

37/03-04A 7307 Piney Branch Rd
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 24, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 329171

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

1. The front porch floor is replaced with painted or stained, wood, tongue and groove flooring. This flooring must be replaced within two years from the date of this decision.
2. The 3.5' high fence is approved in concept, yet requires that the applicant receive approval of the design from HPC staff prior to the fence's installation.
3. The gutter replacement is approved in concept with the condition that the design of the metal replacement gutters will be reviewed and approved by HPC staff, prior to their installation.
4. The replacement of the front, wrap-around porch's balustrade is approved in concept, with the condition that the applicant will work with staff to develop a balustrade design that will be compatible with the existing historic fabric of the house.

**Please note: The HPC staff needs to review and stamp the construction drawings, if applicable, 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 Welu

Address: 7307 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 - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

Tax Account No.: 01061630
Name of Property Owner: James 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.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7307 Street: Piney Branch Rd
Town/City: Takoma Park, Md Nearest Cross Street: Eastern Ave
Lot: 20 Block: 12 Subdivision: B F Gilberto Subdivision
Liber: 4674 Folio: 815 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC 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: _____
1B. Construction cost estimate: \$ 1000⁰⁰
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 3 feet 0 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 1-7-04
Signature of owner or authorized agent Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Jessie E. Williams Date: 2/24/04
Application/Permit No.: 329171 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

7307 was built in 1884. It is a three level frame home in Queen Anne Cottage style with original stained glass windows. I purchased it in 1975 (after it had been left vacant for 15 years and in great disrepair). I preserved the original exterior home and most of the millwork. The slate roof was in depression and had been reshingled. Front side porch metal roof had deteriorated and was reroofed. Porch floor was rotted and replaced.

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

1. Replace wood planks deck with 2x4 6" pressure treated planks.
2. Re-roof front and side porch with metal roofing - brown color.
3. Deck porch railing was never replaced. Replace with 4x4 pressure treated posts and rails similar to property at 7303 Piney Bl Red and somewhat like Smith property (Carr. of Piney Bl. Easton - 1886).
4. Install a 3' pressure treated fence from rear of property to back tree line, similar to proposed for 7303 Piney Bl Red.

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 (façades), 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 8" 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.

7307 Poney Branch Rd
Takoma Park, Md 20912

James W. Selu
7307 Poney Branch Rd
(301) 564-3040

1. The porch deck on the property when I purchased it was a 1" thick plank flooring that was severely deteriorated. I replaced it with pine Tongues & grooves flooring, but it did not weather well.

The proposed flooring is pressure treated $\frac{3}{4}$ 6" pine boards that can remain in their natural wood texture and add to the simplicity of the historic home.

2. The original porch roof was a metal roof. When I purchased the property, I had rolled roofing because of the slight slope of the roof. It has not served well and a metal roof in a chocolate brown finish would be my recommended replacement - It comes in 40" wide sheets that are secured with screws and overlap for a neat and waterproof solution.

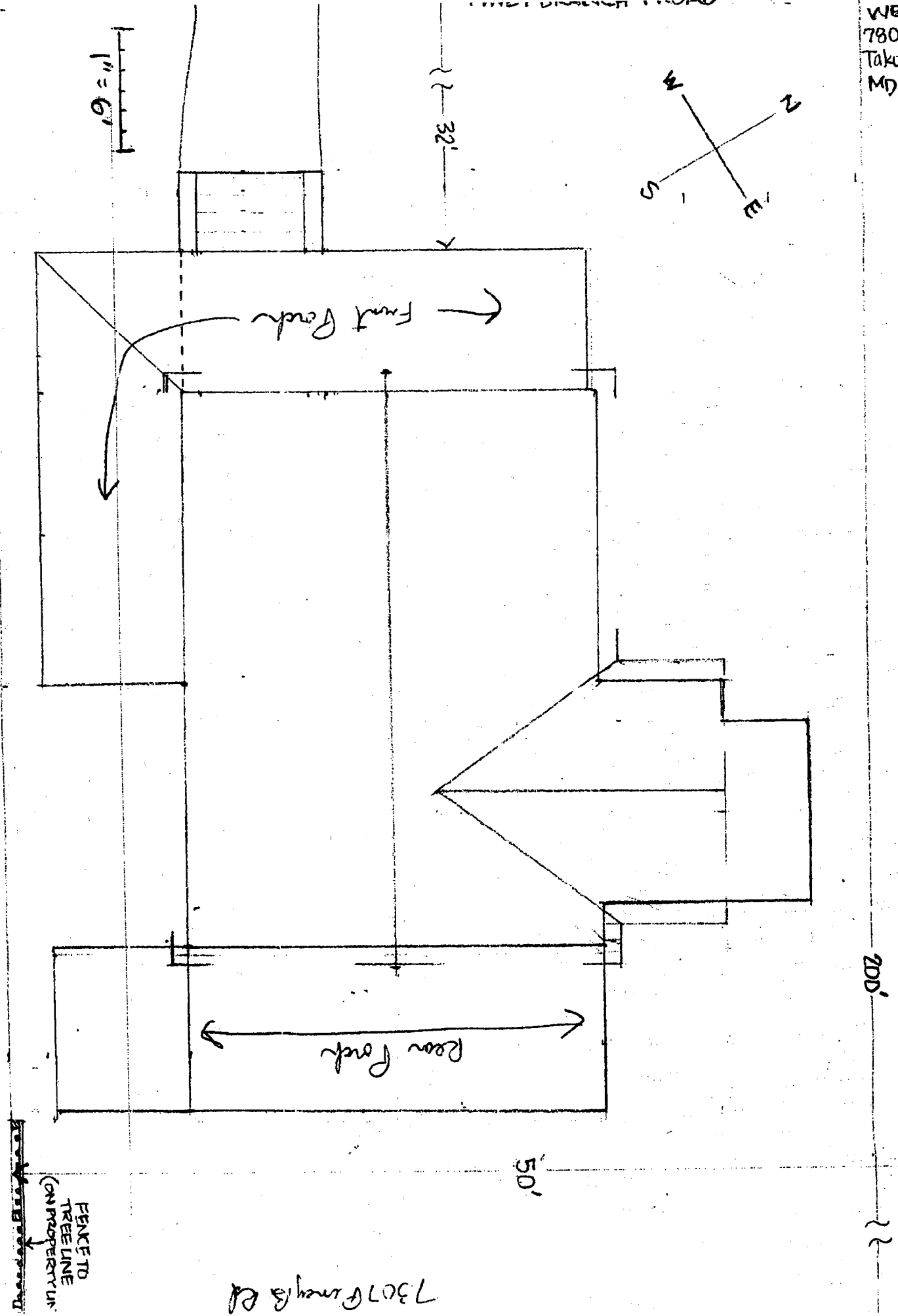
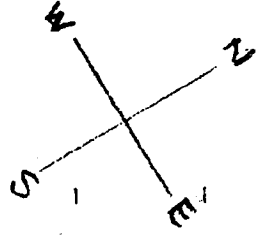
3. The rear porch rail was never replaced, mainly because I was unable to figure out how to secure posts that would not cause a penetration of the roof. What I am proposing is 4x4 pressure treated posts that can be cut to rest on the roof but which can be bolted into the side of the porch with Lag bolts.



This makes for a very natural looking rail and one that is both safe and water proof for the rooms below the porch roof.

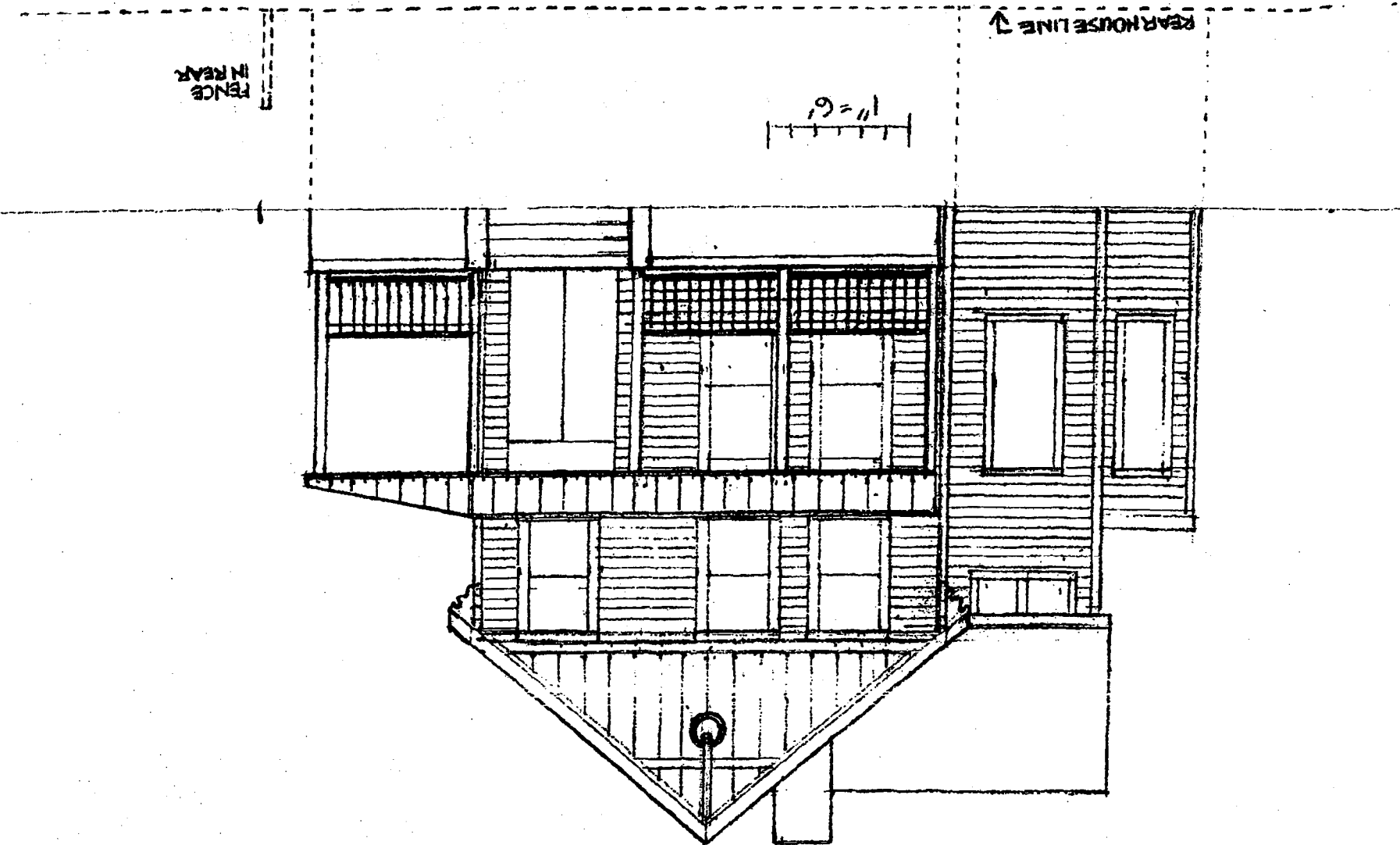
4. The wood fence proposed is mainly to define the rear yard and will be in conformity with what is proposed at 7303 Poney Branch Rd - in our application of last November, 2003

WELL
7807 Piney Branch
Takoma Park
MD 20912

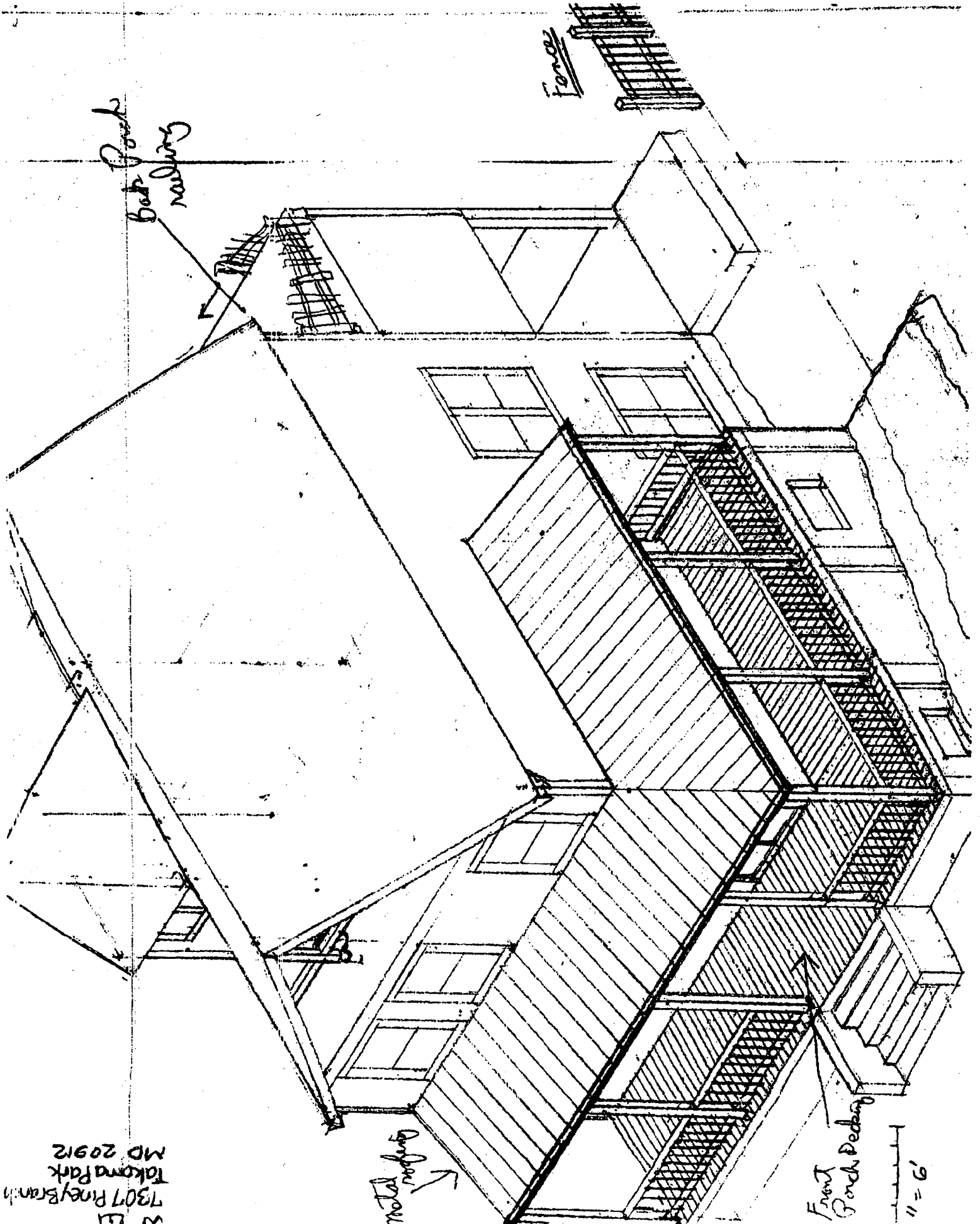


7807 Piney Branch Rd

FENCE TO
TREE LINE
(ON PROPERTY)



WILLIAMS
7307 Pine Bluff
Takoma Park
MD 20912



Back Porch railing

Fence

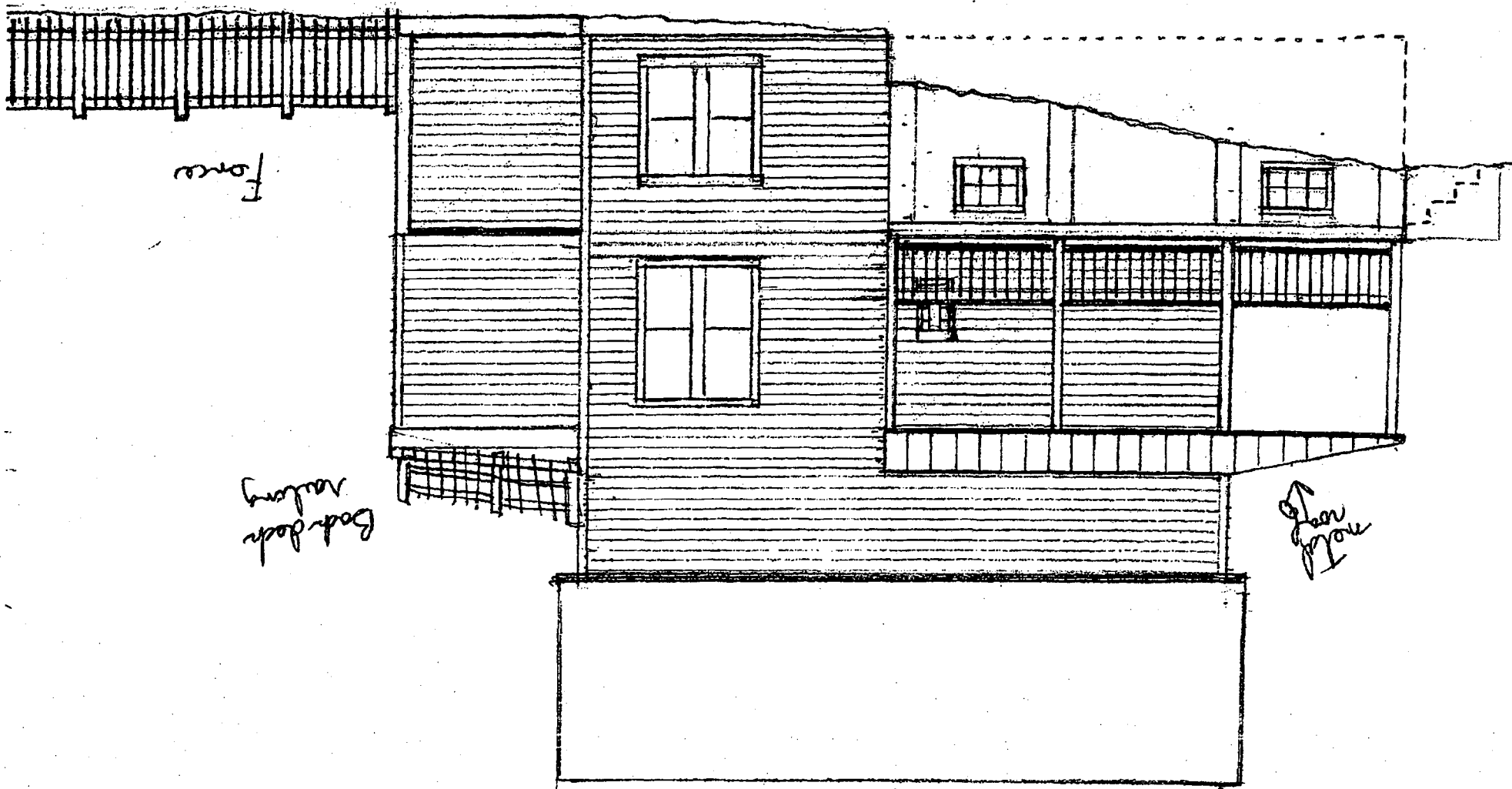
metal roof

Front Porch Railing

1" = 6'

W 21
7307 Pine Branch
Takoma Park
MD 20912

1" = 6'



Fence

Back deck railing

North

7307

WELU
7307 Piney Branch
Takoma Park
MD 20912

James Welw

7303 Piney Bk Rd

1. Front-side porch deck - $\frac{5}{4}$ - 6" pressure treated planks
2. Roof on front/side porch - standing seam metal roofing box
3. Gutters - standard seamless ^{metal} guttering in brown
4. 2nd Floor back porch railing - pressure treated 4x4 posts with 2x4 rails and cap ~~2~~ by 2 pickets - as at 7303 Piney Bk Rd
5. Fence in new side yard - South side - from rear of house to woods - 8' sections as per drawing
6. Ceiling of front-side porch - standard bead board
7. Railing replacement on front/side porch in style + Type to be worked out with staff at future date

Loc-Seam Steel Roofing Panels

Loc-Seam Steals The Show

Steel roofing has been an important building material for centuries; today, it's more popular than ever. Advanced manufacturing methods and new, paint finishing processes allow it to meet the most demanding, modern roofing standards.

Loc-Seam standing seam roofing is a handsome case in point. Premium painted galvanized steel gives it strength and rugged practicality. A linear profile adds texture and shadow play for classic good looks. The crisp, clean appearance contributes to a wide variety of building styles - traditional to modern - and adds distinction to commercial applications.

Up For The Long Haul

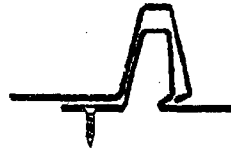
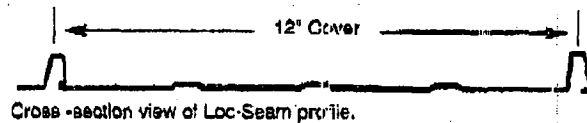
Loc-Seam is built for durability. Properly installed, Loc-Seam will outlast conventional asphalt shingles by many years. It is non-combustible for safe, superior fire resistance. Tough, rust resistant painted galvanized steel sheds heavy snows, wind, and rain. It stays snug, secure, and virtually maintenance-free.

Rich, Long-Lasting Color

The Wheeling Loc-Seam color spectrum goes from soft, muted earth tones to bold, contemporary shades. The deep, rich colors are specially formulated to resist chalking and fading. See your Wheeling dealer for Loc-Seam finishes and a complete color palette.

Installation

Installing Loc-Seam is a snap: no specialized tools are required. A Loc-Seam panel simply snaps into locking position with minimal effort and without exposed fasteners. Similarly, all color-matched trim and accessories are designed to be installed easily and to give a neat, finished appearance.



Loc-Seam Snug Fit Design

The Loc-Seam installation system is engineered to seat firmly, stay locked in place, and to keep interiors dry and weather-proof.

Loc-Seam Specifications

Metal:	Painted galvanized steel
Gauge:	Available in 26 and 24 gauge.
Panel Length:	Available in lengths up to 40' in 1" increments.
Weight Comparisons:	Average weight of Wheeling Loc-Seam is approximately 107 lbs. per 100 sq. ft. in 26 gauge. Asphalt shingles weigh approximately 240 to 360 lbs. per square. Clay tile roofing weighs 800 - 985 lbs. per square.

Approved for use in Dade County, Florida.

Loc-Seam, Right Up There On Top

Loc-Seam and all the Wheeling family of premium steel roofing and siding products are designed to provide appealing, practical, cost efficient building materials.

All Wheeling products carry a generous warranty on performance. See your local Wheeling Corrugating Company representative for full warranty details.



Wheeling Corrugating

Toll free telephone: 877-333-0900 • Toll free fax: 888-786-8707
www.wheelingcorrugating.com



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2. The 3.5' high fence is approved in concept, yet requires that the applicant receive approval of the design from HPC staff prior to the fence's installation.
3. The gutter replacement is approved in concept with the condition that the design of the metal replacement gutters will be reviewed and approved by HPC staff, prior to their installation.
4. The replacement of the front, wrap-around porch's balustrade is approved in concept, with the condition that the applicant will work with staff to develop a balustrade design that will be compatible with the existing historic fabric of the house.

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Address: 7307 Piney Branch Road, Takoma Park Historic District

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7307 Piney Branch Road, Takoma Park **Meeting Date:** 01/28/04
Resource: Outstanding Resource **Report Date:** 01/21/04
 Takoma Park Historic District
Review: HAWP **Public Notice:** 01/14/04
Case Number: 37/03-04A **Tax Credit:** Partial
Applicant: James Welu **Staff:** Michele Naru

PROPOSAL: Porch Floor Replacement (RETROACTIVE), and various other alterations

RECOMMEND: Approve w/conditions

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the conditions that:

1. The front porch floor is replaced with painted or stained, wood, tongue and groove flooring. *3.5' - Replace w/ in 2 yrs. compatible material.*
2. The ~~3'~~ *3.5'* high fence is approved in concept, yet requires that the applicant receive approval of the design from HPC staff prior to the fence's installation. *3.5' painted or stained.*
3. The gutter replacement is approved in concept with the condition that the design of the metal replacement gutters will be reviewed and approved by HPC staff, prior to their installation.
4. The replacement of the front, wrap-around porch's balustrade is approved in concept, with the condition that the applicant will work with staff to develop a balustrade design that will be compatible with the existing historic fabric of the house.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in the Takoma Park Historic District
STYLE: Stick Style
PERIOD OF SIGNIFICANCE: 1884

PROPOSAL:

The applicant is proposing to:

1. Replace the existing wood floor with pressure-treated plank flooring (RETROACTIVE).
2. Remove the existing deteriorated metal roofing material on front wrap-around porch and replace with painted standing seam metal roof – See specification sheet.
3. Install a 3' high wood fence along the rear property line.

3.5'

4. Replace the existing non-historic gutters with new, metal gutters.
5. Install a deck railing on top of the existing rear, non-historic addition – See photo on circle
6. Install wood, bead board on the ceiling of the wrap-around front porch.
7. Replace the non-historic balustrade on front porch with a wood balustrade, which will be designed to be compatible with existing historic style of the building.

APPLICABLE GUIDELINES:

Proposed alterations to Outstanding Resources within the Takoma Park Historic District are reviewed under the *Takoma Park Guidelines* adopted as part of the Amendment to the City of Takoma Park Master Plan in 1992. Outstanding Resources have the highest level of architectural and historical significance and are to receive the most detailed level of design review. The *Guidelines* that pertain to this project are:

- Plans for all alterations should be compatible with the resource's original design.
- Preservation of original and distinctive architectural features, such as porch, dormers, decorative details, shutters, etc. is encouraged.
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

STAFF DISCUSSION:

Topic #1 Replace the existing wood floor with pressure-treated plank flooring (RETROACTIVE).

In August 2004, staff observed that the owner of the property was replacing the front porch flooring. The county's code enforcement officer was contacted and after a site visit confirmed that the work was being done without an approved Historic Area Work Permit (HAWP). A notice of violation was issued in August for non-compliance with the Historic Preservation Ordinance, Chapter 24A.

Generally, the Commission does not support the utilization of non-compatible building materials on its outstanding Resources in the Takoma Park Historic District. Pressure-treated, plank flooring would not have been the original material for this front porch's floor and as such is not a compatible new material. The flooring material would have been painted, tongue and groove manufactured from heartwood. Staff recommends that the owner replace the current wood floor with a wood, tongue and groove flooring material. Staff realizes that maintaining a painted floor is problematic, and suggests that a stain for the porch floor would be a favorable alternative. The installation and material costs for a wood, tongue-and-groove floor would be eligible for the County tax credit.

Topic #2 Remove the existing deteriorated metal roofing material on front, wrap-around porch and replace with a painted, standing seam metal roof.

A standing seam metal roof is considered a compatible building material for the project. Staff recommends approval noting that the installation and material costs for this project are tax credit eligible.

Topic #3 Install a 3' high wood fence along the rear property line.

The design and details of this fence have not been established. Yet, staff does note that the fence in concept is not problematic. Staff recommends that the Commission approve a 3' high fence in concept, but require that the applicant receive approval of the design from HPC staff prior to the fence's installation. This is not tax credit eligible.

Topic #4 Replace the existing non-historic gutters with new, metal gutters.

Due to the level of deterioration, staff fully supports the applicants desire to replace the existing gutters on the house. Proper water drainage is a critical element on any house, but especially on a historic house, where water can damage historic materials. The specifications for the gutter replacement has not been provided to staff. We suggest that the Commission approve this project in concept with the condition that the design of the metal replacement gutters will be reviewed and approved by HPC staff, prior to their installation. The installation and material costs for this project are tax credit eligible.

Topic #5 Install a deck railing on top of the existing rear, non-historic addition.

The existing rear elevation of the house currently contains a second floor door, which leads onto the roof of the non-contributing, one-story flat roof addition. Staff understands the safety concern with the current conditions and does not object to the installation of a railing along the perimeter of the roof. The design of the proposed railing is a 48", contemporary, wood deck railing, as shown on circle . Staff notes that this new balustrade will be constructed on top of a rear, non-historic addition, and will not negatively affect the historic house. Staff recommends approval.

Topic #6 Install wood, bead board on the ceiling of the wrap-around front porch.

The original, bead board has been removed from the ceiling of the porch, the applicant is proposing to re-install this historic fabric and return the porch back to its original configuration. Staff recommends approval with the additional notation that the installation and material costs for this project are tax credit eligible.

Topic #7 Replace the non-historic balustrade on front porch with a wood balustrade, which will be designed to be compatible with existing historic style of the building.

The existing balustrade is a contemporary, balustrade typically found on wooden rear decks. Through the review process of the above items, staff suggested to the applicant that we would like to see it replaced with a balustrade, which is compatible with the historic style of the house. Again, staff suggests that the Commission approve this project in concept, with the understanding that the applicant will work with staff to develop a balustrade design that will be compatible with the existing historic fabric. The installation and material costs for this project are tax credit eligible.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with conditions** the HAWP application as being consistent with Chapter 24A-8(b)1, 2 and 4:

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

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,

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

and with the Takoma Park Guidelines, adopted in August 1997.

and with the conditions that:

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2. The 3' high fence is approved in concept, yet requires that the applicant receive approval of the design from HPC staff prior to the fence's installation.
3. The gutter replacement is approved in concept with the condition that the design of the metal replacement gutters will be reviewed and approved by HPC staff, prior to their installation.
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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 prior to commencement of work and not more than two weeks following completion of work.



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DPS - #8

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Lot: 20 Block: 12 Subdivision: B F Gilberto Subdivision

Liber: 4674 Folio: 815 Parcel: _____

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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: _____

1B. Construction cost estimate: \$ 1000⁰⁰

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: _____

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3A. Height 3 feet 0 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

1-7-04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 329171 Date Filed: _____ Date Issued: _____

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1. Replace wood planks deck with 5/4 6" pressure treated planks.
2. Re-roof front and side porch with metal roofing - brown color.
3. Existing porch railing was never replaced. Replace with 4x4 pressure treated posts and rails similar to property at 7303 Piney Bk Rd and somewhat like Smith property (area of Piney Bk & Eastern - 1886).
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If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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>Jamari Wala 811 Thayer Ave Silver Spring, Md 20916</p>	
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Williams MA Leary 7301 Takoma Ave Takoma Park, Md 20912</p>	<p>— across the street to West</p>
<p>Richard & Eliza Curty 7309 Piney Br Rd Takoma Park Md 20912</p>	<p>next door — to north</p>
<p>Donna Donna Damico 7110 Holly Ave Takoma Park Md, 20912</p>	<p>behind to the East</p>
<p>Jamari Wala 811 Thayer Ave Silver Spring Md</p>	<p>next door to South 7303 Piney Br Rd</p>

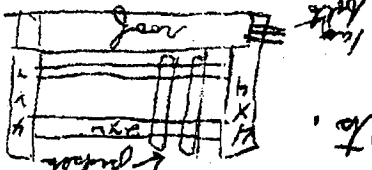
7307 Bruce Branch Rd
Tahomet, VA 20132

General Walls
7367 Bruce Branch
(301) 564-3040

1. The porch deck on the property when I purchased it was a 1" thick park flooring that was severely deteriorated. I replaced it with pine tongue & groove flooring, but it did not weather well. The proposed flooring is pressure treated 3/4" 6" pine beach that can remain in their natural wood texture and add to the originality of the historic home.

2. The original park roof was a metal roof. When I purchased the property, I had noted roofing because the slight slope of the roof. It has not rained well and a metal roof in a Charlotte brown finish would be my recommended replacement - it comes in 40" wide sheets that are secured with screws and spikes for a most and waterproof solution - used 2 lb. waterproof sealer.

3. The new park roof was never replaced, mainly because I was unable to figure out how to secure park that would not cause a penetration of the roof. What I am proposing is 2x4 pressure treated park that can be cut to rest on the roof but which can be bolted into the side of the porch with lag bolts.

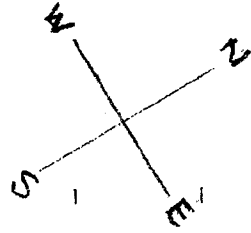


The maker for a new natural looking park roof and one that is both safe and water proof for the home below the park roof.

4. The wood fence proposed is mainly to define the rear yard and will be in conformity with what is proposed at 7303 Bruce Branch Rd - in own application of last November, 2003

③

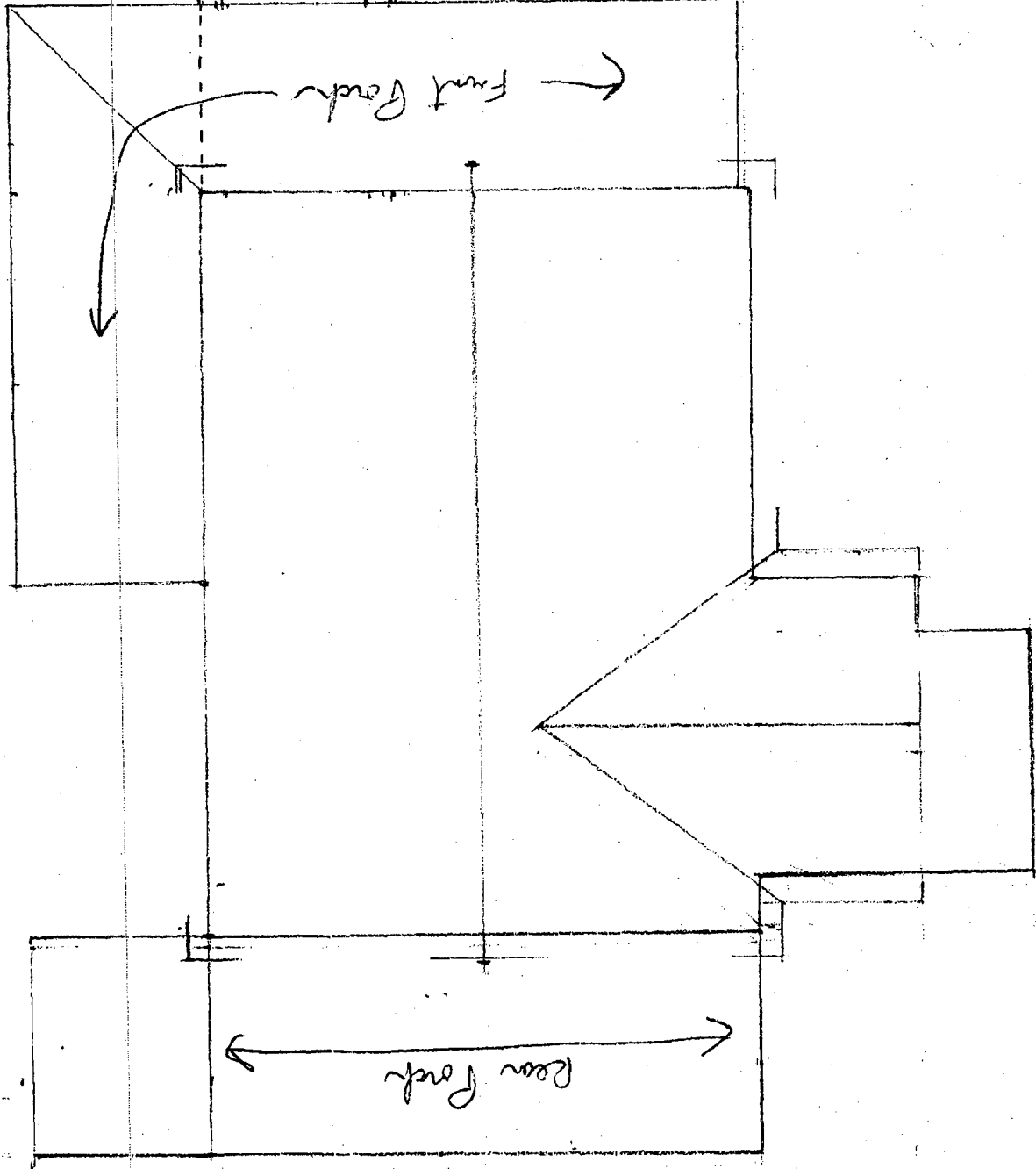
WELL
7807 Piney Branch
Takoma Park
MD 20912



22' 32"

1" = 6'

(b)



200'

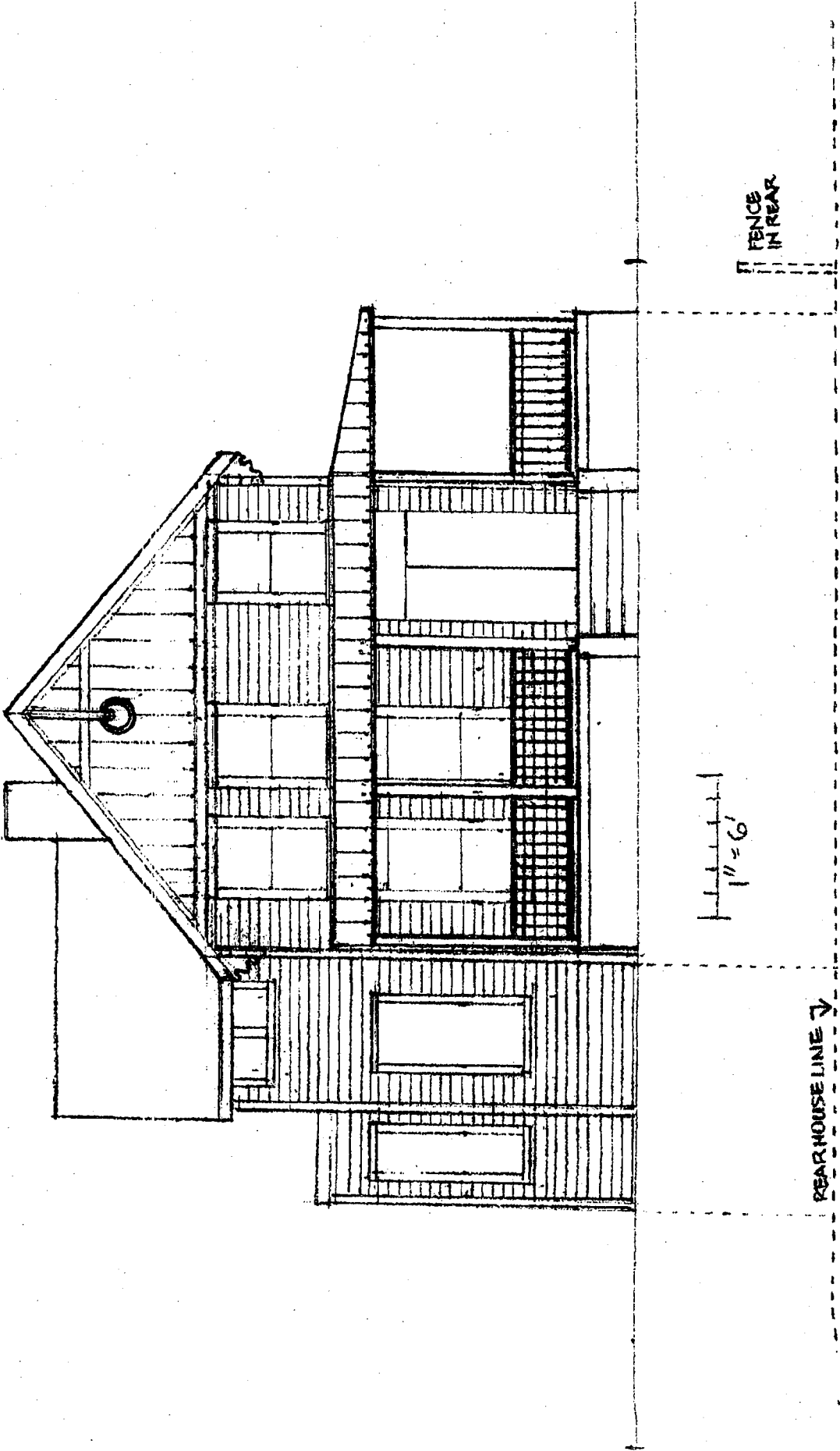
50'

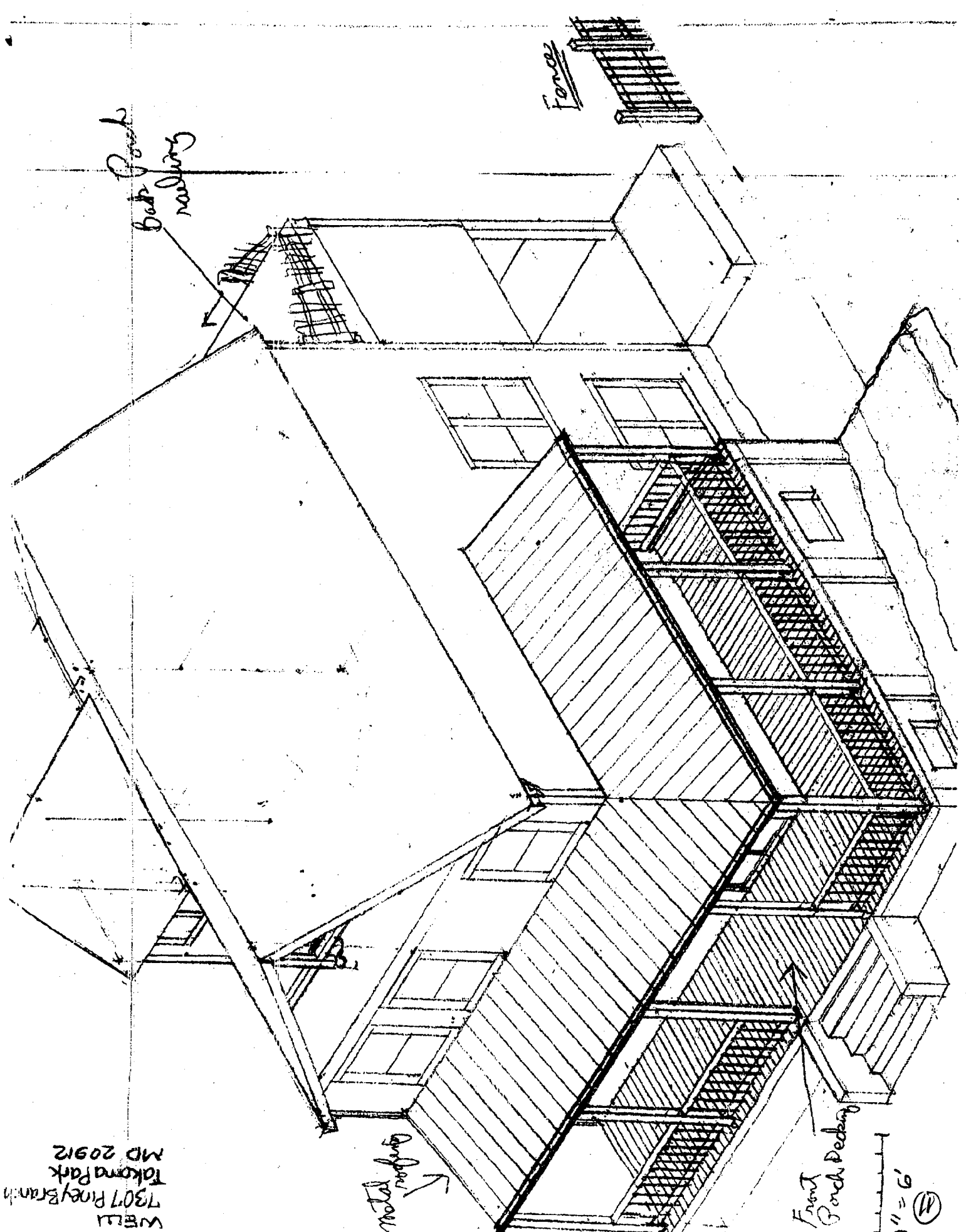
22'

FENCE TO
TREE LINE
(ON PROPERTY LINE)

7807 Piney Branch Rd

WELLS
7301 Ring Blvd
Takoma Park
MD 20912





Back Porch railing

Fence

metal support

Front Porch Railing

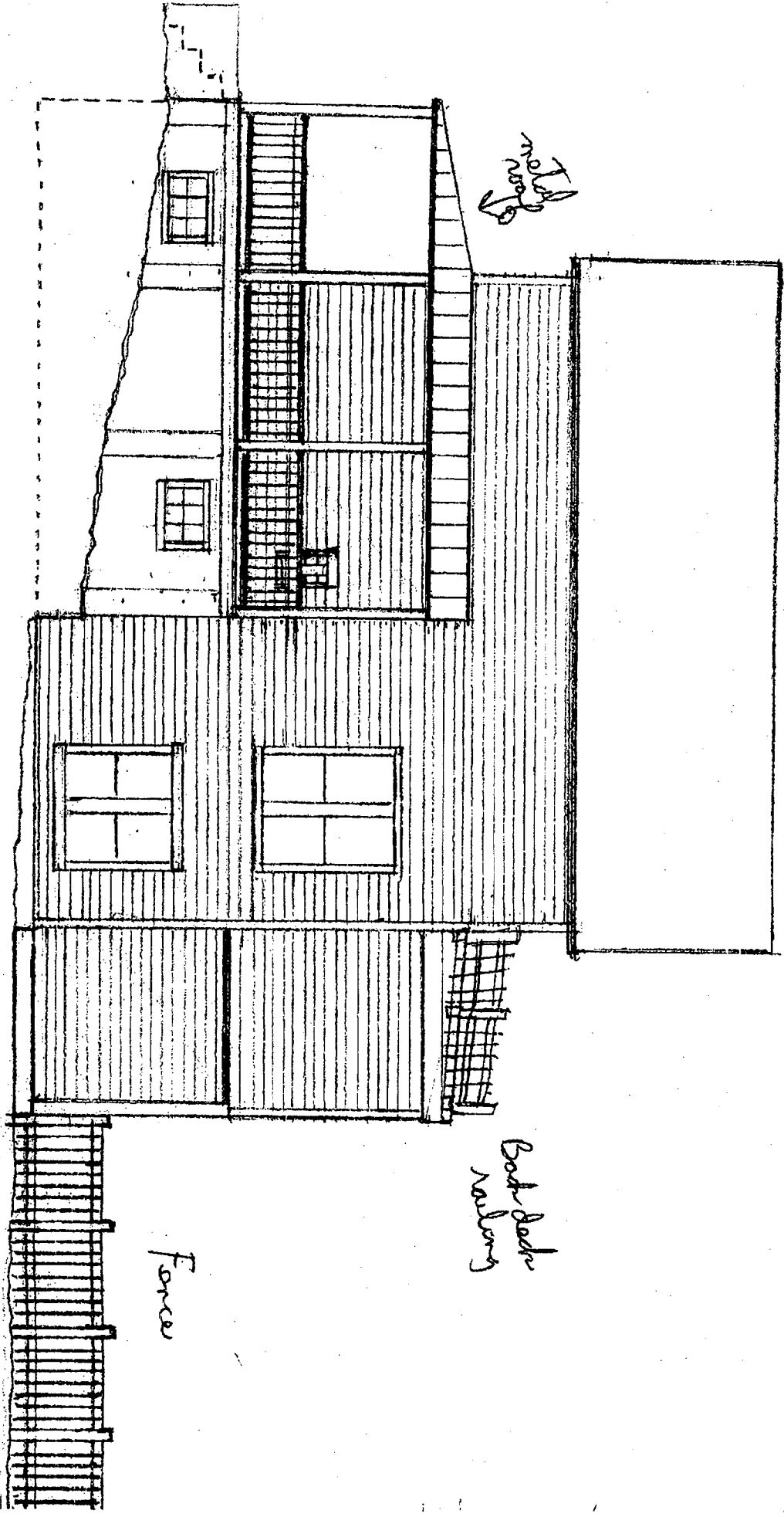
1" = 6' (11)

WELL 7307 Piney Branch Takoma Park MD 20912

21

ACLU
7307 Piney Branch
Takoma Park
MD 20912

1" = 6'

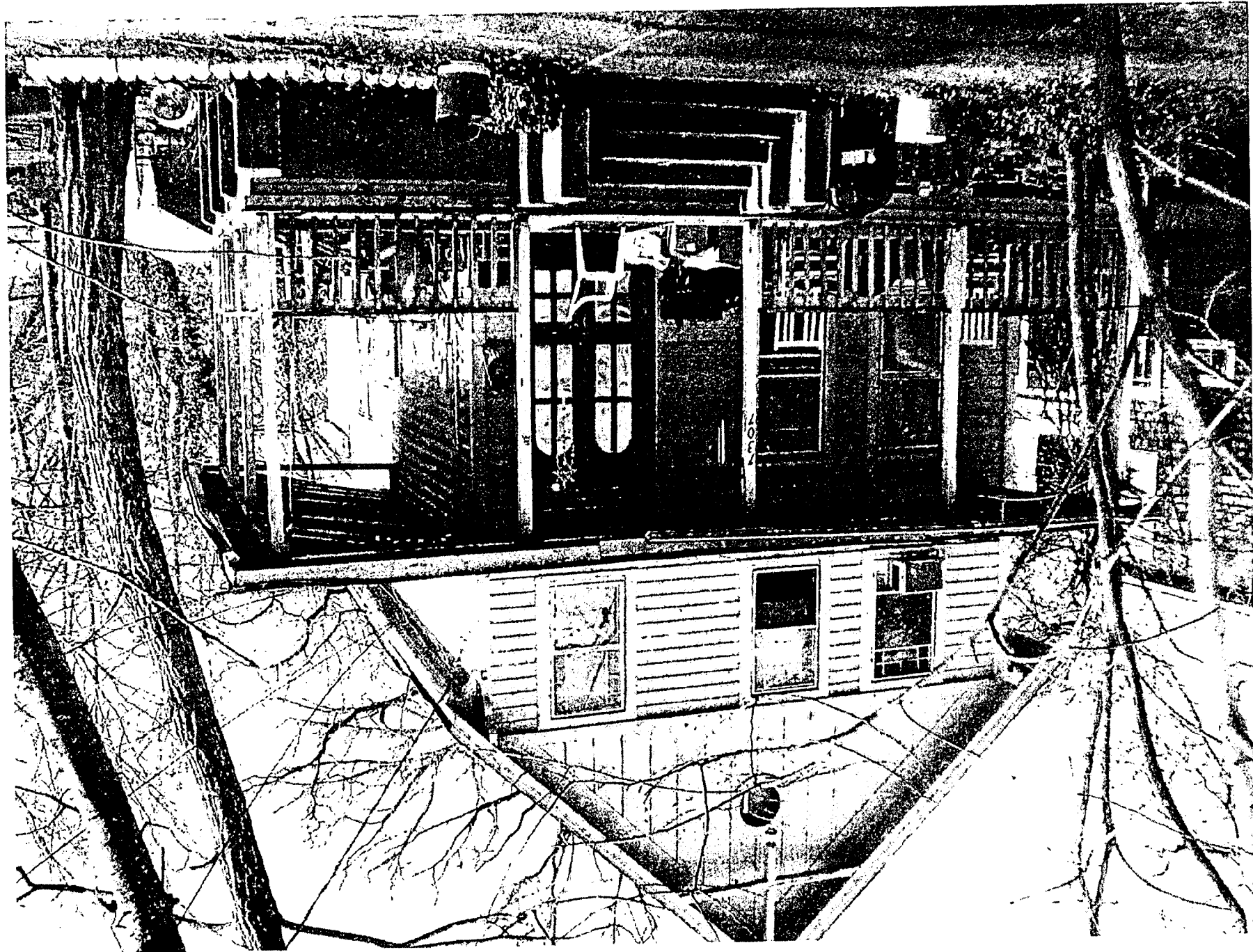


metal
door

Back door
Narrow

Fence

7307



7367 Young's Rd



Wood Decking For 1st Floor : each



Front porch →
metal
roofing



Bath Porch in need of
railing



Ergebnis von
Joch räumung
an der
7303 Fing B/R

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7307 Piney Branch Road, Takoma Park	Meeting Date:	01/28/04
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	01/21/04
Review:	HAWP	Public Notice:	01/14/04
Case Number:	37/03-04A	Tax Credit:	Partial
Applicant:	James Welu	Staff:	Michele Naru

PROPOSAL: Porch Floor Replacement (RETROACTIVE), and various other alterations

RECOMMEND: Approve w/conditions

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the conditions that:

1. The front porch floor is replaced with painted or stained, wood, tongue and groove flooring.
2. The 3' high fence is approved in concept, yet requires that the applicant receive approval of the design from HPC staff prior to the fence's installation.
3. The gutter replacement is approved in concept with the condition that the design of the metal replacement gutters will be reviewed and approved by HPC staff, prior to their installation.
4. The replacement of the front, wrap-around porch's balustrade is approved in concept, with the condition that the applicant will work with staff to develop a balustrade design that will be compatible with the existing historic fabric of the house.

PROJECT DESCRIPTION

SIGNIFICANCE:	Outstanding Resource in the Takoma Park Historic District
STYLE:	Stick Style
PERIOD OF SIGNIFICANCE:	1884

PROPOSAL:

The applicant is proposing to:

1. Replace the existing wood floor with pressure-treated plank flooring (RETROACTIVE).
2. Remove the existing deteriorated metal roofing material on front wrap-around porch and replace with painted standing seam metal roof – See specification sheet.
3. Install a 3' high wood fence along the rear property line.

4. Replace the existing non-historic gutters with new, metal gutters.
5. Install a deck railing on top of the existing rear, non-historic addition – See photo on circle
6. Install wood, bead board on the ceiling of the wrap-around front porch.
7. Replace the non-historic balustrade on front porch with a wood balustrade, which will be designed to be compatible with existing historic style of the building.

APPLICABLE GUIDELINES:

Proposed alterations to Outstanding Resources within the Takoma Park Historic District are reviewed under the *Takoma Park Guidelines* adopted as part of the Amendment to the City of Takoma Park Master Plan in 1992. Outstanding Resources have the highest level of architectural and historical significance and are to receive the most detailed level of design review. The *Guidelines* that pertain to this project are:

- Plans for all alterations should be compatible with the resource's original design.
- Preservation of original and distinctive architectural features, such as porch, dormers, decorative details, shutters, etc. is encouraged.
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

STAFF DISCUSSION:

Topic #1 Replace the existing wood floor with pressure-treated plank flooring (RETROACTIVE).

In August 2004, staff observed that the owner of the property was replacing the front porch flooring. The county's code enforcement officer was contacted and after a site visit confirmed that the work was being done without an approved Historic Area Work Permit (HAWP). A notice of violation was issued in August for non-compliance with the Historic Preservation Ordinance, Chapter 24A.

Generally, the Commission does not support the utilization of non-compatible building materials on its outstanding Resources in the Takoma Park Historic District. Pressure-treated, plank flooring would not have been the original material for this front porch's floor and as such is not a compatible new material. The flooring material would have been painted, tongue and groove manufactured from heartwood. Staff recommends that the owner replace the current wood floor with a wood, tongue and groove flooring material. Staff realizes that maintaining a painted floor is problematic, and suggests that a stain for the porch floor would be a favorable alternative. The installation and material costs for a wood, tongue-and-groove floor would be eligible for the County tax credit.

Topic #2 Remove the existing deteriorated metal roofing material on front, wrap-around porch and replace with a painted, standing seam metal roof.

A standing seam metal roof is considered a compatible building material for the project. Staff recommends approval noting that the installation and material costs for this project are tax credit eligible.

Topic #3 Install a 3' high wood fence along the rear property line.

The design and details of this fence have not been established. Yet, staff does note that the fence in concept is not problematic. Staff recommends that the Commission approve a 3' high fence in concept, but require that the applicant receive approval of the design from HPC staff prior to the fence's installation. This is not tax credit eligible.

Topic #4 Replace the existing non-historic gutters with new, metal gutters.

Due to the level of deterioration, staff fully supports the applicants desire to replace the existing gutters on the house. Proper water drainage is a critical element on any house, but especially on a historic house, where water can damage historic materials. The specifications for the gutter replacement has not been provided to staff. We suggest that the Commission approve this project in concept with the condition that the design of the metal replacement gutters will be reviewed and approved by HPC staff, prior to their installation. The installation and material costs for this project are tax credit eligible.

Topic #5 Install a deck railing on top of the existing rear, non-historic addition.

The existing rear elevation of the house currently contains a second floor door, which leads onto the roof of the non-contributing, one-story flat roof addition. Staff understands the safety concern with the current conditions and does not object to the installation of a railing along the perimeter of the roof. The design of the proposed railing is a 48", contemporary, wood deck railing, as shown on circle . Staff notes that this new balustrade will be constructed on top of a rear, non-historic addition, and will not negatively affect the historic house. Staff recommends approval.

Topic #6 Install wood, bead board on the ceiling of the wrap-around front porch.

The original, bead board has been removed from the ceiling of the porch, the applicant is proposing to re-install this historic fabric and return the porch back to its original configuration. Staff recommends approval with the additional notation that the installation and material costs for this project are tax credit eligible.

Topic #7 Replace the non-historic balustrade on front porch with a wood balustrade, which will be designed to be compatible with existing historic style of the building.

The existing balustrade is a contemporary, balustrade typically found on wooden rear decks. Through the review process of the above items, staff suggested to the applicant that we would like to see it replaced with a balustrade, which is compatible with the historic style of the house. Again,

staff suggests that the Commission approve this project in concept, with the understanding that the applicant will work with staff to develop a balustrade design that will be compatible with the existing historic fabric. The installation and material costs for this project are tax credit eligible.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with conditions** the HAWP application as being consistent with Chapter 24A-8(b)1, 2 and 4:

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

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,

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

and with the Takoma Park Guidelines, adopted in August 1997.

and with the conditions that:

1. The front porch floor is replaced with painted or stained, wood, tongue and groove flooring.
2. The 3' high fence is approved in concept, yet requires that the applicant receive approval of the design from HPC staff prior to the fence's installation.
3. The gutter replacement is approved in concept with the condition that the design of the metal replacement gutters will be reviewed and approved by HPC staff, prior to their installation.
4. The replacement of the front, wrap-around porch's balustrade is approved in concept, with the condition that the applicant will work with staff to develop a balustrade design that will be compatible with the existing historic fabric of the house.

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 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

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

Tax Account No.: 01061630
Name of Property Owner: Jamer 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.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7307 Street: Piney Branch Rd.
Town/City: Takoma Park, Md Nearest Cross Street: Eastern Ave
Lot: 20 Block: 12 Subdivision: B F Gilberto Subdivision
Liber: 4674 Folio: 815 Parcel: _____

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: _____
1B. Construction cost estimate: \$ 1000⁰⁰
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 3 feet 0 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.

Jamer Welu 1-7-04
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 329171 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

7307 was built in 1894. It is a three level frame home in Queen Anne Cottage style with original stained glass windows. I purchased it in 1975 (after it had been left vacant for 15 years and in great disrepair). I preserved the original exterior home and most of the interior. The slate roof was in disrepair and roof was re-shingled. Front side porch metal roof has deteriorated and was re-roofed. Porch floor was rotted and replaced.

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

1. Replace wood plank deck with 4x6" pressure treated planks.
2. Re-roof front and side porch with metal roofing - brown color.
3. Deck porch railing was never replaced. Replace with 4x4 pressure treated posts and rails similar to property at 7303 Piney B. Rd and somewhat like Smith property corner of Piney B. & Eastern - 1986.
4. Install a 3' pressure treated fence from rear of property to back tree line, similar to property at 7303 Piney B. Rd.

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 7 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.

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

<p>Owner's mailing address <i>Jamaica Wala</i> <i>811 Thayer Ave</i> <i>Silver Spring, Md 20910</i></p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p><i>Williams MA Leary</i> <i>7301 Takoma Ave</i> <i>Takoma Park, Md 20910</i></p>	<p><i>— across the street & West</i></p>
<p><i>Richard & Eliza Curtis</i> <i>7309 Piney Br Rd</i> <i>Takoma Park Md</i> <i>20910</i></p>	<p><i>next door — to north</i></p>
<p>Donna Damico <i>Donna Damico</i> <i>7110 Holly Ave</i> <i>Takoma Park Md,</i> <i>20910</i></p>	<p><i>behind to the East</i></p>
<p><i>Jamaica Wala</i> <i>811 Thayer Ave</i> <i>Silver Spring Md</i></p>	<p><i>next door to South</i> <i>7303 Piney Br Rd</i></p>

7307 Poney Branch Rd
Takoma Park Md 20912

Jamon Welu
7307 Poney Branch Rd
(301) 564-3040

1. The porch deck on this property when I purchased it was a 1" thick plank flooring that was severely deteriorated. I replaced it with pine Tongues & grooves flooring, but it did not weather well.

The proposed flooring is pressure Treated $\frac{3}{4}$ " 6" pine boards that can remain in their natural wood texture and add to the simplicity of this historic home.

2. The original porch roof was a metal roof. When I purchased the property, I had rolled roofing because of the slight slope of the roof. It has not served well and a metal roof in a chocolate brown finish would be my recommended replacement - It comes in 40" wide sheets that are secured with screws and overlap for a neat and waterproof solution
- Will be to standing seam, m.w.

3. The rear porch rail was never replaced, mainly because I was unable to figure out how to secure posts that would not cause a penetration of the roof. What I am proposing is 4x4 pressure Treated posts that can be cut to rest on the roof but which can be bolted into the side of the porch with Lag bolts.



This makes for a very natural looking rail and one that is both safe and water proof for the rooms below the porch roof.

4. The wood fence proposed is mainly to define the rear yard and will be in conformity with what is proposed at 7303 Poney Branch Rd - in our application of last November, 2003

7307 Piney Bl Rd

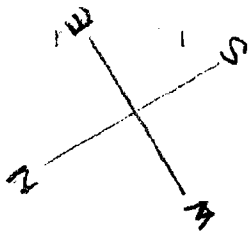
FENCE TO TREE LINE (ON PROPERTY LINE)

200'

50'

Rear Porch

Front Porch



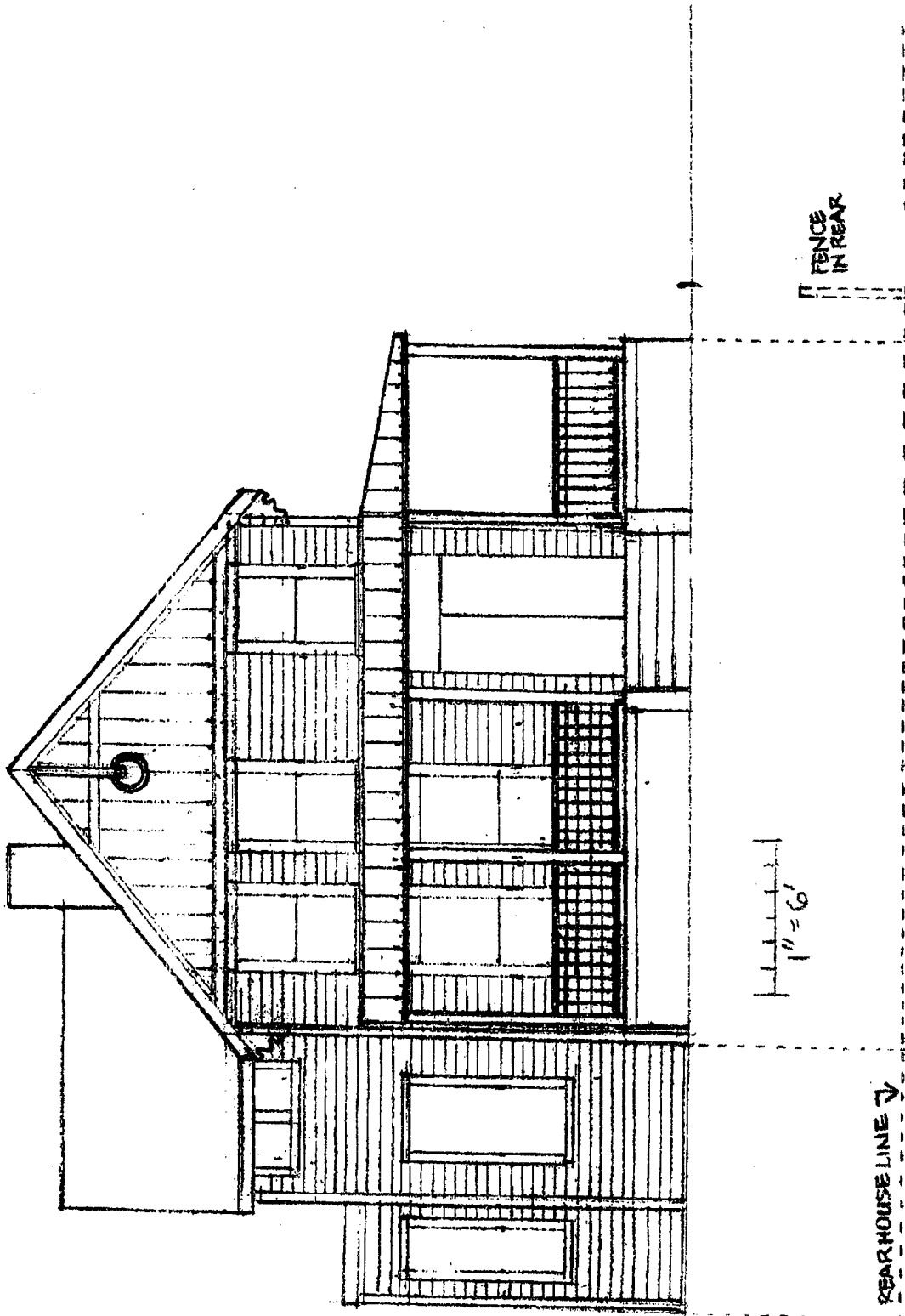
32'

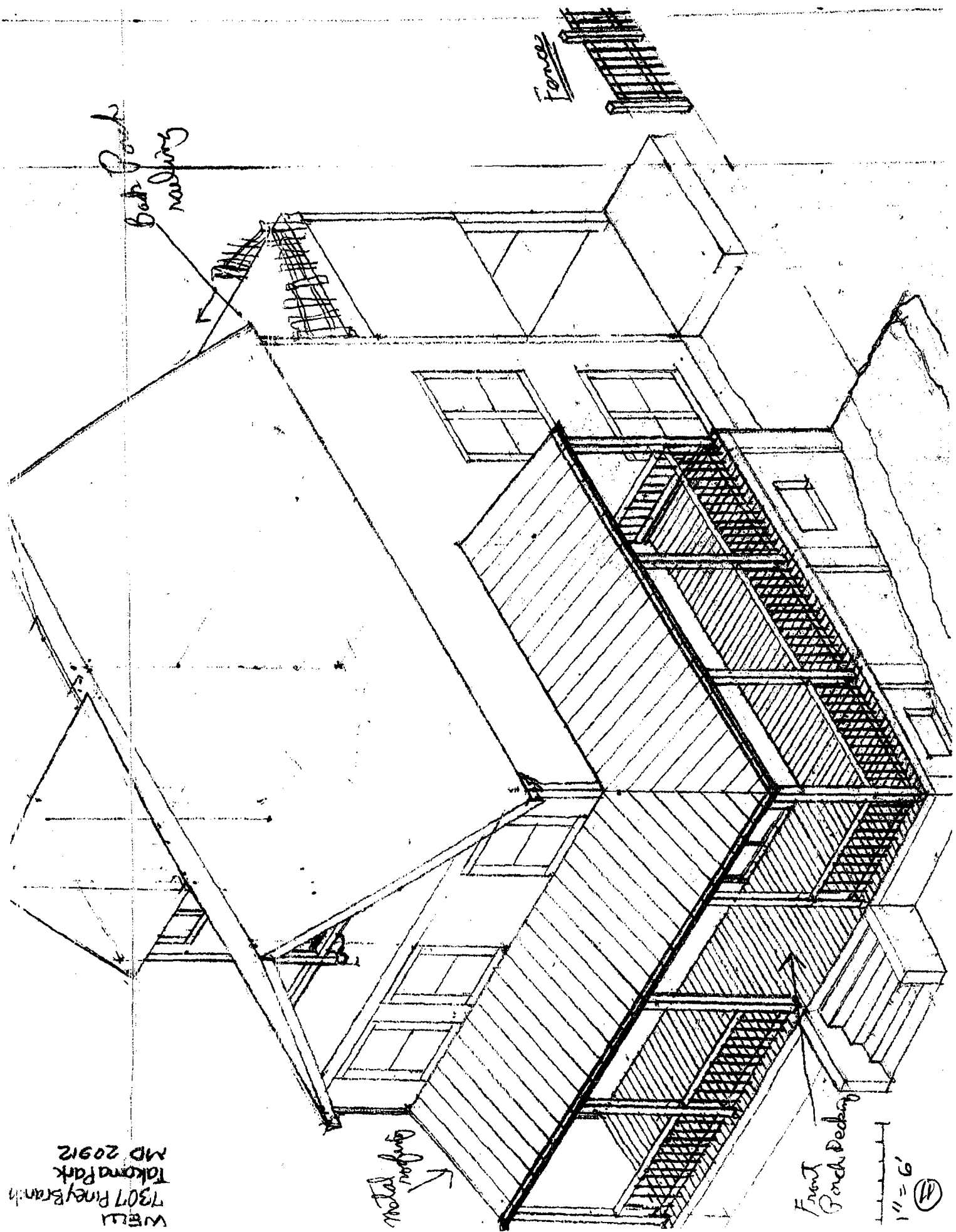
1" = 6'

(6)

WELL
7807 Piney Bl
Takoma Park
MD 20912

WILLI
7307 Pine Blvd
Takoma Park
MD 20912





Back Deck

Fence

metal roof

Front Porch Decking

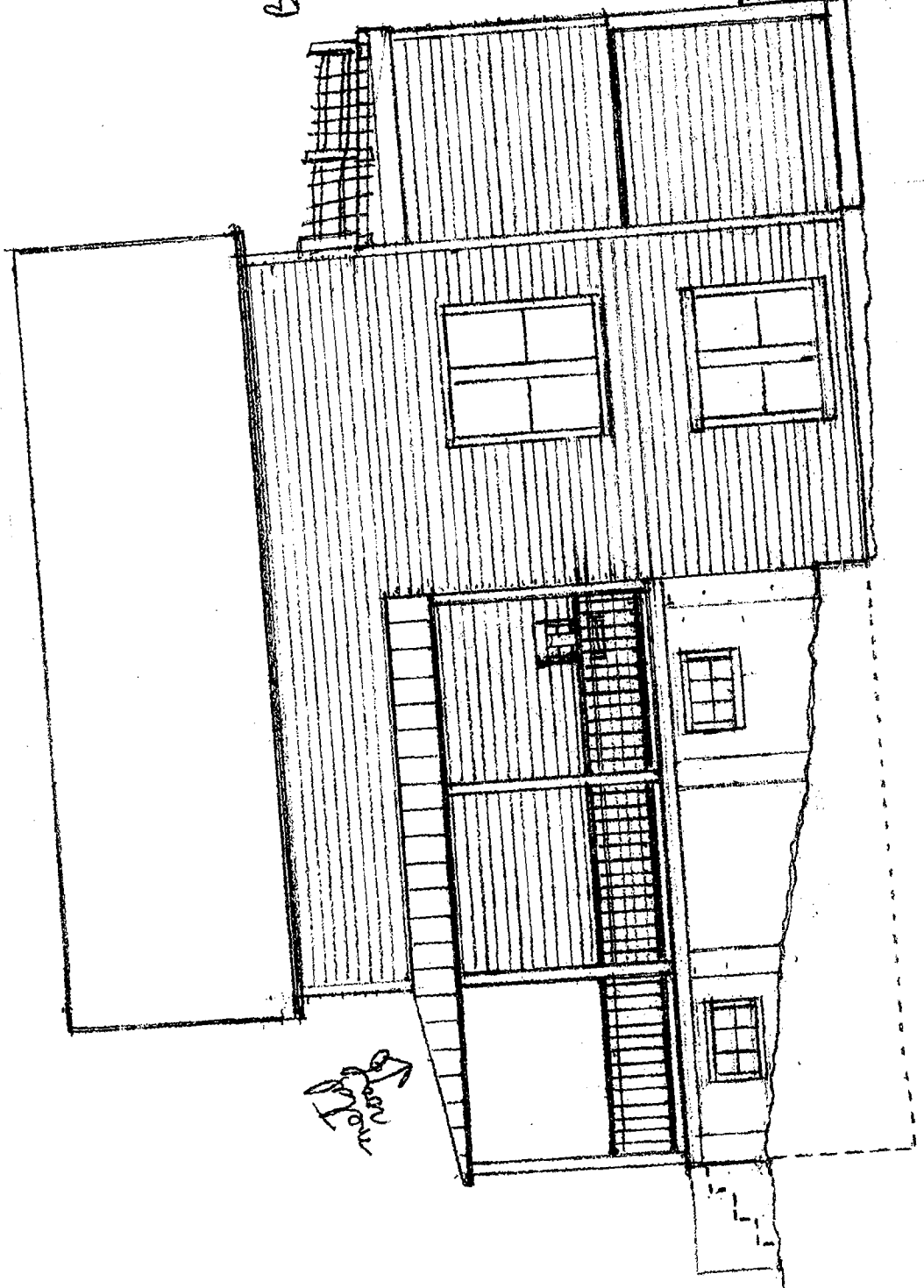
1" = 6'

WELL
7307 Pine Branch
Takoma Park
MD 20912

1991

Back deck
Railway

Fence



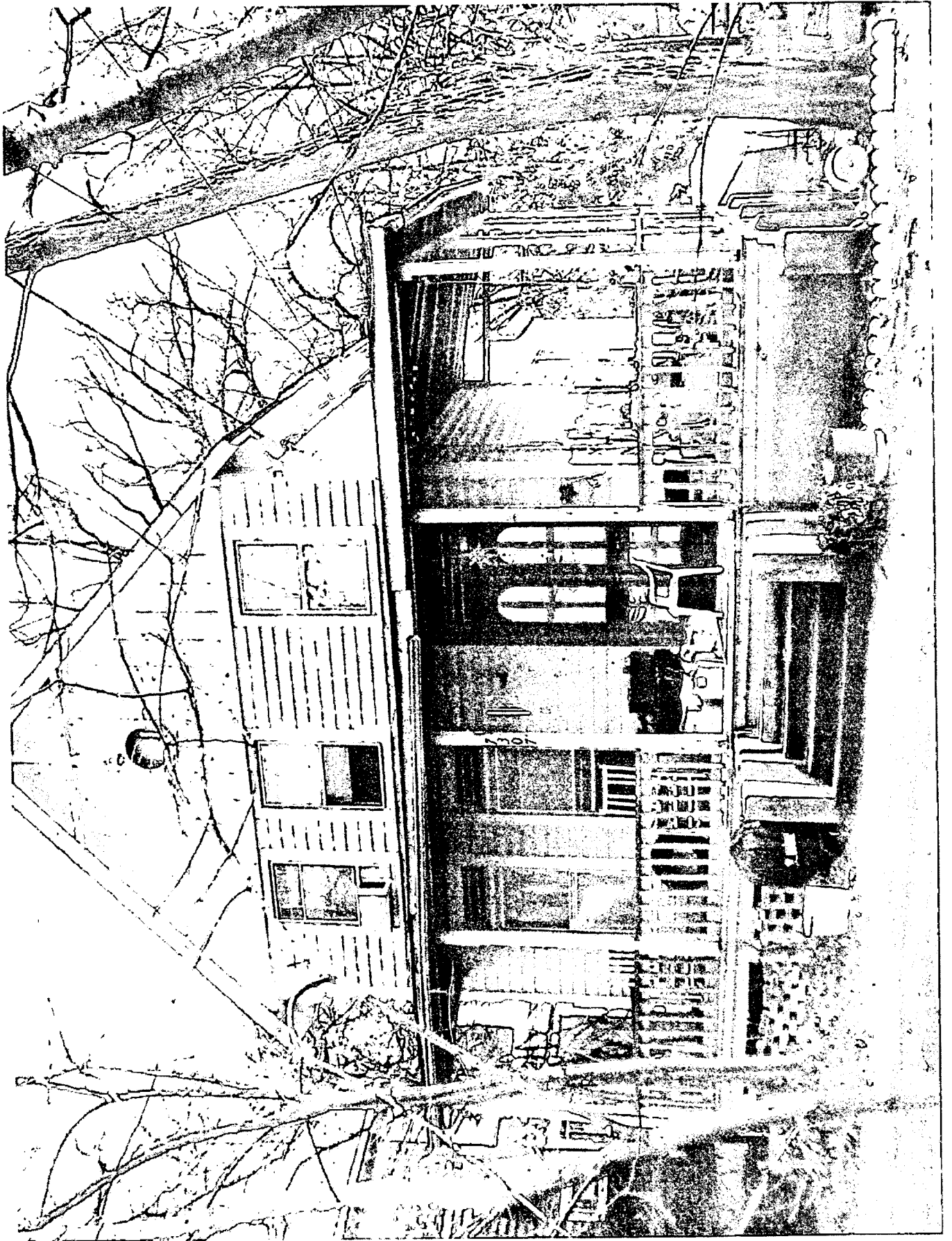
T. J. [unclear]

1" = 6'

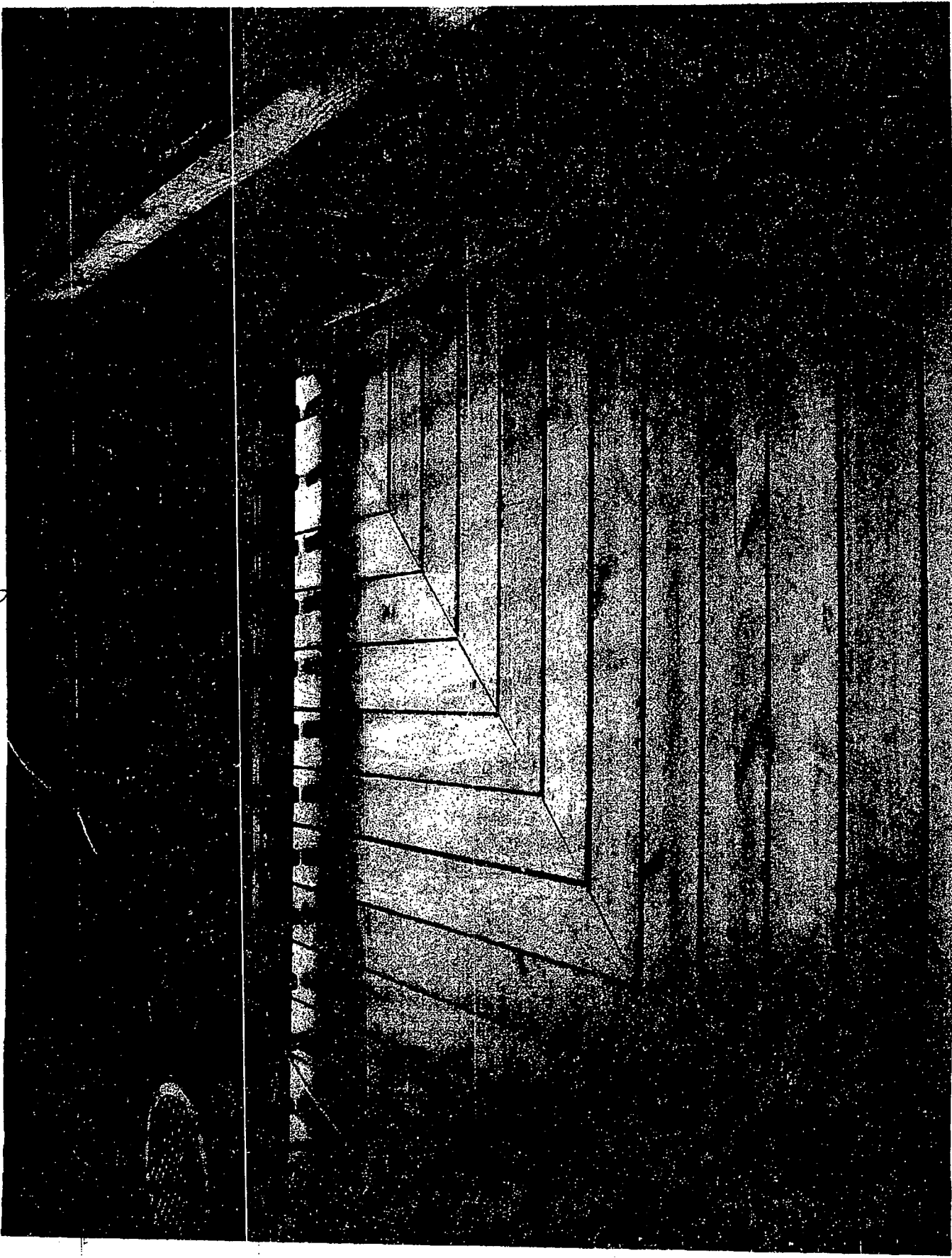
12

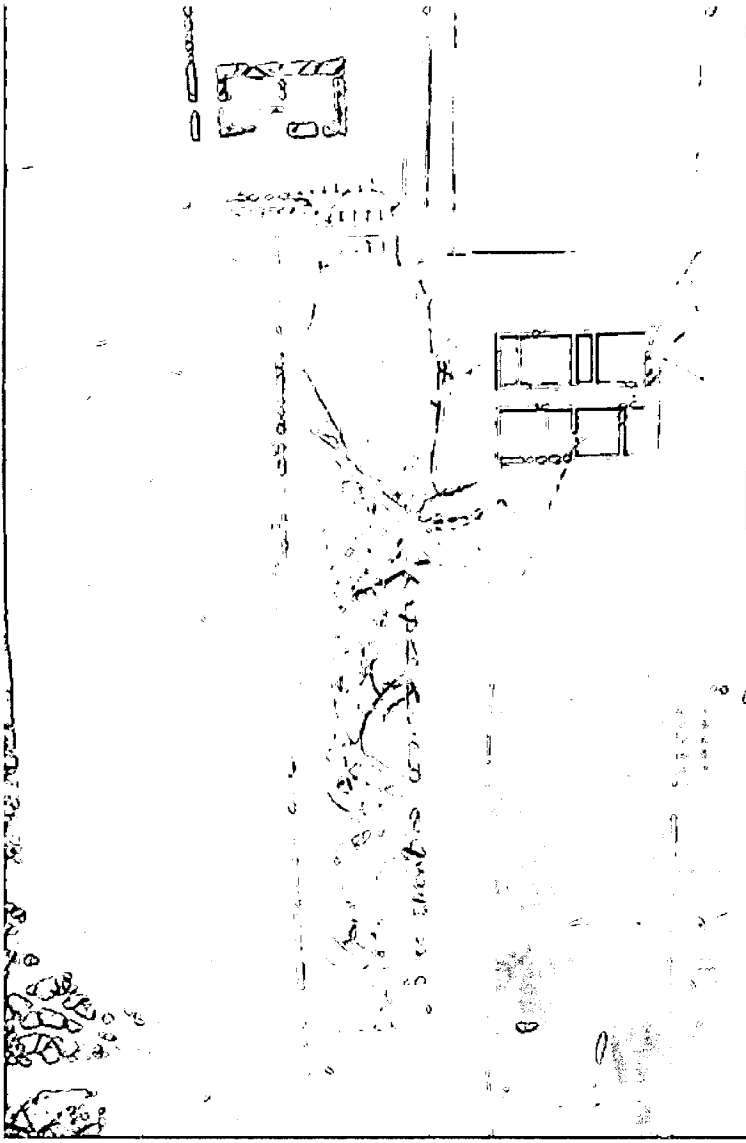
View
7307 Piney Branch
Takoma Park
MD 20912

7307 Vinney Blvd



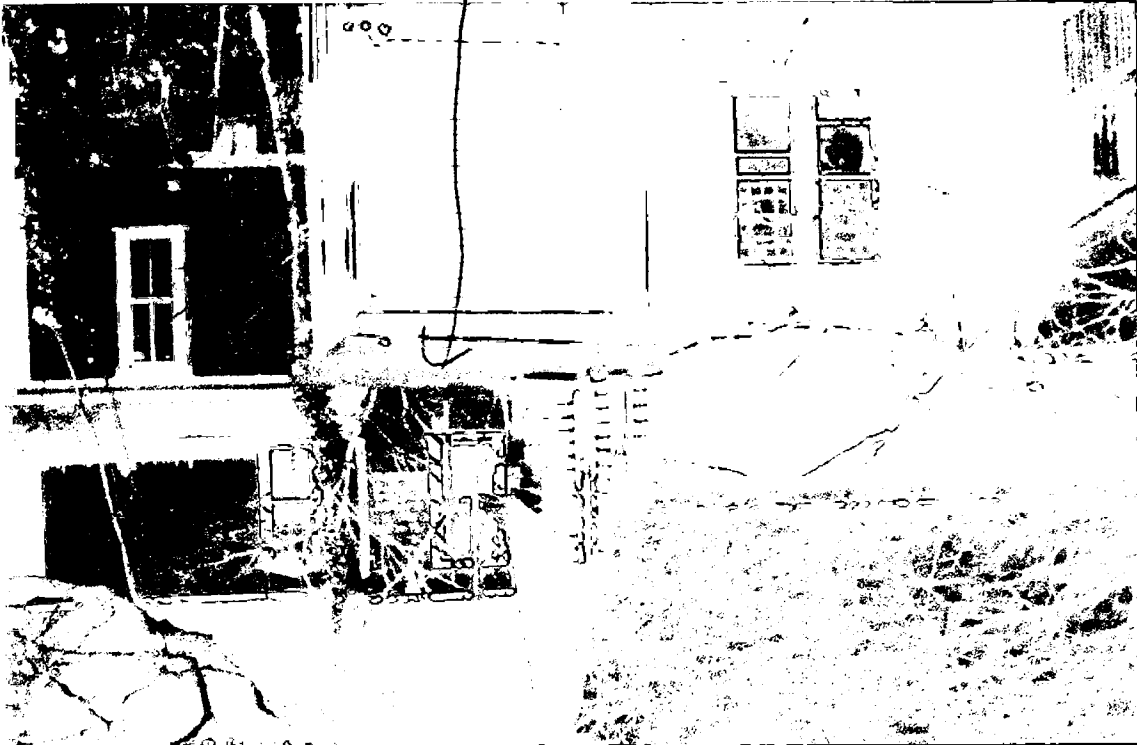
Wood Decking For 1st Floor Porch

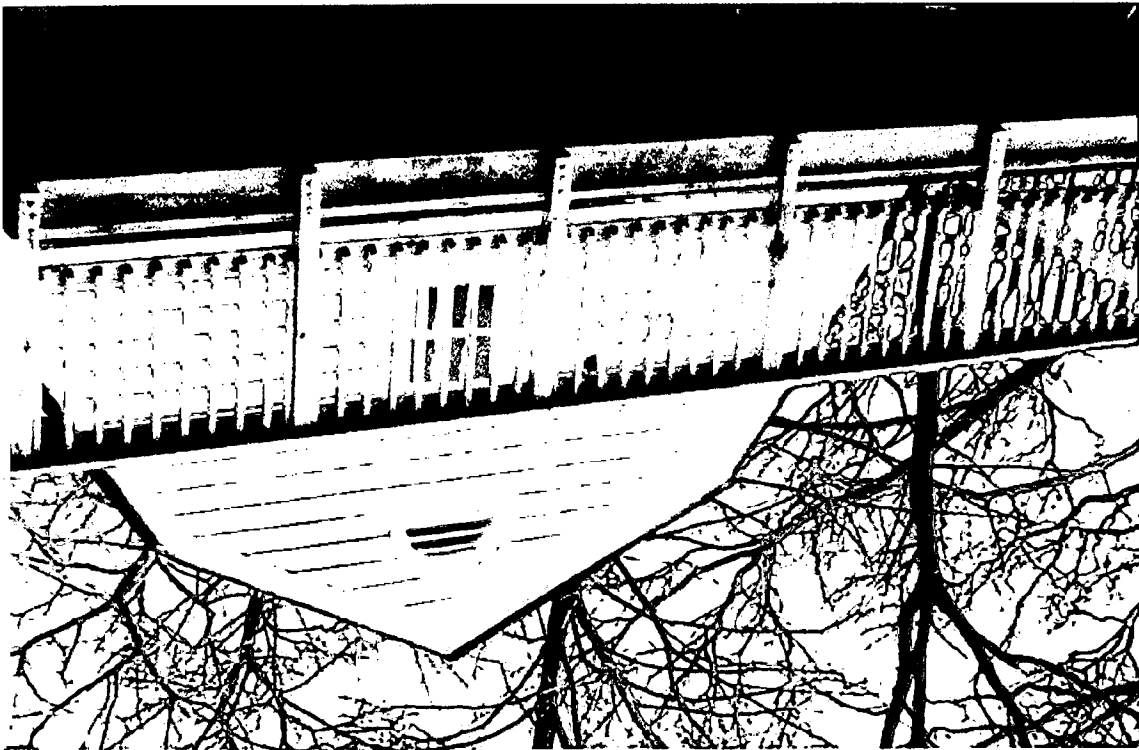




Front Gable
Metal
Roofing

Both Park in need of
restoring





Superior
lock making
as at
7303 Long Bay

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

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<p><i>Williams MA Leary</i> <i>7301 Takoma Ave</i> <i>Takoma Park, Md 20912</i></p>	<p><i>— across the street to West</i></p>
<p><i>Richard + Eliza Curty</i> <i>7309 Piney Br Rd</i> <i>Takoma Park Md</i> <i>20912</i></p>	<p><i>next door — to north</i></p>
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<p><i>Jamari Wala</i> <i>811 Thayer Ave</i> <i>Silver Spring Md</i></p>	<p><i>next door to South</i> <i>7303 Piney Br Rd</i></p>

one of the earliest T.P. House

Stick Style 1884

7307 Piney Branch Rd - Outstanding R.

PorCH Floor installation - partial Retroactive.
proposed = 5/4 6" pressure treated planks -
needs to be tongue + groove.

Front + side porch re-roofing w/ metal.
standing seam? need specs.

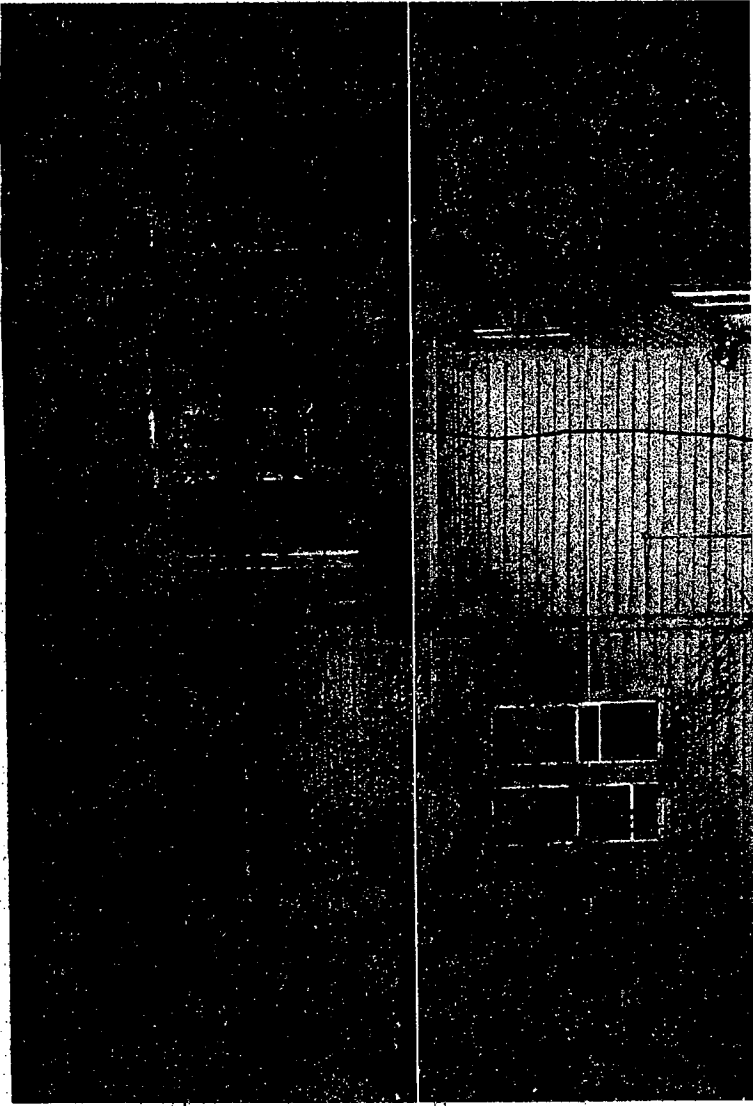
BACK PORCH RAILING -

replace w/ 4x4 pt. post + rails

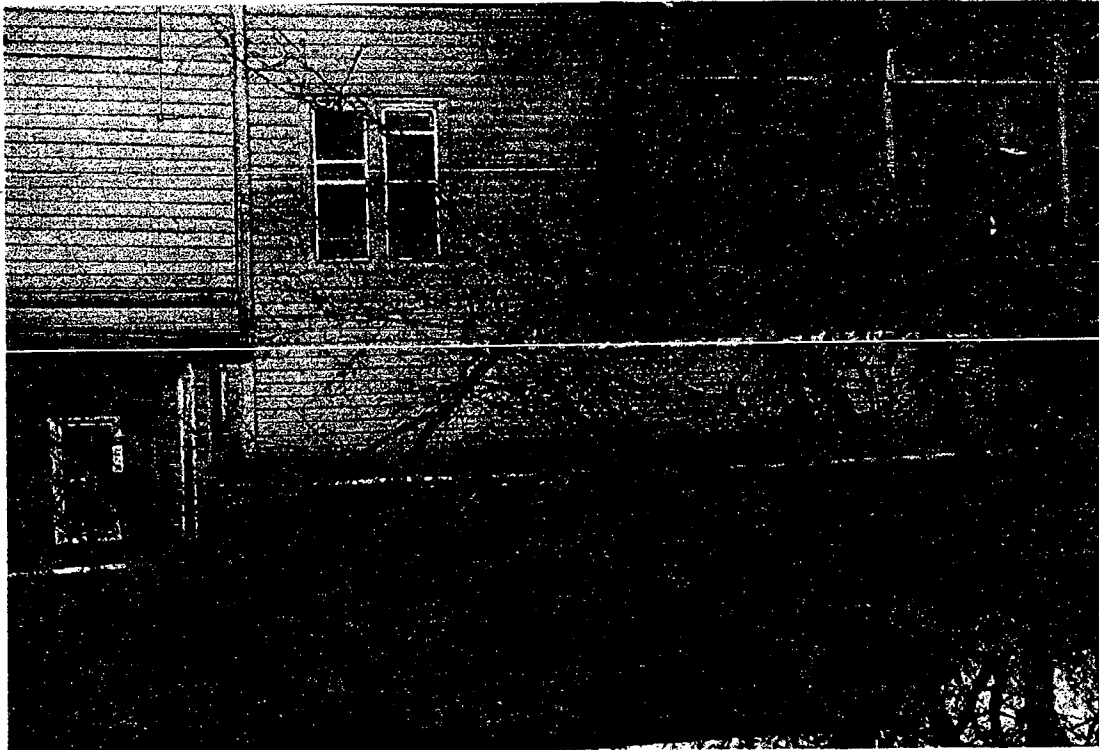
need detail -
a metal 3' p.t. fence - from rear of
property to back tree line.

gutters?

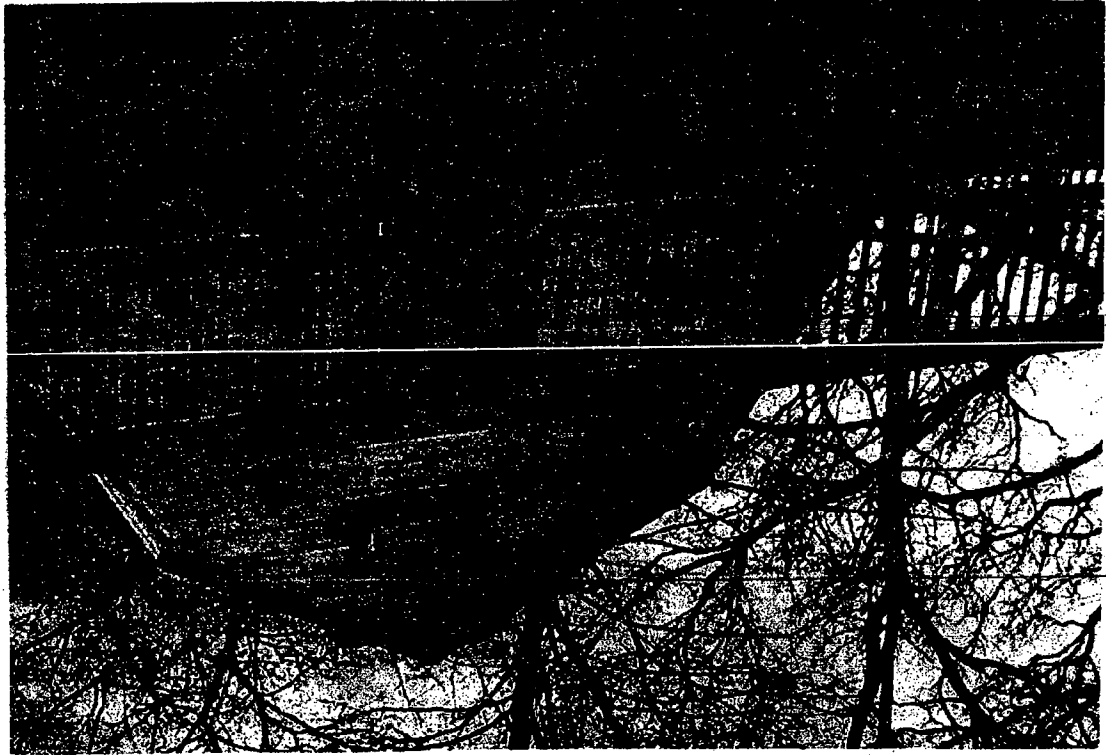
would like to see a replacement of
balustrade on front porch ^{more.} in keeping
w/ historic style - use pickets -
Tax credit?!



Bath Porch in need of
renovating



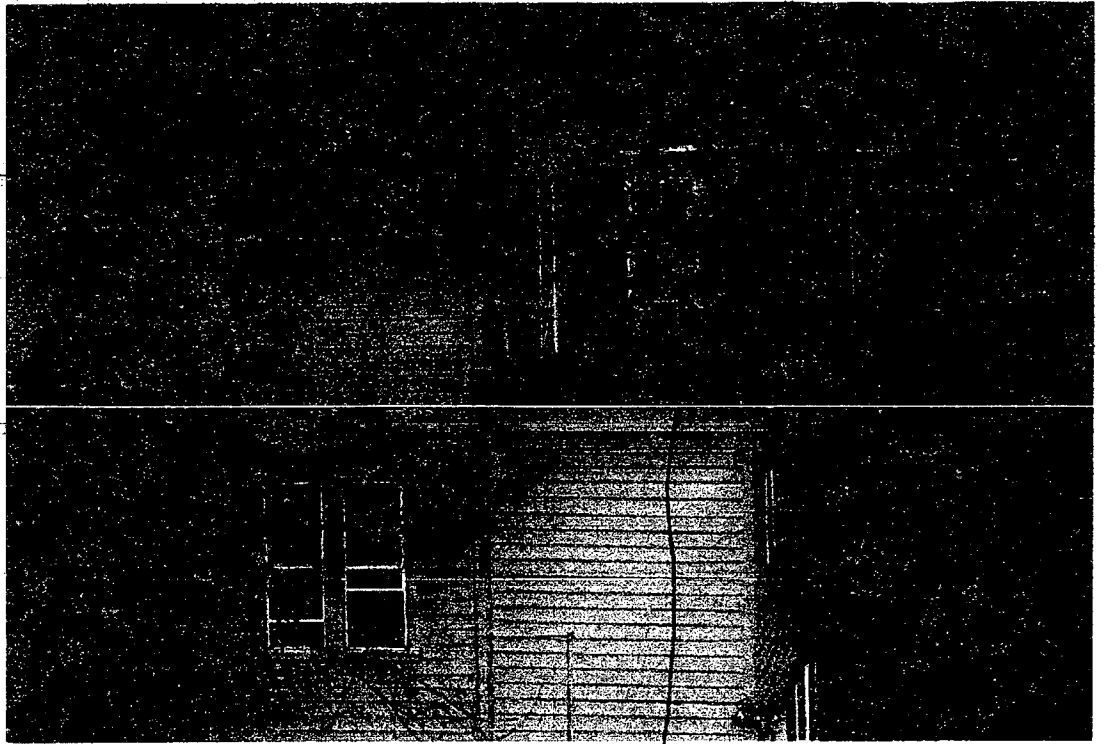
Front End
← Metal Roofing



Impressed man
Jack walking
as of
7303 Long Bay Rd

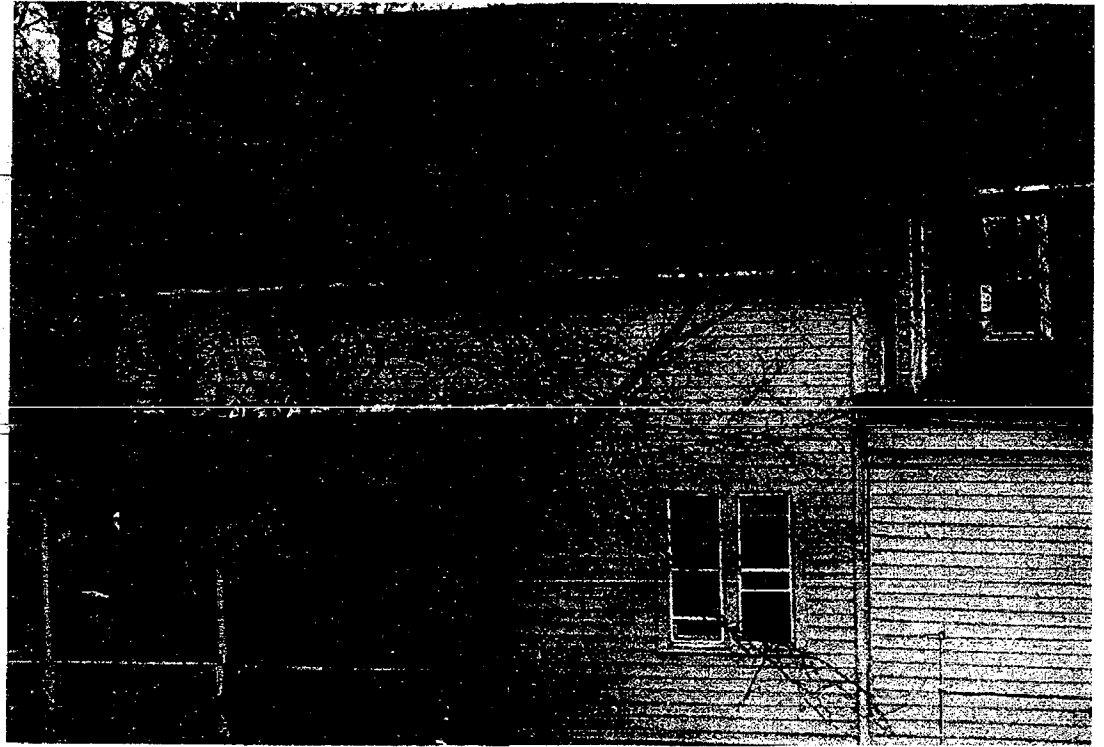
Wood Decking For 1st Floor Porch



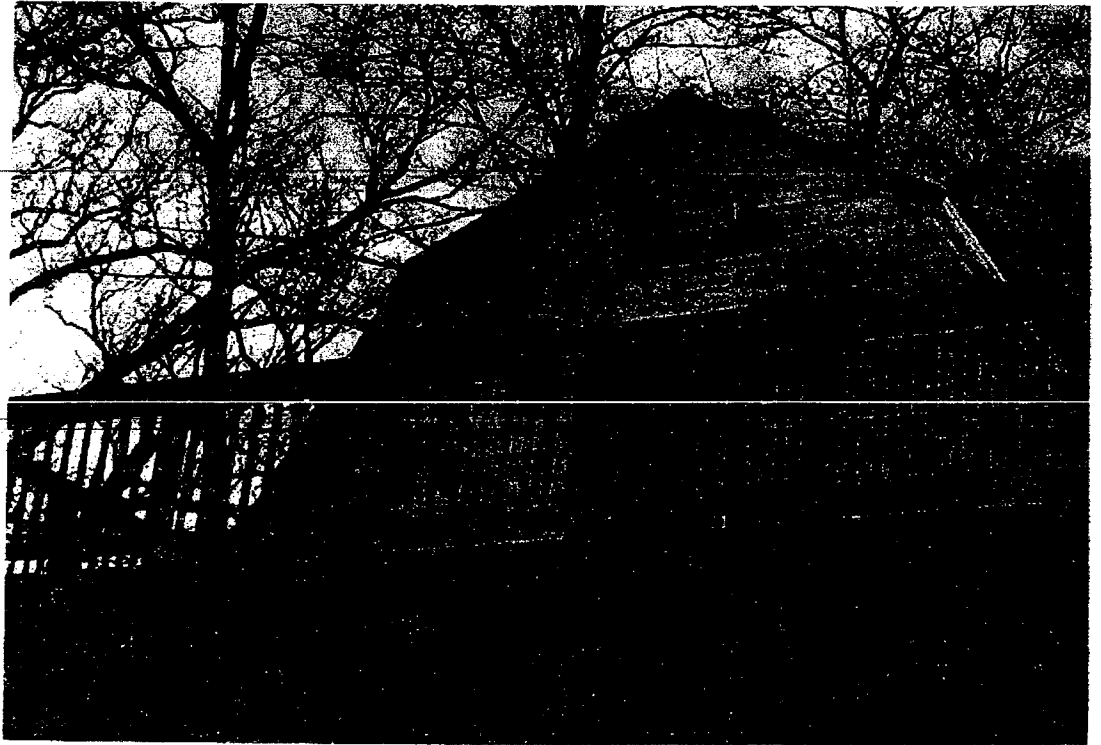


Back Porch in need of
railings

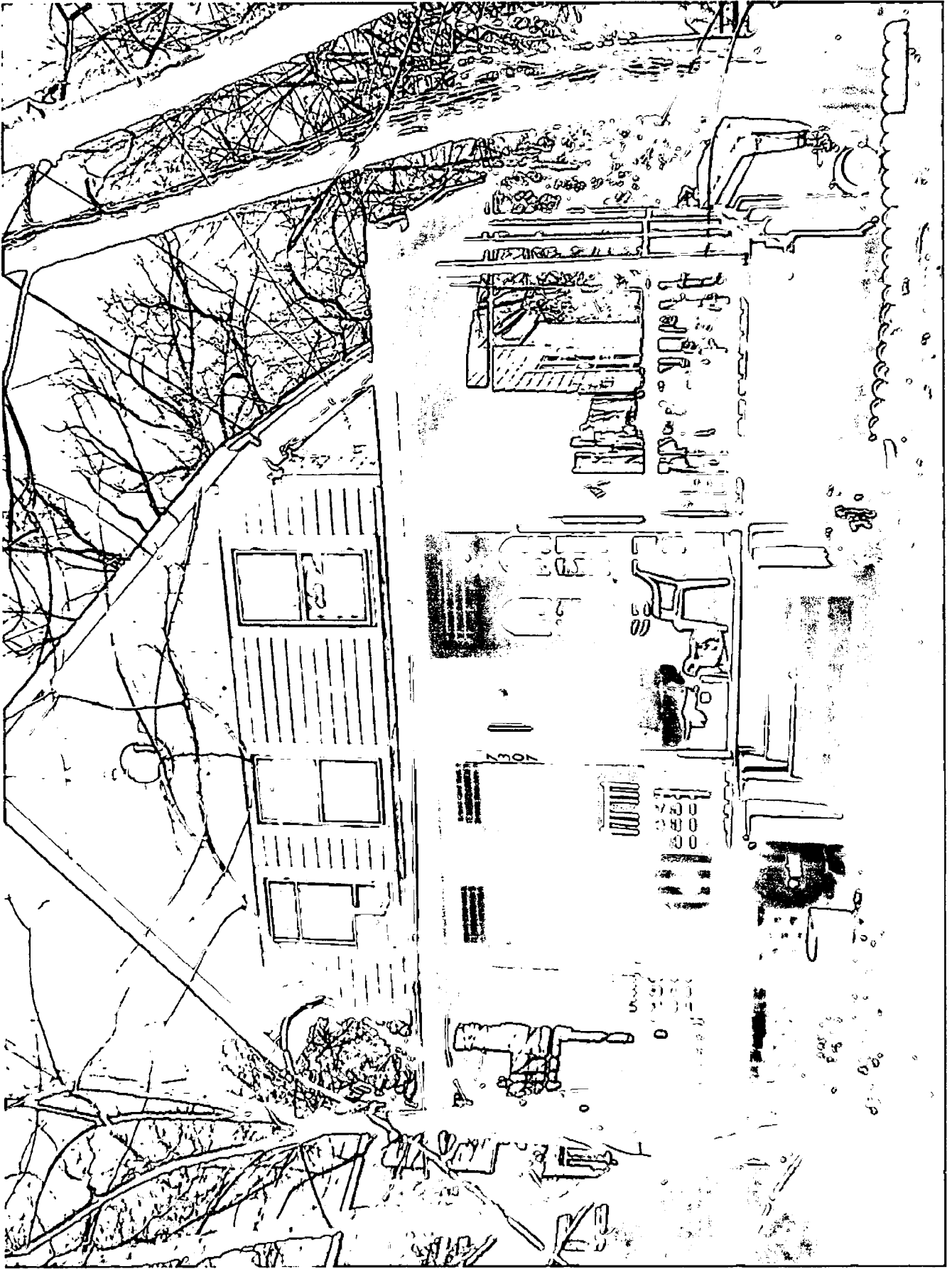
Front Porch
metal
Roofing →



Proposed rear
deck railing
as at
7303 Piney Blk Rd



7307 Finney Blvd





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

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

Tax Account No.: 01061630

Name of Property Owner: Jamer 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.: _____

Contractor Registration No.: 0

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7307 Street: Piney Branch Rd
Town/City: Taberna Park Md Nearest Cross Street: Eastern Ave
Lot: 20 Block: 12 Subdivision: B F Gilberto Subdivision
Liber: 4674 Folio: 815 Parcel: _____

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: _____

1B. Construction cost estimate: \$ 1000⁰⁰

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 3 feet 0 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.

Jamer Welu
Signature of owner or authorized agent

1-7-04
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 329171 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

7307 was built in 1884. It is a three level frame home in Queen Anne Cottage style with original stained glass windows. I purchased it in 1975 (after it had been left vacant for 15 years and in great disrepair). I preserved the original exterior home and most of the interior. The slate roof was in disrepair and pool was reshingled. Front & side porch metal roofs has deteriorated and was reroofed. Porch floor was rotted and replaced.

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

1. Replace wood plank deck with 5/4 6" pressure treated planks.
2. Re-roof front and side porch with metal roofing - brown color.
3. Back porch railing was never replaced. Replace with 4x4 pressure treated posts and rails similar to property at 7303 Piney Bl Rd and somewhat like Smith property corner of Piney Bl & Eastern - 1886.
4. Install a 3' pressure treated fence from rear of property to back tree line, similar to proposed for 7303 Piney Bl Rd.

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).

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.

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

<p>Owner's mailing address <i>Jama Wela</i> <i>811 Thayer Ave</i> <i>Silver Spring, Md 20910</i></p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p><i>Williams MA Leary</i> <i>7301 Takoma Ave</i> <i>Takoma Park, Md 20912</i></p>	<p><i>— across the street to West</i></p>
<p><i>Richard & Eliza Curtis</i> <i>7309 Piney Br Rd</i> <i>Takoma Park Md</i> <i>20912</i></p>	<p><i>next door — to north</i></p>
<p>7110 <i>Donna Damico</i> <i>7110 Holly Ave</i> <i>Takoma Park Md,</i> <i>20912</i></p>	<p><i>behind to the East</i></p>
<p><i>Jama Wela</i> <i>811 Thayer Ave</i> <i>Silver Spring Md</i></p>	<p><i>next door to South</i> <i>7303 Piney Br Rd</i></p>

7307 Poney Branch Rd
Takoma Park Md 20912

James Welsh
7307 Poney Branch Rd
(301) 564-3040

1. The porch deck on this property when I purchased it was a 1" thick plank flooring that was severely deteriorated. I replaced it with pine Tongue & groove flooring, but it did not weather well.

The proposed flooring is pressure Treated $\frac{3}{4}$ 6" pine boards that can remain in their natural wood texture and add to the simplicity of this historic home.

2. The original porch roof was a metal roof. When I purchased the property, I had rolled roofing because of the slight slope of the roof. It has not served well and a metal roof in a chocolate brown finish would be my recommended replacement - It comes in 40" wide sheets that are secured with screws and overlap for a neat and waterproof solution.

3. The rear porch rail was never replaced, mainly because I was unable to figure out how to secure posts that would not cause a penetration of the roof. What I am proposing is 4x4 pressure Treated posts that can be cut to rest on the roof but which can be bolted into the side of the porch with Lag bolts.



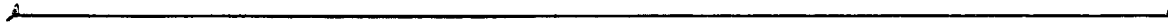
This makes for a very natural looking rail and one that is both safe and waterproof for the rooms below the porch roof.

4. The wood fence proposed is mainly to define the rear yard and will be in conformity with what is proposed at 7303 Poney Branch Rd - in our application of last November, 2003

3 25

25 = 12"

16"



7307 Poney B Rd

FENCE TO
TREELINE
(ON PROPERTY LINE)

200'

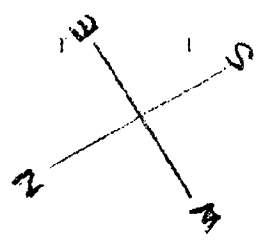
50'

Rear Porch

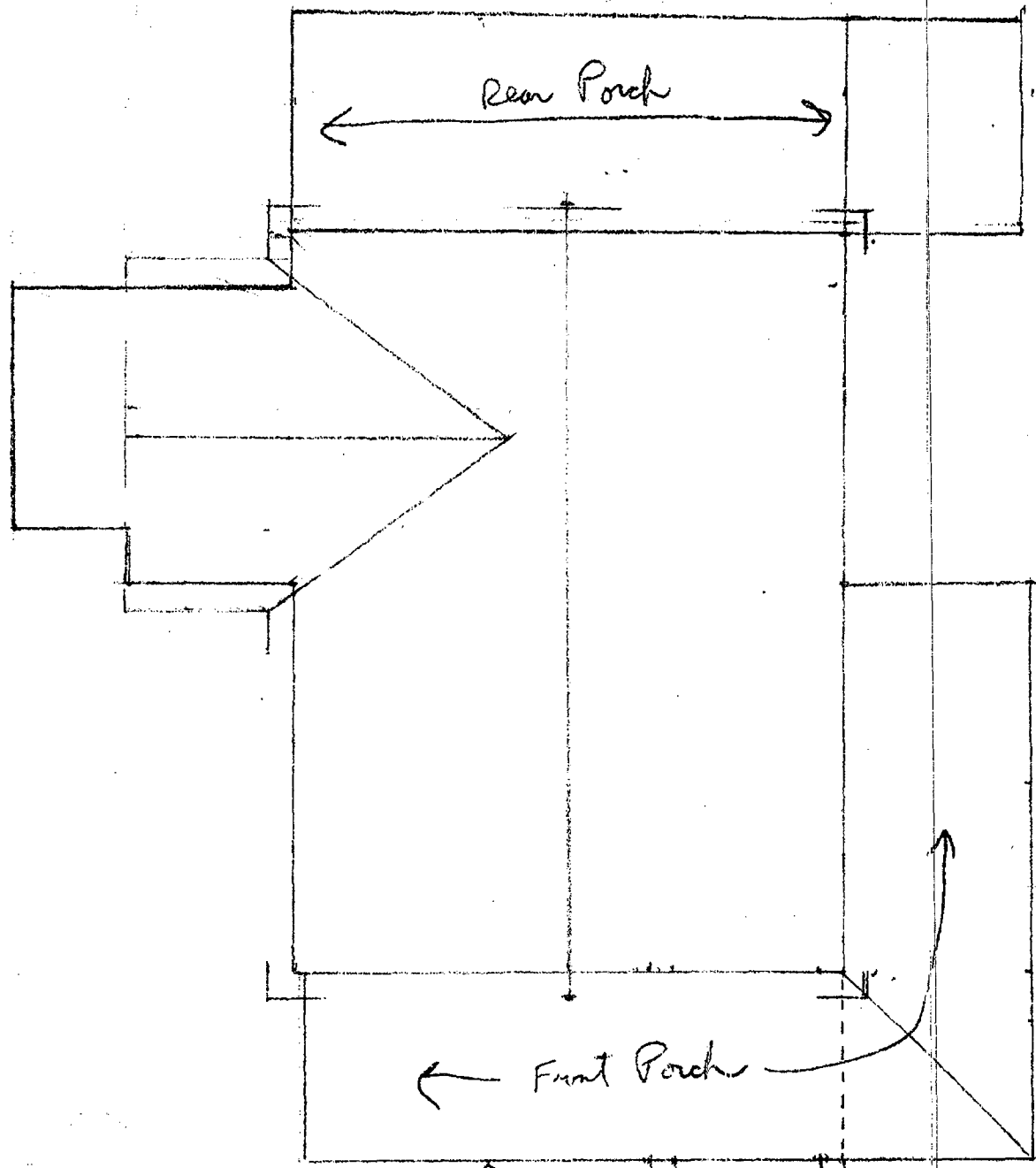
Front Porch

32'

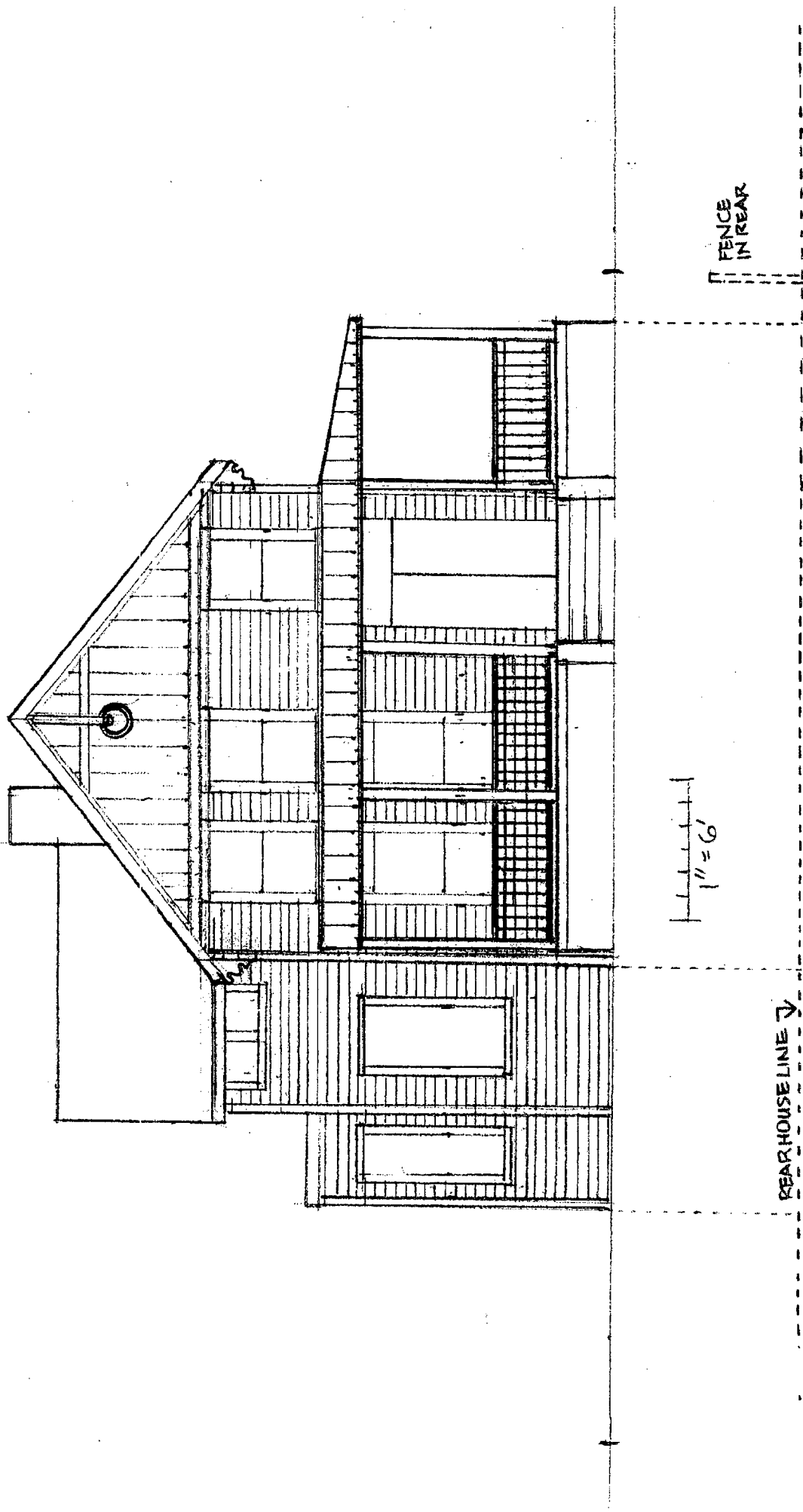
1" = 6'

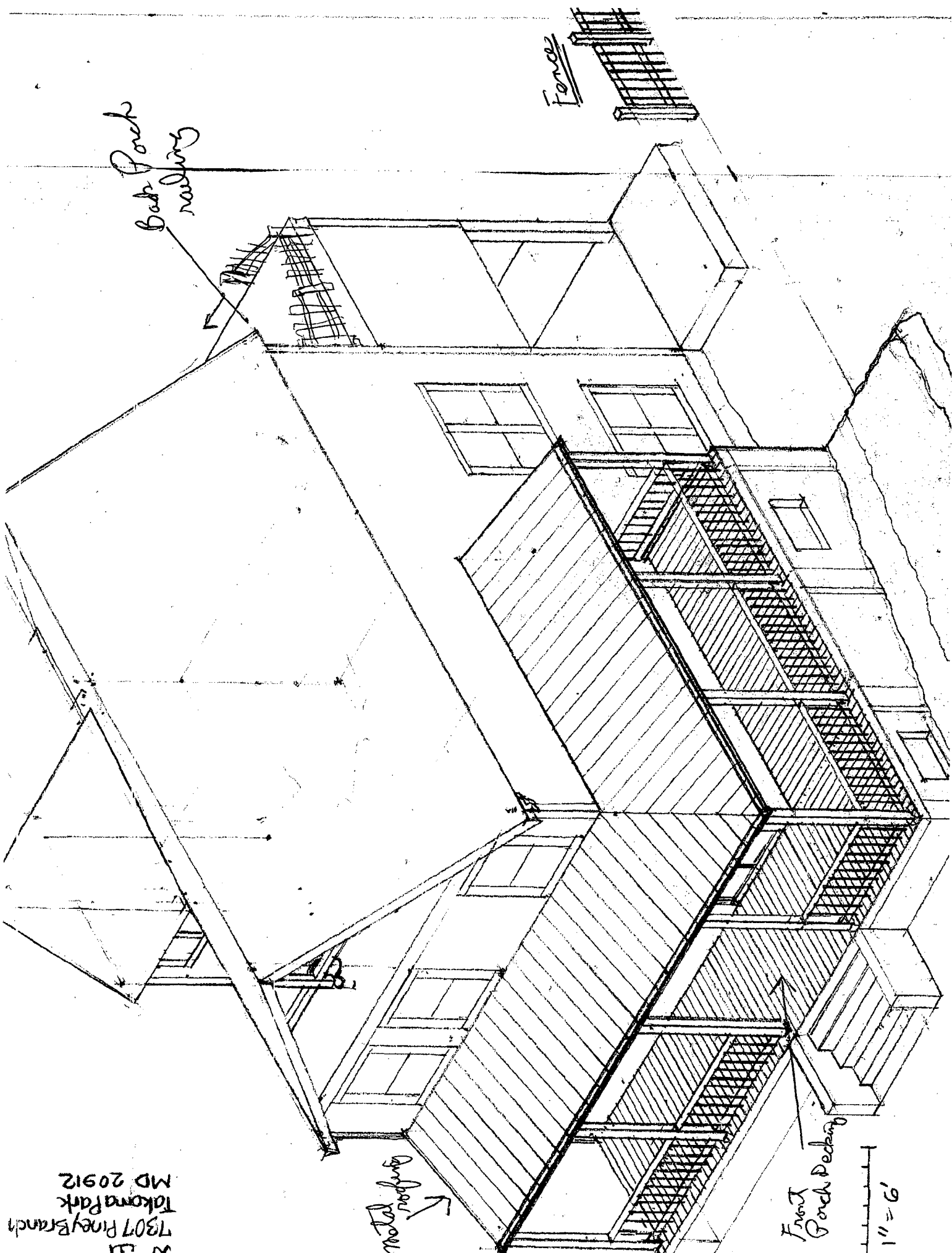


WELL
7307 Poney B Rd
Takoma Park
MD 20912



WELL
7307 Piney Branch
Takoma Park
MD 20912





Back Porch railing

Fence

Front Porch Decking

metal roof gutter

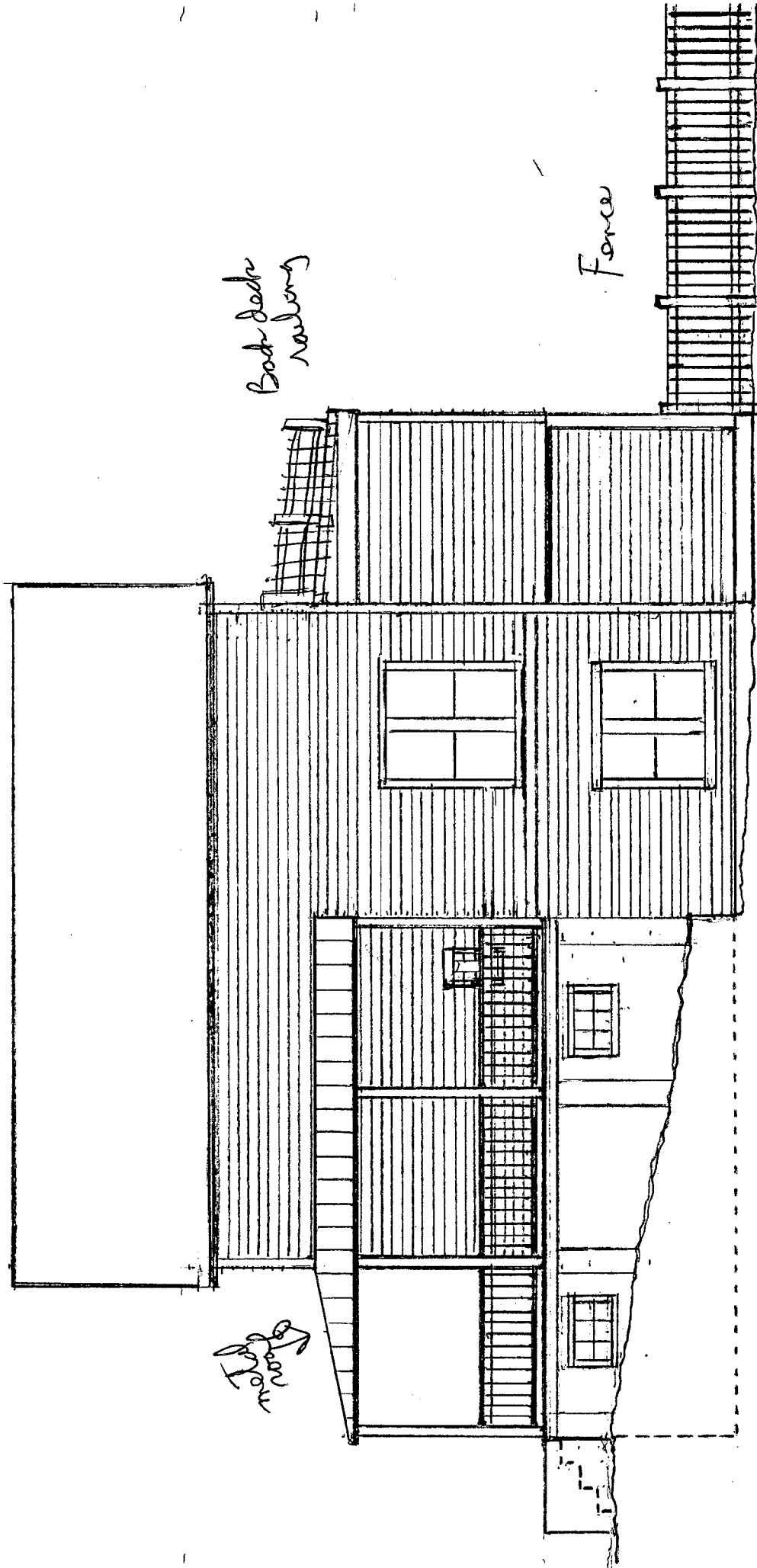
1" = 6'

W 11
7307 Piney Branch
Takoma Park
MD 20912

7307

Back deck
railing

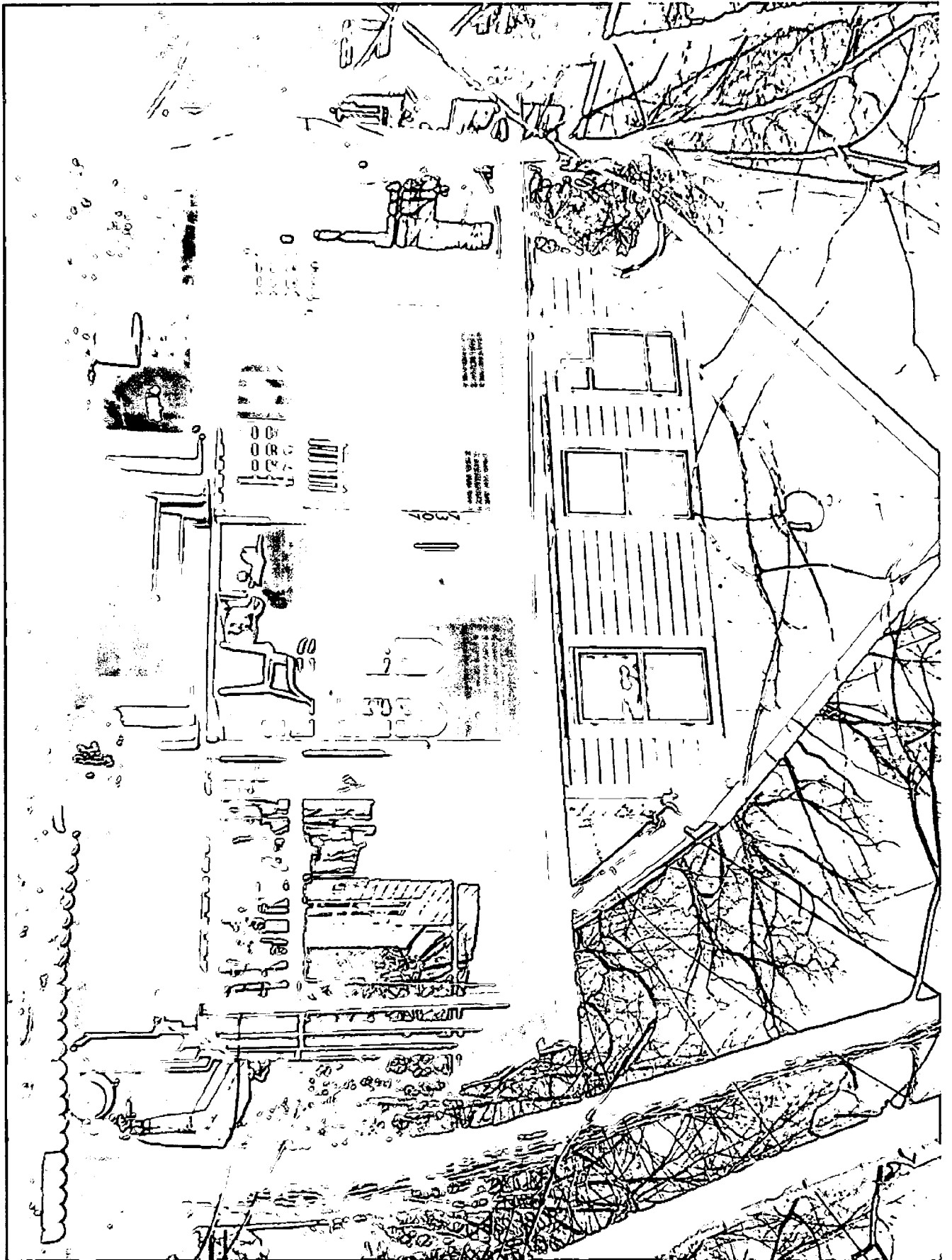
Fence



Front porch

1" = 6'

WELL
7307 Piney Branch
Takoma Park
MD 20912



7307 Pinery Blvd

Wood Decking For 1st Floor Porch

