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



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

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact	Person: Janes Well
Daytime	Phone No. (301) 589-3040
Tax Account No.: 0/06/630	
1/1 0	Phone No.: 301 589-3040
Name of Property Owner: Daytime Daytime	Priorie No.: 301 3073040
Address: 5 / Acus Uni Street Number City	Start Zip Code
Contractor: See	Phone No.:
Contractor Registration No.:	
	Phone No.:
LOCATION OF BUILDING/PREMISE	2 2 4 2 .
House Number: 7307 Street:	eney Branch Rd
Town/City: Jahna Park Not Nearest Cross Street: Ea	elem Un
Lot: Block: _{2} Subdivision: B F Gelleto	Sufdenisa
Liber: 4674 Folio: \$15 Parcel:	
PART ONE: TYPE OF PERMIT ACTION AND USE	
1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE	.
	••
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Stab	□ Room Addition □ Perch □ Deck □ Shed
	☐ Woodburning Stove ☐ Single Family
☐ Revision	e Section 4) Other:
18. Construction cost estimate: \$ \[\langle OOO \(^{\omega} \)	
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:
	Other:
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	
3A. Height 5 feet 0 inches	
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following loc	ations:
☐ On party line/property line ☐ Entirely on land of owner ☐ On p	public right of way/easement
I hereby certify that I have the authority to make the foregoing application, that the application is approved by all agencies listed and I hereby acknowledge and accept this to be a condition for	
^	
Jana albela	1-7-04
Signature of owner or authorized agent	Date
V 1.10 -10 -10 -10	
Approved: X W/ CONDITIONS For Chairperson, History	rio) Preservation Commission
Disapproved: Signature Guson C U	1/24/02
Application/Permit No.: 329171 Date Filed;	Date locued:

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

1.	WRITTEN DESCRIPTION OF PROJECT
	a. Description of excisting structure(s) and envirous mental setting, including their historical features and significance.
	357 was built in 1884. It is a The level frame home in Gupen ange Colleges style with original stages offers windows
	Gupen ange College state with original stands of the
	Spurchased it is 1975 Cafter that been deft vacant for
	15 years and in great dissegrand spreserved the original
	exterior line and mist of the interior. The state loof was in
	disrepais and pool was realingled Front and purch metal roofs has do related and was revoled i Freh floor was notted and replaced
	dollarated and was rerocked i trek floor was rough and replaced
	and the second less reference and the bloomic manuscrates the environmental cattless and Where applicable the bistoric district
	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district. Applica wood plants lack with the pressure treated glanks.
	2. 14 work front and side pond with motal roofing- brownin color
	3, Brok John railing was now replaced. Replace with 4x4 pressure Treated
	gosto god houle arm lan to property of 7803 Peney B. Rd and somewhat like South proper
	Gerne of Perception Lastoin - 1886). 4. distall a 3 prossure Treated fence from near of property to back Tree line, semilar to proposed for 7303 Paney B. Ad
	proposed for 7303 Pener B. Ad
٤.	SHECKS

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed atturburs; and
- c. site features such as walkways, driveways, funces, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit it copies of clans and elevations in a format no larger than 11'x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schemetic greatraction 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 (fair-ades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and factures proposed for the exturior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade effected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactures: Items proposed for Incorporation in the work of the project. This Information may be included on your design drawings

6. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facular of existing resource, including details of the affected portions. All labels should be placed on the
- 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 driptine of any tree 8" or larger in diameter (at approximately 4 feet above the ground), you must file an acculate 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 tenents), 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 percel(s) which lie directly ecross the street/highway from the percel in question. You can obtain this information from the Department of Assessments and Texation, St Montge Street, Rockville, (301/279-1355).

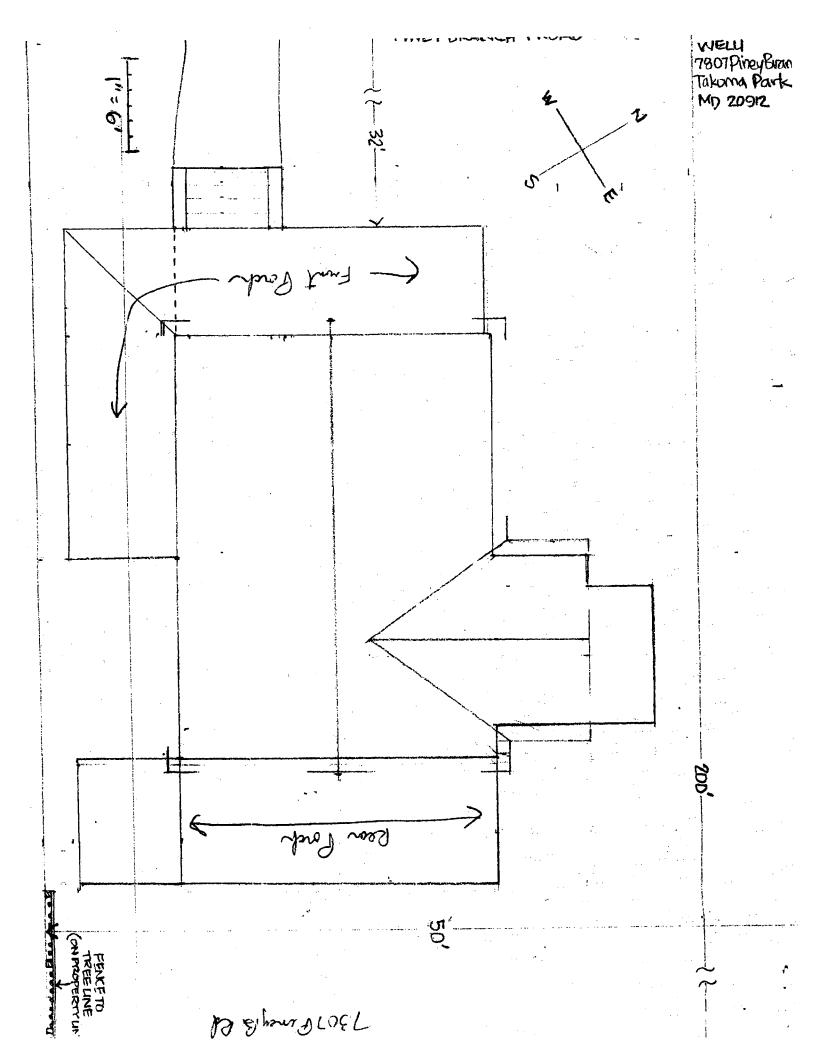
PLEASE PRINT (IN BLUE OII BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS. 7307 Piney Brand Rd Tabona Paul Md 20912 James Walu 7367 Piney Br Rg (301) 384-3040

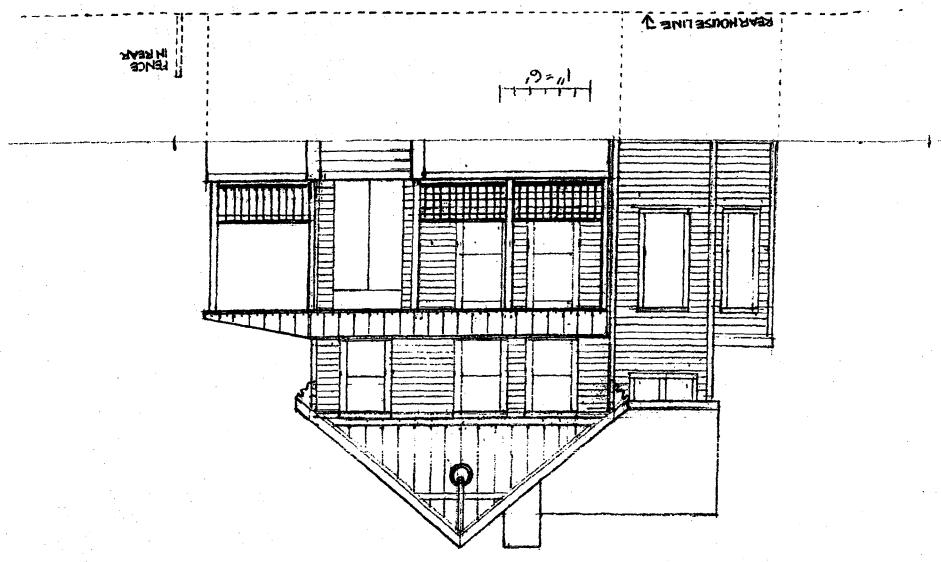
1. The porcholeck on the property when I purchased it was a 1 thick plant flowing that was severely deteriorated. I replaced I with pine Tonques groove flowing, but I did not worth well. The proposed flowing is pressure Treated 34 6" pine boards that can remain in their natural word texture and add to the singlicity of the historic home.

2. The original parch roof was a metal roof. When I purchosed 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 chockolate brown finish would be my recommed replacement. It comes in 40" wide sheets that are secured with screws and are help for a meet and weterproof solution

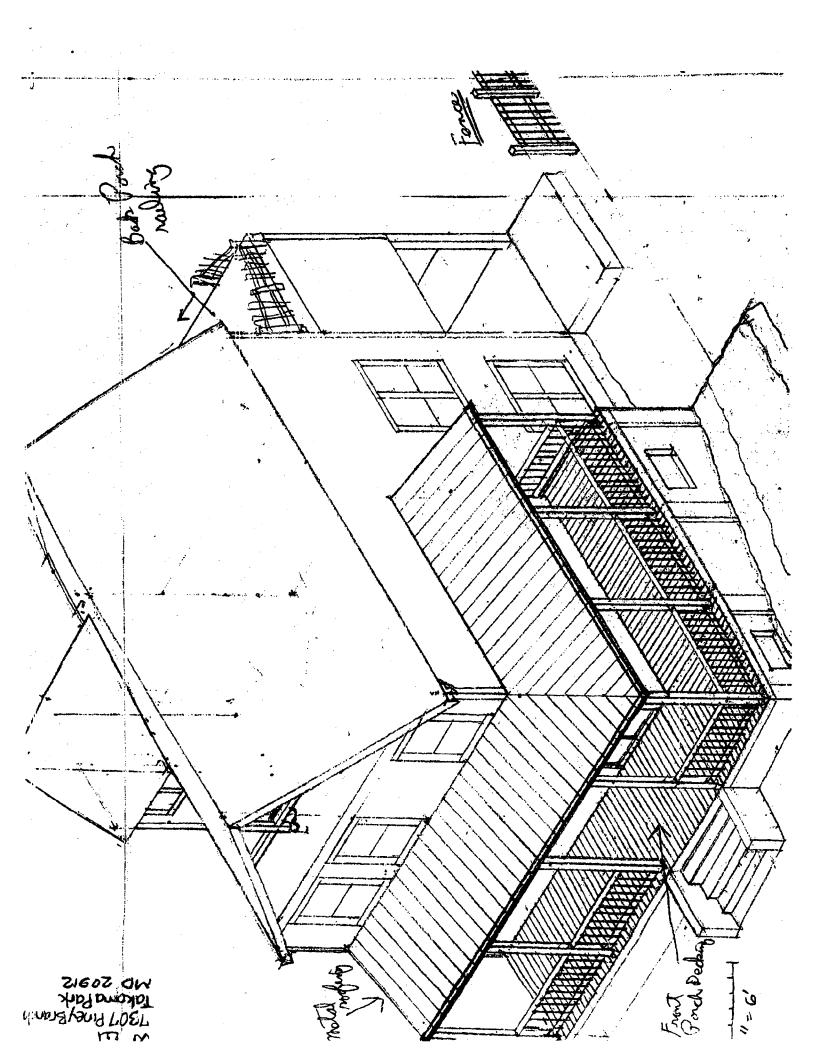
3. The rear peoch rail was never replaced, nauly because I was unable to figure out how to secure posts that would not cause a penetiation of the roof. What I am proposing is 4x4 pressure Treated posts that can be cut to rest on the roof but which can be botted into the side of the porch with Lag bolto. The makes for a very natural booking rail and one that is both safe and water proof for the rooma below the yorch roof.

4. The wood fonce proposed is mounty to define the rear your and will be in conformity with what in proposed of 7303 Peney B. Fel-in own application of last November, 2003





Takoma Park



WELL 1307 Pineyson Takama Park MD 20912

James Welw 730% Piney & Ky 1. Front-sade porch deh - 34 - 6" prosure Trasted plante 2. Roof on frontsaile pord-standing seam metal roofing bon 3. Gutter - standard seemlessyguttering in brown 4. Ind Floor back pirch railing - pressure Treated 4x4 pots with 2x4 rails and cap +2by 2 puchets-as at 9303 Ping By 5. Fence in rear side yard - South side - from rear flows to woods - 8' section asper drawing To Railing replacement on front side porch in style +

sound Joses La Stand god al sour Road benny the as Kang Well Janos Post which also will be "to" in hayth woone danger, askered Force will match proposed rouling on back soft Porch soft Flow all word is nothered, unpainted presented prince gagnetexe : pinets Oh muhxe geod hxh

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

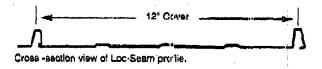
Loc-Seam is built for durability. Properly installed, Loc-Seam will outlast conventional asphalt shingles by many years. It is non-combustible for safe, superior fire resistance. Tough, rust resistant painted galvanized steel sheds heavy snows, wind, and rain. It stays snug, secure, and virtually maintenance-free.

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.



Tall free telephone: 977-333-0900 • Tall free fax: 898-786-8707 www.wheelingeorrugating.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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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 w Z wo Compatible Matthal.

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. Sparted 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:

- Replace the existing wood floor with pressure-treated plank flooring 1. (RETROACTIVE).
- Remove the existing deteriorated metal roofing material on front wrap-around porch 2. 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 heath 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 <u>3 permit sets</u> 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 <u>and</u> not more than two weeks following completion of work.





Edit 6/21/99

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

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

				Contact Person:	James	Vely
				Daytime Phone No.:	(301) 5	89-3040
Tax Account No.:	010	6 16 30				
Name of Property Ow	ner: \mathcal{T}	amer U	Jelu.	Daytime Phone No.:	3015	89-3040
Address: 8//	The	uses and	Selver	Sarina	m/	209/X
	Street Number	J	City	Stoe	rt - S	Zip Code
Contractorr:	See		· · · · ·	Phone No.:		
Contractor Registration	on No.: _ <i></i> _					
Agent for Owner:			·	Daytime Phone No.:		· · ·
LOCATION OF BUIL	LDING/PREM	ISE			·	
House Number:	1307		Street.	Tiney !	Branch R	0 .
Town/City:	china	Park Mo	Nearest Cross Street:	Eastern	an	
Lot: <u>20</u>	Block:	Subdivision	. BFGl	berto Suf	division	
Liber: 4674	Folio:	815 Parce	l;			
RART ONE: TYPE	OF PERMIT A	CTION AND USE	·			· · · · · · · · · · · · · · · · · · ·
1A. CHECK ALL APPI			CHECK ALL	APPLICABLE:		
☐ Construct	☐ Extend	☐ Alter/Renovate			Addition 🗗 Porch	n 🗆 Deck 🗀 Shed
☐ Move	图 Install	☐ Wreck/Raze		☐ Fireplace ☐ Wood	•	Single Family
☐ Revision	⊠ Repair	☐ Revocable		Vall (complete Section 4)	•	
1B. Construction cos	t estimate: \$	100000	`			
1C. If this is a revision	n of a previous	y approved active permit,	see Permit #			
PART TWO: COME	DI ETE END NE	W CONSTRUCTION A	ND EVTEND/ADDIT	ONC		
2A. Type of sewage		01 🐼 WSSC	_			
2B. Type of water su			02 ☐ Septic 02 ☐ Well	03 🗆 Other:		
ZD. Type of Water St	zppiy.	01 <u>pa</u> w330	UZ 🗀 VVGII	03 🗆 Other:	······································	
PART THREE: CON	IPLETE ONLY	FOR FENCE/RETAININ	G WALL	\$		
3A. Height 3	feetC	inches				
38. Indicate whethe	of the fence or r	etaining wall is to be cons	tructed on one of the f	ollowing locations:		
On party line	/property line	Entirely on !	and of owner	On public right of	f way/easement	
I hereby certify that I approved by all agence	cies listed and i	rity to make the foregoing I hereby acknowledge and USL ner or authorized agent	application, that the a	application is correct, an condition for the issuance	d that the construction e of this permit.	
Approved:			For Chairp	erson, Historic Preserva	tion Commission	
Disapproved:		Signature:	 		Date:	
Application/Permit No.	:	29171	Date Fi	led:	Date Issued:	

SEE REVERSE SIDE FOR INSTRUCTIONS

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

١.	WRITTEN DESCRIPTION OF PROJECT
	a. Description infrexisting structure(s) and environmental setting, including their historical features and significance: 7367 (1994) Structure(s) and environmental setting, including their historical features and significance:
	7367 was built in 1884. It is a three level frame home in Guppen ange Cottone stule with original stages glass windows
	15 hears and in great disheppares). I presented the original
	15 hears and in great disherences I presented the original
	exterior home and must of the interior . The state loof was in
	disrepair and pool was realingled Front side purch metal roofs has detrienated and was reroofed a rock floor was notted and replaced
	deliverated and was servered i Fren floor was round and replaced
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	1. Replace wood plants date with I'y 6 pressure treated glanks
	2. The soul front and side porch with motal roofing-brownin color 3, Broke Joseph realing was never replaced. Replace with 444 pressure Treated
	3, Brok porch railing was now replaced, leg ace with 44 pressure realed
	gosta sad Roule and lan to property of 7803 Piney Bild and somewhat like South proper arms of Piney Bro Castern - 1886
	army of truey By o Castain - 1886
•	4, distall a 3 prossure Trested fence from rear of property to back Tree line, semilar to stall a 30 prossure Trested fence from rear of proposed for 7303 Princy By Rd

Site and environmental setting, drawn to scale, You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
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6. TREE SURVEY

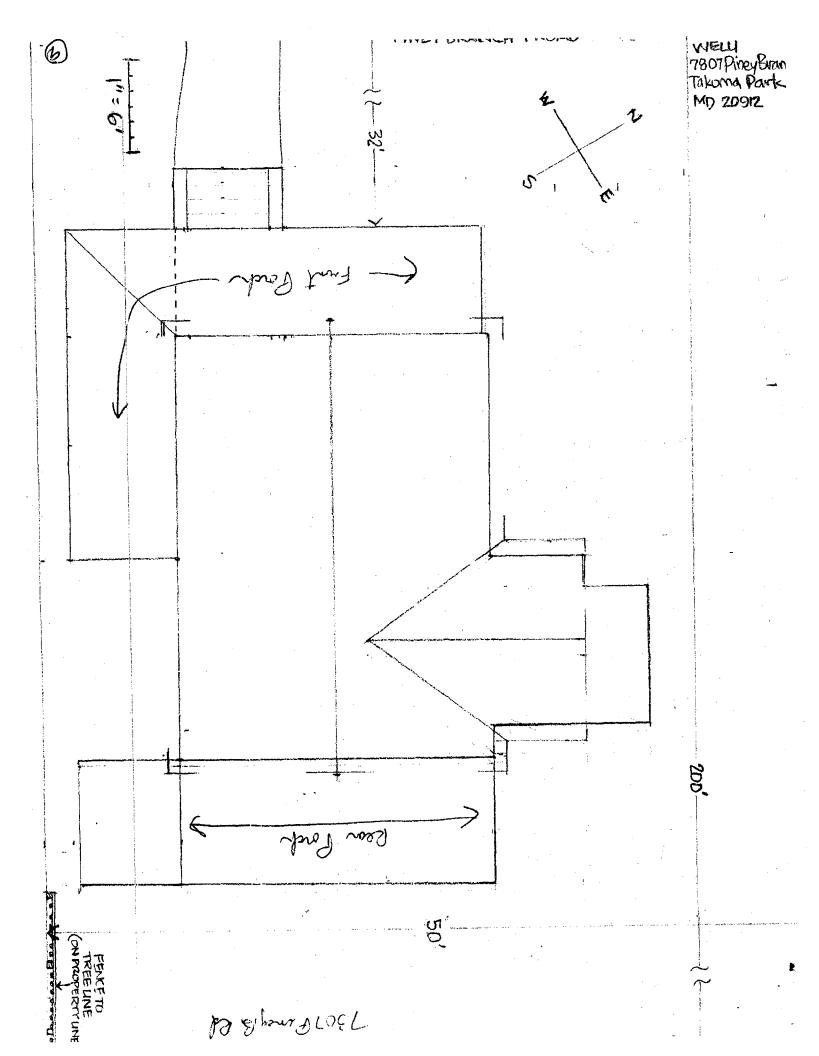
If you are proposing construction adjacent to or within the drigtine of any tree 5" or larger in diameter (at approximately 4 feet above the ground), you must file an accurite tree survey identifying the size, location, and species of each tree of at least that dimension.

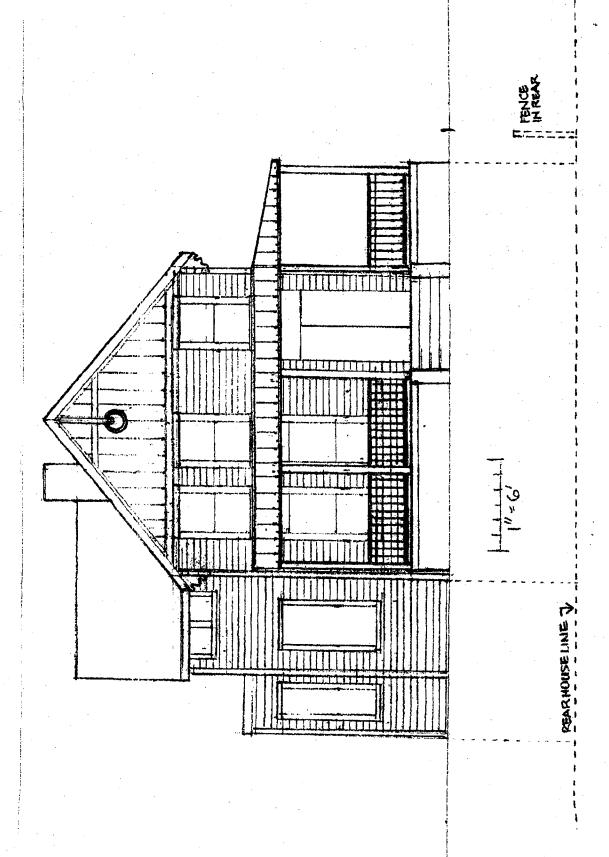
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

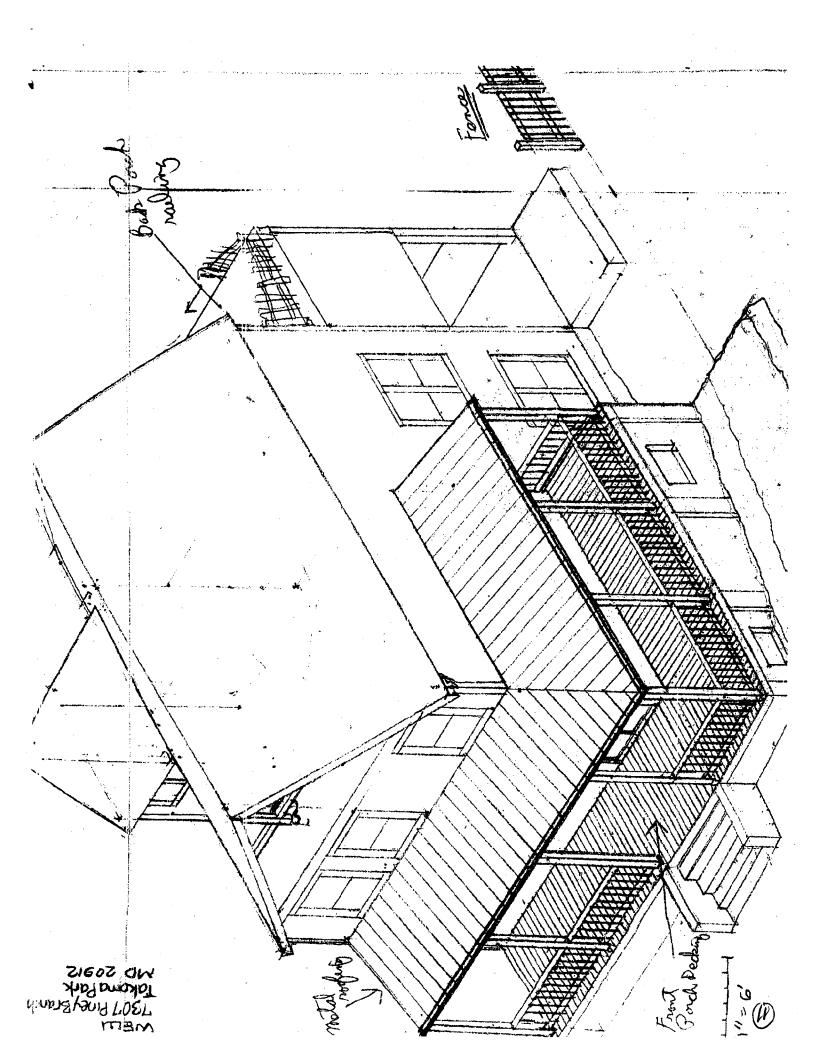
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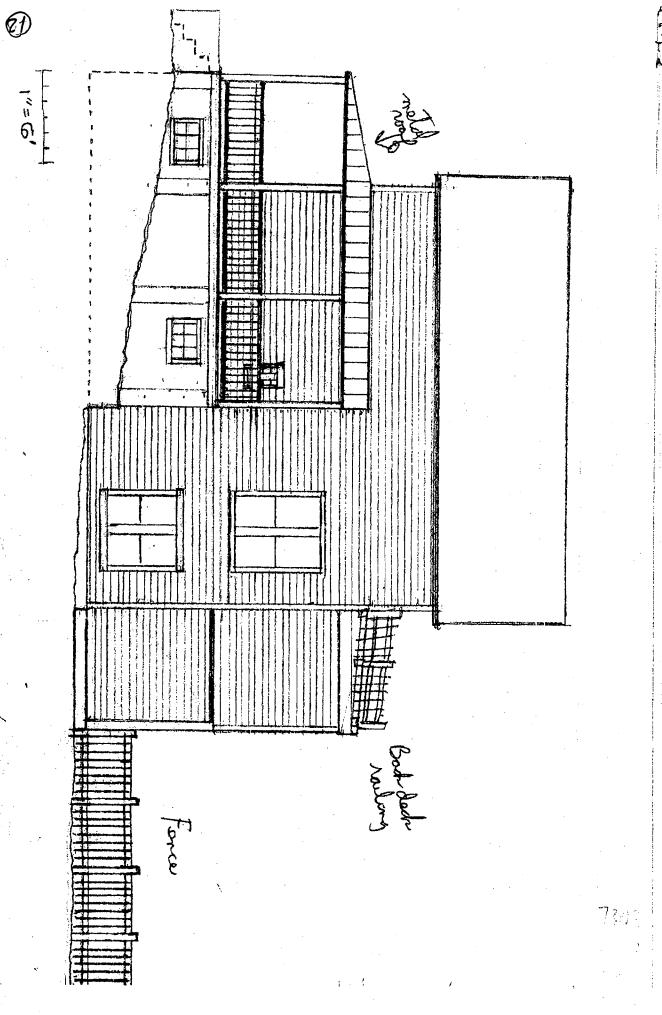
	LING ADDRESSES FOR NOTIFING ent and Confronting Property Owners]
Owner's mailing address James a Woln 811 Thouse are Silver Spring, M 20916	Owner's Agent's mailing address
Adjacent and confronting	Property Owners mailing addresses
Williams MA Leavy 7301 Takona ave Takona Park Md 20918	- across the sheet & West
Richard & Eliz Curty 7309 Piney B. Rs Takeno Park Md 20918	next door - to north
Forma Damico 7110 Holy are Tabana Paul md, 25918	behind to the East
Janoillala 811 Thayer and Schar Spring md	nert door to South 7303 Piney Br Rs

7303 Veny B. Rd-in own application of last November, 2003 4. He wood fonce proposed to marnly to define the roan Lay bolls. I prove a the nation for a comparate day and looking the soul noof but which can be bodied which arks of the porch with I war unably to freque out how to seems parts that would not course a penduction of the roof a what am proposing is 4x4 pressure I realed posts that can be cut to read on the serious and oxidian for a most and waterproof solution 3. The road road waterproof solution replacement - It was in 40" wide short that are sound unt a. He organs porch road was a noted rocks by there of the becaused the proposity of the not rocked well out a noted to have a short of the not remost well out a noted to my rocumed noted in a chodoloth from finish would be my rocumed The sungeticity of the thother home. The proposed flowing to preserve I roaled 34 6" pero boards The pens Tongues apooner flowing, but taled net wooth well net a 1 thoch plank flowing that was severally delawooled a draplaced 1. The porchabets on the proporty whom I purchased it was 7307 Perney Branch Pd Jubana Paul 324 20912 Q408-628 (10E) General Doll



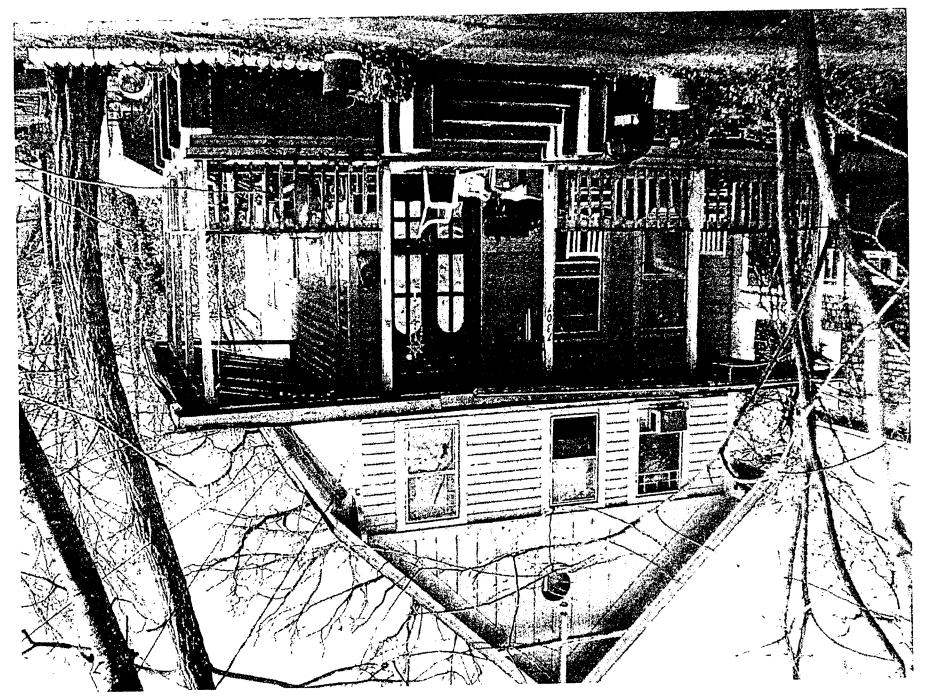






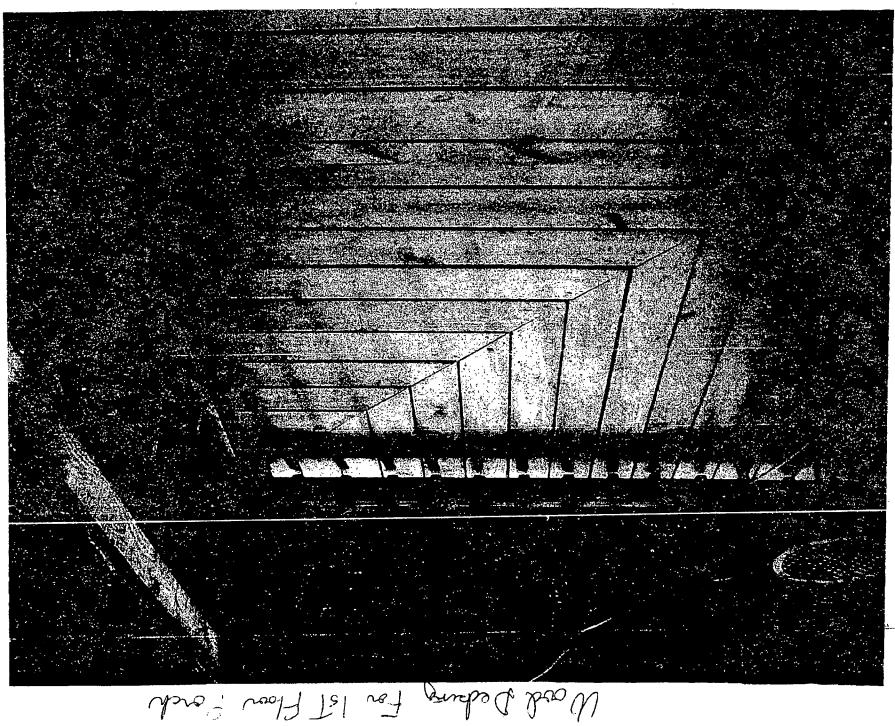
MELU 7307 PineyBran Takama Park MD 20912

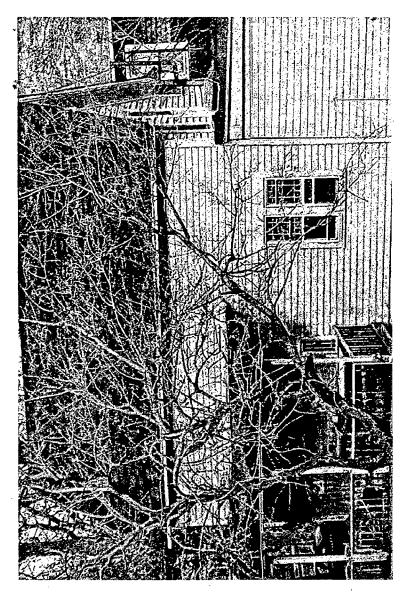




By A your 1738T





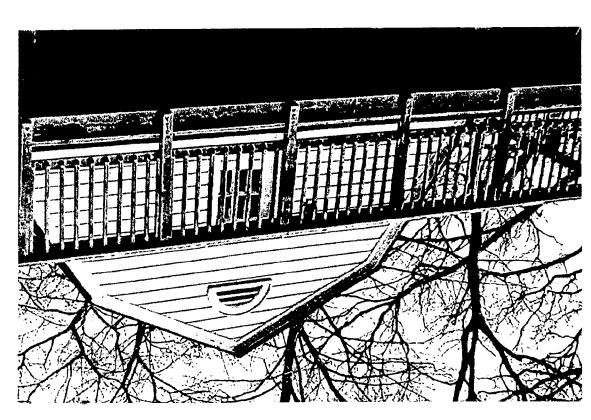


Front God netal



(B)





Grapsood roon dock to the Assert

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.
- 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:

- Replace the existing wood floor with pressure-treated plank flooring 1. (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 heath 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 <u>3 permit sets</u> 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 <u>and</u> not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

	Contact Person: James Well
	Daytime Phone No. (301) 5 8 9- 3040
Tax Account No.: 0/06/630	
Name of Property Owner: James Well	Daytime Phone No.: 301 5 69-3040
Address: 8/1 Thayer and Se	luer Suring my 209/X
Street Number Cit	y Staet Zip Code
Contractorr:	Phone No.:
Contractor Registration No.:	· · · · · · · · · · · · · · · · · · ·
Agent for Owner:	Daytime Phone No.:
LOCATION OF BUILDING/PREMISE	
House Number: 7307	Street Tiney Branch Rd.
Town/City: Takena Park Mrd Neares	Cross Street: Eastern au
Lot: 30 Block: 3 Subdivision:	3 F Giberto Subdiusa
Liber: 4674 Folio: 815 Parcel:	
RART ONE: TYPE OF PERMIT ACTION AND USE	· · · · · · · · · · · · · · · · · · ·
1A. CHECK ALL APPLICABLE:	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	Æ Fence/Wall (complete Section 4) □ Other:
1B. Construction cost estimate: \$ 1000°	
1C. If this is a revision of a previously approved active permit, see Perm	nit #
DARWEN AND STEEL ON MEN AND STRUCTURE AND SAND	TINADA TANA
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXT	
	Septic
2B. Type of water supply: 01 🙊 WSSC 02 🗆] Well 03
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	
3A. Height 3 feet 6 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 o	wner On public right of way/easement
I hereby cortily that I have the authority to make the foregoing englica	tion, that the application is correct, and that the construction will comply with plans
approved by all agencies listed and I hereby acknowledge and accept	
\bigcap $A = A = A$	
Signature of owner or authorized agent	<u> </u>
Signature of Owner to authorized agent	Date
Approved:	For Chairperson, Historic Preservation Commission
Disapproved: Signature:	Date:
Application/Permit No.: 329/7/	· · · · · · · · · · · · · · · · · · ·
	· · · · · · · · · · · · · · · · · · ·

SEE REVERSE SIDE FOR INSTRUCTIONS

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

a. Description of project and its effect on the historic resource(s), the environmental setting, and where applicable, the historic district. 3. Company of such and such as the such argument of such and such and such as the such argument of such as the such argument of such as the such argument of such as the such as the such argument of such and such arguments setting, and where applicable, the historic district. b. General description of project and its effect on the historic resource(s), the environmental setting, and where applicable, the historic district. 2. Company from the such are such as the such as the such are such as the such are such as the such as the such are such as the such as	١.	THE DESCRIPTION OF PROPERTY
Dears and its great disherenses) presented the original extenses the metal roofs has a translated front and project and historic resource(s), the environmental setting, and, where applicable, the historic district. 3. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district. 2. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district. 2. General description of project and scale pends with your treated planks. 2. General front or of scale pends with most all roofing browning colors. 3. General description of resource was naurous replaced. Replace with 4x4 pressure Treated posts and loude again than to property of 7303 Princy Bir Ref and somewhat lake South program		a. Description in existing structure(s) and error new setting, including their historical features and significance; 7367 was finely in 1884, It is a Three level frame home in
expression from and poof was readingled Front subspech metal roofs has determined and was recorded and born replaced. b. General description of project and he affect on the historic resource(s), the anxionmental setting, and, where applicable, the historic district: I haplace wood plants John with by 6 premue treated plants. 2. General front on a side pand with motal roofing brainin color 3. Decked front resulting was naver replaced. Replace with 4x4 pressure Treated posts and rolls are form.		Durchased it it 1975 later it had been dely vacant for
b. General description of project and the affect on the historic resource(s), the environmental setting, and, where applicable, the historic district: I haplace wood plants dark dark of premue treated plants. 2. Let noof front overal sule pand with motal roofing-brainin color 3. Backed porch regular was naver replaced. Replace with 444 pressure Treated posts and roule arm than to property of 7303 Piney B, Rd and somewhat like South proper		extern home and must of the interior The state loop was in
I Replace wood stark Soch with Ty & pressure treated glooks. 2. Go soof front and side pond with motal roofing-brainin color 3. Books porch resulving was naver replaced. Replace with 444 pressure Treated posts and roule arm lan to property of 7303 Piney B, Rf and somewhat like South proper		detrienated and was servofed. Preh floor was rotted and replaced
I Replace wood stark Soch with Ty & pressure treated glooks. 2. Go soof front and side pond with motal roofing-brainin color 3. Books porch resulving was naver replaced. Replace with 444 pressure Treated posts and roule arm lan to property of 7303 Piney B, Rf and somewhat like South proper		b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
gosto and Koula am llan to property of 7803 biney B. Ref and somewhat like Inch proper		Raplace wood stark lab with the pressure treated plantes
		3, Broke Stock review was never replaced, Replace with 444 pressure Treated
2. SITEPLAN Proposed for 7303 Prog B. Ad		
	2.	SITEPIAN Proposed for 7303 Pener B. Ad

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
- a. site features such as walkways, driveways, ferices, ponds, streams, trash dumpsters, machanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit /copies of clans and elevations (n a format no larger than 11"x 17". Plans on 8 1/2" x 11" paper are preferred.

- 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.
- Elevations (fairades), 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 manufactures 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 faculde 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. THEE SURVEY

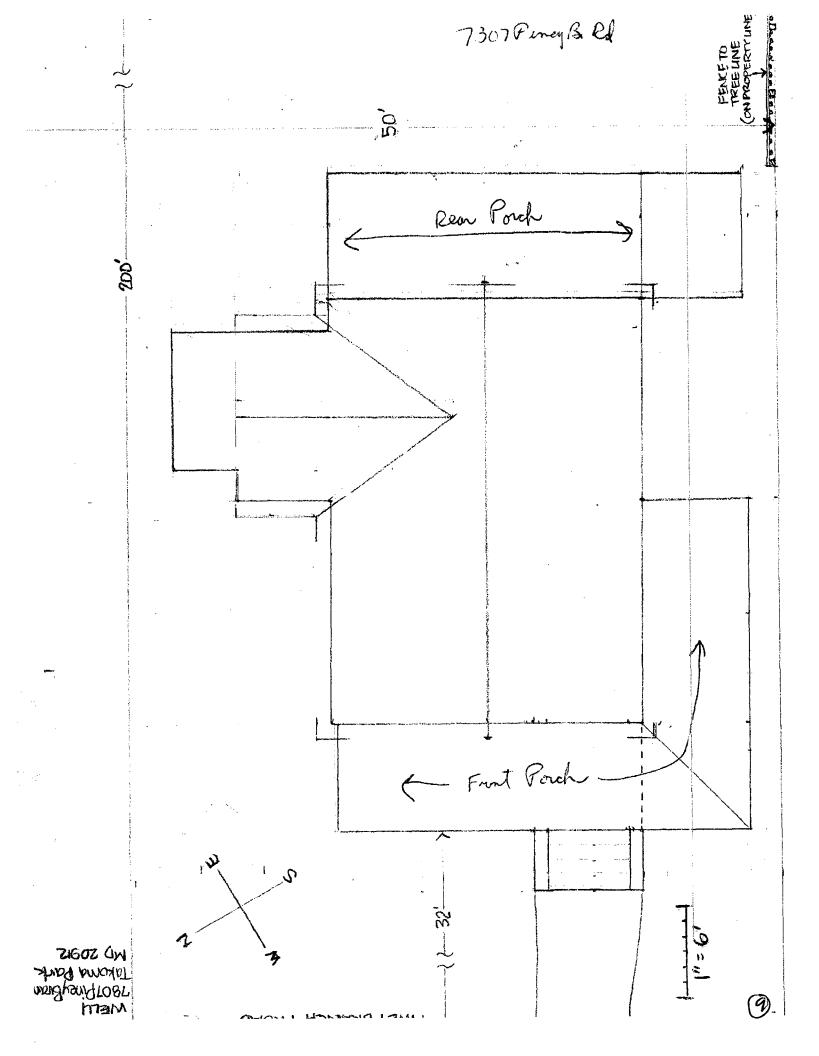
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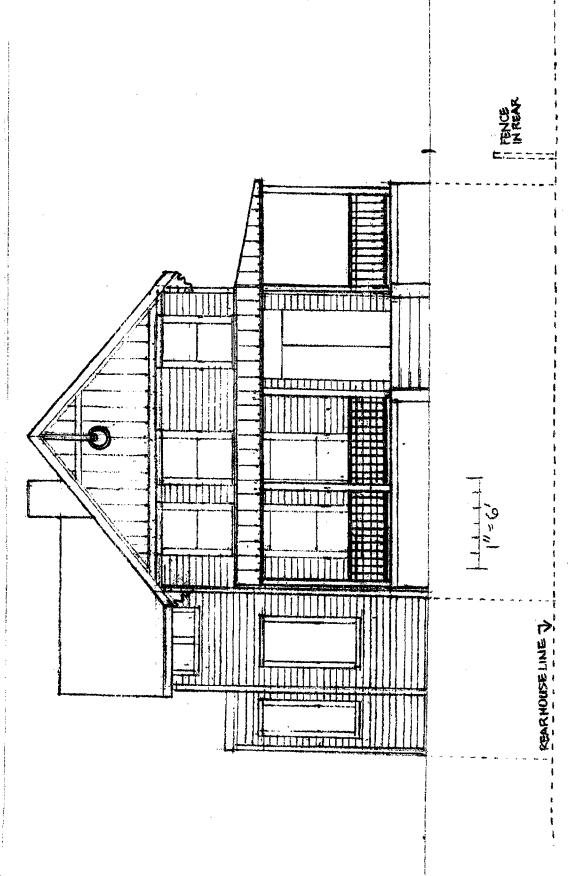
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Adjacent and confronting Property Owners mailing addresses		
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Richard & Elig Burty 7309 Piney B. Ro Tabono Party Md 2091	nest don-to north	
Donna Damio 7/10 Holy are Tabona Paul md, 20918	behind to the East	
Jama Wala 811 Thayer and Schar Frung Md	nert door to South 7303 Piney Br RS	

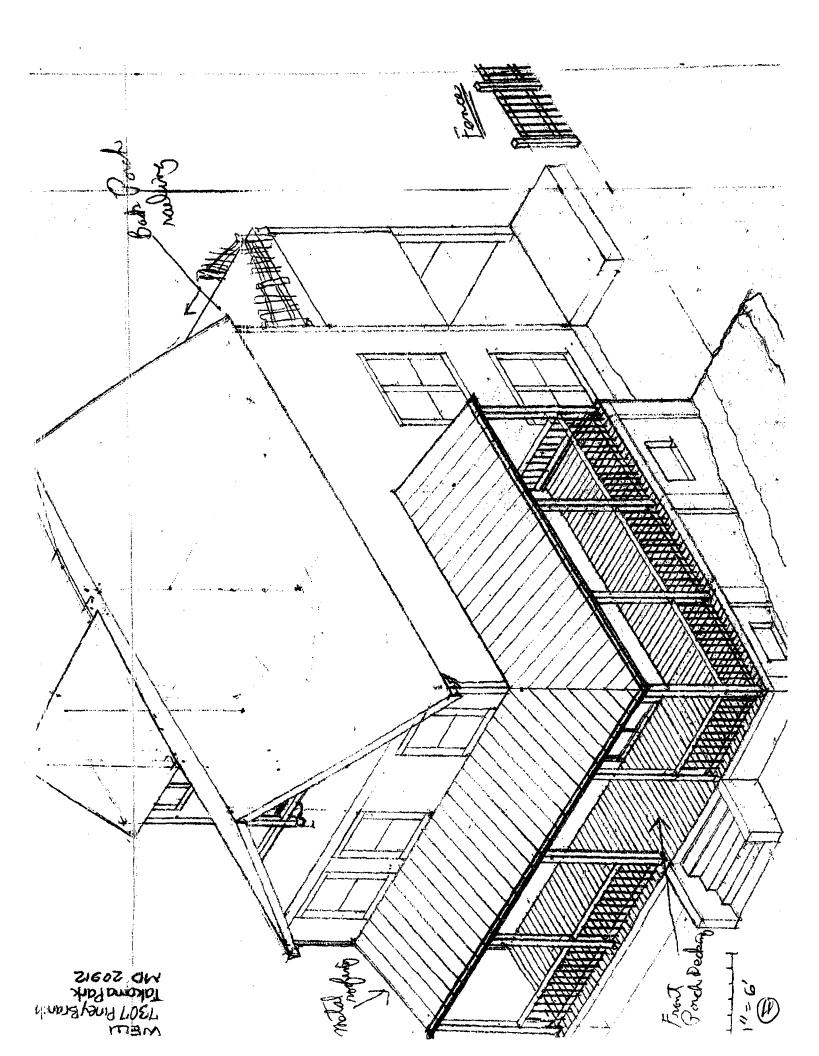
James Welu 7307 Piney Bi kg (301) 384-3040 7307 Reney Brand Rd Tabona Vail nd 20912 1. The porcholech on this property when I purchased it was a 1 these plant flowing that was severely deteriorated. I replaced I with pine Tonques grown flourg, but I did not weather well. The proposed flowing is pressure Treated 34 6" pine boards that can remain in their natural word texture and add to the simplicity of this historic home. 2. The original porch roof was a metal roof. When I purchosed 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 chockolate from finish would be my recommed replacement - It comes in 40" wide sheets that are secured with screws and avular for a meet and waterproof solutions.
- will B to standing seam. mi. 3. The rear parch 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 restor the roof but which can be botted into the side of the porch with Lag botto. This makes for a very natural looking rail and one that is both safe and water group for the rooms below the good for the rooms below the 4. The wood fonce proposed is mainly to define the rear yard and will be in conformity with what is proposed of 7303 Peney B. Fel-in our application of last November, 2003 (

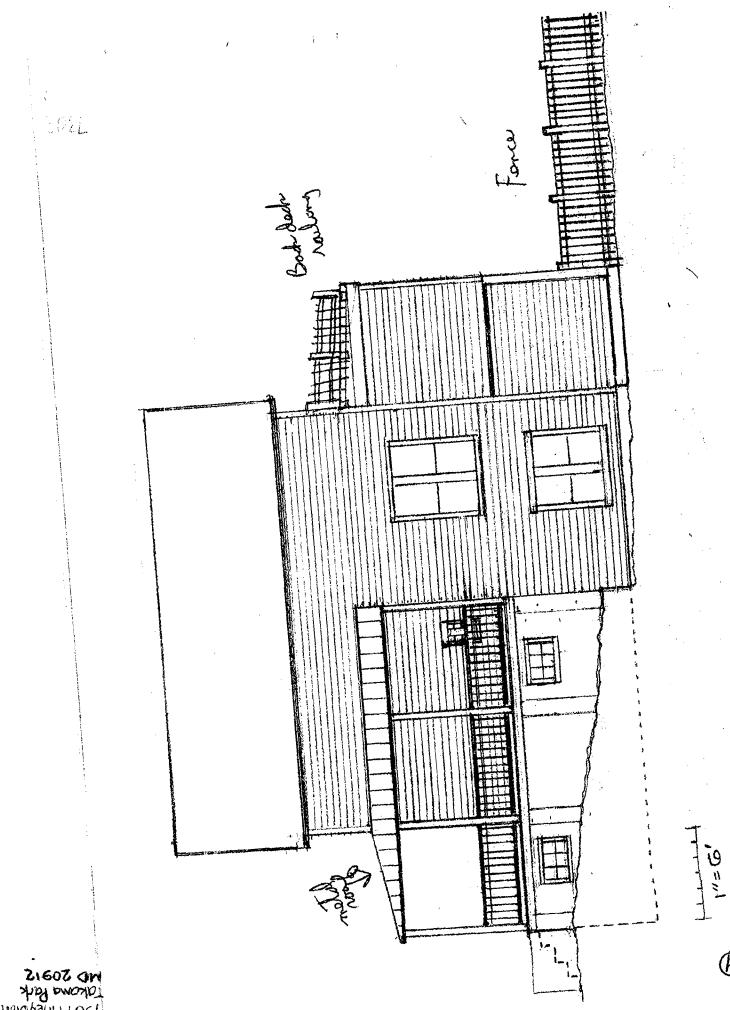




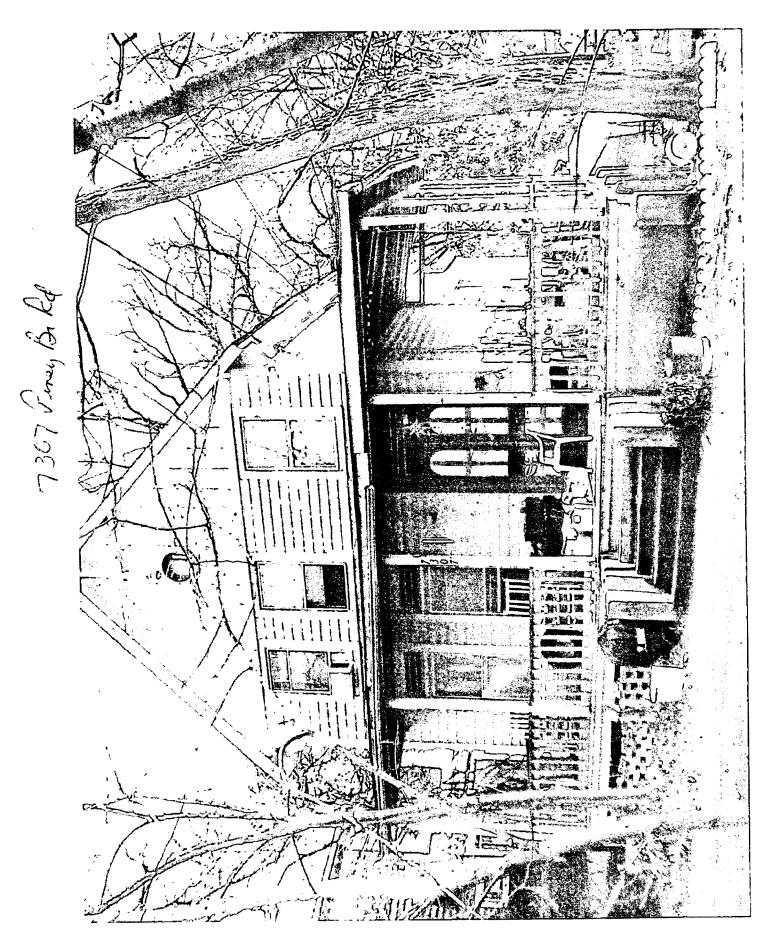
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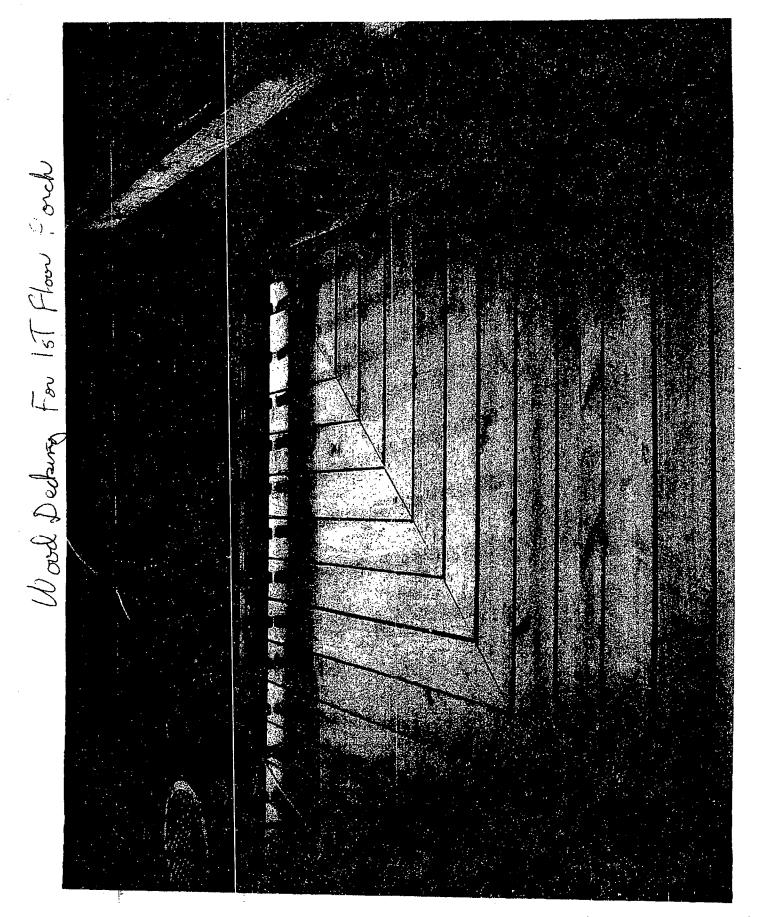
(b)

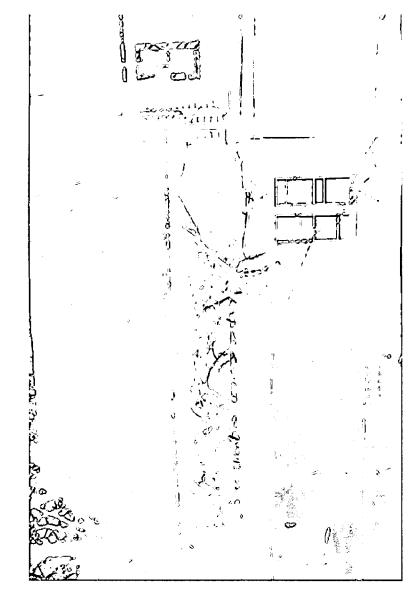




MD 20912 Takona Bahk 1707 Pineybran







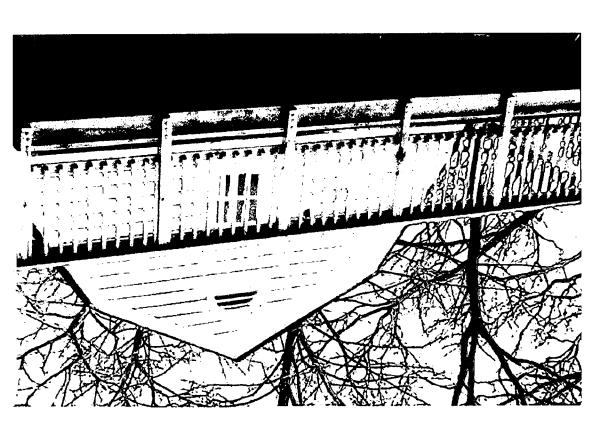
Front Cork

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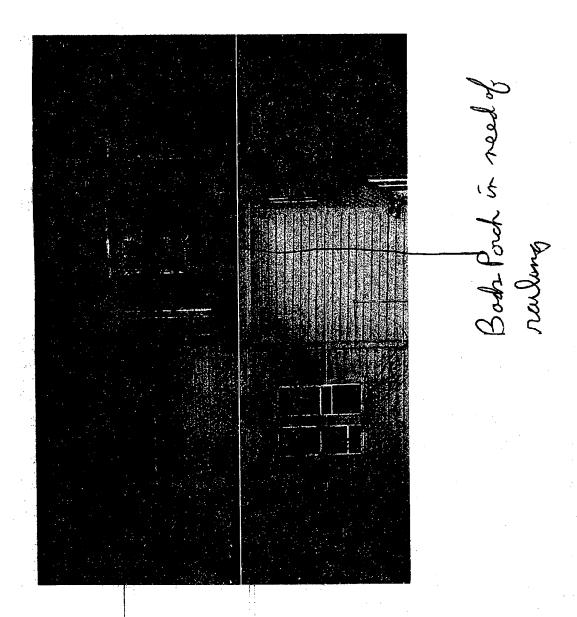
Look rouling do at Oxfang Baly

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Selver Spring. M. 20916	
Adjacent and confronting	Property Owners mailing addresses
Williams MA Leavy -	across the sheet & West
7301 Takona ave Takona Park me 20918	
Richard + Eliz Curty 7309 Piney B. Rs	nest don-to north
Takens (Paul) Md	
Donna Damico	behind to the East
7/10 Holy are	
Takerna Paul Md,	
Janovillala 811 Thayarane, Scharspung md	nex door to South 7303 Piney Br RS

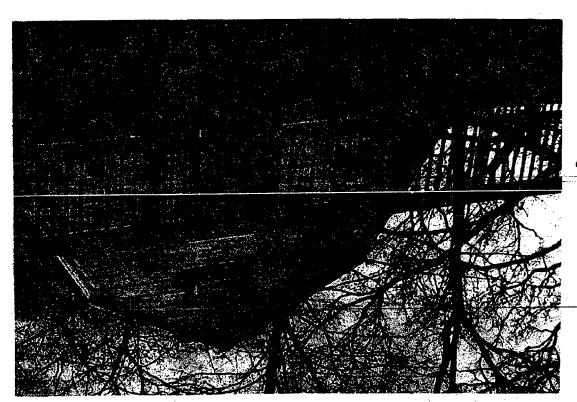
one of the earliest T.P. House Streek Style 1884. 7307 Piney Branch Rd - Dutstanding R. Porch Floor installation - partial Retroactive. proposed = 5/4 6" pressure treated plants -needs to be tongue + groove. Front + side porch renoofing w/ metal. Standing seam? need specs. BACK PORCH RAILING replace u/ 4x4 st. post + rails anotal 3: p.t. bence - from rear of property to back tree line. De gutters?

would like to see a replacement of bolustrade on front porch more keeping of Mistoriostyle — uset pickets — Tax credit?!

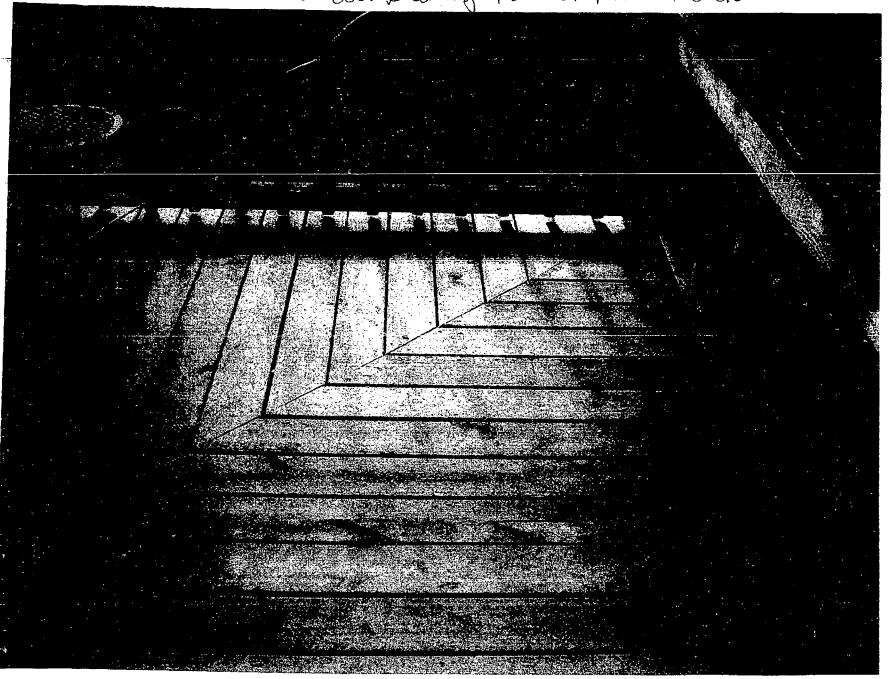


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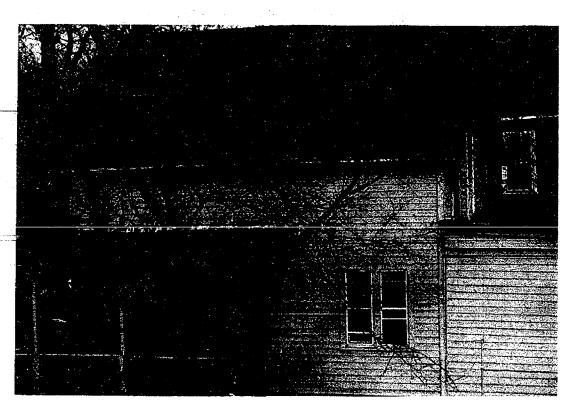
Gregood roon dock to the Alack do at 1303 Pener Baly Wood Dedung For 15T Floor Forch



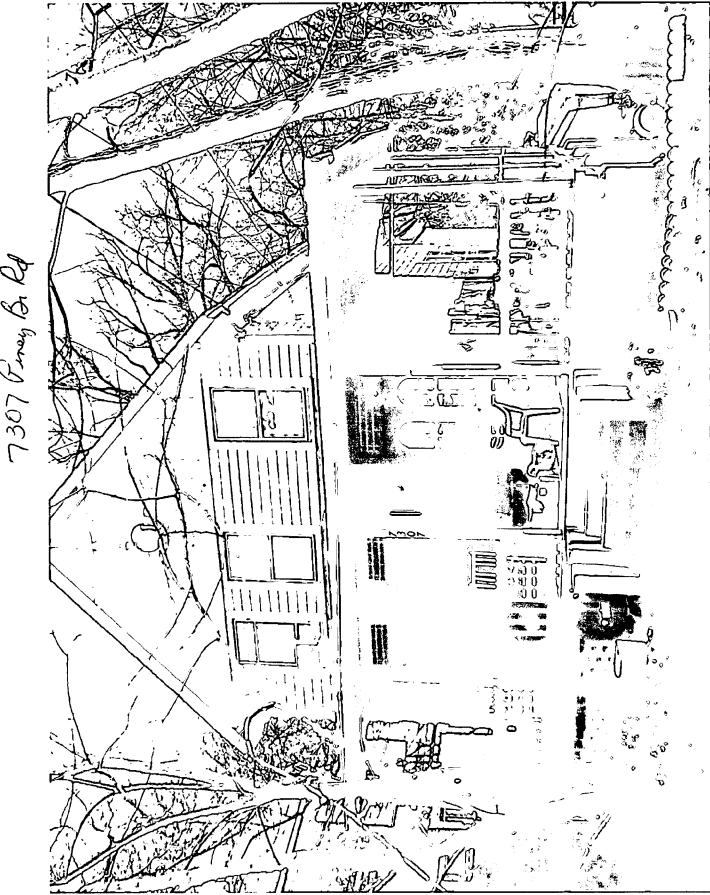


Both Porch in need of railing

Front Porch, Netal Roofing



Proposed rear deck railing as at 7303 Piney Bill



7307 Enry B. Rd



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contac	t Person: James Welly
	ne Phone No. (301) 589-3040
Tax Account No.: 0/06/630	
	e Phone No.: 301 5 69-3040
Address: B// Thaya are Silver Fire	Steet Zip Code
Contractor: 504	Phone No.:
Contractor Registration No.: D	
Agent for Owner: Daytim	e Phone No.:
LOCATION OF BUILDING/PREMISE	
$\overline{}$	iney Branch Rs
House Number: 730 / Street: 5	To Can
Town/City: Jahn Path Mel Nearest Cross Street: Ea	S. II
11/21	Safatusa
Liber: 46/4 Folio: 8/5 Parcel:	
PART ONE: TYPE OF PERMIT ACTION AND USE	
1A. CHECK ALL APPLICABLE: CHECK ALL APPLICAB	<u>LE</u> :
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab	☐ Room Addition
☐ Move	e 🗆 Woodburning Stove 🗀 Single Family
☐ Revision	ete Section 4) 🔲 Other:
1B. Construction cost estimate: \$ [000 or	
1C. If this is a revision of a previously approved active permit, see Permit #	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADOITIONS	
	Other:
2B. Type of water supply: 01 🔀 WSSC 02 🗆 Well 03	Other:
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	· · · · · · · · · · · · · · · · · · ·
3A. Height 3 feet o inches	
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following lo	cations:
☐ 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 approved by all agencies listed and I hereby acknowledge and accept this to be a condition fo	
approved by all agencies inseed and a markety delimentation of	
Jamon al Woler	1-7-04
Signature of owner or authorized agent	Date
Approved: For Chairperson, His	toric Preservation Commission
Disapproved:Signature:	Date:
Application/Permit No.: 329/7/ Date Filed:	

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

1. WRITTEN DESCRIPTION OF PROJECT

	Description of existing structure(s) and environmental setting, including their distortion reactives and significance.
	7307 was built in 1884. It is a three level frame home in
	7307 was built in 1884. It is a three level from home in Guern anse Cottage style with original stand glass ownslows
	Deurchased I in 1975 Cafter That been keft vacant for
	15 hears and so growt disherences) Inscrewed the one
	15 hears and in great dishergard) I presented the original exterior kine and most of the interior to slate voy was in
	dissense in a surface of the surface
	disrepair and red was reshingled Front & side purch metal roofs has deteriorated and was revoked. Porch floor was notted and replaced
	a proportion and was wright of ser from wat nother and replaced
	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 lech with 74 6" pressure treated planks. 2. Re sool front and side porch with motal roofing-brownin color 3. Back place railing was never replaced. Replace with 4:4 pressure Treated
	2 Po and by de son of with tal routine 5 braining color
	3 Beach donal a give was some say land a good of the way of the
	who so I know the to some to I so 2 Plan D. D. a. a. b. The South arms to
	posts and knulo umilar to property of 7303 Piney B, Bf and somewhat like Smith property to Carrier of Piney By + Castein - 1886). 4. Install a 31 pressure Treated fence from sear of property to back Tree line, similar to proposed for 7303 Piney B, Rel
	Wines of they se + capelles 1086 It
	The shall a 3 produce heard for some some of the 7303 Pener B. Rel
٠	EPLAN 1 S S S S S S S S S S S S S S S S S S

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.
- 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 driptine 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 NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
V811 Thayer are. Selver Spring, Md 20916	
Adjacent and confronting	Property Owners mailing addresses
Williams MA Leavy 7301 Takoma ave Takoma Park Md 20918	- across the sheet & West
Richard & Eliz Burty 7309 Piney B. Ro Tabons Pad Md 2091	nest don-to north
Donna Damico 7/10 Holly are Tabona Pouls Md, 209/8	behind to the East
Jano Woln 811 Thaya and Schor Spring Md	rest door to South 7303 Peney Br RS

7307 Reney Branch Rd Takoma Park 20912 James Welu 7367 Piney Bi Ke (301) 384-3040

I. the porch deck on the property when I purchased it was a 1"theop plank flowing that was severely deteriorated. I replaced I with pine Tonques groove flowing, but it did not weather well. The proposed flowing is pressure Treated 34 6" pine boards that can remain in their natural word 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 wed rolled roofing because of the slight slope of the roof, It has not served well and a metal roof in a chockolate brown finish would be my recommend replacement. It comes in 40" wide sheets that are secured and screws and aveilage for a mest and waterproof solution

3. The rear porch rail was never replaced, nainly because I was unable to figure out how to secure posts that would not cause a penetiation 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 botted into the side of the porch with Lag bolto. This makes for a very natural looking rail and one that is both safe and walk proof for the rooms below the forch roof,

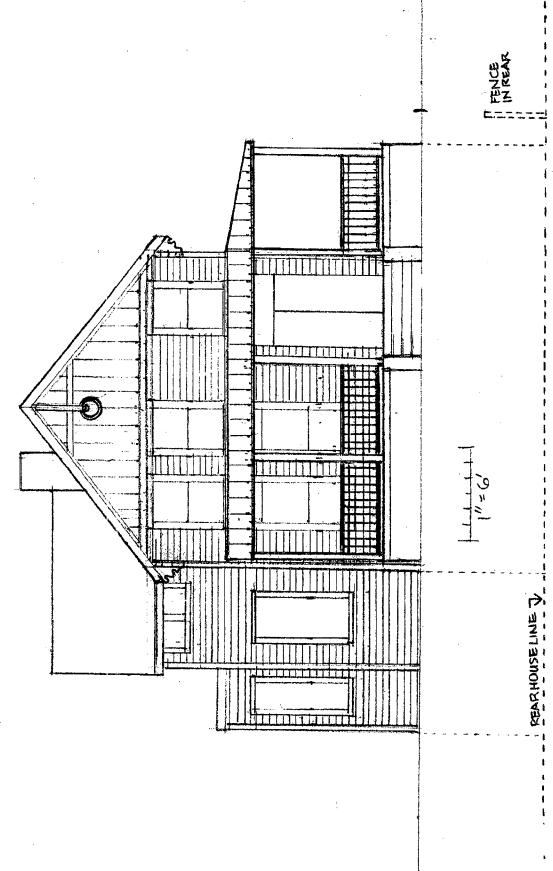
4. The wood fonce proposed is mainly to define the rear yard and will be in conformity with what is proposed of 7303 Peneg B. Rd-in our application of last November, 2003

3 25

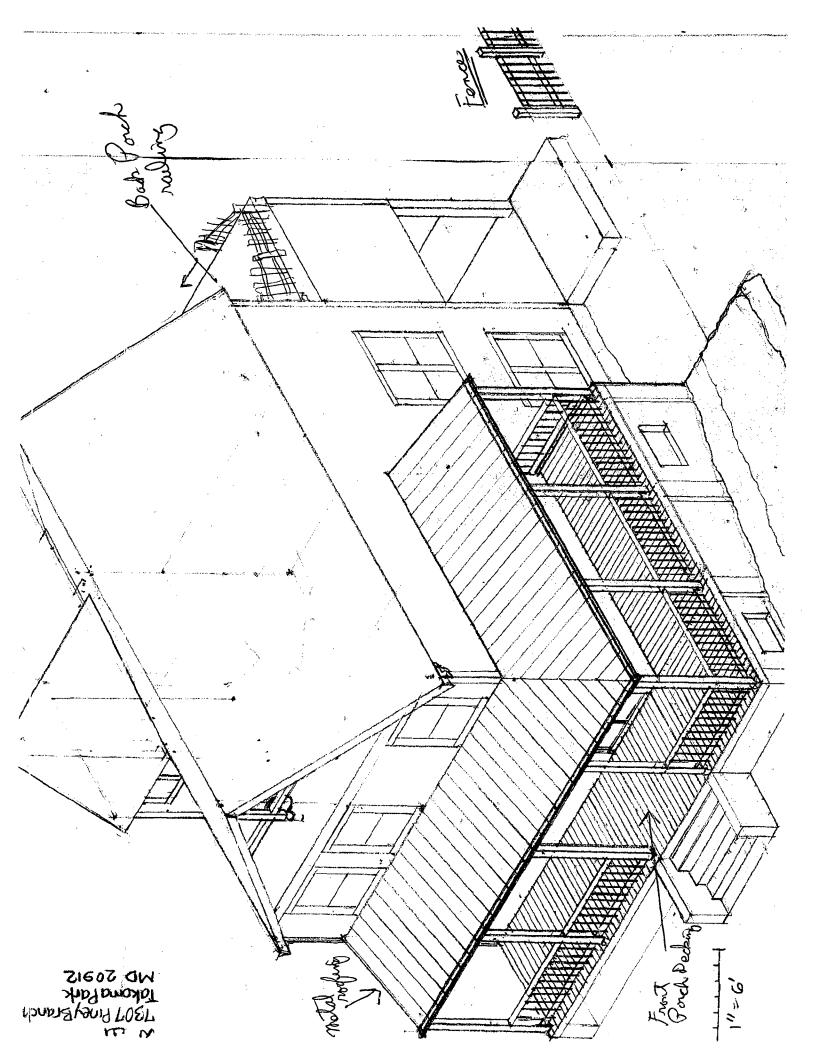
16"

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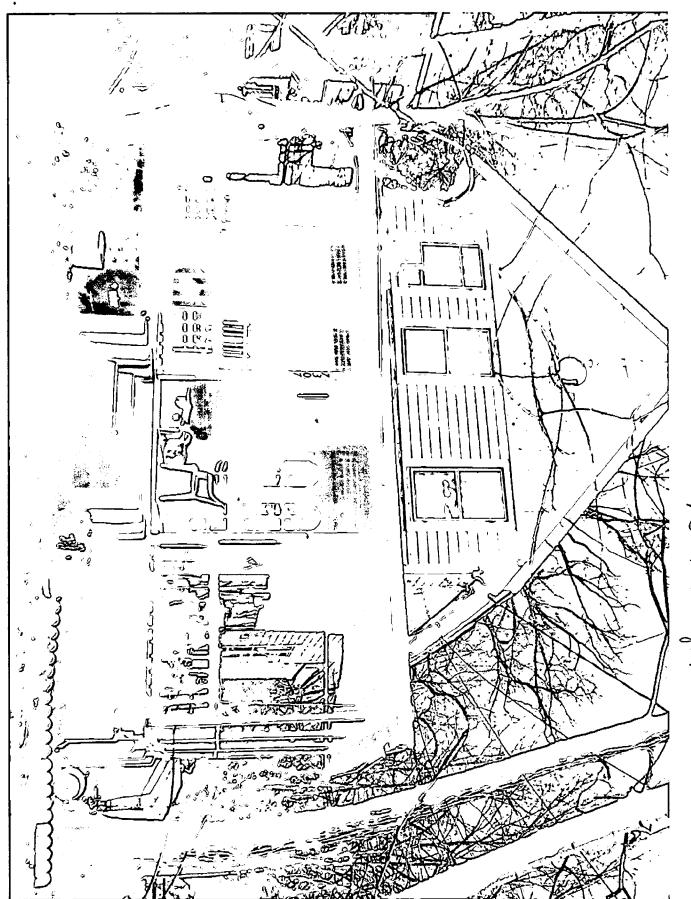


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MELLI 7307 Pineybrand 7307 Pineybrand WELLI



7307 Percy BRd

Wood Dedung For 15T Floor Porch

