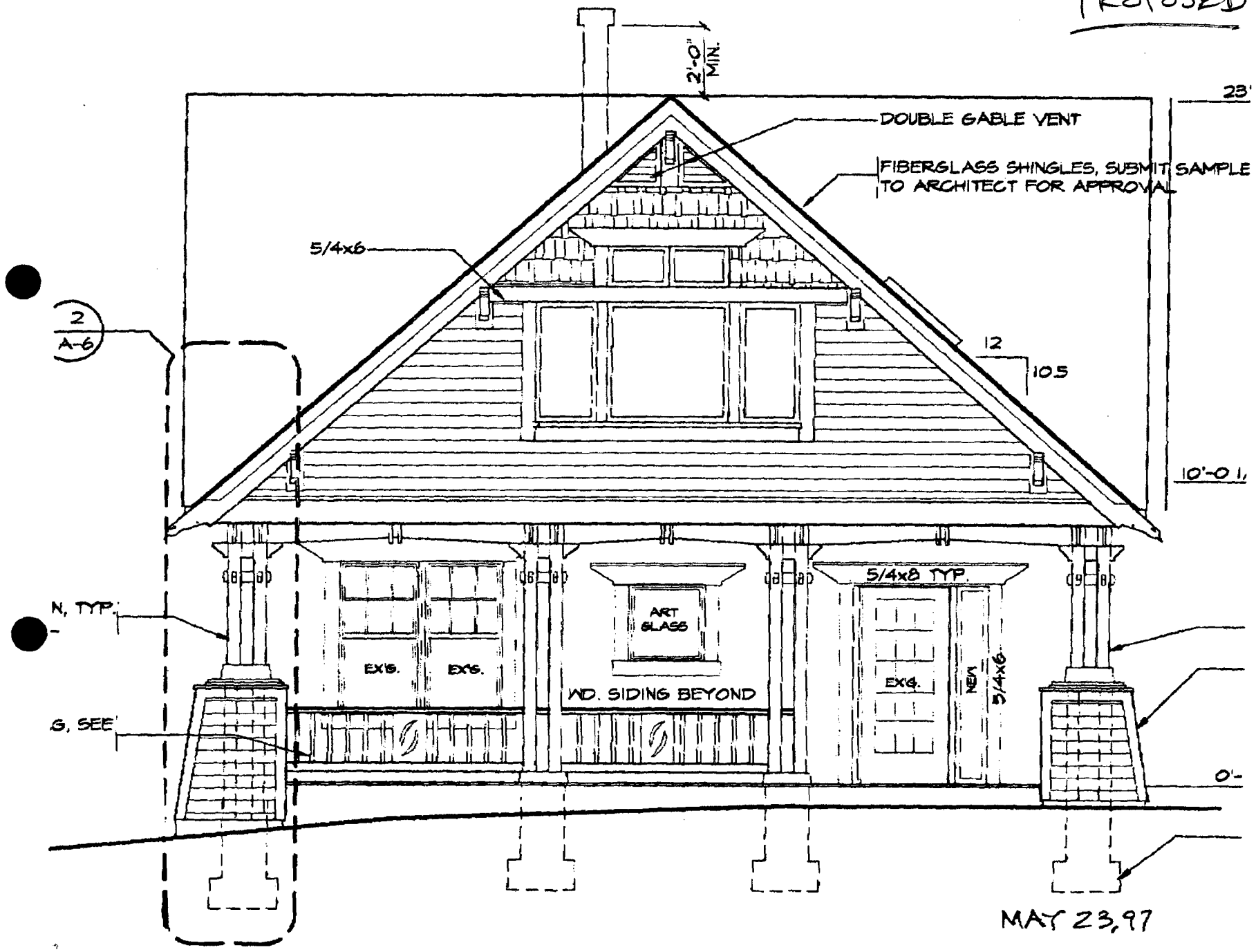


1 FRONT ELEVATION
A-A

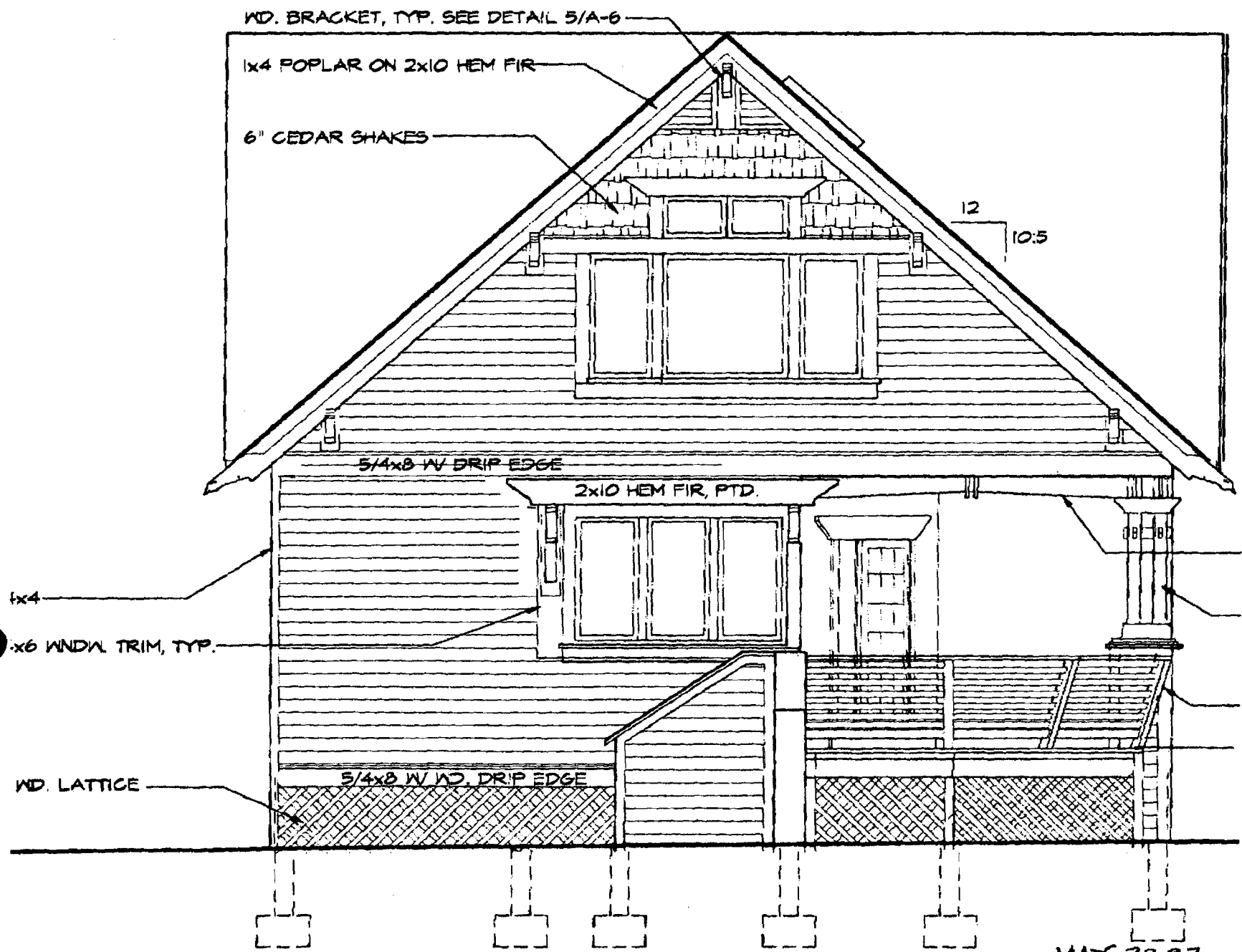


2 REAR ELEVATION
A-A

PROPOSED



PROPOSED



MAY 23, 97

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

May 6, 1997

Mr. Tom Flanagan
Flanagan Architects
8120 Woodmont Avenue, Suite 107
Bethesda, MD 20814

Re: Wyner Residence, 7313 Baltimore Avenue, Takoma Park

Dear Mr Flanagan:

Thank you for contacting the Historic Preservation Commission (HPC) with a request to:

- 1) Reduce the ridge height and relocate some windows; and
- 2) Install a chimney flue, leaving the exposed metal pipe (rather than box this in with wood), due to budgetary constraints.

The HPC has reviewed this informally, and has decided that these requests may be approved at the staff level. Therefore, because these requests are in-keeping with the approved HAWP and would not be detrimental to the character of the historic district, **you may proceed with the abovementioned items as per your submitted drawings, without filing for a Historic Area Work Permit.**

If you have any further questions, please do not hesitate to call me at (301)495-4570.

Sincerely,

Robin D. Ziek
Historic Preservation Planner

Date: 4/23/97

To: Robin Ziek
MNCPPC

From: Thomas D. Flanagan, AIA

Project: Wyner Residence Fire Restoration

Via: Fax To: (301) 495-1307 # Pages: 4 (Including Coversht.)

Subject: Elevation Changes

Comments:

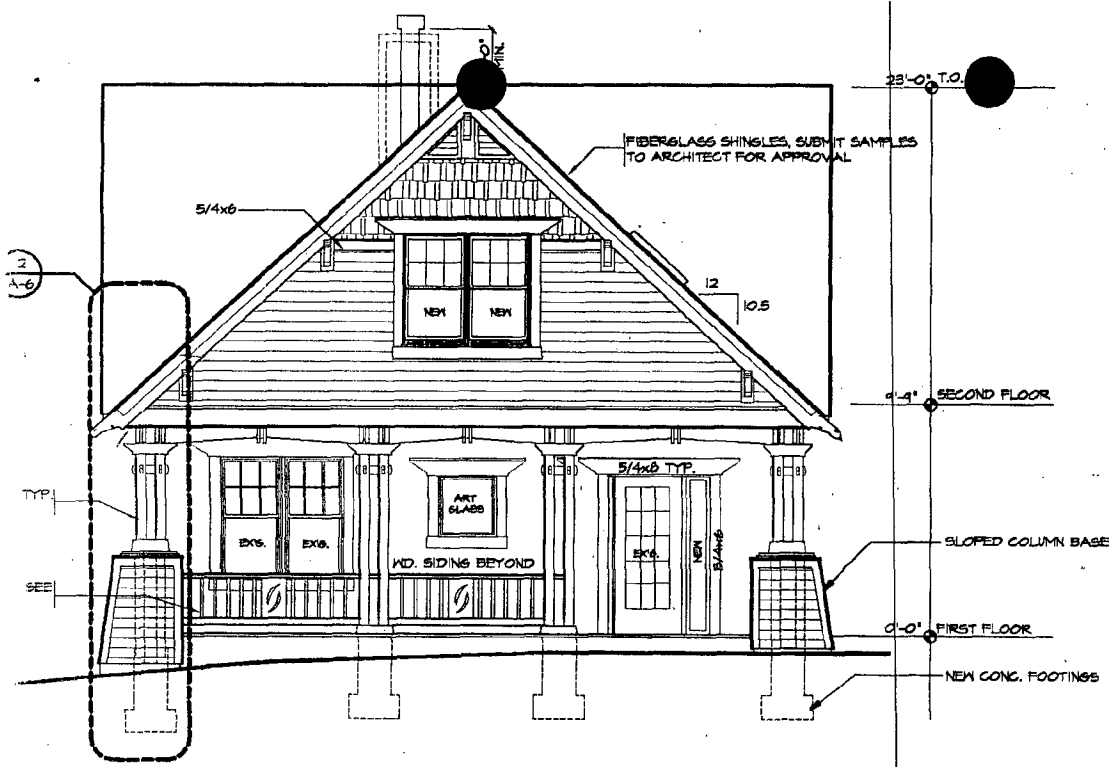
Robin,

Following are the most recent elevations for the Wyner Residence with the changes we discussed, i.e. the reduced ridge height and necessary window relocations.

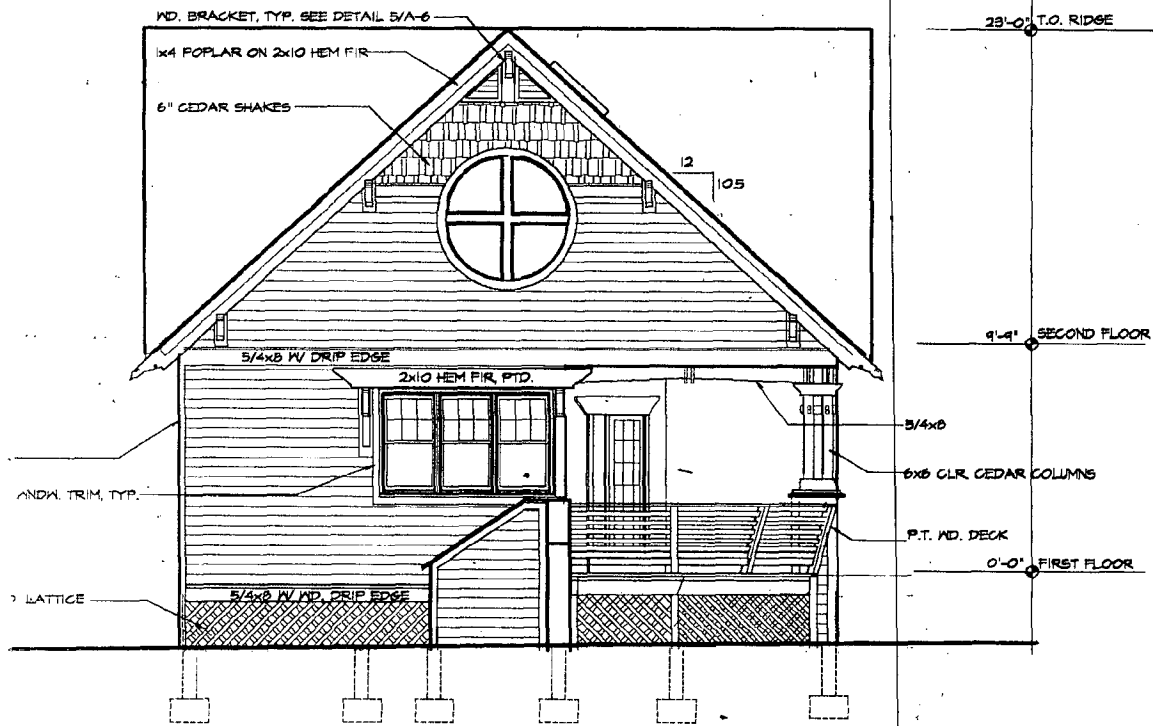
In addition, please note that we have eliminated the sided enclosure around the prefabricated fireplace flue and will most likely leave the flue exposed due to budgetary constraints. Please advise us on the approval process required.

We are still struggling with the wood siding issue. If the budget does not permit wood siding, we understand that we must present our case to the committee once again. I hope to make a site visit tomorrow (4/25/97) to determine the feasibility of reusing the existing wood siding. Please call me at your earliest convenience to discuss.

Thanks,
Tom

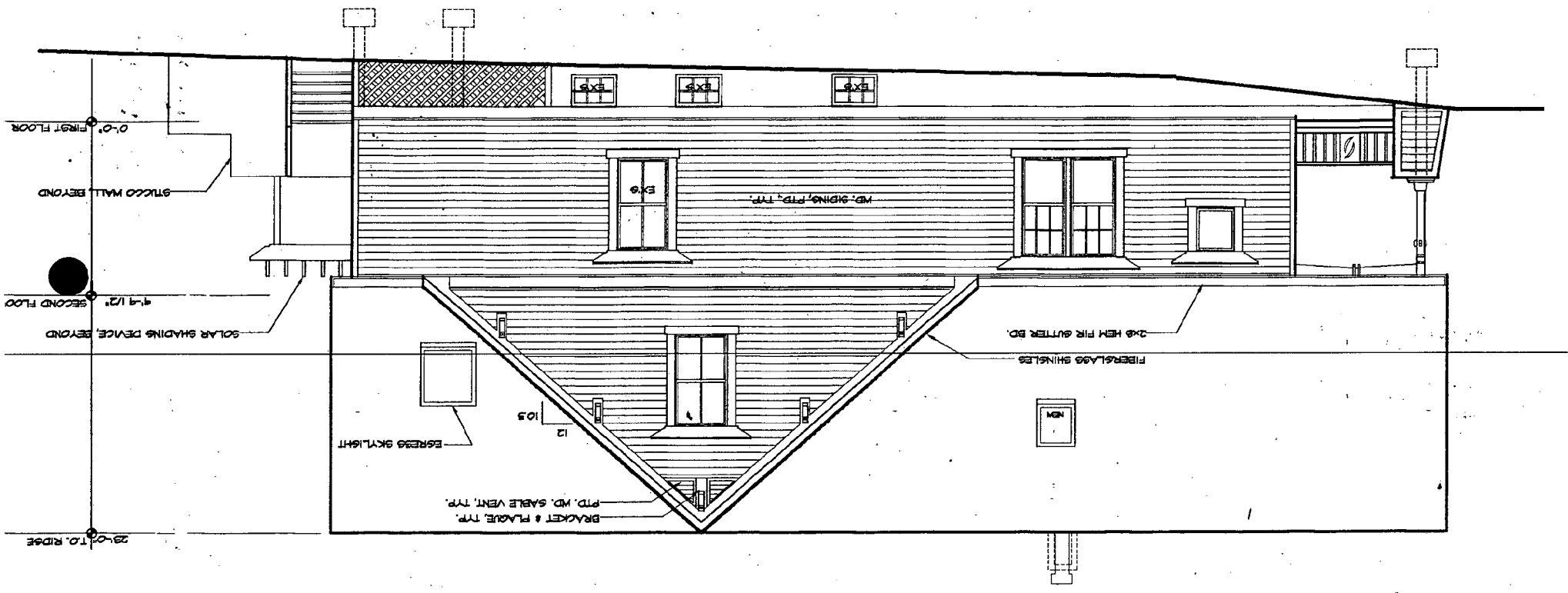


1 FRONT ELEVATION
A-3 1/4"=1'-0"

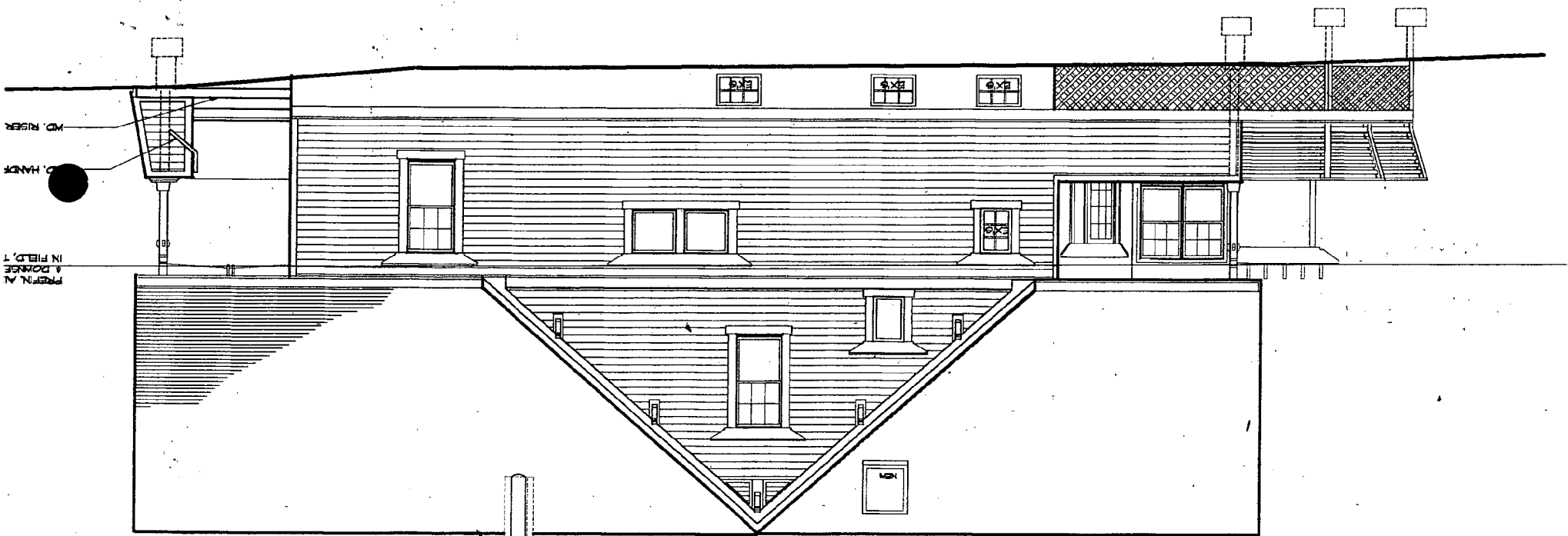


2 REAR ELEVATION
A-3 1/4"=1'-0"

FRONT ELEVATION



2 REAR ELEVATION
1/4"=1'-0"



WOOD RISER
HANDS
PERMANENT
A DOWNSE
IN FIELD, T

PREFABRICATED FIREPLACE VENT.
ALTERNATE: PROVIDE WOOD FRAMED
BOX AROUND VENT W/ THIN BRICK
VENER.

2'-0" MIN.

Flanagan

ARCHITECTS, AIA

8120 Woodmont Ave. Suite 107

Bethesda, MD 20814

TEL (301) 652-4811

FAX (301) 652-4814

4/30/97
O.K. to approve
on a staff level
per HPC.
Given

Date: 4/23/97

To: Robin Ziek
MNCPPC

From: Thomas D. Flanagan, AIA

Project: Wyner Residence Fire Restoration

Via: Fax To: (301) 495-1307 # Pages: 4 (Including Coversht.)

Subject: Elevation Changes

Comments:

Robin,

Following are the most recent elevations for the Wyner Residence with the changes we discussed, i.e. the reduced ridge height and necessary window relocations. ①

In addition, please note that we have eliminated the sided enclosure around the prefabricated fireplace flue and will most likely leave the flue exposed due to budgetary constraints. Please advise us on the approval process required. ②

We are still struggling with the wood siding issue. If the budget does not permit wood siding, we understand that we must present our case to the committee once again. I hope to make a site visit tomorrow (4/25/97) to determine the feasibility of reusing the existing wood siding. Please call me at your earliest convenience to discuss.

Thanks,
Tom





8120 Woodmont Ave Suite 107
Bethesda, MD 20814
TEL (301) 652-4811
FAX (301) 652-4814

Date: 4/23/97
To: Robin Ziek
MNCPPC
From: Thomas D. Flanagan, AIA
Project: Wyner Residence Fire Restoration
Via: Fax **To:** (301) 495-1307 **# Pages:** 4 (Including Coversht.)
Subject: Elevation Changes

Comments:

Robin,

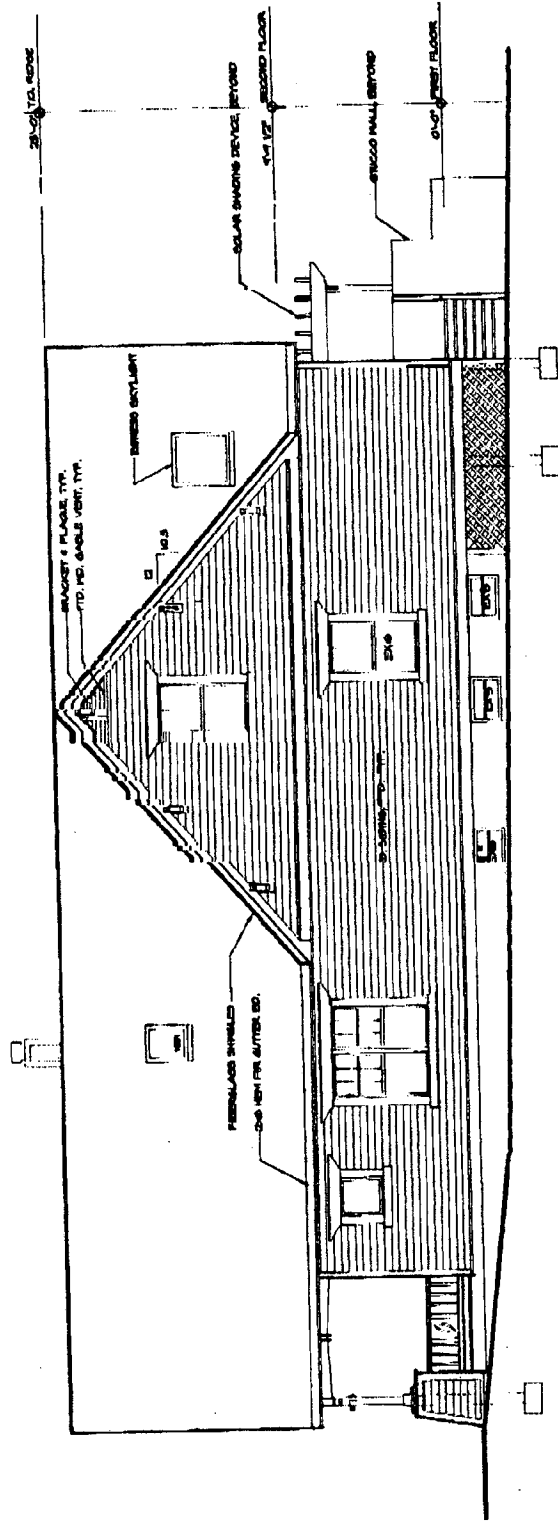
Following are the most recent elevations for the Wyner Residence with the changes we discussed, i.e. the reduced ridge height and necessary window relocations. ①

In addition, please note that we have eliminated the sided enclosure around the prefabricated fireplace flue and will most likely leave the flue exposed due to budgetary constraints. Please advise us on the approval process required. ②

We are still struggling with the wood siding issue. If the budget does not permit wood siding, we understand that we must present our case to the committee once again. I hope to make a site visit tomorrow (4/25/97) to determine the feasibility of reusing the existing wood siding. Please call me at your earliest convenience to discuss.

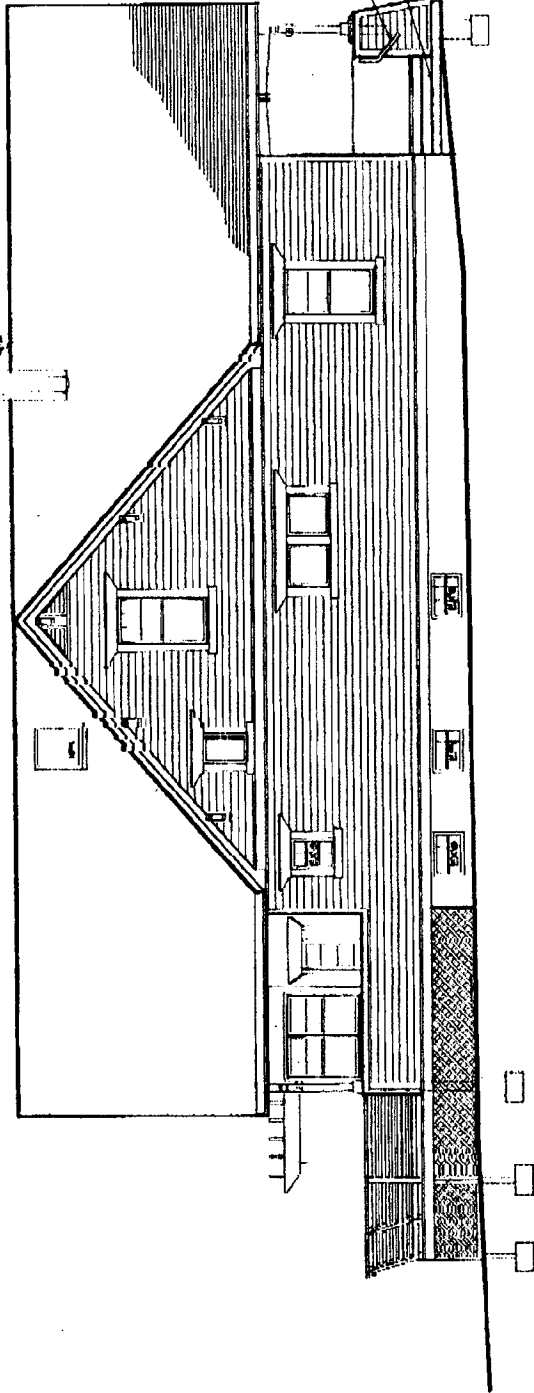
Thanks,
Tom





FRONT ELEVATION
1/4" = 1'-0"

PER ABOVE AND THIS CASE VENT
AS SHOWN PROVIDED AND SHOWN
W/ SHED. VENT IN THIS BRICK.



FRONT NUMBER 111111
& DOORWAYS TO BE LOCATED
IN FIELD, 111

NO. 11111111

NO. 111111

2 REAR ELEVATION
1/4" = 1'-0"

Flanagan

ARCHITECTS, AIA

8120 Woodmont Ave. Suite 107
Bethesda, MD 20814
TEL (301) 652-4811
FAX (301) 652-4814

MEMO/TRANSMITTAL

Date: APRIL 15, 97
Project: WYNOR RESIDENCE

Project #:

To: _____

Copies to:

Re:

Internal mail hand deliver messenger overnight
 FAX TO #: 495 1307 tax pages including this one: 3 (fax originals to follow by me)

MEMO TRANSMITTAL TELEPHONE FIELD (list time & participants below)

Re:

from: TOM FLANAGAN

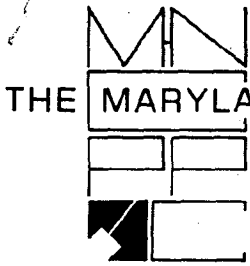
NOTIFY US PROMPTLY OF ANY DISCREPANCY OR MISUNDERSTANDING

comments: (list action required by A.S.L., etc.)

BUDGET PROBLEMS

→ CROSS GABLE REDUCTION IN HT. SIDING

APRIL 17, 1997 - I spoke to G. Knudsen. He said it doesn't sound like something that needs to come to the HPC - I should get new design & see if it looks OK - But if so OK to stamp on Staff level



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 3/27/97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: ^{RDZ} Gwen Wright, Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

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

 Approved Denied

 X Approved with Conditions: ① Windows SHALL BE WOOD, with true-divided light (including reuse of old windows) and may be insulated glass with integral mounts (interior + exterior) and shadow boxes; ② Siding will be wood clapboard German siding + painted; ③ Architectural details approved as per drawings; ④ NO skylight on front elevation; approved skylight on side (w) elevation on roof over living room; approved skylight on ^{east side of} rear elevation ~~on east side of~~ ^{RDZ}; approved skylight on east side elevation at eave.

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

Applicant: Ken Wyner

Address: 7313 Baltimore Avenue, Takoma Park, MD. 20912

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

Back to HPC { - Porch Ceiling Details
- Chimney application
- (Siding ok) ?



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER Kenneth M. Wyner DAYTIME TELEPHONE NO. 301, 495-9475
 ADDRESS 7313 Baltimore Ave, Tak Park, MD, 20912
 CITY STATE ZIP CODE
 CONTRACTOR The Alexander Group TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER SAME AS ABOVE STREET _____
 TOWN/CITY _____ NEAREST CROSS STREET EASTERN AVE
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 80,000
 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

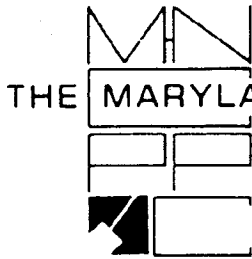
3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

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.

Signature of owner or authorized agent _____ Date 3/27/97

APPROVED w/conditions X For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 3/27/97
 APPLICATION/PERMIT NO: 9703170080 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 3/27/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: ^{RDZ} Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

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 Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

*** When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

** Please bring 2 sets of Construction Documents to this office for one review and stamp. We'll keep one set for our files + you can take the other set to DPS for the building permit.*

3/26
meeting

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7313 Baltimore Avenue

Meeting Date: 3/26/97

Resource: Takoma Park Historic District

Review: HAWP

Case Number: ~~37/3-97L~~ 37/3-97L

Tax Credit: No

Public Notice: 3/12/97

Report Date: 3/19/97

Applicant: Kenneth Wyner

Staff: Robin D. Ziek

PROPOSAL: Renovate house after fire

RECOMMENDATIONS: APPROVAL
w/CONDITIONS

RESOURCE SUMMARY

RESOURCE: Takoma Park Historic District - Contributing Resource

STYLE: Colonial Revival

DATE: c1920-30s

PROJECT DESCRIPTION: Renovate house and raise roof after house fire

PROJECT DESCRIPTION

The applicant appeared before the HPC on March 12, 1997 for a Preliminary Consultation on the renovation of his house after it sustained a damaging fire. The HPC basically endorsed the proposed renovations, with some questions about details. The applicant is before the Commission tonight for a HAWP.

The Property and its Setting

The subject property is a single story residence which has sustained numerous renovations and additions. The house has a full-width front porch, and three distinct roof forms which collide and create difficulties in terms of roof leaks. This includes a front portion with a simple gable roof parallel to the street with a tiny dormer centered over the front door, a narrow rear addition (on the driveway side or south side) with a simple gable roof perpendicular to the original roof, and finally, a third section of the house with a pyramidal roof also at the rear on the north side.

There are many different window sizes and configurations on the house, including 1/1, 2/2 and 6/1 double-hung windows and 6-light casement windows. The house originally had wood siding, and it currently is sided with aluminum. The original porch columns have been replaced with wood trellis columns. The main characteristics of the house are its small size, its full width front porch, and the fact that it has been cobbled together.

The property was damaged in a house fire approximately 2 months ago. While the fire itself was restricted mostly to one central room, smoke and water damage was considerable. The applicant hopes to take advantage of a difficult situation and enlarge his home to better suit the needs of his family.

①

The Proposal

The applicant proposes to **remove** the existing roof and **raise** the roof to provide living space in the second story, and **simplify** the roof at the same time to correct the current situation. The new roof would consist of a simple gable parallel to the street. With the additional headroom, there would be room at the second floor for two bedrooms and a bathroom. The existing porch, which has a low shed-roof now, would be **rebuilt with a front-facing gable** on a larger scale to match the scale of the new roof. The new porch would utilize **built-up columns** designed in a craftsman/cottage style. Finally, the footprint of the original building would be **enlarged at the rear** of the house only. The original width of the house would be retained. The applicant would **remove two large cedar trees** which are adjacent to the porch and which have been treated more like shrubbery, seeking to move them to the rear yard if feasible. New plantings which will be more manageable will be planted.

In essence, the applicant would transform his single-story 2-bedroom 1-bath house to a 1-1/2 story structure with three bedrooms and two baths. The house would be unified in terms of construction (using a simple roof truss system for both the porch and the house) and window type.

The applicant is investigating **alternatives to the existing aluminum siding** (which was applied over asbestos shingle which was applied over the original wood siding). Under consideration is **restoration of the original wood siding**, use of **vinyl siding with wood trim**, or use of **stucco**. A portion of original siding along the driveway was exposed, showing two different clapboard profiles on the two sections along the driveway. The front section has typical german siding with a curving profile, and the rear section has a modified profile with straight rather than curving lines. The siding is, therefore, consistent with the rest of the house in that nothing matches! The boards themselves appear sound, but have numerous nail holes, some splits, and several coats of paint which would have to be removed. In addition, the existing wood siding would have to be supplemented with new wood for the enlarged portions of the house, and a new siding detail worked out at the sill where apparently an earlier drip edge was cut off to accommodate the various siding overlays.

The Commission has, in the past, approved the use of artificial siding materials on a case-by-case basis. In Takoma Park, specifically, the Commission approved the use of vinyl siding for a house on Sycamore Avenue (37/3-96E) because there were numerous types of siding existing on the structure and the proposed use of one type of artificial siding was considered a unifying element at this particular site.

The applicant is currently pricing out **various wood window** options, including 6/1 true-divided light with single panes of glass, 6/1 thermally-glazed with applied wood muntins and shadow bars, as well as 1/1 thermally glazed units.

Other details which are currently being studied include a redesign of the **window in the porch gable end**, the design of the **porch railing**, and the design of other details such as **roof brackets** at the eaves.

Because of the limited time for project development and construction, based on the fire damage and the insurance company's payment allowance for emergency housing, the applicant's architect is collecting information and will provide this to staff for distribution to the Commission before the 3/26 meeting.

GENERAL STAFF COMMENTS

The Takoma Park Guidelines recognize that alterations at contributing resources are approvable. In part, this is because the contributing resources are “more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.”

An evaluation of the existing structure indicates a history of inconsistent additions which are problematic structurally. The proposal seeks to remedy this, but with changes that substantially alter the existing house. In addition, the proposed renovation draws on a bungalow vocabulary although the original house was not a bungalow.

Staff recommends that this proposal be reviewed as a proposal for a new house in the historic district. The HPC commented at the Preliminary Consultation that this is an acceptable approach because the original house had little architectural merit, and was itself substantially altered through various additions. The original house did contribute to the historic district, however, by meeting neighborhood setbacks, by exhibiting a size and scale of building which is relatively common in this historic district, and by contributing to the overall feel of the neighborhood.

With this in-mind, staff feels that the proposed new construction would fit into the neighborhood, and would meet the Guidelines in terms of orientation to the neighborhood, and design and massing of the structure. The look of the proposed house is quite different from that of the existing. But the newly constructed (renovated) house would be compatible with the Takoma Park historic district. Stylistically, the proposal would read as a late 20th century adaptation of an early 20th century style. Design details which are submitted for consideration by the HPC may also help to differentiate this house as new construction. Staff commends the applicant for choosing a modest 20th century architectural style rather than submitting a request to build a reduced Victorian style structure, as is commonly proposed.

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, the Commission approve the proposal, finding that it meets the Takoma Park Guidelines for Contributing Resources that state:

“all exterior alterations should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is not required;” and

“second story additions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing;” and

“original size and shape of window and door openings should be maintained where feasible.”

and, that the proposal is consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

CONDITIONS:

To be based on information supplied to staff for distribution to the HPC prior to the 3/26 meeting, and to be discussed with the applicant at the 3/26 meeting. The conditions include items which typically would be addressed in the applicant's proposal, but which were not selected as of the completion of this report, regarding:

- 1) Windows: shall be wood, with true-divided light *and insulated glass w/ wood units & shadow bars.*
- 2) Siding:
- 3) Architectural details:

4. Delete the skylight on the front elevation.
and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

*5. Skylights: Delete Front
Move to Rear
• OK skylight on front Rt side
• OK skylight*



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER Kenneth M. Wyner DAYTIME TELEPHONE NO. 301, 495 9475
 ADDRESS 7313 BALTIMORE AVE, TAK PARK, MD, 20912
 CONTRACTOR The Alexander Group TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER SAME AS ABOVE STREET _____
 TOWN/CITY _____ NEAREST CROSS STREET EASTERN AVE
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 80,000
 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.

Signature of owner or authorized agent _____ Date 3/7/97

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

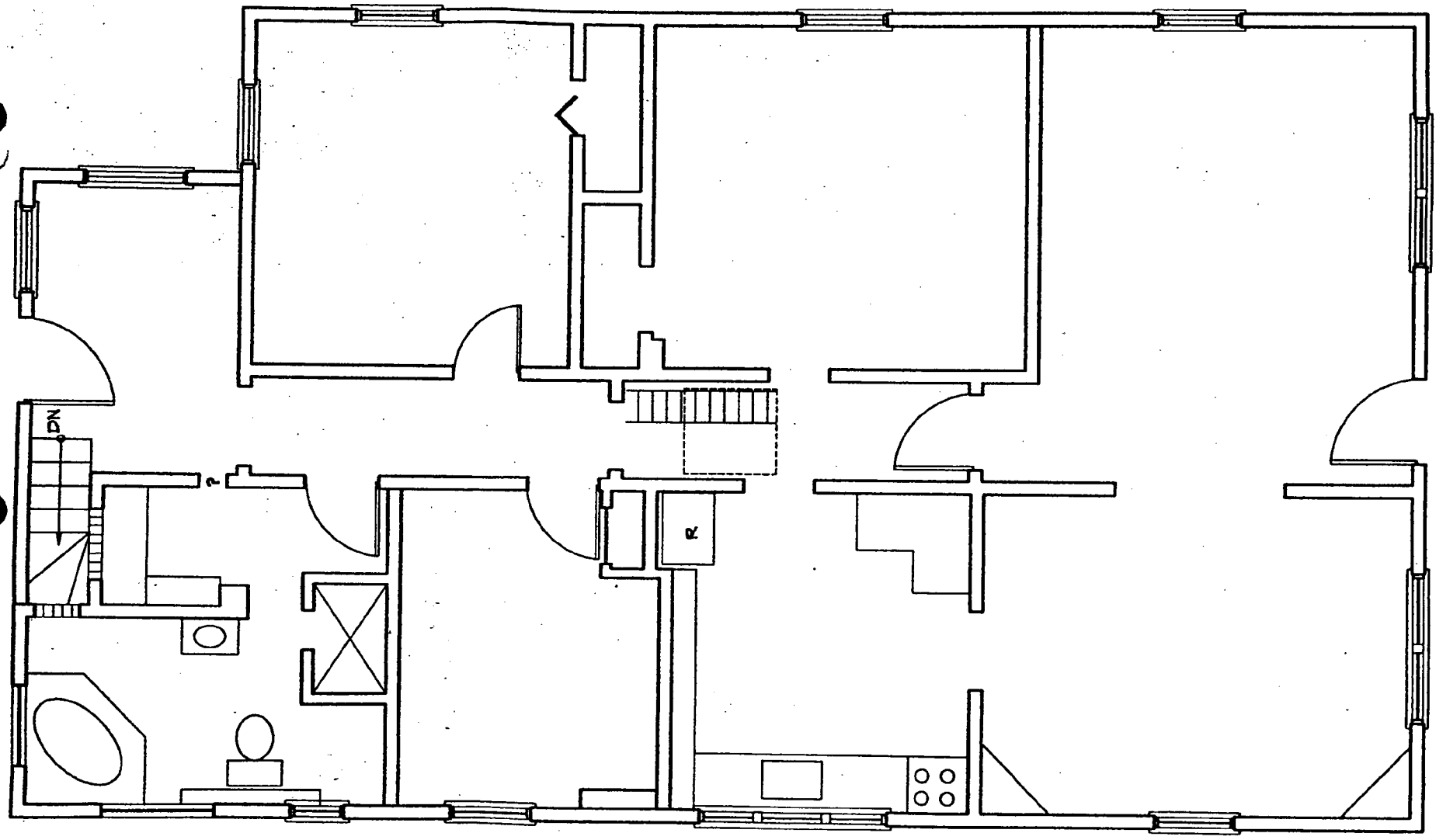
SEE REVERSE SIDE FOR INSTRUCTIONS



9

BALTIMORE AVE

EXISTING FLOOR PLAN

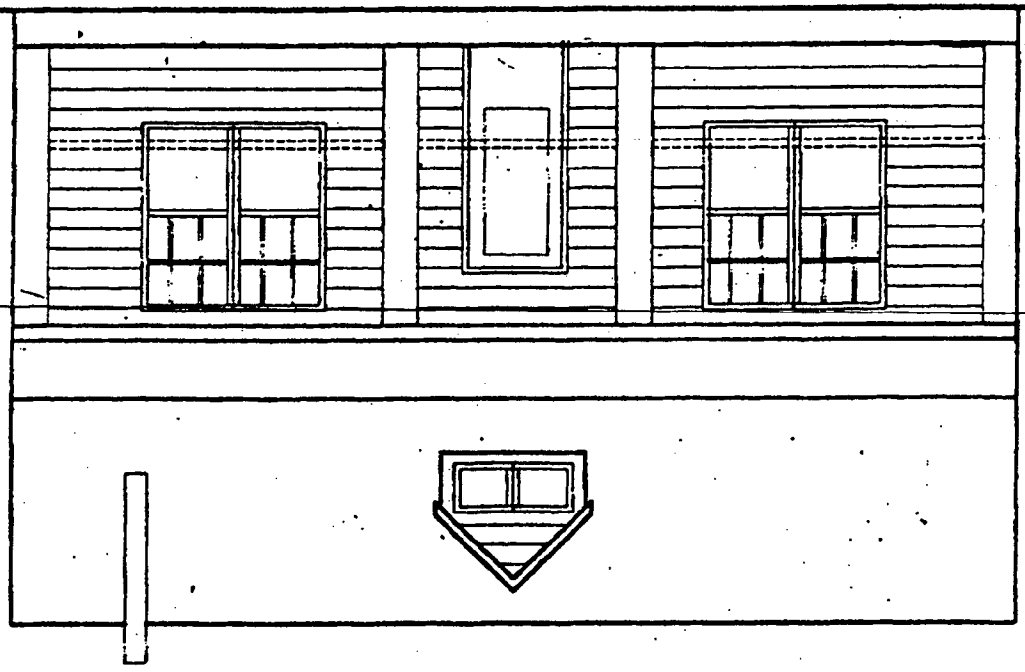


Sketch

3

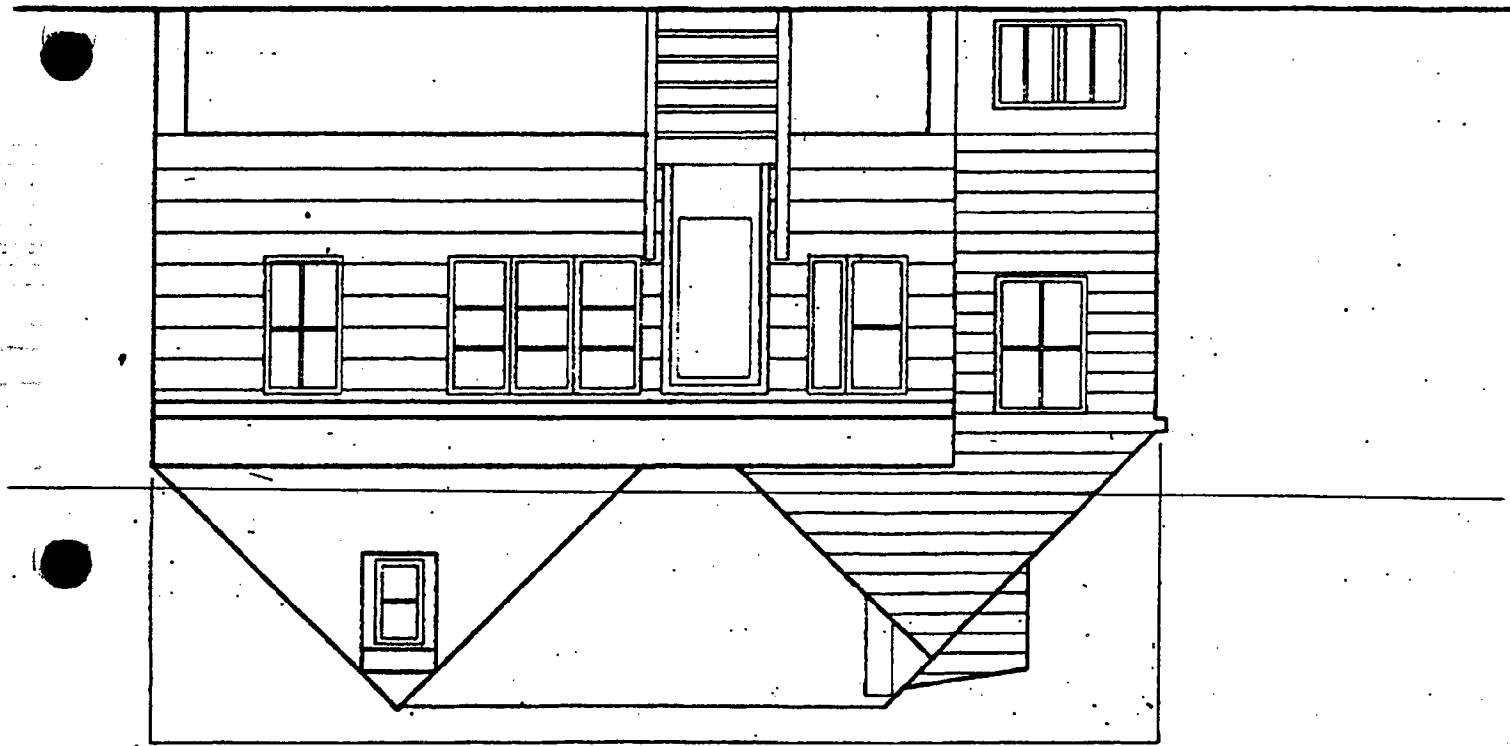
1/4" = 1'-0"

2 FRONT ELEVATION (EX.G)



FRONT

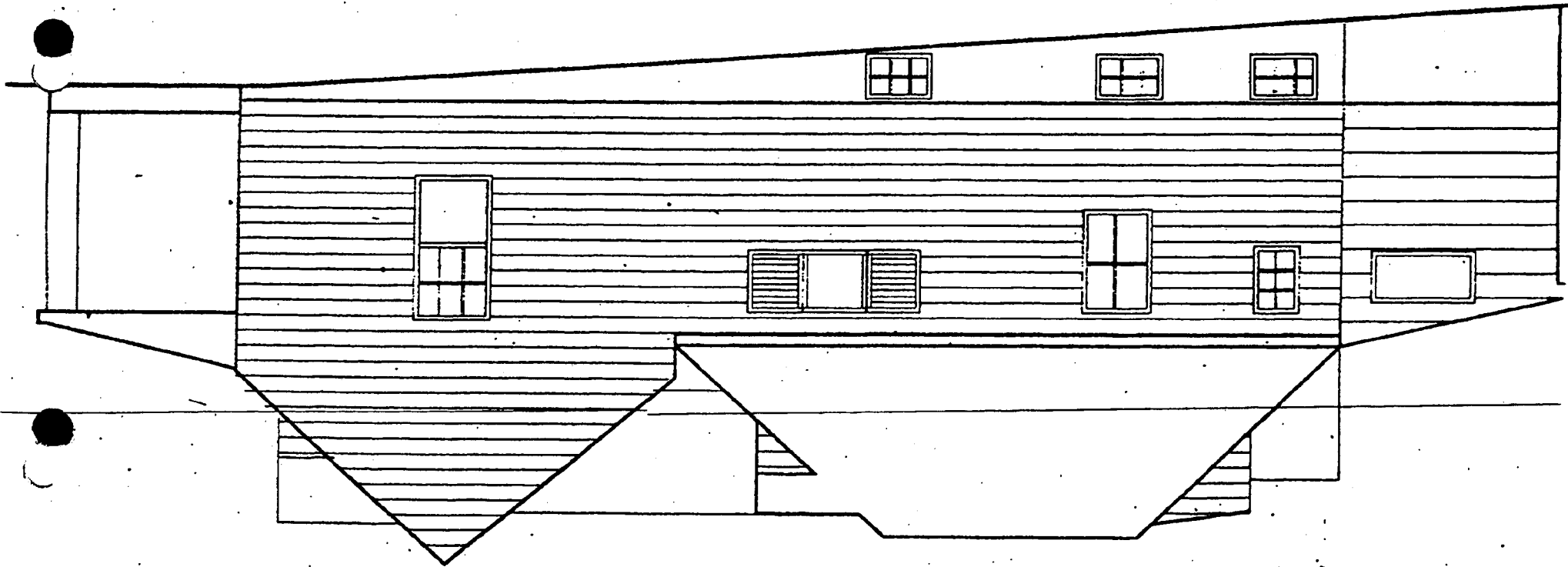
1/4" = 1'-0"
FRONT ELEVATION



EXISTING

Left Side

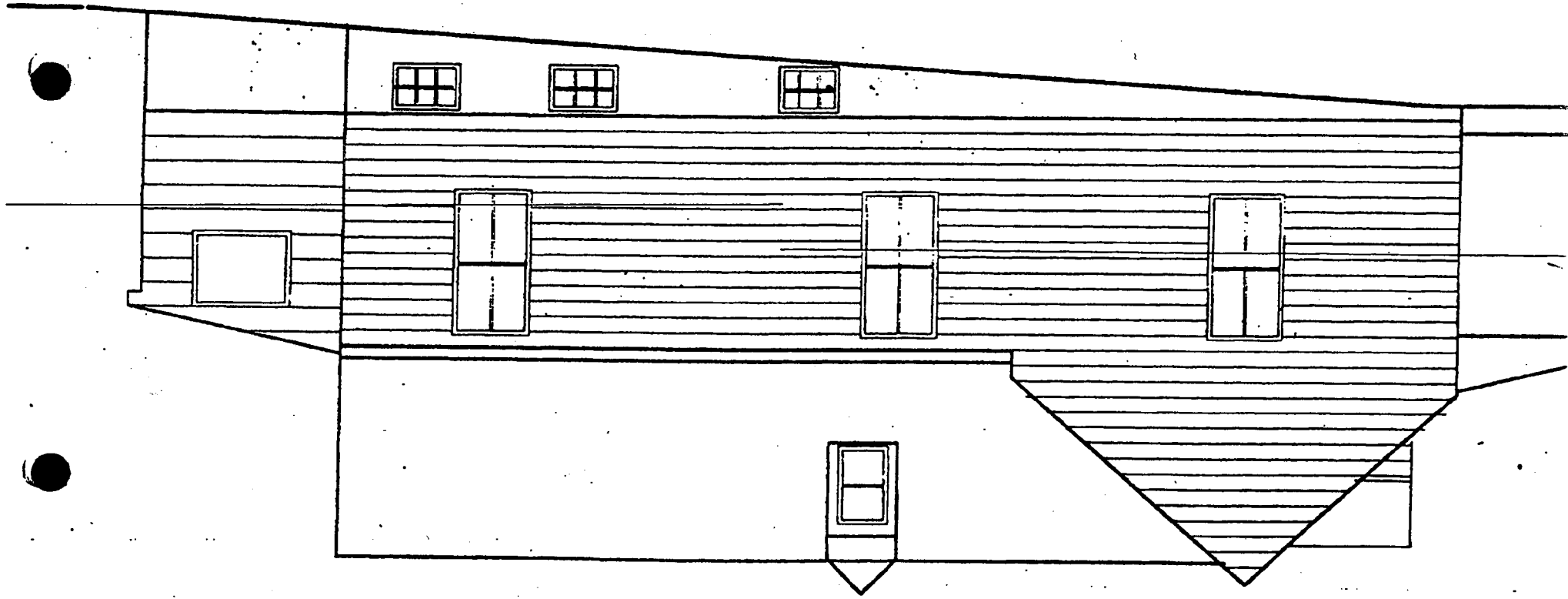
10



9

Existing
Right Side (Overway)

(11)

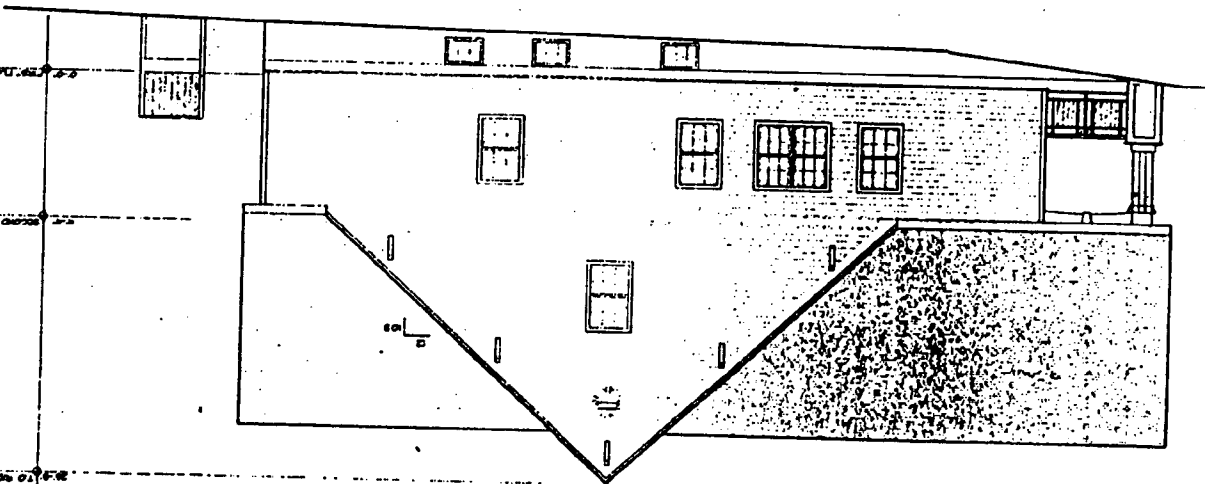


(12)

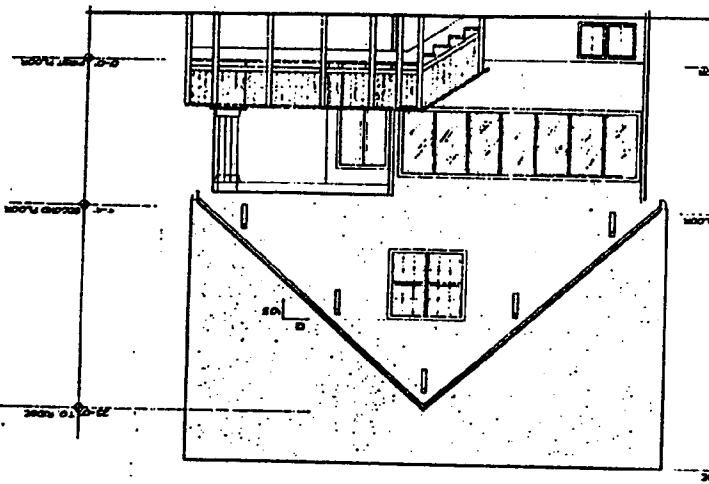
21

PROPOSED

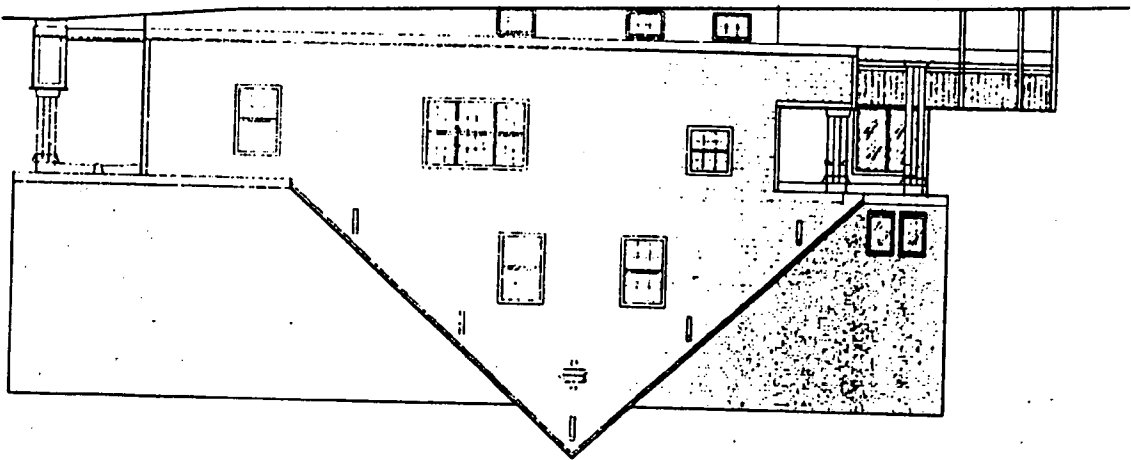
3 FRONT SIDE ELEVATION



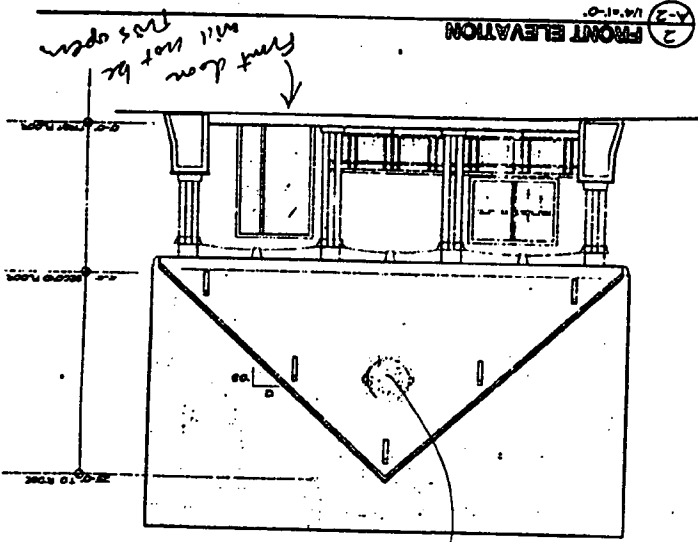
4 REAR ELEVATION



1 LEFT SIDE ELEVATION



2 FRONT ELEVATION



WE WILL WORK WITH YOU TO MEET YOUR NEEDS

WE WILL WORK WITH YOU TO MEET YOUR NEEDS

WE WILL WORK WITH YOU TO MEET YOUR NEEDS

WE WILL WORK WITH YOU TO MEET YOUR NEEDS

WE WILL WORK WITH YOU TO MEET YOUR NEEDS

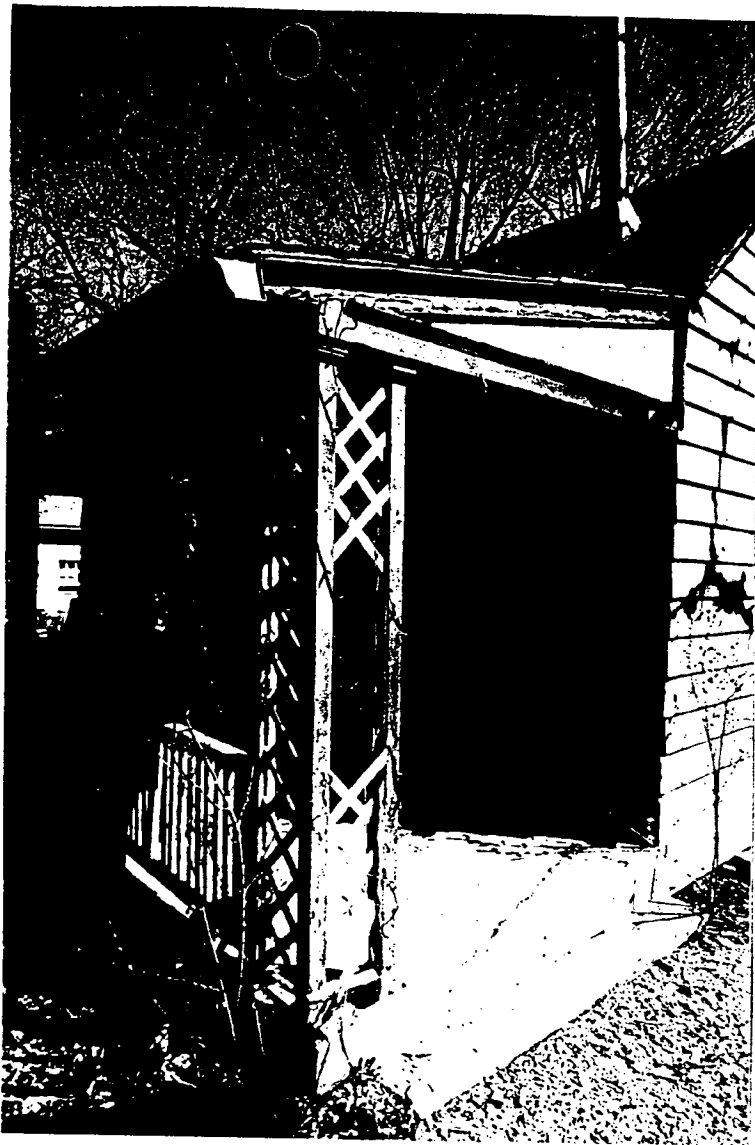
WE WILL WORK WITH YOU TO MEET YOUR NEEDS



FRONT ELEVATION



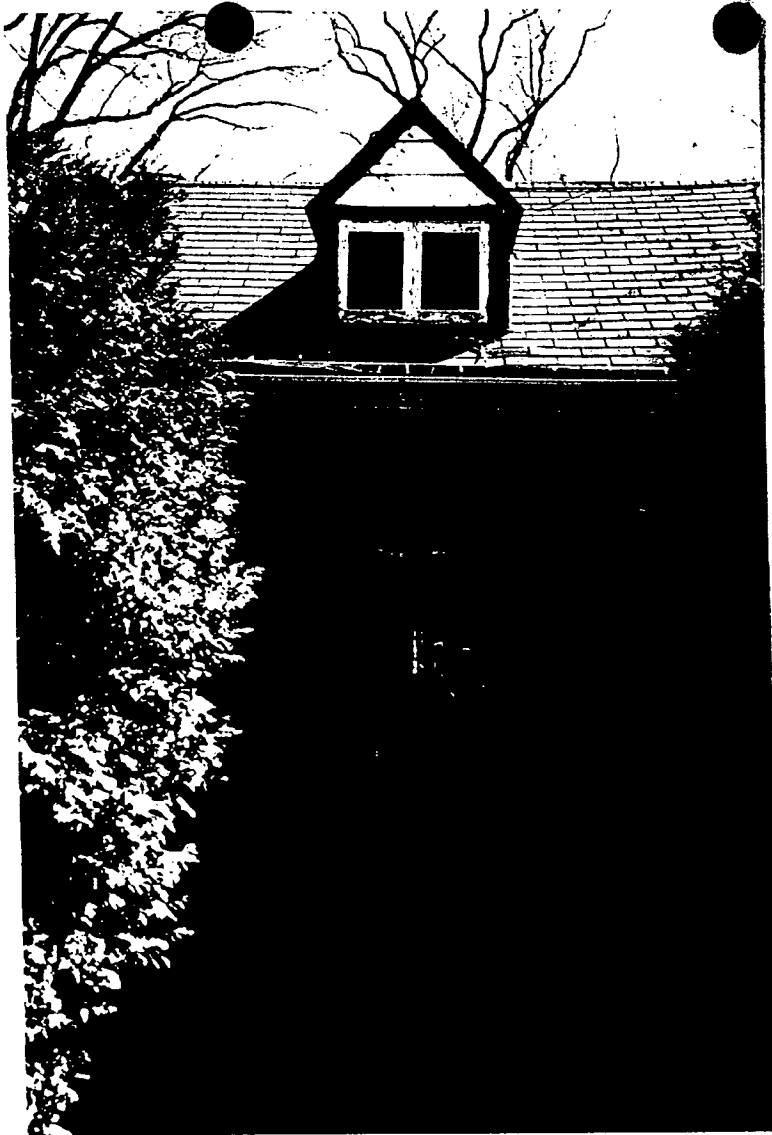
FRONT ELEVATION



FRONT PORCH
COLUMN



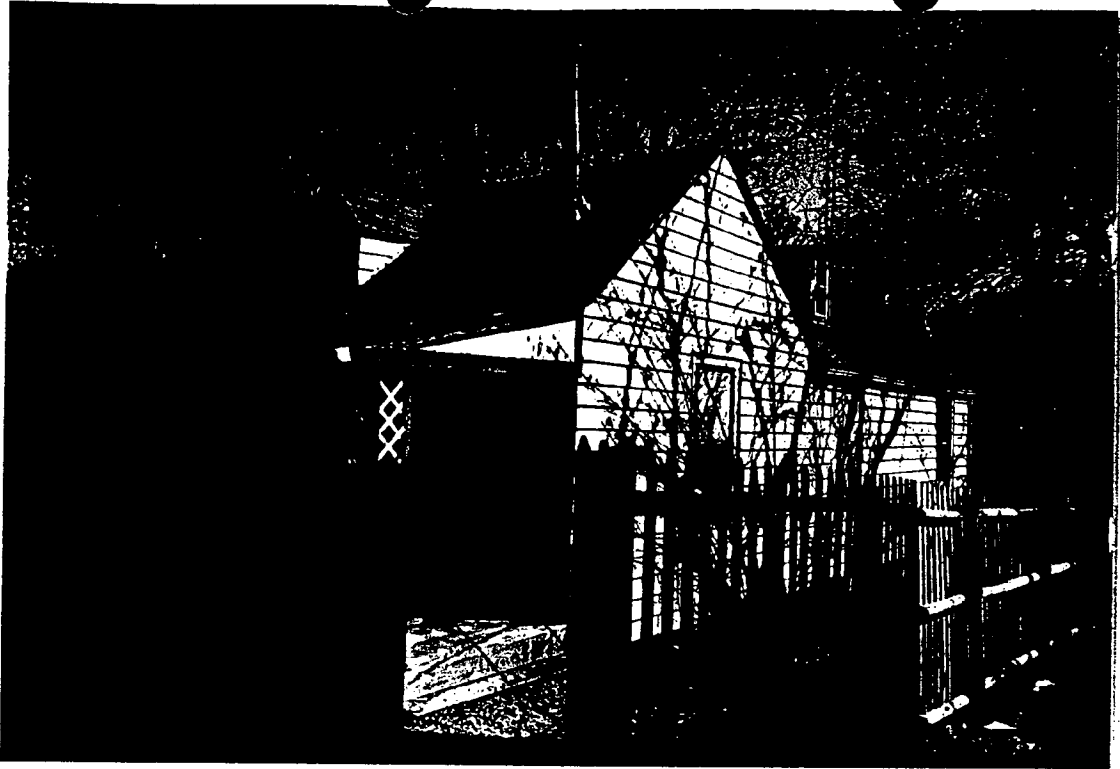
FRONT ELEVATION



FRONT DOOR

Neighborhood Gossip
Relationships





DRIVEWAY ELEVATION



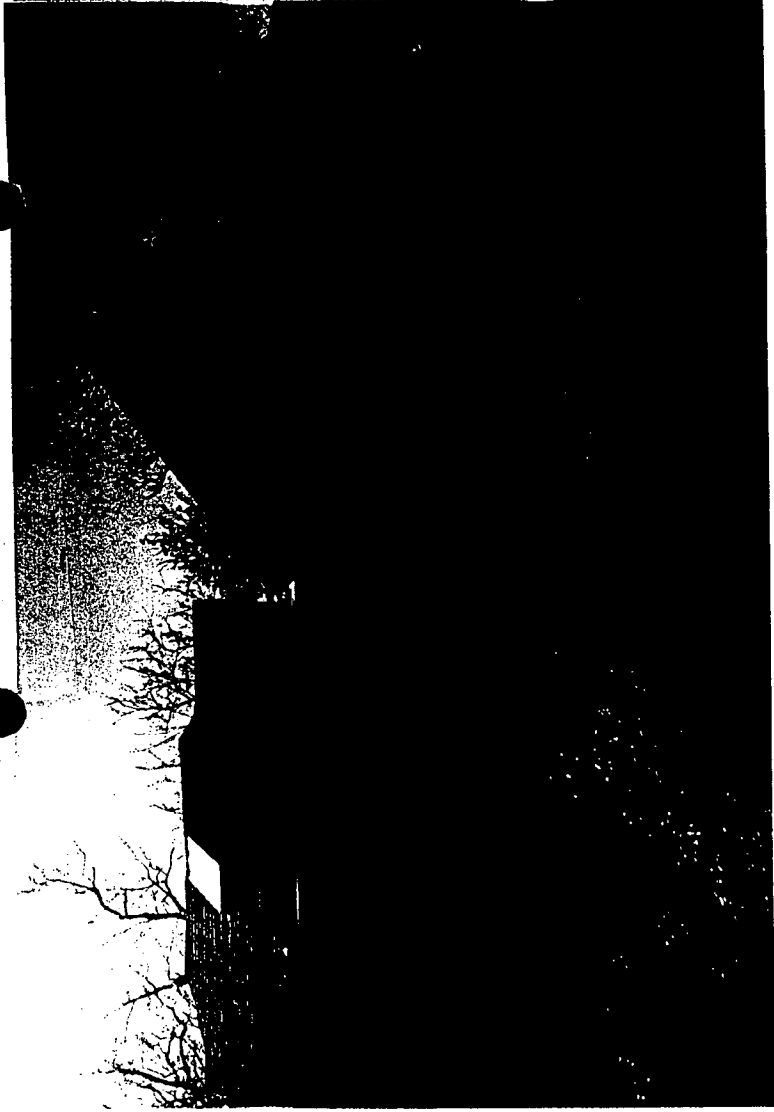
REAR ELEVATION



INTERIOR - REAR PORCH



INTERIOR - REAR PORCH



(1) SIDE ELEVATION NOTE ROOF JUNCTIONS

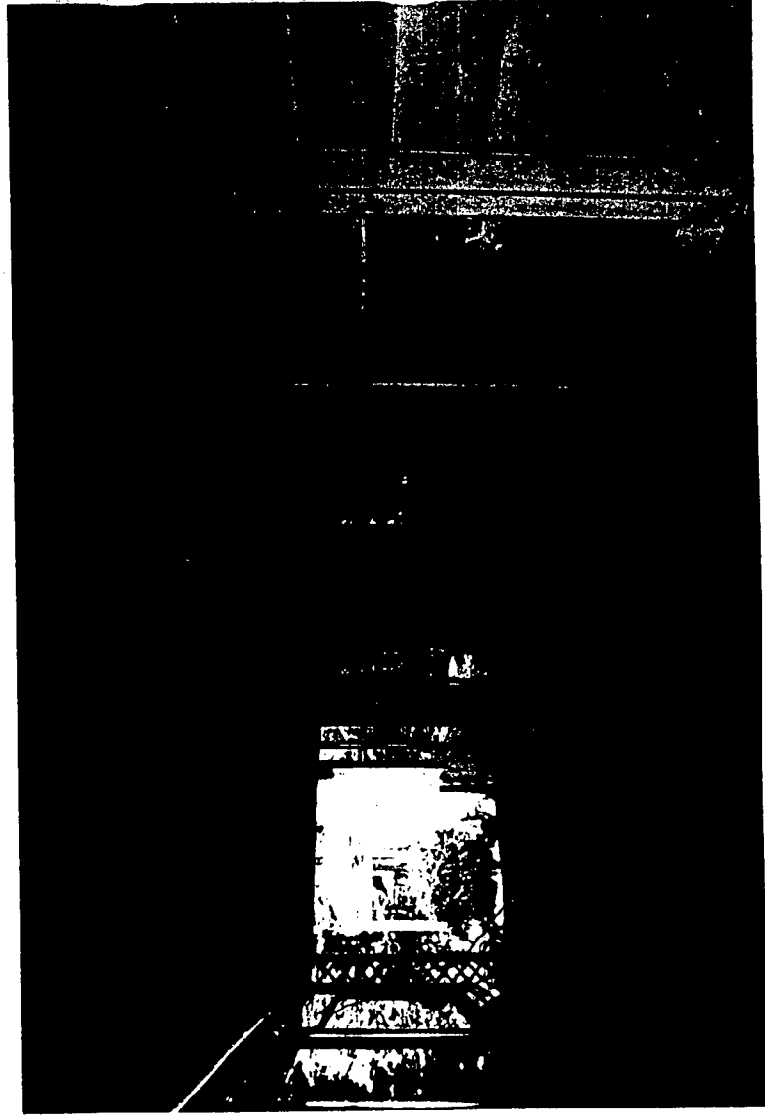
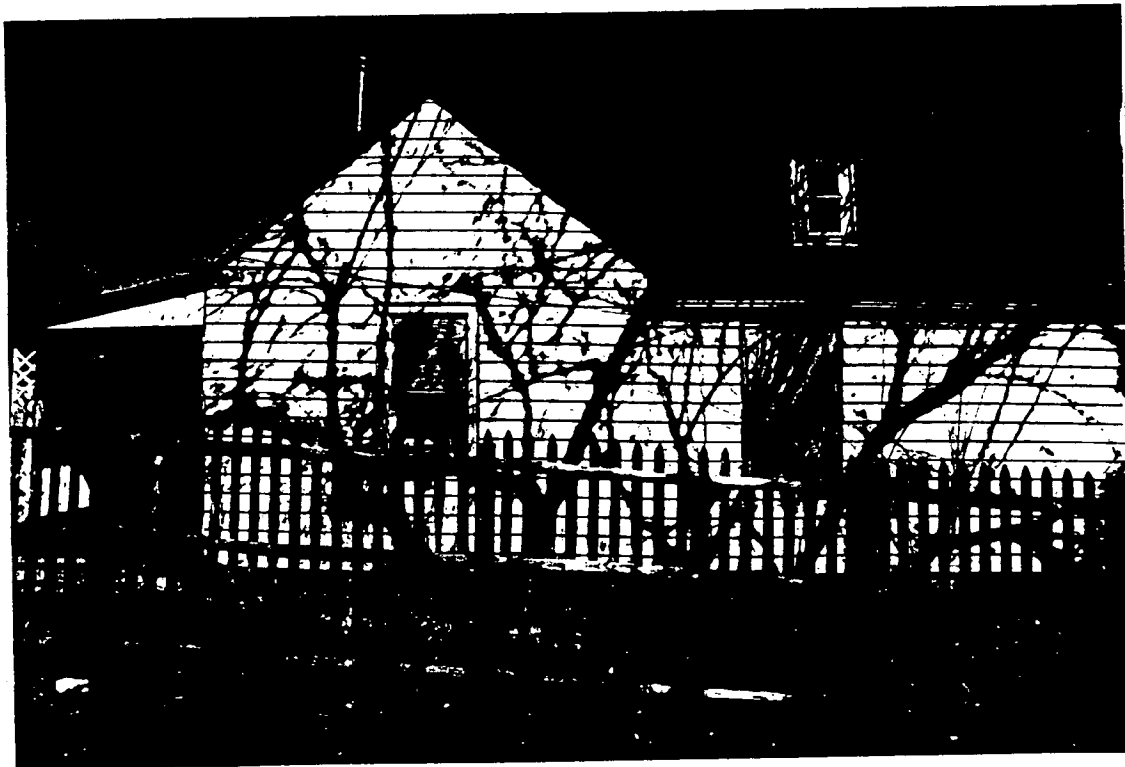


FIGURE (22C+)



(2) DRIVEWAY SIDE ELEVATION



(3) SIDE ELEVATION



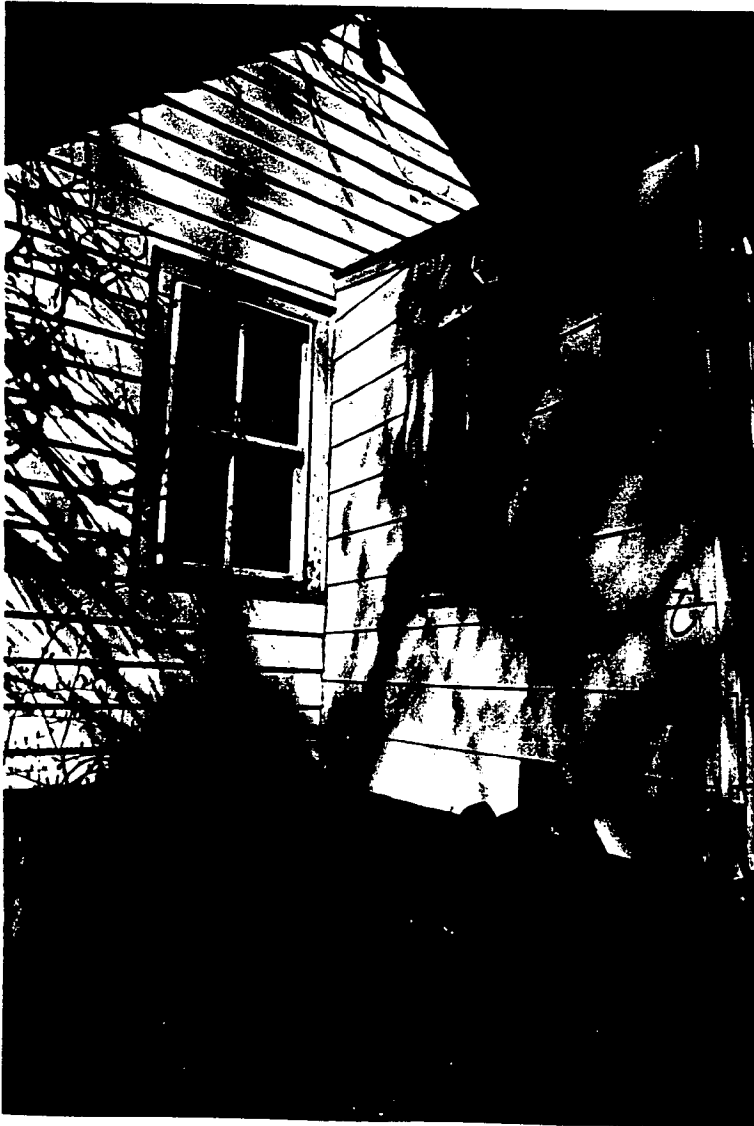
House &
neighbor



House - Coen Etc



PEARL PORCH



JUNCTION BEAR
PORCH



REAR CORNER - BUREAU SIDE



REAR ELEVATION



(L) SIDE ELEVATION

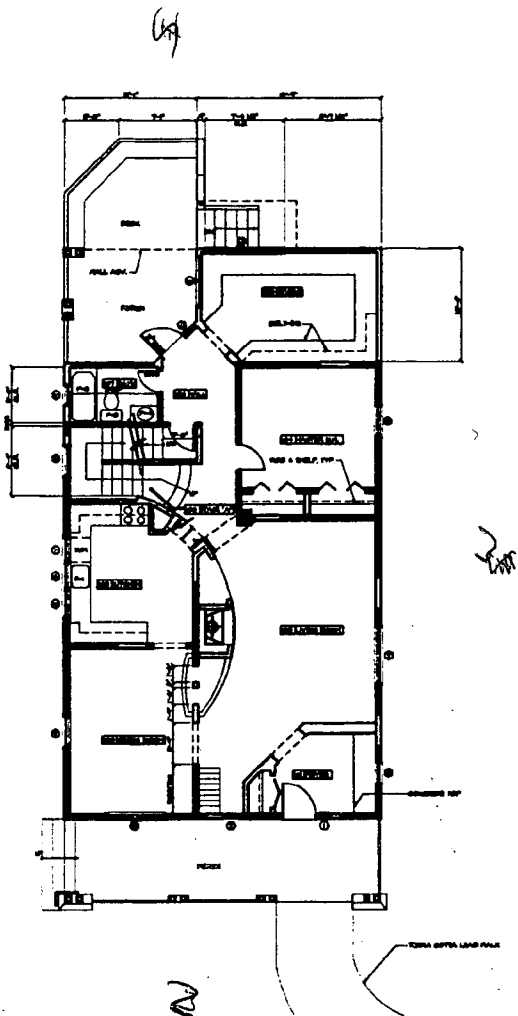


REAR ELEVATION

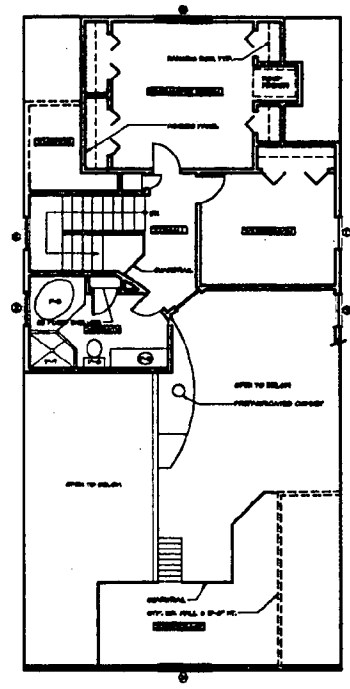
23



FRONT PORCH



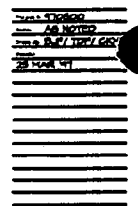
1 FIRST FLOOR PLAN
A-1 N.T.S.



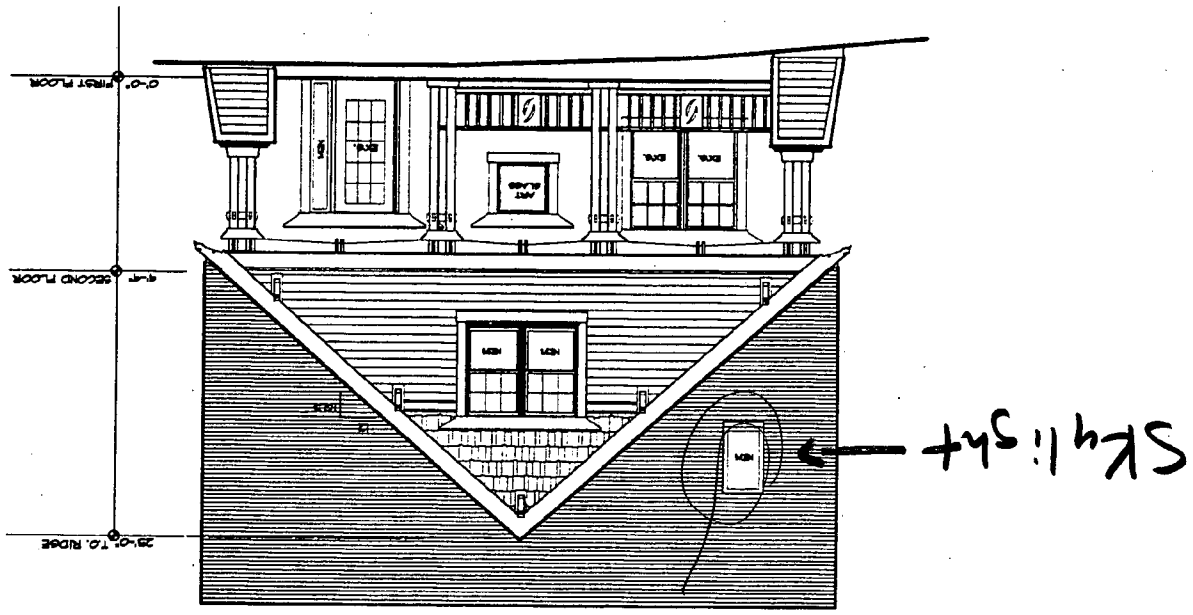
2 SECOND FLOOR PLAN
A-1 N.T.S.



WYNER
RESIDENCE
FIRE
RESTORATION



FRONT ELEVATION
A-2 N.T.S.



Boyle



WYNEM
RESIDENCE
FIRE
RESTORATION

WYNEM
RESIDENCE
FIRE
RESTORATION

WYNEM
RESIDENCE
FIRE
RESTORATION





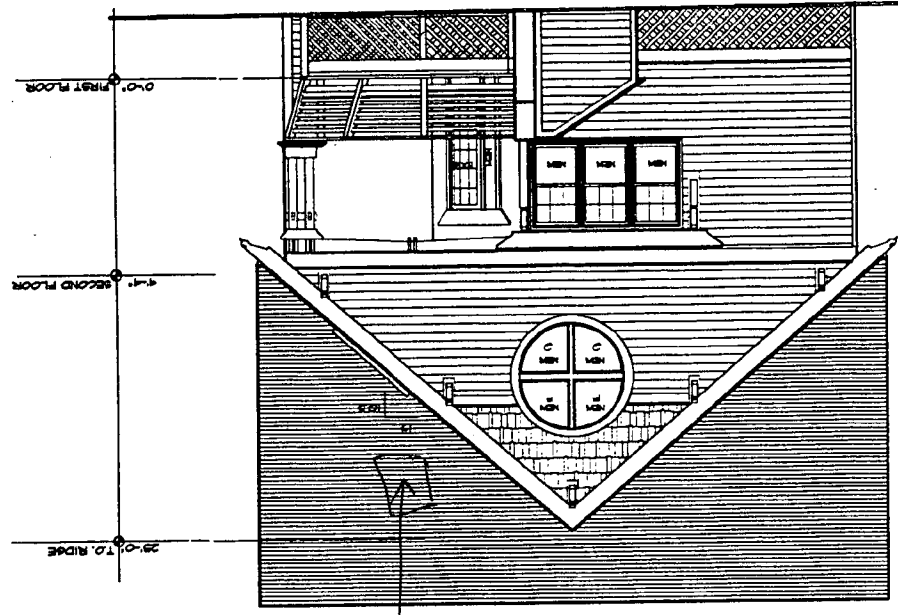
IN THE
OFFICE OF THE
ARCHITECT
BY

RESTORATION
FINE
RESIDENCE

RESTORATION
FINE
RESIDENCE
WALTER



1 REAR ELEVATION A-3 N.T.S.



Reposition skylight



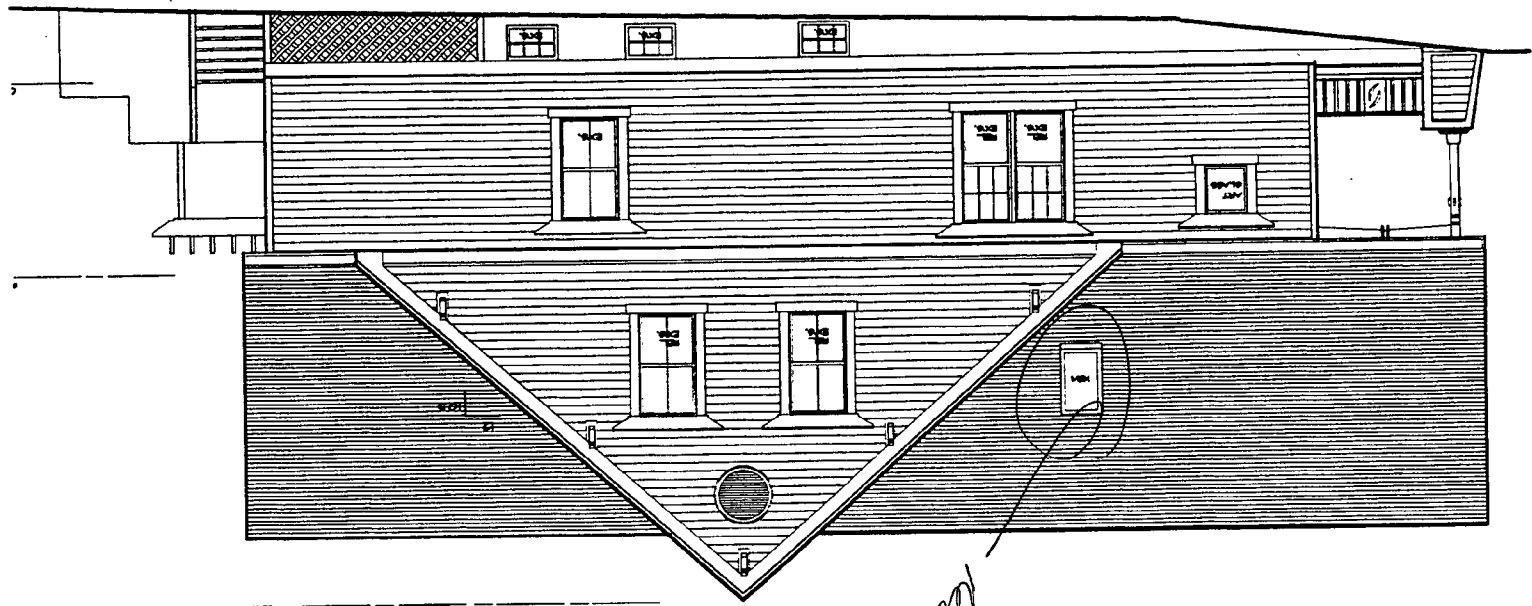
US WHITE
PAPER
LITHOGRAPH
PRINTED IN
MICHIGAN

RESTORATION
RESIDENCE
WHEN

RESTORATION
RESIDENCE
WHEN

RESTORATION
RESIDENCE
WHEN

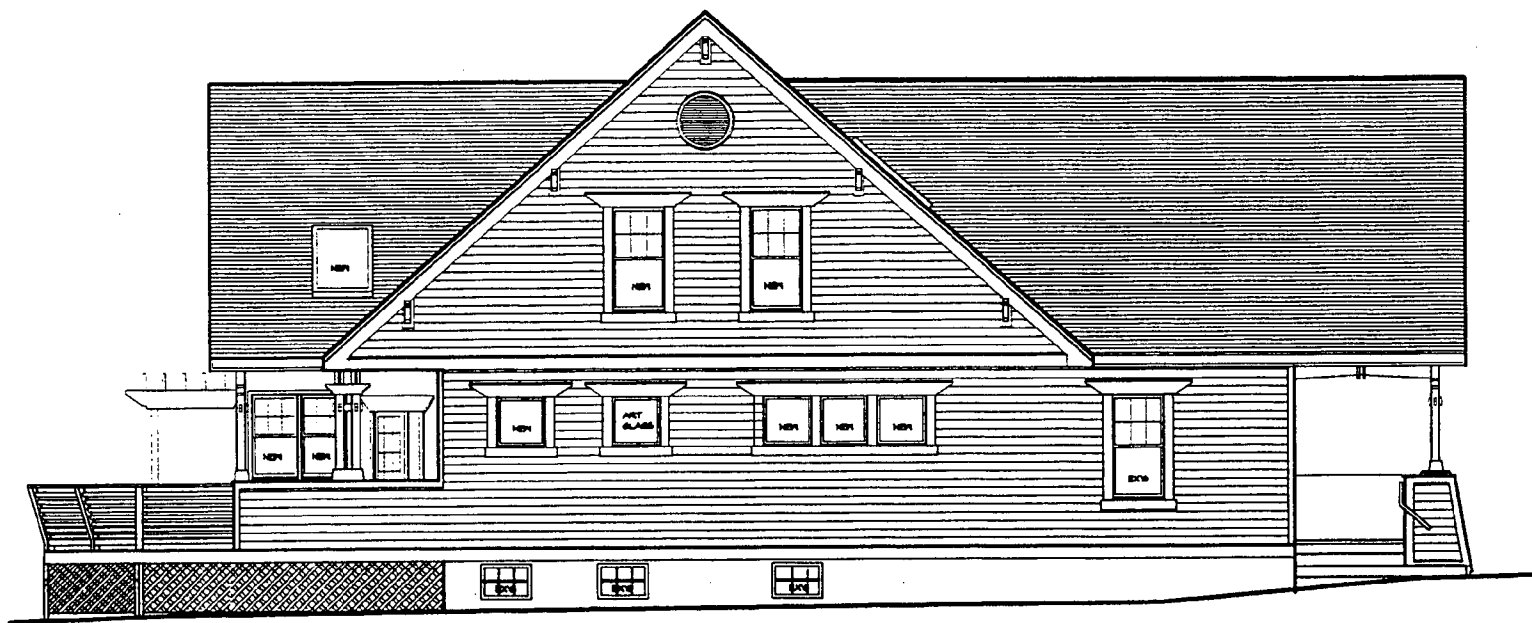
RIGHT SIDE ELEVATION
A-4 N.T.S.



Handwritten note:
To be
removed
at the
time of
restoration



WYMER
RESIDENCE
FIRE
RESTORATION



DATE: 11/10/00
BY: AS NOTED
CHECKED BY: [Signature]
SCALE: 1/4"



1 LEFT SIDE ELEVATION
A-5 N.T.S.





SECTION BY
DODDLE

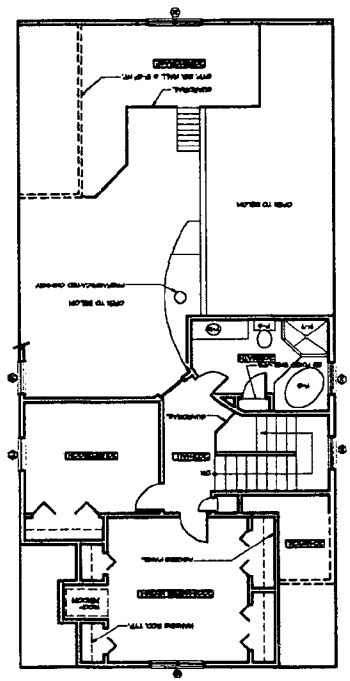
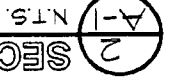


WYNER
RESIDENCE
FIRE
RESTORATION

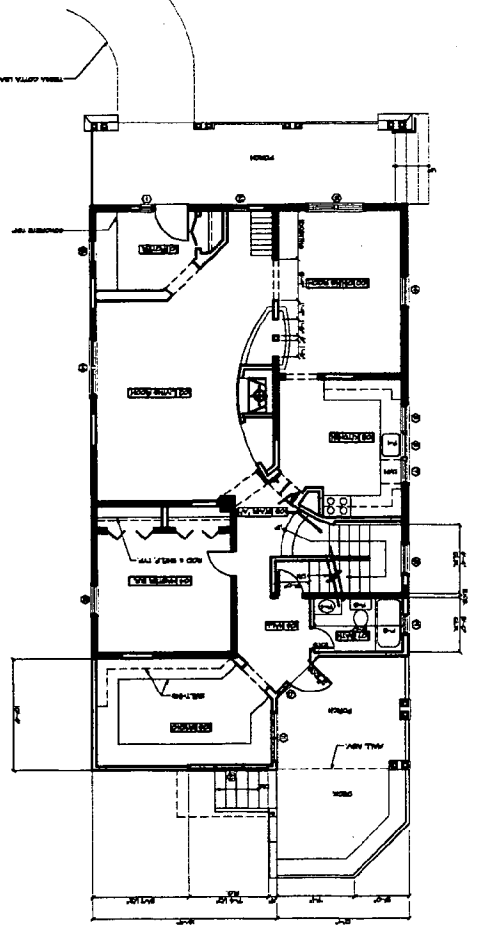
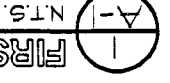
FOR THE ARCHITECT
BY THE ARCHITECT



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN





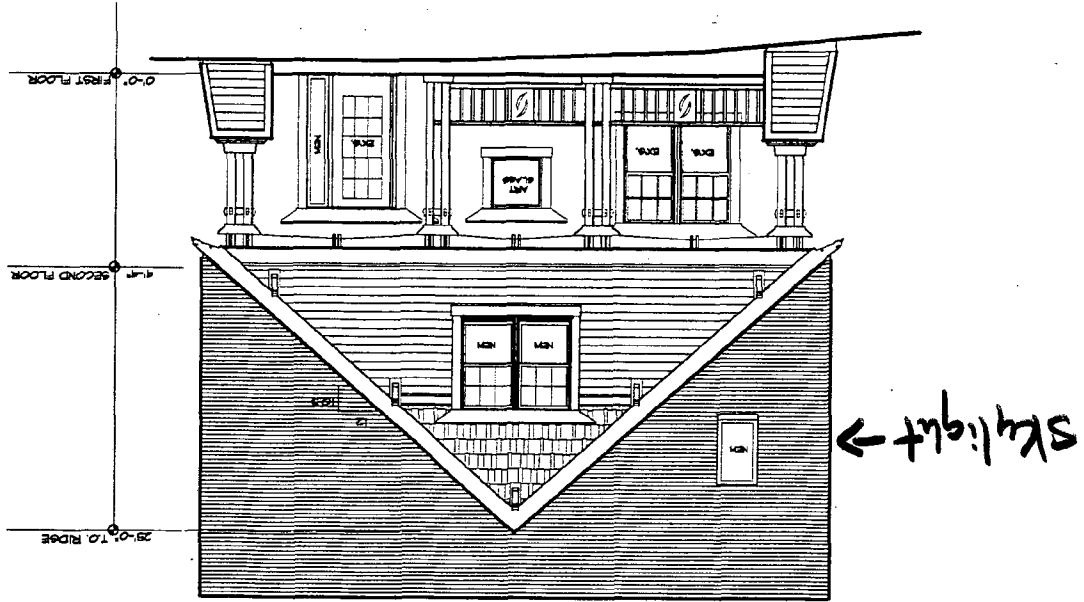
23 MAR 71
A-2
B-1 / 201 / 202
A-2

23 MAR 71
A-2
B-1 / 201 / 202
A-2

WYMER
RESIDENCE
PURE
RESTORATION

THE DRAWING IS NOT
TO BE USED FOR
CONSTRUCTION
UNLESS SPECIFICALLY
NOTED OTHERWISE
DATE: 11/1/70

1 FRONT ELEVATION
A-2 N.T.S.





24' MAX. HT.
AS NOTED
BY ARCHITECT

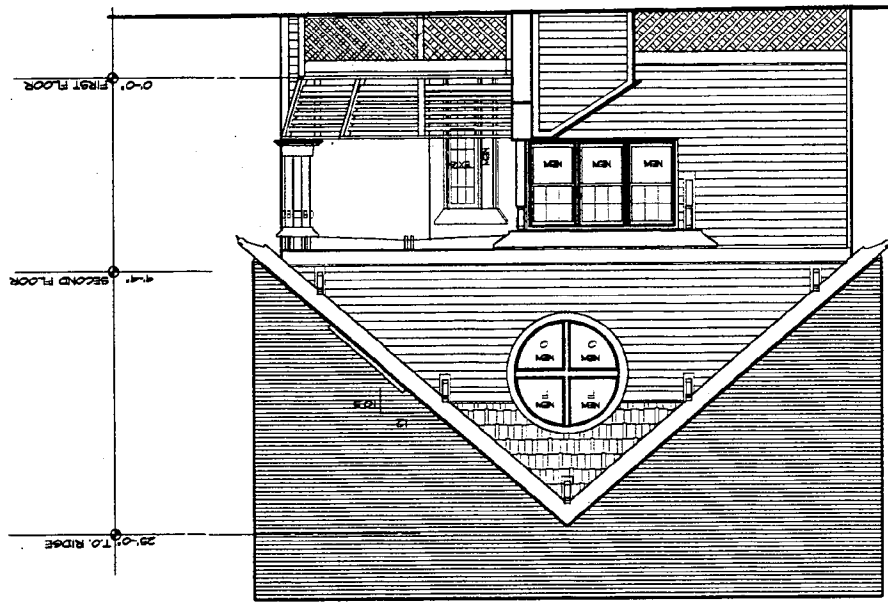


WYMER
RESIDENCE
FIRE
RESTORATION

724 500 800-4000
724 500 800-4000
724 500 800-4000

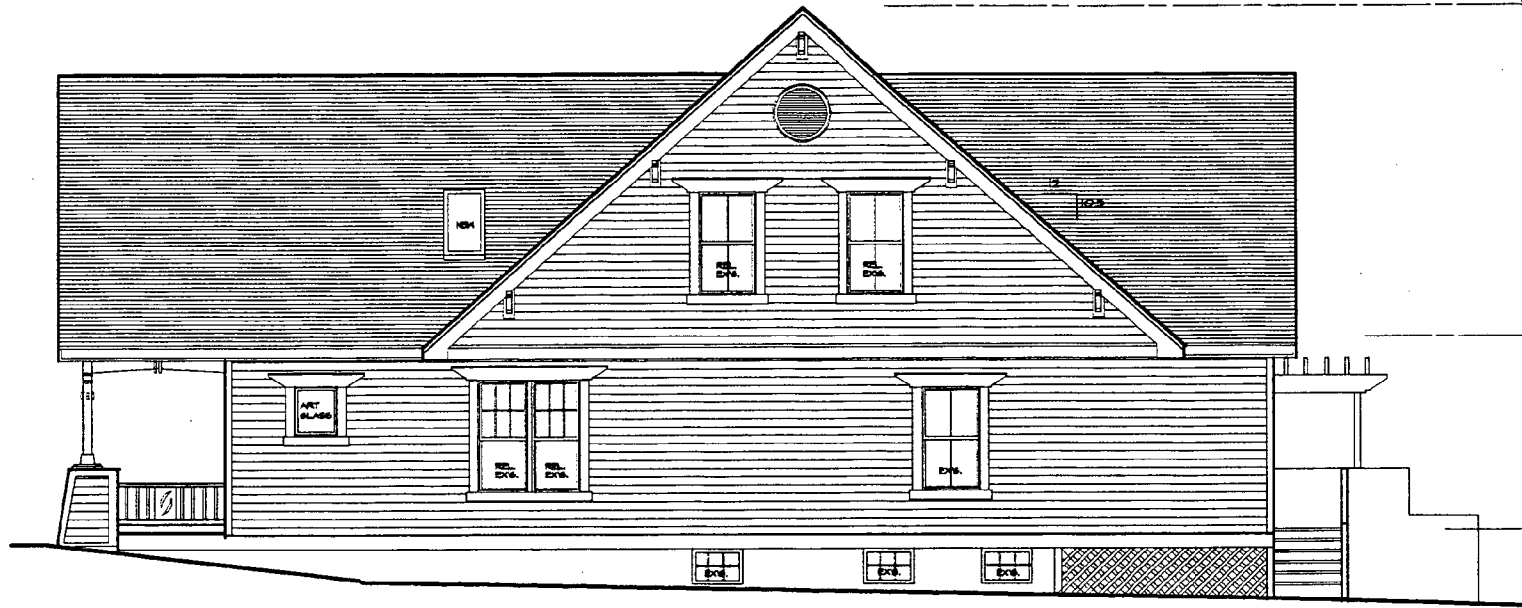


REAR ELEVATION
A-3 N.T.S.





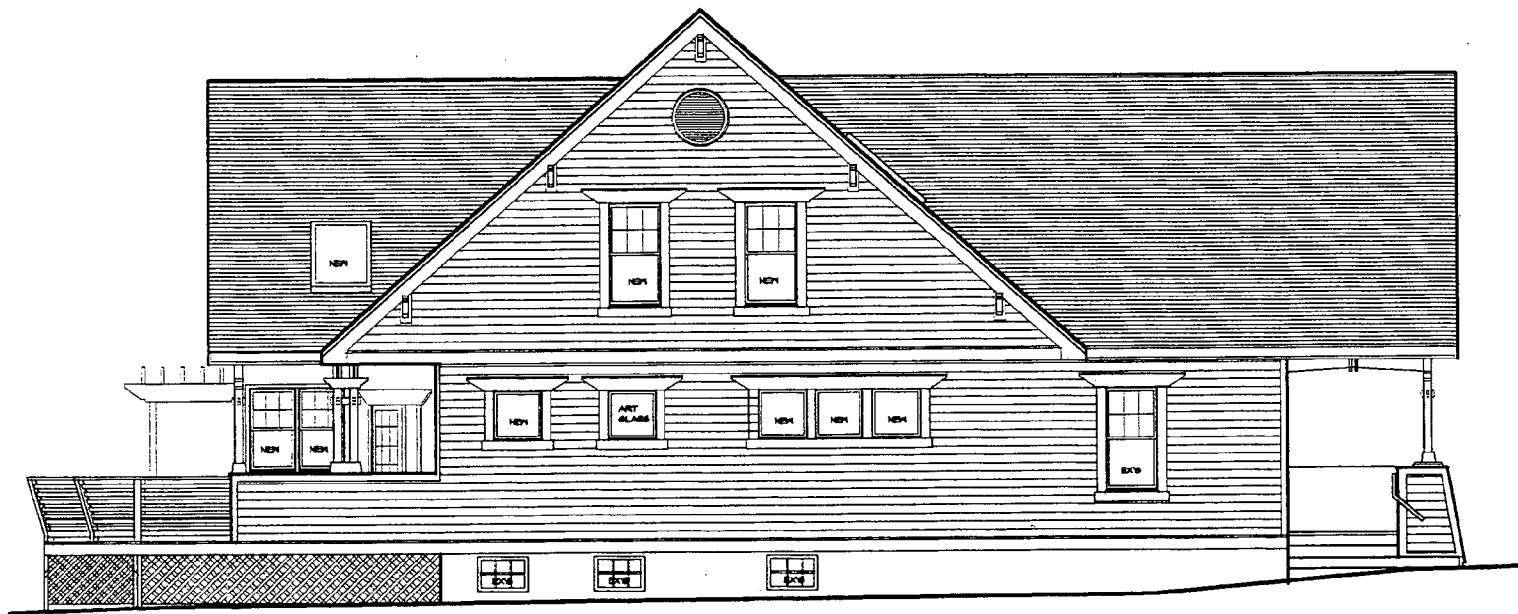
WYMER
RESIDENCE
FIRE
RESTORATION



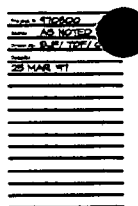
RIGHT SIDE ELEVATION
A-4 N.T.S.

DATE: 11/27/04
BY: J.P./J.S./S.C.
SCALE: AS NOTED
SHEET: 25 TOTAL SET



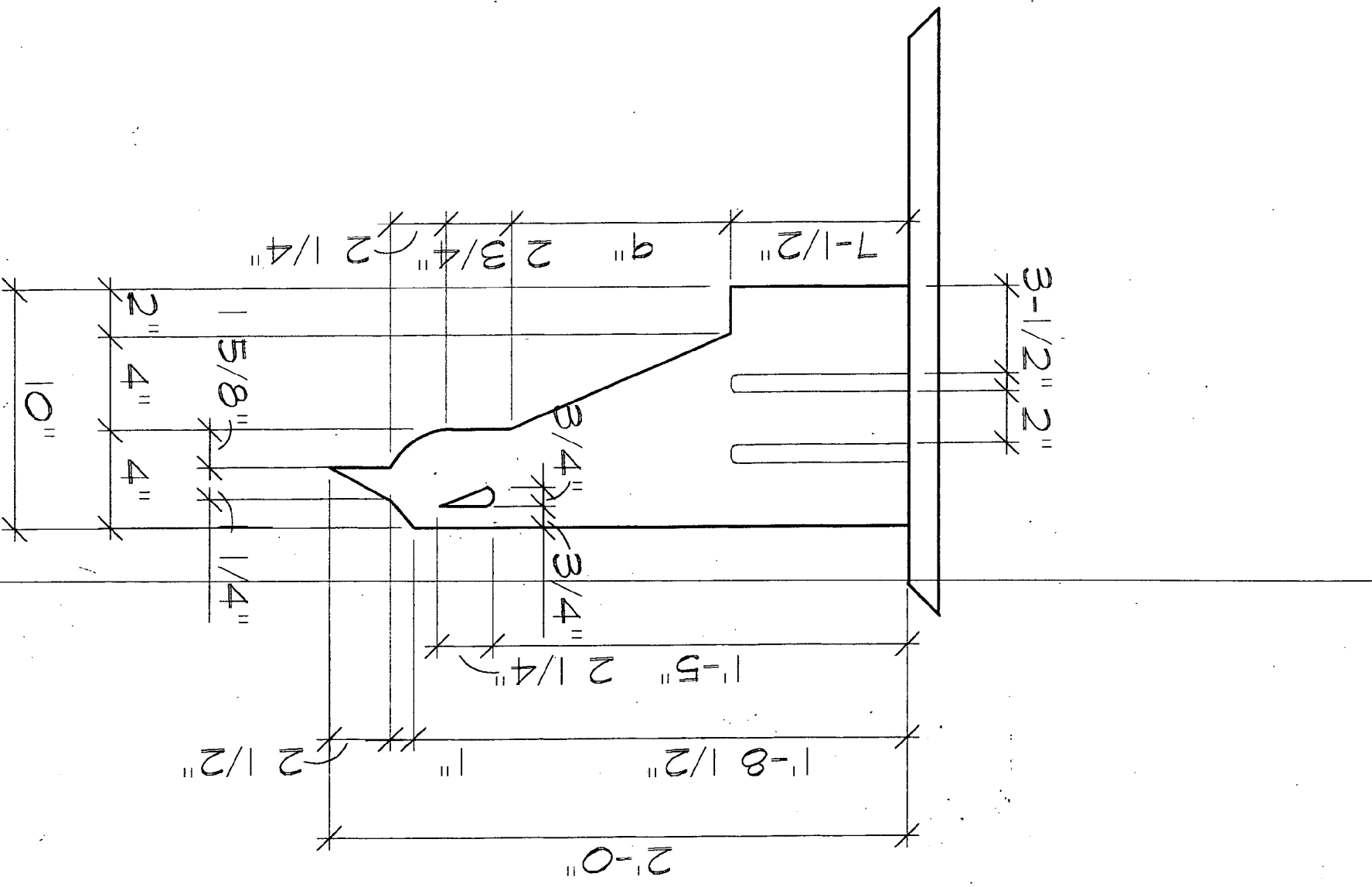


WYMER
RESIDENCE
FIRE
RESTORATION

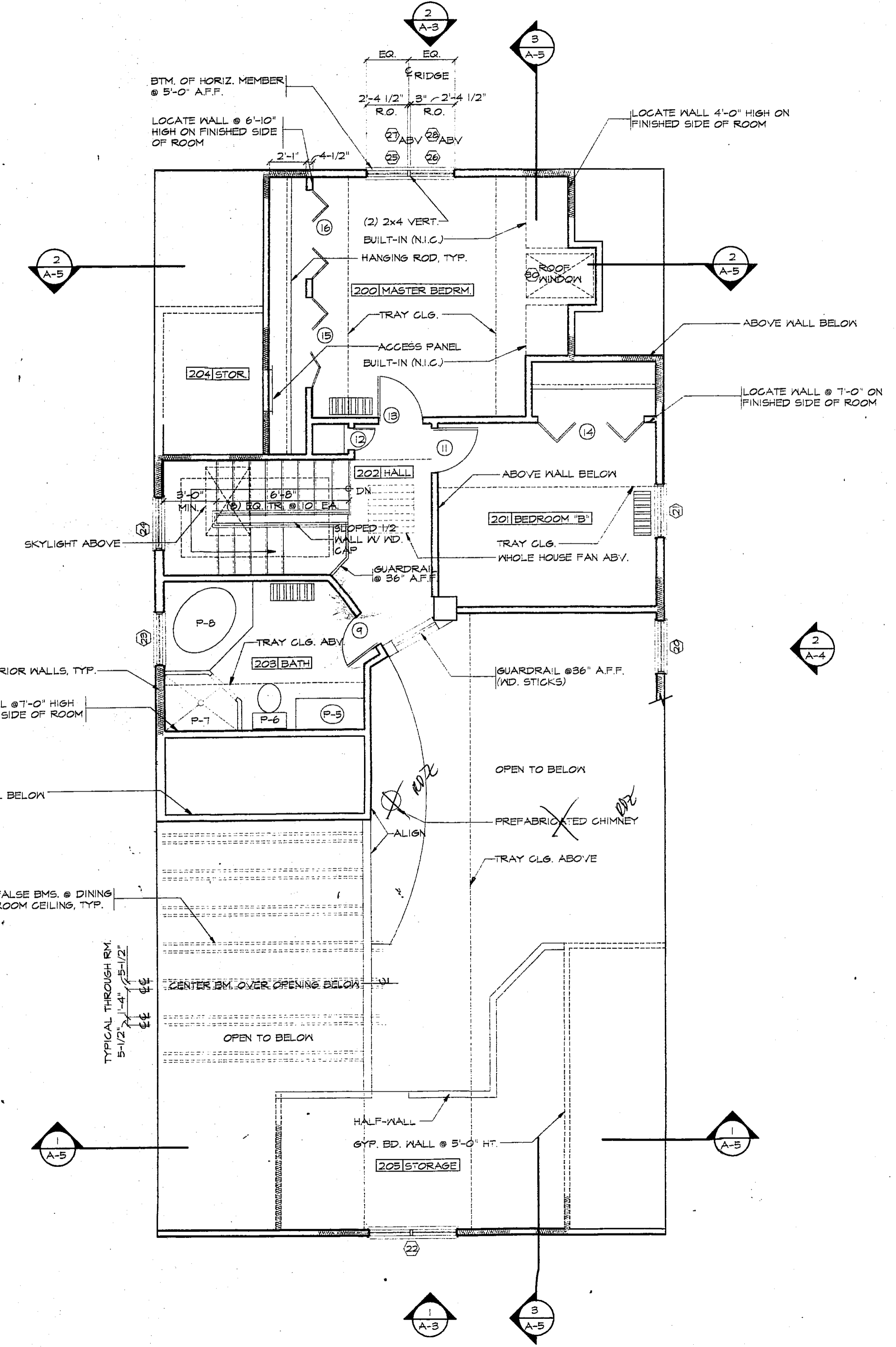


1 LEFT SIDE ELEVATION
A-5 N.T.S.

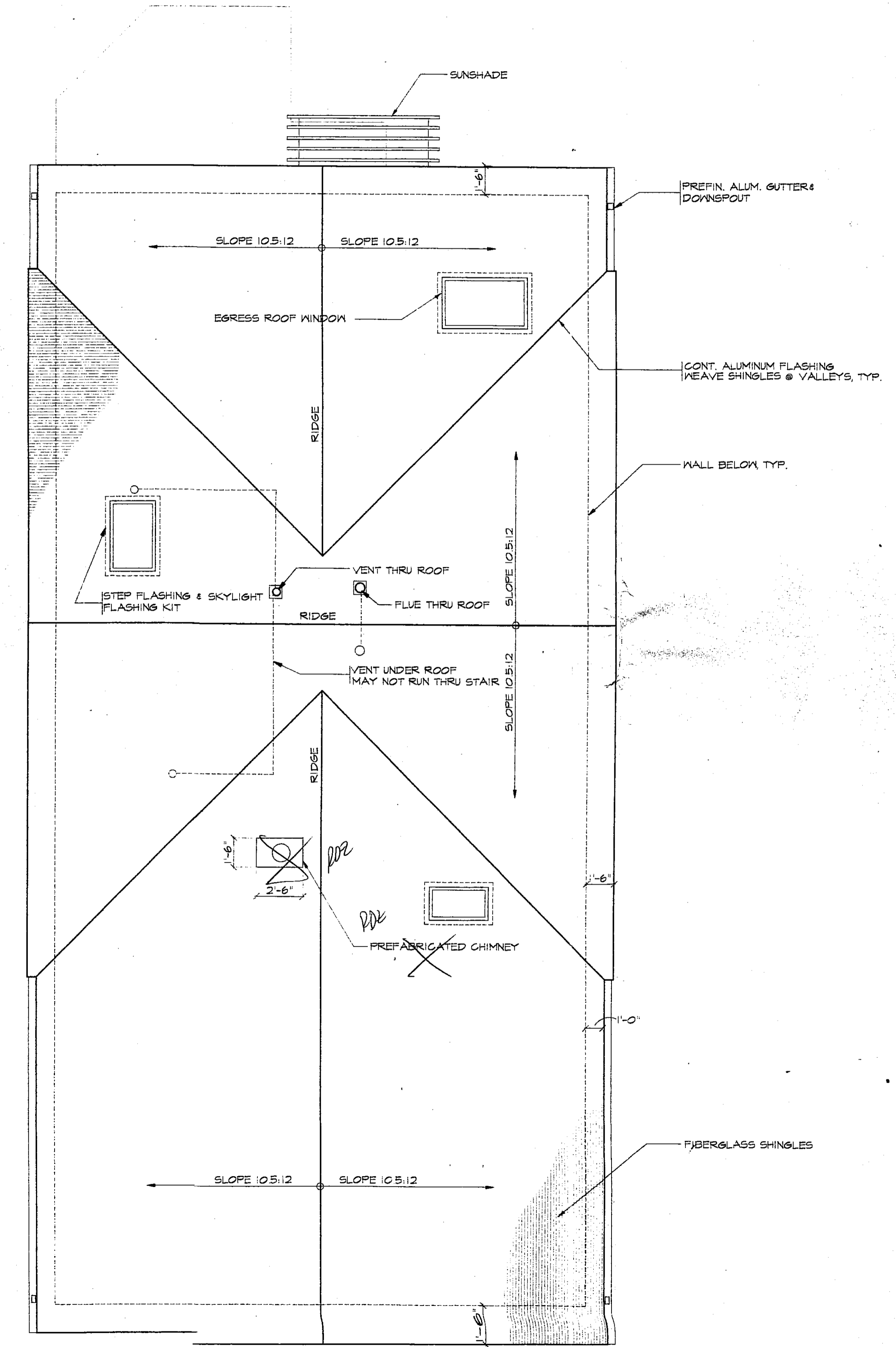




7313 Deakmore Ave
Tillamook Fork
3/197
402

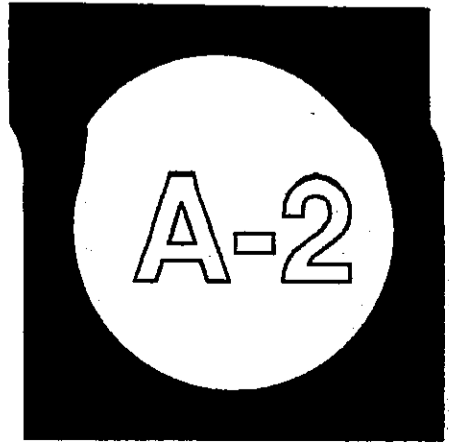


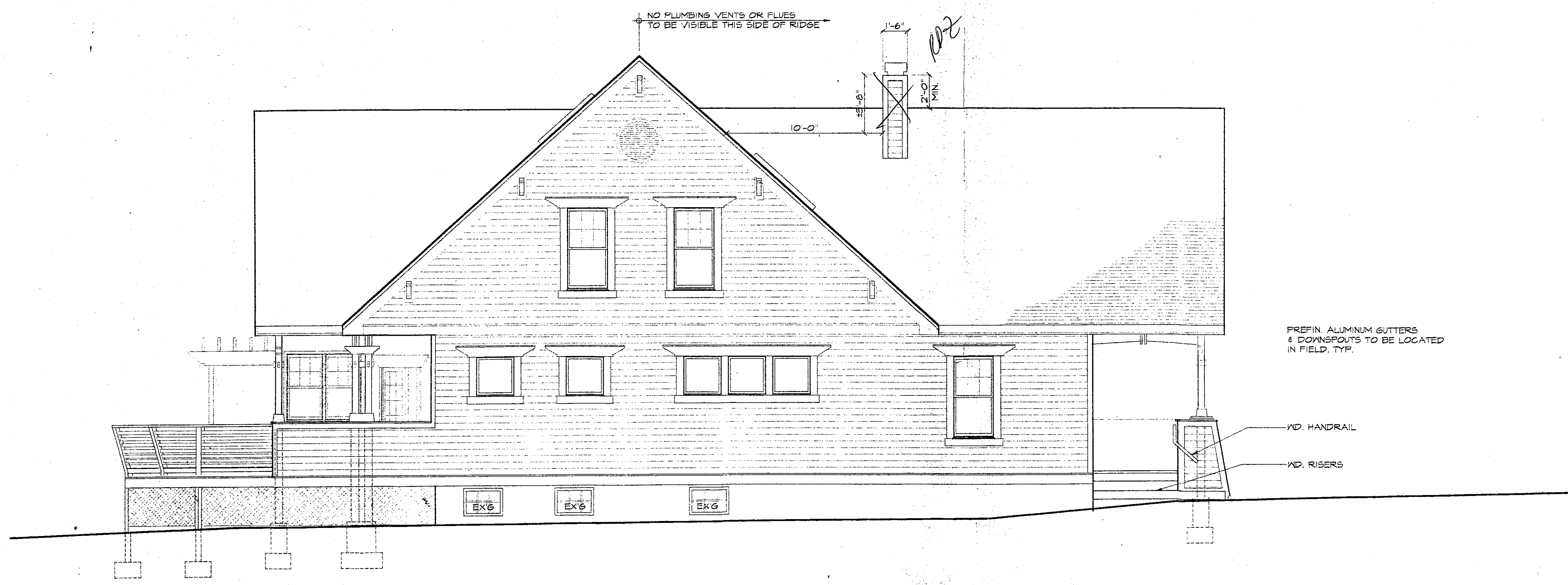
1 SECOND FLOOR PLAN
A-2 1/4"=1'-0"



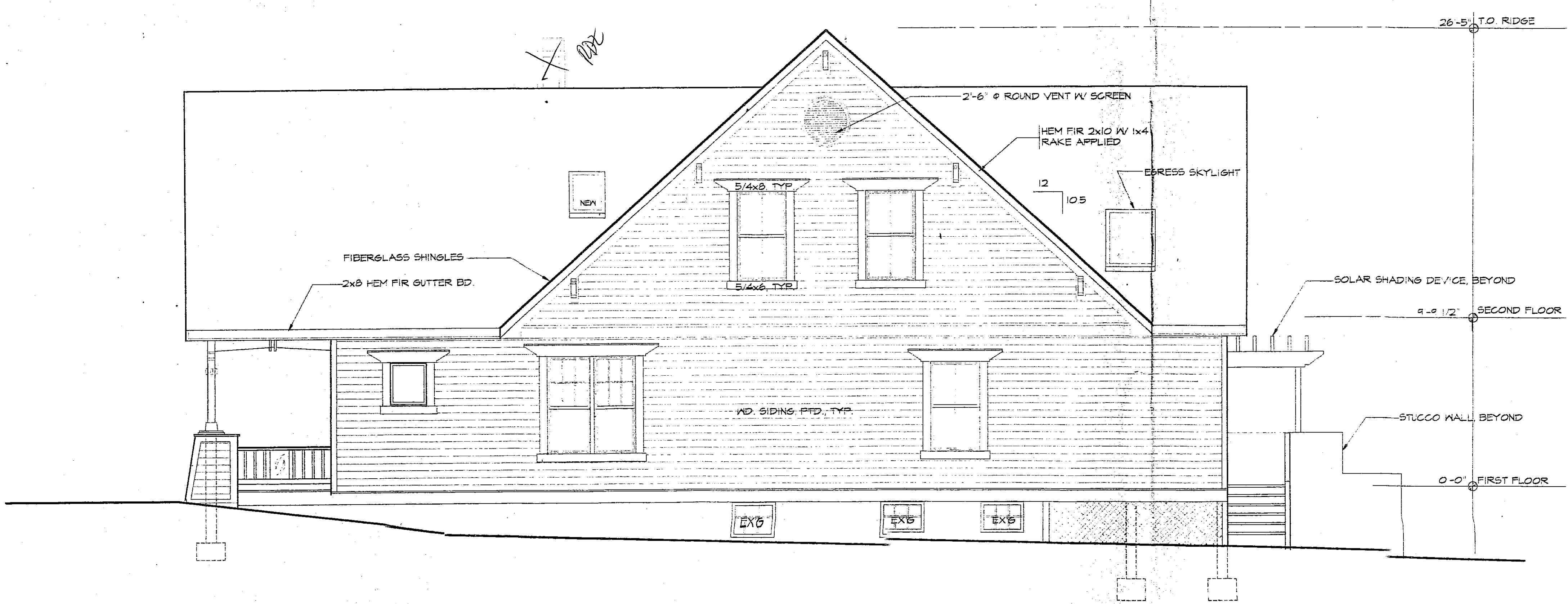
2 ROOF PLAN
A-2 1/4"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
3/27/97





2 REAR ELEVATION
A-4 1/4"=1'-0"

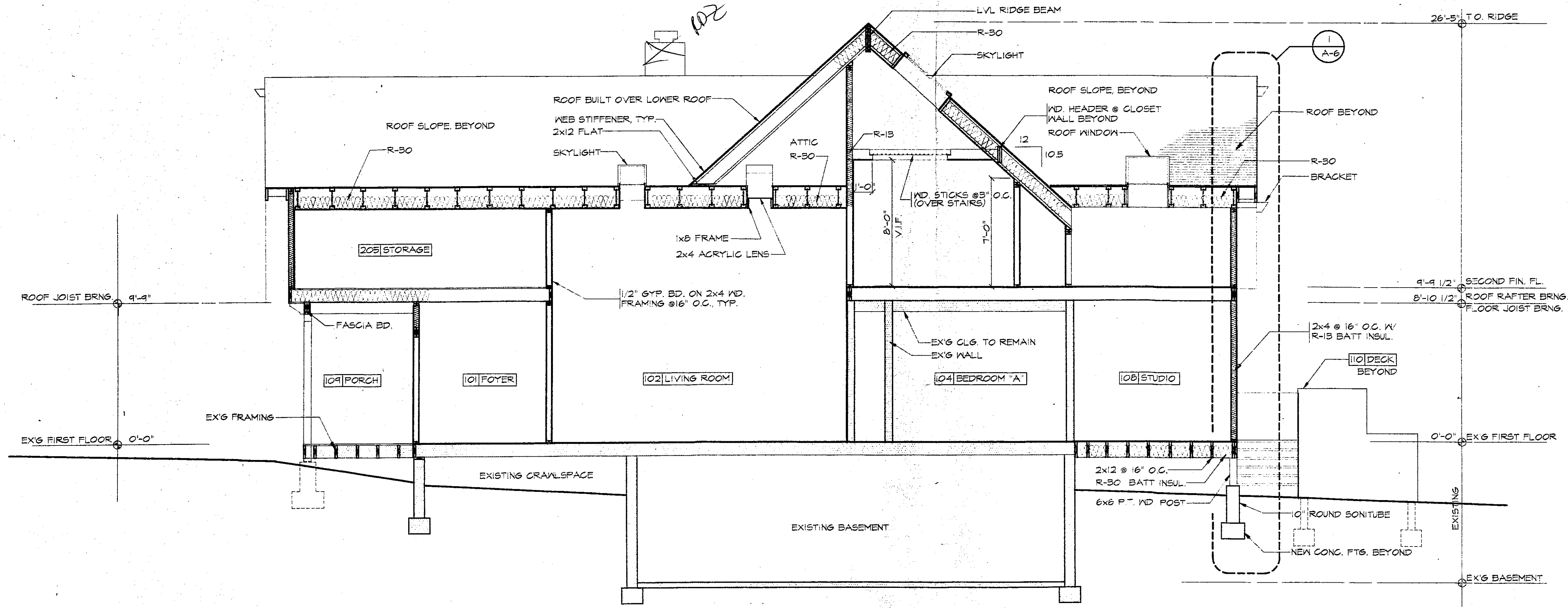


1 FRONT ELEVATION
A-4 1/4"=1'-0"

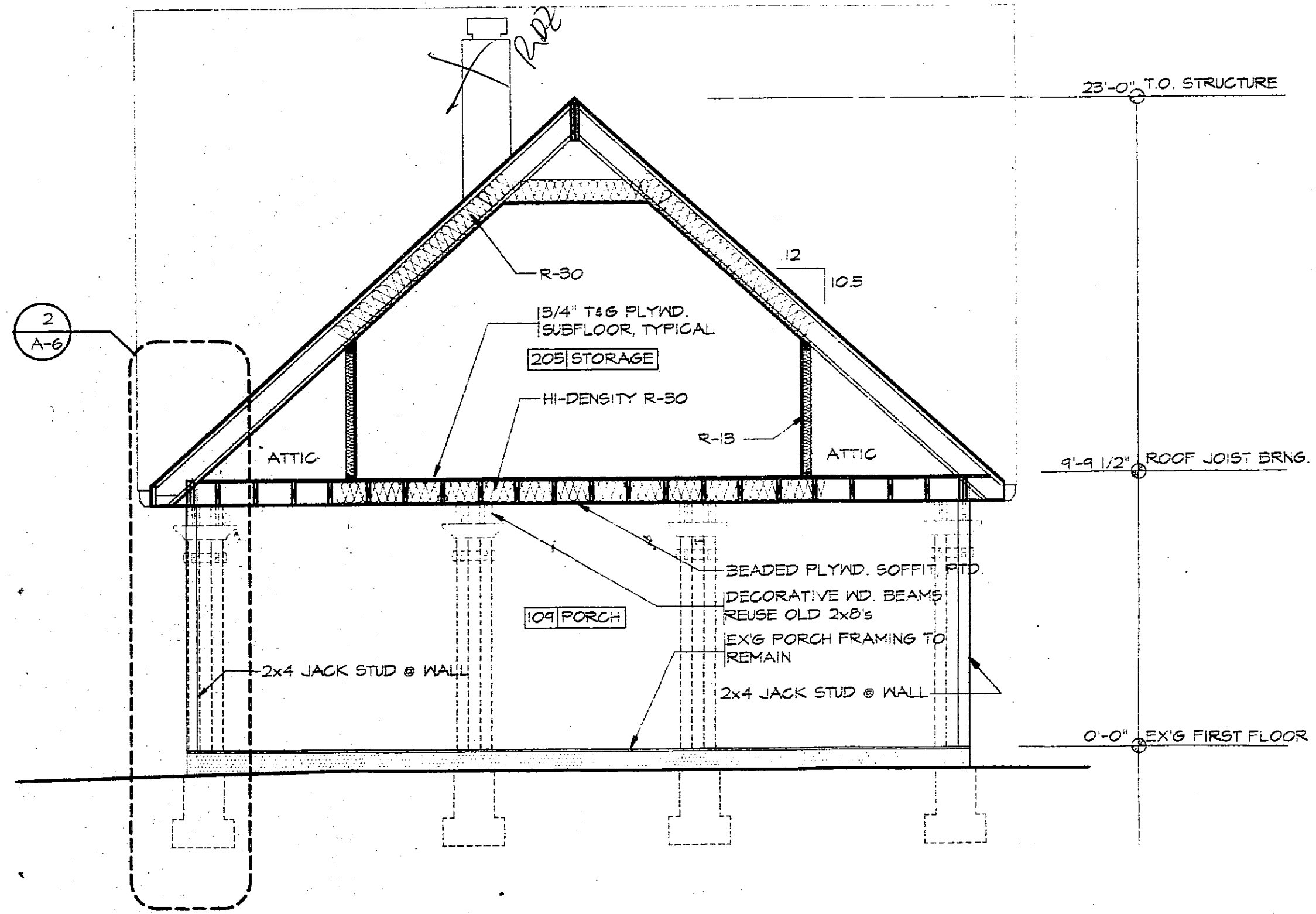
APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 3/21/97

LEFT ELEVATION
RIGHT ELEVATION
DETAILS

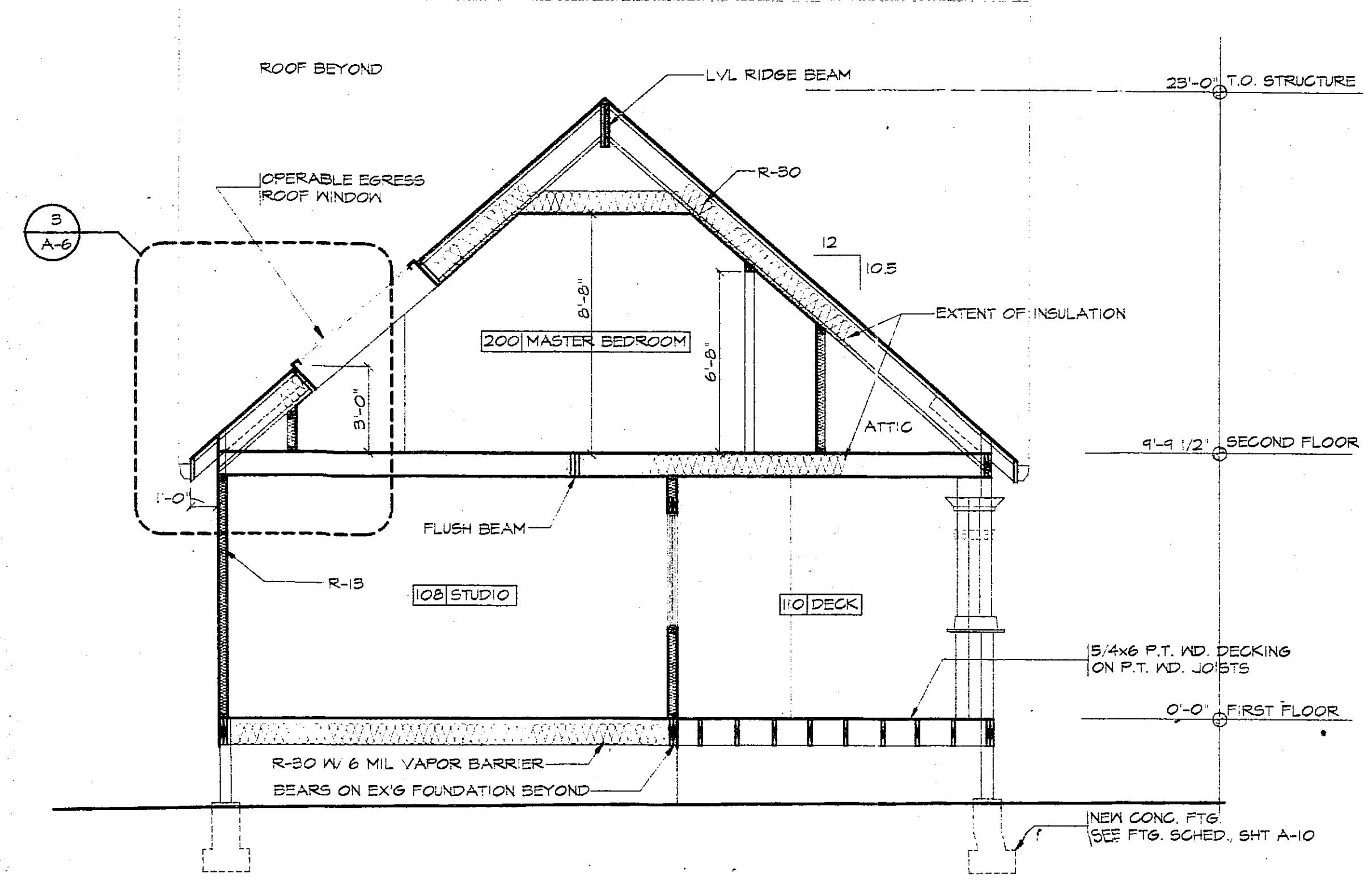
Project # 910500
Scale AS NOTED
Drawn by BJF/TDF/CKM
Date 27 MAR '97 PERMIT



3 BUILDING SECTION
A-5 1/4"=1'-0"



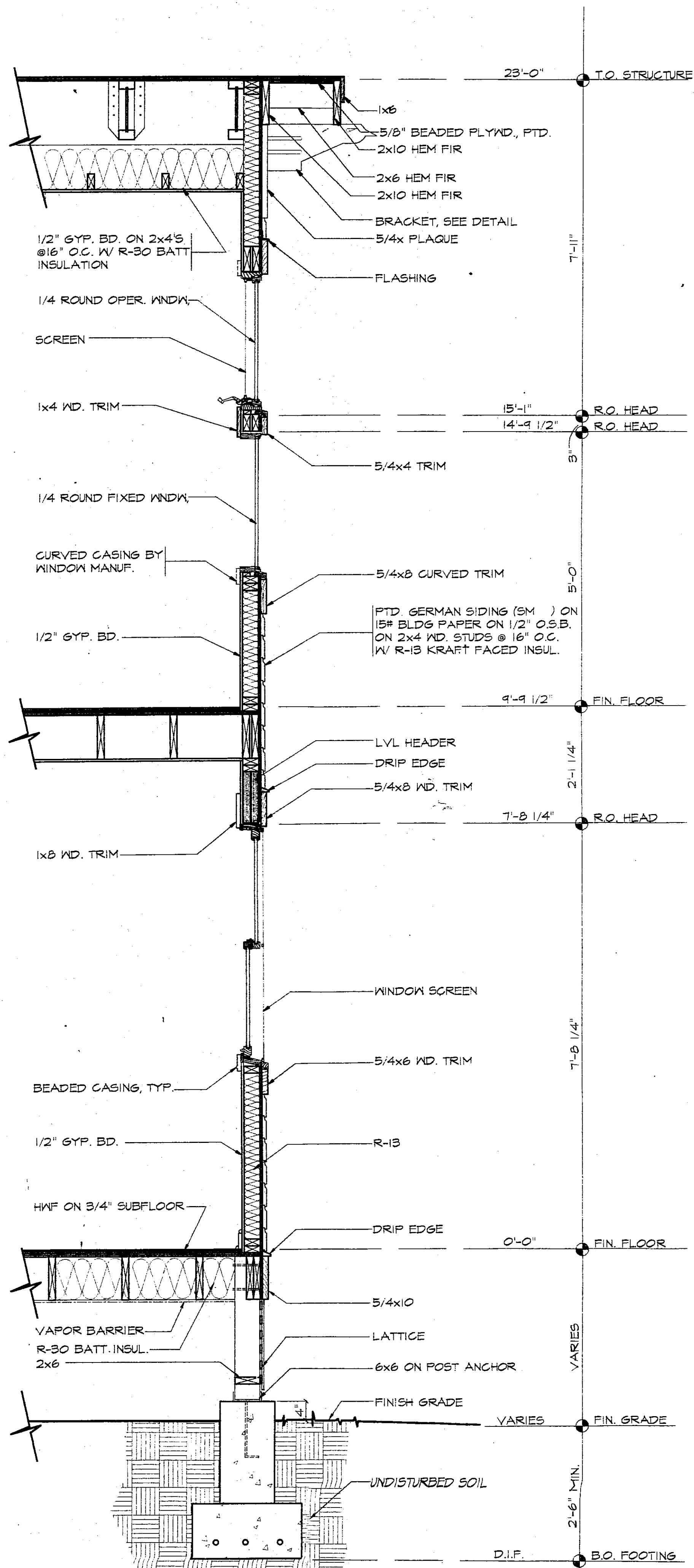
1 BUILDING SECTION
A-5 1/4"=1'-0"



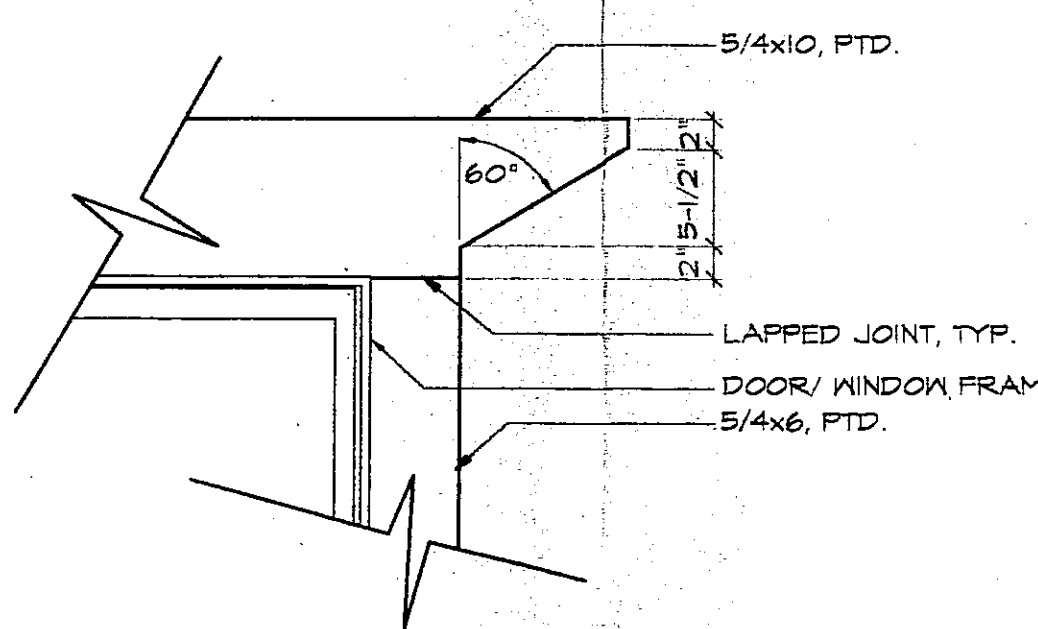
2 BUILDING SECTION
A-5 1/4"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 3/31/97

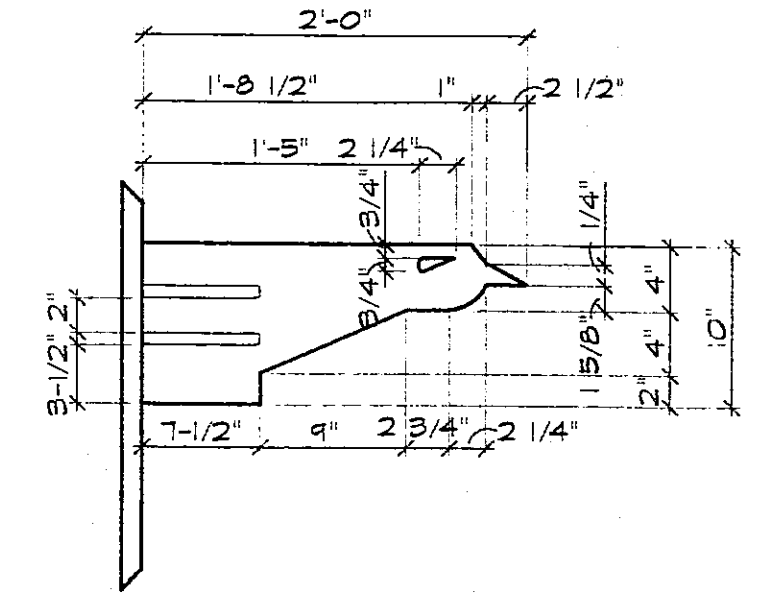




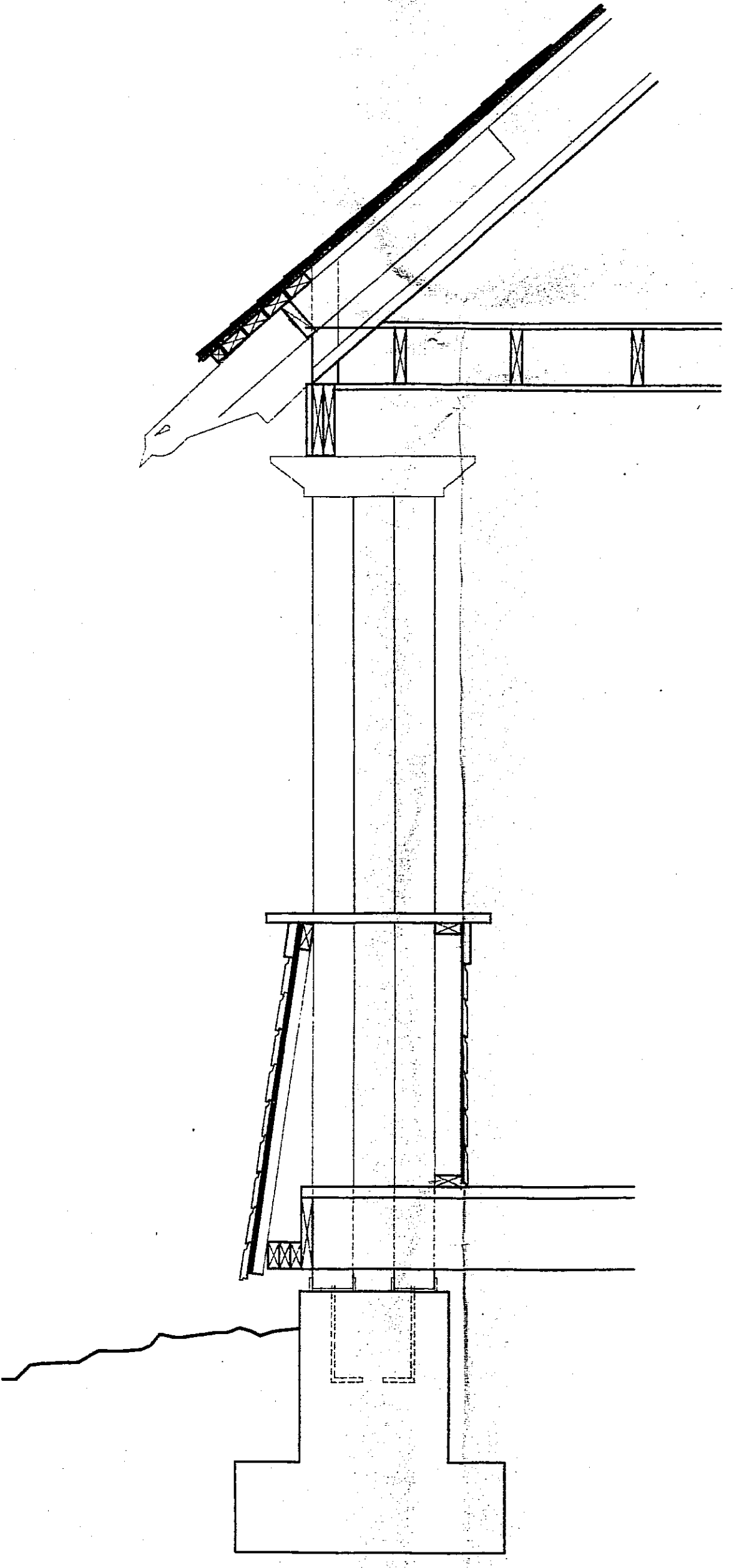
1 WALL SECTION
A-6 3/4"=1'-0"



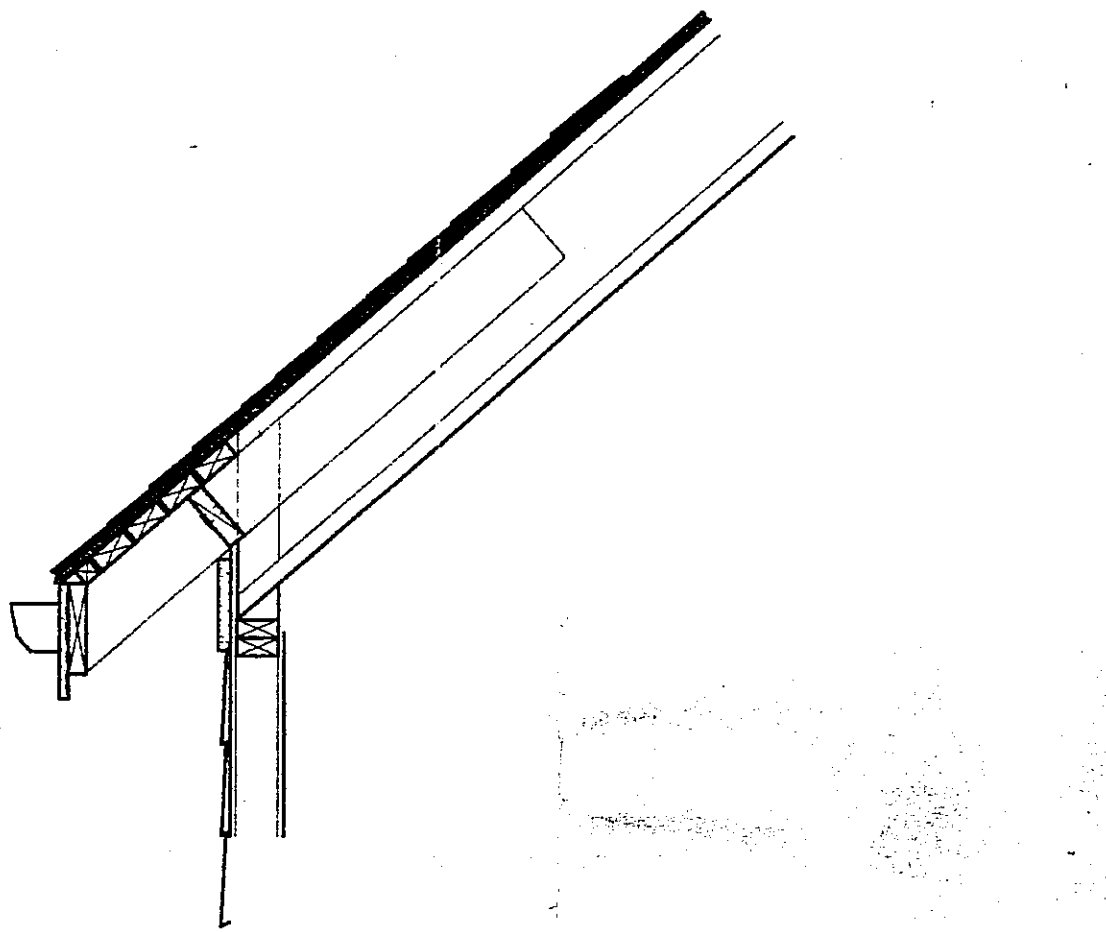
6 DETAIL
A-6 1"=1'-0"



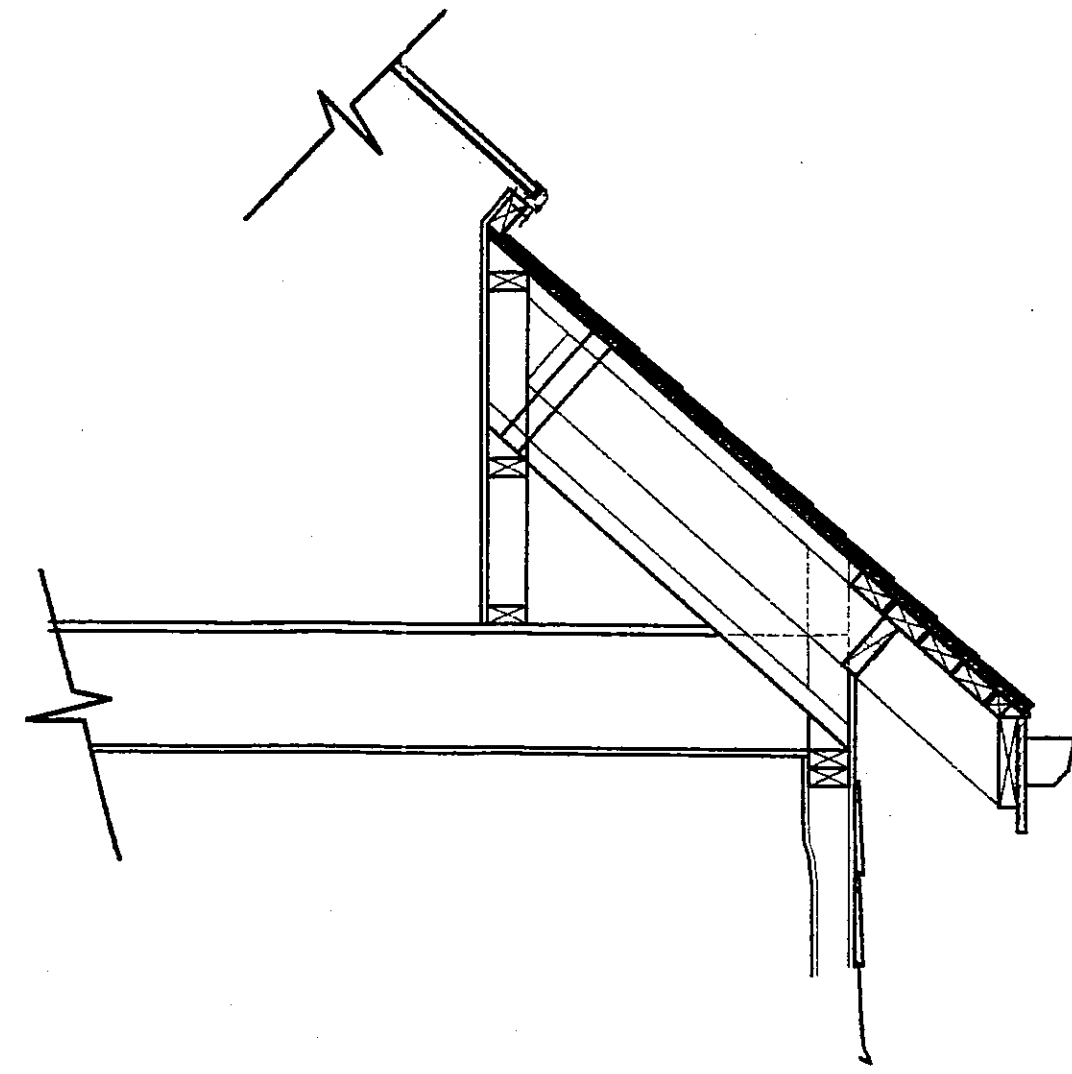
5 DETAIL
A-6 1"=1'-0"



2 WALL SECTION
A-6 3/4"=1'-0"

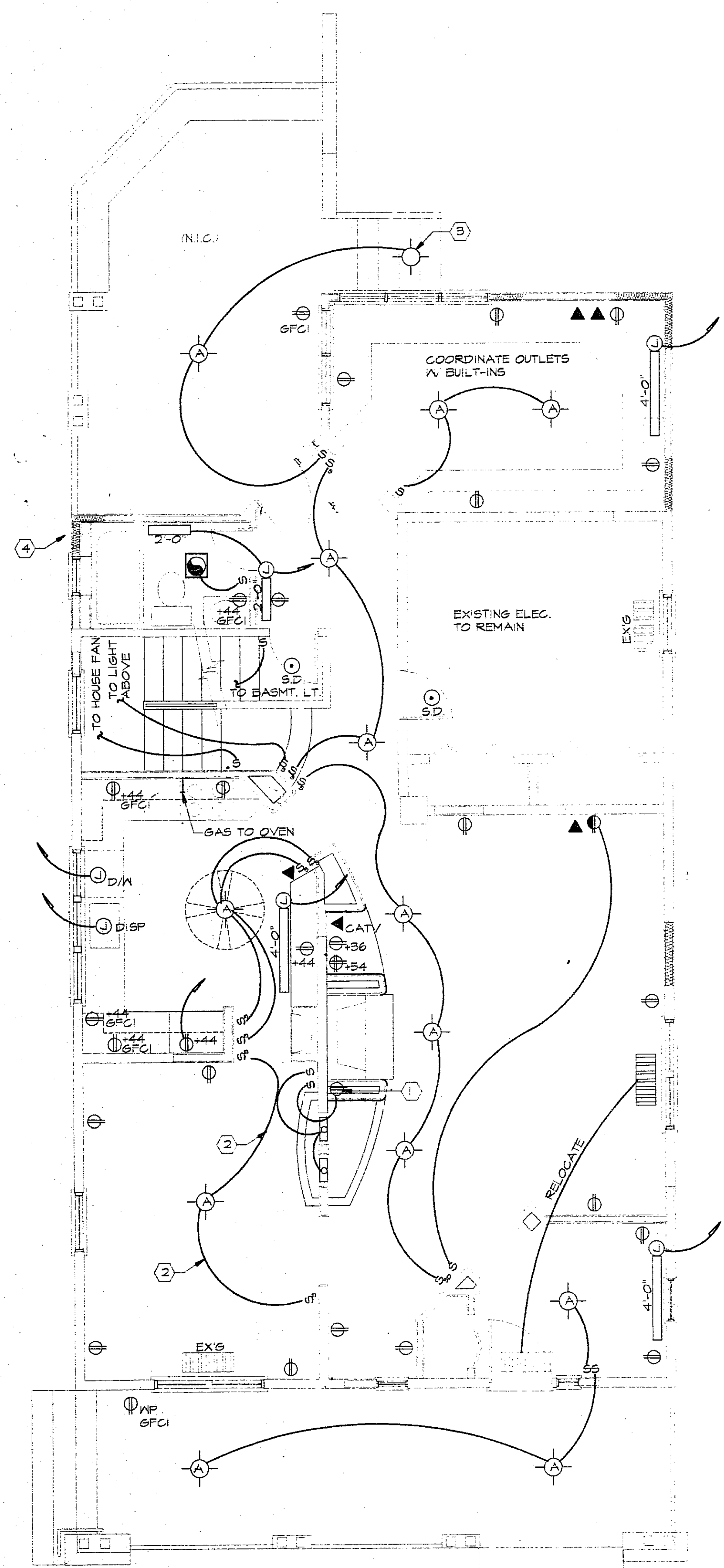


4 WALL SECTION
A-6 3/4"=1'-0"



3 WALL SECTION
A-6 3/4"=1'-0"

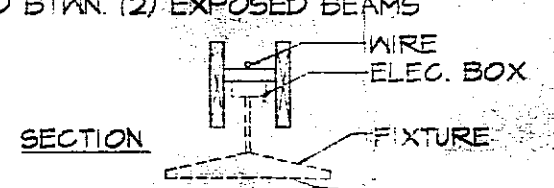
APPROVED
Montgomery County
Historic Preservation Commission
3/31/97



ELECTRICAL KEYNOTES

- COORDINATE ELEC. REQUIREMENTS & LOCATION W/ PUMP
- WIRE CONCEALED BTWN (2) EXPOSED BEAMS

SECTION

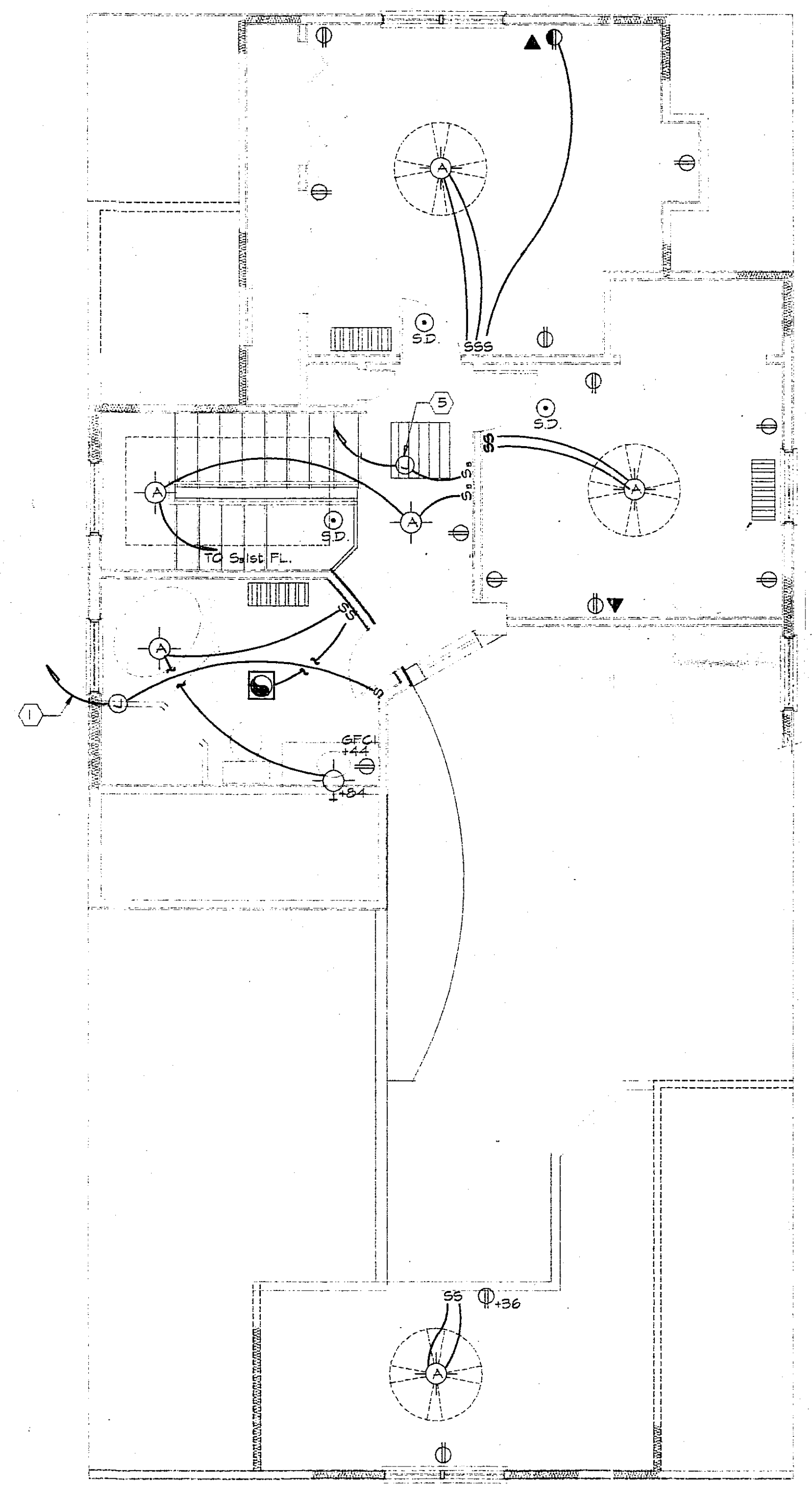


- DISGUISE IN SOLAR SHADING SHADING DEVICE COORDINATE W/ ARCHITECT
- UPGRADE EX'G ELEC. SERVICE PANEL AS REQUIRED
- COORDINATE POWER REQUIREMENTS W/ WHOLE HOUSE FAN

ELECTRICAL SYMBOLS

- DIMENSIONS INDICATED ARE TO C. OF DEVICE
- COORDINATE SPEAKER WIRING W/ OWNER PRIOR TO GYP. BD. INSTALLATION

- SURFACE MTD. LIGHT FIXTURE SUPPLIED BY OWNER INSTALLED BY CONTRACTOR
- WALL MTD. LIGHT FIXTURE SUPPLIED BY OWNER INSTALLED BY CONTRACTOR
- SD SMOKE DETECTOR (INTERCONNECTED)
- S SWITCH (#82", U.N.O.)
- DUPLEX OUTLET (#18", U.N.O.)
- QUADPLEX OUTLET (#18", U.N.O.)
- HALF-SWITCHED OUTLET (#18", U.N.O.)
- EXHAUST FAN/ LIGHT COMBO NUTONE, OR EQUAL
- CLS. FAN BOX FAN SUPPLIES BY OWNER, INSTALLED BY CONTRACTOR
- ▲ TELEPHONE JACK
- CABLE T.V. JACK
- OIL FILLED ELEC. BASE HEATER
- 1'-0" LONG FLUORESCENT PLANTGROW LIGHT COORDINATE RECESSED OPENING IN SIDE OF WALL



1

 FIRST FLOOR ELECTRICAL PLAN

 A-10 1/4"=1'-0"

2

 SECOND FLOOR ELECTRICAL PLAN

 A-10 1/4"=1'-0"