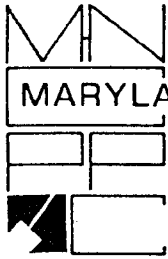


37/3-94V 7410 Piney Branch Road  
Takoma Park Historic District

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



DATE: 7.15.94

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

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

Applicant: Larry and Charla Glass

Address: 7410 Piney Branch Road, Yokama Park

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



# Historic Preservation Commission

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

250 Huntington Drive, Rockville - DEP

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1081592

NAME OF PROPERTY OWNER LARRY & CHARLA GLASS TELEPHONE NO: (301) 537-2178  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7410 PINEY BENCH ROAD TAKOMA PARK MD CITY STATE ZIP 20912

CONTRACTOR UNDETERMINED TELEPHONE NO. NA

PLANS PREPARED BY SAMUEL HALL N.A. CONTRACTOR REGISTRATION NUMBER N/A TELEPHONE NO. (202) 882-1241  
(Include Area Code)

REGISTRATION NUMBER DC - 5672-

### LOCATION OF BUILDING/PREMISE

House Number 7410 Street PINEY BENCH ROAD

Town/City TAKOMA PARK Election District 5TH

Nearest Cross Street PHILADELPHIA AVENUE

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Parcel 640 "PINEY BENCH"

1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct  Extend/Add  Alter/Renovate  Repair   
 Wreck/Raze  Move  Install  Revocable  Revision

Circle One: A/C \_\_\_\_\_ Slab \_\_\_\_\_ Room Addition \_\_\_\_\_  
 Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove \_\_\_\_\_  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_

1B. CONSTRUCTION COSTS ESTIMATE \$ 45,000

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 1165 #2 TAKOMA PARK HISTORIC DISTRICT

### 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:  
 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 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) Samuel Hall Date 6/22/94

APPROVED X For Chairperson, Historic Preservation Commission  
 Signature Albert B. Randall Date 7.13.94

APPLICATION/PERMIT NO: 7410-30061 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: 7410 Piney Branch Road                      Meeting Date: 7/13/94  
Resource: Takoma Park Historic District              Review: HAWP/Alteration  
Case Number: 37/3-94V                                      Tax Credit: No  
Public Notice: 6/29/94                                      Report Date: 7/6/94  
Applicant: Larry & Charla Glass                      Staff: Nancy Witherell  
PROPOSAL: Construct rear addition                      RECOMMEND: Approve

---

The applicants propose the construction of a 14' x 16'6", two-story addition at the rear of their home, a Dutch Colonial-style house designated a contributing structure in the Takoma Park Historic District.

The addition is sited entirely behind the rear elevation of the house, continues the roof line of the house along the side elevation, and preserves a distinctive multi-paned window on the rear elevation. The roof form and rafter and bracket detailing of the addition have been taken from the house, as have the surface and window finishes. A door on the new addition would be fabricated to complement the multi-paned window.

The addition's fenestration pattern is more contemporary than that of the house, with large fixed panes on the rear elevation and casement windows on the angular bay with a pyramidal copper roof.

The house sits above Piney Branch Road, separated from it by a stone retaining wall and the slope of the front yard. The addition would not be seen from the public way. The side and rear yard contain mature trees, none of which would be disturbed by the construction of the addition (see accompanying tree survey).

STAFF DISCUSSION

The addition is well-designed for the house and for the lot. Although not recommending that this be made a condition of approval, the staff suggests that the applicants consider casements instead of large fixed panes for the rear elevation of the addition in order to maintain the scale of the articulation of the house and addition. The fixed panes are not only over-sized for the scale of the addition, but they are not very compatible with the carefully articulated rafter ends and brackets or with the use of wood shingles. However, the large windows would be visible only from the rear yards of adjacent property owners.

STAFF RECOMMENDATION

The staff recommends that the Commission find the application consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

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 provided the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850

217-3625

250 Hungerford Drive, Rockville - DEP

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1081572

NAME OF PROPERTY OWNER LARRY & CHARLA GLASS TELEPHONE NO. (301) 587-3178  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7410 PINEY BRANCH Rd TAKOMA PARK Md. 20912  
CITY STATE ZIP

CONTRACTOR UNDETERMINED TELEPHONE NO. N/A

PLANS PREPARED BY SAMUEL HALL R.A. CONTRACTOR REGISTRATION NUMBER N/A TELEPHONE NO. (202) 882-5849  
(Include Area Code)

REGISTRATION NUMBER DC - 5692 -

### LOCATION OF BUILDING/PREMISE

House Number 7410 Street PINEY BRANCH ROAD

Town/City TAKOMA PARK Election District 5TH

Nearest Cross Street PHILADELPHIA AVENUE

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber 625 Folio 650 Parcel 640 "BRASHEARS"

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |            |   |                |           |                                 |      |  |                   |
|------------|---|----------------|-----------|---------------------------------|------|--|-------------------|
| Construct  | <input checked="" type="radio"/> Extend/Add | Alter/Renovate | Repair    | Circle One: A/C                 | Slab | <input checked="" type="radio"/> Room Addition |                   |
| Wreck/Raze | Move  | Install        | Revocable | Porch                           | Deck | Fireplace                                      |                   |
|            |   |                | Revision  | Fence/Wall (complete Section 4) | Shed | Solar  | Woodburning Stove |
|            |   |                |           | Other                           |      |  |                   |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 45,000
- 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 CASE #2 TAKOMA PARK HISTORIC DISTRICT

### 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 2 feet 0 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.

Samuel Hall 6/22/94  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

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

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 940623006/ FILING FEE: \$ \_\_\_\_\_

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

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

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

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

THE EXISTING STRUCTURE IS A DUTCH COLONIAL  
3 BEDROOM HOME (2 STORIES + ATTIC & BASEMENT), 1970-30.  
THE SITE IS WELL WOODED WITH SEVERAL LARGE  
TREES, MODERATELY SLOPED & ACCESSED BY PINEY  
BRANCH ROAD ON THE SOUTHEAST SIDE. THE HOUSE  
HAS NO KNOWN HISTORICAL SIGNIFICANCE OTHER THAN  
IT CONTRIBUTES TO THE OVERALL CHARACTER OF THE COMMUNITY.

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

THE PROPOSED PROJECT IS A (2) TWO STORY ADDITION. WHICH  
BORROWS PREDOMINANT FORM, STYLE & DETAILS FROM THE EXISTING  
HOUSE. THERE WILL BE NO IMPACT ON THE SITE IN THAT  
THE ADDITION IS ATTACHED TO THE HOUSE & FAR FROM ROOT  
STRUCTURES OF MAJOR TREES (SEE TREE SURVEY ATTACHED)  
BECAUSE THE ADDITION IS BEHIND THE HOUSE AWAY FROM  
THE STREET & THAT THE PROPOSED MATERIALS/FINISHS ARE  
FOUND THROUGHOUT THE HISTORIC DISTRICT, THE IMPACT  
ON THE HISTORIC DISTRICT IS MINIMAL.

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:

THE PROPOSED DESIGN EMULATES THE EXISTING HOME IN SCALE, MASSING, MATERIALS & DETAILS. LANDSCAPING WILL BE BY OWNER TO MATCH EXISTING LANDSCAPING. A TWO SIDED PORCH CAPPED BY A COPPER ROOF IS THE ONLY NEW ENTITY IN THE DESIGN.

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

THE DESIGN IS AN ADDITION TO THE HOUSE ALONG ITS REAR WALL. IT EXTENDS THE EXISTING KITCHEN INTO A FAMILY AREA & CREATES A NEW MASTER BEDROOM ON THE SECOND FLOOR.

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

THE PROPOSED ADDITION MAINTAINS THE ORIGINAL CHARACTER OF BOTH THE SITE & THE COMMUNITY WHILE ENHANCING THE HOME ITSELF AND INDIRECTLY THE SURROUNDING COMMUNITY. IT HAS BEEN LOCATED ON THE SITE TO MINIMIZE ITS IMPACT ON THE STREET SCAPE.

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 JAMES A. MELU & MAUREEN A. THOMPSON (7414)  
 Address ~~7330~~ 7330 PINEY BRANCH ROAD  
 City/Zip TAKOMA PARK Md. 20912
2. Name NICK & P.C. CARVOUNIS  
 Address 7406 PINEY BRANCH ROAD  
 City/Zip TAKOMA PARK Md. 20912

3.

Name MARY S. DURU

Address 7413 PINEY BRANCH ROAD

City/Zip TAKOMA PARK Md. 20912

4.

Name ELAY T S W.D. NARAYANAM

Address 7415 PINEY BRANCH ROAD

City/Zip TAKOMA PARK Md 20912

5.

Name \_\_\_\_\_

Address \_\_\_\_\_

City/Zip \_\_\_\_\_

6.

Name \_\_\_\_\_

Address \_\_\_\_\_

City/Zip \_\_\_\_\_

7.

Name \_\_\_\_\_

Address \_\_\_\_\_

City/Zip \_\_\_\_\_

8.

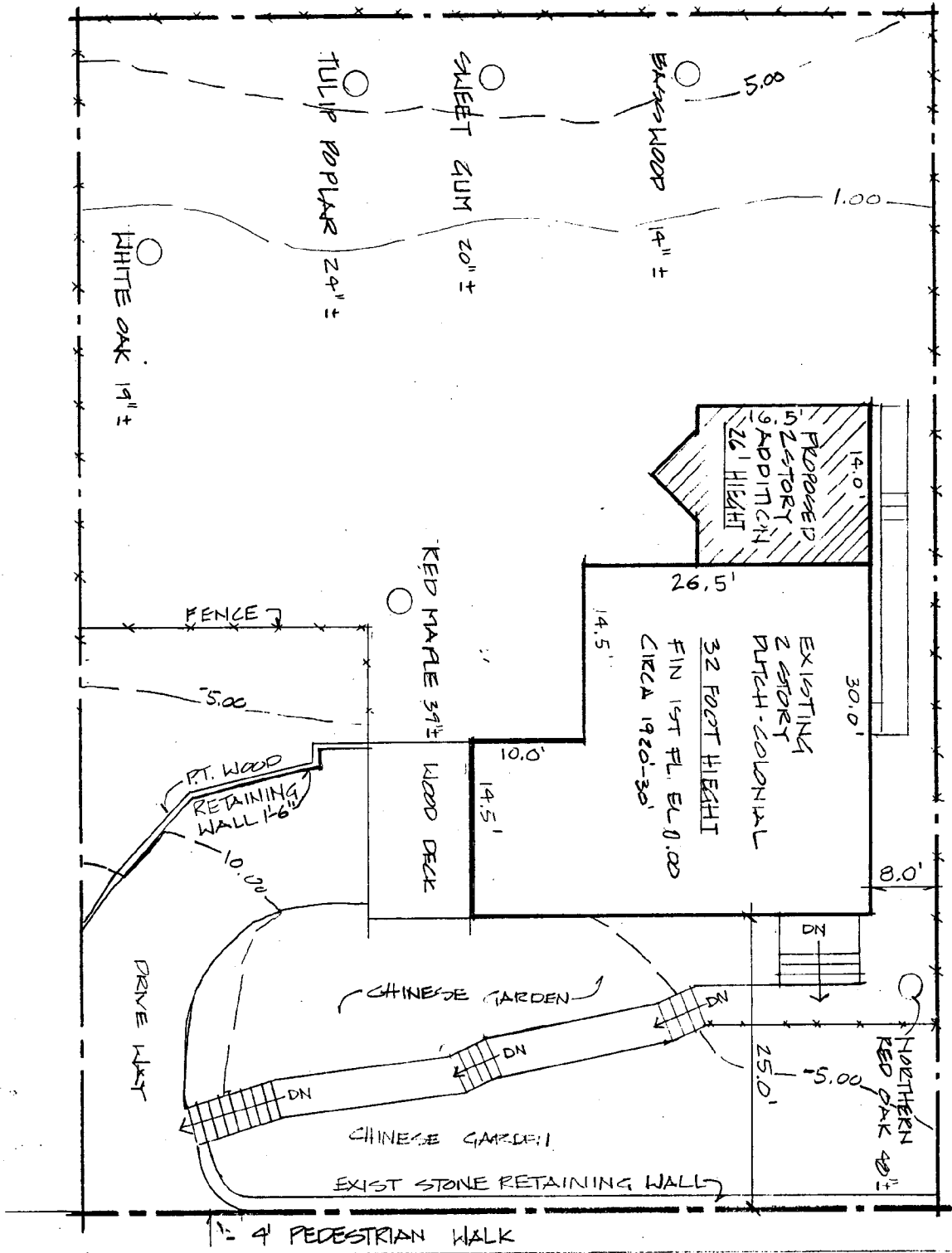
Name \_\_\_\_\_

Address \_\_\_\_\_

City/Zip \_\_\_\_\_

1757E

3



**NOTES**

- 1. TREE CALIPER IN INCHES
- 2. FIN 1ST FLOOR ASSUMED AS EL. 0.00

PINEY BRANCH ROAD

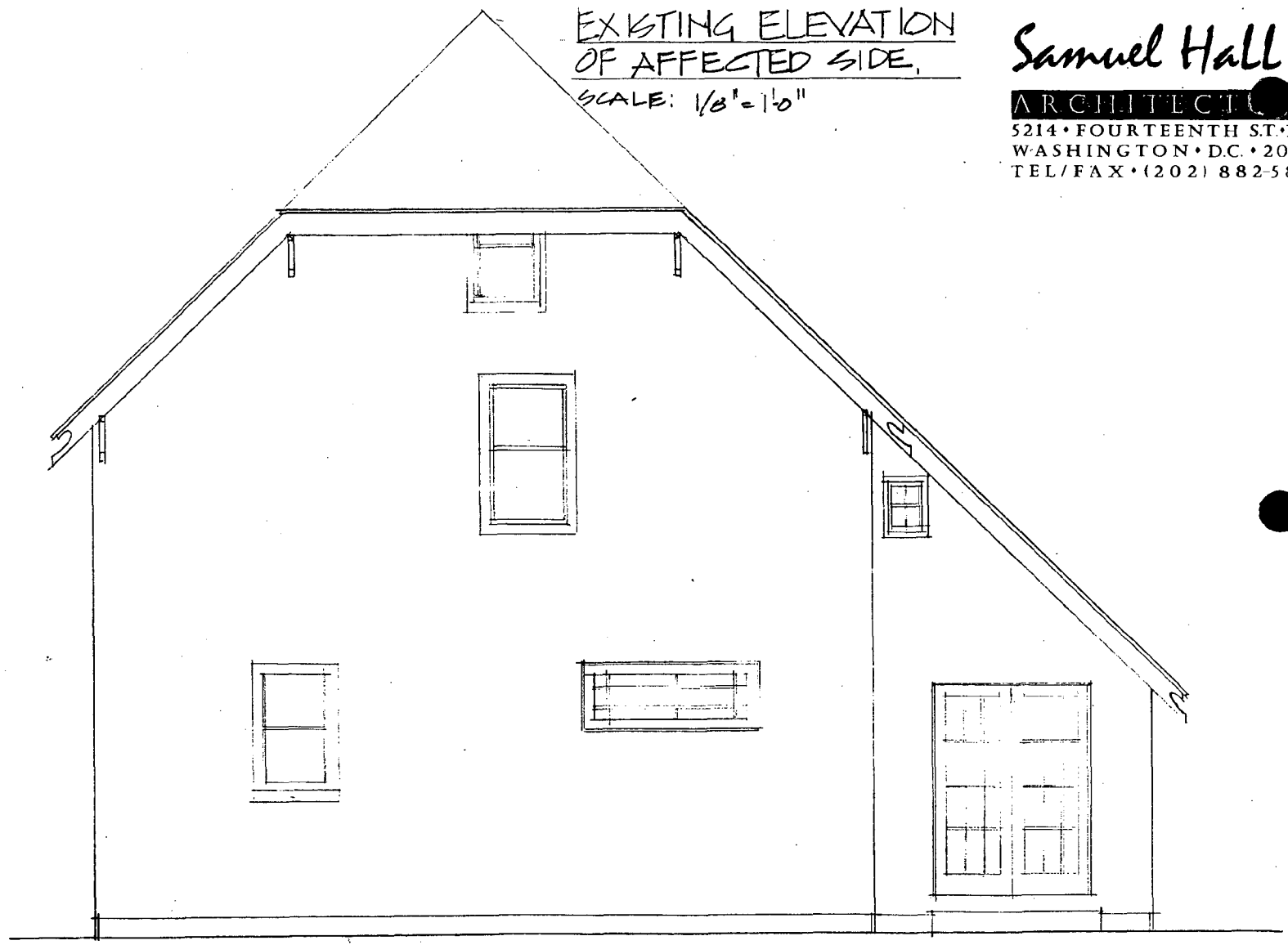
**PROJECT PLAN WITH TREE SURVEY**

**Samuel Hall R.A.**

**ARCHITECTURE**  
 5214 • FOURTEENTH ST. N.W.  
 WASHINGTON • D.C. • 20011  
 TEL/FAX • (202) 882-5849

EXISTING ELEVATION  
OF AFFECTED SIDE,  
SCALE: 1/8" = 1'-0"

*Samuel Hall* RA  
**ARCHITECTURE**  
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WASHINGTON • D.C. • 2001  
TEL/FAX • (202) 882-584



1

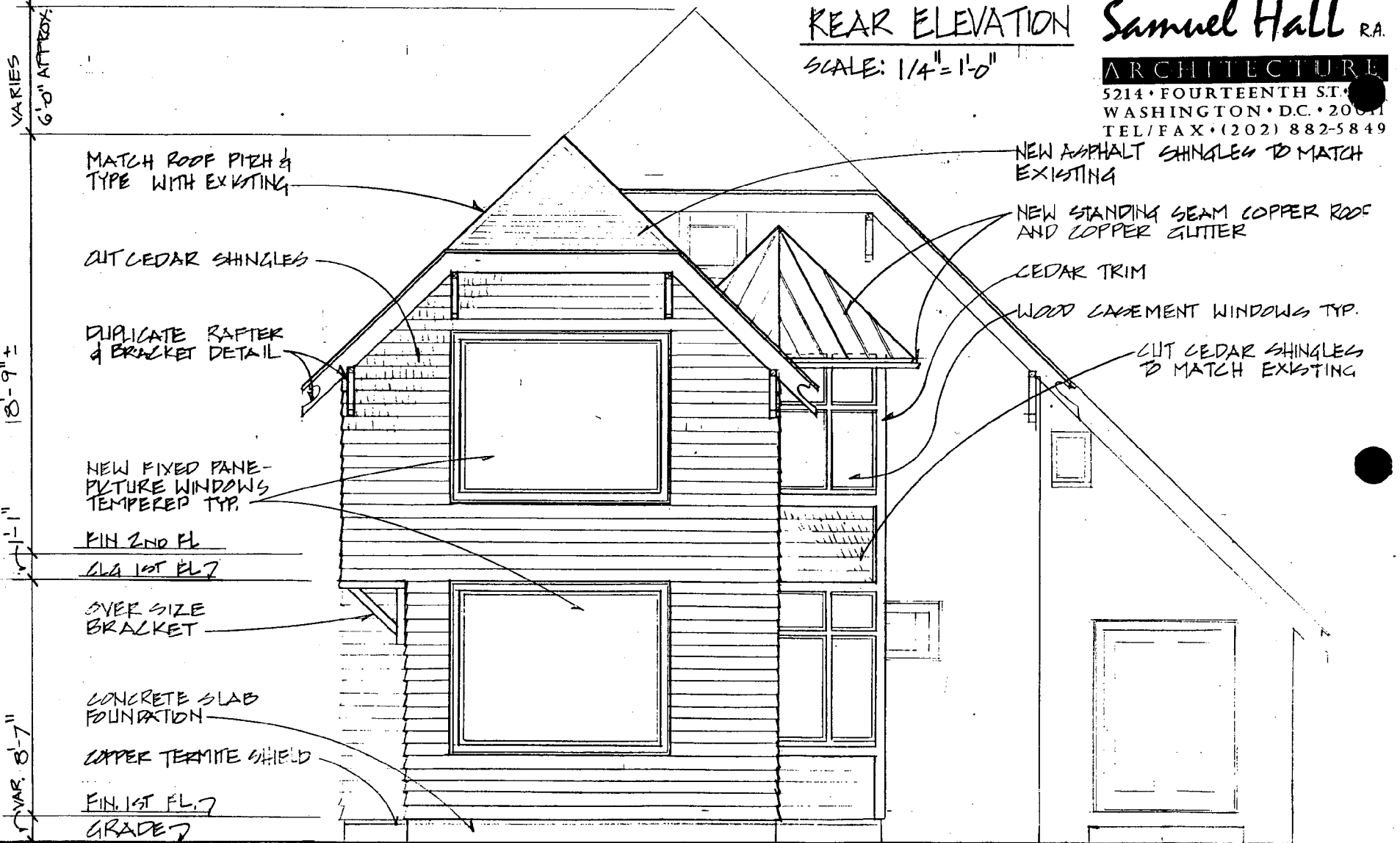
REAR ELEVATION

SCALE: 1/4" = 1'-0"

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VARIABLES  
6'-0" APPROX.

18'-9" ±

1'-11"

VARIABLES  
8'-7"

3

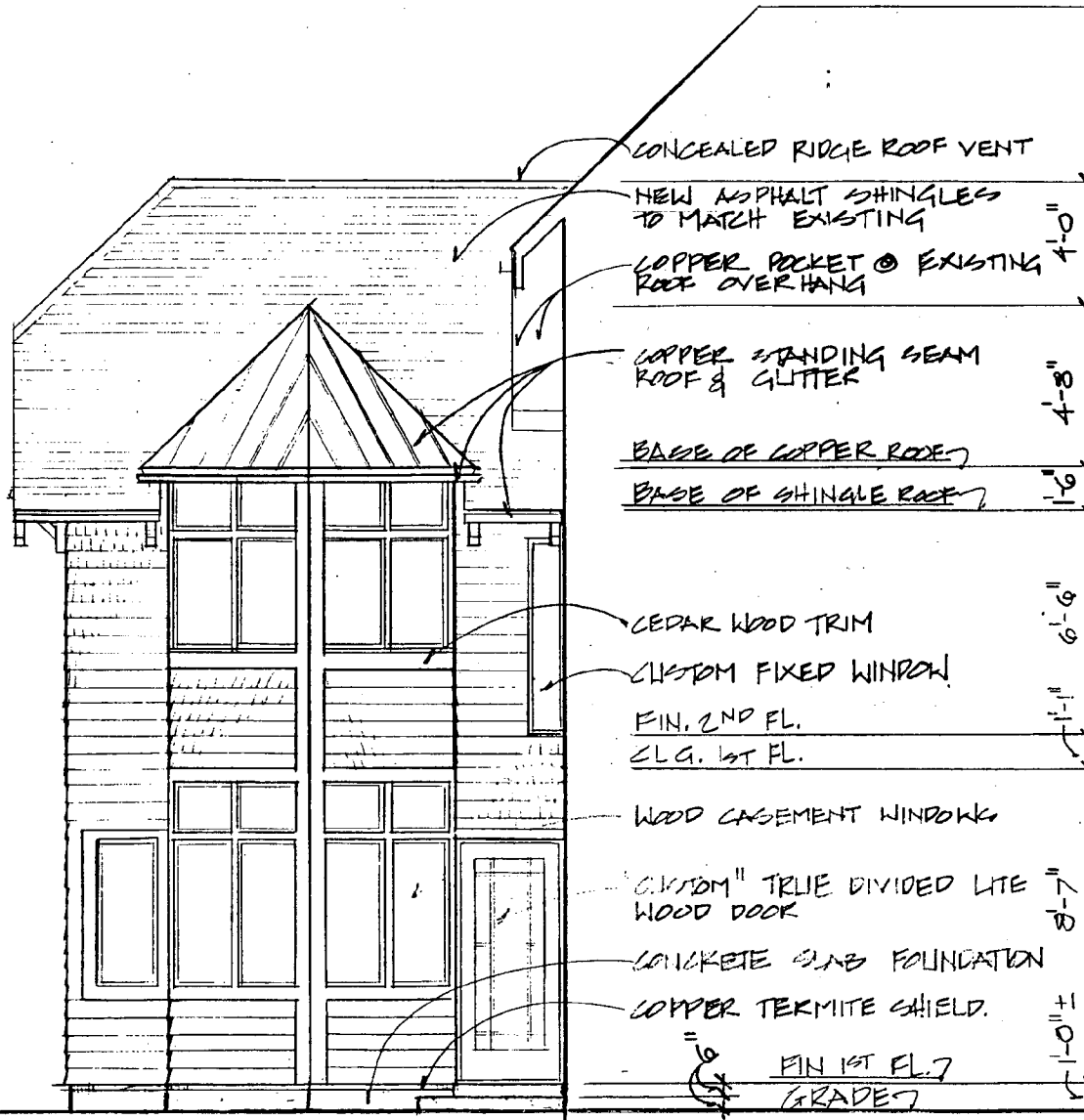
Samuel Hall RA.

ARCHITECTURE

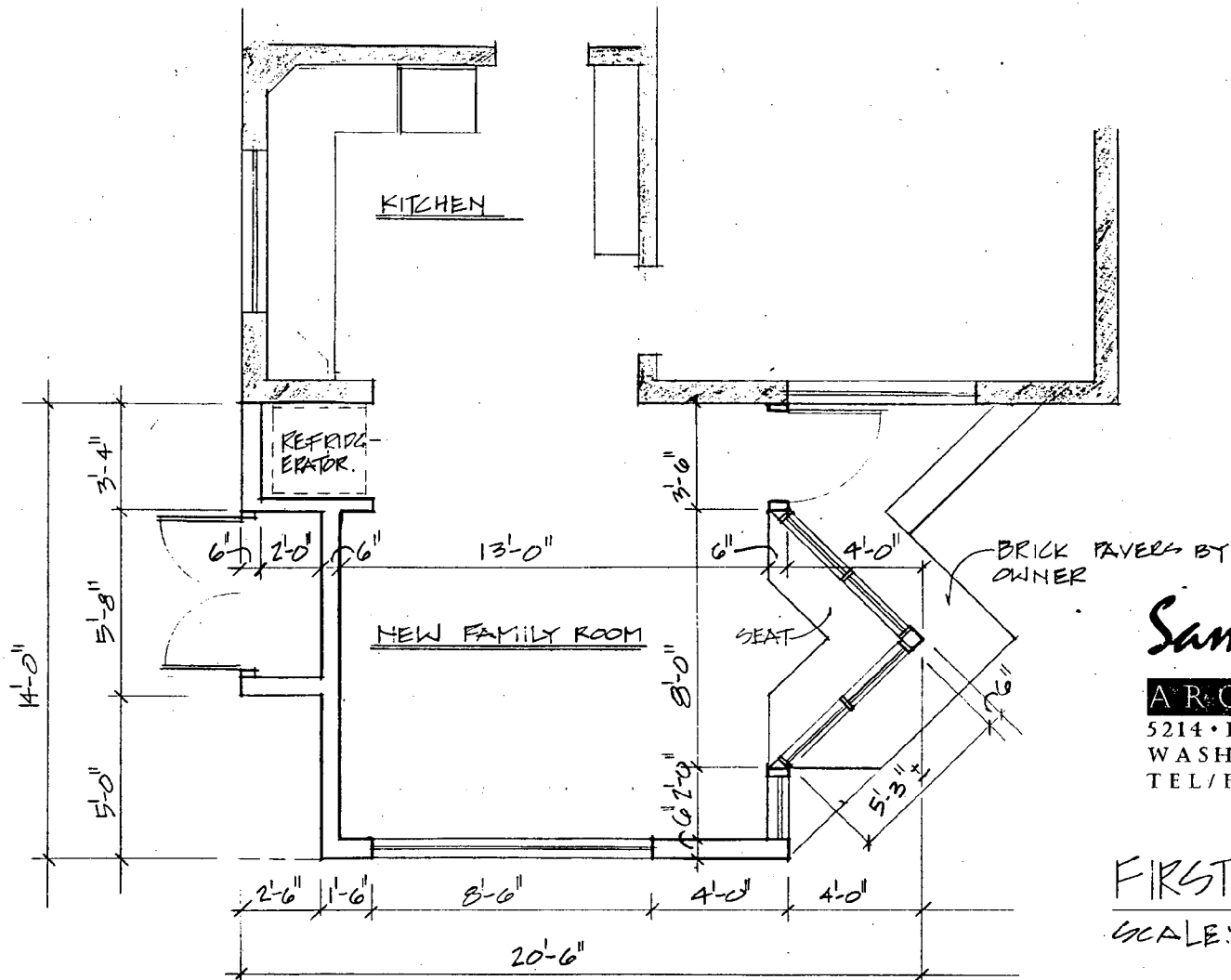
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WASHINGTON • DC • 20011  
TEL/FAX • (202) 882-5849

SIDE ELEVATION

SCALE: 1/4" = 1'-0"



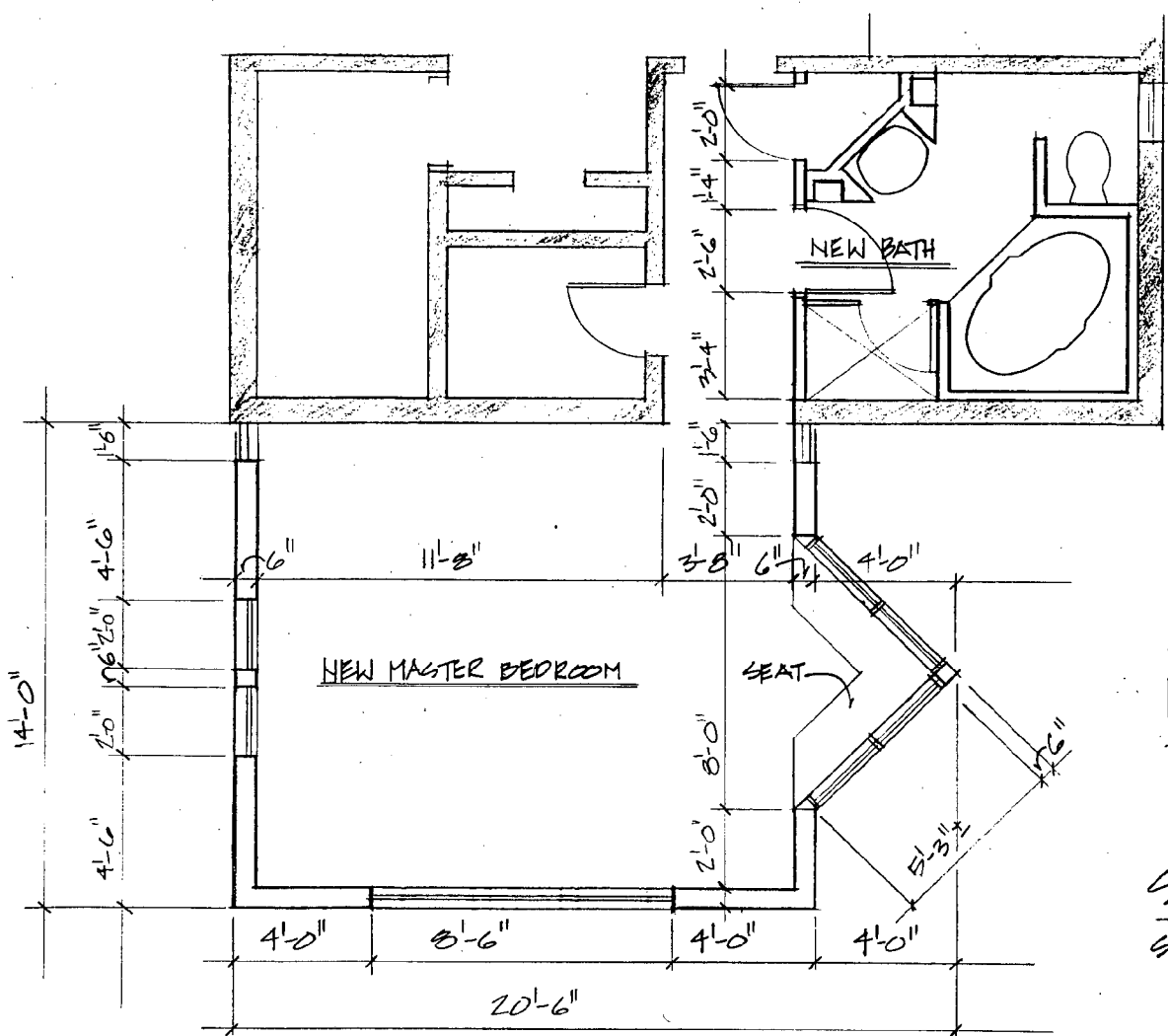
①



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FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



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SUPPORTING DOCUMENTS FOR  
7410 PINEY BRANCH ROAD ADDITION



**ROOF BRACKETS  
DETAIL**



**RAFTER DETAIL**



*Samuel Hall* R.A.

**ARCHITECTURE**

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**SUPPORTING DOCUMENTS FOR**  
**7410 PINEY BRANCH ROAD ADDITION**



**SOUTHWEST SIDE OF 7410  
PINEY BRANCH RD.  
PHOTO TAKEN FROM  
ADJACENT PROPERTY.**



**DETAIL OF DINING ROOM  
WINDOW**

13



*Samuel Hall* R.A.

**ARCHITECTURE**

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**SUPPORTING DOCUMENTS FOR  
7410 PINEY BRANCH ROAD ADDITION**



**FRONT SOUTHEAST  
ELEVATION OF  
7410 PINEY BRANCH  
ROAD. PHOTO TAKEN  
FROM SOUTHEAST SIDE  
OF PINEY BRANCH ROAD.**



**NORTHEAST SIDE  
OF 7410 PINEY BRANCH  
ROAD. PHOTO TAKEN  
FROM PINEY BRANCH  
ROAD.**

19



*Samuel Hall* R.A.

**ARCHITECTURE**

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WASHINGTON • D.C. • 20011  
TEL/FAX • (202) 882-5849

**SUPPORTING DOCUMENTS FOR  
7410 PINEY BRANCH ROAD ADDITION**



**ENTRY CORNICE  
W/COPPER ROOF**



**REAR YARD OF  
7410 PINEY BRANCH  
LOOKING SOUTHWEST**

15

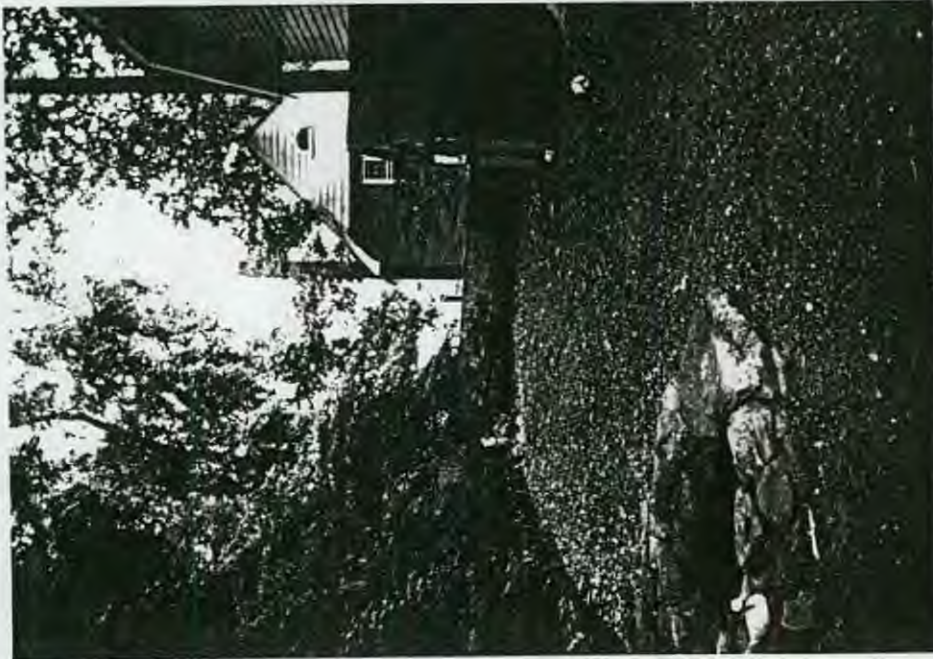


*Samuel Hall* R.A.

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WASHINGTON • D.C. • 20011  
TEL/FAX • (202) 882-5849

**SUPPORTING DOCUMENTS FOR  
7410 PINEY BRANCH ROAD ADDITION**



**REAR YARD OF  
7410 PINEY BRANCH  
LOOKING NORTHEAST.  
ADDITION WILL PROJECT  
4 FEET APPROX. BEYOND  
PLAYHOUSE.**



**REAR OF HOUSE  
WHERE ADDITION  
WILL BE BUILT.  
ADDITION ALIGNS WITH  
WALL ON LEFT.**

110



*Samuel Hall* R.A.

**ARCHITECTURE**

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WASHINGTON • D.C. • 20011  
TEL / FAX • (202) 882-5849

**SUPPORTING DOCUMENTS FOR**  
**7410 PINEY BRANCH ROAD ADDITION**



**SOUTHWEST SIDE OF 7410  
PINEY BRANCH RD.  
PHOTO TAKEN FROM  
ADJACENT PROPERTY.**



**DETAIL OF DINING ROOM  
WINDOW**

*Samuel Hall* R.A.

**ARCHITECTURE**

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WASHINGTON • D.C. • 20011  
TEL/FAX • (202) 882-5849

**SUPPORTING DOCUMENTS FOR**  
**7410 PINEY BRANCH ROAD ADDITION**



**ROOF BRACKETS  
DETAIL**



**RAFTER DETAIL**



*Samuel Hall* R.A.

**ARCHITECTURE**

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WASHINGTON • D.C. • 20011  
TEL/FAX • (202) 882-5849

**SUPPORTING DOCUMENTS FOR**  
**7410 PINEY BRANCH ROAD ADDITION**



**REAR YARD OF  
7410 PINEY BRANCH  
LOOKING NORTHEAST.  
ADDITION WILL PROJECT  
4 FEET APPROX. BEYOND  
PLAYHOUSE.**



**REAR OF HOUSE  
WHERE ADDITION  
WILL BE BUILT.  
ADDITION ALIGNS WITH  
WALL ON LEFT.**

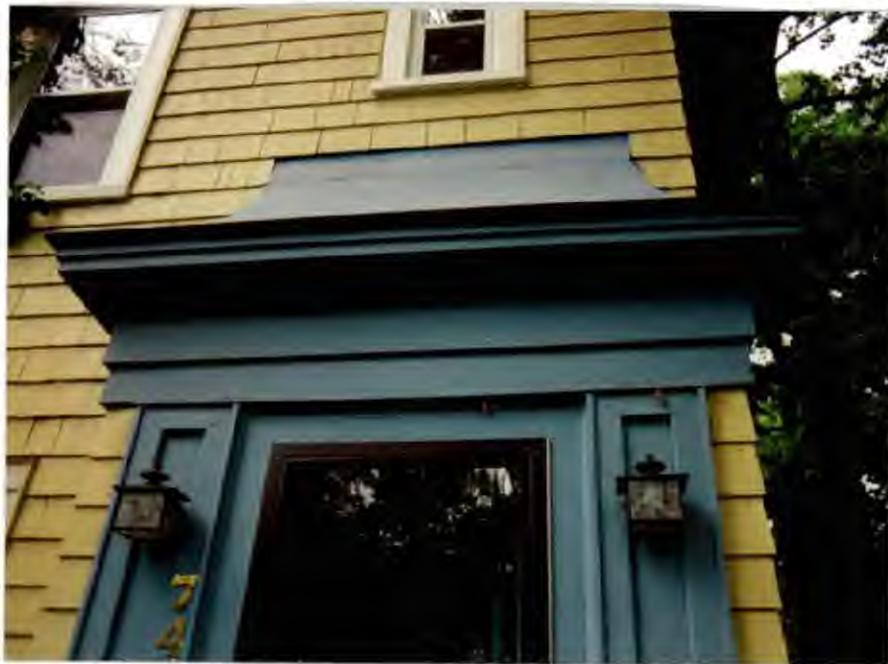


*Samuel Hall* R.A.

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**SUPPORTING DOCUMENTS FOR**  
**7410 PINEY BRANCH ROAD ADDITION**



**ENTRY CORNICE  
W/COPPER ROOF**



**REAR YARD OF  
7410 PINEY BRANCH  
LOOKING SOUTHWEST**

*Samuel Hall* R.A.

**ARCHITECTURE**

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WASHINGTON • D.C. • 20011  
TEL/FAX • (202) 882-5849

**SUPPORTING DOCUMENTS FOR**  
**7410 PINEY BRANCH ROAD ADDITION**



**FRONT SOUTHEAST  
ELEVATION OF  
7410 PINEY BRANCH  
ROAD. PHOTO TAKEN  
FROM SOUTHEAST SIDE  
OF PINEY BRANCH ROAD.**



**NORTHEAST SIDE  
OF 7410 PINEY BRANCH  
ROAD. PHOTO TAKEN  
FROM PINEY BRANCH  
ROAD.**

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

Copy  
7110 Pinery Boulevard  
Takel 3713-94V