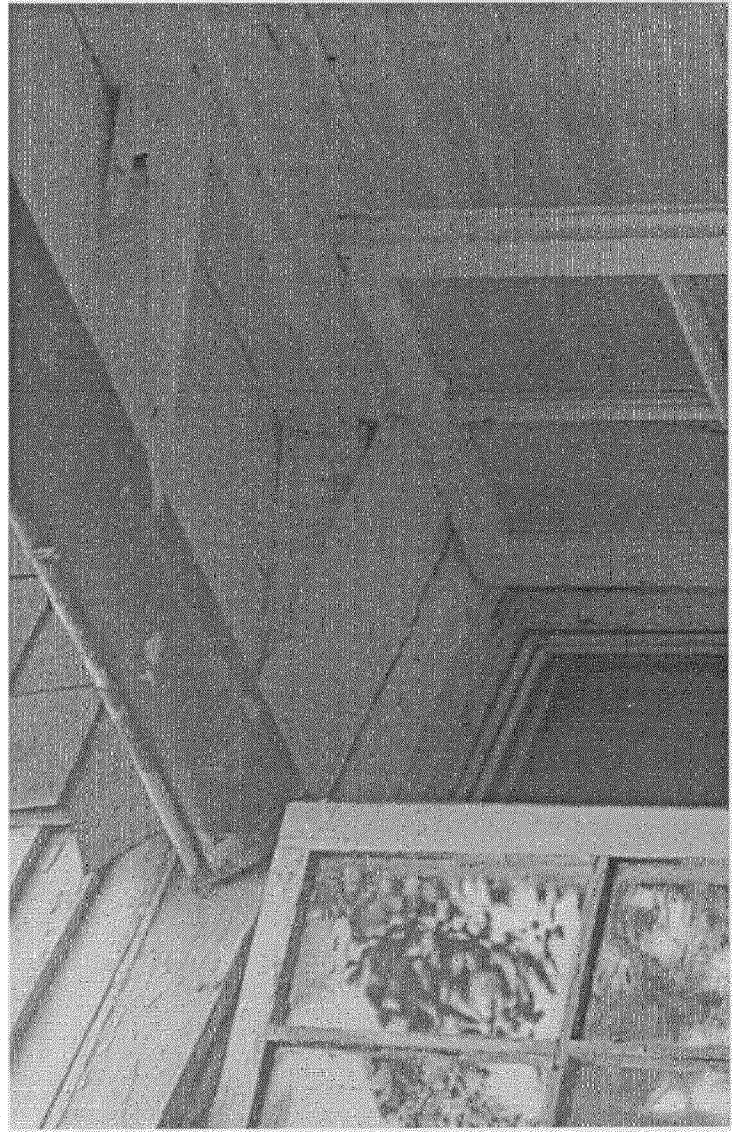


37/03-04DDD 7332 Piney Branch  
Takoma Park Historic District





To: Tania Tully  
from: Jim Welu (301) 589-3040  
re: 7332 Poney Br Rd, Tab. Park

- ① the 3 dimensional view shows overhang on side (1') and back (2') plus the open rafter ends.
- ② the rear view shows th 1' side overhang and open rafter ends.
- ③ show the side view with equal overhang (2") on existing roof and  
④ new dormer roof.

New windows for dormer will be double hung, wood-clad, 9 over 1 if space permits or 4 large windows + 6 over 1 on bathroom window probably Andersen 200 series.

Double hung windows for 1st floor sun room will probably be Andersen 200 series with maximum panes available to closely match existing window - or Jeld-Wen woodclad if Andersen does not make, these windows, as replacement windows, will need to be made to exact opening dimensions.

# DOUBLE-HUNG WINDOWS

**Clad Wood Double-Hungs**  
Single Units

UNIT NO.	2'-0" x 2'-0"	2'-0" x 2'-4"	2'-0" x 2'-8"	2'-0" x 3'-0"	2'-0" x 3'-4"	2'-0" x 3'-8"	2'-0" x 4'-0"
CLASS	10	20	30	40	50	60	70
CLASS	TO	20	30	40	50	60	70

**Primed Wood Double-Hungs**  
Single Units

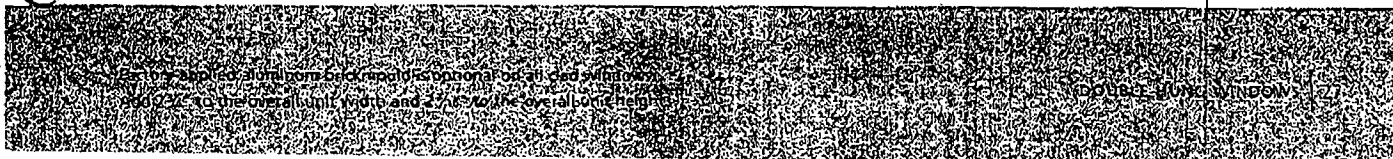
UNIT NO.	2'-0" x 2'-0"	2'-0" x 2'-4"	2'-0" x 2'-8"	2'-0" x 3'-0"	2'-0" x 3'-4"	2'-0" x 3'-8"	2'-0" x 4'-0"
CLASS	10	20	30	40	50	60	70

*Note: Shaded sizes meet national egress requirements. (Local codes may vary.)*

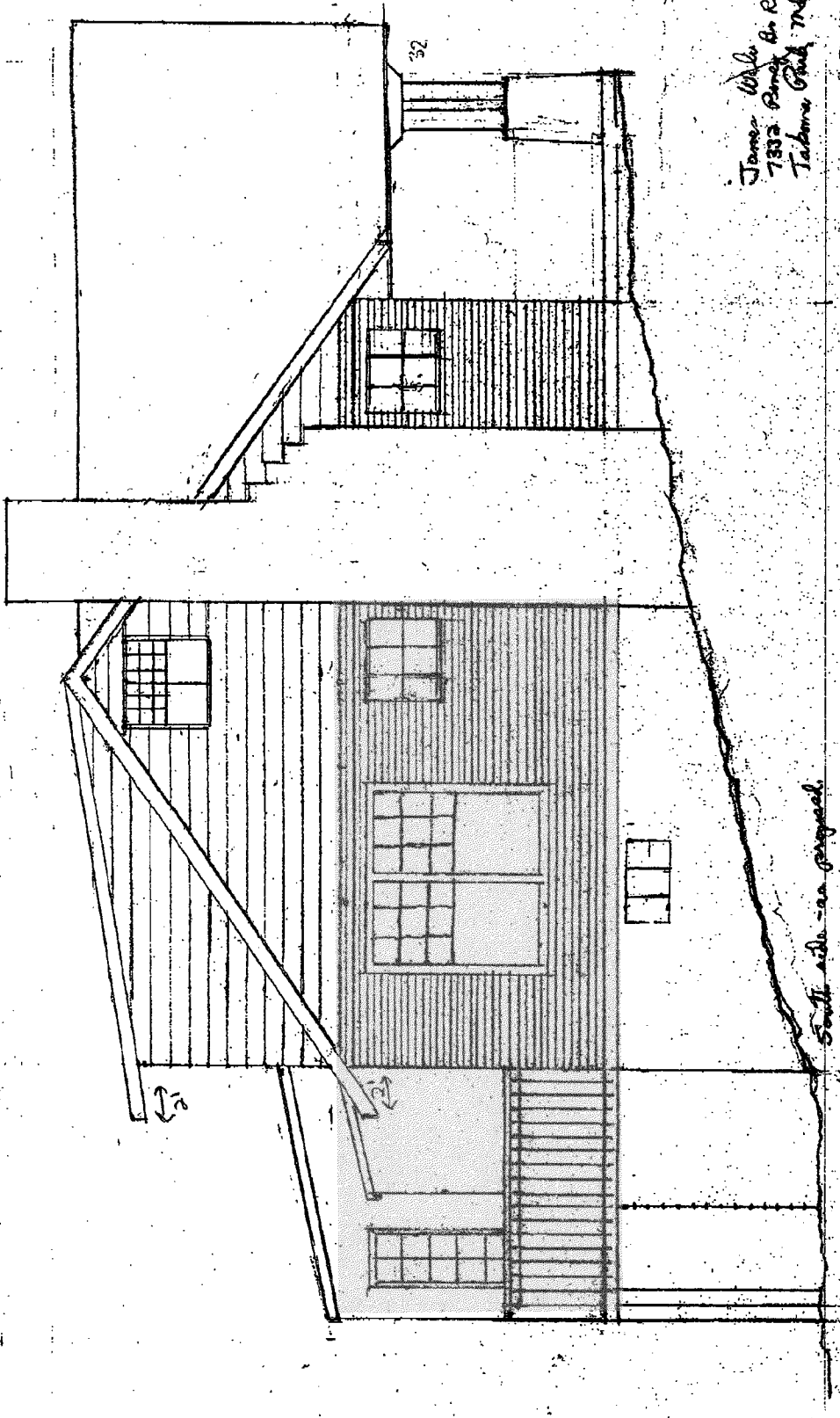
*need to see if I can  
get more panes in the  
actual size needed*

*Sun Room  
733D  
35 1/4 x 63 1/2  
2' 11 1/4 5' 3 1/4*

*Size*



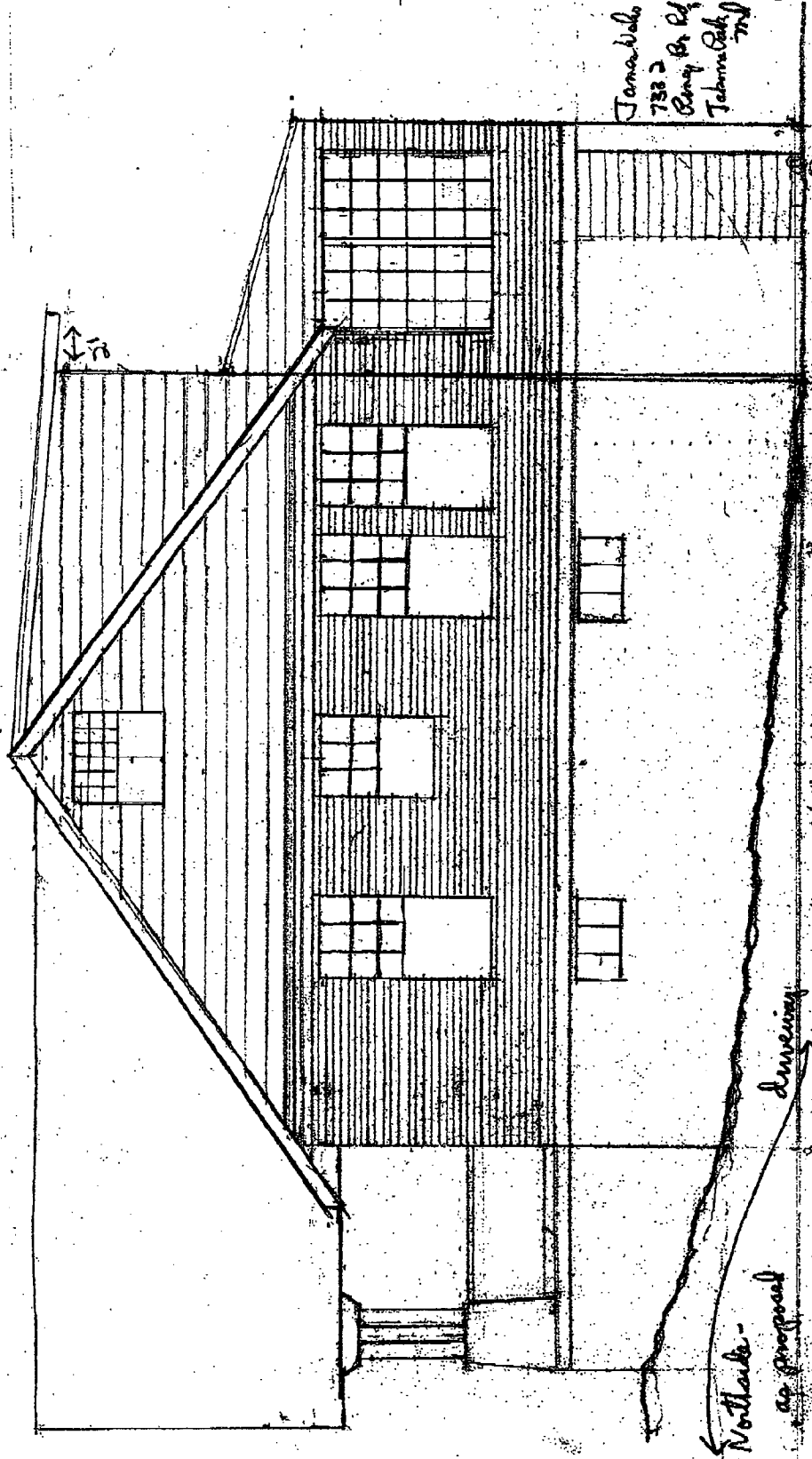
3



James Welu  
7332 Piney Br Rd  
Tahama, Ga 31781

24 1/2

South side - as proposed



Jama, Va  
7332  
Cory Dr Rd  
Tehama Co, CA  
750

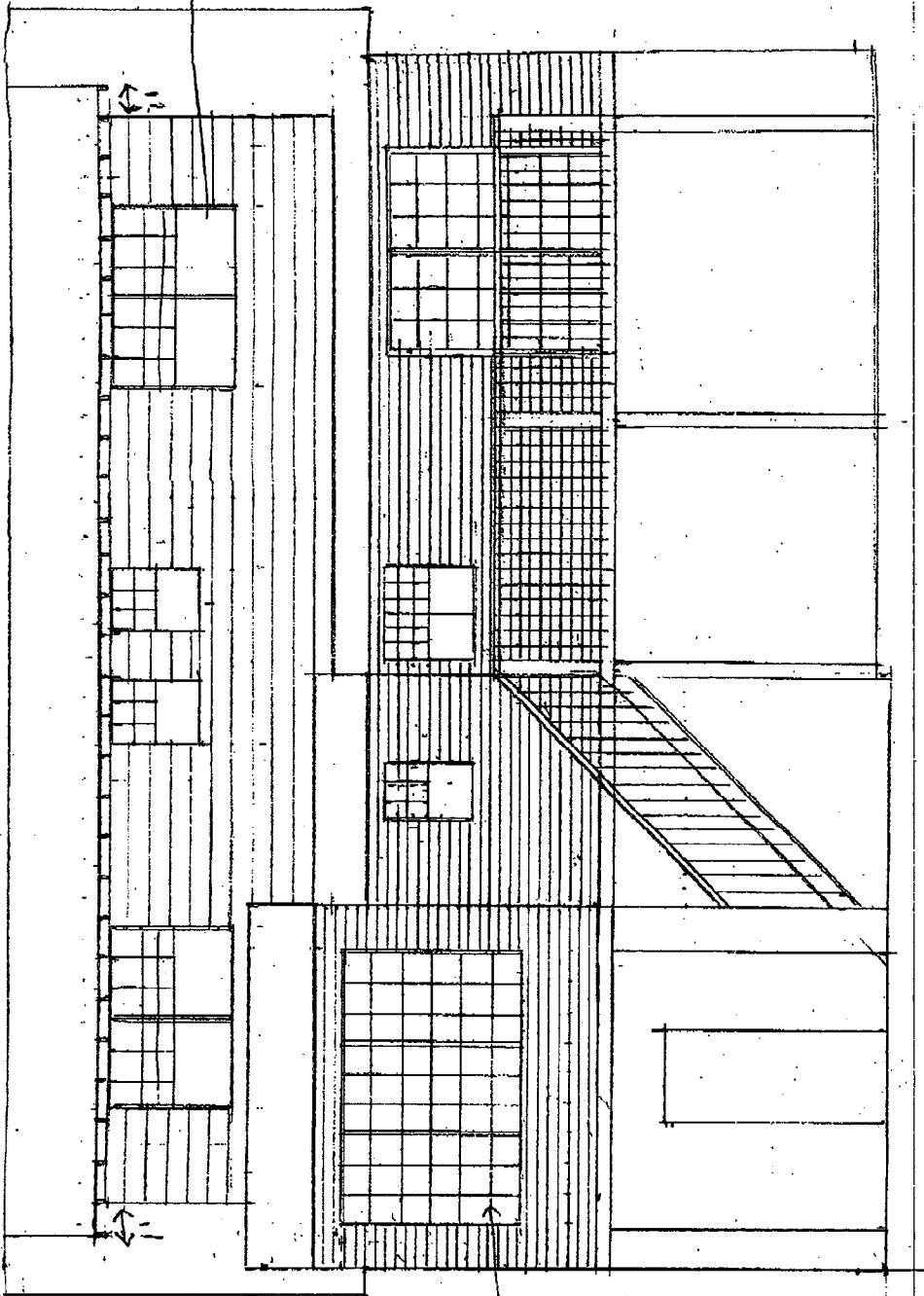
4

Northside -  
as proposed  
→ driveway

60 41

2

wood clad windows

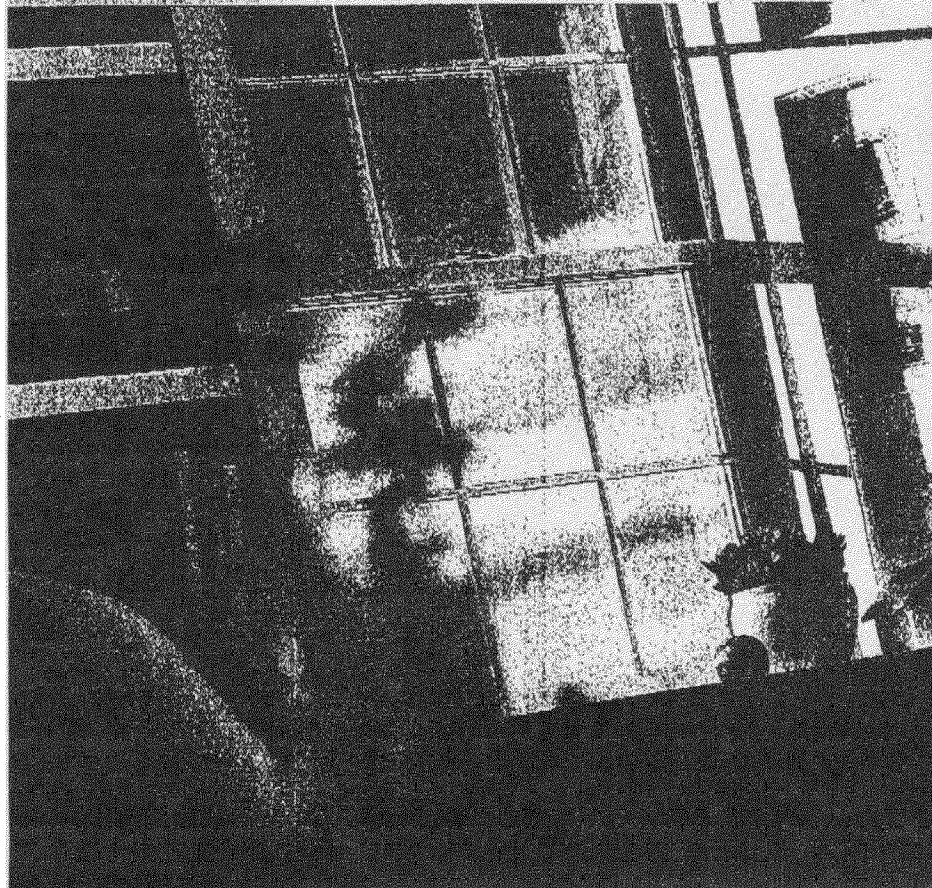


wood clad replacement



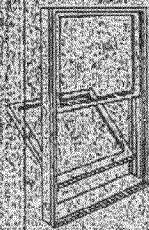
200  
Series

# Tilt-Wash Double-Hung Window



The double-hung window is a classic of the window industry. The dual-sliding sash design is great for ventilation, and they complement almost any traditionally designed home. The Andersen 200 Series offers two types of double-hung windows.

The tilt-wash double-hung features a convenient tilt-wash design that allows you to tilt the sash inward for easy cleaning from the inside.



## talk

Andersen®

1 Low-maintenance vacuum-formed vinyl-clad exterior protects the frame. No corner joints or welds. Available in White or Sandtone.

2 Durable urethane-base finish protects the sash exterior.

3 Full perimeter nailing flange makes installation easy and fast with little or no adjustment.

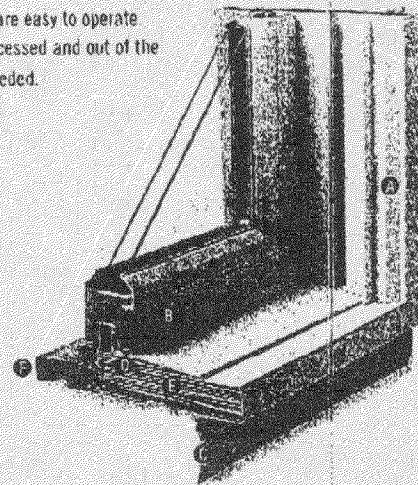
4 Flexible bulb weatherstripping and spring tension vinyl minimize air and water infiltration.

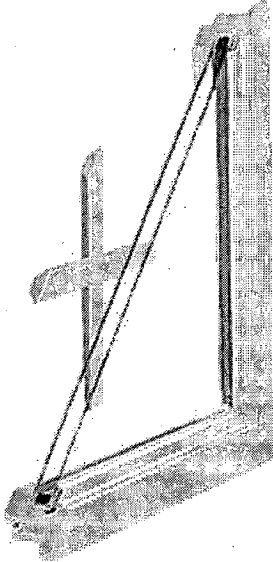
5 Micro-laminated solid wood sill construction adds rigidity and durability to the sill.

6 Available with a narrow 3" jamb width with a flat interior stop for easy drywall cutting, nailing and corner bead application. Windows with a 3" jamb width feature prefinished white interiors. Windows with standard jamb are available with clear pine or prefinished white interiors.

Pre-cut extension jambs can be added to the standard 4-9/16" frame, creating 5-1/4", 6-9/16" or 7-1/8" jamb widths.

Tilt latches are easy to operate. They stay recessed and out of the way until needed.



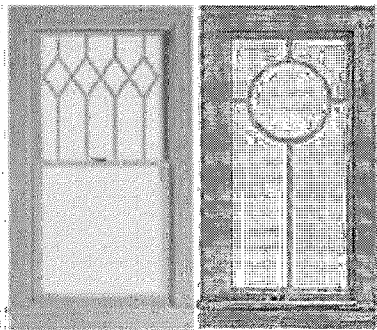


Polycarbonate or wood interior grilles are available for most products. Polycarbonate grilles come in prefinished White or Sandtone colors - or with a stainable Tycote® finish on the interior side of the grille. Wood grille finish options include: White or Sandtone color exterior with a natural or matching prefinished interior. Grilles for Perma-Shield® gliding patio doors are available prefinished on both sides, in White or Sandtone color.



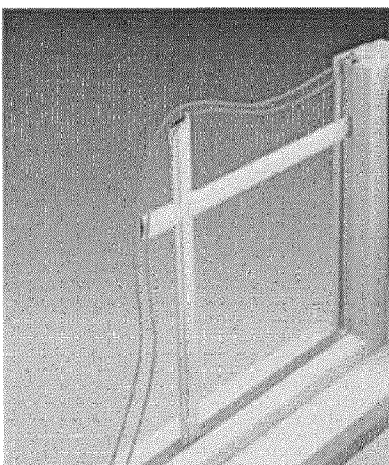
#### Grille widths and profiles

Removable Interior Grilles are available in standard widths and one standard profile for Andersen 400 and 200 series products.



#### Custom Patterns

Custom Patterns are available with a natural interior/ prefinished exterior, or prefinished on both sides. Original pattern designs can be specified to create a truly unique appearance.



#### Finelight™ Grilles

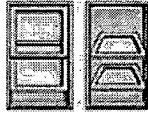
Andersen® Finelight™ grilles are installed between the glass panes during manufacture and are ordered with the unit. Finelight grilles are prefinished on both sides, and most 400 and 200 series windows have a contoured 3/4" profile. A 1" profile is used on patio doors, Springline™ windows and many arch windows. Architectural windows and doors can be specified with either 3/4" or 1" profiles.

Unit Dimension	10'-5"	11'-5"
<b>Rough Opening</b>	10'-5 1/4" (3182)	11'-5 1/4" (3499)
<b>Unstructured Glass*</b>	35" (889)	39" (991)
3'-0 7/8" (937)	3'-1 1/4" (825)	3'-1 1/4" (825)
	<b>TW34210-3</b>	<b>TW38210-3</b>
3'-4 3/8" (1032)	3'-5 1/4" (1043)	3'-5 1/4" (1043)
	<b>TW3432-3</b>	<b>TW3832-3</b>
4'-0 7/8" (1241)	4'-1 1/4" (1251)	4'-1 1/4" (1251)
	<b>TW34310-3</b>	<b>TW38310-3</b>
4'-4 7/8" (1343)	4'-5 1/4" (1353)	4'-5 1/4" (1353)
	<b>TW3442-3</b>	<b>TW3842-3</b>
4'-8 7/8" (1445)	4'-9 1/4" (1454)	4'-9 1/4" (1454)
	<b>TW3446-3</b>	<b>TW3846-3</b>
5'-4 7/8" (1648)	5'-5 1/4" (1657)	5'-5 1/4" (1657)
	<b>TW3452-3</b>	<b>TW3852-3</b>
5'-8 7/8" (1749)	5'-9 1/4" (1759)	5'-9 1/4" (1759)
	<b>TW3456-3</b>	<b>TW3856-3</b>
6'-4 7/8" (1953)	6'-5 1/4" (1962)	6'-5 1/4" (1962)
	<b>TW3462-3</b>	<b>TW3862-3</b>

- "Unit Dimension" always refers to outside frame to frame dimension.
- For hinging and combinations other than shown, contact your Andersen® supplier.
- Dimensions in parentheses are in millimeters.
- When ordering, be sure to specify color desired: White, Sandtone, Terratone® or Forest Green.

Unit Dimension	1'-0 1/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"
Rough Opening	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)
Unobstructed Glass**	15" (381)	19" (483)	23" (584)	25" (635)	27" (686)	29" (737)	31" (787)	35" (889)
3'-0 7/8" (937)	TW18210	TW20210	TW24210	TW26210	TW28210	TW210210	TW30210	TW34210
3'-4 7/8" (1038)	TW1832	TW2032	TW2432	TW2632	TW2832	TW21032	TW3032	TW3432
3'-8 7/8" (1140)	TW1836	TW2036	TW2436	TW2636	TW2836	TW21036	TW3036	TW3436
4'-0 7/8" (1241)	TW18310	TW20310	TW24310	TW26310	TW28310	TW210310	TW30310	TW34310
4'-4 7/8" (1343)	TW1842	TW2042	TW2442	TW2642	TW2842	TW21042	TW3042	TW3442
4'-8 7/8" (1445)	TW1846	TW2046	TW2446	TW2646	TW2846	TW21046	TW3046	TW3446
5'-0 7/8" (1546)	TW18410	TW20410	TW24410	TW26410	TW28410	TW210410	TW30410	TW34410
5'-4 7/8" (1648)	TW1852	TW2052	TW2452	TW2652	TW2852	TW21052	TW3052	TW3452
5'-8 7/8" (1749)	TW1856	TW2056	TW2456	TW2656	TW2856	TW21056	TW3056	TW3456
6'-0 7/8" (1851)	TW18510	TW20510	TW24510	TW26510	TW28510	TW210510	TW30510	TW34510
6'-4 7/8" (1953)								

<b>400 series</b>
Casement Windows
Awning Windows
Double-Hung Windows
Bay & Bow Windows
Sliding Windows
Roof Windows/Skylights
Specialty Windows
Art Glass
Patio Doors
<b>Architectural Windows and Doors</b>
Hinged Windows
Double-Hung Windows
Specialty Windows
Doors
<b>200 series</b>
Casement Windows
Awning Windows
Double-Hung Windows
Bay & Bow Windows
Sliding Windows
Basement Windows
Patio Doors
Storm & Screen Doors



**Andersen® 400 Series Tilt-Wash Double-Hung Window Accessories**

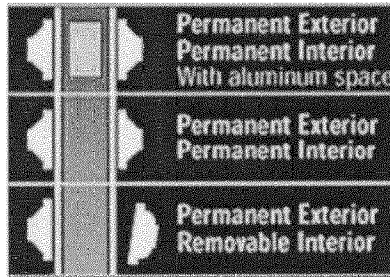


**Grilles**

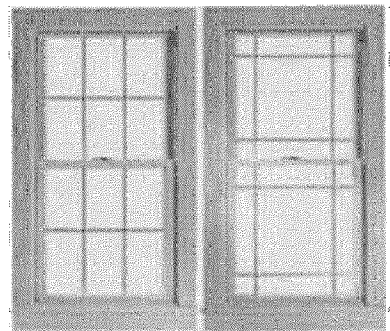


**Andersen® 400 Series Divided Light** The Andersen 400 Series divided light program offers a wide array of grille options to obtain a traditional look for the home.

Andersen 400 series double-hung windows use low-profile exterior grilles. Ask your dealer about other Andersen® double-hung windows with high-profile exteriors



Three grille options. Andersen® divided light now offers a variety of permanent removable grille options. Milled with an attractive profile that perfectly complements Andersen window and patio door interiors, our permanent interior grilles create a distinctive look. They are available in maple, oak, pine\* and prefinished wood.

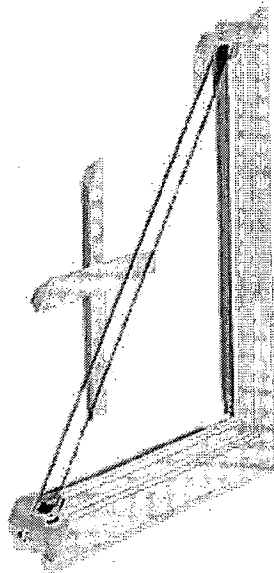
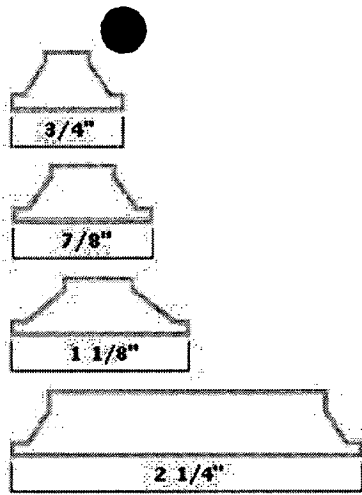


Virtually unlimited pattern options. For samples of standard, specified equal light and custom divided light patterns see our PDF document, [Andersen D Light Pattern Guide](#).

Grille widths and profiles. Andersen divided light is now available in four standard widths for increased design flexibility with Andersen 400 Series products.

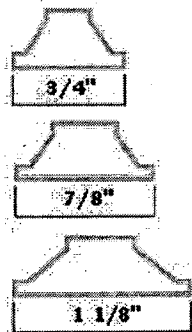
The standard profile complements both Andersen 400 and 200 series products.

A wide variety of grille widths and profiles are available for Andersen architectural windows and doors. Contact your Andersen supplier for details.



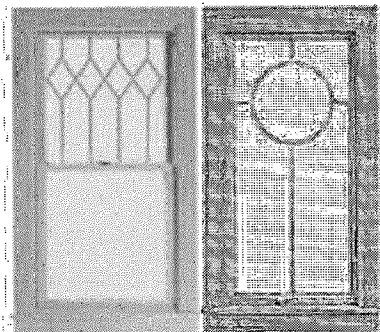
### Removable Interior Grilles

Polycarbonate or wood interior grilles are available for most products. Polycarbonate grilles come in prefinished White Sandtone colors - or with a stainable Tycote® finish on the interior side of the grille. Wood grille finish options include White or Sandtone color exterior with a natural or matching prefinished interior. Grilles for Perma-Shield® gliding patio doors are available prefinished on both sides, in White or Sandtone color.



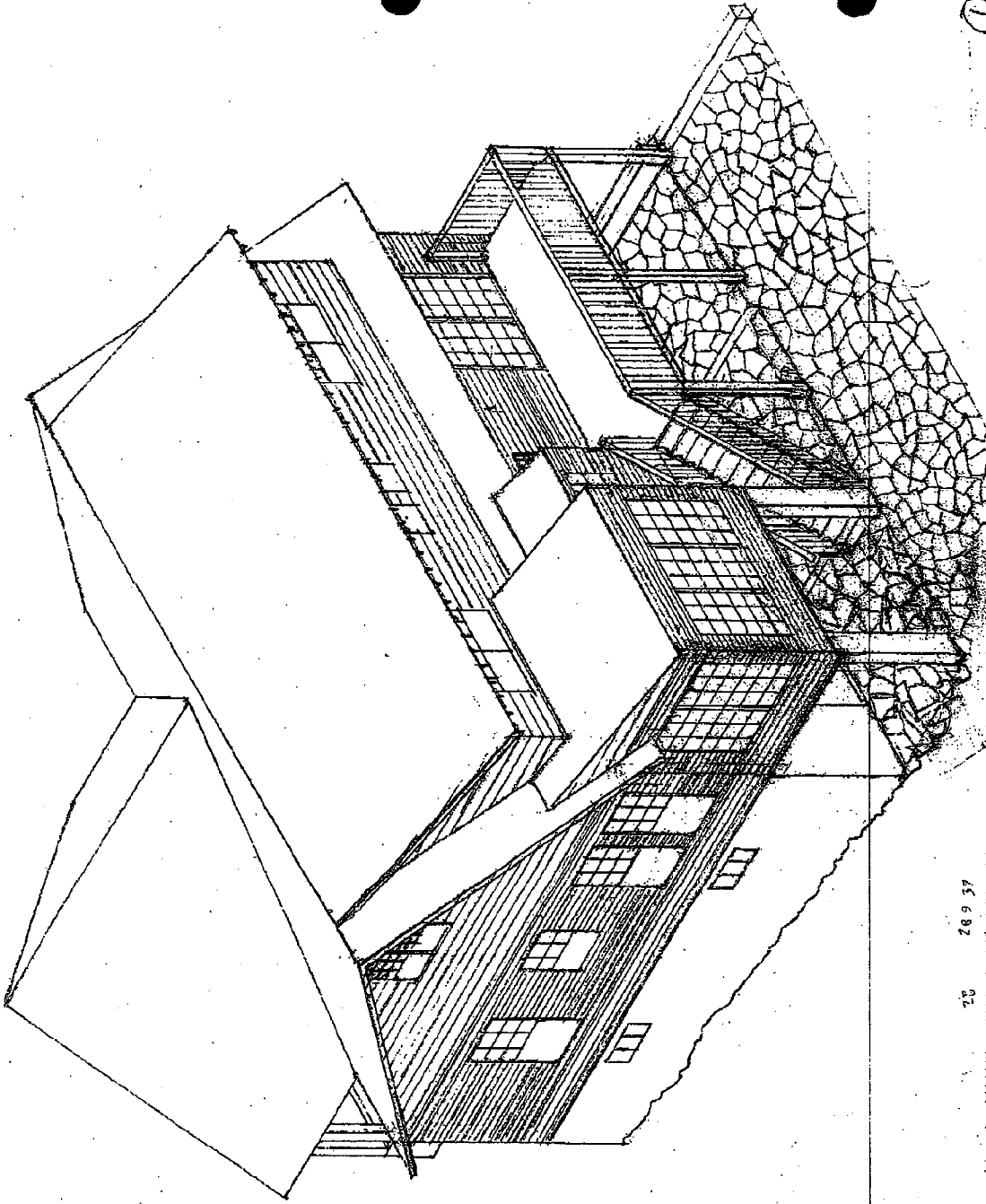
### Grille widths and profiles

Removable Interior Grilles are available in standard widths: one standard profile for Andersen 400 and 200 series products.

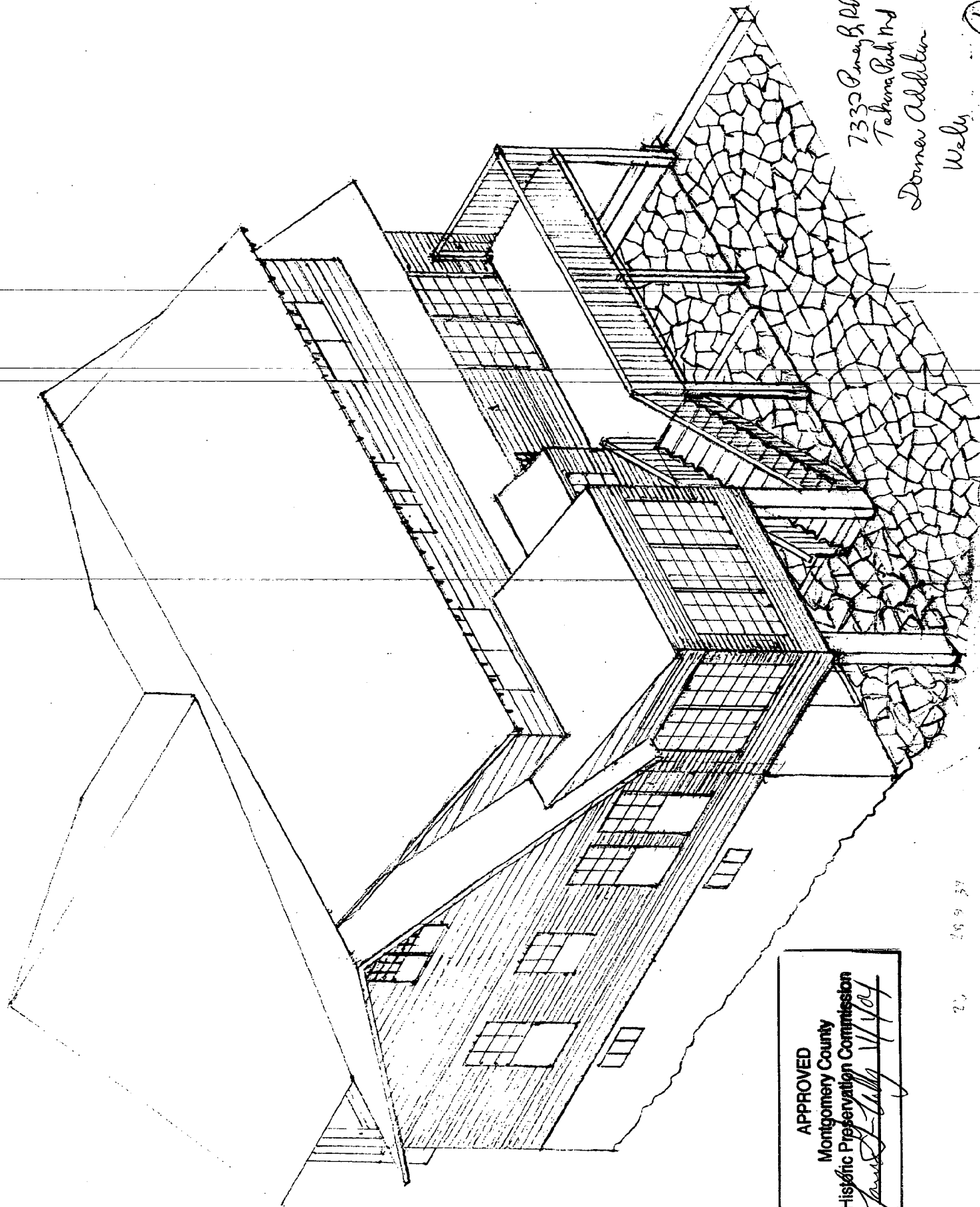


### Custom Patterns

Custom Patterns are available with a natural interior/ prefinished exterior, or prefinished on both sides. Original pattern designs can be specified to create a truly unique appearance.



20 209 37



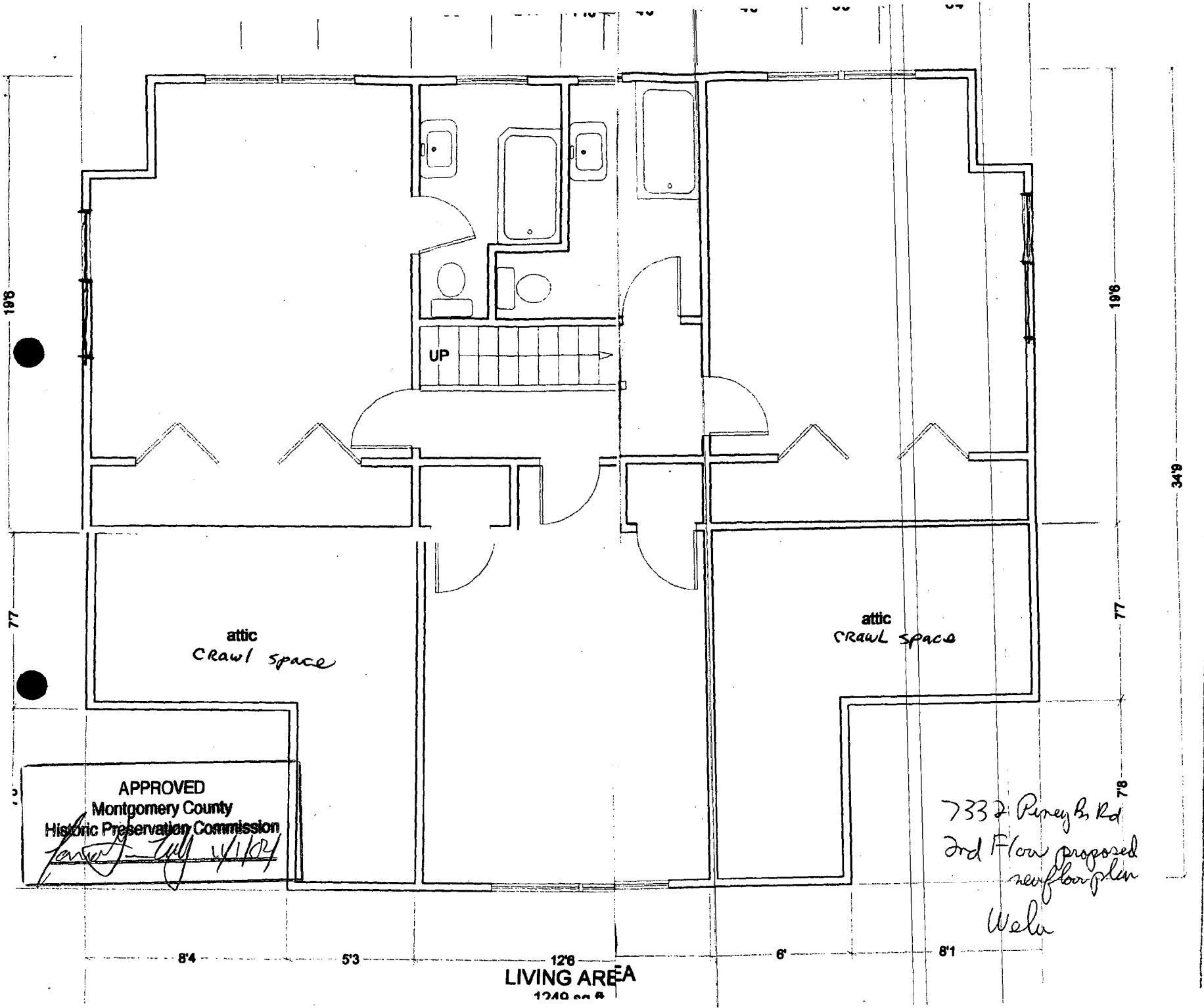
7332 Piney Hill Rd  
Tahona Park Md  
Dorner Addition  
Wally

1

APPROVED  
Montgomery County  
Historic Preservation Commission  
*James A. Chubb 11/10/04*

20 20 9 37



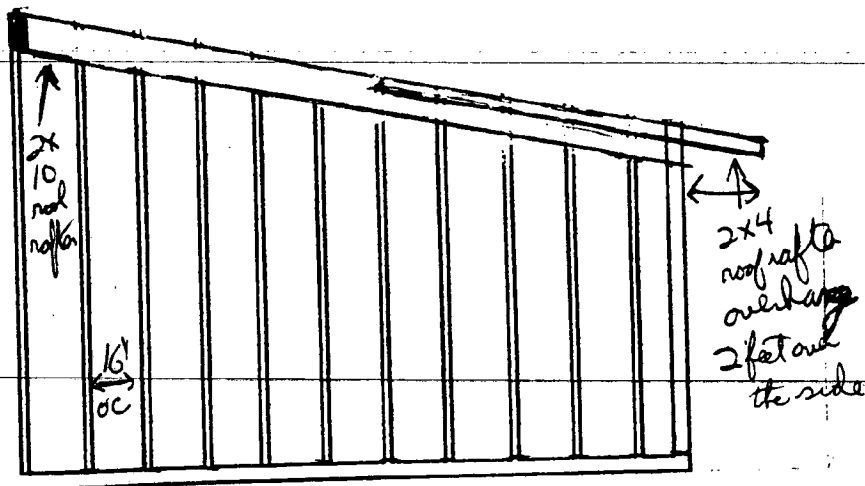


APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]* 4/1/04

7332 Piney B. Rd  
 2nd Floor proposed  
 new floor plan  
 Wela

128  
 LIVING AREA  
 1240 sq ft

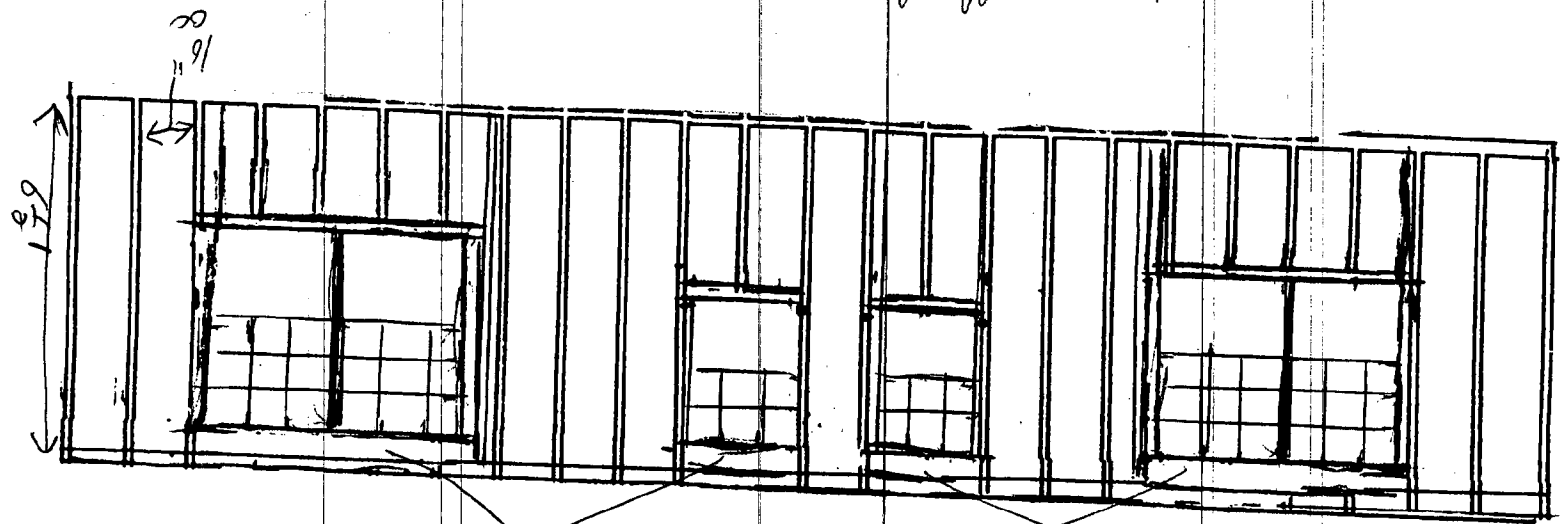


side wall framing  
 7332 Poney Br Rd  
 Takoma Park Md  
 Welu

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 4/1/14

7332 Perry St Rd  
Wells  
John Oh

near wall framing



←  
2x4  
stud

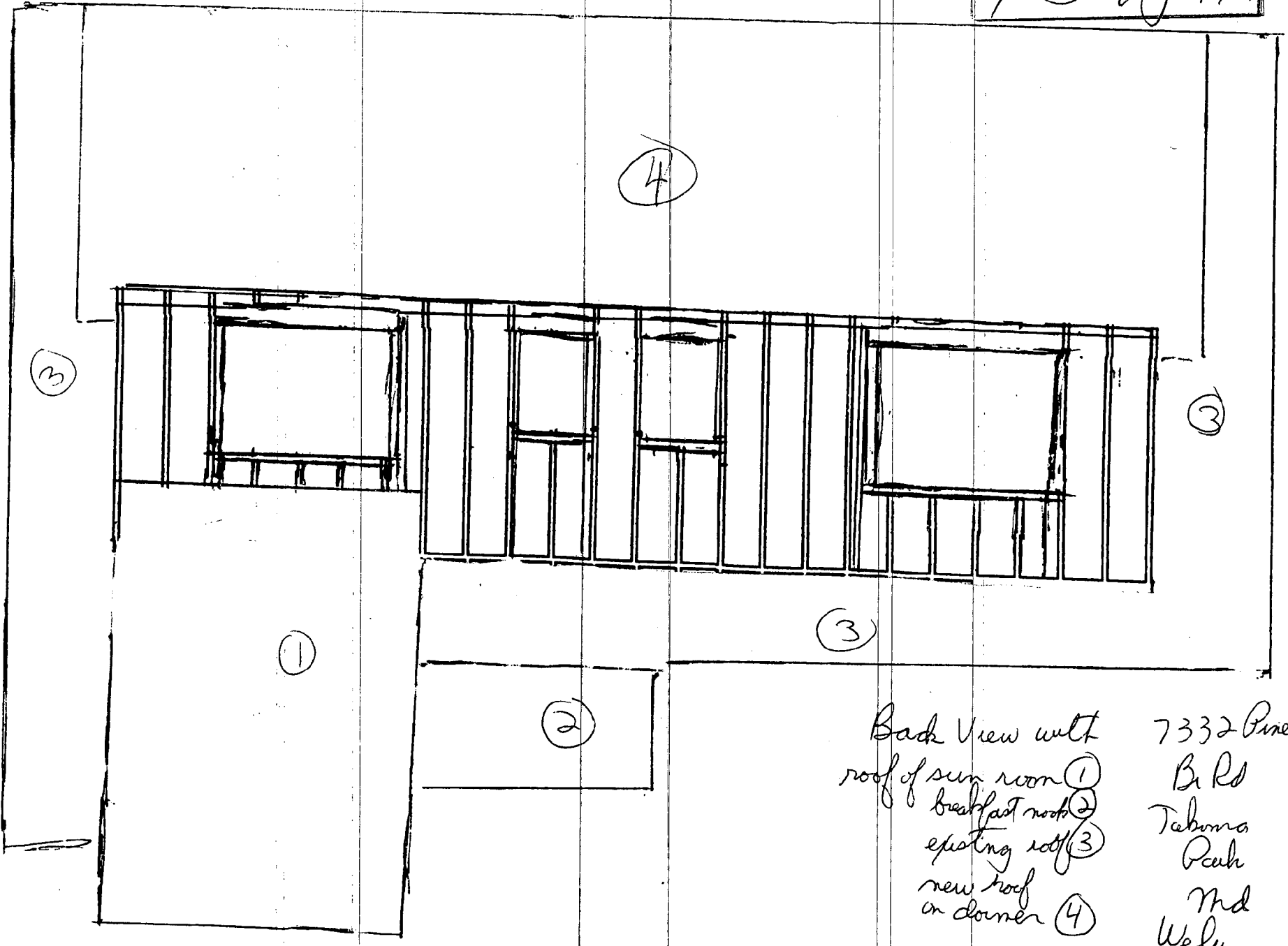
Header

Header

APPROVED  
Montgomery County  
Historic Preservation Commission  
*John Oh*

APPROVED  
Montgomery County  
Historic Preservation Commission

*Paula Kelly Miller*



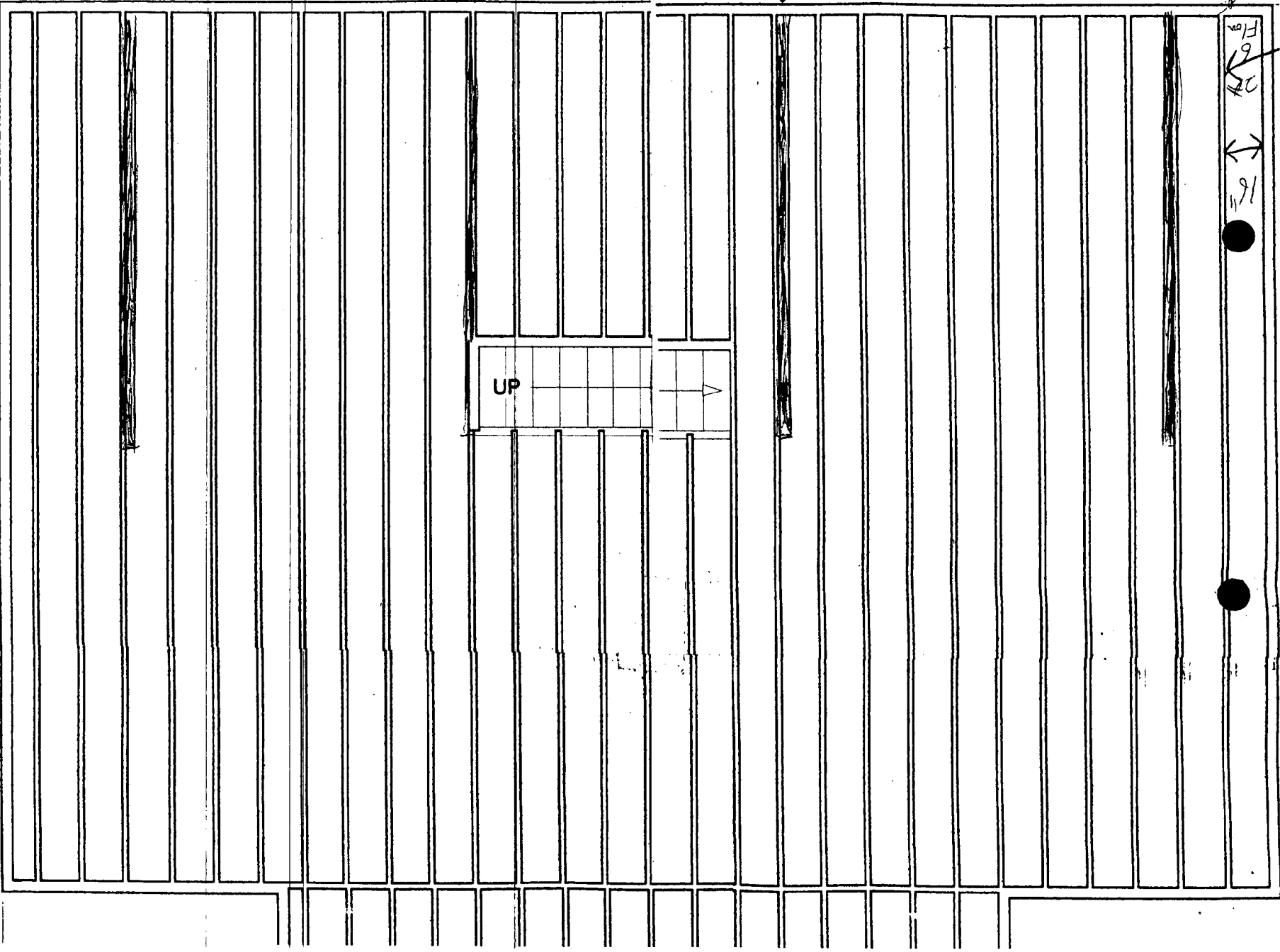
Back View with  
roof of sun room ①  
breakfast room ②  
existing roof ③  
new roof  
on dormer ④

7332 Piney  
Birch Rd  
Takoma  
Park  
Md  
Wells

7332  
Ferry  
Branch  
Rd -  
Johnson  
Park,  
Welles

27'1"

near  
↑



Double floor joist  
for all for exterior  
wall

2nd Floor Joist  
System as is with  
considering for wall supports,

Double  
floor joist for right  
for window walls

Double floor joist  
for exterior wall

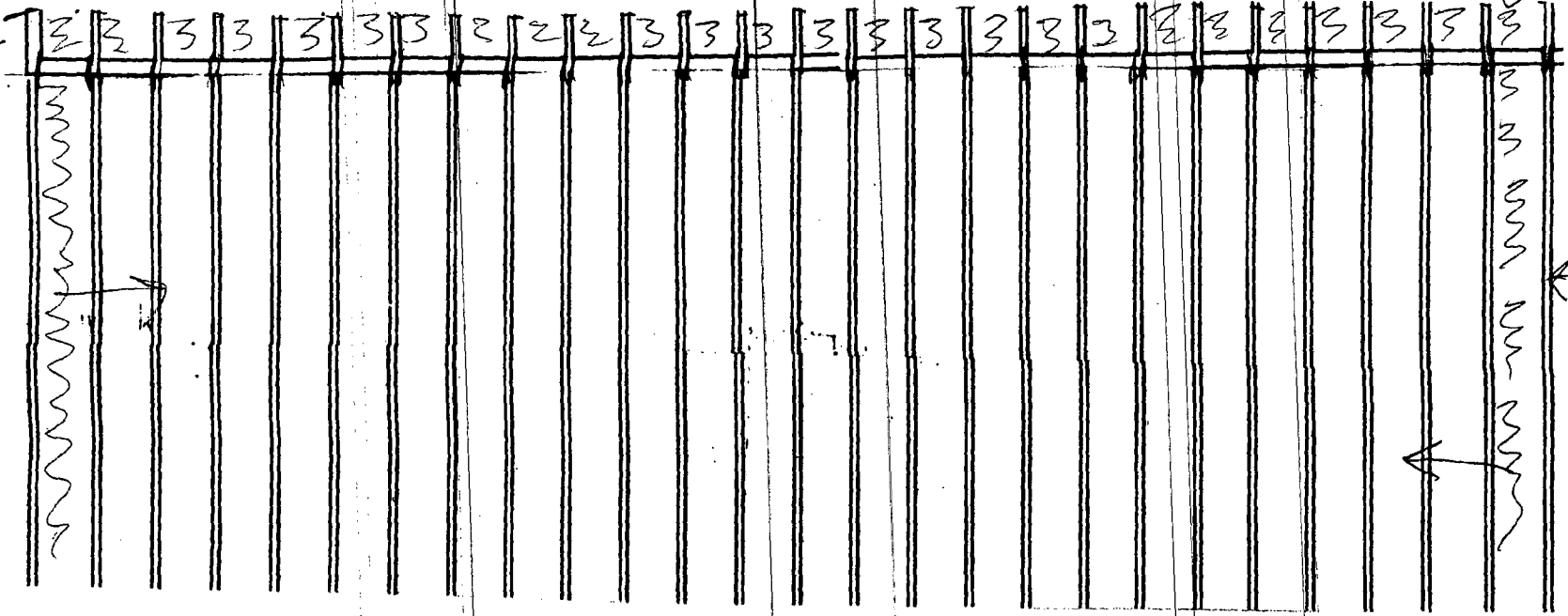
27'  
6"  
Floor

16"  
↔



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*James J. Kelly 11/1/04*

2 foot rafters  
 overhang  
 1" overhang

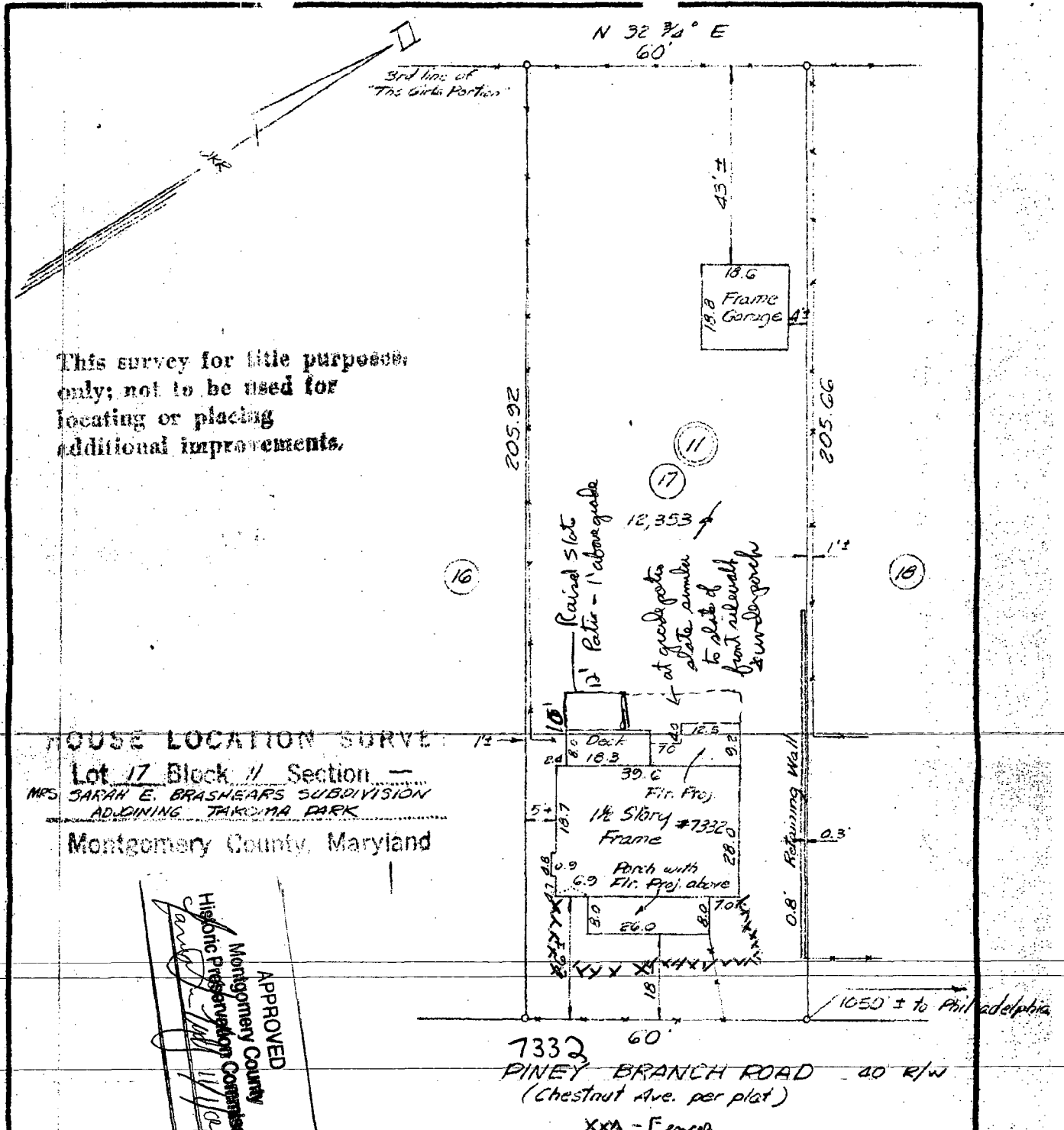


one foot overhang

7332 Piney Blk  
 Takoma Park, Md  
 Wulu

beaded board will be back onto roof rafters as required to give maximum support  
 roof rafters - 7332 Piney Blk  
 showing 2' overhang at rear  
 Tak. Park Md  
 Wulu

Wulu area - Beaded board to show on all overhang areas balance of roof deck in plywood



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

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

APPROVED  
 Historic Preservation Commission  
 Montgomery County  
 Maryland

7332 60'  
 PINEY BRANCH ROAD - 20' R/W  
 (Chestnut Ave. per plat)  
 XXX - Fence

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.

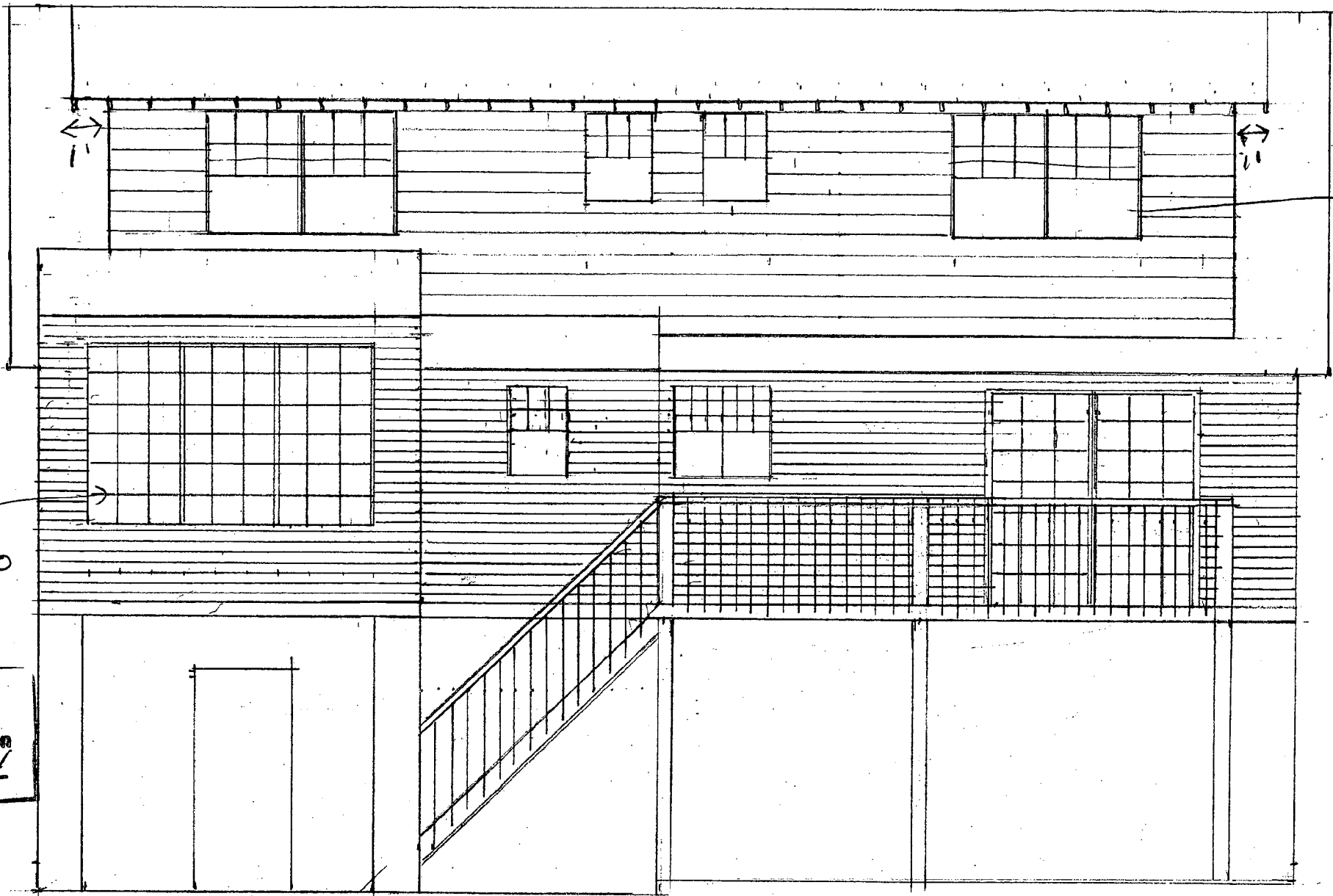
*Joseph C. Rodgers*  
 JOSEPH C. RODGERS  
 REGISTERED LAND SURVEYOR - MD. 3485 and VA. 817

**RODGERS AND ASSOCIATES, INC.**  
 Box 1532  
 Rockville, Maryland 20850  
 301-782-6803

**R**

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

SCALE  
 1 IN. = 30 FT.



wood clad windows

wood clad replacement  
T&T Window details to be approved by staff.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 11/1/04

60 40

7332 Piney Creek Rd  
Rear New Home  
Weld

(2)

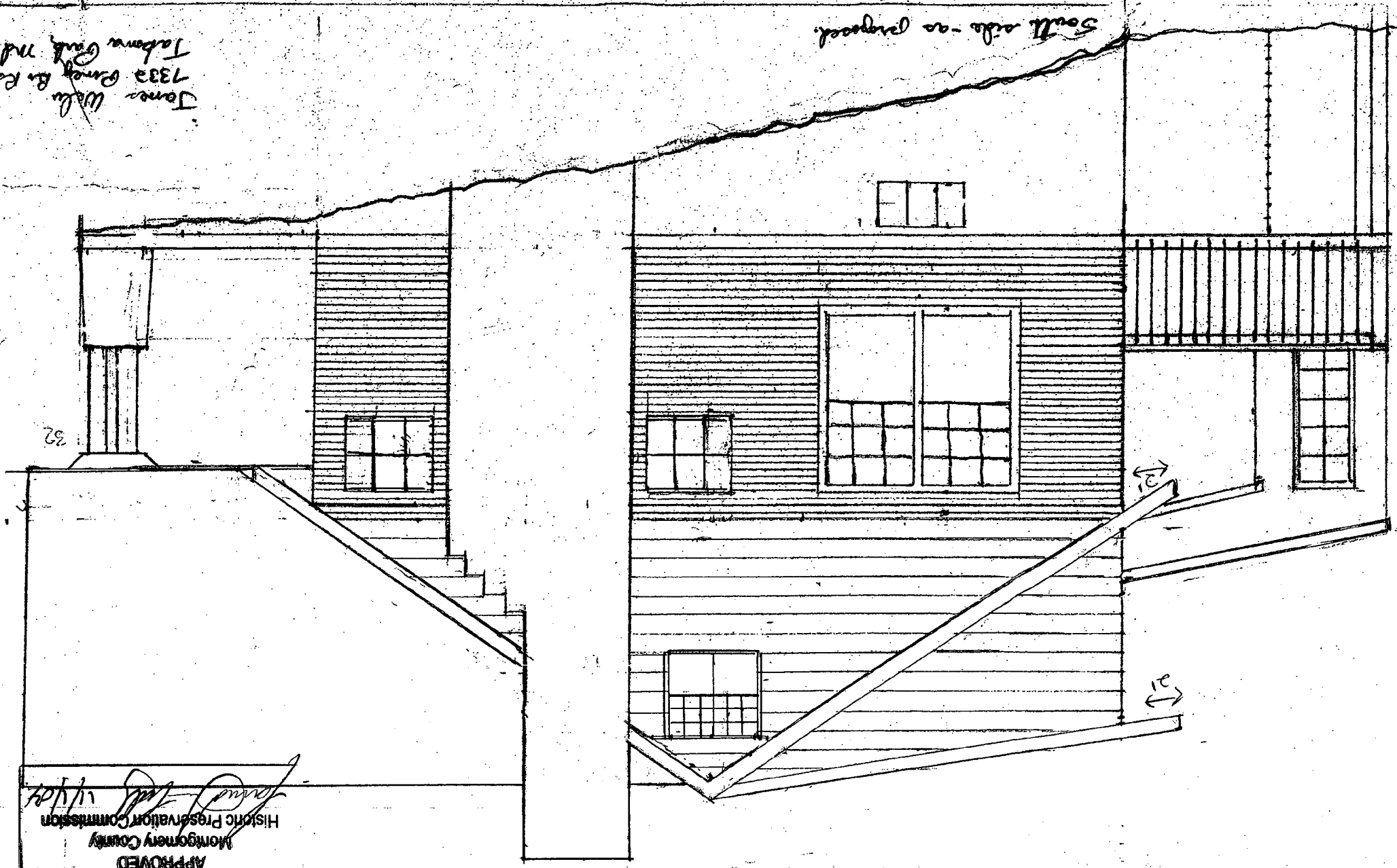


3

140 10

James W. Williams  
7332 Greenway Blvd  
Takoma Park, MD

South side - as proposed.



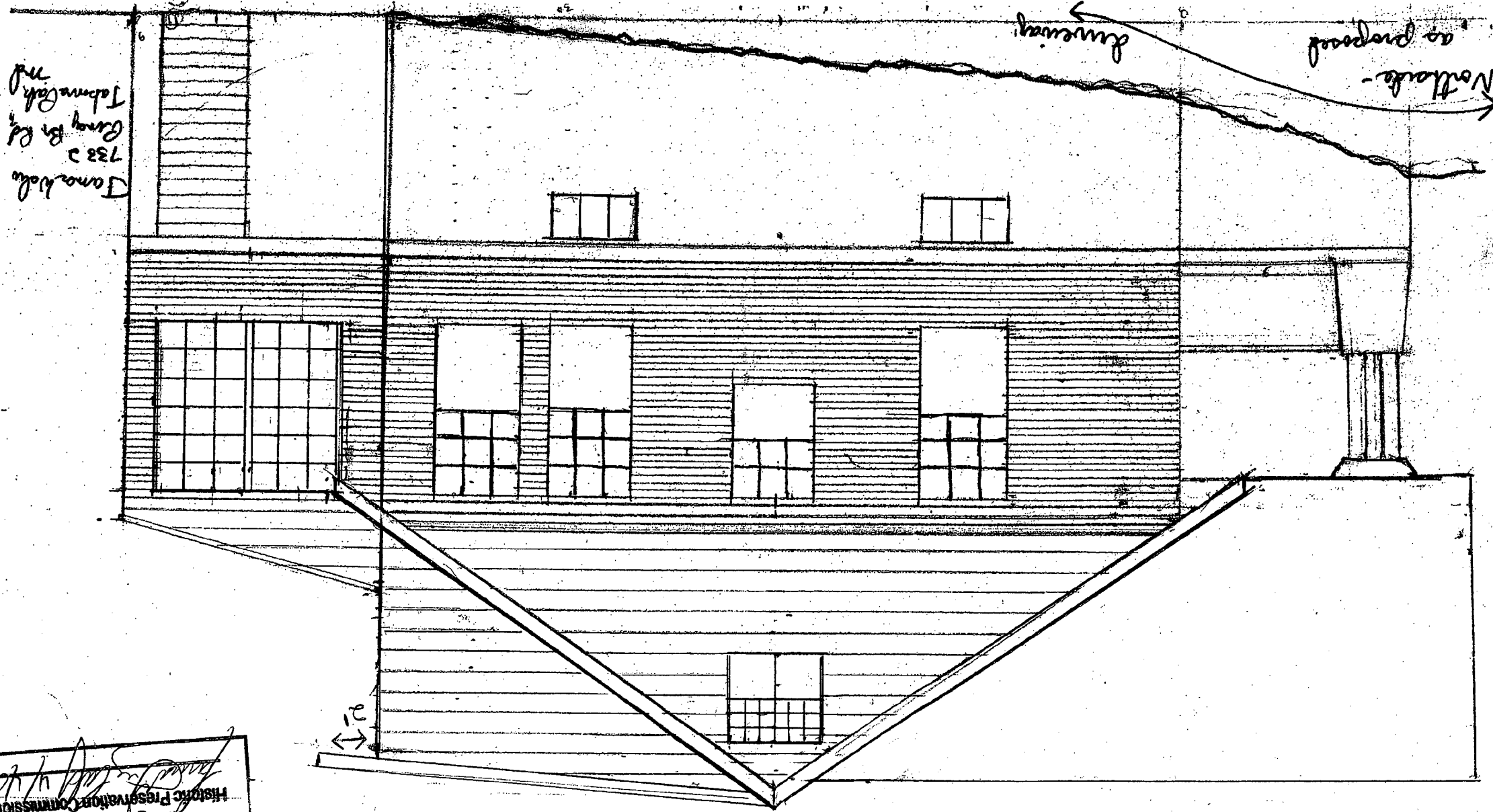
32

12

21

APPROVED  
 Historic Preservation Commission  
 Montgomery County  
 11/10/04

7



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
7/27/14



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: October 20, 2004

MEMORANDUM

TO: James A. Welu (811 Thayer Avenue) for  
7332 Piney Branch Road, Takoma Park Historic District

FROM: Tania Georgiou Tully, Senior Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 356161

---

Your Historic Area Work Permit application for the fence, patio, windows and dormer addition was **approved with conditions** by the Historic Preservation Commission at its October 13, 2004 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: October 20, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner  
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 356161

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with CONDITIONS.**

1. Appropriate design details are added to the dormer design;
2. Windows in the new dormer are wood or clad-wood with true or simulated divided lights;
3. Applicant is to work with staff to determine if retention of the sunroom windows is feasible; if not, the new windows should visually match the existing as closely as possible and will be approved by staff.

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: James A. Welu

Address: 7332 Piney Branch Road, Takoma Park

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: DEPT. OF PERMITTING SERVICES  
255 R. ...VILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
243-777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

RECEIVED  
AUG 25 2004

# 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 Pines Br Rd Street: \_\_\_\_\_  
Town/City: Taborna Park Md Nearest Cross Street: Eastern Ave  
Lot: 17 Block: 11 Subdivision: Sarah E Brashears Subdivision  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: Plot Book B; Plot # 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: with 3 conditions For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia D. Malley Date: 10/13/04  
Application/Permit No.: 356161 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**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 door that now provides a totally  
unpractical bathroom with a full door from side to side and extending to  
original main back wall of 1st floor. Window treatments will match existing  
windows. Original side wall lines 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*

**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.

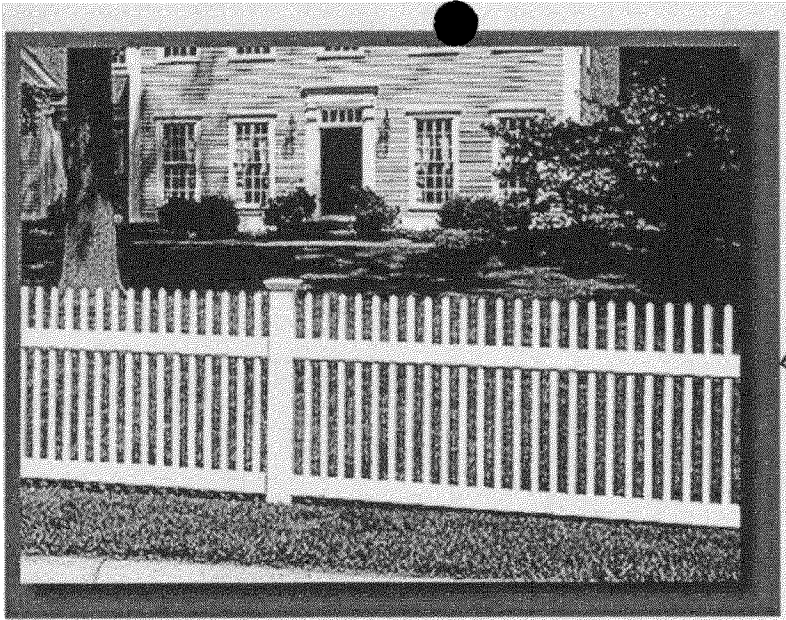
**6. TREE SURVEY**

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).

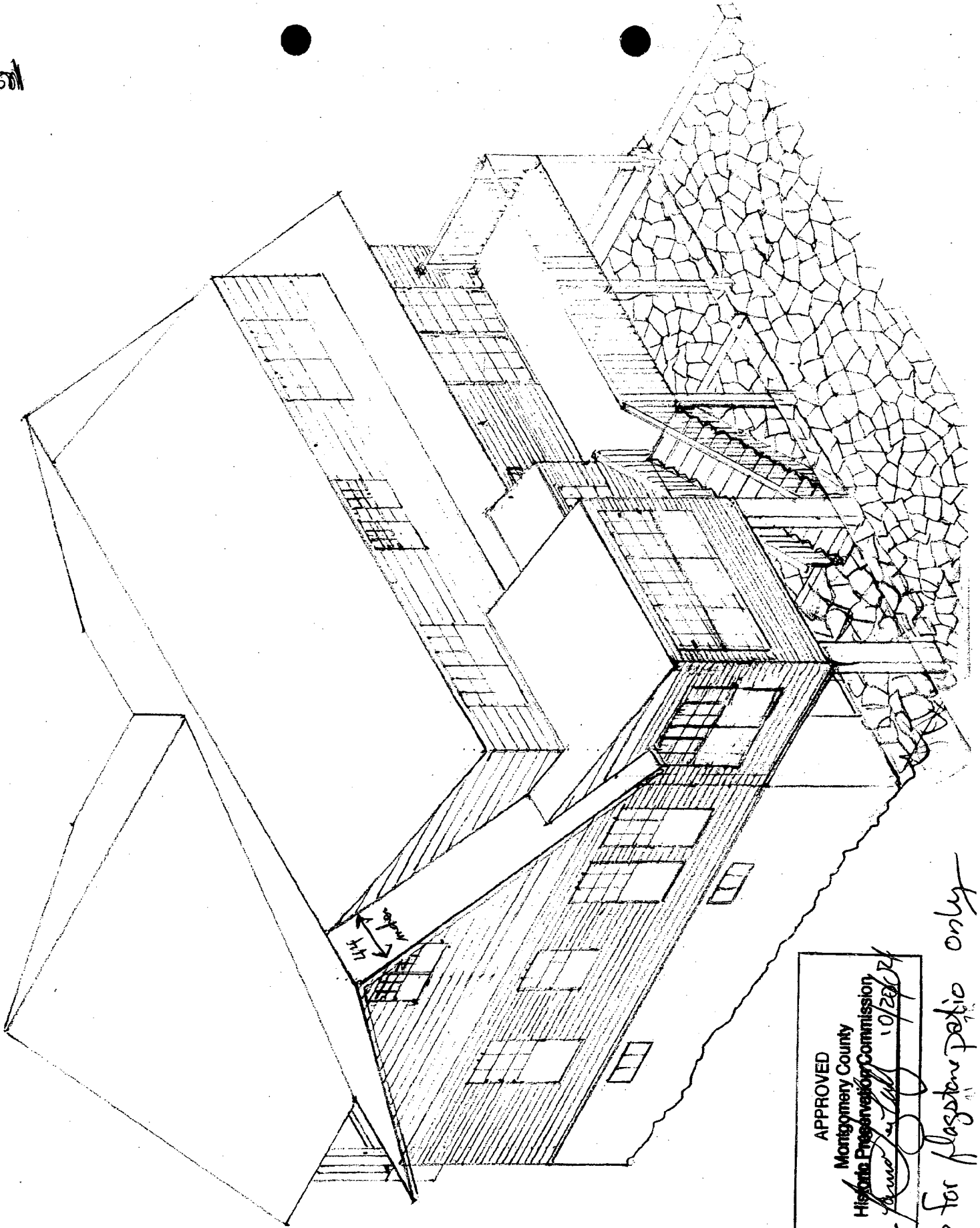
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



← ~~white~~  
rail can be moved  
clean to the top (TGT)  
3' fence, wood  
~~#~~

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 10/20/04

ent



4' 1/2" depth

APPROVED  
Montgomery County  
Historic Preservation Commission  
10/28/24

→ for plastering only



Tania -

re: 7332 Piney Bl Rd

## Proposal for alterations:

1. Back Roof Dormer similar to the Wareham design. Roof begins at ridge (as does small existing dormer) and will extend out to existing rear wall of the main house. I a final design & drawings will be submitted as soon as I can get them completed - with a 3 dimensional drawing similar to the Wareham. - Let me know your timetable relative to Oct 13, 2004 date for mailing to the Commissioners - 301 589 - 3040

The dormer will be inset from existing roof similar to the Wareham - approximately 42" from roof edge - final determination will depend on lining up new exterior walls with existing roof rafter which will require a doubling up at minimum to carry wall load.

Windows will remain same as proposed - two small windows in center (bathroom) and two larger windows in each bedroom.

The slope of the roof will be increased by starting a ridge beam but lowering exterior wall to 6 1/2' headroom (as permitted by conversation with M.C. Permitting office) as long as I have an average of 7' ceiling height in the rooms.

The roof will have a 1' overhang on the sides as does the existing roof and a 2' overhang on the back - similar to the existing roof at rear.

2. Windows in back room - 1st floor - with current casements will be replaced with double hung windows with 9 over 1 panes similar to rest of the house.

3. Front yard fence will be 3' high - as in attached photo - but with the top railing closer to the top than pictures so that only 2 to 3 inches of boards are above the rail line.

4. Back raised patio <sup>will</sup> be about 8" above grade and faced with flagstone similar to flagstone under existing deck and on front sidewalk from street to porch.

James Wala  
811 Thayer Ave  
Silver Spring, Md  
20910

(301) 589-3040

(302) 645-1188

# THE WAREHAM



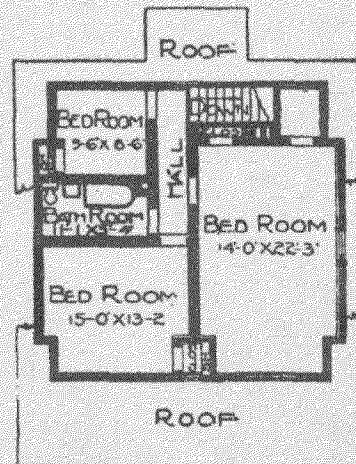
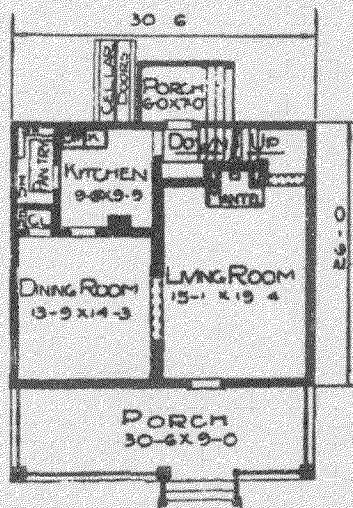
In the Wareham Modern Home we have the colonial design prevailing with massiveness and durability. The living room and dining room are always well lighted and ventilated.

**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); 1921 (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 por braces; front d in dining room

Years and cata 1921 (2026, 30 (P13085)

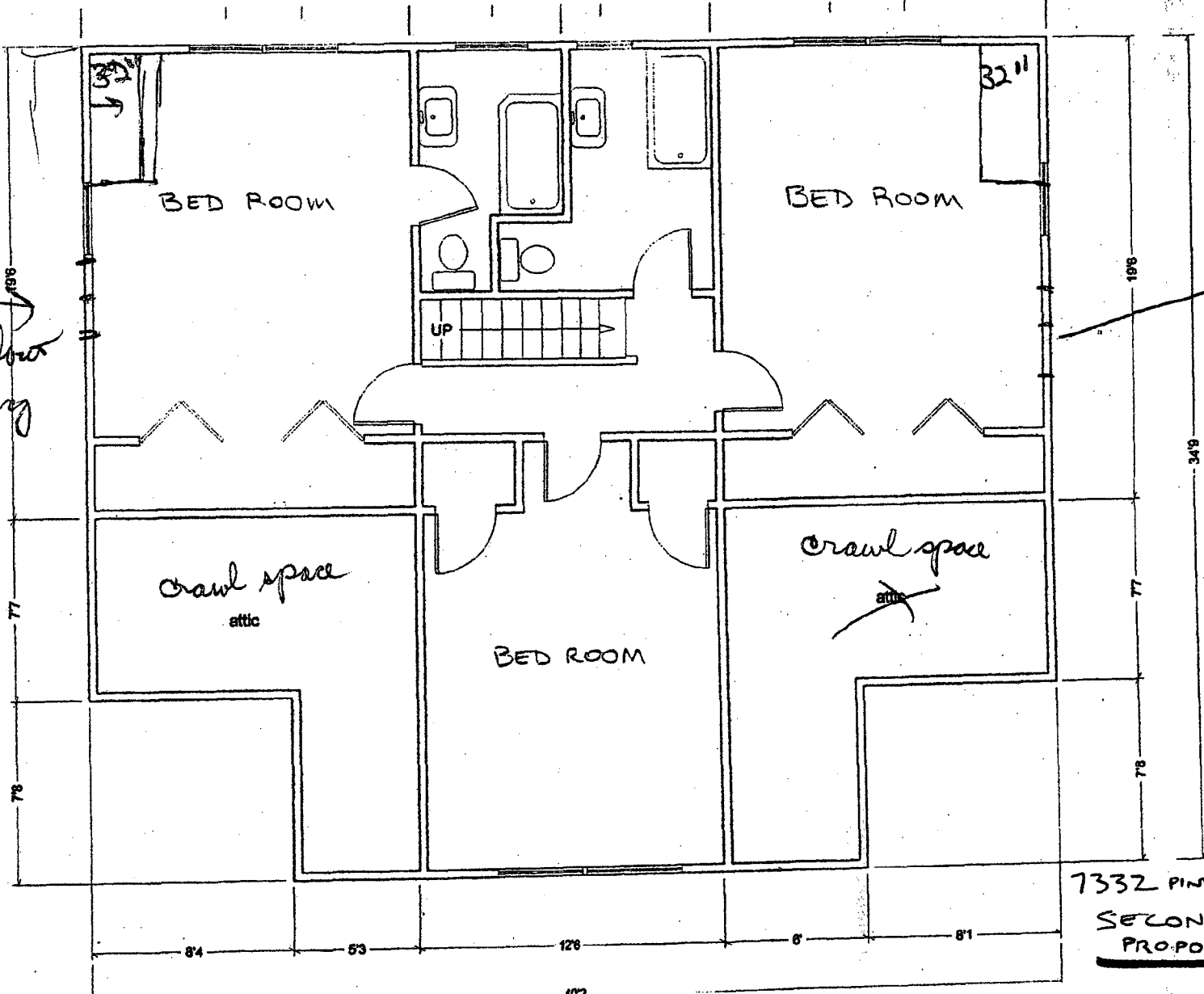
Price: \$926 to

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



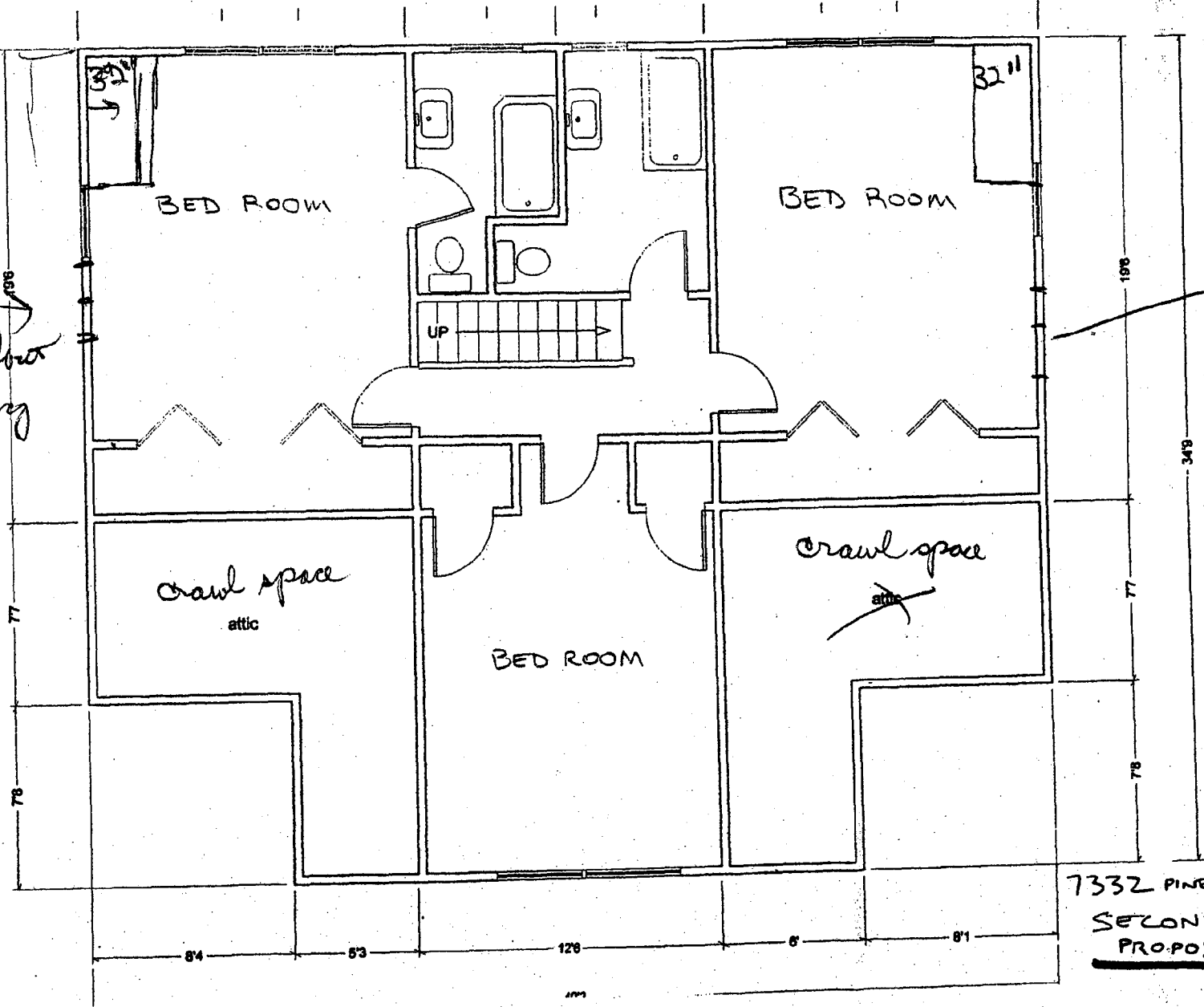
2 windows existing

2 windows existing



7332 PINEY BRANCH ROAD  
SECOND FLOOR  
PROPOSED

2 windows existing



2 windows existing

7332 PINEY BRANCH ROAD  
SECOND FLOOR  
PROPOSED

(19)

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

Owner's mailing address

James Welu  
811 Thayer Ave  
Sever Spring, Md 20910

Owner's Agent's mailing address

NA

Adjacent and confronting Property Owners mailing addresses

Daniel Chazan +  
Ronit Eisenbach  
7330 Piney Br Rd  
Taboma Park, Md 20912

Helen Perry  
7329 Baltimore Ave  
Taboma Park, Md 20912

Bella Shauman  
7334 Piney Br Rd  
Taboma Park, Md 20912

Cox, Hansel H + CP  
7331 Piney Br Rd  
Taboma Park, Md 20912

Patricia D. Barth  
7333 Piney Br Rd  
Taboma Park, Md  
20912

REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

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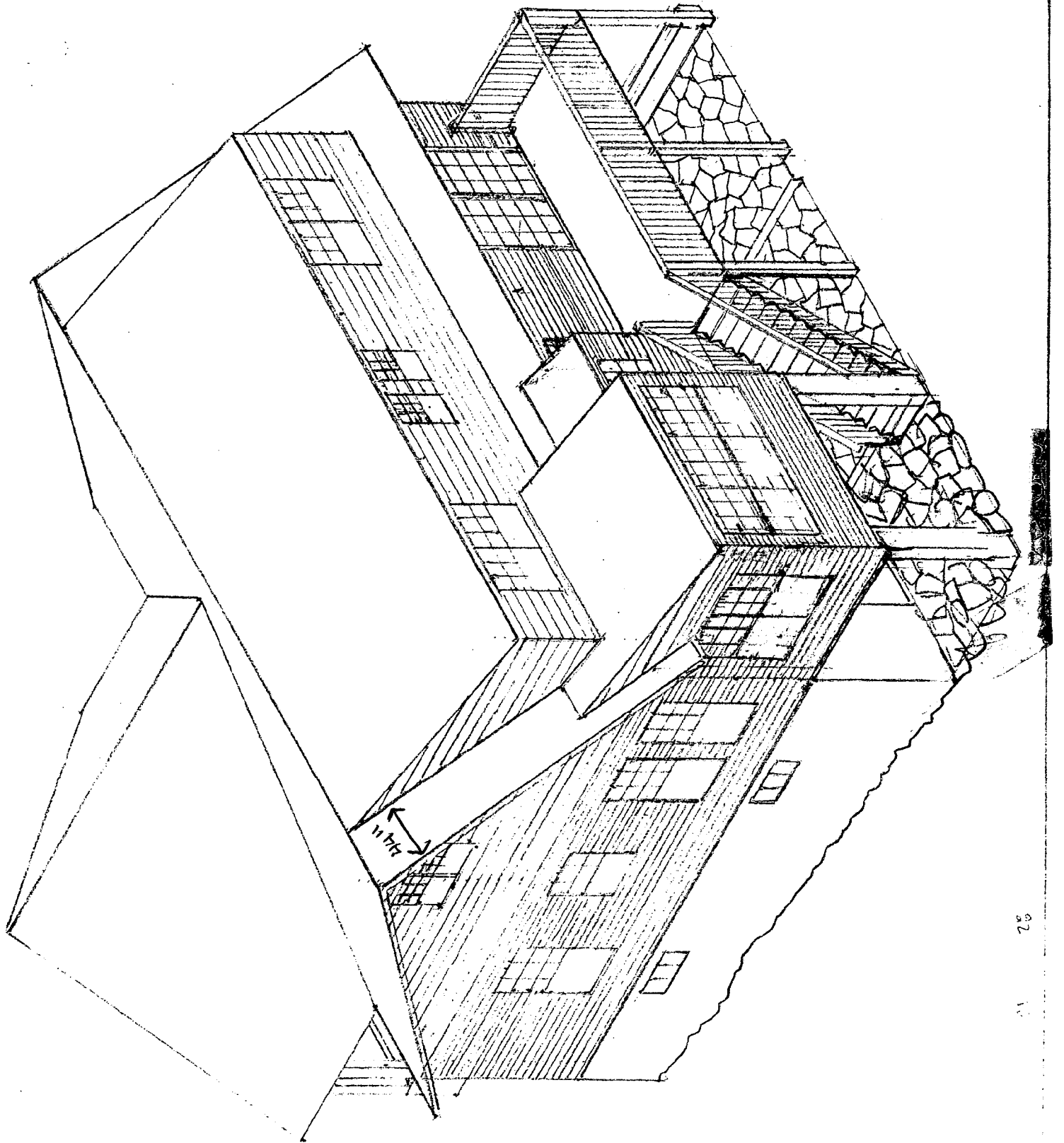
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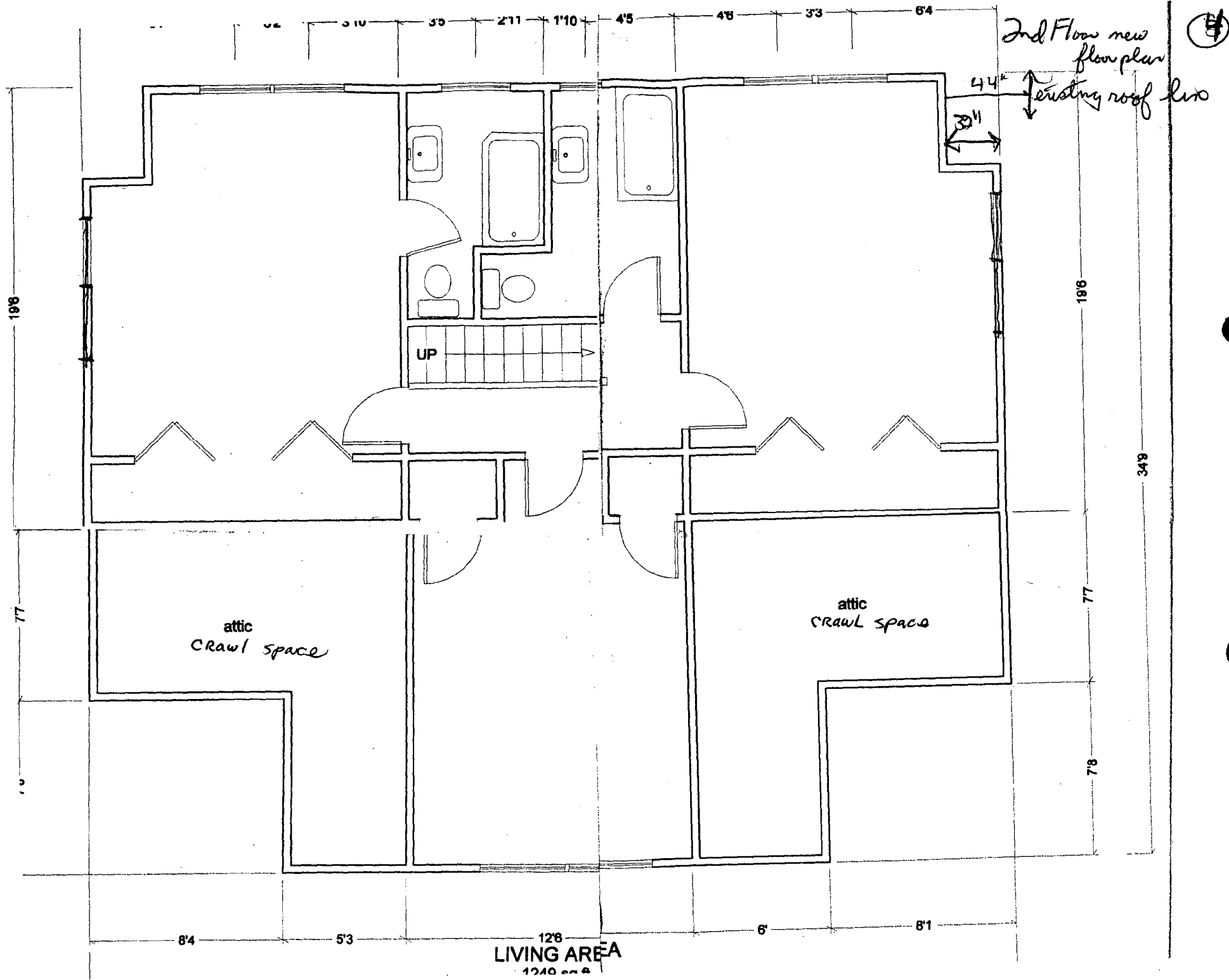
Revised Proposal  
Dormer - Shed Roof style  
7332 Piney Bk Rd  
Takoma Park, Md.

1. A 3<sup>rd</sup> view of proposed dormer at rear with windows on sunroom to match existing main house (9 panes over 1 - double hung).  
New roof inset 44 inches from existing roof line - 32 inches from ext. wall
2. Additional Patio at rear in open yard area
3. The Warehouse - with similar roof supports as 7332 - and dormer inset about the same as proposed at 7332 - a porch roof that mirrors slope of sunroom.  
Same period as 7332 + similar stylistic features on siding + roof detail.
4. 2nd Floor new floor plan with new area drawn in 32" from existing original walls
- 5 & 6 - Side views of existing and new roof lines  
Slope designed to have 6 1/2' on real wall ceiling with sloped interior ceiling giving an overall average height of 7' as required by Permitting office
7. Rear - Flat faced drawing showing proposed dormer and current dormer. Bedroom windows will be of height to allow for roof of existing bedroom extension (sunroom) to remain at current pitch.



T





2nd Floor new floor plan  
existing roof line

4

UP

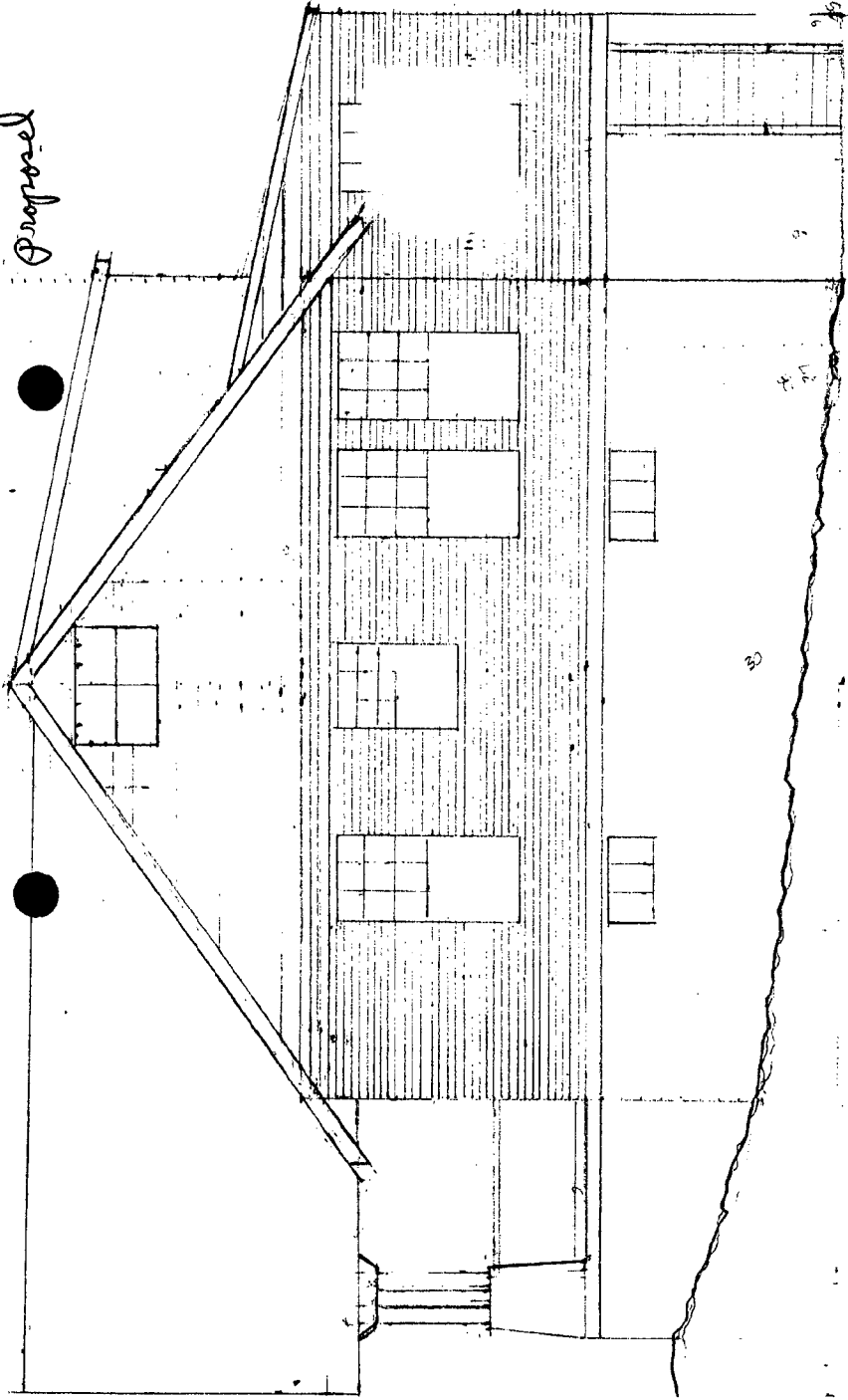
attic CRAWL space

attic CRAWL space

LIVING AREA  
1240 sq ft

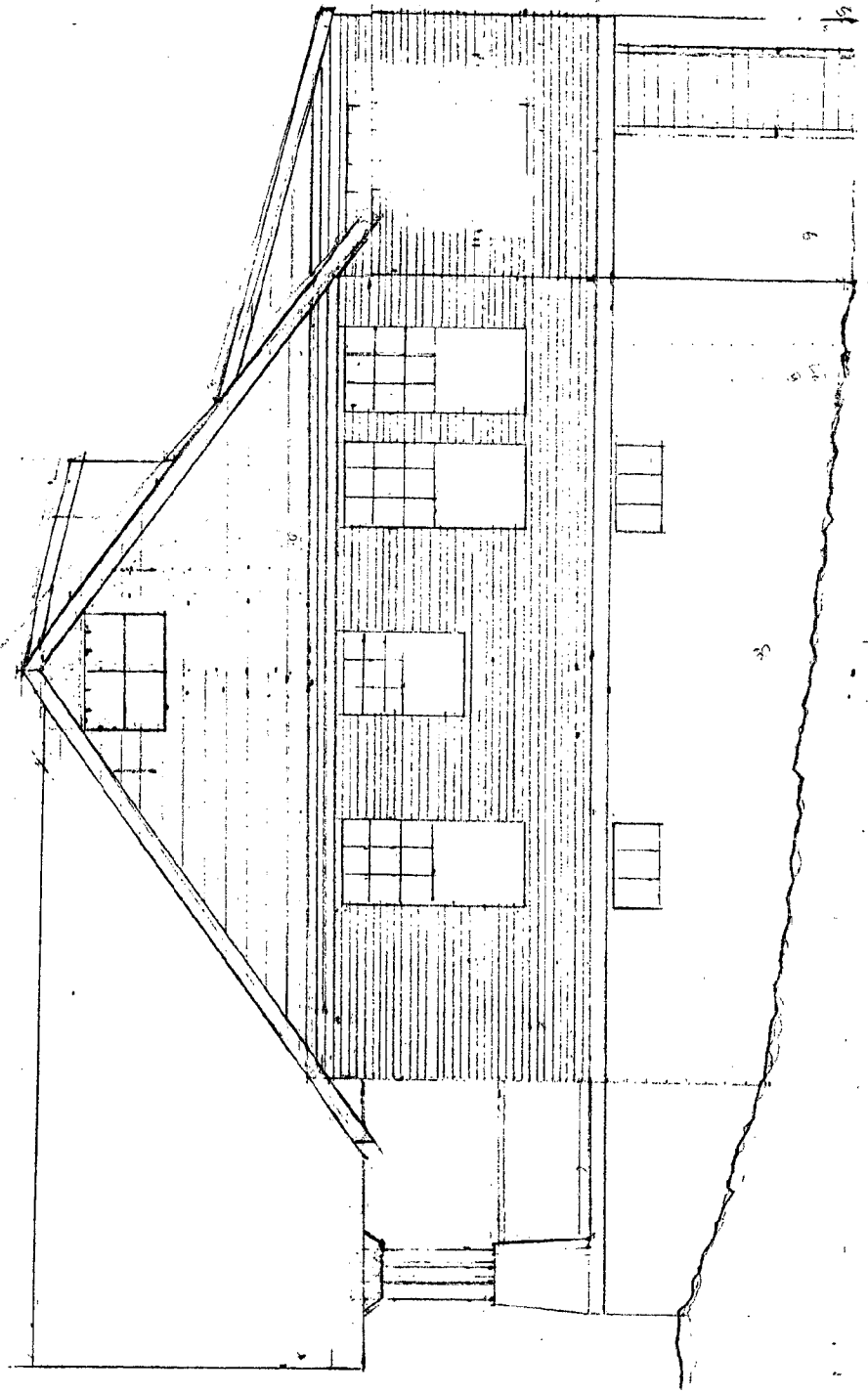
5

North side  
Proposed



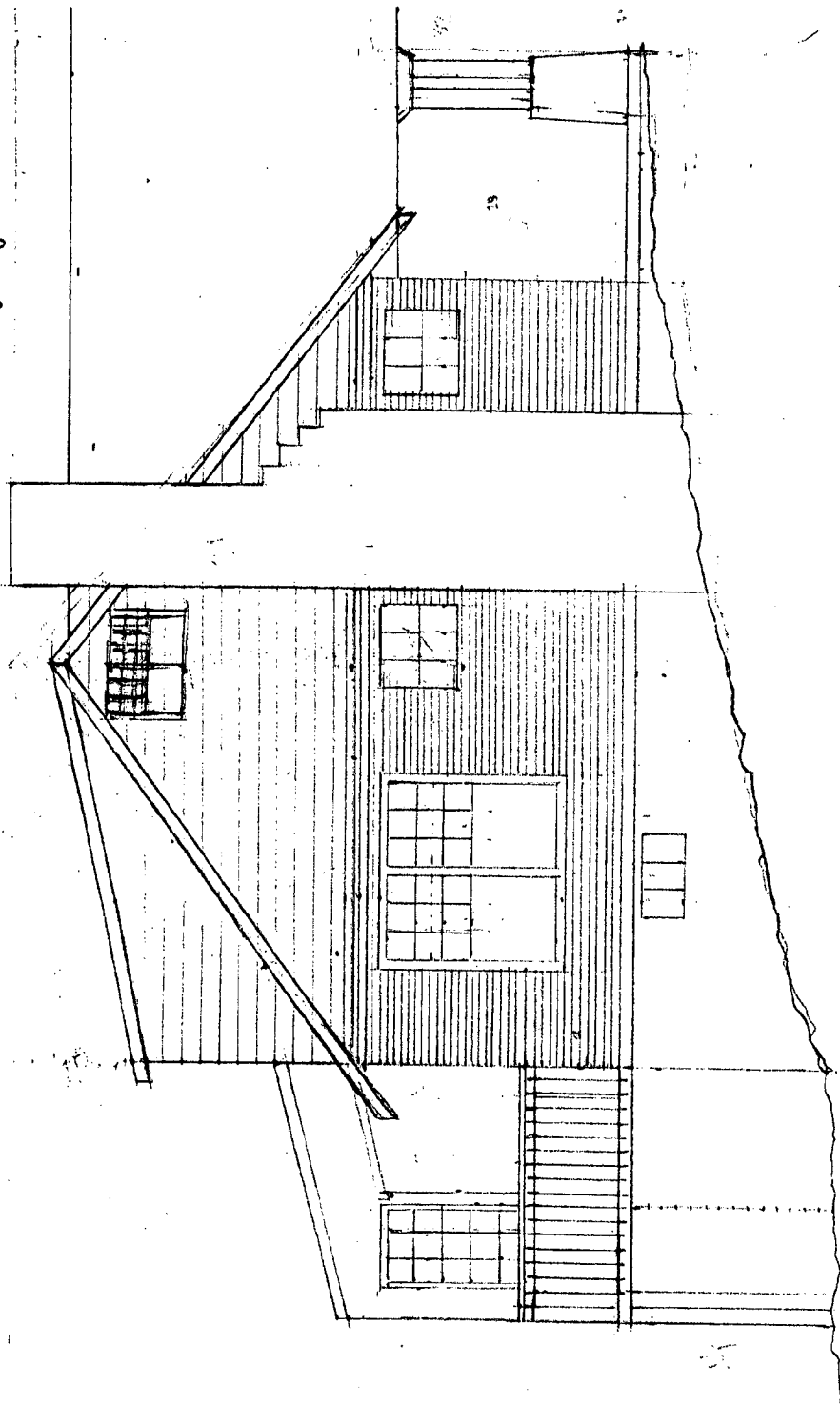
1/16 20

OR 10



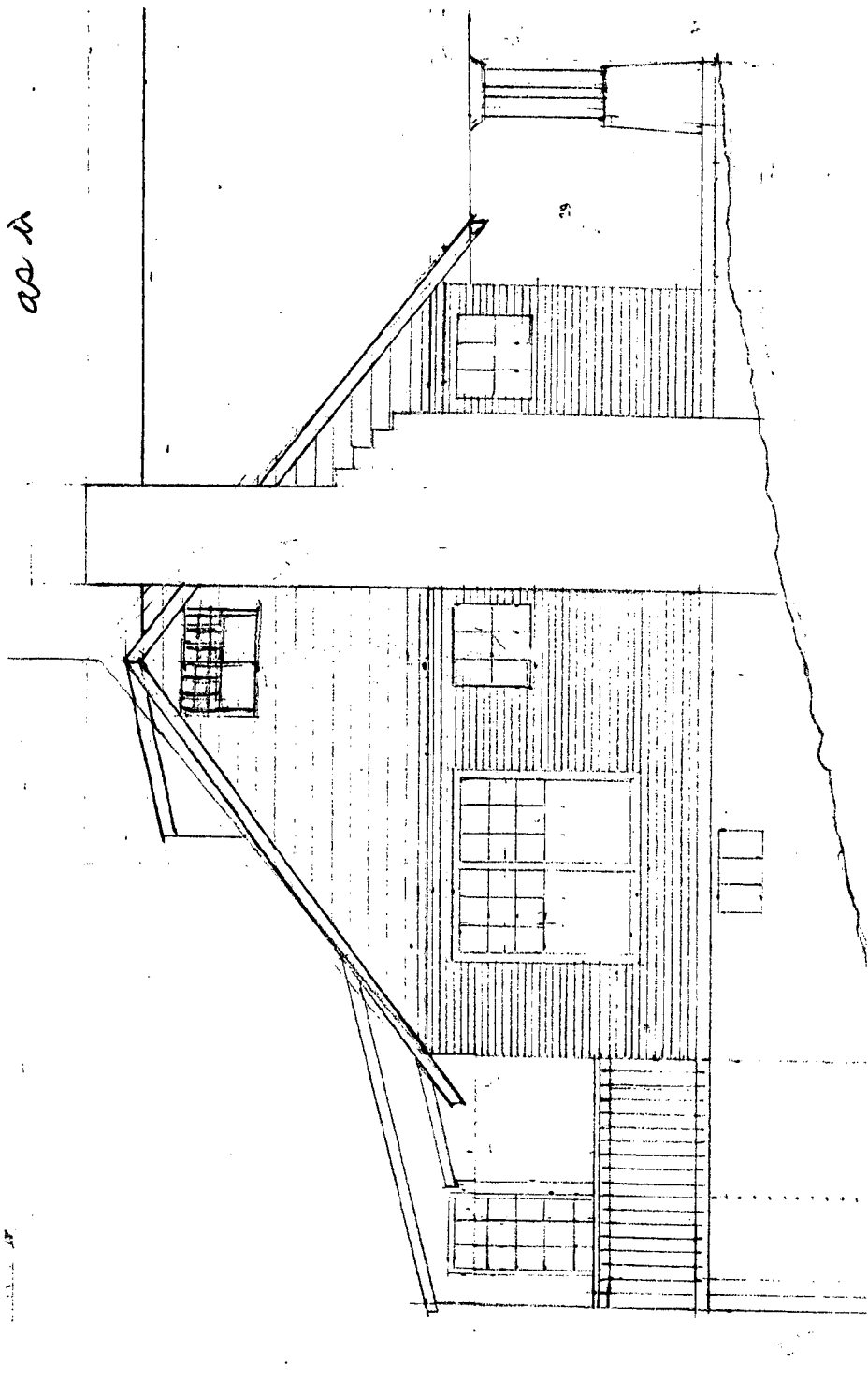
6

South side  
Proposed

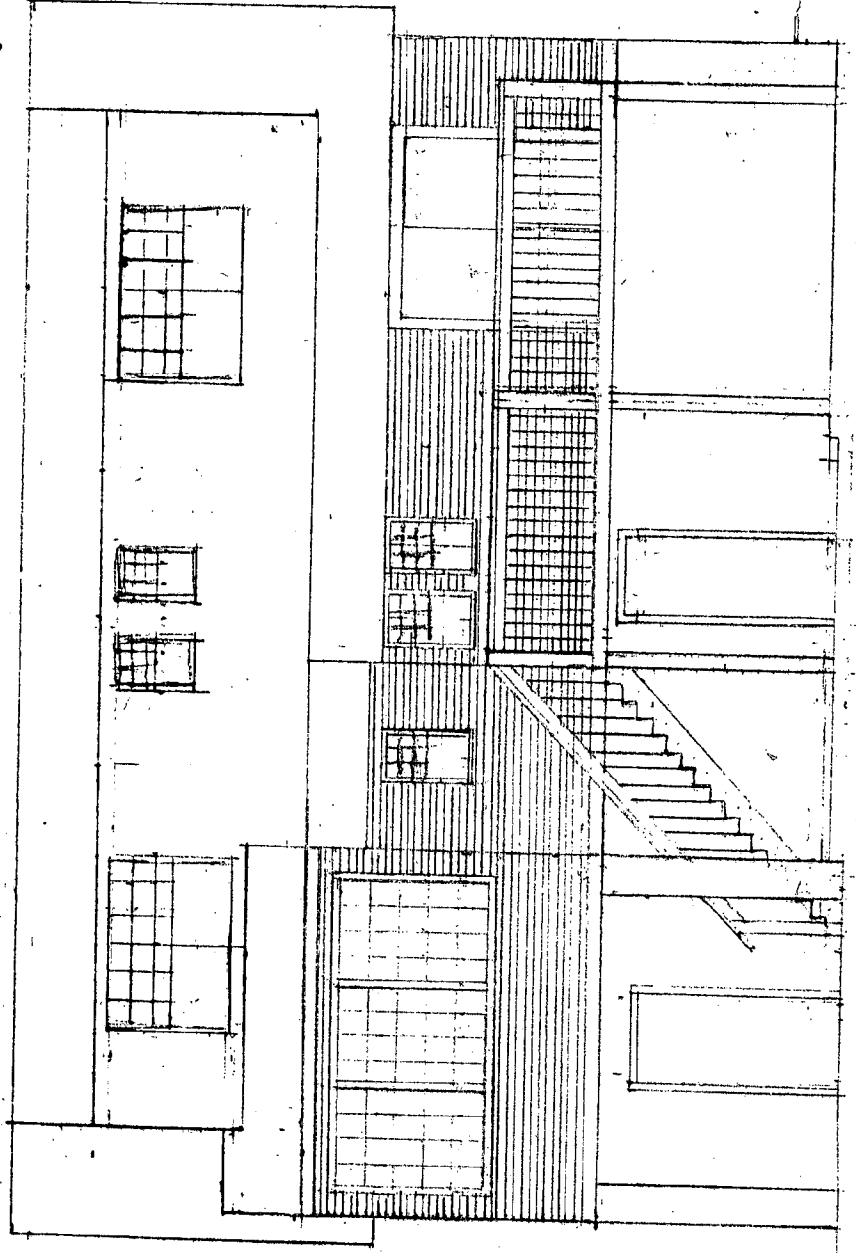


as is

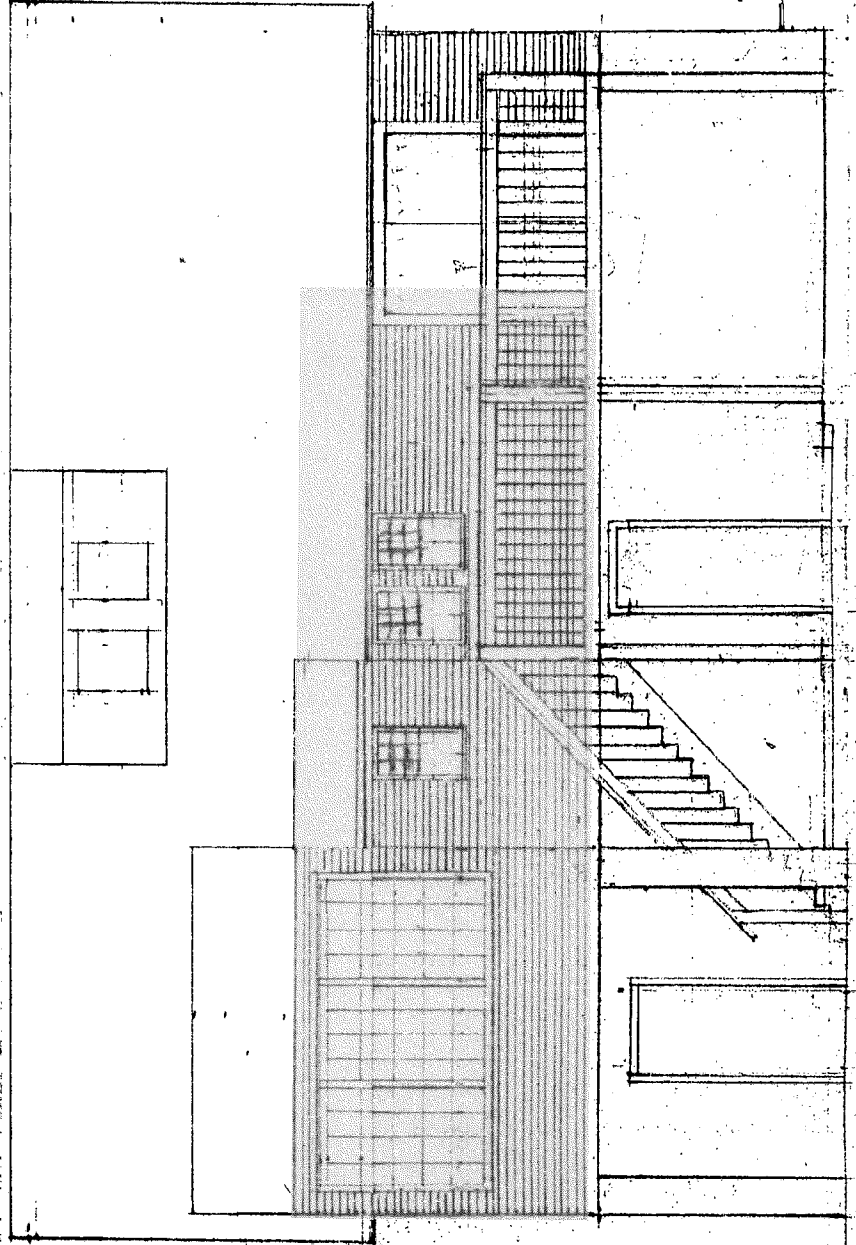
number 18



Back side  
Proposed ⑦



as is



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7332 Piney Branch Road	<b>Meeting Date:</b>	10/13/04
<b>Applicant:</b>	James A. Welu	<b>Report Date:</b>	10/06/04
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Public Notice:</b>	09/24/04
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-04DDD	<b>Staff:</b>	Tania Tully

**PROPOSAL:** Rear dormer addition, front yard fence installation, window replacements, rear patio.

**RECOMMENDATION:** Approve with conditions *See Book*

**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).

*propose reversing direction of casements  
 plus add new 1/2*

**PROPOSAL:**

The applicant proposes the following:

1. Construct a rear dormer. (Circles 8-11)
2. Install a 3 ft high wood picket fence in front yard. (Circle 15)
3. Replace historic casement windows on rear with 9/1 double-hung windows. (Circle 7, #1)
4. Construct a flagstone patio in the rear yard. (Circle 16)

**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**

This application reflects changes made to the design by the applicant as per the Commission's comments at the September 22, 2004 meeting. (See circles 17-20 for prior design.) At the Preliminary Consultation the main items of discussion were the window replacements and the new dormer. The general consensus of the Commission was that the dormer needed to be redesigned as smaller and with a steeper slope. Regarding the window replacements, the opinion was split – half of the Commissions were for retaining

the windows and half said that they might approve replacement.

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.

Staff has no concerns with the design or proposed layout of the 3' wood picket fence. The proposed flagstone patio also meets with the applicable *Guidelines*. The lot is long and narrow and can accommodate this small change that uses natural materials.

The applicant is still proposing to replace the casement windows in the former sunroom and staff still recommends rehabilitation. The *Secretary of the Interior's Standards for Rehabilitation* and the Takoma Park Historic District *Guidelines* both favor retention of historic fabric over replacement and if-replaced recommend replacement in-kind.

As suggested by the Commission, the applicant redesigned the proposed dormer. The pitch of the roof appears to be the same as the existing dormer and it has been inset 44" from the sides of the roof. The Applicant also provided an illustration of "The Wareham," a catalog house with a dormer similar to the proposal in form (Circle 14). Unfortunately, the drawings provided do not indicate any detailing that would make the dormer more compatible with the house. Staff suggests that the applicant widen the eaves of the dormer and/or add decorative rafter ends in order to be more sympathetic with the historic house.

Despite staff concerns regarding the detailing, we believe that the applicant was responsive to the Commission's suggestions and we recommend that the application be approved with the conditions listed below.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation 2, 5, 9 & 10;*

and with the conditions that:

- 1. The casement windows are retained;
  - 2. Appropriate design details are added to the dormer design;
  - 3. Windows in the new dormer are wood or clad-wood with true or simulated divided lights;
- sunroom windows w/ staff work try + make exist work but can replace @ staff approval + make look like sunroom*

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.** 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 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

RECEIVED  
AUG 25 2004

# 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 Street 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 Brackens Subdivision  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: Plat Book 13; Plat # 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 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  
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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 \_\_\_\_\_  
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: \_\_\_\_\_

4

Tania -

re: 7332 Piney Br Rd

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The dormer will be inset from existing roof similar to the Wareham - approximately 42" from roof edge - final determination will depend on lining up new exterior walls with existing roof rafter which will require a doubling up at minimum to carry wall load.

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The slope of the roof will be increased by starting a ridge beam but lowering exterior wall to  $6\frac{1}{2}$ ' headroom (as permitted by conversation with M.C. Permitting office as long as I have an average of 7' ceiling height in the rooms.

The roof will have a 1' overhang on the sides as does the existing roof and a 2' overhang on the back similar to the existing roof at rear.

(5)

2. Windows in back room - 1st floor - with current casements, will be replaced with double hung windows with 7 over 1 panes similar to rest of the house.

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4. Back raised patio <sup>will</sup> be about 8" above grade and faced with flagstone similar to flagstone under existing deck and on front sidewalk from street to porch.

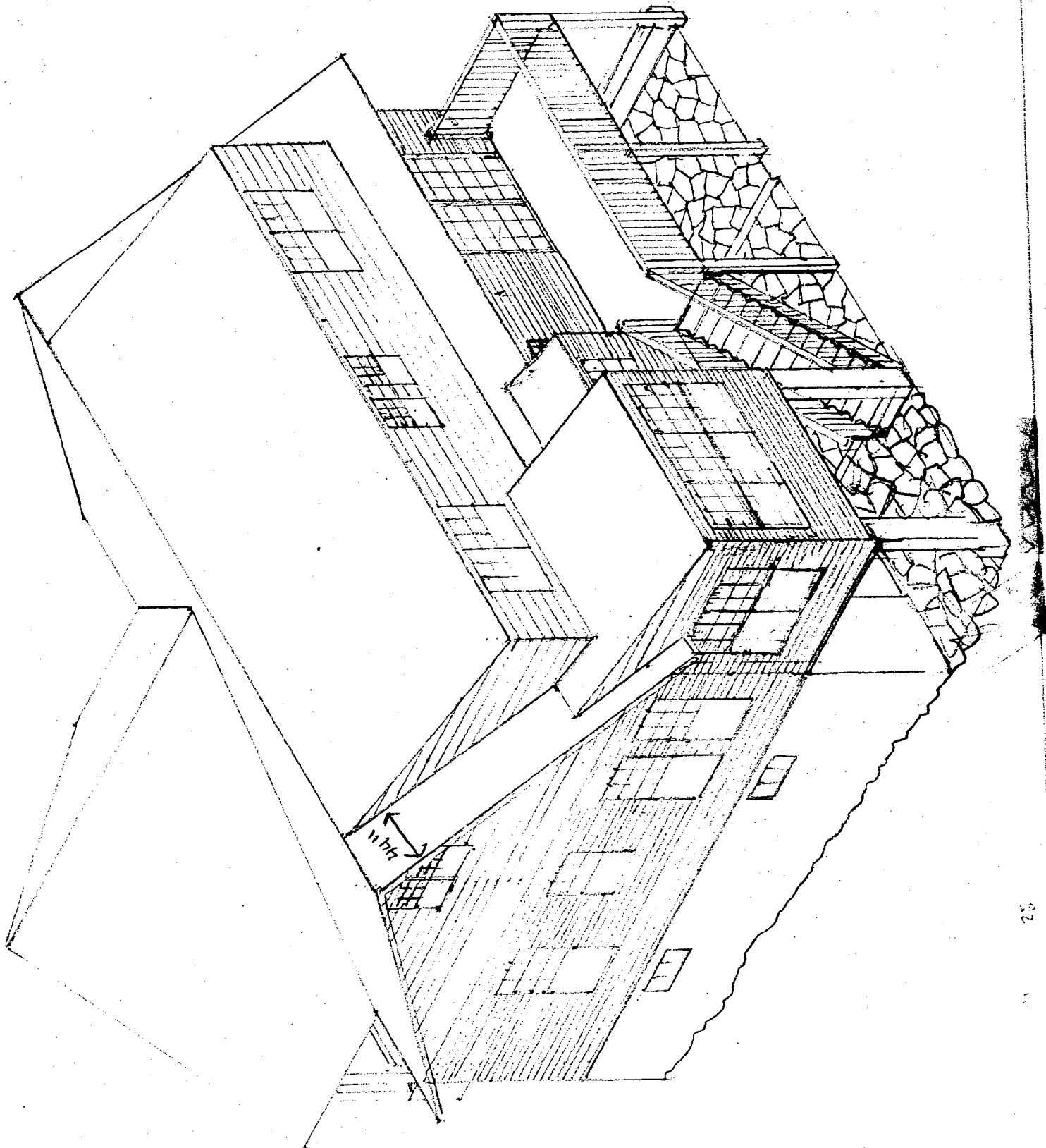
Jane Welu  
811 Thayer Ave  
Silver Spring, Md  
20910

(301) 589-3040

(302) 645-1188

Revised Proposal  
Dormer - Shed Roof style  
7332 Piney Bk Rd  
Takoma Park, Md

1. A 3<sup>rd</sup> view of proposed dormer at rear with windows on sunroom to match existing main house (9 panes over 1 - double hung.)  
New roof inset 44 inches from existing roof line - 32 inches from ext. wall
2. Additional Patio at rear in open yard area
3. the Warehouse - with similar roof supports as 7332 - and dormer inset about the same as proposed at 7332 - a porch roof that mirrors slope of sunroom.  
Same period as 7332 + similar stylistic features on siding + roof detail.
4. 2nd Floor new floor plan with new area drawn in 32" from existing original walls
- 5 & 6 - Side view of existing and new roof lines  
Slope designed to have 6 1/2' on real wall ceiling with sloped interior ceiling giving an overall average height of 7' as required by Permitting office
7. Rear - Flat faced drawing showing proposed dormer and current dormer. Bedroom windows will be of height to allow for roof of existing bedroom extension (sunroom) to remain at current pitch.

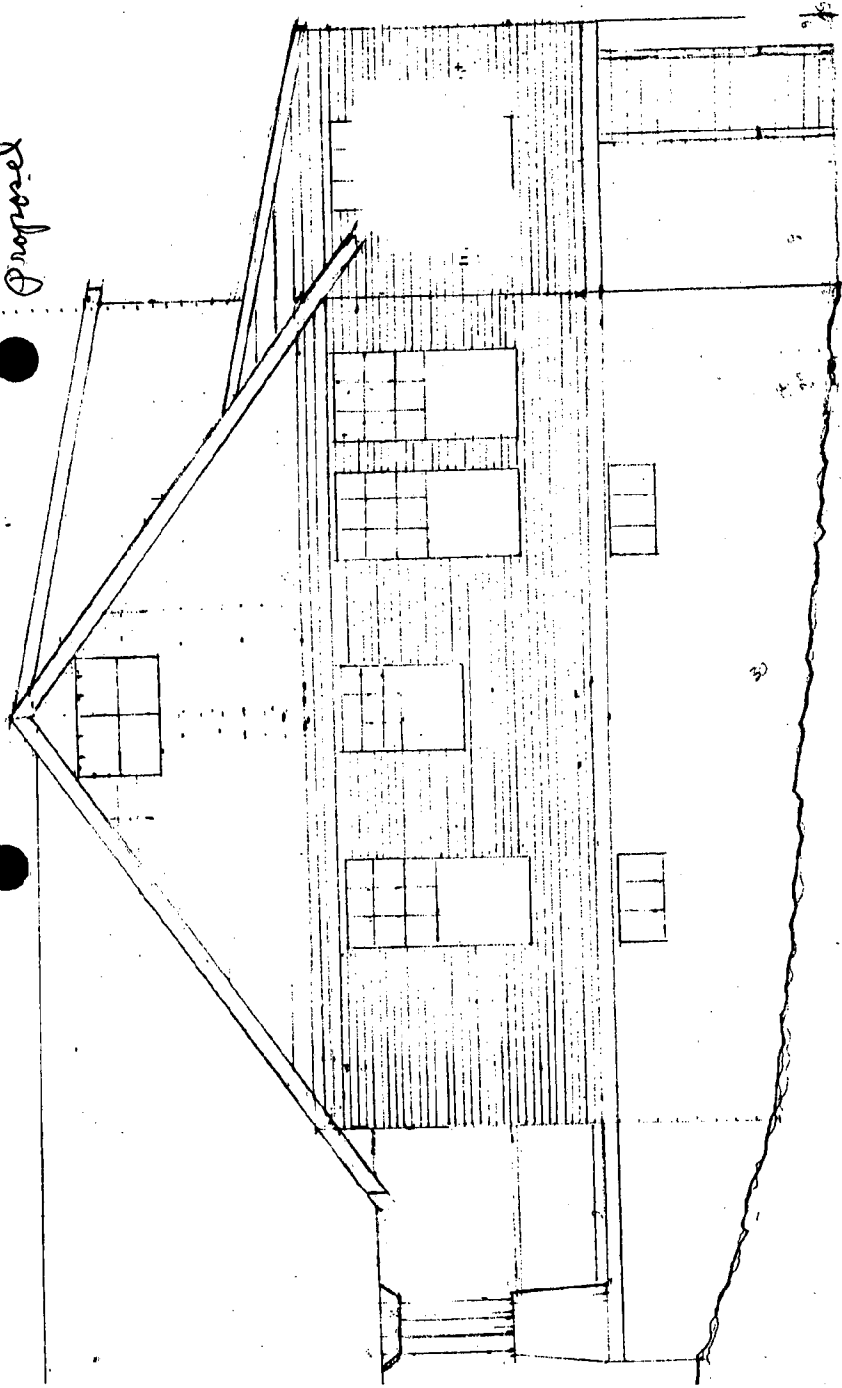


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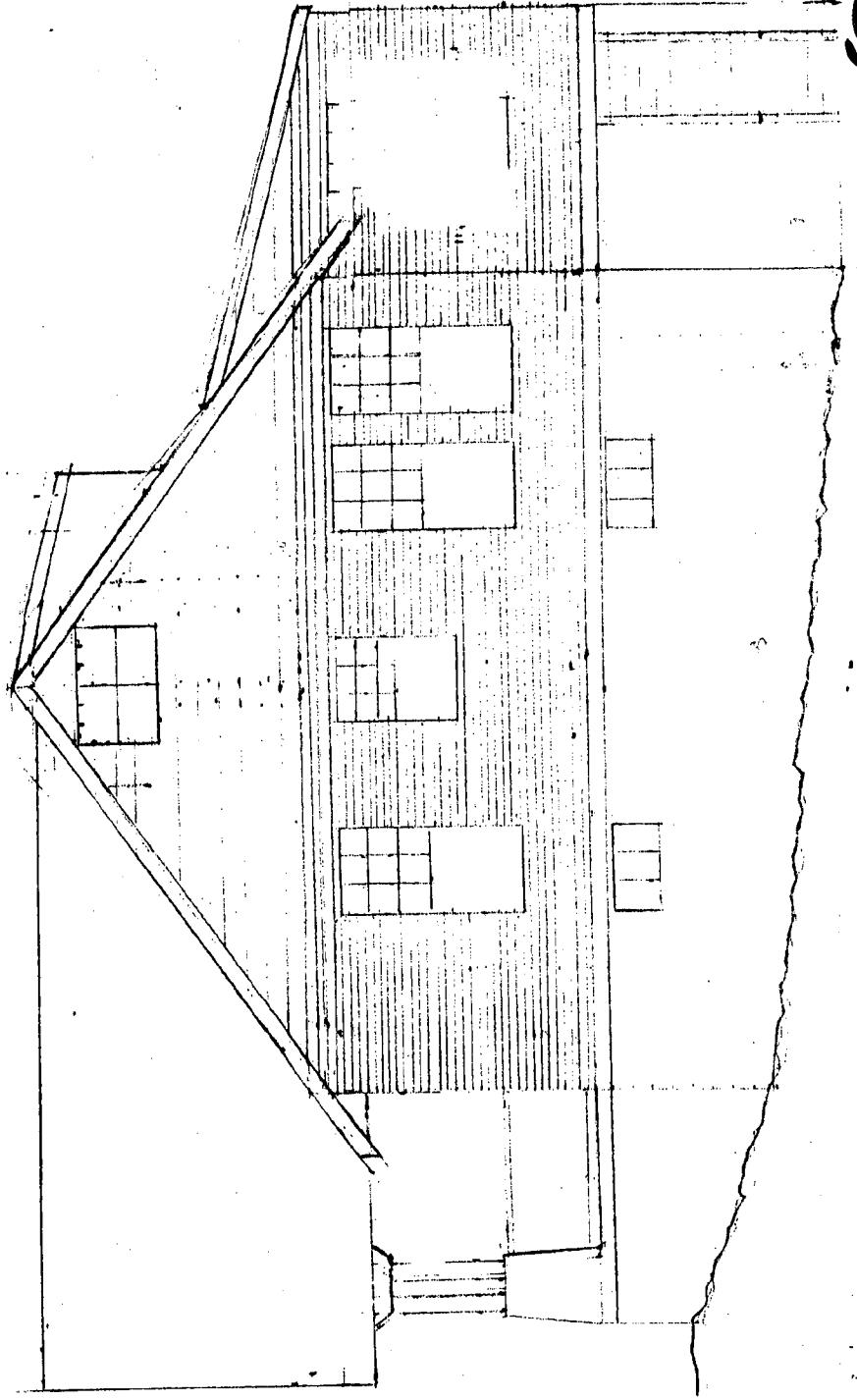
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North side  
Proposed

5



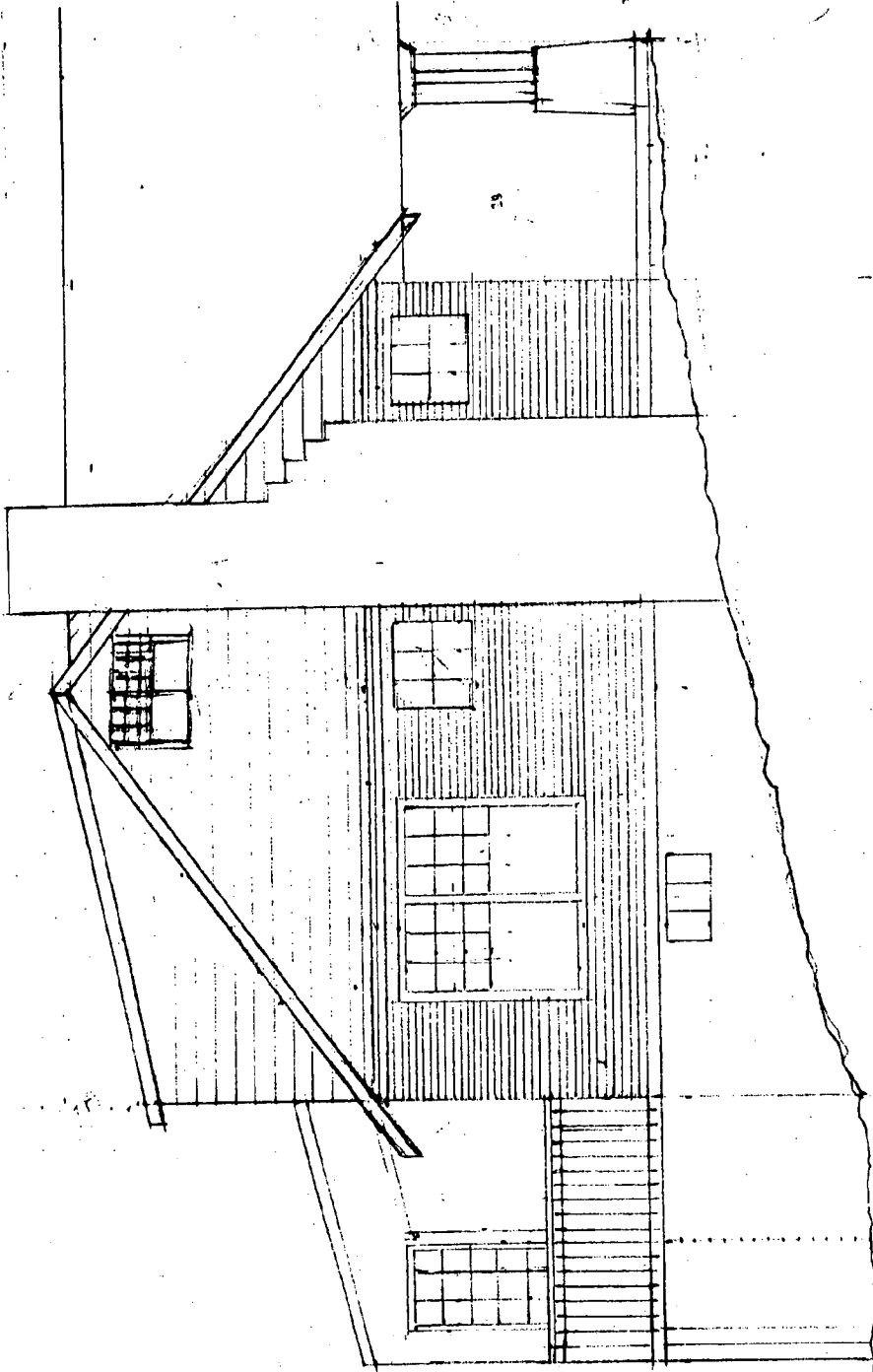
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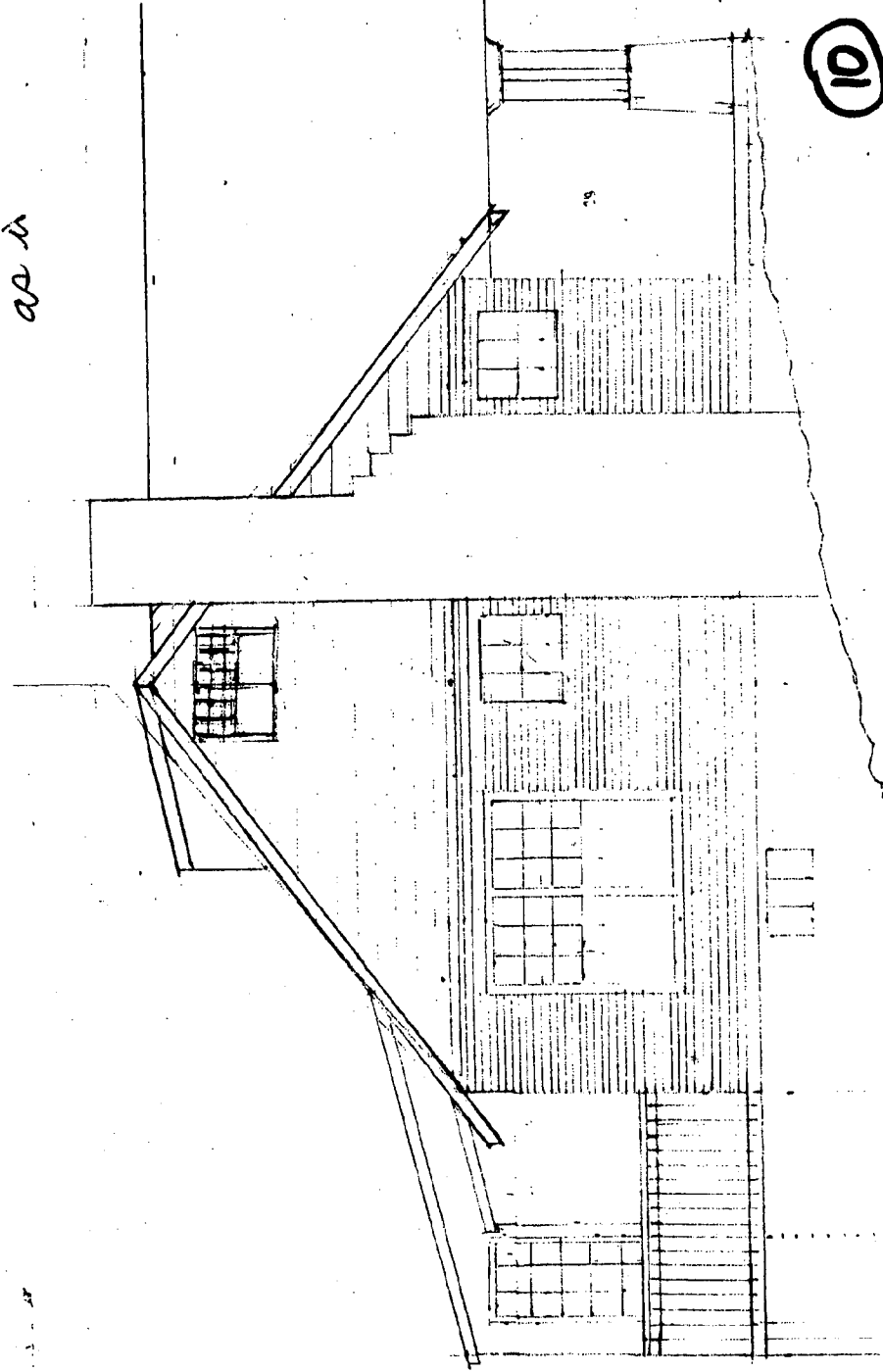
6

6

South side  
Proposed



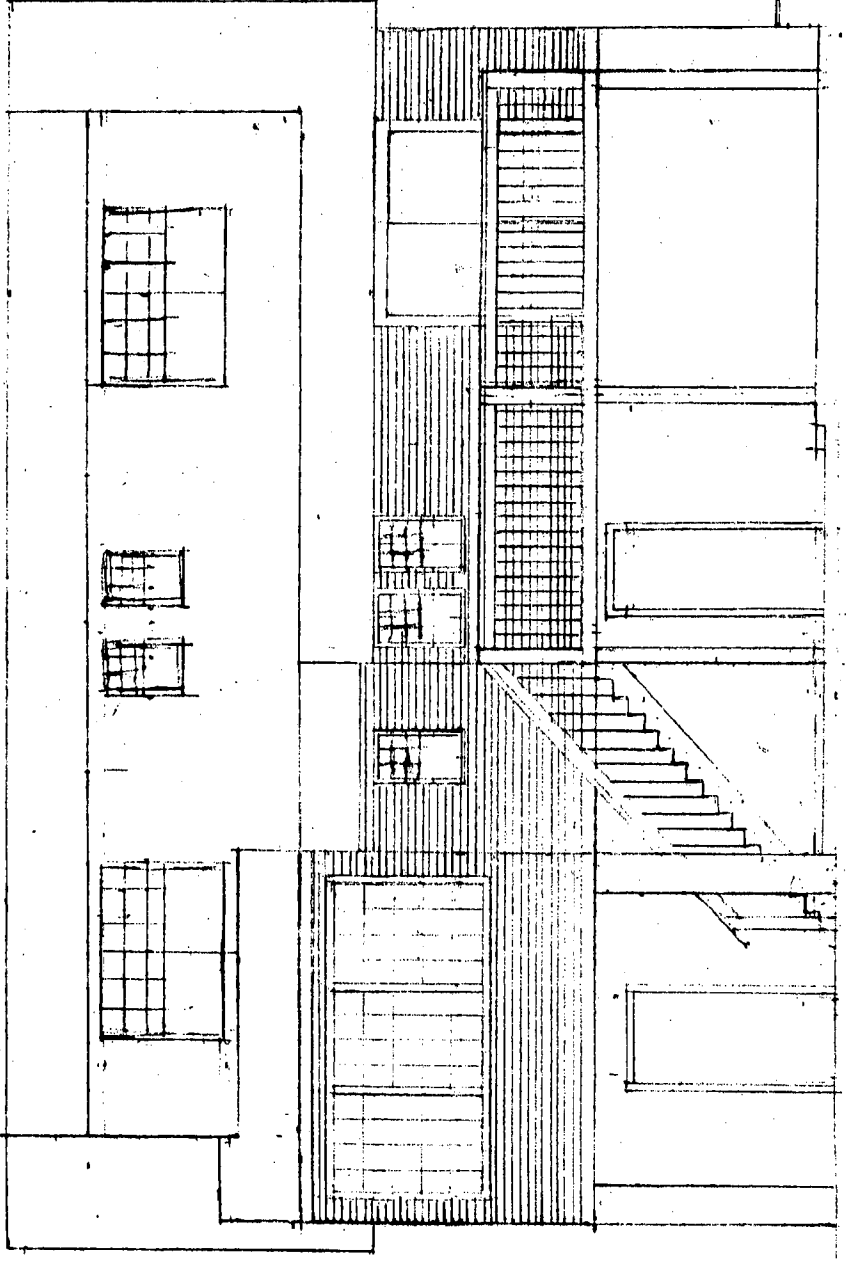
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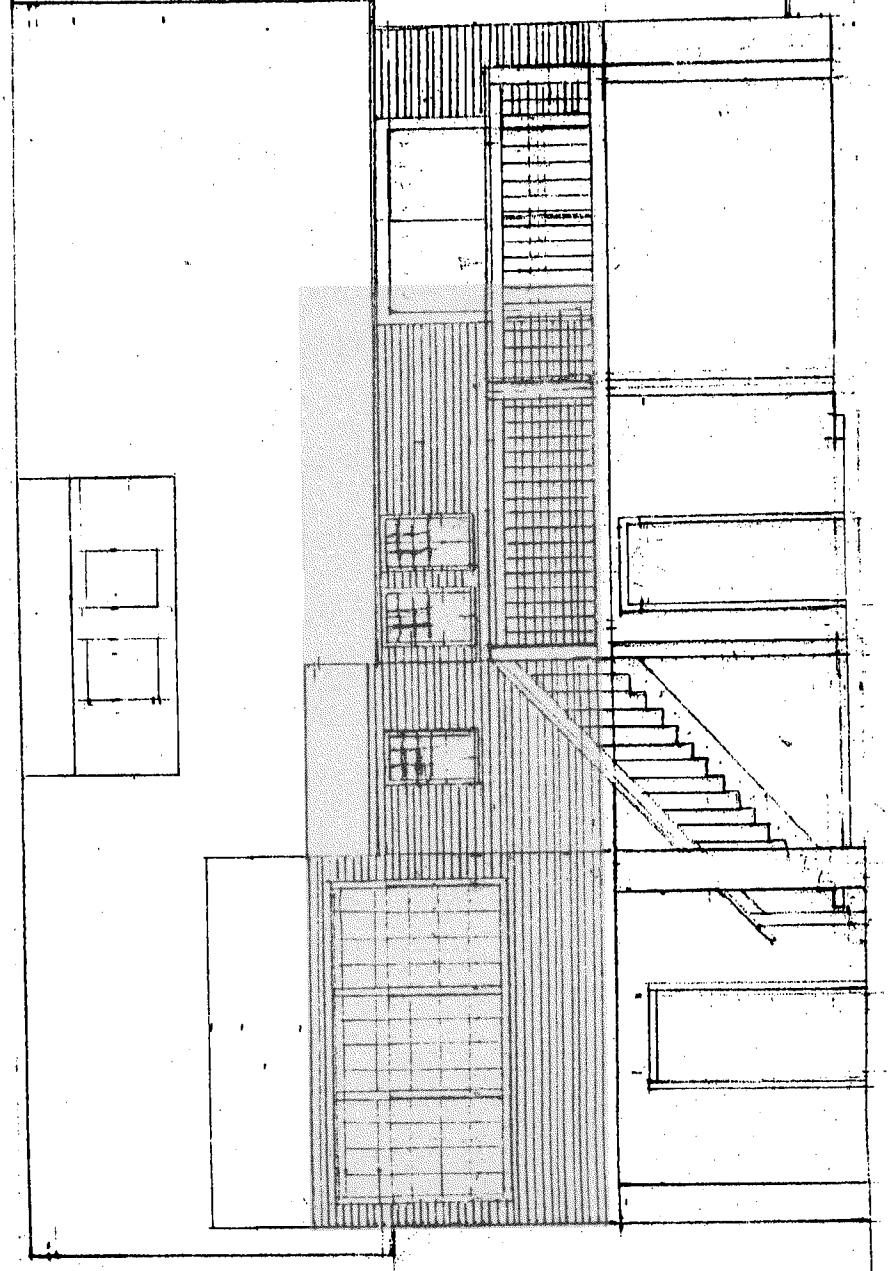
10

Back side  
Proposed

7



see vs

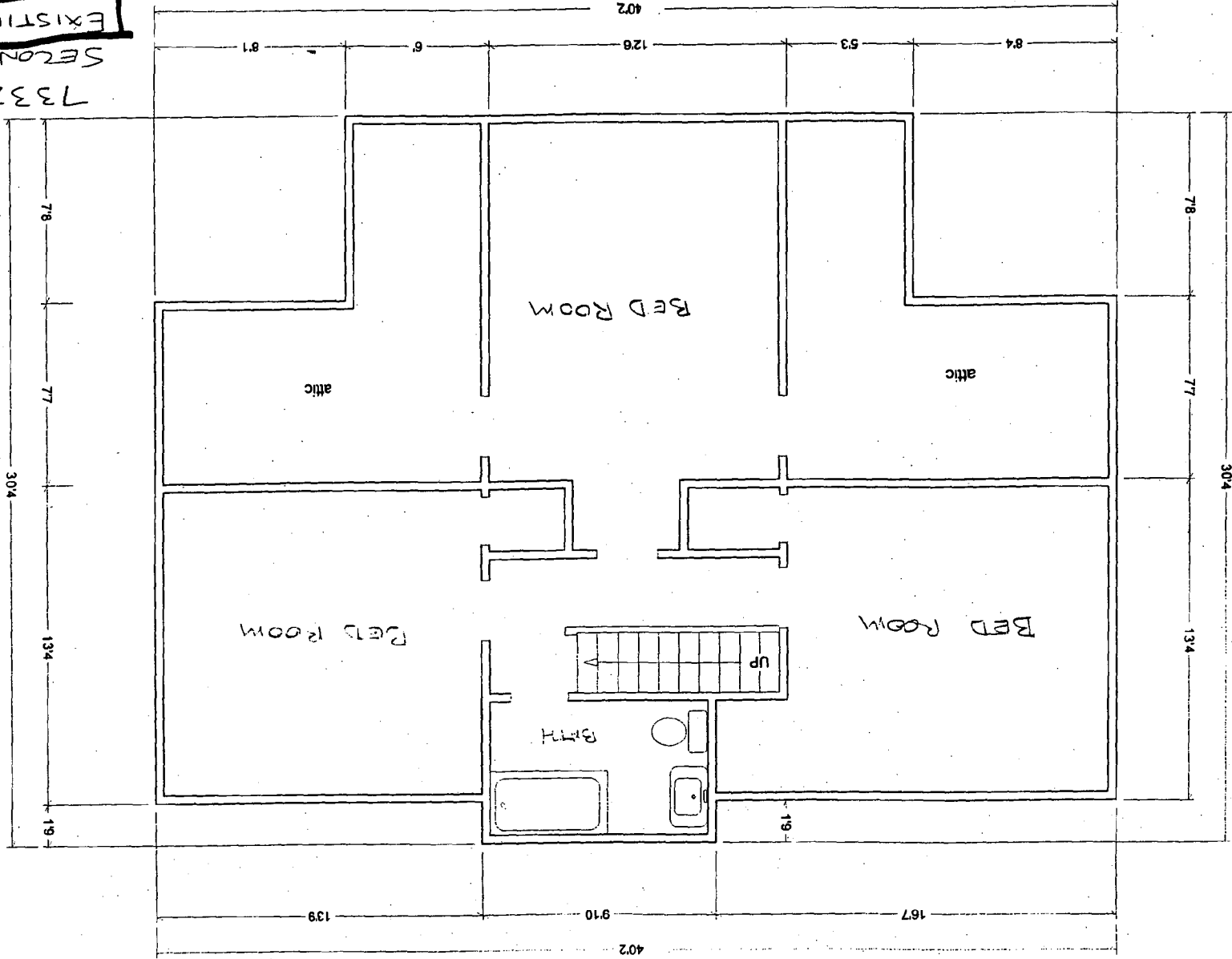


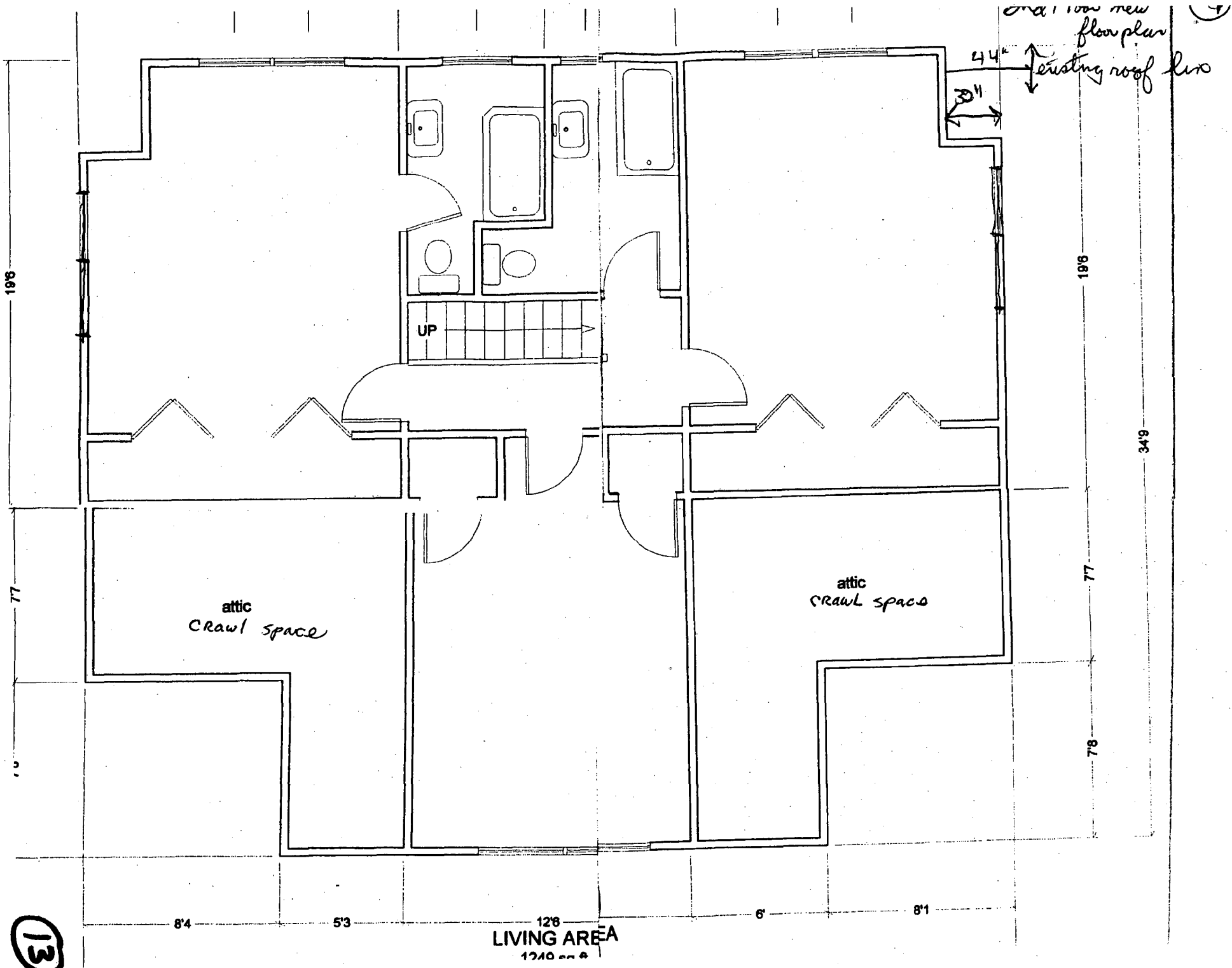
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21

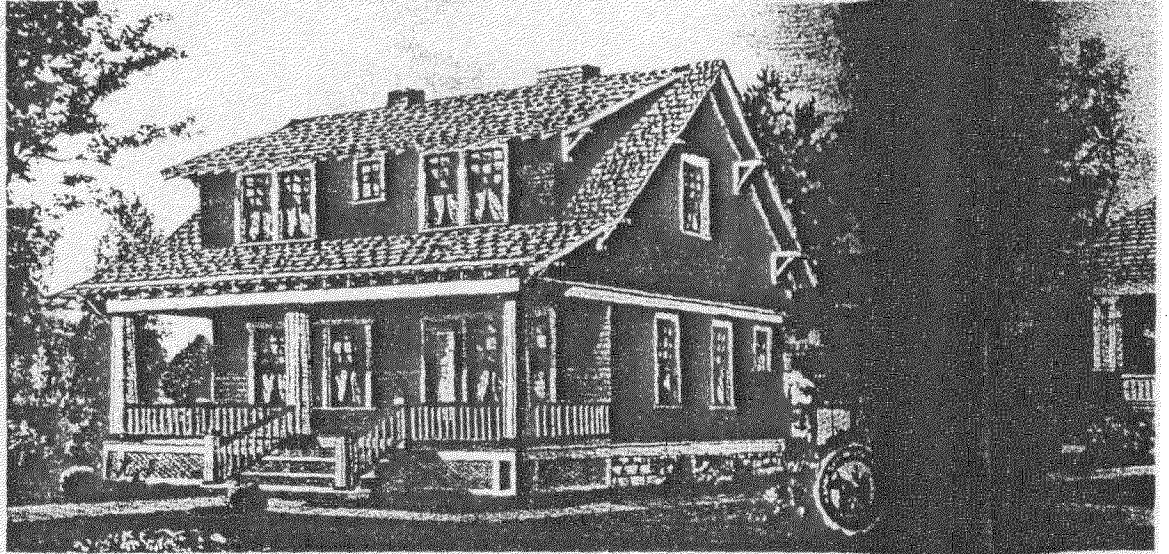
7332 PINEY BRAE  
SECOND FLOOR  
EXISTING





13

# THE WAREHAM



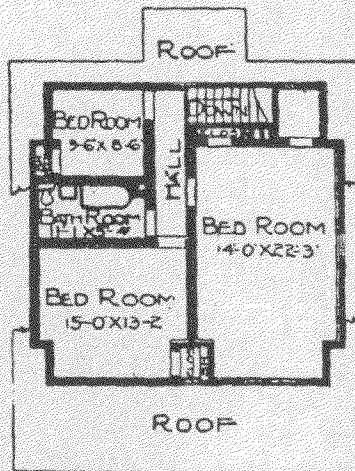
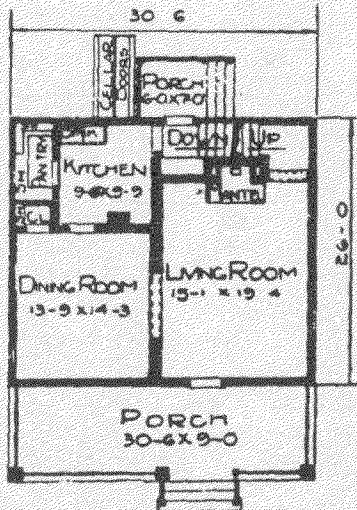
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Details and features: Six rooms and one bath. Full-width front porch supported by tapered cobbles or square wood columns; shed dormer. Fireplace with brick mantel in living room; cased opening flanked by columns between living and dining rooms.

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.



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dining room

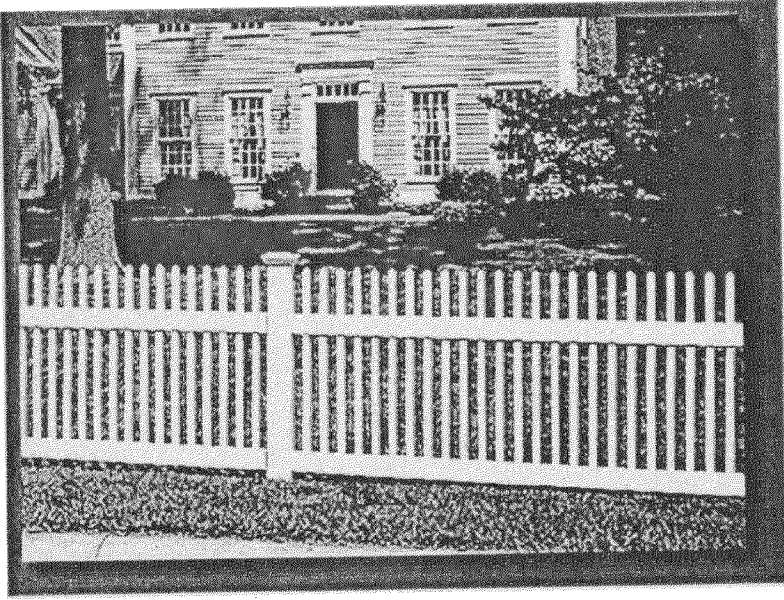
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enosha, Wis



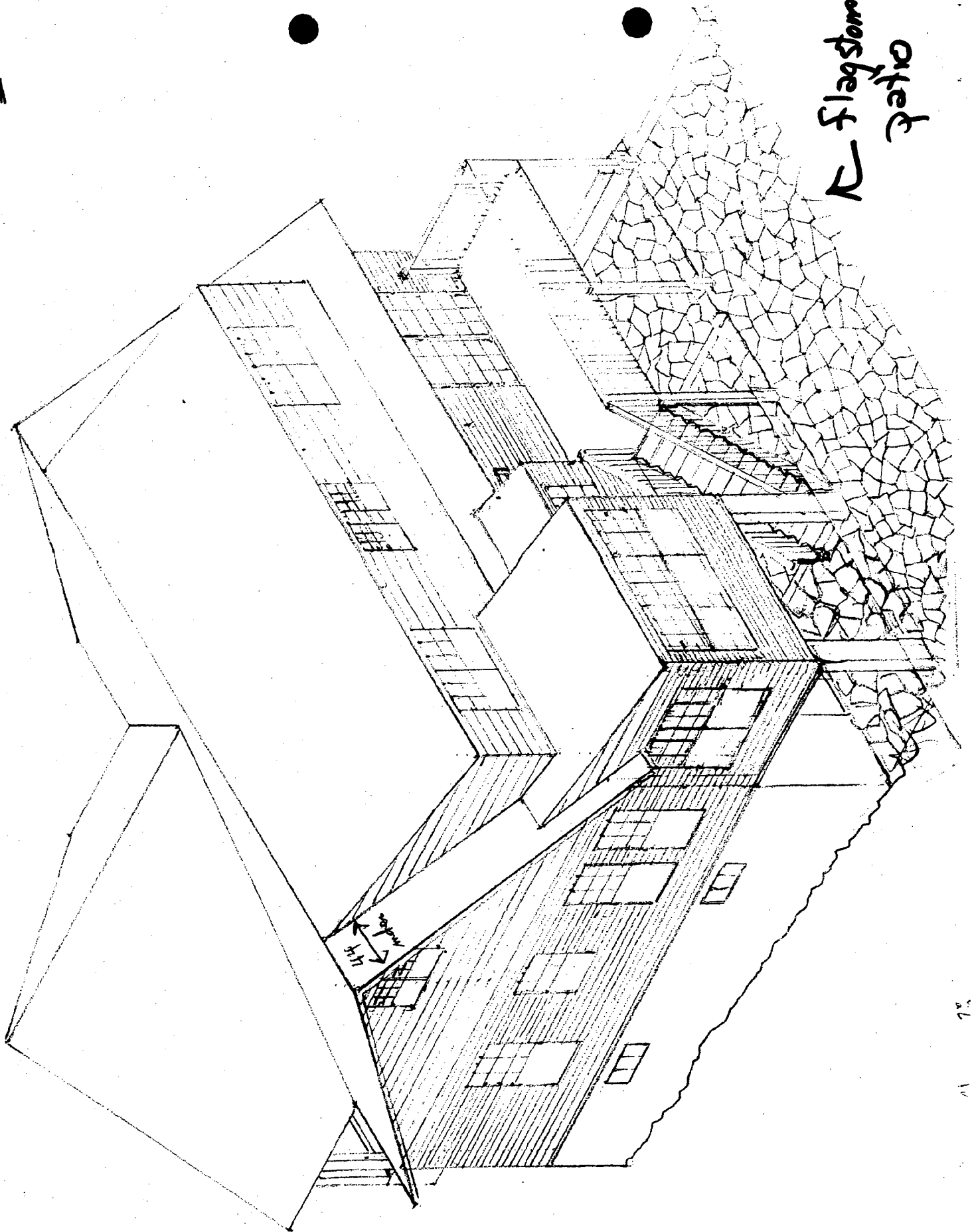
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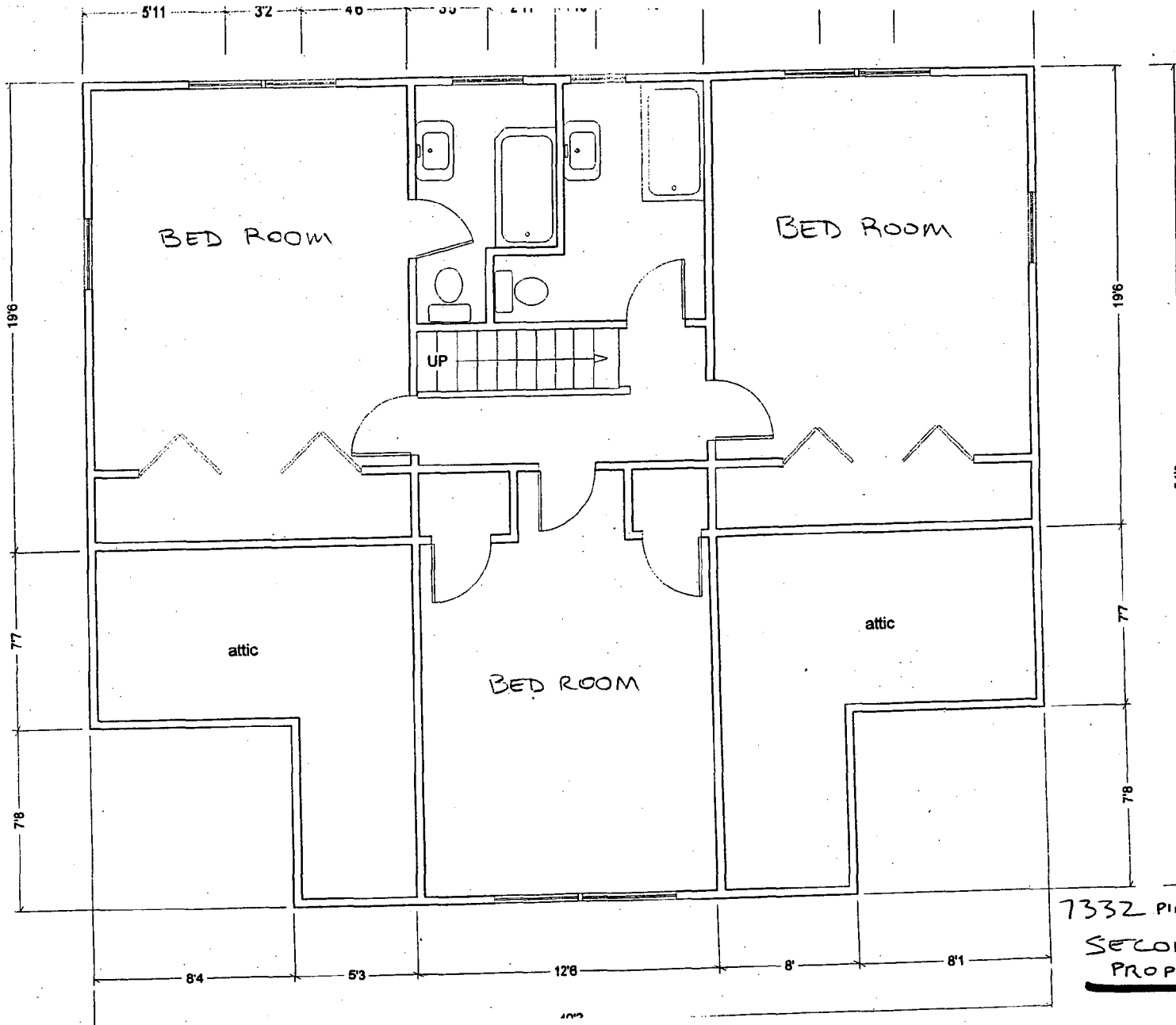


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601

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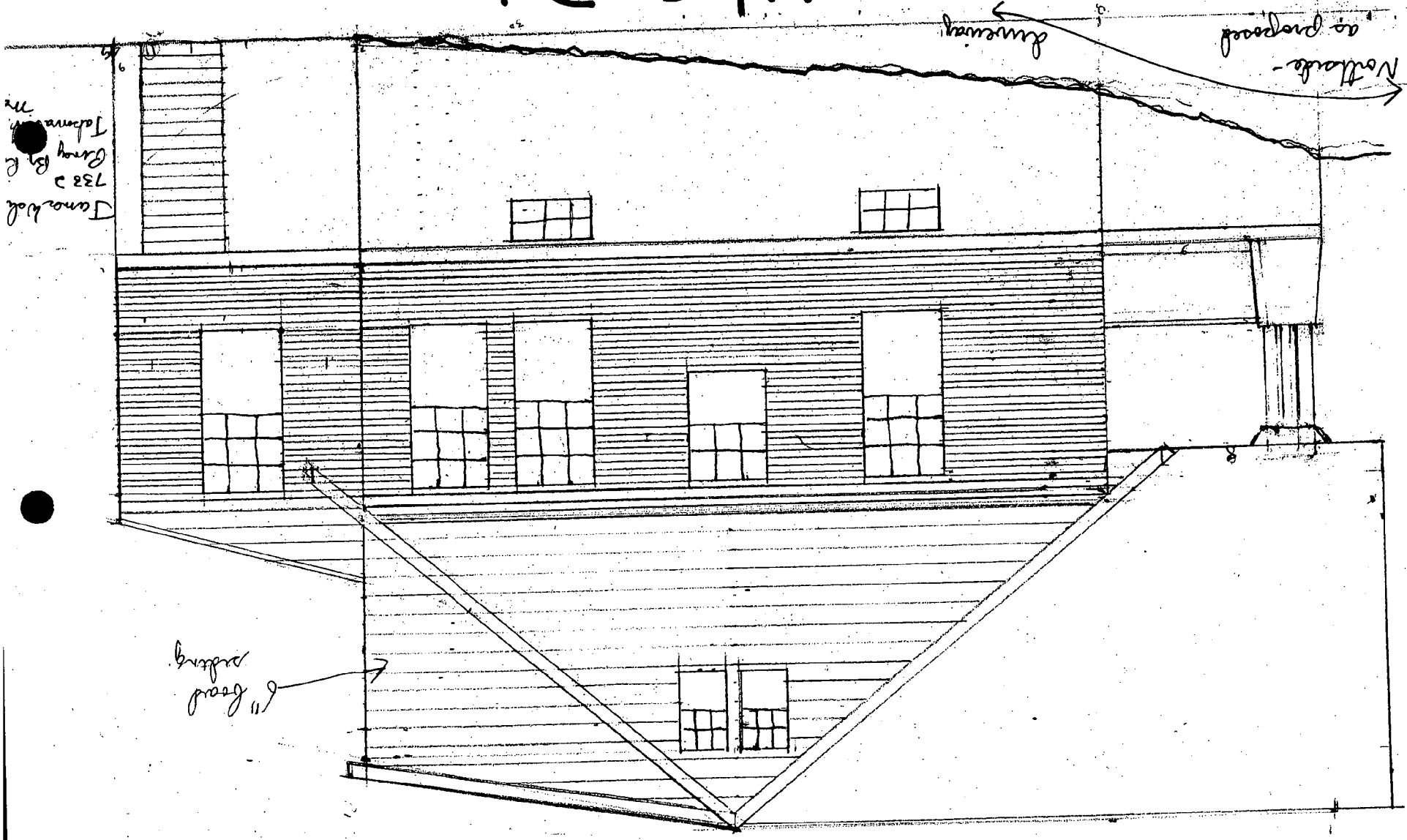
7332 PINEY BRANCH ROAD  
SECOND FLOOR  
PROPOSED

Aster - Prelim.

(17)  
 (18)

(A) (B)

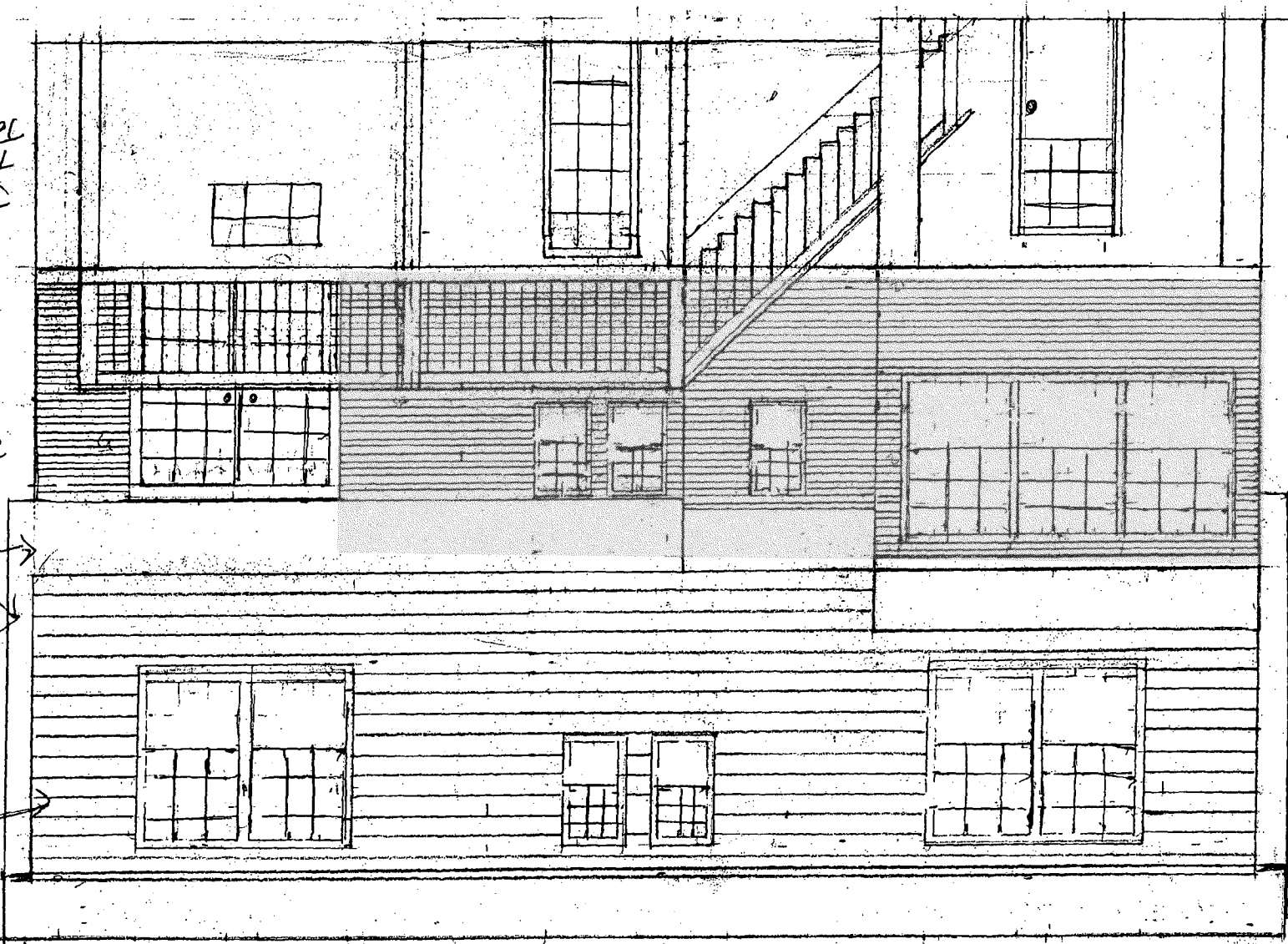
# After - Prelim



②

# After - Prelim.

Janor Wick  
7332 Ring Rd  
Tahoe Park



Back side  
West side  
No Overhead  
2nd Floor Down  
exterior

original  
changes  
not over  
width  
of  
2nd floor  
or 1st floor

6' head room

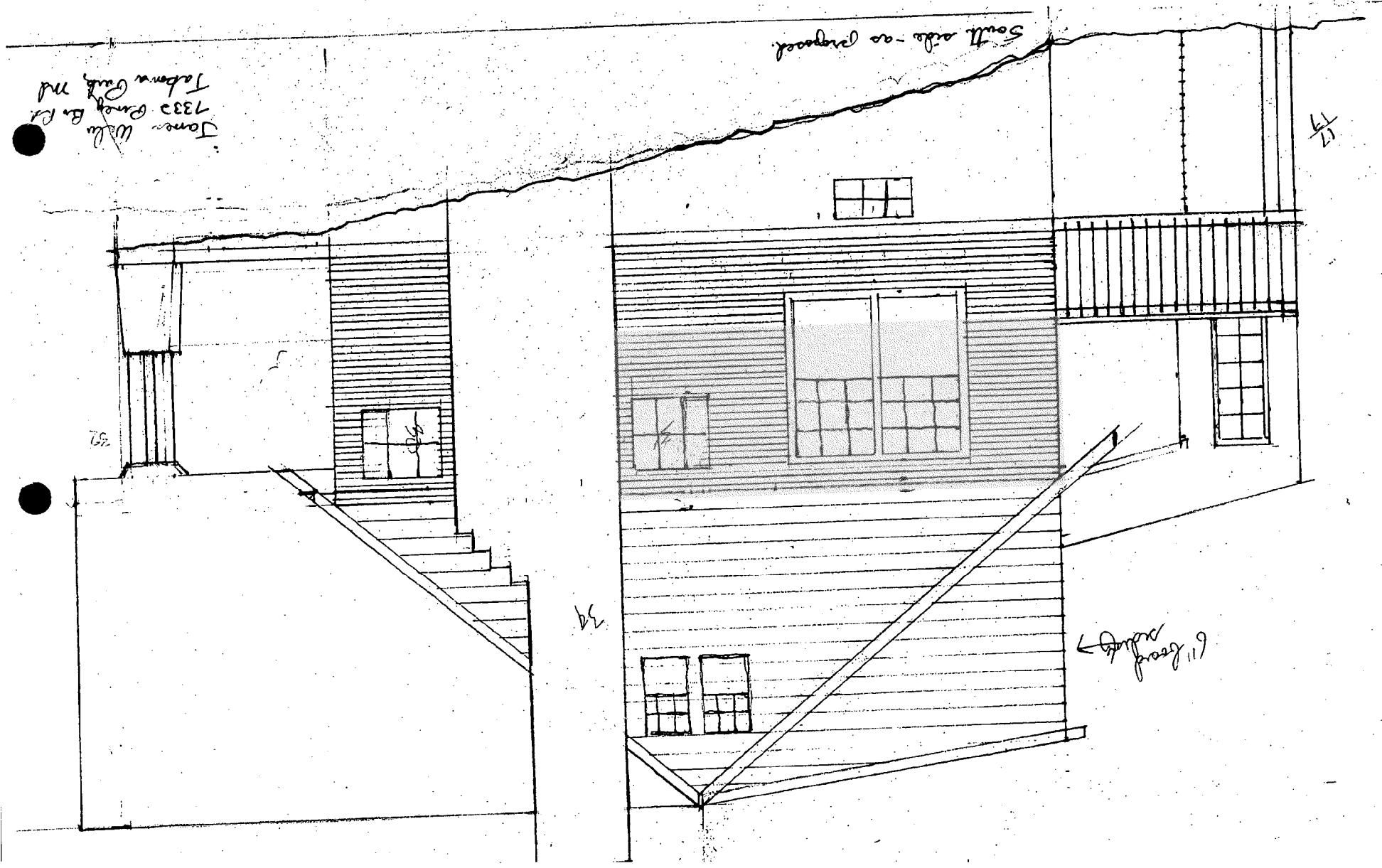


(27)

After - Prelim.

James W. Williams  
1333 Grand Ave. N.E.  
Takoma Park, Md.

South side - as proposed.



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

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7332 Piney Branch Road	<b>Meeting Date:</b>	10/13/04
<b>Applicant:</b>	James A. Welu	<b>Report Date:</b>	10/06/04
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Public Notice:</b>	09/24/04
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-04DDD	<b>Staff:</b>	Tania Tully

**PROPOSAL:** Rear dormer addition, front yard fence installation, window replacements, rear patio.

**RECOMMENDATION:** Approve with conditions

**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. Construct a rear dormer. (Circles 8-11)
2. Install a 3 ft high wood picket fence in front yard. (Circle 15)
3. Replace historic casement windows on rear with 9/1 double-hung windows. (Circle 7, #1)
4. Construct a flagstone patio in the rear yard. (Circle 16)

**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**

This application reflects changes made to the design by the applicant as per the Commission's comments at the September 22, 2004 meeting. (See circles 17-20 for prior design.) At the Preliminary Consultation the main items of discussion were the window replacements and the new dormer. The general consensus of the Commission was that the dormer needed to be redesigned as smaller and with a steeper slope. Regarding the window replacements, the opinion was split – half of the Commissions were for retaining

the windows and half said that they might approve replacement.

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.

Staff has no concerns with the design or proposed layout of the 3' wood picket fence. The proposed flagstone patio also meets with the applicable *Guidelines*. The lot is long and narrow and can accommodate this small change that uses natural materials.

The applicant is still proposing to replace the casement windows in the former sunroom and staff still recommends rehabilitation. The *Secretary of the Interior's Standards for Rehabilitation* and the Takoma Park Historic District *Guidelines* both favor retention of historic fabric over replacement and if-replaced recommend replacement in-kind.

As suggested by the Commission, the applicant redesigned the proposed dormer. The pitch of the roof appears to be the same as the existing dormer and it has been inset 44" from the sides of the roof. The Applicant also provided an illustration of "The Wareham," a catalog house with a dormer similar to the proposal in form (Circle 14). Unfortunately, the drawings provided do not indicate any detailing that would make the dormer more compatible with the house. Staff suggests that the applicant widen the eaves of the dormer and/or add decorative rafter ends in order to be more sympathetic with the historic house.

Despite staff concerns regarding the detailing, we believe that the applicant was responsive to the Commission's suggestions and we recommend that the application be approved with the conditions listed below.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation 2, 5, 9 & 10;*

and with the conditions that:

1. The casement windows are retained;
2. Appropriate design details are added to the dormer design;
3. Windows in the new dormer are wood or clad-wood with true or simulated divided lights;

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**. 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 prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

RECEIVED  
 AUG 25 2004

# 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: Taborn Park, Md Nearest Cross Street: Eastern Ave  
 Lot: 17 Block: 11 Subdivision: Sarah E Brashers 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/Plaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: Demolish 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 \_\_\_\_\_ 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: \_\_\_\_\_



Tania -

re: 7332 Piney Br Rd

### Proposal for alterations:

1. Back Roof Dormer similar to the Wareham design. Roof begins at ridge (as does small existing dormer) and will extend out to existing rear wall of the main house. [a final design & drawings will be submitted as soon as I can get them completed - with a 3 dimensional drawing similar to the Wareham. - let me know your timetable relative to Oct 13, 2004 date for mailing to the Commissioners - 301 589 - 3040]

The dormer will be inset from existing roof similar to the Wareham - approximately 42" from roof edge - final determination will depend on lining up new exterior walls with existing roof rafter which will require a doubling up at minimum to carry wall load.

Windows will remain same as proposed - two small windows in center (bathrooms) and two larger windows in each bedroom.

The slope of the roof will be increased by starting a ridge beam but lowering exterior wall to  $6\frac{1}{2}'$  headroom (as permitted by conversation with M.C. Permitting office as long as I have an average of 7' ceiling height in the rooms.

The roof will have a 1' overhang on the sides as does the existing roof and a 2' overhang on the back similar to the existing roof at rear.

2. Windows in back room - 1st floor - with current casements will be replaced with double hung windows with 9 over 1 panes similar to rest of the house.

3. Front yard fence will be 3' high - as in attached photo - but with the top railing closer to the top than pictures so that only 2 to 3 inches of boards are above the rail line.

4. Back raised patio <sup>will</sup> be about 8" above grade and faced with flagstone similar to flagstone under existing deck and on front sidewalk from street to porch.

Jane Wala  
811 Thayer Ave  
Silver Springs, Md  
20910

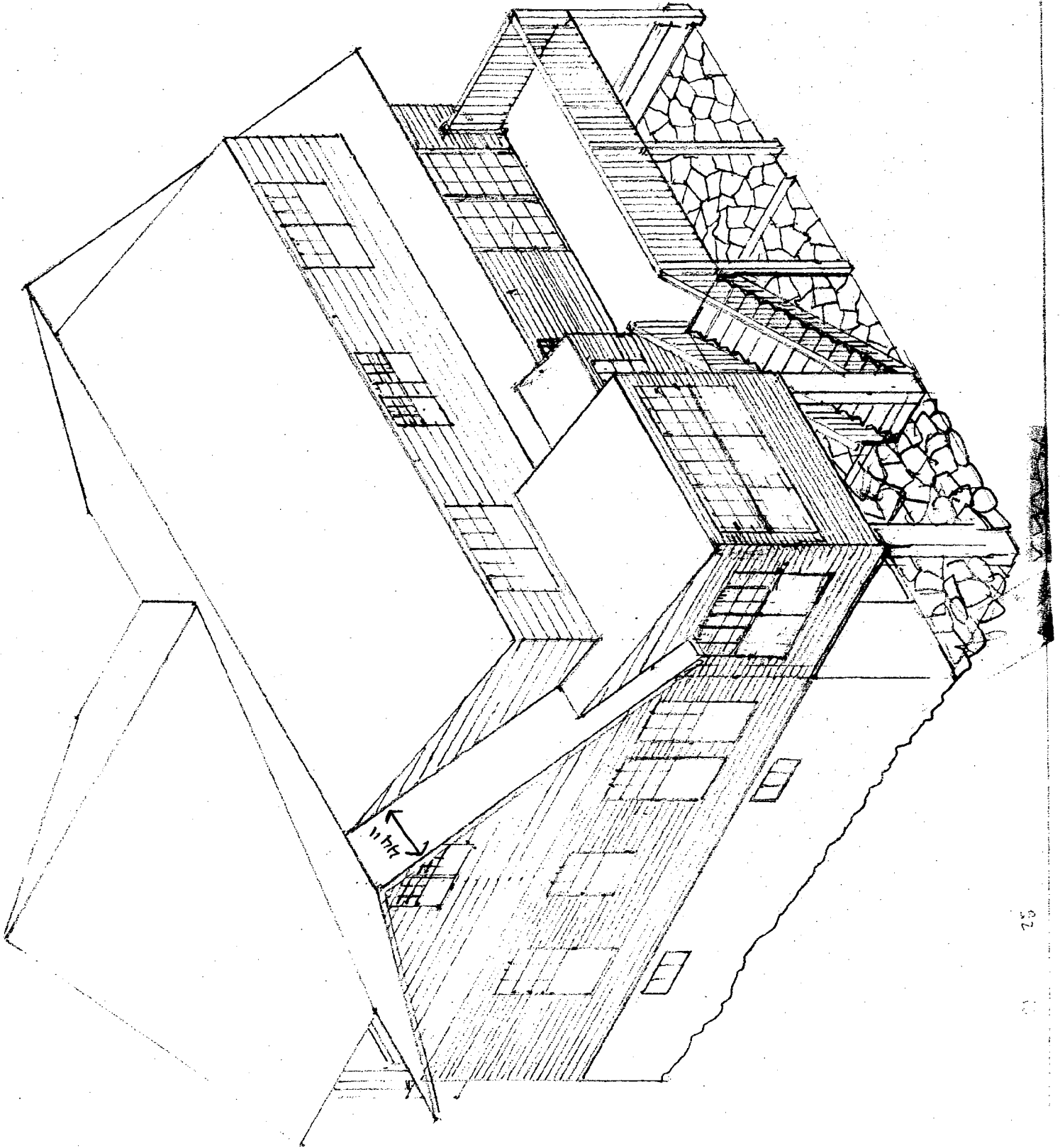
(301) 589-3040  
(302) 645-1188



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7332 Piney Bk Rd  
Takoma Park, Md.

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New roof inset 44 inches from existing roof line - 32 inches from ext wall
2. Additional Patio at rear in open yard area
3. The Warehouse - with similar roof supports as 7332 - and dormer inset about the same as proposed at 7332 - a porch roof that mirrors slope of sunroom. Same period as 7332 + similar stylistic features on siding + roof detail.
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- 5 & 6 - Side view of existing and new roof lines  
Slope designed to have 6 1/2' on real wall ceiling with sloped interior ceiling giving an overall average height of 7' as required by Permitting office
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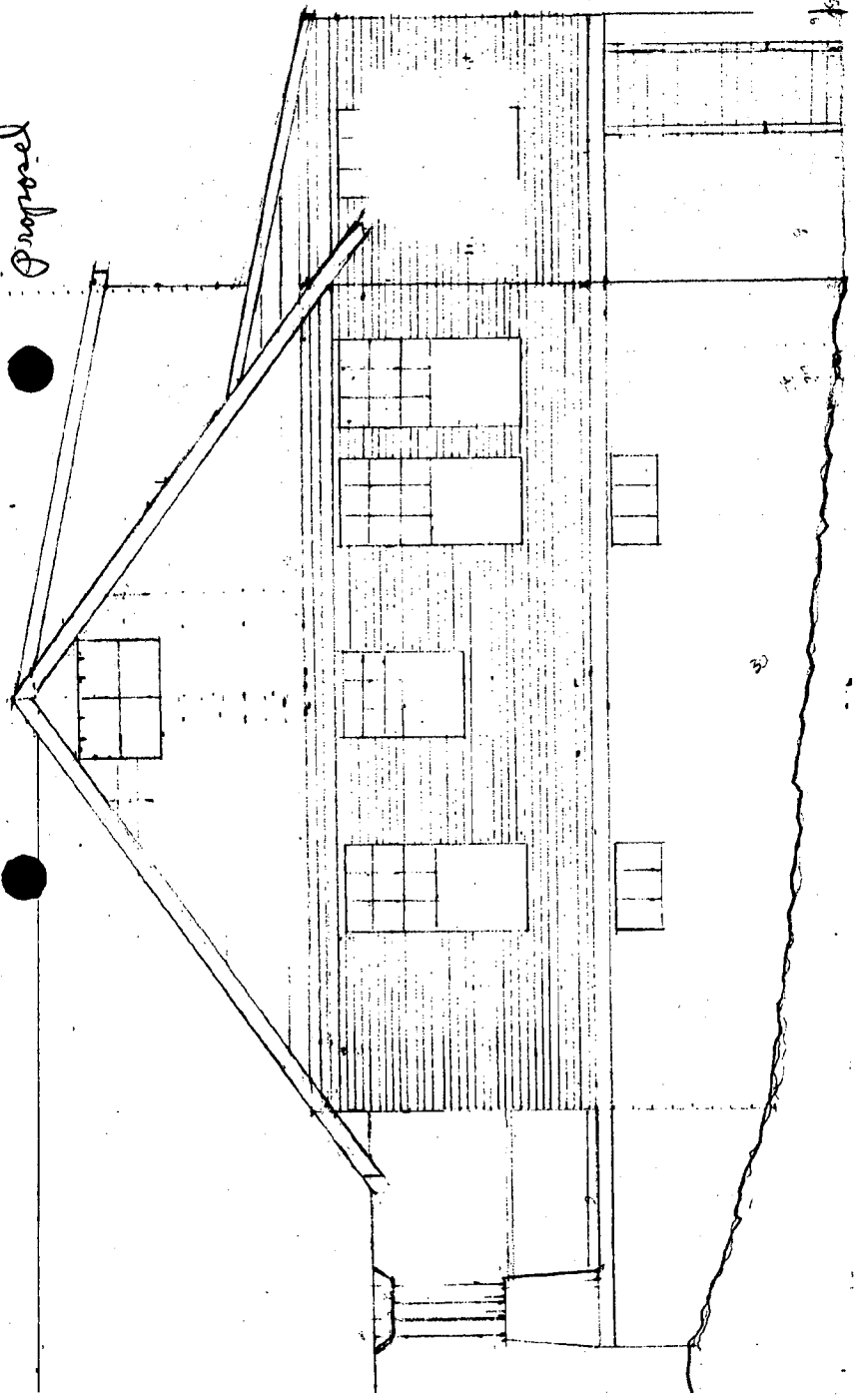


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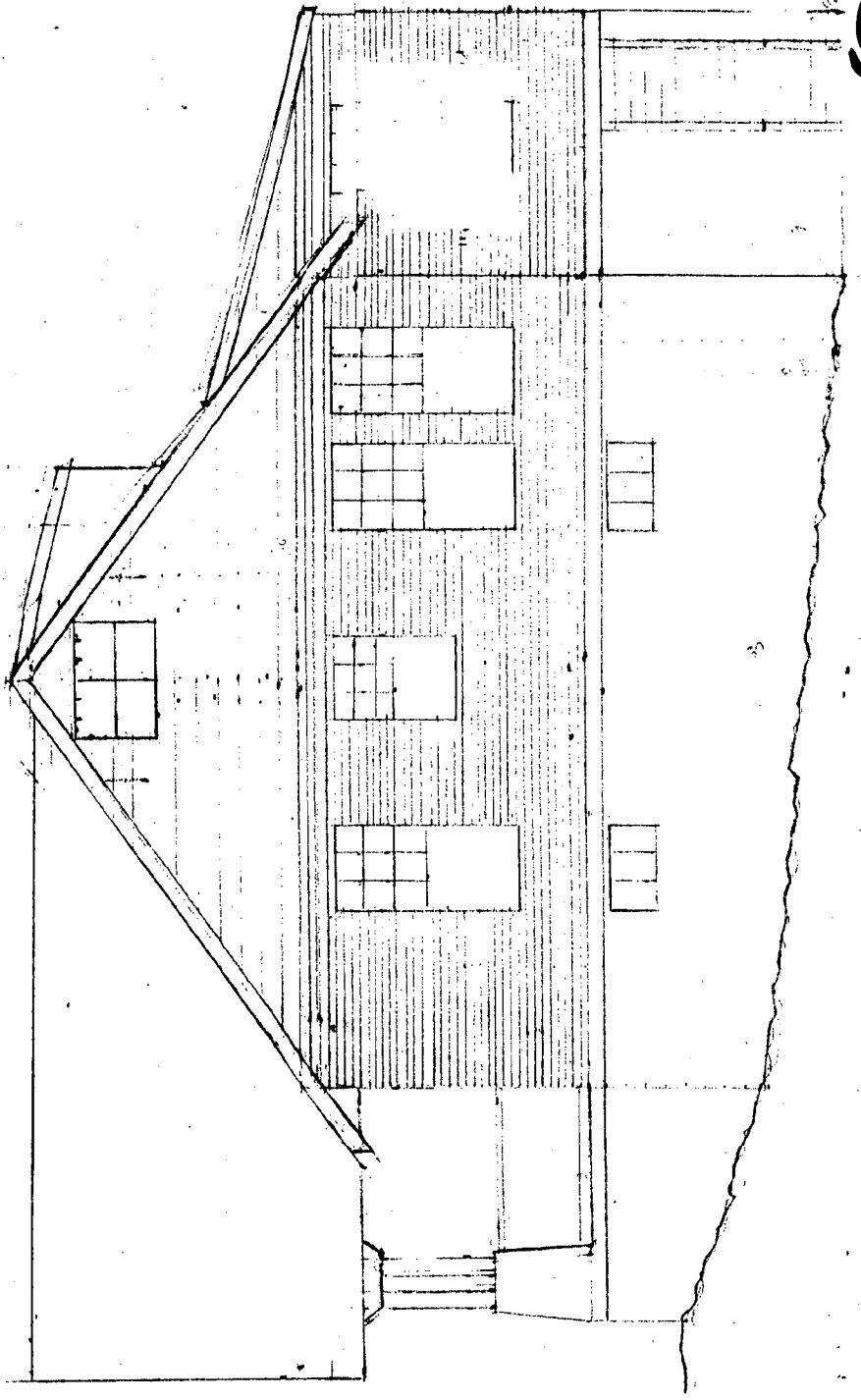
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North side  
Proposed



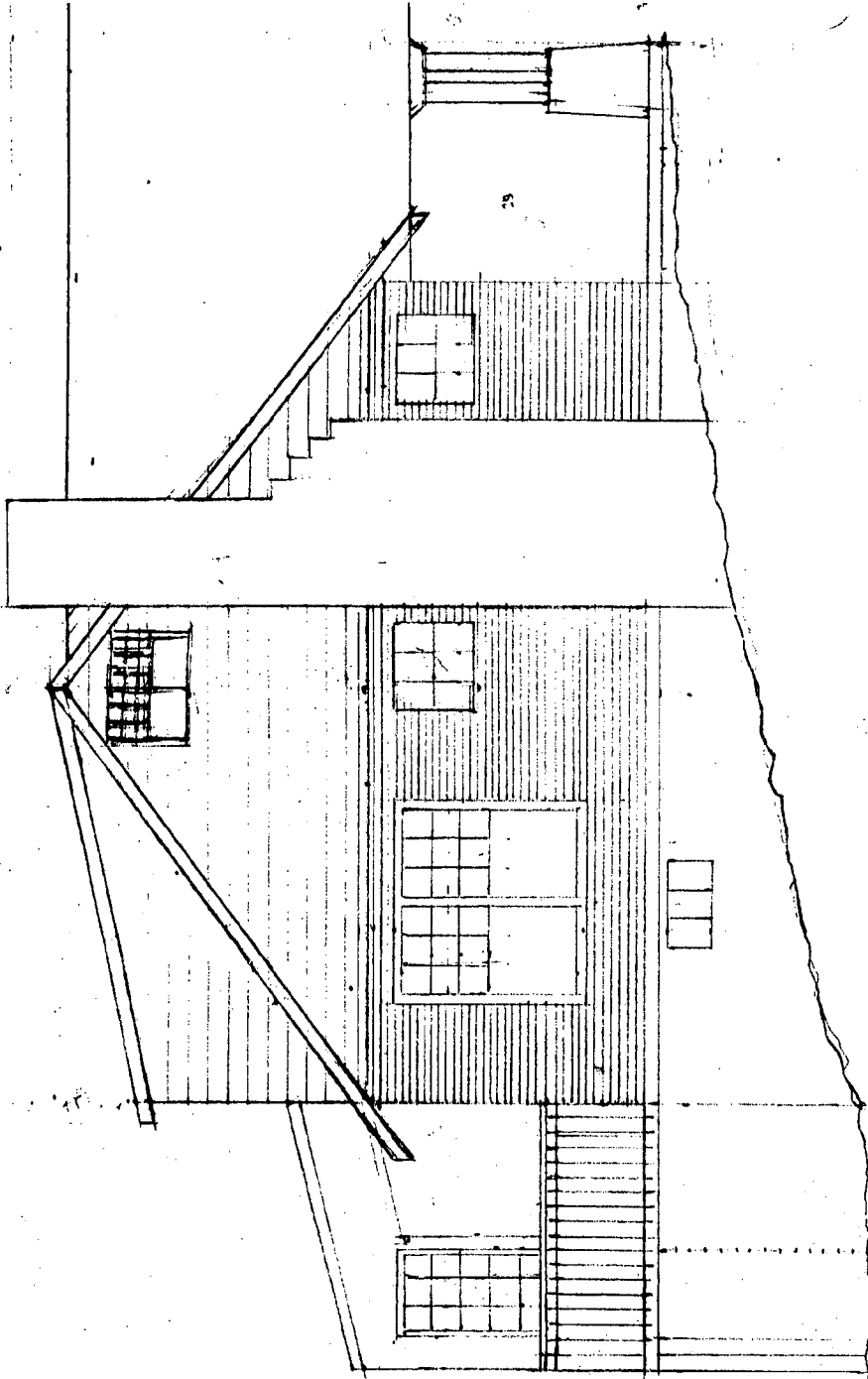
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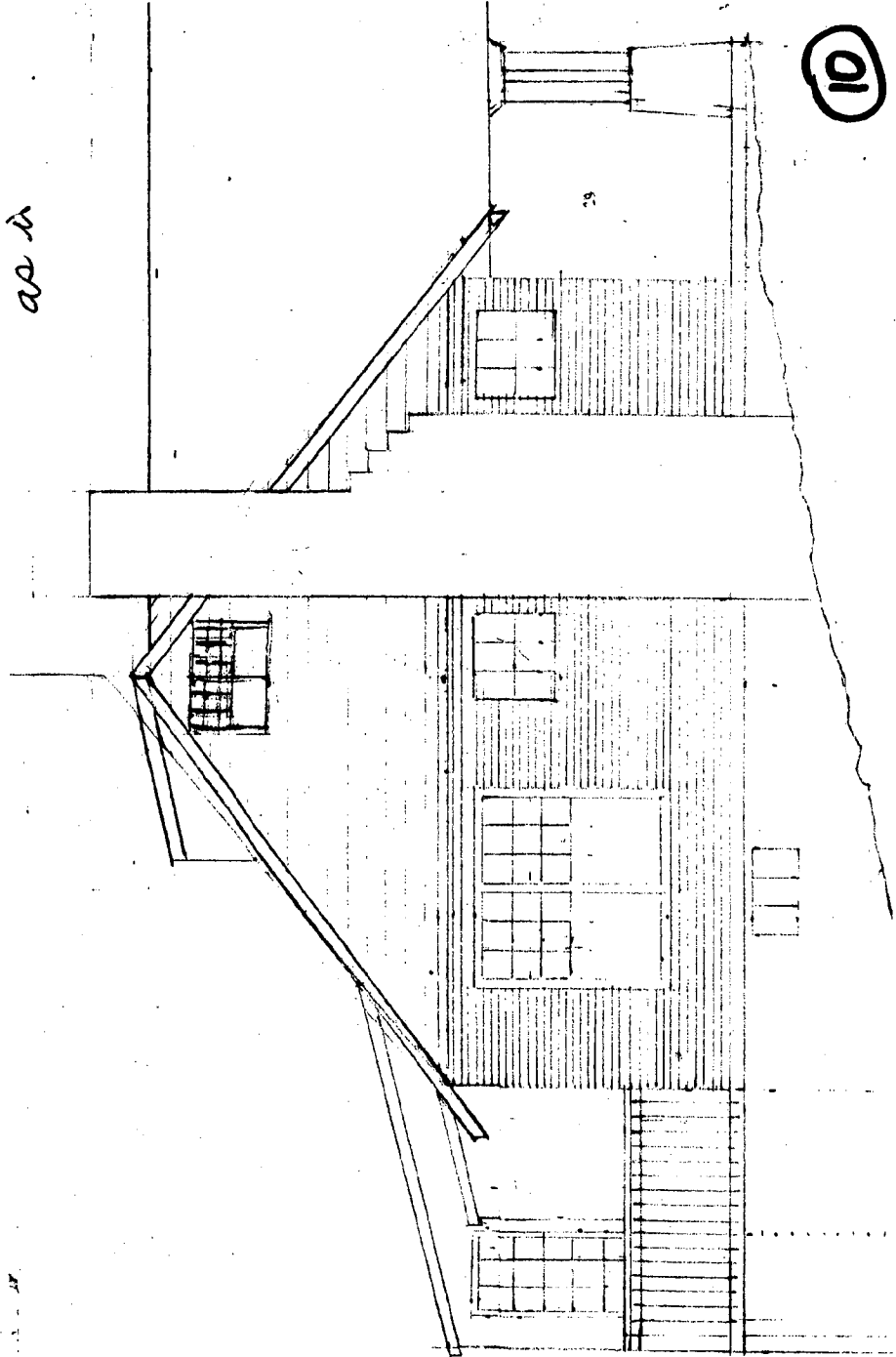


6

South side  
Proposed

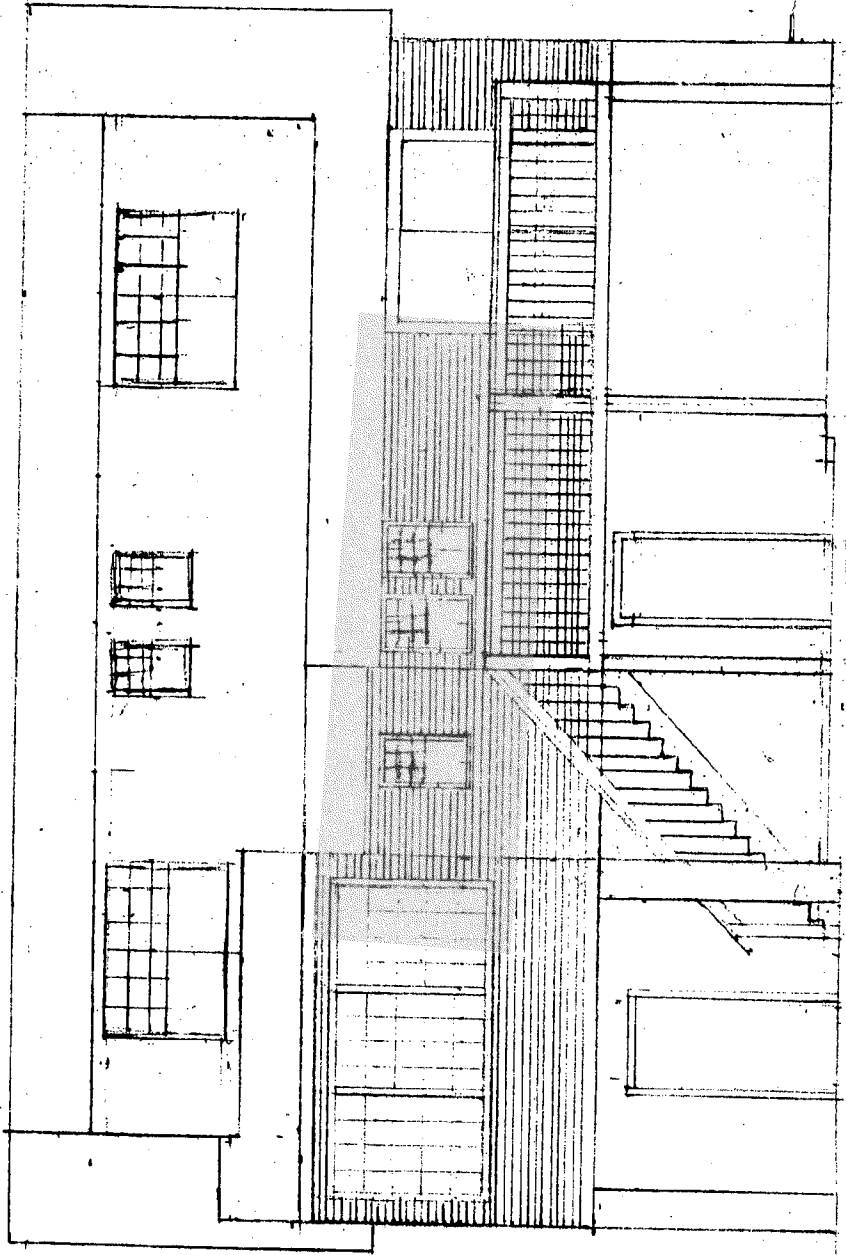


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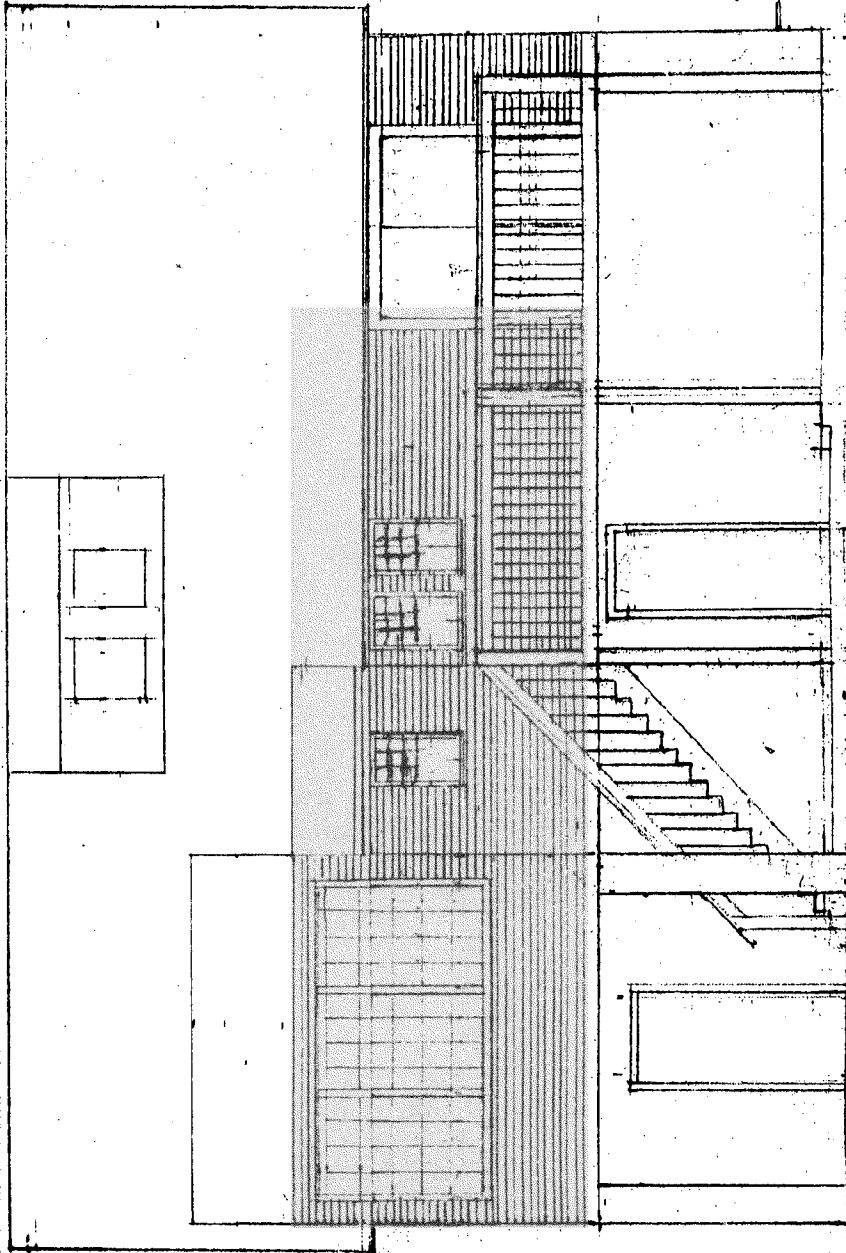


10

Back side  
Proposal ⑦



as is

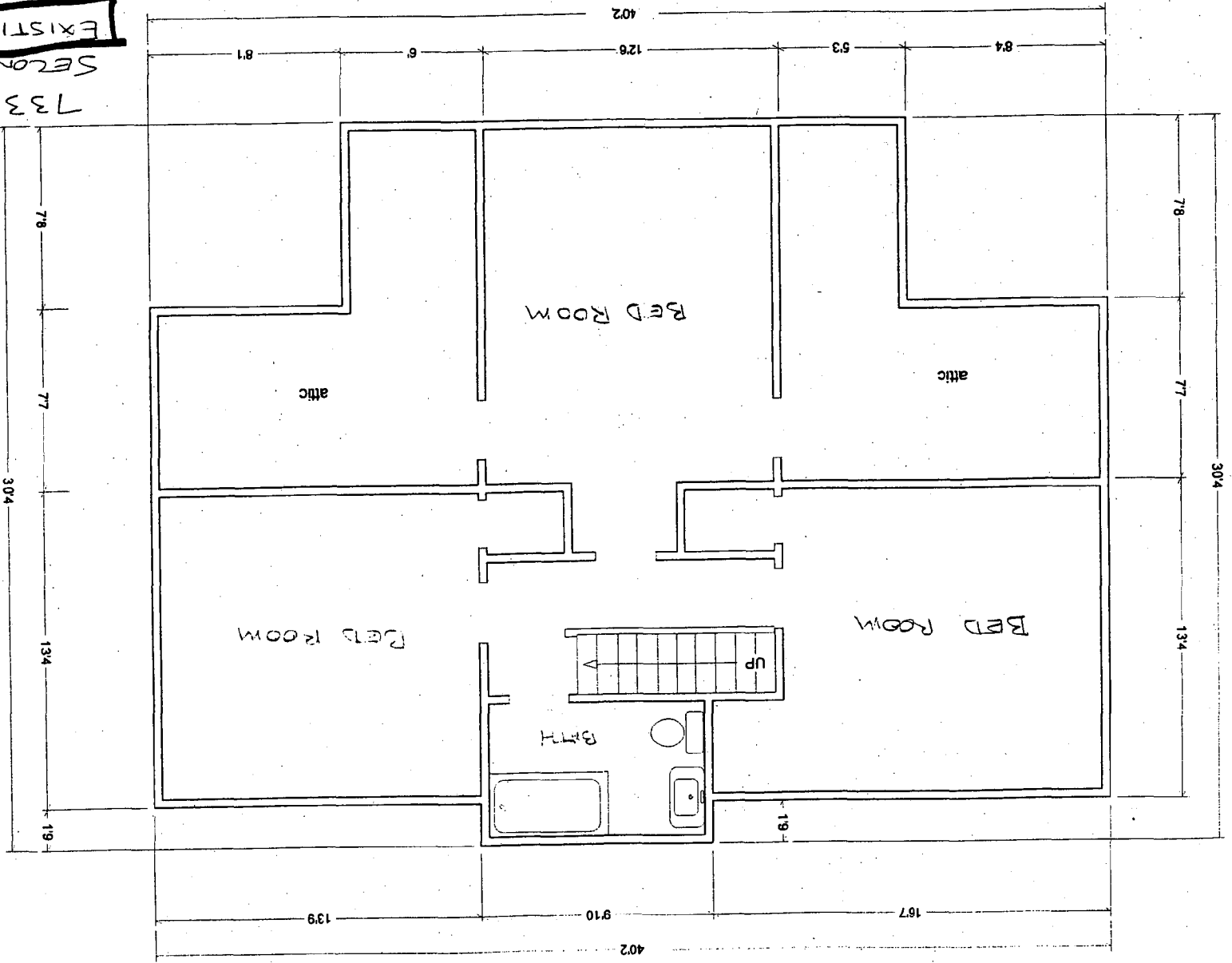


⑧

21

7332 PINNEY BRAN  
SECOND FLOOR

EXISTING



2nd Floor new floor plan



Existing roof line

44"



198

198

UP

349

77

77

attic  
Crawl space

attic  
Crawl space

78

84

53

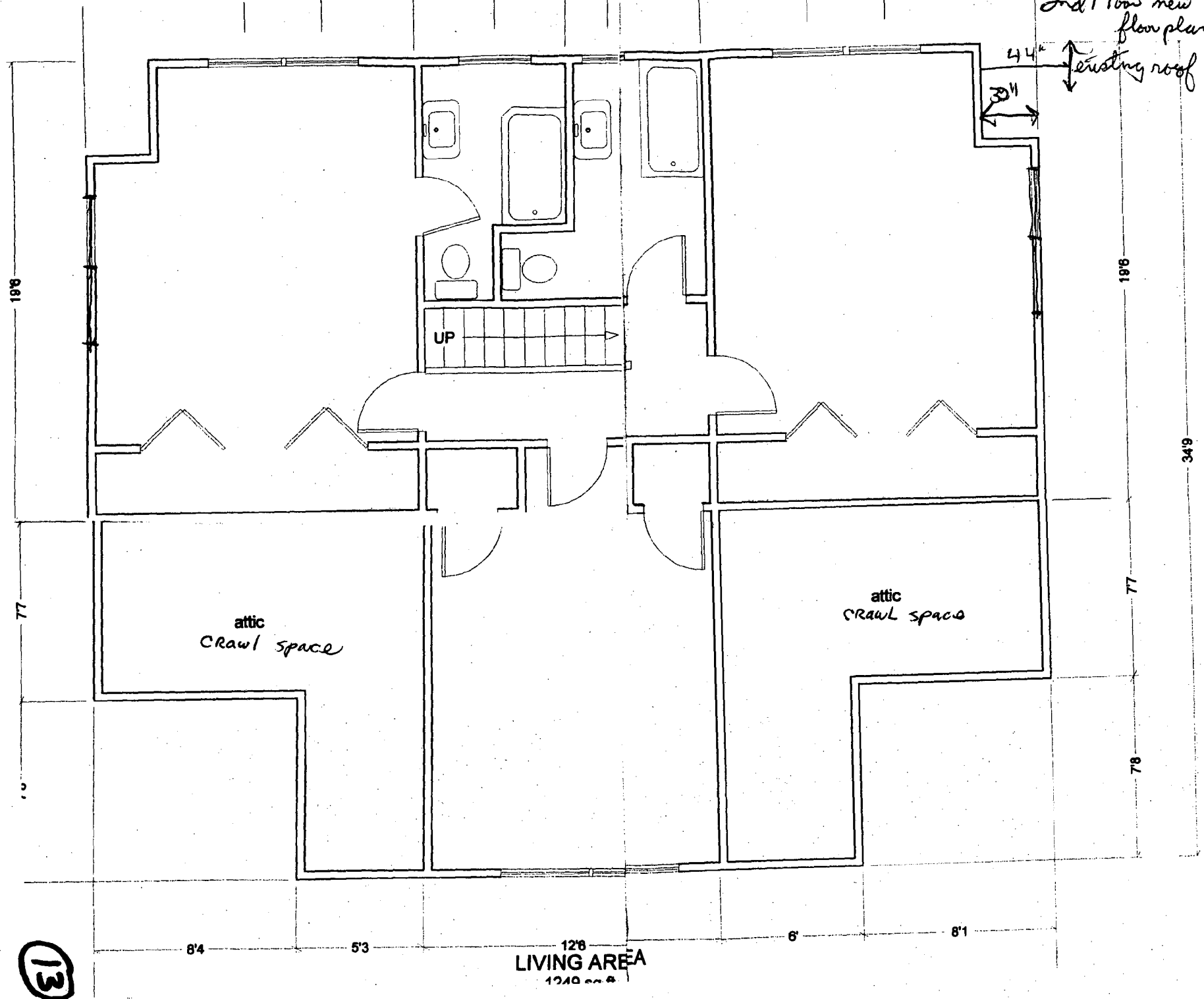
128

6'

81

LIVING AREA  
1240 sq ft

13



# THE WAREHAM



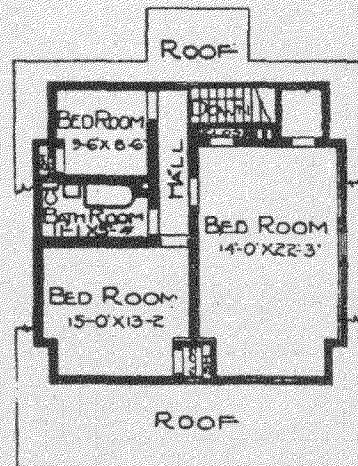
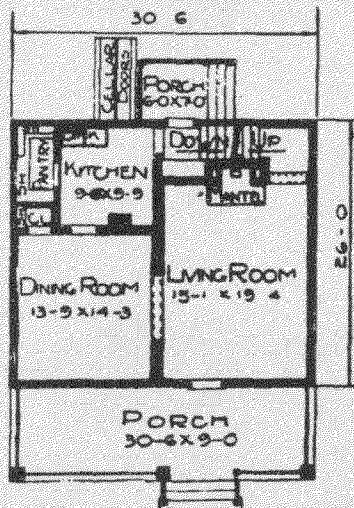
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Details and features: Six rooms and one bath. Full-width front porch supported by tapered cobblestone or square wood columns; shed dormer. Fireplace with brick mantel in living room; cased opening flanked by columns between living and dining rooms.

Years and catalog numbers: 1913 (203); 1916 (264P203); 1917 (S203); 1918 (203); 1921 (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 di in dining room

Years and cata 1921 (2026, 30 (P13085)

Price: \$926 to

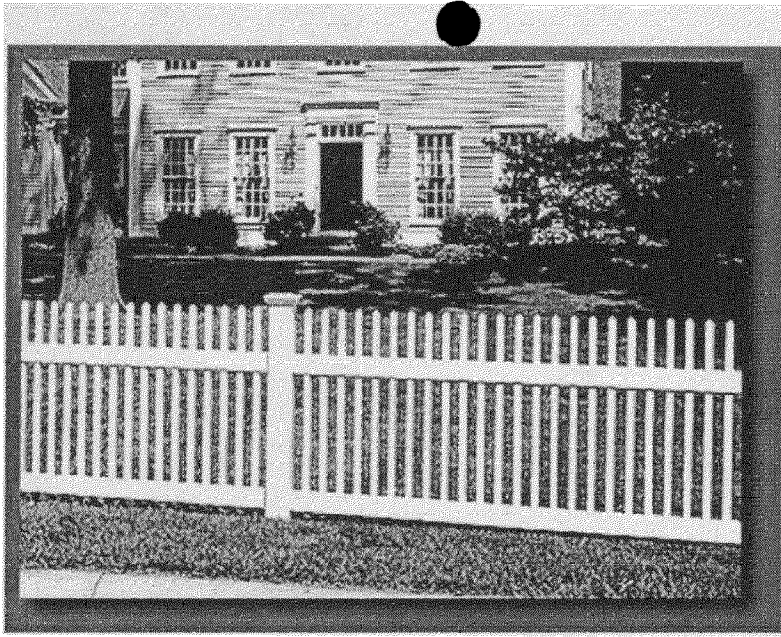
Locations: Wa rora, Ill.; Gary, Boston, Mass land, N.J.; Fc Pittsburg, Pa McLean, Va.; Kenosha, Wis

No. 144



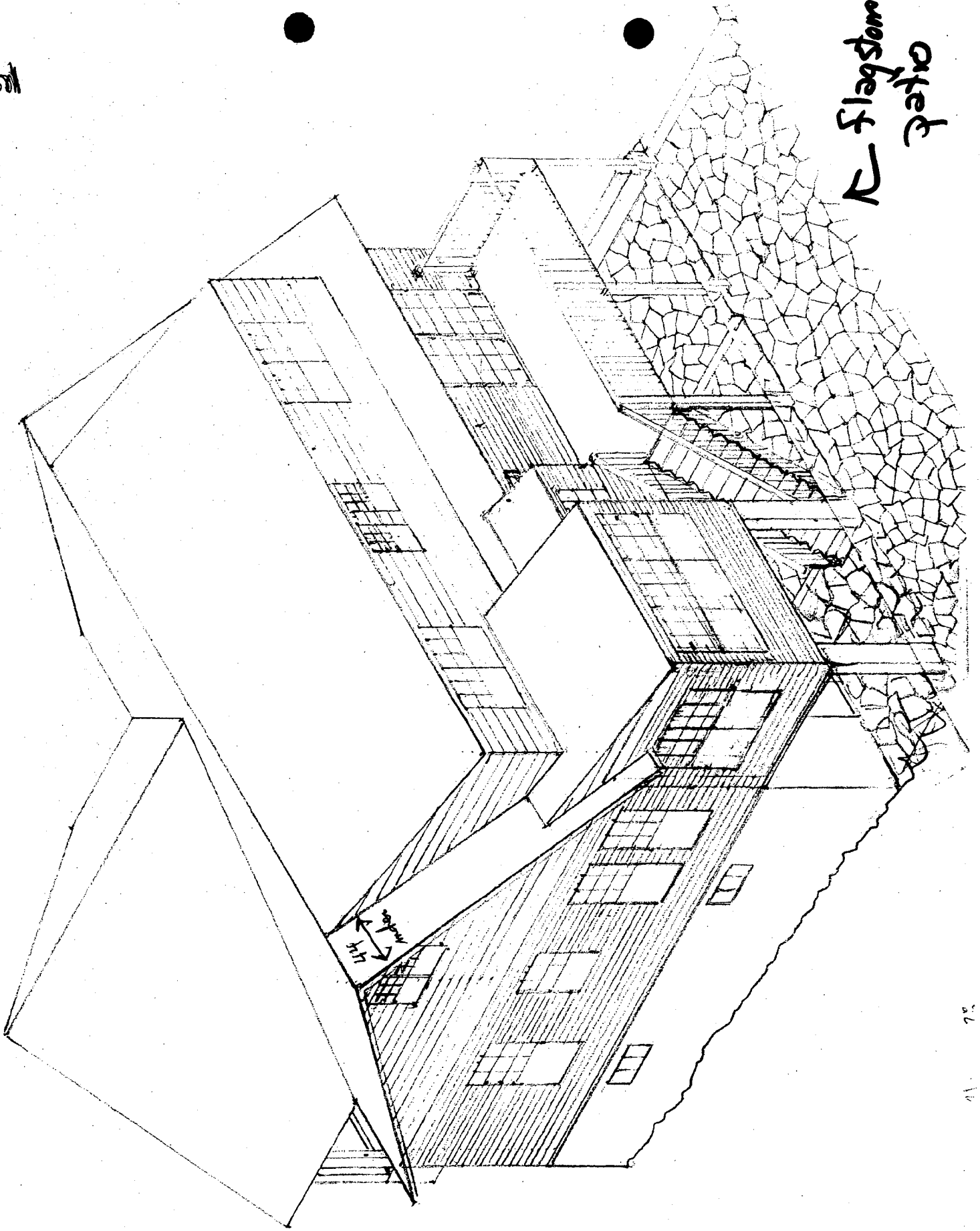
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61

N Flagston  
patio



75

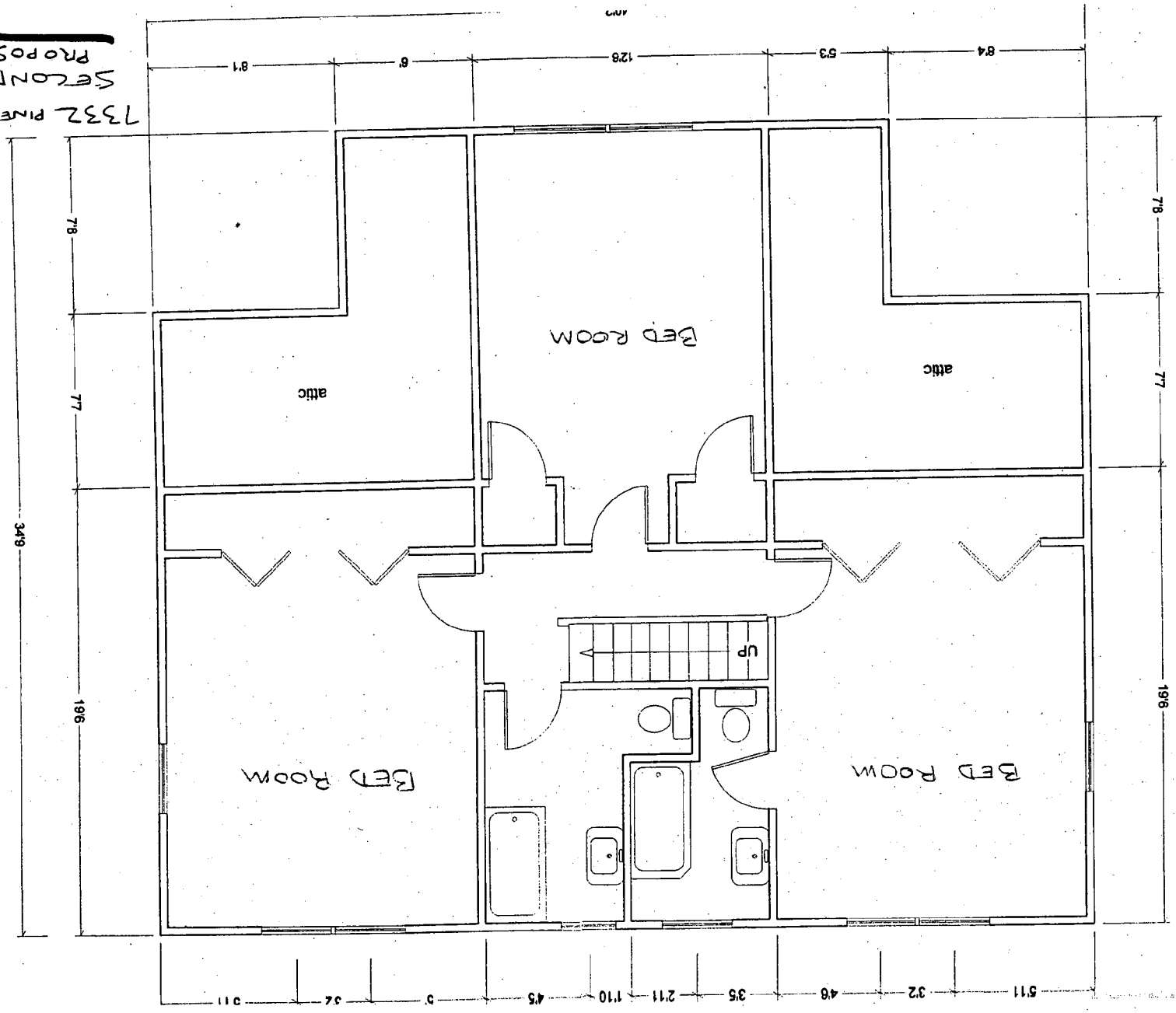
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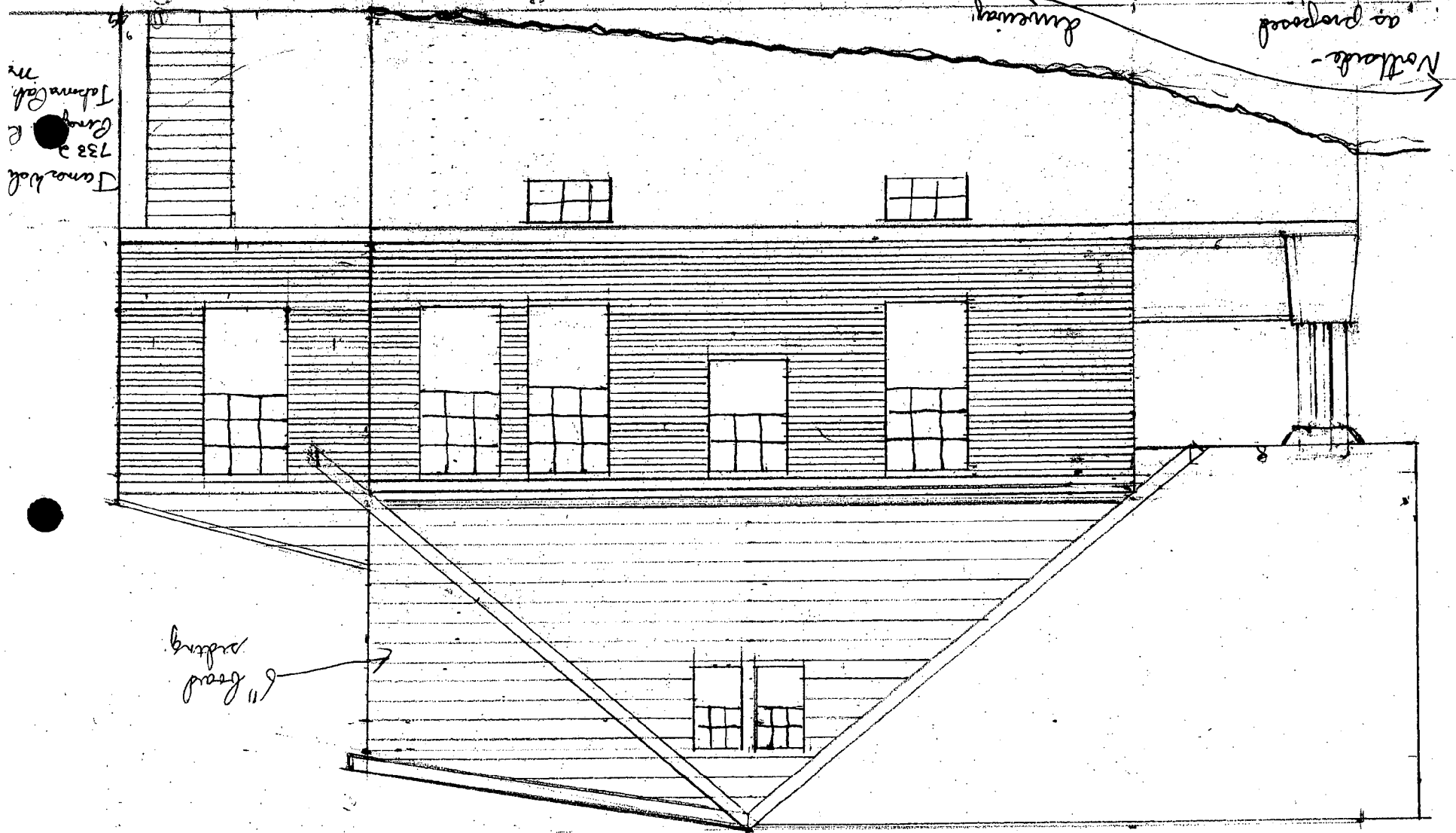
Aster - Prelim.

7332 PINEY BRANCH ROAD  
SECOND FLOOR  
PROPOSED





# Alter - Prelim



Danzon Hall  
733  
Camp  
Tahmaship

Northside - as proposed  
downswept

6" lead roofing

(5) (2)

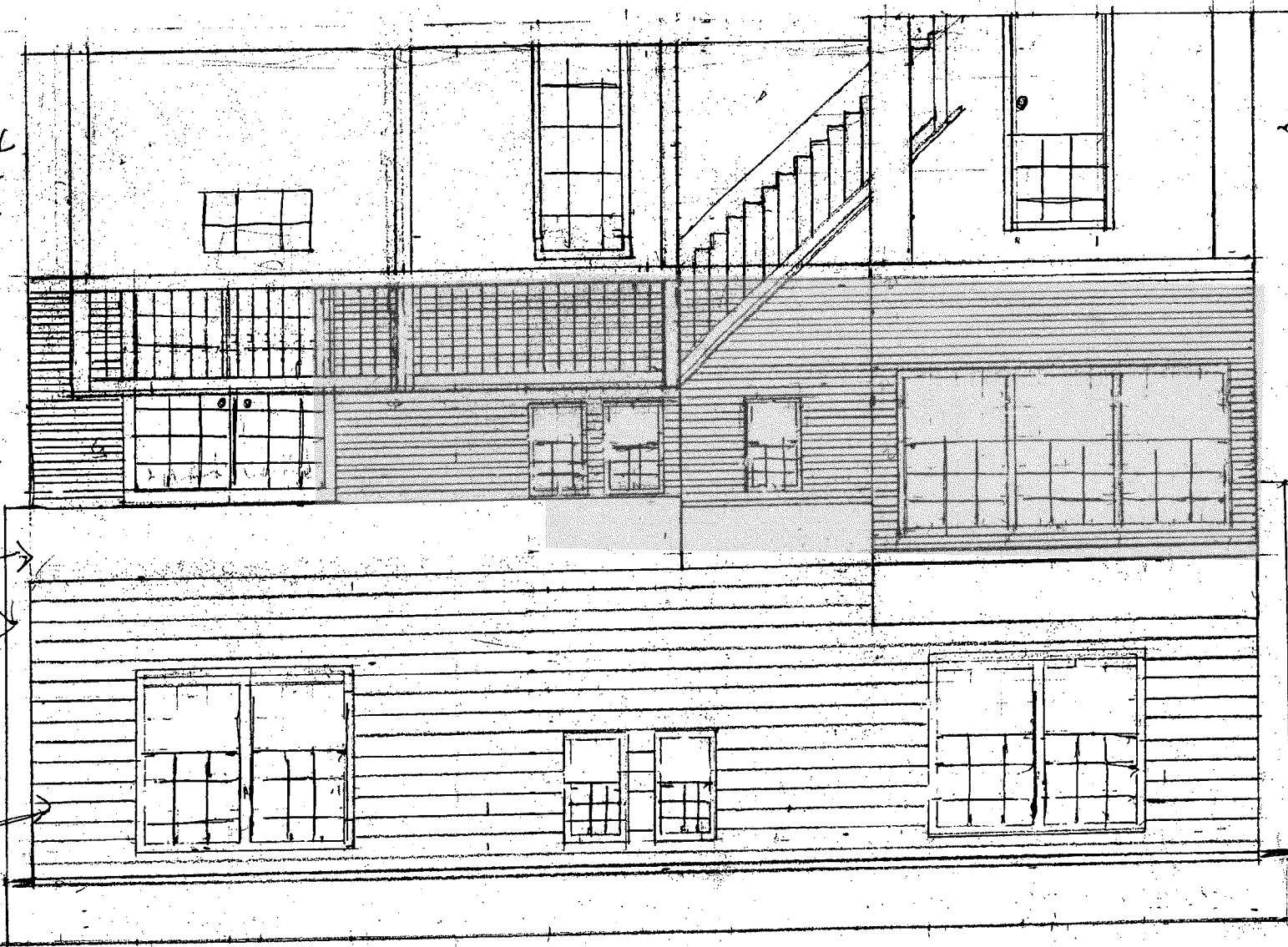
After - Pelm.

James Wells  
7332 Ring Rd  
Tolama Park, Md

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

original  
of area with  
kitchen - cut  
2' for overhang  
on 1st floor

6 foot overhang

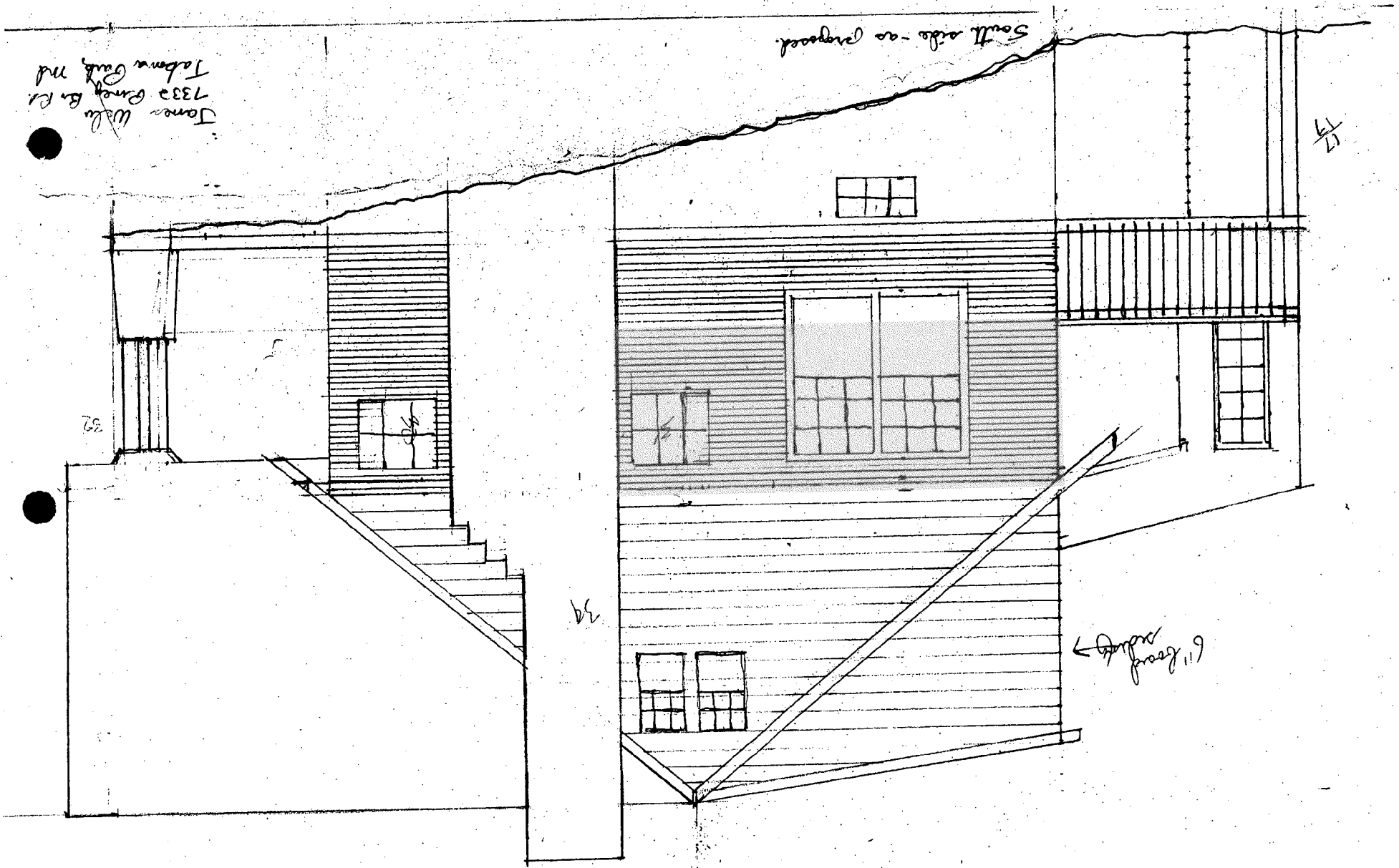


(7) (2)

After - Prelim.

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

South side - as proposed.



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	

REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

**WRITTEN DESCRIPTION OF PROJECT**

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

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

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**SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

**1. 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.

**1. 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.

**3. PHOTOGRAHS**

- 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.

**5. TREE SURVEY**

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.