

~~_____~~ 7332 Piney Branch Prelim.
Takoma Park Historic District



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Jama Welu
Daytime Phone No.: (301) 589-3040

Tax Account No.: _____
Name of Property Owner: James A. Welu Daytime Phone No.: (301) 589-3040
Address: 811 Thayer Ave. Silver Spring Md. 20910
Street Number City State Zip Code
Contractor: Self Phone No.: (301) 589-3040
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7332 Piney Br Rd Street: _____
Town/City: Takoma Park, Md Nearest Cross Street: Eastern Ave
Lot: 17 Block: 11 Subdivision: Sarah E Brashears Subdivision
Liber: _____ Folio: _____ Parcel: Plat Book B; Plat # 2

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: Down-2nd Floor
1B. Construction cost estimate: \$ 10,000
1C. If this is a revision of a previously approved active permit, see Permit # No

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 3 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.

James A Welu Signature of owner or authorized agent 8-24-04 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

Property is a 1 1/2 story craftsman bungalow; built approx 1926-28. 2nd story has little 8' ceiling height - only for approximately 4' in center of bedrooms. All original features of home remain intact.

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

Proposal is to enlarge small existing dormer that now provides a totally impractical bathroom with a full dormer from side to side and extending to original main back wall of 1st floor. Window treatments will match existing windows. Original side roofline will remain intact and new roof will match overhangs (2 feet) of existing roof. From historical perspective, front view will be untouched. A 3' high to 3 1/2' high white picket fence with gate to be installed as depicted on survey.

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.

4. MATERIALS SPECIFICATIONS

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.

5. PHOTOGRAPHS

- 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.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

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If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

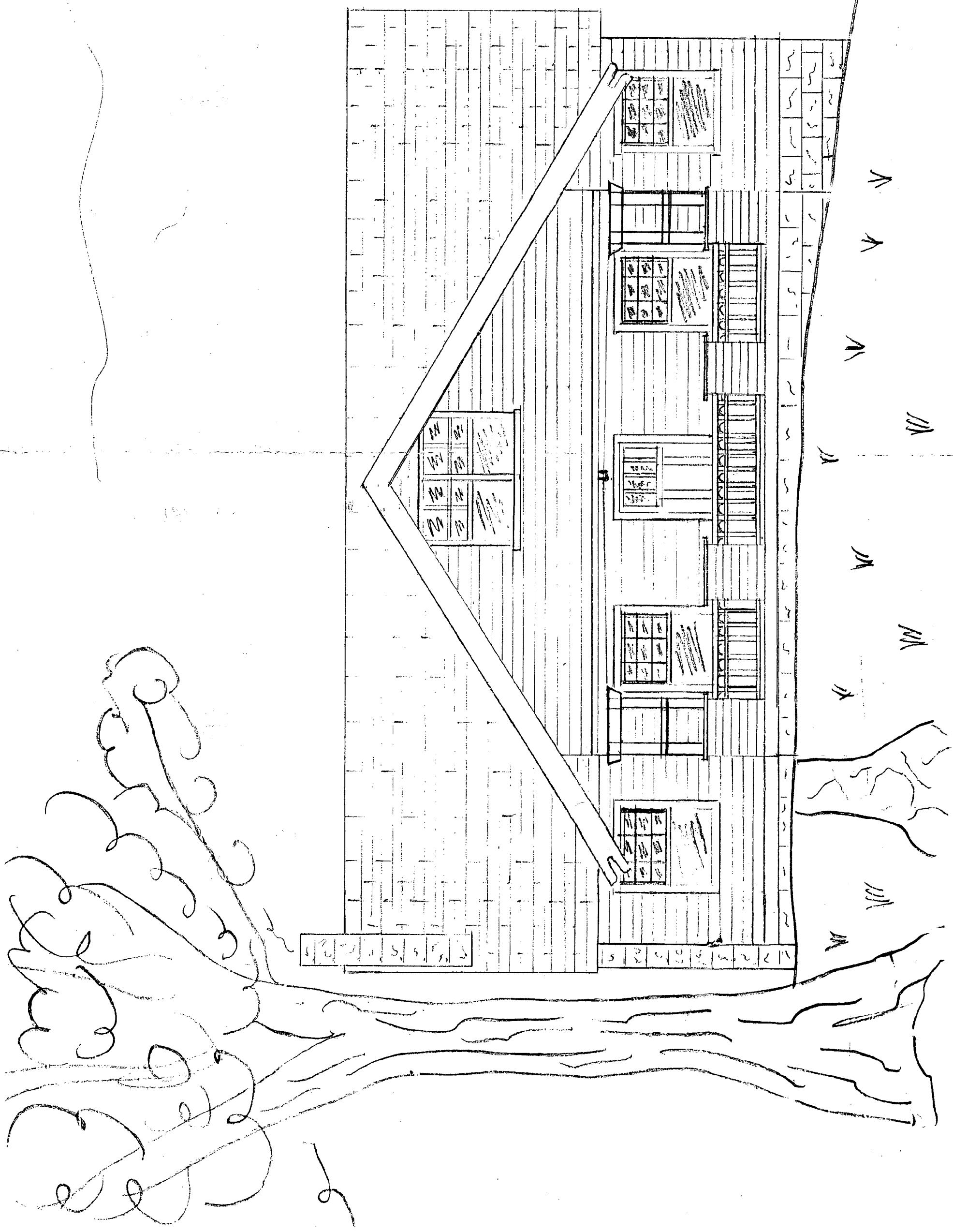
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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).

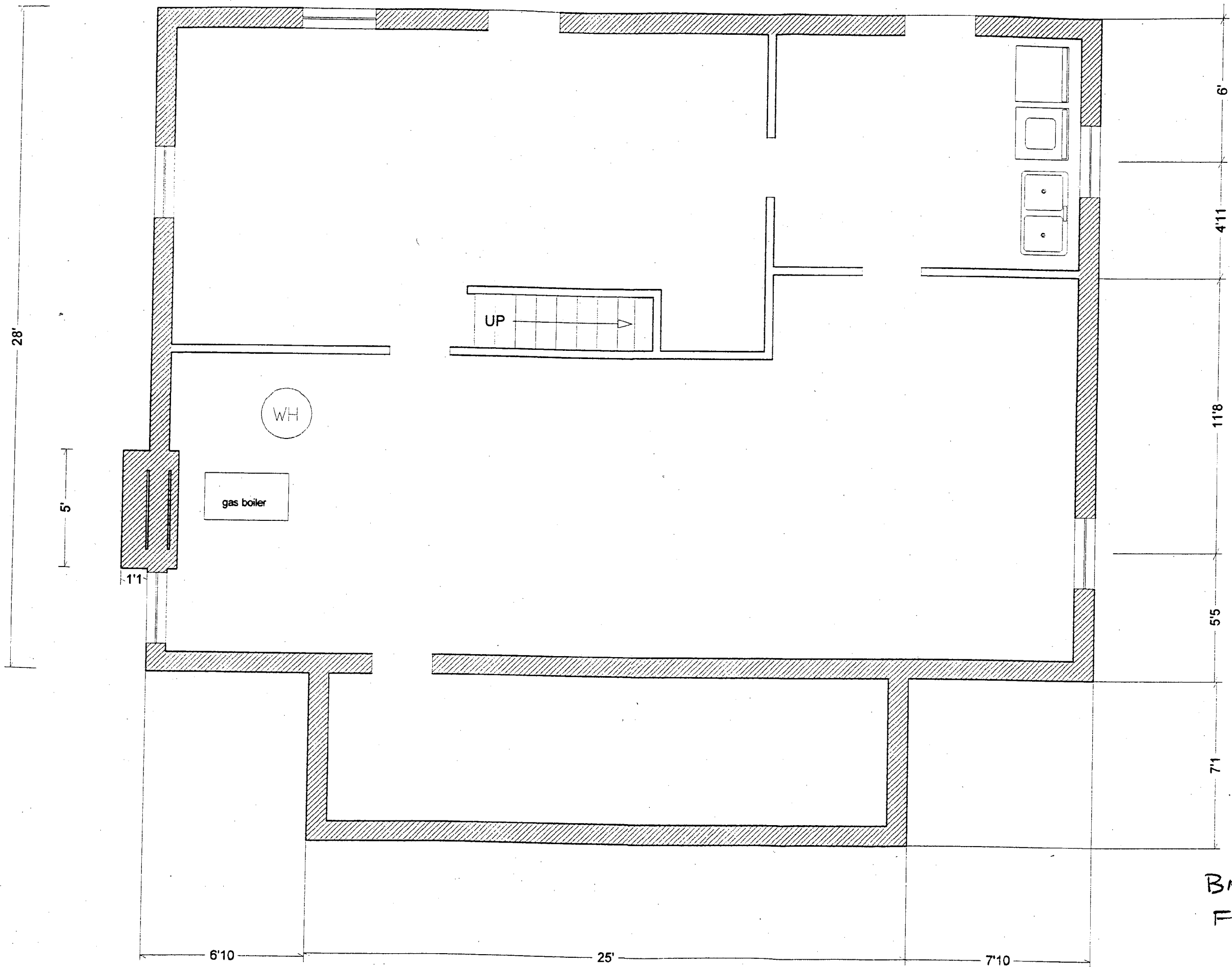
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

James Welu

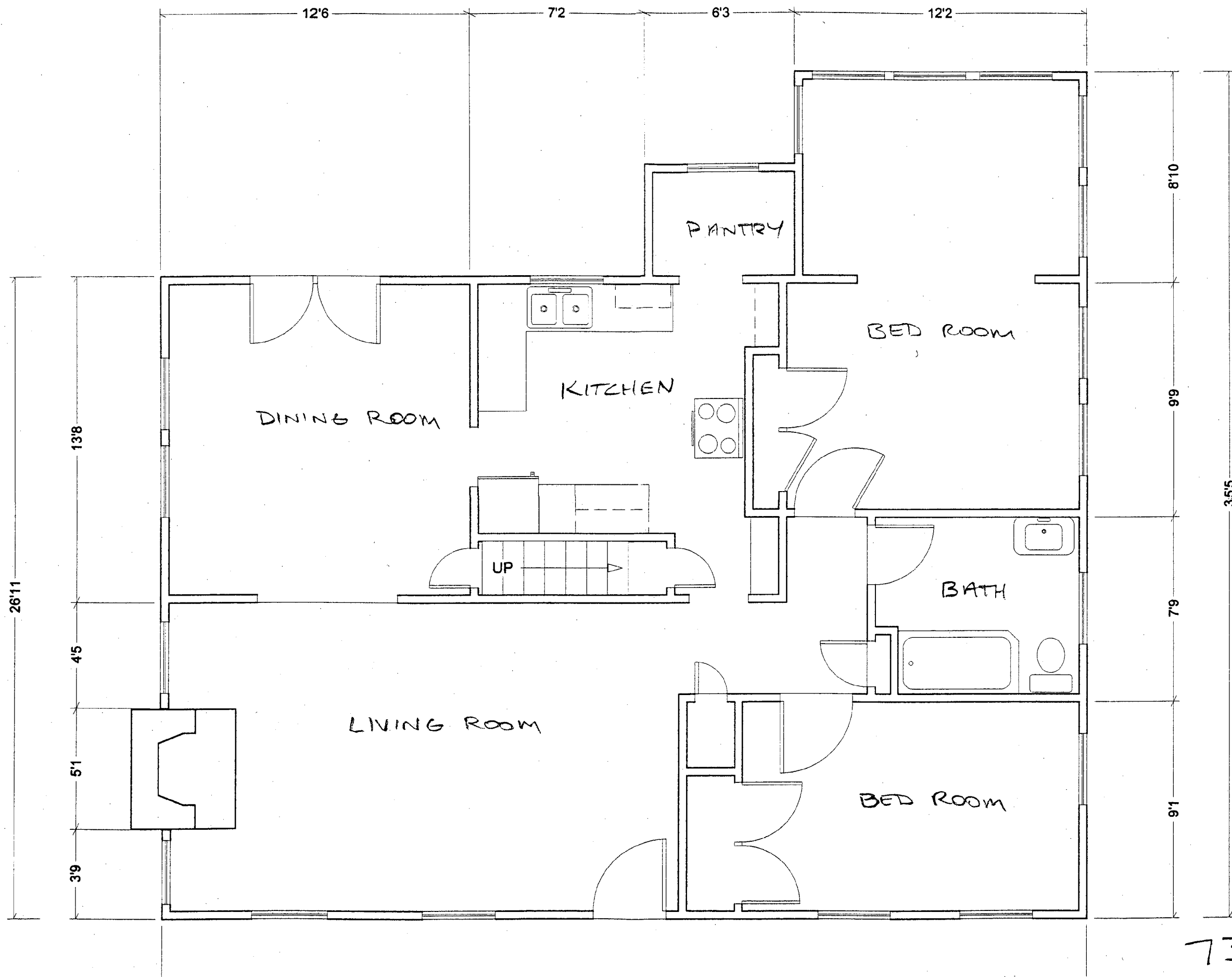
7332 PINEY BRANCH RD

EXISTING, NO CHANGE
TO FRONT VIEW.





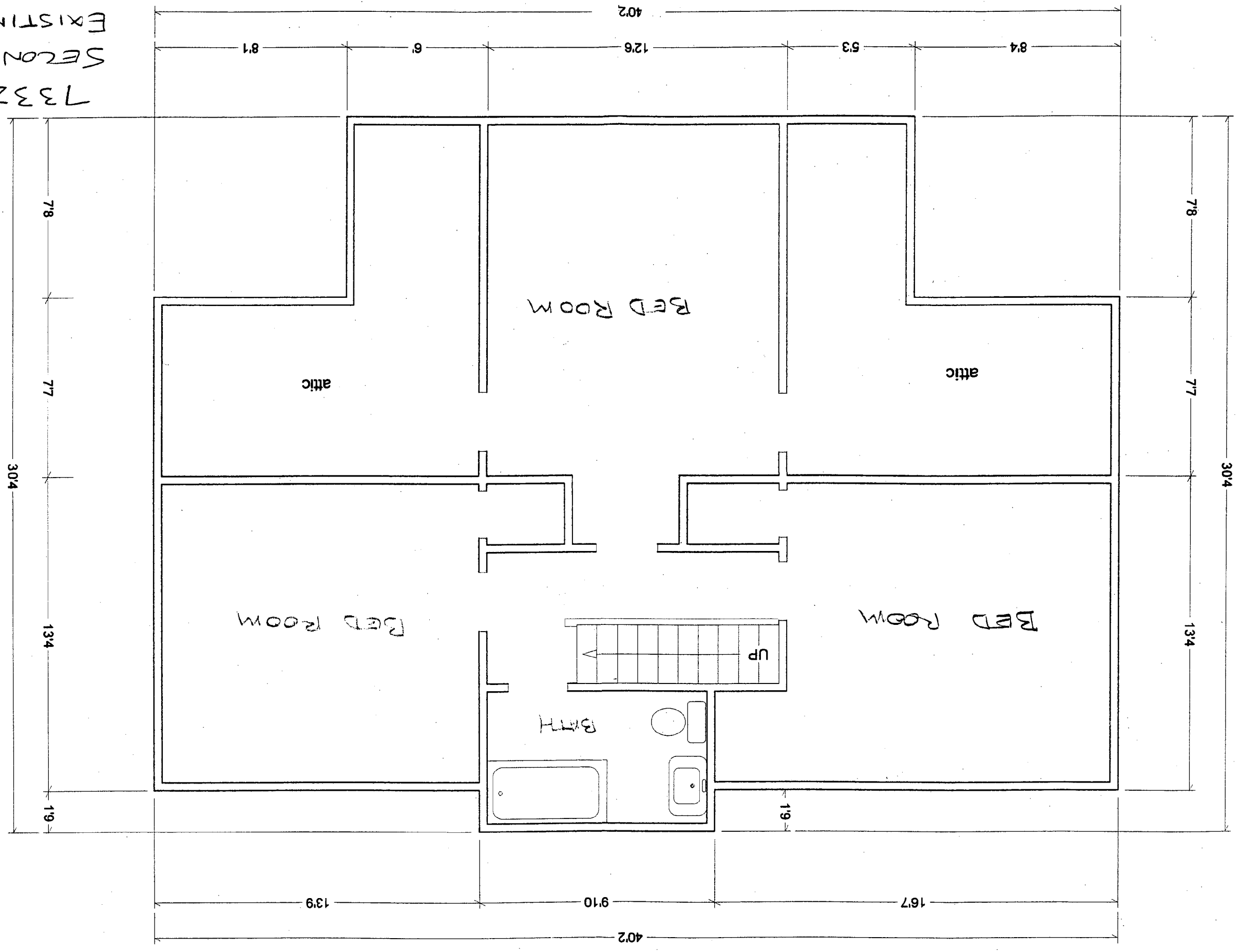
7332 PINEY BRANCH RD
BASEMENT AND
FOUNDATION



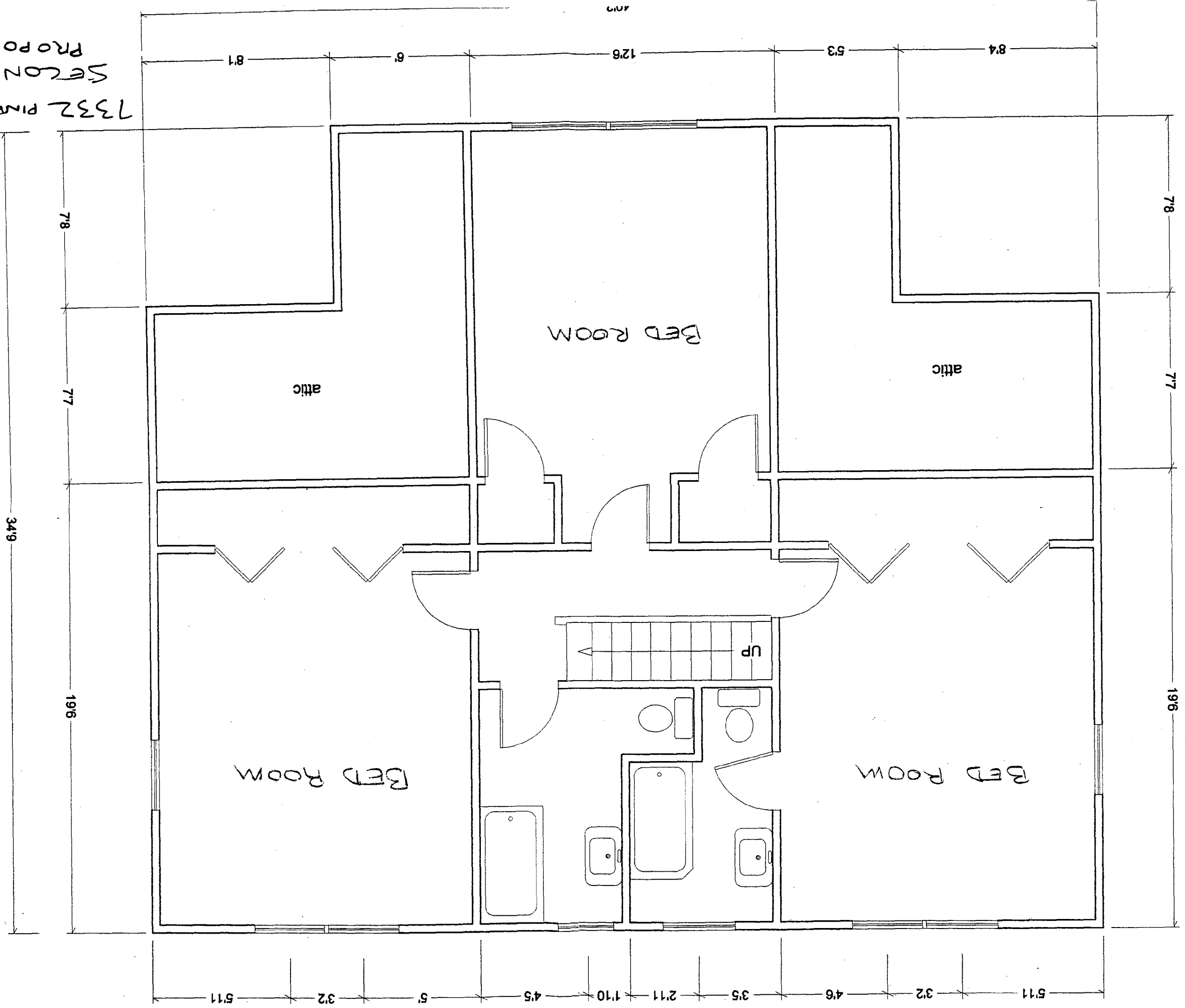
LIVING AREA
846 sq ft

FIRST FLOOR
EXISTING
7332 PINEY
BRANCH ROAD
NO CHANGE

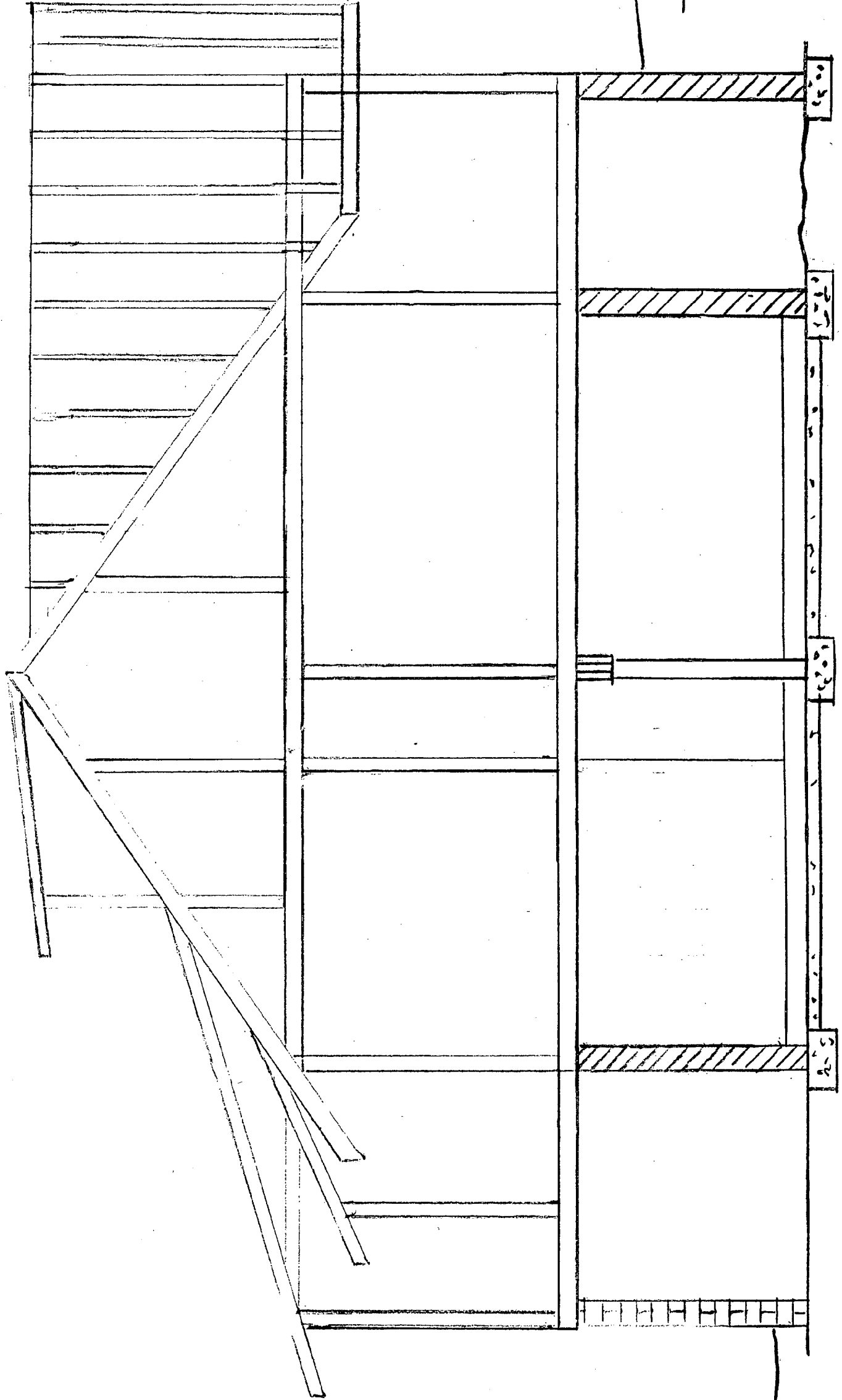
7332 PINEY BRANCH
SECOND FLOOR
EXISTING



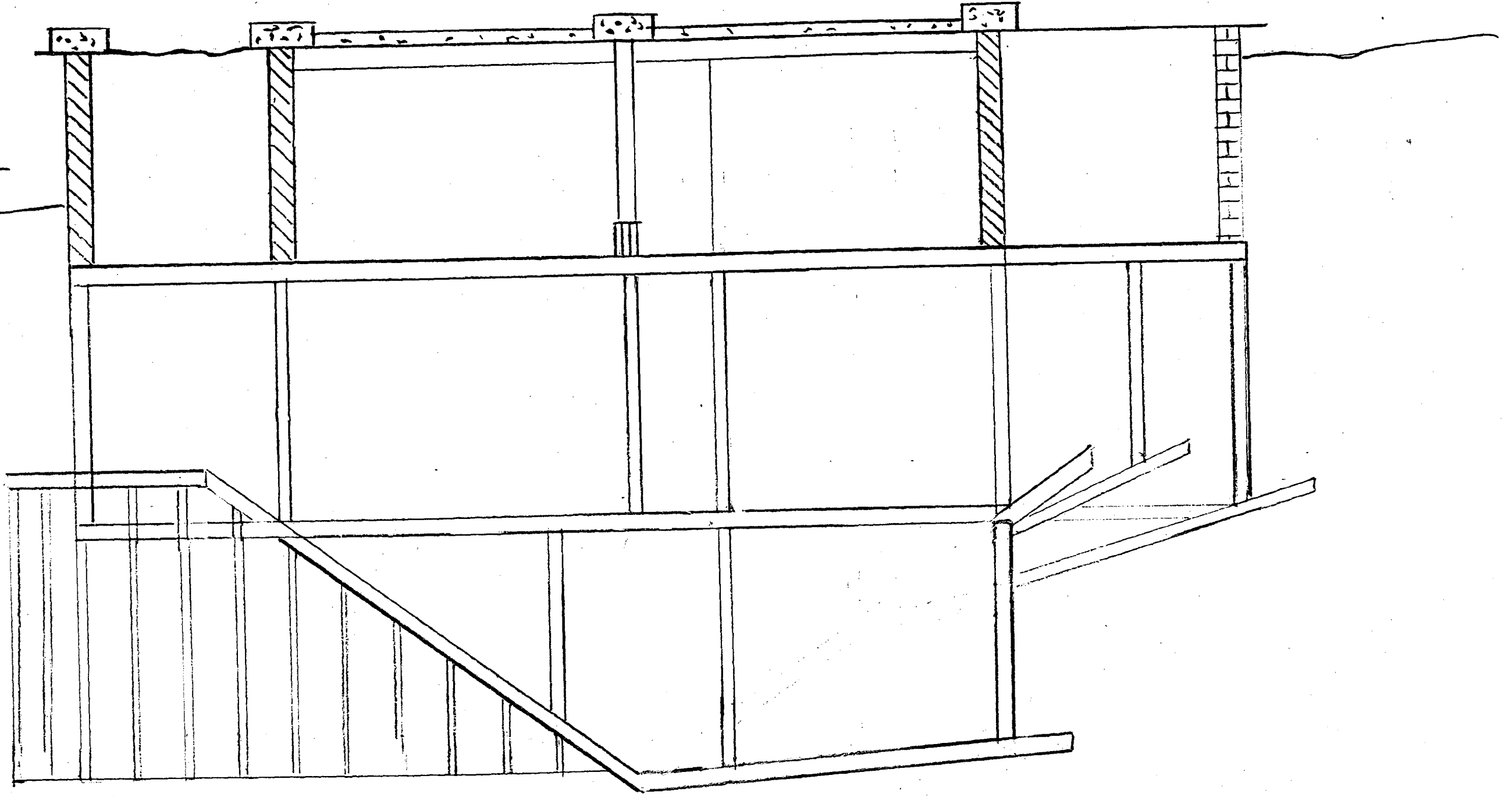
7332 PINEY BRANCH ROAD
SECOND FLOOR
PROPOSED



7332 PINEY
BRANCH ROAD
SECTION A

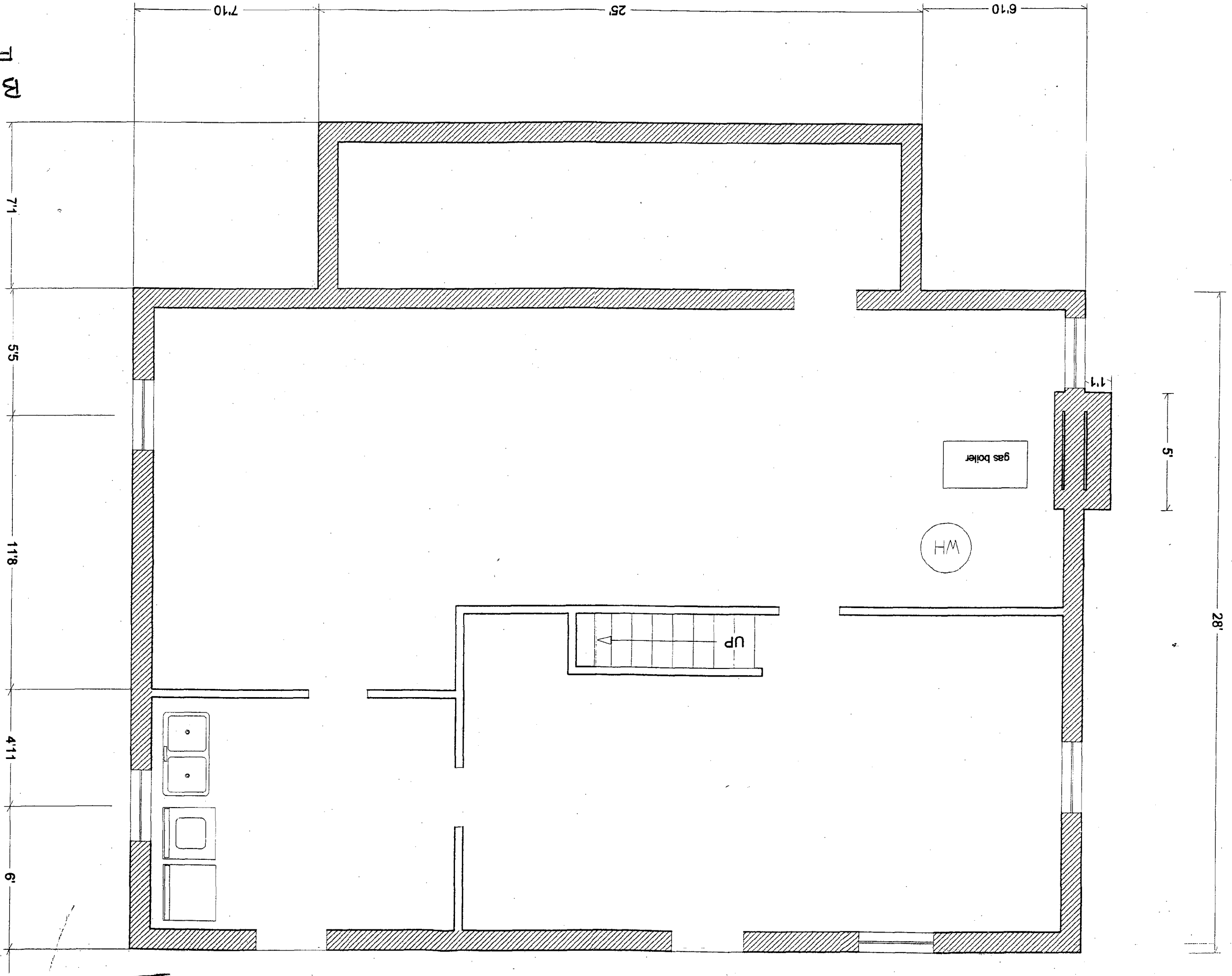


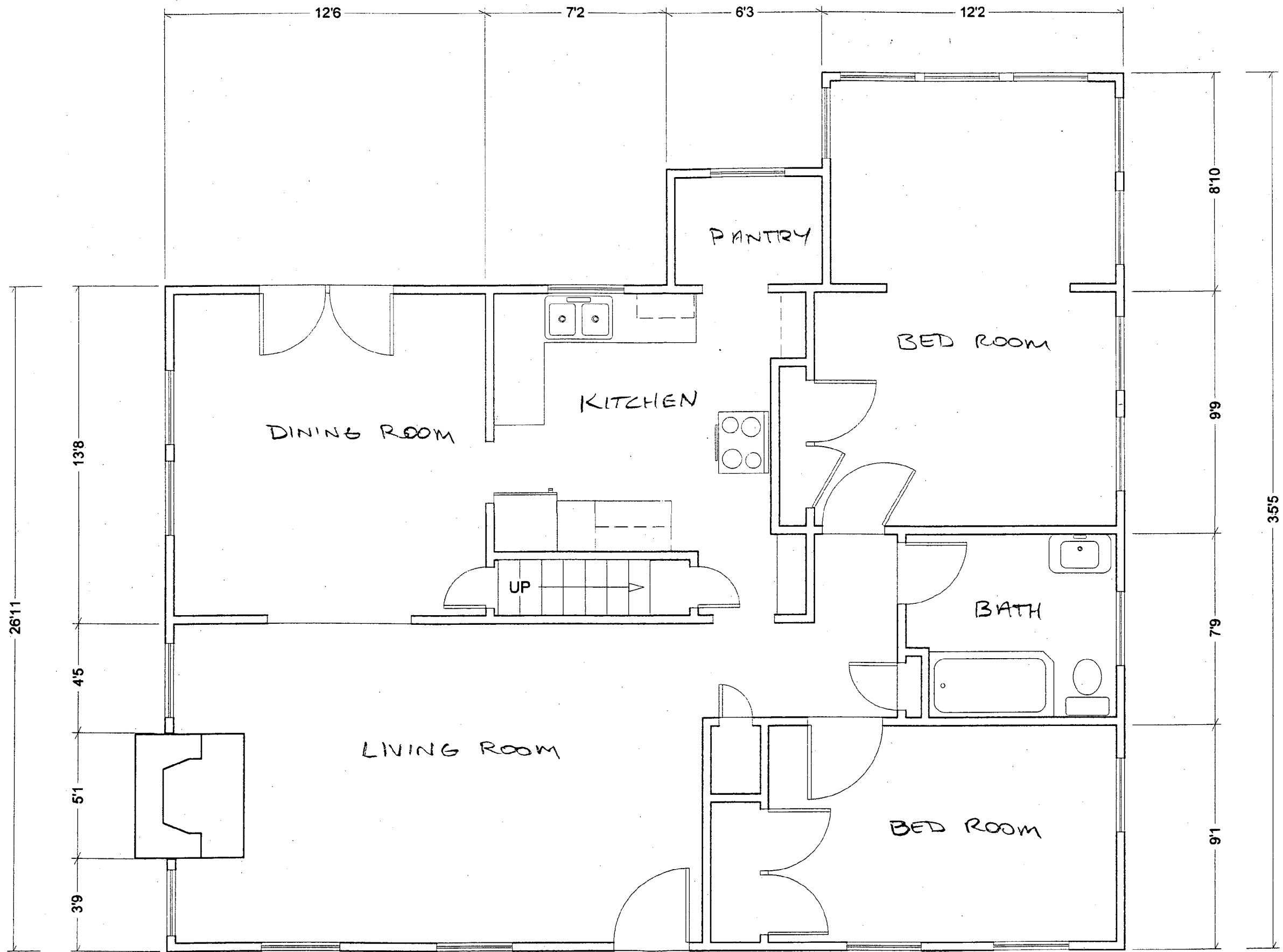
7332 PINET
BRANCH ROAD
SECTION A
PROPOSED



7332 PINNEY BRANCH RD

BASEMENT AND
FOUNDATION





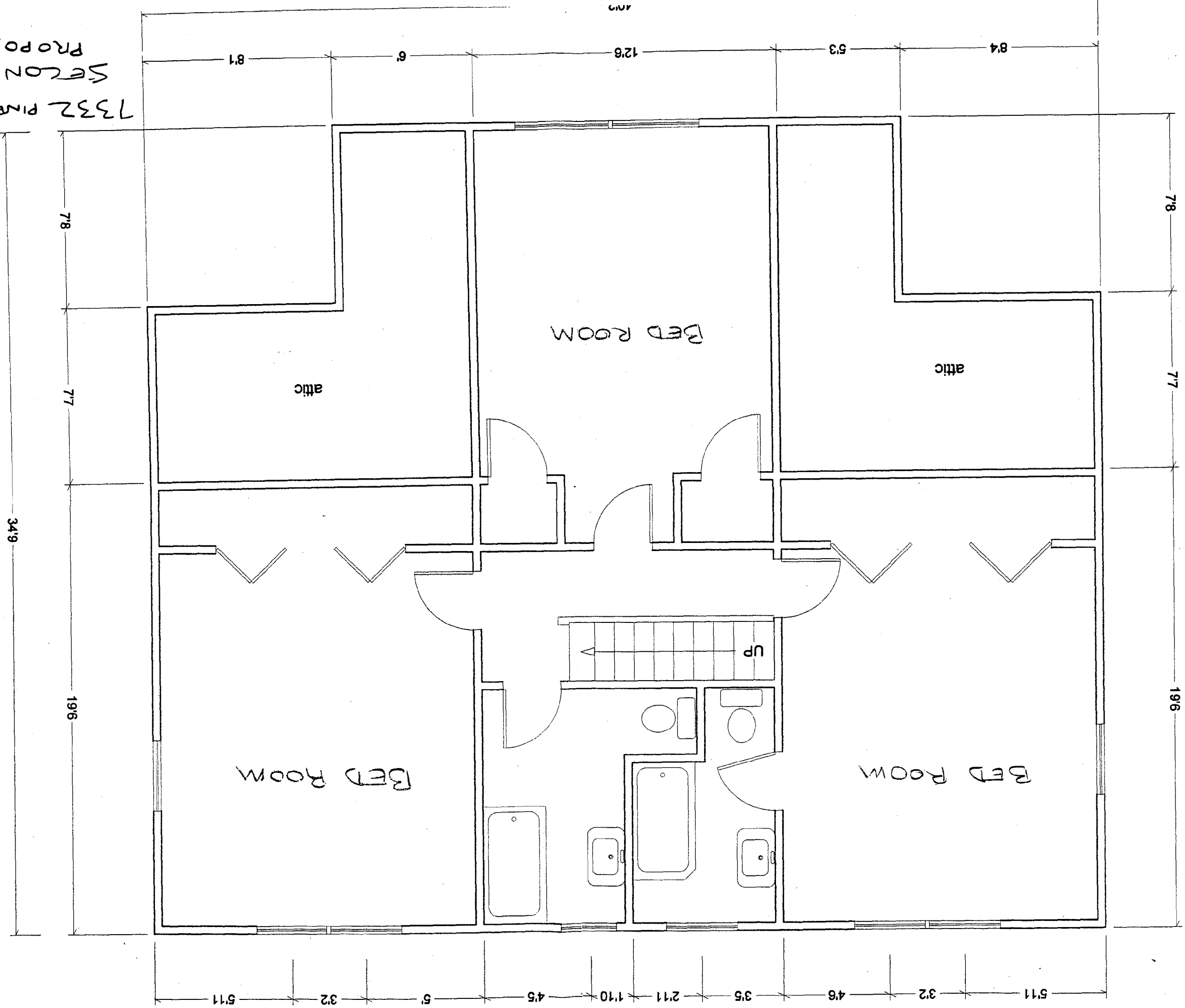
LIVING AREA
846 sq ft

FIRST FLOOR
EXISTING
7332 PINEY
BRANCH ROAD
NO CHANGE

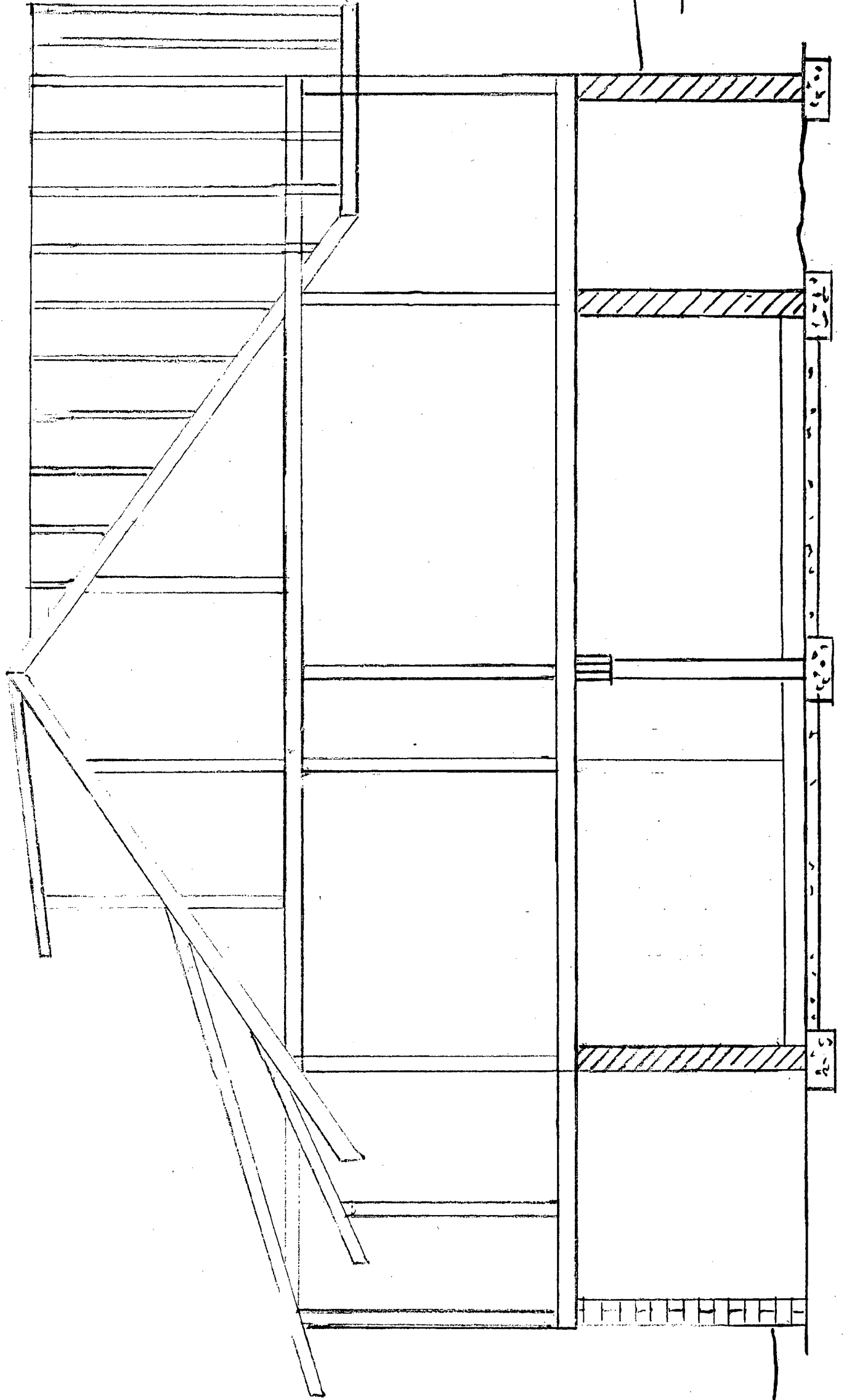


7332 PINEY BRANCH
 SECOND FLOOR
 EXISTING

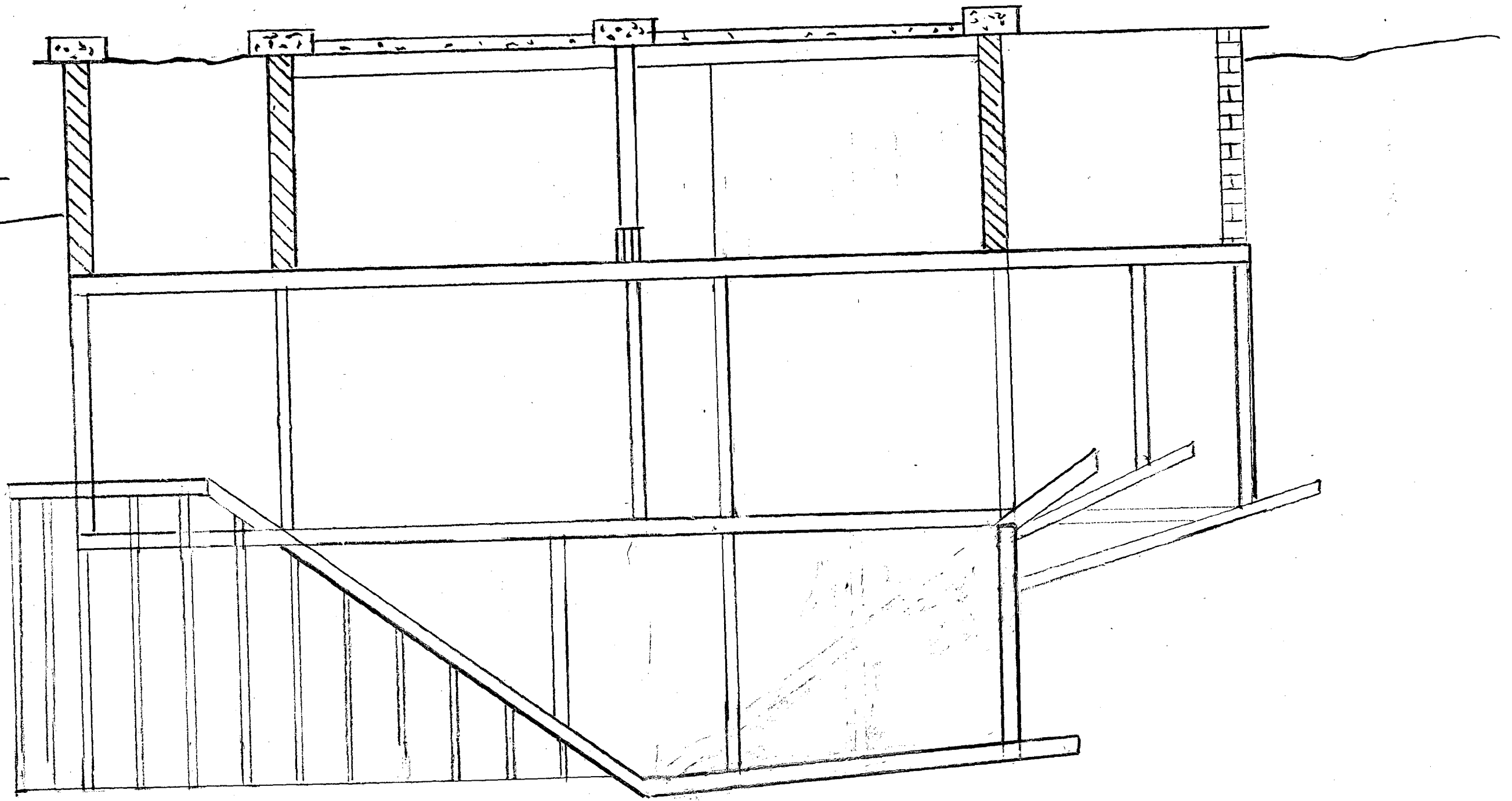
7332 PINEY BRANCH ROAD
SECOND FLOOR
PROPOSED



7332 PINEY
BRANCH ROAD
SECTION A



7332 PINEY
BRANCH ROAD
SECTION A
PROPOSED



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7332 Piney Branch Road	Meeting Date:	09/22/04
Applicant:	James A. Welu	Report Date:	09/15/04
Resource:	Outstanding Resource Takoma Park Historic District	Public Notice:	09/08/04
Review:	Preliminary Consultation	Tax Credit:	No
Case Number:	n/a	Staff:	Tania Tully

PROPOSAL: 2nd level rear dormer addition, front yard fence installation and other alterations.

RECOMMENDATION: Redesign and return for 2nd preliminary consultation

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in the Takoma Park Historic District
STYLE: Craftsman Bungalow
DATE: 1910s-20s

This outstanding resource is a 1½ story highly detailed Craftsman bungalow with a front facing gable roofed porch. The house is frame with an asphalt roof and has one small centered rear dormer with exposed rafter ends. There are two projecting rooms on the rear that were likely constructed at or near the time the house was built. There is also a non-historic rear deck. The lot slopes down towards the north (right) and west (rear).

PROPOSAL:

The applicant proposes the following:

1. Remove existing rear dormer. (Circle 14)
2. Replace dormer with taller and wider dormer. (Circles 10-17)
3. Install a 3-3½ ft wood picket fence in front yard. (Circles 6)
4. Replace historic casement windows on rear with 9/1 double-hung windows. (Circles 6 & 15)
5. Construct a small flagstone patio in the rear yard. (Circles 20, 21 & 27)

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 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

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

- Plans for alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 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.

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- #5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The owner's intent with the proposed modifications is to make the house more functional and comfortable for the tenants. While staff understands the applicant's needs, we believe that it is possible to meet those needs while maintaining the architectural integrity of the Outstanding Resource. The items will be discussed individually below.

Remove and replace existing rear dormer. This small dormer is sided with brown asphalt shingles and has exposed rafter tails. The proposal will effectively eliminate the historic dormer and raise the roof of the house in the rear. Staff believes that the current design does not meet the applicable standards for the following reasons: the historic dormer is destroyed, the silhouette (form) of the house is significantly changed, and the new dormer is too wide. Positive aspects of the design include its location on the rear, and the exposed existing roofline.

Replace casement windows. This item does not meet any of the guidelines. Staff recommends rehabilitation of the existing casement windows and installation of storm windows.

Install fence in front. This wood picket fence is low in height. Staff has no real concerns, but would request to review the exact proposed design and would recommend the 3' height rather than 3½ ft.

Construct flagstone patio in rear. Staff has no concerns with this item except that it has partially begun. The lot is long and narrow and can accommodate this small change that uses natural materials.

STAFF RECOMMENDATION:

Staff feels that the current proposal is not approvable from a historic preservation standpoint. The scale of the rear "dormer" should be redesigned to be inset from the existing roof-line, lower than the ridge of the existing roof, and if possible, another solution found that would maintain the historic dormer. Another option may be to use gable roofed dormers rather than a shed roof, as it would retain more of the existing roof and form. The casement windows should not be replaced. Additionally, the applicant should provide specific information on the fence design.

Staff recommends that the applicant redesign and come in for a 2nd preliminary consultation.



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

HISTORIC PRESERVATION COMMISSION ¹¹⁶
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RECEIVED
AUG 25 2004

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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: Down 2nd Floor

1B. Construction cost estimate: \$ 10,000

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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.

James A Welu 8-24-04
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 356161 Date Filed: 8/25/04 Date Issued: _____



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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1. WRITTEN DESCRIPTION OF PROJECT

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

Property is a 1 1/2 story craftsman bungalow; built approx 1926-28
2nd story has little 18' ceiling height - only for approximately
4' in center of bedrooms.
All original features of home remain intact.

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Proposal is to enlarge small existing dormer that now provides a totally
impractical bathroom with a full dormer from side to side and extending to
original main back wall of 1st floor. Window treatments will match existing
windows. Original side soffits will remain intact and new roof will
match overhangs (2 feet) of existing roof. From historical perspective
front view will be untouched. A 3' high to 3 1/2' high white picket
fence with gate to be installed as depicted on survey

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c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

New roof will cover area 40' by 14' + be 42' x 18'

to reflect current overhangs. - New floor space will be 40' by 7'

Replace windows in 1st floor back bedroom with gate to be installed as depicted on survey
with open back bedroom
Driveway on North side, pick pond just above stream bed which stream is wet primarily
from rain

3. PLANS AND ELEVATIONS

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Scope of work: 7333 Poney Br Rd
Takoma Park, Md

Submitted by James A. A. A.
811 Thayer Ave
Silver Spring, Md 20910
(301) 589-3040

1. Dormer on rear 2nd floor which will provide rooms with 14 feet of $7\frac{1}{2}$ ft headroom rather than the center $3\frac{1}{2}$ feet now there with the ceilings sloping rapidly.

9 panes over one window will provide an excellent view of backyard and increase air circulation.

2. Small obsolete, impractical bathroom can be replaced with two modest, practical bathrooms with full headspace and more functional windows, as well.

3. Closet space of modern size can be placed on the East walls of the bedrooms where the ceiling begins to slope down and the rather inadequate closets can be made available for the front bedroom by changing doors around.

4. 1st floor back bedroom (which probably was an enclosed porch) can have obsolete casement type roll out windows replaced with 9 over 1 double hung windows in conformity with rest of house

5. A fairly short white wooden picket fence in the front yard will both set off the picture perfect bungalow and give it some protective definition from the street & street traffic of Poney Branch Road.

The attached exterior renderings (without the shingles outlined) give a better perspective and are more highly defined than those in the package.

As I have noted, the board siding on the rear dormer addition will be 6" wide board face showing which will match the existing width of the wood exterior on the 2nd floor in contrast to the 2 $\frac{3}{4}$ inch facing of the 1st floor.

Also, note that the existing roof lines of the original house on the sides will be retained as well as the 1 foot overhangs on the side and the 2 $\frac{1}{2}$ foot overhang on the rear.

The addition will be built upon the existing side walls and rear wall of the existing house and will ~~also~~ have one foot overhangs on the sides and a new side overhang of at least 1 foot.

Tama Tully

Here is placement of pation (slate flooring)
and larger drawing.

Slate will be similar in style to that under
porch & front sidewalk - varying sizes & shapes.

White Wood picket fence to replace one that was there.

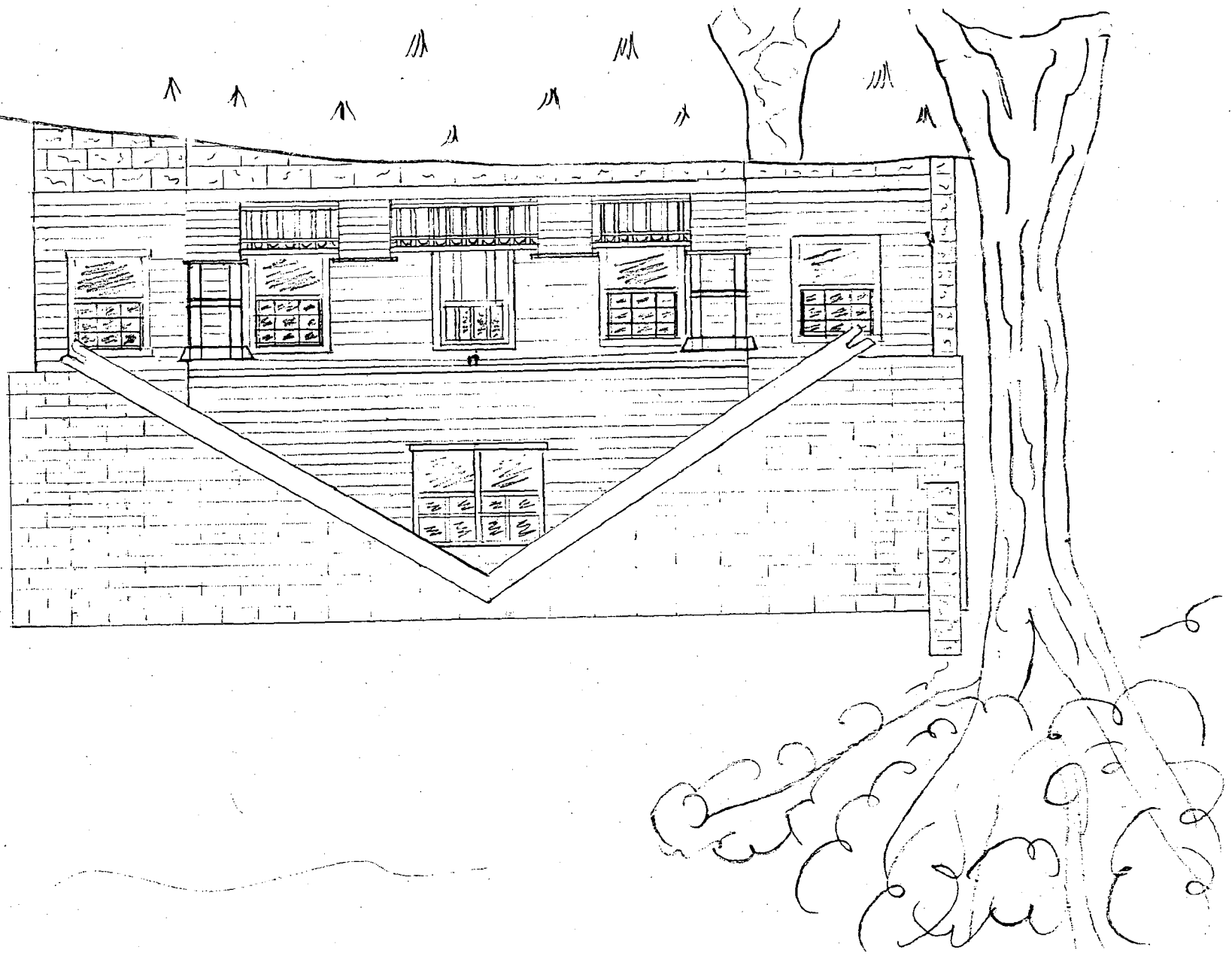
Note that cape cod at 73~~8~~4 has had a white
picket fence forever (long prior to 1970 when I moved
to Perry Branch road and the 1880 house at corner of

Perry Branch & Eastern has had a white picket fence
ever since ever.

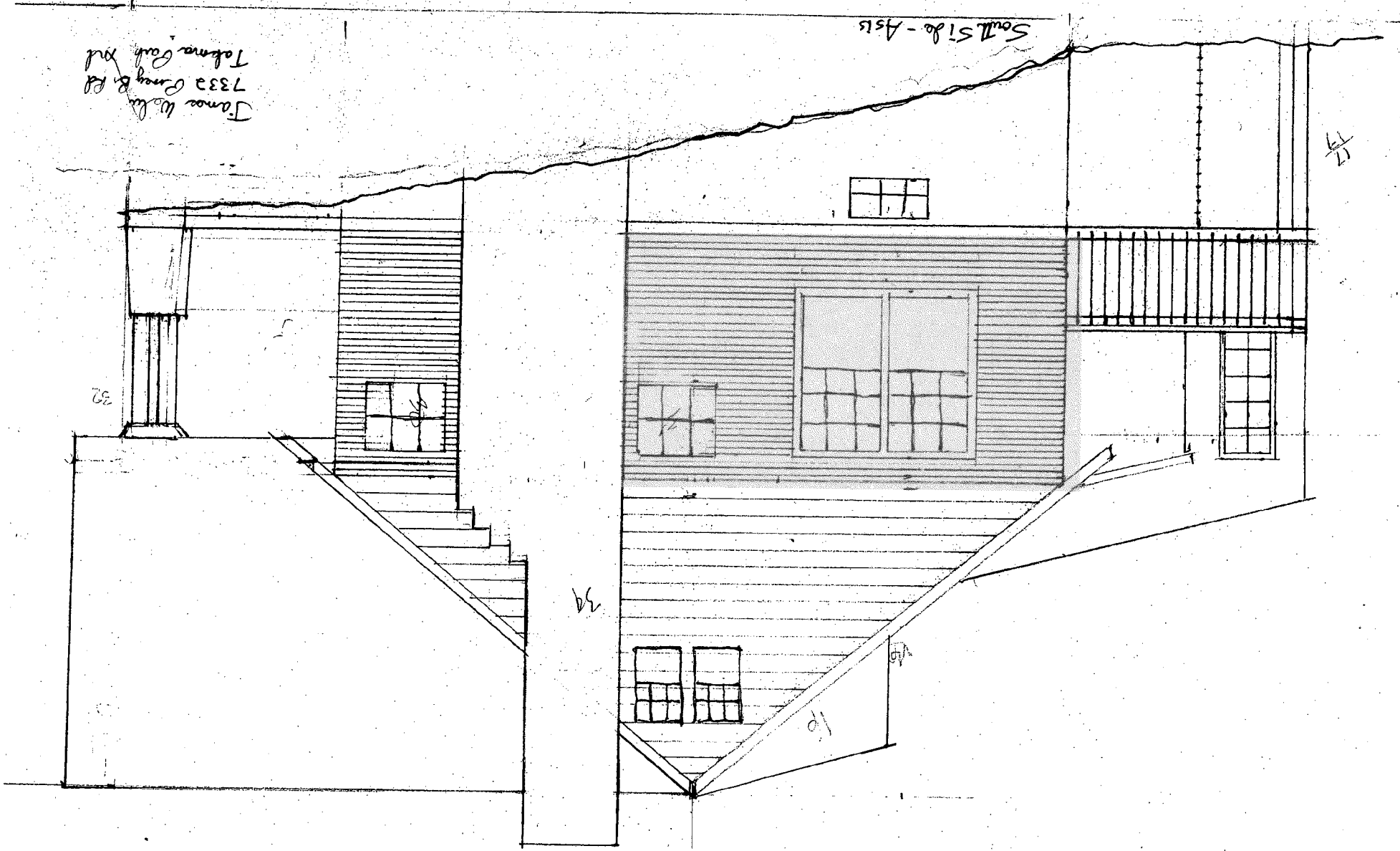
Also, to the smattering of different fences here &
there - rather than uniformity of every house having
a fence that makes the existing ones more
attractive.

Before

James Wall
7332 PINEY BRANCH RD
EXISTING, NO CHANGE
TO FRONT VIEW.
except for
fence - not
shown



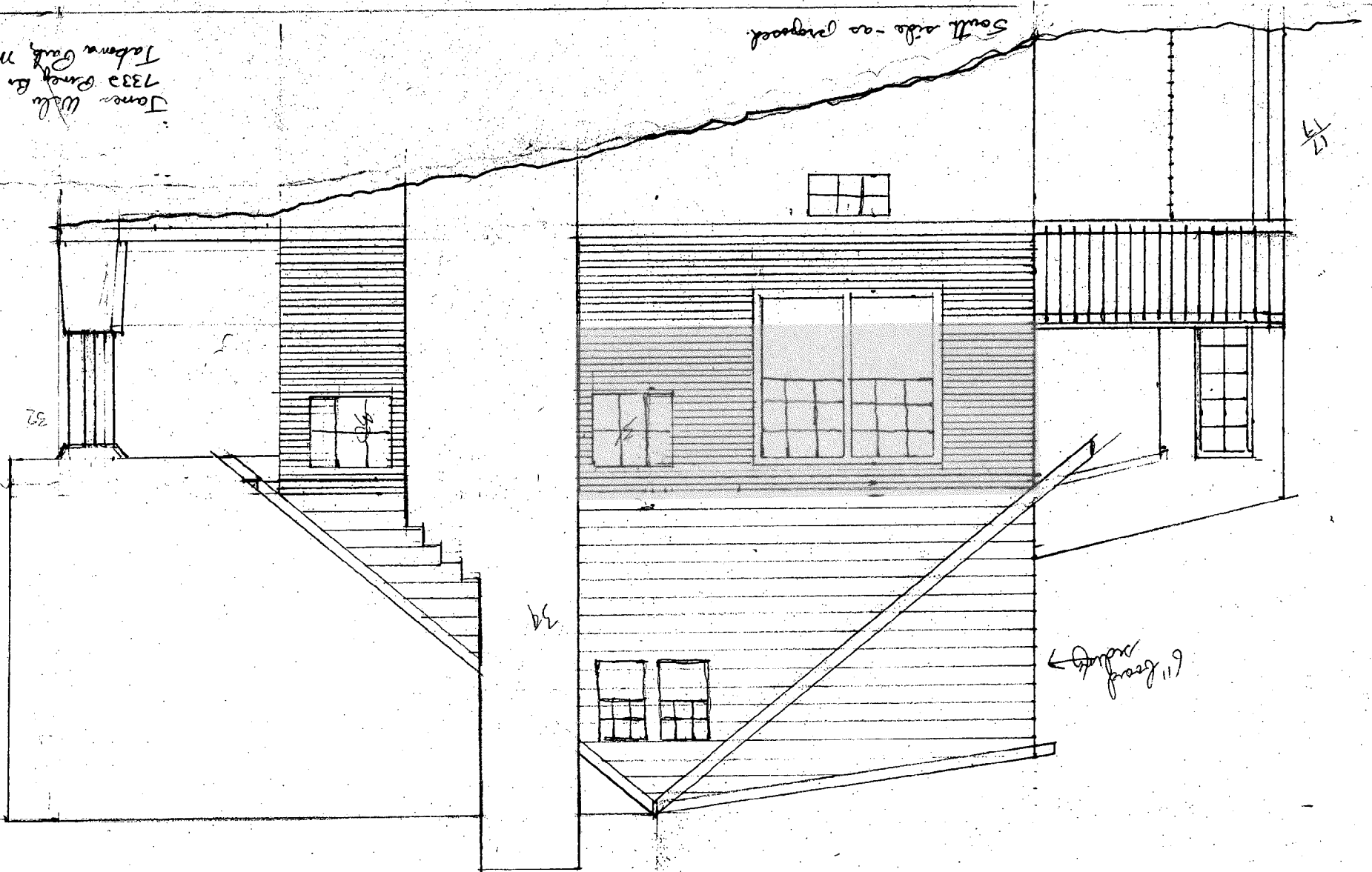
Bay 2



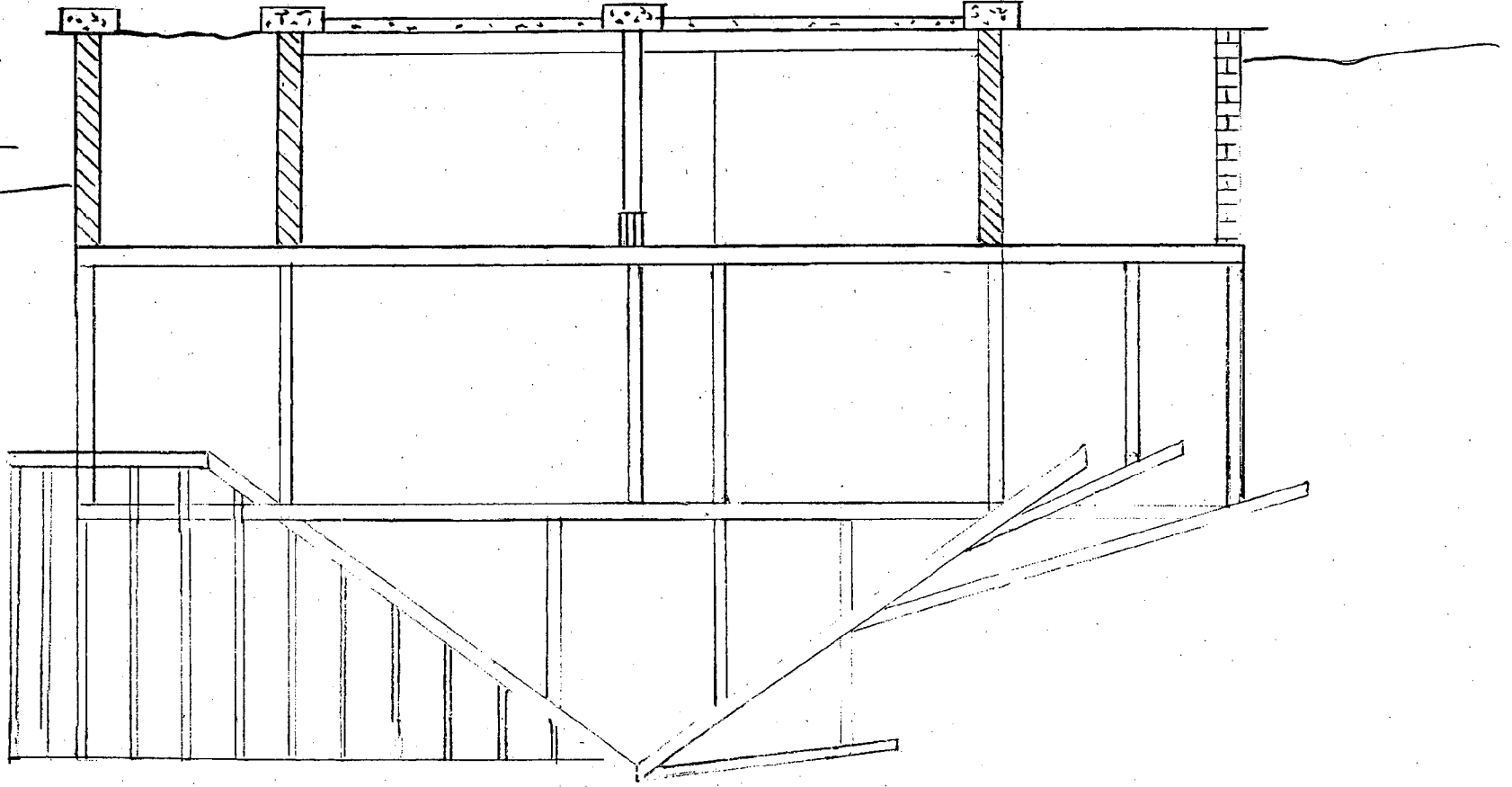
After

James W. Allen
7333 Orange Blvd. N.E.
Takoma Park, Md.

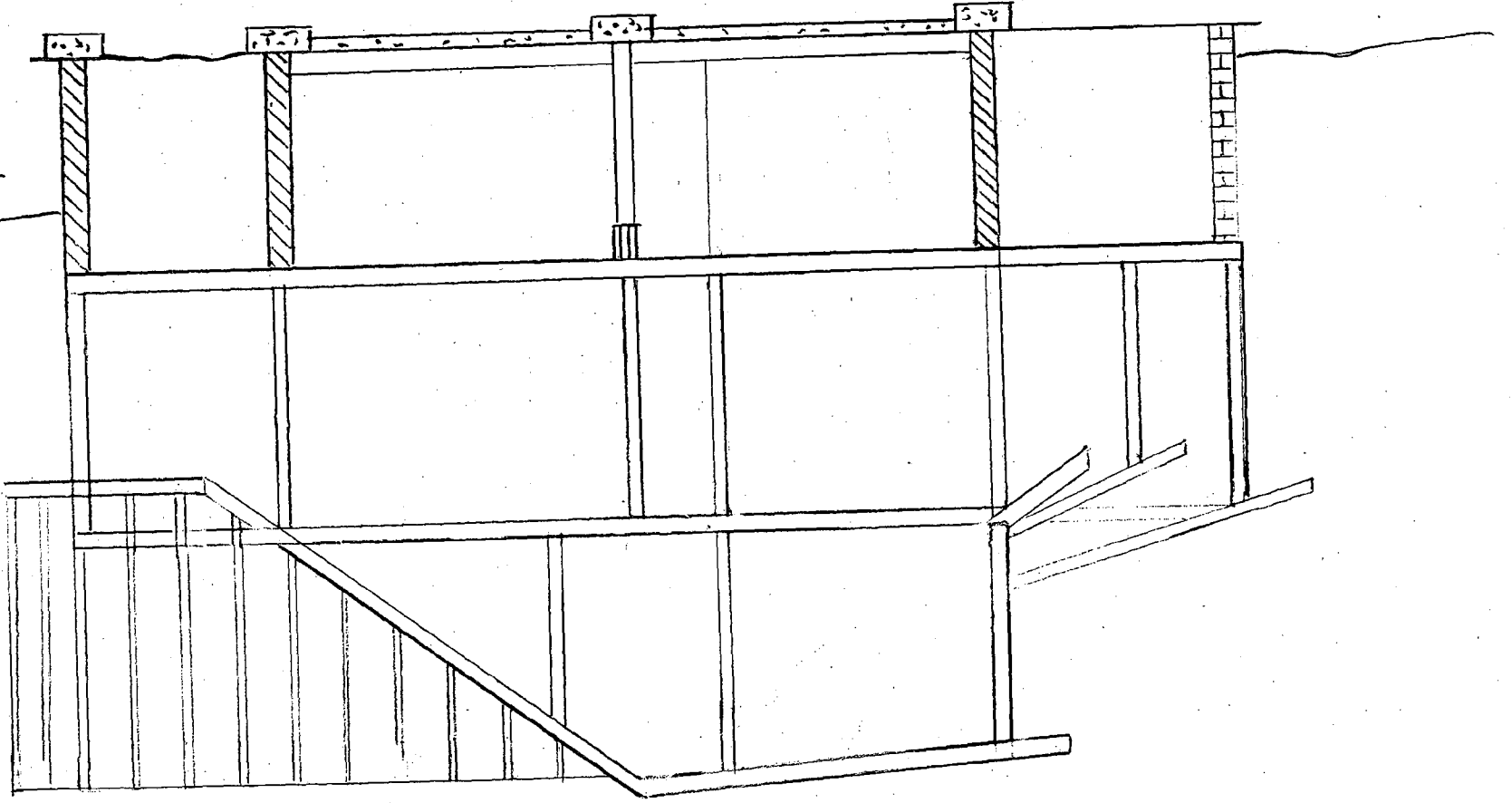
South side - as proposed



Existing
SECTION A
BRANCH ROAD
7332 PINEY



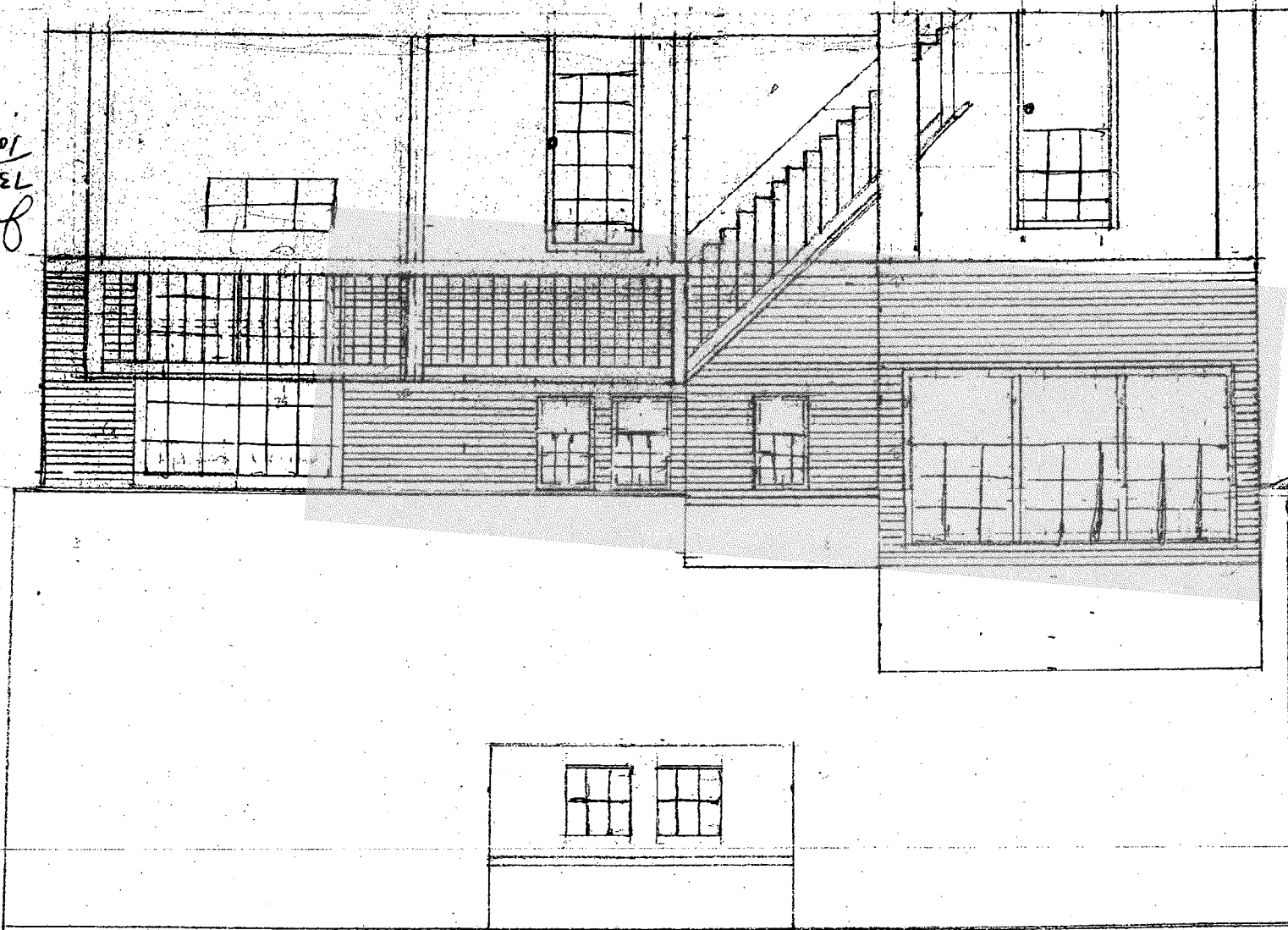
7332 PINET
BRANCH ROAD
SECTION A
PROPOSED



(1)

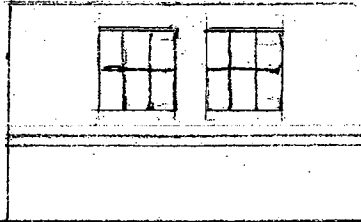
Bufo

Janor Wokur
7330 Perry St. N
Tulsa, Okla. 74114



Bath side
West side
00 to

No facade
+

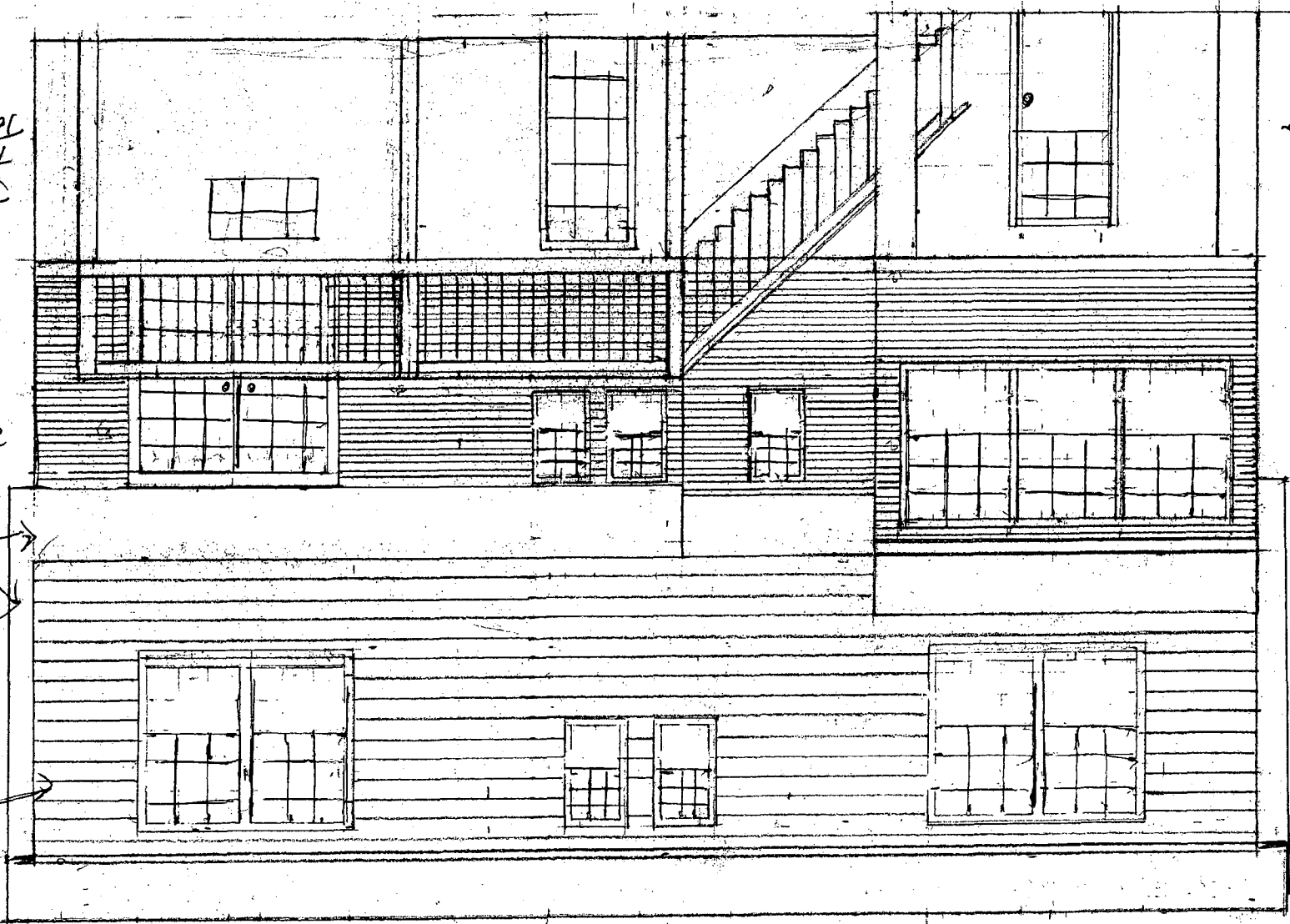


Donor Wokai
7332 Ring Bldg
Tokona Park, MA

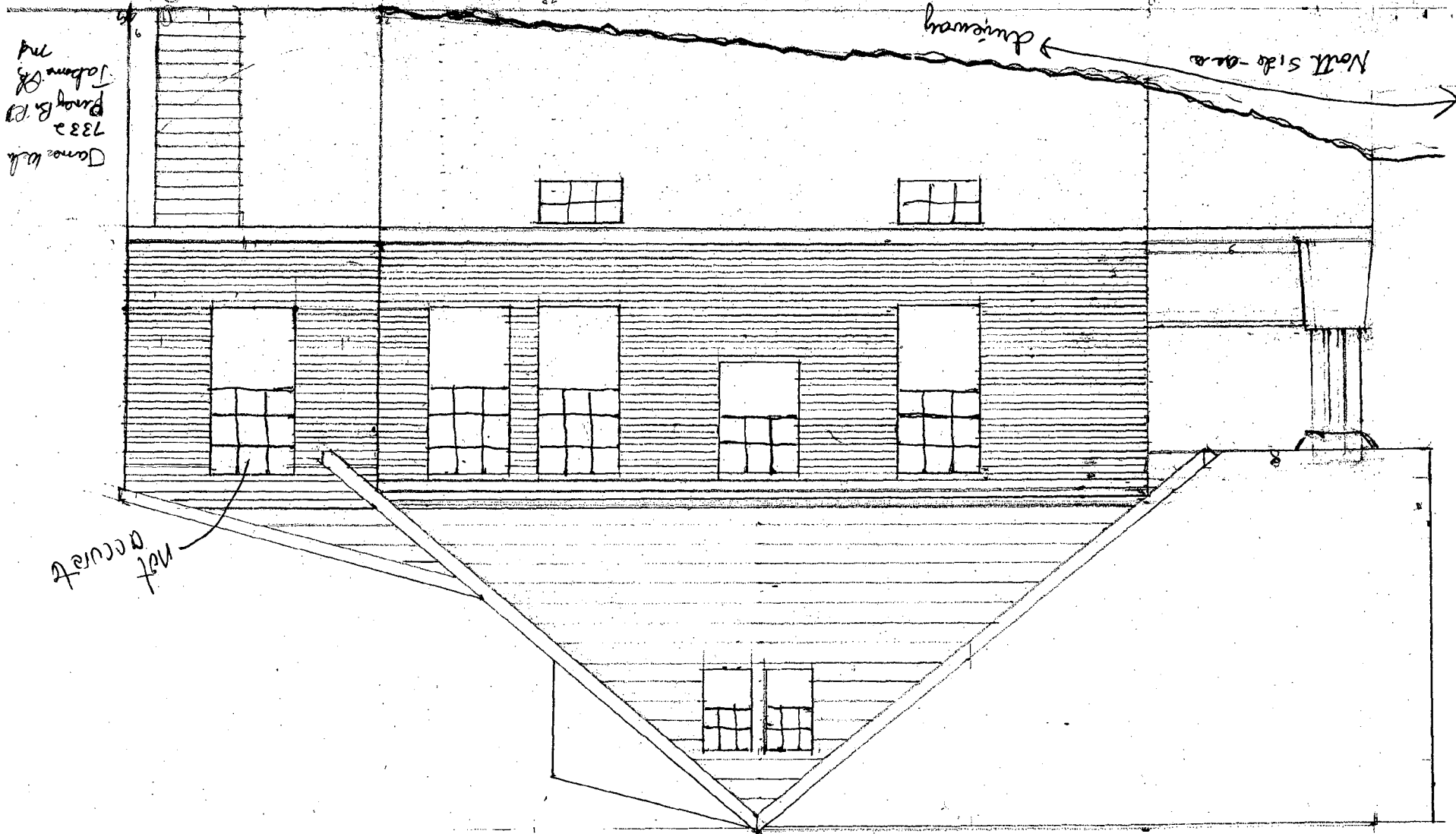
Back side
West side
As proposed -
2nd Floor Down
attenuation

original
change
not over wall
when with
2 1/2 foot overhang
on 1st floor

6 foot overhang



Before



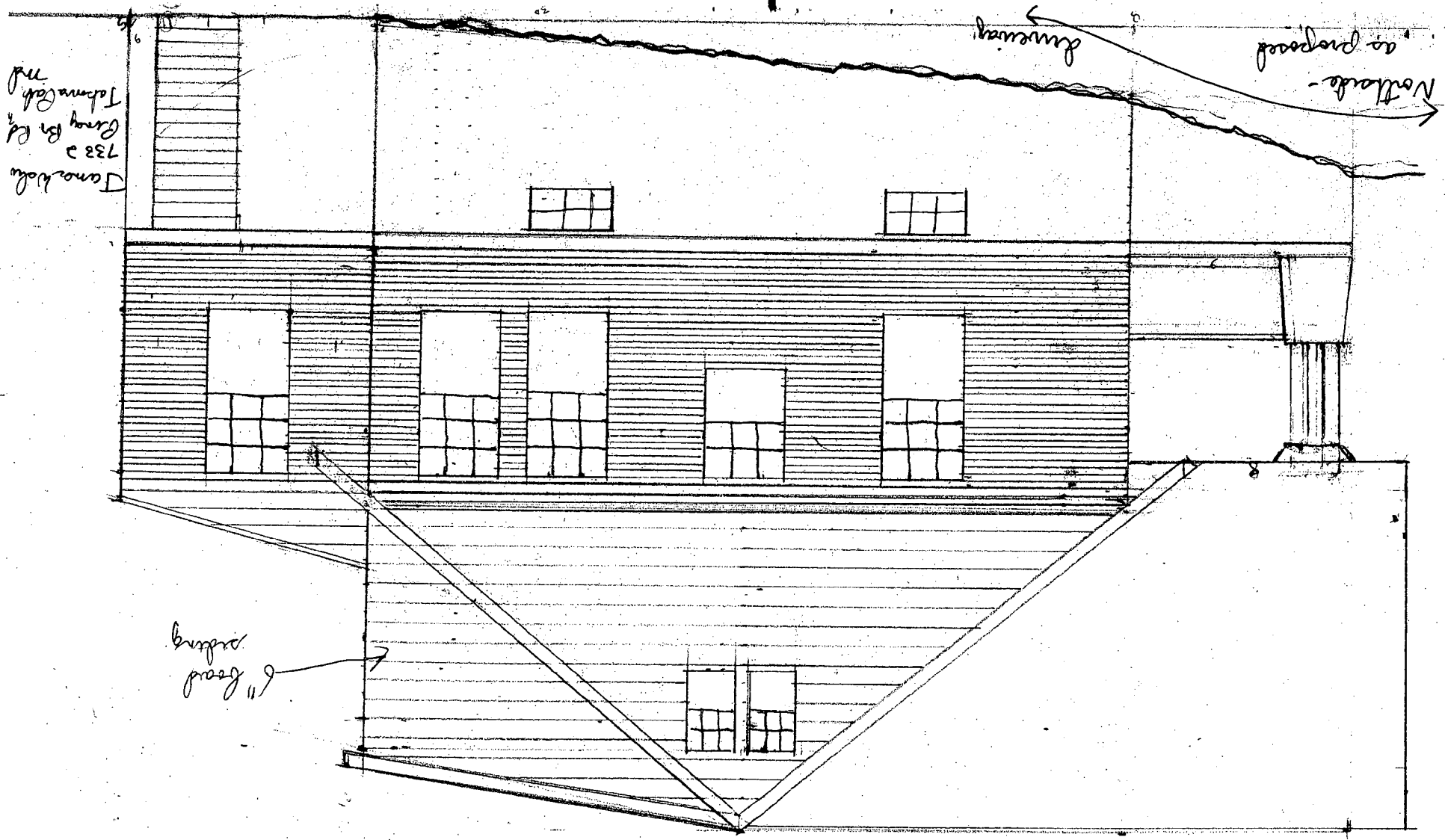
Danae Hill
7332
Pring B. P.
Johns O.
md

not accurate

downway

North side area

After



Dana's
732
Cory St
Tahoe Blvd
nd

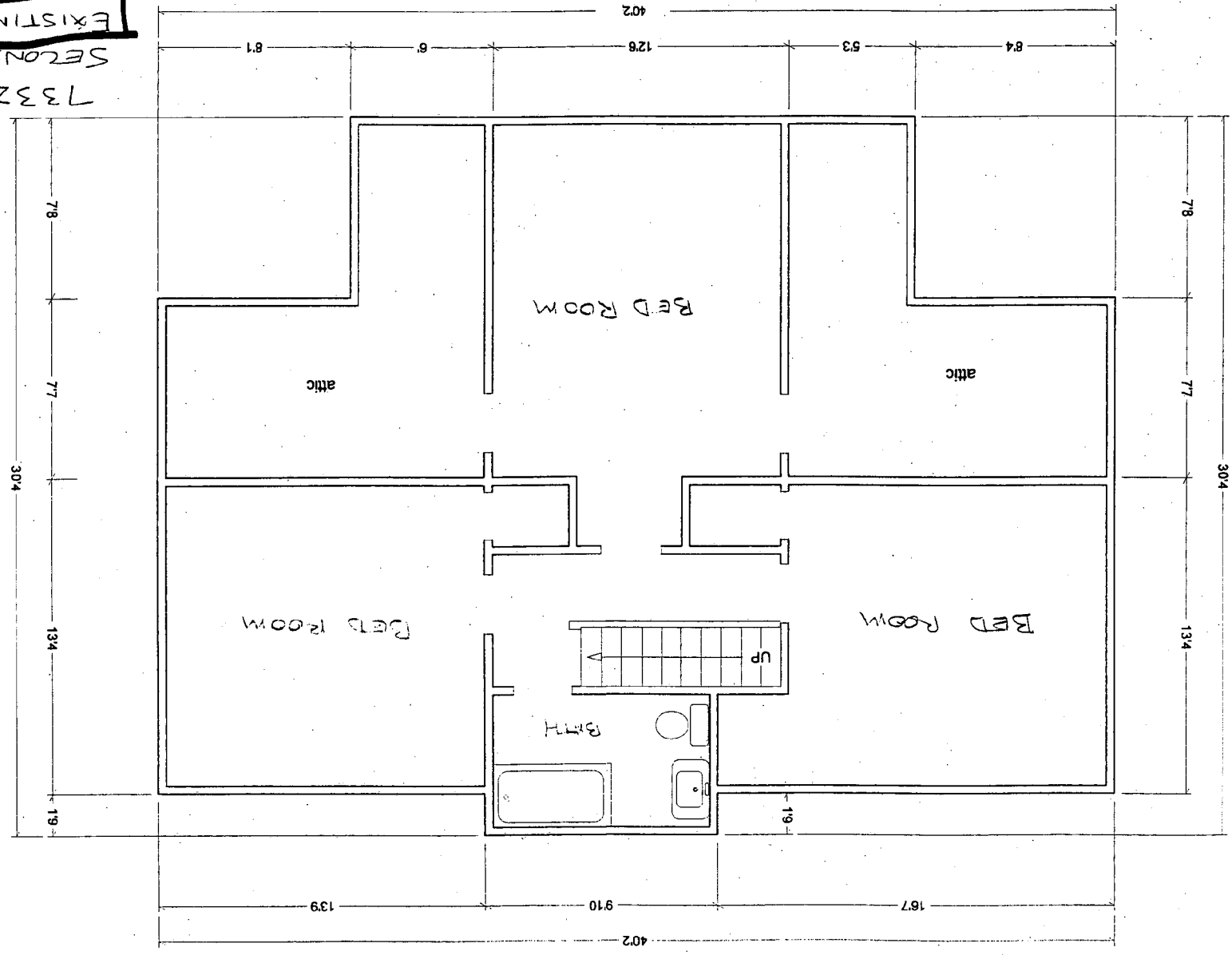
Driveway

Northside -
as proposed

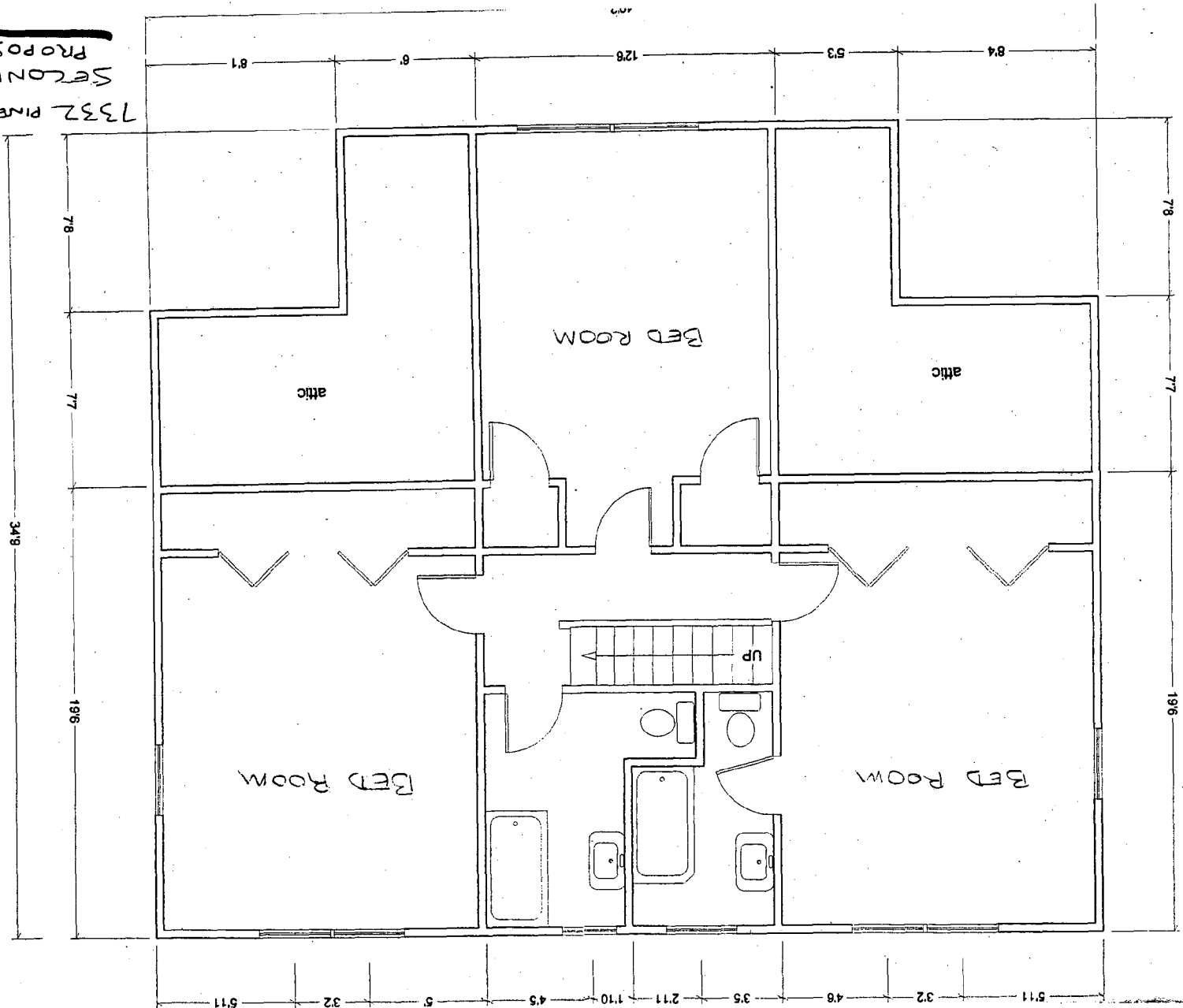
6" board
siding

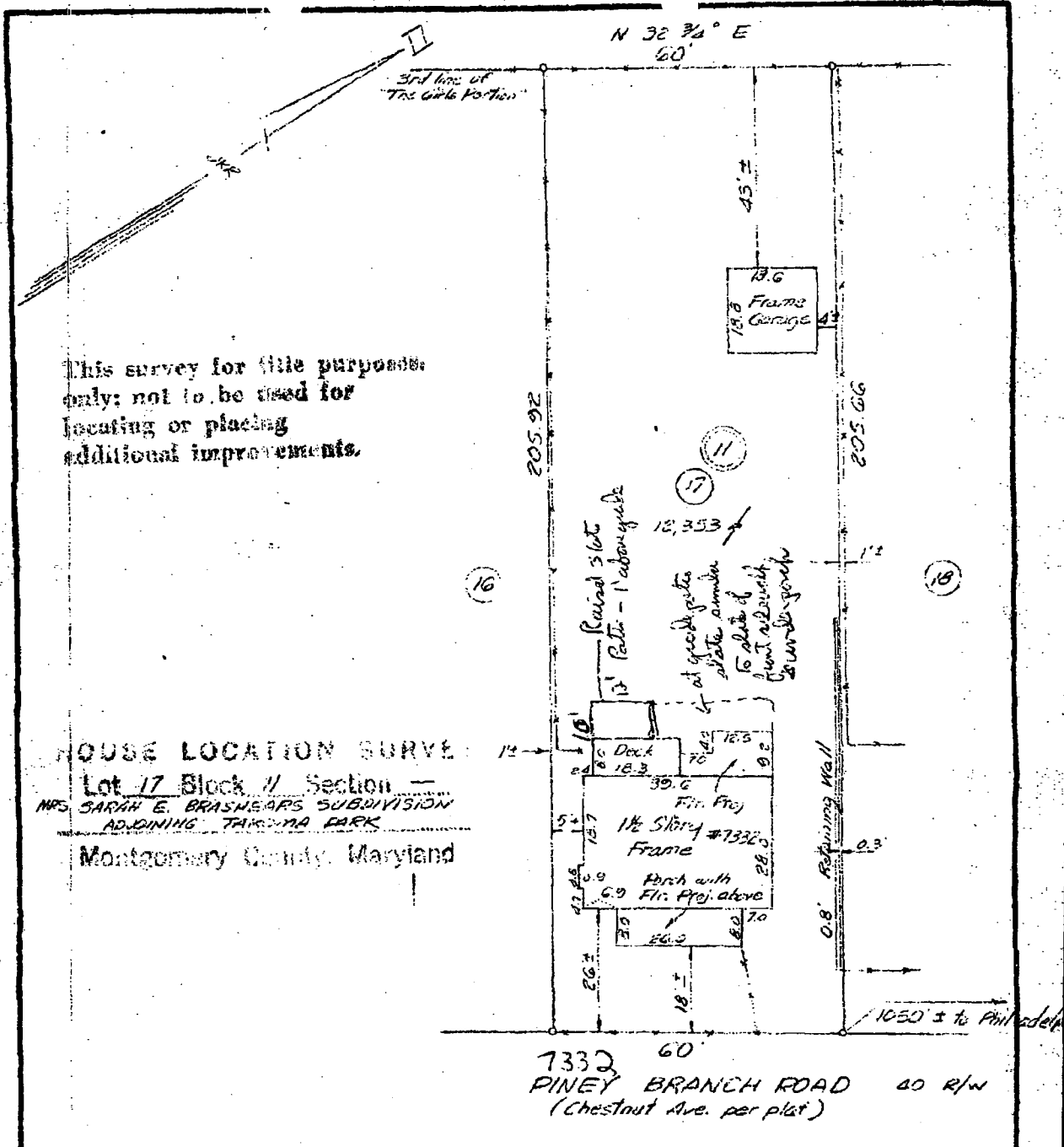
18

7332 PINCH BRANCH
SECOND FLOOR
EXISTING



7332 PINEY BRANCH ROAD
SECOND FLOOR
PROPOSED





This survey for title purposes only; not to be used for locating or placing additional improvements.

HOUSE LOCATION SURVEY
 Lot 17 Block 11 Section 16
 MRS. SARAH E. BRASHEARS SUBDIVISION
 ADJOINING TAKOMA PARK
 Montgomery County, Maryland


PLAT BOOK **B** PLAT NO. **2**

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, UNLESS OTHERWISE SHOWN.

Joseph C. Rodgers
 JOSEPH C. RODGERS
 REGISTERED LAND SURVEYOR MD. 3485 and VA. 817

RODGERS AND ASSOCIATES, INC.
 Box 1832
 Rockville, Maryland 20860
 301-782-6803

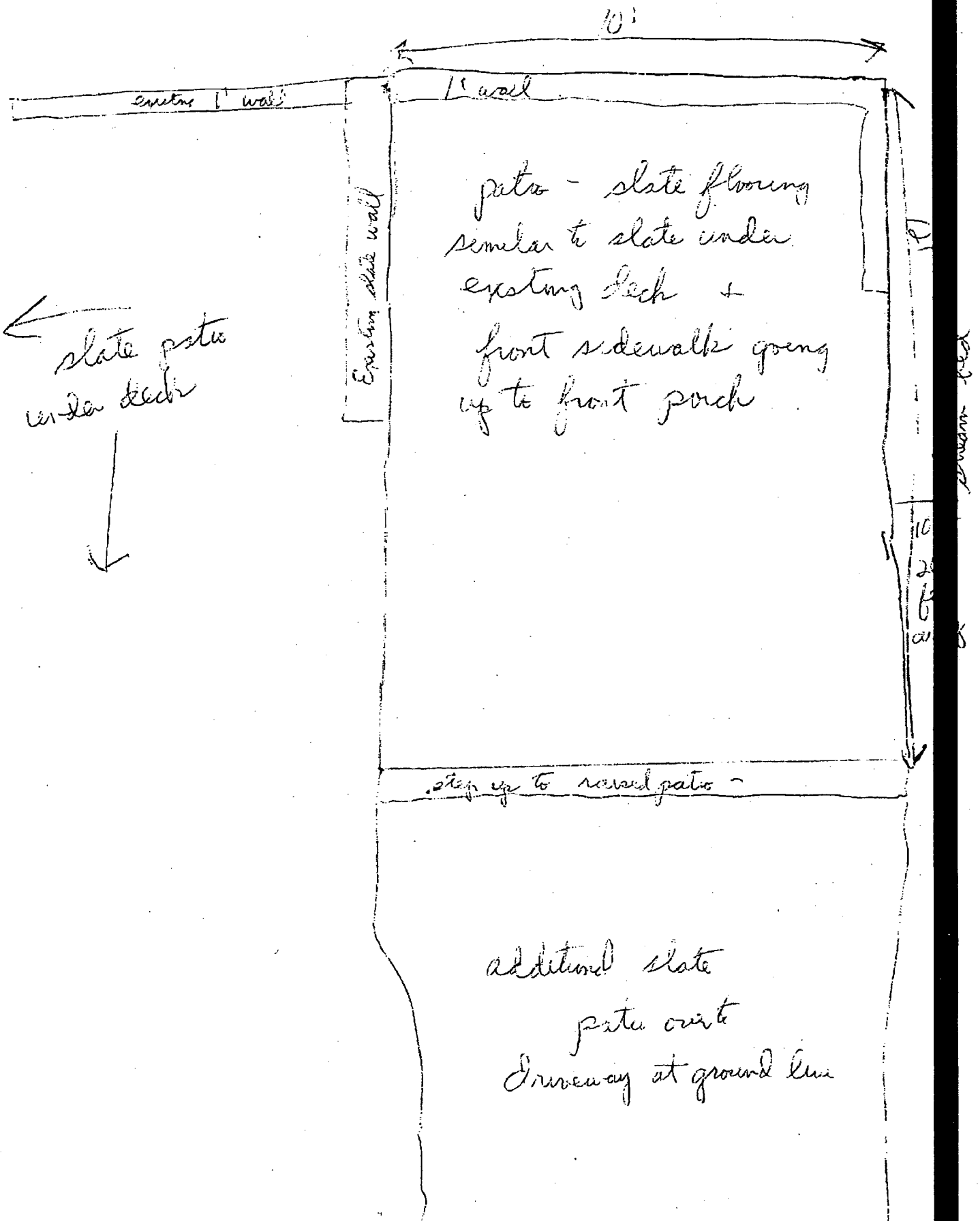


CASE NO.: 5-127
 DATE OF SURVEY: 3-26-79

SCALE
 1 in. = 30 FT.

NOTE: EXISTENCE OF PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS SURVEY.

JOB NO.: 594-AA

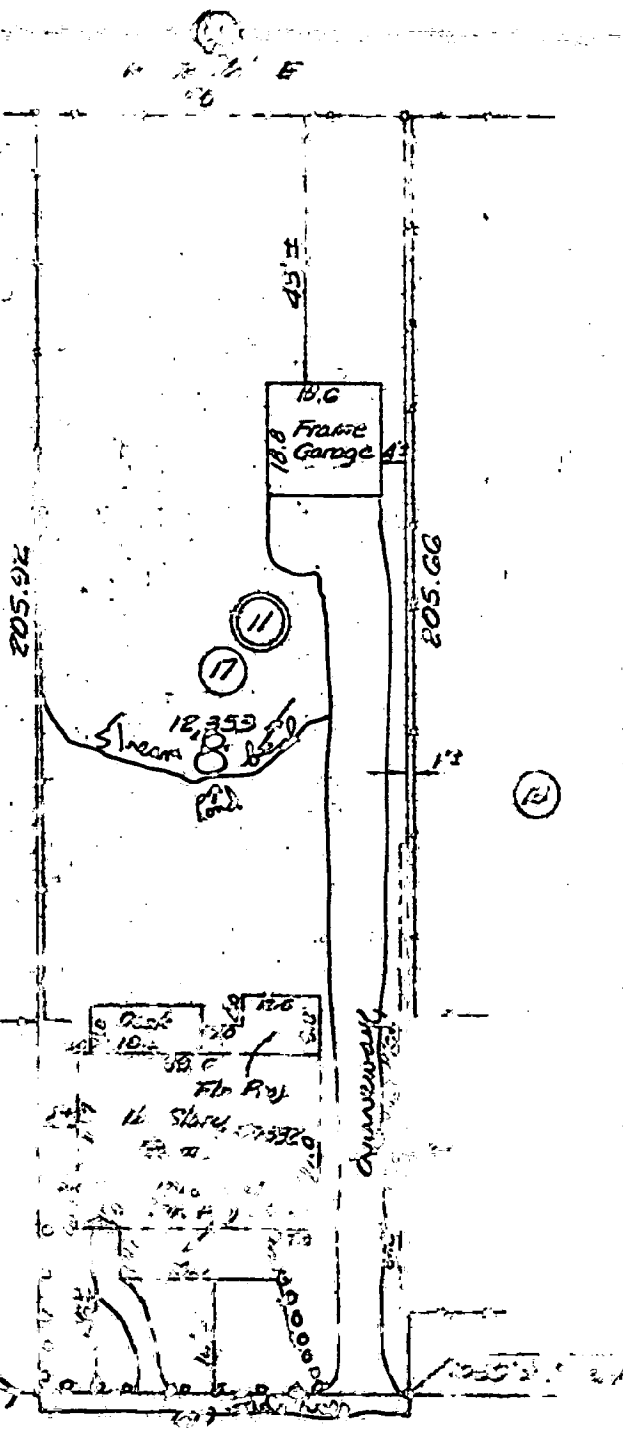


This survey for title purposes only; not to be used for locating or blocking additional improvements.

HOUSE LOCATION CURVE

1/2" = 10' Scale
 1/4" = 5' Scale
 1/8" = 2.5' Scale

white picket
 fence to be
 installed



1/4" = 10' Scale
 1/8" = 5' Scale

CONVEYANCE CERTIFICATE
 I HEREBY CERTIFY THAT THE POINTS OF ALL THE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ME USING TAPE LINE BY ME THAT THERE ARE NO UNDISCOVERED ENCUMBRANCES OR EASES OTHERWISE SHOWN.

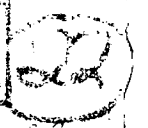
[Signature]
 REGISTERED LAND SURVEYOR - MD, DE and VA

REGISTERED
 LAND SURVEYOR
 1900
 1000
 1000

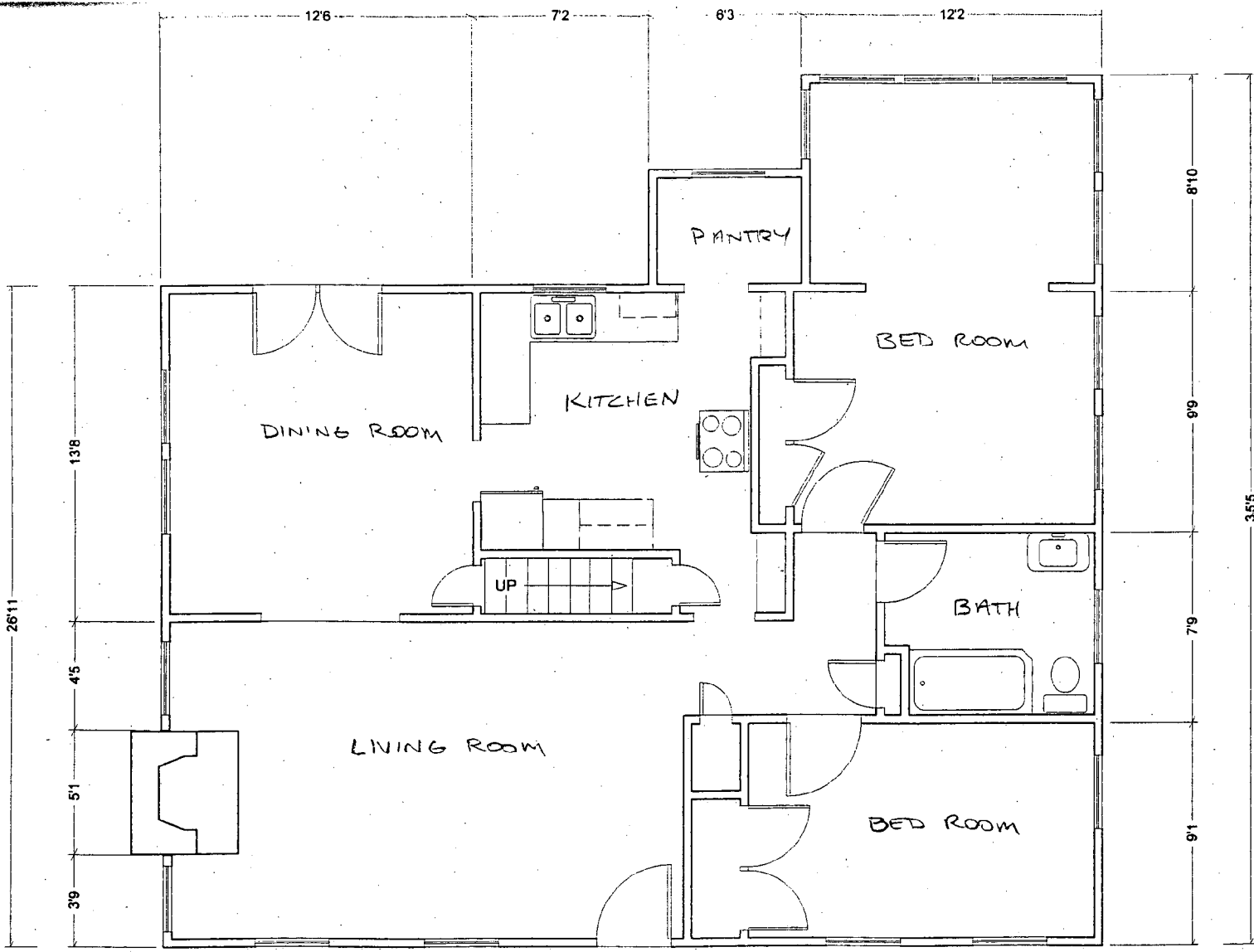


DATE NO. 5-17-79
 DATE OF SURVEY 5-26-79

1" = 30 FT.



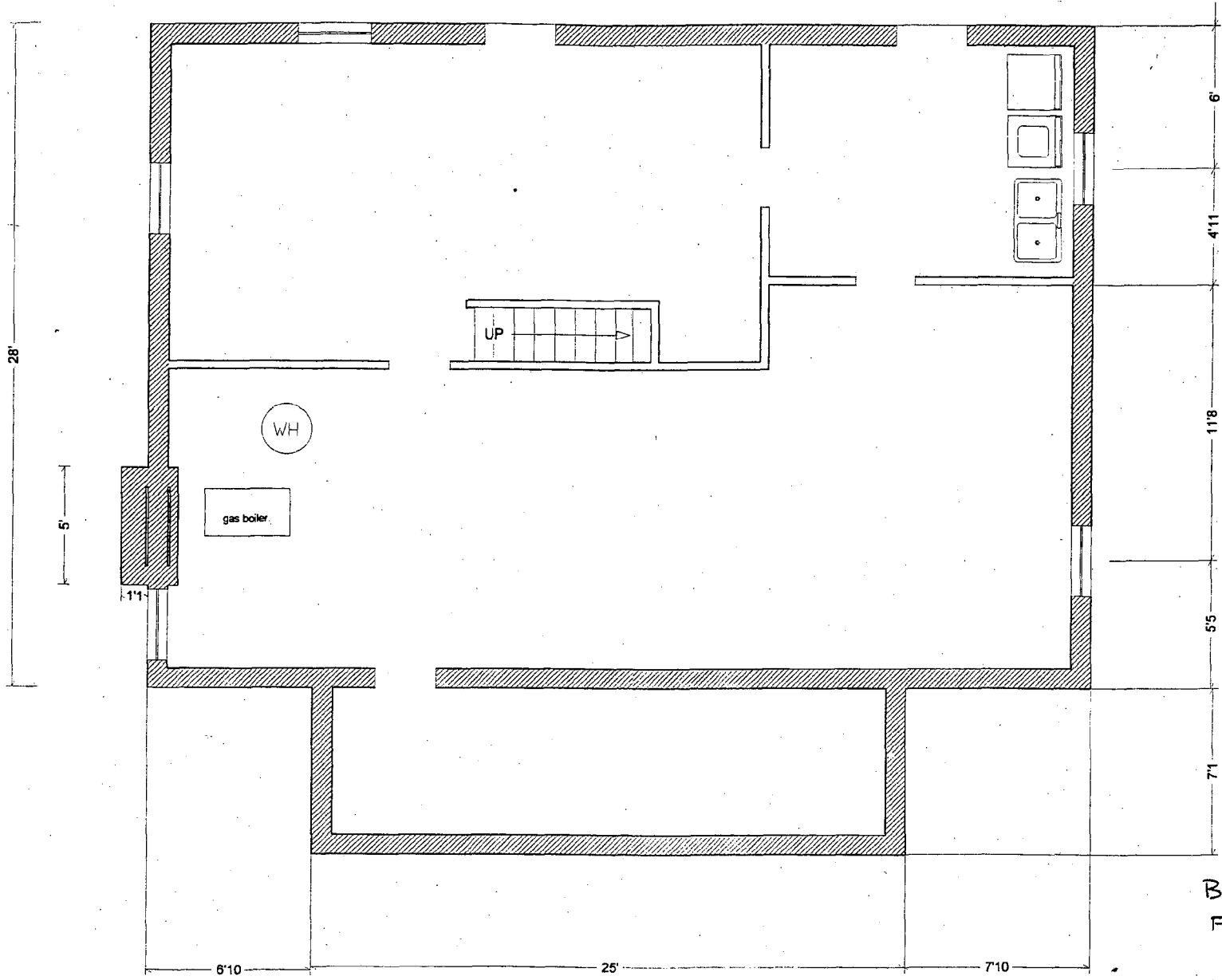
NOTE: EXISTENCE OF PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS SURVEY



LIVING AREA
846 sq ft

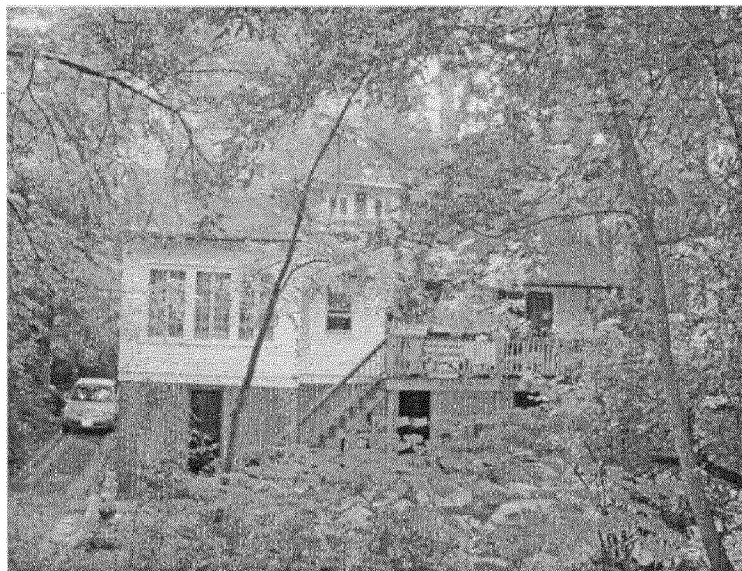
FIRST FLOOR
EXISTING
7332 PINEY
BRANCH ROAD
NO CHANGE

23



7332 PINEY BRANCH RD
BASEMENT AND
FOUNDATION

72

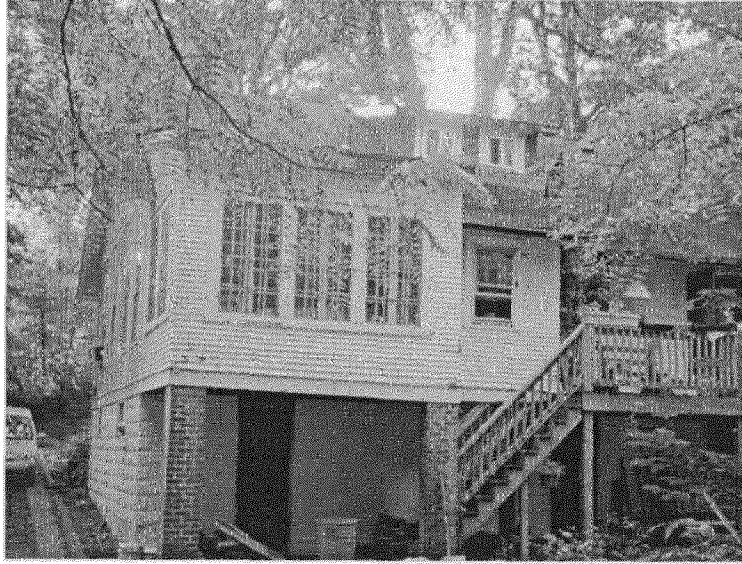


stiff photos:

25



staff photos



staff photos

27

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
James Welu 811 Thayer Ave Silver Spring, Md 20910	<u>NA</u>
Adjacent and confronting Property Owners mailing addresses	
Daniel Chazan, + Ronit Eisenbach 7330 Piney Br Rd Takoma Park, Md 20912	Helen Perry 7329 Baltimore Ave Takoma Park, Md 20912
Bella Shauman 7334 Piney Br Rd Takoma Park, Md 20912	
Cox, Hansel H + CP 7331 Piney Br Rd Takoma Park, Md 20912	
Patricia D. Barth 7333 Piney Br Rd Takoma Park, Md 20912	

D - ^{dormer} redesign ^{windows} retain
 S - redesign - 3-4' maybe ok w/ replace
 Ju = bring in, reslope retain
 Je - re-design, better drawings windows maybe ok
 Nj - keep as is - dormer needs much work
 C - keep slope of exist prefer to keep but could be convinced to replace

VII-B

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7332 Piney Branch Road Meeting Date: 09/22/04
 Applicant: James A. Welu Report Date: 09/15/04
 Resource: Outstanding Resource Public Notice: 09/08/04
 Takoma Park Historic District
 Tax Credit: No
 Review: Preliminary Consultation
 Case Number: n/a Staff: Tania Tully

PROPOSAL: 2nd level rear dormer addition, front yard fence installation and other alterations.

RECOMMENDATION: Redesign and return for 2nd preliminary consultation

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in the Takoma Park Historic District
 STYLE: Craftsman Bungalow
 DATE: 1910s-20s

This outstanding resource is a 1½ story highly detailed Craftsman bungalow with a front facing gable roofed porch. The house is frame with an asphalt roof and has one small centered rear dormer with exposed rafter ends. There are two projecting rooms on the rear that were likely constructed at or near the time the house was built. There is also a non-historic rear deck. The lot slopes down towards the north (right) and west (rear).

PROPOSAL:

The applicant proposes the following:

1. Remove existing rear dormer. (Circle 14) *OK*
2. Replace dormer with taller and wider dormer. (Circles 10-17) *NO*
3. Install a 3-3½ ft wood picket fence in front yard. (Circles 6) *OK*
4. Replace historic casement windows on rear with 9/1 double-hung windows. (Circles 6 & 15) - *maybe*
5. Construct a small flagstone patio in the rear yard. (Circles 20, 21 & 27) - *OK*

*execution poor
 keep pitch of the same
 as exist. dormer*

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 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

8-114

1

Takoma Park Historic District

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

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

- Plans for alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 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 to the achievement of the purposes of this chapter.

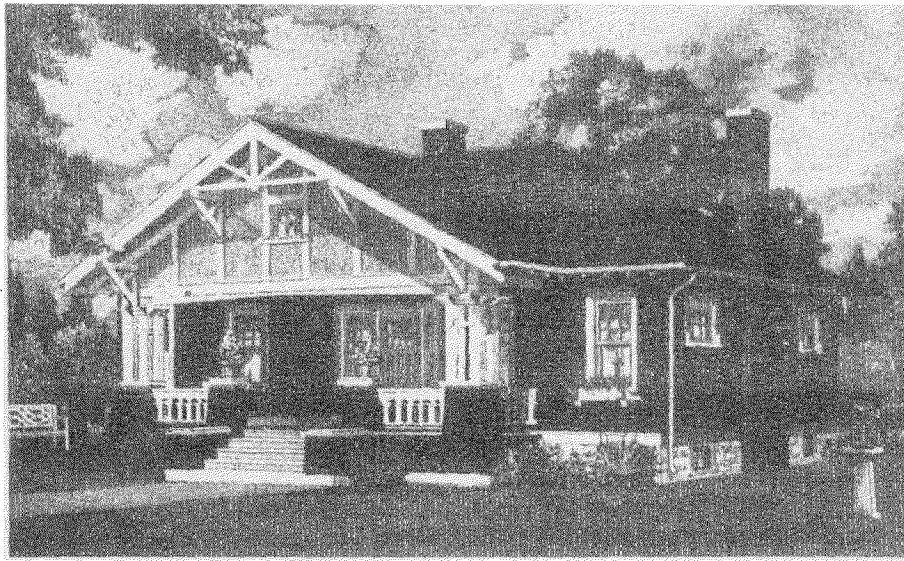
Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- #5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The owner's intent with the proposed modifications is to make the house more functional and comfortable for the tenants. While staff understands the applicant's needs, we believe that it is possible to meet those needs while maintaining the architectural integrity of the Outstanding Resource. The items will be discussed individually below.

THE ELSMORE



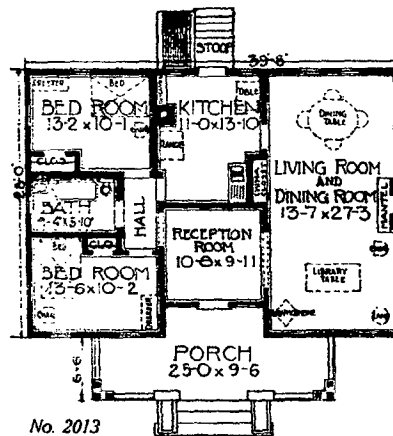
The Elsmore is a popular, inexpensive and graceful bungalow, well lighted and ventilated. Large porch, with bungalow columns and porch rail. Note the beautiful Craftsman front door glazed with square lights of glass to match the windows.

Details and features: Five rooms and one bath. Front porch with stucco and wood gable; overhanging eaves; brackets; glazed front door flanked by windows. Two floor plans; fireplace in living room.

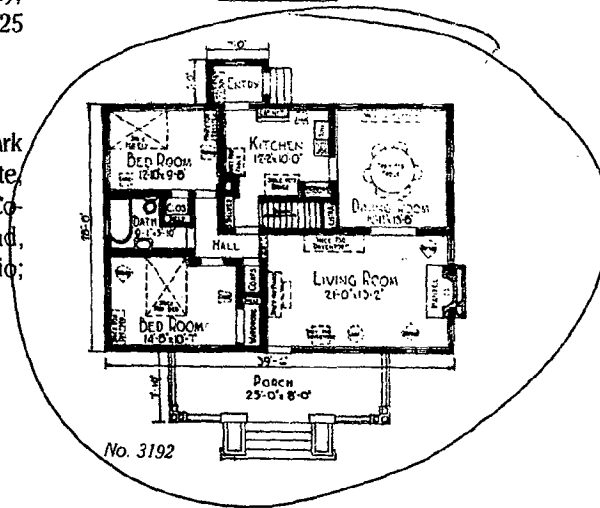
Years and catalog numbers: 1916 (2013, 208); 1917 (C2013, C208); 1918 (2013); 1919 (2013); 1921 (2013, 3192); 1922 (12013, 13192); 1925 (13192); 1926 (P13192)

Price: \$858 to \$2,391

Locations: Brookfield, Chicago, Logan, Park Ridge and Rockford, Ill.; Clinton and LaPorte, Ind.; Des Moines and Farnhamville, Iowa; Cohasset, Mass.; Crystal Falls, Mich.; Bertrand, Mo.; Albany, N.Y.; New Philadelphia, Ohio; Glenshaw, Pa.; Fox Lake, Wis.

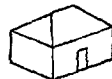
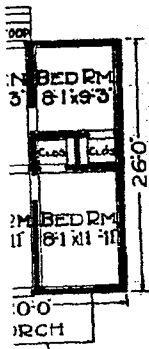


No. 2013



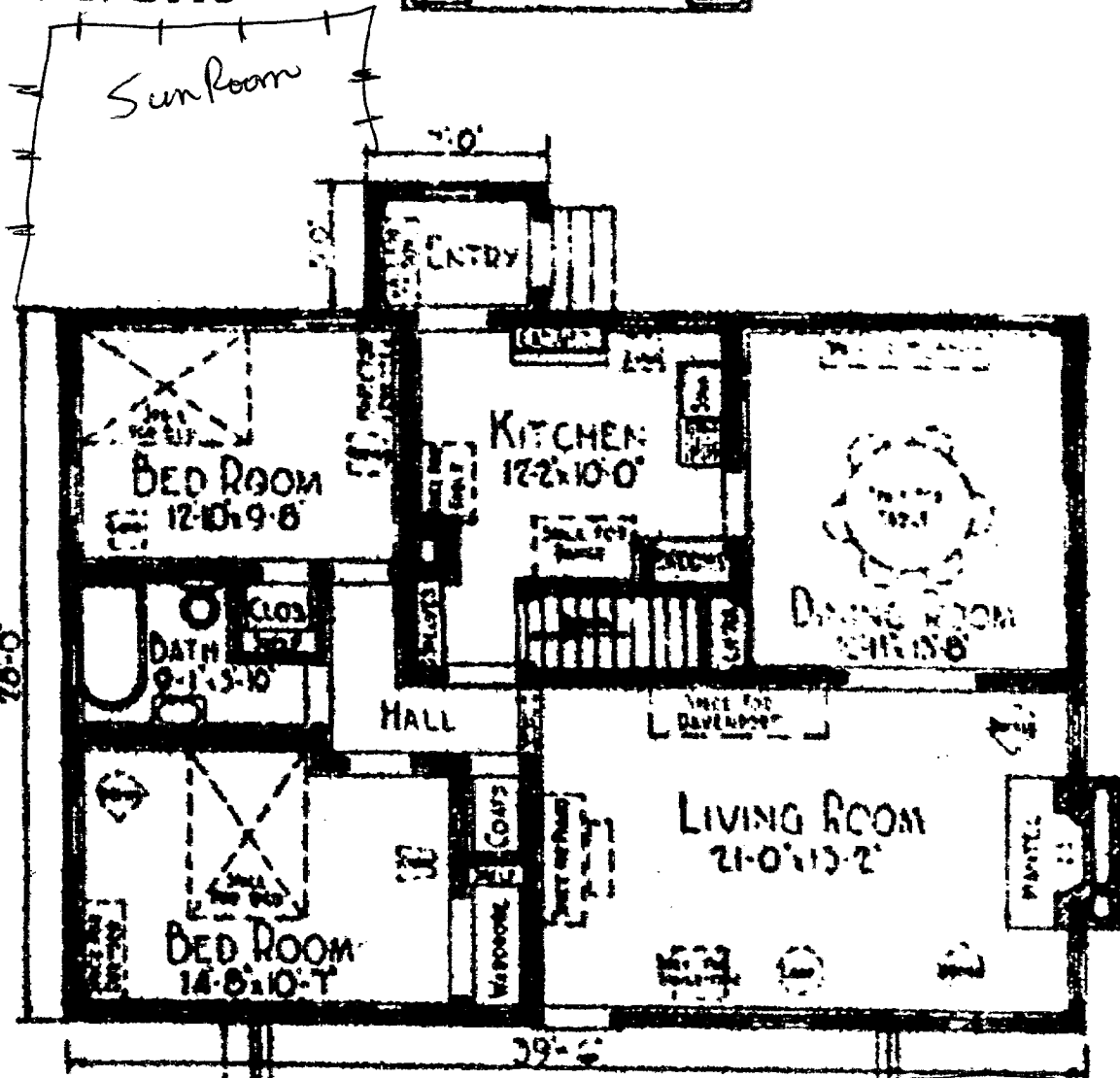
No. 3192

sections or by a number are solidly as to assure sign should



PORCH
25-0 x 9-6

No. 2013

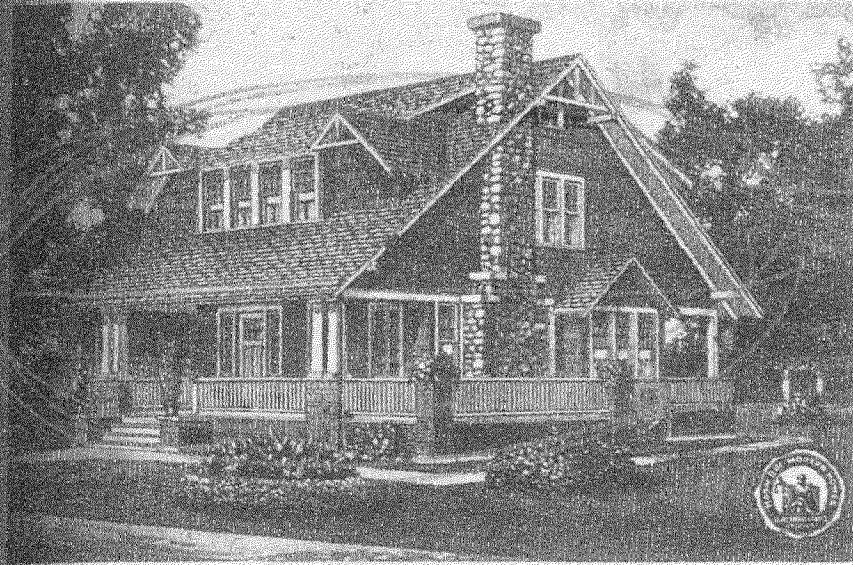


PORCH
25-0 x 8-0

No. 3192

(Handwritten signature)

THE ARLINGTON



Dormer
across
back
at window
front

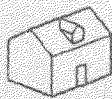
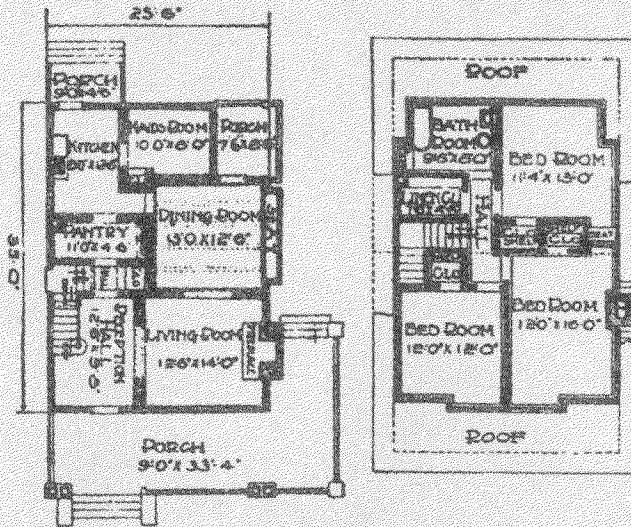
A colonial house with a bungalow effect. Note the arrangement by which the monotony of the long, sloping roof is broken, permitting four colonial windows, including the two front bedrooms of the second floor with an abundance of light. The cobbleside stone outside chimney and the cluster of columns on the front porch with a bay window in the dining room are features that will be sure to please.

Rooms and features: Seven rooms and one bath. Wraparound front porch supported by paired, paired columns; cobbleside chimney on side. Fireplace with brick mantel in living room; beamed ceiling in dining room; semiopen stairs.

Standard catalog numbers: 1913 (145); 1916 (264P145); 1917 (C145); 1918 (145); 1921 (145); 1922 (1145)

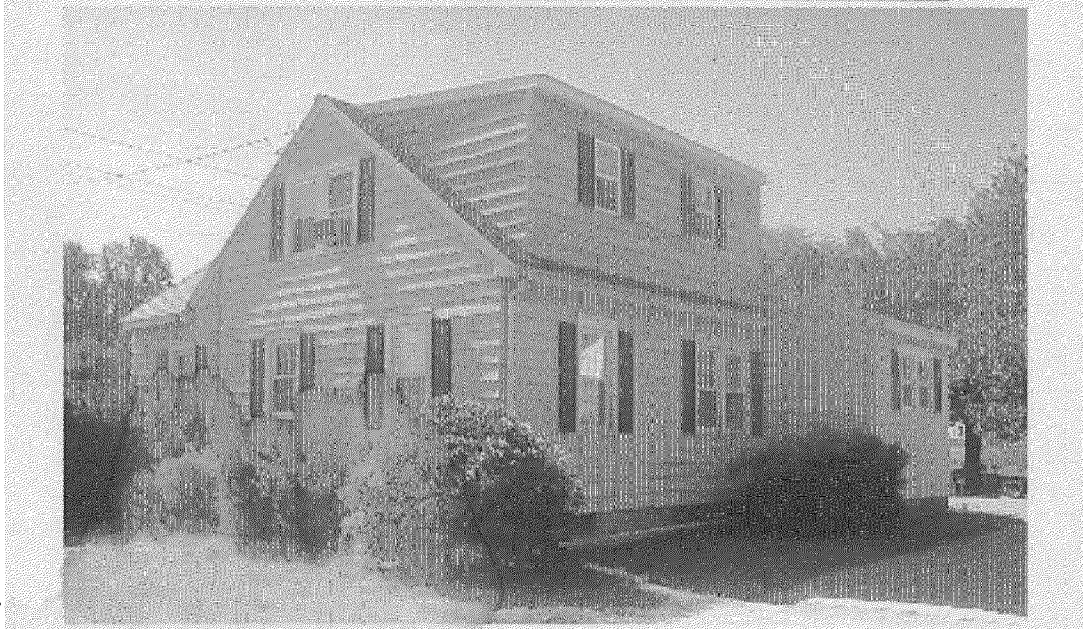
Price: \$1,294 to \$2,906

Locations: Manhattan, Black Rock, N.Y.

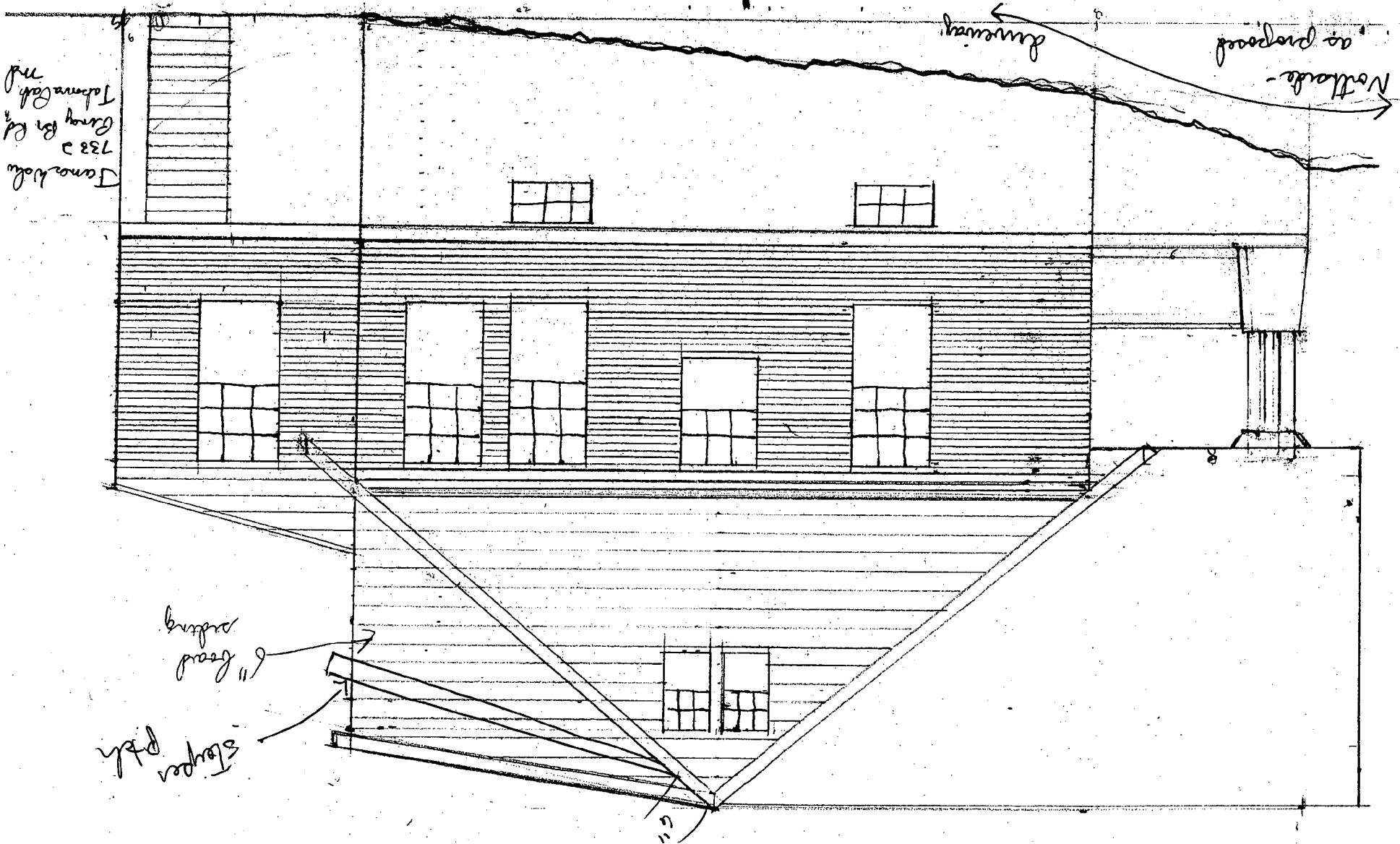




Case
VII-B



After



Dana Hall
7332
Bay St Ed.
Johnson Md

downway

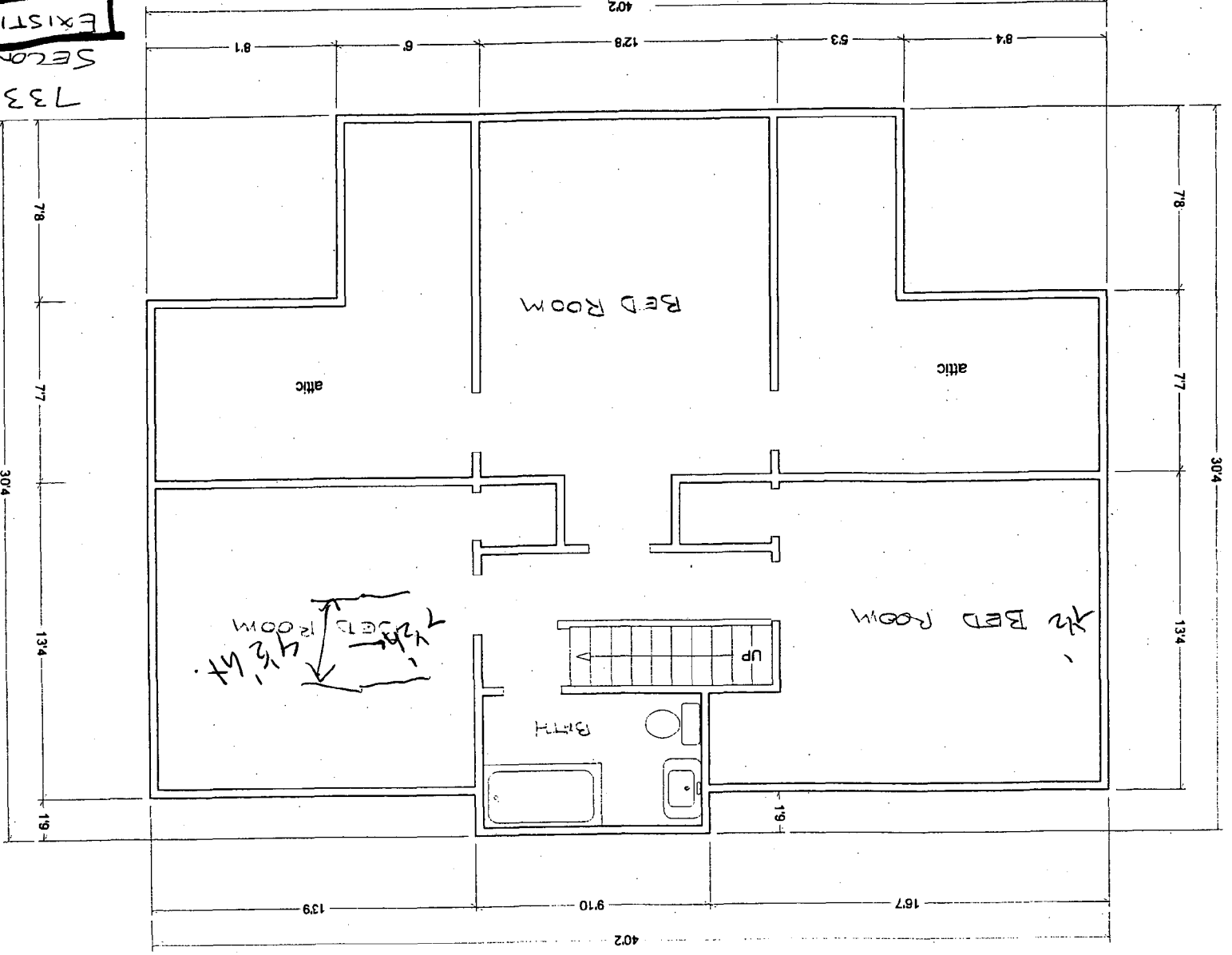
Nottville -
as proposed

6" gravel
bedding

slopes pth

6"

7332 PINNEY BLVD
SECOND FLOOR
EXISTING



402

187

910

139

19

134

77

78

304

134

77

78

84

53

402

128

9

81

19

BATH

UP

1/2 BED ROOM

BED ROOM

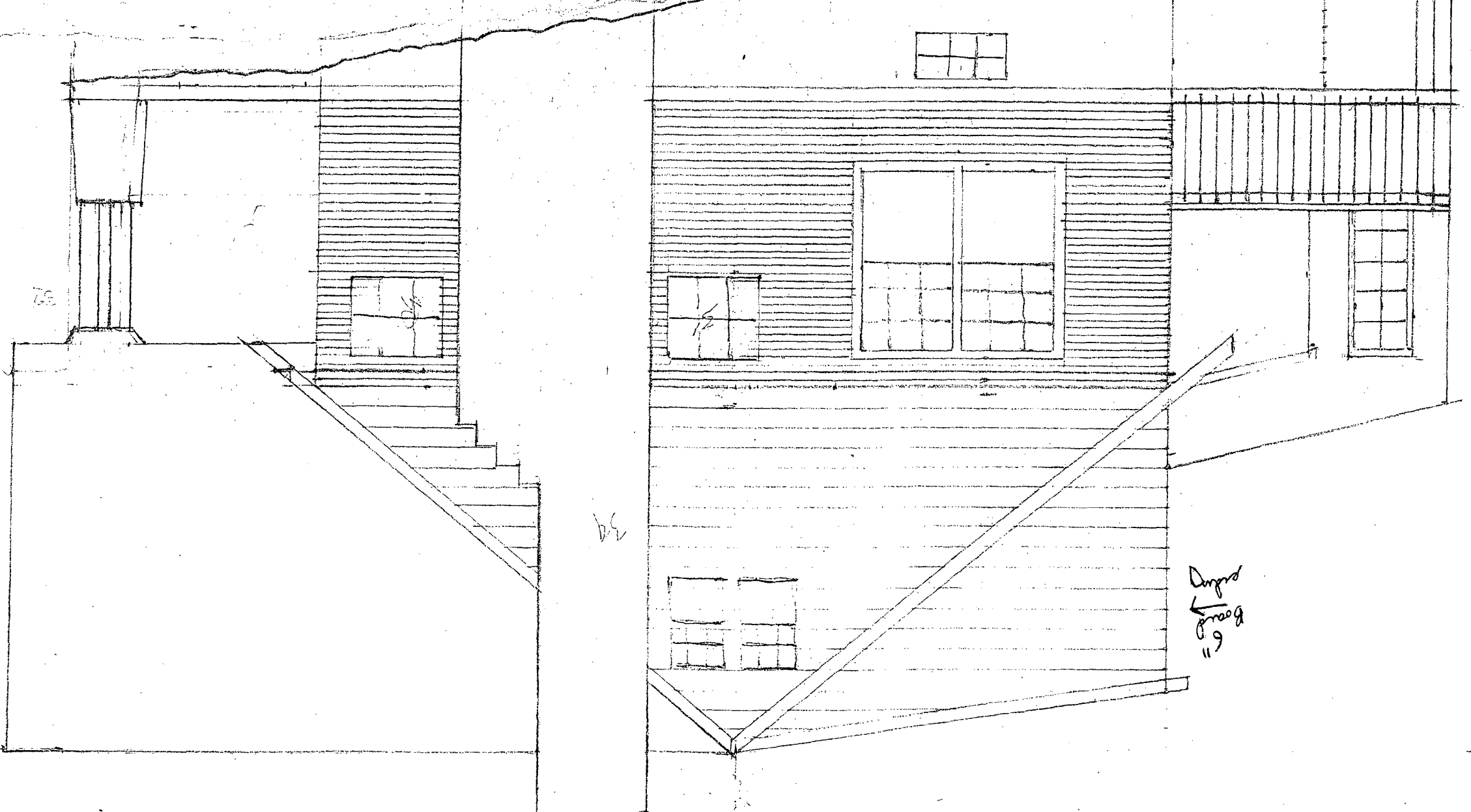
attic

attic

1/2 BED ROOM
4 1/2' x 4 1/2'

Tanner Williams
7332 Green Bay Rd
Takoma Park, MD

South side - as proposed.



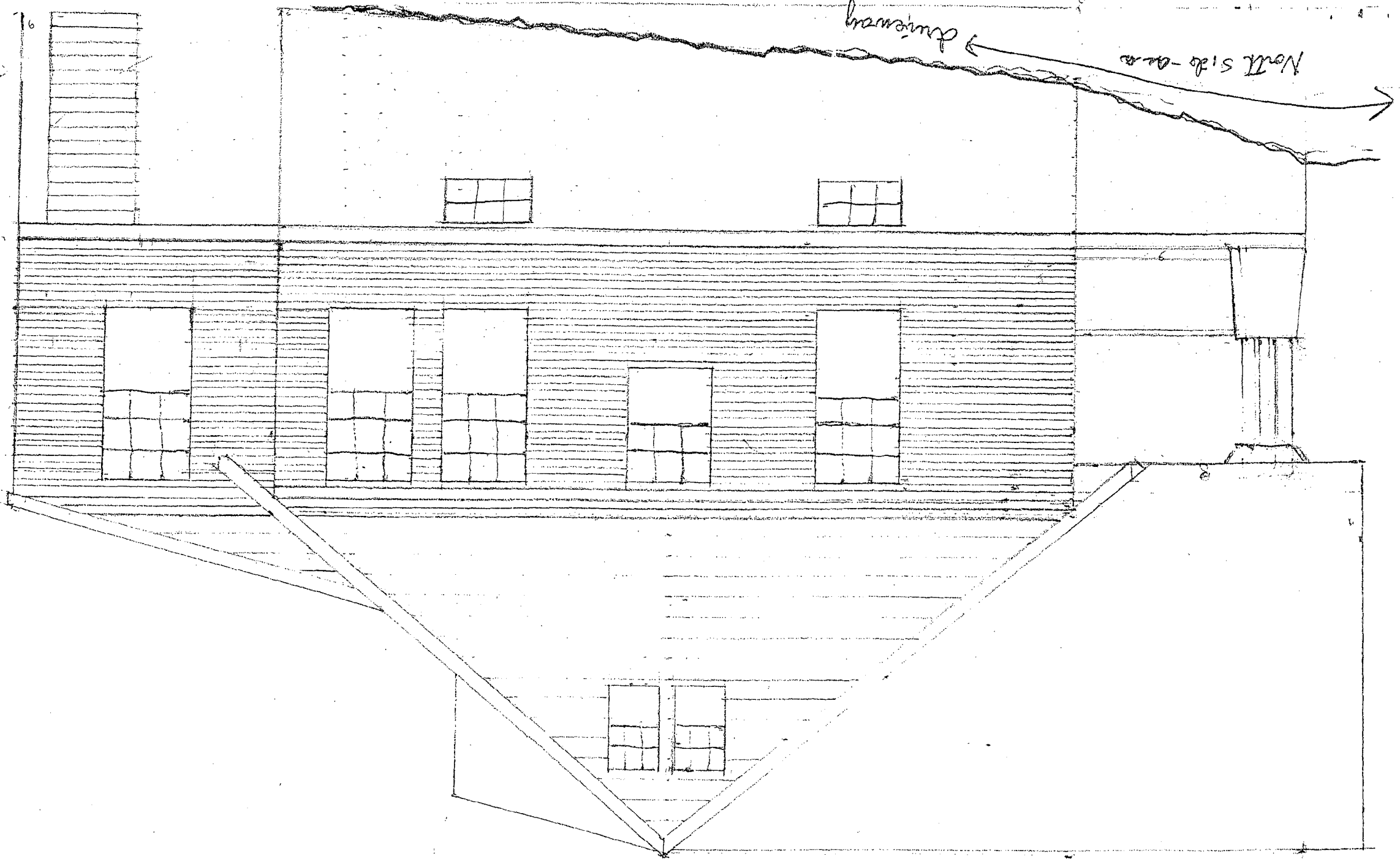
32

34

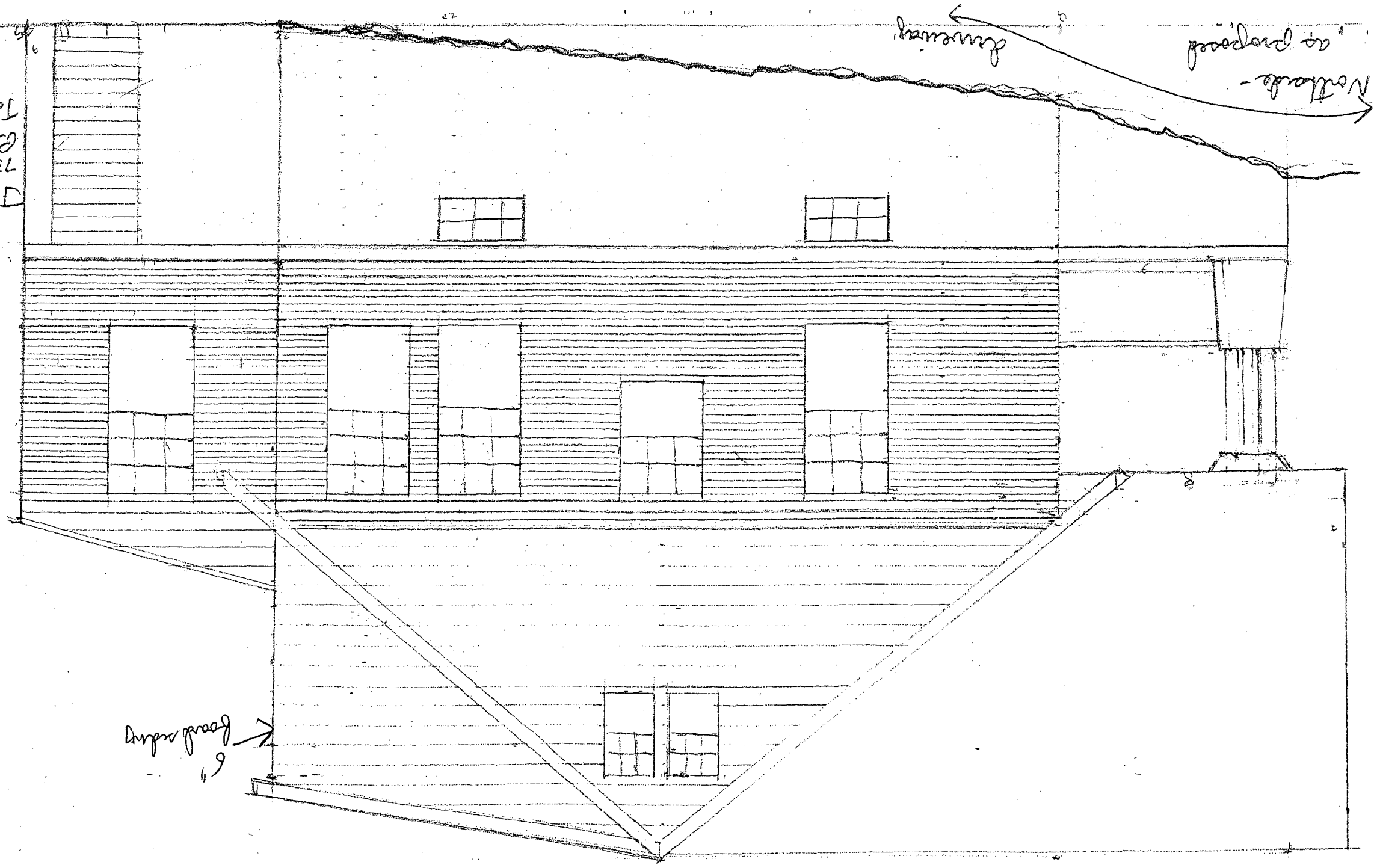
8' 6" depth

1/2

Dave W. L.
7332
Pring B. 13
Johns O. 8
714



James W. ...
7332
Cory St
Tomball, TX

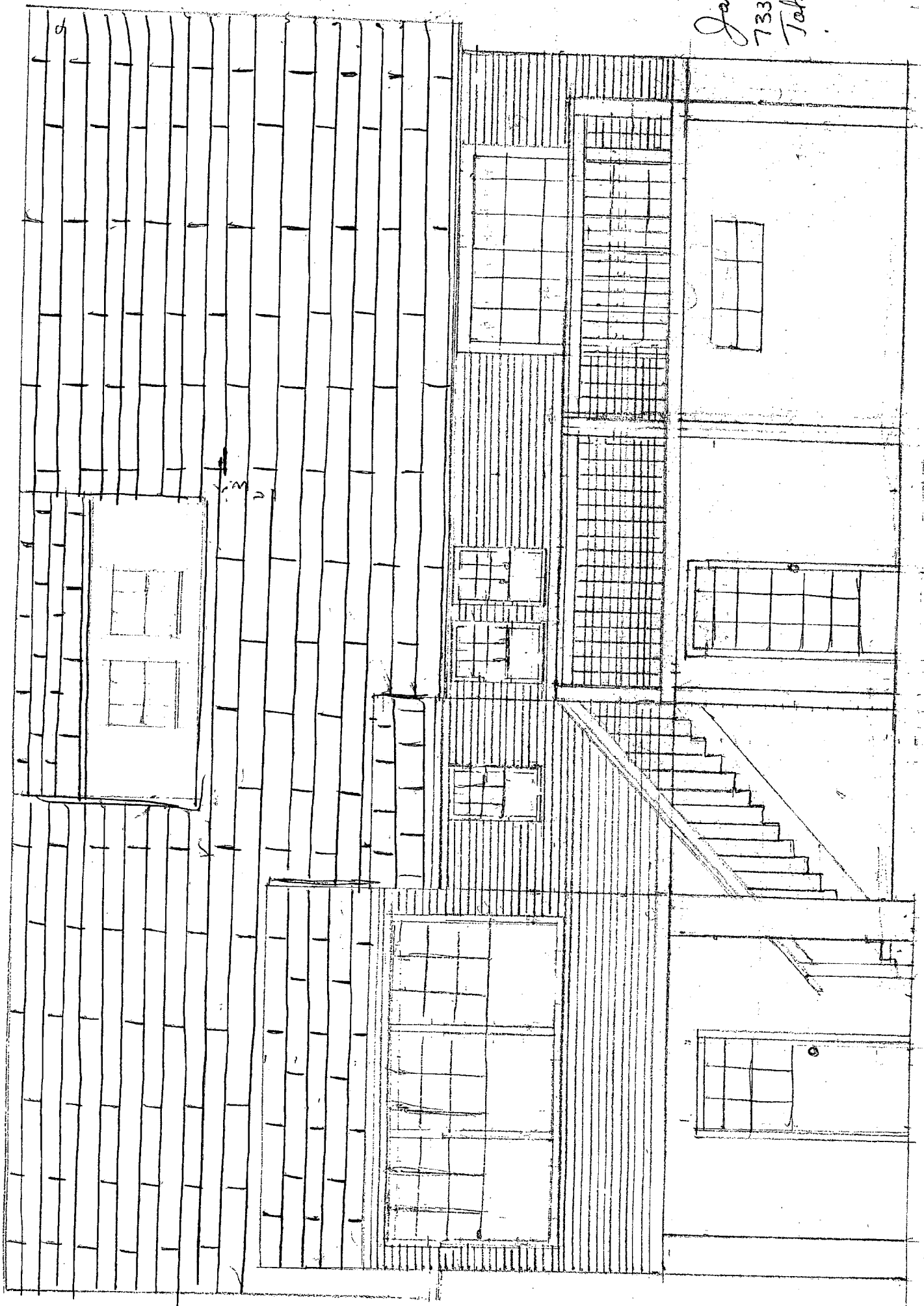


Driveway

Northside -
at proposed

Front Entry
6"

Jana Welu
7332 Piney Ln. Rd
Tahoe, Calif. 961



Back side
West side
as is

James W. ...
7332 ... Rd
Takoma Park, Md

South Side - Axis

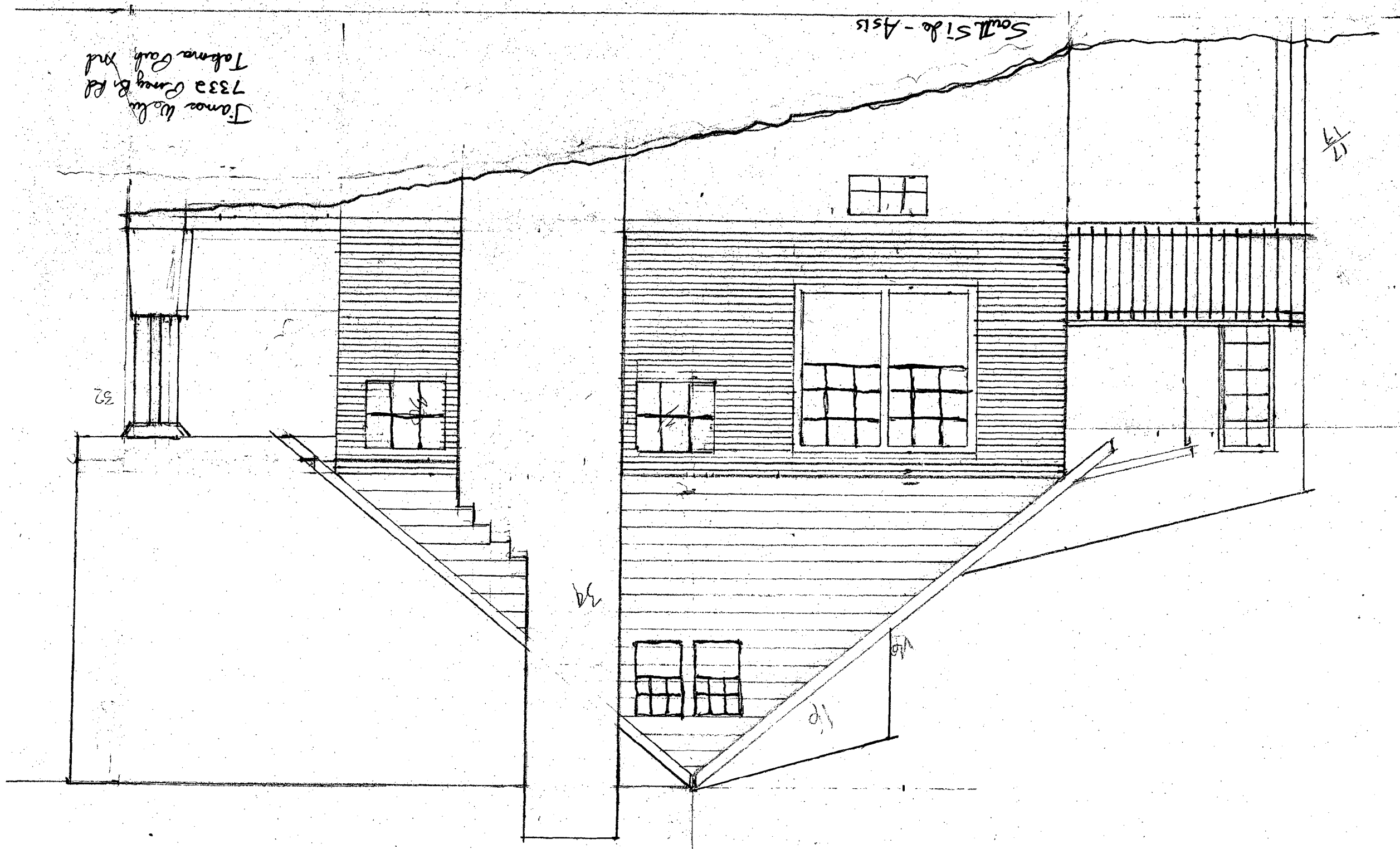
1/2

32

34

1/2

1/2



James Wall
1333 Perry Rd
Takoma Park, Md

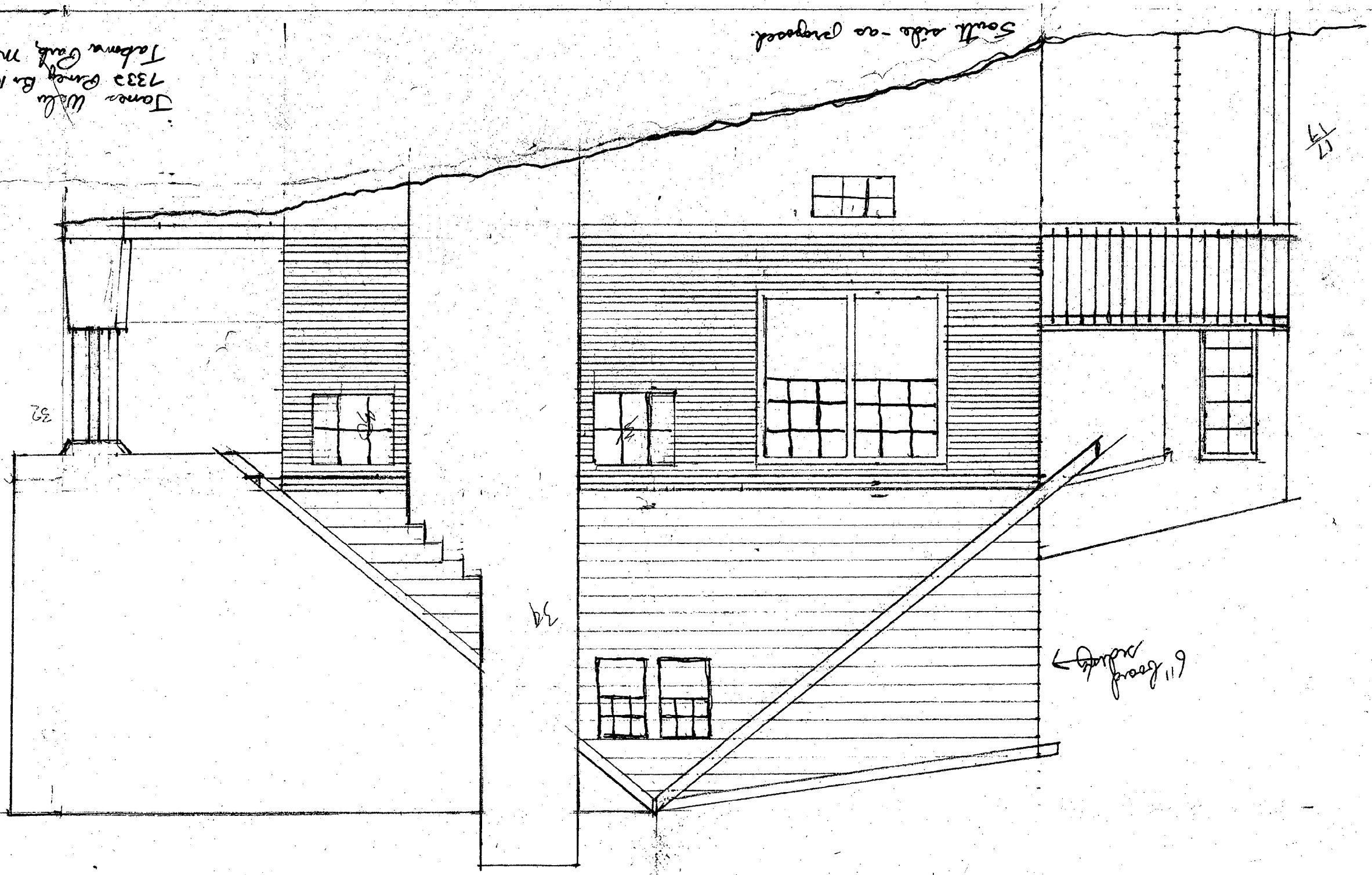
South side - as proposed.

1/17

32

34

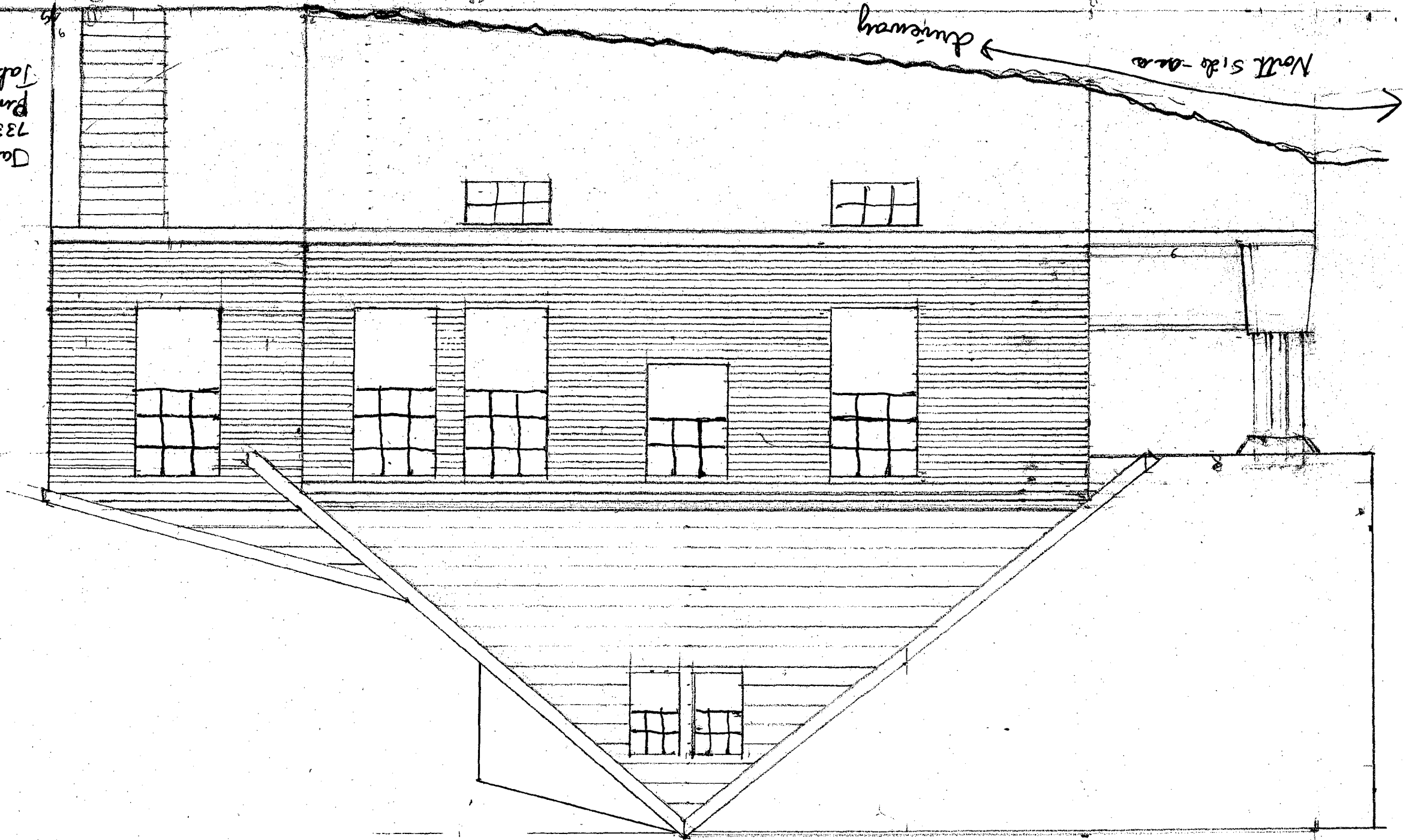
← 6" front porch



Damon Webb
7332
Pring B. Rd
Johanna VA

Driveway

North Side - Area



This survey for title purposes,
only, not to be used for
locating or placing
additional improvements.

HOUSE LOCATION SURVEY

Block 7, Section 1

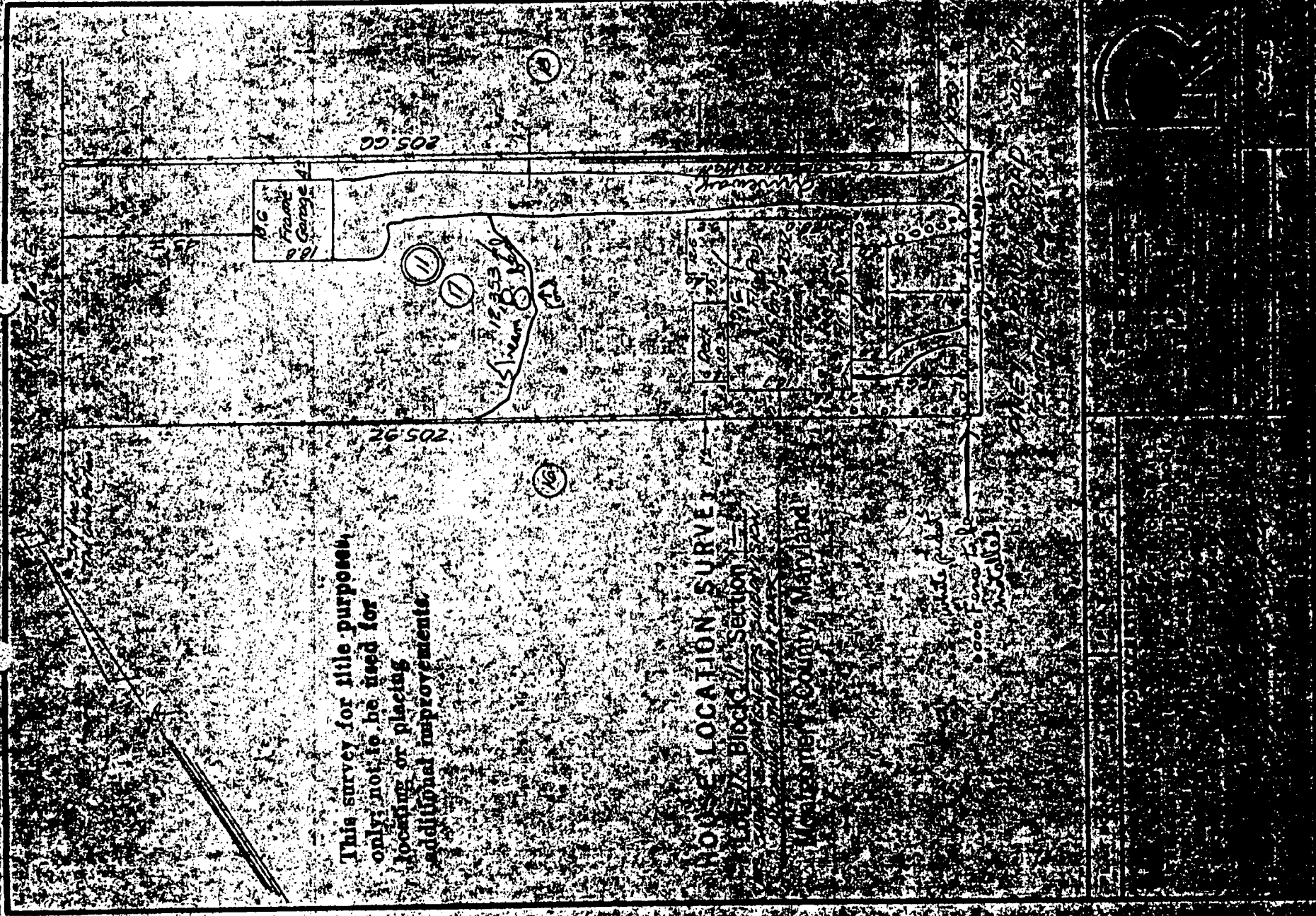
Montgomery County, Maryland

205.00

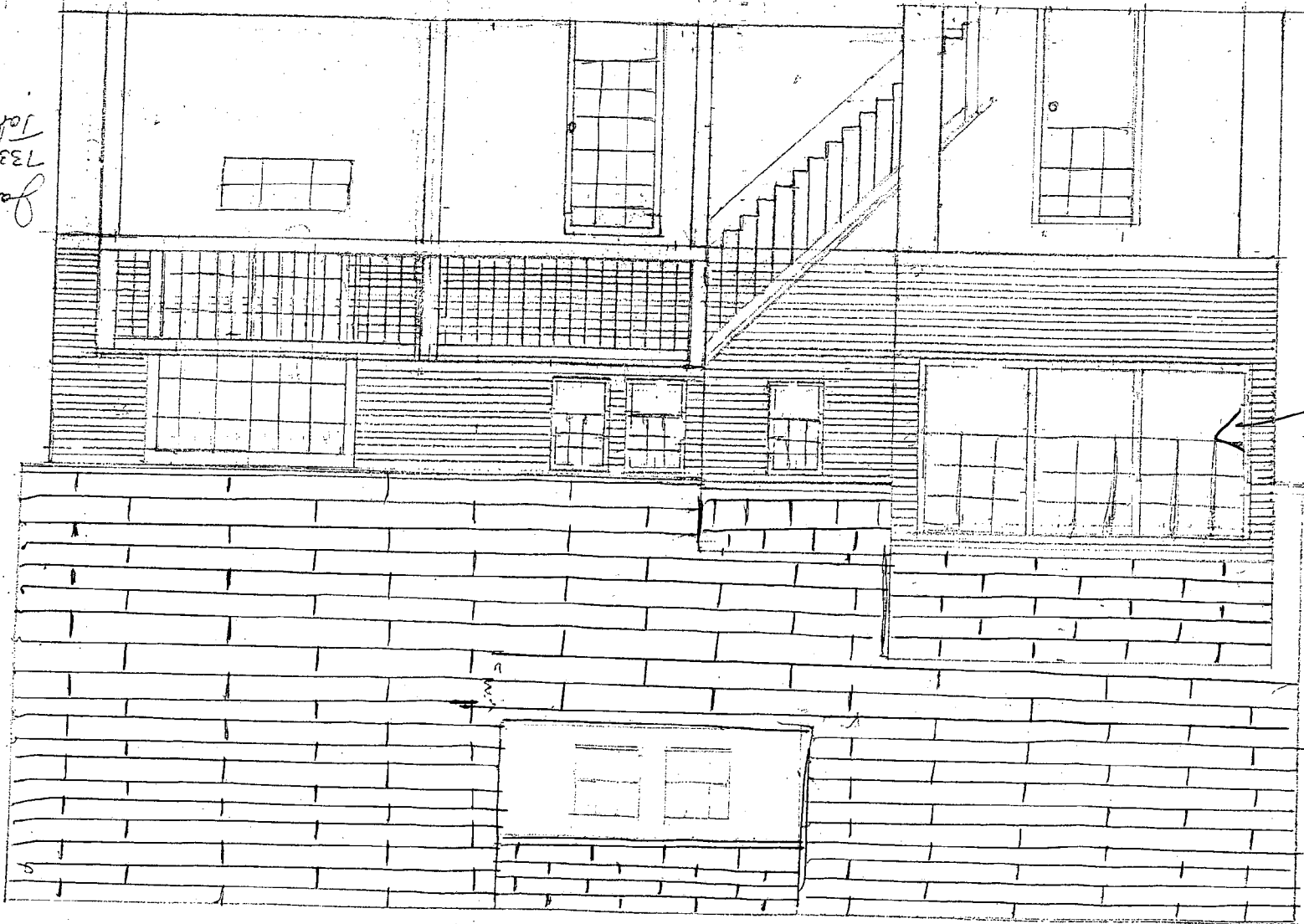
26.502

18' 6"
Frame
Garage

1935
18' 6"
18' 6"
18' 6"



Before



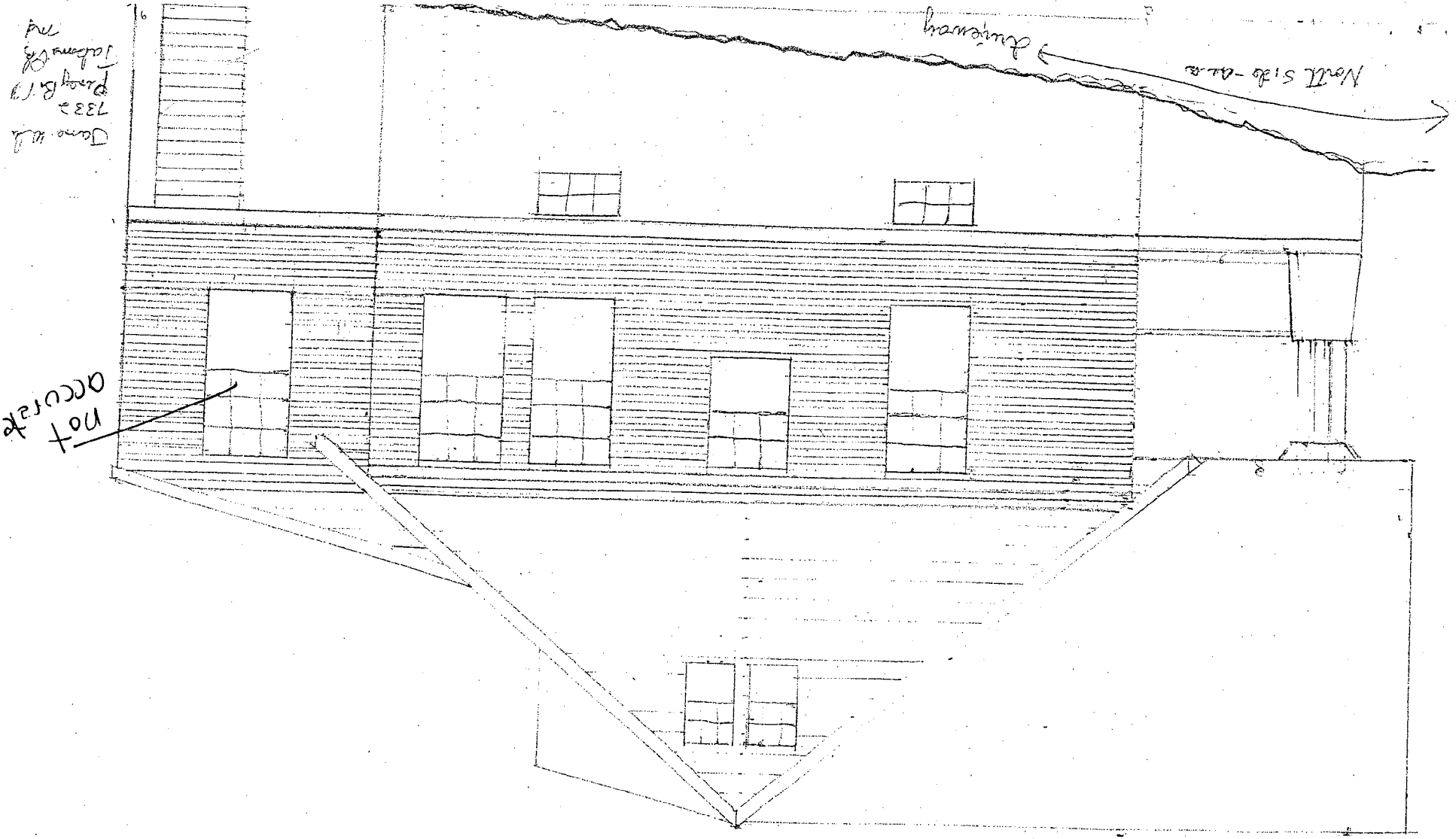
John W. W. W.
7332 Broadway St. N.
Tulsa Okla. 74107

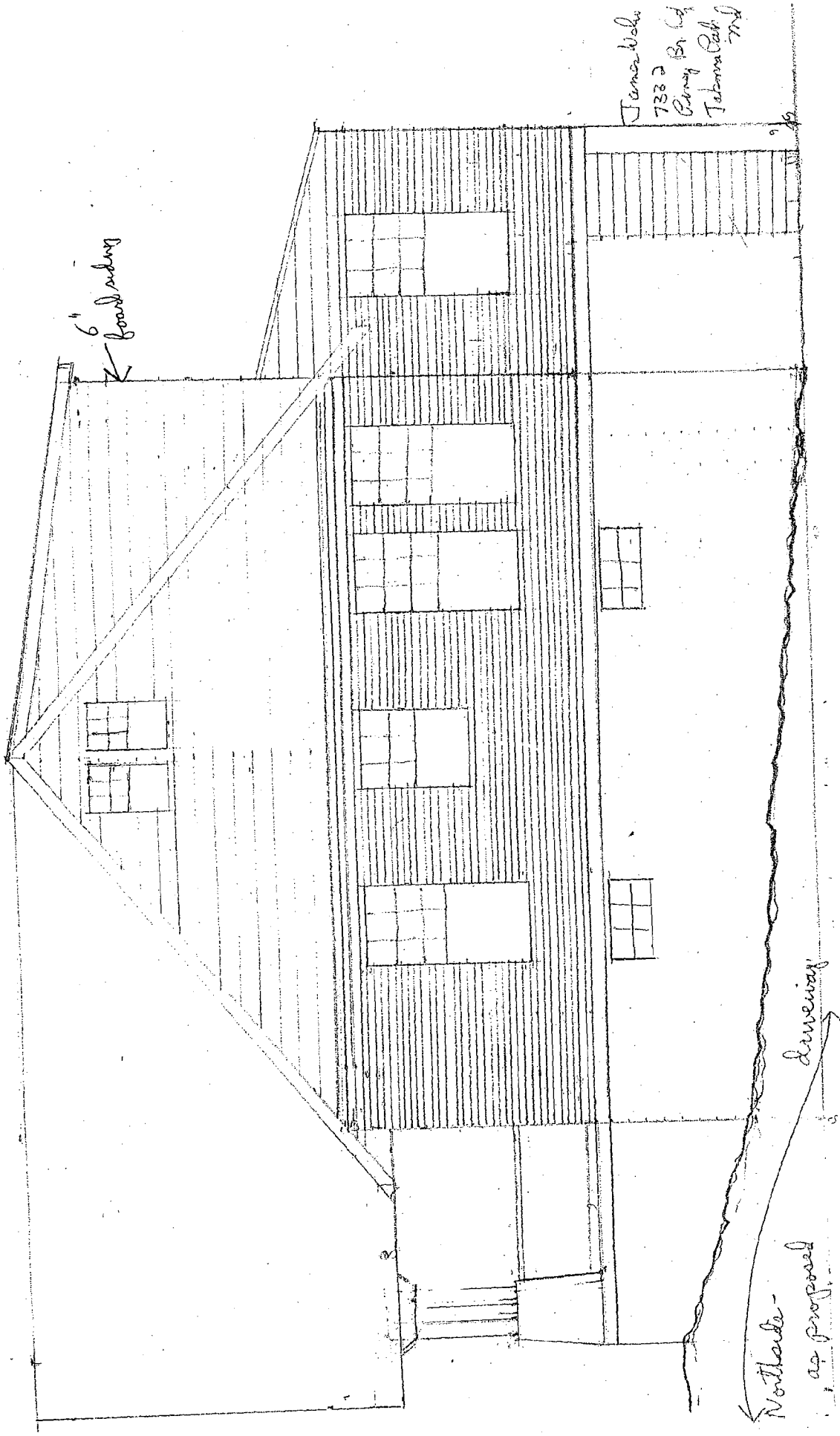
Bob with
West side
as is

not accurate

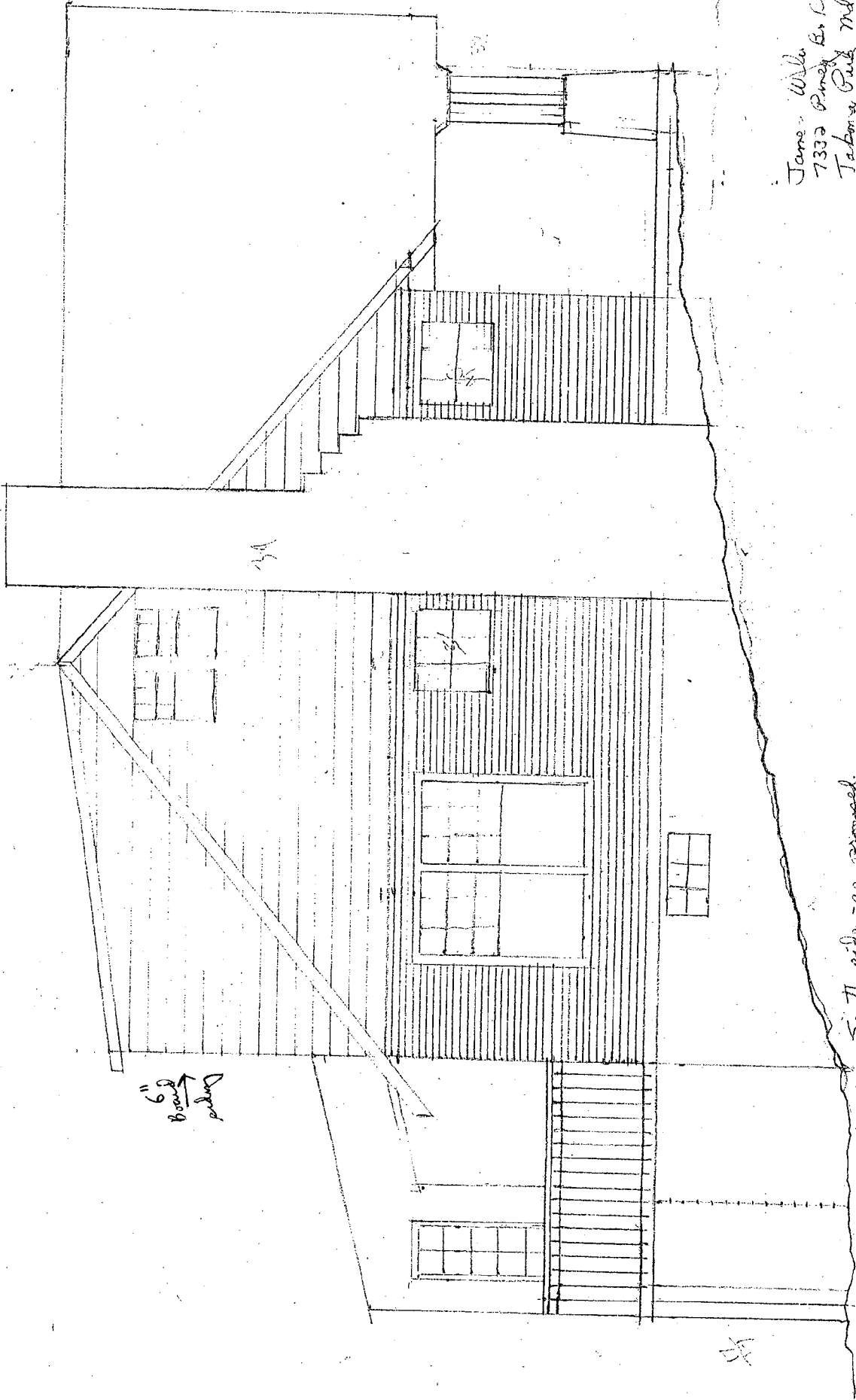
5

Before





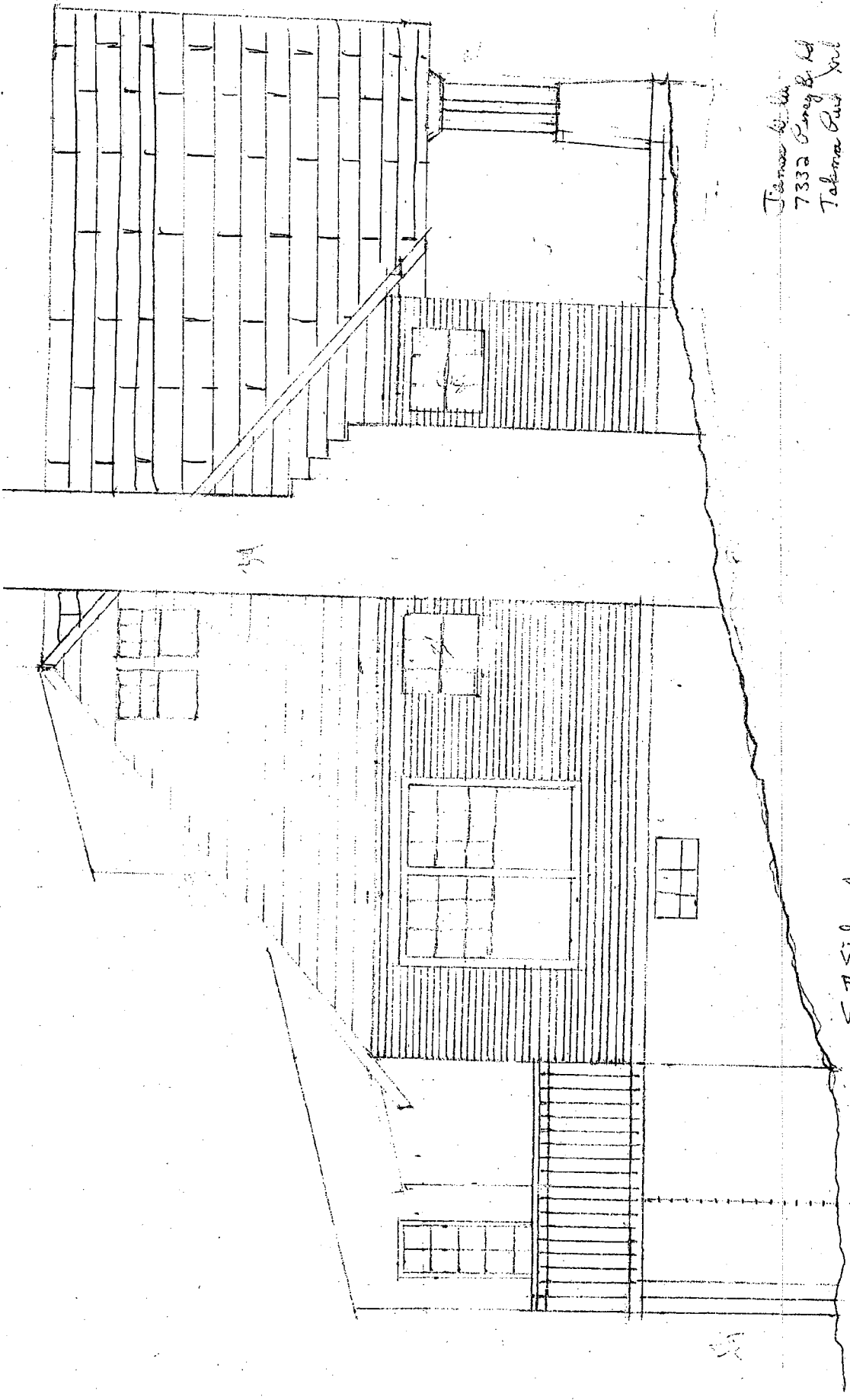
After



James - Wills
7333 Piney Ln. Ct.
Takoma Park, Md

South side - as proposed.

After



James ...
7332 Honey ...
Takoma ...

South ... - A.S.L.

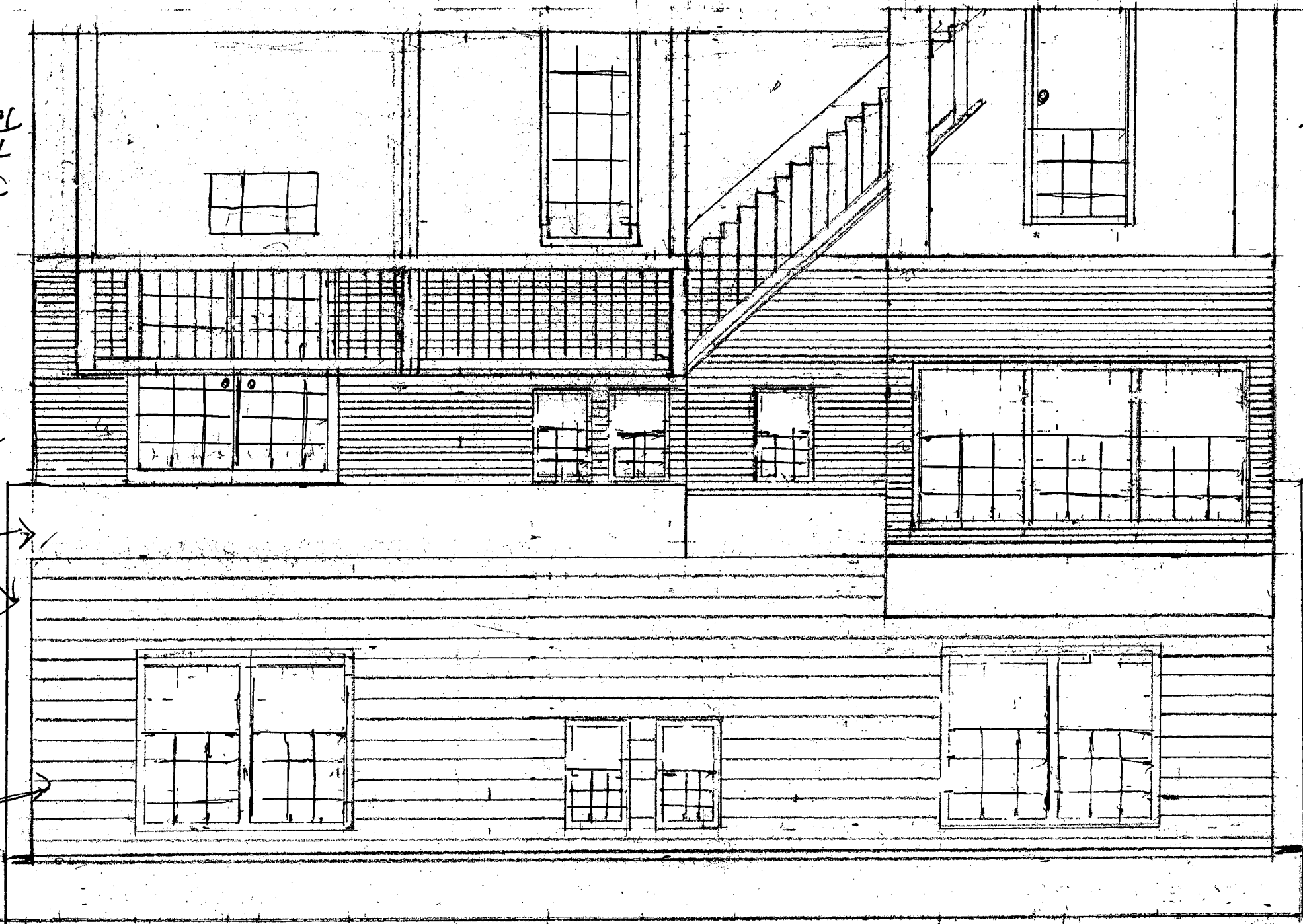
Before

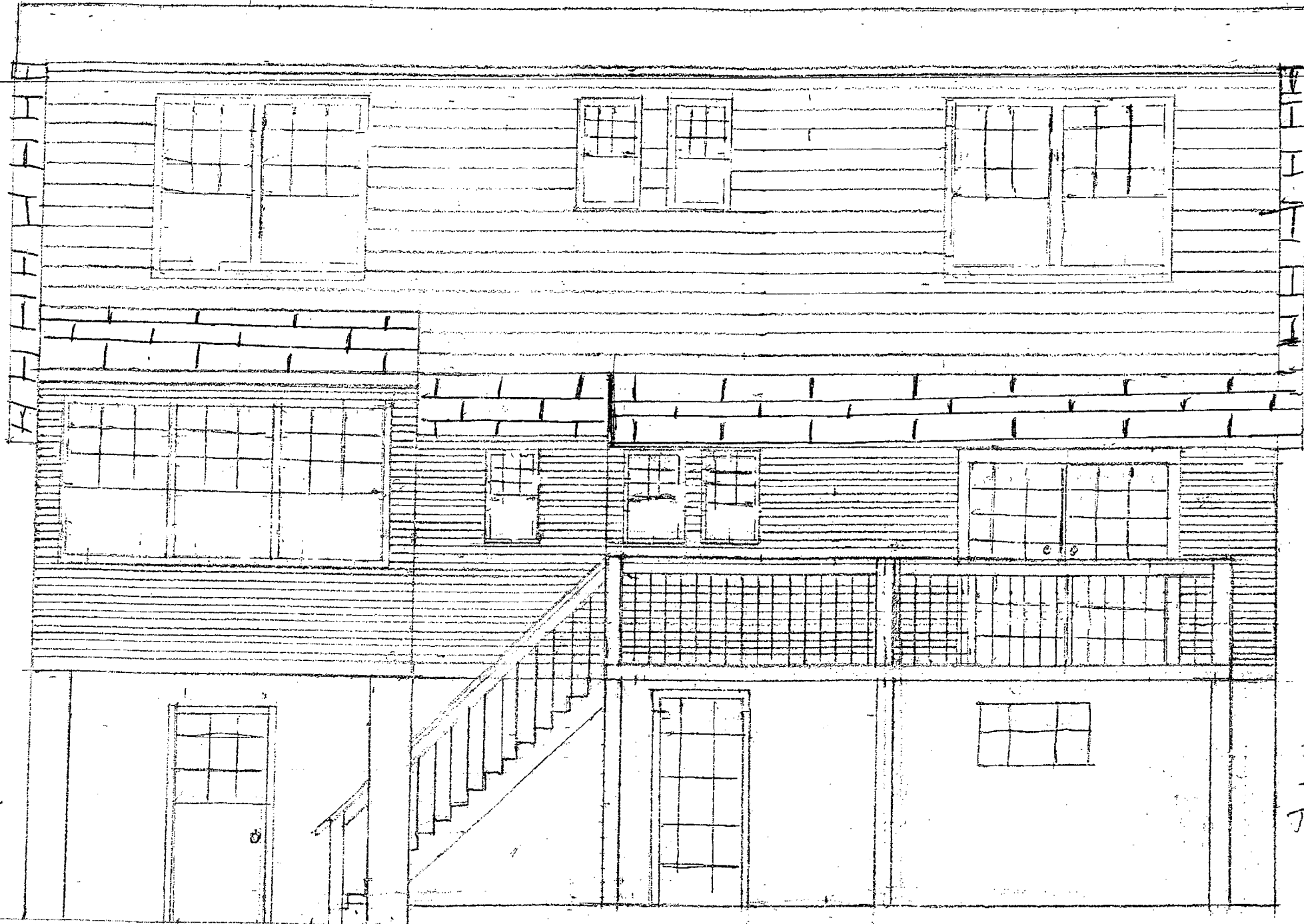
Donor Wells
7332 Ring Rd
Tobacco Park, TN

Back side
West side
As suggested -
2nd Floor down
exterior

original
change
not area with
remain with
2nd floor
or 1st floor

6' boardwalk





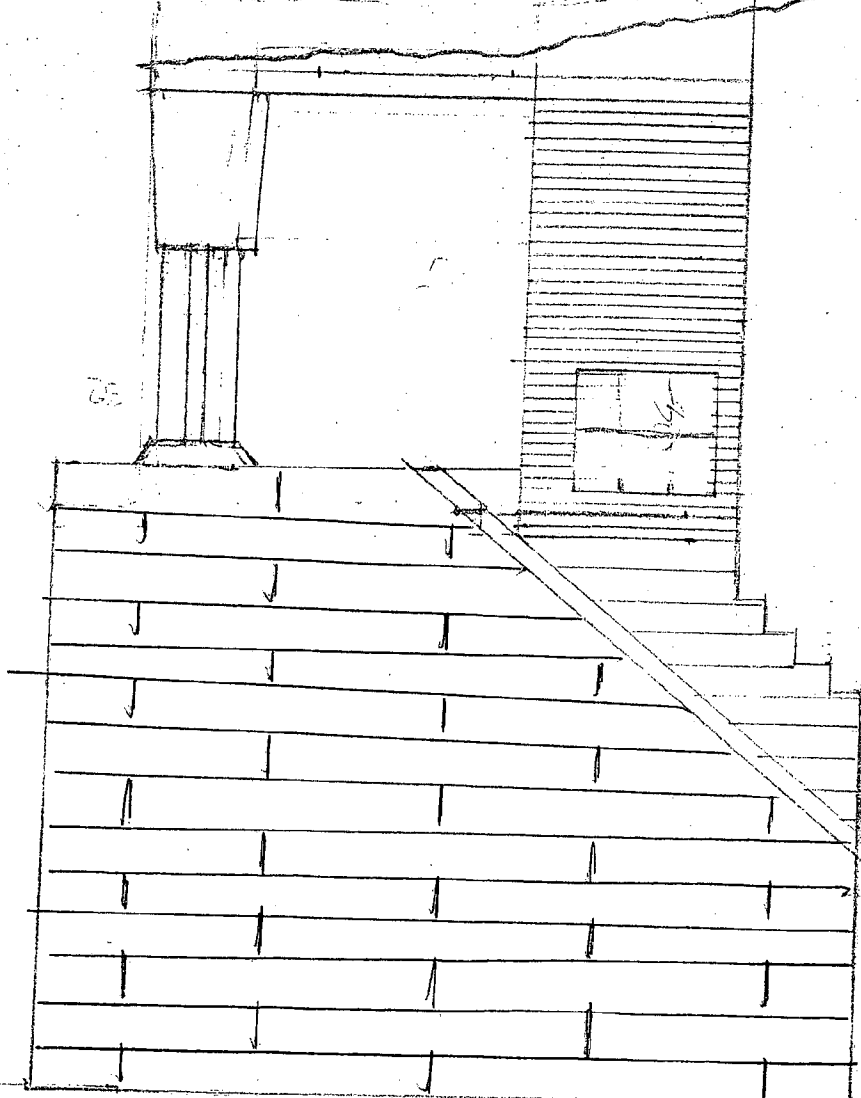
6" board
siding

Back side
West side
As Proposed -
2nd Floor Dormer
extension

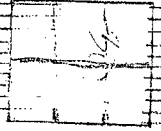
Jama W. Lee
7332 Ring Blvd
Takoma Park, Md.

James W. ...
7332 ...
Tokona ...

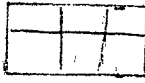
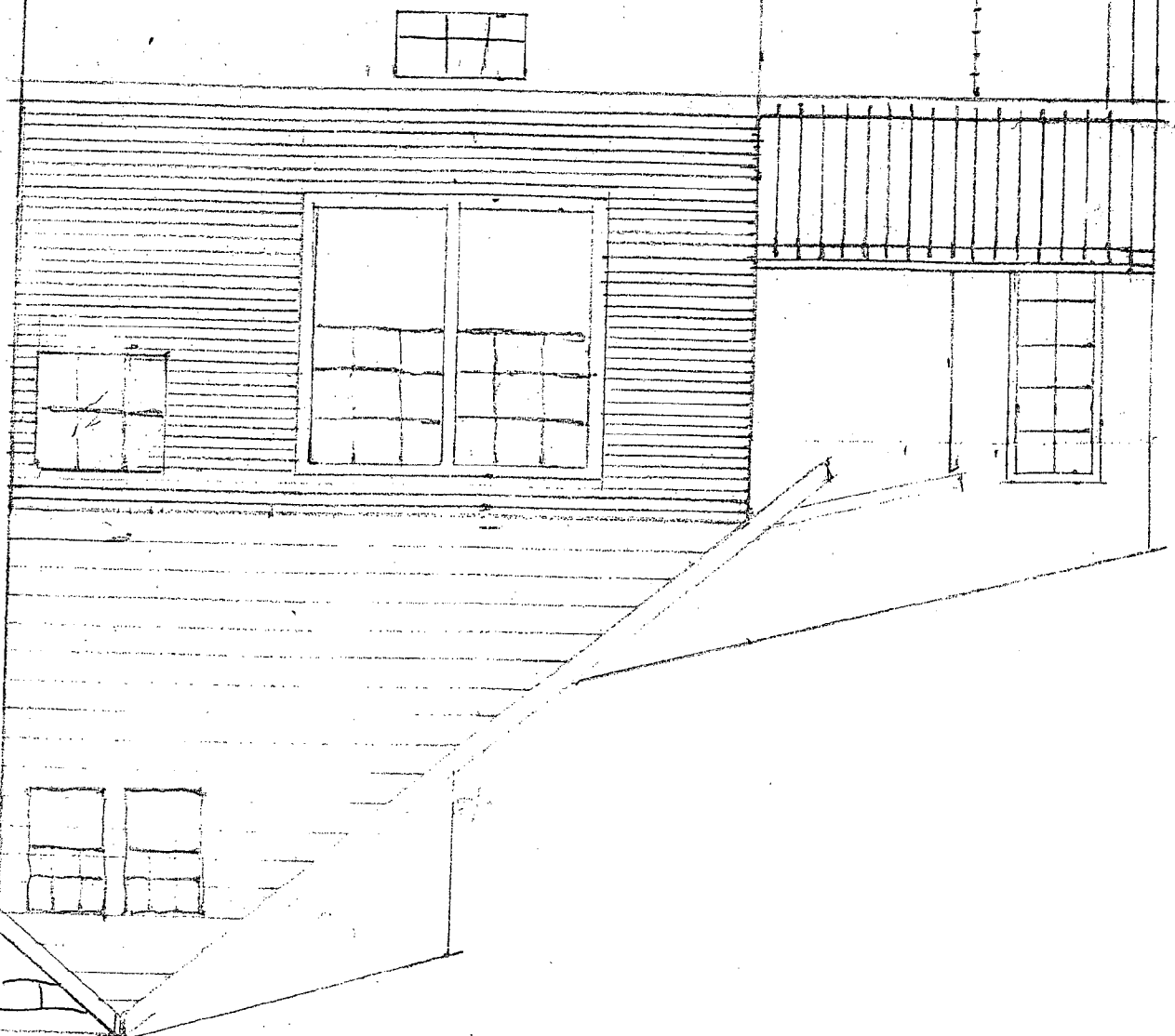
South Side - Axis



32



33

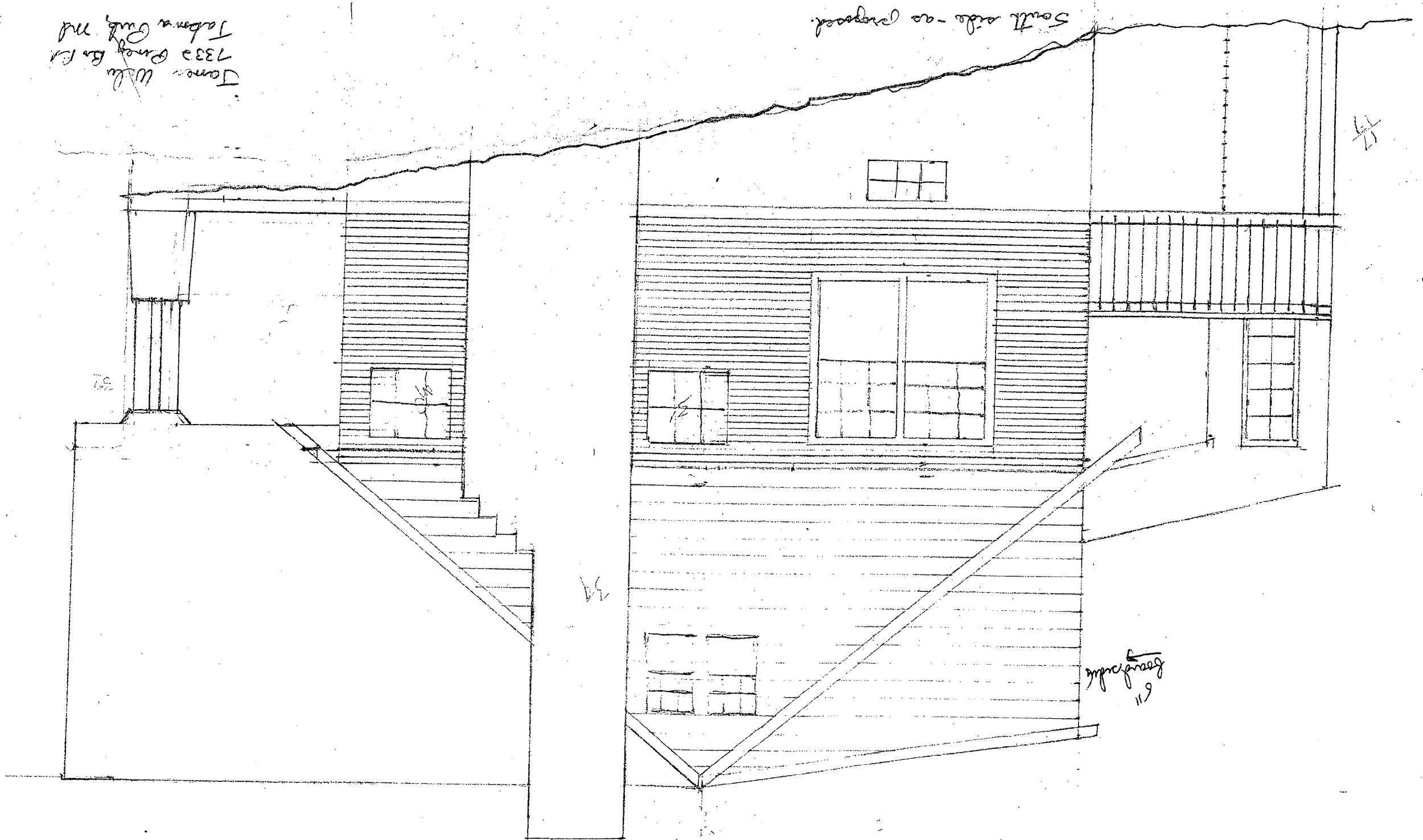


34



James W. Williams
1333 Grand Blvd, PA
Tobacco Creek, MD

South side - as proposed.



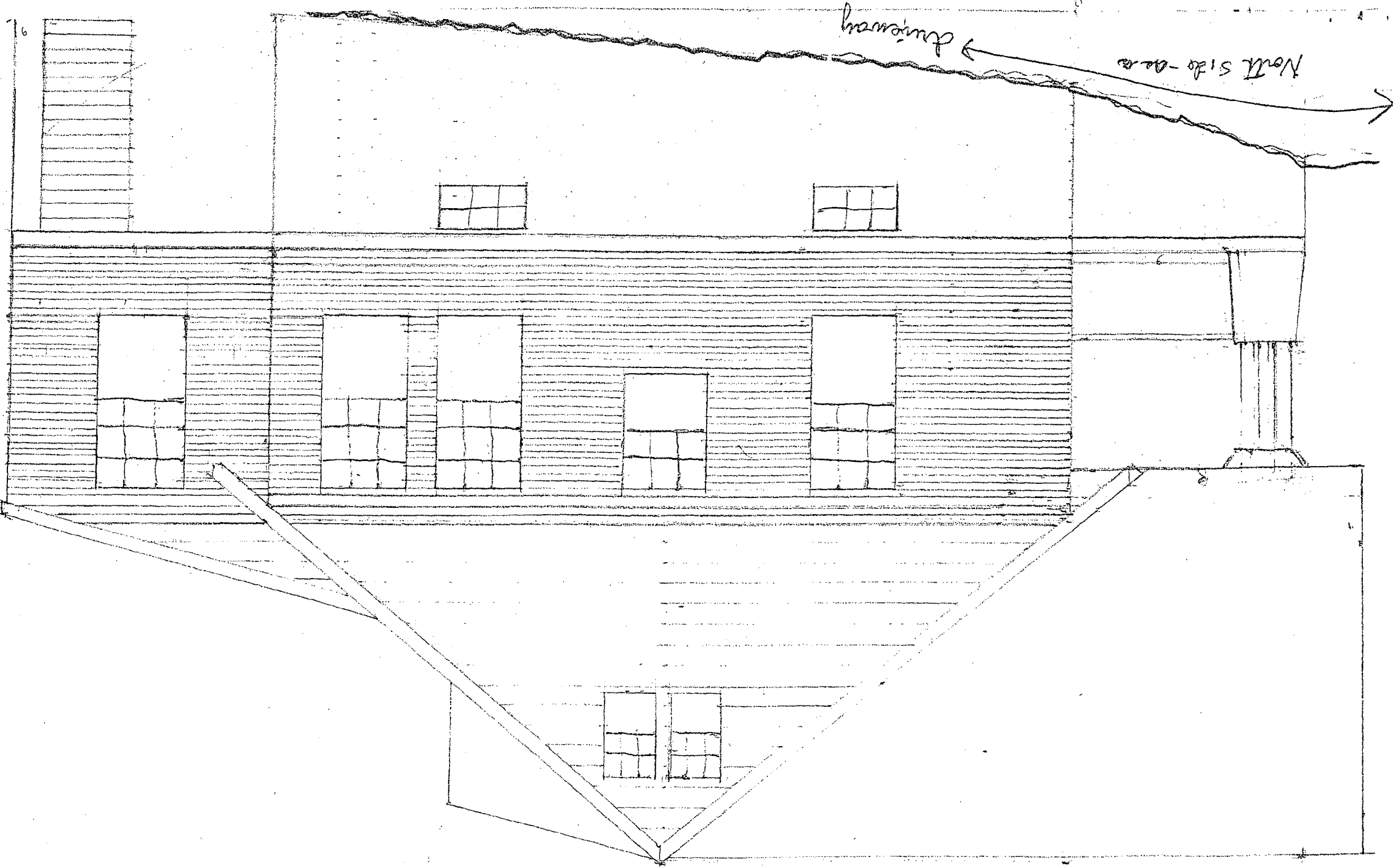
37

34

6" Grand Blvd

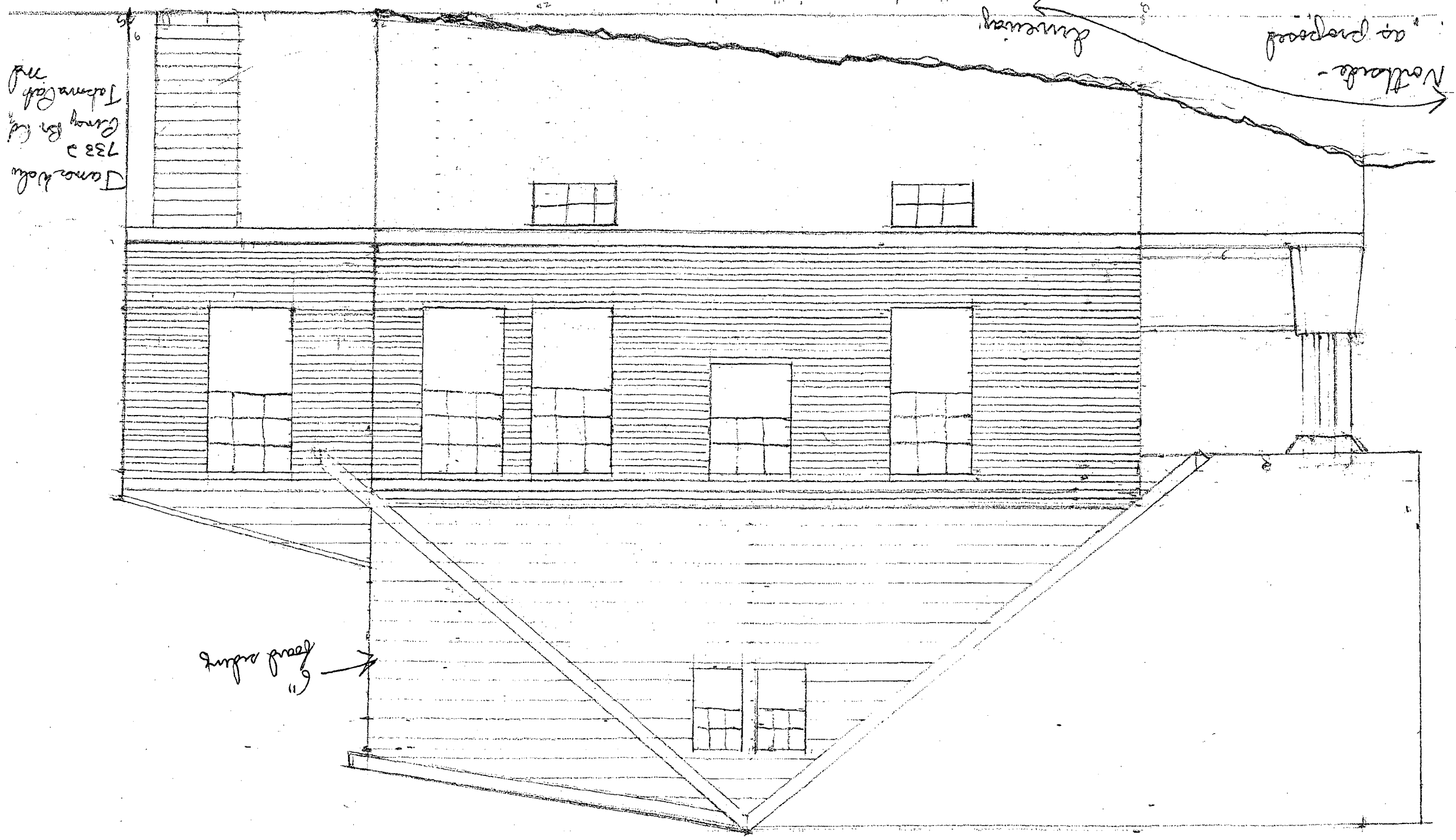
33

Done with
7332
Frank B. Co.
Johns
Md



Chimney

North side - 02.10



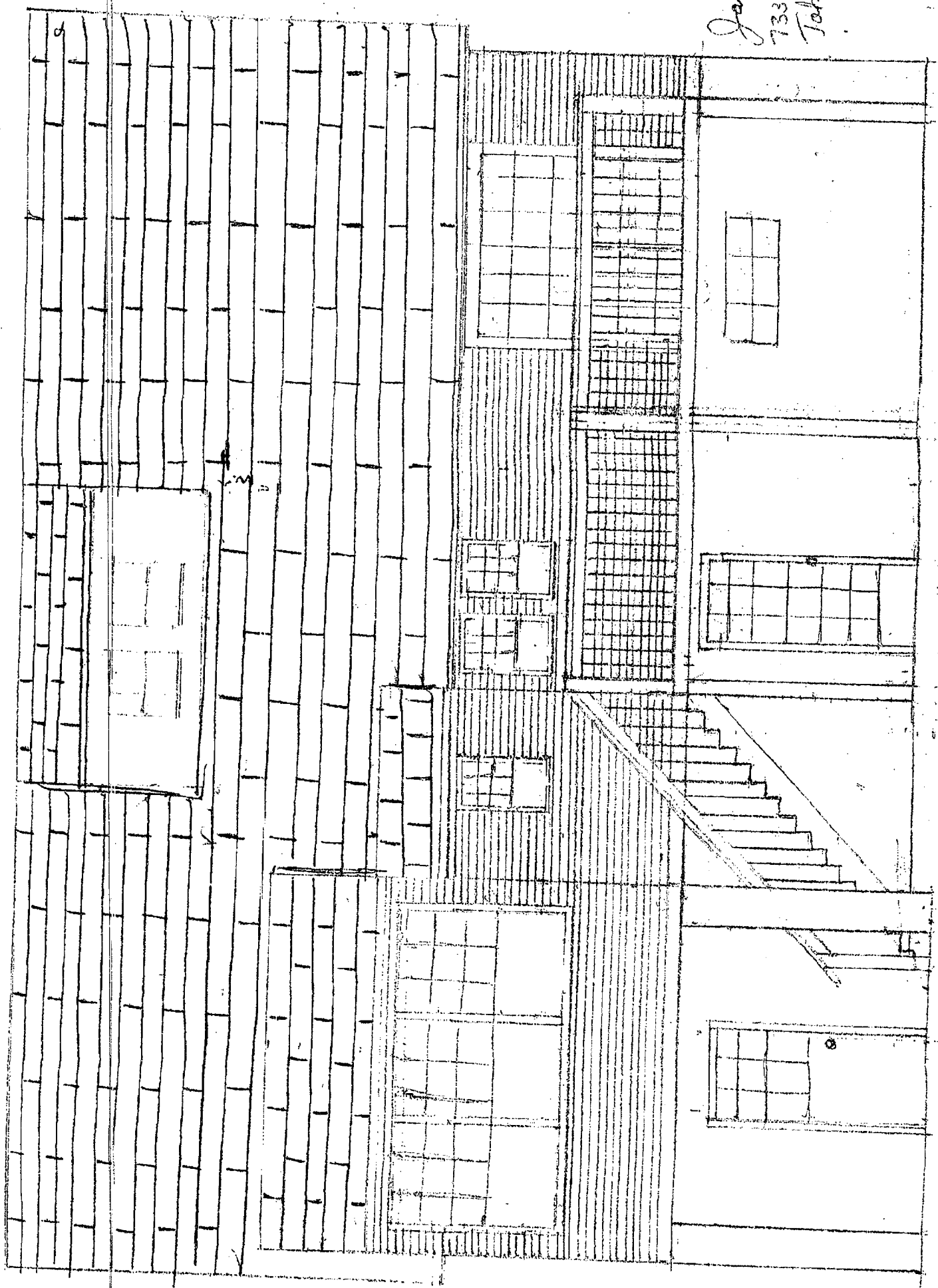
7332
Dana Hall
Camp Bn Bldg
Tolman Bldg
M

Demerway

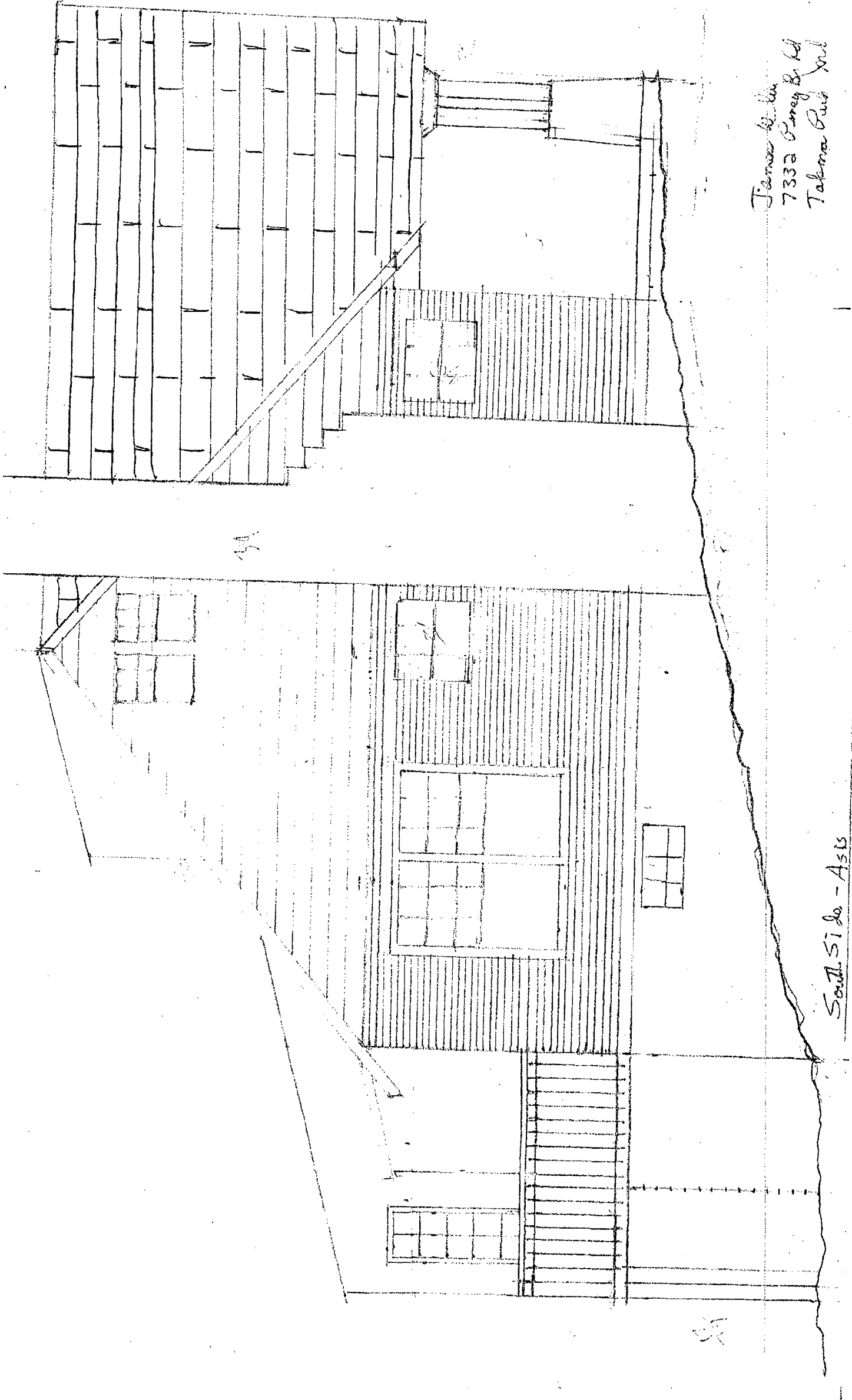
Northside
at proposed

6" front porch

Jana Waller
7335 Penny B. Rd
Tatum Calif. 948



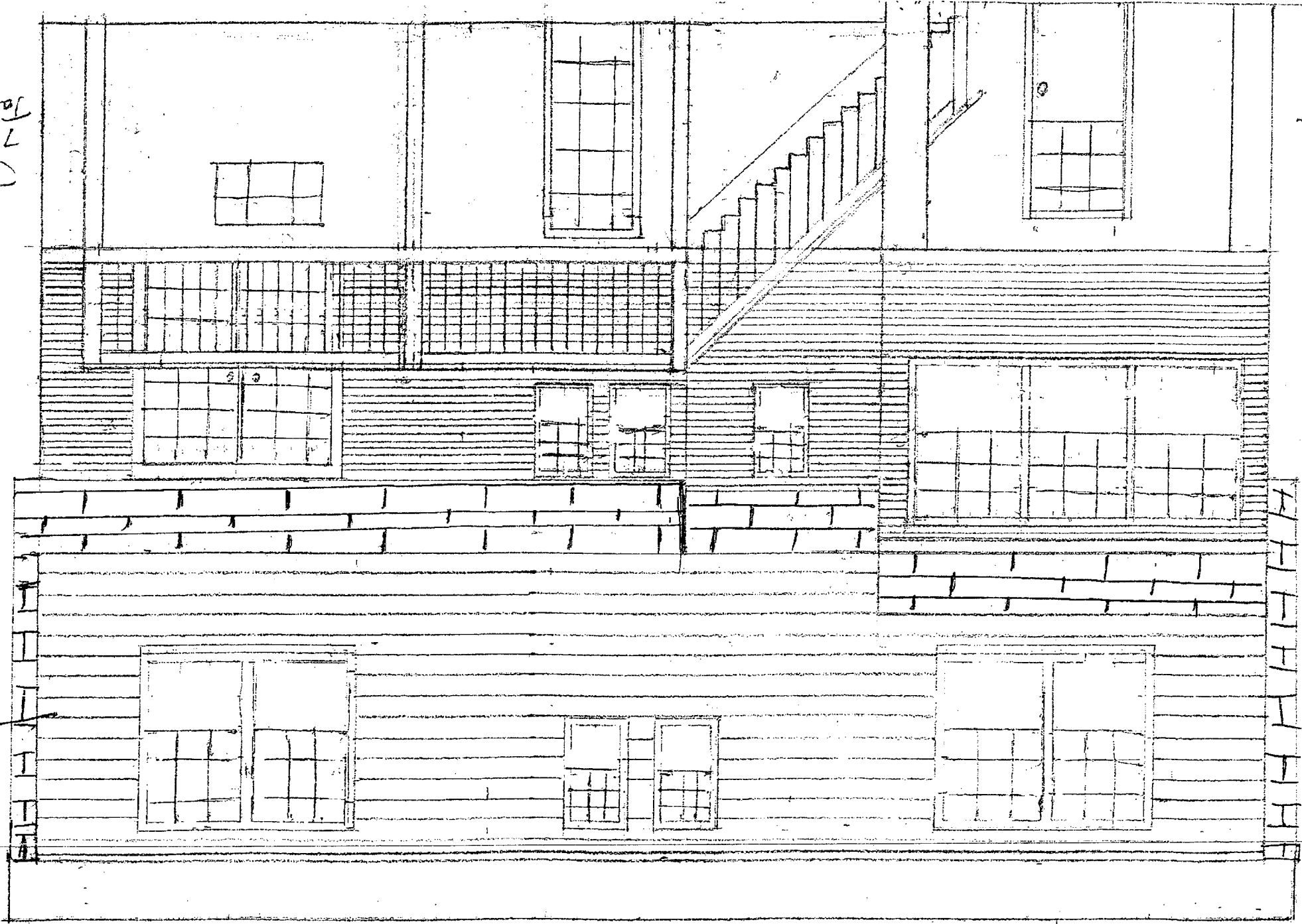
Back side
West side
area



James to be
733a Piney St
Takoma Park Md

South Side - Axis

Donor W. Co.
7332 Ring Rd.
Takoma Park, Md.



Basement
West side
As finished
2nd Floor
Interior

6" Grad
Slope

The attached exterior renderings (without the shingles outlined) give a better perspective and are more highly defined than those in the package.

As I have noted, the board siding on the rear dormer addition will be 6" wide board face showing which will match the existing width of the wood exterior on the 2nd floor in contrast to the 2 $\frac{3}{4}$ inch facing of the 1st floor.

Also, note that the existing roof lines of the original house on the sides will be retained as well as the 1 foot overhangs on the side and the 2 $\frac{1}{2}$ foot overhang on the rear.

The addition will be built upon the existing side walls and rear wall of the existing house and will ~~also~~ have one foot overhang on the sides and a rear side overhang of at least 1 foot.

Scope of work: 7332 Piney Br Rd
Takoma Park, Md

Submitted by Jemer Uolu
811 Thayer Ave
Silver Spring, Md 20910
(301) 589-3040

1. Dormer on rear 2nd floor which will provide rooms with 14 feet of $7\frac{1}{2}$ ft headroom rather than the center $3\frac{1}{2}$ feet now there with the ceilings ~~sloping~~ sloping rapidly.

9 panes over one window will provide an excellent view of backyard and increase air circulation.

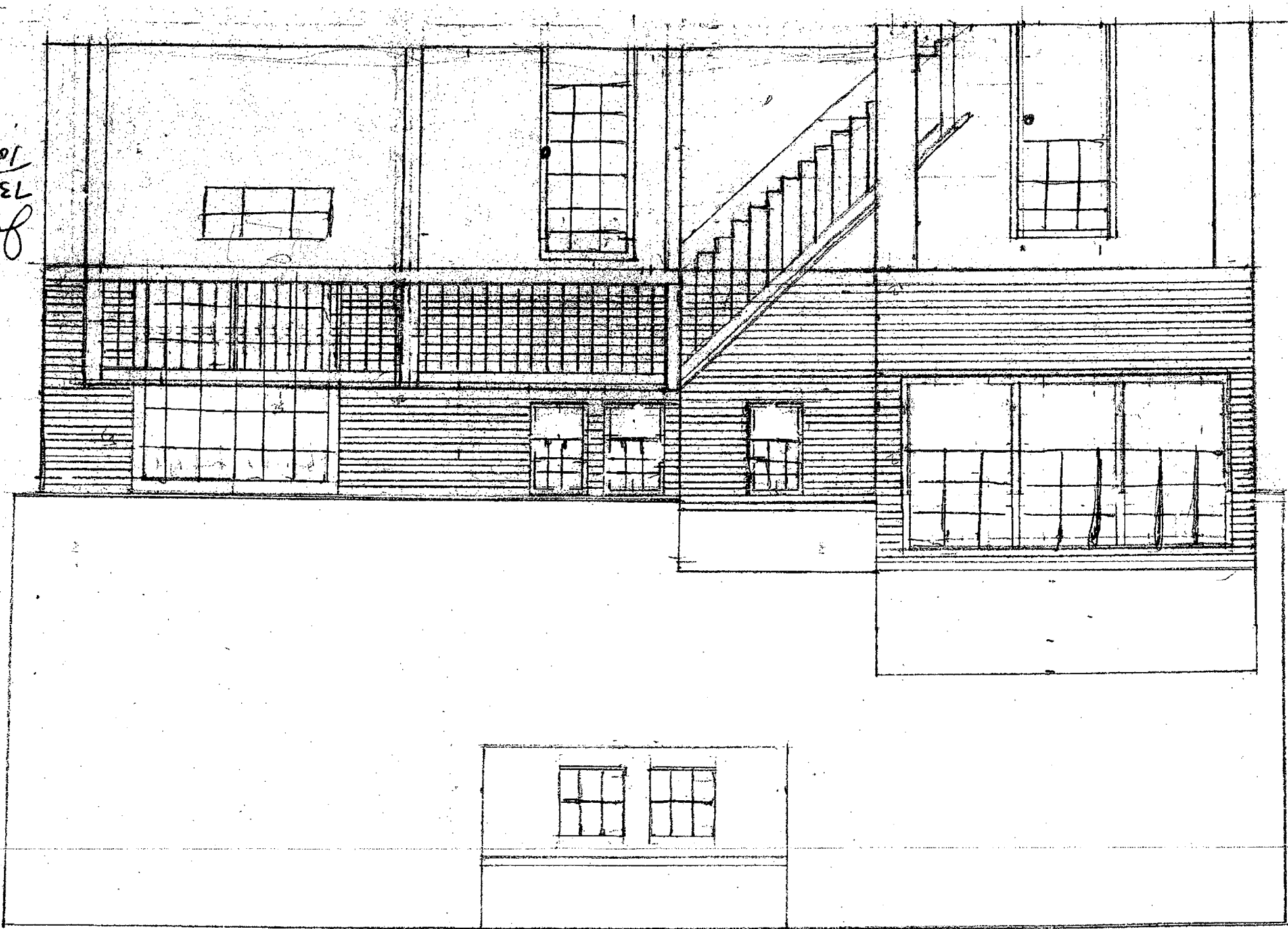
2. Small obsolete, impractical bathroom can be replaced with two modest, practical bathrooms with full headspace and more functional windows, as well.

3. Closet space of modern size can be placed on the East walls of the bedrooms where the ceiling begins to slope down and the rather inadequate closets can be made available for the front bedroom by changing doors around.

4. 1st floor back bedroom (which probably was an enclosed porch) can have obsolete casement type roll out windows replaced with 9 over 1 double hung windows in conformity with rest of house

5. A fairly short white wooden picket fence in the front yard will both set off the picture perfect bungalow and give it some protective definition from the street & street traffic of Piney Branch Road.

Janet Walker
7330 Perry Dr Rd
Tolman Park Md



Bob and
Woodward
00 10

The attached exterior renderings (without the shingles outlined) give a better perspective and are more highly defined than those in the package.

As I have noted, the board siding on the rear dormer addition will be 6" wide board face showing which will match the existing width of the wood exterior on the 2nd floor in contrast to the 2 $\frac{3}{4}$ inch facing of the 1st floor.

Also, note that the existing roof lines of the original house on the sides will be retained as well as the 1 foot overhangs on the side and the 2 $\frac{1}{2}$ foot overhang on the rear.

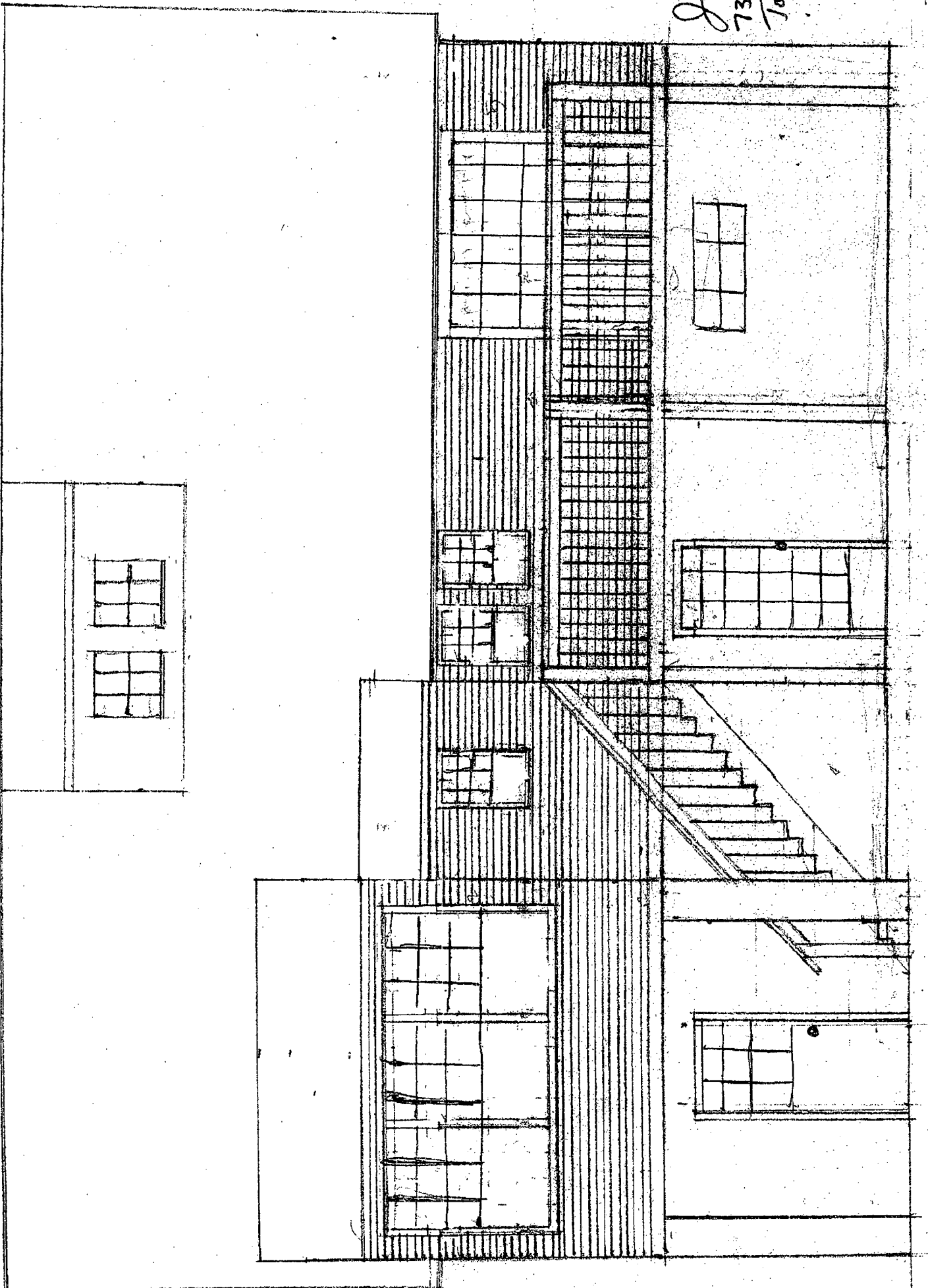
The addition will be built upon the existing side walls and rear wall of the existing house and will also have one foot overhangs on the sides and a rear side overhang of at least 1 foot.

Scope of work: 7332 Piney Br Rd
Takoma Park, MD

Submitted by James Aola
811 Thayer Ave
Silver Spring, Md 20910
(301) 589-3040

1. Dormer on rear 2nd floor which will provide rooms with 14 feet of $7\frac{1}{2}$ ft headroom rather than the center $3\frac{1}{2}$ feet now there with the ceilings ~~sloping~~ sloping rapidly.
9 panes over one window will provide an excellent view of backyard and increase air circulation.
2. Small obsolete, impractical bathroom can be replaced with two modest, practical bathrooms with full headspace and more functional windows, as well.
3. Closet space of modern size can be placed on the East walls of the bedrooms where the ceiling begins to slope down and the rather inadequate closets can be made available for the front bedroom by changing doors around.
4. 1st floor back bedroom (which probably was an enclosed porch) can have obsolete casement type roll out windows replaced with 9 over 1 double hung windows in conformity with rest of house.
5. A fairly short white wooden picket fence in the front yard will both set off the picture perfect bungalow and give it some protective definition from the street + street traffic of Piney Branch Road.

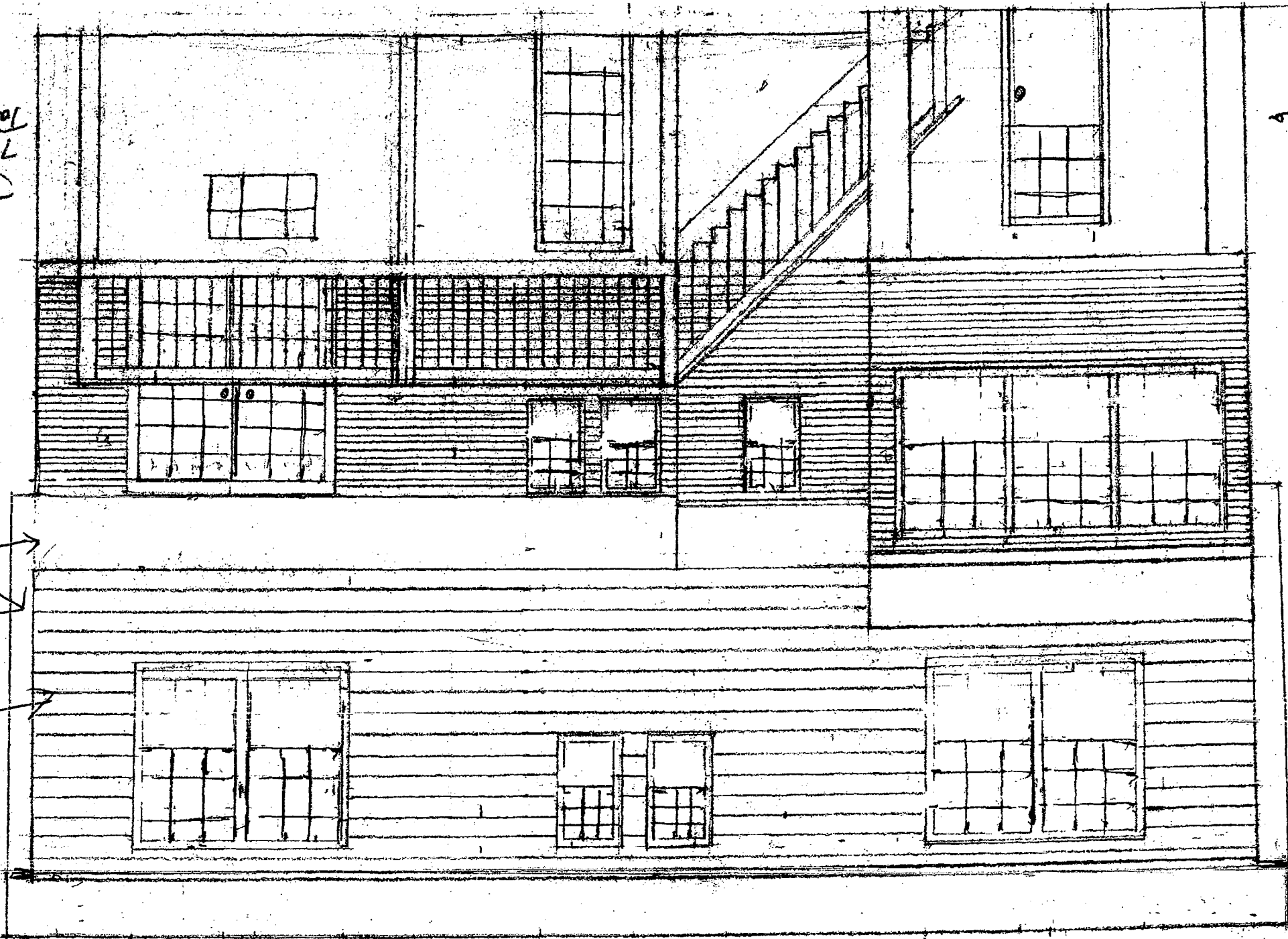
Jana Melus
7330 Perry Ln Rd
Tahlequah, Ark, MO



Back side
West side
aa is

James Wells
7332 Long Rd
Tolsons Park, Md

Back side
West side
As proposed -
2nd Floor plan
exterior



original design
roof over will be
removed cut at
overland on 1st floor

6" board siding

James W. ...
7332 ...
Tobacco ...

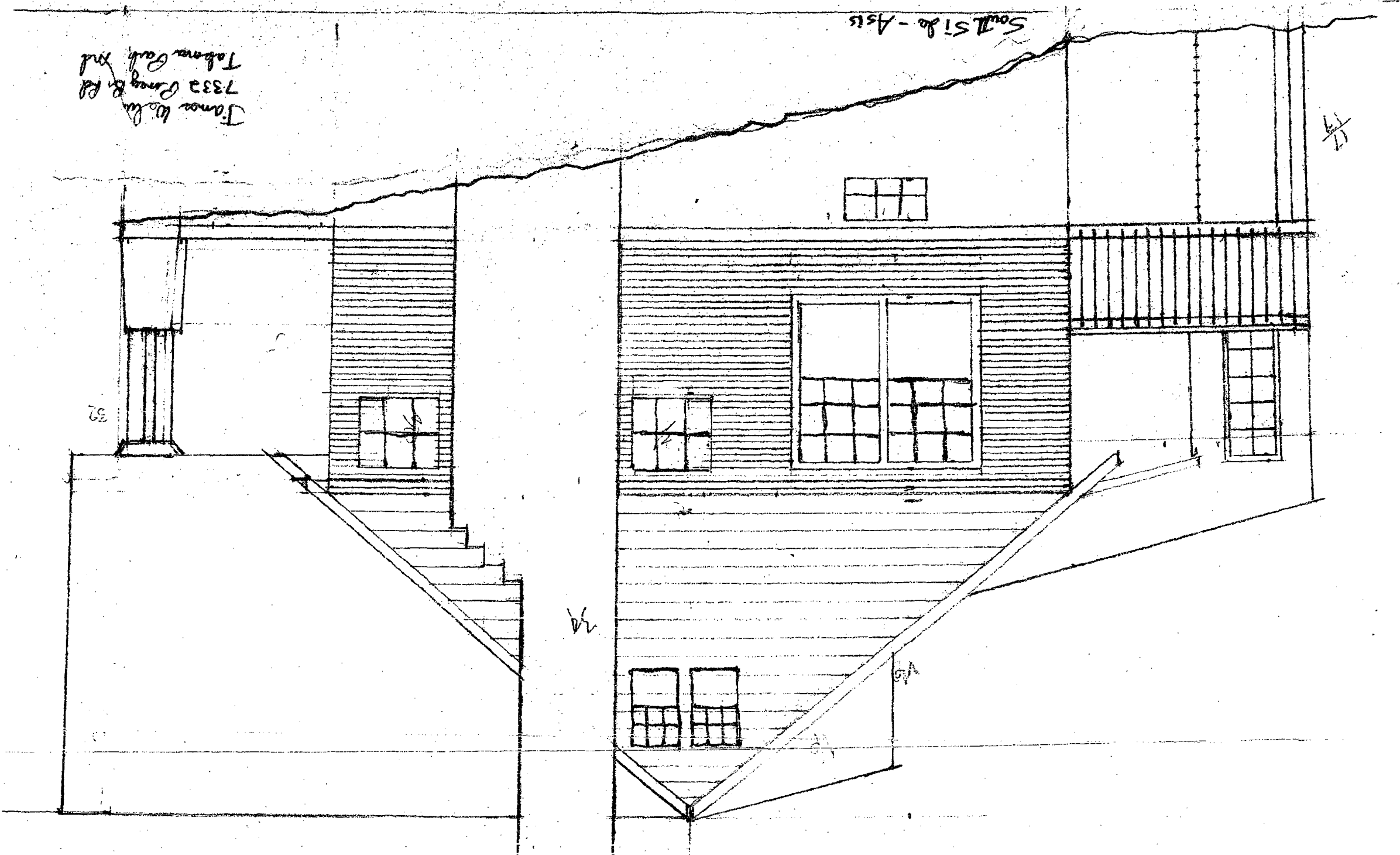
South Side - Axis

1/4

32

34

35



James W. Walker
7333 Greenway Blvd.
Tobacco Court, Md.

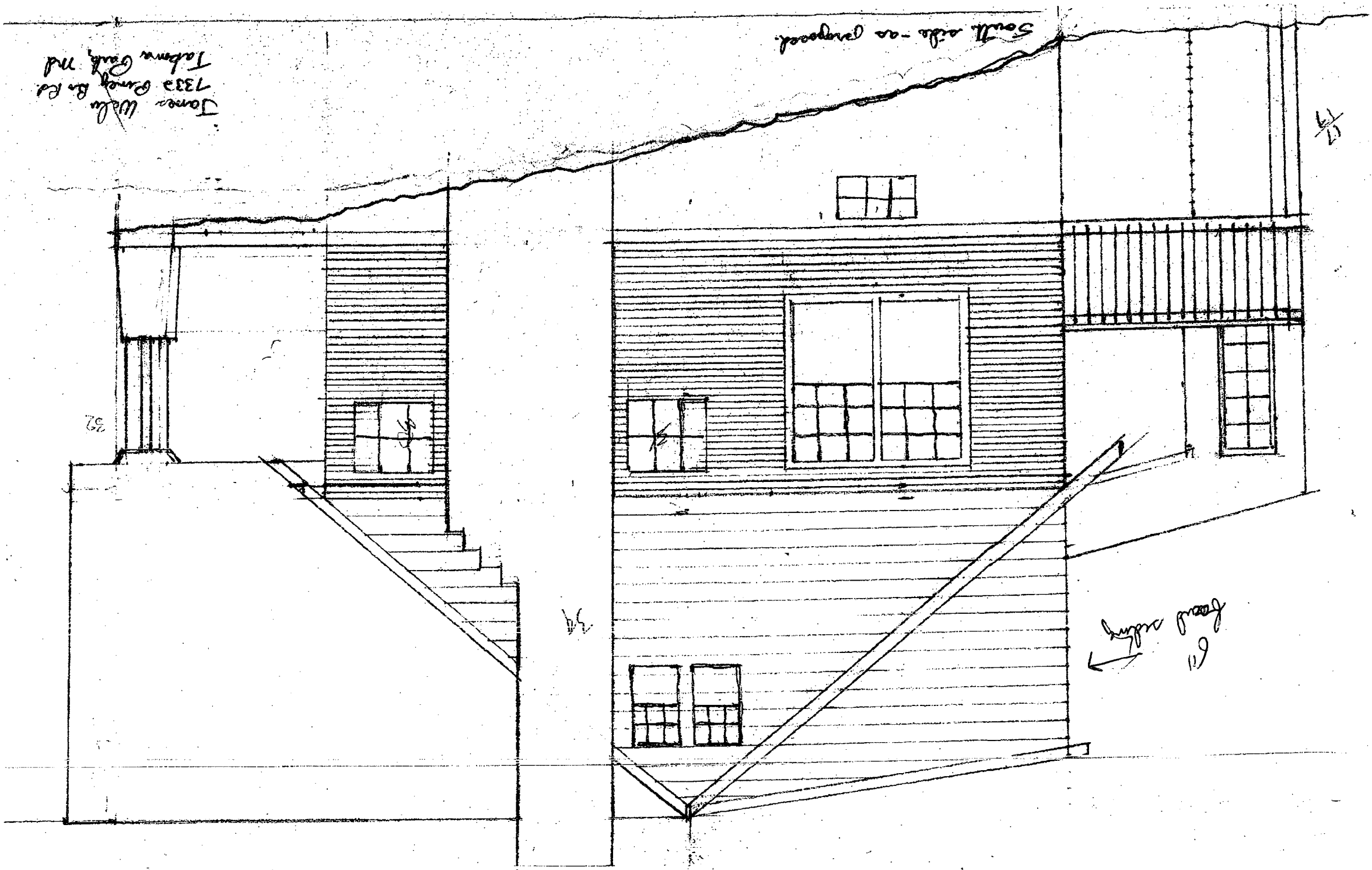
South side - as proposed.

1/2

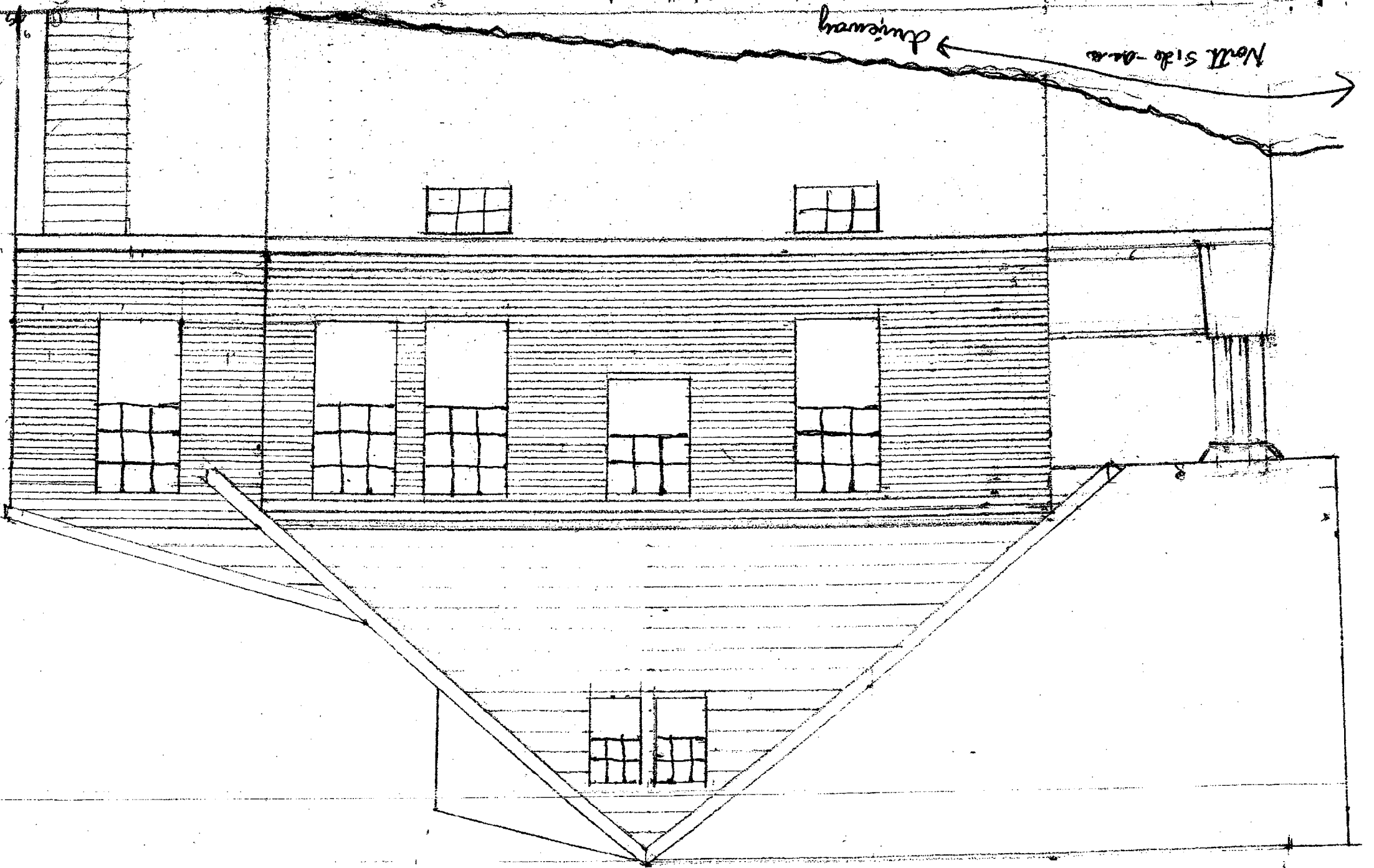
32

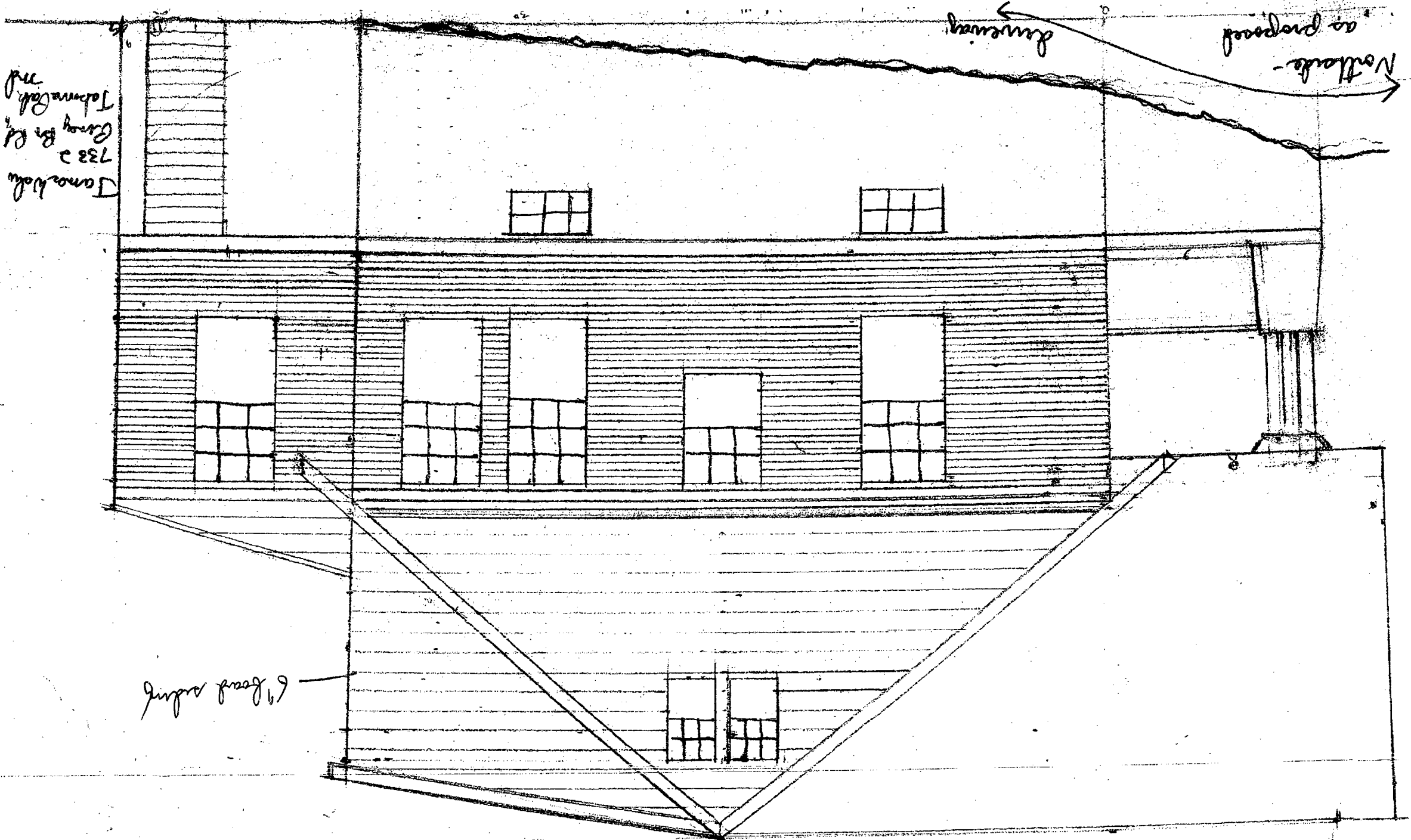
34

→ higher ground
1/2



Daniel Webb
7332
Pring B. P.
Tobacco St.
N.Y.





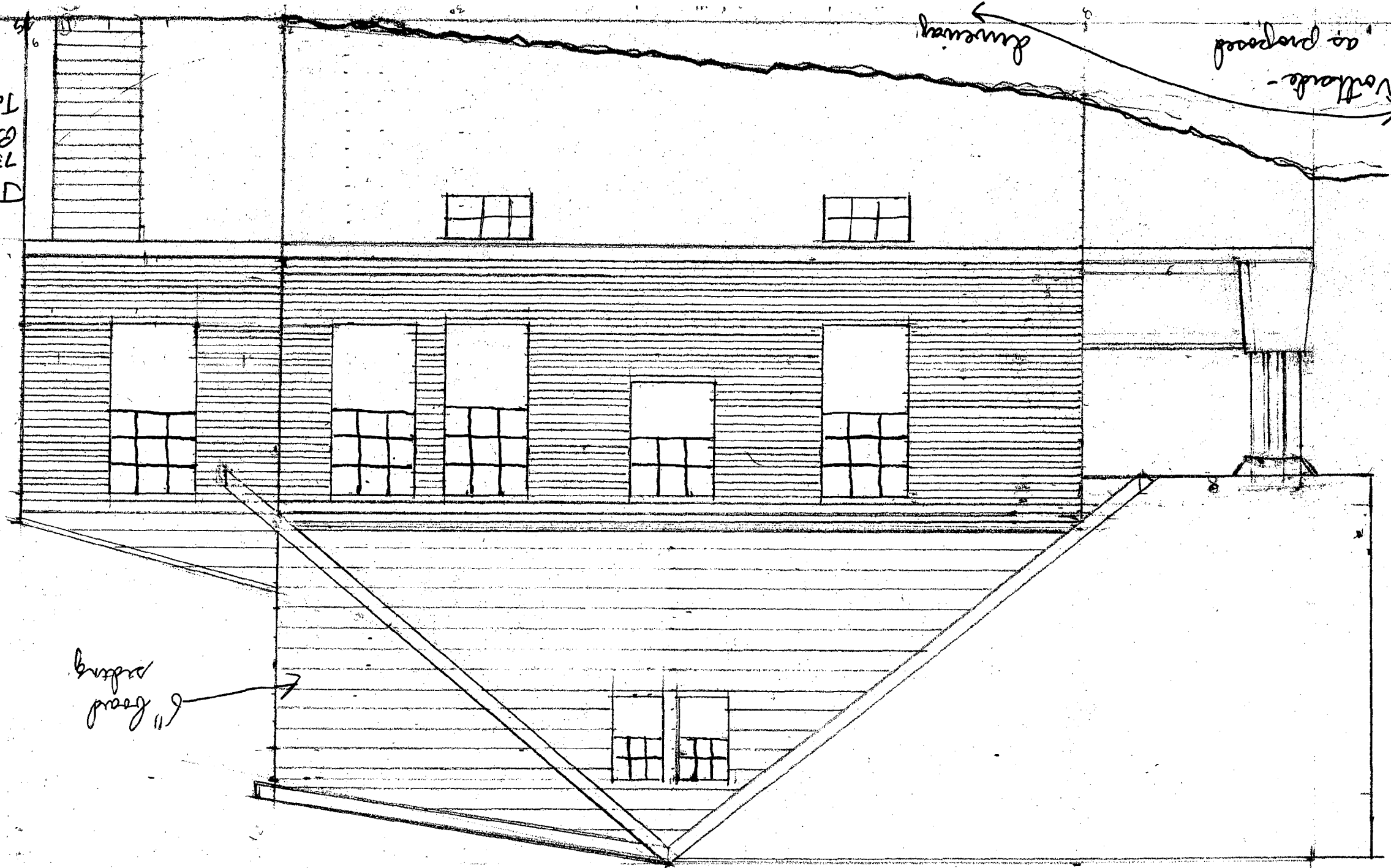
7332
Green St. Rd.
Tomball, Tex.

← driveway

Northside →
as proposed

6" lead siding

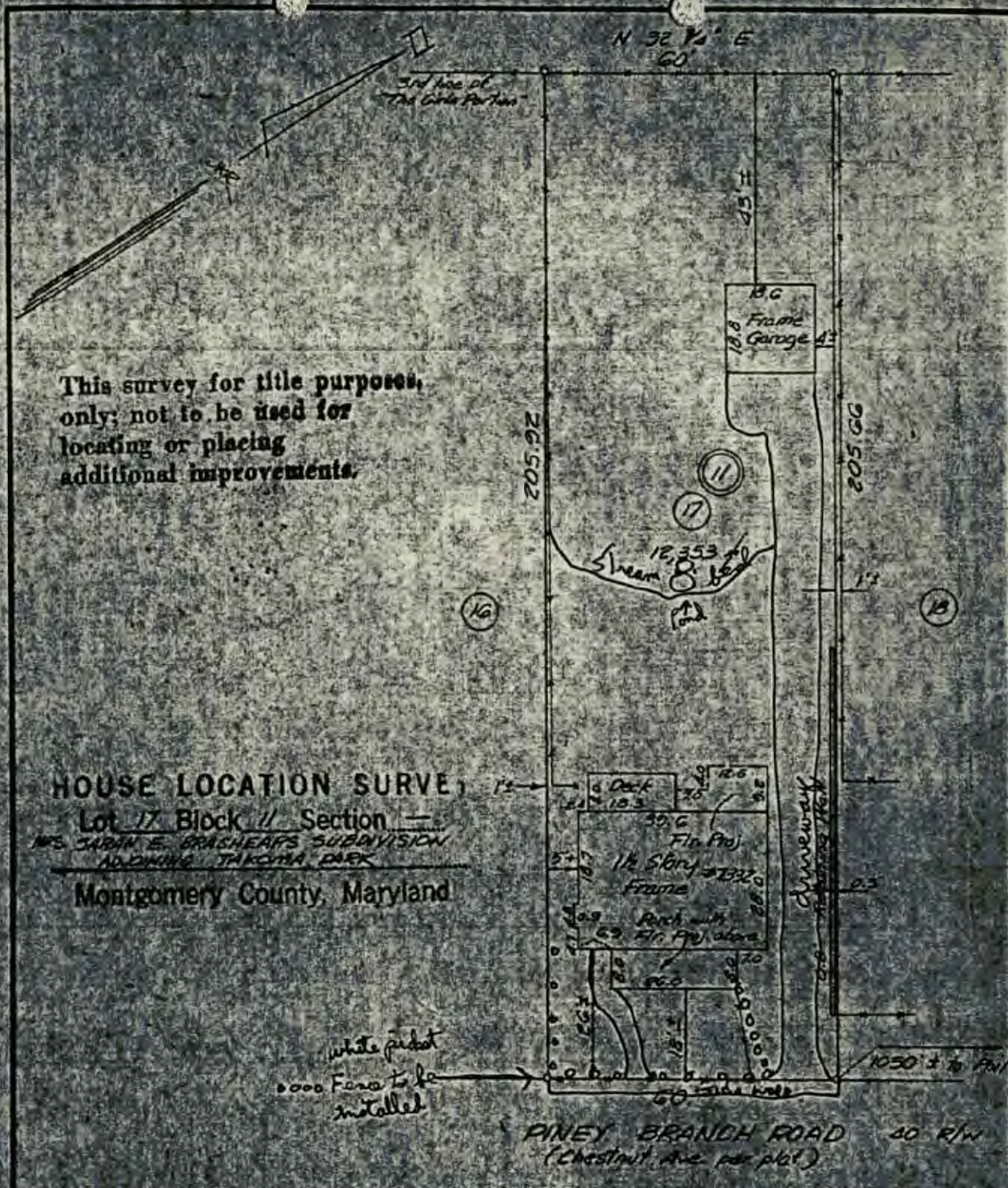
Daniel W. ...
733 ...
Cory ...
Tadman ...
MD



Limestone

Northside

6" board siding



This survey for title purposes, only; not to be used for locating or placing additional improvements.

HOUSE LOCATION SURVEY
 Lot 17 Block 11 Section —
 MRS SARAH E BRASHEARS SUBDIVISION
 ADDING TAKOMA PARK
 Montgomery County, Maryland

white picket
 fence to be
 installed

PINEY BRANCH ROAD 60 R/W
 (Chestnut Ave. per plat)

PLAT BOOK **B** PLAT NO. **2**

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT THERE ARE NO USABLE ENCROACHMENTS UNLESS OTHERWISE SHOWN.

Joseph C. Rodgers
 JOSEPH C. RODGERS
 1001 STEELES LANE SUITE 200, WET SPRING VA 22157

RODGERS
 and Associates, Inc.
 Est. 1888
 Rockville, Maryland 20850
 (301) 788-8800

CASE NO. **5-127**

DATE OF SURVEY **5-20-75**

R

SCALE
 1" = 30 FT.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Tama Welu
Daytime Phone No.: (301) 589-3040

Tax Account No.: _____

Name of Property Owner: James A. Welu Daytime Phone No.: (301) 589-3040

Address: 811 Thane Ave Silver Spring MD 20910
Street Number City State Zip Code

Contractor: Self Phone No.: (301) 589-3040

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7332 Pennell Br Rd Street

Town/City: Tobacco Park Md Nearest Cross Street: Eastern Ave

Lot: 17 Block: 11 Subdivision: Samuel E Brachens Subdivision

Liber: _____ Folio: _____ Parcel: Plot B, Plot #2

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Demolish floor

1B. Construction cost estimate: \$ 10,000

1C. If this is a revision of a previously approved active permit, see Permit # No

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 3 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.

James A. Welu
Signature of owner or authorized agent

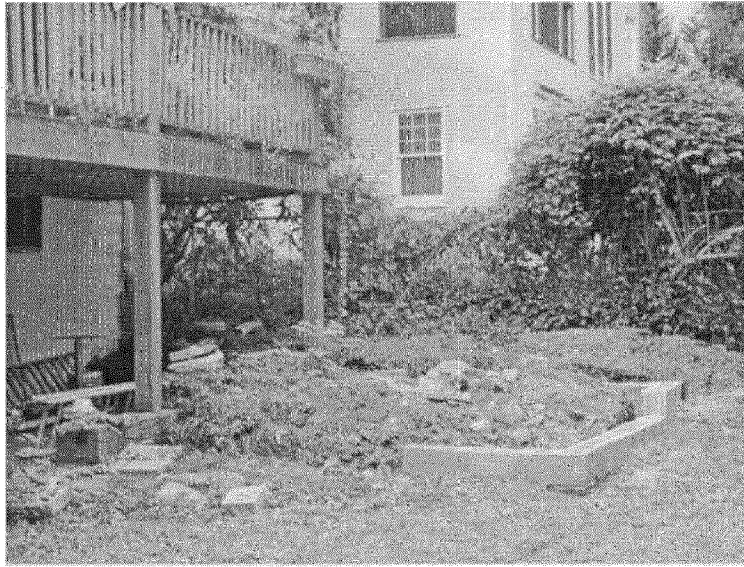
8-24-04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

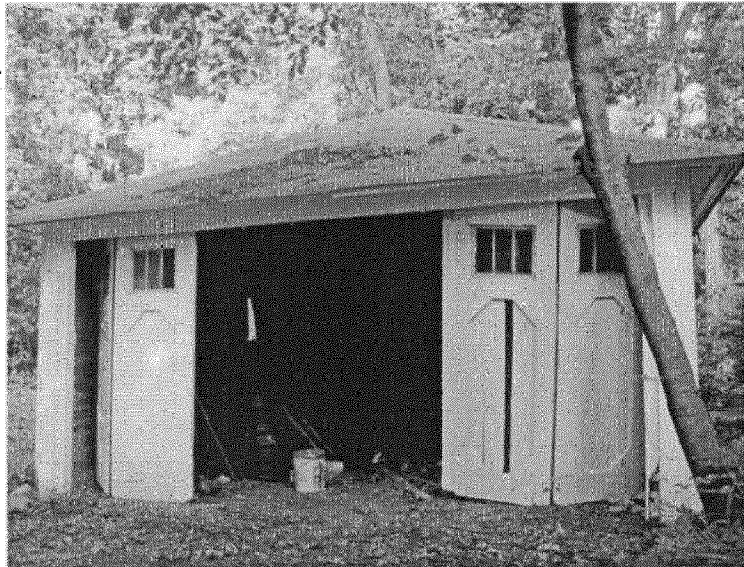
Disapproved: _____ Signature: _____ Date: _____

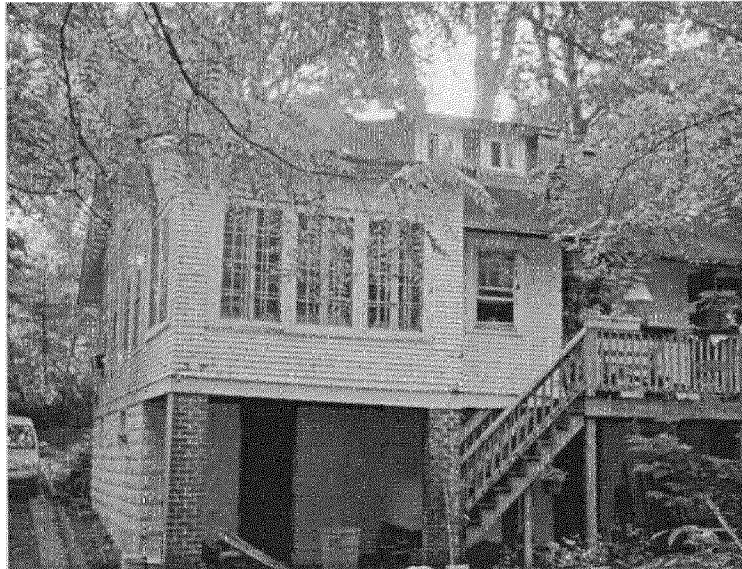
Application/Permit No.: 356161 Date Filed: 8/25/04 Date Issued: _____

W0420 10/20/2020 10:00 AM 10/20/2020 10:00 AM

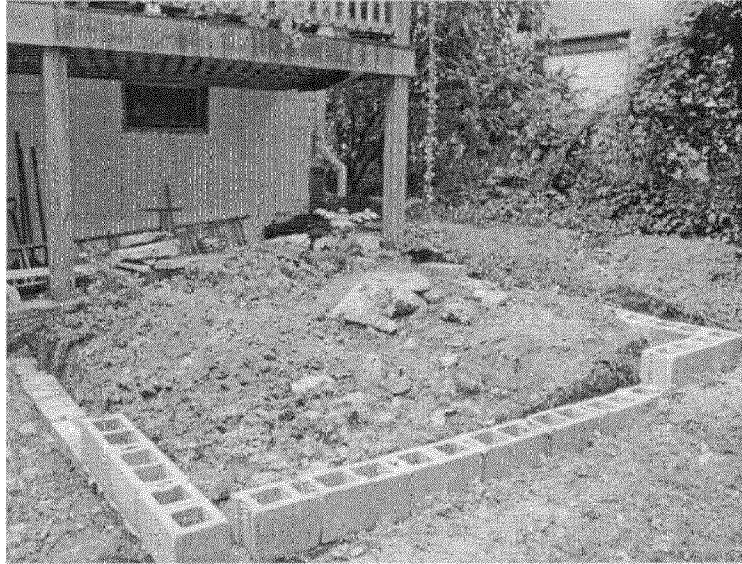


W0420 10/20/2020 10:00 AM 10/20/2020 10:00 AM













THE WAREHAM



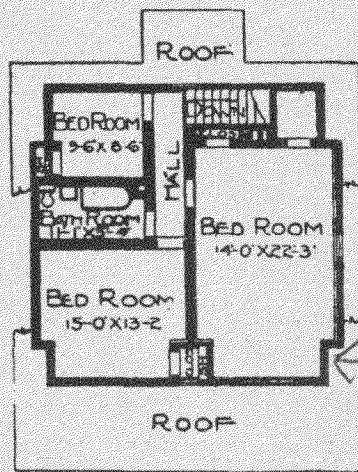
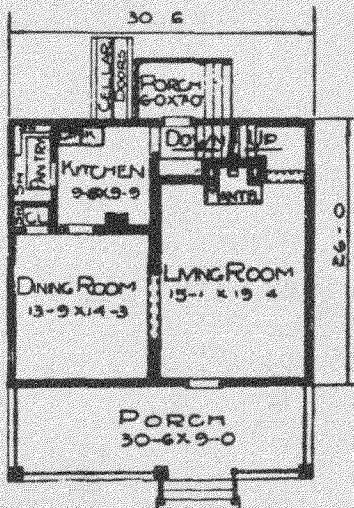
In the Wareham Modern Home we have the colonial design prevailing with massiveness and durability. The living room and dining room are always well lighted and ventilated.

Details and features: Six rooms and one bath. Full-width front porch supported by tapered cobblestone or square wood columns; shed dormer. Fireplace with brick mantel in living room; cased opening flanked by columns between living and dining rooms.

Years and catalog numbers: 1913 (203); 1916 (264P203); 1917 (S203); 1918 (203); 1920 (203); 1922 (203)

Price: \$1,089 to \$2,425

Locations: Greenville and Pittsburgh, Pa.; Corpus Christi, Tex.; Madison, W. Va.



This two narrow

Details and fea width front poi braces; front do in dining room

Years and cata 1921 (2026, 30 P13085)

Price: \$926 to

Locations: Wa rora, Ill.; Gary, Boston, Mass land, N.J.; Pc Pittsburgh, Pa McLean, Va.; Kenosha, Wis

