HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7329 Piney Branch Rd., Takoma Park  
Meeting Date: 3/14/18

Resource: Contributing Resource  
Takoma Park Historic District

Report Date: 3/7/18

Review: HAWP  
Public Notice: 2/28/18

Case Number: 37/03-18P  
Tax Credit: None

Applicant: John Peyreburne  
Staff: Dan Bruechert

Proposal: Rear Addition

STAFF RECOMMENDATION:

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

1. Window specifications must be provided for review and approval with final window approval delegated to staff.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Dutch Colonial Revival
DATE: c.1910-1920

The subject property is a two-story, side gable, Dutch Colonial, with clapboard siding, three bays wide with a variety of sash and casement windows. The house has a sun porch addition to the left side of the house and a small, one-story mud room addition, to the right. To the rear of the sun room there is a one-room addition that matches the siding, windows, and detailing as the historic house. The front yard is surrounded by a fieldstone retaining wall.

PROPOSAL

The applicant proposes to construct a single-story, rear addition and screened in porch.

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 (Design Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s
Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

**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.

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. — should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis.

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.

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.
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-8(b)**

(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**

The applicant is proposing to construct a one-room addition with a screened in porch to the rear of the house. Staff finds that these proposed changes comply with the Design Guidelines and Chapter 24A and recommends approval.

**Rear Addition**

The new room at the rear will be approximately 14' x 20' (fourteen feet by twenty feet) and will be inset from the side wall plane by 6” (six inches). Because of the projecting entry hall/mudroom, only a small portion of the rear addition will be visible from the public right-of-way. The new addition will be clad in Hardi siding matching the dimension of the existing siding and have a hipped roof with architectural asphalt shingles. The triple set of windows on the west elevation will be wood double hung sash windows in a 10-over-1 configuration. On the south (rear) elevation, the applicant is proposed to re-install a wood casement window in a new opening. This element will not be visible from the public right-of-way.

Staff finds that this proposal qualifies as a major addition to the building. As recommended by the Design Guidelines this addition is placed to the rear of the historic house. Typically, the HPC requests an inset of at least 1' (one foot) from the historic wall plane, but in this instance, Staff find that the non-historic projection has modified the side elevation and will limit the visual impact this addition has from the surrounding district. The materials and details of the addition are consistent with the historic house, while still reading as new construction. Staff recommends approval of this element.

**Screened-in Porch**

The proposed porch will be constructed off the rear of the proposed one-room addition and will be 14' x 11' (fourteen feet by eleven feet) and will be inset 7” (seven feet) from the side wall plane of the house. This feature will not be at all visible from the public right-of-way. The porch has a low-pitched hipped roof facing the rear. The screen panels will be set into pre-painted wood trim. The porch is simply detailed and will not adversely affect the historic house...
or the surrounding district. As this element will not be visible from the public right-of-way, Staff recommends its approval.

**STAFF RECOMMENDATION:**

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

1. Window specifications must be provided for review and approval with final window approval delegated to staff.

as being consistent with Chapter 24A-8 and the Takoma Park Historic District Design Guidelines; 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: johnpeyrebrune@yahoo.com
Contact Person: John Peyrebrune
Daytime Phone No.: 703-485-5817

Tax Account No.: 01057287
Name of Property Owner: John Peyrebrune
Daytime Phone No.: 703-485-5817
Address: 7329 Piny Branch Rd, Takoma Park, MD 20912
Street Number
City
State
Zip Code

Contractor: TRP
Phone No.: 
Contractor Registration No.: 
Agent for Owner: Eric Saul
Daytime Phone No.: 301.270.0395

LOCATION OF BUILDING/STRUCTURE
House Number: 7329
Street: Piny Branch Rd.
City: 
State: 
Zip Code: 

Lot: 27
Block: 12
Subdivision: Sarah E. Brashears Subdivision (025)

PART ONE: TYPE OF PERMIT, ACTION AND USE
1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Remodel
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable
☐ Farm/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ 75,000

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

PART TWO: COMPLETION OF NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS
2A. Type of sewage disposal: ☑ 01 WSSC ☐ Septic ☐ Other:
2B. Type of water supply: ☑ 01 WSSC ☐ Well ☐ Other:

PART THREE: COMPLETED/DIYED 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.

Signature of owner or authorized agent

2/13/18

Approved: 

For Chairperson, Historic Preservation Commission

Disapproved: 

Signature: 

Date:

Application/Permit No.: 

Date Filed: 

Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

827855
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 LOCATED IN HISTORIC TAKOMA. THE HOUSE HAS A TRADITIONAL STYLE, CAPE COD W/ A GAMBREL ROOF, AND CONTAINS HISTORIC ELEMENTS SUCH AS A DETACHED WOOD ENCLOSED PORCH, CEDAR LAP SIDING, AND WOOD WINDOWS.
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      WE ARE PROPOSING A SINGLE-STORY ADDITION INCLUDING A FAMILY ROOM AND A COVERED PORCH. THE ADDITION WILL BE LOCATED ON THE SIDE OF THE HOUSE AND WILL NOT AFFECT THE HISTORICAL NATURE OF THE EXISTING STRUCTURE.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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 resourceful 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 5' 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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Peyrebrune</td>
<td>ERIC SAUL</td>
</tr>
<tr>
<td>7329 Pinny Branch Rd.</td>
<td>8114 Carroll Avenue</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>TAKOMA PARK, MD 20912</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hansel and Chery / Cox</td>
</tr>
<tr>
<td>7331 Pinny Branch Rd.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Linda K's Voiris and Desping Kaskouaki</td>
</tr>
<tr>
<td>7327 Pinny Branch Rd.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Bryon and Jessica Ayllstrom</td>
</tr>
<tr>
<td>7328 Pinny Branch Rd.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Peter and Wendy Lukehart</td>
</tr>
<tr>
<td>7300 Holly Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

Detail: View of Front of House

Detail: View of Side of House, opposite the driveway

Applicant: JOHN PETREBRUNE
Existing Property Condition Photographs (duplicate as needed)

Detail: VIEW OF SIDE OF HOUSE FROM DRIVEWAY

Detail:

Applicant: JOHN PETREKUNE
EXISTING 2ND FLOOR PLAN

1/4" = 1'-0"
EXISTING UNFINISHED ATTIC

4 EXG/DEMO ATTIC FLOOR PLAN

1/4" = 1'-0"
PROPOSED ATTIC FLOOR PLAN

EXISTING UNFINISHED ATTIC

NEW LOFT

12" DEEP SHELVING UP TO 36"

OPEN TO BELOW

1/4" = 1'-0"