

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' × 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' × 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.: 01057227

Name of Property Owner: John Peyrebrune Daytime Phone No.: 703-485-5817

Address: 7329 Piney Branch Rd. Takoma Park MD 20912
Street Number City State Zip Code

Contractor: TRD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ERIC SAUL Daytime Phone No.: 301.270.0395

LOCATION OF BUILDING/PREMISE

House Number: 7329 Street: Piney Branch Rd.

Town/City: Takoma Park Nearest Cross Street: Eastern Ave.

Lot: P27 Block: 12 Subdivision: Sarah E. Brashears Sub-division (025)

Liber: _____ Folio: _____ Parcel: _____

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: \$ 75,000

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.

[Signature]
Signature of owner or authorized agent

2/13/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

82855

**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 DETAILED WOOD CORNICE/FASCIA, 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-STOREY ADDITION INCLUDING
A FAMILY ROOM AND A SCREENED PORCH. THE ADDITION
WILL BE LOCATED ON THE REAR 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 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**

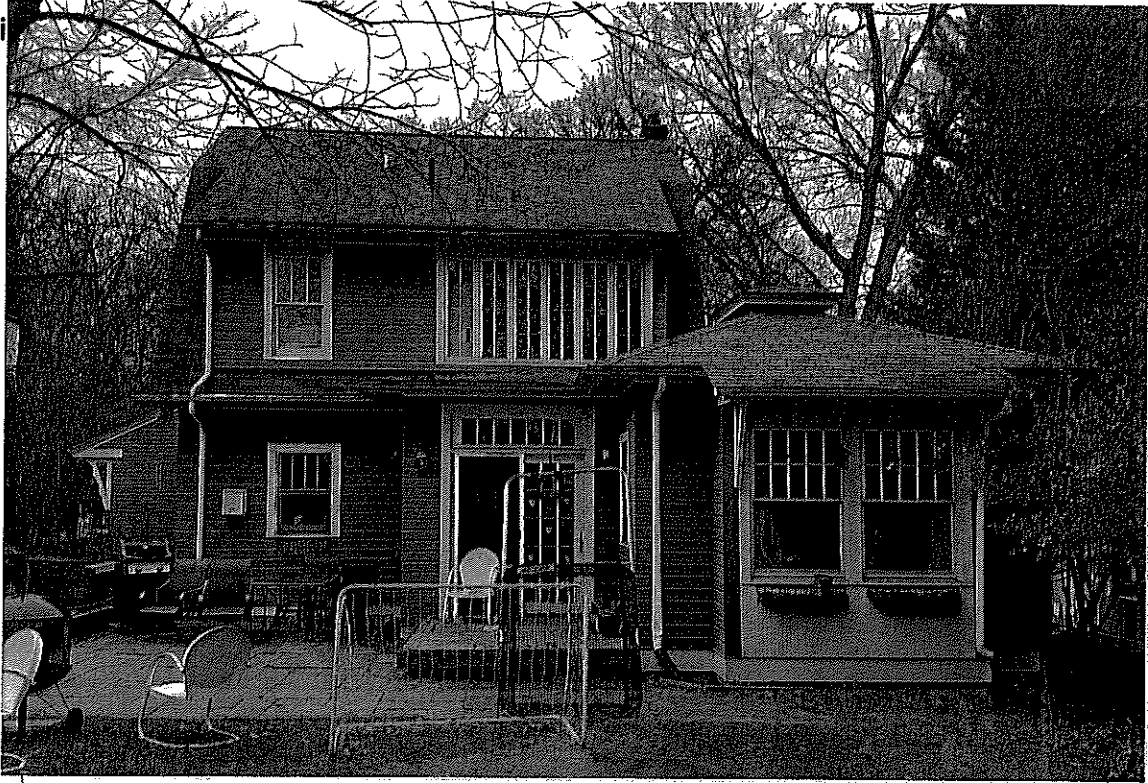
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie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

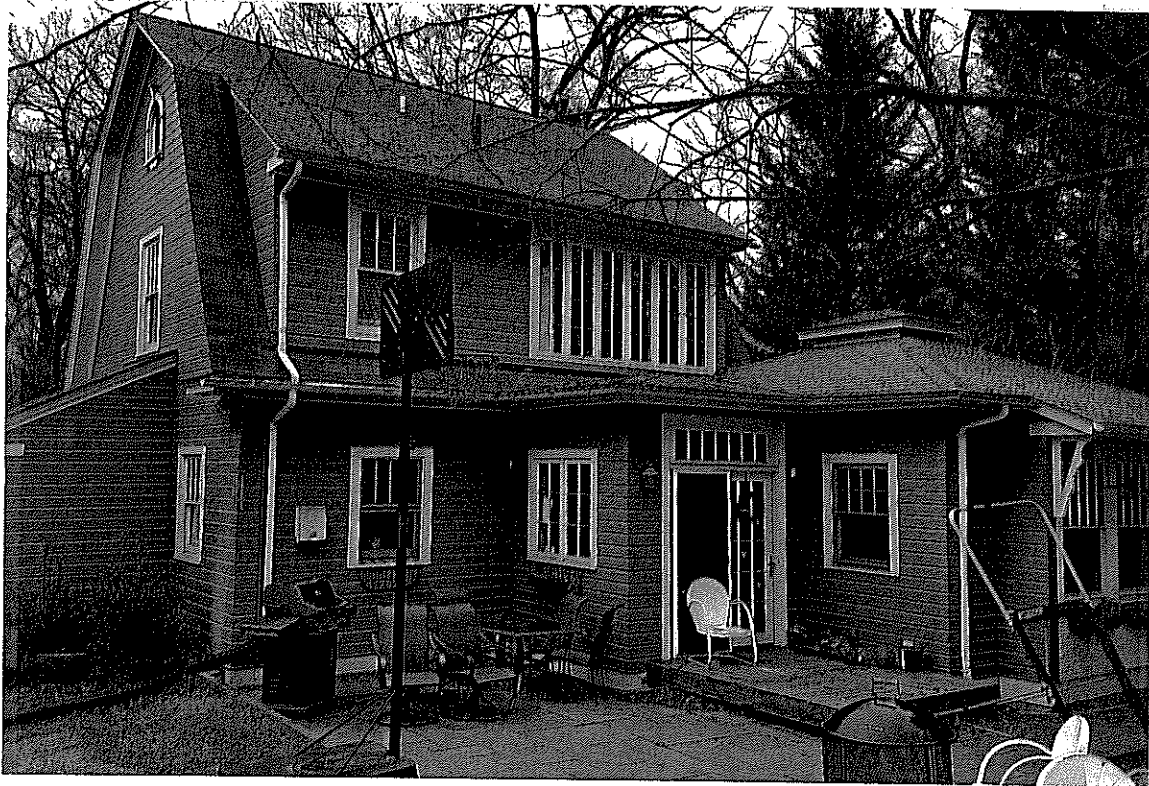
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>John Peyrebrune 7329 Piney Branch Rd. Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>ERIC SAUL 8114 CARROLL AVENUE TAKOMA PARK, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Hazel and Cheryl Cox 7331 Piney Branch Rd. Takoma Park, MD 20912</p>	<p>Daniel Chazan and Ronit Eisenbach 7330 Piney Branch Rd. Takoma Park, MD 20912</p>
<p>Linda Kovaris Voris and Despina Kakoudaki 7327 Piney Branch Rd. Takoma Park, MD 20912</p>	<p>Paul Oostburg Sanz 7324 Piney Branch Rd Takoma Park, MD 20912</p>
<p>Bryon and Jessica Gyllstrom 7328 Piney Branch Rd. Takoma Park, MD 20912</p>	<p>Ryan Reft and Soo Lim 7218 Holly Ave. Takoma Park, MD 20912</p>
<p>Peter and Wendy Lukehart 7300 Holly Ave. Takoma Park, MD 20912</p>	<p>Rocco and Kathryn Casagrande 7216 Holly Ave. Takoma Park, MD 20912</p>

Existi

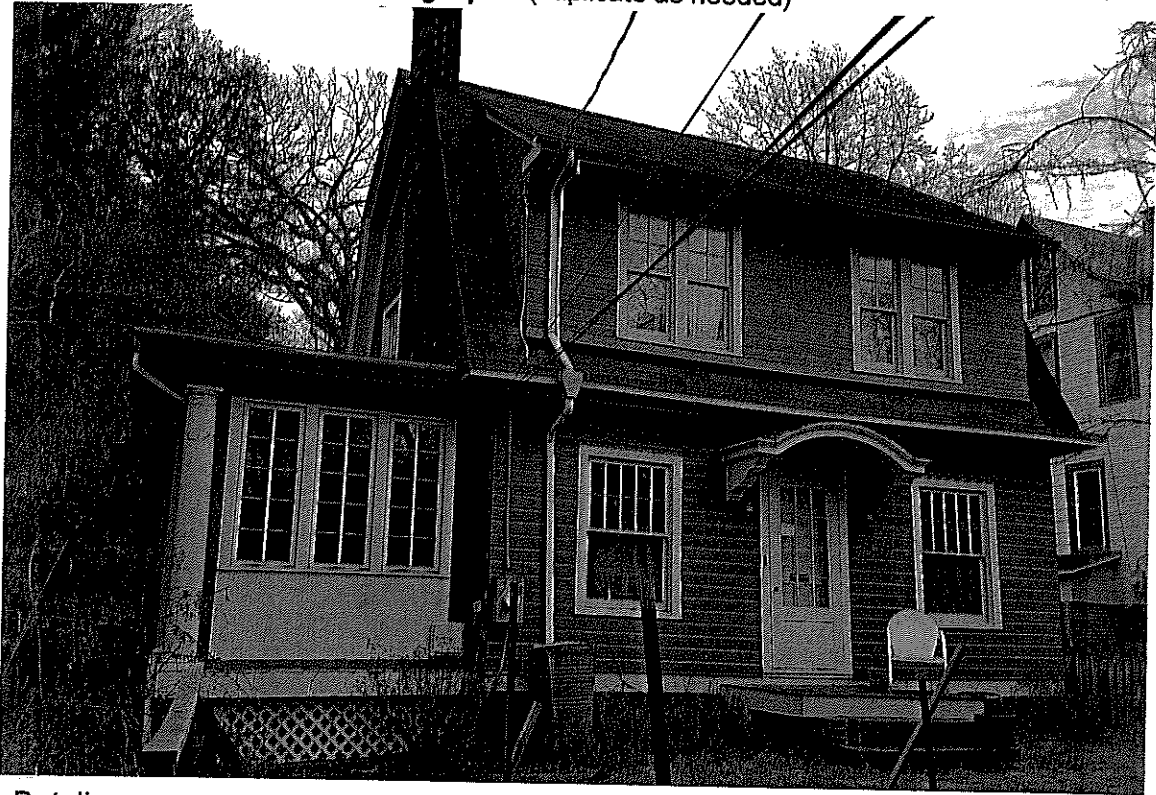


Detail VIEW OF REAR OF EXISTING HOUSE



Detail: VIEW OF REAR OF EXISTING HOUSE FROM DRIVEWAY

Existing Property Condition Photographs (duplicate as needed)

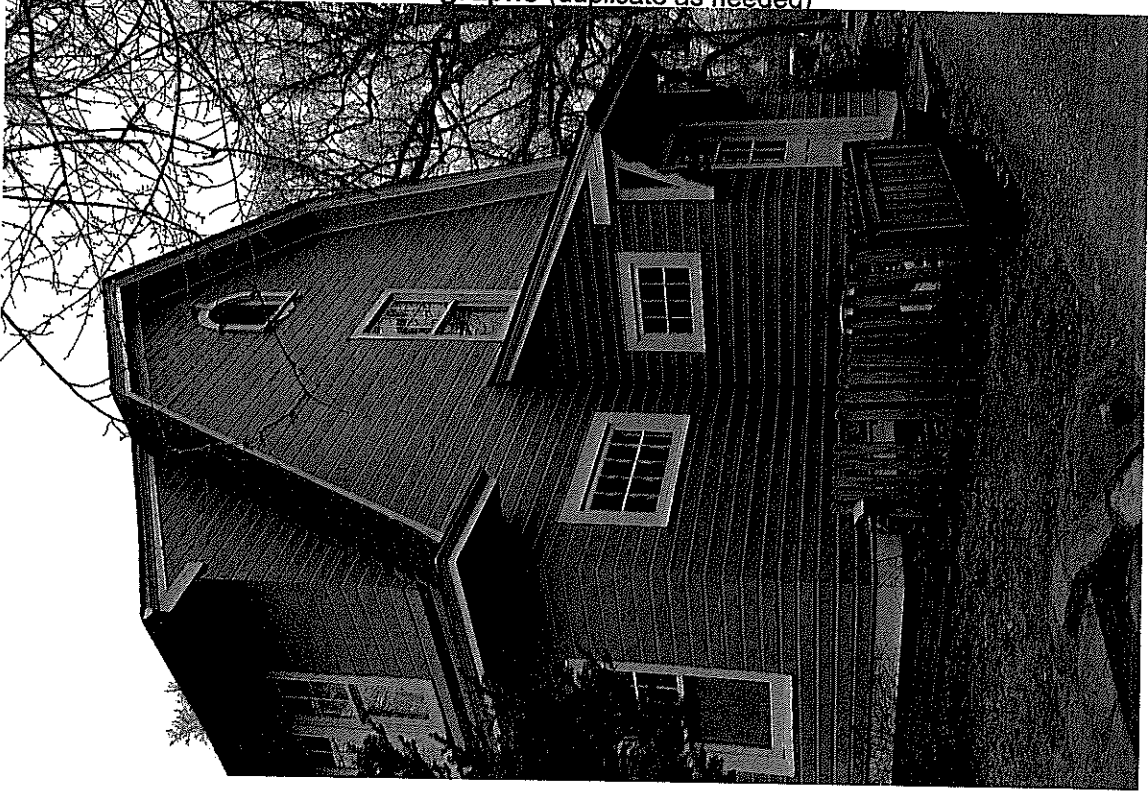


Detail: VIEW OF FRONT OF HOUSE

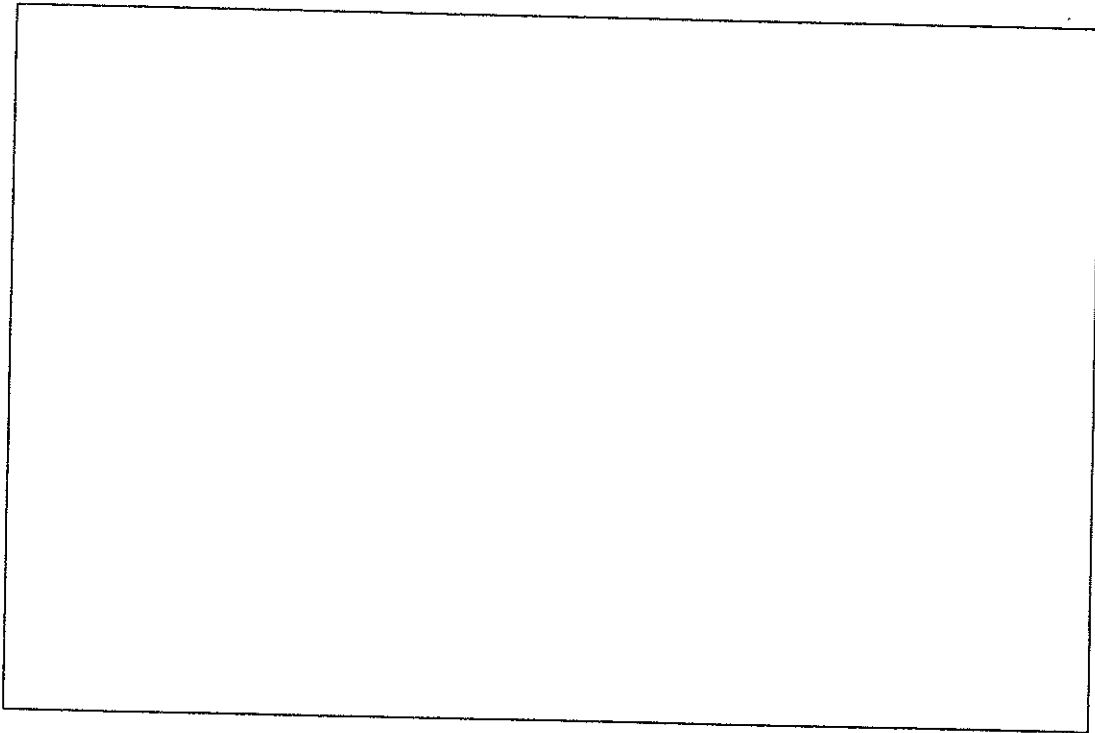


Detail: VIEW OF SIDE OF HOUSE, OPPOSITE THE DRIVEWAY

Existing Property Condition Photographs (duplicate as needed)

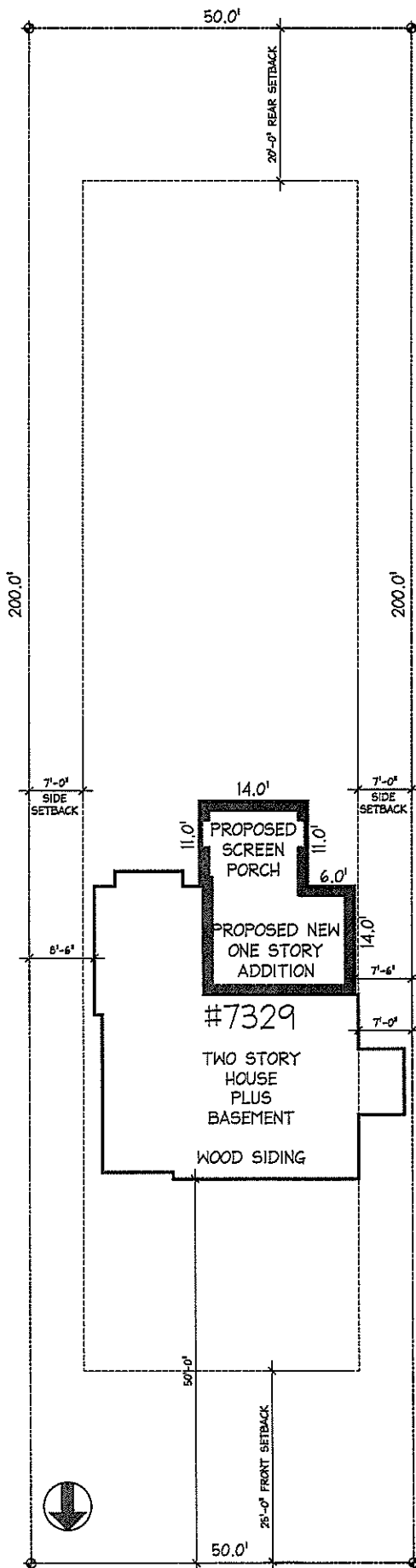


Detail: VIEW OF SIDE OF HOUSE FROM DRIVEWAY

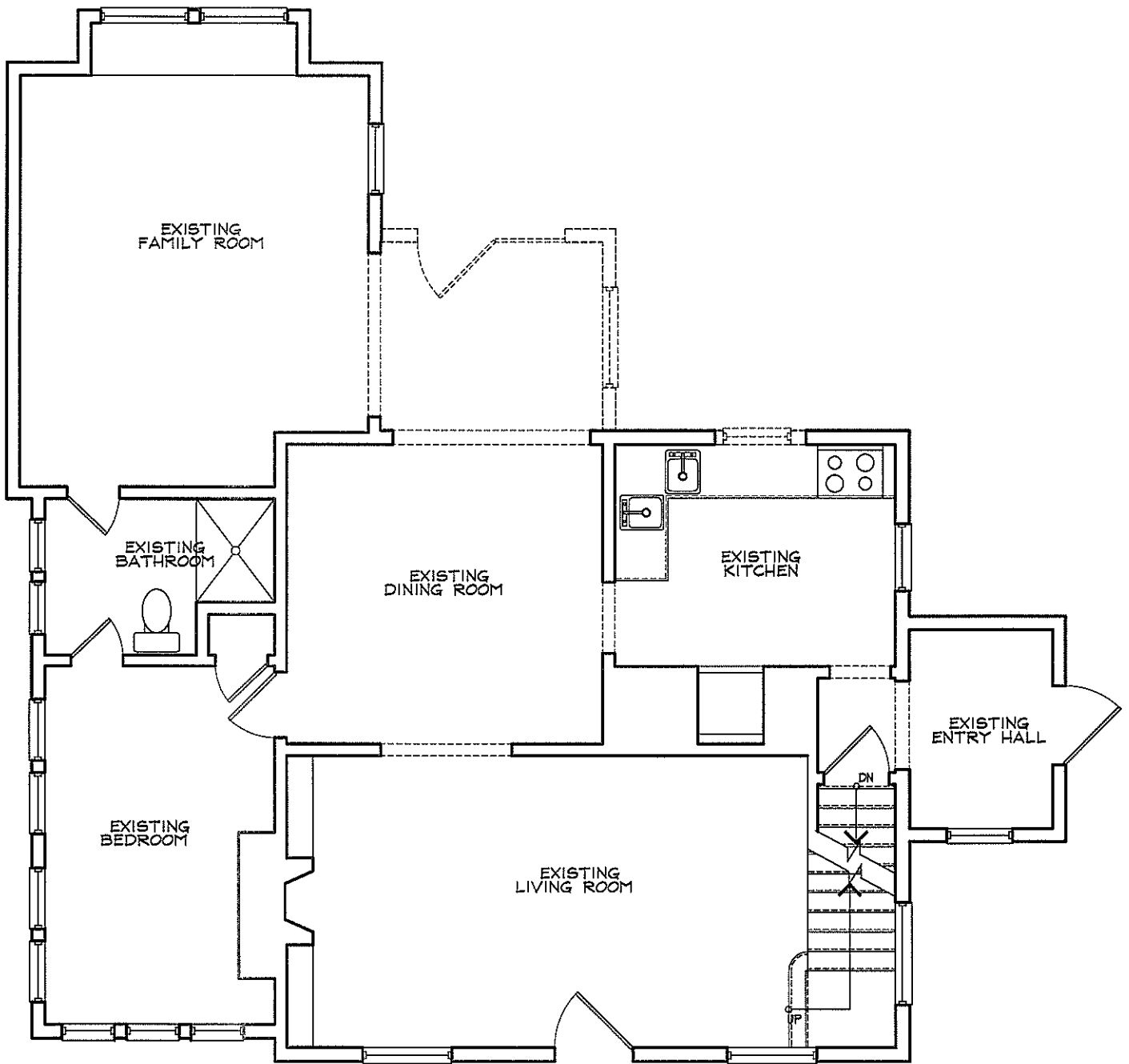


Detail: _____

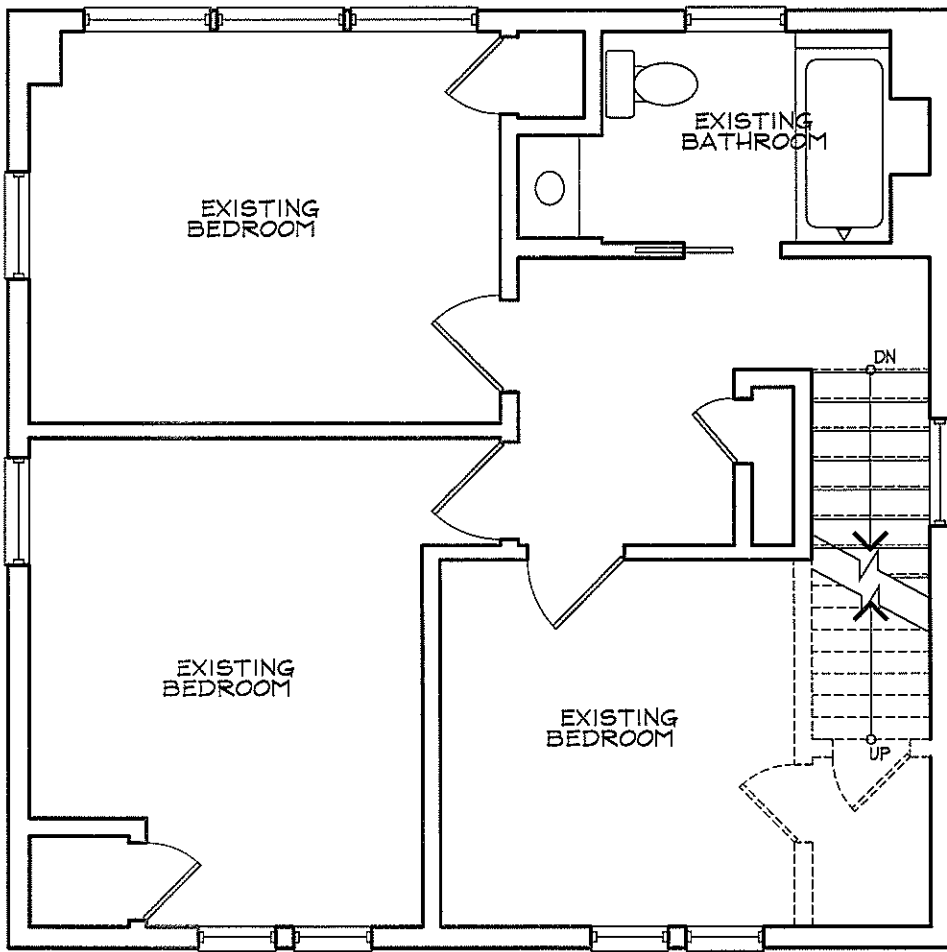
Applicant: JOHN PEYREBRUNE



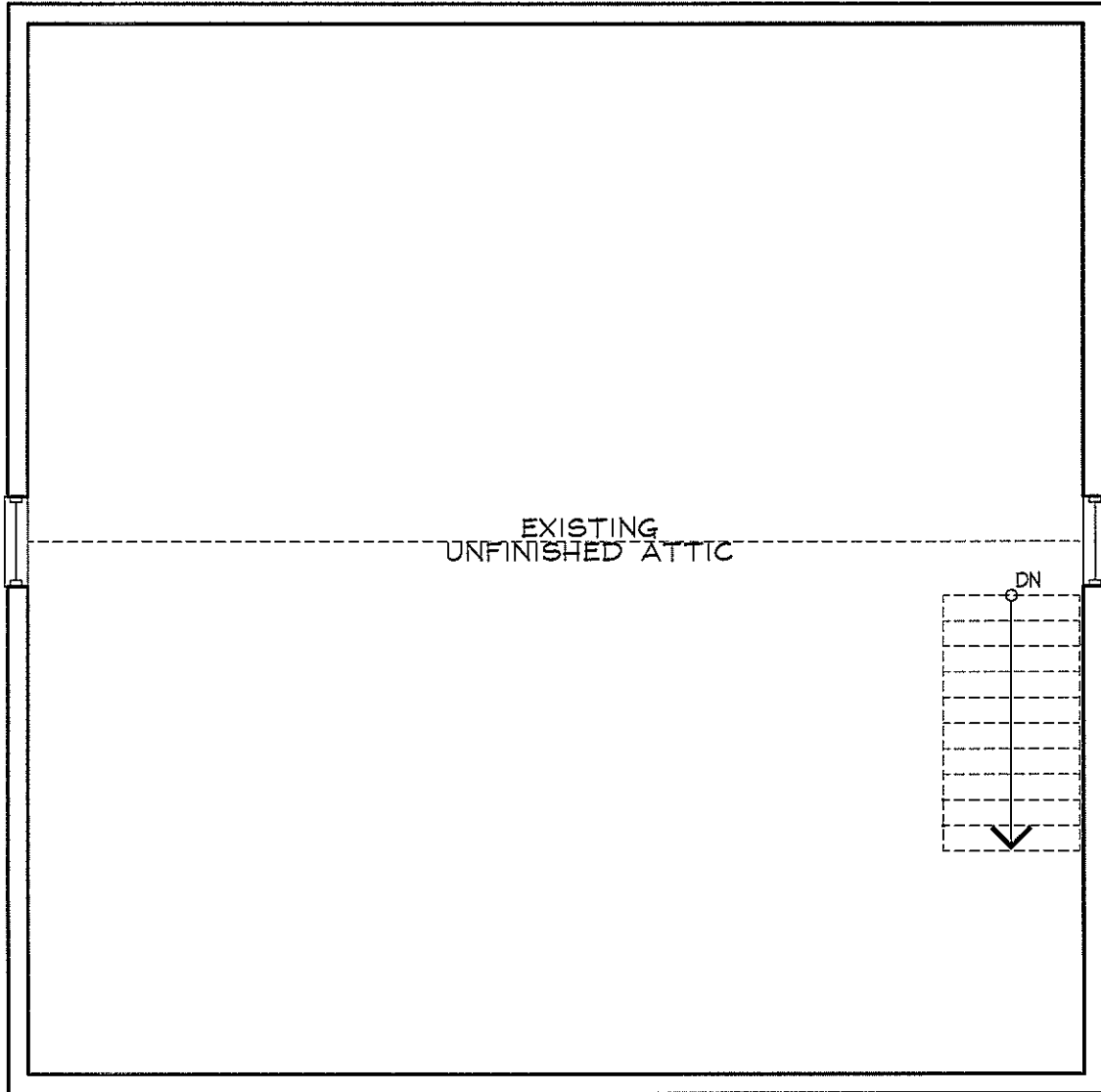
PINEY BRANCH ROAD



2 EXG / DEMO 1ST FLOOR PLAN
A1 1/4" = 1'-0"



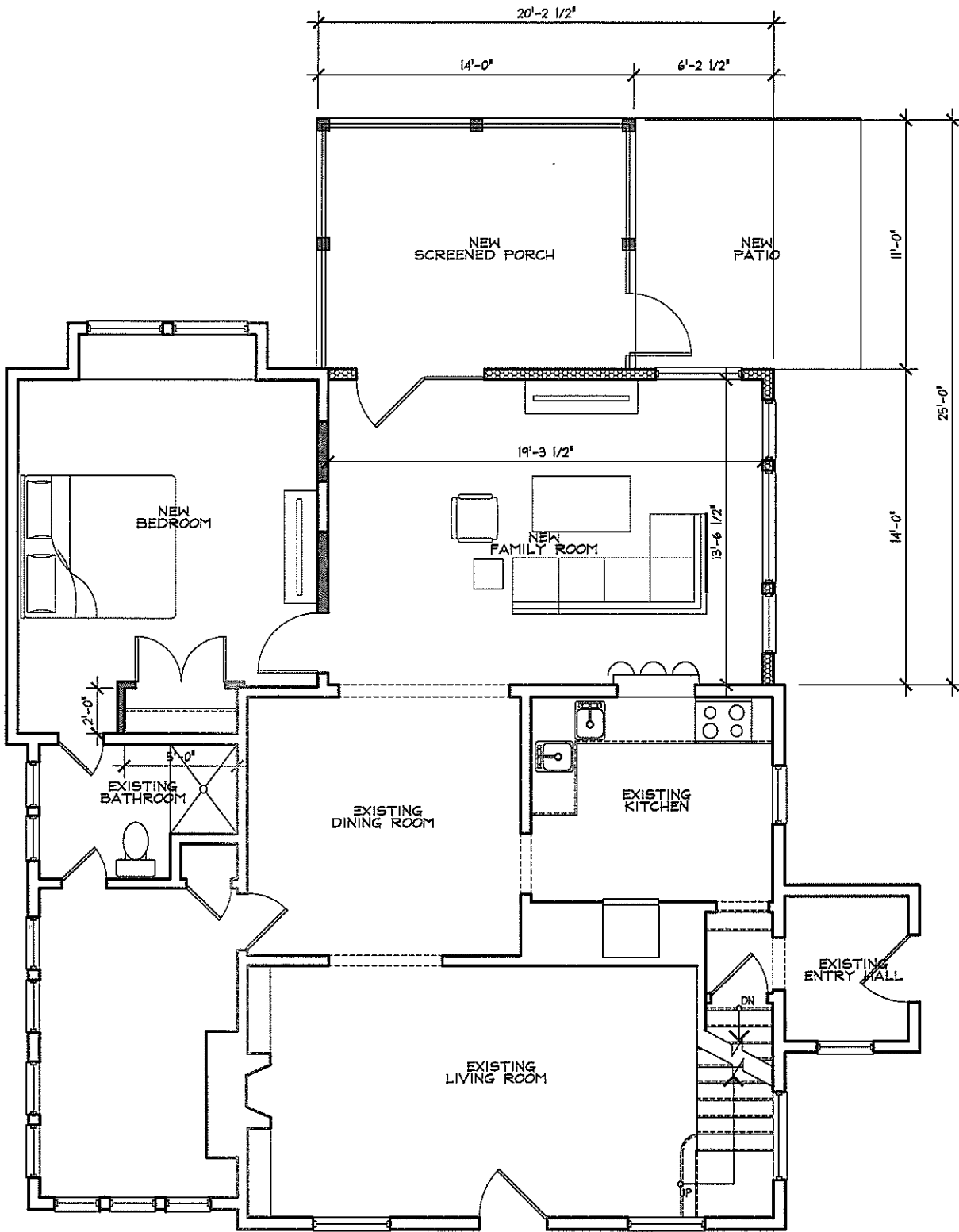
3 EXISTING 2ND FLOOR PLAN
AI 1/4" = 1'-0"



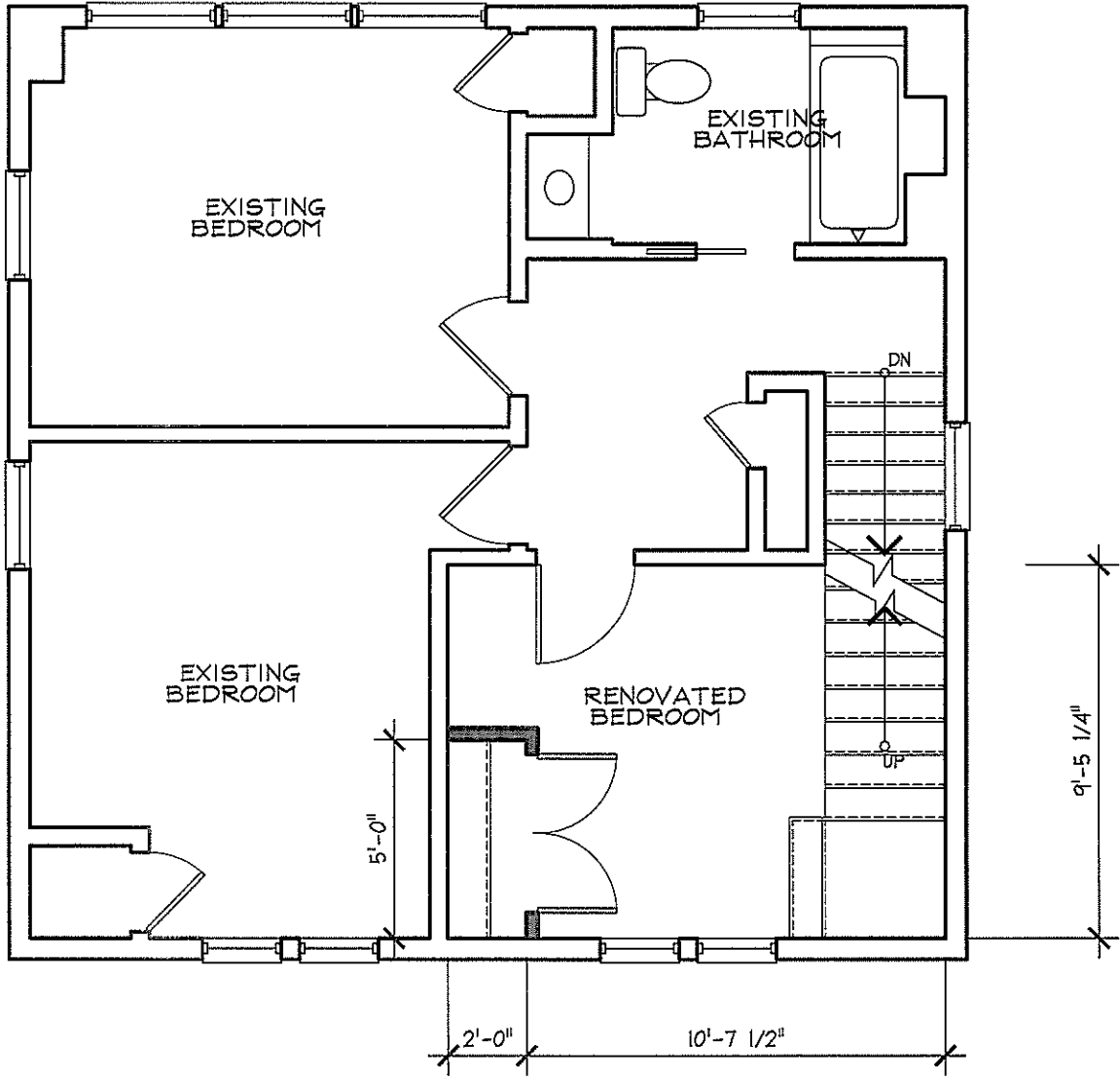
4
AI

EXG/DEMO ATTIC FLOOR PLAN

1/4" = 1'-0"

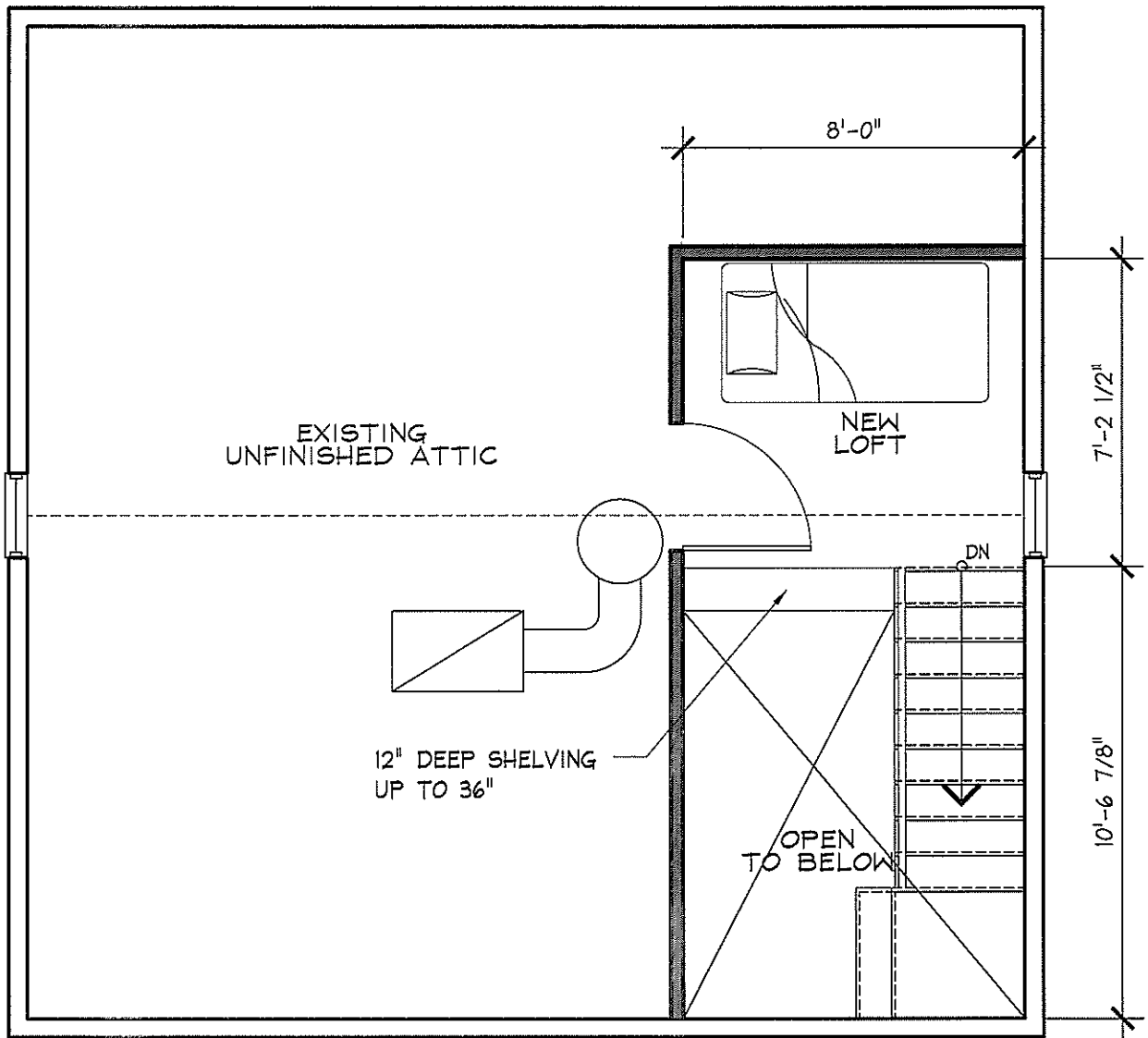


2
 PROPOSED 1ST FLOOR PLAN
 A1.1 1/4" = 1'-0"



3
 A1.1

PROPOSED 2ND FLOOR PLAN
 1/4" = 1'-0"



4
A1.1

PROPOSED ATTIC FLOOR PLAN

1/4" = 1'-0"



1
A2

NORTH ELEVATION EXG
1/4" = 1'-0"

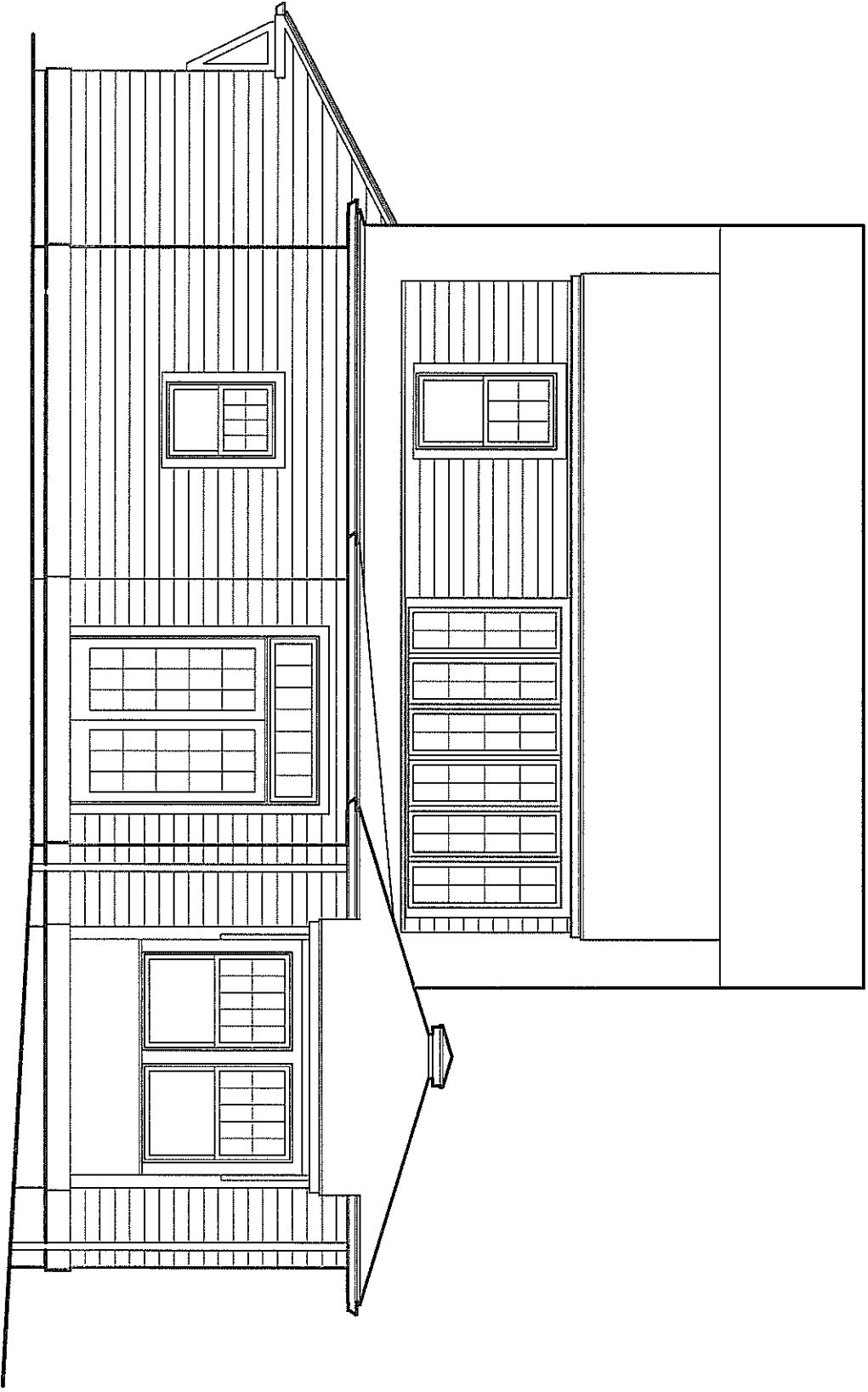


3

EAST ELEVATION EXG

A2

1/4" = 1'-0"

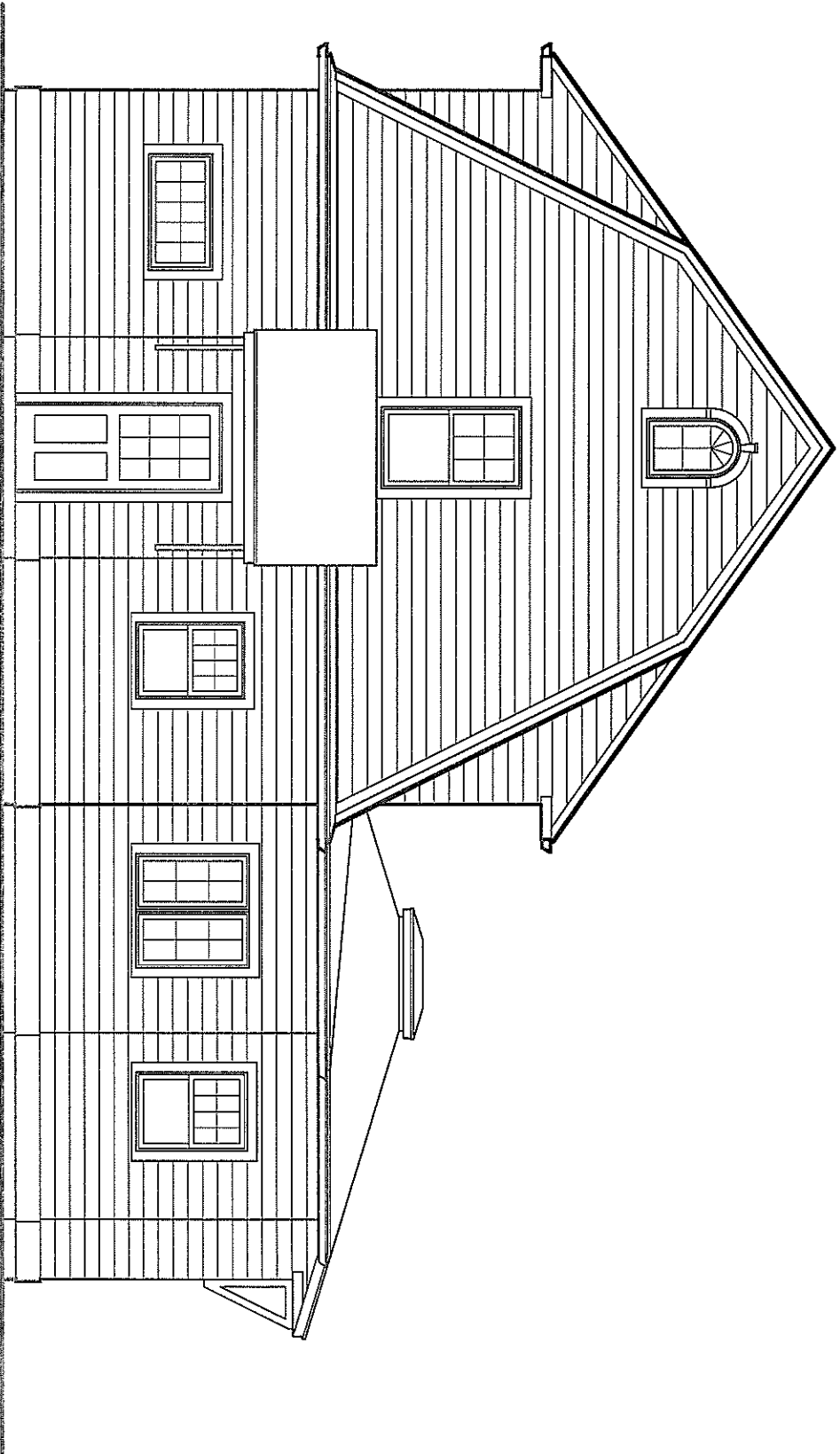


4

A2

SOUTH ELEVATION EXG

1/4" = 1'-0"



2

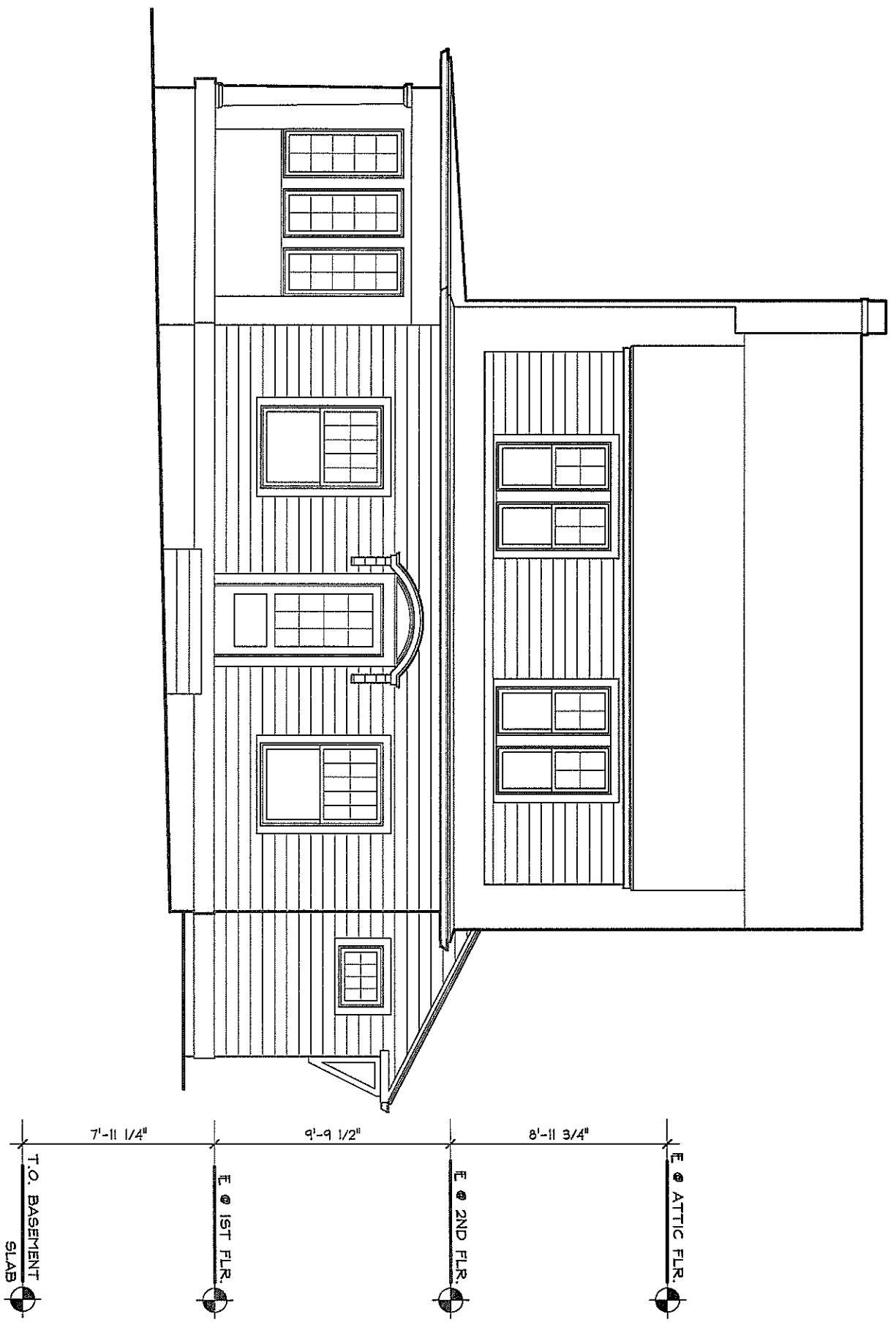
A2

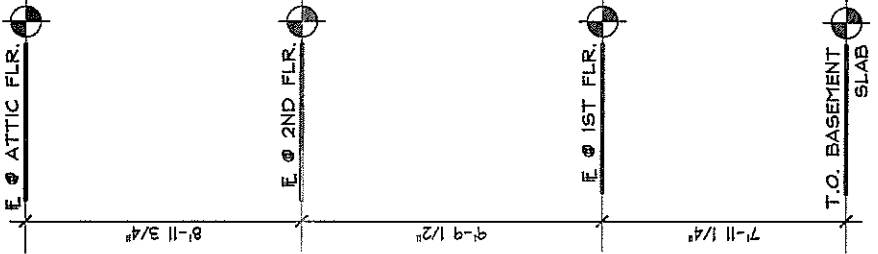
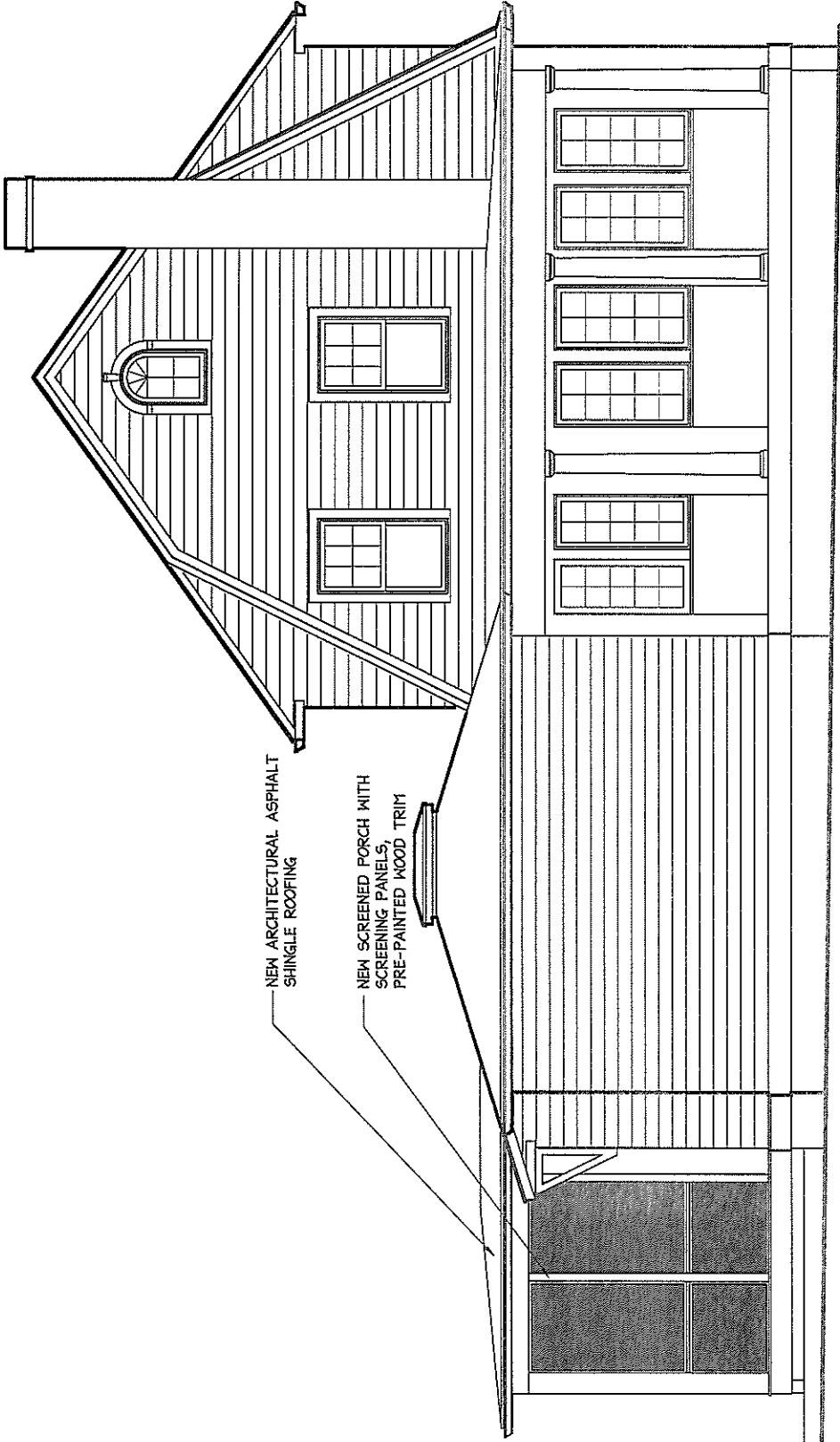
WEST ELEVATION EXG

1/4" = 1'-0"

1
A2.1

NORTH ELEVATION
1/4" = 1'-0"



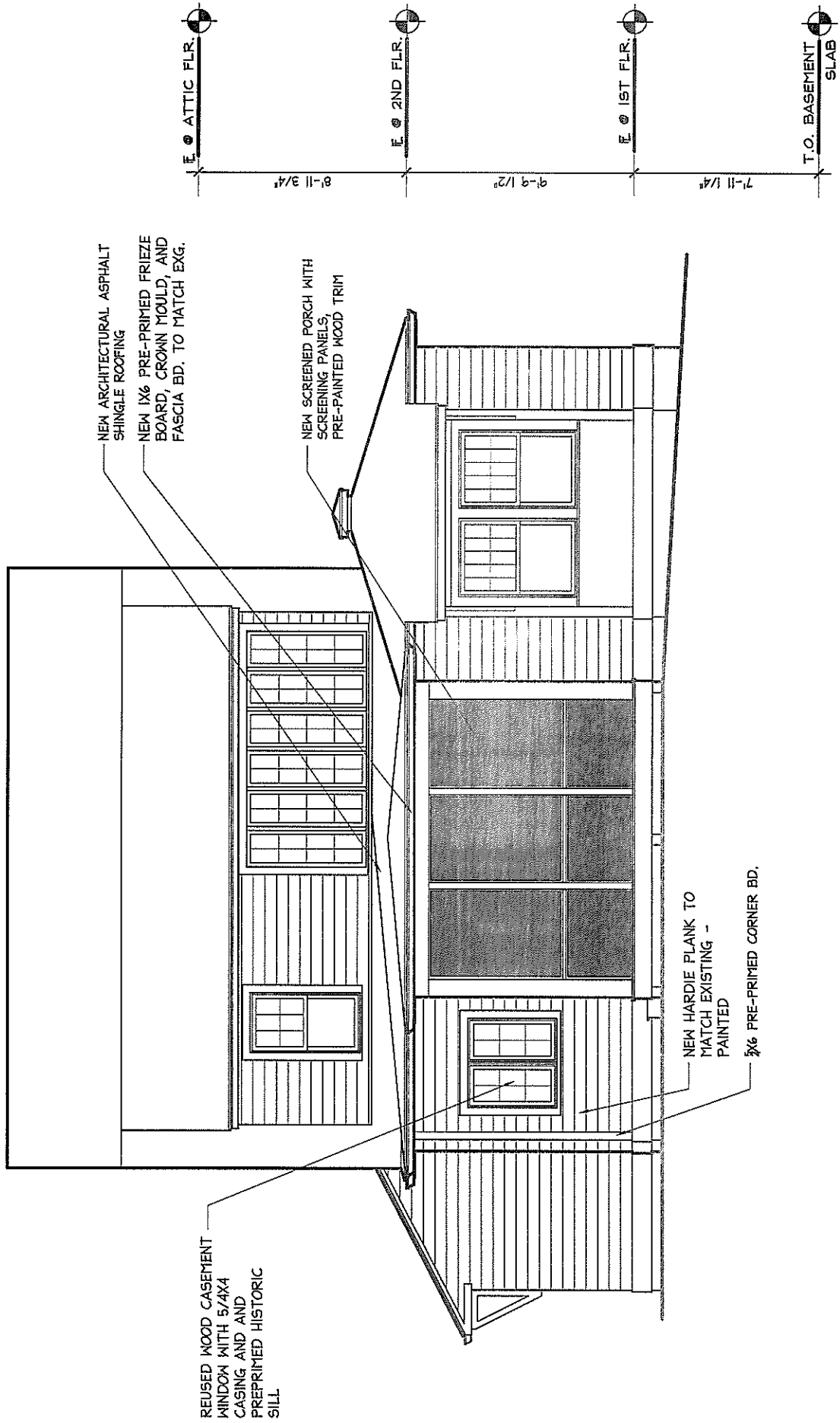


NEW ARCHITECTURAL ASPHALT SHINGLE ROOFING

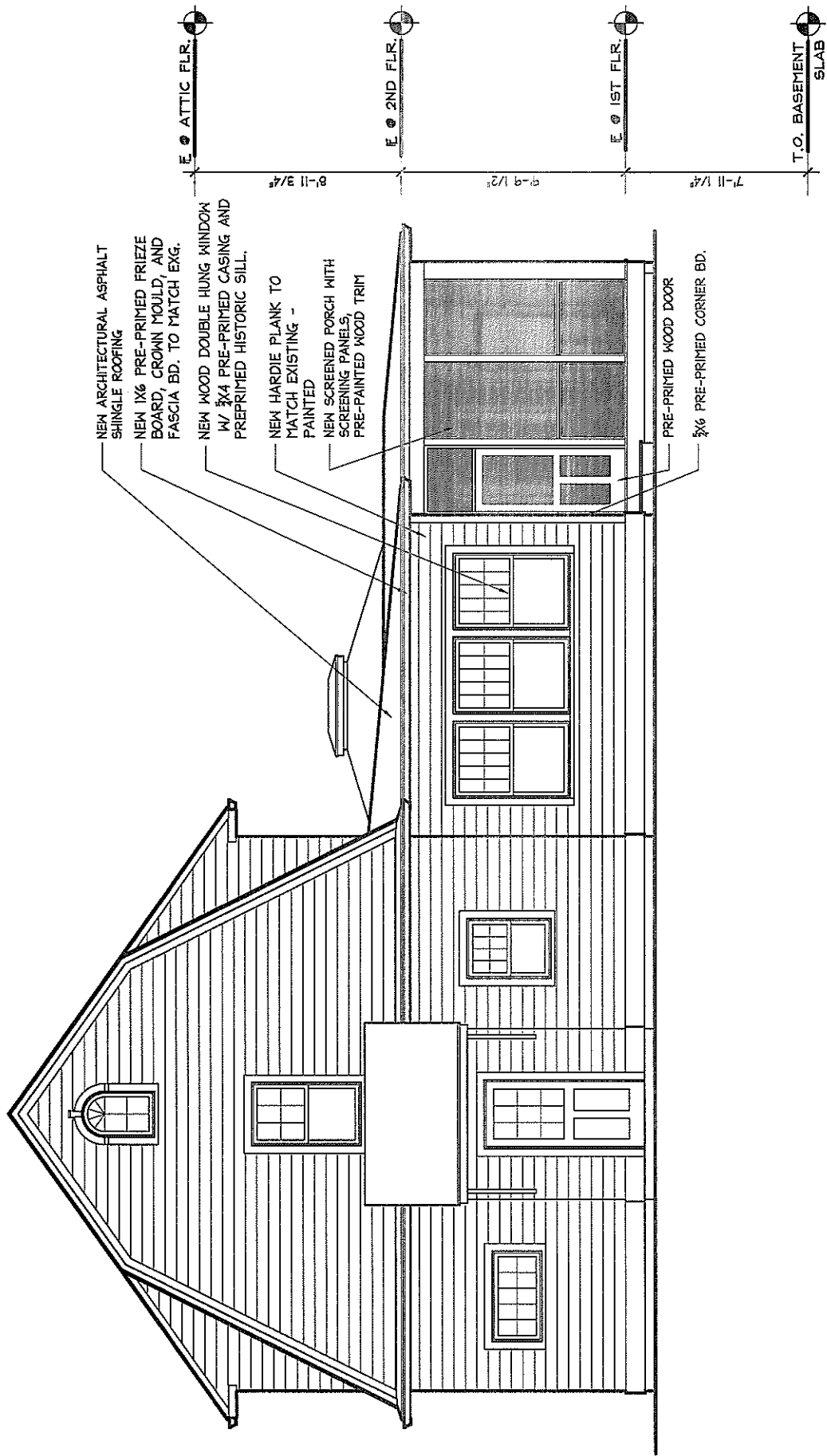
NEW SCREENED PORCH WITH SCREENING PANELS, PRE-PAINTED WOOD TRIM

3 EAST ELEVATION
 1/4" = 1'-0"

A2.1



4 SOUTH ELEVATION
 A2.1 1/4" = 1'-0"



2 WEST ELEVATION
 A2.1 1/4" = 1'-0"