

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7332 Piney Branch Rd., Takoma Park	Meeting Date:	2/21/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/14/18
Applicant:	Michael & Katherine Haynie	Public Notice:	2/7/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18L	Staff:	Dan Bruechert
Proposal:	Building Addition and Deck Construction		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application:

1. Specifications for the deck and rear stairs railing must be submitted for review and approval with final approval authority delegated to staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923

The subject house is a one-and-a-half story, Craftsman bungalow, with a full-width, front gable front porch, five bays wide. The house is clad in clapboard siding, with shingles in the front porch gable; and has nine-over-one sash windows. The house is constructed at grade that slopes away from the street exposing the basement level at the rear.

PROPOSAL

The applicant is proposing to expand the rear of the house and to construct a rear deck.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

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

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Alterations to features that are not visible 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.

Montgomery County Code, Chapter 24A Historic Resources Preservation

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

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

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

STAFF DISCUSSION

There are two areas of work proposed at 7332 Piney Branch Rd., a new rear deck and an approximately 9' (nine foot) expansion of the room on the left-rear corner of the house. Staff believes that both of these changes are compatible with the house and surrounding district and comport with the district Guidelines and Chapter 24A and supports approval.

Rear Addition/Expansion

The side elevation of the house is four bays deep on the left side elevation. There are small casement windows to either side of the chimney and a pair of nine-over-one windows to the rear. The clapboards are uninterrupted along the first floor façade. The applicant proposes to demolish a portion of the rear wall and construct a 9'1" (nine feet, one inch) expansion of that space. There will be additional interior alterations. The applicant proposes to construct a shed roof over this new construction and will continue the clapboard siding in material and reveal. An additional pair of nine-over-one windows will be installed in the addition. Unlike most of the approved HAWPs for building additions, this proposal is for a co-planer addition. The proposed addition on the left side of the house will match the dimensions and roofline of a non-historic addition constructed on the right rear of the house. This proposal will unify the massing of the rear of the house. The applicant also proposes to expand the basement, which will be clad in brick, below this new construction. Staff supports this proposal and recommends approval.

The rear of this addition will include nine-over-one sash windows, wood and glass doors, and three-over-one lite casement windows. Due to the orientation of the house, these features will not be at all visible from the public right-of-way. The Guidelines state they should be approved as a matter of course (per the Guidelines).

Staff believes that the size and location of this proposed new construction will not have a significant impact on the character of the house or the surrounding streetscape. Its place to the rear of the house coupled with the slope of Piney Branch Rd. and the narrow side setback of this house, help to obscure this side of the house. Additionally, the neighboring property at 7330 Piney Branch, has a gravel parking pad between the houses that further raises the grade helping to obscure the rear of the left side façade. The materials and details of the proposal are consistent with the rest of the house complying with the *Guidelines*. Staff was initially concerned about this addition being coplanar with the historic massing, however, believes that because of the modest size and placement that in this instance a coplanar addition is acceptable. Staff further believes that by tying the existing rear addition in with the current proposal will result in an appearance that better blends in with the historic massing of the house and does not compete with its primacy.

Rear Deck

The applicant proposes to construct a new rear deck with a screened-in enclosure below. The deck will be wood and will be inset from the wall plane by 7" (seven inches). A rear portion of

the left façade will likely be partially visible from the public right-of-way, but the right side of the deck will not be visible from the right-of-way because it does not extend the full width of the rear façade. Staff finds that its placement at the rear of the house will have very little impact on the streetscape of the surrounding historic district. The porch will be approximately 15' (fifteen feet) deep and 24' (twenty-four feet) wide.

The applicant did not supply details for the railing for the porch or stairs; and while these details must be submitted for review and approval, as the rest of the porch complies with the criteria for approval, Staff recommends a conditional approval for this element with approval authority delegated to Staff.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve with one (1) condition** the HAWP application;

1. Specifications for the deck and rear stairs railing must be submitted for review and approval with final approval authority delegated to staff.

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 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: amy@stacystudio.com Contact Person: Amy Stacy
Daytime Phone No.: 301.593.0099

Tax Account No.: 13 01058687

Name of Property Owner: Michael Katherine Haynie Daytime Phone No.: _____

Address: 7332 Piney Branch Rd Takoma Park MD 20912
Street Number City Street Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Amy Stacy Daytime Phone No.: 301.593.0099

LOCATION OF BUILDING/PREMISE

House Number: 7332 Street: Piney Branch Road

Town/City: Takoma Park Nearest Cross Street: Eastern Avenue

Lot: 17 Block: 11 Subdivision: Brashears

Liber: _____ Folio: _____ Parcel: plat book B, plat #2

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 300,000

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

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 n/a

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.

Amy Stacy
Signature of owner or authorized agent

31 Jan 2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

826639

**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:

The existing structure is a 1923 frame and block bungalow, with carefully landscaped grounds. Adjacent houses are from the same era, with older and larger homes across the street. There is a small rear addition, on brick piers, and a wood deck that are modern additions.

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

Addition/remodel at rear of first floor will enlarge the kitchen and dining room, and improve flow. The basement is currently wet; we will install waterproofing measures and expand the space for a new family room and guest room. We'll also have a first floor

2. **SITE PLAN**

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

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

better use of the rear yard. Most of this work will not be visible from the public way.

3. **PLANS AND ELEVATIONS**

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

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

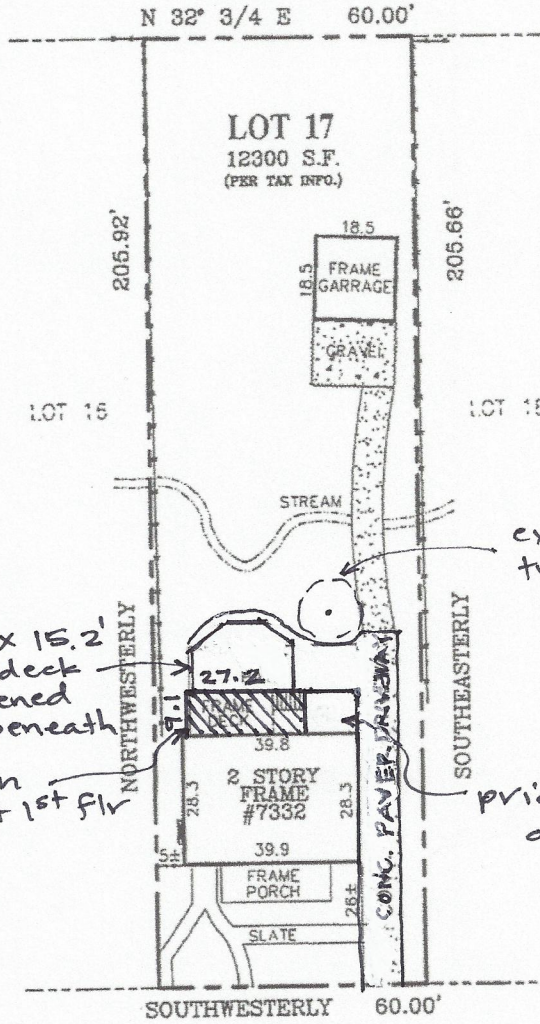
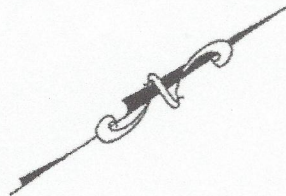
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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
Michael K Haymie et al 7332 Piney Branch Rd Takoma Park MD 20912	Amy Stacy 15 Woodmoor Drive Silver Spring MD 20901
Adjacent and confronting Property Owners mailing addresses	
Hansel H. Cox 7331 Piney Branch Rd Takoma Park MD 20912	Daniel Chazan + Ronit Eisenbach 7330 Piney Branch Rd Takoma Park MD 20912
Bella T Shavman 7334 Piney Branch Rd Takoma Park MD 20912	Alexander + Paola Acree 7333 Piney Branch Rd Takoma Park MD 20912
Helen F Perry 7329 Baltimore Ave Takoma Park MD 20912	

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.



Notes


1. Flood zone "X" per H.U.D. panel No. 0460D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
LOT 17, BLOCK 11
BRASHEARS SUBDIVISION
 MONTGOMERY COUNTY, MARYLAND

PINEY BRANCH ROAD
 (40' R/W PER PLAT)

7332 Piney Branch Rd

SURVEYOR'S CERTIFICATE		REFERENCES	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100. Fax 301/948-1286
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK. B PLAT NO. 2	
LIBER FOLIO		DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 11-18-09	SCALE: 1" = 40' DRAWN BY: D.M.L. JOB NO.: 06-1020

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. *891*

09-5593





7332 Piney Branch Road, Takoma Park – Front Elevation



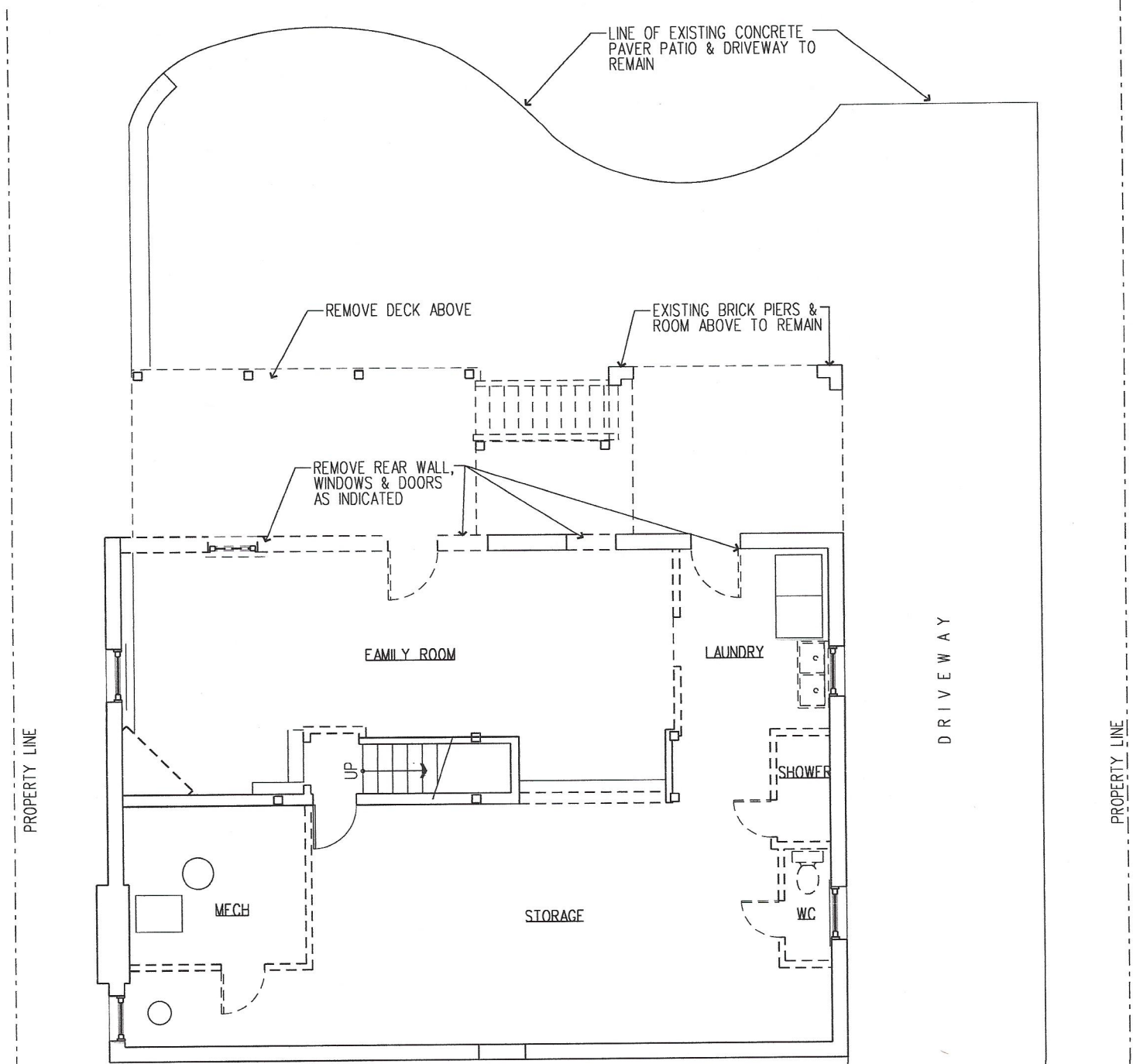
7332 Piney Branch Road, Takoma Park – Rear Elevation



7332 Piney Branch Road, Takoma Park – (North) Side Elevation

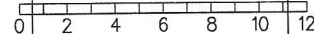


7332 Piney Branch Road, Takoma Park – (South) Side Elevation

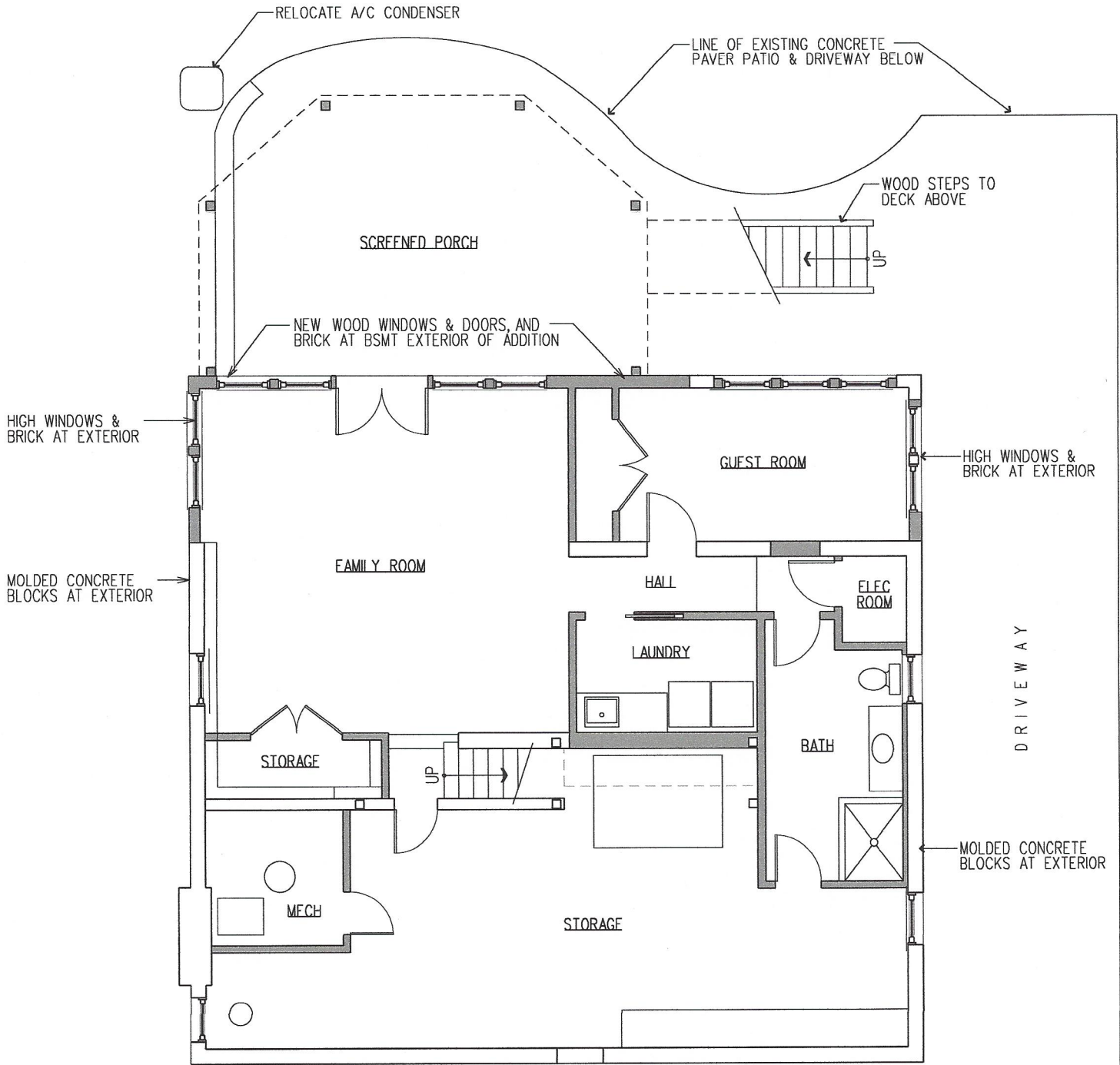


Existing Basement Plan
 7332 Piney Branch Road
 Takoma Park MD 20912

STACY STUDIO



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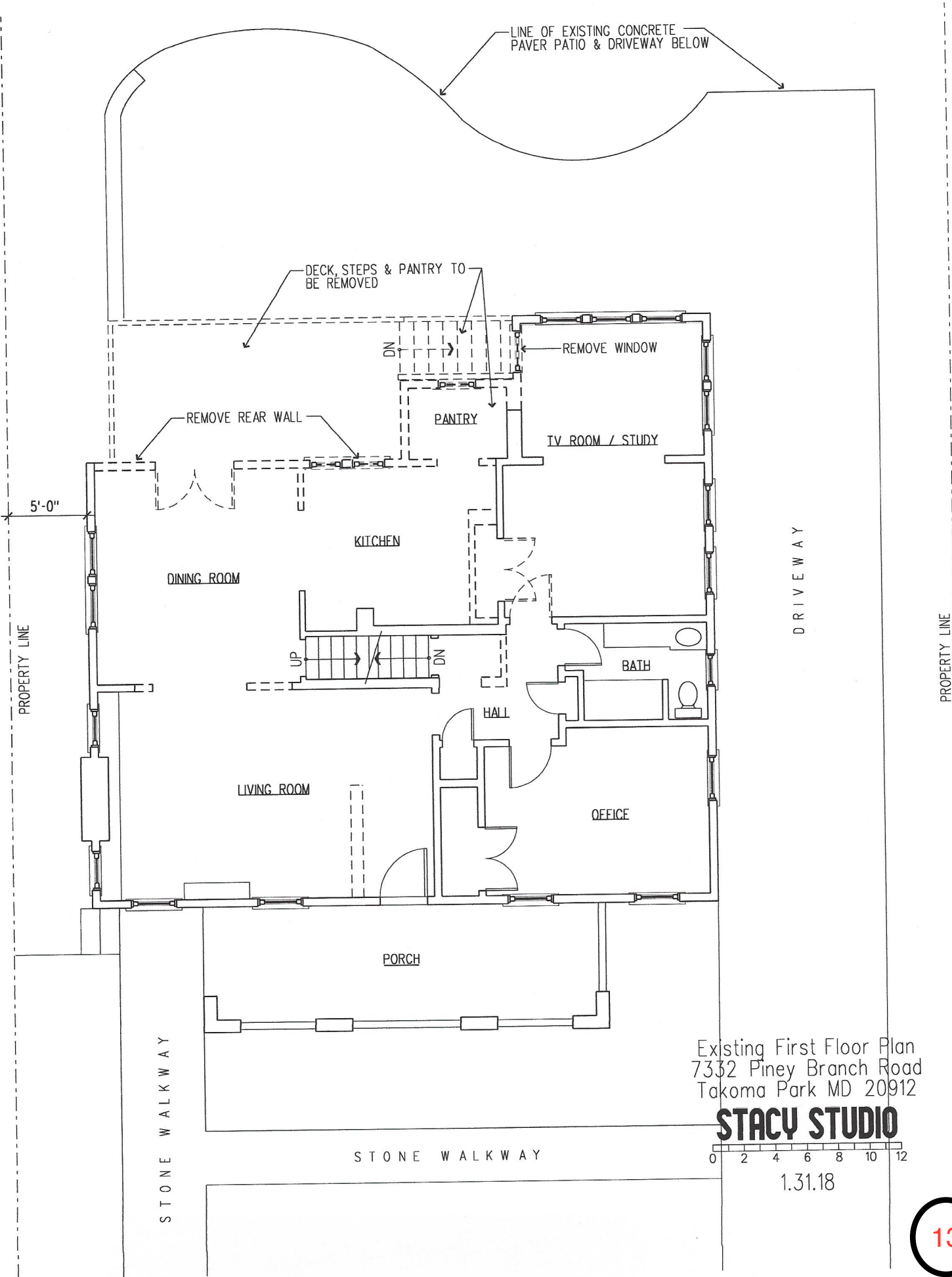


Proposed Basement Plan
 7332 Piney Branch Road
 Takoma Park MD 20912

STACY STUDIO

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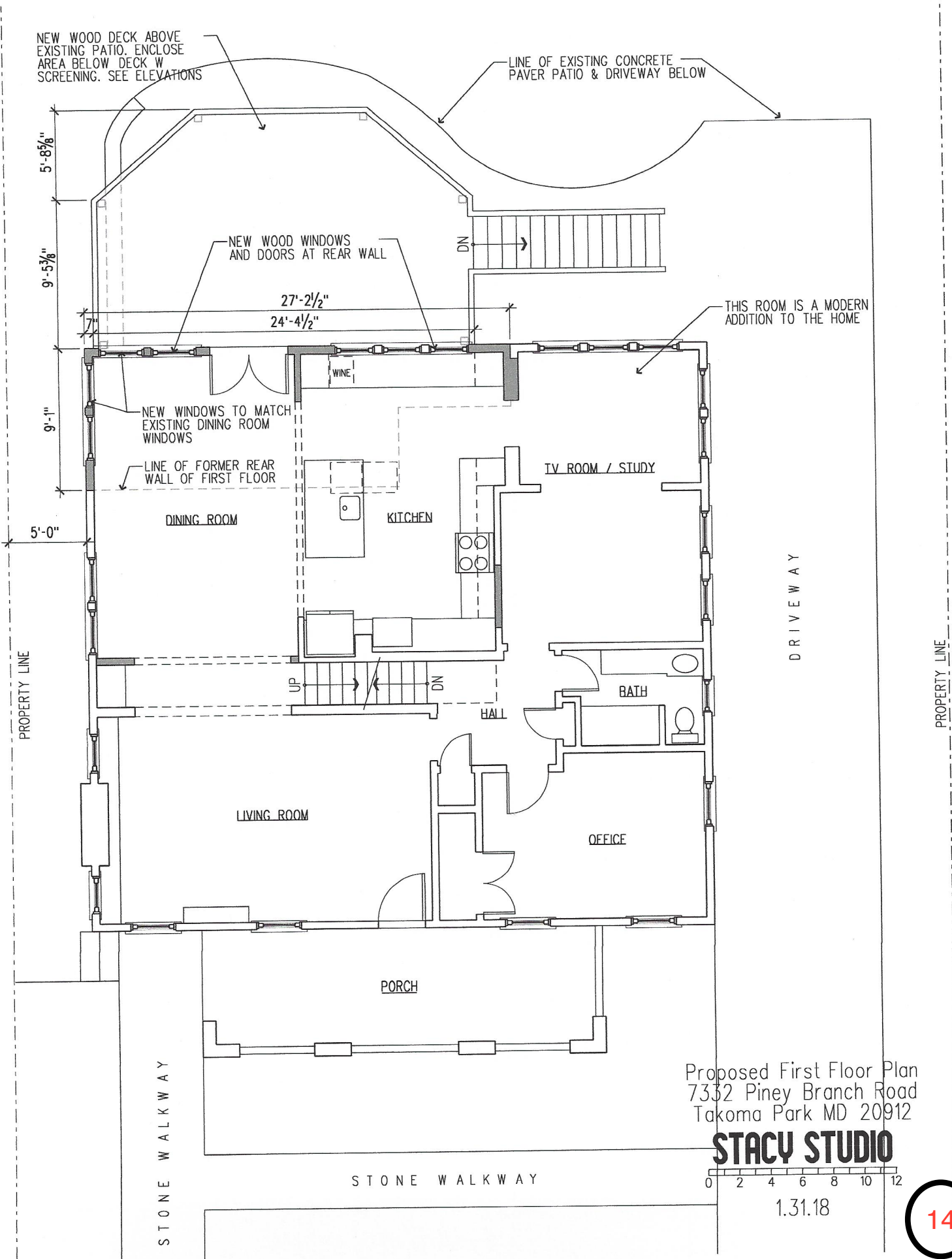


Existing First Floor Plan
 7332 Piney Branch Road
 Takoma Park MD 20912

STACY STUDIO

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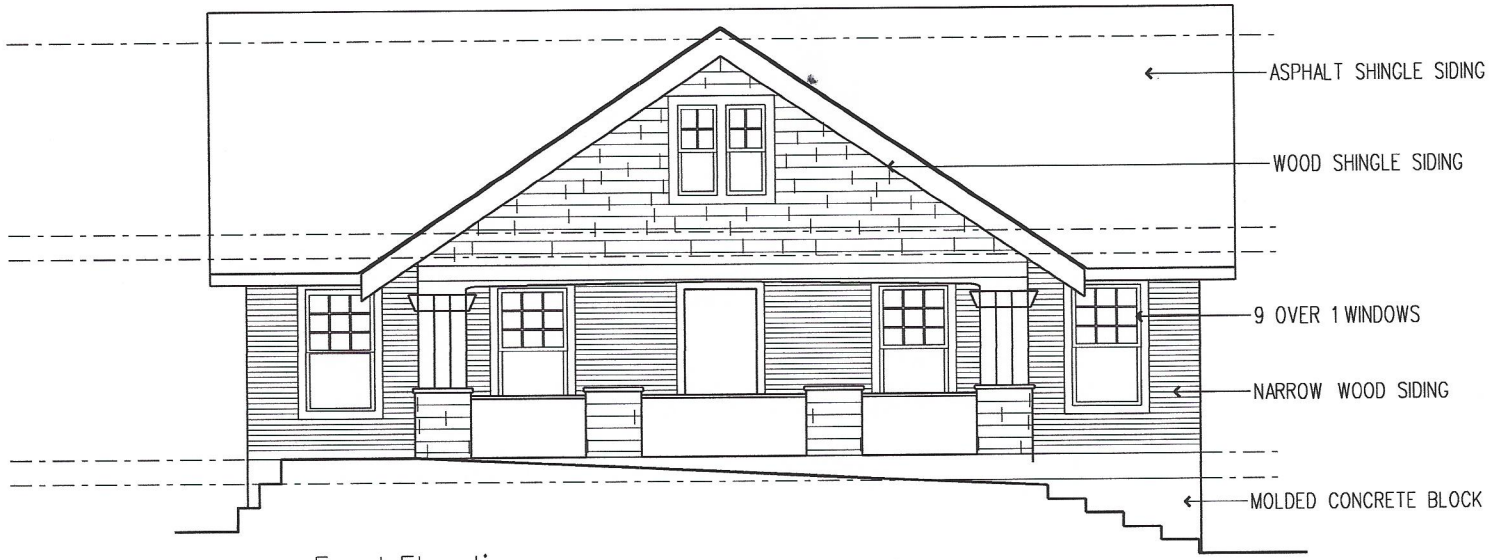


Proposed First Floor Plan
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 Takoma Park MD 20912

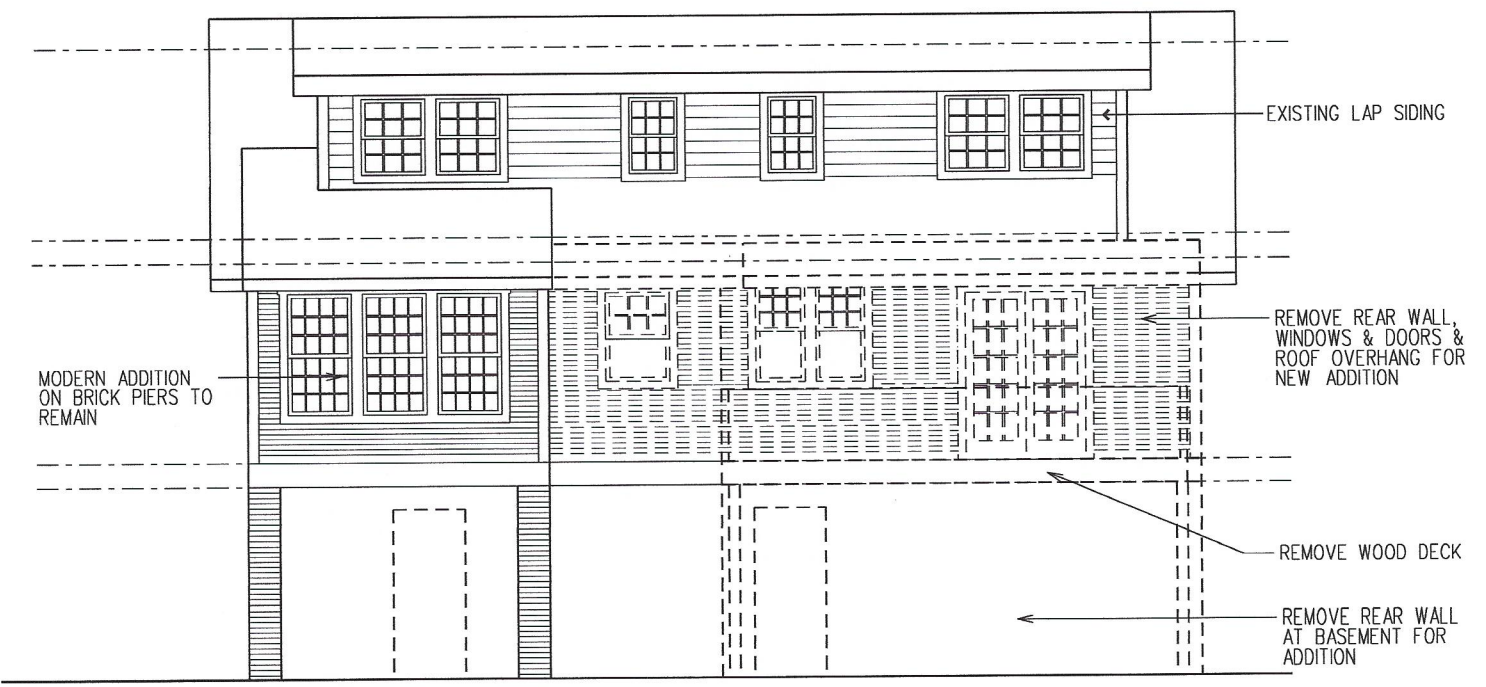
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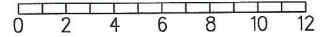
Front Elevation



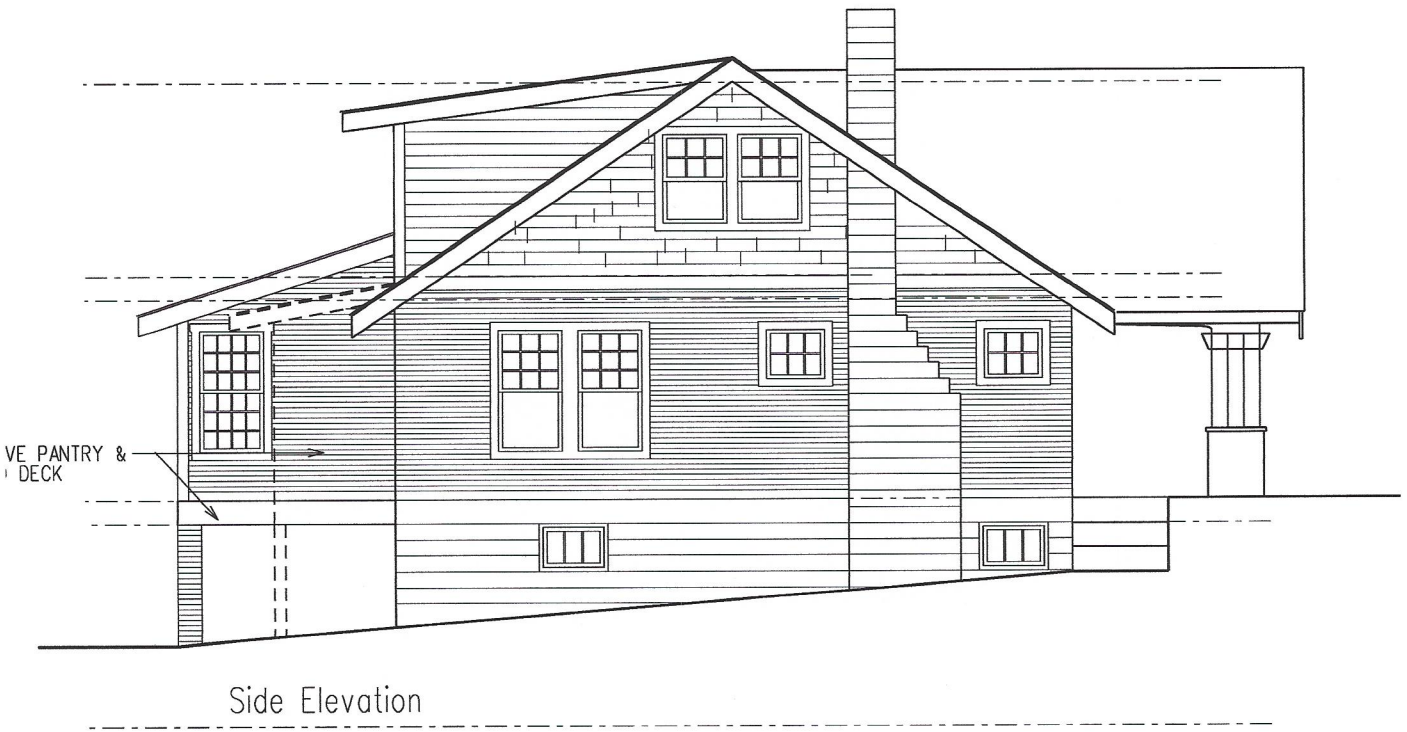
Rear Elevation

Existing Front & Rear Elevations
 7332 Piney Branch Road
 Takoma Park MD 20912

STACY STUDIO



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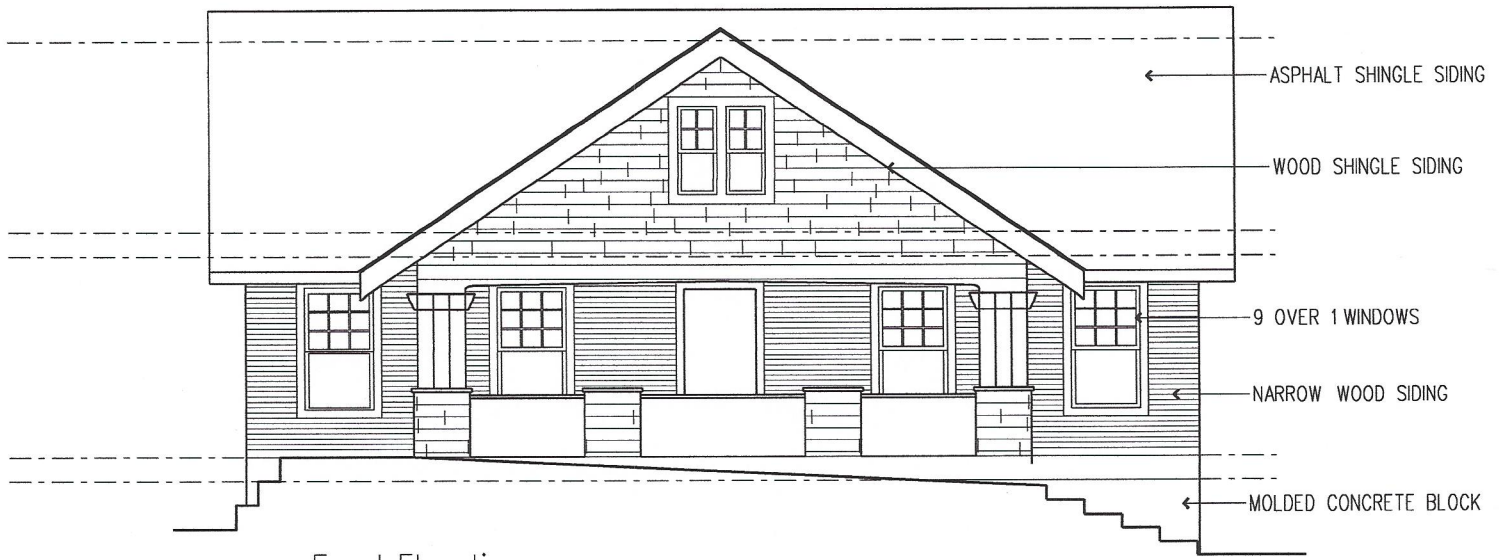


Existing Side Elevations
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 Takoma Park MD 20912

STACY STUDIO

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1.31.18



Front Elevation



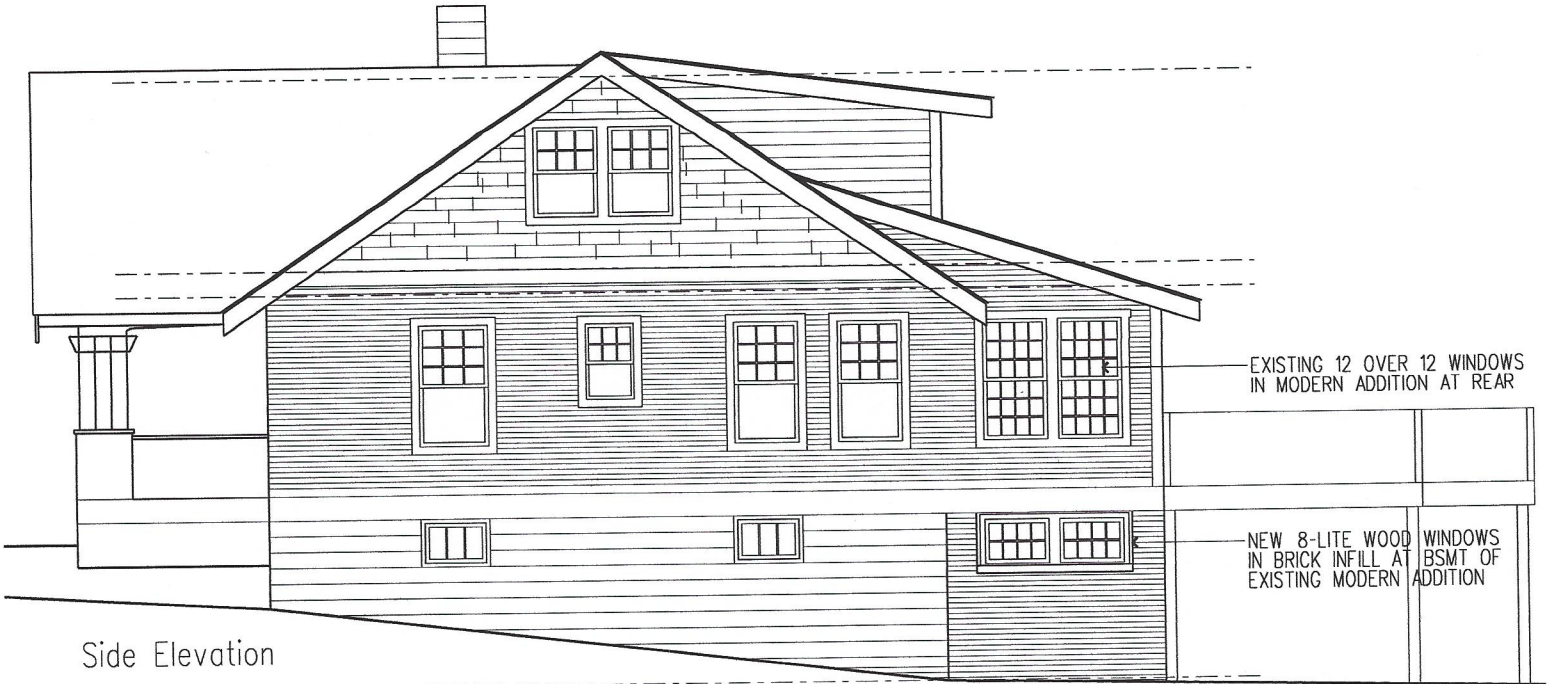
Rear Elevation

Proposed Front & Rear Elevations
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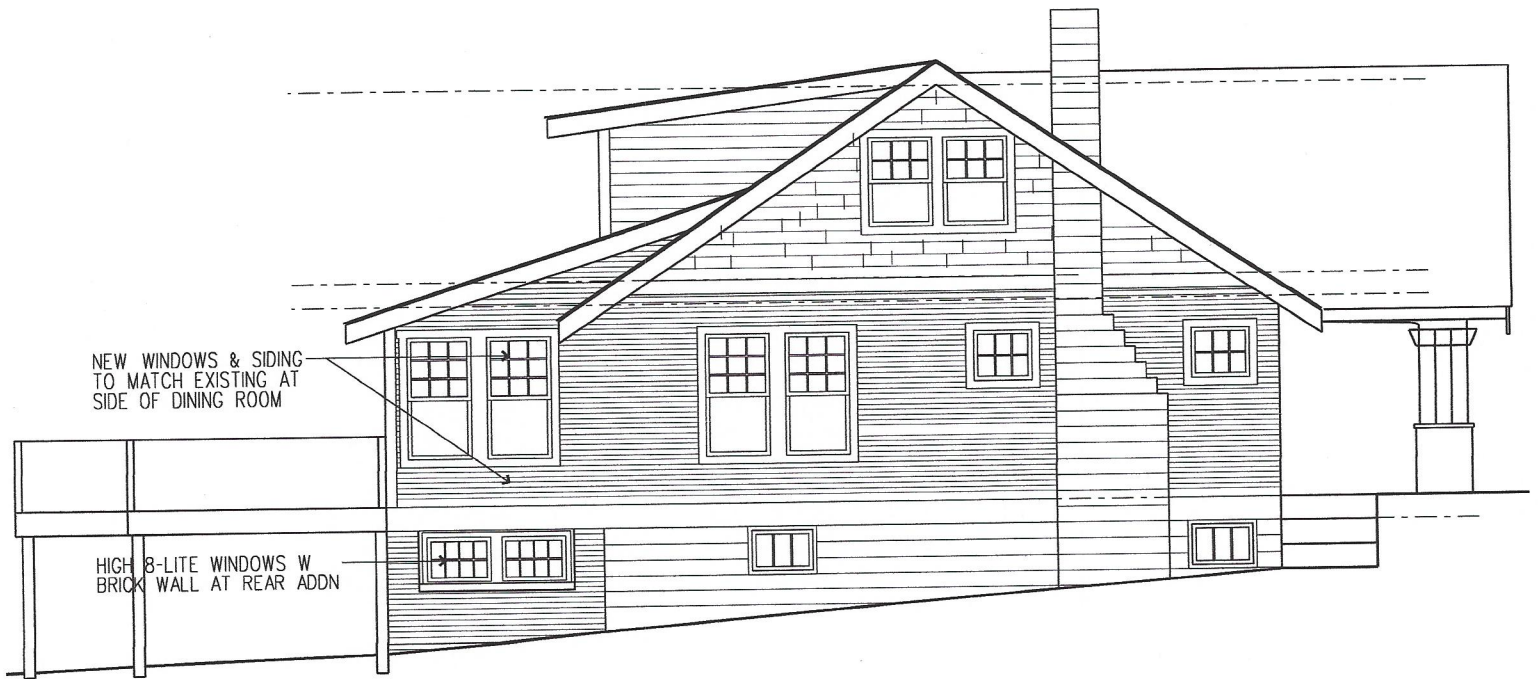
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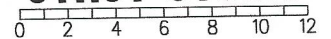
Side Elevation



Side Elevation

Proposed Side Elevations
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STACY STUDIO



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