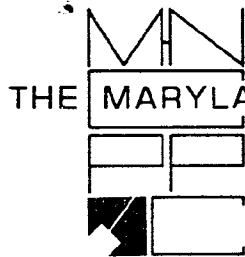


37/3-93E 7331 Piney Branch Road  
Takoma Park Historic District



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

May 27, 1993

Ms. Sherry E. Nesbit  
Architect  
9320 Ocala Avenue  
Silver Spring, MD 20901

Dear Sherry:

I have received your faxed letter of May 26, 1993, requesting changes to the sizes of three windows to be installed on the rear addition to the Cox residence, 7331 Piney Branch Road, Takoma Park. The Historic Preservation Commission approved the HAWP application at its April 14, 1993, meeting (HPC Case No. 37/3-93E).

The changes are minor, in my judgment, and would not alter the character of the addition or its relation to the historic house to which it will be added. One of the changes is due to an egress requirement, as well.

This letter will confirm that this office has reviewed and approved the window alterations as shown on the attached elevations. Please attach this letter when you file your drawings with the Department of Environmental Protection.

Thank you for informing me of this change in your approved HAWP plans.

Sincerely,

Nancy Witherell  
Historic Preservation  
Planner

**Sherry E. Nesbit**  
Architect  
9320 Ocala Avenue  
Silver Spring, Maryland 20901  
(301) 565-0128

May 26, 1993

MEMO

TO: Nancy Witherell  
Historic Preservation Commission  
FAX # 495-1307

PROJECT: Case Number 37/3-93E

Cox Residence  
7331 Piney Branch Road  
Takoma Park, Maryland

RE: Revisions to exterior Elevations.

This memo is written in response to our discussion on thursday , the 29th of April. We would like to revise the three window sizes on the house addition. We are doing this for aesthetic reasons and an egress code requirement. I have enclosed a xerox copy of changes to the south and the east sides of the house for your review. The window sizes are almost the same size as what is on the original part of the house and as such would be appropriate to the historic character of the property.

If you have any questions or comments please let me know.

Sincerely,

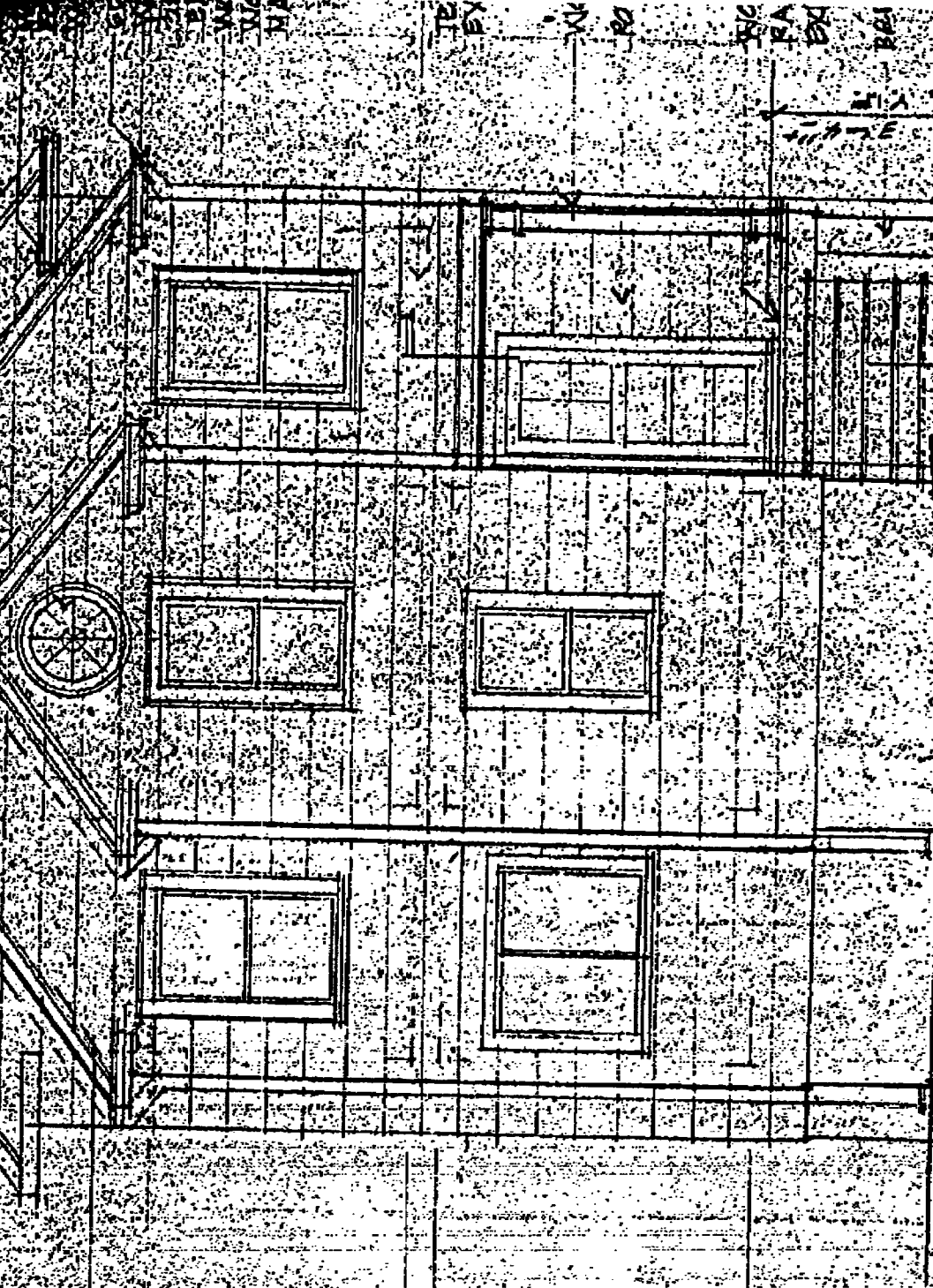


Sherry Nesbit  
encl.

MAY - 27 - 93 THU 12 39

P. 02

2071 OF  
PA 7129



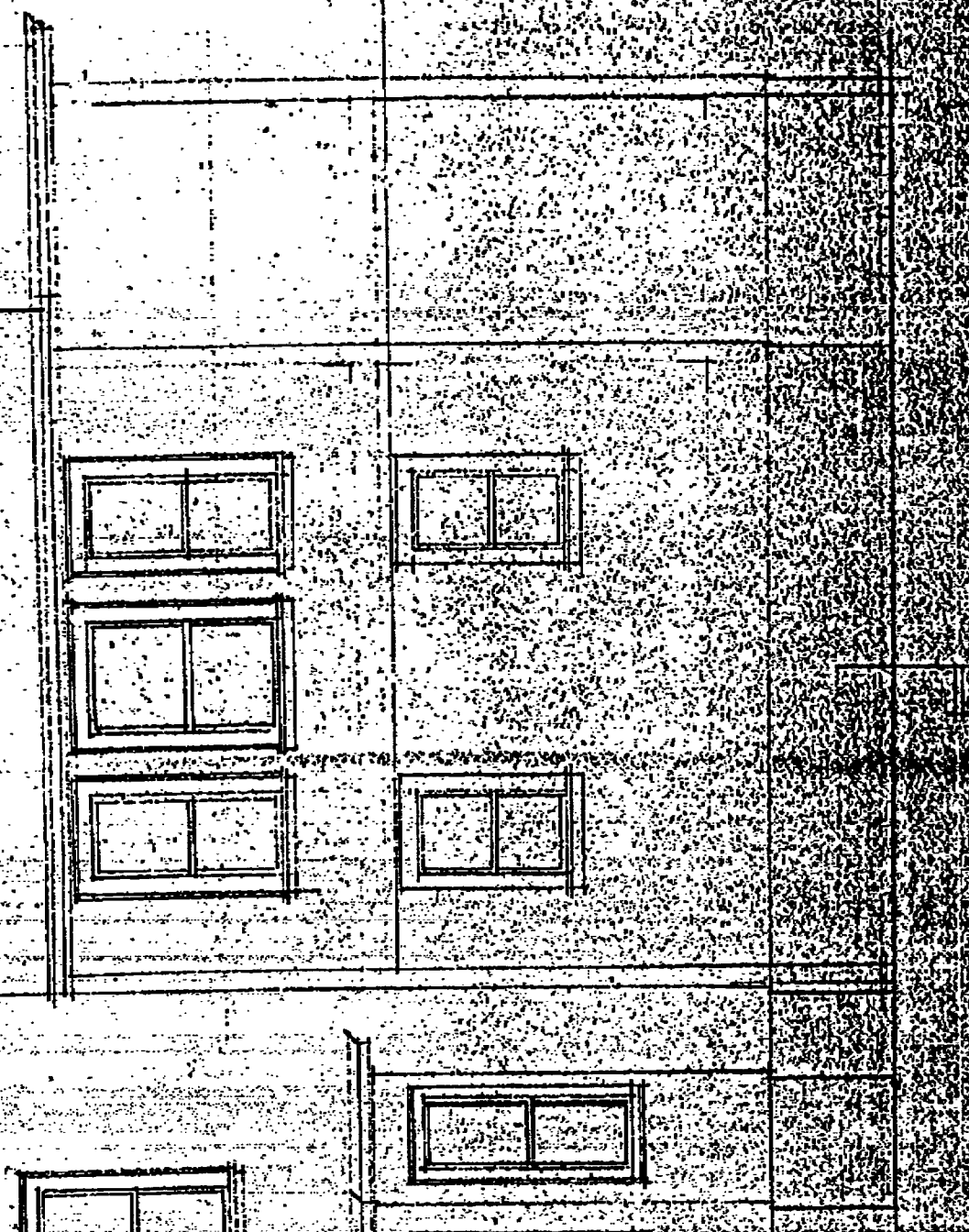
TR EX WK RO RG PA EX BR

P. 03

MAY-27-93 THU 12 1

NEW

ENTRANCE





# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER HANK + CHERYL CXX TELEPHONE NO. 301-587-4275  
(Contract/Purchaser) (Include Area Code)

ADDRESS 1331 Piney Branch Road Takoma Park, Maryland 20910  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Sherry Nesbit CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
Architect TELEPHONE NO. 301-566-7178  
REGISTRATION NUMBER 7245 (Include Area Code)

LOCATION OF BUILDING/PREMISE

House Number 1331 Street Piney Branch Road

Town/City Takoma Park Election District 13

Nearest Cross Street Takoma Avenue

Lot 38 Block 12 Subdivision (R-60 zoning)

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one) Circle One: A/C Slab Room Addition  
Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove  
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other \_\_\_\_\_

1B. CONSTRUCTION COSTS ESTIMATE \$ 55,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # no

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? yes Category 2 - Contributing

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

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.

Hank CXX Signature of owner or authorized agent (agent must have signature notarized on back) 12/13 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date 4-14-93

APPLICATION/PERMIT NO: 930325006 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7331 Piney Branch Road                      Meeting Date: 4/14/93  
Resource: Takoma Park Historic District              Review: HAWP/Alteration  
Case Number: 37/3-93E                                      Tax Credit: No  
Public Notice: 3/31/93                                      Report Date: 4/7/93  
Applicant: Hank and Cheryl Cox                        Staff: Nancy Witherell  
PROPOSAL: Add 2nd story to rear addition RECOMMEND: Approve

---

The applicants propose constructing a second story above a one-story addition at the rear of a house that is a contributing resource to the district. The new addition would have a gable roof, slightly lower than the pitch of the existing gable roof. The windows would be wood, 1/1 double-hung sash, with wood casings, to match the existing original windows.

In design, the new side and rear facades are compatible with the style and scale of the house. The application proposes the use of asbestos shingles on the new addition to match those on the house. The staff suggests that the applicants consider the use of wood clapboard if they plan, in the future, to remove the asbestos shingles from the house.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 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 Standard #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.

and with the Takoma Park amendment guidelines for design review.



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

*Mark*

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER HANK + CHERYL COX TELEPHONE NO. 301-587-4275  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7331 Piney Branch Road Takoma Park, Maryland 20910  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. ~~301-888~~

PLANS PREPARED BY Sherry Nesbit CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
*Architect* TELEPHONE NO. 301-565-0128  
(Include Area Code)

REGISTRATION NUMBER 9245

LOCATION OF BUILDING/PREMISE

House Number 7331 Street Piney Branch Road

Town/City Takoma Park Election District 13

Nearest Cross Street Takoma Avenue

Lot 28 Block 12 Subdivision (R-60 zoning)

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 55,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # no

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco

1E. IS THIS PROPERTY A HISTORICAL SITE? yes Category 2 - contributing (Takoma Park Historic District)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01  WSSC 02 ( ) Septic 2B. TYPE OF WATER SUPPLY 01  WSSC 02 ( ) Well  
03 ( ) Other \_\_\_\_\_ 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:  
1. On party line/Property line \_\_\_\_\_  
2. Entirely on land of owner \_\_\_\_\_  
3. 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 except this to be a condition for the issuance of this permit.

*al 101 0...*

2



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT . Takoma Park

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

Existing house was built in 1912, and is a colonial Revival style house of the 1910's - 20's type. (Sears? per comments in master plan) House is set back from street on a hill, 3 story building with front porch facing street. The site is covered with large trees and the sides<sup>near</sup> of house are partially blocked by these trees during the summer foliage.

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

Owners would like to add a second story over the existing one story part of house in the rear. This existing one story was added later and is not part of the "pre-colonial" style of front part of house.

Proposed work will maintain similar design features of existing main part of house, while not matching, (exactly) the roof line, the proposed will be same shape and detailing.

Project will have a low impact as it is in the rear, on the top of hill, and due to the trees, it won't be seen from the street.

(No new site work on this project)

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

2nd story addition with steep roofline like existing  
Wood window and roof trim to match existing details  
Wood Double hung windows, similar proportions to existing  
Siding and brick foundation already existing.  
New rear wood porch similar to front porch details

- b. the relationship of this design to the existing resource(s):

The addition steps down so as not to match existing  
but will maintain similar materials + window  
and roof details. There is no new site work.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

The Addition is at the rear of house. It maintains  
the style of house in scale, materials; siding, trim, and  
detailing, windows; shape + type, while not attempting  
to match it exactly.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Edith H. Barth  
 Address 7333 Piney Branch Road  
 City/Zip Takoma Park, MD 20912 ✓
2. Name George H. McCabe et al  
 Address 7329 Piney Branch Road  
 City/Zip Takoma Park, MD 20912

3. Name Catherine C. Wakelyn  
Address 7218 Holly Avenue  
City/Zip Takoma Park, MD 20912

4. Name George J. & D.J. Malusky  
Address 7302 Holly Avenue  
City/Zip Takoma Park, MD 20912

5. Name Felice E. Busto  
Address 7300 Holly Avenue  
City/Zip Takoma Park, MD 20912

6. Name James A & M.T. Welu  
Address 7332 Piney Branch Road  
City/Zip Takoma Park, MD 20912

7. Name James A & M.T. Welu  
Address 7330 Piney Branch Road  
City/Zip Takoma Park, MD 20912

8. Name John D. & V.B. Walker  
Address 7328 Piney Branch Road  
City/Zip Takoma Park, MD 20912

No mistake.  
They own  
both  
properties

1757E



**7331 Piney Branch Road  
View Of Rear From Left (North) Side**



**7331 Piney Branch Road  
View Of Rear From South**



**7331 Piney Branch Road  
View From Rear Facing South**



**7331 Piney Branch Road  
View From Rear Facing North**



**7331 Piney Branch Road  
View From Southwest Facing Northeast**



**7331 Piney Branch Road  
View From South Facing North**



**7331 Piney Branch Road  
View From Front Facing Southwest**



**7331 Piney Branch Road  
View From Porch Facing Northwest**



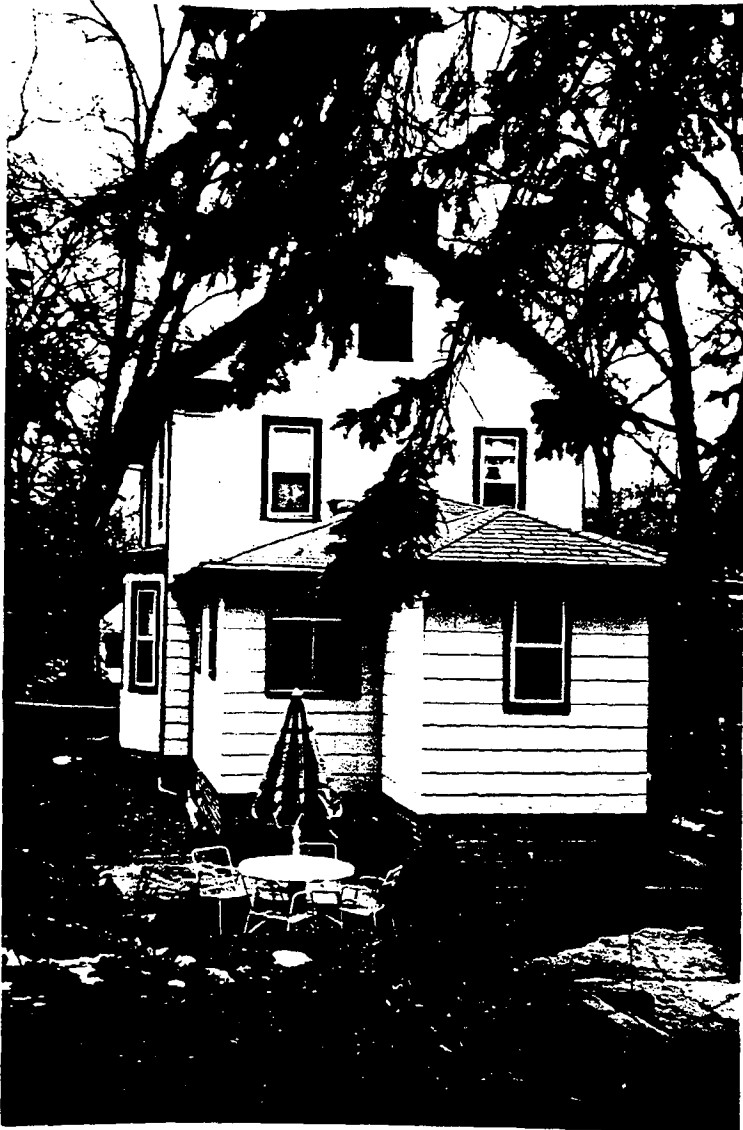
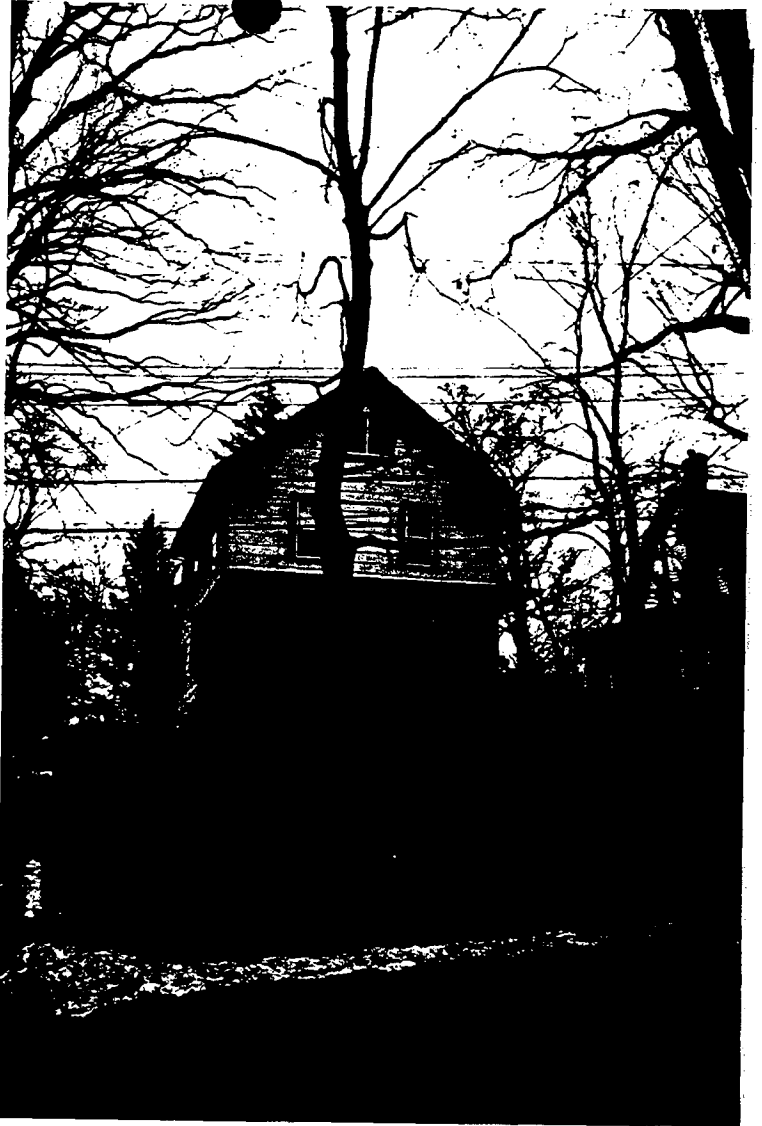


**7331 Piney Branch Road  
View From Porch Facing Due West**

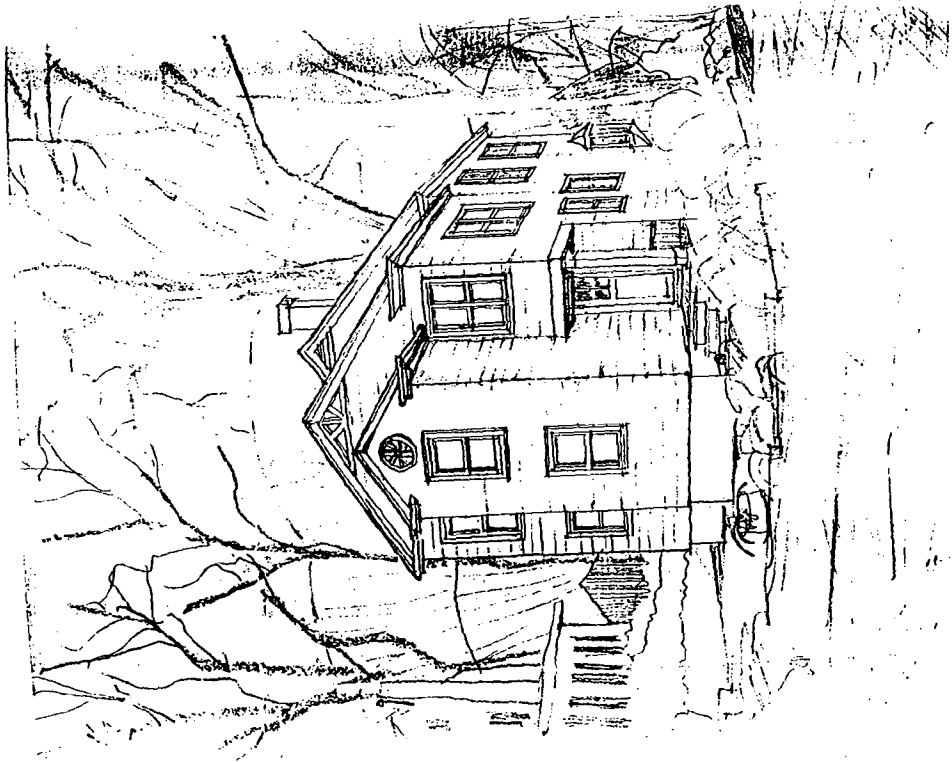


**7331 Piney Branch Road  
View From Porch Facing Southwest**

**7331 Piney Branch Road  
Front View (From West)**



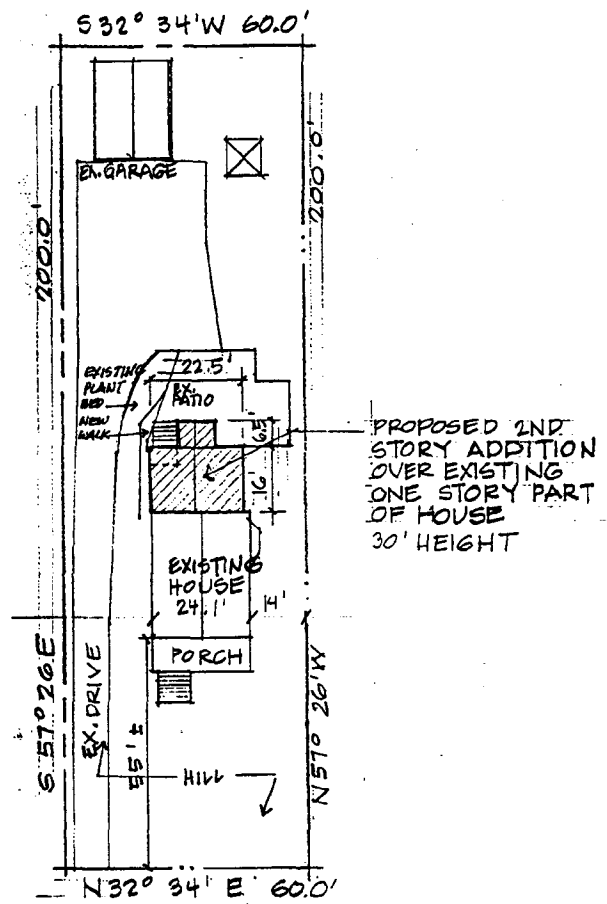
**7331 Piney Branch Road  
Rear View (From East)**



COX RESIDENCE  
7331 PINEY BRANCH RD  
TAKOMA PARK  
MARYLAND

SHERR C. NUGENT  
ARCHITECT

13

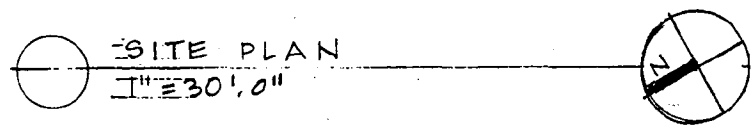


PROPOSED 2ND STORY ADDITION OVER EXISTING ONE STORY PART OF HOUSE 30' HEIGHT

7331  
PINEY BRANCH ROAD

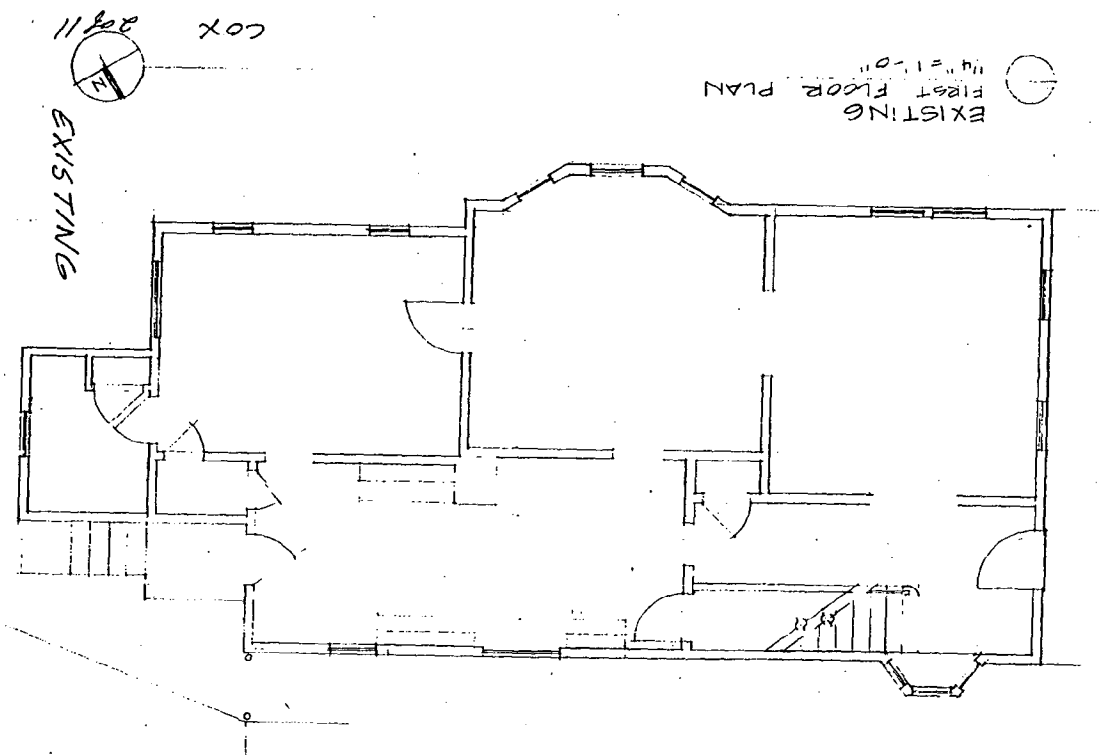
EXISTING HOUSE 1912 (C. 1910-20'S)  
3-STORY WOOD FRAME, 35' HEIGHT

NO PROPOSED CHANGES TO SITE FEATURES



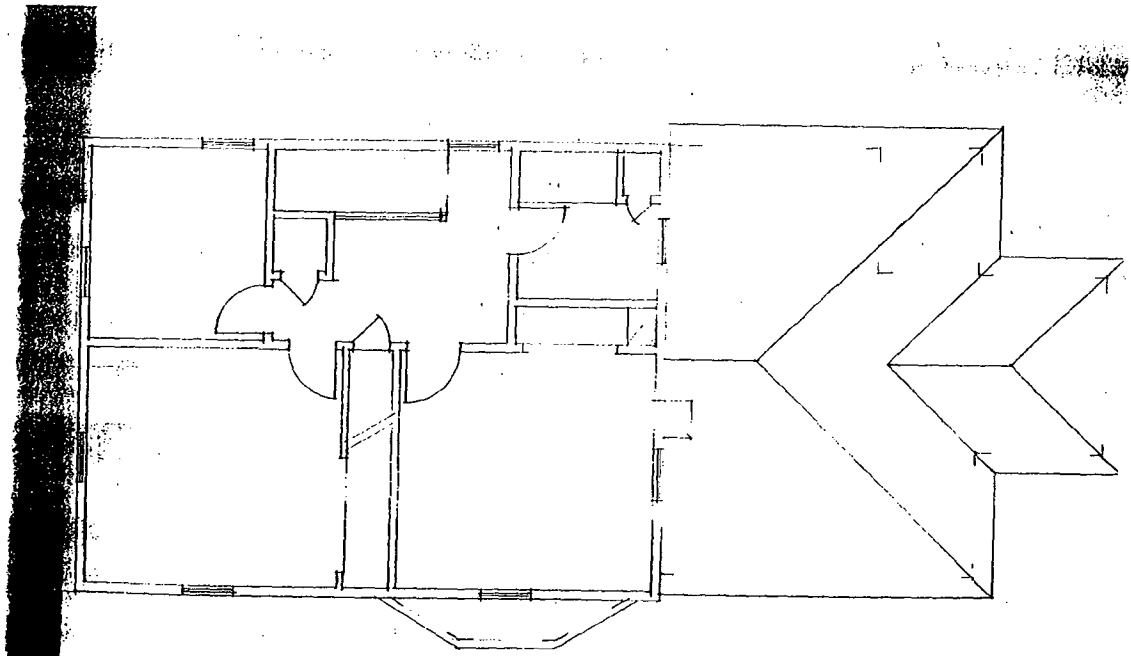
Cox 10/11

1A



NOTE:  
 8 1/2 x 14 format  
 original blue print  
 @ 1/4" = 1'-0" scale  
 reduce 65% to  
 fit format

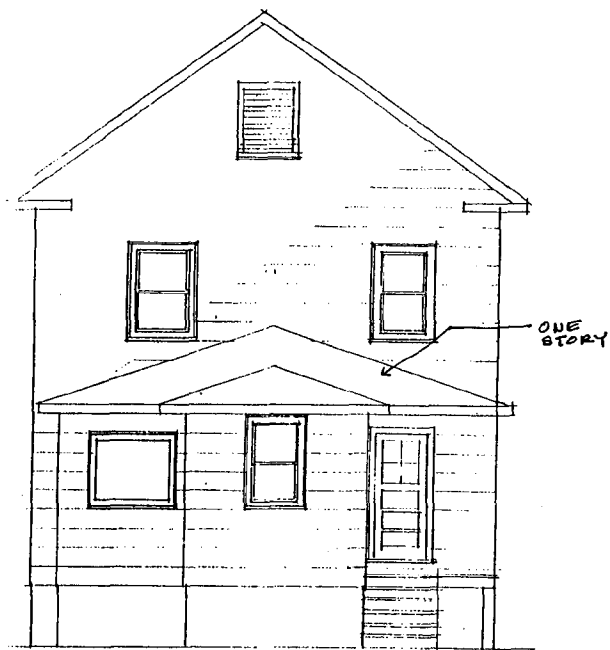
15



EXISTING  
SECOND FLOOR PLAN

COX 30811

11



EXISTING  
EAST ELEVATION  
1/4" = 1'-0"

COX 4x11

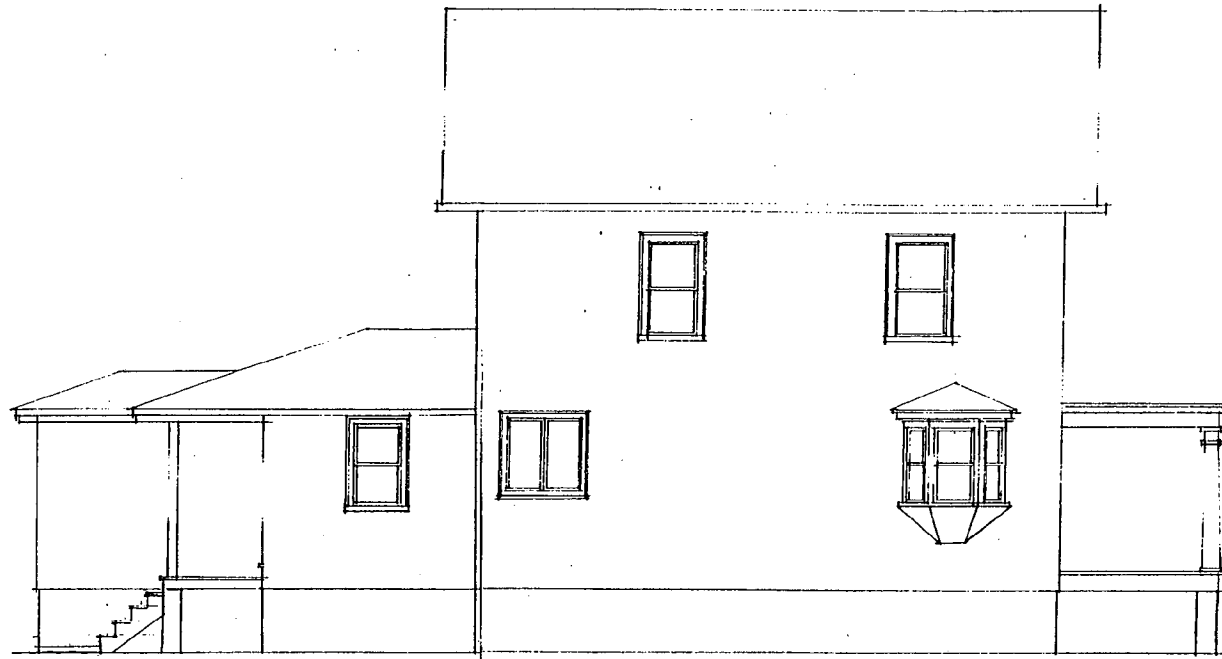


EXISTING  
SOUTH ELEVATION  
1/4" SCALE

COX 5/8/11



5



EXISTING  
NORTH ELEVATION

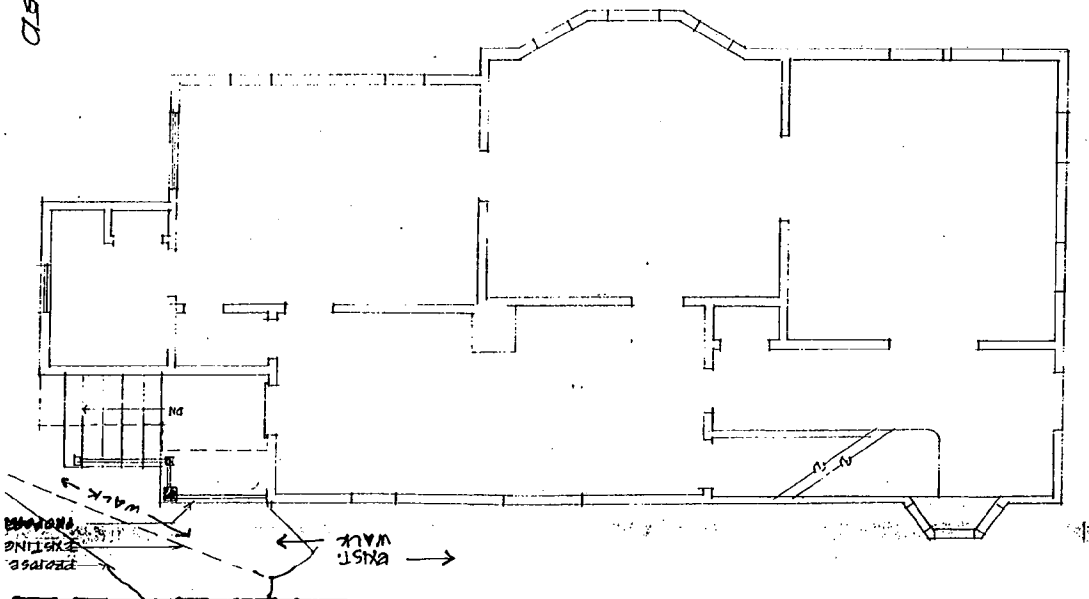
COX 6/11

COX 7/11

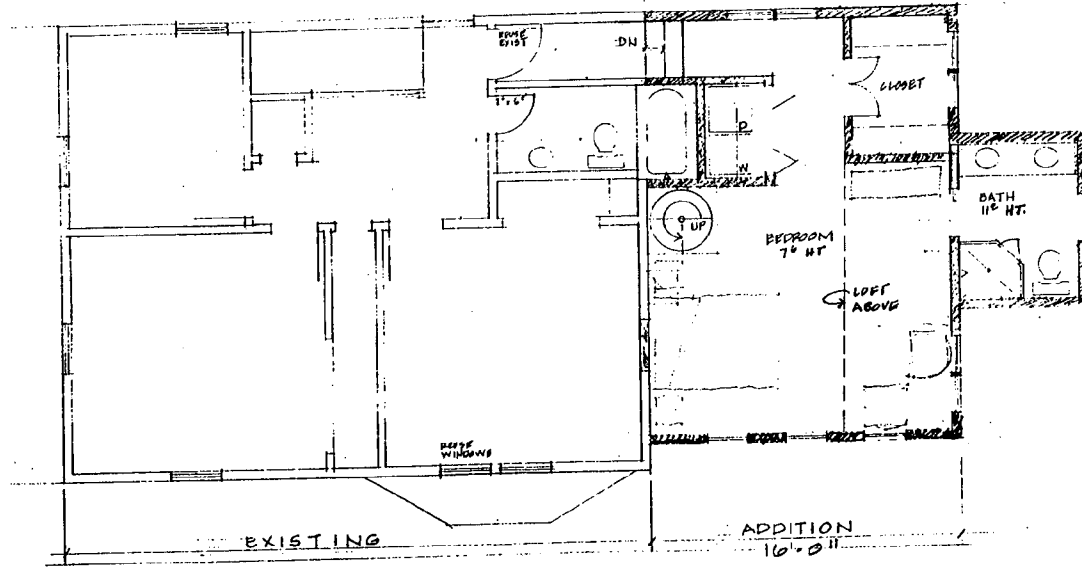
PROPOSED



PROPOSED  
FIRST FLOOR PLAN



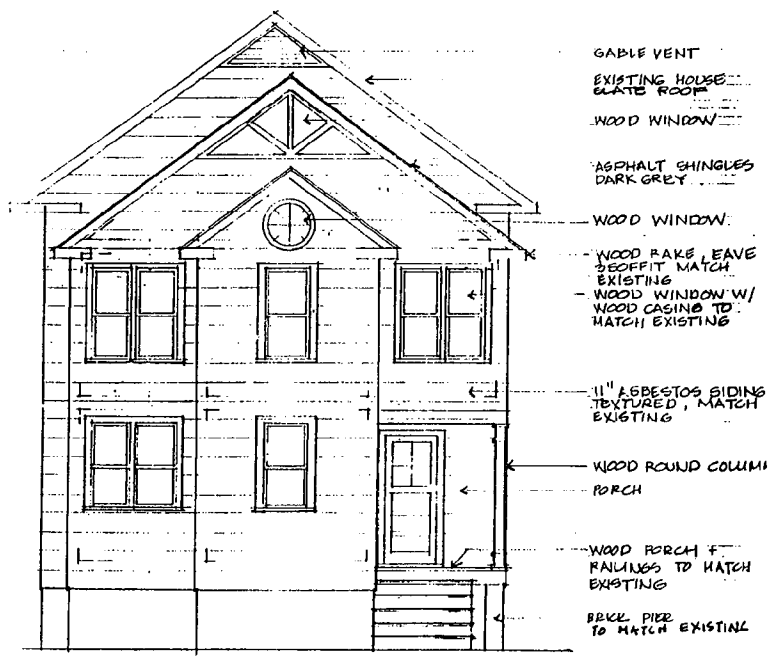
20



PROPOSED  
SECOND FLOOR PLAN

COX 8/8/11

22



- GABLE VENT
- EXISTING HOUSE PLATE ROOF
- WOOD WINDOW
- ASPHALT SHINGLES DARK GREY
- WOOD WINDOW
- WOOD RAKE, EAVE BELLFIT MATCH EXISTING
- WOOD WINDOW W/ WOOD CASING TO MATCH EXISTING
- 1 1/2" ASBESTOS SIDING TEXTURED, MATCH EXISTING
- WOOD ROUND COLUMN PORCH
- WOOD PORCH & RAILINGS TO MATCH EXISTING
- BRICK PIER TO MATCH EXISTING

PROPOSED ELEVATIONS  
COX RESIDENCE

PROPOSED EAST ELEVATION  
A  
3

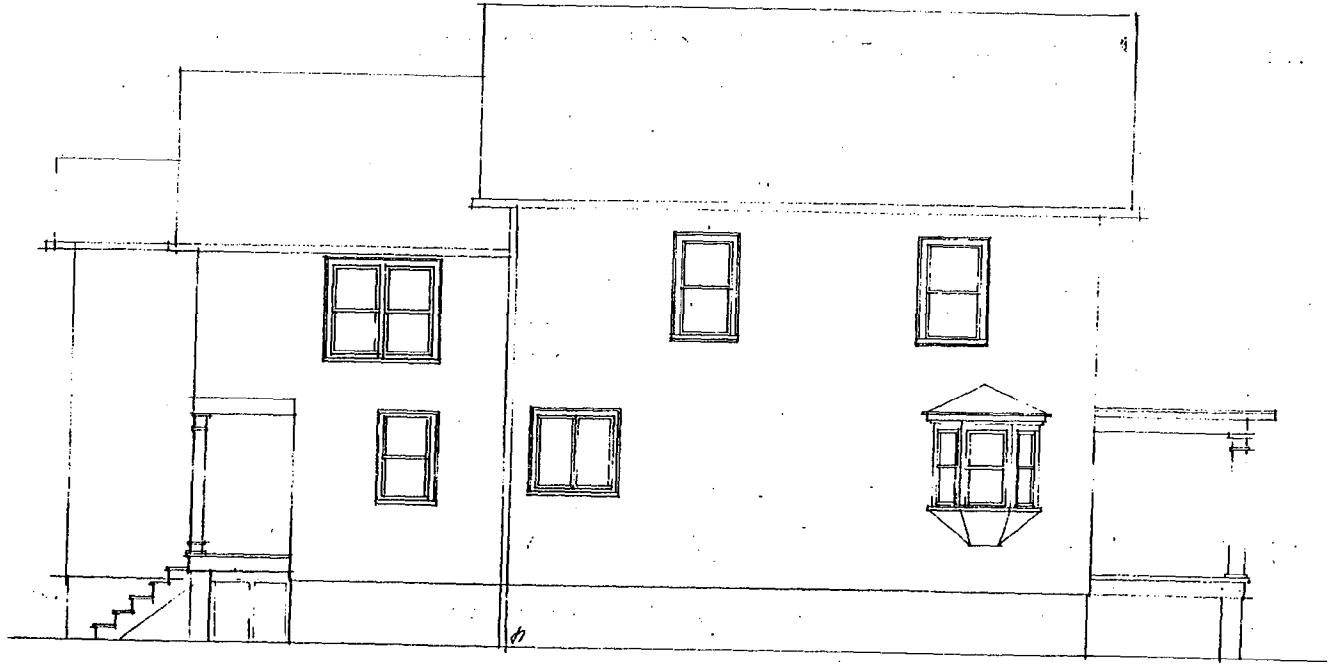
Cox 9/11



PROPOSED  
C SOUTH ELEVATION

LOA 10/11

22



Ⓟ

PROPOSED  
NORTH ELEVATION

Lot 11 of 11.

**7331 Piney Branch Road  
Front View (From West)**



**7331 Piney Branch Road  
Rear View (From East)**





**7331 Piney Branch Road  
View From Porch Facing Due West**



**7331 Piney Branch Road  
View From Porch Facing Southwest**





**7331 Piney Branch Road  
View From Front Facing Southwest**



**7331 Piney Branch Road  
View From Porch Facing Northwest**



7331 Piney Branch Road  
View From South Facing North



7331 Piney Branch Road  
View From Southwest Facing Northeast







**7331 Piney Branch Road  
View From Rear Facing South**



**7331 Piney Branch Road  
View From Rear Facing North**





**7331 Piney Branch Road  
View Of Rear From Left (North) Side**



**7331 Piney Branch Road  
View Of Rear From South**

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**