

37/03-04II 7309 Piney Branch Rd
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 29, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 349102 - for retaining wall replacement
and fence installation

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

Address: 7309 Piney Branch Road, Takoma Park Historic District

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 - RECEIVED

JUN 18 2004

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: Elisabeth Curtz
 Daytime Phone No.: 301 650-6426 / 301 585-9066
 Tax Account No.: 161301071423
 Name of Property Owner: Elisabeth Curtz Daytime Phone No.: (301) 650-6426
 Address: 7309 Piney Branch Rd Takoma Park 20912
Street Number City Street Zip Code
 Contractor: Mark Shaughan Phone No.: 301 693-3262
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

(after 6/15)

LOCATION OF BUILDING/PREMISE

House Number: 7309 Piney Branch Street: 1
 Town/City: Takoma Park Nearest Cross Street: Eastern Ave
 Lot: 19 Block: 12 Subdivision: Takoma Park
 Liber: 5089 Polio: 295 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input checked="" type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 5,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

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 18 inches retaining wall and 5 foot fence
 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.

Elisabeth Curtz
Signature of owner or authorized agent

4/12/04
Date

Approved: X _____
 Disapproved: _____
 Application/Permit No.: 349102 Date Filed: 6/23/04 Date Issued: _____
 Signature: Julia O'Malley Date: 7/29/04
For Chairman, Historic Preservation Commission

Edits 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS

2/7

Naru, Michele

From: RC [coppolar@erols.com]
Sent: Friday, July 02, 2004 2:02 PM
To: Naru, Michele
Subject: permit application clarification

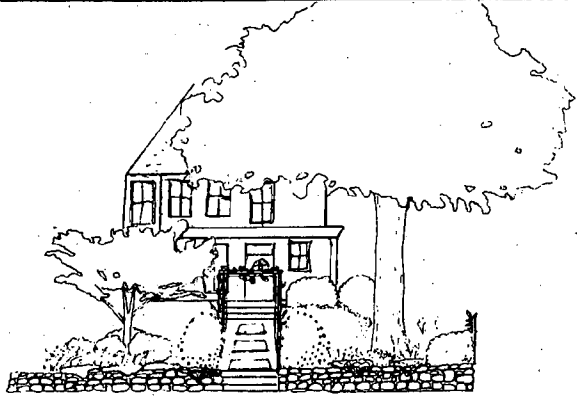
Dear Michele,

As we discussed on the phone, my application for work at 7309 Piney Branch Rd was really for 2 projects:

1. an 18" high stone retaining wall along the side walk, parallel to the road in front of the house
2. a wooden fence at right angles to the road, between our yard and the neighbors yard. The fence would be no more than 56 feet long, and no more than 4 1/2 feet high.

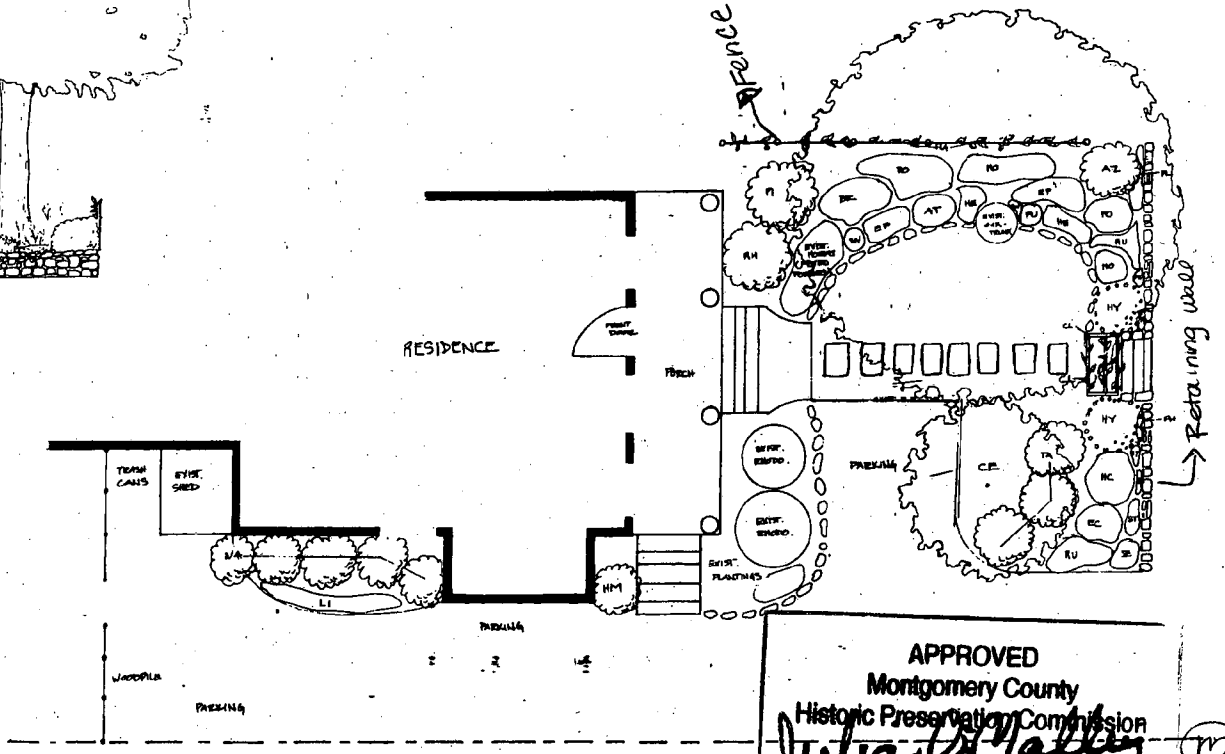
Thanks for your help on the phone. Please call or email if you have any other questions.

Elisabeth Curtz



FRONT YARD PLANT LIST

Code	Plant Name	Quantity
01	Claytonia (Wood Plant)	1
02
03
04
05
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APPROVED
 Montgomery County
 Historic Preservation Commission

Julia G. Hally (M) 1/29/03

The Curtz-Coppola Residence
 7309 Piney Branch Road
 Takoma Park, MD

Front Yard Planting Plan

Scale: 1/4" = 1' North
 Prepared by: Darsie Cahill
 November 5, 2003

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7309 Piney Branch Road, Takoma Park	Meeting Date:	07/28/04
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	07/21/04
Review:	HAWP	Public Notice:	07/14/04
Case Number:	37/03-04II	Tax Credit:	None
Applicant:	Elizabeth Curtz	Staff:	Michele Naru
Proposal:	Retaining Wall Replacement and Fence Installation		
Recommendation:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: c1890-1905

PROPOSAL:

The applicant is proposing to:

1. Replace the existing 18" high concrete block retaining wall with a natural stone retaining wall along the sidewalk, parallel to the road in front of the house (concrete block wall as badly damaged by an automobile accident).
2. Install a wooden, board on board (3 ½ ' high board and 1' high lattice) fence along the east property line. The fence would be no more than 56' long, and no more than 4 ½' high.

STAFF RECOMMENDATION:

 X Approval
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes

and requirements of this chapter, if it finds that:

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

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; or

3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

**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:

18" concrete block retaining wall badly damaged
by automobile accident ~~then replaced~~

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

18" natural stone retaining wall will replace
damaged concrete block. 5 ft cedar board on
board fencing (4' board + 1 ft. lattice) will provide
backdrop for landscape planting ~~adjacent~~

2. 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.

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 canopy 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).

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>E. Curtz + R. Coppola 7309 Piney Branch Takoma Park MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>/</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Connie Mayer 7311 Piney Branch Rd Takoma Park MD 20912</p>	<p>Anita Miller + Michael Lang 7312 Piney Branch Rd Takoma Park MD 20912</p>
<p>Jim Welu 811 Thayer Ave #1 Silver Spring MD 20910</p>	<p>Mr + Mrs James Gordon 7310 Piney Branch Rd Takoma Park MD 20912</p>
<p>Bill + Mary Ann Leary 7301 Takoma Ave Silver Spring MD 20912</p>	

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: (301) 891-7633
FAX: (301) 585-2405



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

Fee: \$25.00

Permit No. 04020050

Issue Date: 05/11/04

TREE PROTECTION PERMIT

Permit for approved tree protection methods at

7309 PINEY BRANCH ROAD

**ISSUED TO: Elisabeth Curtz / Richard Coppola
7309 Piney Branch Road
Takoma Park, Maryland 20912**

Conditions/Comments:

Permit Expires: 11/11/04

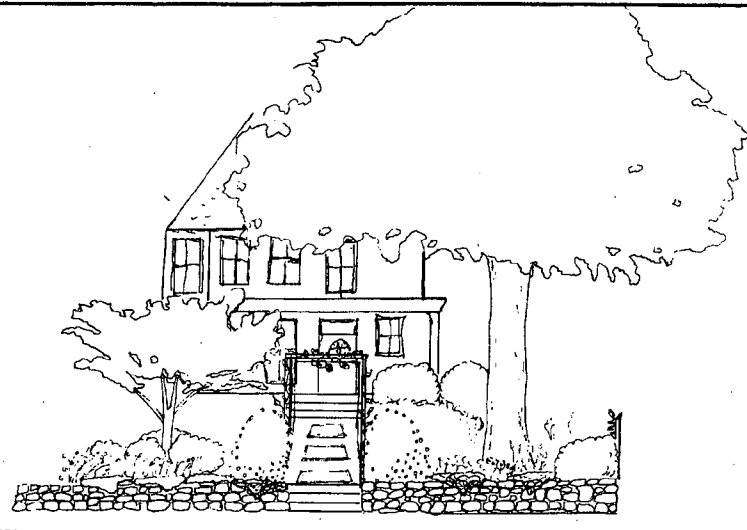
**THIS PERMIT IS NOT VALID UNLESS SIGNED BY THE ARBORIST OF
THE CITY OF TAKOMA PARK MARYLAND**

DATE:

5/11/04


Brett Linkletter, Arborist
City of Takoma Park, MD

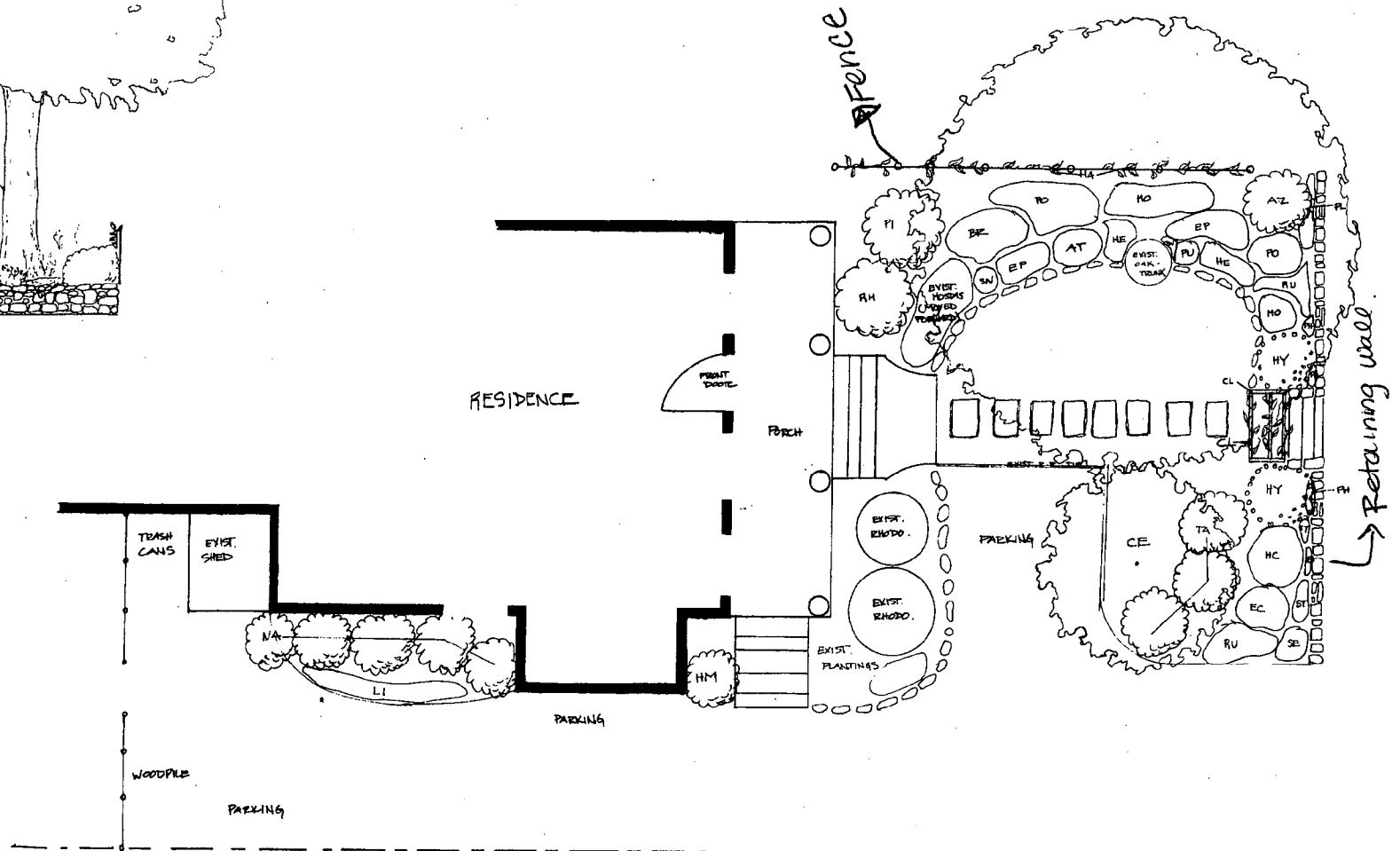




FRONT YARD PLANT LIST

Symbol	Qty.	Botanical Name	Common Name
Trees			
CE	1	Cornus Canadensis 'Forest Pansy'	Redbud
Shrubs			
AZ	1	Azalea 'Satsuki' or 'Clonal Pink'	Azalea
HM	1	Hydrangea macrophylla 'Preziosa' or 'White Blue'	Mophead Hydrangea
HY	2	Hydrangea quercifolia 'Snow Queen'	Oak Leaf Hydrangea
NA	2	Nandina domestica	Heavenly Bamboo
PH	1	Philadelphus 'Conchita Wyant'	Ashdoorn
RH	1	Rhododendron canadense	Common Rhododendron
TA	3	Taxus s. mollis	Yew
Perennials and Vines			
AT	4	Athyrium filix-femina 'Pictum'	Japanese Painted Fern
BR	6	Brunnera macrophylla	Heartleaf Brunnera
CL	2	Chamaecrista pacifica	Sweet Autumn Clematis
EC	2	Echinacea purpurea	Coneflower
EP	10	Euphorbia	Spurge
HO	6-8	Hosta	Hosta
HA	8	Hydrangea anomala subsp. pedunculata	Climbing Hydrangea
EC	5	Hamamelis 'Sella d'Oro'	Shells o' Oro Daylily
HE	6	Hebe x exoniensis	Latinia tree
IB	2	Iris sibirica	Candytuft
LI	8	Lilium monadelphum 'Royal Purple'	Lily
PE	12	Pink sassafras	Creeper
PL	6	Platanus occidentalis	Platanus
PO	7	Polygonatum odoratum 'Variegatum'	Verticillata Solomon's Seal
PL	1-3	Polygonatum officinale	Langens
ST	3	Stachys byzantina	Lamb's Ears
SE	2	Sedum 'Autumn Joy'	Stonecrop
RU	8	Rudbeckia Goldstruck	Black Eyed Susan

NOTES
 1. See underplanting the perennials list under the Oak tree on a mixture of deciduous - some also types are:
 'February Snow', 'Talis', and 'Tone-Tone' (these are smaller and also fit the front of house or would
 be nice in front of replanted Hosta by front steps.



The Curtz-Coppola Residence
 7309 Piney Branch Road
 Takoma Park, MD

Front Yard Planting Plan

Scale: 1/4" = 1'
 North
 Prepared by: Darsie Cahall
 November 5, 2003