_37/3-97L Rev7313 Baltimore Avenue (Takoma Park Historic District)



DATE: 6/27/97

MEMORANDUM	
TO:	Robert Hubbard, Acting Director Department of Permitting Services
FROM:	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:	
All new wondows Shell be wood; with	

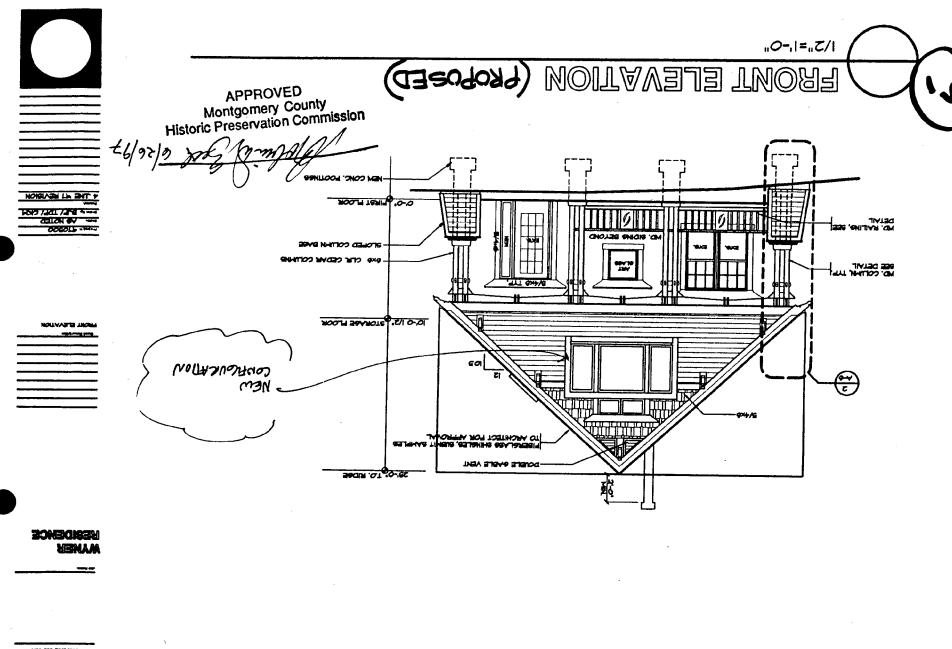
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Kenneth Wyner

Address: 7313 Baltwon

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

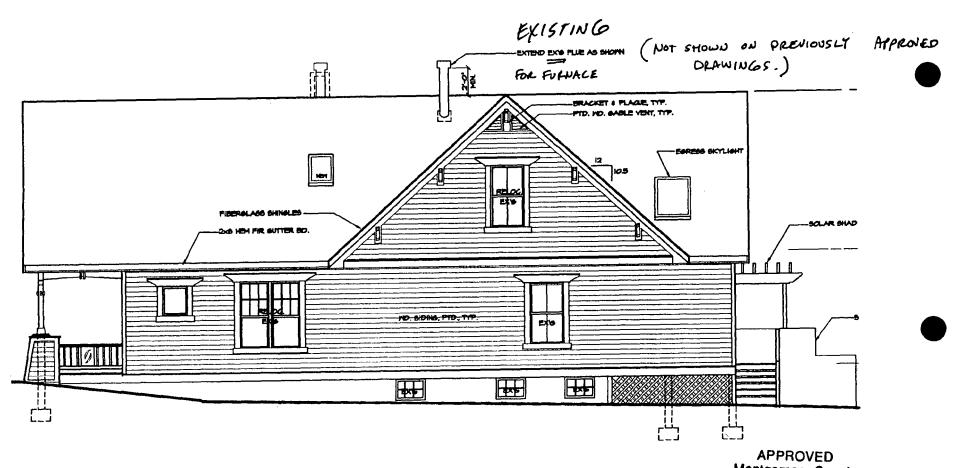




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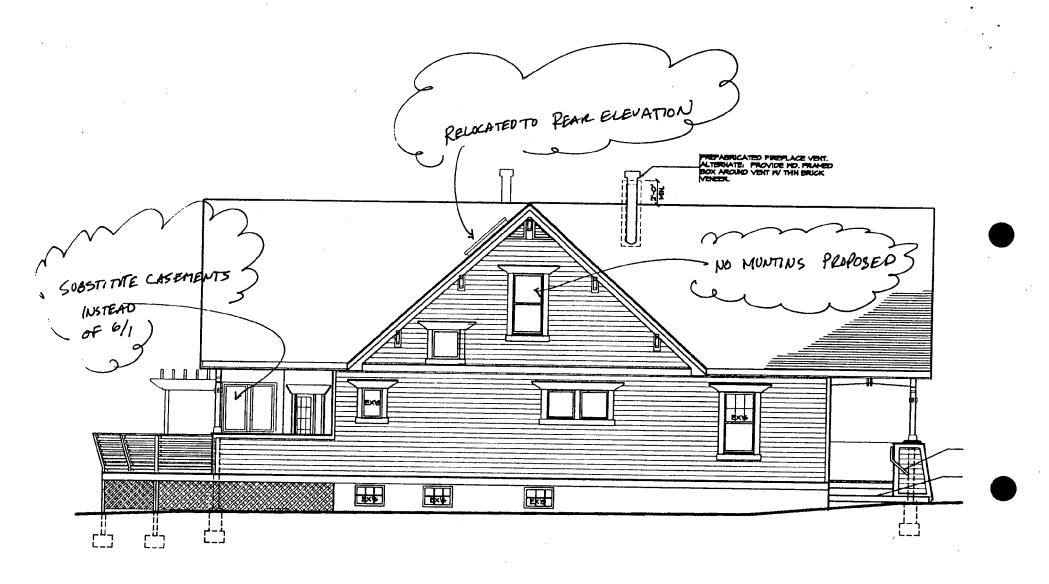
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Historic Preservation Commission REAR ELEVATION (PROPOSED) 1/2"=1'-0"



RIGHT SIDE ELEVATION (PROPOSED)

1/8"=1'-0"

Montgomery County
Historic Preservation Commission





LEFT SIDE ELEVATION (PROPOSED)

APPROVED
Montgomery County
Historic Preservation Commission

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO:

Historic Area Work Permit Applicants

FROM:

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!

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 RECOMMENDATIONS: APPROVAL

proposal (windows, flue) 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. <u>Front Elevation</u>: 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. <u>Rear Elevation</u>: 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. <u>Right Side Elevation</u>: a) Furnace flue was not shown on the previously approved drawings. The new (extended) flue is shown on the proposed elevation.
- 4. <u>Left Side Elevation</u>: 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 <u>Takoma Park Guidelines</u> 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.



8120 Woodmont Avenue Suite 107 Bethesdo, 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.

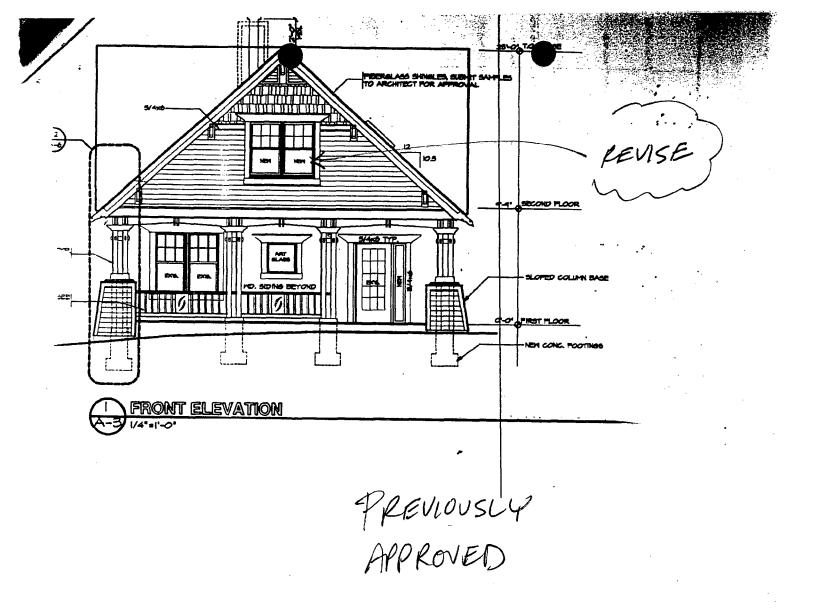
In this package we have included the previously approved elevations, as well as our proposed changes to the these drawings. These changes include:

- Substitution of a picture window with flanking casements and transoms above for the four quarter round units on the <u>rear elevation</u>.
- Installing casement windows without muntins or grilles for triple double-hung window unit on the first floor of the <u>rear elevation</u>, as well as for the double double-hung unit on the first floor at the far left of the <u>left side elevation</u>.
- 3. Substitution of the same picture window/combination unit indicated above for the two double-hung windows on the second floor of the <u>front elevation</u>.
- 4. Replacing the 6-over-1 double-hung unit on the second floor of the <u>left side</u> <u>elevation</u> 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



Flanagan Architecte. A / A 8820 Woogney 100 M/

wyner Residence

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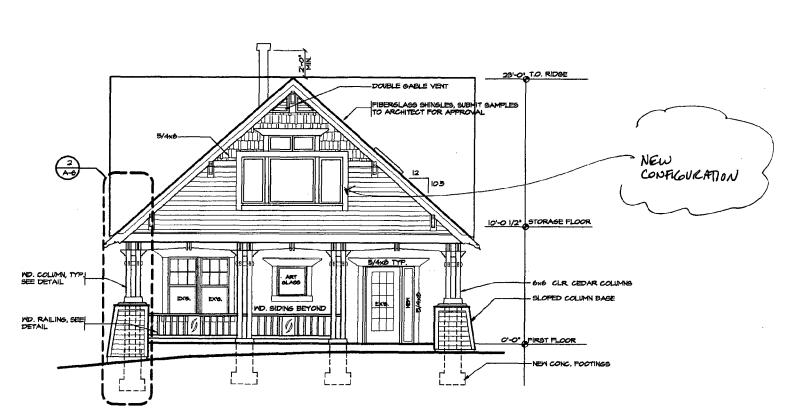
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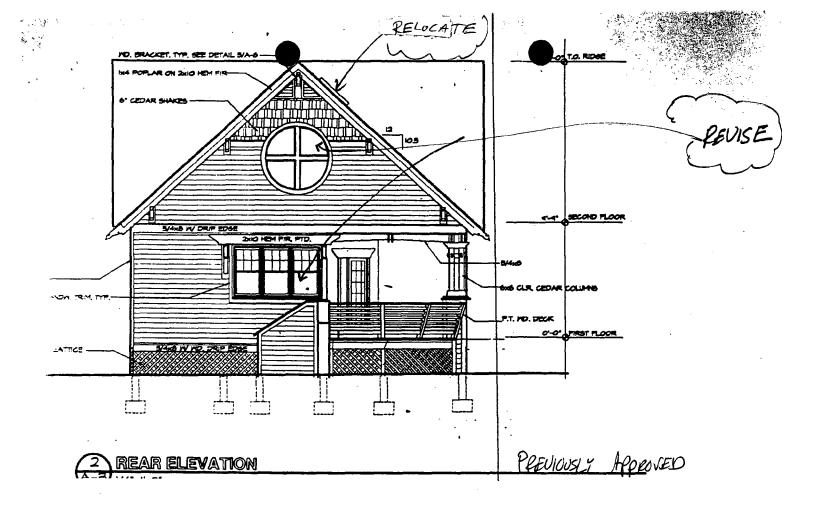




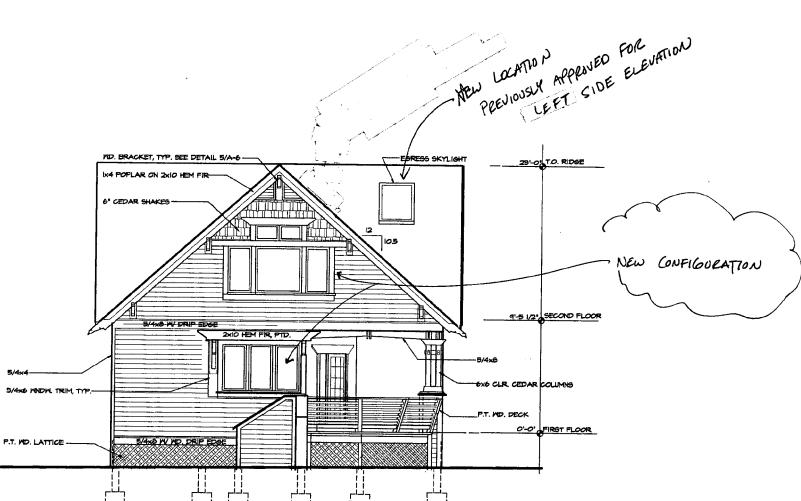


FRONT ELEVATION (PROPOSED)

1/2"=1'-0"







wyner Residence

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REAR ELEVATION

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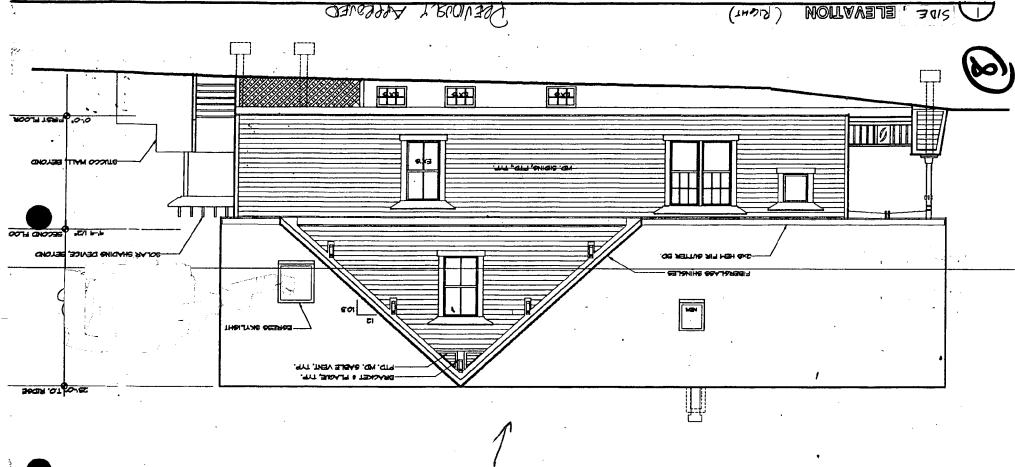
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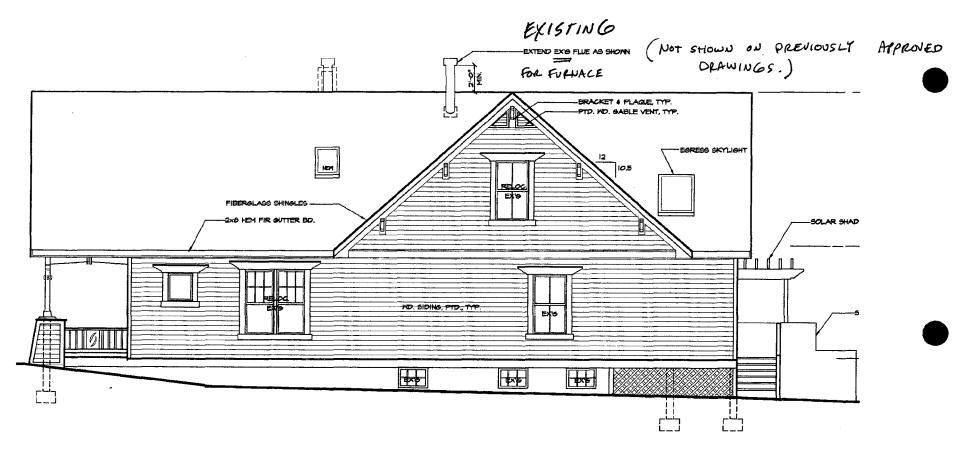
REAR ELEVATION (PROPOSED)

1/2"=1'-0"

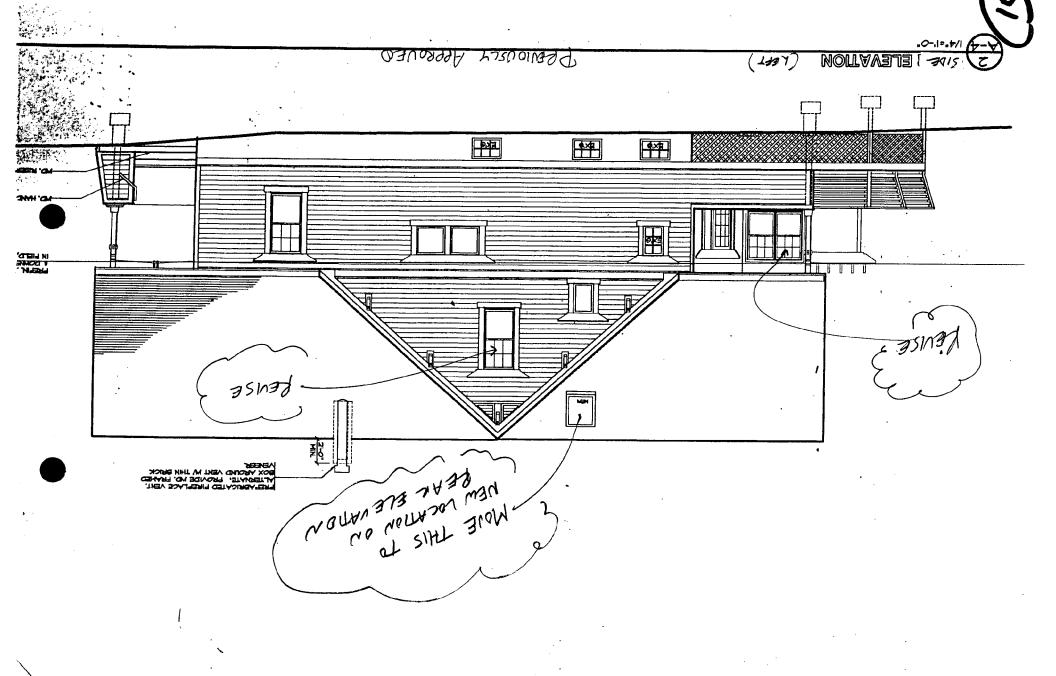


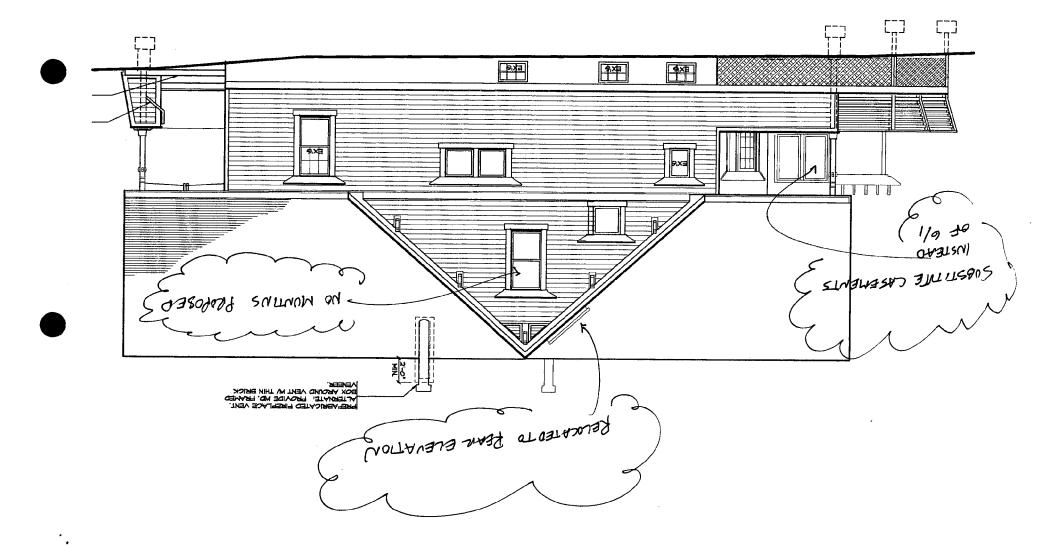


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LEFT SIDE ELEVATION (PROPOSED)



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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

49/25/97

,



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

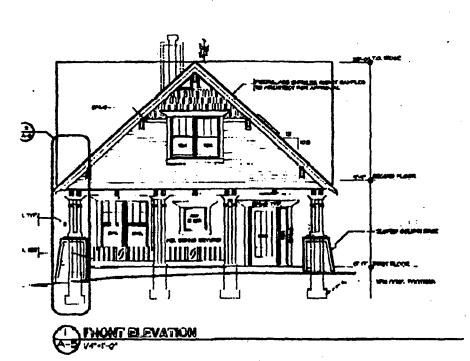
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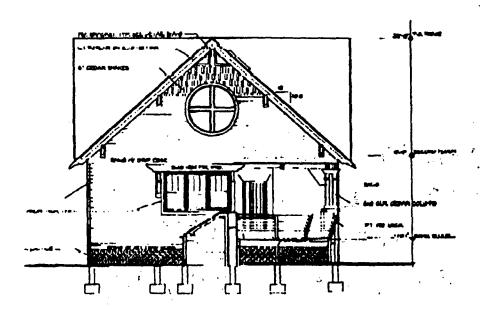
3rd Revision. This is a bis change. Weed 1 set & say Mat's it.

too many small changes/ Magotiations

HPC Said-come back for revision

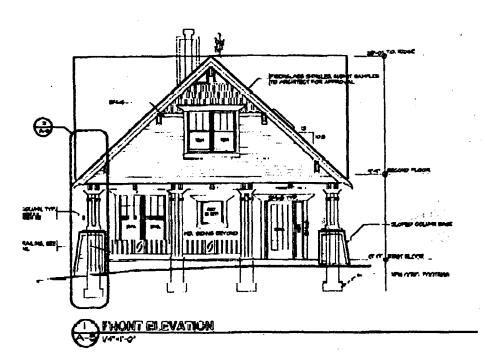


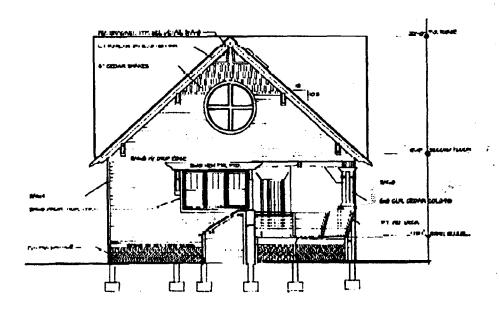




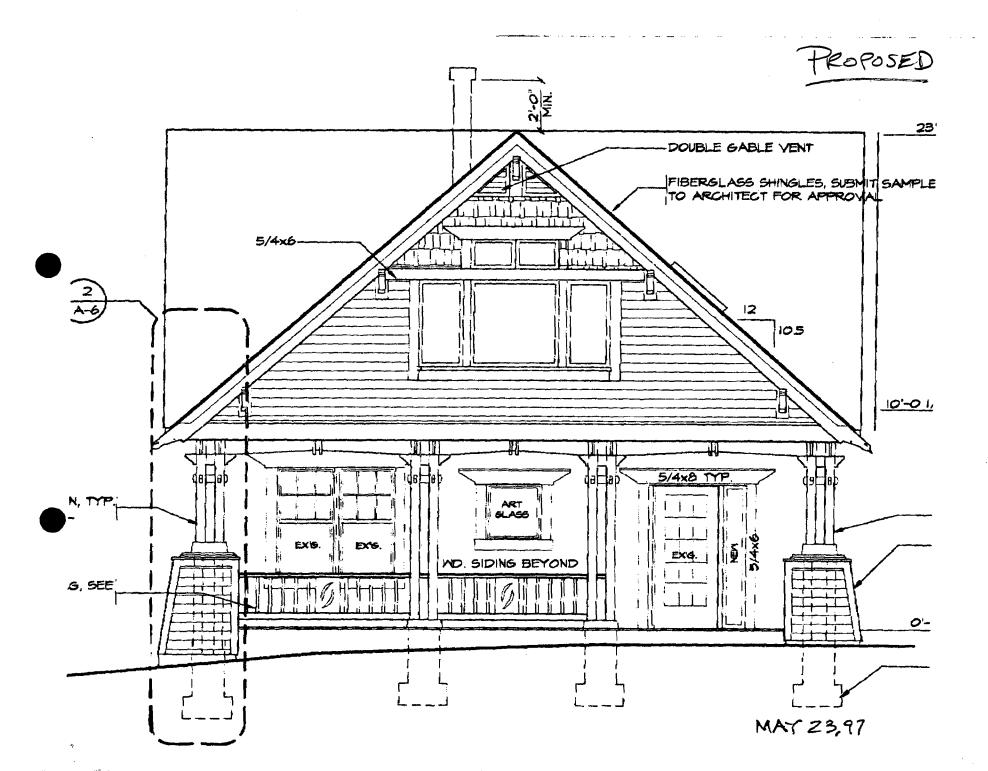


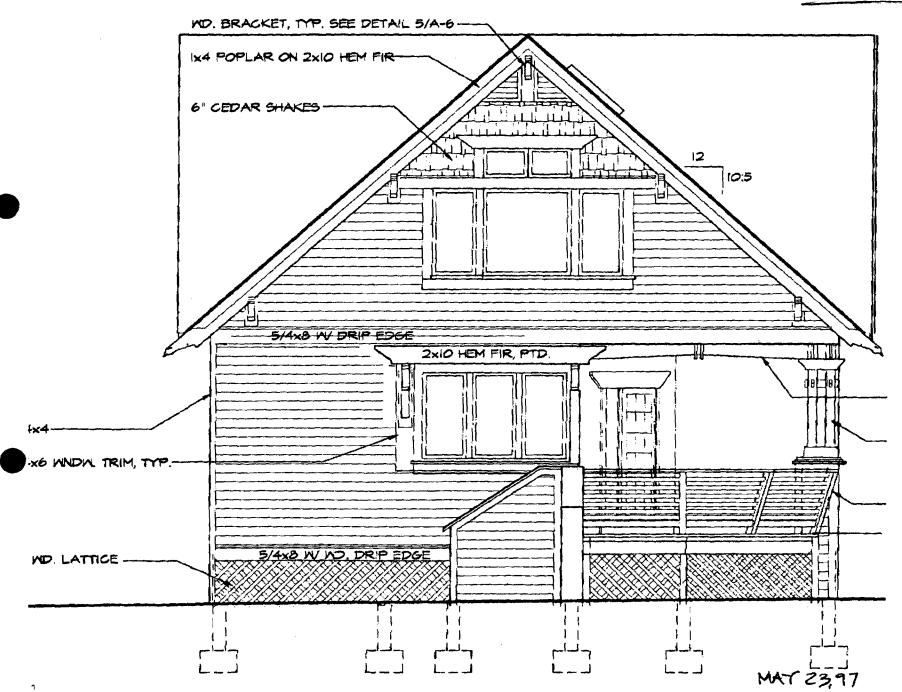
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue Silver Spring, Maryland 20910-3760

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Sincerely,

Robin D. Ziek

Historic Preservation Planner



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.

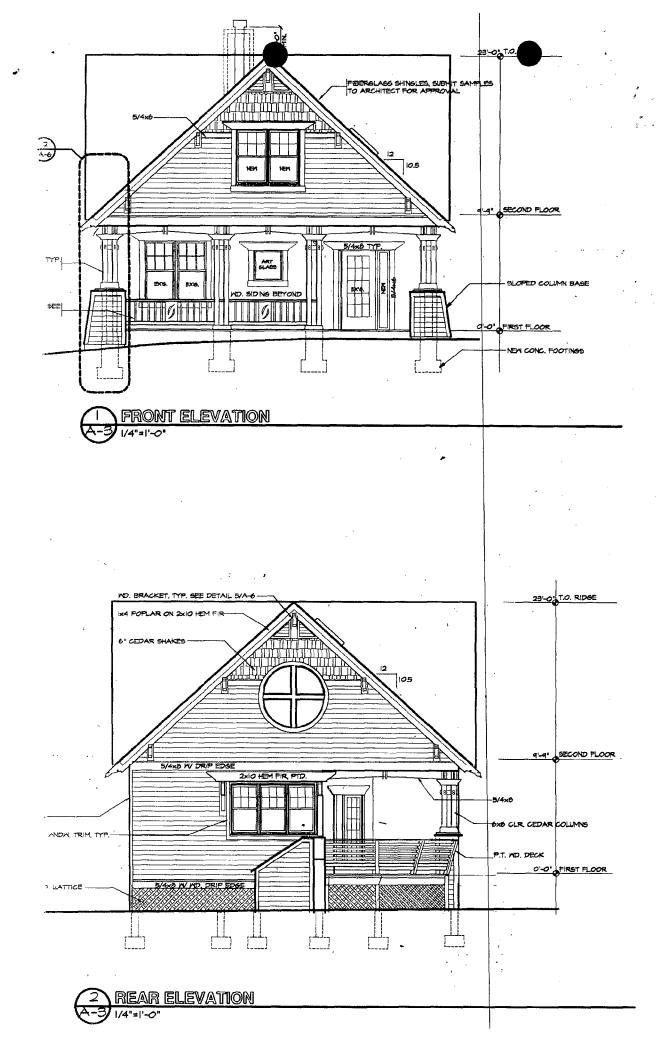
In addition, please note that we have eliminated the sided enclosure around the prefabricated fireplace flue and will most likely leave the flue exposed due to budgetary constraints. Please advise us on the approval process required.

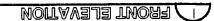
We are still struggling with the wood siding issue. If the budget does not permit wood siding, we understand that we must present our case to the committee once again. I hope to make a site visit tomorrow (4/25/97) to determine the feasibility of reusing the existing wood siding. Please call me at your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

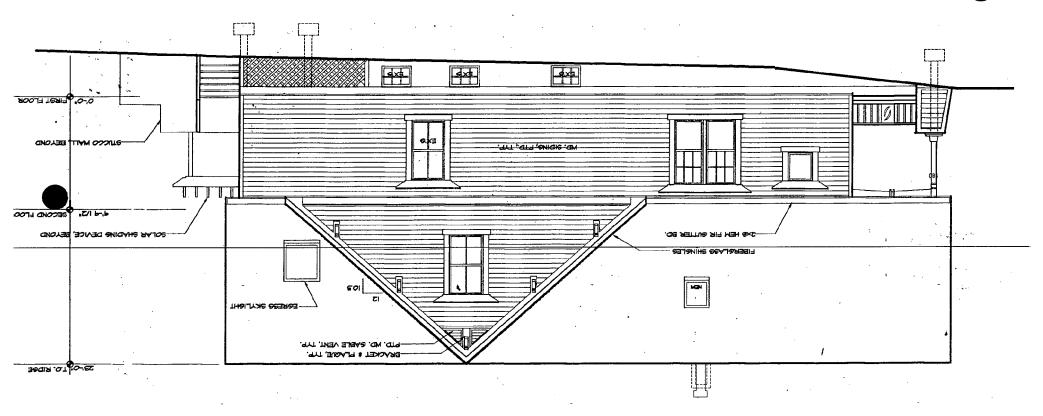
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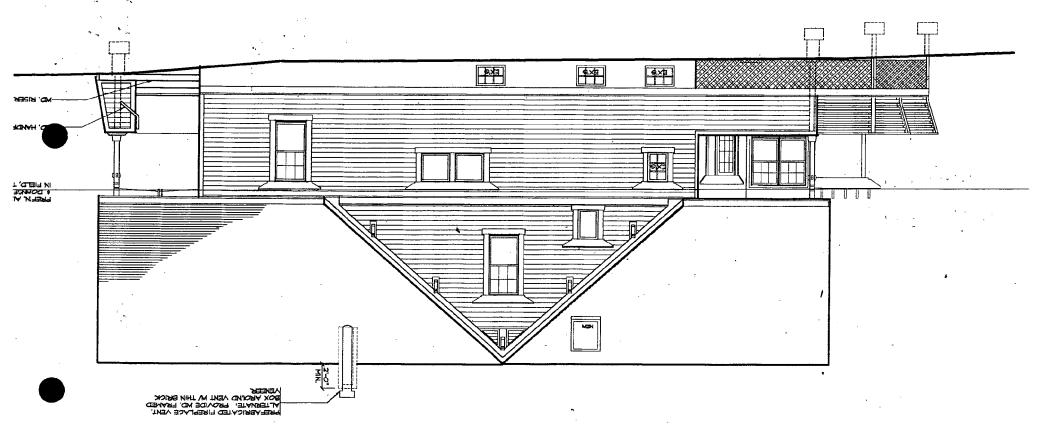
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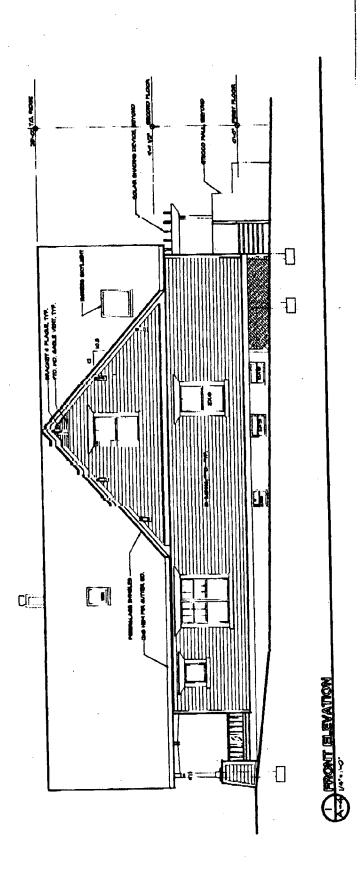
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8120 Woodmont Ave. Suite 107 Bethesda, MD 20814 TEL (301) 652-4811 FAX (301) 652-4814

Date:

4/23/97

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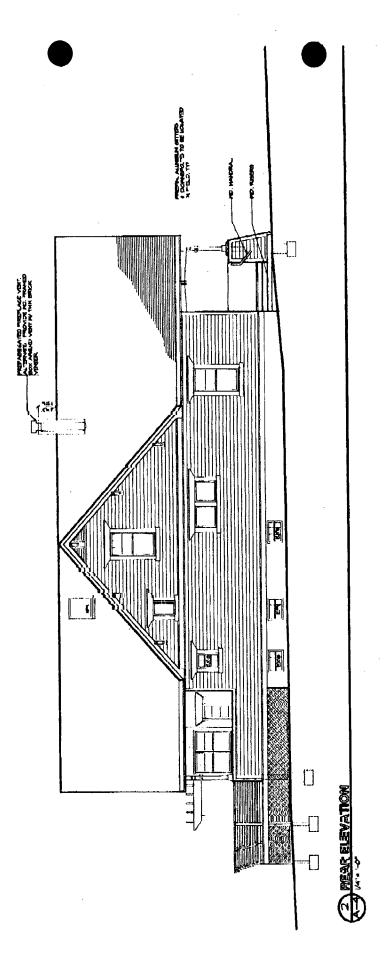
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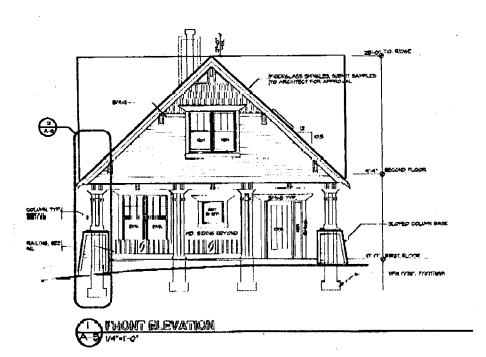
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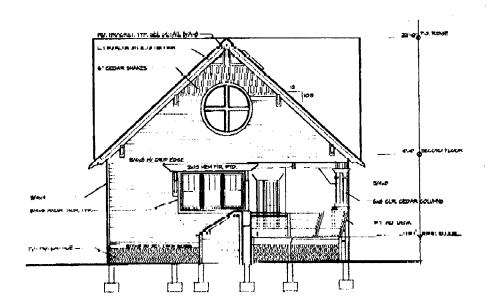
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REAR ELEVATION



8120 Woodmont Ave. Suite 107

Bethesda, MD 20814

TEL (301) 852-4811

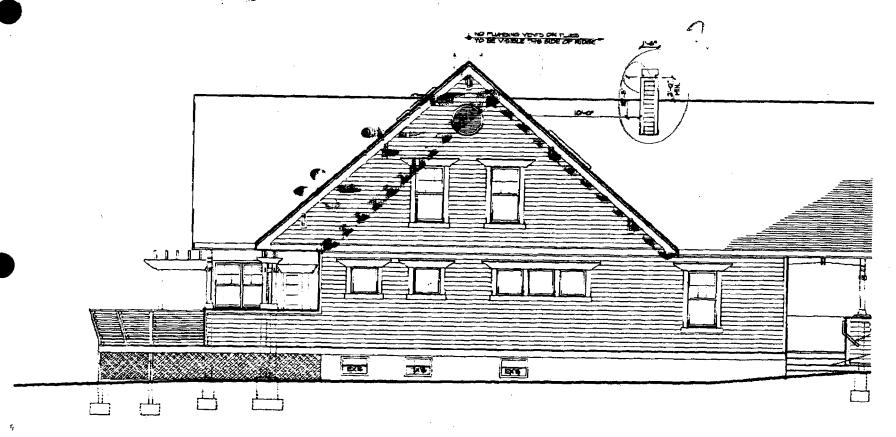
FAX (301) 652-4814

MEMO/TRANSMITTAL	Ţ
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architecture

ROBIN, LOWER PIDGE BY 13-6"





DATE: 3 27 97

Bull to S-Parch Railing Details

- Chimney application

- (String ox) ?

MEMORANDUM

TO:

Robert Hubbard, Acting Director

Department of Permitting Services

FROM:

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) WINDOWS SHALL BE XOOD, WITH
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THE BUILDING PERMIT FOR THIS PROJECT UPON ADHERENCE TO THE APPROVED HISTOR	
Applicant: Ken Wyner	
Address: 7313 Baltimere Alenne,	Takoma Part, MD. 20912
THE APPLICANT MUST ARRANGE FOR A I THE DEPARTMENT OF PERMITTING SERVICES TO COMMENCEMENT OF WORK AND WITHIN TO OF WORK.	S AT 217-6240 FIVE DAYS PRIOR



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 # KP 11/2 OF M 1/1/2 OF	N 30/ 5 9475
NAME OF PROPERTY OWNER	L DAYTIME TELEPHONE NO. W/ 1/13
ADDRESS /5/2 PHOLITICAL TOTAL	STATE ZP CODE
CONTRACTOR / ME HCHANIXIC (OKOUP)	TELEPHONE NO()
SECTION STREET CONTRACTOR REGISTRATION NUMBER	The second of th
AGENT FOR OWNER	DAYTIME TELEPHONE NO()
LOCATION OF BUILDING/PREMISE	and the second of the second of
HOUSE NUMBER SAME AS AND OF	
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PART: ONE: TYPE OF PERMIT ACTION AND USE 1996	
	E ALL APPLICABLE: A/C Slab, Room Addition
Construct (Extend Alter/Renovate Repair) Move Porch	
	Wall (complete Section 4) Single Family Other
200 m	
1B. CONSTRUCTION COST ESTIMATE \$	
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE P	ERMIT SEE PERMIT #
PART TWO: COMPLETE FOR NEW CONSTRUCTION AN	ID EXTEND/ADDITIONS
	79 m
	SEPTIC 03 ()OTHER
2B. TYPE OF WATER SUPPLY 01 (1) WSSC 02 ()	WELL 03 () OTHER
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING	S WALL
3A. HEIGHTfeetinches	
3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE	E CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
On party line/property line Entirely on land of o	wnerOn public right of way/easement
	and the same that the same tha
I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FORECTHE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL	OING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT ACENCIES LISTED AND LHERERY ACKNOWLEDGE AND ACCEPT THIS
TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.	2/0/07-
Signature of owner or authorized agent	
Olympia of Sulfor and Sulforized agoni	/ / .
APPROVED W CONDITIONS For Chairperson, His	oric Preservation Commission
DISAPPROVEDSignature	Name Date 3 27 197
APPLICATION/PERMIT NO: 9703170080	DATE ISSUED:

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

DATE: 32797

MEMORANDUM

TO:

Historic Area Work Permit Applicants

FROM:

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

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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!

A Please bring 2 sets of Construction Documents to This office for one Review and Stamp. We'll keep me 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

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.

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 <u>Takoma Park Guidelines</u> 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 <u>Guidelines</u> 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 <u>Takoma Park Guidelines</u> 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 <u>prior</u> 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 of word anithms of Shalm boxs.

3) Architectural details:
4. Delete The Skylizht on the first devalue.
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. SKylizhtz: Delete Front Mre to Reae Ox skylight an Amit Rt side



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

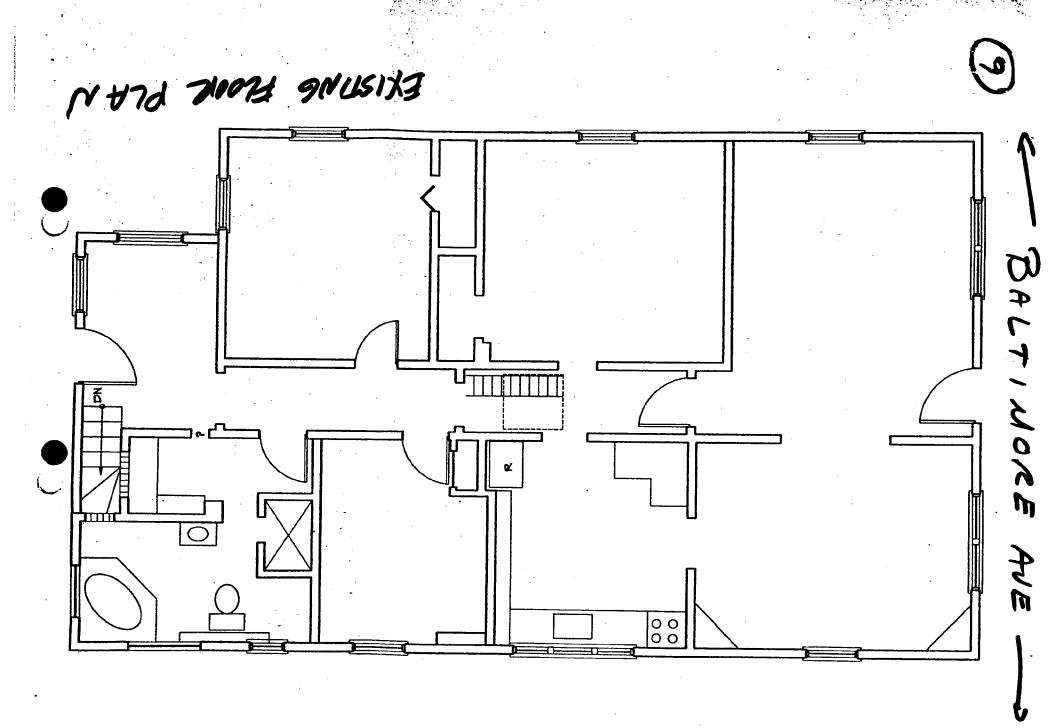
Historic Preservation Commission

(301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

	CONTACT PERSON
TAX ACCOUNT #	DAYTIME TELEPHONE NO.
NAME OF PROPERTY OWNER KYNNYM, WY OK	DAYTIME TELEPHONE NO
ADDRESS 73/3 BALTIMORE AUX,	TAK BAKK, 191), 209/2-
CONTRACTOR THE ALEXANDER GROUP-	TELEPHONE NO. ()
CONTRACTOR REGISTRATION NUMBER	<u>doservices properties de la participación de </u>
AGENT FOR OWNER	_ DAYTIME TELEPHONE NO,()
LOCATION OF BUILDING/PREMISE HOUSE NUMBER SAME AS ASSET	oe forgang ang kanilan in ini ini Panta anting angawan ini di
HOUSE NUMBER NOW STREET	2 (- 1)
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LOT BLOCK SUBDIVISION	Property of the second second
LIBERFOLIO PARCEL	100 M + 100 M + 100 M
PART ONE: TYPE OF PERMIT ACTION AND USE	
	ALL APPLICABLE: A/C , Slab , (Room Addition
Construct Extend Alter/Renovate Repair Move Porch	Deck Fireplace Shed Solar Woodburning Stove
	/all (complete Section 4) Single Family Other
18. CONSTRUCTION COST ESTIMATE \$ 20,000	
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PE	RMIT SEE PERMIT #
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND	EXTEND/ADDITIONS
2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () S	EPTIC 03 () OTHER
28. TYPE OF WATER SUPPLY 01 (WSSC 02 () W	
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING	WALL
3A. HEIGHTfeetinches	
38. 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 own	and the state of t
I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGO THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AN TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.	NING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT GENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS
Will Myn	3/2/9/)-
Signature of owner or authorized agent	Date
	de Decembra Completor
	ric Preservation Commission
DISAPPROVED Signature	Date
APPLICATION/PERMIT NO:	DATE FILED:DATE ISSUED:





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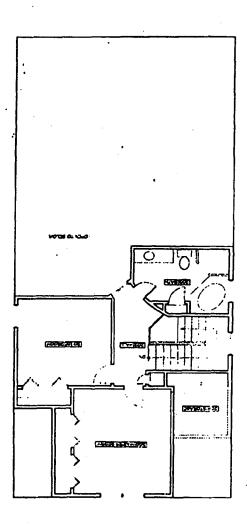


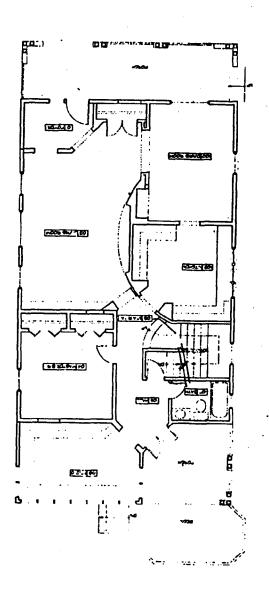
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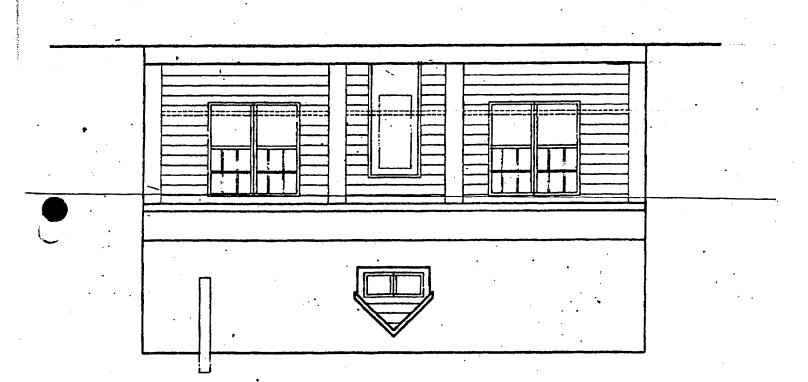








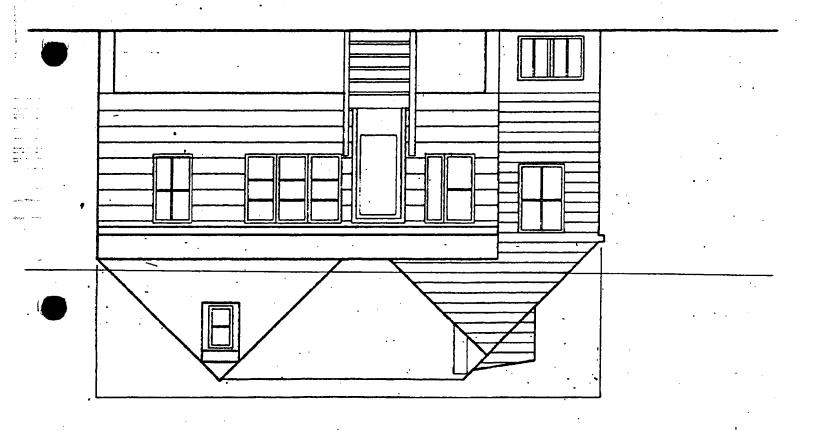
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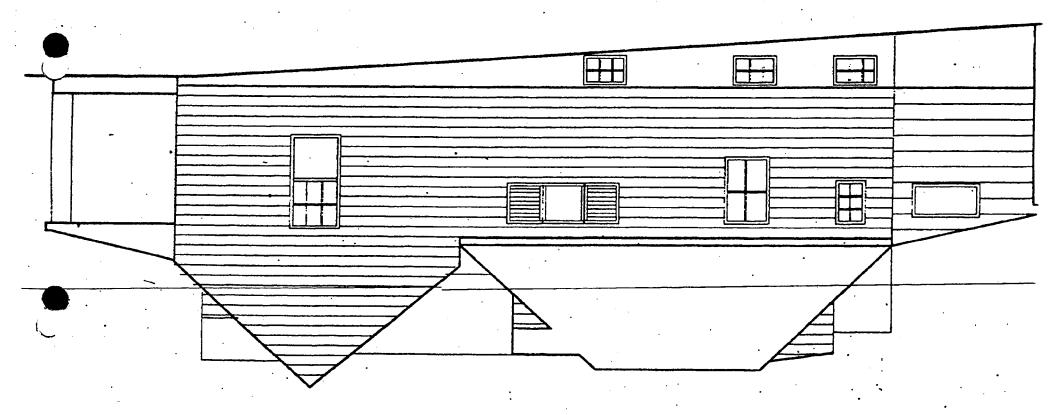
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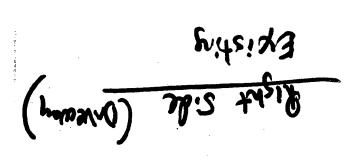




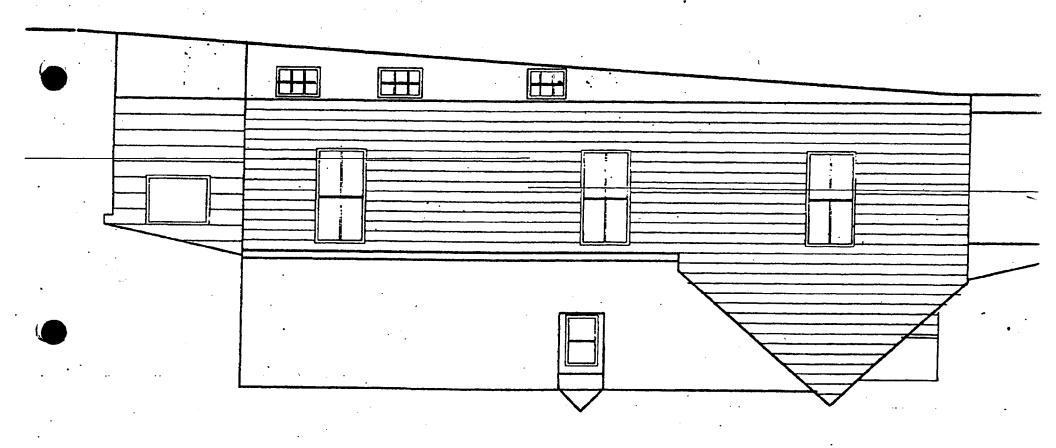
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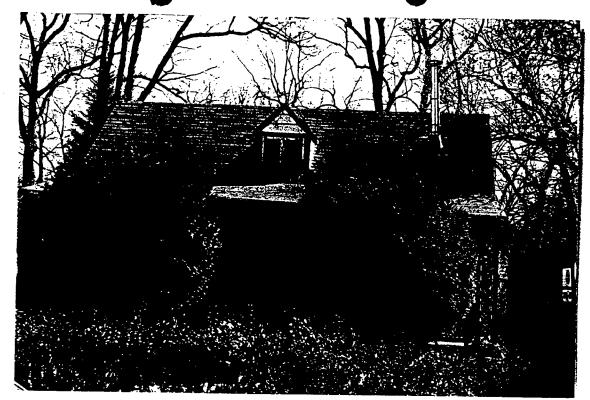




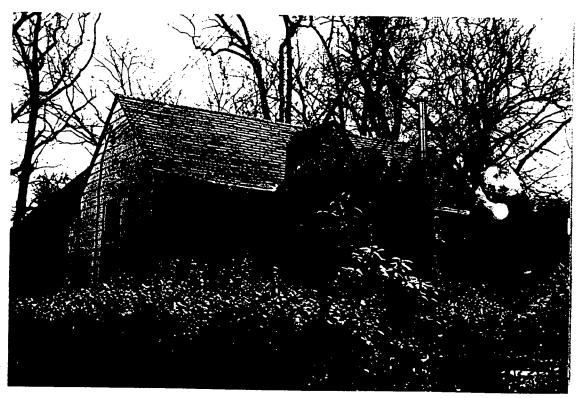


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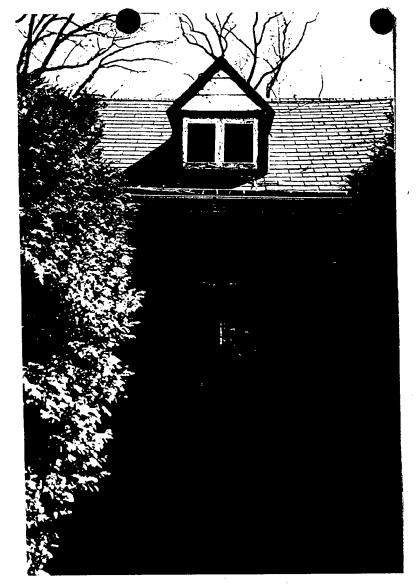
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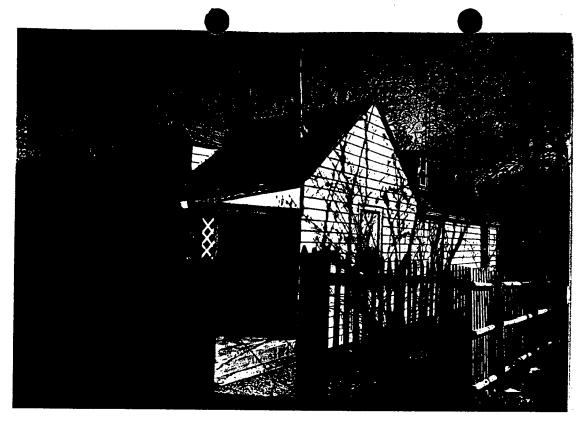
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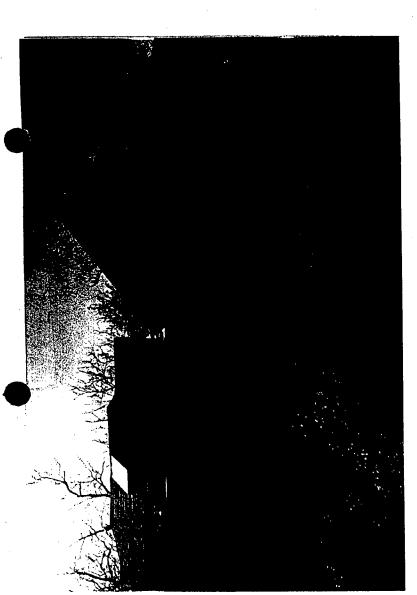


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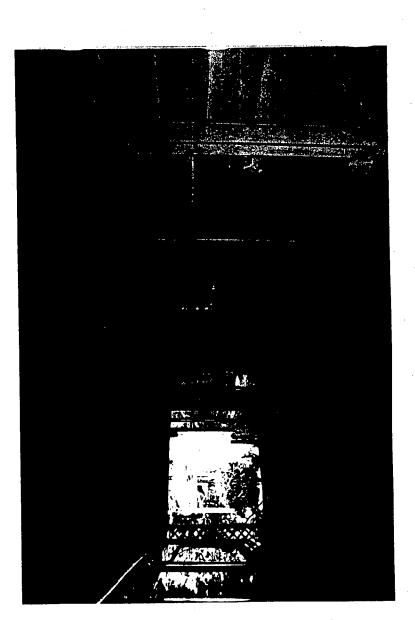


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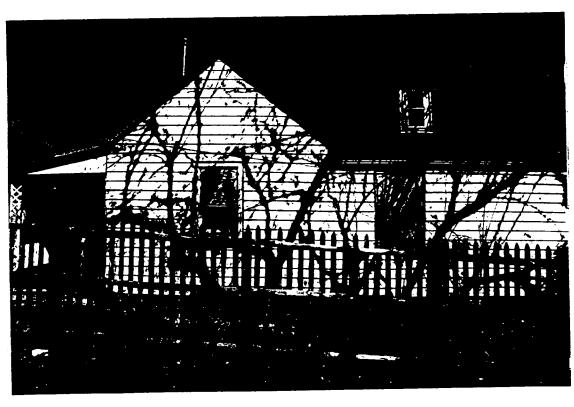


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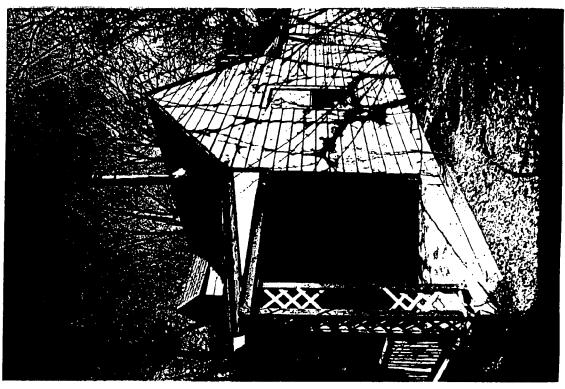


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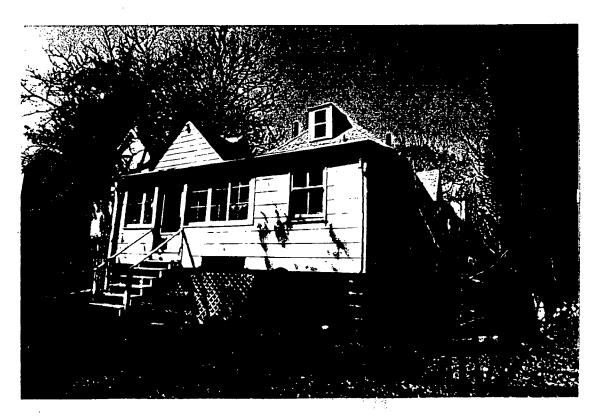
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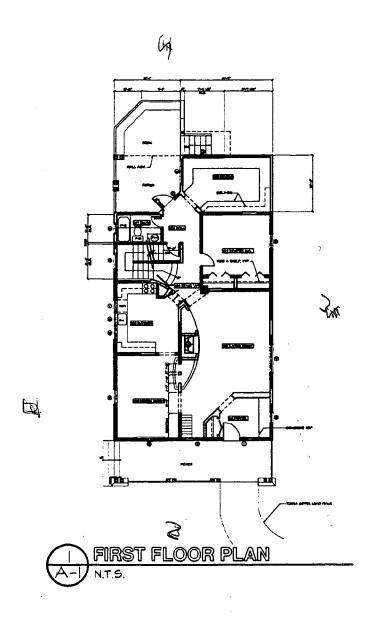
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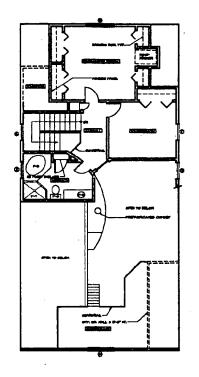




FRONT PORCH







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



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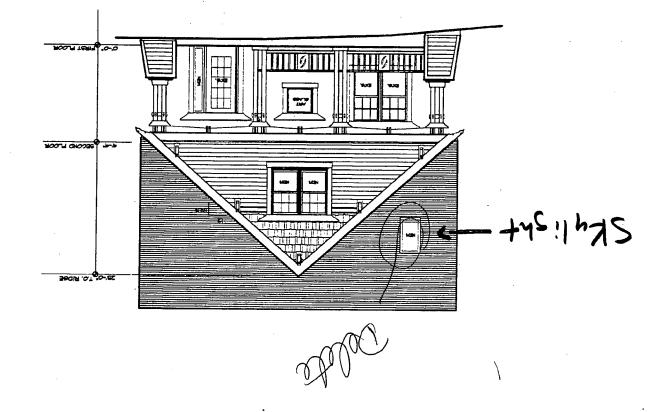








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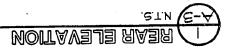


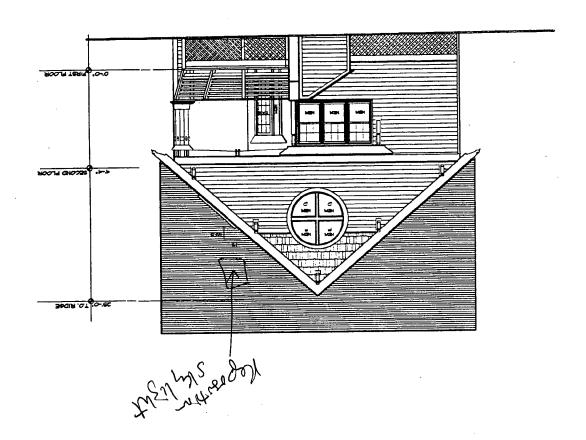




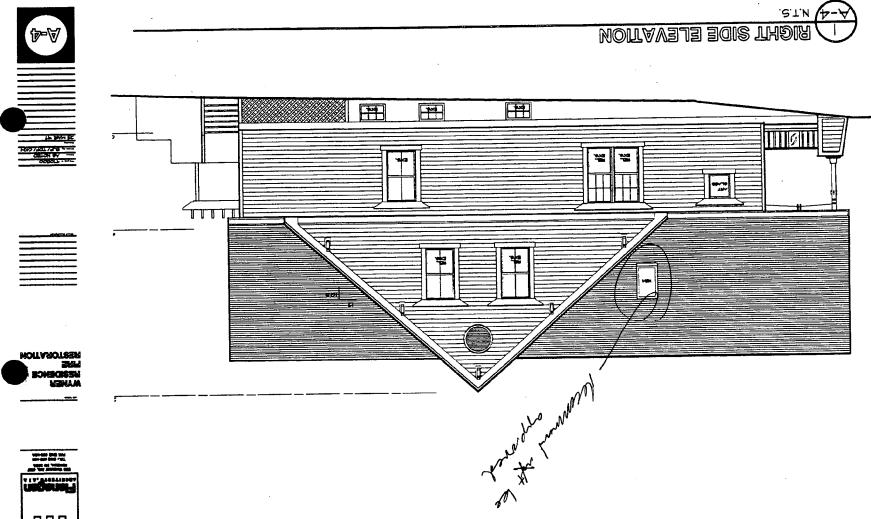








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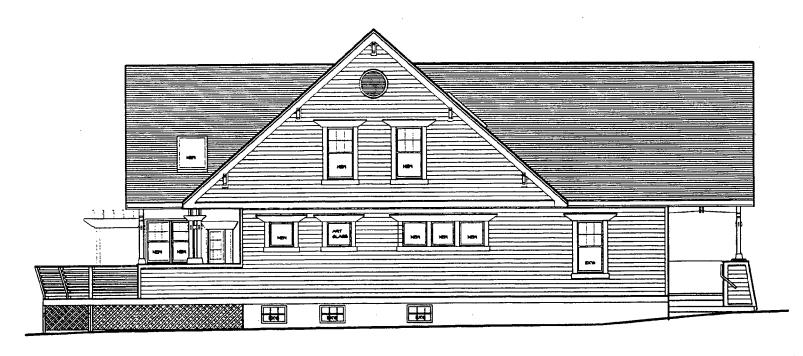












LEFT SIDE ELEVATION









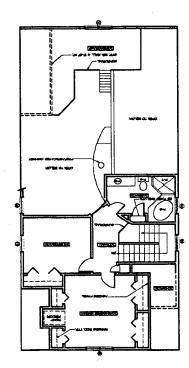


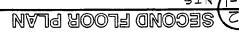


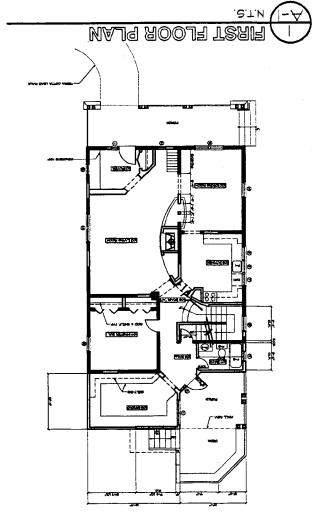










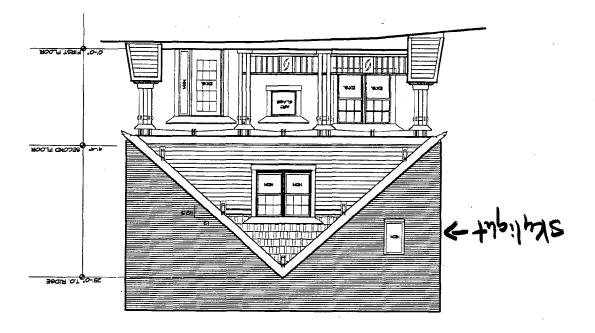








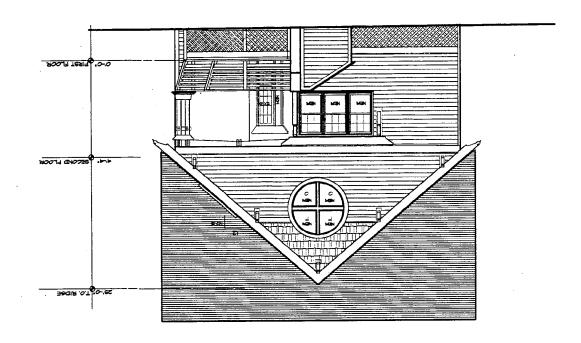




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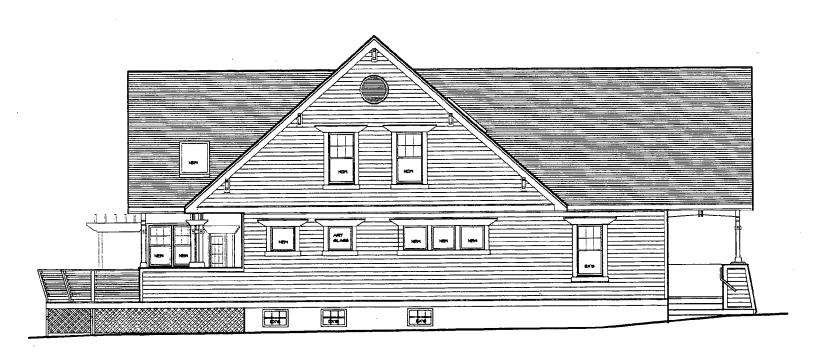












LEFT SIDE ELEVATION

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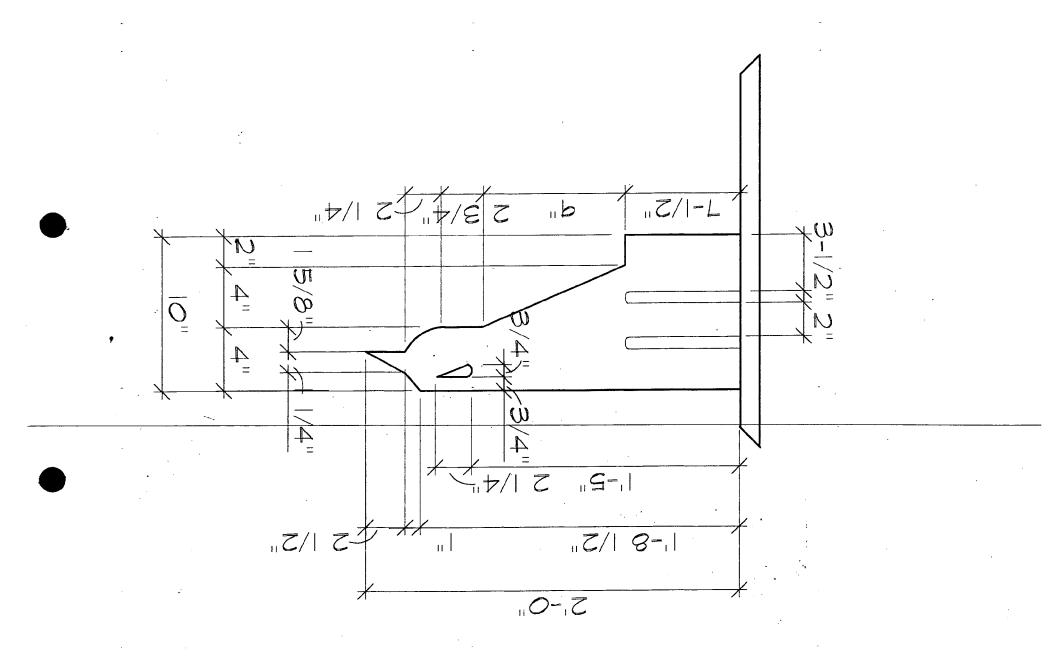




Wyner Residence Per Restoration







20)

TSIS Beckman for FPT.

TAKOMA PARK, MARYLAND

GENERAL NOTES

Architect's use of "match existing" shall mean match existing as close as possible using commonly available materials in accordance with the intent of the drawings and specifications.

Contractor shall clean and check all existing components and systems to be re-used in the new work and notify Architect of any discrepency in condition. Contractor shall re-astall only those elements which are "reasonably" suitable for incorporation into the new work.

GENERAL CONDITIONS

- 1. Prior to start of construction, Contractor shall varify all existing conditions and coordinate clearances with all other trades.
- 2. Any discrepencies between the drawings and actual field conditions shall be brought to the attention of the Architect for clarification before proceeding with the work.
- 3. Architect's use of "match existing" shall mean match existing as close as possible using commonly available materials in accordance with the intent of the drawings and specifications.

 4. Site shall be cleared of all debris on a regular basis. Work shall be performed in a
- workmanlike manor at all times. 5. Owner reserves the right of first refusal for all materials removed from or discovered on the
- site during any phase of the demolition or the new construction.

 6. Existing materials to be removed and stored on site for re-use shall be stored in an area agreed upon by Owner and Contractor.
- 7. Contractor to coordinate routing of all concealed electrical, HVAC and plumbing through concealed spaces. Contractor shall coordinate all locations with Architect prior to installation. All proposed substitutions shall be recommended to the Architect in writing. Requests should be accompanied by all pertinent dota and clearly marked by the Contractor on the submittal information. Contractor shall notify Architect to Verify wall placement in critical areas when
- chalk line layout has been completed by the Contractor. 9. All work shall conform to all local and national cades
- 10. Items not to be included in the contract price are as follows:
 - Hardwood Flooring Stereo and speaker wiring Mood deck, rail and stair at rear Art glass (windows are included)
- 11. Allowances have been given to items which have not been identified at time of bidding. Contractor shall note and include the allowances listed on this Cover Sheet in his bid. Please review the allowances carefully to identify exactly what is to be included/excluded in the allotted amount. Allowances are as follows:

HVAC NOTES

There is no air conditioning associated with this project. the existing gas furnace and hydronic radiator system shall remain and be modified as shown on drawings. Additional electric oil-filled baseboard heaters will supplement existing system.

Contractor shall visit site and determine conditions which may affect his costs prior to bidding.

PLUMBING NOTES

- All work shall conform to all applicable national, state and local codes.
- All equipment shall be installed in accordance with manufacturers instructions.

Contractor shall verify requirements of all equipment not furnished under this contract prior to

Contractor shall visit site and determine conditions which may affect his costs prior to bidding.

Maste lines shall be copper, cast iron, or pvc. Contractor shall comply with codes and regulations and coordinate with the governing authorities for authorized materials and methods of installation.

All piping shall be firmly anchored and supported to prevent sway and vibration.

Plumbing layout shown is schematic and for general arrangement only. Contractor shall coordinate all work with actual field conditions and all other trades as required.

Contractor shall furnish and install all piping, valves, fittings, parts and accessories required for proper installation and operation of plumbing system.

Plumbing contractor shall provide access panels where required for acces to valves in ceiling and walls. Access panels shall be installed by the appropriate subcontractors.

Contractor shall submit cut sheets of all fixtures to be used to General contractor for approval.

DEMOLITION NOTES

All items listed to be saved shall be stored on site as directed by Owner. See list of items on this sheet. (Mindows, Appliances and Doors)

Contractor shall exercise care in the removal and storage of all materials to be removed and saved for re-use. Contractor shall also use care in all work areas which involve portions of the existing construction to remain.

Contractor shall perform selective demolition of existing mechanical and electrical system components. See Mechanical, Electrical, and Pumbing drawings for extent of work.

All electrical miring which is abandoned shall be removed back to its source if it will not be incorporated into the new work

ELECTRICAL NOTES

- All work shall conform with the National Electrical Code, state and local codes, and county ammendments
- All new switches and receptacles to be Decora type, white. No work required on all existing switches and receptacles that remain

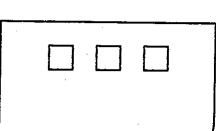
Contractor shall visit site and determine conditions which may affect his costs prior to bidding Demolition of existing electrical wiring shall include the complete removal of all wiring which is not going to be incorporated in the new work.

Contractor shall be responsible for the inclusion of all work necessary for a complete and functional installation whether such work is or is not included on the drawings.

Contractor shall provide service heavy-up as required

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COURSE(S) BT CABINET & G. CURB M. CEMENT(K R. CERAMIC	AND GUTTER OUS) EET PER MINUTE	ENGR. ENGIN EQUIP. EQUIP EX'G EXISTIN	EER MENT G	AM. LAMINATE AV. LAVATORY B. POUND	R. RISER REF. REFER(ENCE) REFR. REFRIGERATOR REG. REGISTER REINF. REINFORCEMENT (ING) REQ'D REQUIRED RET. RETURN REV. REVISION	VAR. VARIABLE VAR. VARIES VENT. VENTILLATION VERT. VERTICAL
CENTER LINE		EXH. EXHAUS EXP. EXPANS EXT. EXTERIO	T ION R	T. LIGHT T'G LIGHTING MAX. MAXIMUM	KF. NOOF	VAR. VARIABLE VAR. VARIES VENT. VENTILLATION VERT. VERTICAL VOL. VOLUME V.T. VINYL TILE V.T.R. VENT THRU ROOF V.W.C. VINYL WALL COVERING
G. CEILING K(G). CAULI D. CLOSET R. CLEAR	K(ING) TE MASONRY	F.D. FLOOR I FIN. FINISH FIX. FIXTURE FL. FLOOR	•	MECHANICAL MEMB: MEMBRANE METAL MEZZ, MEZZANINE	RGH. ROUGH S. SEWER LINE SAN. SANITARY SCHED. SCHEDULE	W. WASTE LINE
). CLEANOUT L. COLUMN M. COMMON		FLUOR. FLUO F.P.M. FEET FT. FOOT	RESCENT PER MINUTE	AFD. MANUFACTURED AFR. MANUFACTURER AIN. MINIMUM A.O. MASDNRY OPENING	SECT. SECTION SEW. SEWER	W/O WITHOUT W.C. WATER CLOSET WD. WOOD W.H. WATER HEATER WSCT. WAINSCOT W.W.M. WELDED WIRE MESH W.W.F. WELDED WIRE FABRIC
NC. CONGRE NN. CONNEC NSTR. CONST RR. CORRIDO L CERAMIC T	JR .	G. GAS GA. GAUGE GAL. GALLON GEN'L GENER	AL.	I. NORTH N.I.C.) NOT IN CONTRACT IO. NUMBER IOM. NOMINAL	SHI. SHOULD SHI. SHEET SPEC. SPECIFICATION(S) SQ. SQUARE S.S. STAINLESS STEEL STAG. STAGGERED STD. STANDARD	W.W.M. WELDED WIRE MESH W.W.F. WELDED WIRE FABRIC YD. YARD
W. COLD WAT	ER	GL/T. GLASS GND. GROUNI GYP. GYPSUM	/ TEMPERED (IOM. NOMINAL. D.C. ON CENTER DPN'G OPENING DPP. OPPOSITE D.H.D. OVERHEAD DOOR	STAG: STAGGED STAGGED STO: STANDARD STO: STORAGE STL: STEEL STRUCT'L STRUCTURAL	
)					STY. STORY SUP. SUPPLY	
SY IMI	BOLS/MAT			Six and Six an	INDEX OF DRAW	
@ —	WALL TYPE			CS	COVERSHEET	
2)—	COLUMN LINE		MOOD	A-I	BASEMENT FLOOR PLAN FIRST FLOOR PLAN	
			C.M.U. GLAZED FACE			
2	DOOR TYPE		C.M.U.	A-2	SECOND FLOOR PLAN ROOF PLAN	
(F)	MINDOW TYPE		BRICK	A-3	FRONT ELEVATION, REAR ELEVATION	ON
···		**************************************	CONCRETE		CURVED WALL DETAIL	
20	ROOM NUMBER		UNDISTURBED EARTH	A-4	SIDE ELEVATIONS	
A	ACCESSORY NO.		GYPSUM	A-5	BUILDING SECTIONS	
\uparrow	SECTION		RIGID INSULATION	A-6	WALL SECTIONS, DETAILS	
A-2)			STEEL	A-7	DOOR SCHEDULE, WINDOW SCHEDUL	E
A-2	ELEVATION				FINISH SCHEDULE	
<i>→</i>	e 8 m 15 mm		PLYWOOD	A-8	FIRST FLOOR FRAMING PLAN SECOND FLOOR FRAMING PLAN	
A	CABINET ELEVATION		TILE	A-9	ROOF FRAMING PLAN	
		\bowtie	MOOD (ROUGH)	A-10	ELECTRICAL PLANS	
	ENLARGED DETAIL		MARBLE	7-10		
	<u></u>	0.000	GRAVEL/STONE			
O —	ELEVATION	WWW	BATT INSULATION			
6	CONNECT TO					•
	EXISTING					
PRO	JECT TEAL	M CHITECT:	بار مر احمر مر	ITRACTOR:		
KEN WY	NER TH	OMAS D. F ANAGAN A	FLANAGAN, AIA MR. ARCHITECTS AIA THE	GUY ALEXANDER ALEXANDER GR	APPROVED Montgomery County Historic Preservation Commiss	ion
_				ROXBURY AVE. INGFIELD, VA 22	/ 6. / 1	'a s



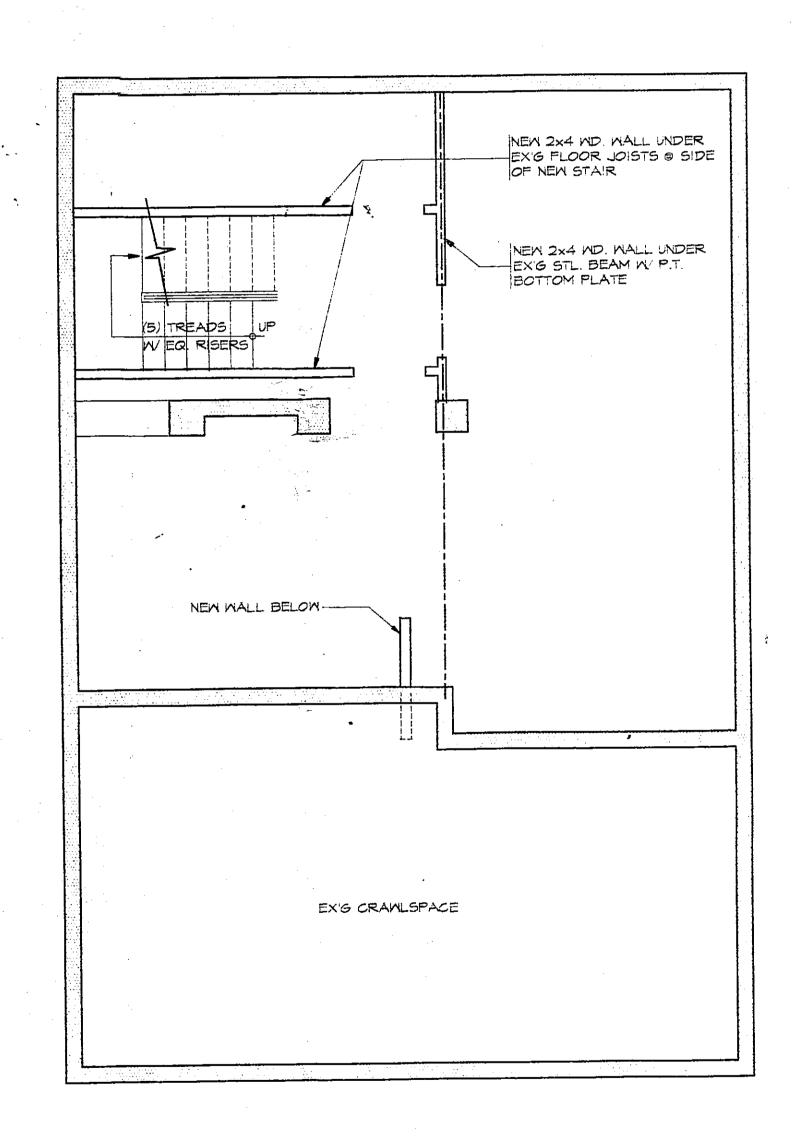
BETHESDA, MD 20814 TEL: (301) 652-4811 FAX (301) 652-4814

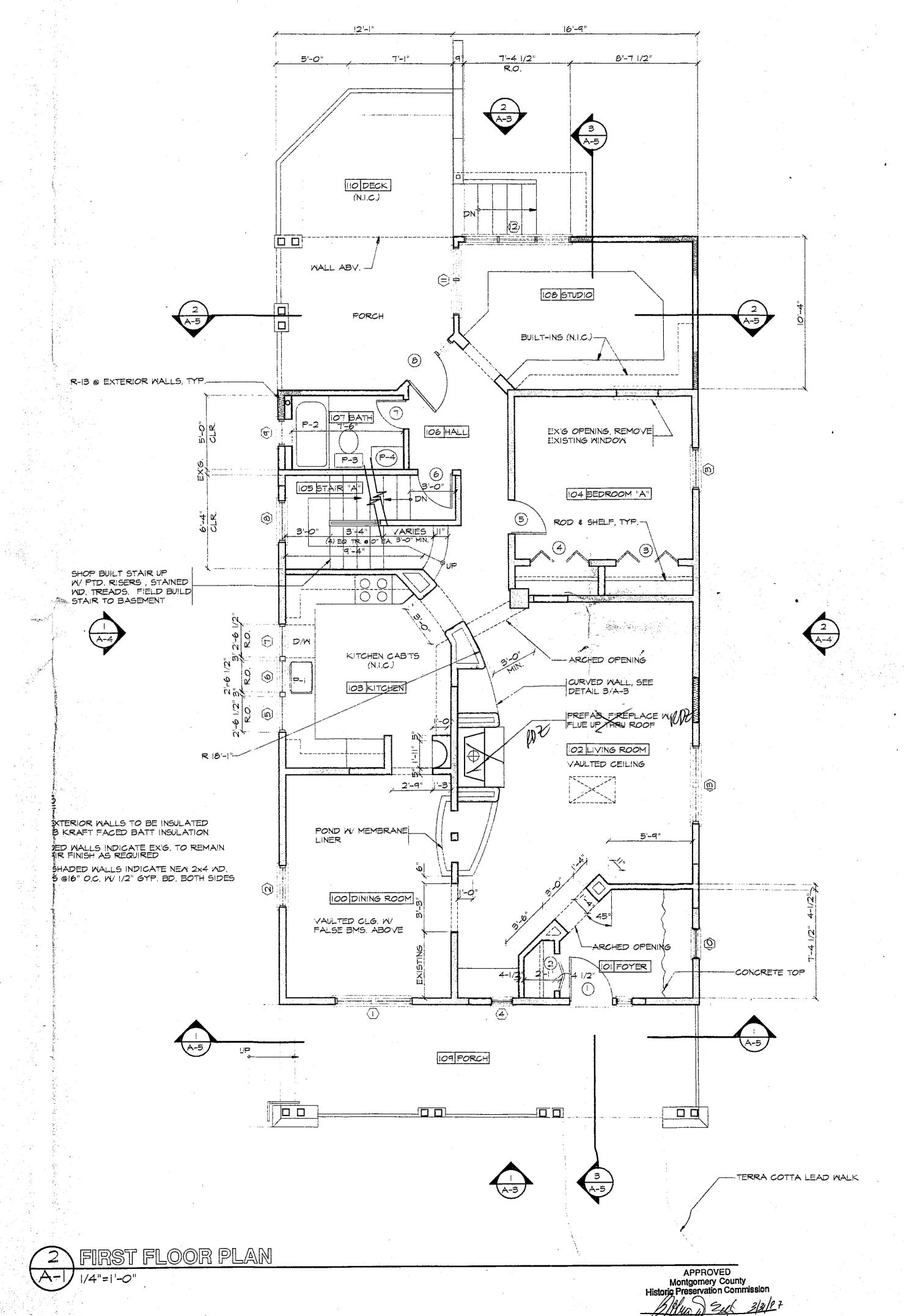
RESTORATION

VERSHEET

970500 N.T.S. BJF/TDF/CKM







FIGURIAN ARCHITECTS, A I A

8120 WOODMONT AVE. SUITE 107
BETHESDA, MD 20814

TEL: (301) 652-4811 FAX (301) 652-4814

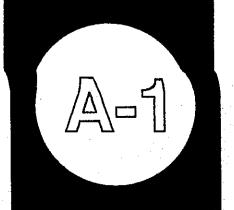
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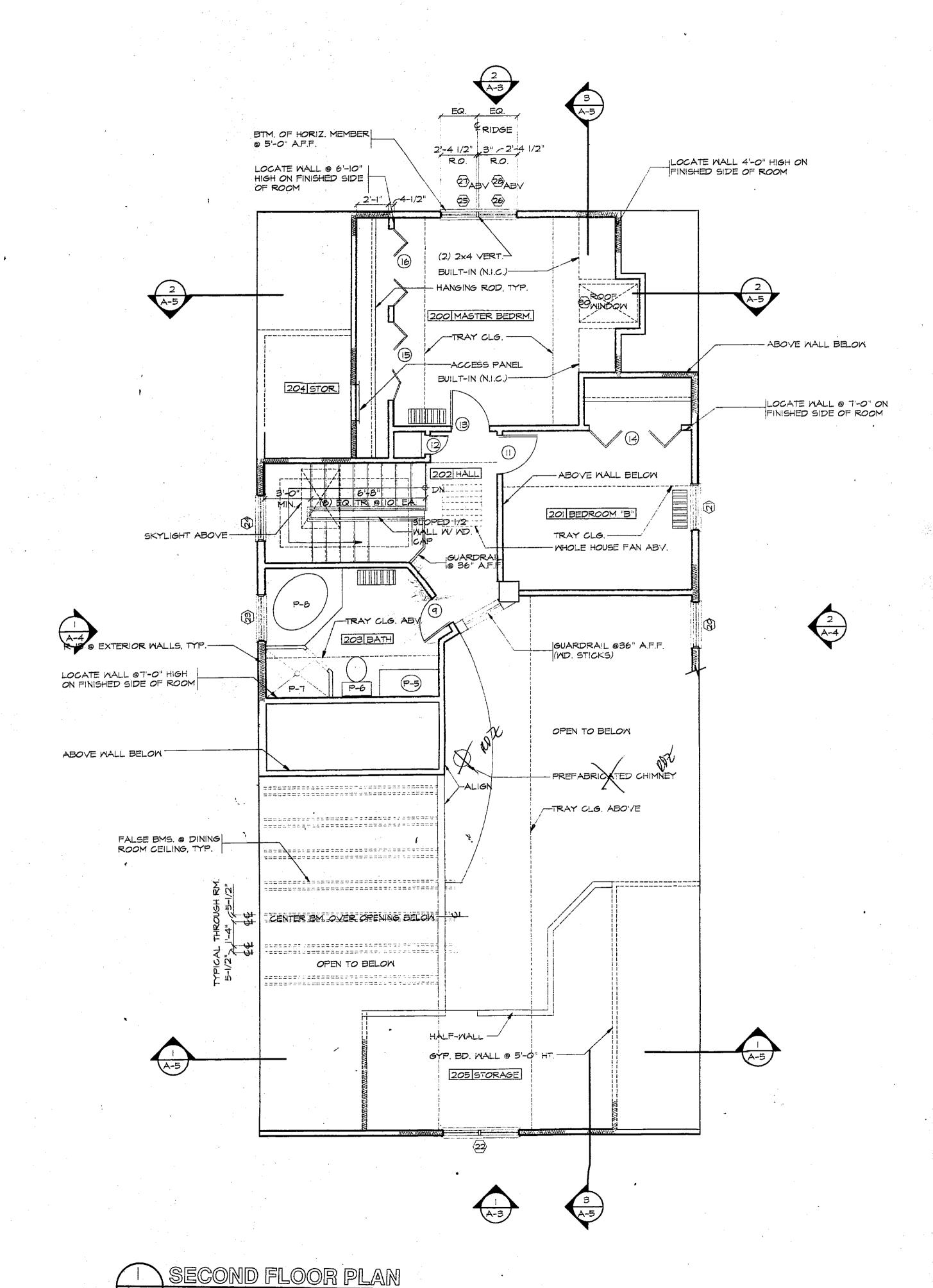
WYNER
RESIDENCE
FIRE RESTORATION

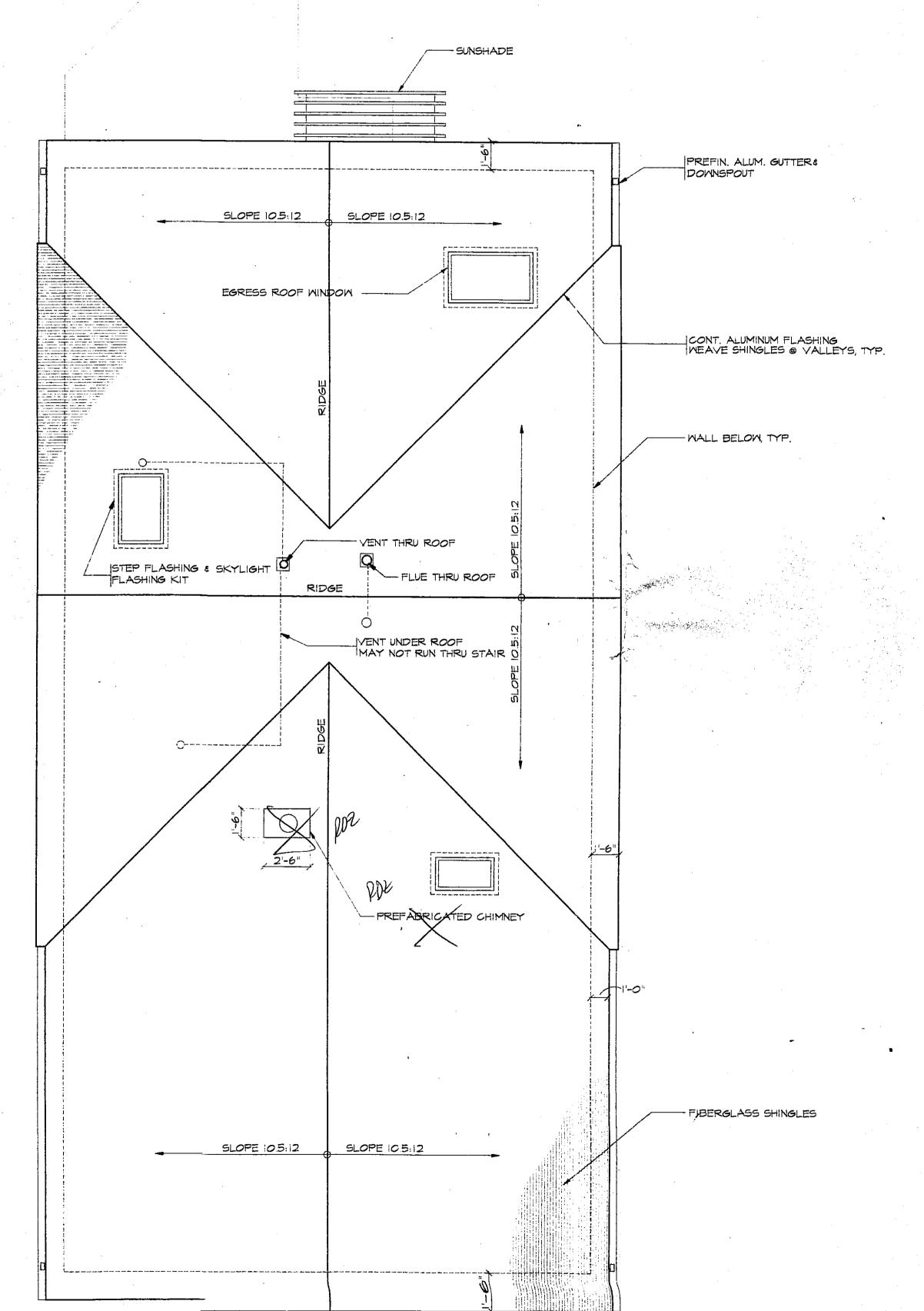
FLOOR PLANS

Escale: AS NOTED

Trans of BJF/TDF/CKM







PROVED

Omery County

rivation Commission

Aug 3/31/9.7

Flanagan Architects, A 1 A

8120 WOODMONT AVE. SUITE 107 BETHESDA, MD 20814

> TEL: (301) 652-4811 FAX (301) 652-4814

FIRE RESTORATION

SECOND FLOOR PLAN ROOF PLAN

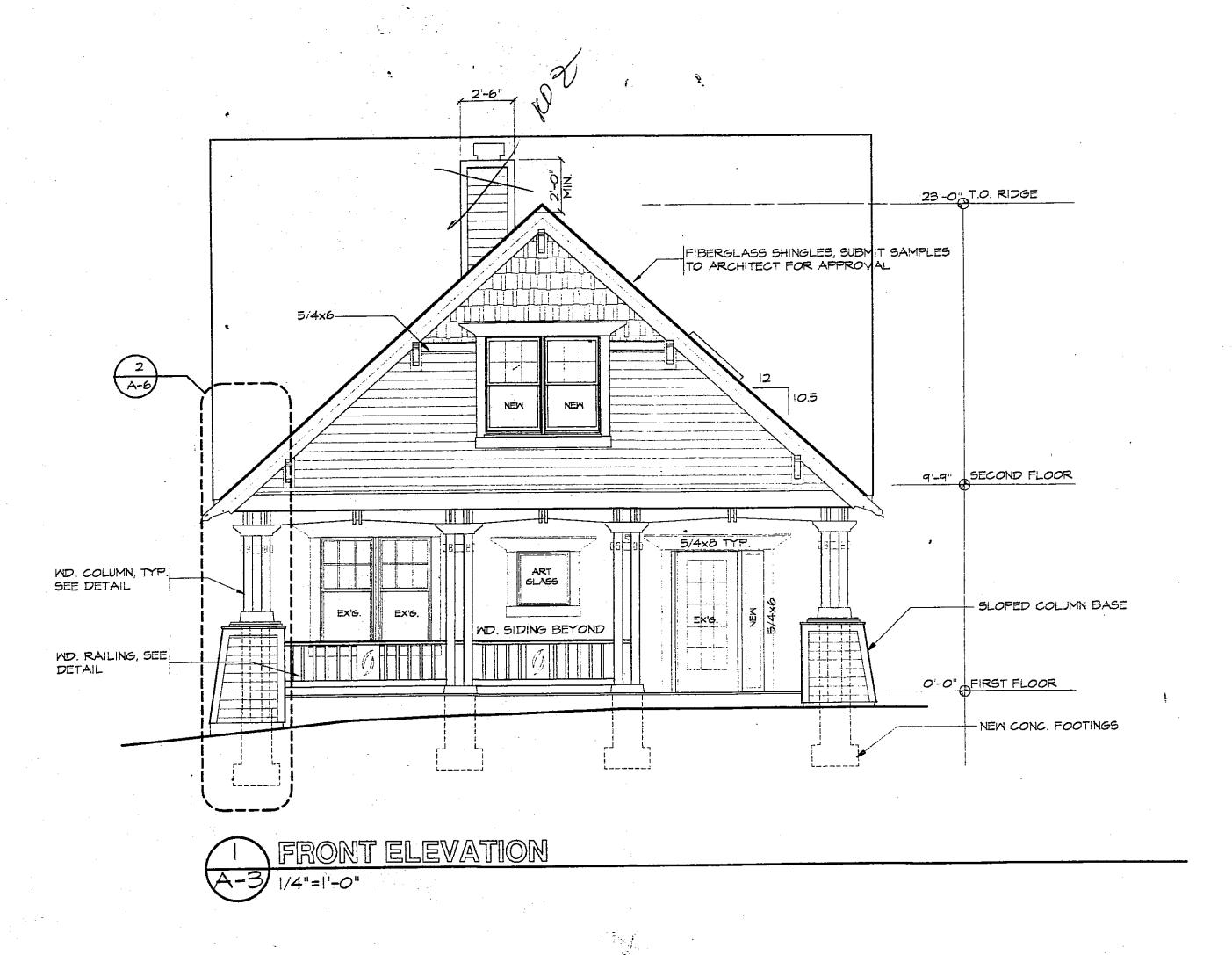
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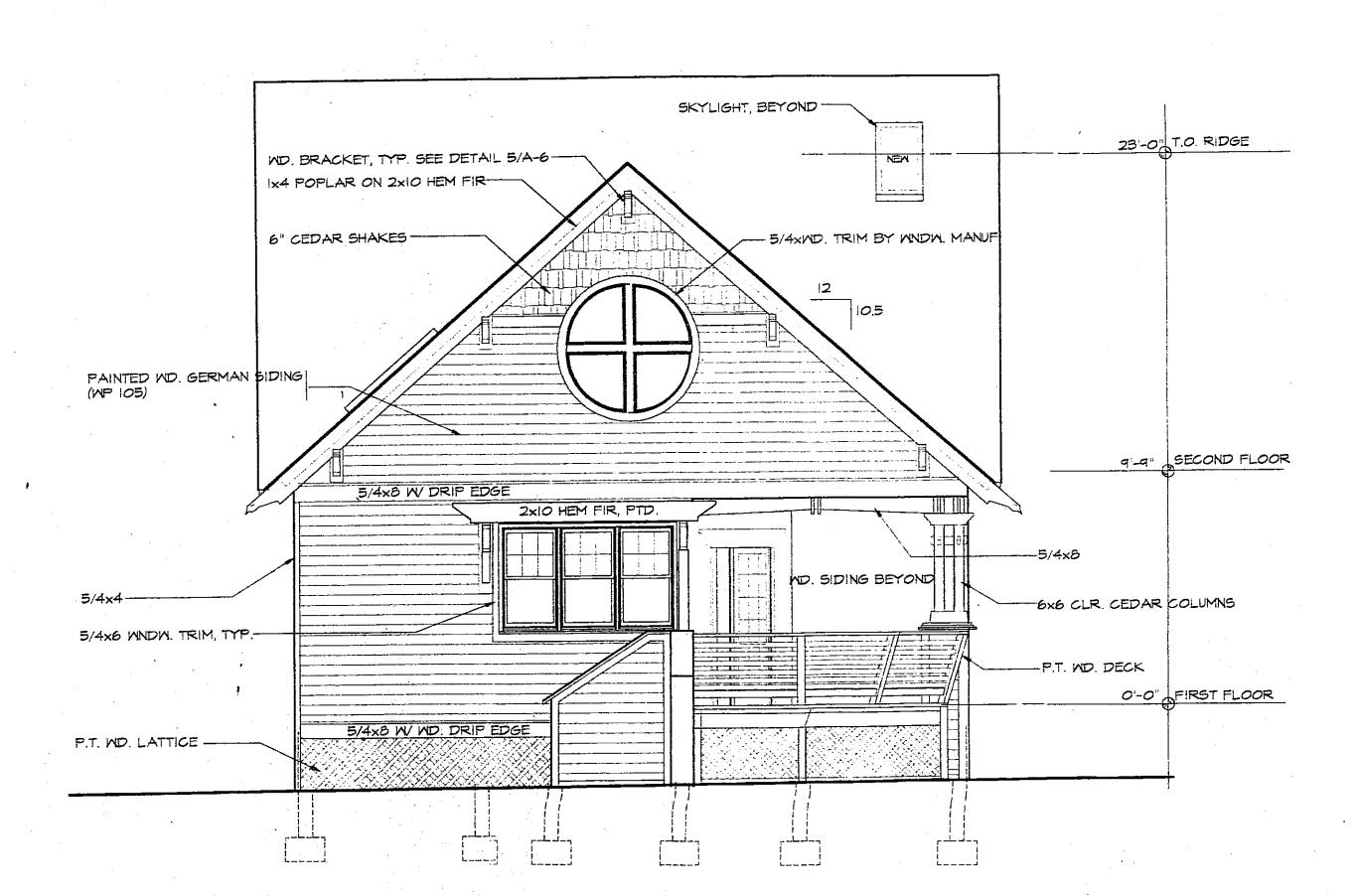
500 pt. AS NOTED

Francis, BJF/TDF/CKM

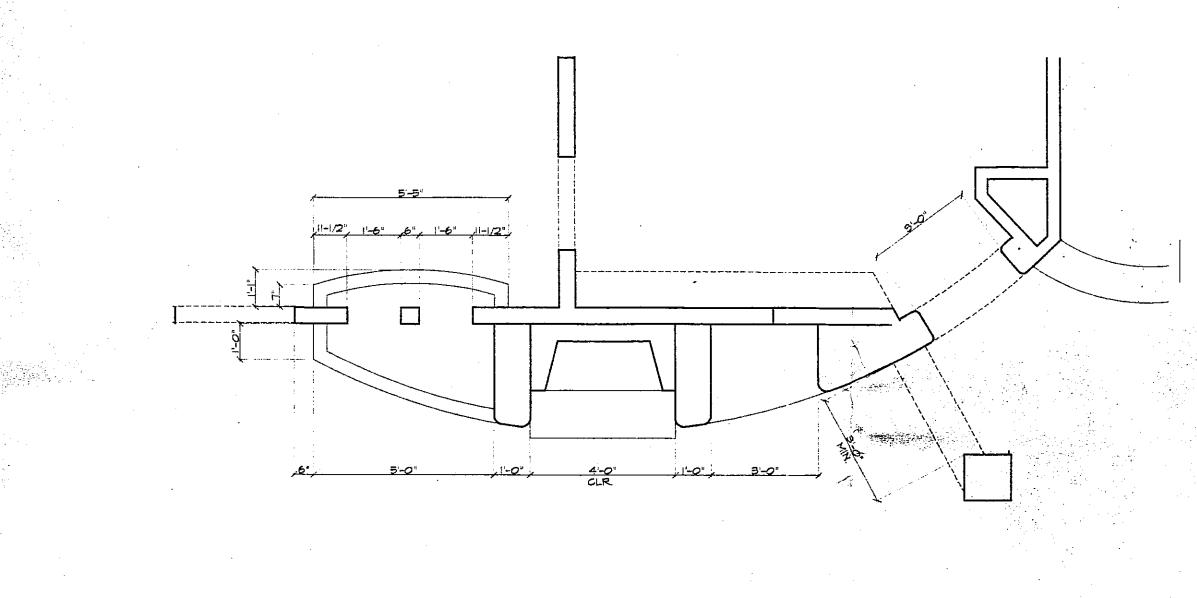
27 MAR '97 PERMIT

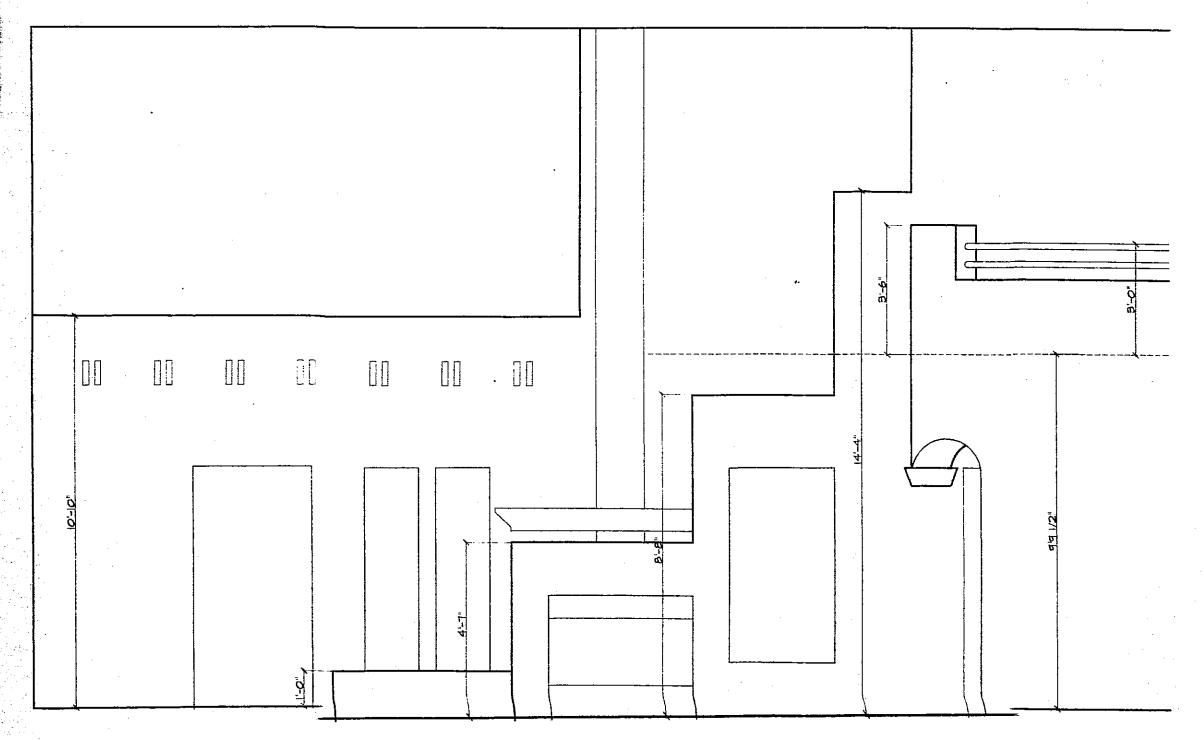
2 ROOF PLAN
A-2 1/4"=1'-0"



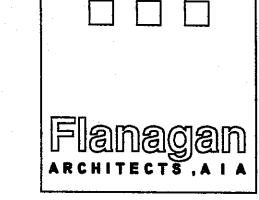












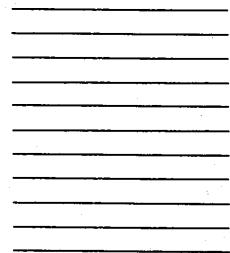
8120 WOODMONT AVE. SUITE 107 BETHESDA, MD 20814 TEL: (301) 652-4811 FAX (301) 652-4814

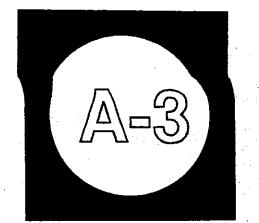
Uso Name:	
WYNER	
RESIDENCE	
FIRE RESTORATION	

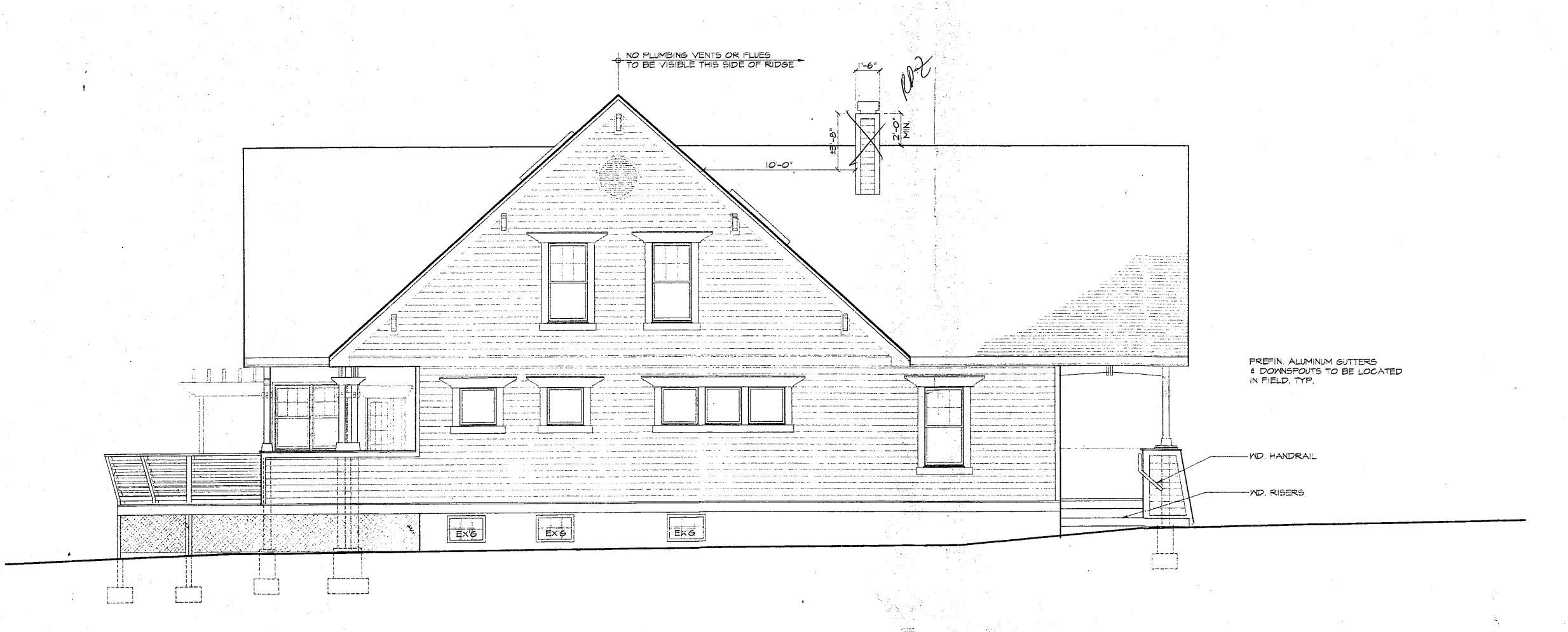
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FRONT ELEVATION REAR ELEVATION DETAILS

Froject =: 970500		-colect =: 970
ecaio: AS NOTED	ED	1.0







2 REAR ELEVATION



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





8120 WOODMONT AVE. SUITE 107 BETHESDA, MD 20814 TEL: (301) 652-4811 FAX (301) 652-4814

WYNER
RESIDENCE
FIRE RESTORATION

Sheat Description

LEFT ELEVATION

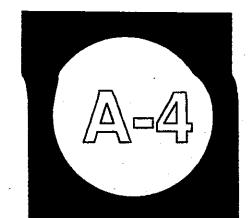
RIGHT ELEVATION

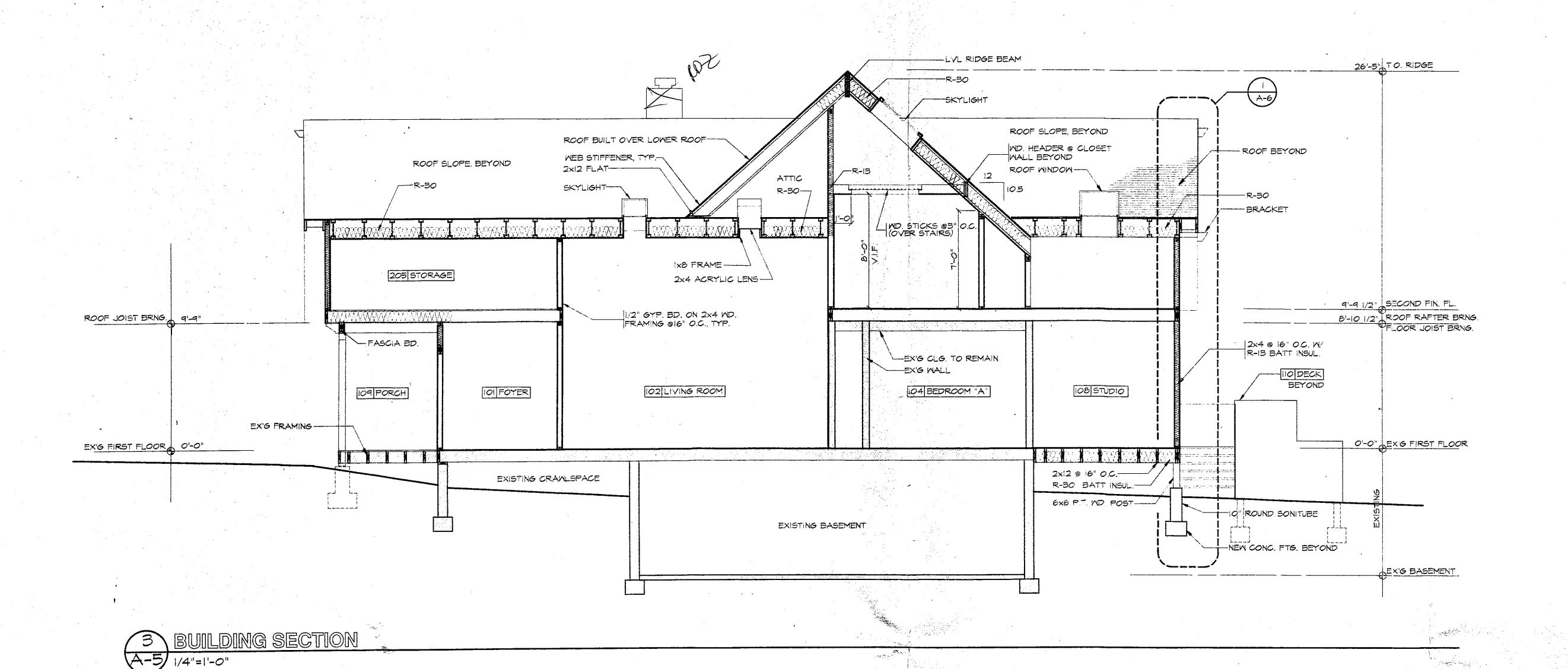
DETAILS

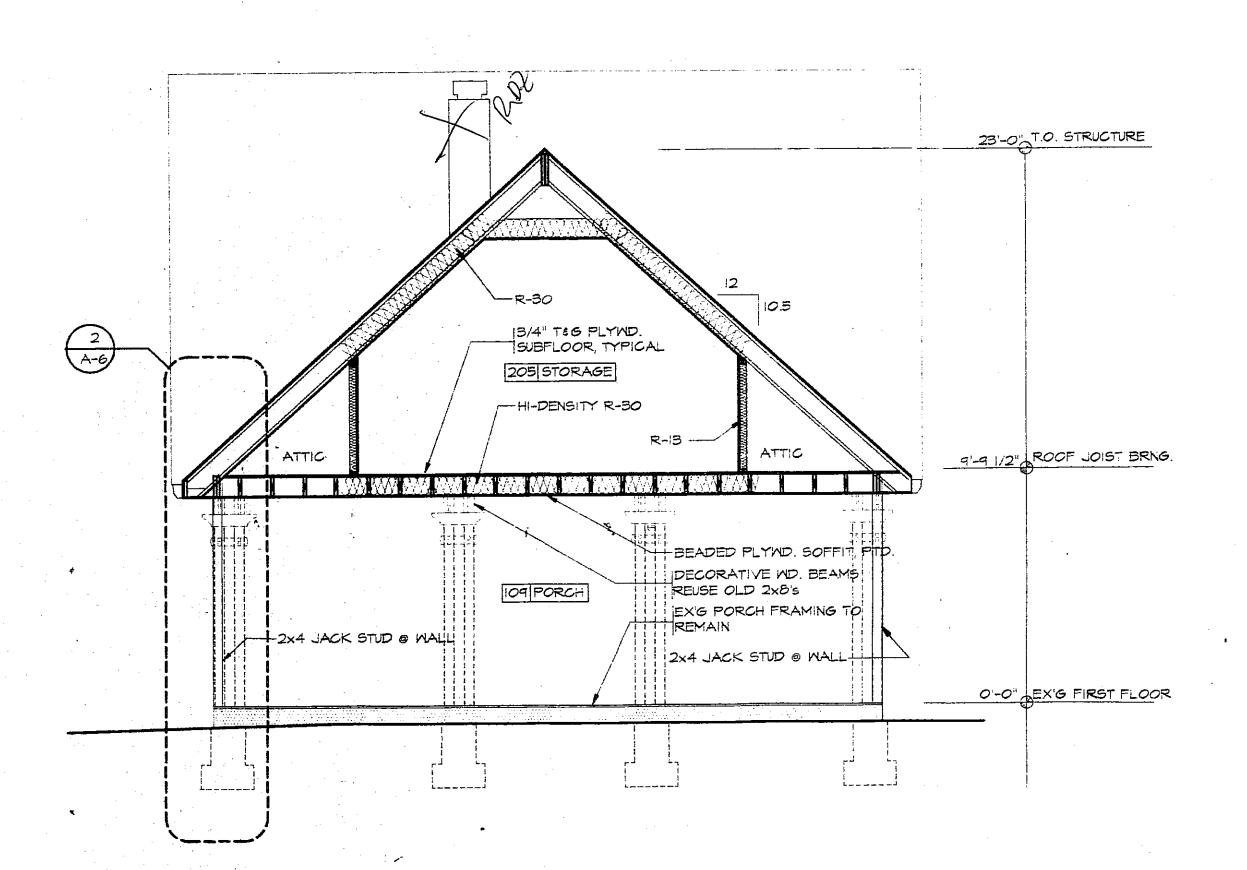
Scale: AS NOTED

Scale: BJF/TDF/CKM

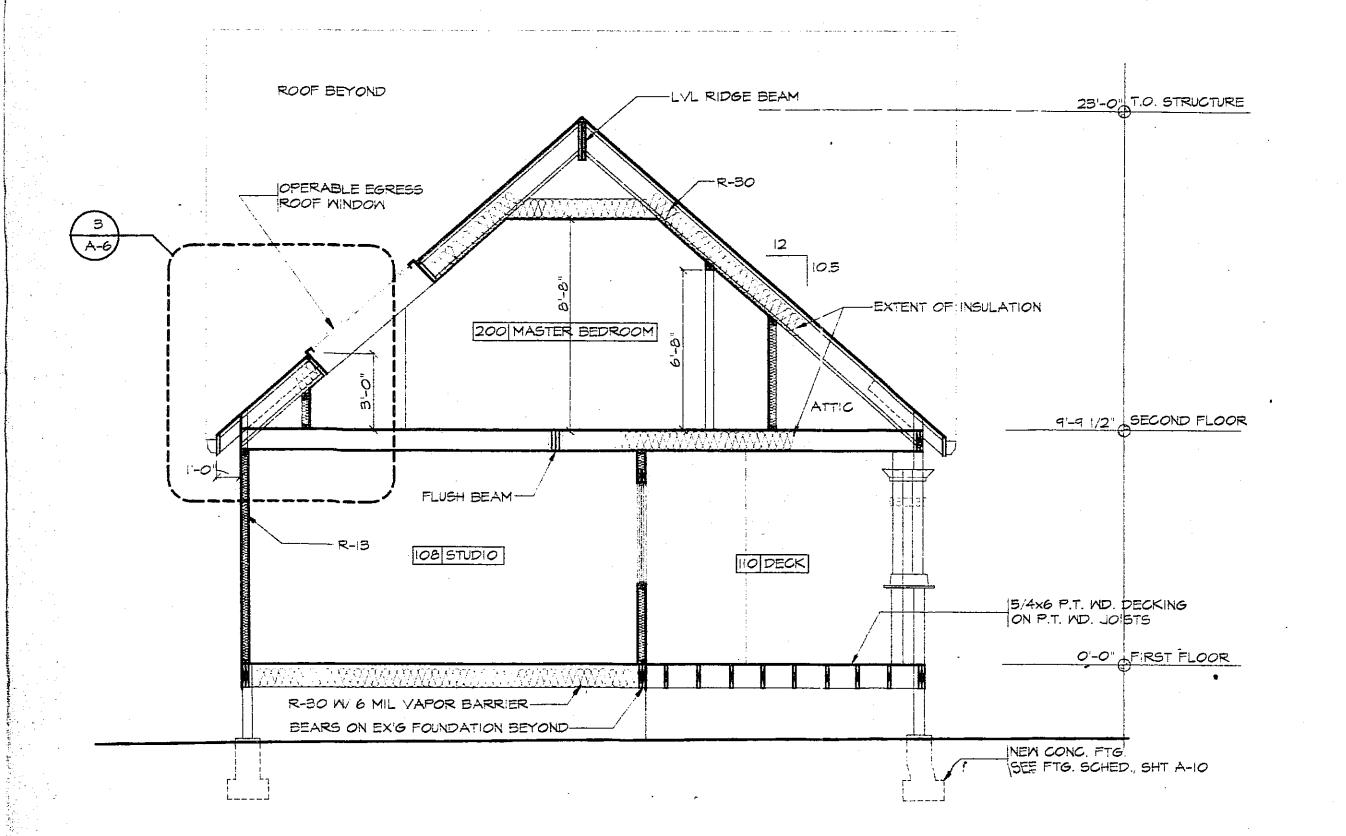
Date: 81











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



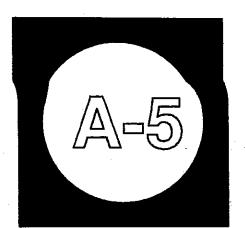


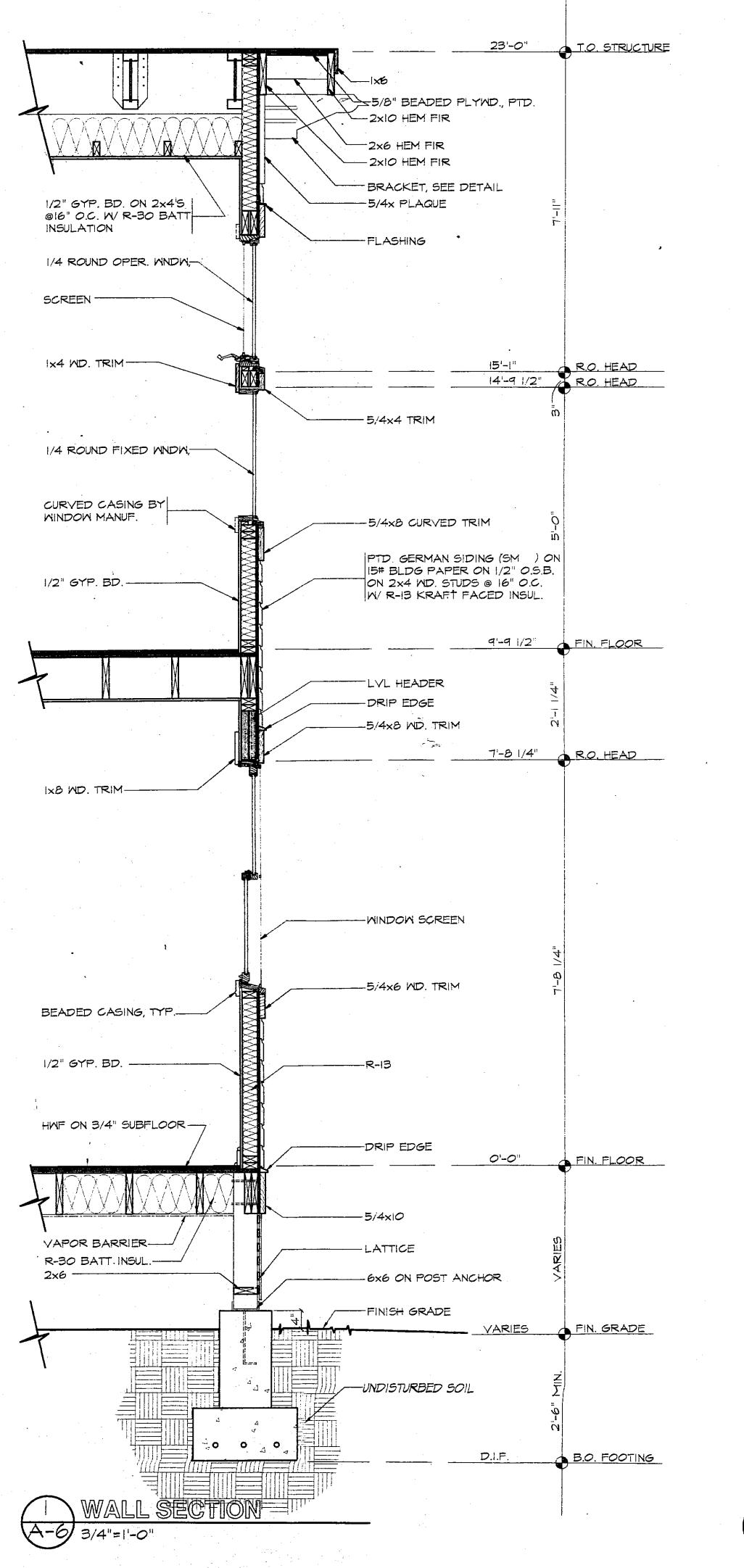
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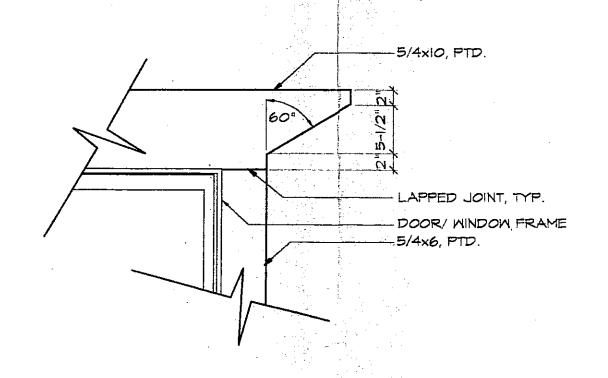
WYNER
RESIDENCE

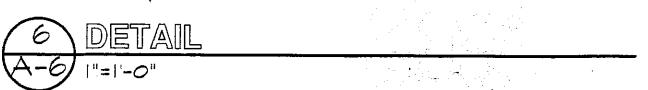
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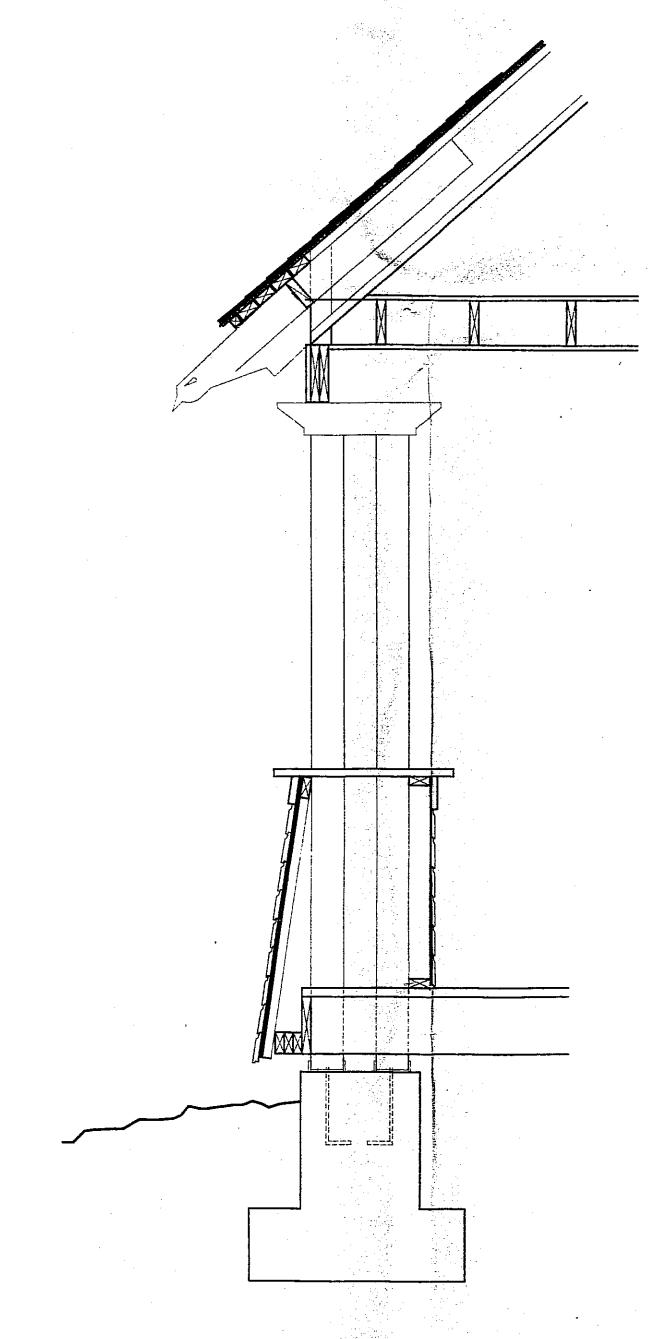
BLDG. SECTIONS



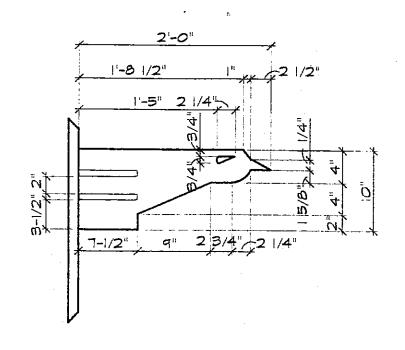




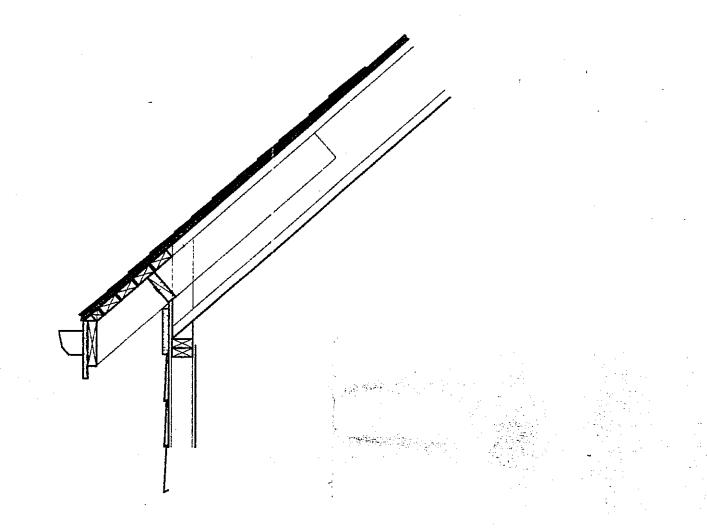




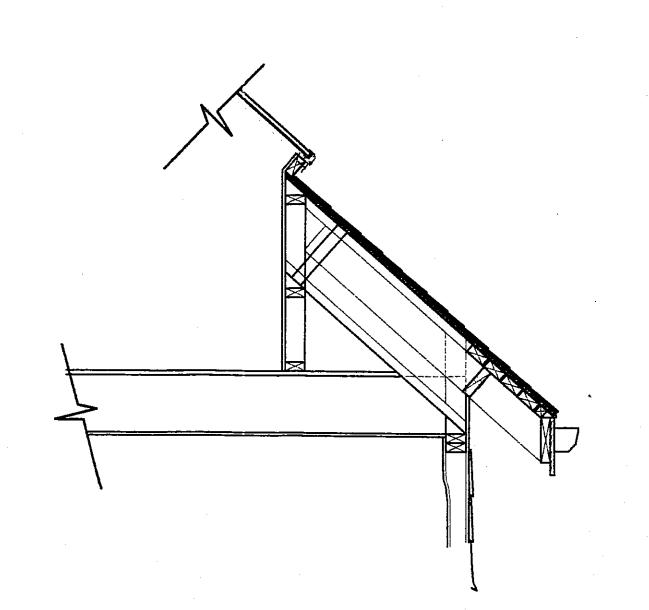








4 WALL SECTION A-6 3/4"=1'-0"



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

APPROVED
Montgomery County
Historic Preservation Commission



8120 WOODMONT AVE. SUITE 107 BETHESDA, MD 20814 TEL: (301) 652-4811 FAX (301) 652-4814

WYNER
RESIDENCE

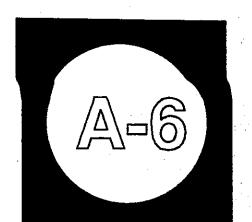
Sheet Description

WALL SECTIONS

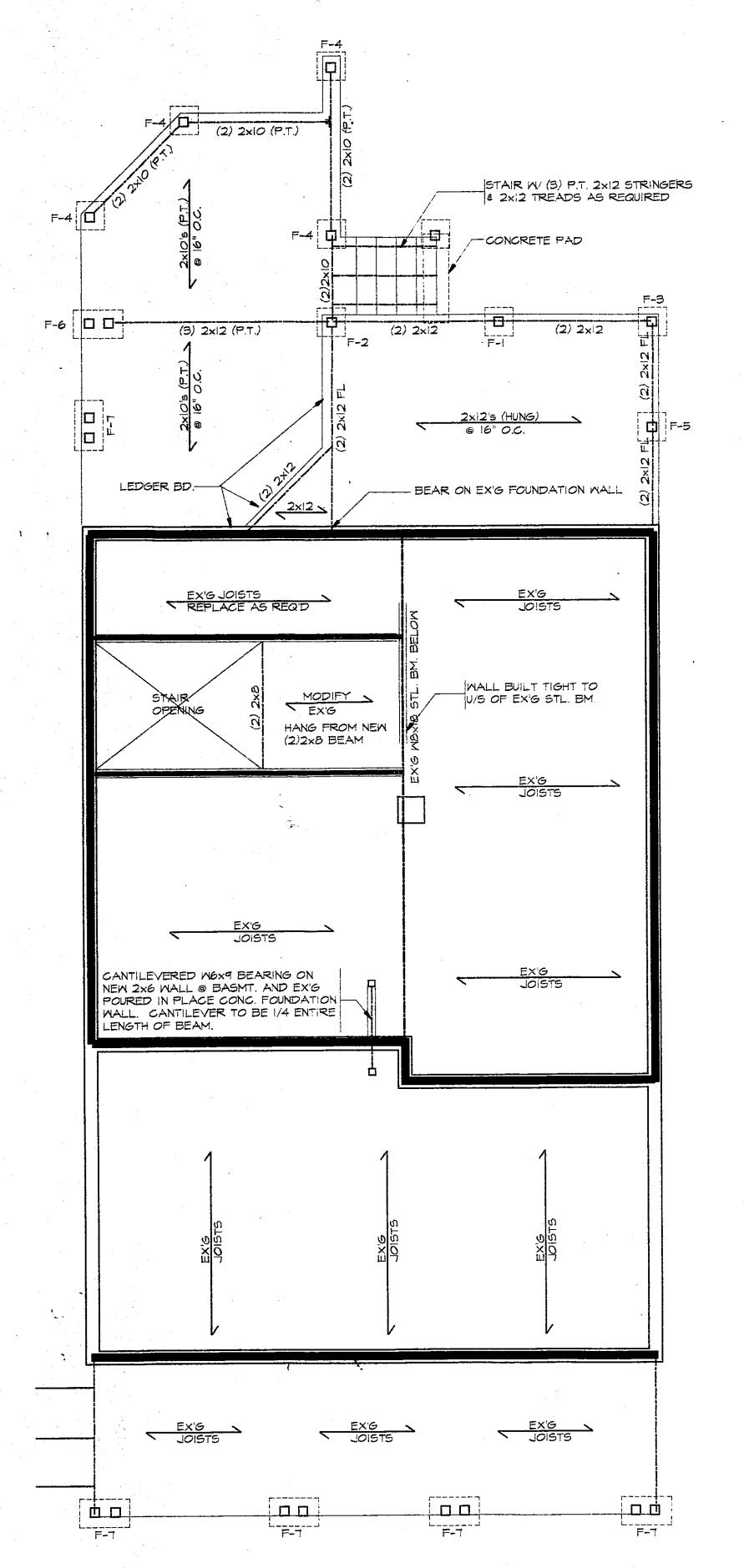
Fraject #: 970500

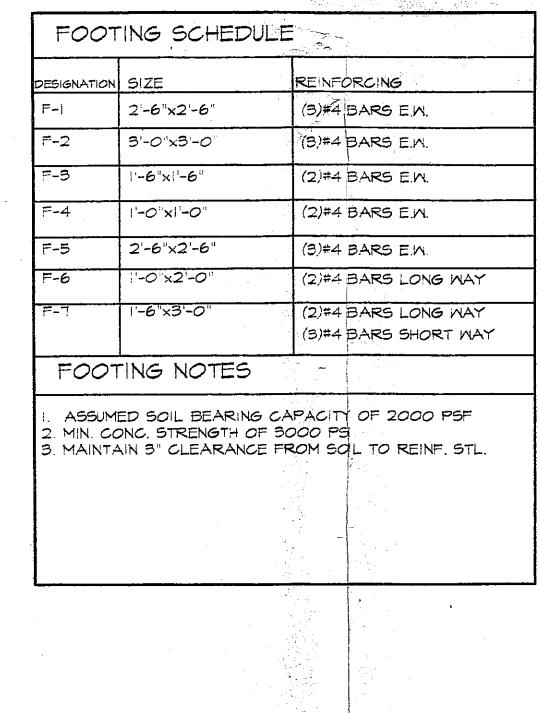
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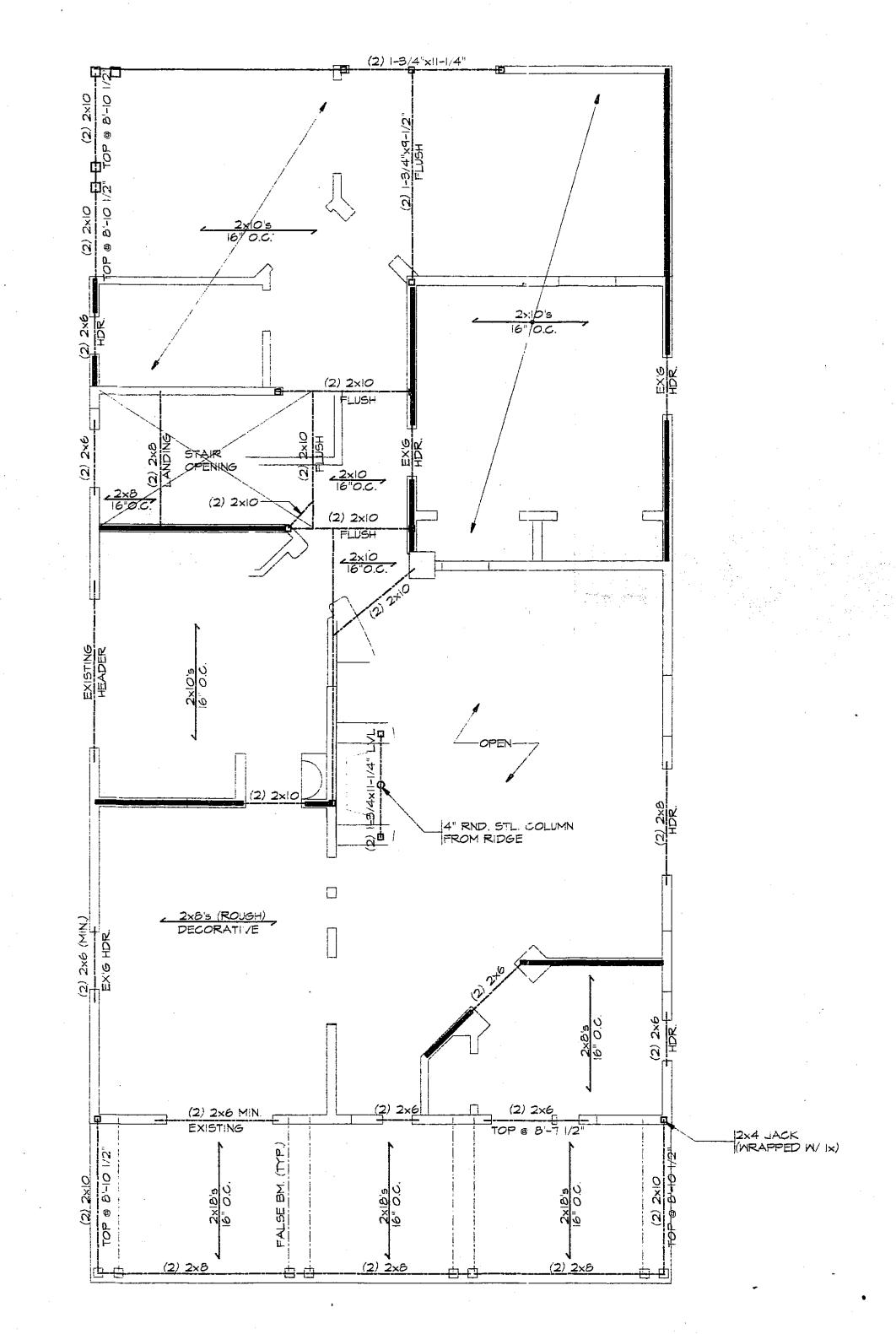
Drant by: BJF/TDF/CKM

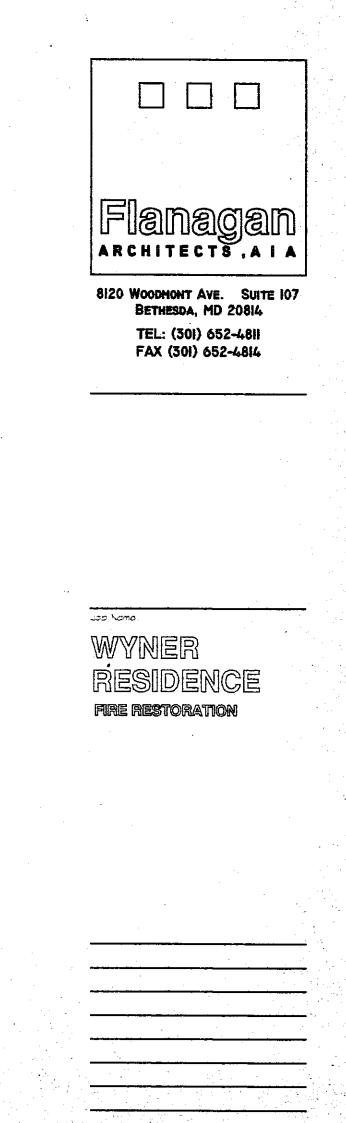


INDOM 2	SCHEDUL	REUSE EX'G M PRIMED INTER 5/4x6 EXTERI	INDONS AS INDIC LIOR AND EXTERI OR JAMB AND SI	CATED. ALL N HOR W WHITE H BILLS. NO HEAD	NEW WINDOWS SHARDWARE AS M D. SEE ELEVATIO	ALL BE WO 1ANUF, BY ONS FOR (OOD, INSULATE POZZI. NO E	TED GLAS BRICKMOU ERNS.	S WITH THERM ILD.	AL BAR																		
WINDOW							···	FR/	ME											·					REMARI	KS		
LOCATION T	TYPE W	R.O. SIZE	R.O. SILL HT	R.O. HEAD	D GLAZING	FXD OPER		JAMB EXT.	INT. FIN.	EXT. FIN.		REMARK	S					·					:				EQ'D. TO PREPARE	
DINING ROOM DINING ROOM	EXISTING TO REM		EX'G EX'G	EX'G	EX'G 5.P. EX'G 5.P.	0 0	EX'G EX'G	D.I.F.	PTD-2 PTD-2	PTD-2 PTD-2															EX'G SURF		ASH CORDS AS REQ'D	
BEDROOM "A"	EXISTING TO REM A 3030-11 2'-6 1/		EX'G	EX'G	EX'G S.P.	0 F	EX'G	D.I.F.	PTD-2 PTD-2	PTD-2 PTD-2									·						3 GANGED A		ASH OURDS AS NEXT	A R
KITCHEN WA	4 3030-11 2'-6 1,	2" 2'-7 1/2"		MATCH NOO.	#2 5/8" INSUL.	0	Y	D.I.F.	PTD-2	PTD-2 PTD-2	 														4 TEMPEREL	GLASS	•	8120
KITCHEN WA	4 3030-11 2'-6 1, 4 3030-11 2'-6 1,			MATCH MDO. :		. 0	Y	D.I.F.	PTD-2	PTD-2	T.B.D														5 OPERABLE WINDOWS	WINDOWS TO BE	LOCATED BELOW FIXED	
	A 3030-11 2'-6 1, A 3030-11 2'-6 1,			MATCH NDO. *		. F	N Y	D.I.F.	PTD-2 PTD-2	PTD-2 PTD-2	T.B.D	. ①													6 UNIT TO BE	GANGED AND TR ROUND EXTERIOR	IMMED AT FACTORY 5/4×8 TRIM	
FOYER MA	4 3030-11 2'-6 1	2" 2'-7 1/2"		MATCH DR. #1	5/8" INSUL.	F	N	D.I.F.	PTD-2	PTD-2	TB.D	1												·	7 NO GRILLE	5		_
	2422-2 4'-11 1/3 2422-3 7-4 7/		3'-3 1/8"		5/8" INSUL. 5/8" INSUL.	. 0	Y	D.I.F.	PTD-2 PTD-2	PTD-2 PTD-2	TBD	3					•											
IVING ROOM RELO		D.I.F.		MATCH MDO. \$	# EX'6 S.P.	0	EXG	D.I.F.	PTD-2	PTD-2	T.B.D						-											
NOT USED		:																										
NOT USED																												
NOT USED			,														•											
NOT USED LIVING RM. (ABV) RELO	LOCATED EX'G D.I.F.	D.I.F.	MATCH WDO. #2	21	EX'6 S.P.	0	Ex'6	D.I.F.	PTD-2	PTD-2	ТВД	EXISTING	AT KID'S E	BEDROOM			·										•	
DEDICOUNT D	OCATED EX'S D.I.F. 2824-2 5'-7 1/8	D.I.F.	2'-3"		EX'G S.P. 5/8" INSUL.	. 0	EX'G	D.I.F.	PTD-2	PTD-2 PTD-2	T.B.D	EXISTING	AT M.B.R. F	REAR MAI	<u>-L</u>													RE
BATHROOM ND2	2428 2'-5 13	16" 5'-9 1/8"	2'-6"		5/8" NSUL.	. 0	Y	D.I.F.	PTD-2	PTD-2 PTD-2	TB.D																	FIRE
	2428 2'-5 13 02830 2'-4 1/3		2-6	5'-0"	5/8" INSUL. 5/8" INSUL.	. <i>o</i> . F	N	D.I.F.	PTD-2	PTD-2	T.B.D	56															•	
	Q2830 2'-4 1/3 Q2830 2'-4 1/3		5'-3 1/2"	5'-0"	5/8" INSUL.	. F	N	D.I.F.	PTD-2 PTD-2	PTD-2 PTD-2	T.B.D T.B.D	. (5)6)																
MASTER B.R. WCG	Q2830 2'-4 1/2		5'-3 1/2"		5/8" INSUL.	. 0	Y	D.I.F.	PTD-2	PTD-2	T.B.D	-	ŧ															
NOT USED MB.R. SKYLIGHT GGL	L-3 3'-1 3/8	5'-3 3/8"	3'-0"		TEMPERED INSUL.	0	+ _Y							· · · · · · · · · · · · · · · · · · ·												-	·	
STAIR SKYLIGHT FS-		3'-3"			TEMPERED INSUL. LOW "E" TEMPERED INSUL.	F F	N N		· · · · · · · · · · ·												•					•		
OOR SCH												·																
OUI DCI	DOOR							DOOR	TYPES				<u></u>			FRAME			FRAME T	YPES		· 28			/	REMARKS	· · · · · · · · · · · · · · · · · · ·	
. LOCATION	SIZE	MATER	IAL FINISH	TYPE	LABEL	/ HD	WREM				·····		NO. TYP	E MA	77 E.	e to the second of the second	EL REMAR	KS	2 0 00 000 00		· · · ·			<u> </u>				
	W H				RATIN		(B)		3 OVER WD/GLAS	5 = =	MD. LO	DUVERED -	A	NC	OD P		ING			···	PREHUNG WD. FR	RAME		_ PRF	FHUNG MD FRAM		EXISTING DOOR STYLE	-
FRONT FOYER FOYER :	2'-6" 6'-8"	3/8" MD	PTD-2	В		- 2	2		DOOR		BI-FOL	-D	2 C 3 EX'6	No	OD P	D-2					MD. STOP & BEA CASING TO MATE	ADED		MD.	EHUNG WD. FRAM STOP & BEADE SING TO MATCH	B WITH S	DELITE SALE, TO	- Sree
BEDROOM "A" BEDROOM "A"	EXISTING T		PTD-2 PTD-2	B		l 🤈	2 A		GLAZ!NG		H		4 0	MC	DOD P	10-2					3 HINGES W/ 1'-0" SIDELITE	Ë		зн	INGES			MIN
BEDROOM "A"	EX STING T	REMAIN	PTD-2		-	-	_ _	A	<u> </u>	(B)	_ <u>\</u>	-us -	5 B. 6 B		DOD P	D-2					TEMPERED GLAZ	ZING	•					DO FIN
BASEMENT STA BATHROOM	AIR 2'-6" 6'-8" 2'-0" 6'-8"	3/8" ND	PTD-2	T.B.D. T.B.D.				CONTR	ACTOR TO	CONTACT	ARCHIT	ECT	7 B	WC	OOD P	D-2												
HALL BATH	3'-0" 6'-8" 2'-0" 6'-8"		95 PTD-2	T.B.D.		з	3	WHERE	PRACTICA	L	SING D	OORS	8 A 9 B			D-2			(A)				B				ř	
NOT USED				T.B.D.				HARD	WARE			<u>.</u>	10 NO		DOD P	D-2				 1 :		_						
BEDROOM "B" 2 HALL	2'-6" 6'-8" '-4" 6'-8"		PTD-2 PTD-2	TBD.		4	1	ALL H	ARDWARE T	O BE SCH	LAGE B	(C)O(1)	2 B	MC	OD P	гD-2					. JAMB & BEADEL SING TO MATCH	D						
MASTER BEDRO BEDROOM "B"	OOM 2'-6" 6'-8"	3/8" MD 3/8" MD	PTD-2	T.B.D.			2		KE, RESIDEN			, 1	13 B 14 C	i i i i i i		TD-2				BI-F	FOLD TRACK HAR	RDWARE						
MASTER BEDRO	OOM 4'-0" 6'-8"		PTD-2 PTD-2	В		2 3	2	_	ITRY LOCKS D. KNOB	DE! W DE	AUDUL		15 C	NC	DOD P	D-2												
MASTER BEDRO	100M 4'-0" 6'-8"	5/8	110-2	<u> </u>					RIVACY																			
•								4 PA	ASS <i>AG</i> E										©	 								
NISH SCHED	DULE							MAT	'ERIAL																			
DOM NO. ROOM	NAME FLOOR	BASE WAL		LING	REMARKS				'		<u></u>								<u>5V-1</u>	VINYL		•			MD-I	ORCH FLOORING	in the second se	F*0]06 550:0:
100 DINING F	ROOM HMF-I	T-I PTE		HEIGHT VARIES	1 EXPOSED	BMS. A	BOVE	CA TO	<u>T-l</u> RPET BE SELECT	FD			PTD PAII		MOKE DAM	AG BEO	"DED TYP	•	TO BE	SELECT MANCE O					SMOC	OTH PINE		Eranc
OI FOYER	CT-I	T-I PTC		8'-10" VARIES				ON	REBOUND I				DUR	ION, OR E		AGE AS REQ	DIRED, TIF.				/· •				MD-2 P.T. 5	/4×6 WD. DECK BO PSON WATERSEAL	DARDS	27 N
02 LIVING F 03 KITCHEN		PTE	-3 PTD-3	8'-10"				CT- CEI TO	RAMIC TILE BE DETERN	MINED			PRI	MER AND	(2) FINISH C E DETERMIN				MOOD BASE		52, PTD.					. PLANKING		
04 BEDROC 05 STAIR "/		EX'G PTL		EX'G VARIES			•	THI	NSET ON 1/1 TO 3/4" T&C	2" DUROCK	< SCREV OR	NED & GLUE	D	2-2 NT				• :	CASIN		TO MATCH EX'G F DED WM750, PTD. POPLAR HEAD, PT				REUS	E EX'G ATTIC FLOC		
06 HALL	HMF-1	T-I PTD		8'-10"				<u>HM</u> HAI	<u>F-I</u> RDWOOD F	OORING			SEA	L EXG. S		AGE AS REQ	UIRED, TYP.			CUT	TO PROFILE, SEE.	DETAIL			<u>MD-4</u> 3/4"	PLYMD SUBLFOOR		
07 BATH 08 STUDIO		T-I PTL	-I PTD-I	8'-10"				RA MHI	NDOM WIDT ITEMASH FII	H PINE VISH			OIL		EMIGLOSS					D00	ING AT DOORS AI DRWAYS WITH NO I	DOORS DO	NOT RECEIVE	CASING				
FRONT F			PTD-2	8'-10"				(2)	COATS WA	TERBASE	URETHA	NE			(2) FINISH O													
													PTD PAII	<u>-3</u> NT		(estimate)					•							
200 MASTER 201 BEDROC	OM "B" CPT-I	T-I PTL		9'-0" 9'-0"					4				SEA		* · · · · · · · · · · · · · · · · · · ·	age as req	UIRED, TYP.									•	·	
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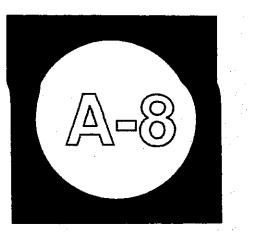


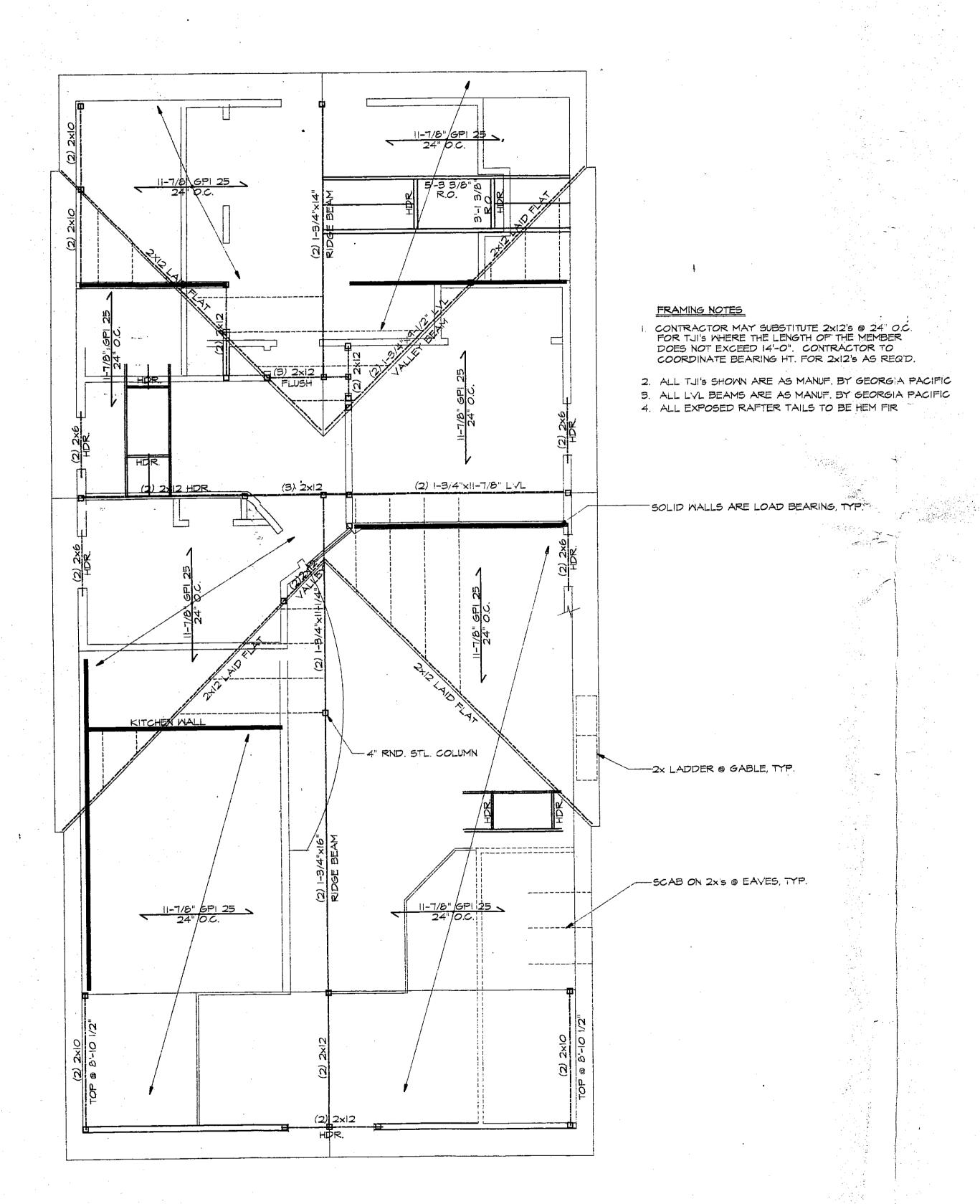




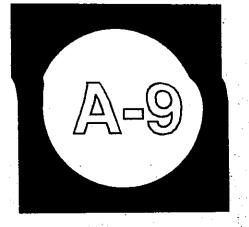
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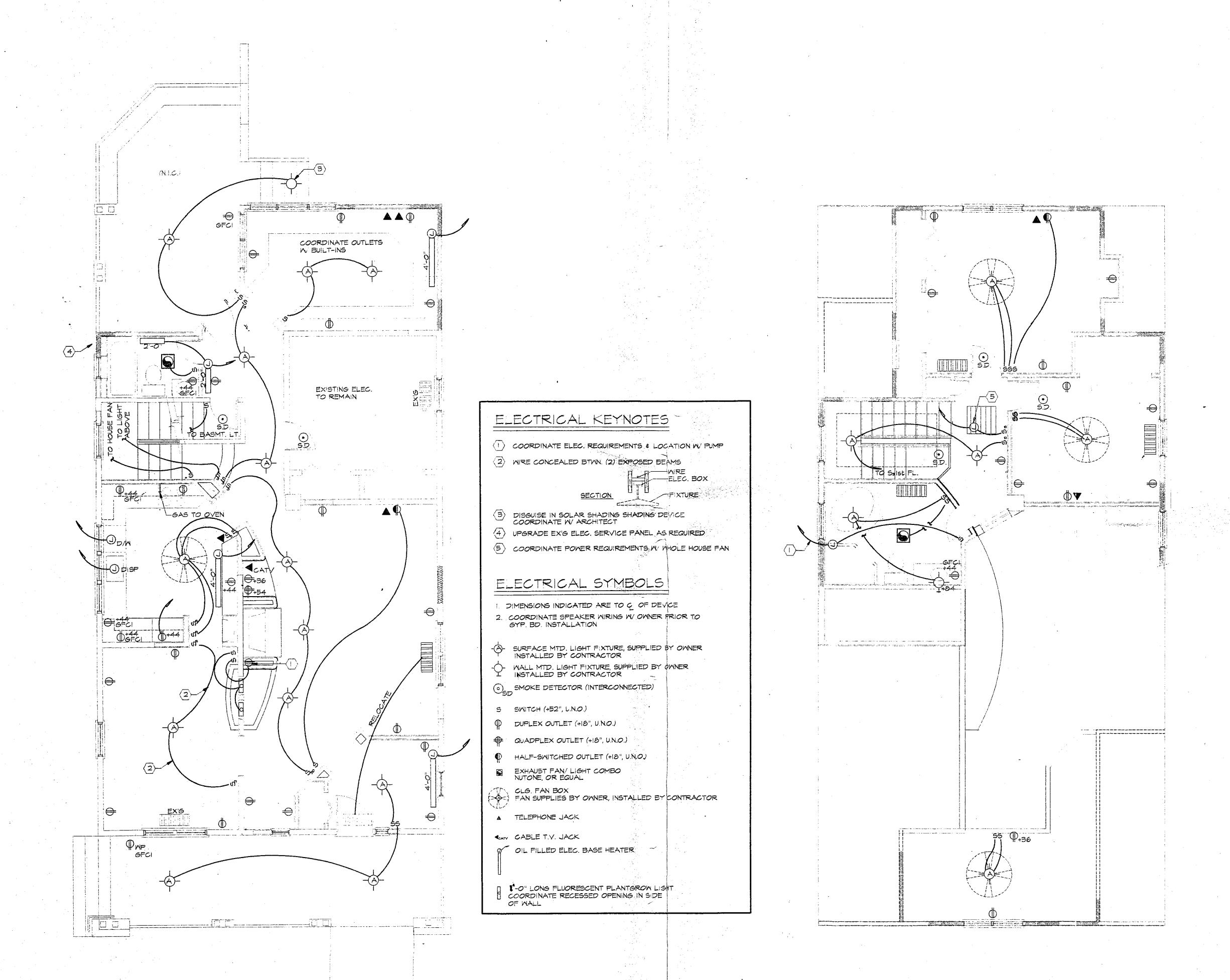
FRAMING PLANS





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	WYNER RESIDENCE FIRE RESTORATION
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WYNER FIRE RESTORATION

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