

37/03-05YY 7417 Piney Branch
Takoma Park Historic District

Scope of Work

The scope of work for the garage renovations are as shown on the set of drawings A1-A4 dated October 10, 2005 and as described below. Contractor is to review existing conditions of the project site before commencing work. Report any conditions at variance with the drawings to the architect.

Permits-

The Owner will obtain the general building permit. The contractor will be responsible for the other required permits such as electrical.

Demolition-

Demolish existing shed on south side of garage. Demolish retaining wall and concrete slab at shed location. Demolish wall sections as required for placement of new windows and doors. Demolish 2x4 roof ties.

Earthwork-

Perform excavation as required for footings and retaining wall. Following backfilling, remove excess soil following from site as directed by owner.

Concrete-

See notes at 1/A2.

Masonry-

Provide reinforced 8" concrete block at the new retaining wall. See notes/details on drawings at 2/A3. Incorporate re-bar reinforcement as shown in detail. Place ladder type horizontal reinforcement every other course.

Insulation-

Provide minimum R-38 insulation in roof locations and R-13 at walls. Use either fiberglass batts, rigid insulation, sprayed in place polyurethane foam (R 6.0/in) or urethane foam (R 7.14/in). Place extruded polystyrene rigid board insulation between sleepers at floor.

Exterior Wall Assembly-

Build study above walls as shown on 2/A3. Existing walls to remain consist of wood 2x4's 24" on center with lap siding. Place Tyvec vapor barrier on inside face of siding and lap onto studs. Determine in field the plumbness and straightness of the existing framing and report findings to owner or architect. Either shim/pad out studs as required to achieve straight and plumb walls or, if necessary sister new studs to old. Fill void between siding and interior sheathing with insulation to maximize R value. Provide and install 1/2" thick plywood sheathing or OSB on wall framing to stabilize structure. Place polyethylene sheeting over sheathing under drywall.

Windows and Entry Doors-

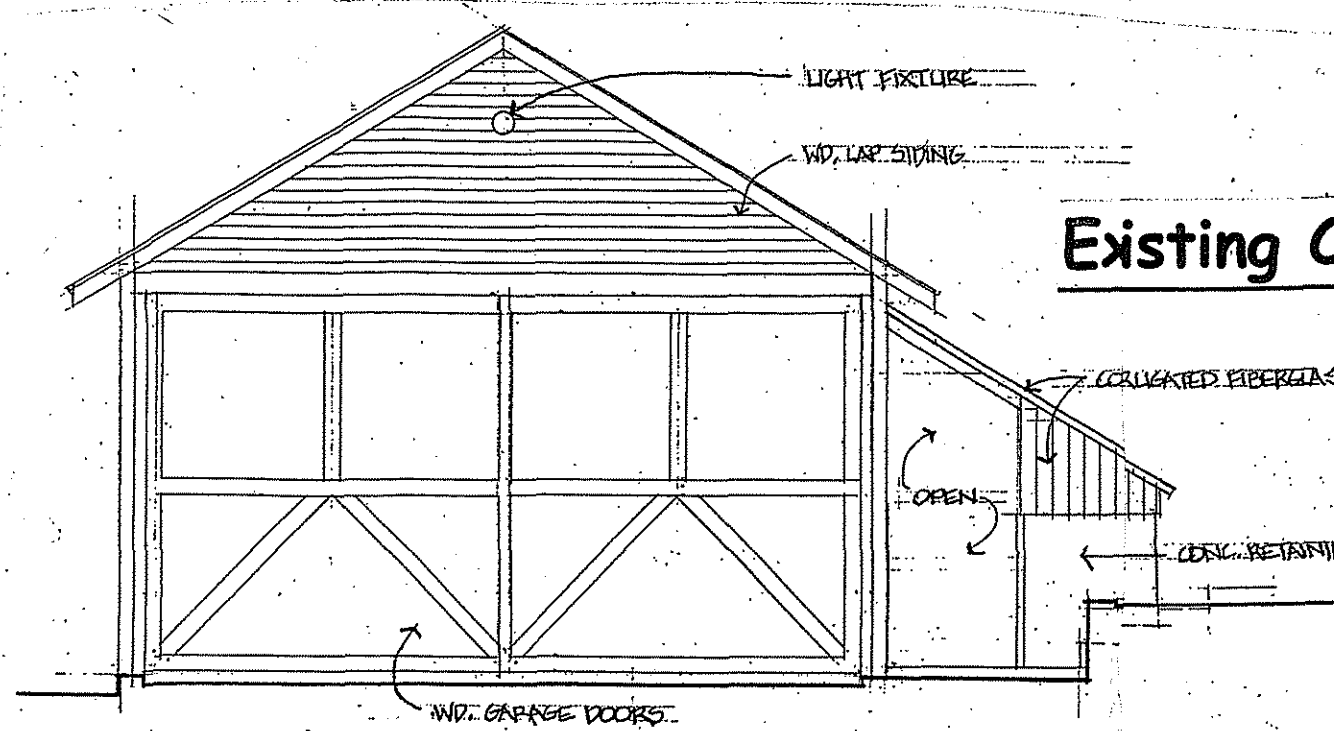
Provide wood casement and awning windows, wood and glass French in-swing doors and sidelites as shown on drawings and as manufactured by Marvin Windows. Product numbers are shown on plan at 2/A2. Selection of high window on east elevation will be done following field measuring. Review manufacturer's options for glass, finish, jamb extensions, etc. with owner and architect prior to ordering.

Electrical-

Provide wiring for outlets, switches and lights as shown on Lighting and Power Plan on A4. Provide sub-panel in storage room as shown on 2/A4

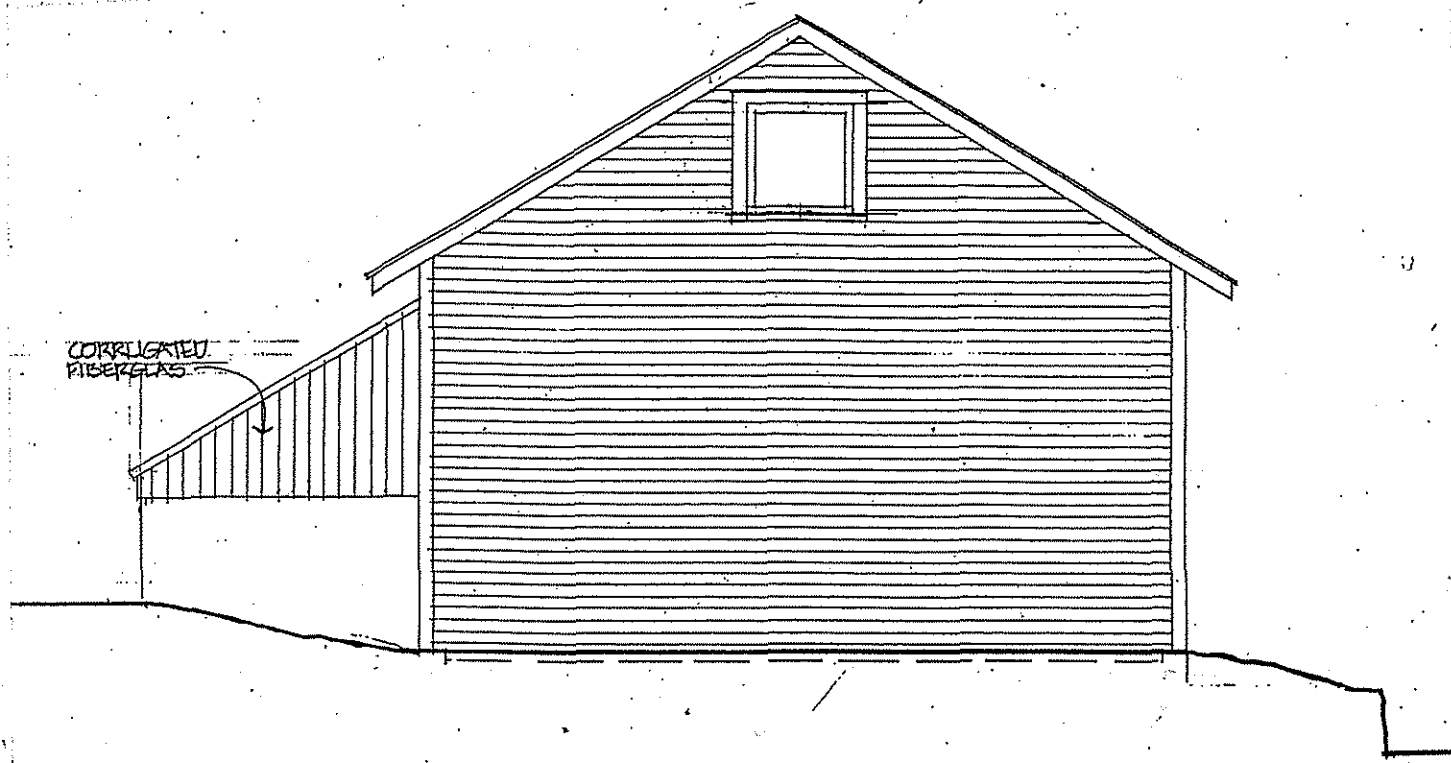
Telephone and cable wiring-

The owner will take care of these items.



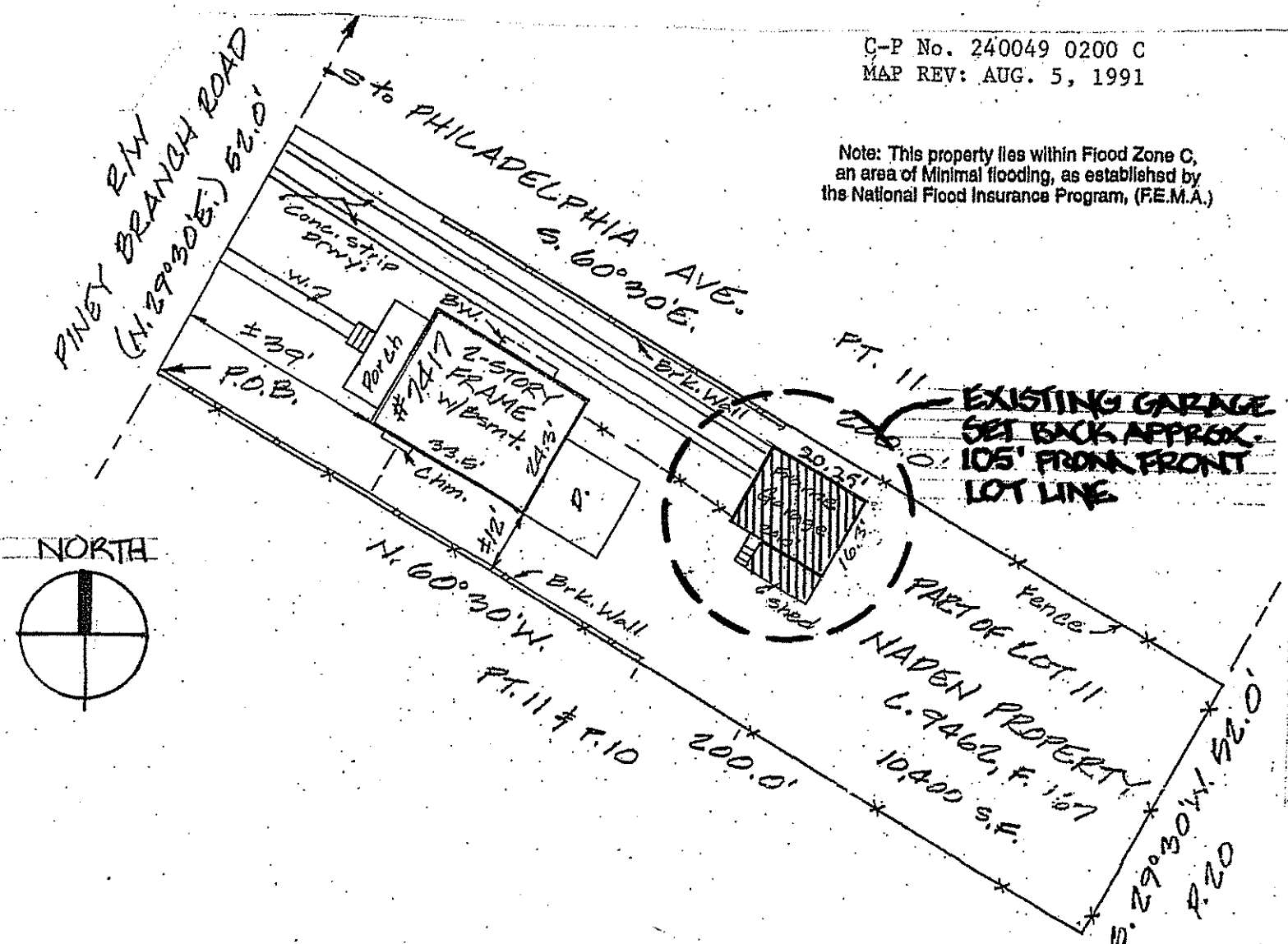
West Elevation

1/4" = 1'- 0"



East Elevation

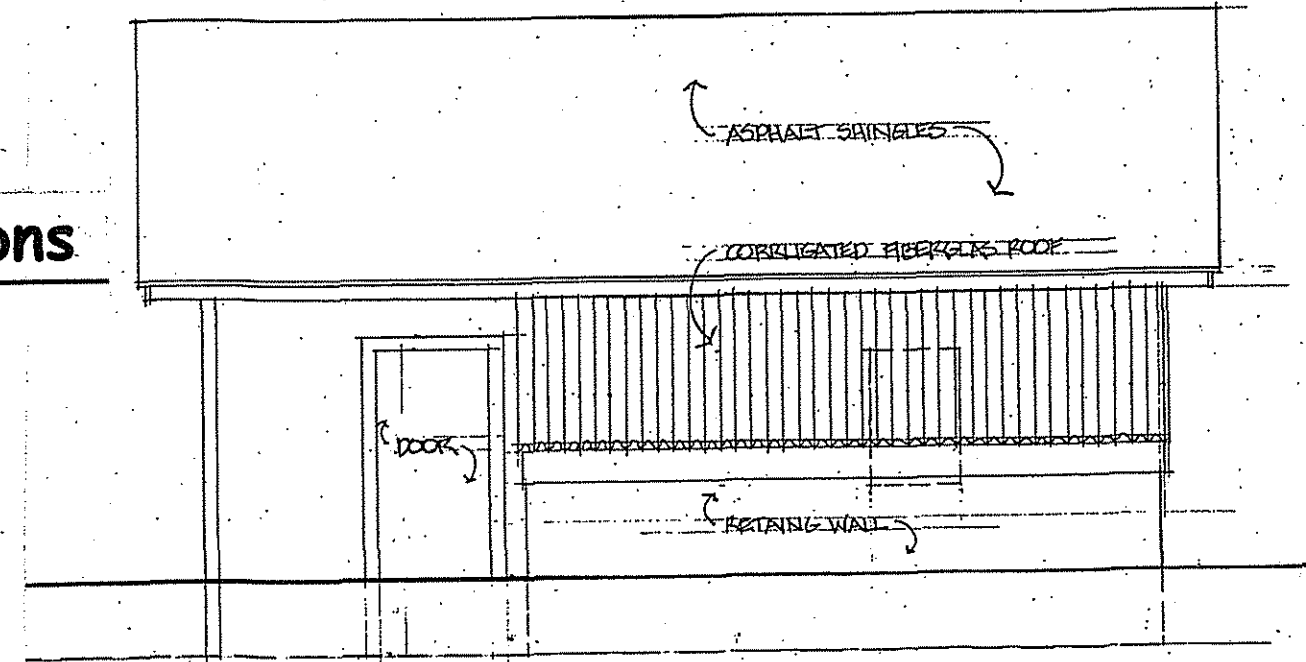
1/4" = 1'- 0"



Site Plan

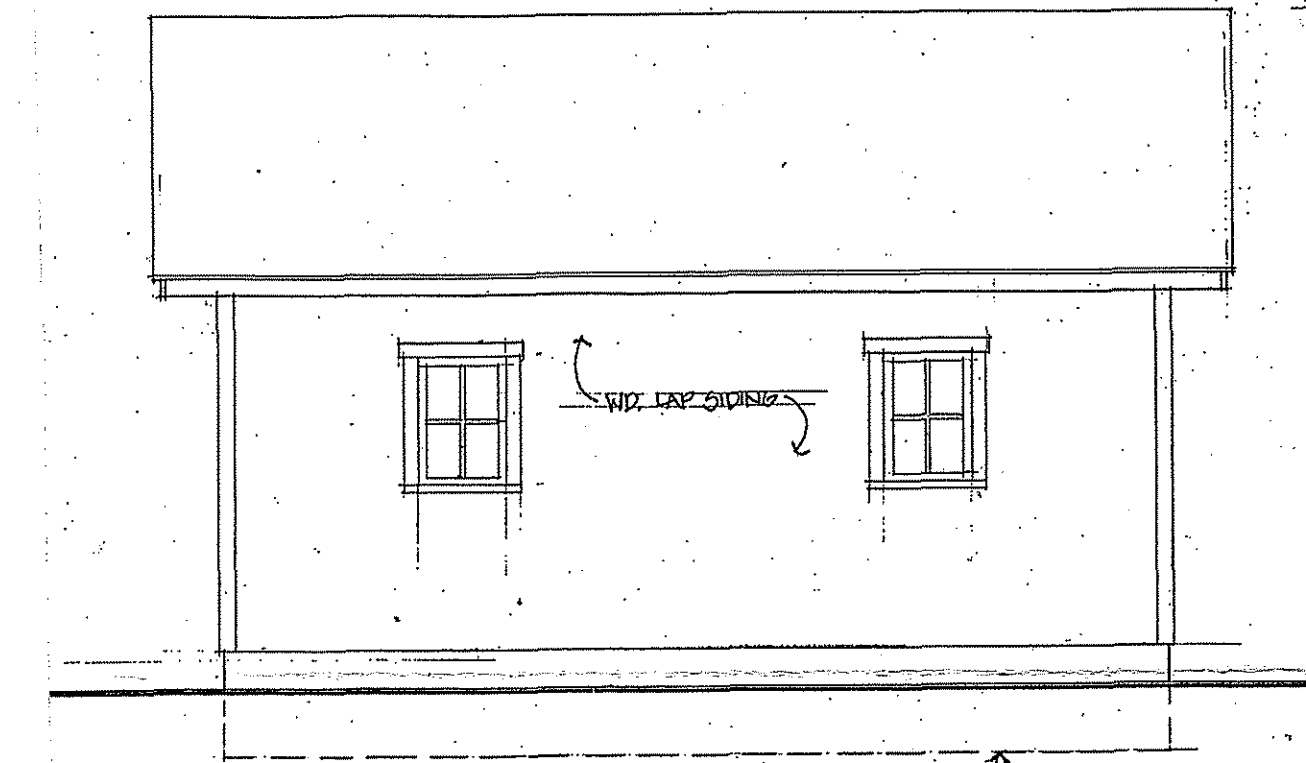
1/30" = 1'- 0"

Existing Conditions



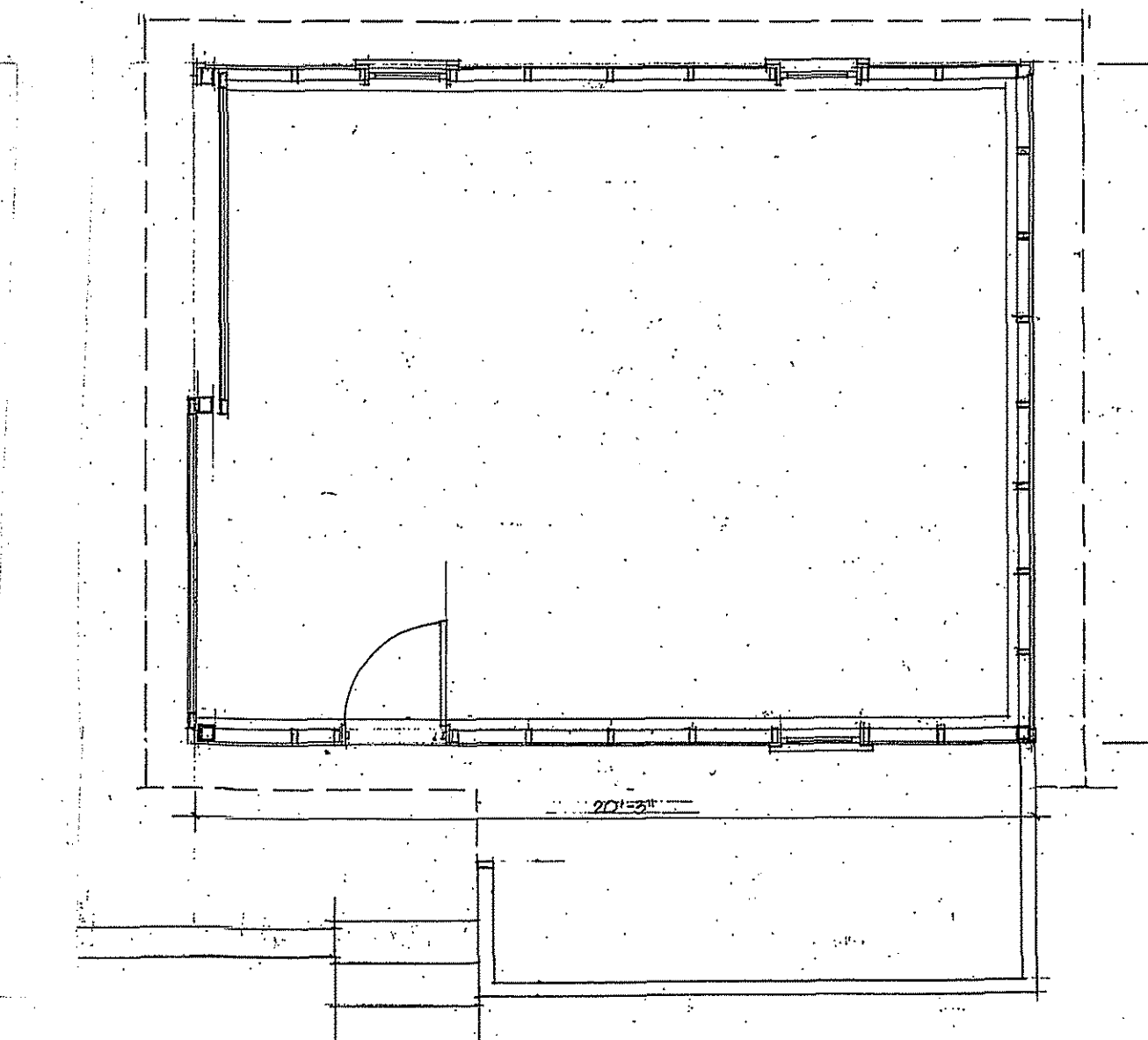
South Elevation

1/4" = 1'- 0"



North Elevation

1/4" = 1'- 0"



Floor Plan

1/4" = 1'- 0"

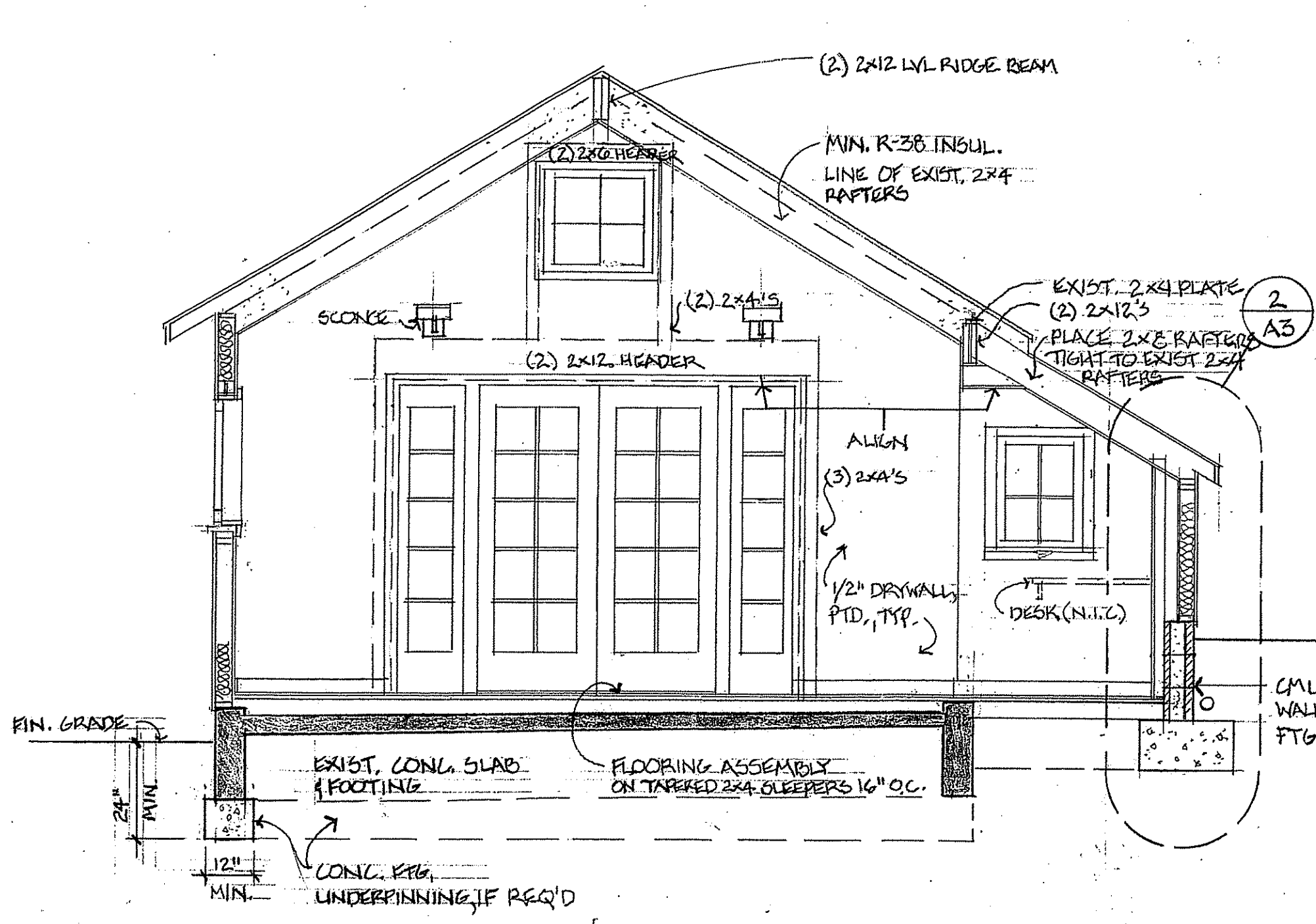
Permit Set October 10, 2005

SCOTT TYSON DAVIS, Architect
7807 Radnor Road, Bethesda, MD 20817
301 263 1174 scotttdavis2000@yahoo.com

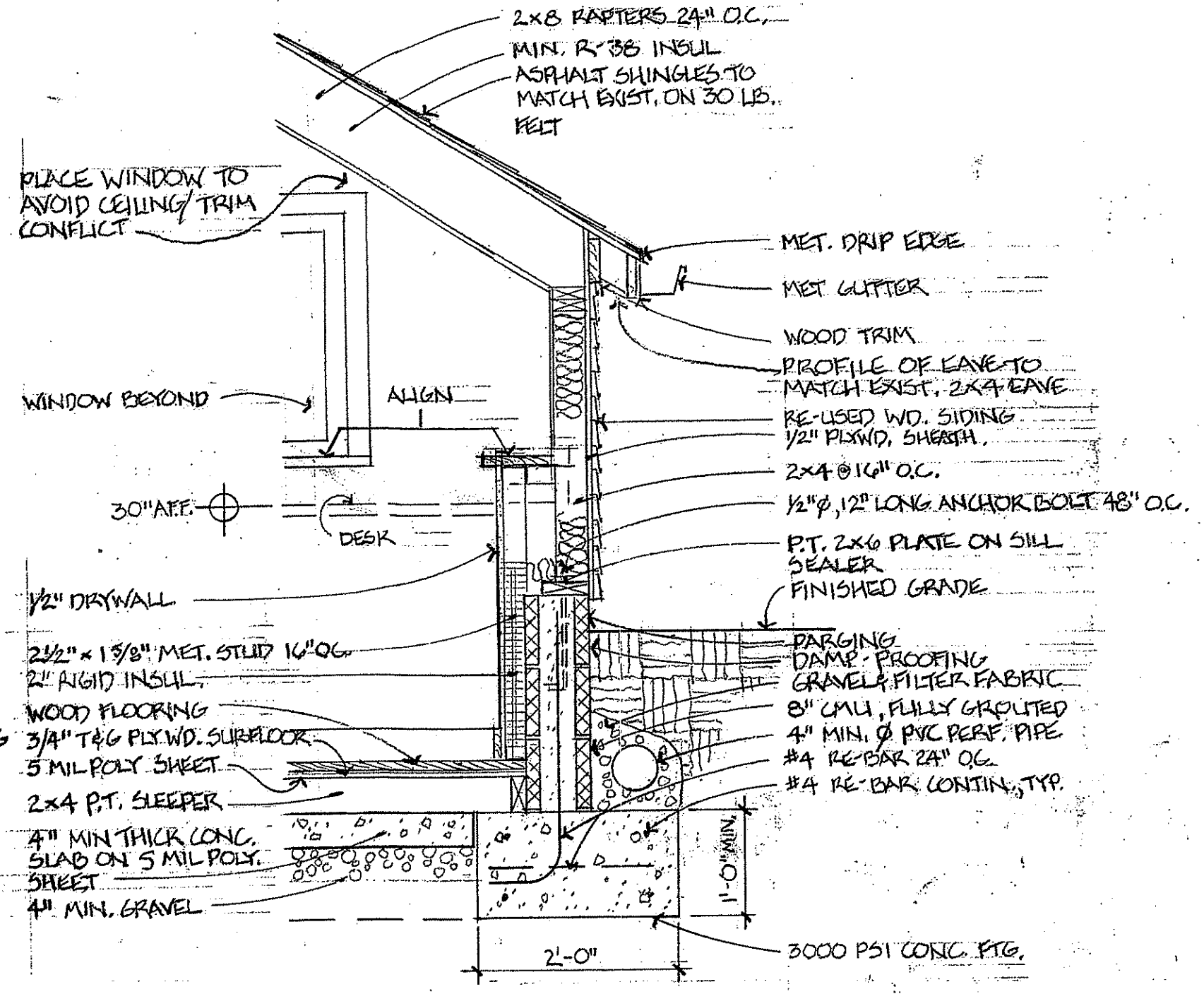
APPROVED
Montgomery County
Historic Preservation Commission
Judith O'Malley
10-17-05

Naden Studio Project
7417 Piney Branch Road
Takoma Park, MD 20912

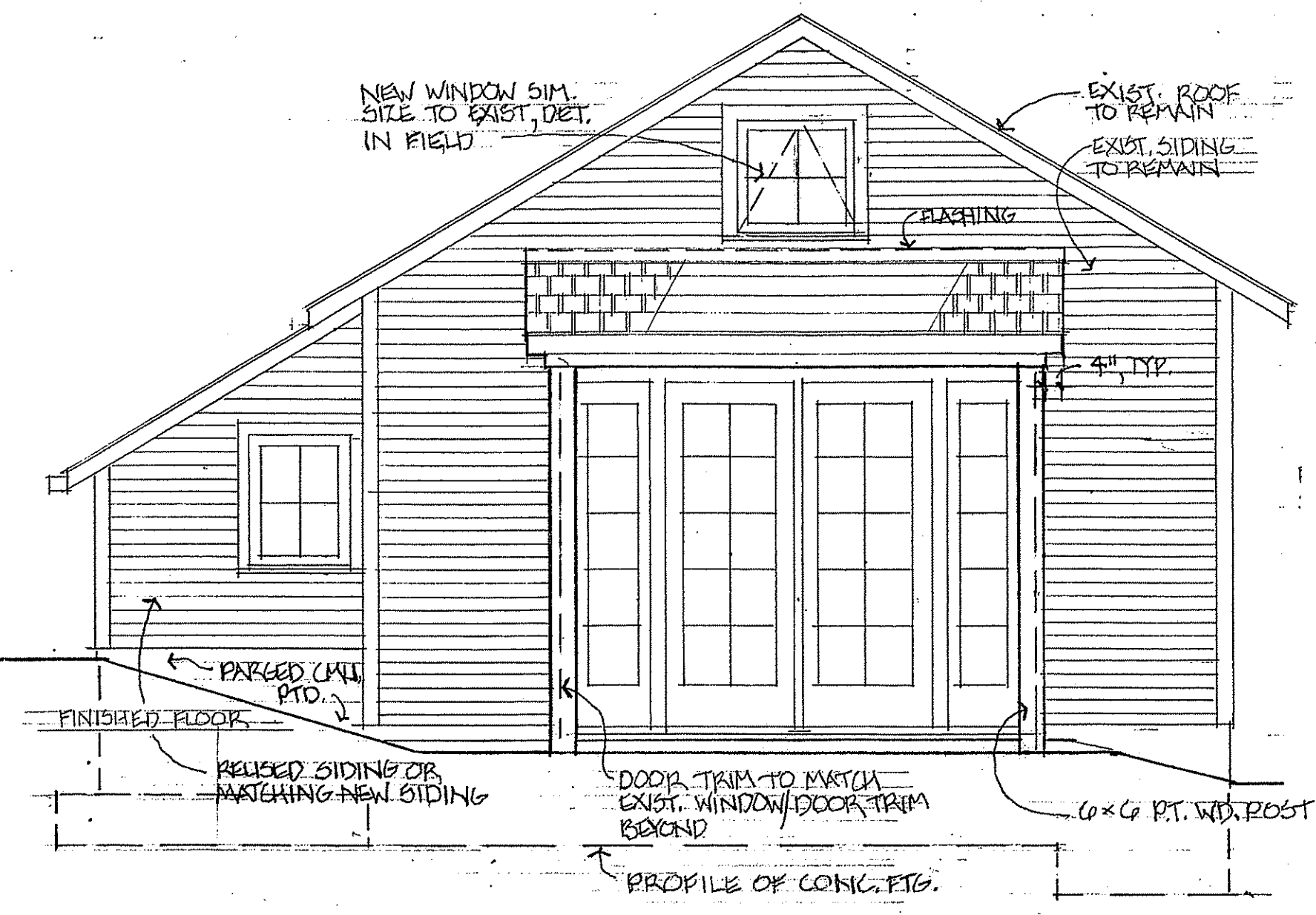
A1



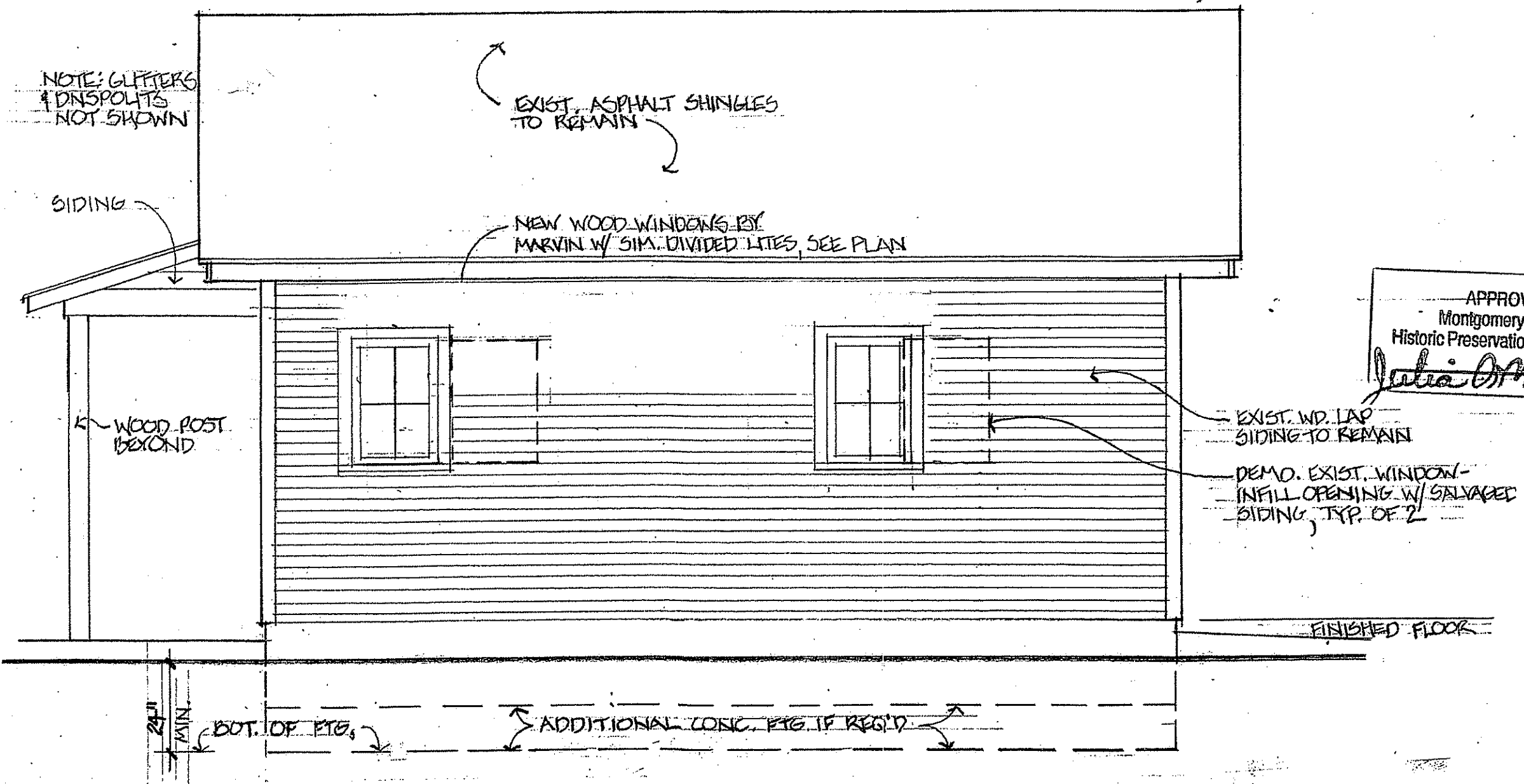
1 Building Section
 3/8" = 1'-0"



2 Wall Section Detail
 3/4" = 1'-0"



3 East Elevation
 3/8" = 1'-0"



4 North Elevation
 3/8" = 1'-0"

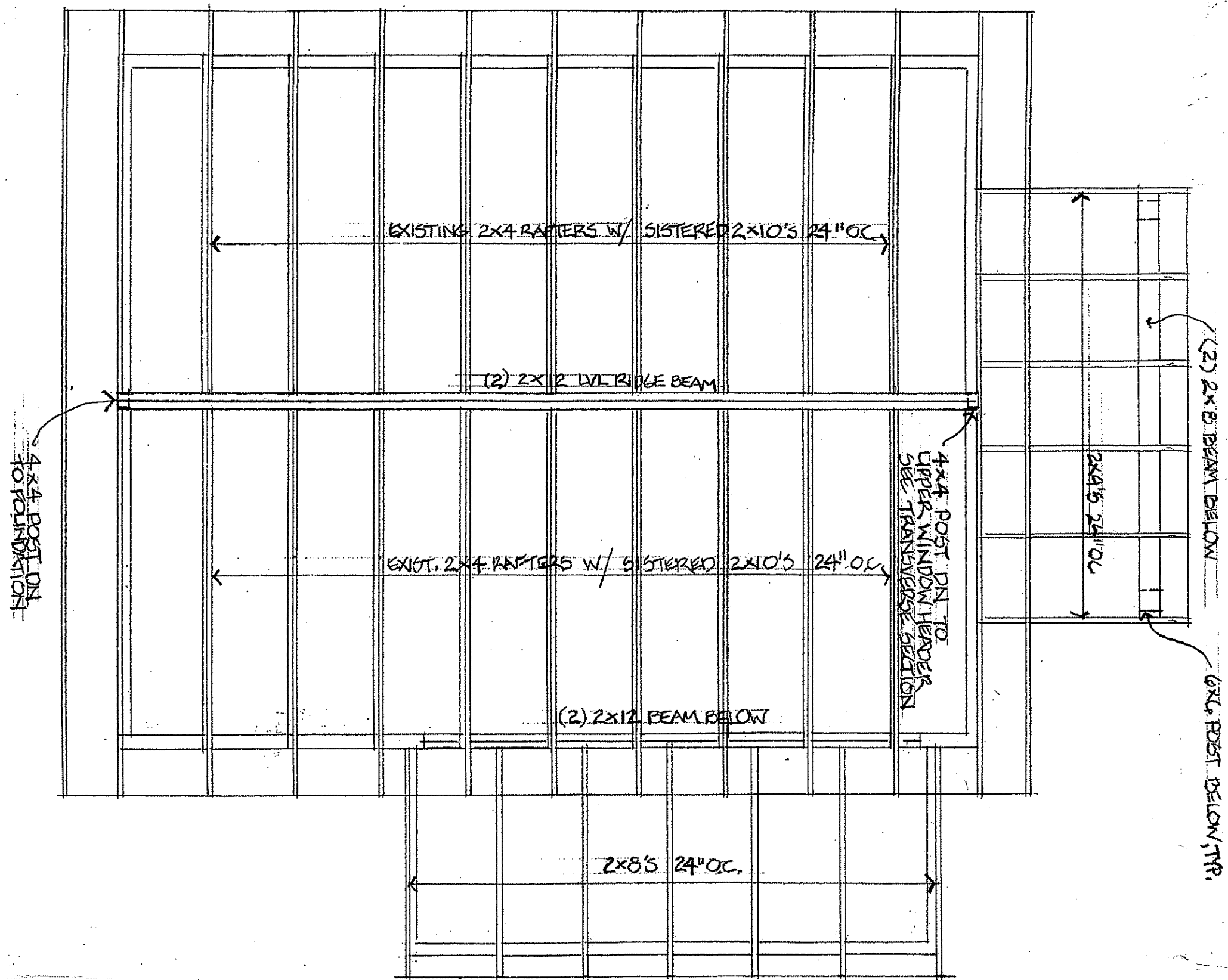
SCOTT TYSON DAVIS Architect
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 301 263 1174 scotttdavis2000@yahoo.com

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley

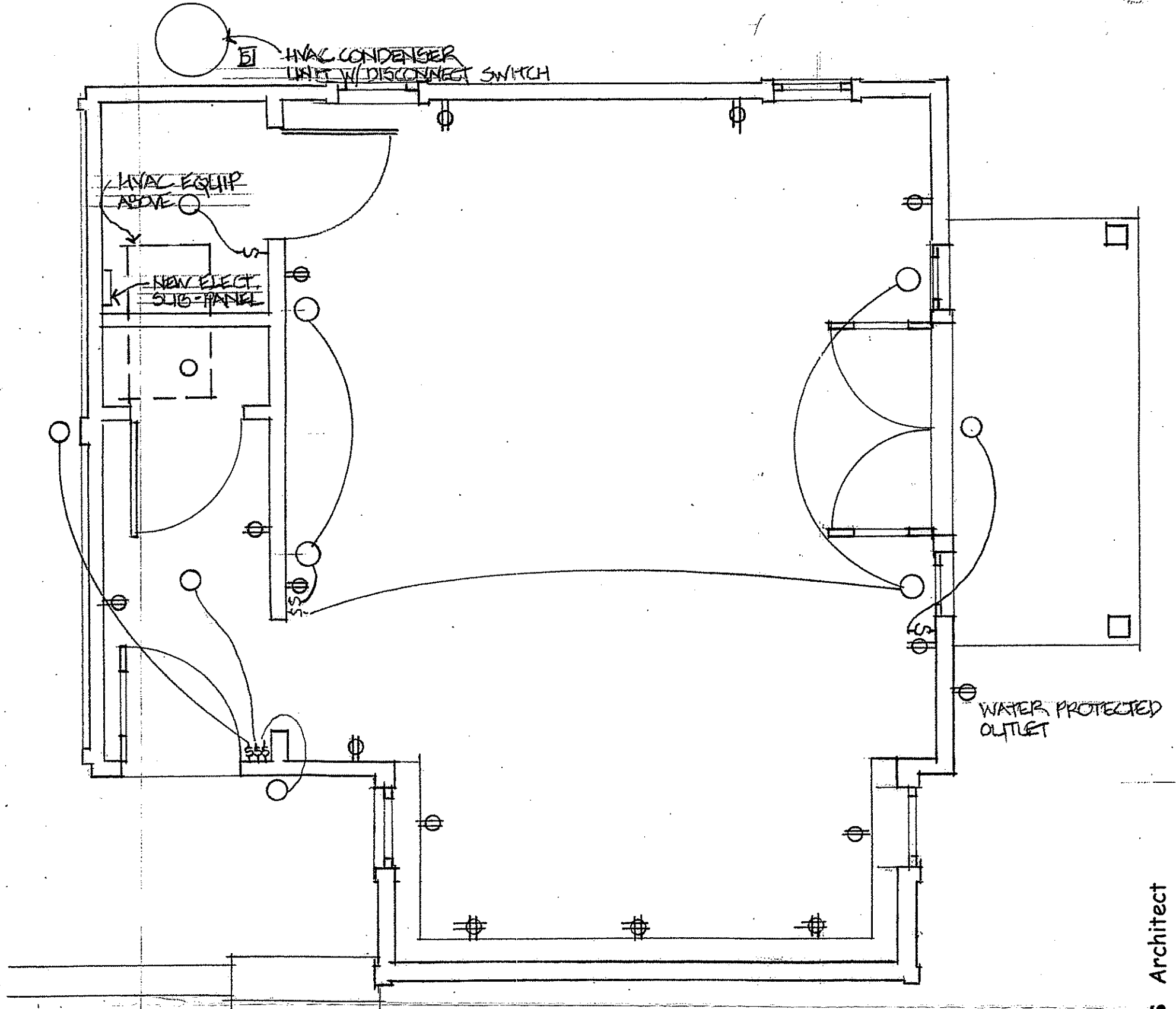
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Permit Set October 10, 2005

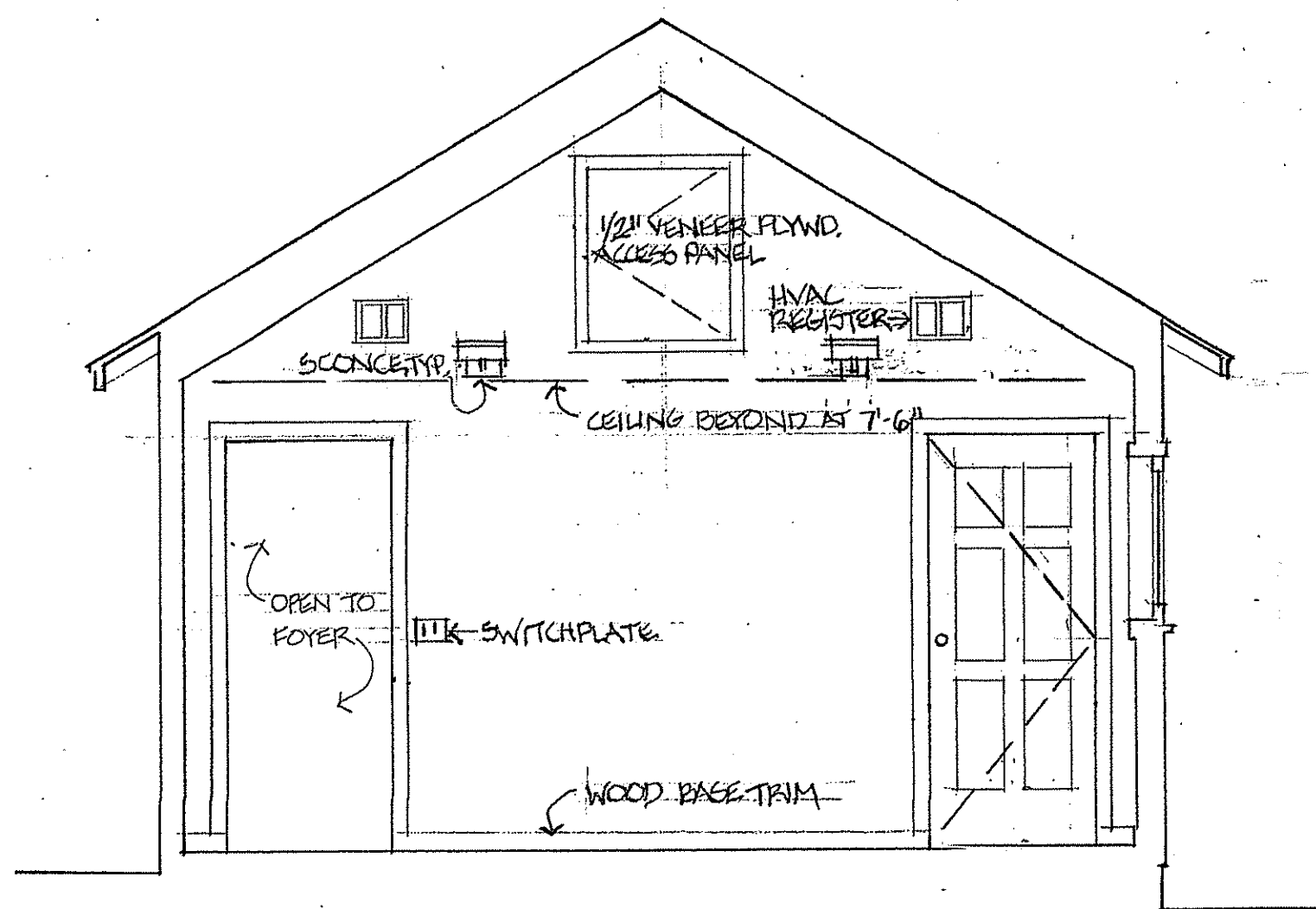
A3



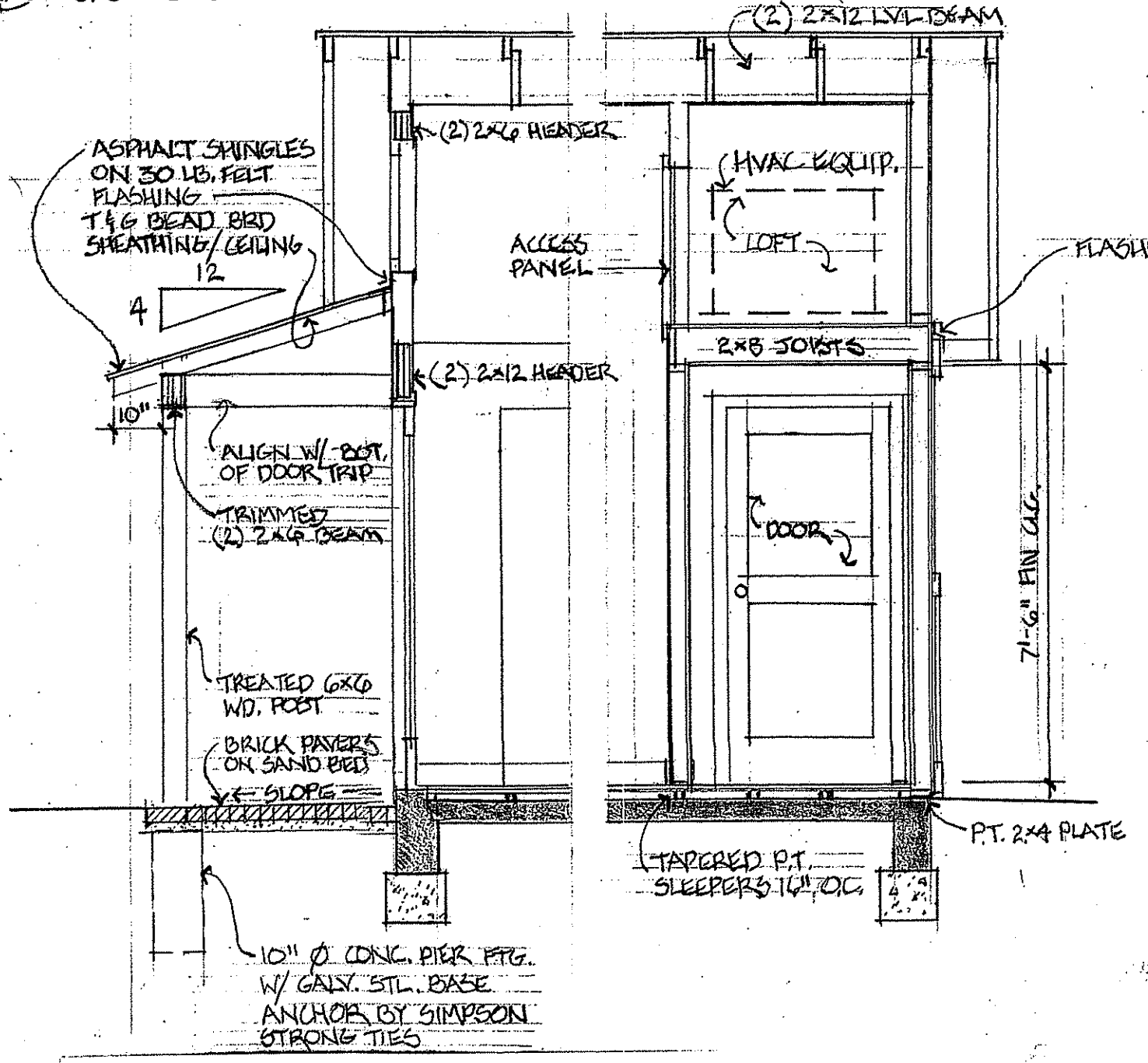
1 Framing Plan
3/8" = 1'-0"



2 Power/Lighting Plan
3/8" = 1'-0"



3 Section/Elevation
3/8" = 1'-0"



4 Building Section
3/8" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley

SCOTT TYSON DAVIS Architect
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301.263.1174 scotttdavis2000@yaho.com

Naden Studio Project
7417 Piney Branch Road
Takoma Park, MD 20912

Permit Set October 10, 2005

A4




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 15, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 395387

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 FOLLOWING CONDITION:**

1. The north side windows will be retained and move slightly as show in Plan B.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: David Naden

Address: 7417 Piney Branch Road, Takoma Park, 20912

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 246 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR
 HISTORIC AREA WORK PERMIT

Contact Person: SCOTT DAVIS
 Daytime Phone No.: 301-263-1174

Tax Account No.: 01075306

Name of Property Owner: DAVID NADEN Daytime Phone No.:

Address: 7417 Piney Branch Road Takoma Park MD 20912
Street Number City Street Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: SCOTT DAVIS, Architect Daytime Phone No.: 301-263-1174

LOCATION OF BUILDING/PREMISE

House Number: 7417 Street: PINEY BRANCH RD
 Town/City: TAKOMA PARK Nearest Cross Street: Philadelphia Ave
 Lot: P 11 Block: 83 Subdivision: Barclay Tract (25)
 Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate
 Move Install Wreck/Save
 Revision Repair Revocable
 AC Slab Room Addition Porch Deck Shed
 Splay Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 30,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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 2 feet 0 inches rebuilding of section at shed
 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.

Signature of owner or authorized agent: [Signature] Date: Aug 29, 2005

Approved: with one condition For Chairperson, Historic Preservation Commission

Disapproved: Signature: [Signature] Date Issued: 9-15-05
 Application/Permit No.: 39538 Date Filed: 8/24/05 Date Issued: 9-15-05

Edn: 6/21/95 SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7417 Piney Branch Avenue, Takoma Park **Meeting Date:** 09/14/05
Applicant: David Naden **Report Date:** 09/07/05
Resource: Contributing Resource **Public Notice:** 08/31/05
Takoma Park Historic District
Review: HAWP **Tax Credit:** None
Case Number: 37/03-05ZZ **Staff:** Anne Fothergill

PROPOSAL: Alterations to garage and patio installation

RECOMMENDATION: Approval with condition

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application with the condition that:

1. The north side windows will be retained and moved slightly as shown in Plan B.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Bungalow
DATE: 1913

PROPOSAL

The applicants are proposing some alterations to the existing 16' x 20' frame garage, which is located 100+ feet back from the front lot line. These alterations are part of a conversion of the building from a garage use to an office and voice training studio.

They are proposing the following alterations:

West side (visible from the street): No changes to original garage; new shed roof addition will be set back on right (south) side

North side: Remove existing windows and install new wood simulated divided light transom-type windows OR move existing windows as shown in Plan B (*applicant has submitted two proposals for this elevation*)

East side: Install wood simulated divided light French doors and sidelites; construct small shed roof entryway with wood posts; install a small brick patio

South side: Install wood and glass entry door in new door opening to left of existing door which will be removed. Remove existing non-original shed roof lean-to extension and construct new shed roof addition. The addition will have an asphalt shingle roof and wood siding to match the garage.

See Circles 7-18/20-27 for plans and photos of existing conditions.

STAFF DISCUSSION

The *Takoma Park Guidelines* state “the Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County’s historic and architectural heritage.” The *Guidelines* state that while Contributing Resources “may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.”

Additionally, the *Guidelines* state the following about reviewing HAWPs on Contributing Resources:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

The garage is set far back on the lot and the front is only slightly visible from the street. The garage appears to date from the same era as the house, c. 1913. The removal of the non-original lean-to shed addition is not problematic and the construction of a small side addition in that location is also acceptable.

While allowing some alterations to the structure to accommodate current programmatic needs, the preservation of the garage’s original features is always the goal. The *Guidelines* above state “original size and shape of window and door openings should be maintained, where feasible.” Staff discussed with the architect the possibility of minimizing the impact to this structure by leaving windows intact where possible. Specifically, staff would like to see the original windows on the north side retained. One compromise the architect proposed is to retain the windows and move them slightly (see Circle 18). Since this change is not visible from the street and the windows would remain in the building, this might be an allowable compromise.

As noted above, the *Takoma Park Guidelines* state that “alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.” Three sides of this garage are not visible from the public right-of-way and therefore staff has reviewed the alterations with greater leniency.

Staff is recommending approval with the condition that the north side windows be retained and moved slightly as shown in the plan in Circle 18.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve with the condition listed on page one* the HAWP application

as being consistent with Chapter 24A-8 (b) 2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (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 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

**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:

This house on a busy street in Takoma Park is a lovely 'box bungalow' house built in 1913. It has been well maintained and most of its architectural charms remain intact: the deep front porch, the windows, the verdant setting. A frame garage 16' x 20' sits 105' ± back from the front lot line. The simple original gable structure features large wood rolling garage doors with a design that works well with the house.

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

The present project affects the garage only. The owners are proposing an adaptive re-use project in which the garage will be converted into an office and voice training studio. The west elevation, the principle elevation seen from the street, will not change in appearance. An unsightly shed will be rebuilt and the rear elevation will get french doors, sidelites, and a small shed roof.

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.

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

- 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.

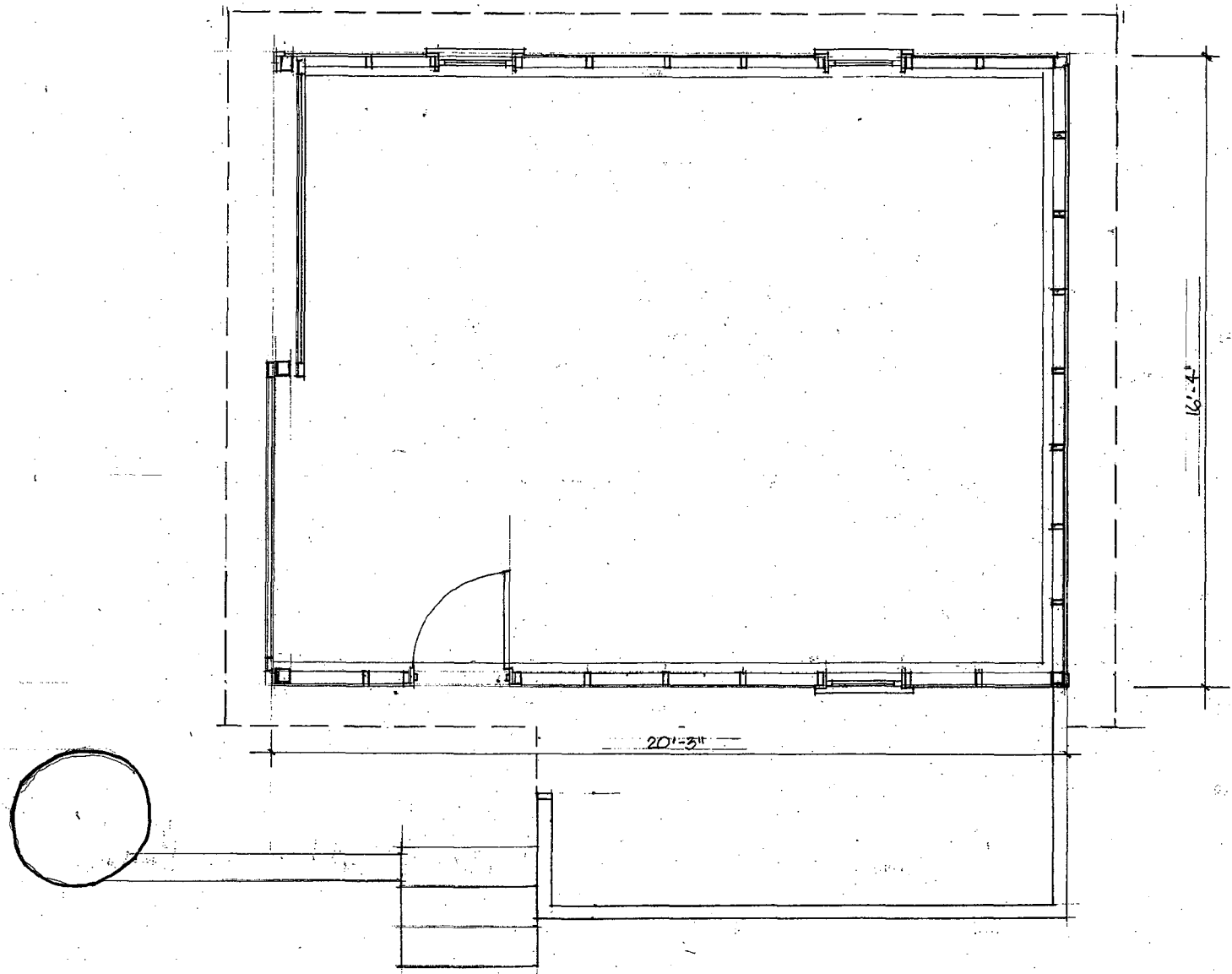
6. TREE SURVEY

If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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.

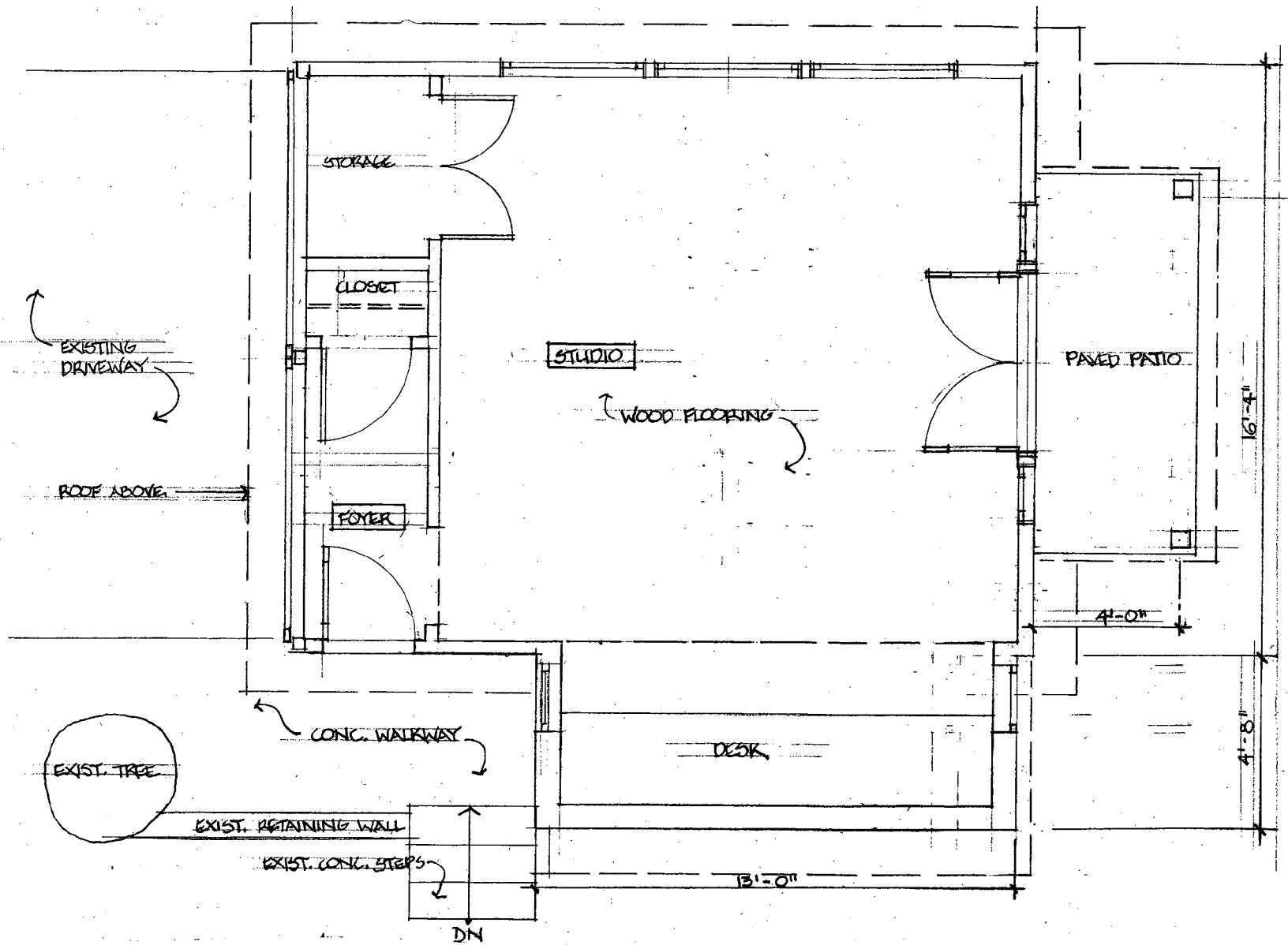


② Existing Conditions - Garage Plan
1/4" = 1'-0"

Naden Garage Renovations
7417 Piney Branch Road

Scott Tyson Davis Architect
301 263 1174

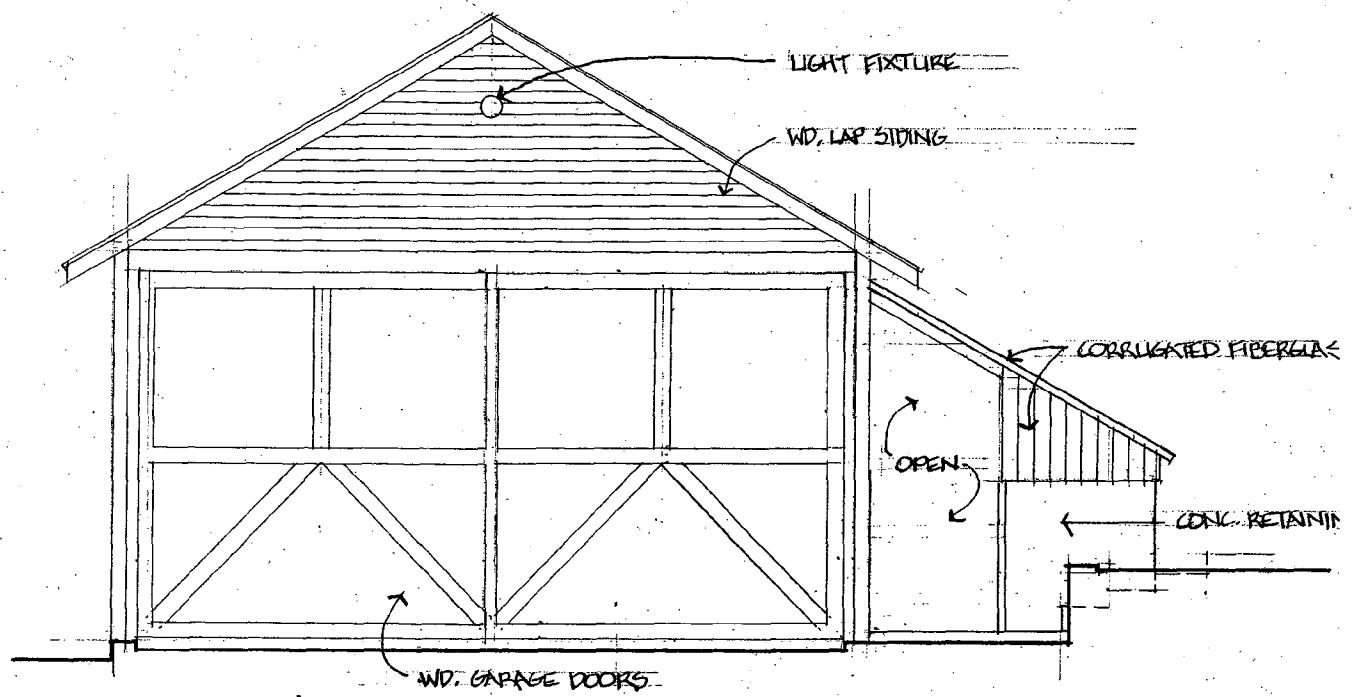
②



7 **Proposed Garage Renovation Plan**
 1/4" = 1'-0"

Naden Garage Renovations

Scott Tyson Davis Architect
 301.243.4474

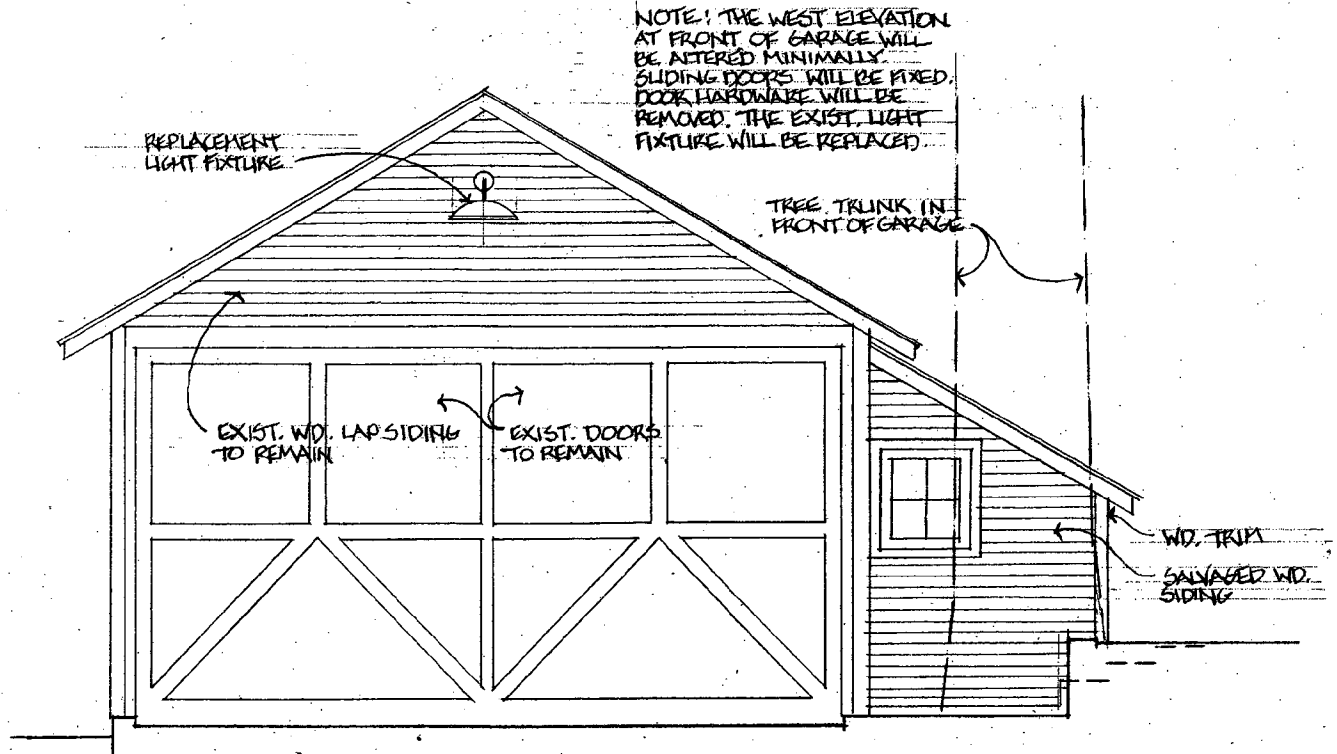


③ Existing Conditions - West Elevation
1/4" = 1'-0"

Naden Garage Renovations
7417 Piney Branch Road
Takoma Park, MD 20817

Scott Tyson Davis Architect
301 263 1174
scotttdavis2000@yahoo.com

10

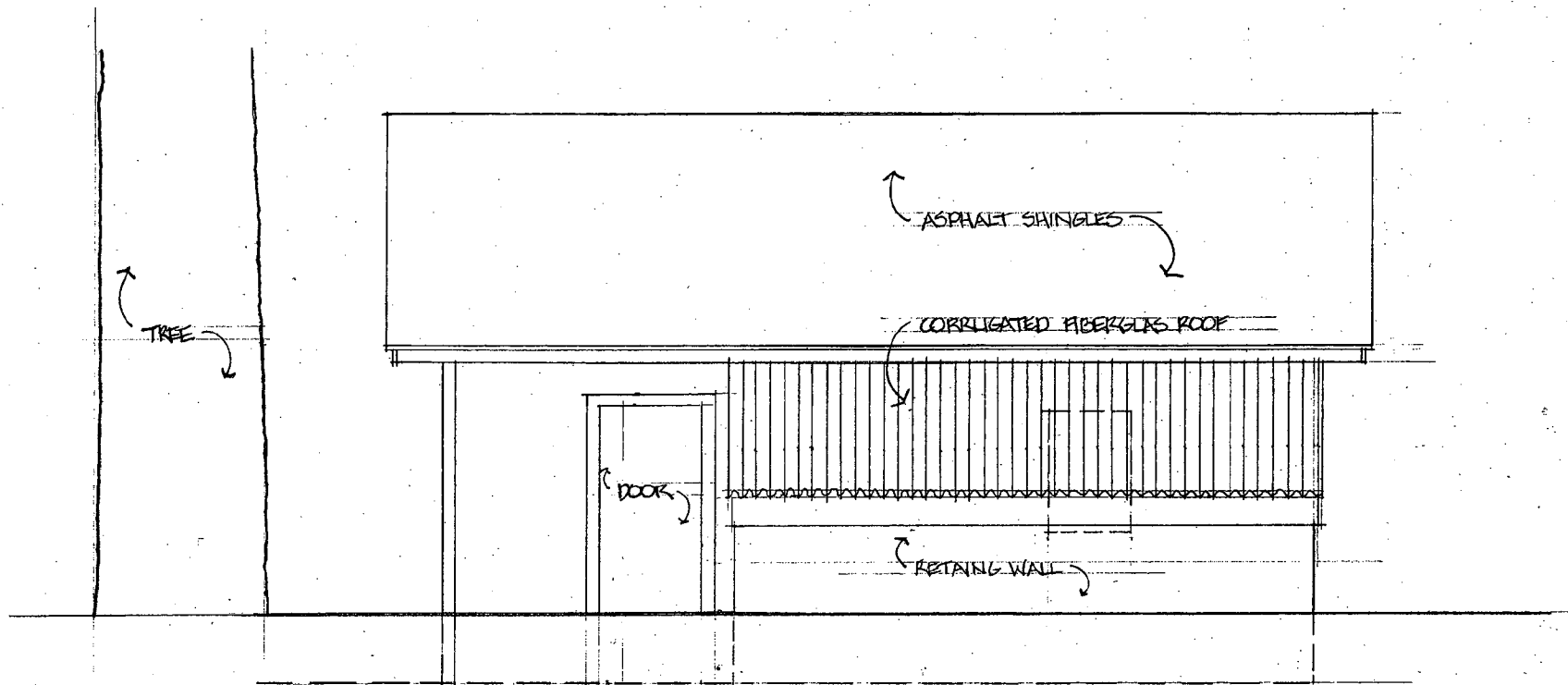


8 **Proposed West Elevation**
 1/4" = 1' - 0"

Naden Garage Renovations
 7417 Piney Branch Road
 Takoma Park, MD 20817

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 scotttdavis2000@yahoo.com

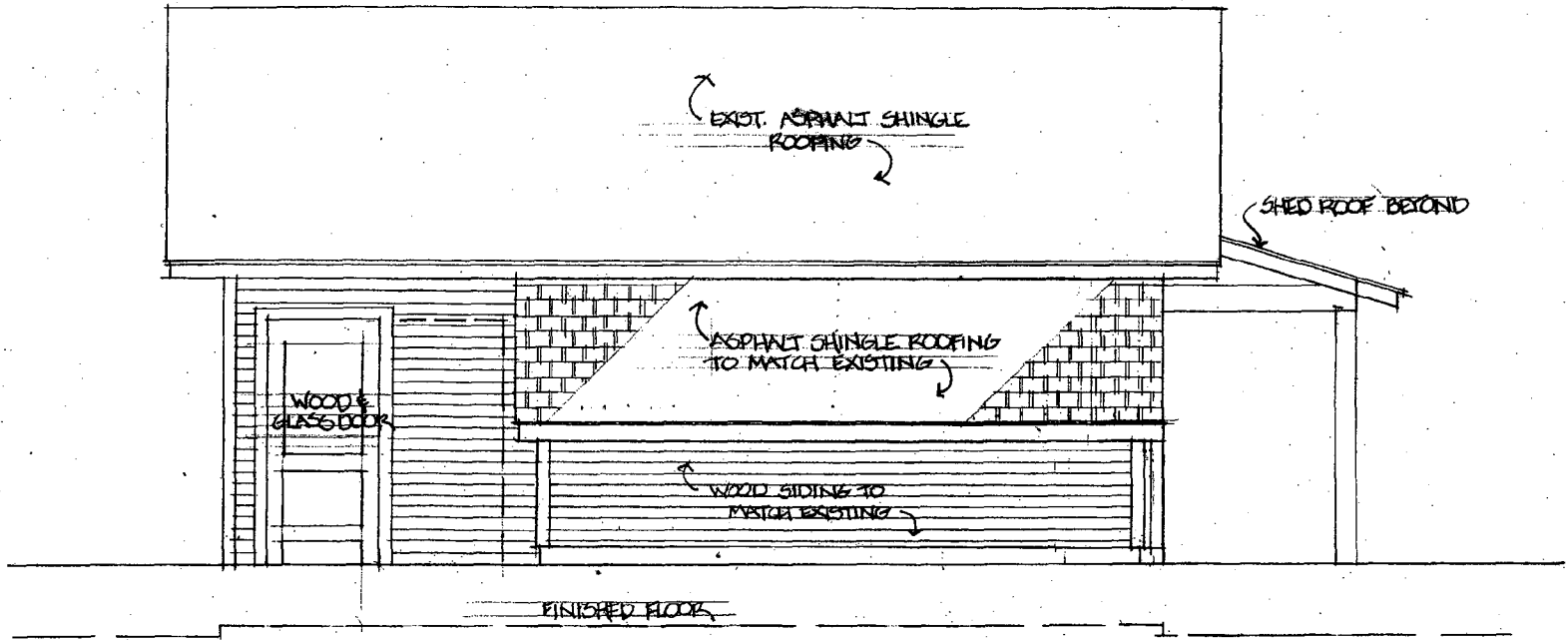




④ **Existing Conditions - South Elevation**
1/4" = 1'-0"

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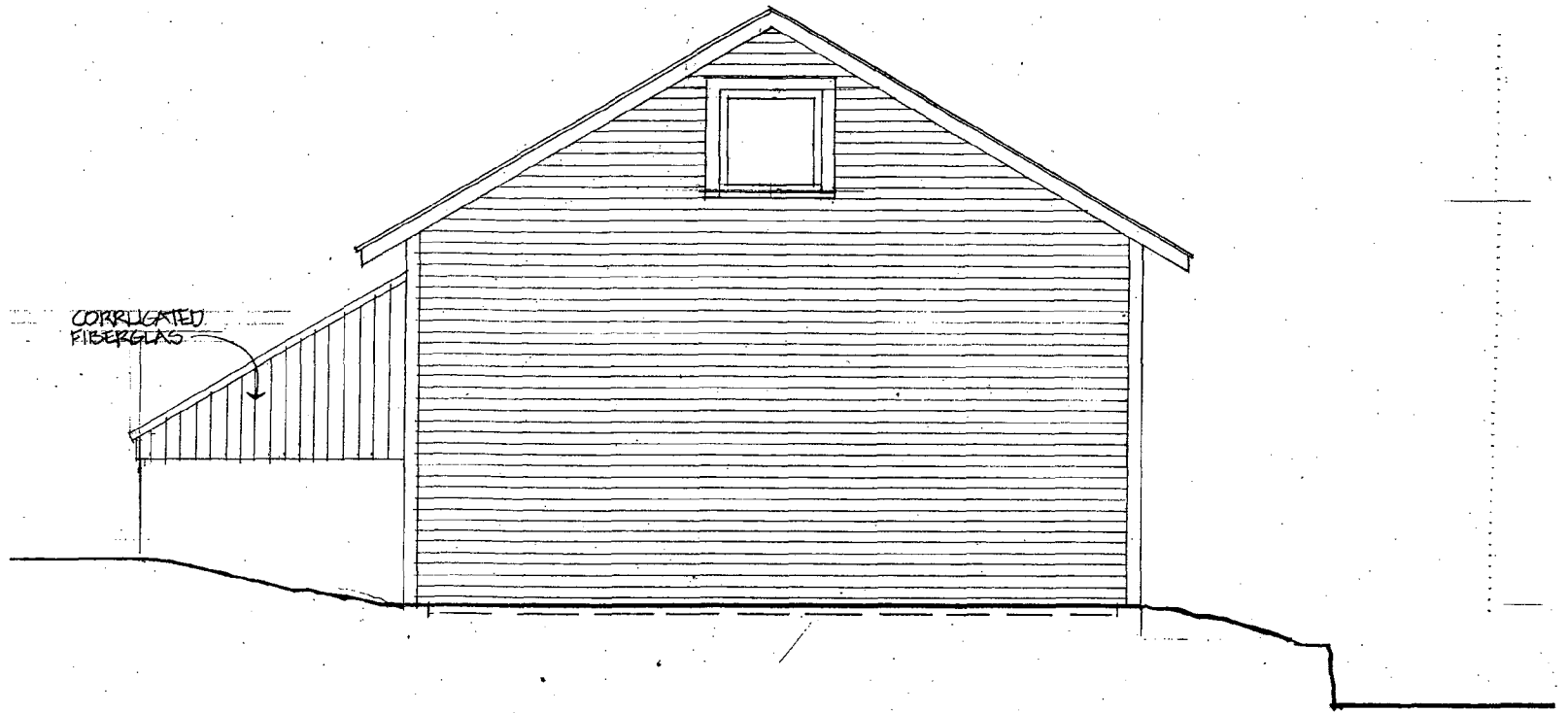


9 **Proposed South Elevation**

1/4" = 1'-0"

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scotttdavis2000@yahoo.com

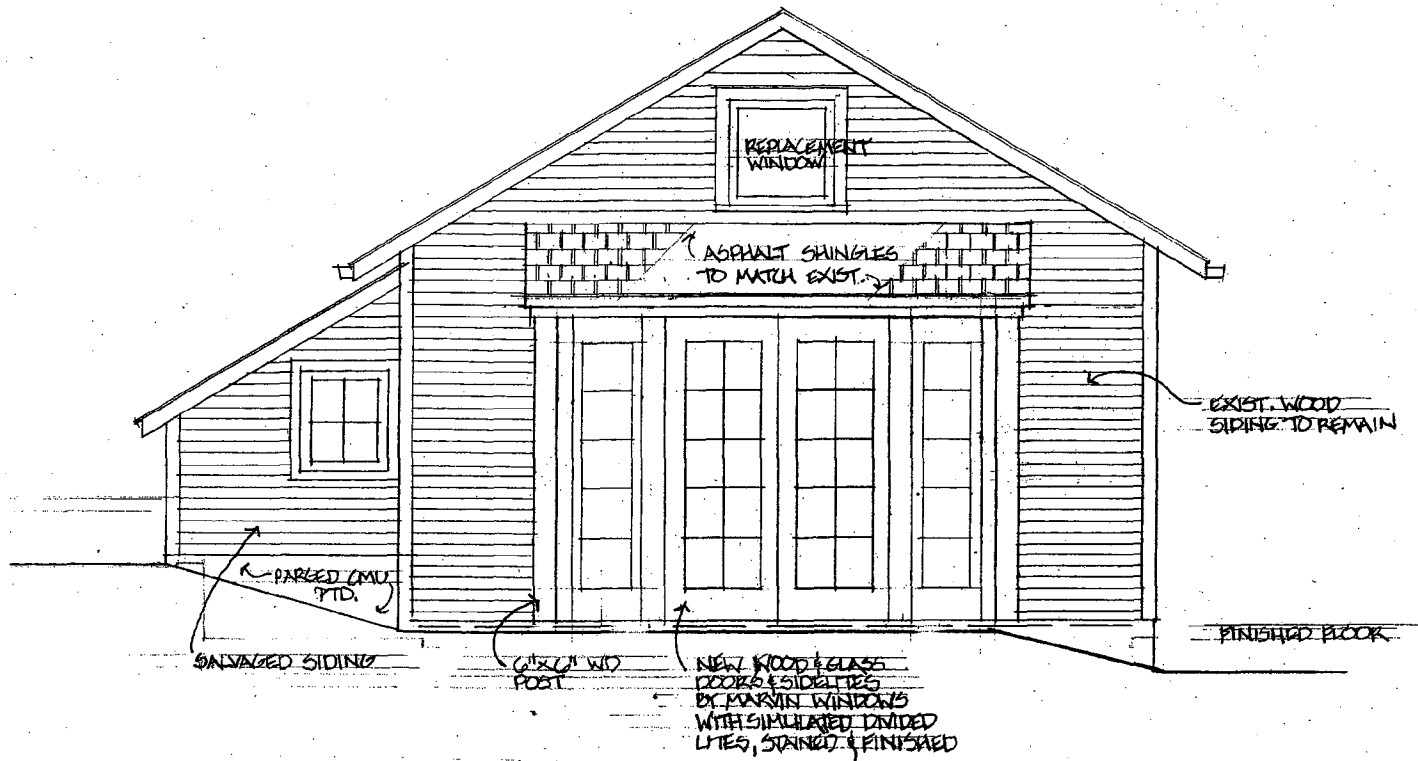


⑤ Existing Conditions - East Elevation
1/4" = 1'-0"

Naden Garage Renovations
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Takoma Park, MD 20817

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301 263 1174
scotttdavis2000@yahoo.com

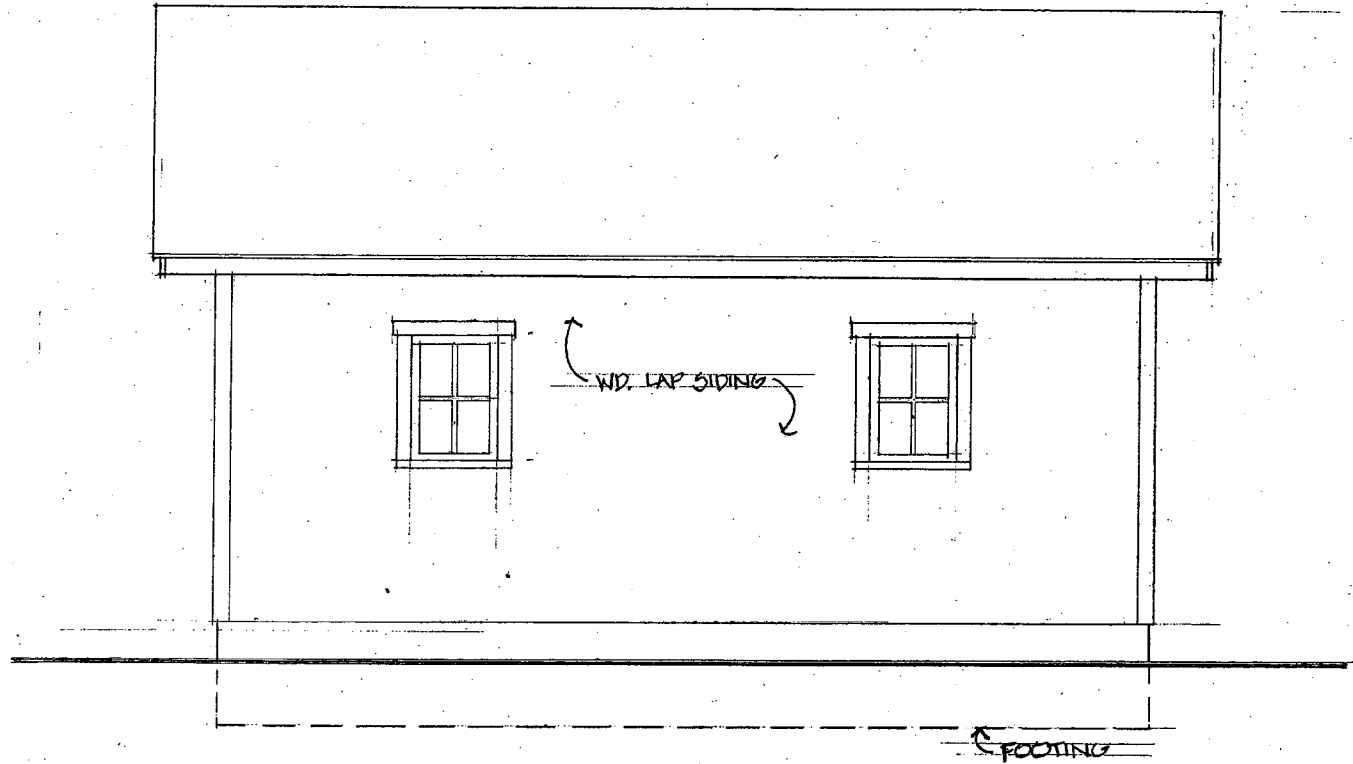
14



10 **Proposed East Elevation**
 1/4" = 1'-0"

Naden Garage Renovations
 7417 Piney Branch Road
 Takoma Park, MD 20817

Scott Tyson Davis Architect
 301 263 1174
 scotttdavis2000@yahoo.com

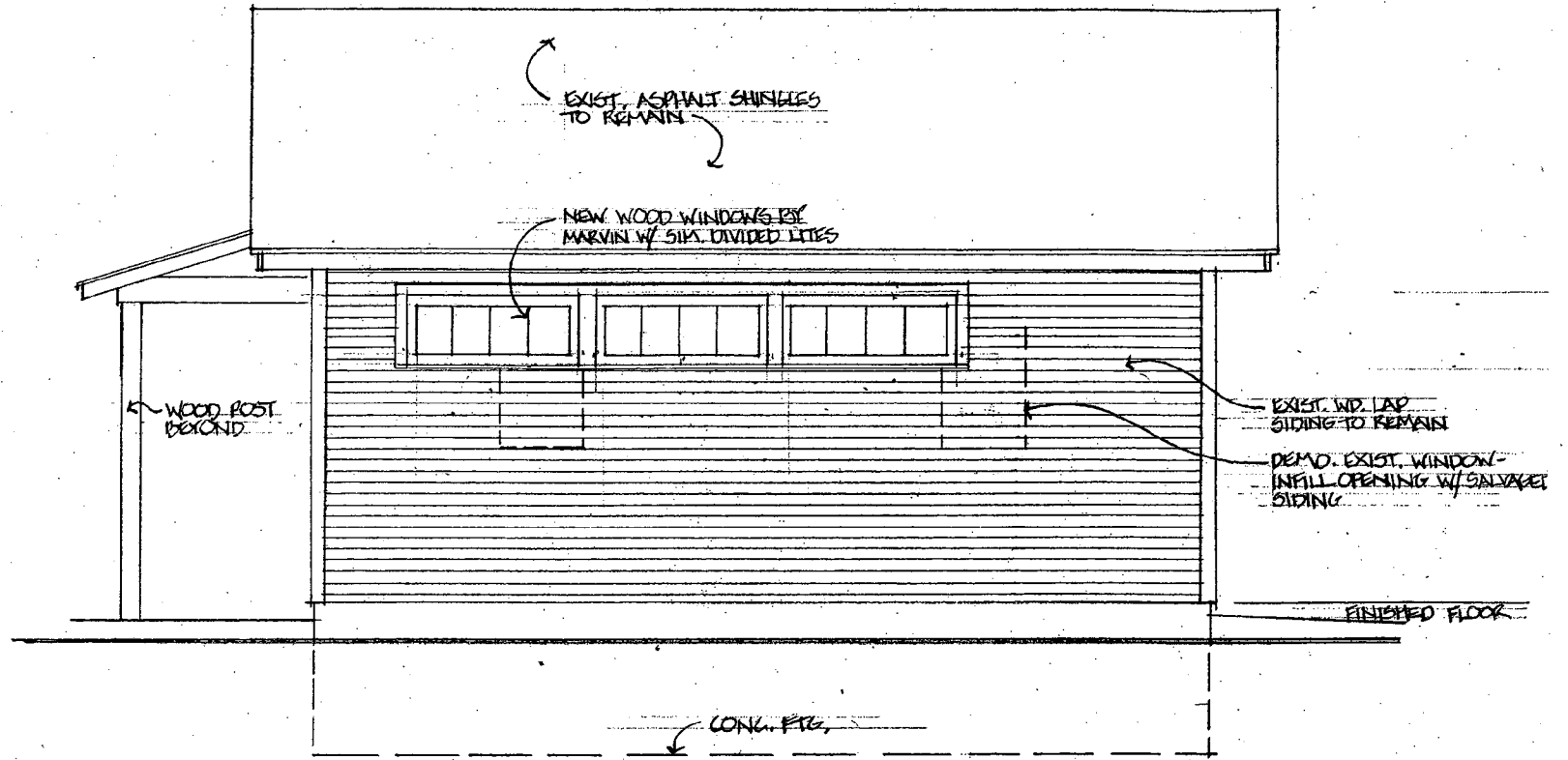


⑥ **Existing Conditions - North Elevation**
1/4" = 1' - 0"

Naden Garage Renovations
7417 Piney Branch Road
Takoma Park, MD 20817

Scott Tyson Davis Architect
301 263 1174
scottdavis2000@yahoo.com

⑥



11 Proposed North Elevation - plan A
 1/4" = 1'-0"

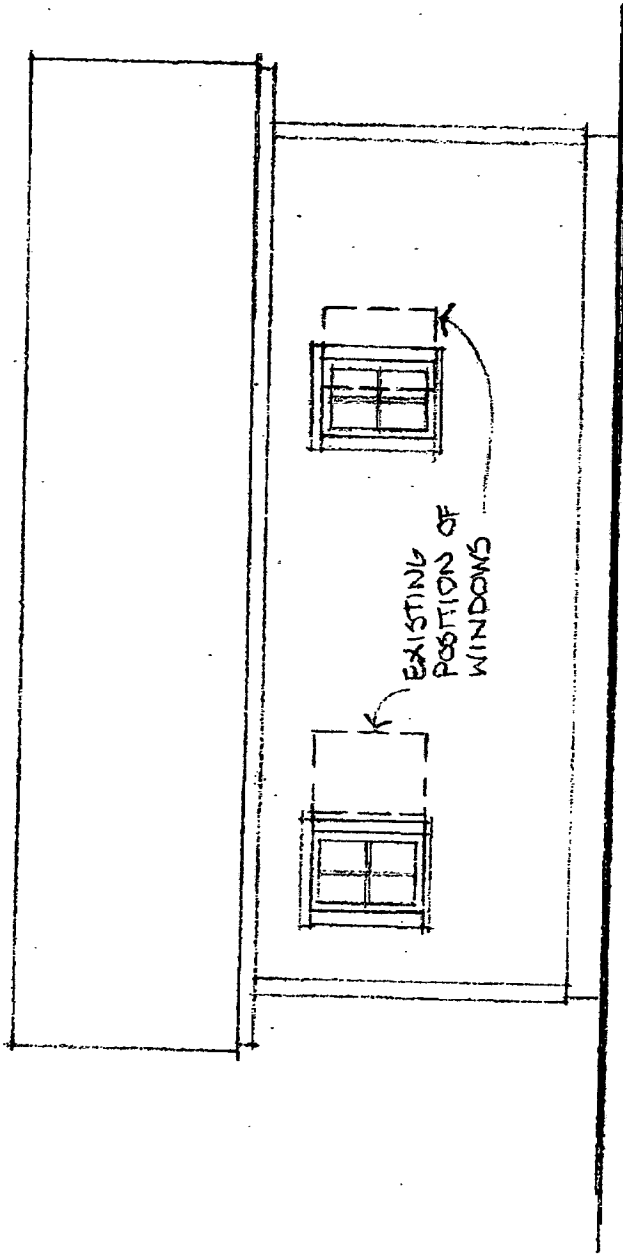
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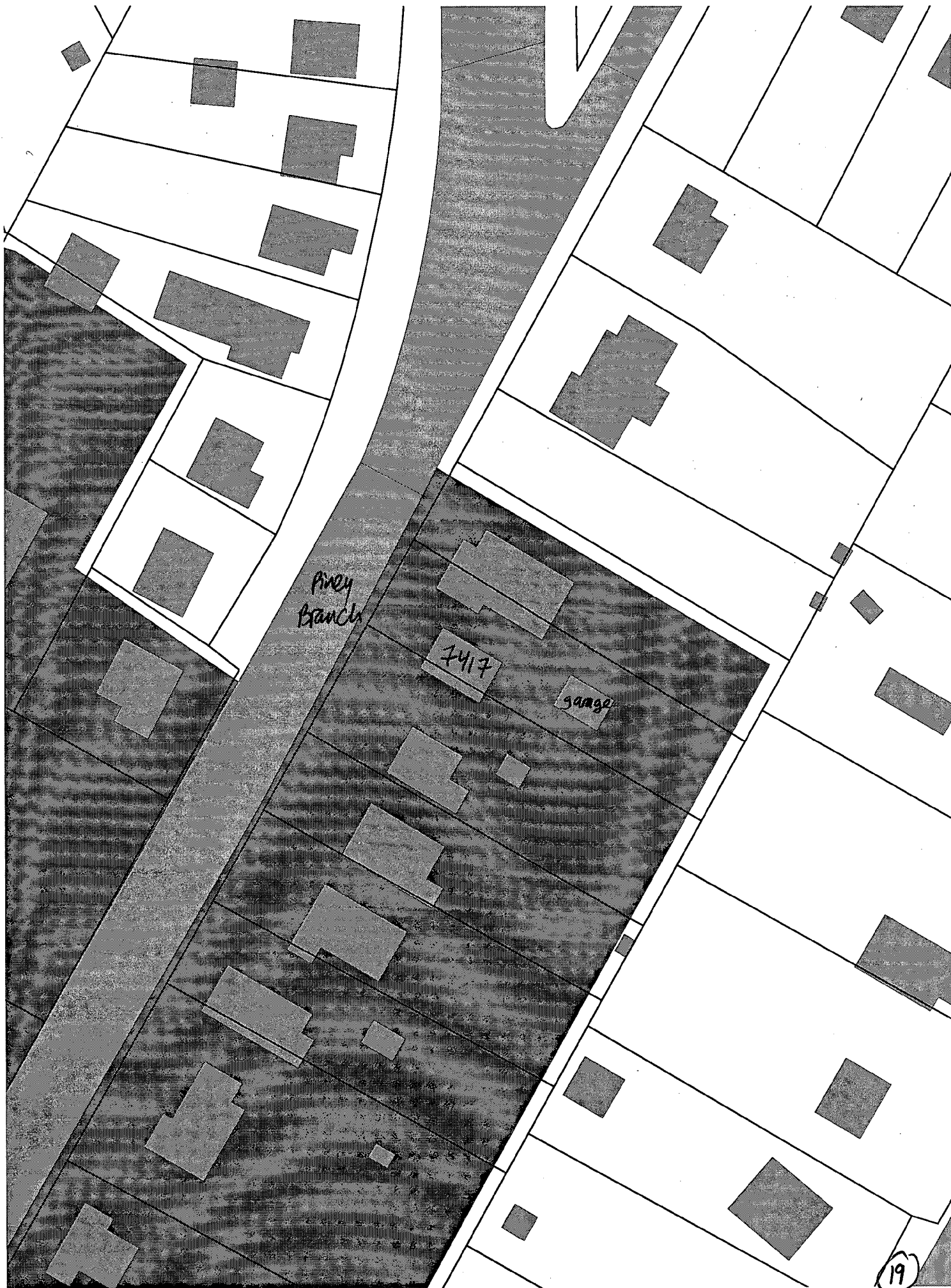
To: Anne Fothergill 1 of 1 9/6/05

From: Scott Davis

Re: 7417 Pinney Branch



North side - Plan B



Piney
Branch

2417

garage

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
DAVID NADEN 7417 PINEY BRANCH RD TAKOMA PARK, MD. 20912	
Adjacent and confronting Property Owners mailing addresses	
Phil Doyle / MARY Forrest 7415 PINEY BRANCH Rd TAKOMA PARK, MD. 20912	DIANA VIDUTIS 7416 PINEY BRANCH RD. TAKOMA PARK, MD. 20912
MARK / Michelle Puryear 7419 PINEY BRANCH Rd TAKOMA PARK MD 20912	
Estate of EDWARD Hutmire Holly Foley, executor 1002 Devere Dr. Silver Spring, MD	



7417 Piney Branch Rd.
garage, from yard of 7419 Piney Branch
(north side)



7417 Piney Branch Rd.
garage, south side, facing back yard
and facing 7415 Piney Branch Rd.



7417 Piney Branch Rd.
viewed from across the road

Garage is at end of driveway,
100' back from curb



7416 Piney Branch Rd.
viewed from the front of 7417



7415 Piney Branch Rd.
viewed from across the road



7419 Piney Branch Rd
viewed from across the road



7417 Piney Branch Rd.
garage behind house, viewed from
driveway

West side of garage, facing Piney
Branch Rd.



7417 Piney Branch Rd.
garage, from back, east side