

7315 Piney Branch Road, Takoma Park
HPC Case No 37103-08 QQ
Takoma Park Historic District

 **Pendaflex**

 **Esselte**

4350 1/3 RED 10%  P4

7 July Called 7 July - left a message
emailed as well

10 July - mailed some questions. draft report started.

22 Oct - Stamped plans for DPS



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: July 24, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *RK*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #489158, Repairs and replacement on fire-damaged house

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the July 23, 2008 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Henry J. and K. Fulton. Rick Vitullo, architect.

Address: 7315 Piney Branch Road, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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: RICK VITULLO
Daytime Phone No.: 301 920-0737

Tax Account No.: 01069908
Name of Property Owner: HARRY J. + K. FULTON Daytime Phone No.: _____
Address: 7315 PINEY BRANCH RD. TAKOMA PARK 20912
Street Number City Street Zip Code
Contractor: HERITAGE BUILDING + RENOVATION Phone No.: 301 270-4799
Contractor Registration No.: _____
Agent for Owner: RICHARD J. VITULLO Daytime Phone No.: 301 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 7315 Street: PINEY BRANCH RD.
Town/City: TAKOMA PARK Nearest Cross Street: _____
Lot: P16 Block: 12 Subdivision: 025
Leaf: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Tear Revision Repair Reversible

CHECK ALL APPLICABLE: AC SAs Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 324,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

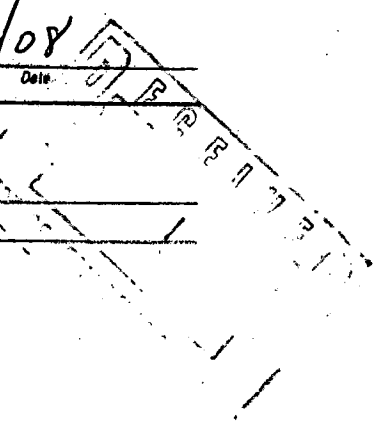
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right-of-way/easement

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.

RJ Vitullo
Signature of owner or authorized agent

6/27/08
Date

Approved: _____
Disapproved: _____
Application/Permit No.: 48-1158 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:

c. 1887 QUEEN ANNE, OUTSTANDING RESOURCE
WOOD-FRAMED

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

REPAIR FIRE DAMAGE + REPLACE WINDOWS DAMAGED
BY FIRE W/ TOL WOOD (2 OVER 2) DOUBLE TRING, ALSO,
RE-BUILD REAR DORMER, RESTORE ORIGINAL
WINDOW @ FRONT (2ND FLR, 2ND WINDOW FROM RIGHT)--
CURRENTLY IT HAS BEEN CLOSED OFF + FINISHED W/
LVT SIDING)

2. SITE PLAN

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 structures; and
- 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.

- 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.

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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

- 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.
- 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.

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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.

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.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7315 Piney Branch Road, Takoma Park	Meeting Date:	7.23.2008
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	7.16.2008
Applicant:	Harry J. and K. Fulton Rick Vitullo, architect	Public Notice:	7.9.2008
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-08QQ	Staff:	Rachel Kennedy
PROPOSAL:	Repairs and replacement on fire-damaged house		

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource Within The Takoma Park Historic District
STYLE: Queen Anne
DATE: c1887

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep,

narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue). Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicants are proposing to repair fire and subsequent water damage that occurred after a blaze that started on the rear upper story of the house. Other than accomplishing repair in-kind that does not require a HAWP, such as slate roof repair, replacement in-kind of aluminum clad skylights or replacing the window glass in the front door, the applicant is proposing to:

- Replace seventeen damaged and missing sash on the second floor of the structure with custom-built wood true divided light two over two double-hung sash based upon the first story undamaged sash in place. Window frames are intact on the second story and will remain.
- Restore window on front façade second from the right side of the structure that was covered over with siding in the past (see detailed drawings). The window will be the same as the other second story replacements.
- Rebuild damaged projecting gable dormer on second story rear that was essentially destroyed by the fire. Scalloped shingles are to be replaced with cedar shingles with the same dimensions.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

The *Guidelines* that pertain to this project are as follows:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

Montgomery County Code; Chapter 24A

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and

information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation

- #2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- #5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- #6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

STAFF DISCUSSION

Staff is recommending that the Commission approve the HAWP application as being consistent with the *Guidelines* and *Standards*. The proposed work is respectful of the remaining historic fabric and the approach toward integrating new fabric is in keeping with guidelines for an outstanding resource. The house will be restored to its appearance before the fire and most of the work falls into the category of repair and replacement in-kind.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2) with the condition listed on page one above;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
246/777-6370

DPS - #8

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Daytime Phone No.: 301 920-0737

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Town/City: TAKOMA PARK Nearest Cross Street: _____
Lot: P16 Block: 12 Subdivision: 025
Liber: _____ Folio: _____ Parcel: _____

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3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

6/27/08
Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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
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WINDOW @ FRONT (2ND FLR, 2ND WINDOW FROM RIGHT) --
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LVP SIDING.)

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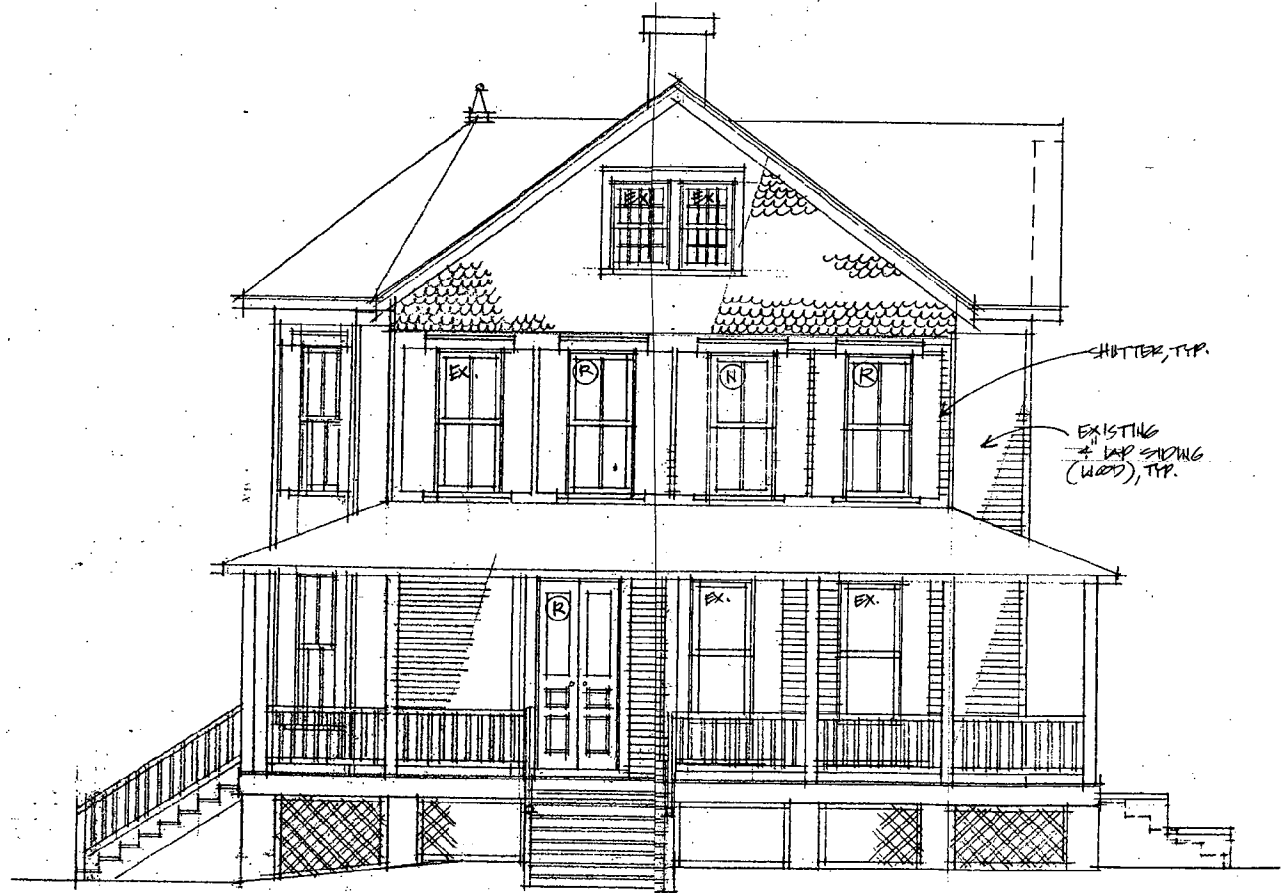
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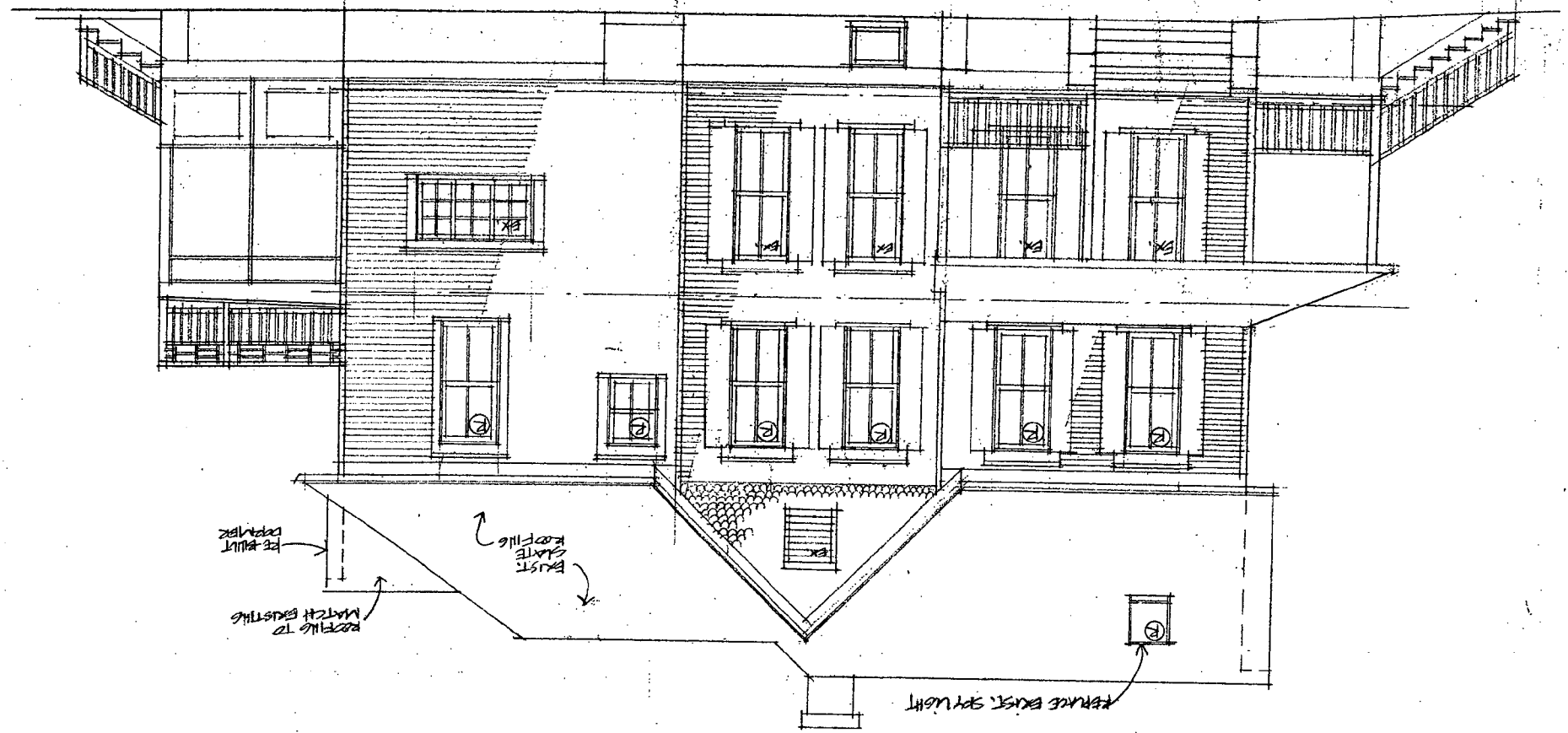


FRONT ELEVATION (WEST)
1/4" = 1'-0"

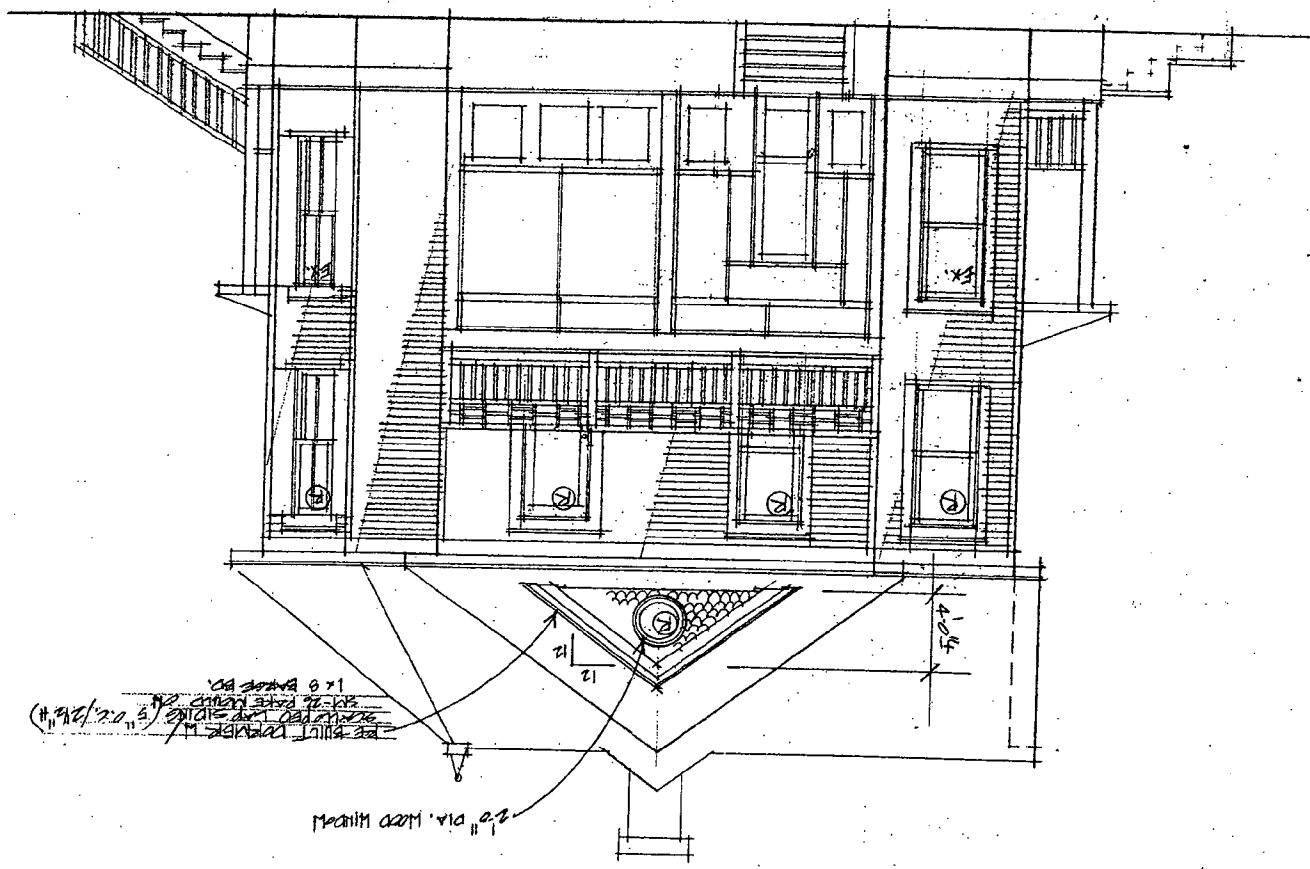
- Ⓡ - FIRE-DAMAGED DOOR / WINDOW TO BE REPLACED
- EX. - EXISTING WINDOW TO REMAIN
- Ⓝ - EXIST. CLOSED-UP WINDOW OPENING TO BE REPLACED BY MATCHING UP WINDOW

9

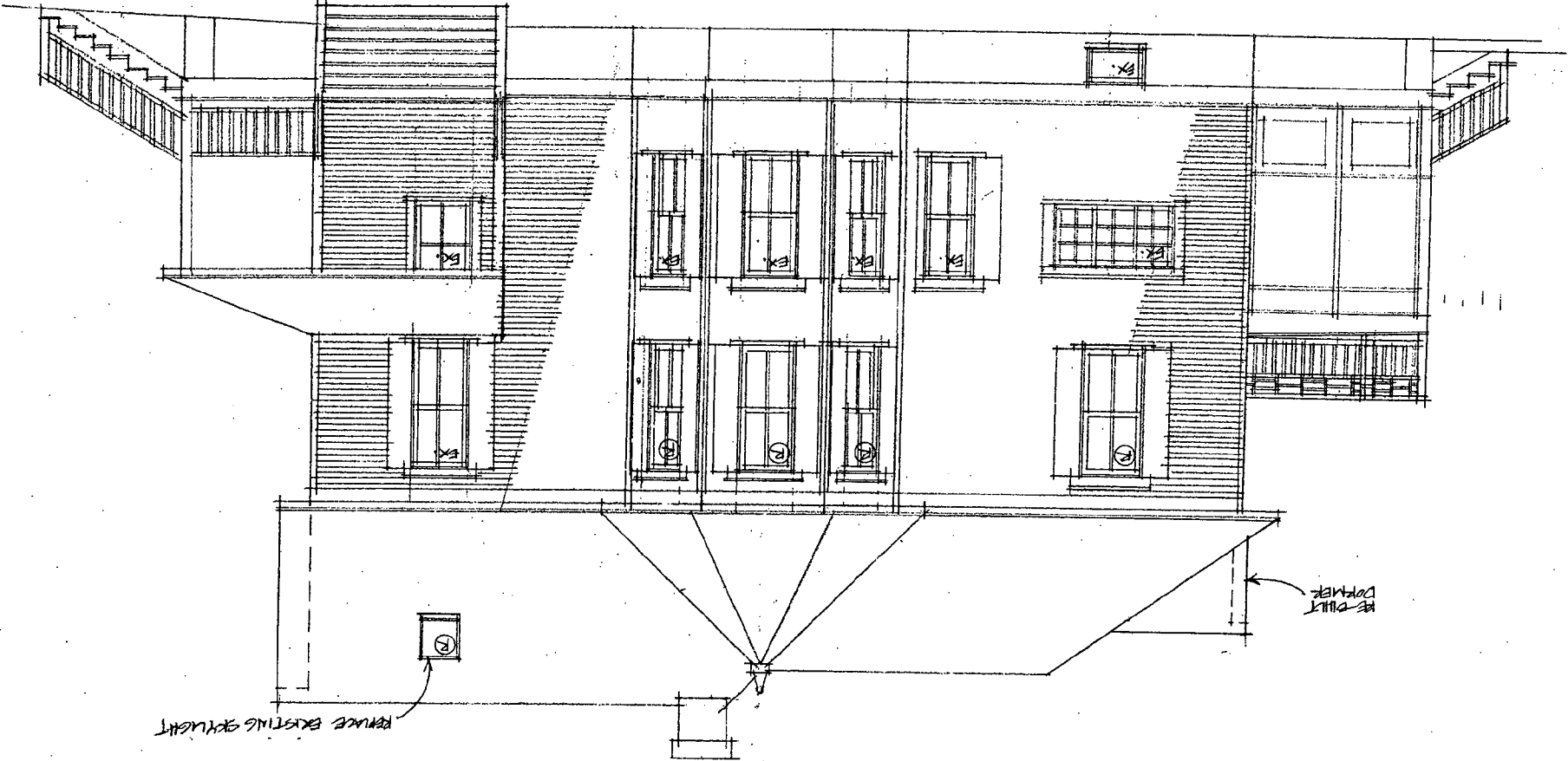
14.5.11
SIDE ELEVATION (SOUTH)



1/1 = 1/8"
EAST ELEVATION (EAST)

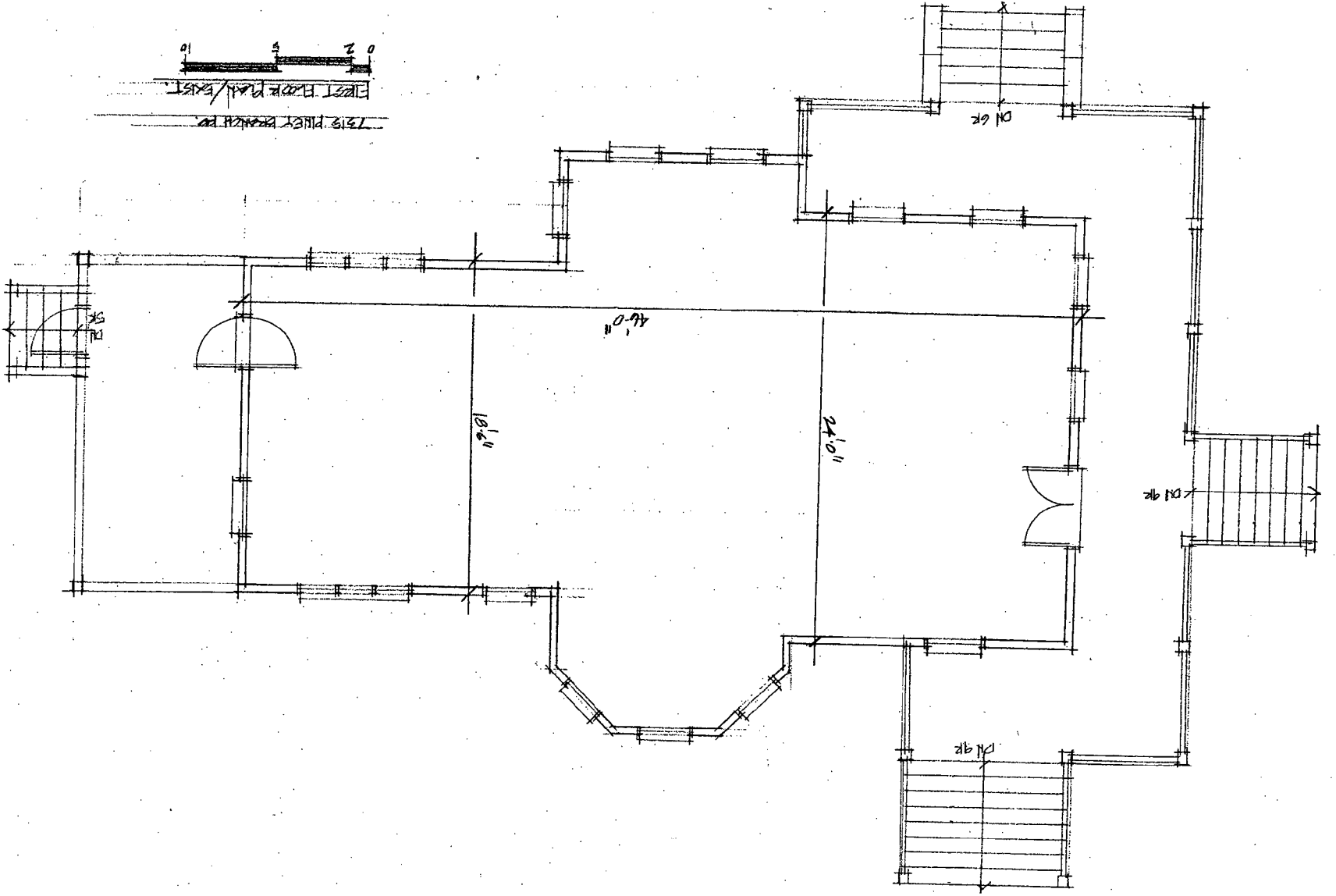


14'-0" H
SIDE ELEVATION (North)



REMOVE EXISTING SKYLIGHT

RE-CLUT DOPNER



1/8" = 1'-0"
0 2 4 6 8 10

First Floor Plan / EAST

1/8" = 1'-0"



REAR



FRONT

WINDOWN. TO BE PUT BACK

7315 PINEY BRANCH RD.
TAKOMA PARK, MD 20912

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)920-0737



REAR (DURING FIRE) SHOWING DORMER

7315 PINEY BRANCH RD.
TAKOMA PARK, MD 20912

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)920-0737



7315 Piney Branch Rd, Front (West) Elevation.



7315 Piney Branch Rd, South Elevation.



7315 Piney Branch Road, North Elevation.



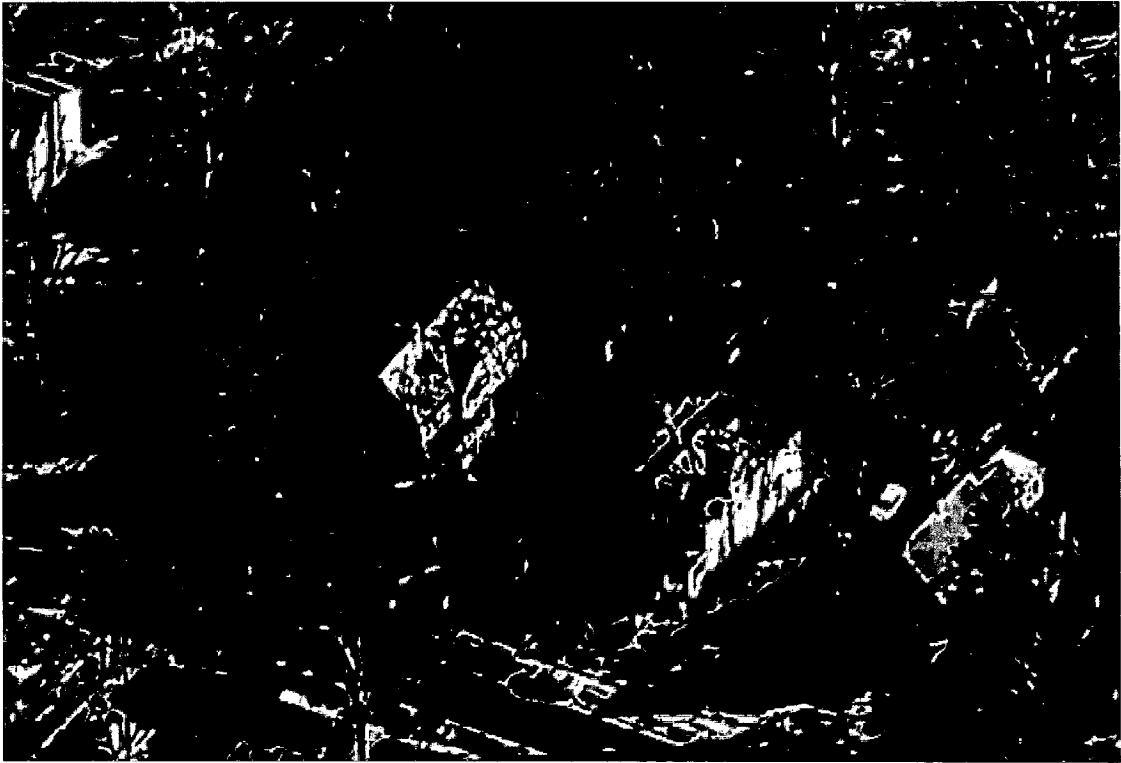
7315 Piney Branch Rd, Detail of rear of
North Elevation.



7315 Piney Branch Rd. Rear Facade.



7315 Piney Branch Road, Remains of rear projecting
gable dormer to be used for restoration/reconstruction.

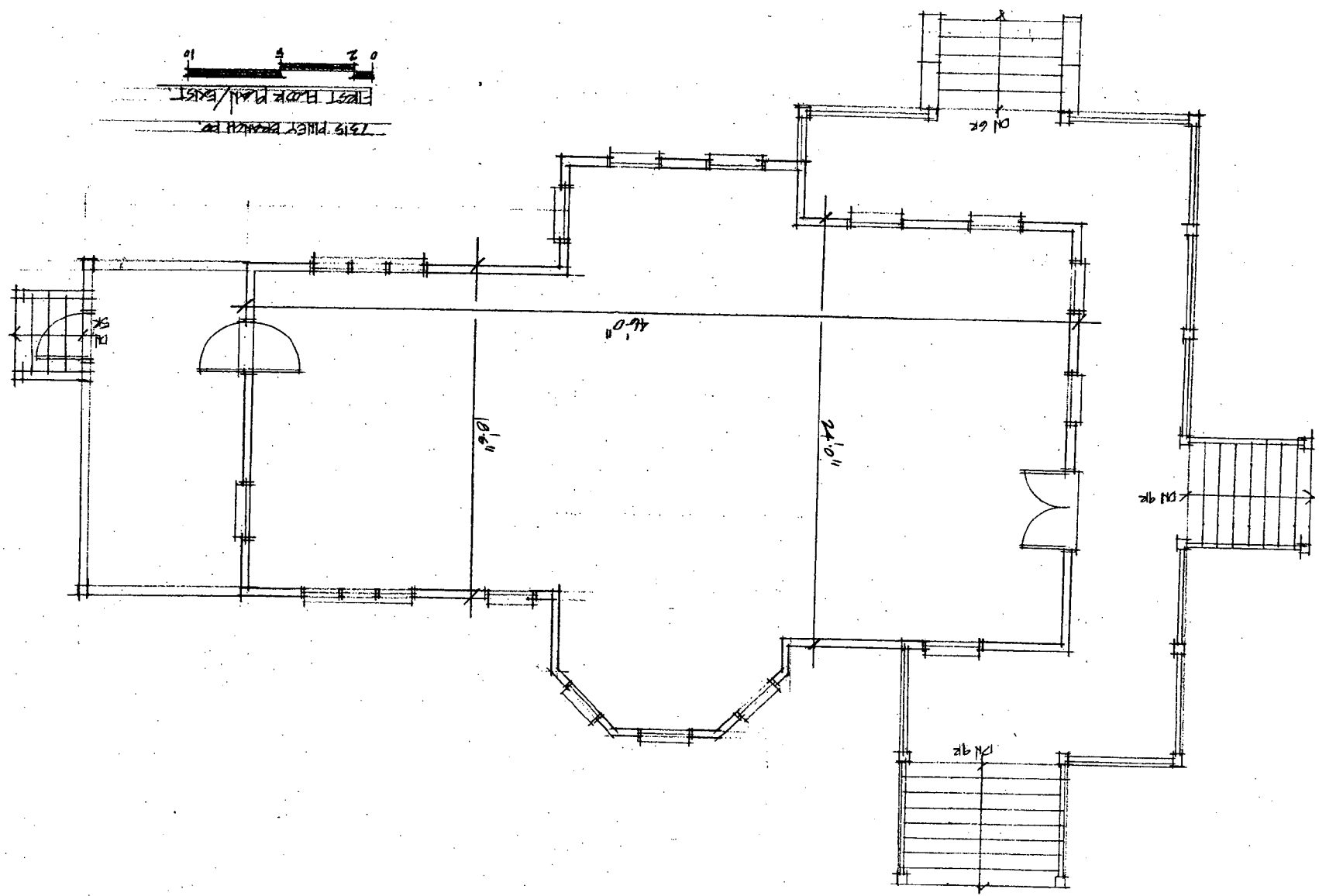


7315 Piney Branch Rd , Takoma Park MD

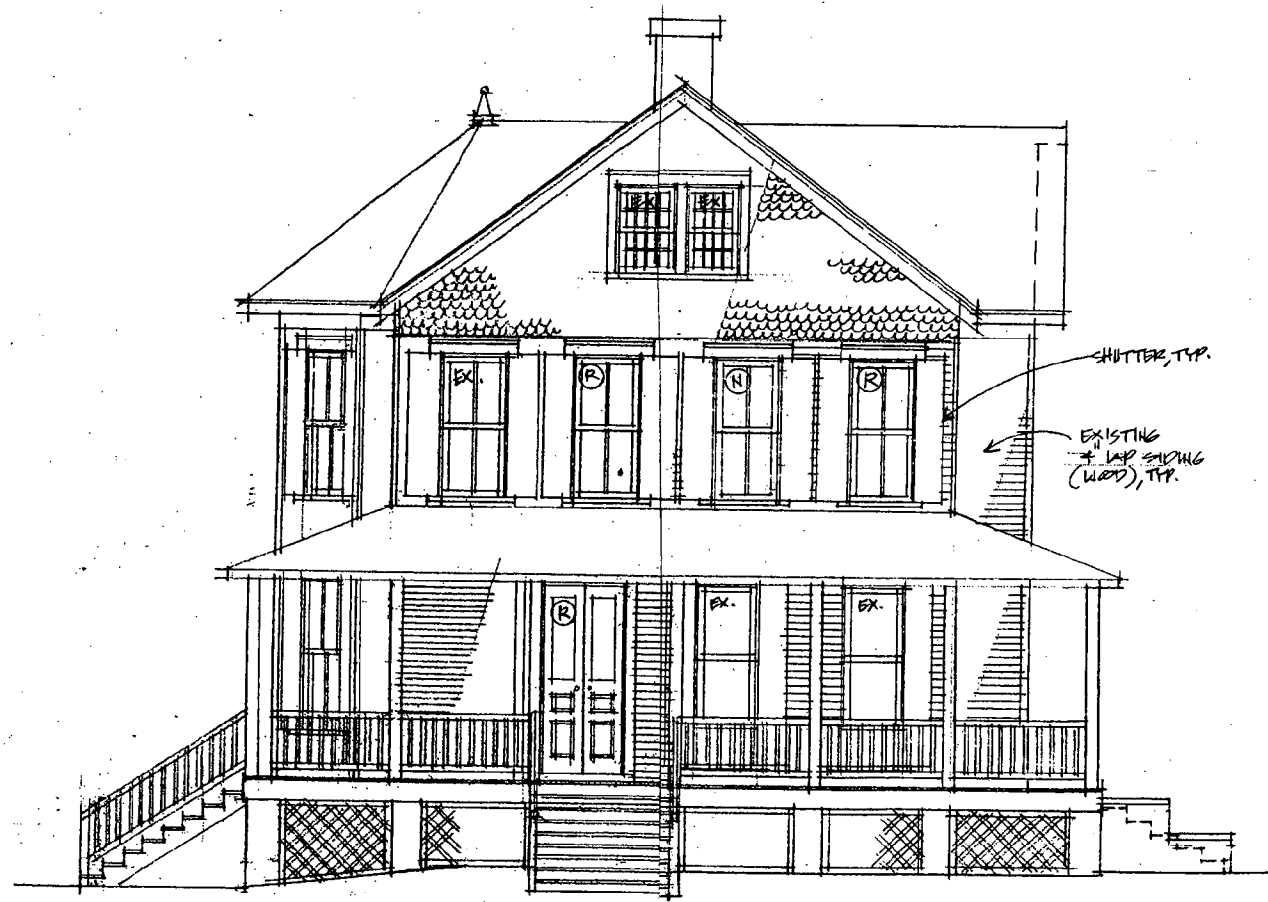
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10 5 2 0
1317. PILES 2000. 2157
1317. PILES 2000. 2157



2



FRONT ELEVATION (WEST)
1/4" = 1'-0"

- Ⓡ - FIRE-DAMAGED DOOR/
WINDOW TO BE REPLACED
- EX. - EXISTING WINDOW TO
REMAIN
- Ⓝ - EXIST. CLOSED-UP
WINDOW OPENING TO
BE REPLACED BY
MATCHING WD. WINDOW

6
1 Sky light



SIDE ELEVATION (SOUTH)
1/4" = 1'-0"

5



REAR ELEVATION (EAST)
1/4" = 1'0"

1/25/2014



SIDE ELEVATION (NORTH)
14'-10"



REAR



FRONT

WINDOW TO BE PUT BACK

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TAKOMA PARK, MD 20912

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REAR (DURING FIRE) SHOWING DORMER

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Kennedy, Rachel

replaced velvet skylights
alum. clad

From: Kennedy, Rachel
Sent: Thursday, July 10, 2008 10:37 AM
To: 'vitullostudio@earthlink.net'
Subject: RE: 7315 Piney Branch Road

Also need material for skylights -

Hi Again Rick,

Re my phone message today. I need to talk with you about the following issues and make sure I get some information before I send your report to the HPC on Tuesday.

- Drawings of gabled dormer on rear to be used for reconstruction. Are you planning to reuse any of the old material or just build all new based exactly on what was there?
- Drawings of windows that will be used to replicate the second story windows (based on the first story windows). This is the plan, right?
- What exactly are you replacing on the front door? It seems that you are just replacing the window glass. Is that correct?
- Specifications on selected scalloped shingles that you will use on gable dormer on rear.

Please get back with me as soon as you can, so I can move your report to the HPC forward. I would like to get them all this info before they hear the case, so they will be comfortable with approval. It might also get your case expedited. Tuesday, 15 July is the target date. Hope to talk to you soon,
Rachel

From: Kennedy, Rachel
Sent: Tuesday, July 08, 2008 1:18 PM
To: 'vitullostudio@earthlink.net'
Subject: RE: 7315 Piney Branch Road

Hi Rick,

It was a pleasure to meet you today and tour the house. It is a darn good thing that the neighbors spotted the fire and saved it from further destruction!!

I am enclosing some information about the Montgomery County preservation tax credit and the state tax credit from the Maryland Historical Trust (MHT). The owners will need to contact MHT to discuss the state credit. I am the go-to person for the county credit and can answer any questions. Basically, any repairs that are done in-kind can be applied for with next year's round of credits (2008 expenses are reimbursed in 2009). Also, any reconstruction based upon historic photos or images (or forensic work) can also be applied for, as long as they are restoring some historic element on the property. New additions, new windows and doors are not generally eligible, unless they fall into the category of restoration of a historic feature long lost (i.e. removing vinyl windows and replacing them with wood windows based upon what was originally there). <http://www.marylandhistoricaltrust.net/taxcr.html>

Anyway, the county credit returns ten percent of rehab costs to the pocket of the property owner. You may have the owners go ahead and take a look at the old application. We will be creating a new application this summer, so the old one will not be applicable—however, it will give them an idea about what types of receipts to save and etc. <http://www.mc-mncppc.org/historic/instructions/taxcredit.shtm>

I am looking forward to getting information about the scalloped wood shakes and the custom-built windows. It would also be good to get drawings of the reconstruction of that rear dormer window. Will you be doing a drawing of that anyway?

Thanks,
Rachel

Rachel Kennedy
Senior Planner
Countywide Planning | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
1109 Spring Street, Suite 801
Silver Spring, MD 20910
rachel.kennedy@mncppc-mc.org, <http://www.mc-mncppc.org/historic/>
Mailing Address:
8787 Georgia Avenue
Silver Spring, MD 20910

From: Richard J. Vitullo [mailto:vitullostudio@earthlink.net]
Sent: Monday, July 07, 2008 5:29 PM
To: Kennedy, Rachel
Subject: RE: 7315 Piney Branch Road

I can meet you there at 10:30am tomorrow (Tuesday). Let me know.

Rick

Vitullo Architecture Studio, P.C.

7016 Woodland Ave.
Takoma Park, MD 20912
(301) 920-0737
(301) 806-6447 cell
E-mail: RJV@VitulloStudio.com
Website: www.VitulloStudio.com

-----Original Message-----

From: Kennedy, Rachel [mailto:Rachel.Kennedy@mncppc-mc.org]
Sent: Monday, July 07, 2008 1:12 PM
To: vitullostudio@earthlink.net
Subject: FW: 7315 Piney Branch Road

Hi Mr. Vitullo,

I just left you a phone message about 7315 Piney Branch Rd. I am hoping to take a look at it this week and get started with the staff report for 23 July's meeting. Just let me know if Tuesday, 8 July (any time) or Wednesday, 9 July (Wednesday between 11 am and 2 pm) will work for you. Thanks,
Rachel

Rachel Kennedy
Senior Planner
Countywide Planning | Historic Preservation Section
Maryland-National Capital Park and Planning Commission

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1109 Spring Street, Suite 801
Silver Spring, MD 20910
rachel.kennedy@mncppc-mc.org, <http://www.mc-mncppc.org/historic/>
Mailing Address:
8787 Georgia Avenue
Silver Spring, MD 20910

From: Richard J. Vitullo [mailto:vitullostudio@earthlink.net]
Sent: Thursday, July 03, 2008 3:59 PM
To: Fothergill, Anne
Cc: 'RICK LEONARD'; hfulton@pdsdc.org; 'Kathleen Fulton'
Subject: RE: 7315 Piney Branch Road

Thanks, Anne.

Vitullo Architecture Studio, P.C.

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Website: www.VitulloStudio.com

-----Original Message-----

From: Fothergill, Anne [mailto:Anne.Fothergill@mncppc-mc.org]
Sent: Thursday, July 03, 2008 2:55 PM
To: vitullostudio@earthlink.net
Subject: RE: 7315 Piney Branch Road

The application is here and will be on the July 23rd agenda. Once a staff person has been assigned to the application they will be in touch with you.

thanks, Anne

From: Richard J. Vitullo [mailto:vitullostudio@earthlink.net]
Sent: Tuesday, June 24, 2008 12:50 PM
To: Fothergill, Anne
Subject: 7315 Piney Branch Road

Hi Anne:

Has this project been picked up yet from DPS and/or has it been scheduled yet for a hearing? I sent it over to DPS about 10 days ago. Thanks.

Rick

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