

7113 Holly Avenue, Takama Park
HDC Case No. 37103-08000
Takama Park H.D.

Pendaflex
Esselle

4350 1/3 RED

10%



P4

- Checked on report - March 25th
- (Checked over - 21 Aug 08 -
- (on Robert's license



HISTORIC PRESERVATION COMMISSION

FILE

[Handwritten signatures]

Jef Fuller
Chairperson

Isiah Leggett
County Executive

Date: 11 September, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *RK*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #493705, Rehabilitation of front porch.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the September 10, 2008 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Greg Bordinowski
Address: 7113 Holly Avenue, Takoma Park. Takoma Park Historic District.

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



R



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6379

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Greg Borynowski

Daytime Phone No.: 301-385-2860

Tax Account No.: _____

Name of Property Owner: Greg Borynowski et. al. Daytime Phone No.: 301-385-2860

Address: 7113 Holly Avenue, Takoma Park MD 20912

Contractor: Unknown Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7113 Street: Holly Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip Avenue

Lot: p/o 15 Block: 7 Subdivision: BF Gilbert's addition to Takoma Park

Liber: 18868 Folio: 379 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ _____

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

Approved: _____
For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

493 705

0

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Existing front porch and terrace to be repaired and restored to original design. New stone paving.

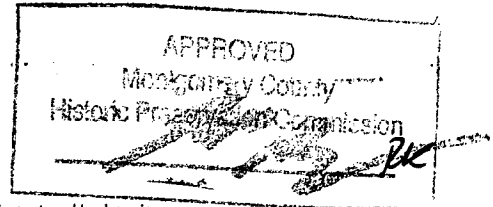
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The new work will match materials and finishes of existing except: a new stone paving is proposed to cover needed waterproofing over garage. To avoid creating a trip hazard, this paving will extend to the covered area of the porch, the steps and cover the existing concrete walkway. The roof to wall connection will be flashed and prevent MORE water flowing into the infrastructure and better preserve the historic resource. Details have been carefully measured, drawn and will be matched in the repaired structure.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.



3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

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General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

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- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

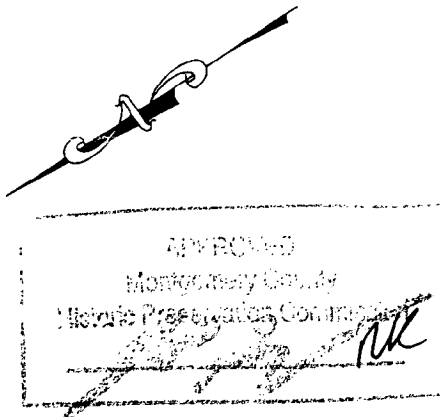
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville. (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

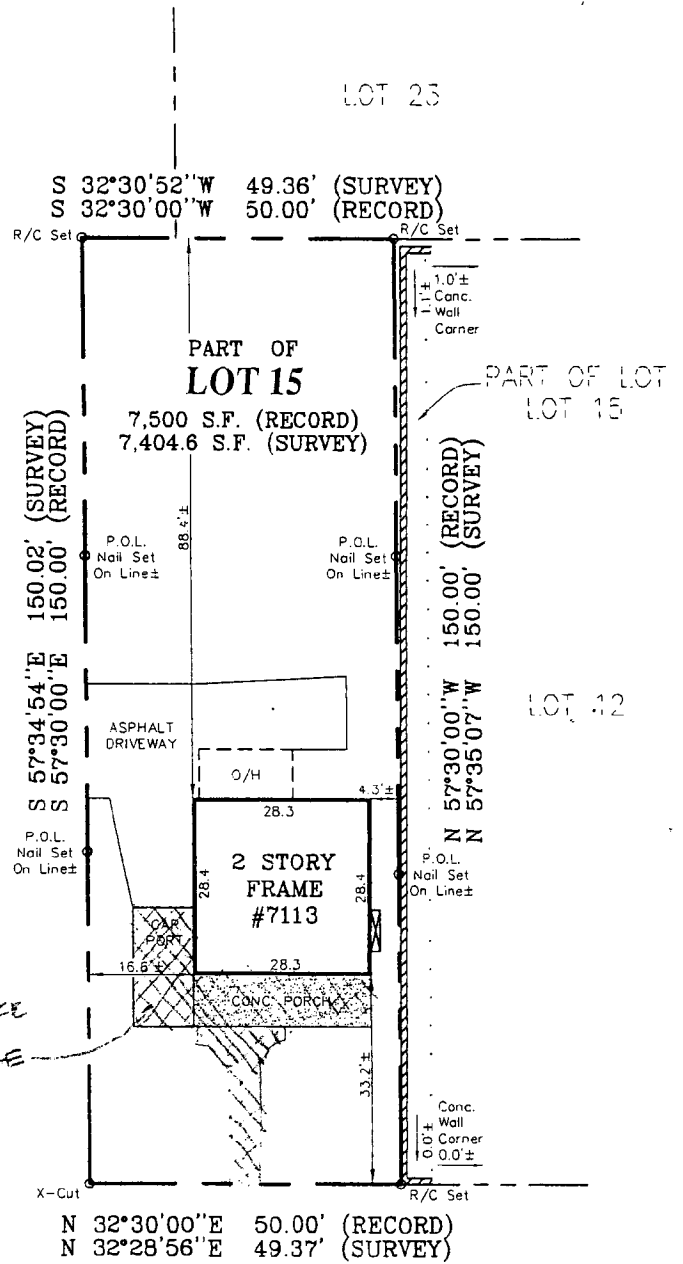
- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: May 23, 2006.
- 3) R/C Set indicates rebar & cap set.
X-Cut indicates X-Cut set.
P.O.L. indicates hub or nail set along property line.




PLAT OF SURVEY
PART of LOT 15, BLOCK 7
B. F. GILBERT'S ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

HOLLY AVENUE
 (40' WIDE R/W PER PLAT)

TULIP AVENUE
 (30' WIDE R/W PER PLAT)



All Building Line and Flood Zone Information has been taken from available sources and is subject to interpretation of originator.

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286		
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		PLAT BK.	A		DATE OF LOCATIONS		SCALE:
		PLAT NO.	3	WALL CHECK:		DRAWN BY: A.L.W.	
		LIBER	18868	HSE. LOC.: 5-15-06		JOB NO.: 01-0398	
		FOLIO	379	PROP. CORS.: 5-23-06			

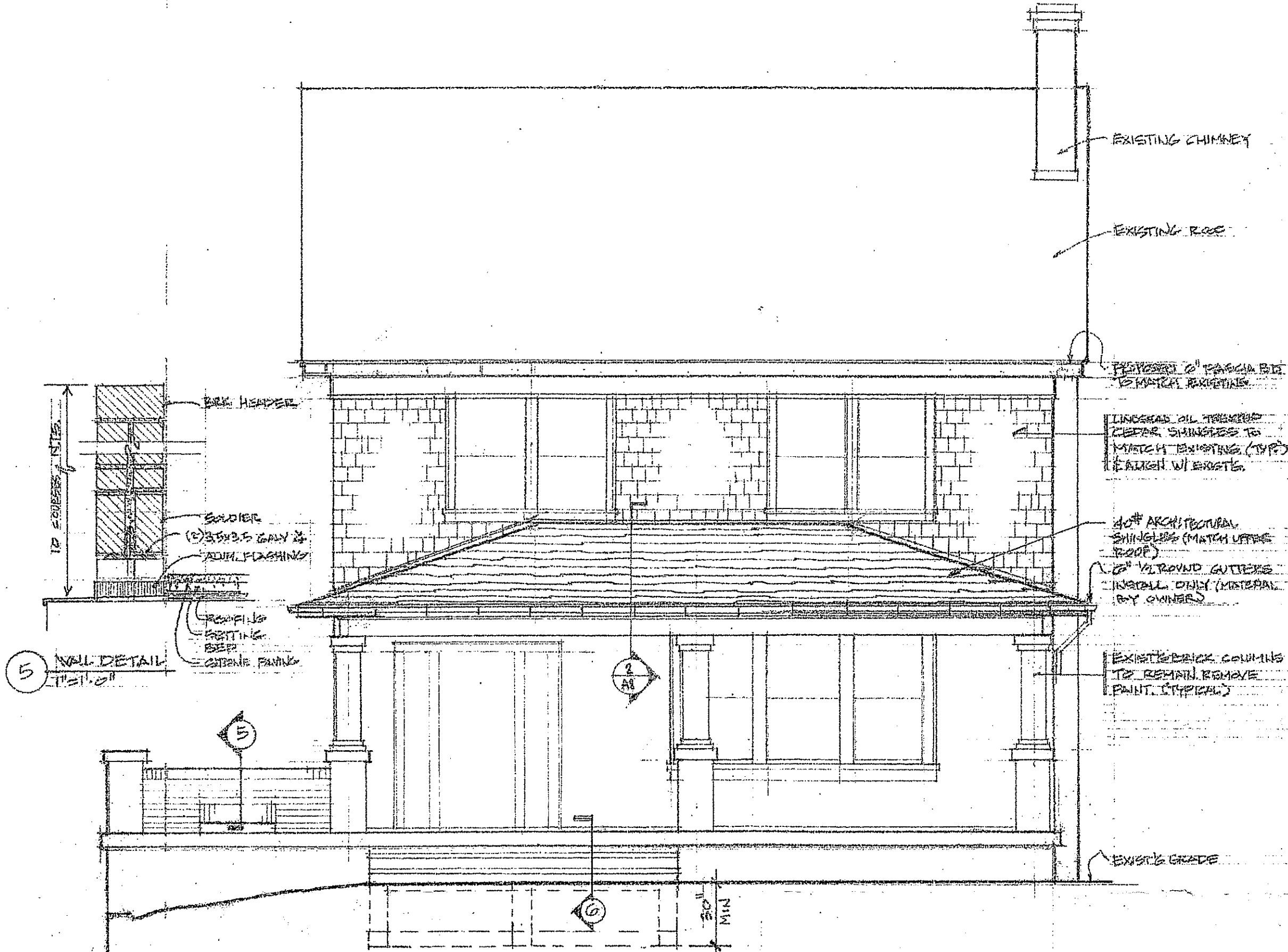
9

Taylor Clay Products, Inc
2000 Pink V-scratch modular

APPROVED,
L. S. [unclear] County
Historic Preservation Comm.

DK

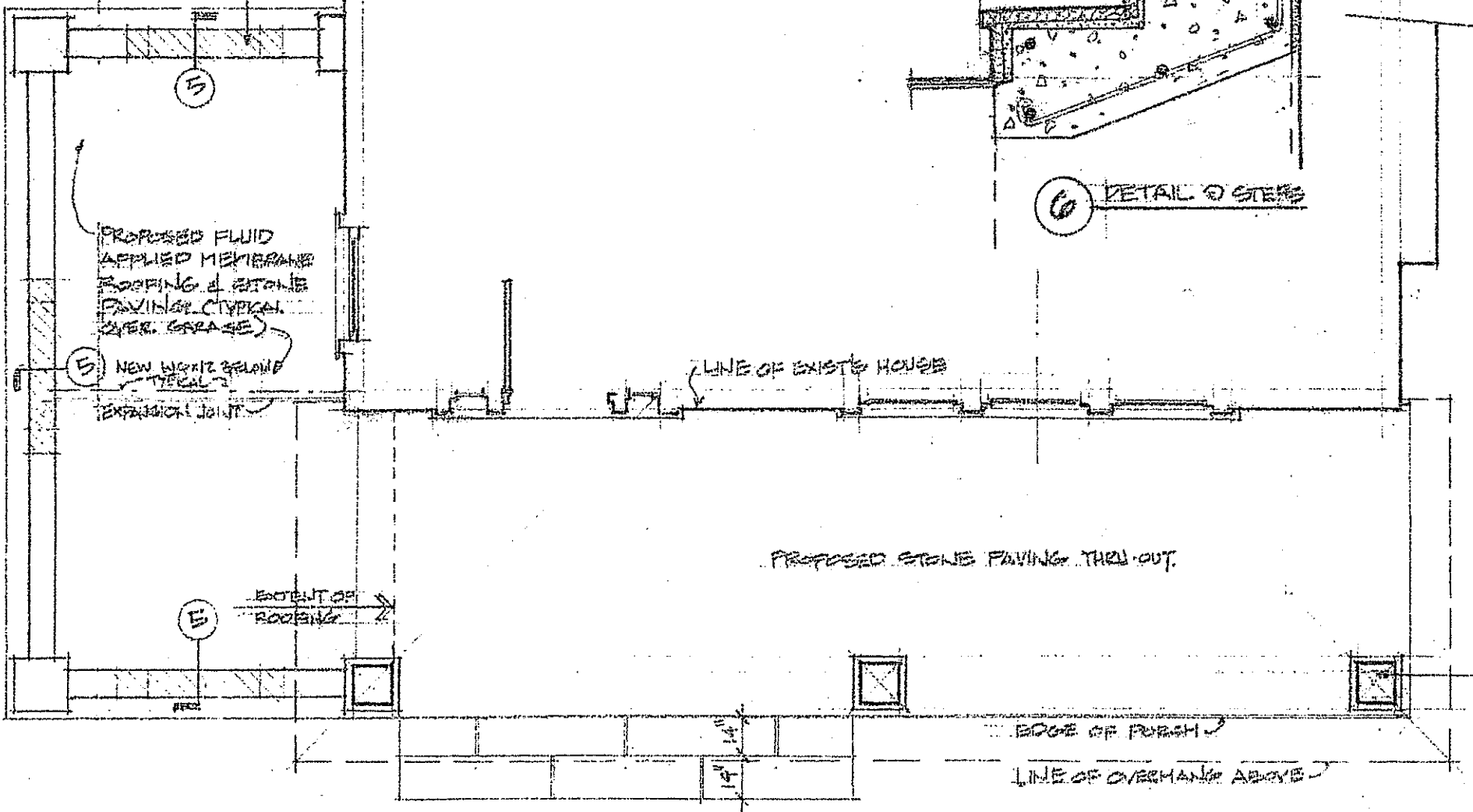
APPROVED
Montgomery County
Historic Preservation Commission



5 WALL DETAIL
SCALE: 1/4" = 1'-0"

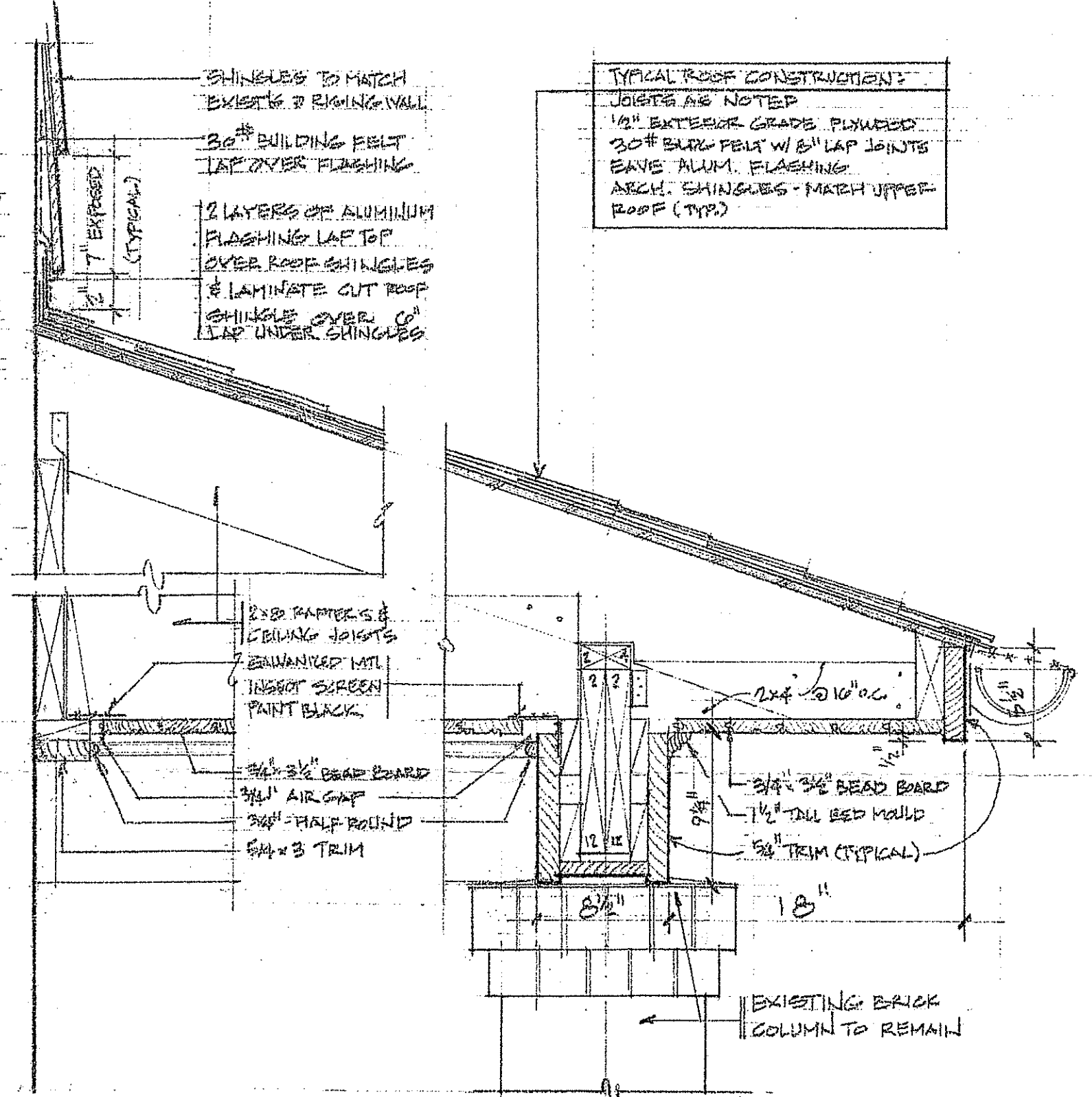
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

HATCHED AREAS INDICATE SECTION OF BRICK WALL TO BE REMOVED & REBUILD WITH EXISTING BRICK TOOTH IN AS REQUIRED



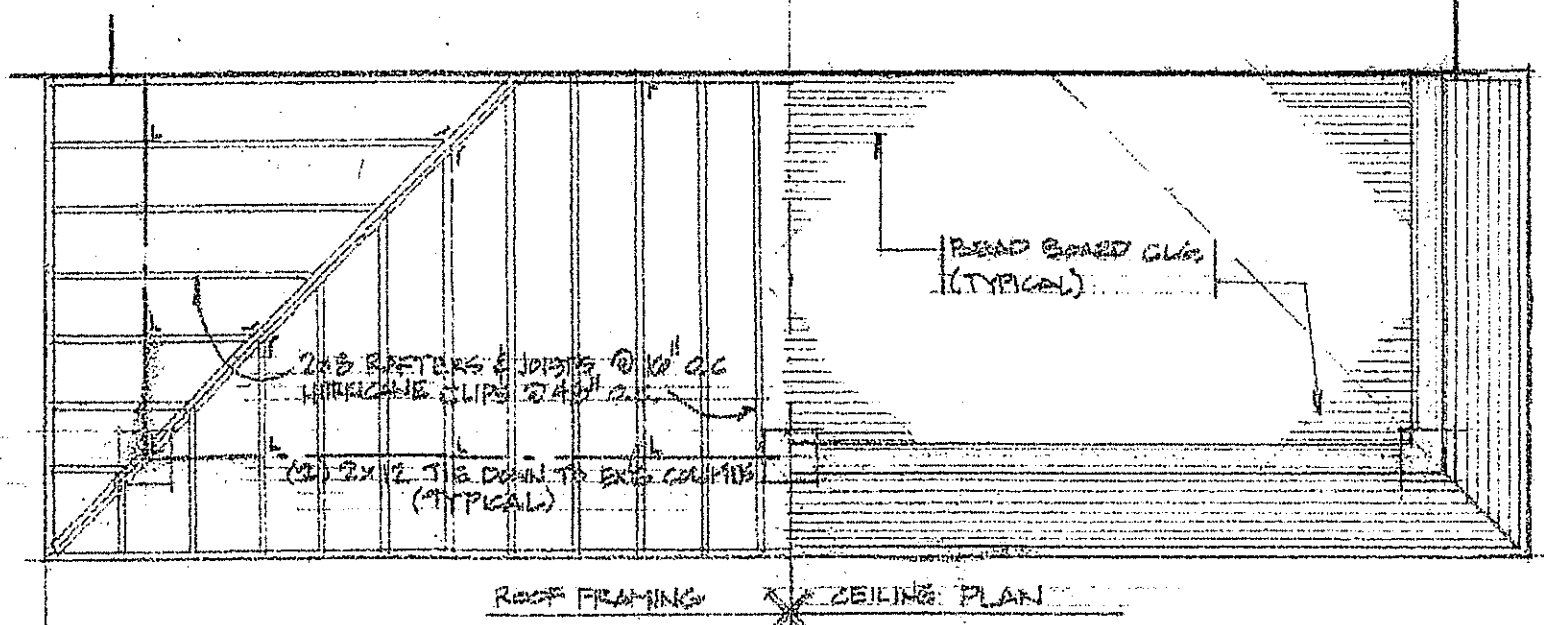
3 FLOOR PLAN - PORCH
SCALE: 1/8" = 1'-0"

6 DETAIL OF STEPS
SCALE: 1/4" = 1'-0"



TYPICAL ROOF CONSTRUCTION:
JOISTS ARE NOTED
1/2" EXTERIOR GRADE PLYWOOD
30# BLACK FELT W/ 5" LAP JOINTS
EAVE ALUM. FLASHING
ARCH. SHINGLES - MATCH UPPER ROOF (TYP.)

2 TYPICAL SECTION DETAIL
SCALE: 1/4" = 1'-0"



4 ROOF/CEILING PLAN
SCALE: 1/8" = 1'-0"

RESTORATION OF THE PORCH @ 7113 HOLLY AVENUE
TAKOMA PARK, MARYLAND

10 JAN., 2009

A-1

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7113 Holly Avenue, Takoma Park	Meeting Date:	09.10.2008
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	09.03.2008
Applicant:	Greg Bordynowski, owner	Public Notice:	08.27.2008
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-08CCC	Staff:	Rachel Kennedy
PROPOSAL:	Rehabilitation of front porch		

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Craftsman/Colonial Revival
DATE: 1910s-20s

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep,

narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue). Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Hdly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicant is proposing to conduct rehabilitation/repair on the front porch to address moisture problems. The applicant intends to:

- Install flagstone on the porch floor, steps, and walkway. Current condition is deteriorated concrete. The applicant will install a membrane between the flagstone and the porch floor that exists directly above the interior garage to the north or left side of the house (if facing from the front).
- Re-install half-round gutters on porch cornice. Gutters were removed before the current owner acquired the property.
- Install metal flashing at juncture of building wall and porch roof. (The flashing should not be visible). Roof will be repaired and reinstalled with the exact same pitch, materials, and dimensions.
- Repairs in-kind to porch roof and trim. Repairs to cedar shingles surrounding the porch roof.
- Carefully remove and reinstall brick porch wall that sits directly over garage space, due to very bad moisture damage. The applicant will reuse the historic machine-made brushed brick and has found a manufacturer who can match this brick in-kind, in instances where the original material cannot be reused.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Contributing Resources form the majority of structures in the Takoma Park Historic District. These structures may not have the same level of architectural and/or historical significance as outstanding resources. While they will not receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Contributing Resources.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should reserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Some non-original building materials may be acceptable on a case-by-case basis.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation

- #2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- #5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- #6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

STAFF DISCUSSION

Staff is recommending that the Commission approve this HAWP application as being consistent with the *Guidelines and Standards*. The proposed work is respectful of the property's historic fabric and introduces very little change. The main alterations include: introduction of flagstone as a paving material for the porch and walkway area and the installation of porch gutters. There is physical evidence on the building site that the porch originally had gutters (cast iron bell pipes set in the ground at both corners of the roof overhang to conduct the water away from the building foundation). The flagstone will replace the original concrete material; however, this alteration does not impact the integrity of the house or site as it is commonly found as a paving material in Montgomery County.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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DPS - #8

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301/563-3400

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Daytime Phone No.: 301-385-2860

Tax Account No.:

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Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

R

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7113 HOLLY AVENUE

Adjoining and confronting property and owners

PEGUES, JUTTA C
7108 HOLLY AVE
TAKOMA PARK MD 20912-4226

DAMICO, DONNA
7110 HOLLY AVE
TAKOMA PARK MD 20912-4226

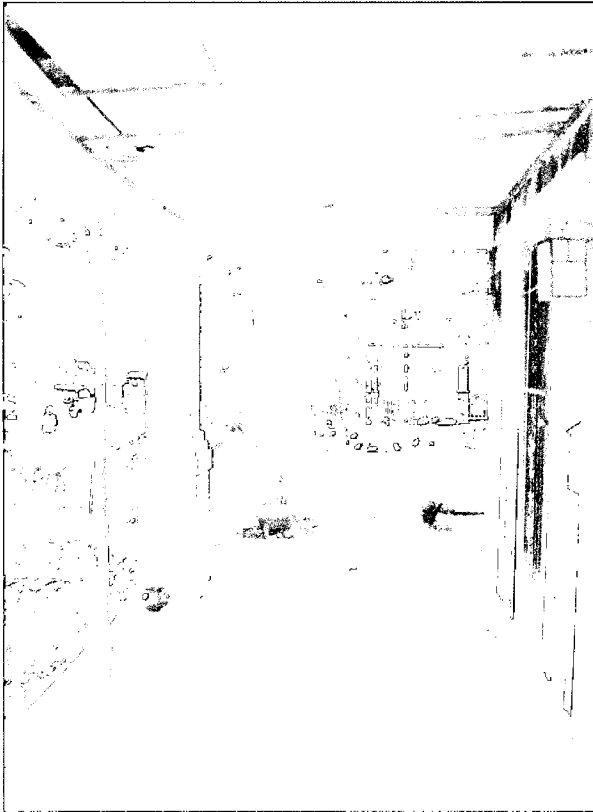
KOVAR, PETER A &
PAULA M KOWALCZUK
7112 HOLLY AVE
TAKOMA PARK MD 20912

MORRIS, LEWIS & LOUISE R JUNG
7201 HOLLY AVE
TAKOMA PARK MD 20912

GUARD, KEVIN & L
7111 HOLLY AVENUE
TAKOMA PARK MD 20912

BOEDECKER, RAY &
ANNE KELLEHER
7200 HOLLY AVE
TAKOMA PARK MD 20912

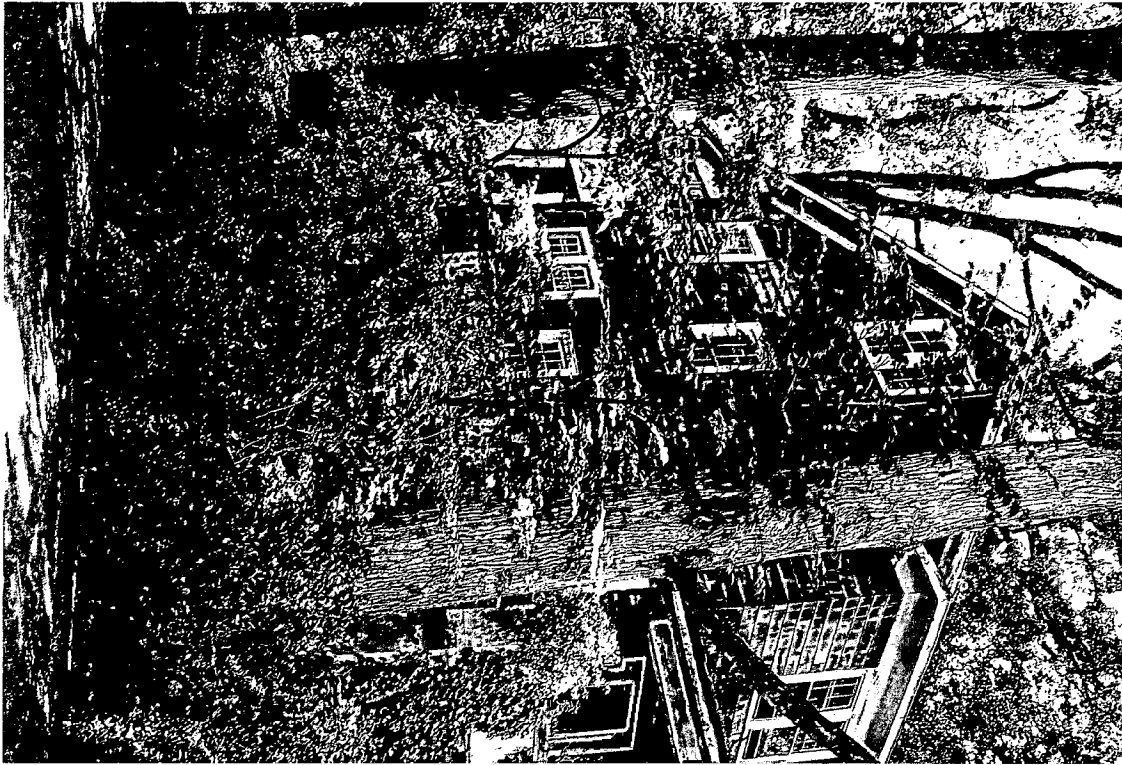
RICE, RICHARD E &
MARGO L KABEL
103 TULIP AVE
TAKOMA PARK MD 20912



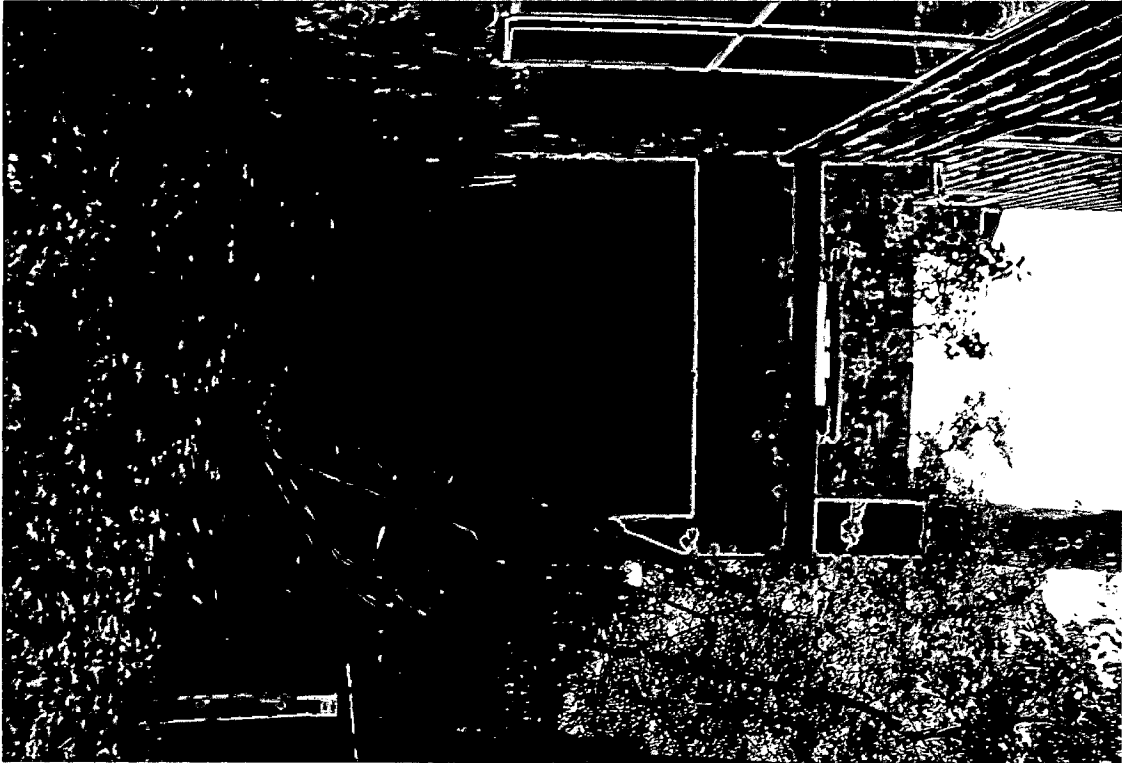
VIEW LOOKING NORTHWEST SHOWING WATER DAMAGE TO BRICK AND WOOD



VIEW LOOKING SOUTHEAST SHOWING COVERED PORCH, FRONT WALK AND PORCH OVER GARAGE TO THE LEFT



7113 Holly Avenue, Takoma Park
North Elevation



7113 Holly Avenue, Garage located under front porch.



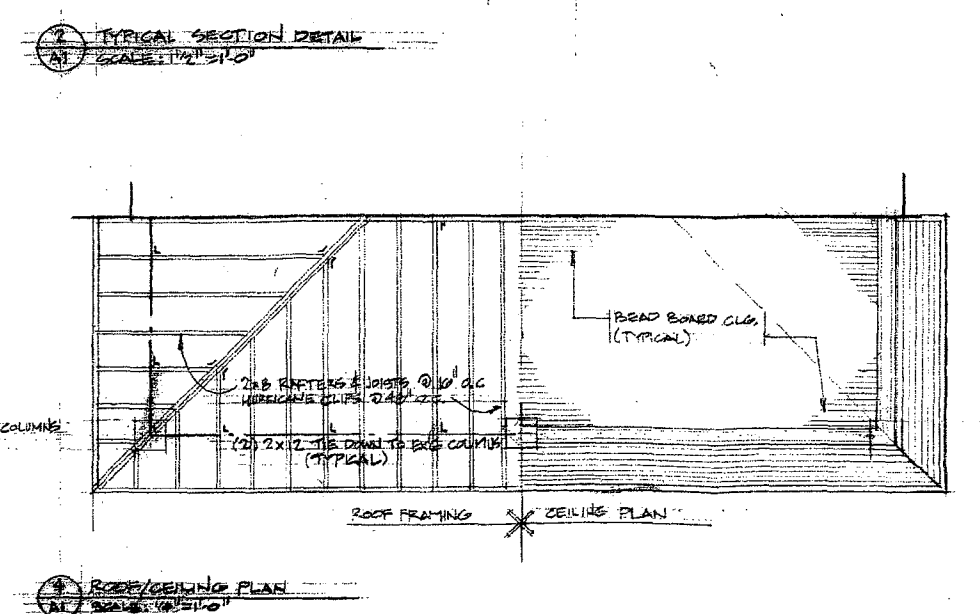
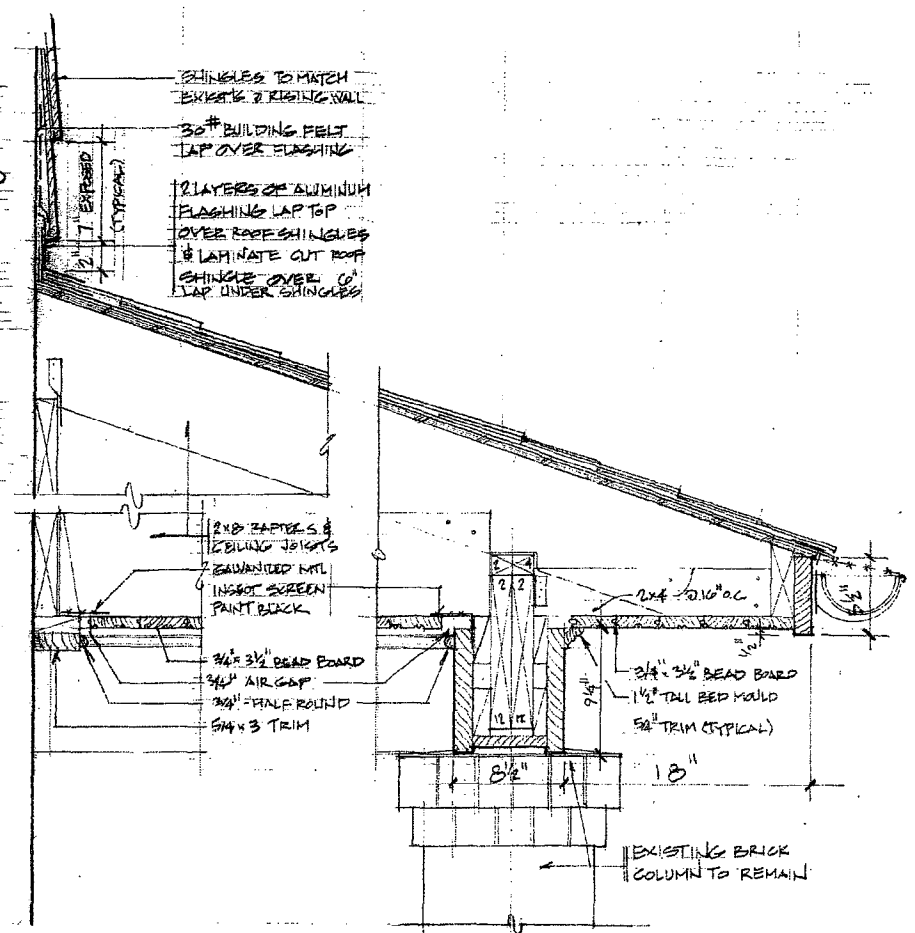
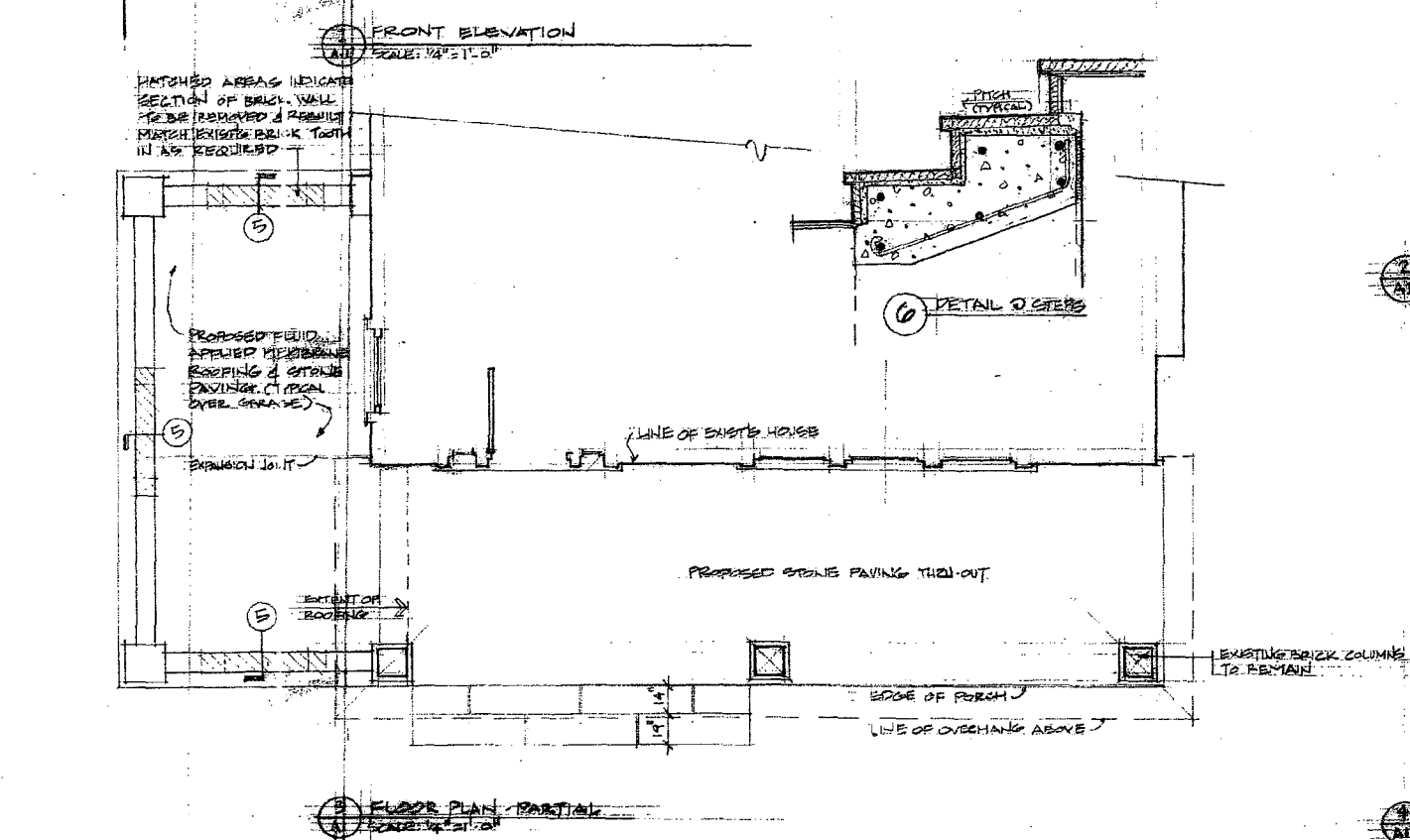
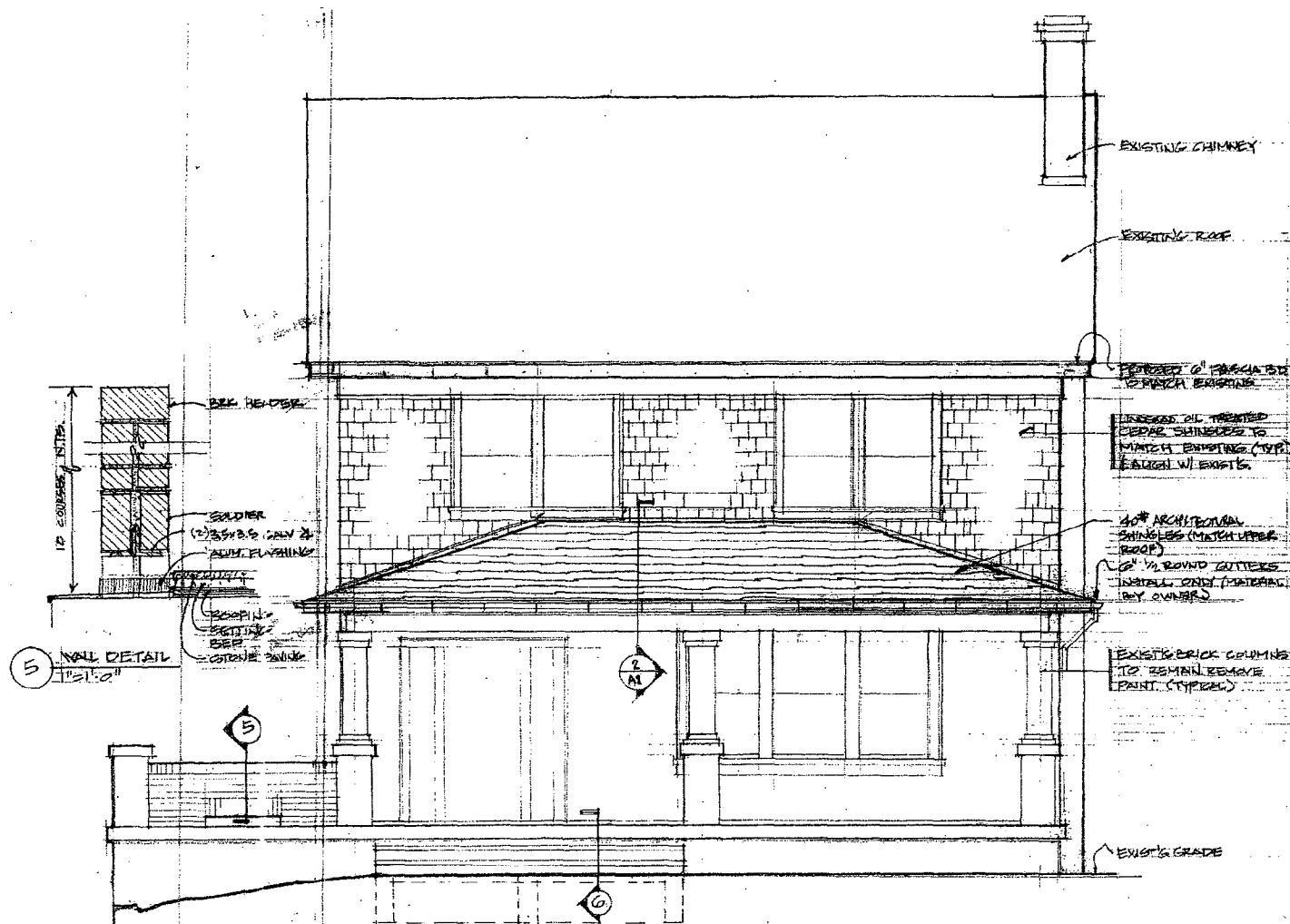
7113 Holly Avenue, Takoma Park



VIEW LOOKING NORTHWEST SHOWING WATER DAMAGE TO BRICK AND WOOD



VIEW LOOKING SOUTHEAST SHOWING COVERED PORCH, FRONT WALK AND PORCH OVER GARAGE TO THE LEFT

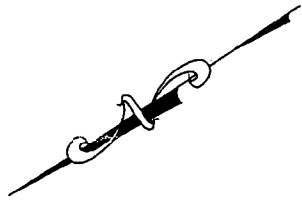


7113 HOLLY AVE. TAKOMA PARK, MD.

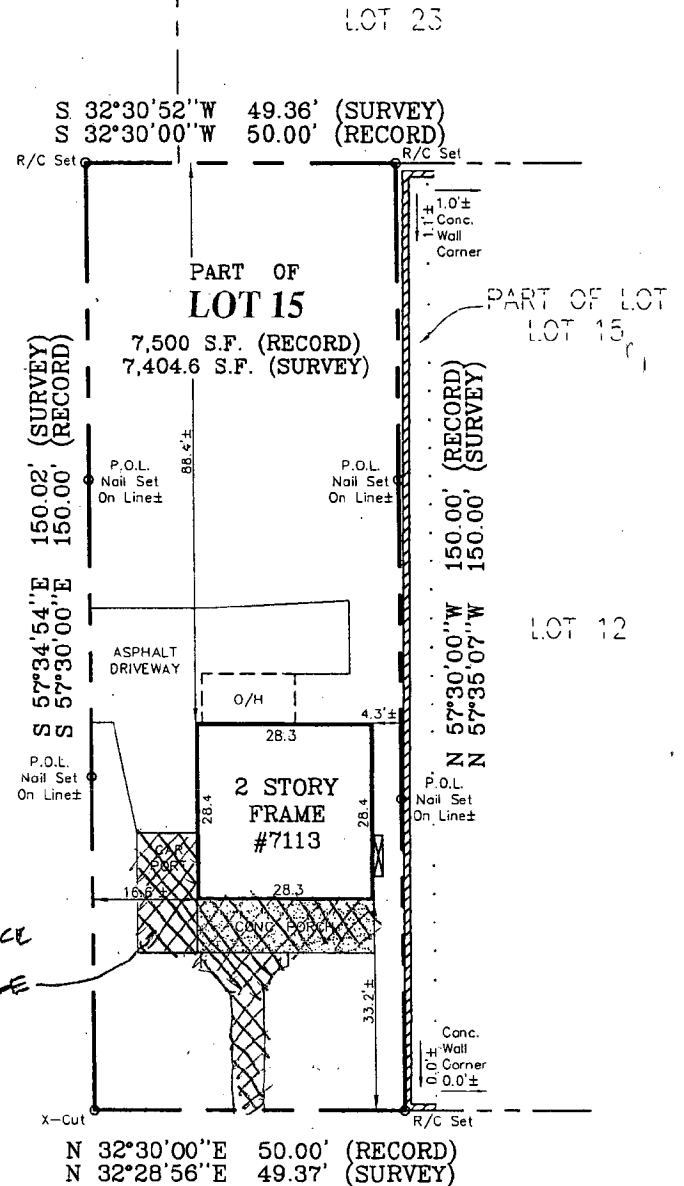
The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: May 23, 2006.
- 3) R/C Set indicates rebar & cap set.
X-Cut indicates X-Cut set.
P.O.L. indicates hub or nail set along property line.



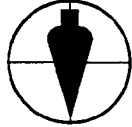
PLAT OF SURVEY
PART of LOT 15, BLOCK 7
B. F. GILBERT'S ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND



N 32°30'00"E 50.00' (RECORD)
 N 32°28'56"E 49.37' (SURVEY)

HOLLY AVENUE
 (40' WIDE R/W PER PLAT)

All Building Line and Flood Zone Information has been taken from available sources and is subject to interpretation of originator.

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 537	PLAT BK.	A		DATE OF LOCATIONS	SCALE: 1" = 30'
	PLAT NO.	3		WALL CHECK:	DRAWN BY: A.L.W.
	LIBER	18868	HSE. LOC.: 5-15-06 PROP. CORS.: 5-23-06	HSE. LOC.:	JOB NO.: 01-0398
	FOLIO	379		PROP. CORS.:	

7113 HOLLY AVENUE

Adjoining and confronting property and owners

PEGUES, JUTTA C
7108 HOLLY AVE
TAKOMA PARK MD 20912-4226

DAMICO, DONNA
7110 HOLLY AVE
TAKOMA PARK MD 20912-4226

KOVAR, PETER A &
PAULA M KOWALCZUK
7112 HOLLY AVE
TAKOMA PARK MD 20912

MORRIS, LEWIS & LOUISE R JUNG
7201 HOLLY AVE
TAKOMA PARK MD 20912

GUARD, KEVIN & L
7111 HOLLY AVENUE
TAKOMA PARK MD 20912

BOEDECKER, RAY &
ANNE KELLEHER
7200 HOLLY AVE
TAKOMA PARK MD 20912

RICE, RICHARD E &
MARGO L KABEL
103 TULIP AVE
TAKOMA PARK MD 20912

Kennedy, Rachel

From: Bordynowski, Greg [GBordynowski@klingstubbins.com]
Sent: Thursday, August 21, 2008 5:34 PM
To: Kennedy, Rachel
Subject: RE: Porch Reconstruction
Attachments: brick064[1].jpg

My answers below in RED – also I found a brick that looks to be a good match – we will ultimately get samples before going forward. See attached from “Taylor Clay Products Inc 206 Pink V-Scratch Modular

-Greg

From: Kennedy, Rachel [mailto:Rachel.Kennedy@mncppc-mc.org]
Sent: Thursday, August 21, 2008 12:36 PM
To: Bordynowski, Greg
Subject: RE: Porch Reconstruction

Hi Greg,

I just phoned you with a few questions regarding your HAWP for 7113 Holly Avenue. So, here goes:

- 1) What type of stone will you use? If you have a spec sheet with the stone in question that you want approved, that would be very very helpful. If not, can you get one? Pennsylvania flagstone, it is commonly used in the area and has a range of colour from brown to medium gray; but, being a natural material, it does not have a spec sheet since it is not a manufactured product.
- 2) My understanding is that you intend to place stone over the entire porch area, including the garage roof area, the steps, and the walkway to the house from the street? Also, the membrane is to be laid only over the garage roof area? Is this accurate? Yes
- 3) Can you also provide a spec sheet showing the brushed brick you intend to use when new is required? I assume that you will reuse old brick, if it does not break. Is that correct? Where possible Also, was the mortar tinted originally? Not tinted that I can tell, but we will match as close as practicable If so, you will want to match that as well. I don't recall whether it was or not, but think it is possible for this era of building. Please let me know.
- 4) The aluminum flashing to be placed at the juncture between the porch roof and the second story wall is a new intervention, if I remember correctly? The lack of flashing at the roof wall intersection is, in my opinion, what has precipitated most of the problems...most of this as I have said will be hidden from view.
- 5) The gutters that will be placed along the porch cornice are also a new intervention, correct? Gutters were definitely there in the original building. You can tell because there are cast iron bell pipes set into the ground at the corners of the house – this is a typical local detail to bring downspouts into a sub grade system. They would have been connected to underground pipes which eventually failed. Right now the water runs off both roofs and is probably causing the soil at the front of the porch to erode- you can see the paint line where the steps used to be 2" higher.

Looking forward to working with you on this one. Thanks,
Rachel

Rachel Kennedy
Senior Planner
Countywide Planning | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
1109 Spring Street, Suite 801

Silver Spring, MD 20910
rachel.kennedy@mncppc-mc.org, <http://www.mc-mncppc.org/historic/>
Mailing Address:
8787 Georgia Avenue
Silver Spring, MD 20910

From: Bordynowski, Greg [mailto:GBordynowski@klingstubbins.com]
Sent: Tuesday, July 29, 2008 12:30 PM
To: Kennedy, Rachel
Subject: RE: Porch Reconstruction

Great! I look forward to meeting you then.

Greg

From: Kennedy, Rachel [mailto:Rachel.Kennedy@mncppc-mc.org]
Sent: Tuesday, July 29, 2008 12:21 PM
To: Bordynowski, Greg
Subject: RE: Porch Reconstruction

Perfect.

From: Bordynowski, Greg [mailto:GBordynowski@klingstubbins.com]
Sent: Tuesday, July 29, 2008 12:17 PM
To: Kennedy, Rachel
Subject: RE: Porch Reconstruction

Or 2PM if you want to do it a little earlier, if you prefer.

From: Kennedy, Rachel [mailto:Rachel.Kennedy@mncppc-mc.org]
Sent: Tuesday, July 29, 2008 12:14 PM
To: Bordynowski, Greg
Subject: RE: Porch Reconstruction

Would 2:15 work? I have to head back up north home and do not want to get stuck in the traffic on 270 too late.

From: Bordynowski, Greg [mailto:GBordynowski@klingstubbins.com]
Sent: Tuesday, July 29, 2008 12:12 PM
To: Kennedy, Rachel
Subject: RE: Porch Reconstruction

That would be fine. Let's say August 8, what time after 2PM is convenient for you?

Greg

From: Kennedy, Rachel [mailto:Rachel.Kennedy@mncppc-mc.org]
Sent: Tuesday, July 29, 2008 8:05 AM
To: Bordynowski, Greg
Subject: RE: Porch Reconstruction

Sorry, my mom is coming to town this weekend. I can schedule myself in next Friday, if you will be around. That would be 8 August.

From: Bordynowski, Greg [mailto:GBordynowski@klingsstubbins.com]
Sent: Monday, July 28, 2008 7:04 PM
To: Kennedy, Rachel
Subject: RE: Porch Reconstruction

Rachel,

I am usually available on Fridays after 2PM. If you are available this Friday, I would be pleased to meet with you then.

Greg

From: Greg Bordynowski [mailto:Greg.Bordynowski@verizon.net]
Sent: Thursday, July 24, 2008 10:18 PM
To: Bordynowski, Greg
Subject: FW: Porch Reconstruction

From: "Kennedy, Rachel" <Rachel.Kennedy@mncppc-mc.org>
Date: Wed, 23 Jul 2008 16:55:00 -0400
To: "Greg Bordynowski" <Greg.Bordynowski@verizon.net>
Subject: RE: Porch Reconstruction

How about I come for a site visit and we can discuss. That might make it clearer. Would any time during next week work best for you?

From: Greg Bordynowski [mailto:Greg.Bordynowski@verizon.net]
Sent: Tuesday, July 22, 2008 8:41 PM
To: Kennedy, Rachel
Subject: Re: Porch Reconstruction

The porch to the side of the covered part is the roof of the garage. The garage is hard to see but it is on the side of the house surrounded by brick parapet walls (which are also failing) we plan to match the brick and repair them. When we put roofing down over the garage, we will need to put stone over it so that it will still be a porch. The problems with this house are mostly bad detailing. The front porch roof itself has failed because it was not properly flashed and so, the water got in. The garage leaks quite a bit too because there is nothing to stop the water from getting in.

From: "Kennedy, Rachel" <Rachel.Kennedy@mncppc-mc.org>
Date: Tue, 22 Jul 2008 08:10:45 -0400
To: "Greg Bordynowski" <Greg.Bordynowski@verizon.net>
Subject: RE: Porch Reconstruction

So, all of the materials will stay the same. Every one of them? Concrete steps to concrete steps? Wood to

wood? It was difficult to see the garage. But I would guess it is below the porch terrace. Isn't the porch the roof of the garage??

From: Greg Bordynowski [mailto:Greg.Bordynowski@verizon.net]
Sent: Monday, July 21, 2008 10:09 PM
To: Kennedy, Rachel
Subject: Re: Porch Reconstruction

Dear Ms. Kennedy:

It was a pleasure to speak with you today. I have attached pictures of the existing porch which we plan to renovate - it really needs it as you can see. Please take a look and call me with any questions you may have. We are keeping everything as it is, but we will want to put roofing on the portion of the terrace over the garage.

Thanks very much,
Greg

From: "Kennedy, Rachel" <Rachel.Kennedy@mncppc-mc.org>
Date: Tue, 15 Jul 2008 12:53:57 -0400
To: <Greg.bordynowski@verizon.net>
Cc: "Silver, Joshua" <Joshua.Silver@mncppc-mc.org>
Subject: Porch Reconstruction

Hi Mr Bordynowski,

I am writing to follow up on your phone call to our office regarding work on your property at 7113 Holly Avenue in Takoma Park. I understand that you are proposing to do some porch reconstruction at your house. Just give me a call at your earliest convenience and we can discuss the potential work. Just FYI: your house is a category two resource in Takoma Park, which means it is a contributing building in the district. I look forward to talking with you.

Rachel

Rachel Kennedy

Senior Planner

Countywide Planning | Historic Preservation Section

Maryland-National Capital Park and Planning Commission

301-563-3400 phone | 301-563-3412 fax

1109 Spring Street, Suite 801

Silver Spring, MD 20910

rachel.kennedy@mncppc-mc.org, <http://www.mc-mncppc.org/historic/>

Mailing Address:

8787 Georgia Avenue

Silver Spring, MD 20910

Kennedy, Rachel

From: Kennedy, Rachel
Sent: Monday, August 25, 2008 7:49 AM
To: Bordynowski, Greg
Subject: RE: Porch Reconstruction

Greg,

Not to worry about your application. I always ask a lot of questions to make sure that I have all the details that the HPC might need to make a decision, so that a case gets expedited. No point in hearing a case, esp one as straight-forward as yours, if I can take care of it beforehand. Anyway, very cool on the Bell building.

I worked on a long term restoration project on a domestic building designed by BH Latrobe and I could not believe the quality of mortar used in the early 19th on a very high-style house. Full of clay, very little lime---cheaper. Apparently, they did that back then on secondary elevations. Unfortunately, it does not hold up as well.

I'll get back in touch if I need anything further. I do not anticipate that this case will get heard, but then you never know.

Rachel

-----Original Message-----

-----Original Message-----

From: Bordynowski, Greg [<mailto:GBordynowski@klingstubbins.com>]
Sent: Fri 8/22/2008 2:58 PM
To: Kennedy, Rachel
Cc:
Subject: RE: Porch Reconstruction

Back 1998 I worked on a total renovation of the AG BELL building including a top floor addition (which you cannot see except from the air). I also worked on restoration and replacement of the decorative terra cotta mouldings and cornice on the exterior. They had actually removed them from parts of the building and we had to duplicate from other parts of the building using photographs from the Bell archive and other sources. I used to work with the Old Georgetown Board a lot back then and the firm I was with did several house renovations in G'Town too...

I definitely don't know a lot of things about older materials. For instance, I never knew they used clay-based mortars – what period was that?

Anything I can do to help or clarify, please just ask – I am happy to discuss.

Greg

From: Kennedy, Rachel [<mailto:Rachel.Kennedy@mncppc-mc.org>]
Sent: Friday, August 22, 2008 2:43 PM
To: Bordynowski, Greg
Subject: RE: Porch Reconstruction

Dear Greg,

I am more than certain you will do a good job, given your expansive knowledge. The question was merely curiosity, as we do not regulate paint colors. I agree with you that the brick was painted later. Brushed brick was very fashionable in unpainted form in the early 20th century, i.e. meant to be an aesthetically appealing surface.

Painting it would be a poor preservation decision. What did you do with the AG Bell project? Sounds very interesting.

As for that era of brick, it is not the same as older brick fired from natural clays or other organic materials on site (or nearby). More than likely, it was made in a factory and is a much harder materials meant to be used with harder mortars (like PC), unlike the earlier lime or clay mortars used on earlier structures. However, I digress, as I am certain you are aware of this. Anyway, thanks for the speedy reply. Let me know if you have any further questions of me.

Rachel

From: Bordynowski, Greg [mailto:GBordynowski@klingstubbins.com]
Sent: Friday, August 22, 2008 1:09 PM
To: Kennedy, Rachel
Subject: RE: Porch Reconstruction

Déar Rachel,

I do not plan to make a final decision until I have taken a brick sample (cleaned off) to the supplier. He will know what the best available match is, and the only real test is seeing the new with the old. The good news is that this type of brick appears to be available.

Regarding painted brick, it is generally not a good idea because brick is porous and needs to breathe and the paint will inhibit that. The paint is surely not original since the original builders would never paint a durable material – that is the whole beauty of it – no maintenance. I think this colour brick fell out of fashion and was painted later.

I should probably tell you that I have spent 10+ years of my career working on historic projects including the national historic landmark Alexander Graham Bell Foundation in Georgetown. As I have mentioned, my intention is to do a high quality and true a restoration as possible and fix the problems that have led to the deterioration.

Hope this helps clarify our direction.

Sincerely,
Greg

From: Kennedy, Rachel [mailto:Rachel.Kennedy@mncppc-mc.org]
Sent: Friday, August 22, 2008 9:04 AM
To: Bordynowski, Greg
Subject: RE: Porch Reconstruction

Wow, that is pretty close. Will you paint it white?

From: Bordynowski, Greg [mailto:GBordynowski@klingstubbins.com]
Sent: Thursday, August 21, 2008 5:34 PM
To: Kennedy, Rachel
Subject: RE: Porch Reconstruction

My answers below in RED – also I found a brick that looks to be a good match – we will ultimately get samples before going forward. See attached from “Taylor Clay Products Inc 206 Pink V-Scratch Modular

-Greg

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Mailing Address:
8787 Georgia Avenue
Silver Spring, MD 20910

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To: Kennedy, Rachel
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To: <Greg.bordynowski@verizon.net>
Cc: "Silver, Joshua" <Joshua.Silver@mncppc-mc.org>
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