

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7307 Piney Branch Road, Takoma Park	Meeting Date:	8/12/2020
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	8/5/2020
Applicant:	Chris & Shivani Sutton Brian McCarthy, Architect	Public Notice:	7/29/2020
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Building Addition		

STAFF RECOMMENDATION

Staff recommends that the applicant make any design alterations based on the HPC feedback and return for a second preliminary consultation or a HAWP, as directed.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Stick Style
DATE: 1885



Fig. 1: The house at 7307 Piney Branch is located on the left (north) side of its lot.

PROPOSAL

The applicant proposes to construct an addition to the rear of the house.

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc..is encouraged

Preservation of original building materials and use of appropriate, compatible new materials is encourages

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; 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 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The subject property is a two-story stick style house with an L-shaped roof and a porch that wraps around the right (south) elevation), designated as an 'Outstanding Resource' in the Master Plan District Survey¹. The slope of the lot drops off significantly to the rear and the house as a walk-out basement.

The proposed addition draws largely from a Craftsman vocabulary with simple lines, shiplap siding, awnings supported by brackets, and pairs of two-over-two windows. Staff finds that these features are deferential to and compatible with the historic architecture.

The application materials indicate that the propped addition will add 348 ft² (three hundred forty-eight square feet) to the building footprint, which is an increase of 39%. Staff finds that an addition of this size will not overwhelm the historic house depending on the massing.

The applicant proposes to construct a rear addition, two stories tall, with a walkout basement. The 2nd-floor of the addition narrows and the roofline narrows, creating a hyphen between the two phases of construction. The wall plane on the left (north) side will project beyond the living room wall plane but is inset from the large office projection. On the right (south) elevation, the addition appears to project by approximately 2' (two feet) from the historic wall plane. The typical requirement is that additions to historic buildings to be inset of the historic wall planes unless there are mitigating circumstances. Staff finds that the placement of the building to the north side of its lot would limit the visibility of the addition

¹ The survey notes that this is one of the earliest Takmoa Park houses, but does not identify further architectural or historical significance.

on the north side. However, Staff does not find that to be the case on the south side. The mass of the wrap-around porch would obscure some of the addition, but the second story would still be visible. Staff request HPC feedback regarding the appropriateness of an addition projecting beyond the historic wall plane of an Outstanding Resource in the Takoma Park Historic District.

Staff further request feedback from the HPC regarding the height and massing of the proposed roof. The existing roof form has a taller front gable with a lower north projecting L. The principal roof of the proposed addition is a side gable roof, lower than the principal front gables, but taller than the historic L. This means that, in elevation, the roof of the addition is more prominent than the historic side gable. The applicant recognized that this feature of the addition may be problematic, as the roofs of additions generally are required to be lower than the historic roofs, and included a sightline study showing the visibility of the addition when viewed from across Piney Branch Rd (see attached building plans). This sightline does not give an indication of how much of the addition will be visible when viewed from the southwest of the house where there isn't a historic side projecting gable.

Staff requests feedback from the HPC regarding the orientation of the proposed addition and whether the side gable roof form is appropriate for this addition. The *Design Guidelines* state that additions are to be placed to the rear of existing structures so they are "less visible from the public right-of-way" but does not require that they be invisible from the right-of-way.

In evaluating the proposal, Staff considered what the impact of rotating the addition by 90° would be. This solution would alleviate some of the concerns regarding the addition wall projecting beyond the historic wall planes and the visual impact of the larger side-gable roof. However, in employing this revision, rear portions of the addition would become more visible when viewed from the northwest and southwest rights-of-way.

Staff request HPC feedback regarding:

- The proposal for the addition to project beyond the historic wall planes;
- The proposed roof form; and
- Any other design concerns or revisions.

Staff additionally requests the HPC to identify any additional information that may better inform their decision in either a second preliminary consultation or HAWP.

STAFF RECOMMENDATION

Staff recommends that the applicant make any design alterations based on the HPC feedback and return for a second preliminary consultation or a HAWP, as directed.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com Contact Person: Brian McCarthy
Tax Account No.: 01061630 Daytime Phone No.: 301-602-0115
Name of Property Owner: Chris & Shivani Sutton Daytime Phone No.: 202-550-6120
Address: 7307 Piney Branch Rd Takoma Park MD 20912
Street Number City State Zip Code
Contractor: NA Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Brian McCarthy Daytime Phone No.: 301-602-0115

LOCATION OF BUILDING/PREMISE

House Number: 7307 Street: Piney Branch Road
Town/City: Takoma Park Nearest Cross Street: Eastern Avenue
Part of Lots 20 & 21 Block: 12 Subdivision: BF Gilbert's Subdivision of Takoma PK
Liber: 40031 Folio: 130 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 ☒ Stab ☒ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 400,000

1C. If this is a revision of a previously approved active permit, see Permit # No

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.

Brian McCarthy
Signature of owner or authorized agent

7/20/2020
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**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

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

See Attached

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.

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>Chris and Shivani Sutton 7307 Piney Branch Rd Takoma Park, Md. 20912</p>	<p>Owner's Agent's mailing address</p> <p>Brian McCarthy Bennett Frank McCarthy Architects 1400 Spring Str. #320 Silver Spring, Md. 20910</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Marc & Leah Ryan 7303 Piney Branch Rd Takoma Park, Md. 20912</p>	<p>John Winthrop Bohn & Natalie Hopkins 7309 Piney Branch Rd Takoma Park, Md 20912</p>
<p>Amanda & Nelson Wagner 7301 Takoma Avenue Takoma Park, Md 20912</p>	<p>John & Lindsey Simpson 7310 Piney Branch Road Takoma Park, Md 20912</p>
<p>Cassandra Barnum and Rebecca Watson 7312 Piney Branch Rd Takoma Park, Md 20912</p>	

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

Memorandum

20 July 2020

To: Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for
7307 Piney Branch Road, Takoma Park Historic District
Addenda to HAWP: **Written Description of Project**

Addendum a.

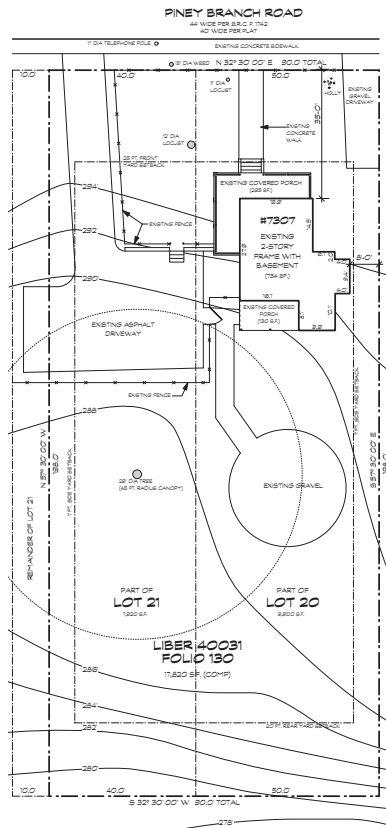
The property is an historic, 2-story Stick Style home located in the Takoma Park Historic District on a large double lot near the MD/DC line at the intersection of Piney Branch Road and Eastern Avenue. The house, built by Azro Cory in 1884, is designated as an outstanding resource. The basic form is a simple rectangle – two stories facing the right of way and three stories on the rear - embellished by a wraparound front porch on the northwest corner. The massing is further differentiated on the eastern side by a 2-1/2-story projection featuring a bay window. The main rectangle is capped by a steep roof with eaves that are set roughly 6 ft above the second floor line. The lower two levels at the rear of the house extend 8 ft beyond the rear gable of the main rectangle, likely the result of a porch enclosed by a prior owner. The southwestern rear corner remains a covered porch at the walk-out basement level. This back porch serves as the owners' main point of access by virtue of the basement level parking area.

The wood frame structure is predominantly clad in painted wood clapboard siding. Exceptions include board and batten on the front gable, and a parged foundation where exposed above grade. The roofing consists of three-tab fiberglass composition shingles in need of replacement. The windows are predominantly double hung with a variety of muntin patterns, including a simple 2 over 2, more refined colored glass sashes of 11 over 1, and the occasional 1 over 1. The first floor windows on the front façade feature 13 lite transoms of colored glass, matching a wider version over the pair of solid wood front doors.

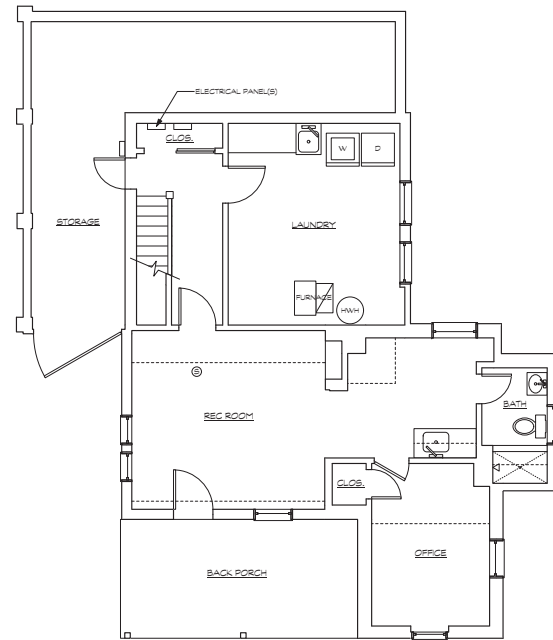
The owners, Chris and Shivani Sutton, purchased the house out of foreclosure in 2010. The prior owner acquired it from the Cory family in the mid-1970s, converted it to a multi-family boarding house and rented it out for 40 years. During that period the house was badly neglected, with portions allowed to rot to the point of structural instability. The bathrooms and kitchen were completely non-functional and the large lot was littered with construction debris and auto parts. After considerable historic research, including contact with the Corys, the Suttons obtained a HAWP in 2011 and set about to fix structural deficiencies, replace plumbing and wiring, clean up the lot, and generally restore the property's single-family character, both inside and out. This represented phase one of their plan to make the house their long-term home.

Addendum b.

After a break to raise their two young children Chris and Shivani are anxious to start phase two; adding a desperately need third bedroom & second bathroom, and better connecting the living spaces with the lovely back yard. The proposed project places the new master suite on and behind the existing 8ft deep rear extension. The new portion over the existing 8 ft deep extension is indented several feet along the sides to subordinate and differentiate new from old. Like the house, the addition is essentially a modest rectangle capped by a steep roof, the ridge of which will be set below the existing ridge. In the case of the addition the massing has been rotated 90 degrees to create east and west facing gables similar in scale to the existing eastern projection. The footprint of the addition is 348 sq. ft. (14.5 ft x 24 ft), or 39% of the existing house footprint which is 885 sf on the main floor. The first and basement levels of the addition consist of a family room and rec room respectively, linked by a new internal staircase to improve access to the lovely back yard. A side porch has been incorporated on the western side of the basement level of the addition, both as a nod to the front porch and to reduce the apparent height of the addition. Similarly, roof canopies/sun screens are proposed over the west and south facing windows on the first floor. To further break down the scale of the addition the basement level will be differentiated by smooth shiplap siding while the upper two levels will be more textured with overlapping clapboard siding like the existing house. Excluding the proposed side entry porch, 94% of the addition footprint is behind the existing house, with the closest edge of the visible 6% set 79 ft back from the street.



1 EXISTING SITE PLAN
Scale: 1/16" = 1'-0"



2 EXISTING CELLAR PLAN
Scale: 1/4" = 1'-0"



WALL LEGEND	
—	NEW FRAME WALLS
—	EXISTING WALL

BENNETT FRANK MCCARTHY
architects, inc.

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

DATE	ISSUE	REMARKS

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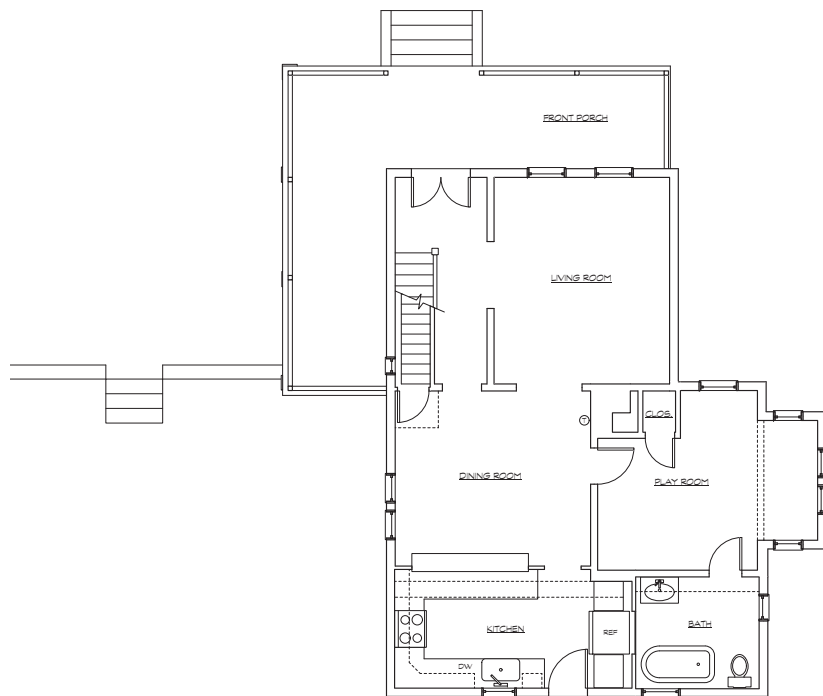
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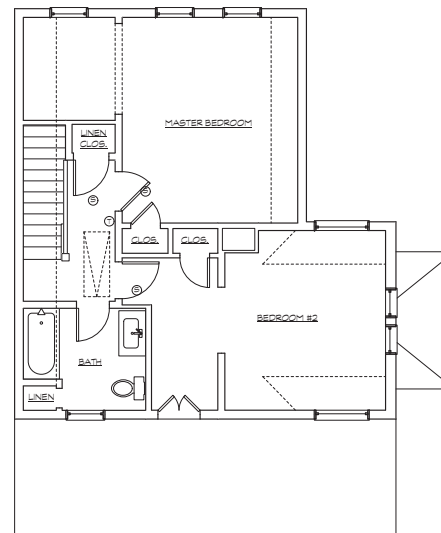
SUTTON RESIDENCE
7307 Piney Branch Road, Takoma Park, MD 20912
Project # 2016

15 July 2020 -Schematic Set

EXISTING SITE & CELLAR PLAN
EC100



① EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



② EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



WALL LEGEND	
—	NEW FRAME WALLS
—	EXISTING WALL



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15 July 2020 -Schematic Set

EXISTING FIRST &
SECOND FLOOR PLANS

EC101



① EXISTING FRONT (NORTH) ELEVATION
Scale: 1/4" = 1'-0"



② EXISTING SIDE (WEST) ELEVATION
Scale: 1/4" = 1'-0"



③ EXISTING REAR (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"



④ EXISTING SIDE (EAST) ELEVATION
Scale: 1/4" = 1'-0"



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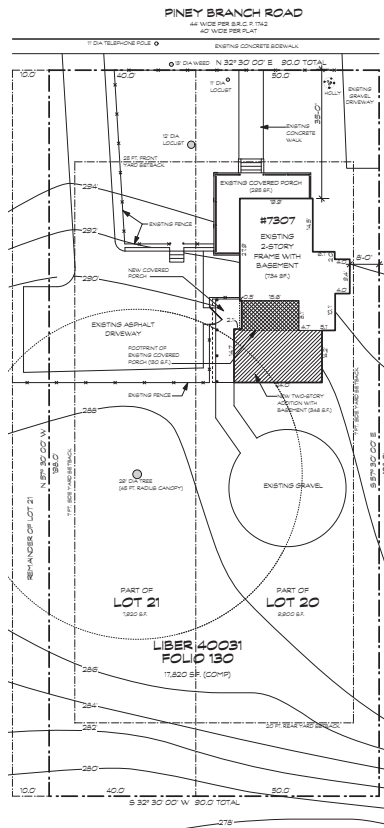
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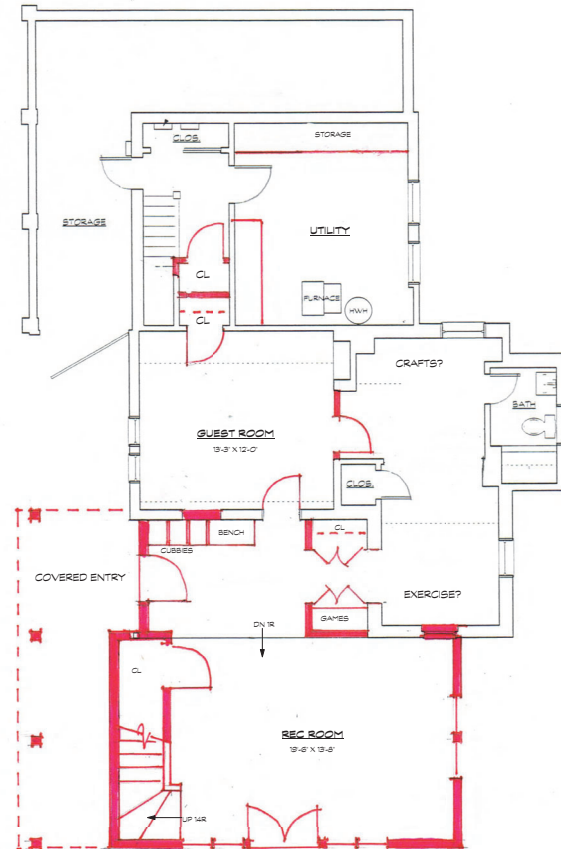
SUTTON RESIDENCE
7307 Piney Branch Road, Takoma Park, MD 20912
Project # 2016

EXISTING
ELEVATIONS
EC200

15 July 2020 -Schematic Set



1 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"



2 PROPOSED CELLAR PLAN
Scale: 1/4" = 1'-0"



WALL LEGEND	
—	NEW FRAME WALLS
—	EXISTING WALL

BENNETT FRANK MCCARTHY
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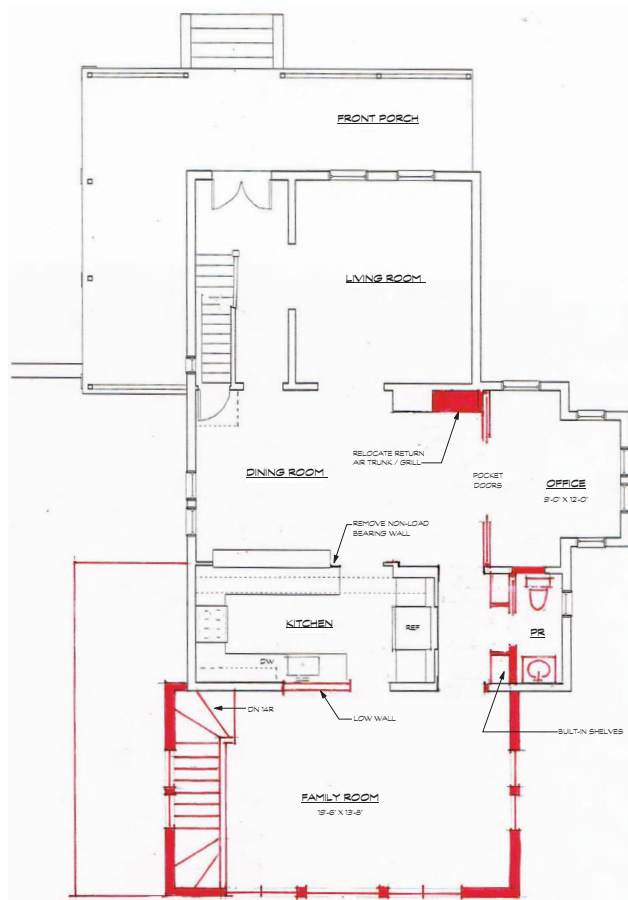
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SUTTON RESIDENCE
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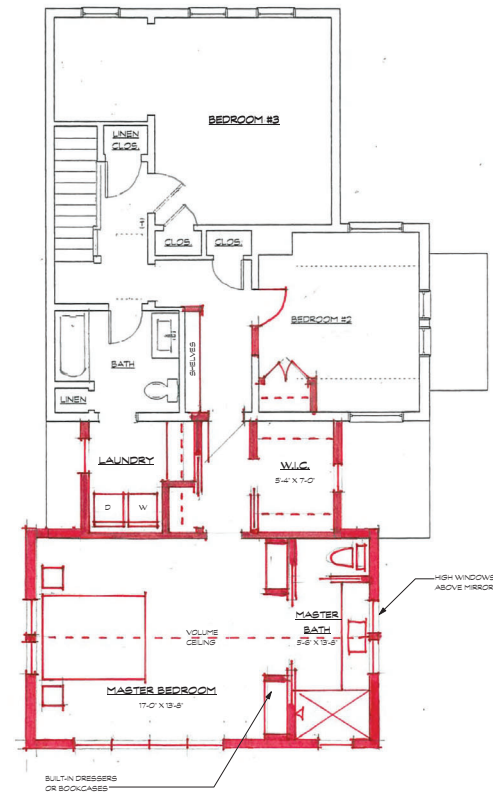
PROPOSED SITE & CELLAR PLAN

A100

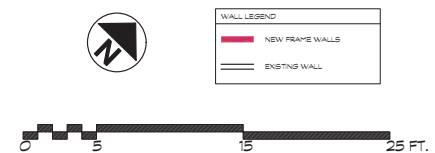
15 July 2020 -Schematic Set



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



WALL LEGEND	
—	NEW FRAME WALLS
—	EXISTING WALL

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Project # 2016

15 July 2020 -Schematic Set

PROPOSED FIRST & SECOND FLOOR PLANS

A101



① PROPOSED FRONT (NORTH) ELEVATION
Scale: 1/4" = 1'-0"



② PROPOSED SIDE (WEST) ELEVATION
Scale: 1/4" = 1'-0"



③ PROPOSED REAR (SOUTH) ELEVATION
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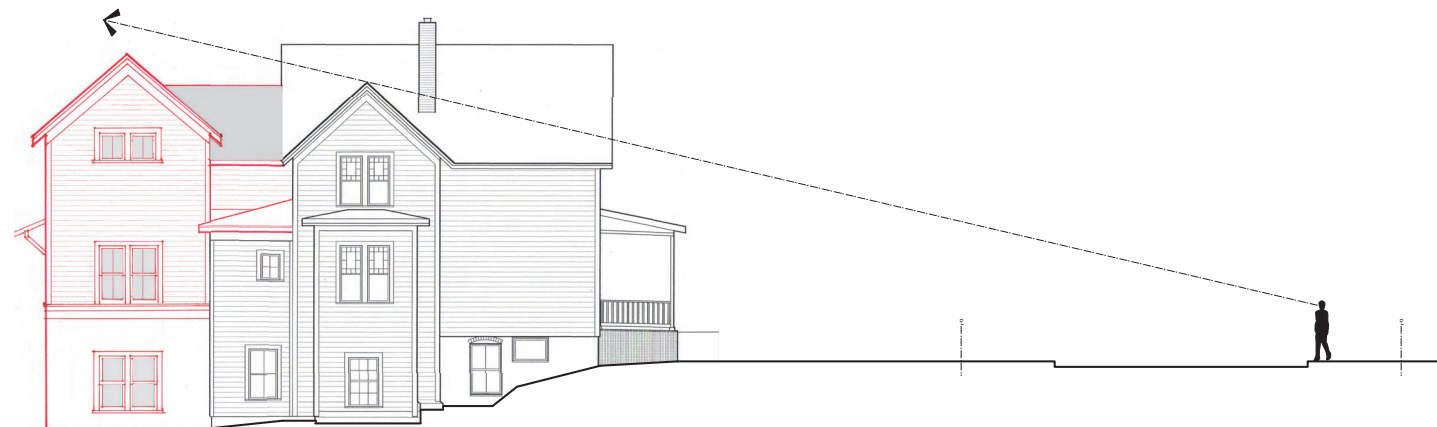
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SUTTON RESIDENCE
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ELEVATIONS
A200

15 July 2020 -Schematic Set



① STREET SECTION
Scale: 3/16" = 1'-0"

0 5 15 25 FT.

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15 July 2020 -Schematic Set

STREET SECTION

A300





WELCOME!
Stella
CLASS OF
2024
ST. JOHN'S
COLLEGE HIGH SCHOOL | Est. 1851

CONGRATULATIONS
Takoma Park Middle School

Class of 2020
568



