

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7324 Piney Branch Road, Takoma Park	Meeting Date:	7/29/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/22/2020
Applicant:	Emily Bussigel & Garrett Coyle	Public Notice:	7/15/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-20YY	Staff:	Dan Bruechert
PROPOSAL:	Accessory Structure Demolition		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1920

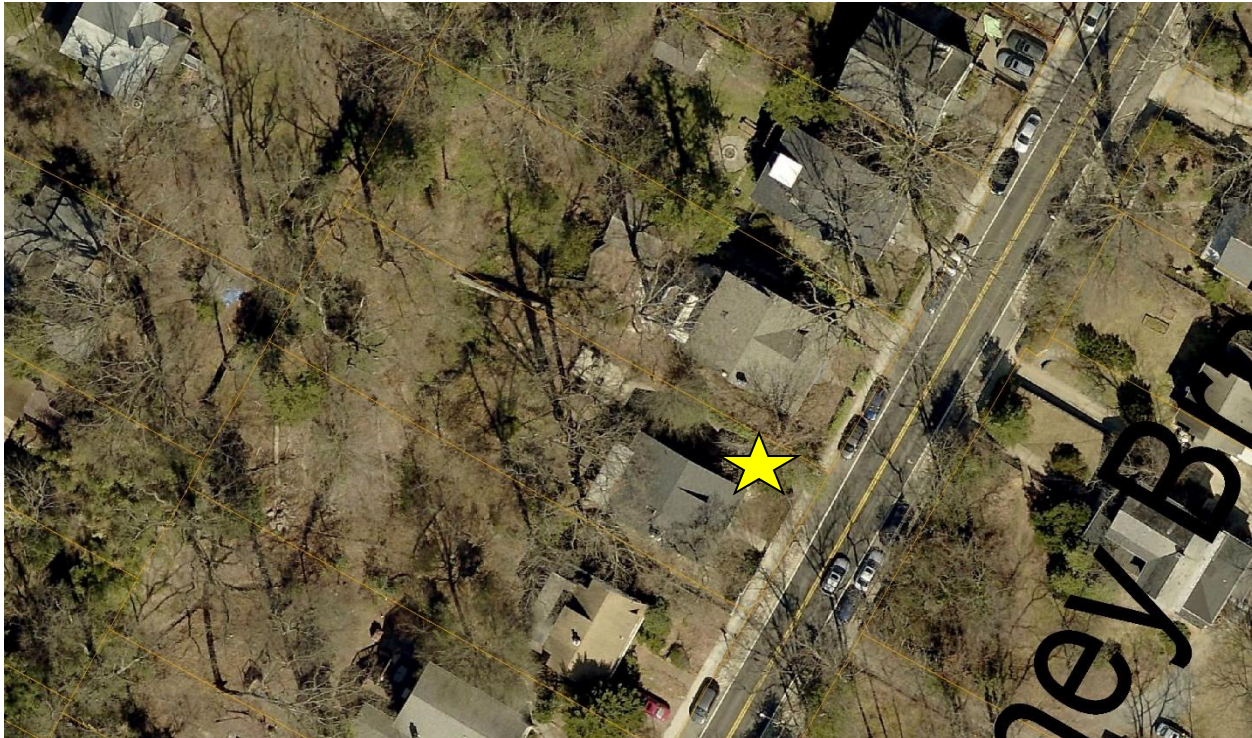


Fig. 1: 7324 Piney Branch Ave. has a degraded, non-historic garage to the rear.

PROPOSAL

The applicant proposes to demolish the existing 18' × 18' (eighteen foot by eighteen foot) detached, non-historic garage. The concrete slab will remain. The applicants indicate the condition of the garage has significantly degraded and is now poses a hazard. Staff conducted research of Sanborn maps and both the 1927 and 1959 maps show no accessory structure at the subject property. Staff supports removal of the garage both due to its condition and the fact that it is a contemporary structure which does not add to the historic character of the property or surrounding district.



Fig 2: The subject property shown in the 1927 Sanborn (left) and the 1959 Sanborn (right) maps.

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.
4. Removal of accessory building that are not original to the site or otherwise historically significant.

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

- (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.

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*;

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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: BEN@BENNORKINARCHITECTURE.COM Contact Person: BEN NORKIN

Daytime Phone No.: 202-578-7094

Tax Account No.: 01074244

Name of Property Owner: EMILY BUSSIGEL & GARRETT COYLE Daytime Phone No.: 646-812-1682 / 845-234-8762

Address: 7324 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: 7324 Street: PINEY BRANCH RD

Town/City: TAKOMA PARK Nearest Cross Street: EASTERN AVE

Lot: 14 Block: 11 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: \$ \$5,000

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: N/A TO SCOPE OF WORK

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: N/A TO SCOPE OF WORK

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

06/15/2020

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

917984

1. WRITTEN DESCRIPTION OF THE PROJECT

a. Description of existing structure and environmental setting, including historical features and significance

The existing structure is a detached garage, partially visible from the street. It is severely damaged by termites, rot and decay. It is also leaning due to insufficient and/or failing structural members and support.

3” lap siding, wood sheathing and 1x wood trim is damaged, rotted or missing on all elevations. One of three windows is missing. The remaining two windows show damage to the frame and/or are missing glass lites.

An existing metal garage door track is rusted and existing electrical wiring and is rusted and damaged.

The owners inherited the structure in this condition when they purchased the property in 2019. Property records indicate the lot directly to the south also had a detached garage in approximately the same location, though it no longer exists.

b. General description of project and its effect on the historic resource, the environmental setting, and, where applicable, the historic district.

The existing structure represents a safety hazard for the property owners’ young child and is damaged beyond repair. The work proposed is a complete razing of the wood framed structure, leaving the existing concrete pad intact. The remaining concrete pad may be used by the owners for parking and turning their vehicle, allowing them to make use of their driveway without backing into Piney Branch Rd.

The remaining space may also be programmed as part of a landscape improvement, to be completed under separate permit at a later date.

Although the house is a contributing resource to the historic district we believe the existing detached garage is not original and does not contribute to the historic district.

MAILING ADDRESSES FOR HAWP APPLICATION NOTIFICATION

OWNER'S MAILING ADDRESS

Garrett Coyle and Emily Bussigel
7324 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

Bryon and Jessica Gyllstrom
7328 Piney Branch Rd
Takoma Park, MD 20912

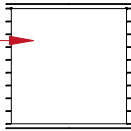
Brian and Catherine Kelliher
7322 Piney Branch Rd
Takoma Park, MD 20912

Anne Glusker
7319 Baltimore Ave
Takoma Park, MD 20912

Linda Voris and Despina Kakoudaki
7327 Piney Branch Rd
Takoma Park, MD 20912



DETACHED GARAGE
TO BE REMOVED
324 FT²



7324 PINEY
BRANCH RD
(E) SINGLE-
FAMILY
RESIDENCE
1041 FT²

(E) FRONT PORCH
320 FT²

ZONING ANALYSIS

ADDRESS: 7324 PINEY BRANCH RD TAKOMA PARK, MD 20912
SUBDIVISION: 0025
BLOCK: 11
LOT: 14

ZONE: R-60
LOT AREA: 12,812 FT²
ALLOWABLE LOT COVERAGE: 35% (4,484 FT²)
EXISTING LOT COVERAGE: 13% (1,685 FT²)
PROPOSED LOT COVERAGE: 11% (1,361 FT²) (-324 FT²)

REQUIRED FRONT SETBACK: 25 FT
EXISTING FRONT SETBACK: NO CHANGE

REQUIRED SIDE SETBACK: 7 FT EACH SIDE
EXISTING SIDE SETBACK: NO CHANGE

REQUIRED REAR SETBACK: 20 FT
EXISTING REAR SETBACK: NO CHANGE

MAXIMUM HEIGHT: 30 FT
EXISTING HEIGHT: NO CHANGE

* FOR LOT RECORDED PRIOR TO 1954

BEN NORKIN

- ARCHITECTURE -

7204 Trescott Ave
Takoma Park, MD 20912

202 - 578 - 7094

bennorkinarchitecture.com
ben@bennorkinarchitecture.com

COYLE-BUSSIGEL DEMO

7324 PINEY BRANCH RD
TAKOMA PARK, MD 20912

GARRETT COYLE AND
EMILY BUSSIGEL

PROJECT: 20004

DRAWN BY BJJ

SHEET NO:

0

SHEET NAME:

PROJECT
INFO

SCALE:

1" = 30'-0"

1 SITE PLAN
1" = 30'-0"

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TAKOMA PARK, MD 20912**

**GARRETT COYLE AND
EMILY BUSSIGEL**

PROJECT: 20004

DRAWN BY BJN

SHEET NO:

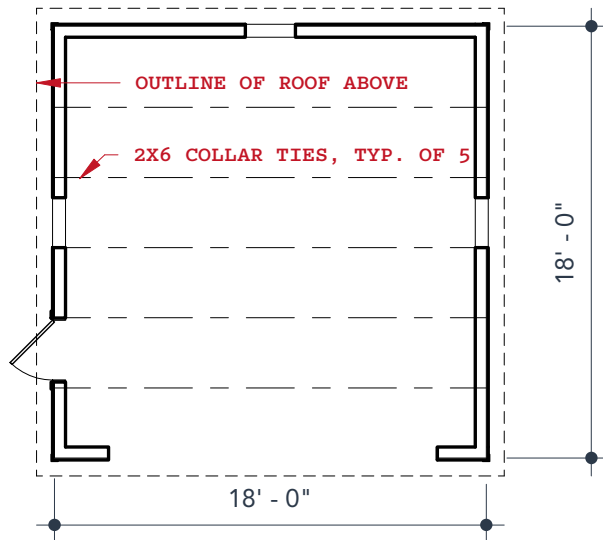
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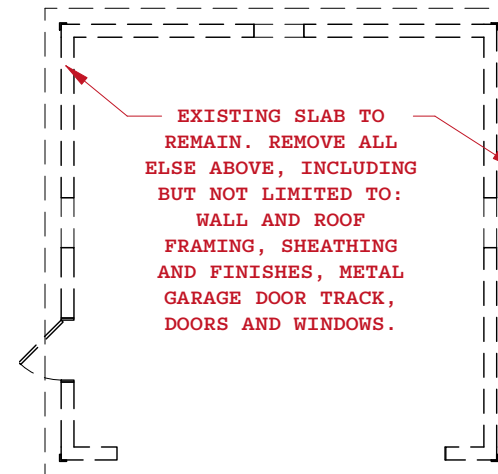
PLANS

SCALE:

As indicated



① EXISTING DETACHED GARAGE
1/8" = 1'-0"



② PROPOSED DEMOLITION
1/8" = 1'-0"

DEMOLITION GENERAL NOTES

- A. EXISTING CONCRETE SLAB TO REMAIN. REMOVE ALL OTHER STRUCTURE, FINISHES AND FIXTURES.
- B. REMOVE FROM SITE AND LEGALLY DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
- C. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXISTING UTILITIES NOT INDICATED ON DEMO/CONSTRUCTION PLANS THAT MAY INTERFERE WITH THE COMPLETION OF PROPOSED WORK.

[---] TO BE REMOVED

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COYLE-BUSSIGEL DEMO

7324 PINEY BRANCH RD
TAKOMA PARK, MD 20912

GARRETT COYLE AND
EMILY BUSSIGEL

PROJECT: 20004

DRAWN BY BJN

SHEET NO:

2

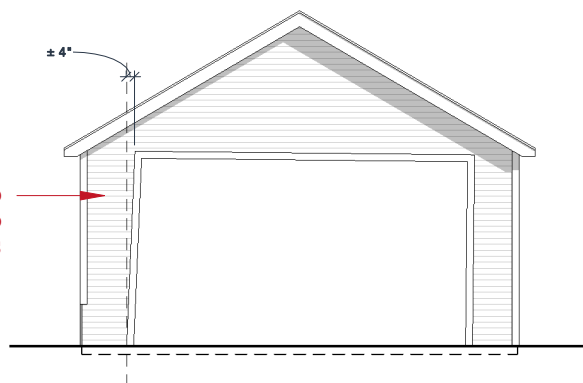
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**EXISTING
ELEVATIONS**

SCALE: $\frac{1}{8}" = 1'-0"$

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EXTENSIVE DAMAGE TO
ALL SIDING, TRIM AND
SHEATHING. SEE PHOTOS

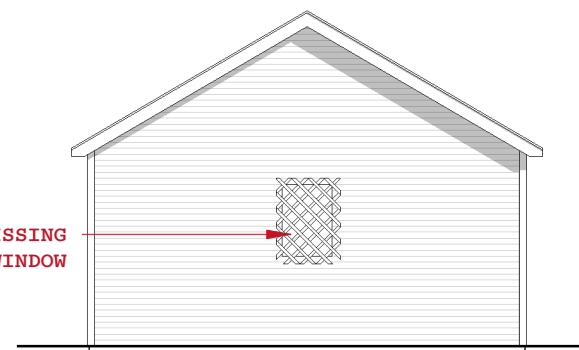


**EXISTING FRONT ELEVATION
(SOUTHEAST)**

①

$\frac{1}{8}" = 1'-0"$

MISSING
WINDOW

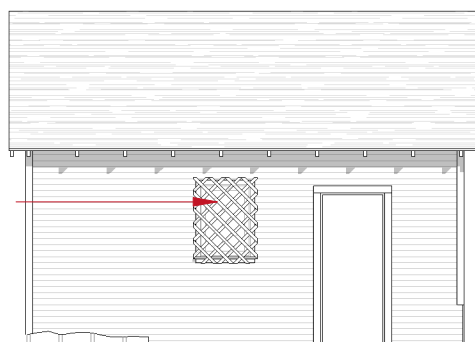


**EXISTING REAR ELEVATION
(NORTHWEST)**

②

$\frac{1}{8}" = 1'-0"$

WINDOW MISSING
GLASS LITES

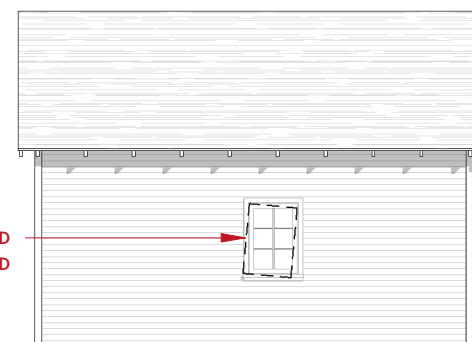


**EXISTING SIDE ELEVATION
(SOUTHWEST)**

③

$\frac{1}{8}" = 1'-0"$

WINDOW DAMAGED
AND DEFORMED



**EXISTING SIDE ELEVATION
(NORTHEAST)**

④

$\frac{1}{8}" = 1'-0"$