

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7402 Piney Branch Rd., Takoma Park	Meeting Date:	02/22/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	02/15/17
Applicant:	Paul Landefeld	Public Notice:	02/08/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-17G	Staff:	Dan Bruechert
PROPOSAL: Driveway Replacement			

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one condition** the HAWP application:

- The concrete paving surface must include exposed aggregate and be a color closer to a dirt/gravel drive.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Bungalow
DATE: 1920

The subject property is a one-and-a-half-story, wood-sided, side-gable bungalow. The front elevation is dominated by a full-length porch with a central stair, supported by wood columns. The façade has a door to the left and tripled sash windows to the right. The large second-story dormer has low-overhanging eaves with tripled sash windows at the front. The house is set back from the street and the site rises significantly. Access to the house is provided through either a central concrete walkway or the gravel driveway to the left of the house.

PROPOSAL

The current proposal calls for the removal of the gravel drive, regrading, installing a new bedding surface, and laying a new concrete drive.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction 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).

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

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

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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

STAFF DISCUSSION

The current proposal calls for replacing the historic gravel driveway and replacing it with a contemporary concrete drive. The proposal will pave over the first 82 feet of the driveway and leave the remainder of the drive and parking area to the rear as gravel. The current driveway has a steep slope and is rutted in several areas.

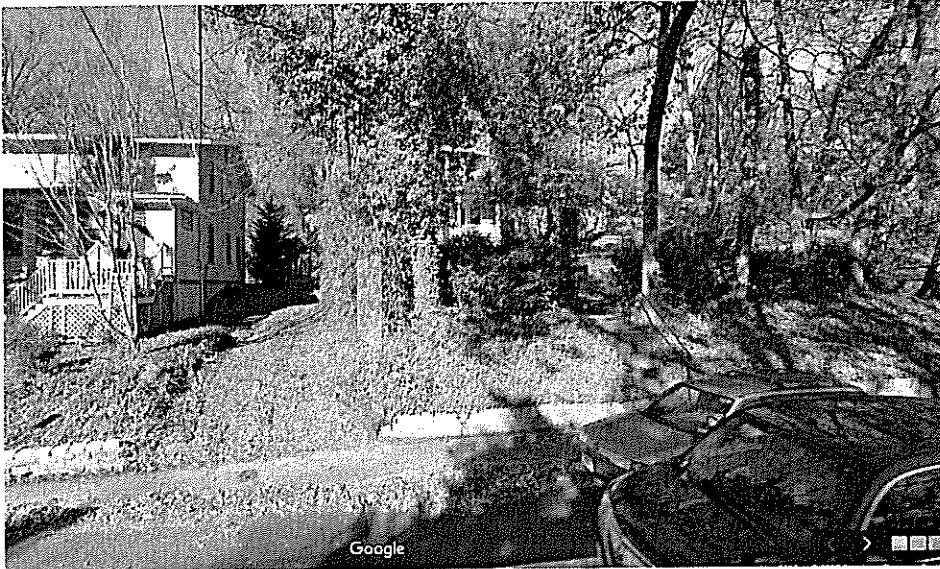


Figure 1: 7402 Piney Branch Rd.

Staff is generally supportive of removing the gravel drive; however, Staff feels that the proposed material will result in an appearance that is out of character with the surrounding district (per the Takoma Park Historic District Design Guidelines). The appearance created by the gravel drive shows an earthier color and includes texture which would be removed if a smooth, bright white, concrete drive was installed. A bright white concrete drive would draw attention from this historic house and creates an appearance that is incompatible with the surrounding district. Additionally, this change to the environmental appearance of the drive way would contravene the Takoma Park Historic District Design Guidelines by not respecting the environmental setting of the historic house.

An assessment of the TK houses to the north of the subject property (between the subject property and the boundary of the historic district) and TK houses to the south identified a range of paving materials.

Address	Designation level	Paving materials	description
7400 Piney Brach	NC	Gravel	Driveway w/ parking pad
7338 Piney Branch	NC	Concrete w/ brick accent	Driveway w/ two car parking pad
7336 Piney Branch	NC	Gravel	Large parking pad
7334 Piney Branch	Contributing	Gravel	2 parking pads
7332 Piney Branch	Contributing	Paving Stones	Driveway to rear
7330 Piney Branch	Contributing	Gravel	Two Car Parking Pad
7328 Piney Branch	Contributing	Ribbon concrete w/ gravel fill	Driveway



Figure 2: Example of Neighbor Drive

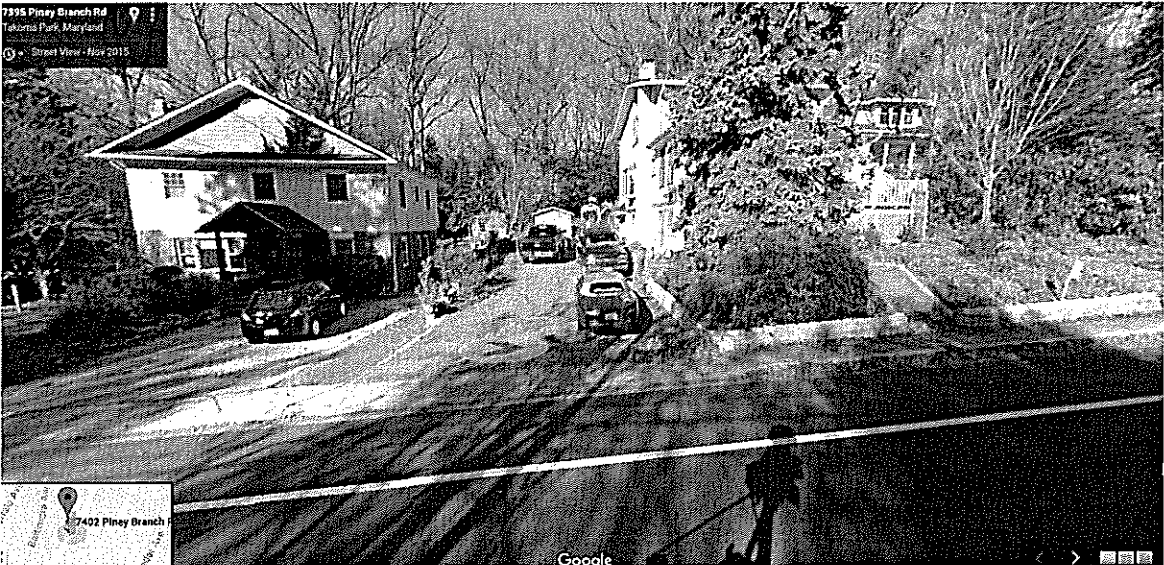


Figure 3: Example of Neighbor Drive

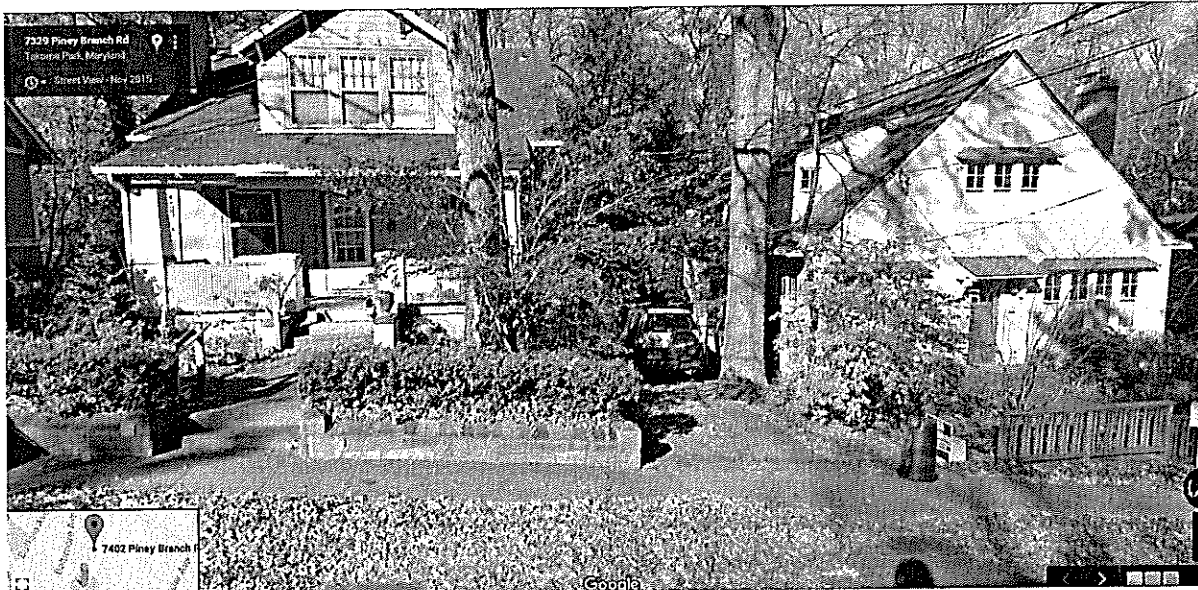


Figure 4: Example of Neighbor Drive

Staff has discussed other paving options with the applicant and consulted with Historic Takoma, Inc. Options included ribbon drives and pervious concrete, but Staff has determined that an exposed aggregate concrete would be the best material in this situation. A proper mix of aggregate in the concrete mix would give the driveway more texture, in keeping with the extant drive. The aggregate would also provide a varied color that would create an earthier appearance in contrast from the initially proposed bright white, that would be more compatible with the historic district and the criteria for approval.

STAFF RECOMMENDATION

Staff recommends the HPC **approve the with one (1) condition** the HAWP application:

- The concrete used must contain an exposed aggregate to maintain a texture and tone similar to a dirt/gravel drive., with authority for final review and approval of the material 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: Paul.Landefeld@gmail.com Contact Person: Paul Landefeld
Daytime Phone No.: 410-746-8774

Tax Account No.: _____
Name of Property Owner: PAUL LANDEFELD Daytime Phone No.: 410-746-1879
Address: 7402 Piney Branch Rd; Takoma Park, 20912
Street Number City State Zip Code
Contractor: Lifetime Stones, LLC Phone No.: 301-880-7171
Contractor Registration No.: 126654
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7402 Street: Piney Branch Rd
Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave
Lot: 4 Block: 82 Subdivision: _____
Liber: 12174 Folio: 670 Parcel: Virginia B. Barclays Trust

PART ONE: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Driveway
1B. Construction cost estimate: \$ 7,300
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION

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/assessment

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.

Paul W 12/14/16
Signature of owner or authorized agent Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

#785042



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
7402 Piney Branch Rd Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Vorhies, James T + MK 7400 Piney Branch Rd. Takoma Park, MD 20912	FRYE, David + PL 7406 Piney Branch Rd Takoma Park, MD 20912
Roach, Danielle + BH 7405 Piney Branch Rd. Takoma Park, MD 20912	

**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:

Currently we have a steep gravel drive which is badly rutted. There are 3 trees above it to the northeast of where the work will be done

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

Regrade ~~part~~ and pave the first 82' of the drive. The concrete strip will be 9' wide.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

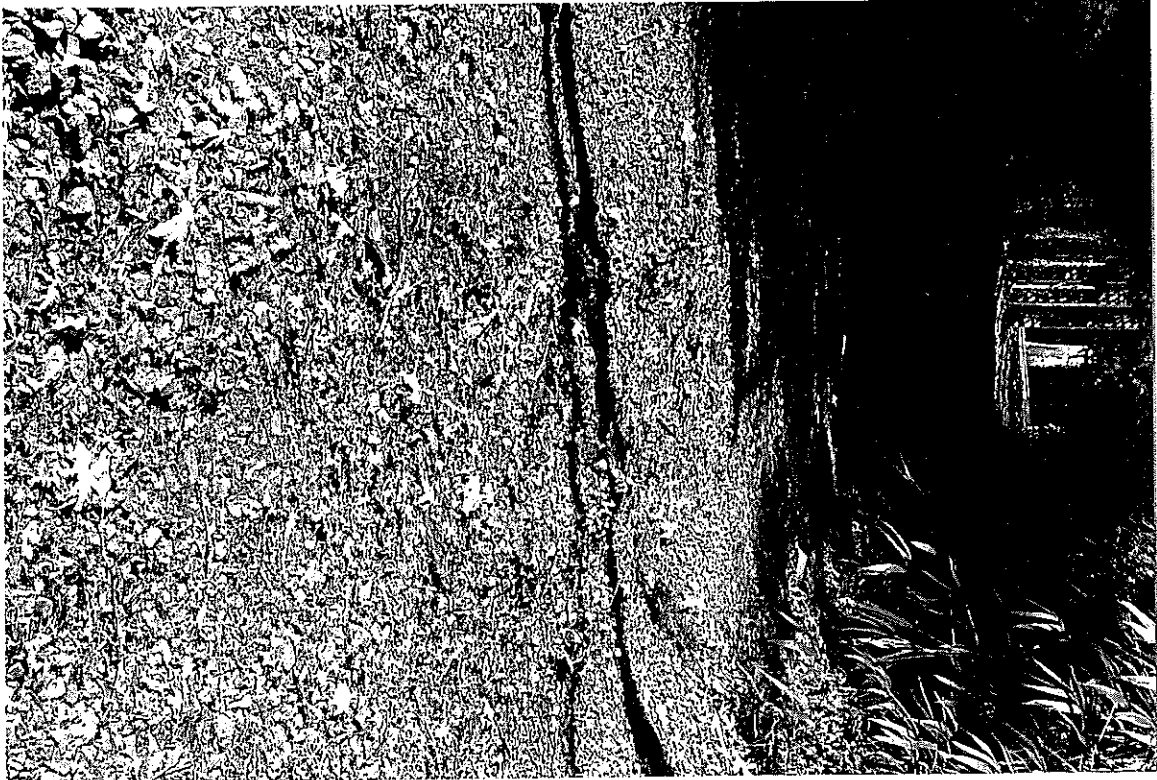
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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.

8

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Applicant: Landefeld

(9)

Lifetime Stones LLC

A Francis Development Company
 819 Philadelphia Avenue
 Silver Spring, MD 20910
 License # MHIC 126654

Office: 301.880.7171 Fax: 866.293.2008
 Eddie Lovius Cell Ph. #: 571.436.0370
 Antonio Francis Cell Ph. #: 202.285.0020
 e-mail: ELovius@LifetimeStones.com

Contract

Today's Date: September 26, 2016

Client Info:

Name: Paul Landefeld
 Project Address: 7402 Piney Branch Rd, Takoma Park, MD 20912
 Phone: 410-746-1879
 E-Mail: paul.landefeld@gmail.com

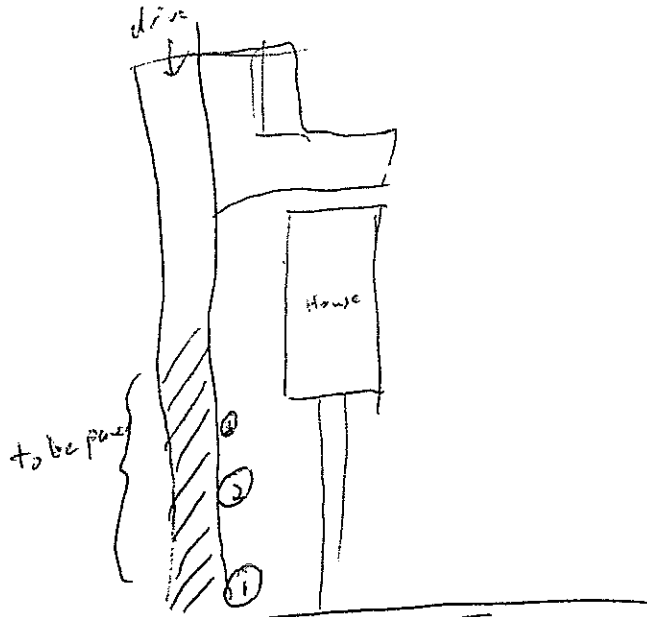


LIFETIME STONES LLC

New Parged Block Retaining Wall, New 9 x 82 ft Concrete Driveway Section, and Lay New Gravel on Remaining Top Part of Driveway

Description	Price
New parged block retaining wall on existing concrete footer capped with 2 inch thick thermal cut blue flagstone sill Demolish existing failed block retaining wall, ~ 2ft x 55 ft Build 55 ft long block wall 2 ft tall on the existing wall footer filled with rebar and concrete A wrapped corrugated pipe in gravel with PVC weep holes will be used to drain the water from behind the wall The outside of the wall will be concrete parged and capped with thermal cut blue flagstone sills 2 inches thick	\$4,957
New 3500 PSI concrete driveway section: 9 ft x 82 ft total area Properly grade area between city sidewalk and top of steep incline where concrete will be placed to facilitate entry Lay gravel base and wire mesh reinforcement for strength Lay 3500 PSI concrete driveway section in 9 ft x 82 ft area graded for water run off	\$7,302
Lay 3 to 4 inches of new blue washed gravel in remaining area of driveway that was not paved with concrete, ~1800 Sq ft	\$2,463
Subtotal	\$14,722
Houzz & Angie's List 5% Discount	(\$736)
Lifetime Stones gives a 1 year warranty on all labor and materials	Total Project Cost
	\$13,986
	1/3 Deposit
	\$4,662
***** 2.5% Charge for Credit Card Payments ****	Balance After Work Completed
	\$9,324

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P.B. Rd. Trees:

- ① = oak 19" diameter
- ② = oak 21" diameter
- ③ = beech 11" diameter