

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7309 Piney Branch Rd., Takoma Park	Meeting Date:	1/22/2020
Resource:	Contributing Resource Takom Park Historic District	Report Date:	1/15/2020
Applicant:	Natalie Hopkins	Public Notice:	1/8/2020
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-20H	Staff:	Dan Bruechert
PROPOSAL:	Window well and window replacement		

STAFF RECOMMENDATION:

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: c.1890-1905 w/ c.1960 and 1990 alterations

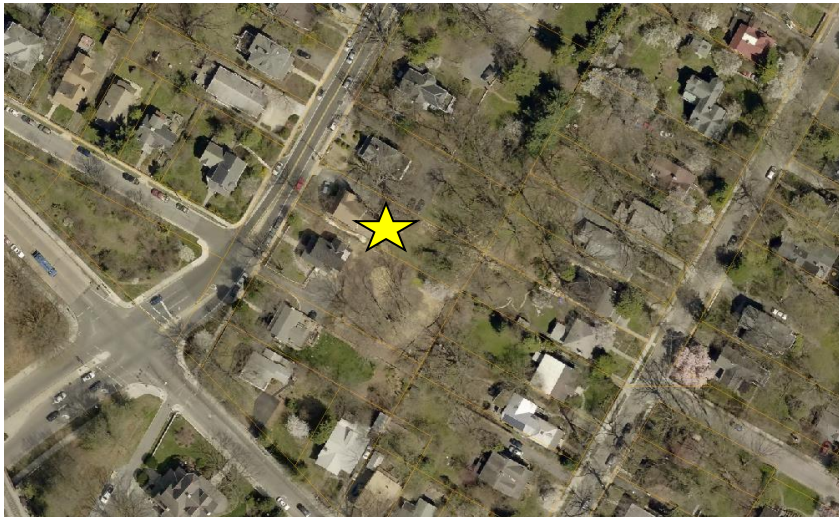


Fig. 1: 7309 Piney Branch Rd. is located near Eastern Ave. and the Washington D.C. border.

BACKGROUND

The HPC approved a HAWP for a rear addition, porch alteration, siding replacement, and door replacement on April 10, 2019.¹

¹ The previous Staff Report and application materials can be found here: <https://montgomeryplanning.org/wp->

PROPOSAL

The applicant proposes to install a new window well areaway with a pair of egress windows in the northeast corner of the house to meet code requirements for an ADU in the basement. The areaway will be constructed out of CMU block. The proposed pair of windows will be two-over-two aluminum-clad wood sash windows, matching windows in the 2019 approved HAWP.

Staff finds the areaway will not create a significant visual alteration as it is in the rear corner of the building and is largely obscured by building projections on the left side. Staff additionally finds the HPC determined in the April 2019 HAWP approval that the proposed windows are consistent with the historic house and its non-historic additions.



Figure 1: The proposed windows and areaway will be in the basement level in the left corner.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

- (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 ensure 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

content/uploads/2019/04/I.E-7309-Piney-Branch-Road-Takoma-Park.pdf and the audio of the hearing can be found here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=341cee53-6773-11e9-a164-0050569183fa.

- (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
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and 9;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: BEN@BENNORKINARCHITECTURE.COM Contact Person: BEN NORKIN
Daytime Phone No.: 202-578-7094
Tax Account No.: 01071423
Name of Property Owner: NATALIE HOPKINS Daytime Phone No.: 202-997-1489
Address: 7309 PINEY BRANCH RD TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7309 Street: PINEY BRANCH RD
Town/City: TAKOMA PARK Nearest Cross Street: EASTERN AVE
Lot: 19 Block: 12 Subdivision: 0025
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF WORK 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: \$ \$160,000

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.

Benjamin J. Norkin
Signature of owner or authorized agent

12/17/2018

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

MAILING ADDRESSES FOR HAWP APPLICATION NOTIFICATION

OWNER'S MAILING ADDRESS

Natalie Hopkins
7309 Piney Branch Rd
Takoma Park, MD 20912

OWNER'S AGENT'S MAILING ADDRESS

Ben Norkin
Ben Norkin Architecture
7204 Trescott Ave
Takoma Park, MD 20912

ADJACENT AND CONFRONTING PROPERTY OWNERS MAILING ADDRESSES

Chris and Shivani Sutton
7307 Piney Branch Rd
Takoma Park, MD 20912

John and Lindsey Simpson
7310 Piney Branch Rd
Takoma Park, MD 20912

Constance Mayer
7311 Piney Branch Rd
Takoma Park, MD 20912

Jodie Steiner and Federico Mini
7312 Piney Branch Rd
Takoma Park, MD 20912

Paula Kowalczyk and Peter Kovar
7112 Holly Ave
Takoma Park, MD 20912



FRONT ELEVATION (WEST) FACING PINEY BRANCH RD



FRONT ELEVATION (WEST) FACING PINEY BRANCH RD



REAR ELEVATION (EAST)



REAR ELEVATION (EAST)



BEN NORKIN
- ARCHITECTURE -

7204 Trescott Ave
Takoma Park, MD 20912

202 - 578 - 7094

bennorkinarchitecture.com
ben@bennorkinarchitecture.com

HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN

7309 PINEY BRANCH RD
TAKOMA PARK MD 20912

PROJECT: 18004

DRAWN BY: BJN

SHEET NO:

12

SHEET NAME:

ELEVATIONS

SCALE: 1/10" = 1'-0"

HOPKINS RENOVATION

OWNER NAME	ANATALLIE HOPKINS AND JOHN BOHN
TBD	
BUILDER CONTACT	
TBD	
BUILDER ADDRESS	
TBD	
PROJECT ADDRESS	
	7309 PINEY BRANCH RD
	TAKOMA PARK MD 20912

REVISION LOG		
REV #	DATE	DESCRIPTION

STATUS: DESIGN DEVELOPMENT

PS PERMIT NUMBER: 861373

IA PROJECT NUMBER: 18004

DRAWN BY: BJN

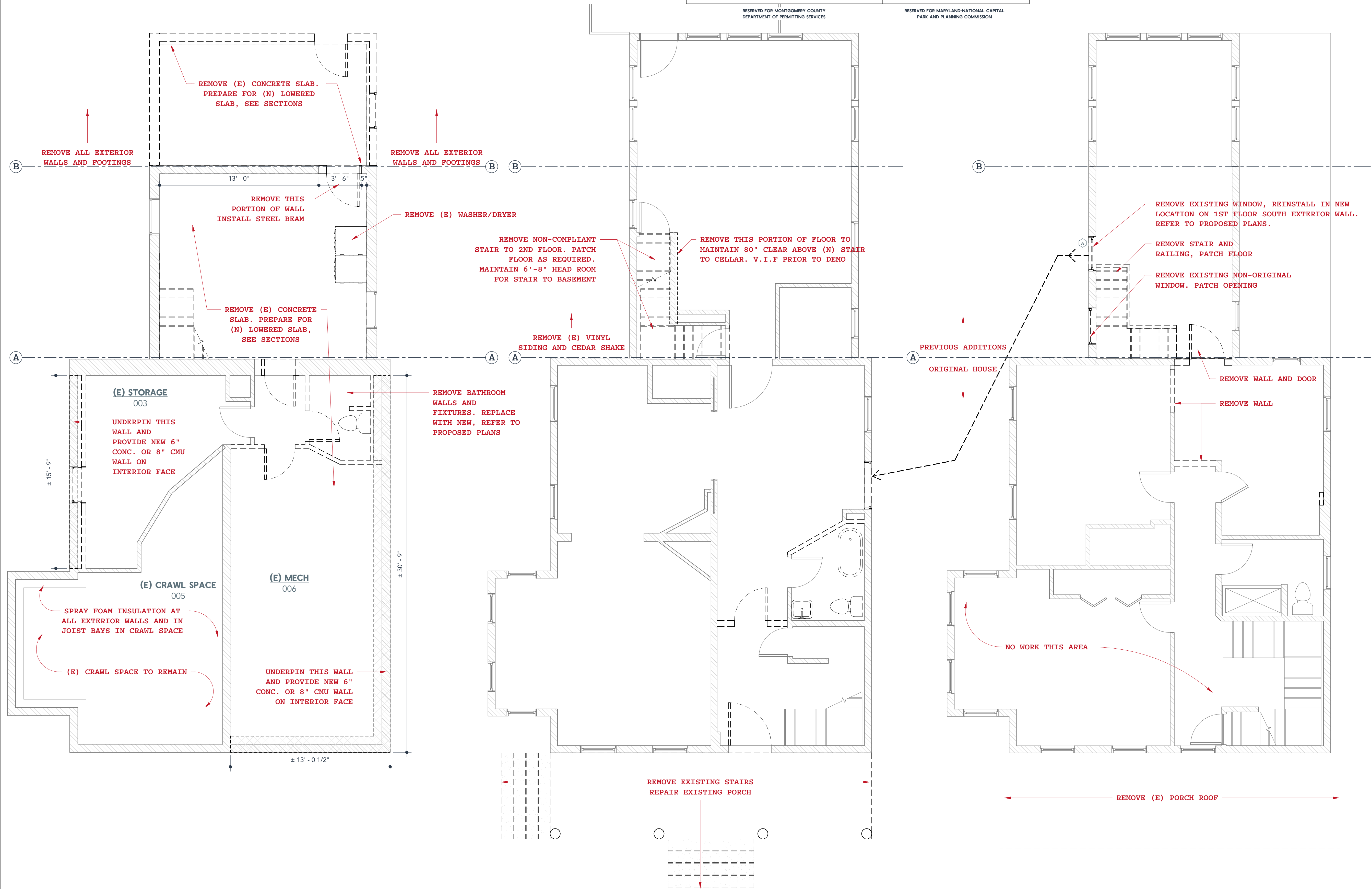
HEET NAME

EXISTING AND DEMO PLANS

SHEET NO. _____

A001

SCALE $1/4" = 1'-0"$



CELLAR PLAN
EXISTING/DEMO
③ 1/4" = 1'-0"

1ST FLOOR PLAN
EXISTING/DEMO
1/4" = 1'-0"

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

HOPKINS
RENOVATION

CLIENT NAME
NATALIE HOPKINS AND JOHN BOHN

BUILDER NAME
TBD

BUILDER CONTACT
TBD

BUILDER ADDRESS
TBD

PROJECT ADDRESS
7309 PINEY BRANCH RD
TAKOMA PARK MD 20912

REVISION LOG

REV #	DATE	DESCRIPTION
1	12/26/2019	POST-HISTORIC CHANGES

STATUS: DESIGN DEVELOPMENT

DPS PERMIT NUMBER: 861373

BNA PROJECT NUMBER: 18004

DRAWN BY: BJN

SHEET NAME: PROPOSED FLOOR PLANS

SHEET NO. A101

SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.

NO MORE ADDITION HERE

EXISTING WINDOW TO BE RELOCATED

WINDOW TO REMAIN

NO WORK THIS AREA

REPLACE (E) FRONT DOOR

(N) PORCH ROOF BELOW

(N) WOOD STAIR, SEE ELEVATION

(N) WOOD RAILING, SEE ELEVATION

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

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

CELLAR PLAN PROPOSED
1/4" = 1'-0"

PLOT DATE: 12/26/2019 1:50:24 PM

13

BEN NORKIN

- ARCHITECTURE -

7204 TRESPOTT AVE
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

PROFESSIONAL CERTIFICATION

HOPKINS RENOVATION

CLIENT NAME
NATALIE HOPKINS AND JOHN BOHN

BUILDER NAME
TBD

BUILDER CONTACT
TBD

BUILDER ADDRESS
TBD

PROJECT ADDRESS
7309 PINEY BRANCH RD
TAKOMA PARK MD 20912

REVISION LOG		
REV #	DATE	DESCRIPTION
1	12/26/2019	POST-HISTORIC CHANGES

STATUS:		DESIGN DEVELOPMENT
DPS PERMIT NUMBER:	861373	
BNA PROJECT NUMBER:	18004	
DRAWN BY:	BJN	

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NO.

A202

SCALE

1/4" = 1'-0"

RESERVED FOR MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

RESERVED FOR MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION



1 PROPOSED LEFT ELEVATION (NORTH)
1/4" = 1'-0"