

37/3-98QQ 7321 Piney Branch Road
(Takoma Park Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 10/14/98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *GW*
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved Denied
 Approved with Conditions: _____

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

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

Applicant: Jose Romero

Address: 7321 Pines Branch Rd Takoma Park, MD. 20912

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Jose O Romero
Daytime Phone No.: Jose Solloso

Tax Account No.: 01069910
Name of Property Owner: Jose O Romero Daytime Phone No.: 301 5880484
Address: 7321 PINEY BRANCH Rd MD 20912
Street Number City Street Zip Code
Contractor: Jose Solloso & Romero Phone No.: 301 5880484
Contractor Registration No.: OWNERS 301 5934634
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7321 Street: PINEY BRANCH Rd
Town/City: TAKOMA PARK Nearest Cross Street: _____
Lot: P 12 Block: 12 Subdivision: BIRASHEARS
Liber: _____ Folio: _____ 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: SHIRK BASKET

1B. Construction cost estimate: \$ 1500⁰⁰

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

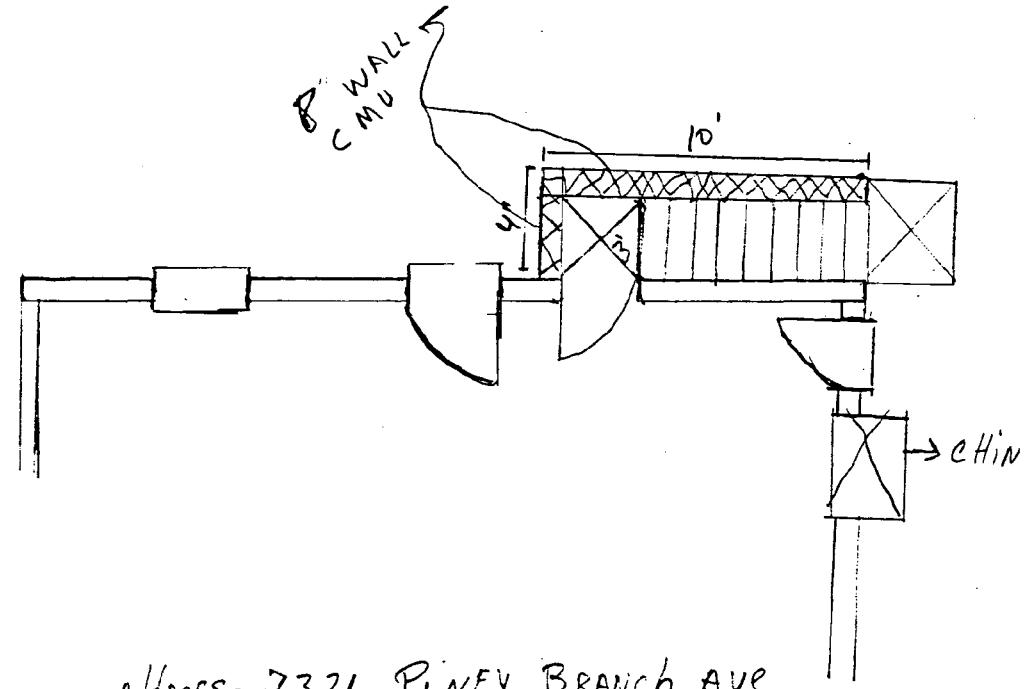
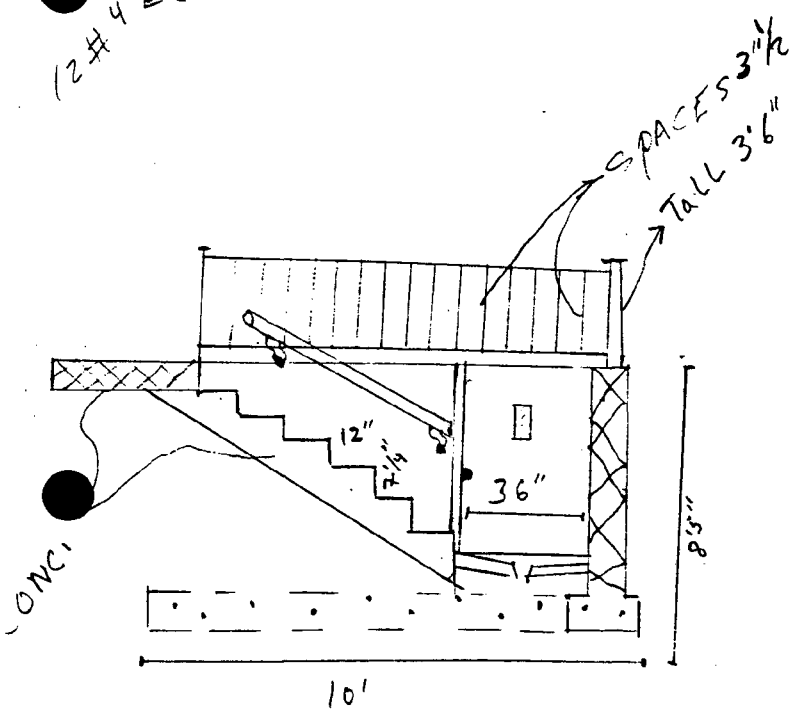
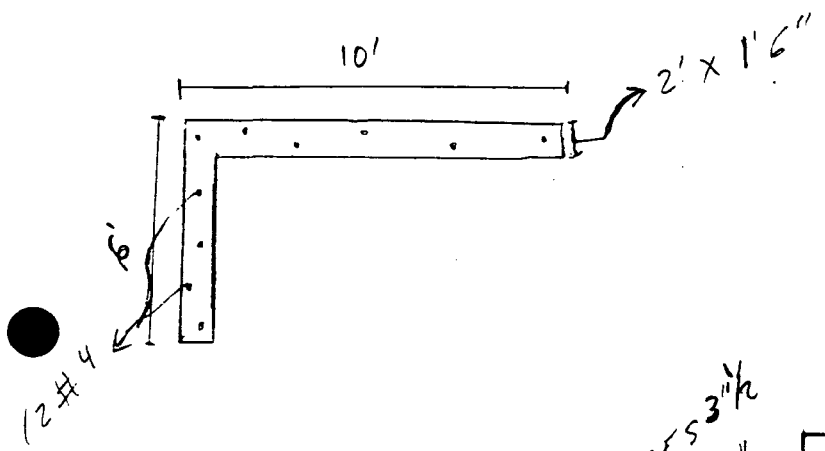
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ Date: 25-8-98
Signature of owner or authorized agent Date

Approved: X For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 10/14/98
Application/Permit No.: 9809100061 Date Filed: 9/10/98 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-98QQ



Address - 7321 PINEY BRANCH AVE
 TAKOMA PARK MD 20912

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 202
 10/14/88

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: Oct. 14, 1998

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

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

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7321 Piney Branch Road

Meeting Date: 10/14/98

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-98QQ

Tax Credit: No

Public Notice: 9/30/98

Report Date: 10/7/98

Applicant: Jose O. Romero

Staff: Robin D. Ziek

PROPOSAL: Rear steps

RECOMMENDATIONS: APPROVAL

DATE OF CONSTRUCTION: c1930s

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

ARCHITECTURAL DESCRIPTION: 1-1/2 story Cape Cod

PROPOSAL: Install rear steps at grade down to basement door. Include railing around steps.

RECOMMENDATION: Approval
 Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

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APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jose O Romero
Daytime Phone No.: Jose Solloso

Tax Account No.: 01069910

Name of Property Owner: Jose O Romero Daytime Phone No.: 301 5880484
Address: 7321 PINEY BRANCH RD MD 20912
Street Number City State Zip Code

Contractor: Jose Solloso & Romero Phone No.: 301 5880484
Contractor Registration No.: OWNERS 301 5934634

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7321 Street: PINEY BRANCH RD
Town/City: TAKOMA PARK Nearest Cross Street: _____
Lot: P 12 Block: 12 Subdivision: BRASEARS
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>STAIR BASIN</u> | | | |
- 1B. Construction cost estimate: \$ 1500⁰⁰
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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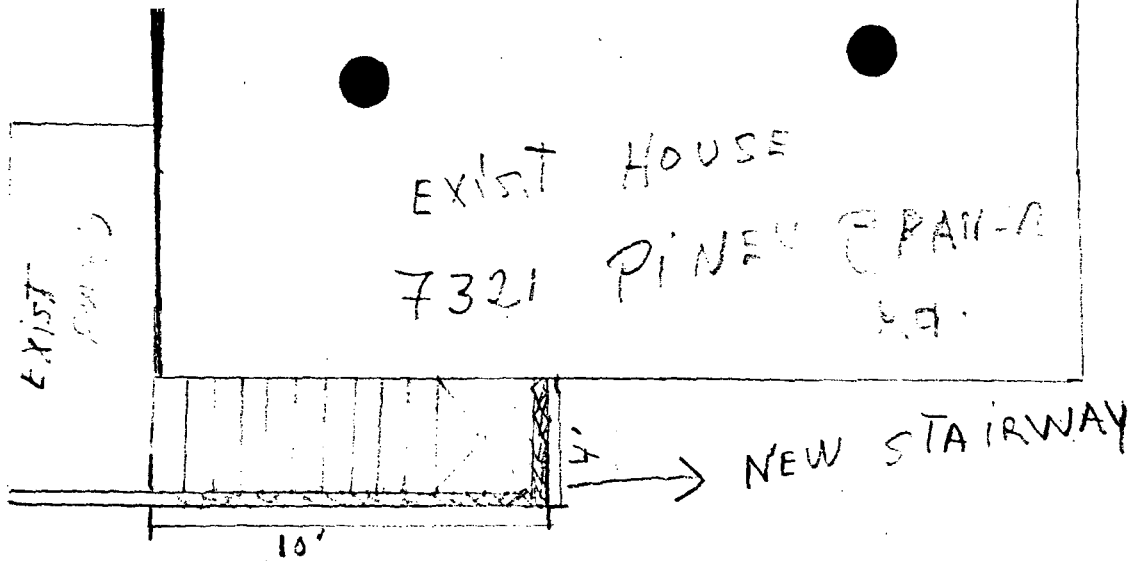
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 25-8-98

Approved: _____ For Chairperson, Historic Preservation Commission

Discussed: _____ Signature: _____ Date: _____





NAME Sandra J Littlejohn

ADDRESS 7320 Piney Branch Rd T.P. Md

PHONE No 301 495 2726

NAME Neil GAMSON

ADDRESS ~~7318~~ 7318 PINEY BRANCH RD T.P MD

PHONE No 301-565-3414

NAME HARRY J FULTON

ADDRESS 7315 PINEY BRANCH RD, TAKOMA PARK, MD

PHONE No 301 588 8222

NAME Rachel Neild & George McCabe

ADDRESS 7329 Piney Branch, Takoma Park MD 20912

Phone No (301) 587 8412

NAME Austin & Gail Perry

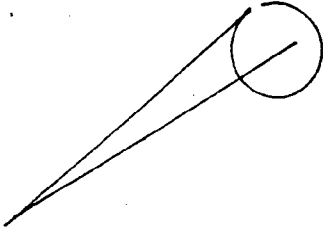
ADDRESS 7327 Piney Branch, Takoma Park

Phone No (301) 565 3022

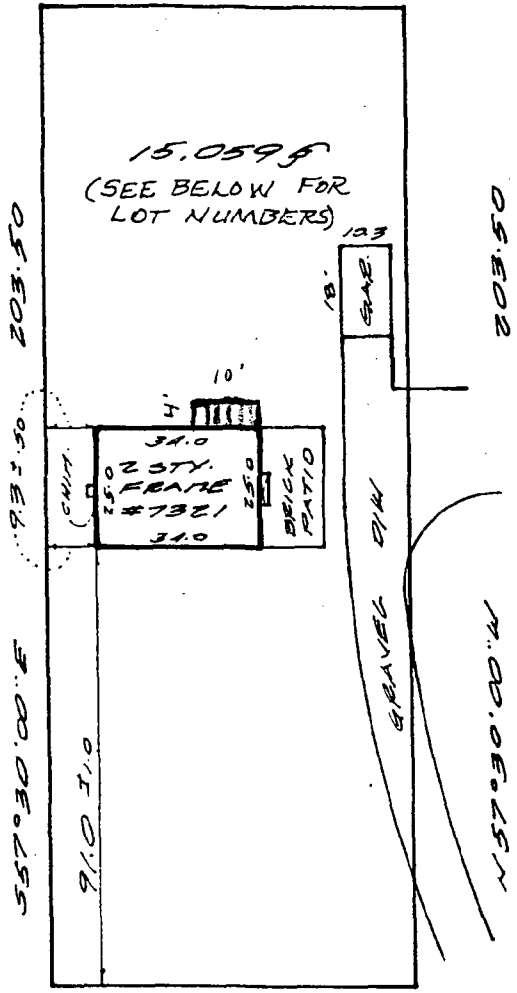
NAME

ADDRESS

Phone No



532°30'00"W 74.00



Property predates modern day zoning.

No evidence of property corners was found. Apparent occupation is shown

PINEY BRANCH ROAD

Date: 1-12-98 Scale: 1" = 40'

Plat Book: — SEE BELOW

Plat No.: — SEE BELOW

Work Order: 98-1031

Address: 7321 PINEY BRANCH ROAD

District: 13

Jurisdiction: MONTGOMERY COUNTY, MARYLAND

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location of existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen J. Wenthold

LOCATION DRAWING
 PART OF 12, 13, 14, AND 15 BLOCK 12
 TAKOMA PARK (PLAT BOOK A, PLAT 3)
 AND PART OF 24 BLOCK 12
 MRS. SARAH E. BRASHEARS SUB. ADJOINING
 TAKOMA PARK (PLAT BOOK B, PLAT 2)

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

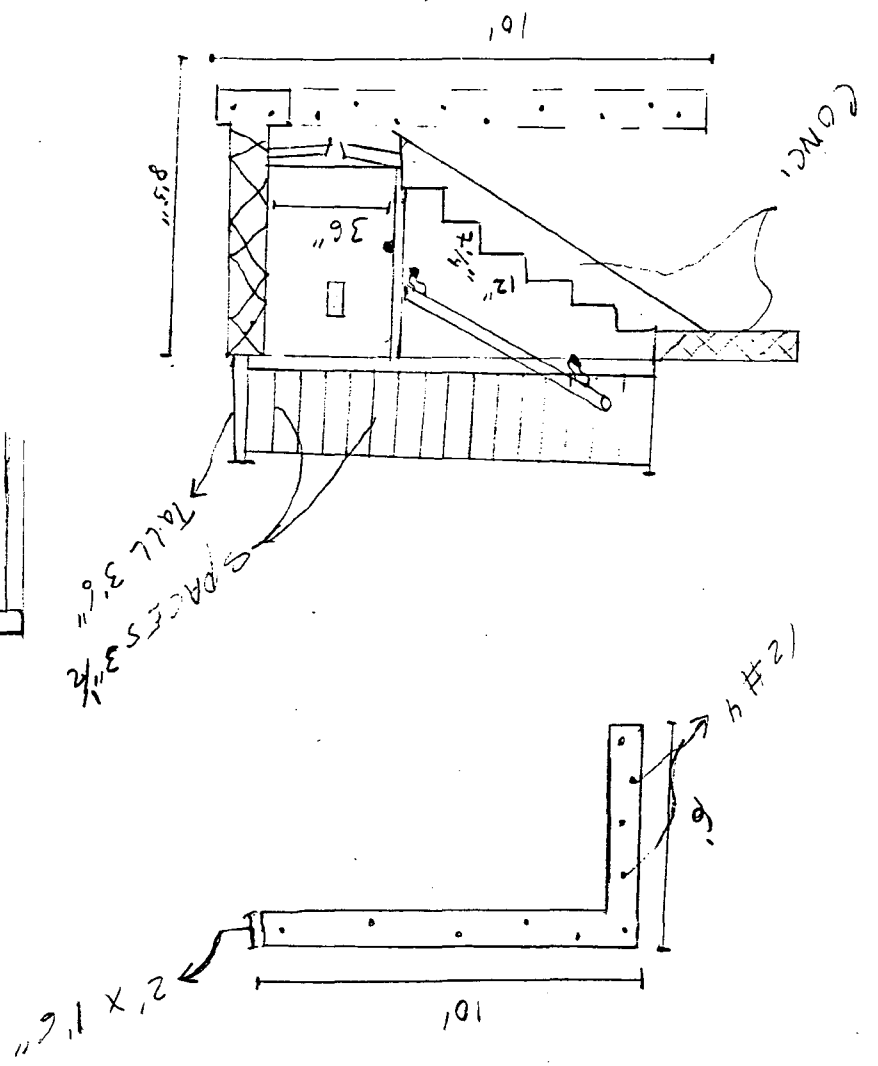
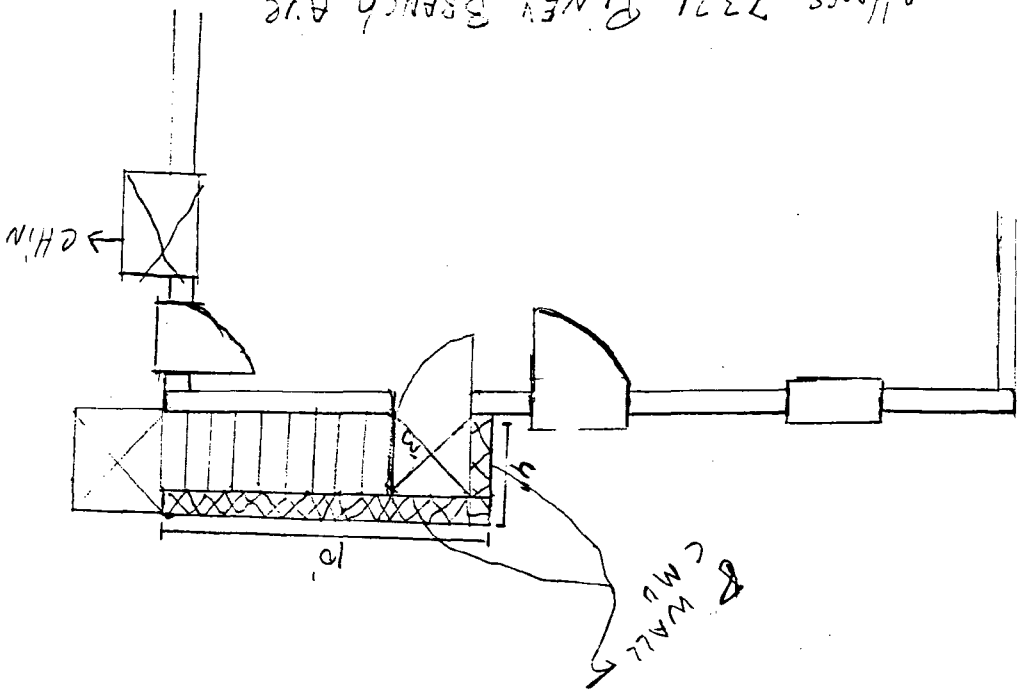


Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

5

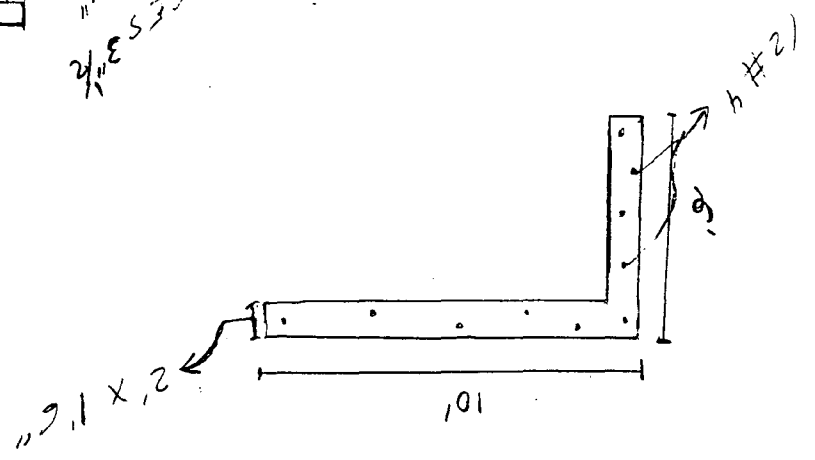
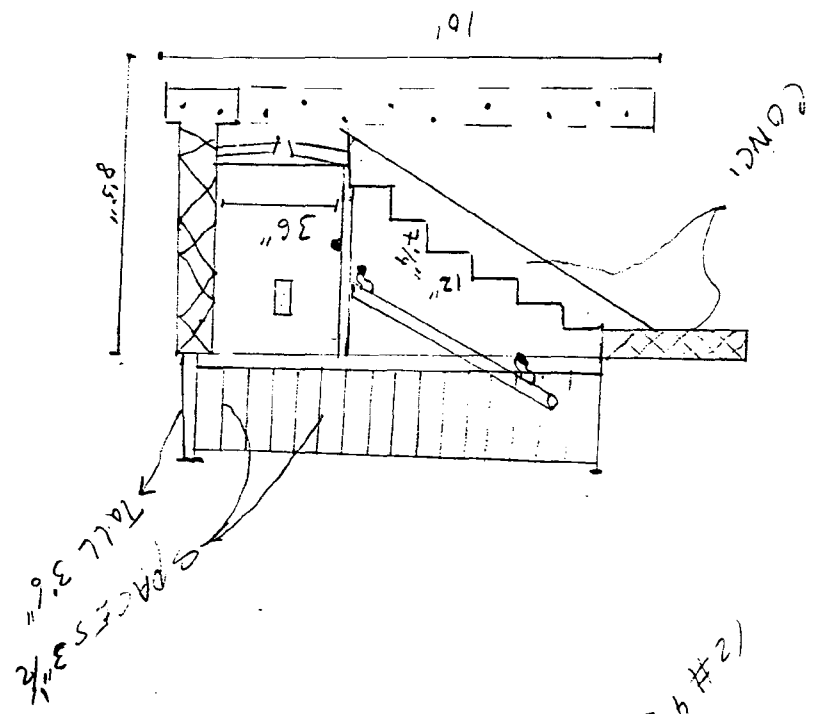
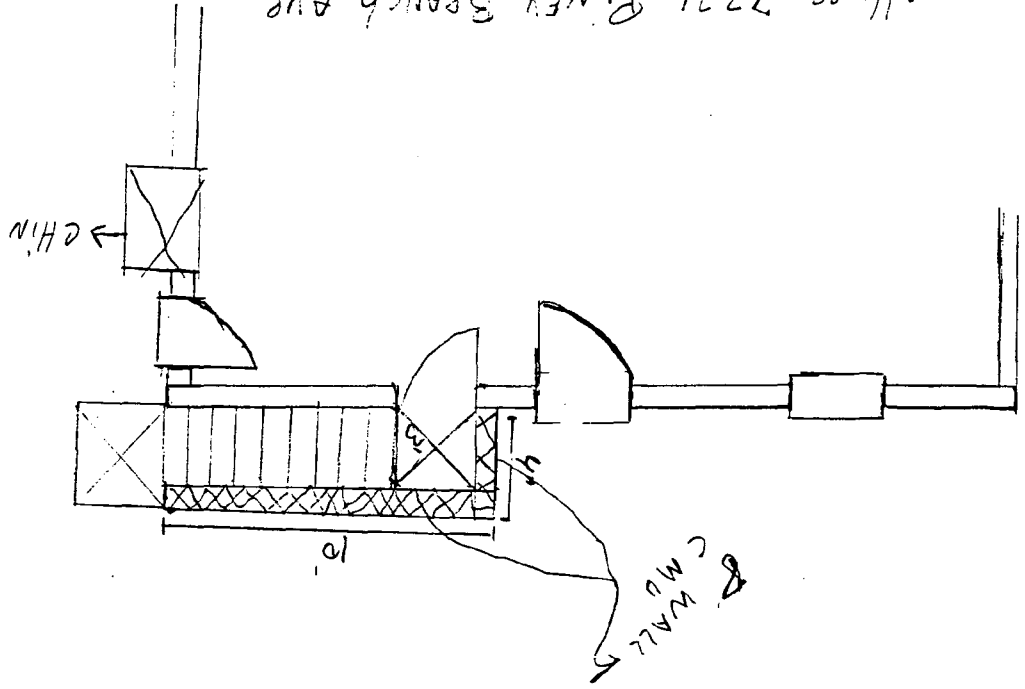
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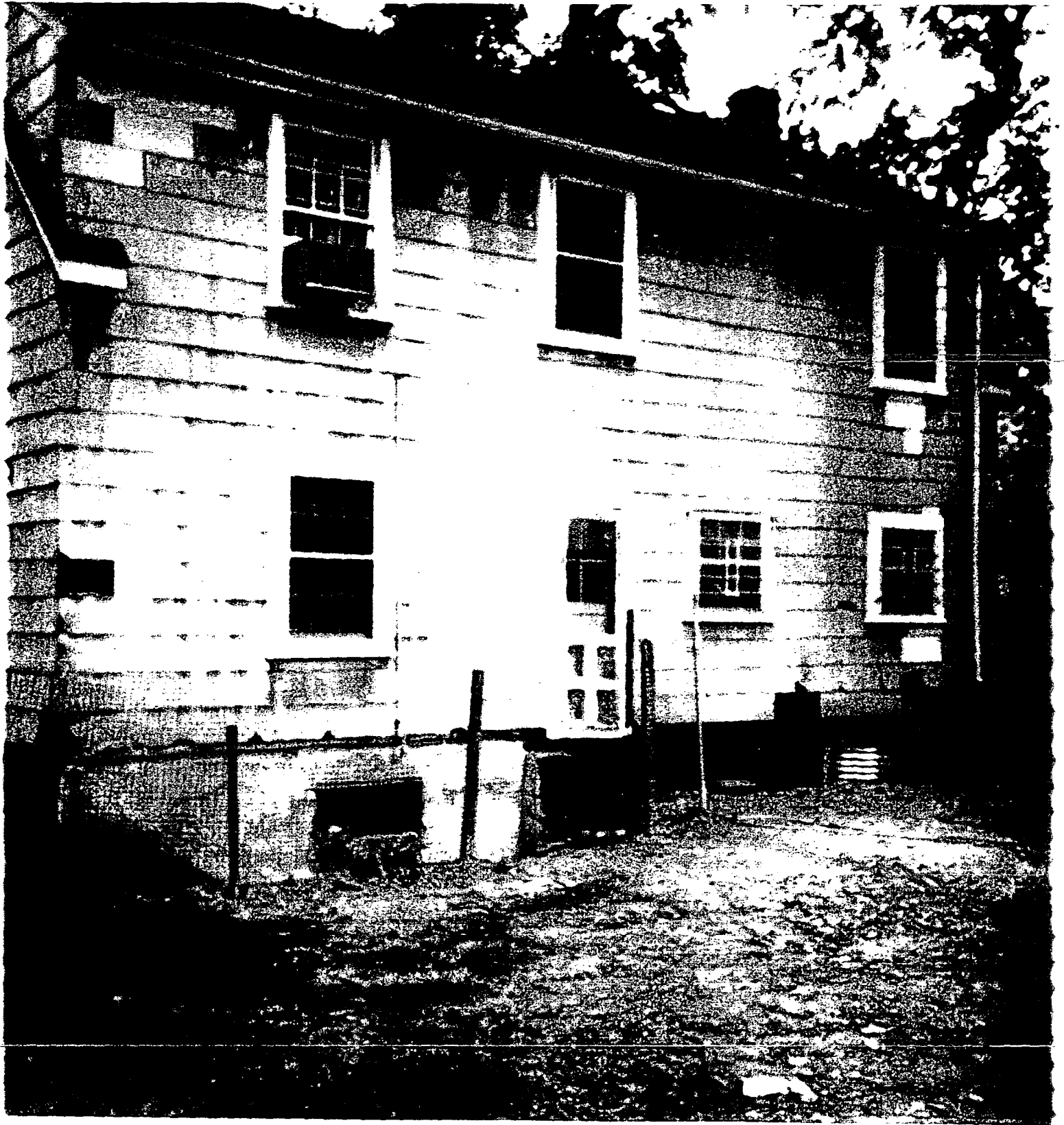
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TAKOMA PARK MD 20912

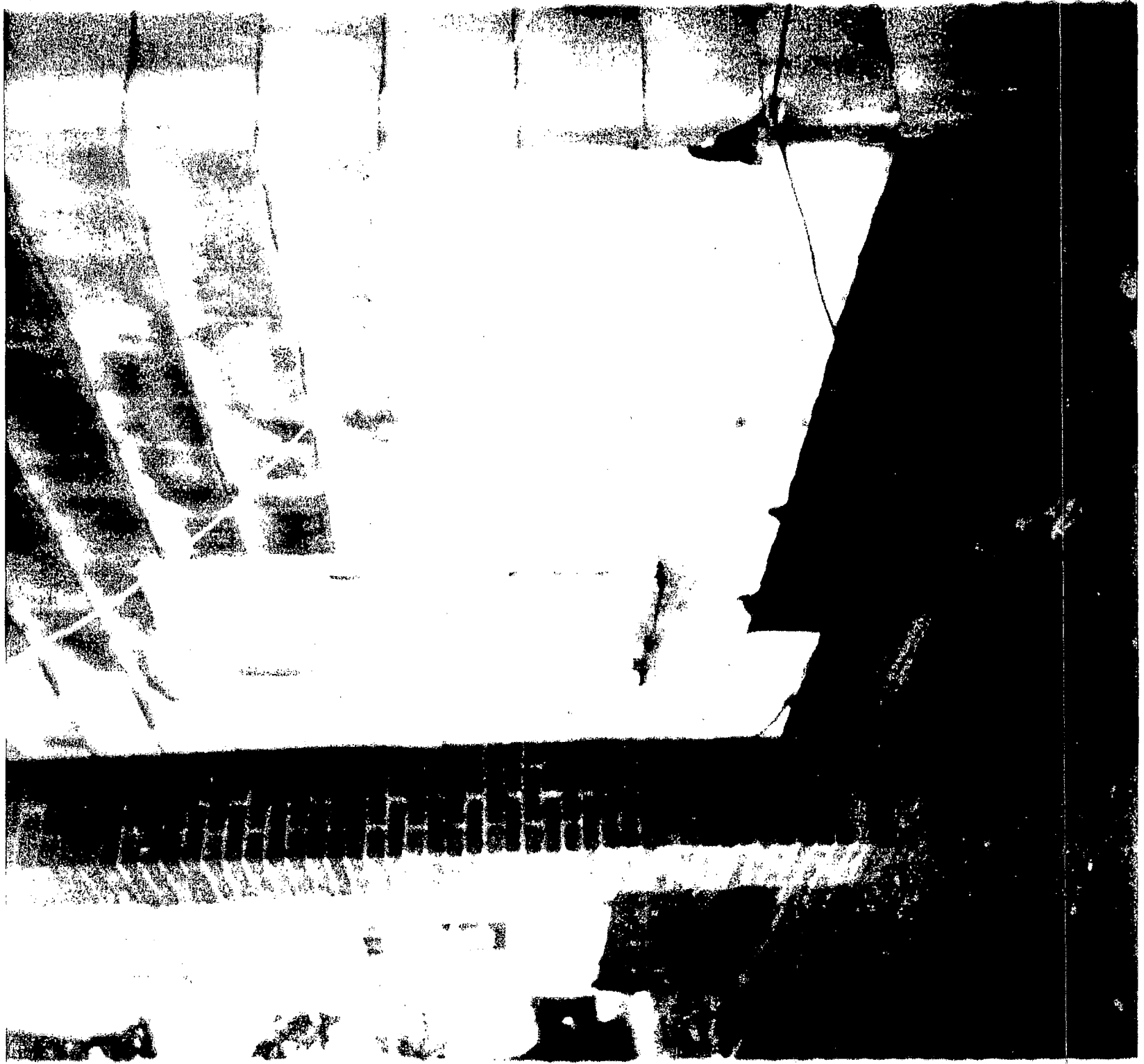


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Address - 7321 PINEY BRANCH AVE
TAKOMA PARK MD 20912







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