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

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(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.
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

Contractor: TBD
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

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

X Construct
□ Extend
X Alter/Renovate
□ A/C
□ Stab
□ Room Addition
X Porch
□ Deck
□ Shed
□ Move
□ Install
□ Wreck/Raze
□ Solar
□ Fireplace
□ Woodburning Stove
□ Single Family
□ Revision
X Repair
□ Revocable
□ 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 EXTENSIONS

2A. Type of sewage disposal: 01 X WSSC
□ Septic
□ Other:

2B. Type of water supply: 01 X WSSC
□ Well
□ Other:

PART THREE: COMPLETE ONLY FOR FENCES/RETAINING WALLS

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/leasement

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

Date: 12/17/2018

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 Kowalczuk and Peter Kovar
7112 Holly Ave
Takoma Park, MD 20912
NEW GABLE ROOF, EAVES TO REMAIN BELOW EXISTING ROOF

EXISTING VINYL SIDING AND CEDAR SHAKE TO BE REPLACED WITH FIBER CEMENT SIDING TO GRIDLINE A

SHED ROOF OVER DORMER

THIS WINDOW TO BE REPAIRED

(N) ALUMINUM GUTTERS, ALL EAVES

(N) ALUMINUM DOWNSPOUT AT INSIDE CORNERS

ALL WINDOWS NOT TAGGED ARE EXISTING TO REMAIN

April 10, 2019 Approved HAWP Design
This project includes renovation and addition to an existing detached single family residence.

The existing cellar slab will be lowered and the cellar will be finished and converted to an Accessory Dwelling Unit. The majority of the existing unfinished attic space will be reconfigured to provide a new closet and bathroom for the master suite.

The existing rotting porch boards, roof and Doric style columns will be removed and replaced with a hip roof single-pitch eaves and balusters to provide a more classic Victorian porch appearance. New wooden steps with railings will be added. French footprints or areas will be added.

The existing porch will be finished and converted to an Accessory Dwelling Unit. The majority of the existing unfinished attic space will be reconfigured to provide a new closet and bathroom for the master suite.

Additional work includes:
- Outdoor gutters, downspouts, and gable vents will be installed at inside corners to improve drainage.
- New wooden steps with railings will be added. Porch footprint to remain the same.
- Repair and champagne at inside corners to improve drainage.

**A PPLICABLE CODES**

- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL ENERGY CODE
- MONTGOMERY COUNTY FIRE SAFETY CODE
- MONTGOMERY COUNTY PLUMBING CODE
- MONTGOMERY COUNTY fire EXTINGUISHER CODE

**Z ONING ANALYSIS**

- Address: 7109 Piney Branch Rd Takoma Park, MD 20912
- Block: 12
- Lot: 19
- Zone: R-60

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>8,500 ft²</th>
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<tbody>
<tr>
<td>故事物方</td>
<td>21,000 ft²</td>
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<tr>
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<td>故事物方</td>
<td>1,000 ft²</td>
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</tbody>
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- 海拔高度: ±30 ft 8 in.
- 现存屋顶高度: ±30 ft 8 in.

**DESIGN PARAMETERS**

- 楼距: 25 ft (NO CHANGE)
- 楼面面积: 18,000 ft² (NO CHANGE)
- 楼面面积: ±104 ft - 1" (NO CHANGE)
- 楼面面积: ±115 MPH
- 楼面面积: 7094
- 楼面面积: 30 (NO CHANGE)
- 楼面面积: 578
- 楼面面积: 202

**S C O P E O F W O R K**

This project includes renovation and addition to an existing detached single family residence.

The existing cellar slab will be lowered and the cellar will be finished and converted to an Accessory Dwelling Unit. The majority of the existing unfinished attic space will be reconfigured to provide a new closet and bathroom for the master suite.

No new footprint or exterior space will be added.

The existing rotting porch boards, roof and Doric style columns will be removed and replaced with a hip roof single-pitch eaves and balusters to provide a more classic Victorian porch appearance. New wooden steps with railings will be added. French footprints or areas will be added.

Additional work includes:
- Outdoor gutters, downspouts, and gable vents will be installed at inside corners to improve drainage.
- New wooden steps with railings will be added. Porch footprint to remain the same.
- Repair and champagne at inside corners to improve drainage.

**CONSTRUCTION TYPE:**

- No. of Stories Above Grade: 18 (NO CHANGES)
A1. REMOVE ALL EXTERIOR WALLS AND FOOTINGS.

A2. REMOVE (E) CONCRETE SLAB. PREPARE FOR (N) LOWERED SLAB, SEE SECTIONS.

A3. REMOVE THIS PORTION OF WALL Александр

A4. REMOVE EXISTING WINDOW, REINSTALL IN NEW LOCATION ON 1ST FLOOR SOUTH EXTERIOR WALL. REFER TO PROPOSED PLANS.

A5. REMOVE (E) WASHER/DRYER.

A6. REMOVE ALL EXTERIOR WALLS AND FOOTINGS.

2. REMOVE BATHROOM WALLS AND FIXTURES. REPLACE WITH NEW, REFER TO PROPOSED PLANS.

3. REMOVE (E) CONCRETE SLAB. PREPARE FOR (N) LOWERED SLAB, SEE SECTIONS.

4. REMOVE (E) PORCH ROOF.

5. REMOVE (E) STORAGE.

6. REMOVE (E) MECH.

7. REMOVE (E) CRAWL SPACE.

8. UNDERPIN THIS WALL AND PROVIDE NEW 6" CONC. OR 8" CMU WALL ON INTERIOR FACE.

9. REMOVE EXISTING NON-ORIGINAL WINDOW. PATCH OPENING.

10. INSTALL STEEL BEAM (E) MECH.

11. SPLAY YOUR INSULATION AT ALL EXTERIOR WALLS AND ON JOINT BAYS IN CRAWL SPACE.

12. REMOVE ALL EXTERIOR WALLS AND FOOTINGS.

13. UNDERPIN THIS WALL AND PROVIDE NEW 6" CONC. OR 8" CMU WALL ON INTERIOR FACE.

14. REMOVE STAIR AND RAILING, PATCH FLOOR.

15. REMOVE RESISTING WALLS AND FIXTURES REPLACE WITH NEW, REFER TO PROPOSED PLANS.

16. REMOVE RESISTING STAIRS, REPAIR EXISTING PORCH.

17. REMOVE EXISTING STAIRS, FRAME NEW (N) LOWERED PLAN, SEE SECTIONS.

18. REMOVE THIS PORTION OF FLOOR TO MAINTAIN 80" CLEAR ABOVE (N) STAIR TO CELLAR. V.I.F PRIOR TO DEMO.

19. REMOVE VINYL SIDING AND CEDAR SHAKE.

20. REMOVE RESISTING LOCATION ON 1ST FLOOR SOUTH EXTERIOR WALL.

21. REMOVE EXISTING STAIR TO BASEMENT. MAINTAIN 6'-8" HEAD ROOM FOR STAIR.

22. REMOVE NON-COMPLIANT STAIR TO 2ND FLOOR. PATCH FLOOR AS REQUIRED.
EXISTING VINYL SIDING AND CEDAR SHAKE TO BE REPLACED WITH FIBER CEMENT SIDING TO GRIDLINE A.

ALL WINDOWS NOT TAGGED ARE EXISTING TO REMAIN.

(N) ALUMINUM GUTTERS, ALL EAVES.

(N) ALUMINUM DOWNSPOUT AT INSIDE CORNERS.

THIS WINDOW TO BE REPAIRED.

CO. ALUMINUM GUTTERS, ALL EAVES.

CO. ALUMINUM DOWNSPOUT AT INSIDE CORNERS.

ALL WINDOWS NOT TAGGED ARE EXISTING TO REMAIN.

PROPOSED LEFT ELEVATION NORTH.