

37/03-03WW 7303 Piney Branch Road
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: November 13, 2003

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

AF

SUBJECT: Historic Area Work Permit # 322079

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **(APPROVED or APPROVED WITH THE FOLLOWING CONDITIONS)**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Mr. James A. Welu

Address: 7303 Piney Branch Road, Takoma Park, MD 20912

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



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

RECEIVED

OCT 21 2003

Dept. of Permitting Services
Division of
Casework Management

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

Tax Account No.: 01061628
Name of Property Owner: James A. Welu Daytime Phone No.: (302) 645-1188
Address: 811 Thayer Ave, Silver Spring, Md 20910
Street Number City State Zip Code
Contractor: Self Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7303 Piney Br Rd Street:
Town/City: Taborra Park, Md 20912 Nearest Cross Street: Eastern Ave
Lot: 22+ p21 Block: 12 Subdivision: B.F. Gilbert
Liber: 4674 Folio: 825 Parcel: Plat Book A at Plat #3

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 3000
1C. If this is a revision of a previously approved active permit, see Permit # NA

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

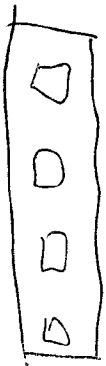
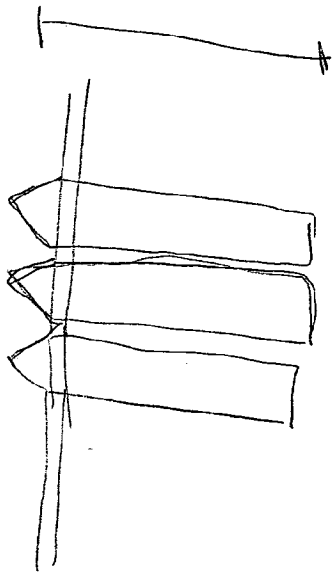
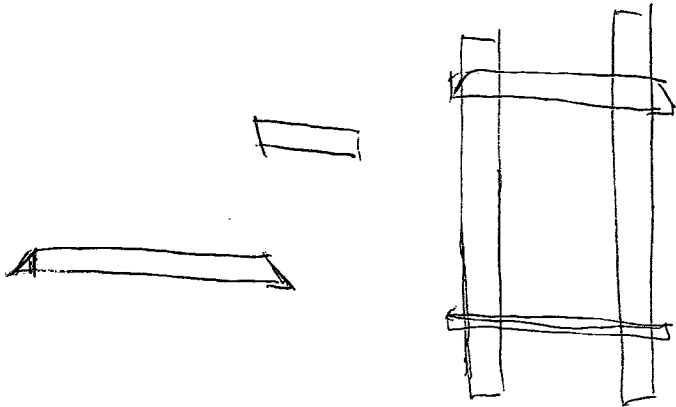
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

James A. Welu 10-20-03
Signature of owner or authorized agent Date

Approved: Jason C. Williams For Chairperson, Historic Preservation Commission AF 11-13-03
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 302 079 Date Filed: 10/20/03 Date Issued: _____



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7303 Piney Branch Road, Takoma Park **Meeting Date:** 11/12/03
Applicant: James Welu **Report Date:** 11/05/03
Resource: Non-Contributing Resource **Public Notice:** 10/29/03
Takoma Park Historic District
Review: HAWP **Tax Credit:** None
Case Number: 37/03-03WW RETROACTIVE (partial) **Staff:** Anne Fothergill
PROPOSAL: Deck replacement, aluminum siding removal, garage alterations, window replacement, and fence installation
RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource in the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: c. 1920-30

This house was built circa 1920-30 and is a brick Dutch Colonial single family home in the Takoma Park Historic District.

PROPOSAL

Part of this submission is for a retroactive HAWP as the applicant has already made some of the alterations and was cited for doing the work without a Historic Area Work Permit.

The applicant has already begun construction of the new rear deck off the first floor. The previous rear deck had been destroyed by a tree during Hurricane Isabel and the applicant went forward in rebuilding it before applying for a HAWP. The deck is now only partially constructed and the applicant has submitted a HAWP for the deck as well as for other alterations to the house and property.

The first floor rear deck will be larger than the previous deck which was about 5' wide. As the applicant shows in Circle 15, the previous deck was more like a concrete walkway and the applicant would like a larger deck—12' wide. This deck will have 5/4" 12' pressure-treated

decking boards and a wood railing with 2" x 2" balustrades. The applicant also proposes a wood stairway to provide access to the back yard, garage and basement. (for more detailed material specifications see Item 1.b.II in Circle 11)

The second story deck also was destroyed in Hurricane Isabel. This deck had been a 6' x 20' wood deck but because of a 2' wide wall on the sides it only had about 4' of usable space and drainage problems and leaks. The applicant would like to reconstruct this deck but proposes to cantilever it out to 8'. The applicant proposes 5/4" pressure-treated deck boards and a wood railing with 2" x 2" balustrades (for more detailed material specifications see Item 1.b.I in Circle 10 and for drawing of proposed decks see Circle 17).

Part of the aluminum siding on the rear 2nd story of the house came down with the tree and the deck during the hurricane and the applicant would like to remove all the rear aluminum siding and expose the existing wood siding underneath.

The applicant is also proposing the following changes to the house and setting:

- Replace the non-original jalousie windows on 2nd floor with 6-over-6 windows like other existing windows
- Replace the non-original jalousie windows on 1st floor with French doors or doors similar to existing dining room doors
- Install a new fence that would extend back from the new rear deck to the rear of yard before the yard drops off. The fence would be made of pressure-treated 2 x 4 s and 4 x 4 posts with balustrades similar to the deck rails (see detail in Circle 32)
- Remove inoperable left garage door and replace with a wood paneled door and fill in rest of area with garage door panels or lap siding similar to existing 2nd floor rear siding (see detail in Circle 30).

STAFF DISCUSSION

It is never optimal when exterior alterations to a historic property have already been started and the HPC must review a retroactive Historic Area Work Permit application. This applicant is familiar with the HAWP process and should have come forward before he began the work. However, the HPC and staff are now charged with reviewing the changes made and determining if they are approvable.

A Non-Contributing Resource in the Takoma Park Historic District receives the most lenient level of design review. The HPC considers alterations to Non-Contributing Resources in terms of their impact on the overall streetscape and environmental setting of the historic district. The *Takoma Park* Guidelines state "most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing...which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole."

None of these changes affect the scale and massing of the house. All of these changes are located at the rear of the house and will not affect the streetscape. The proposed changes utilize

compatible materials and an appropriate design for the setting. The alterations to this building and setting are well within the size, scale, and architectural parameters of the other houses on Piney Branch Road. This house is located next to what is possibly the oldest house in Takoma Park, an Outstanding Resource in the District, which is also owned by the applicant. These alterations would not adversely affect this important resource.

These proposed changes to a Non-Contributing Resource will not impair the character of the streetscape, landscape, or historic district. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 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 the Secretary of the Interior's *Standards for Rehabilitation #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 shall 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.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

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

Owner's mailing address

James A. Welu
 811 Thayer Ave
 Silver Spring, Md.
 20910

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

South

Monique E. B. Strawderman
 7063 Eastern Ave.
 Takoma Park, Md.
 20912

City of Takoma Park
 7500 Maple Ave
 Takoma Park, Md.
 20912

West

South

Gene Guerrero +
 Mary L. Kegley
 7059 Eastern Ave.
 Takoma Park, Md. 20912

James Welu
 811 Thayer Ave
 Silver Spring, Md.
 20910

West

East

James M. Dold
 Promise A. Ahlstrom
 7106 Holly Ave.
 Takoma Park, Md. 20912

East

Jan L. Deardorff, et al
 7108 Holly Ave.
 Takoma Park, Md.
 20912

Wolke
7303 Pinyon Bl Rd
Tahona Park, Md 20911
(143)

1. a The subject property is a brick & block colonial home at 7303 Pinyon Bl Rd, Tahona Park, Md. 20911.

It was built in 1990.

(1) The property had a 6' x 20' wood deck off the 2nd Floor, back bedroom, but only a 4' weath area due to a 2' wide wall on all three exposed sides, thus creating a swimming pool effect. The inside of the wall was sided with aluminum siding at some later date and with asphalt shingles on the outside. It had two major defects: 1. The enclosed nature of the three sides weath created drainage problems and leaks; 2. The weath width of the deck was quite inadequate, at only 4.5 feet.

This deck was demolished by a falling oak tree during the recent hurricane, leaving the 2nd floor wall exposed where the deck had been attached.

(2) The property also has a narrow deck walk way that extends from the east end of the living room, past the dining room French doors and around the corner to the south, to a kitchen exit door, at which point there was a steel landing and steel stairway to the backyard level. This part is very narrow 4.5 feet to 5.5 feet and substandard as a deck by contemporary standards and actually unusable as a real deck.

Walu
7303 Penney Br Rd
Takoma Park Md
(pp 3) 20912

The concrete deck is substantial in nature with steel I beams and reinforced concrete surface and will serve as the sub-surface structure for a portion of the proposed new deck. The out of date steel stairway and railing was demolished by the huge oak that was felled by the hurricane.

1.b.

(i.) The proposal is to reconstruct the 2nd floor deck, but to cantilever it out a full eight feet to bring it up to current Traditional minimum dimension.

2" x 10" pressure Treated girders and joists and 6" x 6" posts will be utilized. A $\frac{3}{4}$ " plywood decking with a one piece rubber roof membrane will cover the joists. That will be covered by and protected by $\frac{5}{4}$ " pressure Treated deck boards.

The rail will be made of 2" x 4" boards, topped off by a 2" x 6" Top railing between 6" x 6" posts. 2" by 2" pressure Treated balustrades will complete the railing.

The effect of unpainted, natural wood against a predominantly brick building will be quite pleasing to the sight and viewing of the building and

Weldu -
7303 Perry, B, Rd
Takoma Park, Md. 20912
(p3083)

1. b. (1)

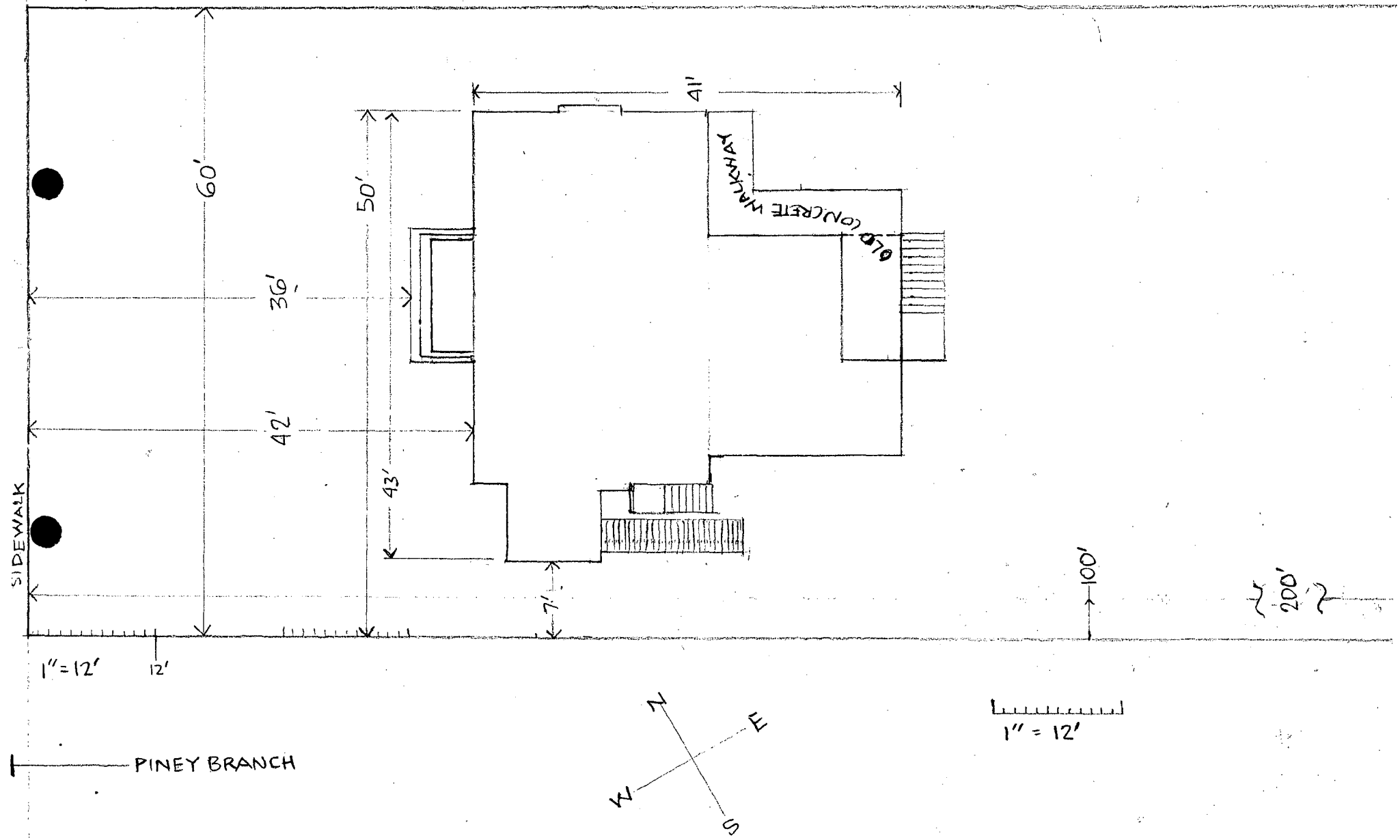
The main floor deck currently comes out 12' at the East end of the Living Room. The proposed deck will come out 12' from the North Dining Room wall that full 12' as well as from the East wall of the Dining Room, providing both a very useable deck and one befitting a large 4-5 bedroom colonial home. The deck will be made with 2" by 12" joists resting on 2" x 12" pressure treated girders in the areas beyond the concrete deck, to create a surface level with the current concrete deck. The concrete deck + joists will be covered with 5/4", 12' pressure treated decking boards and a pressure treated wood rail similar to that of the 2nd floor deck. A 4' by 4' landing will be placed close to the kitchen exit door and a 3 stringer stairway with 7" to 7.5" riser steps made of 2" x 6" pressure treated wood treads will provide access to the back yard, garage and basement bathroom.

The house, from the rear view, looked small and out of proportion after the falling tree demolished the upper deck and main level stairway and railings. As can be seen from the architectural drawing (6 of 6), the proposed deck replacements, utilizing 6" x 6" posts adds strength & volume to the rear of the property in the proper proportions. And as noted earlier, the pressure treated unpainted wood is an ideal complement to the brick facade of this home.

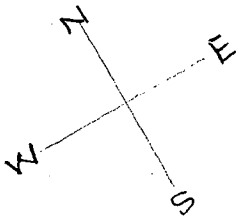
WELU
7303 Piney Branch,
Takoma Park,
MD 20912

1 OF 6

21



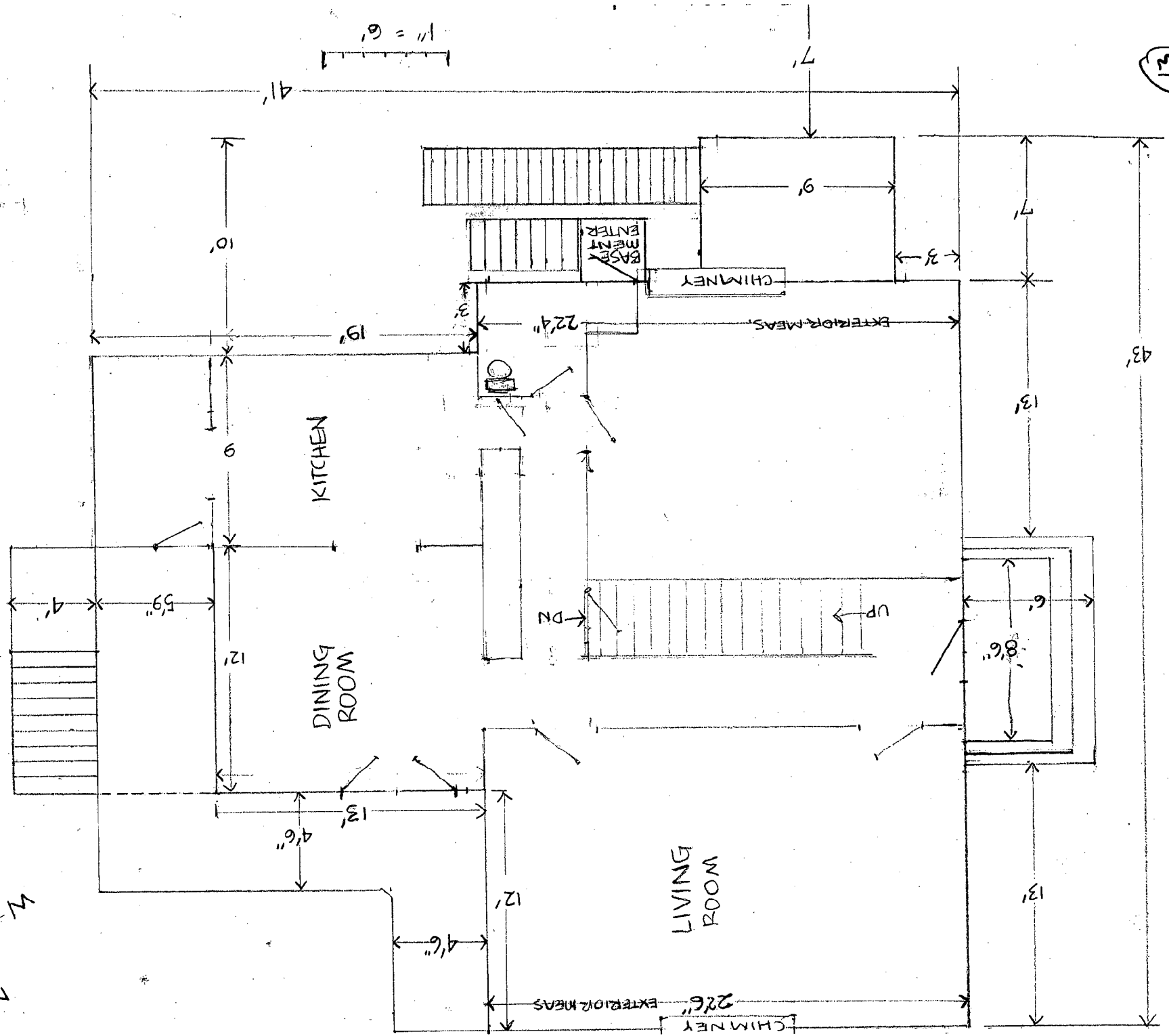
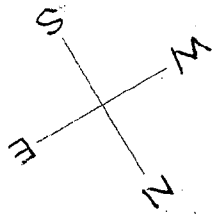
PINEY BRANCH



1" = 12'

100'
200'

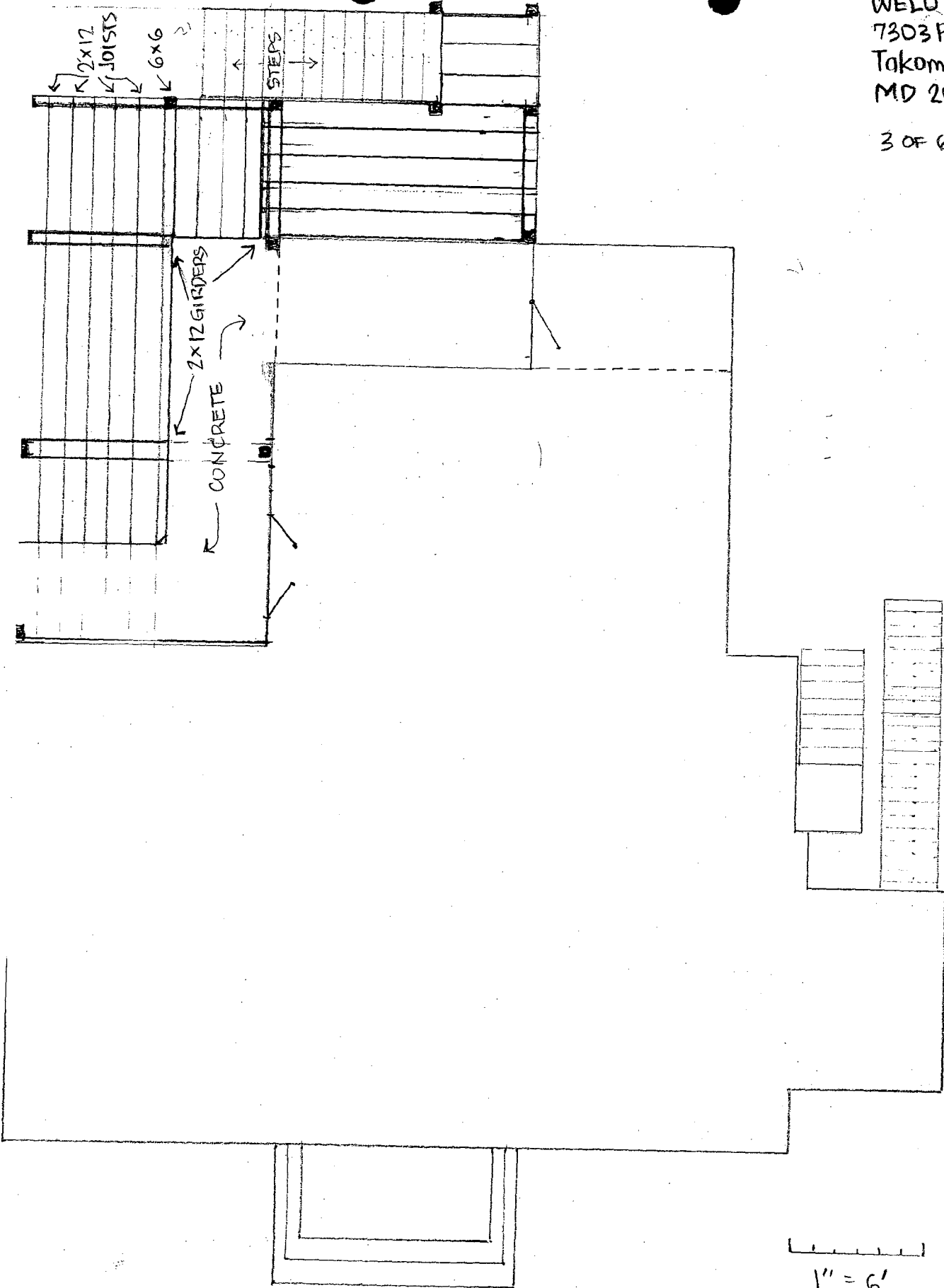
WELU
7303 Piney Branch
Takoma Park,
MD 20912
2 OF 6



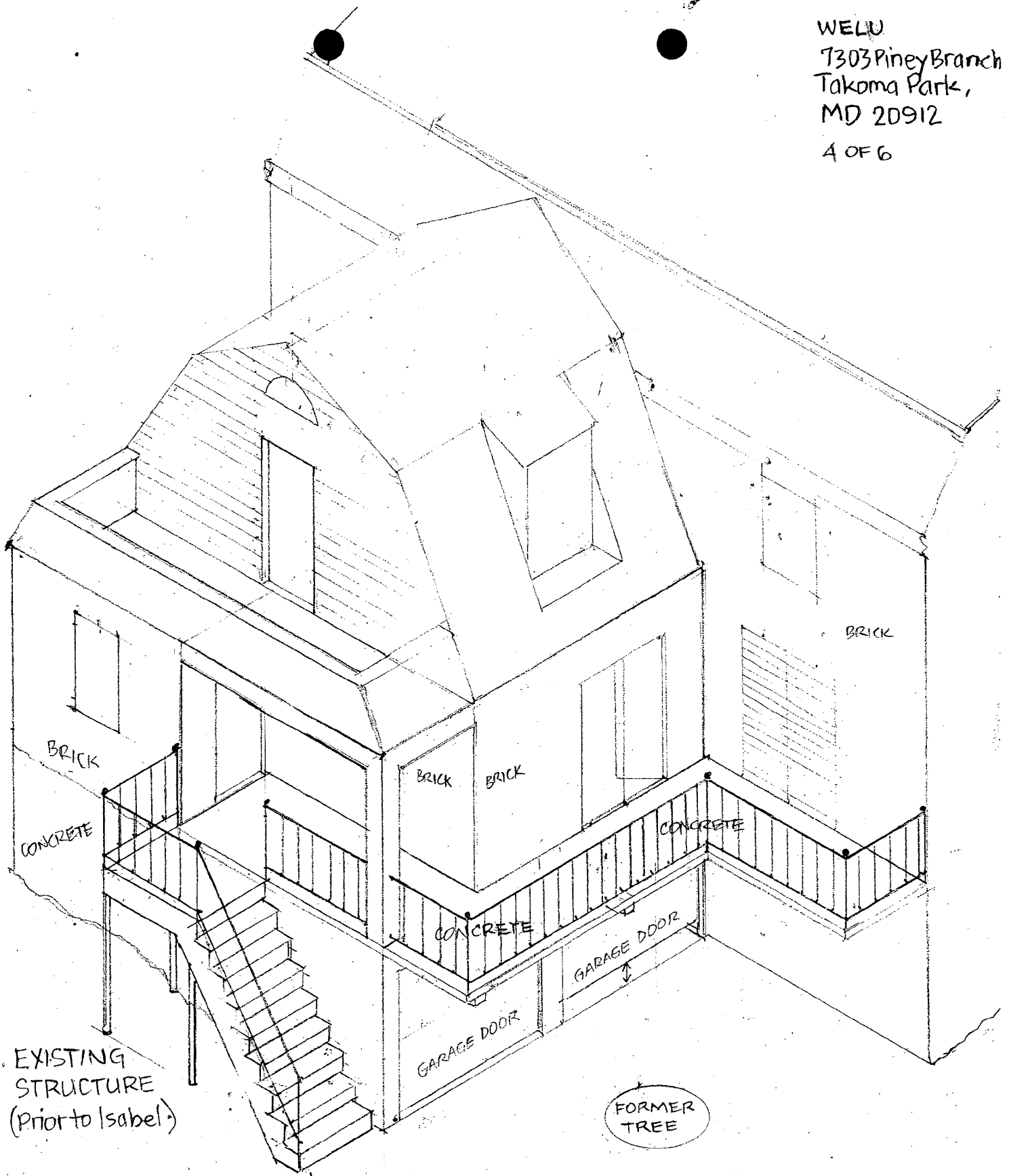
13

WELU
7303 Piney Branch
Takoma Park,
MD 20912

3 OF 6

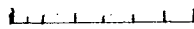


WELU
7303 Piney Branch
Takoma Park,
MD 20912
4 OF 6



EXISTING
STRUCTURE
(Prior to Isabel)

FORMER
TREE



1" = 6'

15

6'

12'

18'

24'

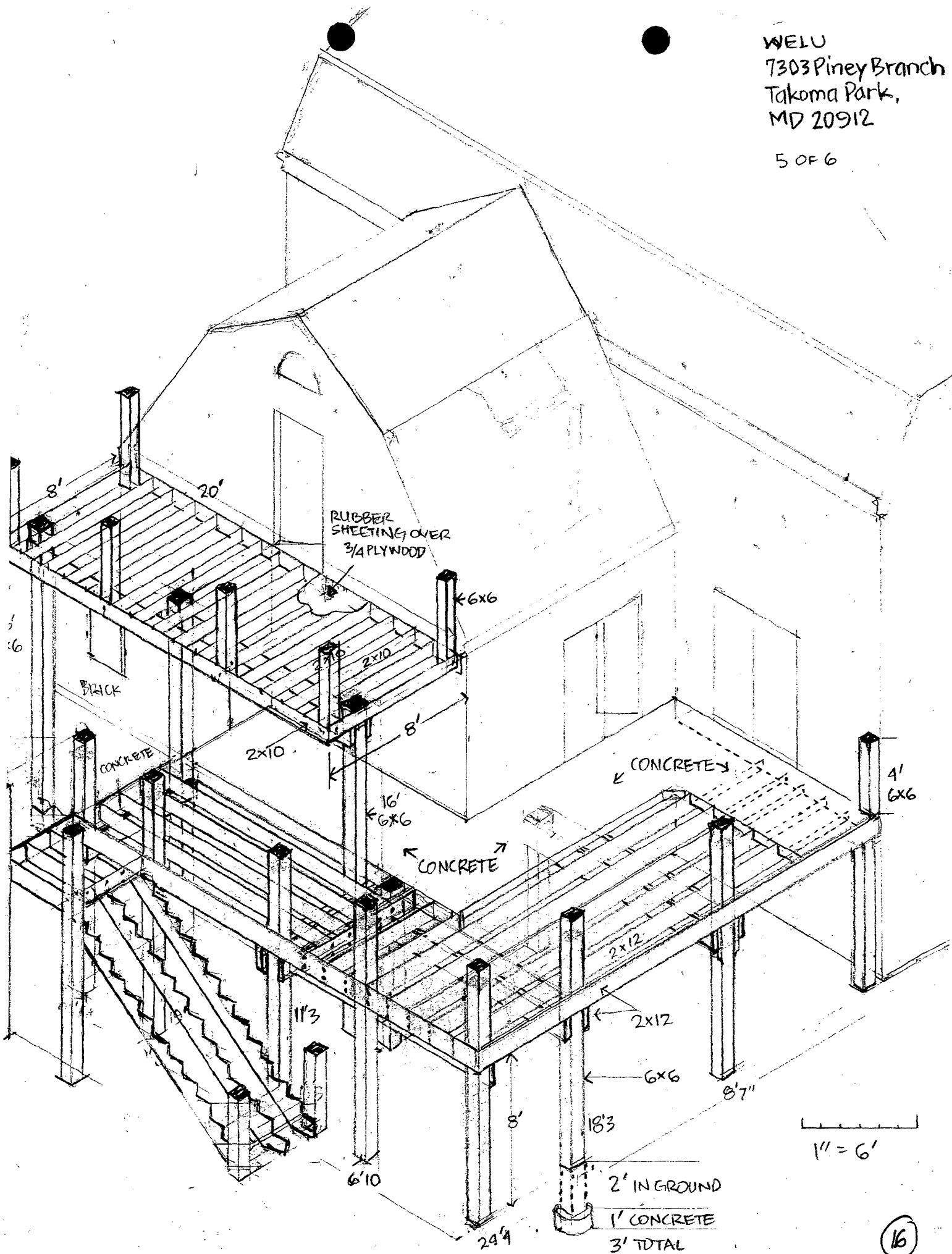
30'

36'

42'

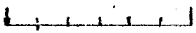
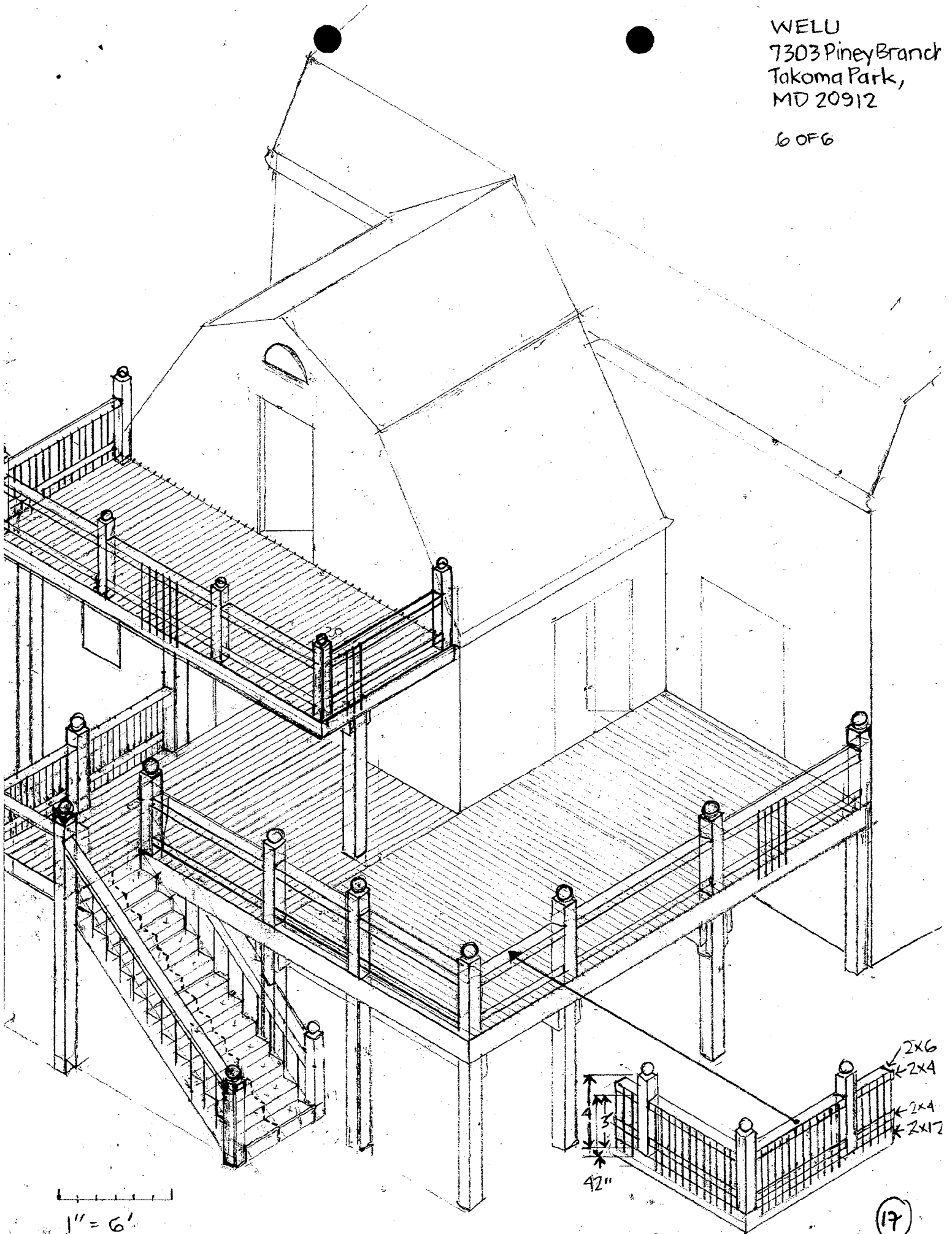
WELU
 7303 Piney Branch
 Takoma Park,
 MD 20912

5 OF 6



WELU
7303 Piney Branch
Takoma Park,
MD 20912

6 OF 6



1" = 6'

2x6
2x4
2x4
2x12

4
3
42"

17

to: Anne Fothergill
 from: Jim Welu

October 28, 2003

Re: Amendment to Historic Area Work Permit for 7303 Piney Br Rd, Takoma Park
 20912

A. See p 4 of drawings - now amended. & Photo of garage door (I)

1. Left Garage door is inoperable due to 6"x6" supporting columns inside garage area. Proposed change is to remove garage door and frame in with 2x4 pressure treated wood, insert a 3' entry door so that garage and basement area can be accessed without having to raise garage door on right side. Door will be a paneled door to blend in with parallel garage door. Part of area where garage door was will be surfaced, if at all possible with garage door panels, otherwise with siding similar to that on rear wall of house above 2nd Floor deck

2. Tilted window on 2nd Floor rear, if replaced, as proposed as 6 over 6 window panes as other windows in house & adjacent dormer window (Photo III)

3. Tilted window in Living room, if replaced, would be done either with paneled window panes similar to Dining room french doors or with actual French doors.

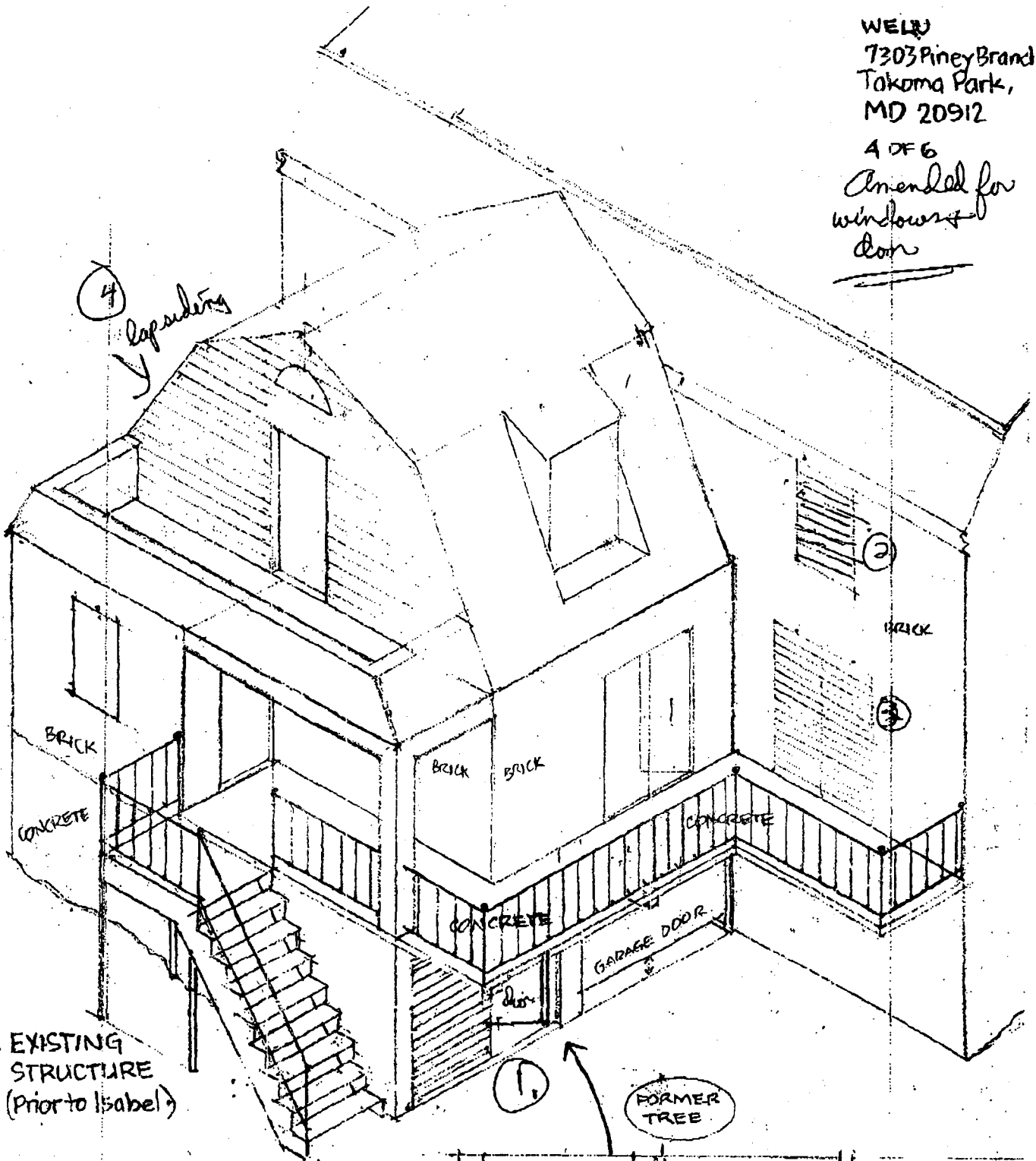
(4) Siding on back side of house was covered with aluminum siding by previous owners & a portion was removed by Isabel. Proposed removal of all of aluminum siding on 2nd Floor, filling nail holes & sanding and repainting the wood. See Photo III & 4 of 6 drawings

B. See p 1 of 6 - Site Plan.

Proposed fence from most easterly Deck Pole to rear of yard before land slopes rapidly downward - about 40% to 60 foot total length (about 30 feet from rear property line). See 6 of 6 for rail/fence detail. Similar to Deck rail except posts will be 4"x4" and rail 2x4 rather than 6"x6" & 2"x6" rail.

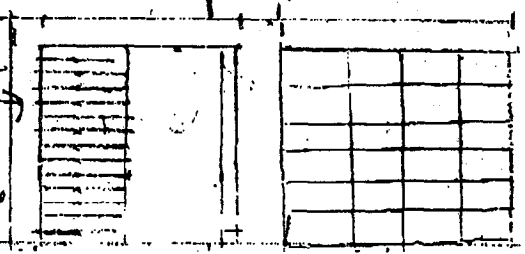
WELU
7303 Piney Branch
Takoma Park,
MD 20912

4 OF 6
Amended for
windows &
door



EXISTING
STRUCTURE
(Prior to Isabel)

siding
reuse of
painted
boards
from house

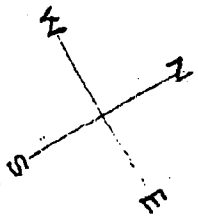


PINEY BRANCH

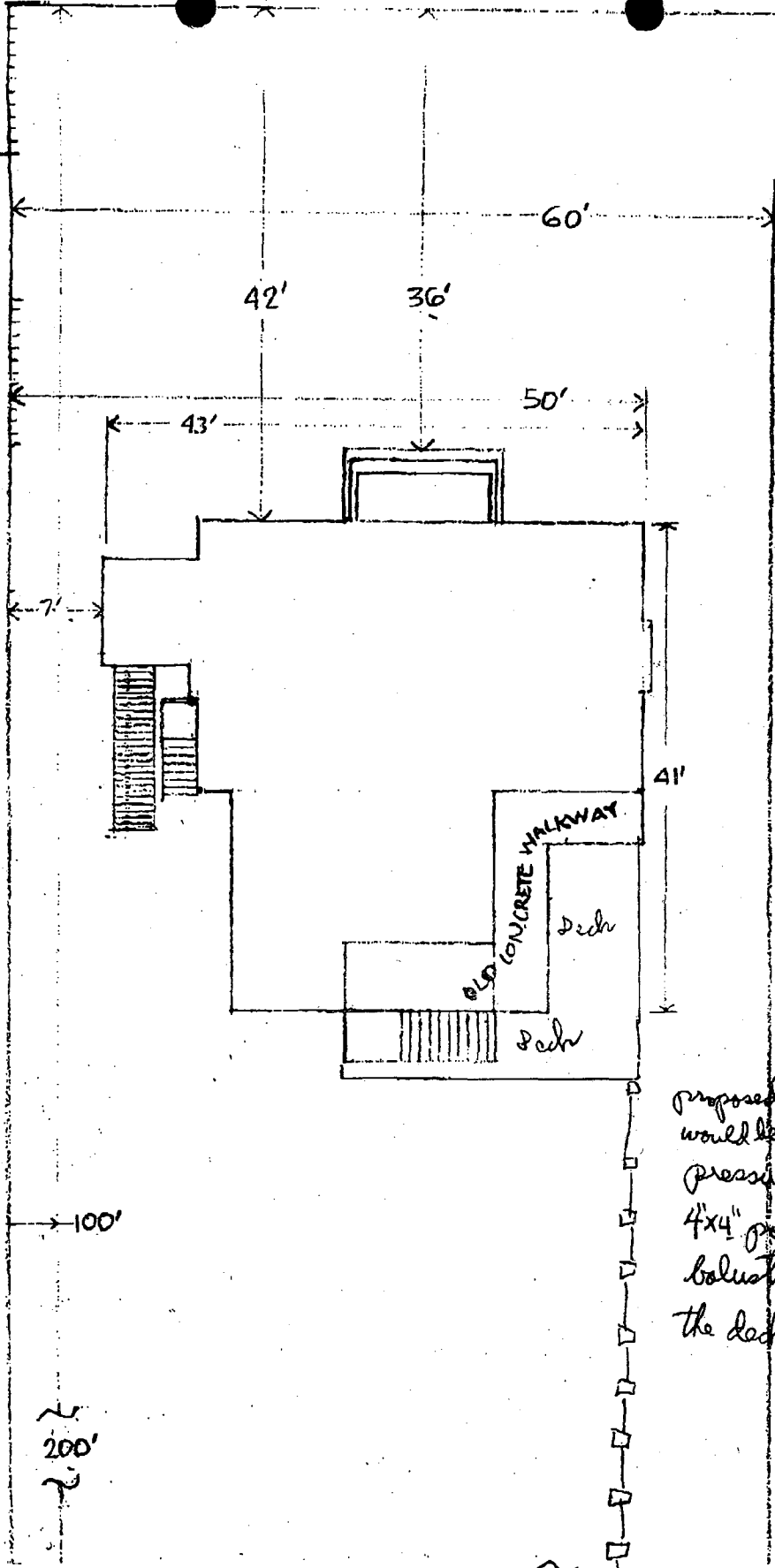
WELU
7303 Piney Branch
Takoma Park,
MD 20912

10#6

Amended
showing
1st floor
Deck &
Proposed
fence.



1" = 12'



proposed fence
would be made
pressure treated 2x4's &
4x4" posts with
balustrades depicting
the deck rails

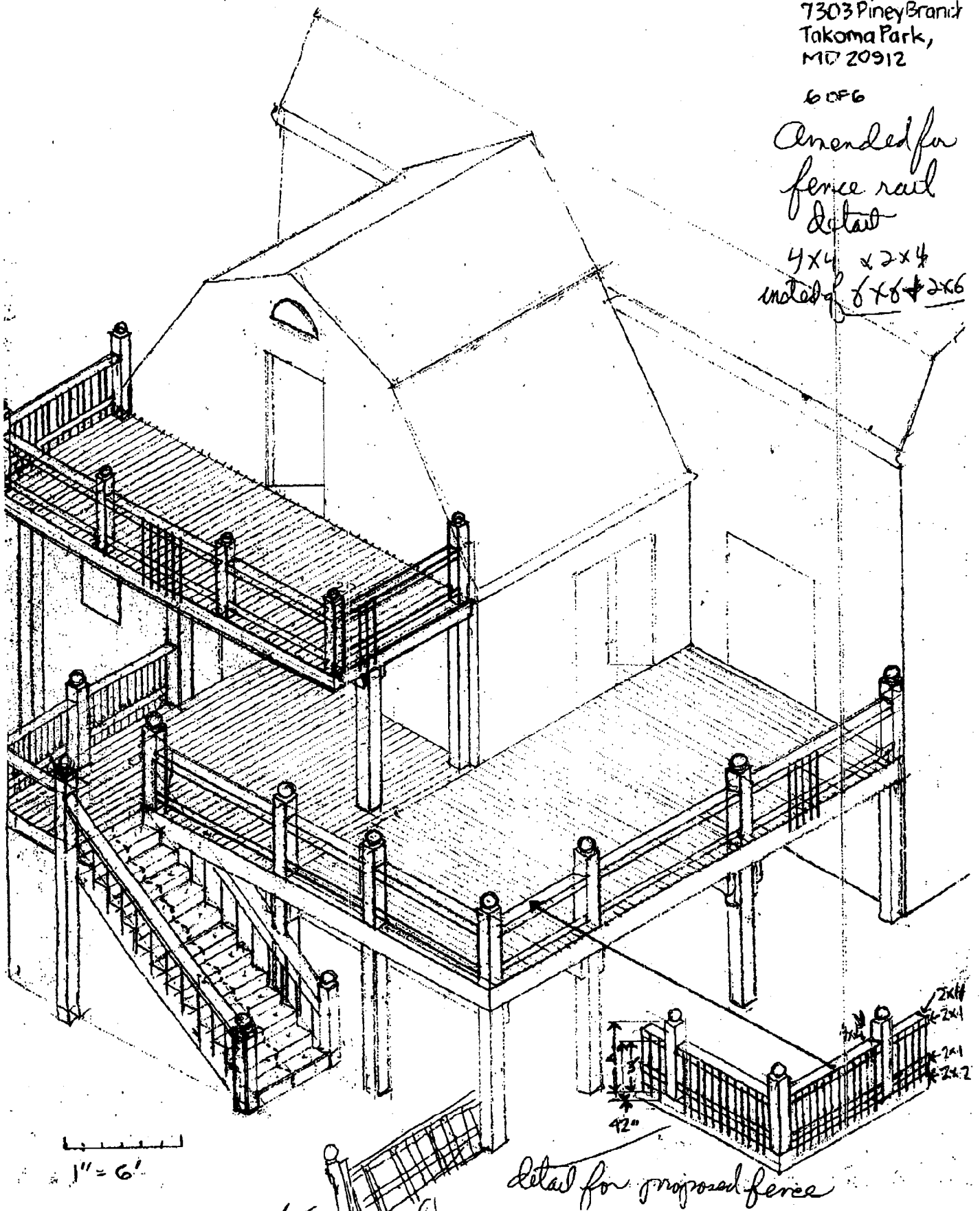
A. D. Johnson, M

WELU
7303 Piney Branch
Takoma Park,
MD 20912

6056

*Amended for
fence rail
detail*

*4x4 x 2x4
noted of 6x6 + 2x6*



1" = 6'

detail for proposed fence

Rear of house and 1st floor deck construction



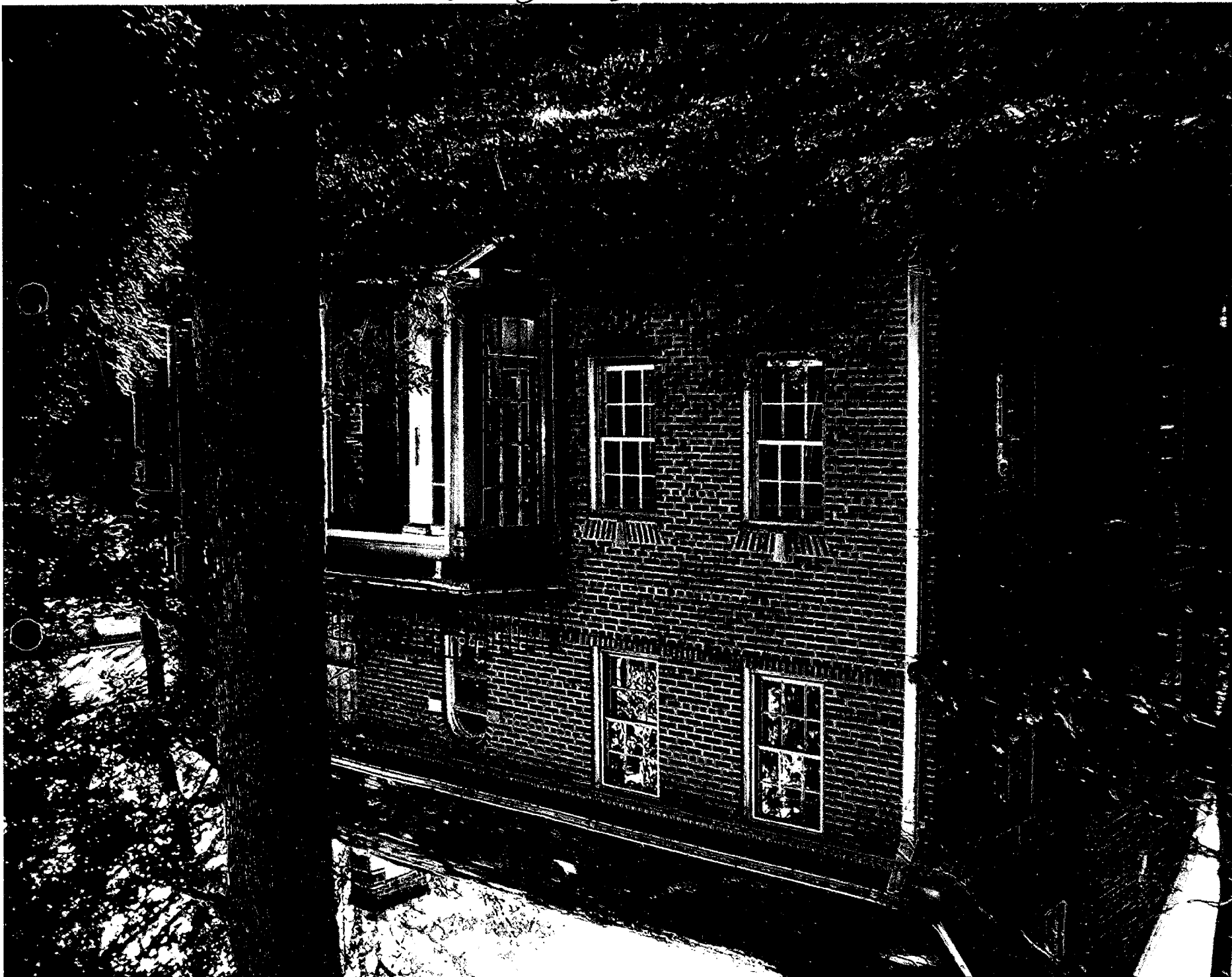
1st floor deck construction and fence location



2nd story siding removal



7303 Perry St Rd



Door
over
→
Behind
Living
Room
of view
of houses

11/30

Results of Seabell

W. elu
7303 Piney Br Rd
Takoma Park, Md

Dining Room -
Closed Doors (Stair)
to be removed

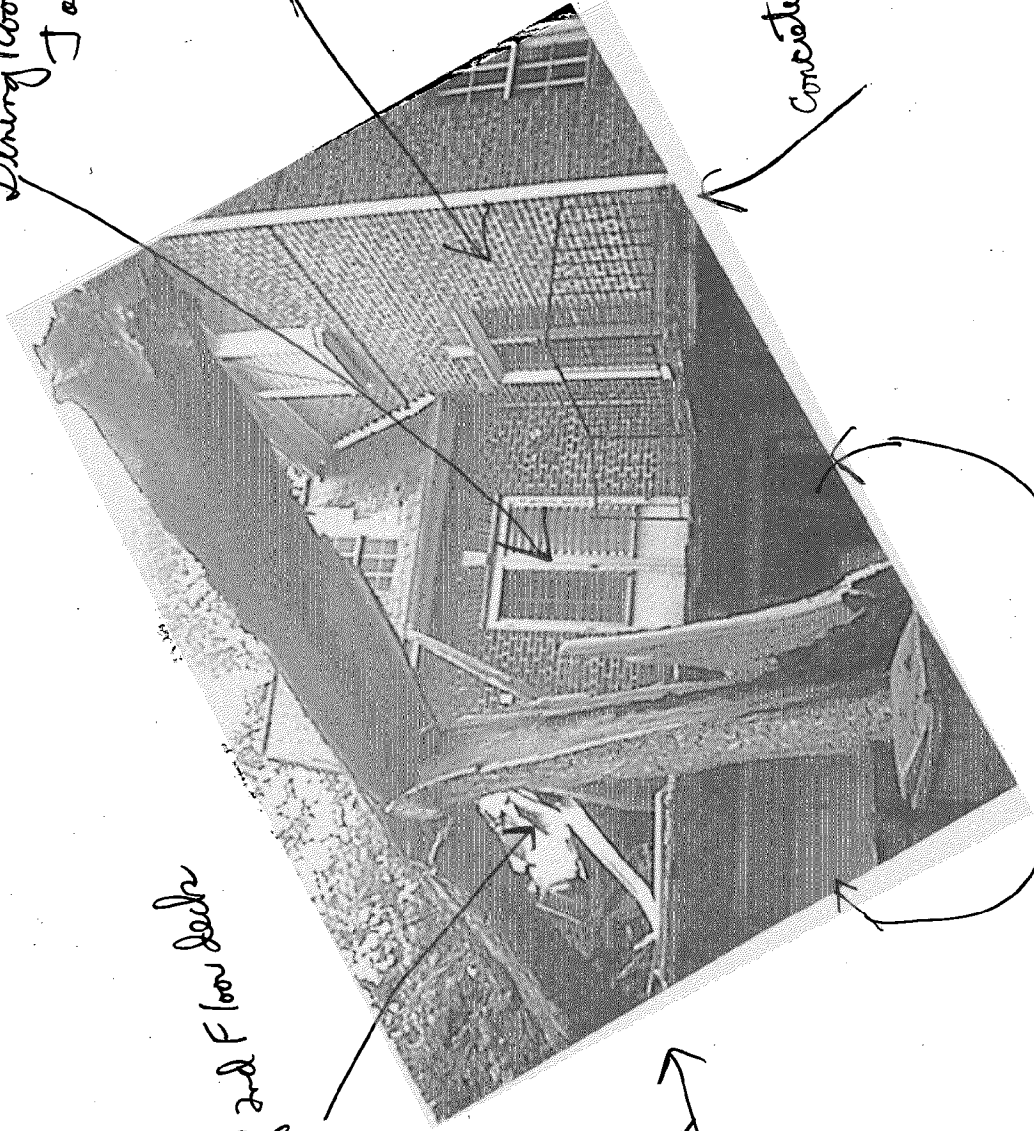
Living Room

Concrete Deck

Part of 2nd Floor Deck

Concrete Deck

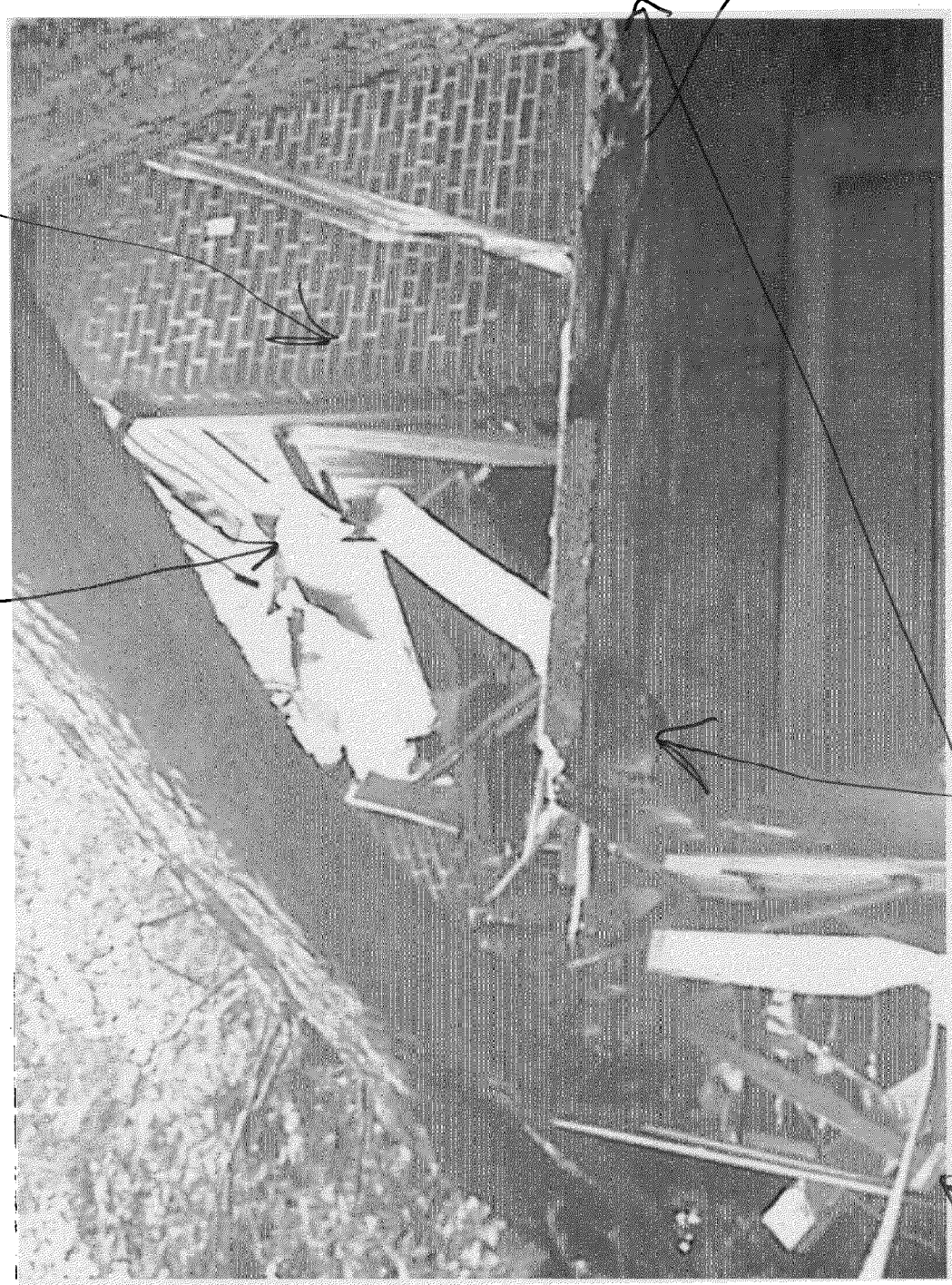
Garage under Dining Room +
Porch-Deck



Wslw
7303 Piney Bl Dr
Taborna Park Md

2nd Floor Deck

Dining Room



Steel stairway from
Deck to back yard

Steel I Beam (One of three) supporting
concrete deck cantilevered portion

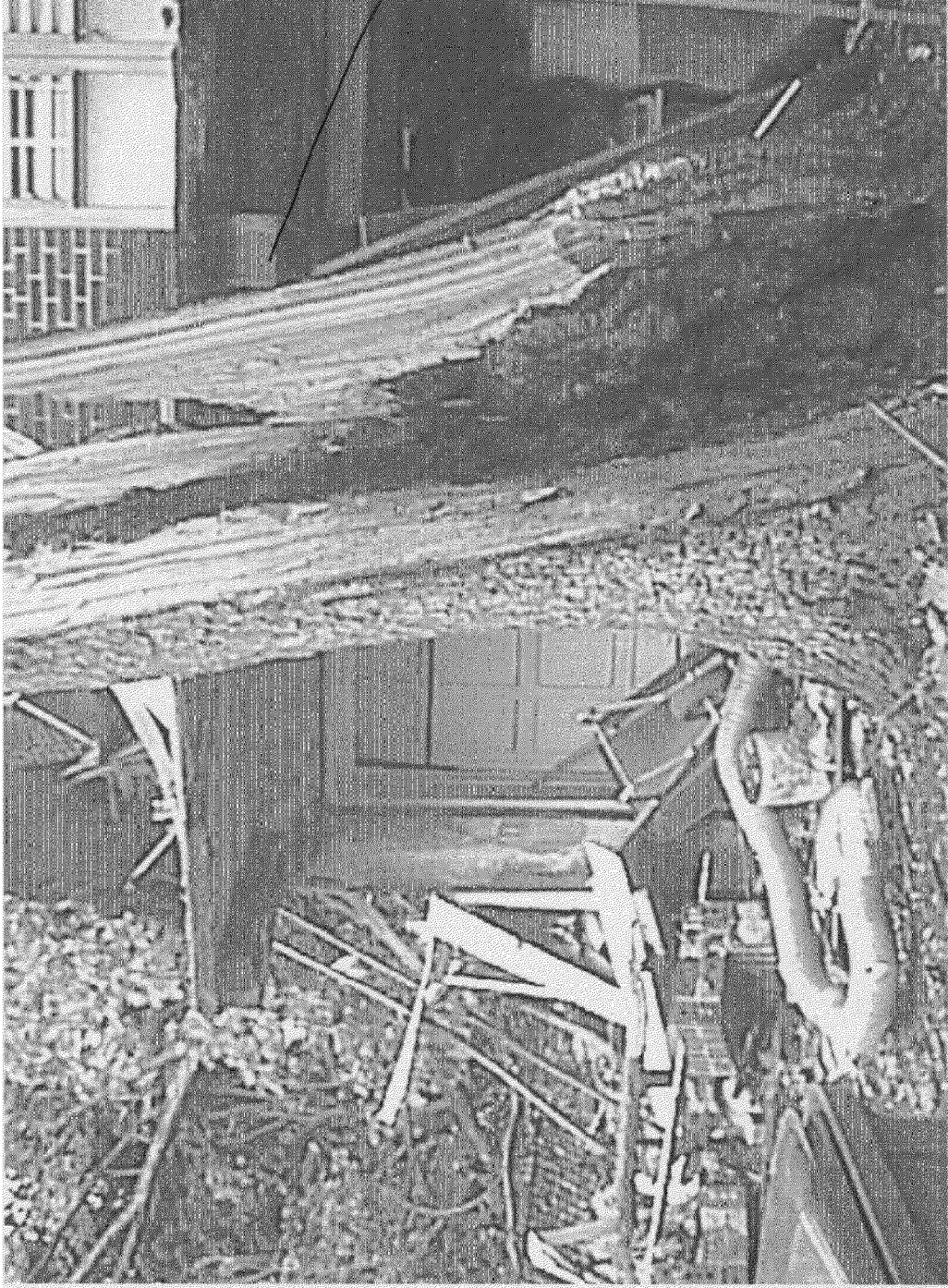
Damage to
Concrete deck

Wels
7303 Pinesy Br Rd
Tahona Park Md
20912



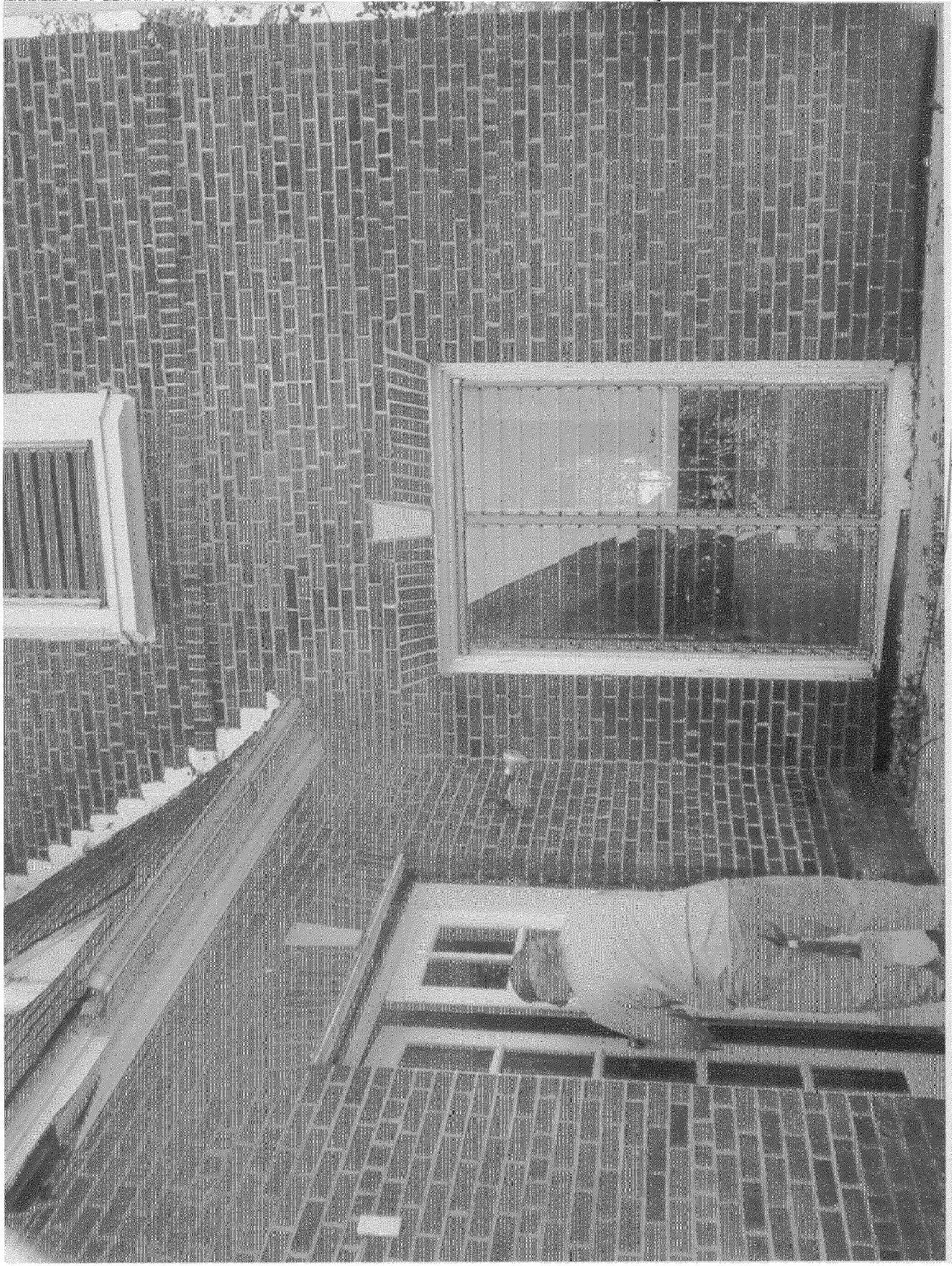
Wells
7303 Piney Bri Rd
Taberna Park Md
20917

Steel I Beam



W314

East End
↓
Living Room
↓
Rear



↓
Part of concrete deck
→

← Dining Room - North Side

Welu

2nd Floor
←
Back
Bedroom

2nd
Floor
Deck
remains

←
Deck
Joist



↑
Door from
Kitchen

7303 Piney Br Rd
Tahomet Park, Md 20911

WELU



2nd Floor
Back

Door
From
Kitchen

Deck Area → Dining Room → 7303 Percy Blvd, Tabona Park →

W E 4



2nd Floor
Deck
Joist
Area

7303 Penney St Rd Takoma Park

7303 Perry Rd.



Front Porch
2nd Floor
Porch
——
Kitchen
Stairwell
Bath
Wall
90%

Wall

Neighbor House

7203 Box B Pt. Takon, Calif. 1/11



Formas
of old
tree

113 M