

35/14-7 Community Paint & Hrdwr
35/14-90A

35/14-90A

**ARCHITECTS
LATHAM & TAYLOR, P.C.**

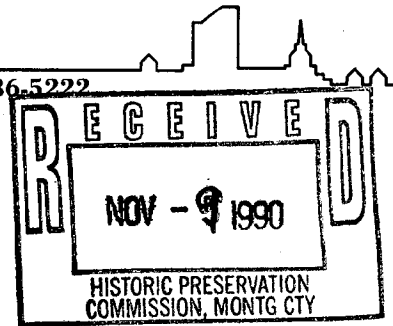
6935 Wisconsin Avenue, Suite 208, Chevy Chase, Maryland 20815 301 986-5222

Sent 11/14/90

November 7, 1990

M E M O R A N D U M

To: Historic Preservation Commission
Montgomery County Department of Environmental Protection, Code
Enforcement Division
Fr: Leonard Taylor, Jr. *LTJ*
Xc: Mark Billings, Donohoe Companies
Re: Community Hardware



Please be advised that in the course of executing the repairs to the Community Hardware Building we have discovered that the existing porch was unsound. We are in the process of re-building it. When the rebuilding is complete the exterior will match the former in materials and profile. It is our understanding that this work constitutes ordinary maintenance and as such does not require approval by the HPC. Further we understand that to the extent the work replaces historic materials in kind the work may qualify for tax credit.



Montgomery County Government

MEMORANDUM

DATE: 3/15/90

TO: Robert Seely, Chief
 Department of Environmental Protection
 Division of Construction Codes Enforcement

FROM: ^{JBC}Jared B. Cooper, Historic Preservation Specialist
 Department of Housing and Community Development
 Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 3/14/90 reviewed the attached application by Elm Road St. L.P. for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP Application
2. Photographs
3. Site Plan
4. Plans
5. _____

JBC:av

1199E

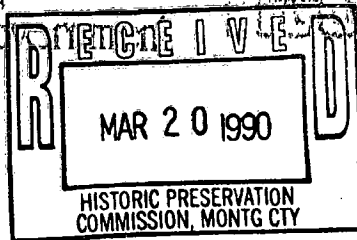
Historic Preservation Commission

*file in OBJECTS 99093
LATHAM & TAYLOR
Hardware*



DEC 19 1989

Montgomery County Government



December 8, 1989

Mr. Leonard Taylor, Jr.
6935 Wisconsin Avenue
Suite 208
Chevy Chase, Maryland 20815

Dear Mr. Taylor:

The Montgomery County Ethic Commission received and reviewed your letter regarding your membership on the Historic Preservation Commission (HPC) and your interest in collaborating with Eisinger Kilbane & Associates in the renovation of an historic building in Montgomery County. As you have indicated, it is mandatory that, to avoid a conflict of interest, you must recuse yourself from any deliberations on the Historic Area Work Permit for this project.

Please contact the Commission office if you require further advice or assistance.

Sincerely,

Jay L. Cohen
Jay L. Cohen
Vice Chairman

JLC:BMCN:11

COPY

ARCHITECTS
LATHAM & TAYLOR

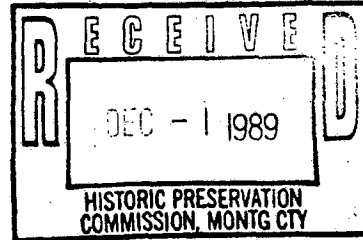
6935 Wisconsin Avenue, Suite 208, Chevy Chase, Maryland 20815 301 986-5222

#35/14

→ Jan 12/1/89

November 28, 1989

Mr. Donald E. Jefferson
Chairman
Ethics Commission
50 Monroe Street
Rockville, MD 20850



Re: Providing Architectural Services on a Listed Historic Site

Dear Mr. Jefferson,

My name is Leonard Taylor, Jr., and I am an appointed member of the Montgomery County Historic Preservation Commission. I am a partner in Architects Latham & Taylor, a general practice architectural firm located in Chevy Chase. Recently we were asked by Real Property Resources, the property management company for the Eisinger Kilbane & Associates interests to assist them with the planned renovation of the Community Hardware Store on Wisconsin Avenue, a Montgomery County Historic Area Resource on the Montgomery County Master Plan for Historic Preservation. This renovation will likely require a Historic Area Work Permit.

It is my understanding that it is acceptable for my architectural firm to assist them with this matter so long as I excuse myself from any deliberations on the Historic Area Work Permit.

I would appreciate it if you would please advise me if my understanding is correct. Your quick response to this request would be appreciated as our client has urged us to get on with the work.

For Architects Latham & Taylor

Sincerely,

A handwritten signature in cursive script that reads "Leonard Taylor, Jr.".

Leonard Taylor, Jr., A.I.A.
Partner

Xc: Jeff Miskin, H.P.C.

ARCHITECTS
LATHAM & TAYLOR

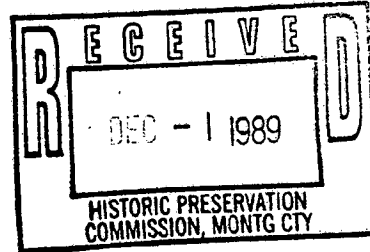
6935 Wisconsin Avenue, Suite 208, Chevy Chase, Maryland 20815 301 986-5222

#3514

sent to
JM 12/1/89

November 28, 1989

Mr. Jeff Miskin
Historic Preservation Commission
51 Monroe Street
Rockville, MD



Re: Community Hardware Store
Wisconsin Avenue, Bethesda

Dear Jeff,

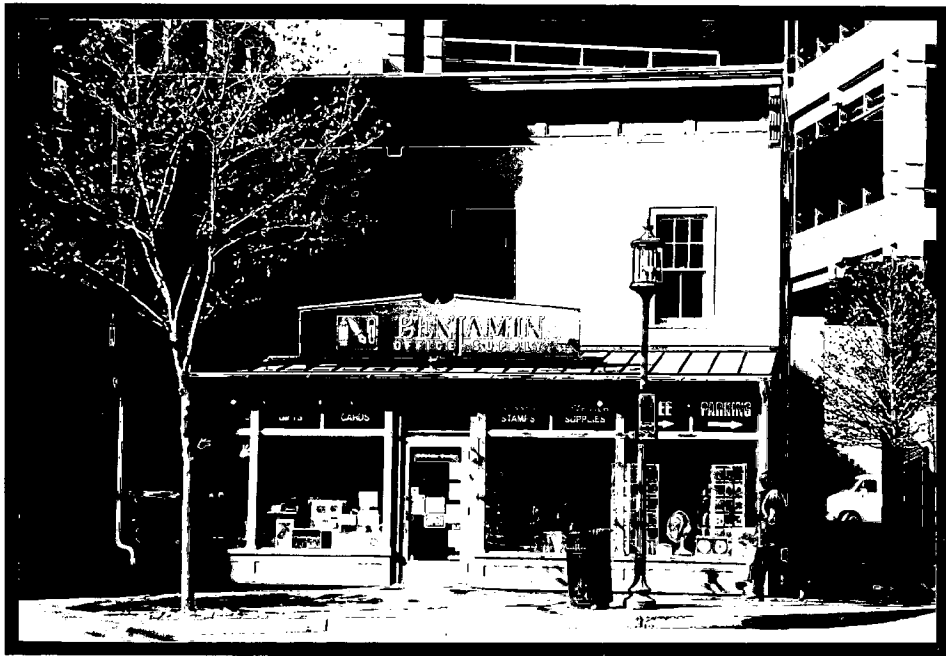
My firm, Architects Latham & Taylor, has been requested by Eisinger Kilbane and Associates and their agents, Real Property Resources, to prepare renovation plans to convert the Community Hardware Store into an offices products supply store and an office for the same.

As we understand it, portions of the work may require changes to the exterior of the building and thus will require a Historic Area Work Permit. I am planning to excuse myself from any Commission action on this matter. I have also notified the Ethics Commission of my involvement in this project.

Sincerely,

A handwritten signature in cursive script that reads "Leonard Taylor, Jr.".

Leonard Taylor, Jr., A.I.A.
Partner



HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: March 5, 1990

CASE NUMBER: 35/14-90A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Community Hardware PROPERTY ADDRESS: 7250 Wisconsin Avenue

DISCUSSION:

The applicant is proposing a variety of minor repairs and alterations to the exterior of the Community Hardware Store. The changes include in-kind replacement of the front door, replacement of porch glass utilizing existing sashes, installation of standing seam roof and half-round gutters on front porch, installation of two new louvers on rear elevation, and regrading of sidewalk entrance to building to provide for handicapped access.

STAFF RECOMMENDATION:

Staff recommends approval of the application based on criteria 24A-8(b)(1) and (2).

ATTACHMENTS:

1. HAWP Application and Attachments
2. Photographs
3. Site Plan
4. Elevations
5. Floor Plan

JBC:av
1680E



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 0429384

NAME OF PROPERTY OWNER Elm-Reed St. L.P % R.P.R. TELEPHONE NO. 301-961-6450
(Contract/Purchaser) (Include Area Code)

ADDRESS 7315 Wisconsin Ave. #450N. Bethesda, Md. 20814
CITY STATE ZIP

CONTRACTOR TBD TELEPHONE NO. _____

PLANS PREPARED BY LTI Architects CONTRACTOR REGISTRATION NUMBER _____
(Include Area Code)

REGISTRATION NUMBER 8295

LOCATION OF BUILDING/PREMISE

House Number 7250 Street Wisconsin Ave.

Town/City Bethesda, Md. Election District 07

Nearest Cross Street _____

Lot _____ Block A Subdivision J.H. Miller's Add.

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|------------|-----------------------|-----------|---------------------------------|-------------------|-----------------------|
| Construct | Extend/Add | <u>Alter/Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace |
| | | | Revision | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | Other <u>Business</u> |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 138,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other _____		01 <input checked="" type="checkbox"/> WSSC
		02 () Well
		03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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 J.C. Dillhoff Date 2-23-90
(Agent must have signature notarized on back)

ARCHITECTS
LATHAM & TAYLOR, P.C.

6935 Wisconsin Avenue, Suite 208, Chevy Chase, Maryland 20815 301 986-5222



APPLICATION FOR HISTORIC AREA WORK PERMIT FOR
COMMUNITY HARDWARE STORE, 7250 WISCONSIN AVENUE, BETHESDA, MARYLAND

1.a. Written Description

The Bethesda Community Hardware Store is a stucco faced two story wood plus basement wood frame building. The building is in an undistinguished vernacular "main street" style based loosely on Greek Revival models. The building has a townhouse form with single pitched roof and banded by simple deep cornice. There is a continuous enclosed porch across the front facade. The existing wood windows are, except for one light, true divided light six over twos. Window openings are banded in simple flat "picture molding" trim. The building appears to have been modified over time in response to various use driven demands.

In the recent past the building was relocated and modified as part of the construction of the Elm Reed Building. As part of that project (previously approved by the HPC) the exterior walls of the building were re-surfaced and painted and a masonry firewall was added along the south property line. Today the doors and windows on the north and east faces remain from the store's pre-relocation state. The west and south walls reflect modifications made as part of the relocation in order to adapt the structure to its new location and governing codes.

1.b. General Description of the Project

The planned improvements are necessary in order to make the building usable as an office supply retail store. The actual interior tenant work and exterior signage will be handled as a separate permit. The planned work effecting the exterior of the project includes:

replacement of existing front door with new wood door matching the existing in size and style

replacing existing porch glass with new insulating glass units glazed into existing wood sashes. Interior stops will likely be replaced, work will maintain existing sight lines and profiles

installation of new standing seam roof and gutters on porch

installation of two new louvers for building HVAC system on rear elevation

repainting of trim effected by improvements

regrading of sidewalk in front of building to provide for handicapped access

2. see drawings
3. not relevant - urban project
4. see drawings
5. see drawings

6. Material specifications

New door - fir style and rail door with full insulating glass vision light and brass hardware

New show windows - clear sealed insulating glass units set into existing wood frames

Wood trim - repair and/or replacement of existing deteriorated trim with clear (finger jointed acceptable) pine milled to match existing profiles and site lines

Roofing - new painted galvanized steel roofing installed with seams to match existing in spacing and profile

7. attached

8. 7220 Wisconsin Ave.

Stanley Martin Commercial Inc. (FMC)
Suite 210
7220 Wisconsin Ave.
Bethesda, Maryland 20814

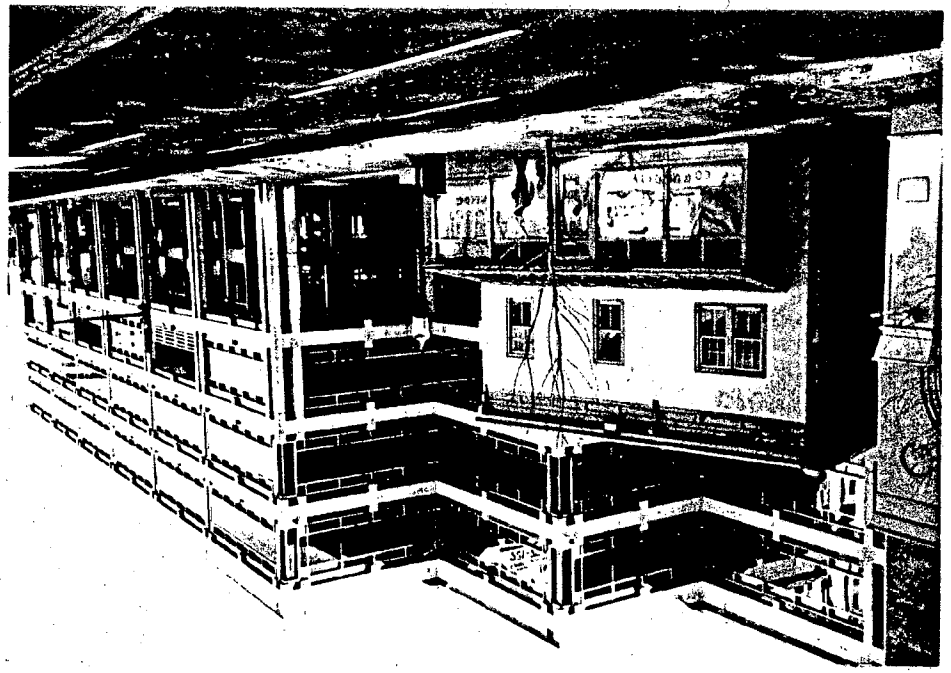
7235 Wisconsin Ave.

Potomac Land and Investment Company
14211 Dufief Mill Road
Gaithersburg, Maryland 20878

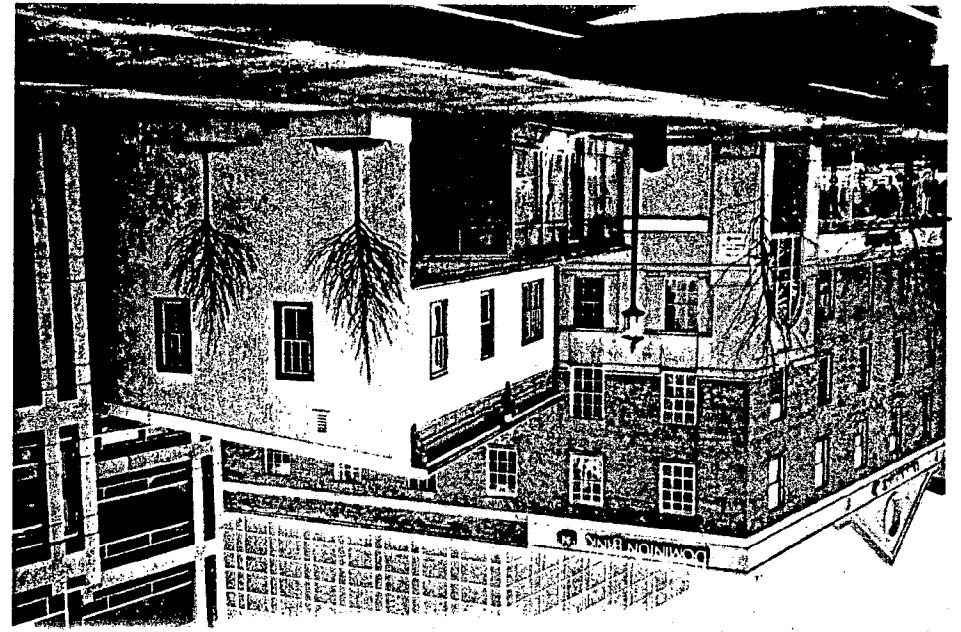
7272 Wisconsin Ave.

Elm Reed Street Limited Partnership
c/o Eisinger Kilbane & Associates
Suite 400E
7315 Wisconsin Ave.
Bethesda, Maryland 20814

② CONTEXT (LOOKING NORTHWEST)



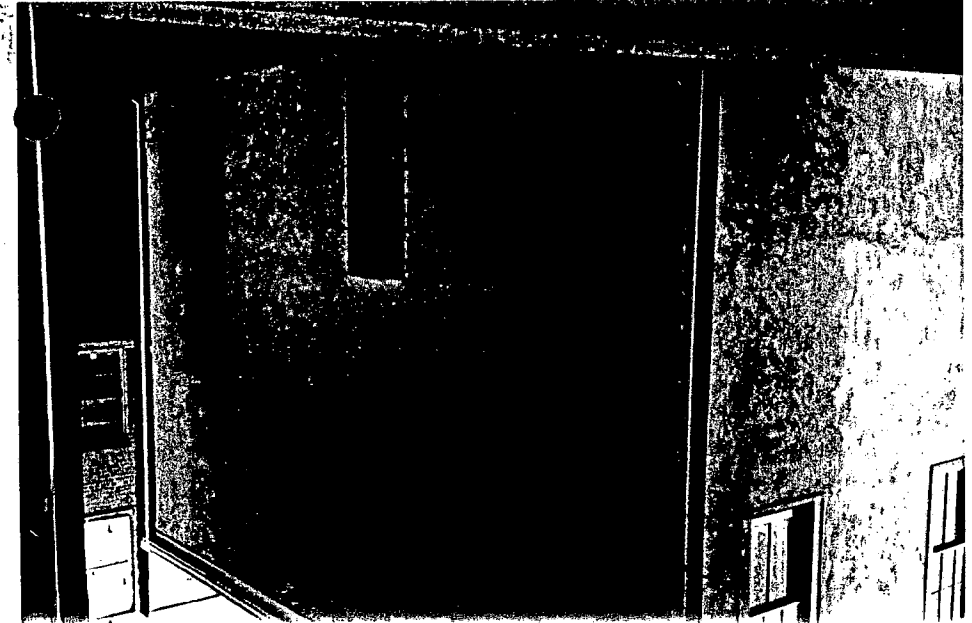
① CONTEXT (LOOKING SOUTHWEST)



④ FRONT ELEVATION



② REAR ELEVATION





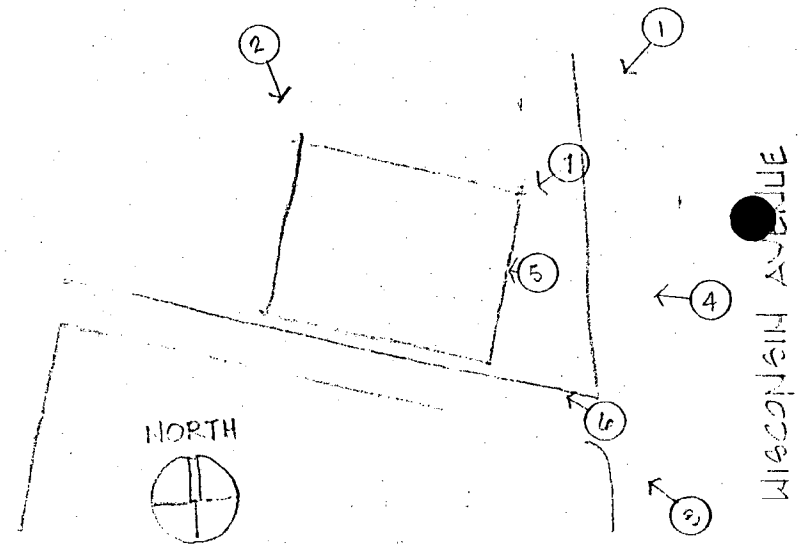
⑤ FRONT BAY DETAIL



⑥ FRONT, LOOKING NORTHWEST

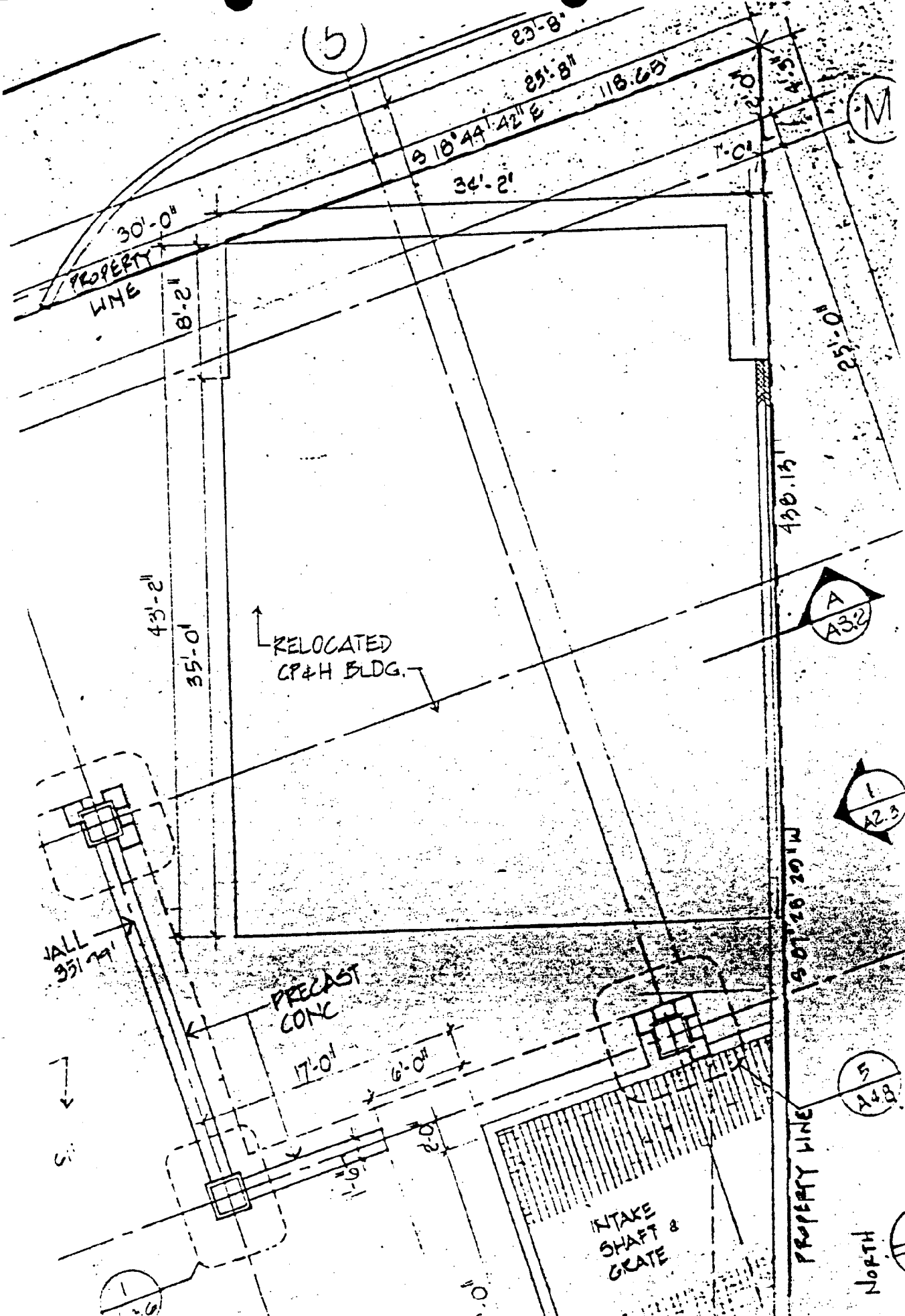


⑦ NORTH SIDE ELEVATION



COMMUNITY PAINT AND HARDWARE
CONTEXT PHOTOGRAPHS

2-22-90

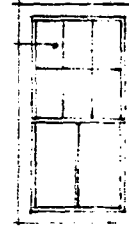
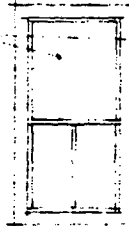
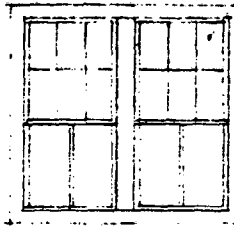


EXIST PLASTER FINISH

EXIST SPILT FACE BLOCK

REMO. EXIST WALL
FOR LIGHT FIXTURE

EXIST ORNAMENTAL
CORNICE TO REMAIN
EXIST WINDOW
GLASSING AND TRIM
TO REMAIN



NEW PAINTED GALVANIZED STANDING SEAM METAL ROOF
TO MATCH EXIST. →

PROVIDE BLOW-
ADDRESS IN
6" HIGH #10
ON GLASS

REPLACE GLASS W/
5/8" INSUL. GLASS
NEW TRIM TO MATCH
EXIST. TYP.

REPLACE GUTTER W/ 4" DIAM.
1/2 ROUND GUTTER W/ HANGERS @
3'-0" O.C. AND PAINT TO MATCH EXIST.

REPLACE DOWNSPOUT W/ 3" DIAM.
ROUND DOWNSPOUT TO HUB. PAINT TO
MATCH EXIST. (SEE PLUMBING PRGS)

NEW HOLE THRU EXIST.
WALL FOR DOWNSPOUT.
(SEE SECT. 4/A-2 & 6/A-2)

GRADE

GRADE

RESET EXIST BRICK SIDEWALK
UP TO ROOF SILL @ 1:20 SLOPE

REPLACE EXIST DOOR W/
NEW FULL VISION INSUL.
GLASS DOOR AND HARDWARE
TO MATCH EXIST.



EAST ELEVATION

1/4" = 1'-0"

NEW PAINTED GALVANIZED STANDING
SEAM METAL ROOF TO MATCH EXIST.

REPLACE GUTTER W/ 4" DIAM. 1/2
ROUND GUTTER W/ HANGERS @
3'-0" O.C. AND PAINT TO MATCH EXIST
REPLACE DOWNSPOUT W/ 3" DIAM
ROUND DOWNSPOUT TO HUB. PAINT TO

REPLACE GUTTER W/ 4" DIAM. 1/2
 ROUND GUTTER W/ HANGERS @ 2'-0"
 O.C. AND PAINT TO MATCH EXIST.
 REPLACE DOWNSPOUT W/ 3" DIA.
 ROUND DOWNSPOUT TO HUB. PAINT TO
 MATCH EXIST. (SEE PLUMBING DRGS.)

EXIST. ROOFING TO REMAIN

EXIST GUTTER TO REMAIN

REPLACE EXIST. DOWNSPOUT W/
 SIMILAR TYPE. BRING NEW DOWNSPOUT
 TO HUB AND INSIDE BLDG. SEE G/A-2.
 (SEE PLUMBING DRGS.)

NEW VENTS

EXIST FLASHING (TO REMAIN)
 EXIST H.M. DWP (TO REMAIN)
 EXIST SPLIT FACE BLOCK WALL
 (TO REMAIN).

WATERPROOF
 TP BY 2x4
 TUB EXH-AUT
 SEE G/A-2

SEE PLUMBING
 DRAWINGS

GRADE

GRADE

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

COMMUNITY HARDWARE STC

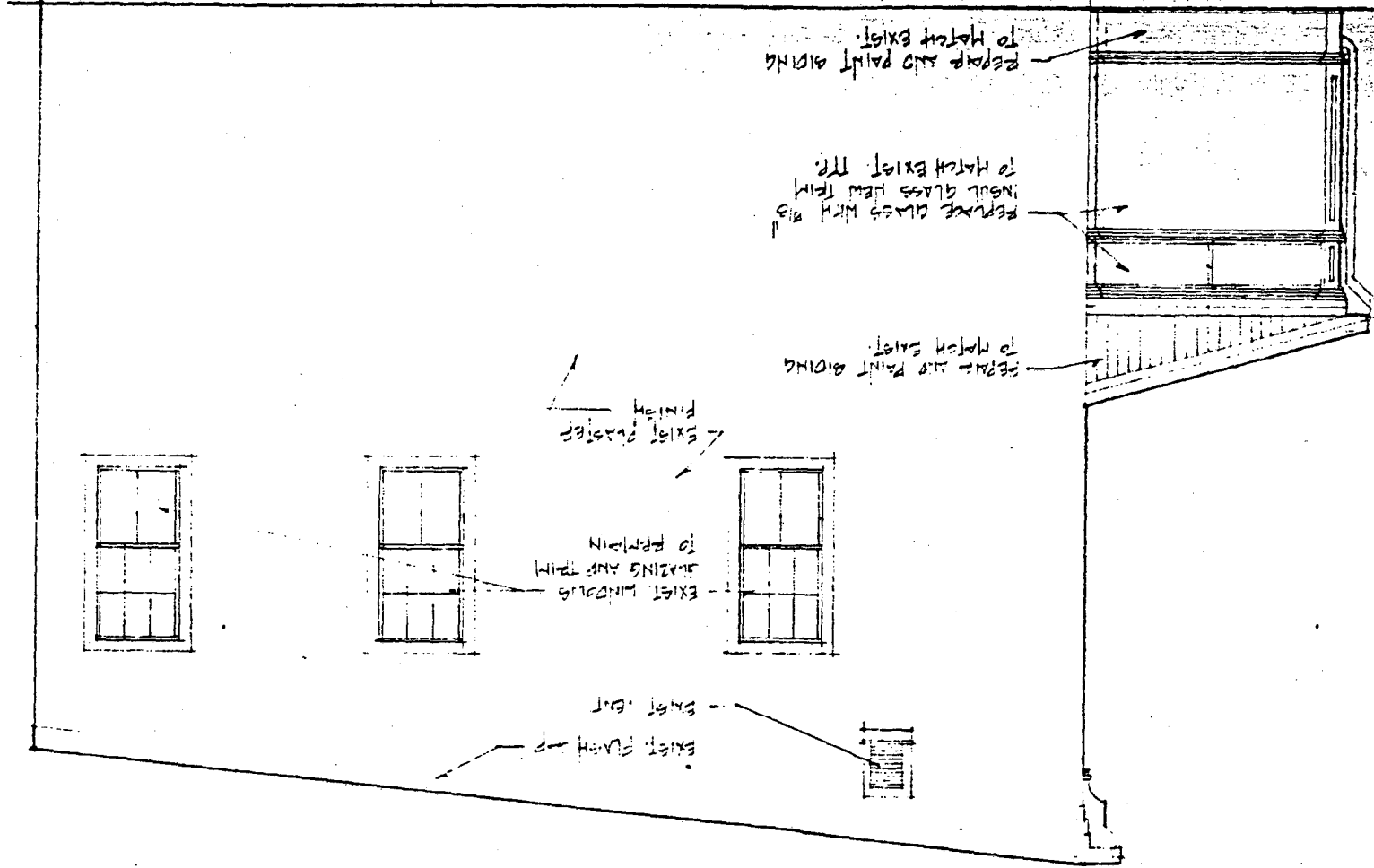
ISSUE PER.
 CONSTR.

REVISION

DATE: 2-2
 SCALE: _____
 DRAWN: S.M.
 CHECKED: _____
 PROJECT: _____
 SHEET 3
 FILE: _____

A-3

NEW PAINTED GALVANIZED
STEEL METAL ROOF TO MATCH



NORTH ELEVATION

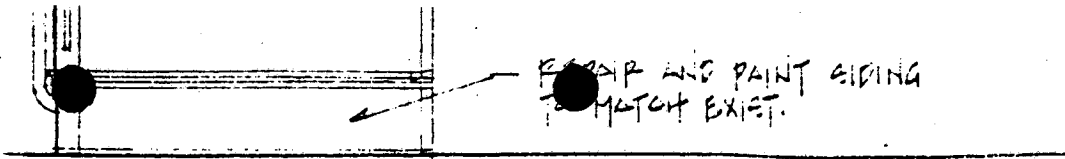
A2

REPAIR SILLER WITH 4" SQUARE IN ROUND CORNER. IN HEADERS 2" x 4" O.C. PAINT TO MATCH EXIST.

REPLACE SOUTHSIDE WITH 2" SILL, ROUND RAIL. (SEE PLUMBING DWG'S)

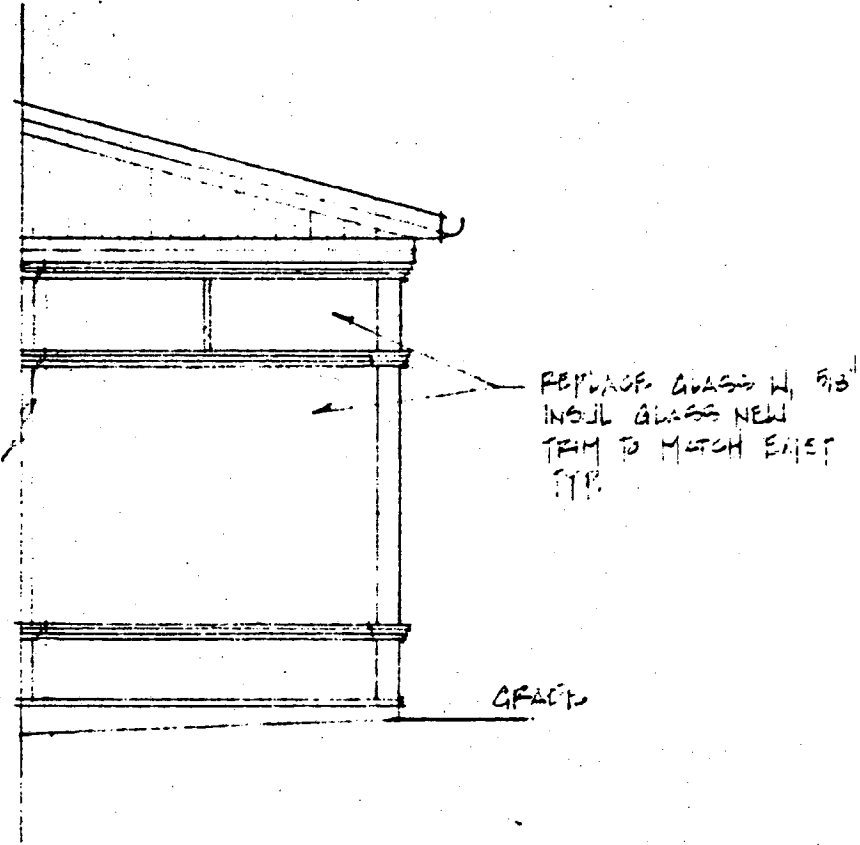
DATE: 08/10/2010 10:54

N
E
T
S



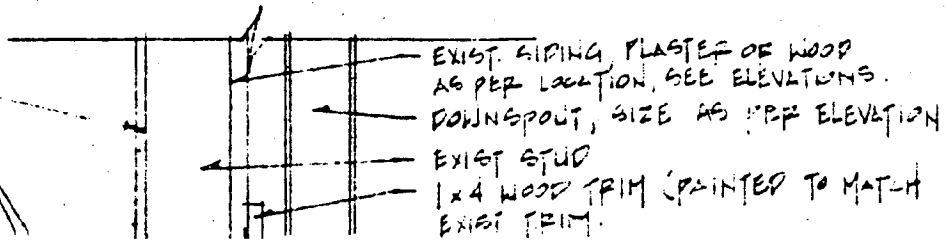
1 NORTH ELEVATION
A-2 1/4" = 1'-0"

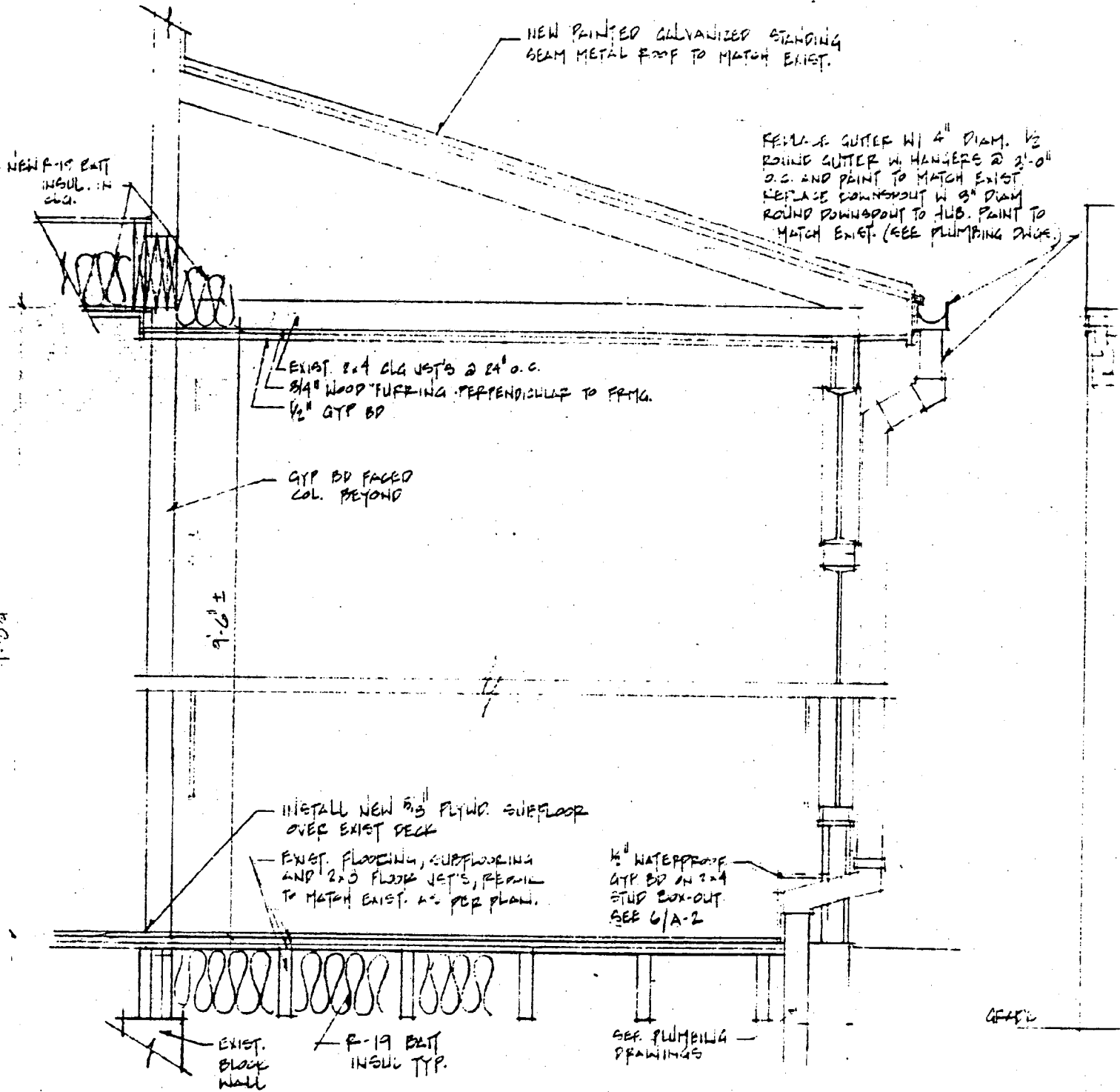
NOTE REMAINDER OF ELEVATION IS SPLIT FACE BLOCK, TO REMAIN UNCHANGED. (SEE ATTACHED PHOTOGRAPH.)



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

NEW 1/2" GYP. FD WALL
NEW 2x4 BOX-OUT AROUND GUTTER





NEW PAINTED GALVANIZED STANDING SEAM METAL ROOF TO MATCH EXIST.

REPLACE GUTTER W/ 4" DIAM. 1/2" ROUND GUTTER W/ HANGERS @ 2'-0" O.C. AND PAINT TO MATCH EXIST. REPLACE DOWNSPOUT W/ 3" DIAM. ROUND DOWNSPOUT TO HUB. PAINT TO MATCH EXIST. (SEE PLUMBING DWG.)

EXIST. 2x4 CLG. STUDS @ 24" O.C.
2x4 WOOD FURRING PERPENDICULAR TO FRG.
1/2" GYP BD

GYP BD FACED COL. BEYOND

INSTALL NEW 5/8" PLYWOOD SUBFLOOR OVER EXIST. DECK

EXIST. FLOORING, SUBFLOORING AND 2x8 FLOOR JOIST, REMAIN TO MATCH EXIST. AS PER PLAN.

1/2" WATERPROOF GYP BD ON 2x4 STUD BOX-OUT SEE 6/A-2

EXIST. BLOCK WALL

R-19 BATT INSUL. TYP.

SEE PLUMBING DRAWINGS

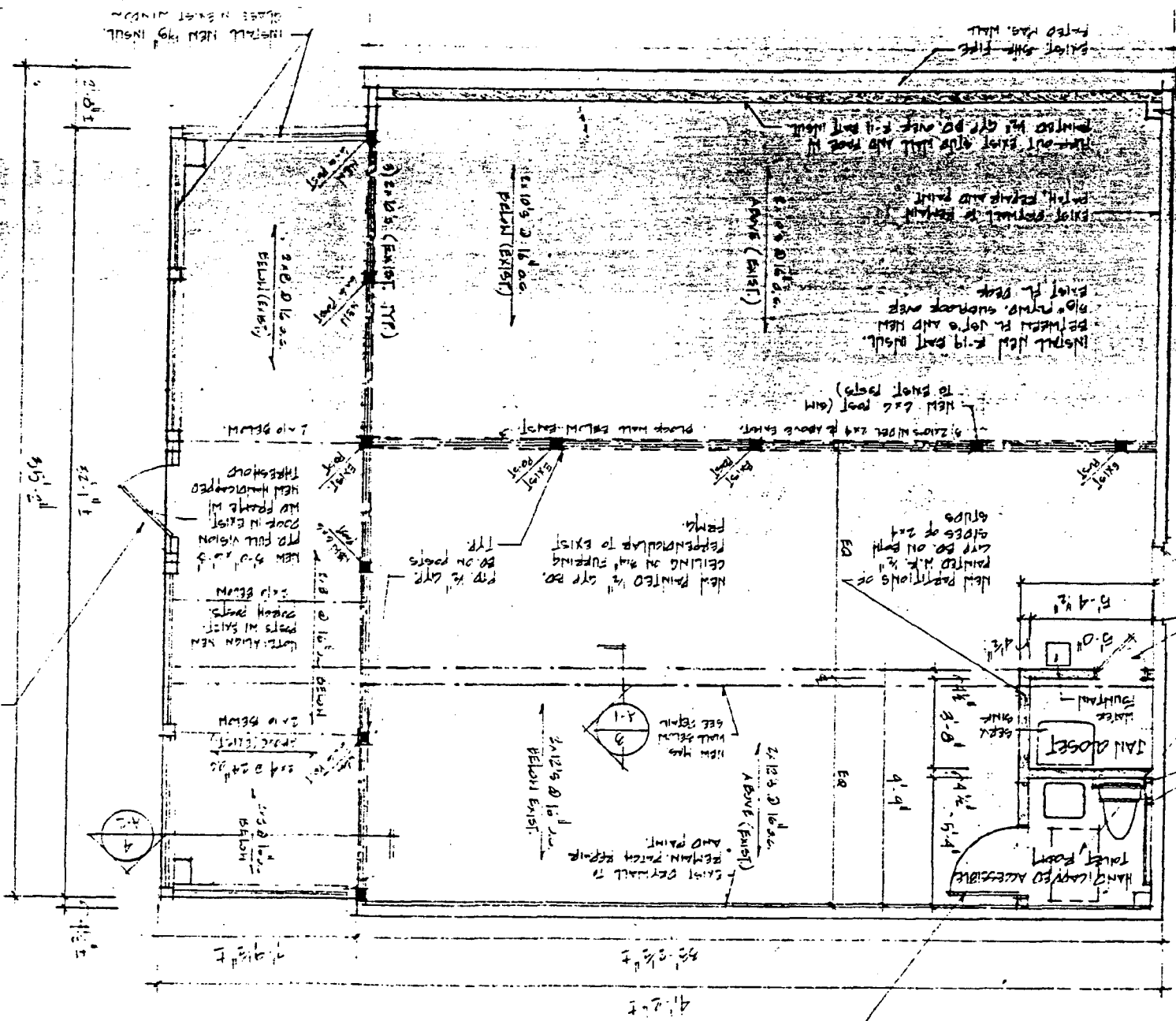
4
A-2

SECTION THROUGH PORCH

3/4" = 1'-0"

5
A-2

WILSONVILLE AVE.



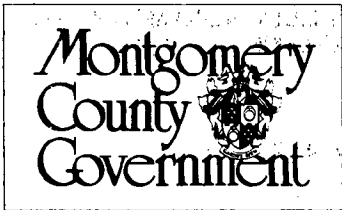
REPAIR/REPLACE EXIST. TR

NEW ACCESS PANEL
 ABOVE HEAD OFF
 2'-0" x 3'-0" OPENING
 IN WALL EXIST.
 EACH END
 NEW PAINTED 2'-0" x
 6'-0" WOOD DOOR IN
 W/ FRAME
 EXIST. 3'-0" x 6'-0"
 W/ DOOR AND FRAME
 PAINT

ASSUMPTIONS OF
 STRUCTURAL FRAMING
 50 p.s.f.
 100,000
 - L&L FOR 75 LBS PER SQ. FT.

NEW PAINTED 3'-0" x 6'-0" W/ DOOR IN W/ FRAME

R-SET EXIST
 PATCH REPAIRS
 TO GIVE SICE
 WALK UP TO ROOF
 GILL D 1.20 SUPPLY



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 0429384

NAME OF PROPERTY OWNER [Handwritten Name] TELEPHONE NO. [Handwritten Number]
(Contract/Purchaser) (Include Area Code)

ADDRESS [Handwritten Address] CITY [Handwritten City] STATE [Handwritten State] ZIP [Handwritten ZIP]

CONTRACTOR [Handwritten Name] TELEPHONE NO. _____

PLANS PREPARED BY [Handwritten Name] TELEPHONE NO. [Handwritten Number]
(Include Area Code)

CONTRACTOR REGISTRATION NUMBER _____
REGISTRATION NUMBER 8295

LOCATION OF BUILDING/PREMISE

House Number 4950 Street [Handwritten Street]

Town/City [Handwritten City] Election District [Handwritten District]

Nearest Cross Street _____

Lot _____ Block _____ Subdivision [Handwritten Subdivision]

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revision	Porch	Deck	Fireplace
		Revocable		Fence/Wall (complete Section 4)	Other	Solar
						Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ 68,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY [Handwritten Company]

1E. IS THIS PROPERTY A HISTORICAL SITE? [Handwritten Answer]

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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 (agent must have signature notarized on back) _____ Date 3-23-90

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Handwritten Signature] Date 3/15/90

APPLICATION/PERMIT NO: 9002230052 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

