

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7310 Piney Branch Avenue, Takoma Park	Meeting Date:	5/27/2020
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	5/20/2020
Applicant:	John and Lindsey Simpson (Paul Treseder, Architect)	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	No
Case No.:	37/03-20EE	Staff:	Dan Bruechert
PROPOSAL:	Building addition and porch alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Traditional
DATE: c.1990



Fig. 1: 7310 Piney Branch is a pre-fab house with a parking area in front of the house.

BACKGROUND

The applicant presented a preliminary consultation at the April 22, 2020 HPC meeting.¹ The Commissioners were uniform in determining that the building could accommodate a second-floor addition. There were a variety of opinions amongst the HPC regarding the most successful location to place it; with some Commissioners supporting an addition in the proposed location, others supported the addition at the front of the building, while others considered the addition in its proposed location, but modifications to include a porch at the front. The HPC uniformly supported the proposed fenestration alterations and porch modifications.

After the consultation, the applicants and project architect discussed their options and determined that a balcony would add substantial waterproofing issues. The applicant has indicated that they would be amenable to modifying the previously presented design to bring the front wall of the second floor 2' (two feet) closer to the front wall plane.

The applicants included 3-D views of the proposal with the application materials.

PROPOSAL

The applicants proposes to add a second story to the existing house and to modify the existing front 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 (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 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 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 historic district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

¹ The Staff Report from the April 22, 2020 Preliminary consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/04/III.B-7310-Piney-Branch-Avenue-Takoma-Park.pdf>, and the audio recording of the hearing can be heard here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=95de5380-859b-11ea-99b9-0050569183fa.

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
 - (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
- (c) 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 the Interior's Standards for Rehabilitation:

- 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.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to add a second floor to the existing, one-story house; remove the existing side entrance and install new siding on the first floor; and to modify the front porch to create a new access.

Second Story Addition and Siding Alterations

The existing house is a prefab one-story, front gable house with vinyl siding and a concrete foundation. The principal entrance to the house is through a side entrance on the left side of the house covered by a shed-roof porch. The applicant proposes to remove the existing side entrance, add a second story addition, set back from the front, and install new fiber cement siding to the existing house.

While the house has a 'front' door on the front porch, it is not accessible except from inside the house. The principal entrance to the house is through the left-side entrance. The applicant proposes eliminating the side entrance, removing the porch and doors and installing new sash windows in their place. On the right elevation, the applicant proposes removing a pair of French Doors with a Juliette balcony and installing a single casement window. The applicant also proposes removing the existing vinyl siding and installing fiber cement board and batten siding. Staff finds that this proposal won't have a significant impact on the massing of the house or a visual impact on the surrounding district. Staff supports approval for removing the side entrance and replacing the siding under the *Design Guidelines*.

The larger change to the house is the proposed second story addition. The new second story will have a front gable roof with side-facing shed dormers on the left and right roof slopes. The roof will have exposed rafter tails and be covered in architectural shingles. The second story will be clad in fiber cement clapboard siding. Windows installed in the new second story will be multi-lite wood-clad casements.

Instead of aligning with the front wall plane, the second story addition is set back two bays from the front.

Staff finds that the materials and design are appropriate for the existing non-contributing resource and are consistent with previous approvals for new construction in the Takoma Park Historic District. The larger question has to do with the appropriateness of adding a story to this house and the placement of the new construction.

Staff finds that a second story addition on this house is an acceptable modification. The *Design Guidelines* for non-contributing resources are vague as to what constitutes “impairing the character of the district as a whole,” however, for Contributing resources second-story additions which are allowed in certain circumstances, “should be appropriate to the surrounding streetscape in terms of scale and massing.” Staff’s brief survey of the surrounding area reveals that the subject property is the only one-story building for more than half a block. Staff finds that adding a second story to the subject property is appropriate to the surrounding streetscape.

Staff finds that the size of the proposed addition does not overwhelm the resource or surrounding district. The placement of the proposed addition is the one area of the proposal at the preliminary consultation that was not universally supported. In Staff’s evaluation of the proposal and the feedback provided by the HPC, Staff concludes that the amended proposal should be approved. The *Design Guidelines* state projects to non-contributing resources should be approved, except where the changes “affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.” Staff finds that the proposal will not impair the character of the district as a whole and supports approval of the second-floor addition as proposed under the *Design Guidelines* and 24A-8(d).

Porch Alterations

The existing front porch has a front gable roof supported by columns and a full-width PVC railing. Currently, the only access to the front porch is from inside the house. The applicant proposes installing a set of stairs and railing, new wrapped porch columns, and relocating the front door.

As a non-contributing resource, most alterations should be approved as a matter of course; additionally, 24A-8(d) directs the HPC to be lenient for in its judgment of proposals for buildings without historic or design significance within historic districts. Staff finds that introducing front-loading stairs to this porch will better integrate the front porch to the streetscape, as front porches with front-loading stairs are a common element in this section of the Historic District. Additionally, re-locating the front door so that it is at the top of the stair run is an appropriate design solution.

The new stairs will be wood with a PVC railing. Typically, building elements that are touched, like railings and porches have to be constructed using traditional building materials. Staff finds in this instance, a PVC railing is appropriate, because the original railing material is also PVC. This railing, for the most part, is being replaced in kind and should be approved as a matter of course.

The last proposed change to the front of the porch is a new four-lite window in the porch gable. Staff finds this is an appropriate feature and will not detract from the streetscape or surrounding district.

Staff recommends approval under the *Design Guidelines* and 24A-8(d).

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 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, 9, and 10;

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.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: paul.treseder@verizon.net Contact Person: Paul Treseder
Daytime Phone No.: 301-367-2190

Tax Account No.: _____
Name of Property Owner: John & Lindsey Simpson Daytime Phone No.: _____
Address: 7310 Piney Branch Rd. Takoma Park Md. 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: PAUL TRESEDER Daytime Phone No.: 301-367-2190

LOCATION OF BUILDING/PREMISE

House Number: 7310 Street: PINEY BRANCH RD.
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE
Lot: Pt. 8 Block: 11 Subdivision: B. F. GILBERT
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: \$ 200,000

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

MARCH 6, 2020
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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:

See Attached Letter

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

See Attached Letter

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.



HAWP application for 7310 Piney Branch Road, Takoma Park, Maryland

1. Description of the resource and its environmental setting

The existing house is a non-contributing resource in the Takoma Park historic district. It sits in the middle of its 10,359 SF, 50' wide lot. It is a plain rectangle, 27.6' wide and 56.6' long. It is a "prefab" single story house on a concrete foundation, assembled in 1990. The roof is a simple gable, 6:12 pitch, running from front to back. The siding is vinyl, except for the gable of the front porch, which is Hardie-shingle. There are no major trees in the vicinity of the house. The front yard has parking for 2 cars, as well as a turn around area, since Piney Branch is such a busy road.

2. Proposed work

No changes are proposed for the footprint of the building. The owner proposes to add a second floor over the rear 2/3 of the house. The roof pitch of the existing house will be replicated, but generous overhangs are proposed, both on the new structure and the existing roof areas to remain. We believe the proposed addition will help break up the long, uninterrupted sides of the house. Dormers in the middle third of the addition will further break up the side elevations.

The existing house currently has a front porch, but no steps from the outside. The entry to the house is along the side. As part of this work, it is proposed to return the porch to its proper function, adding a front door and steps and abandoning the current side porch and entrance. The existing deck in the rear is to remain.

Proposed exterior materials for the house, both new and old, are vertical "board and batten" siding for the lower 10' and horizontal "Hardieplank" siding above that, separated by a water table. Trim will also be a Hardie material. The new windows will be clad wood, with simulated divided light grilles. The shutters on the existing house will not be reinstalled. Roofing will be composition shingles, which is also the current roofing material.

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

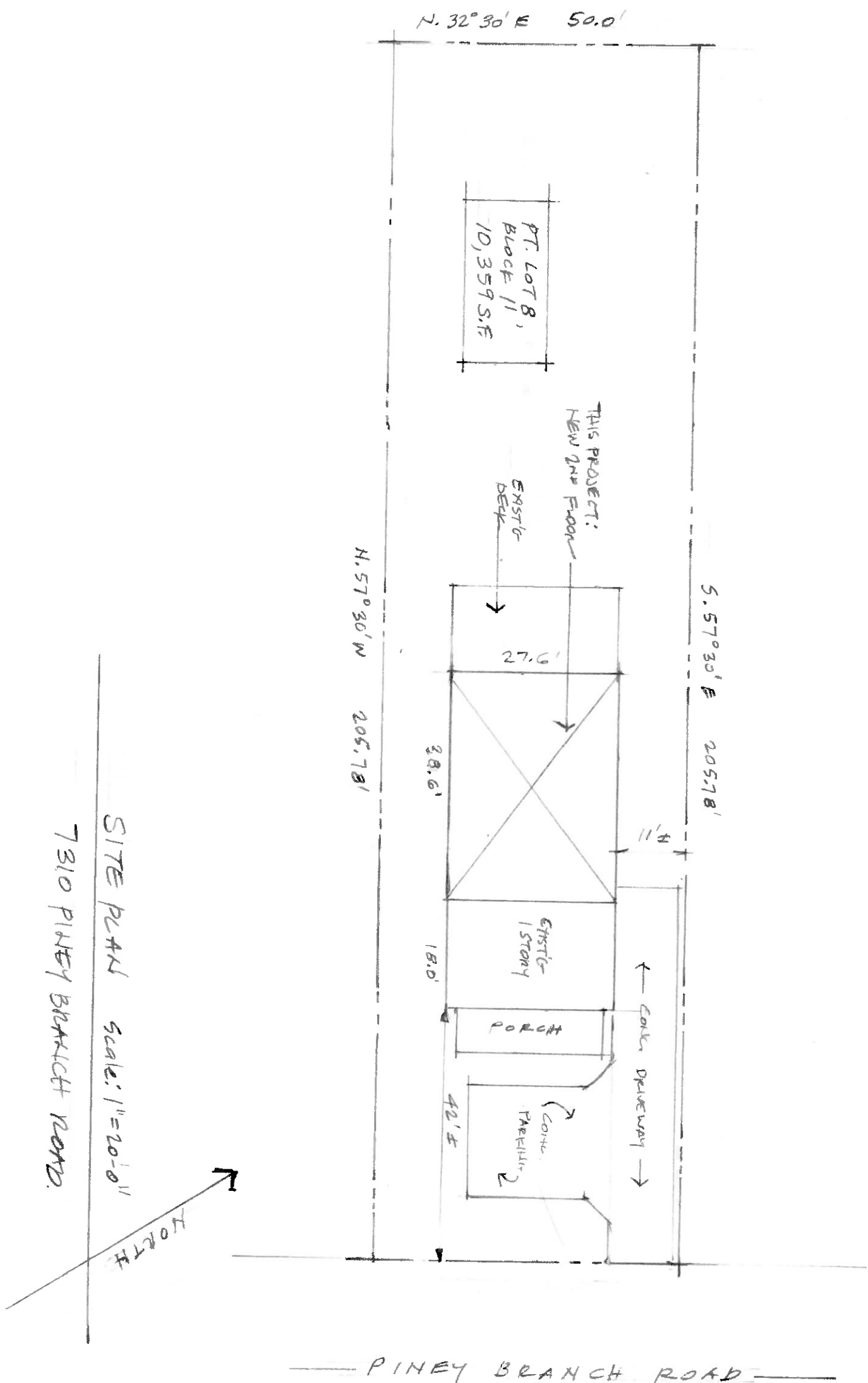
<p>Owner's mailing address JOHN & LINDSEY SIMPSON 7310 PINEY BRANCH RD. TAKOMA PARK, MD. 20912</p>	<p>Owner's Agent's mailing address PAUL TRESEDER 6320 WISCASSET RD. BETHESDA, MD. 20816</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>NELSON & AMANDA WAGNER 7301 TAKOMA AVE TAKOMA PARK, MD. 20912</p>	<p>GRETA STONE 7303 TAKOMA AVE TAKOMA PARK, MD. 20912</p>
<p>RICHARD HENRICH 7305 TAKOMA AVE TAKOMA PARK, MD. 20912</p>	<p>CASSANDRA BARNUM & REBECCA WATSON 7312 PINEY BRANCH RD. TAKOMA PARK, MD. 20912</p>
<p>CONSTANCE MEYER 7311 PINEY BRANCH RD. TAKOMA PARK, MD. 20912</p>	<p>HARRY FULTON 7315 PINEY BRANCH RD. TAKOMA PARK, MD. 20912</p>












DATE	1-20-01	 <p>6320 Wiscasset Road Bethesda, MD 20816 301-320-1580 Fax— 301-320-1581 Paul.Treseder@verizon.net</p>
SCALE	1" = 20'-0"	
DRAWN	PT	
JOB	SIMPSON.	
SHEET	1	
OF 11 SHEETS	1	

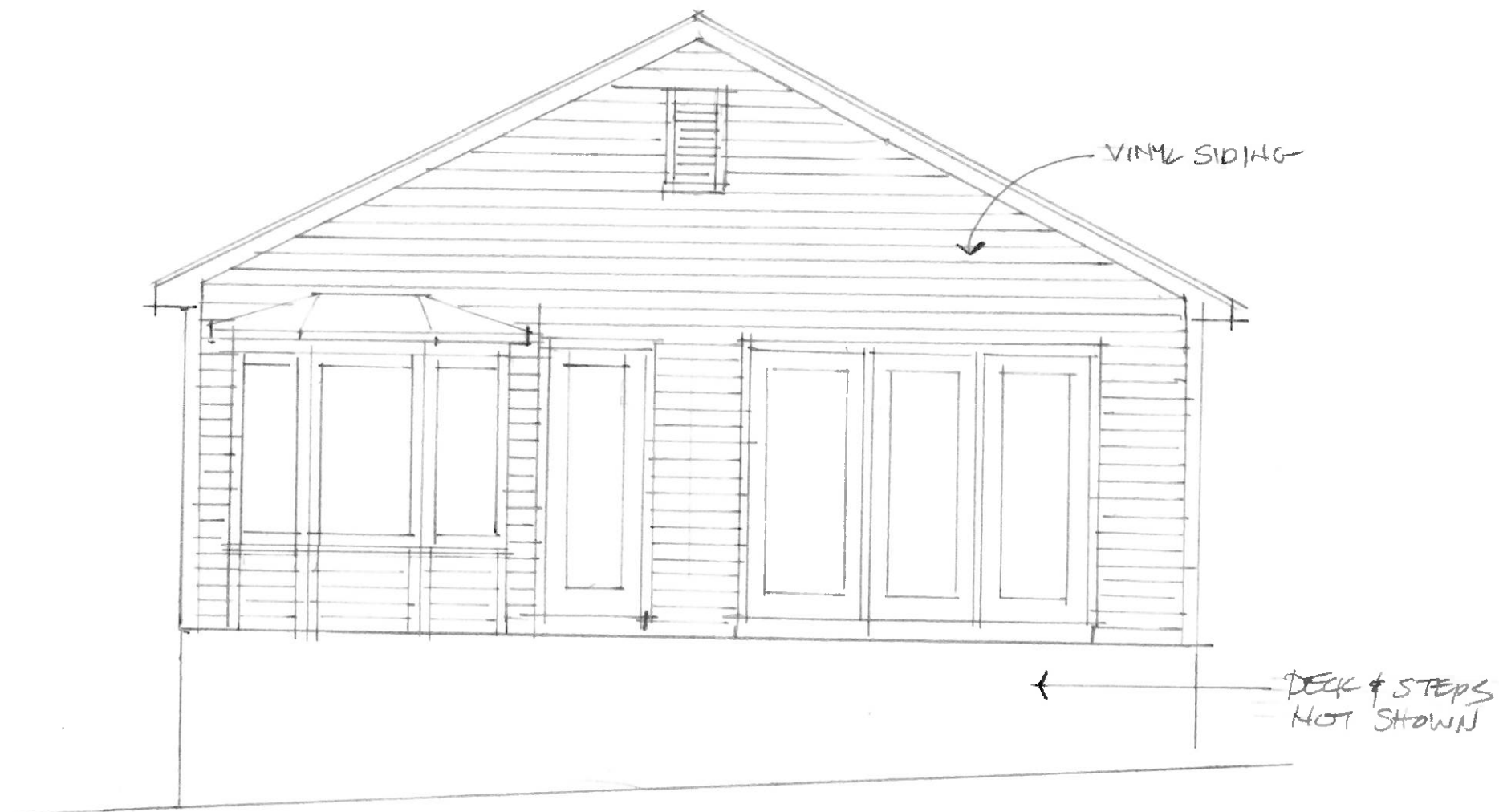
Paul Treseder
Architect AIA



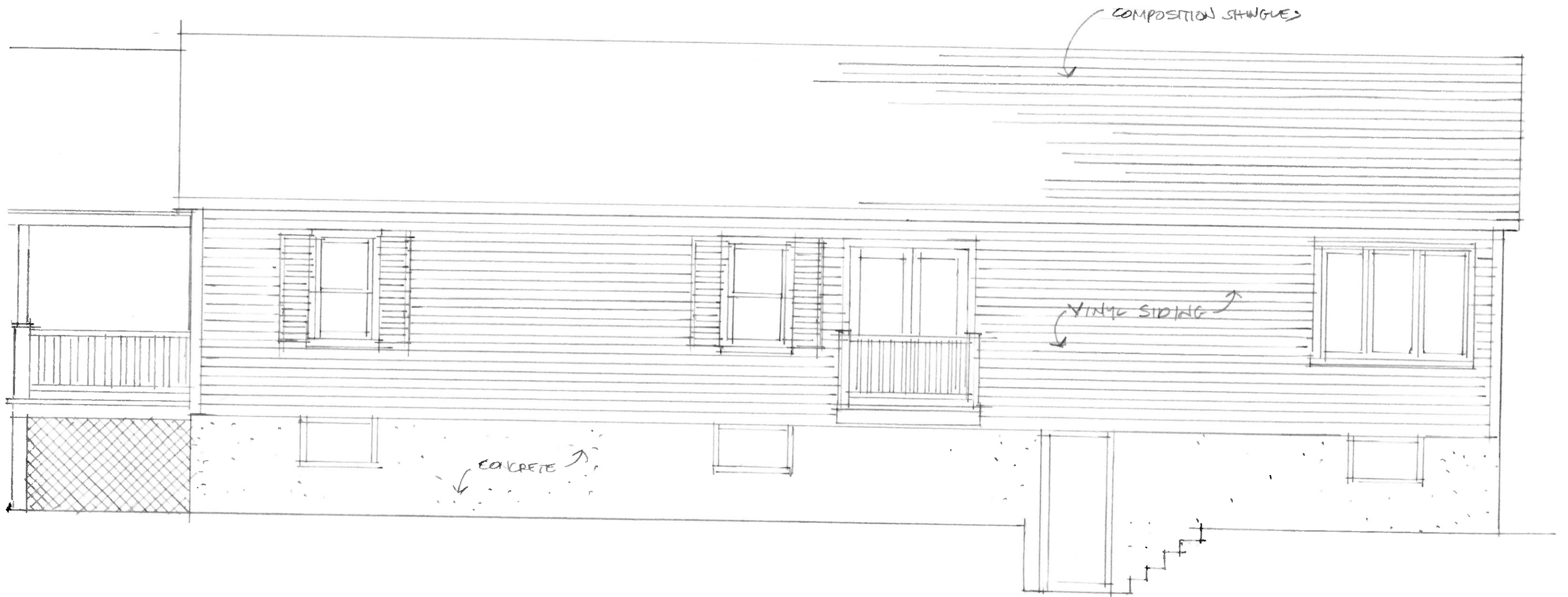
EXISTING FRONT ELEVATION.



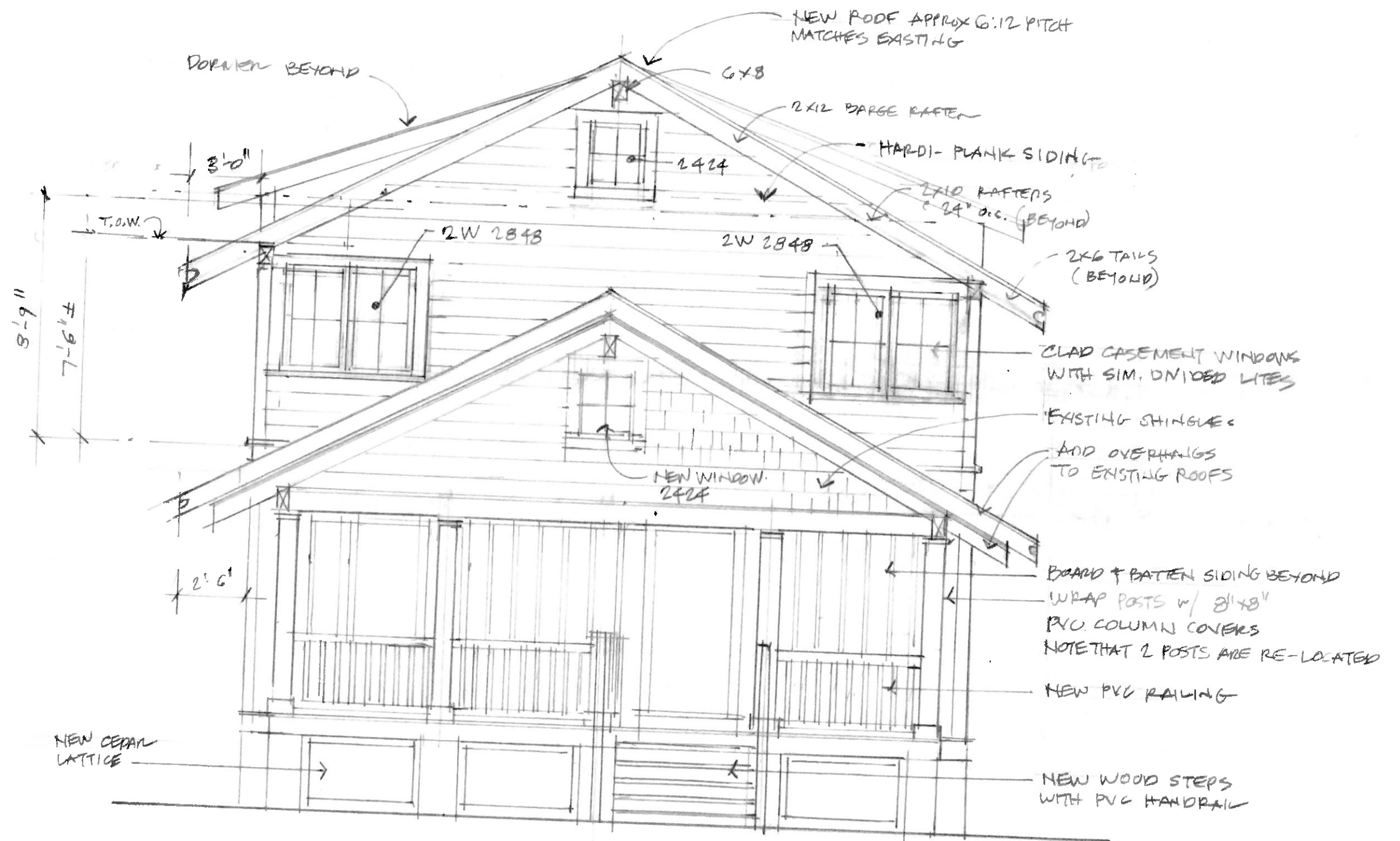
EXISTING LEFTSIDE ELEVATION



EXISTING REAR ELEVATION.



EXISTING RIGHT SIDE ELEVATION

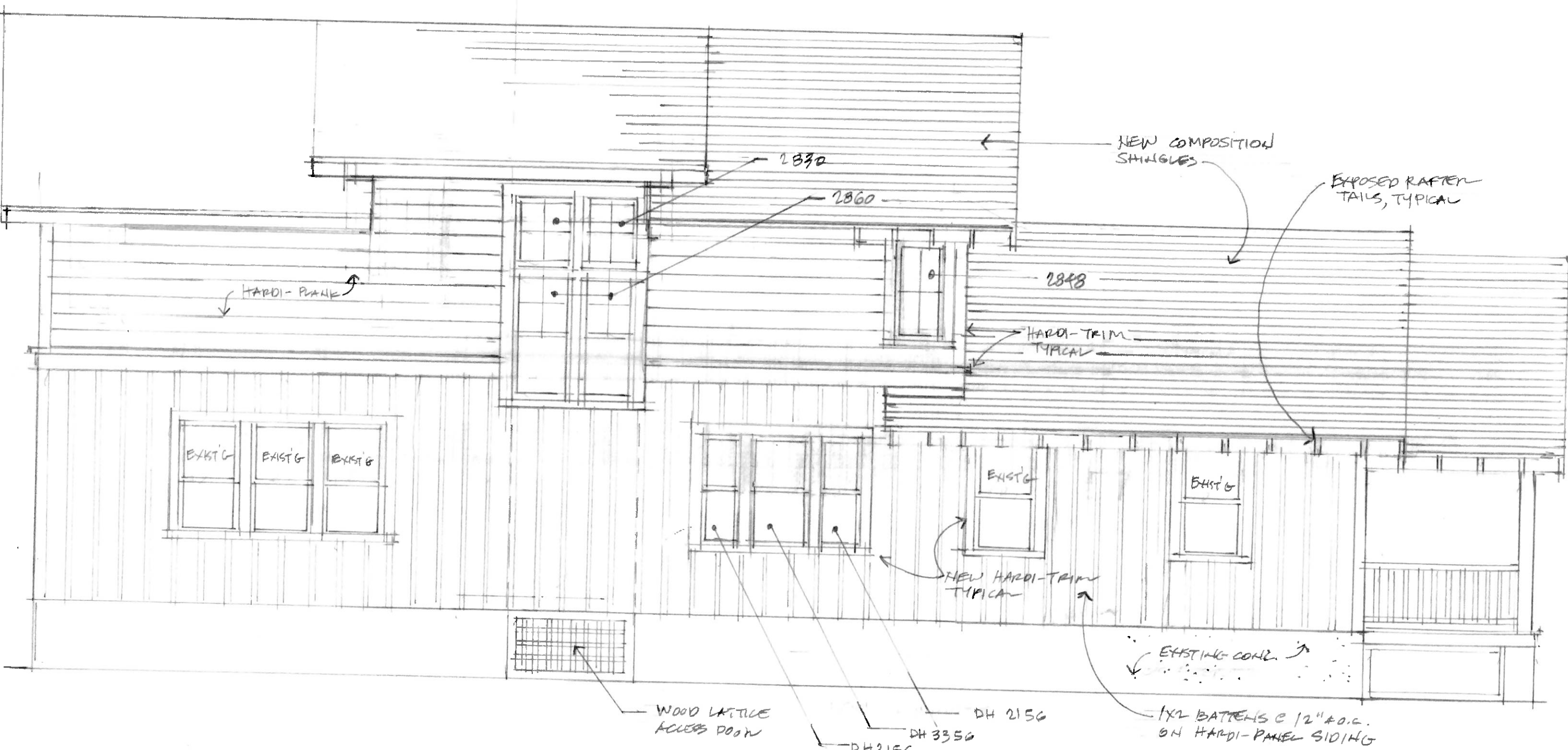


FRONT ELEVATION.

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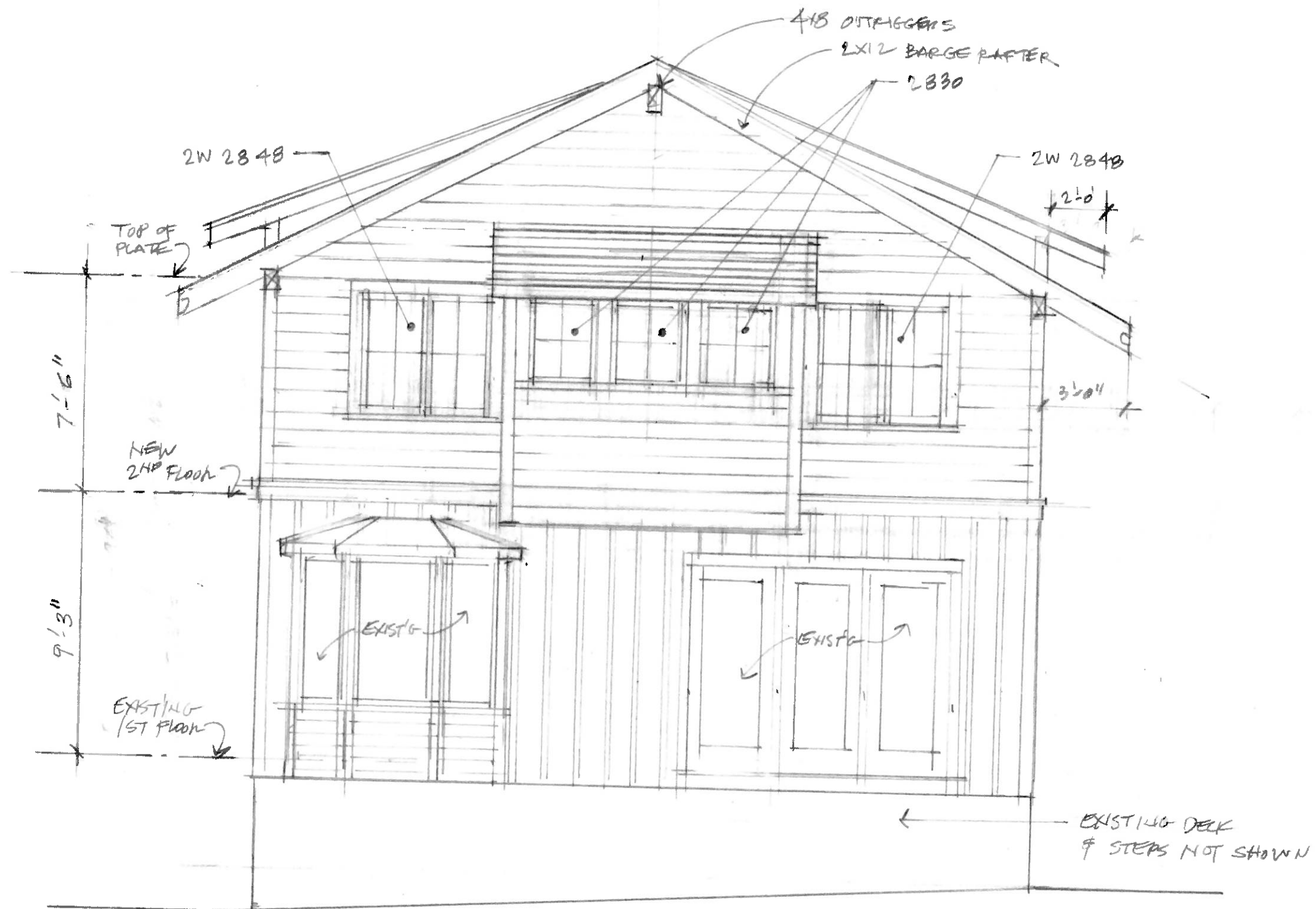
REVISED 2-10-2022

WINDOWS SHOWN ARE JELD-WEN
SITE-LINE CASEMENTS U.N.O.

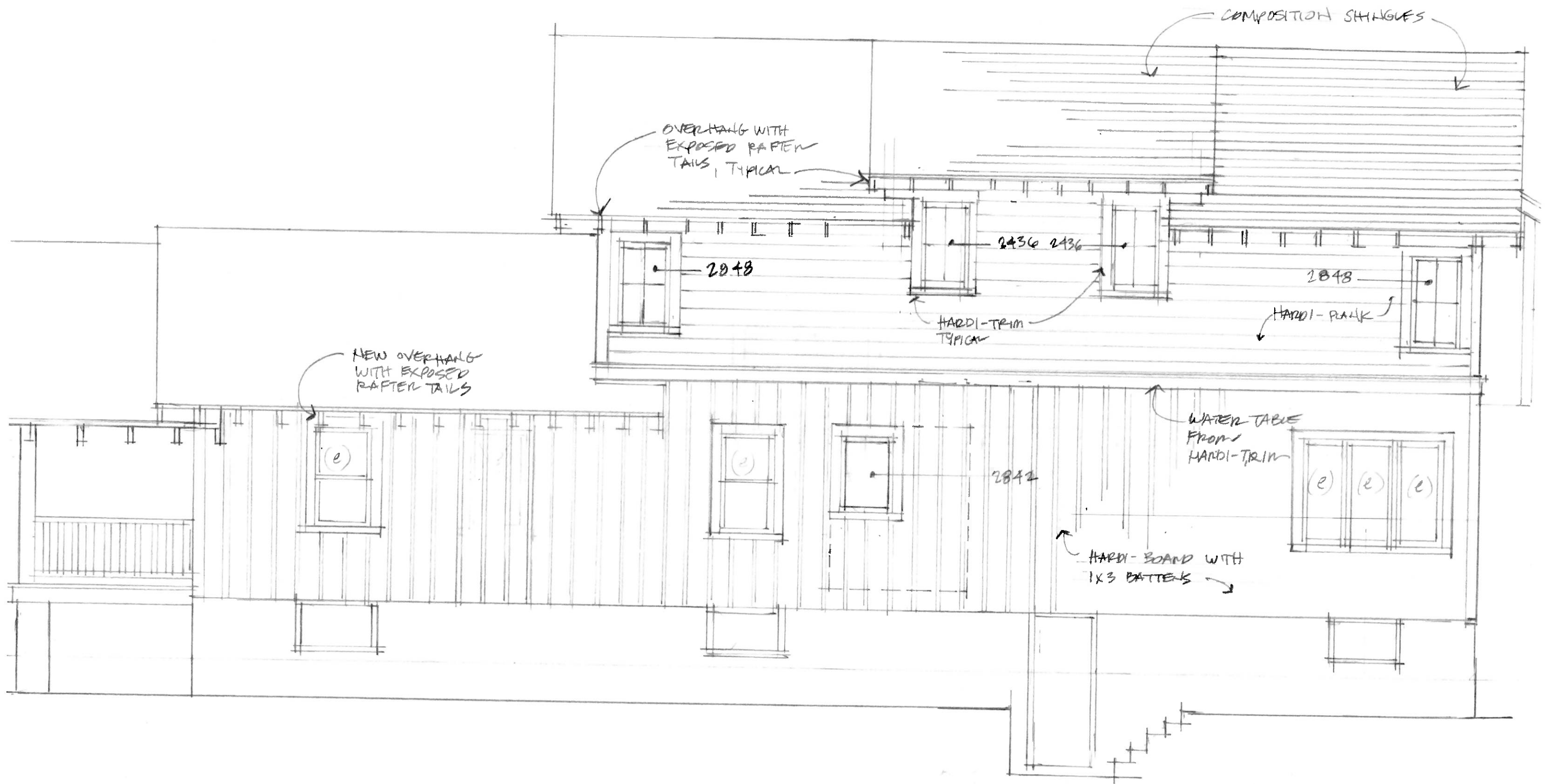


LEFT SIDE ELEVATION

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



PROPOSED REAR ELEVATION.



PROPOSED RIGHT SIDE ELEVATION.



6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

Date 5/6/2020

Scale

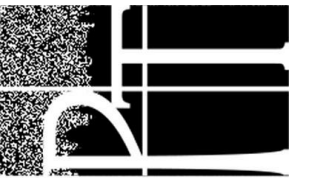
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SIMPSON

Sheet Name
3D VIEWS

Sheet

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6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

Date 5/6/2020

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Sheet Name
3D VIEWS

Sheet

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6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

Date 5/6/2020

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Sheet Name
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