

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7303 Piney Branch Rd., Takoma Park	Meeting Date:	4/14/2021
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	4/7/2021
Applicant:	Leah Ryan Eric Saul, Architect	Public Notice:	3/31/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	945670	Staff:	Dan Bruechert
Proposal:	Alterations to the front portico and new rear addition		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: 1940



Figure 1: 7303 Piney Branch Rd. is near the Washington DC line.

PROPOSAL

The applicant proposes to expand the front portico and construct a larger rear addition.

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 are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside the district's primary period of historical importance. These types of resources should receive the most lenient level of design review.

Most alterations 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 the character of the historic district as a whole.

Montgomery County Code; Chapter 24A-8

- (a) 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 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.

STAFF DISCUSSION

The applicant proposes work in three areas of the house. First, the applicant proposes demolishing and reconstructing a larger front portico; second, filling in the existing rear porch; and third, demolishing the existing second floor of the rear-L and constructing a larger addition.

The subject property is a brick Dutch Colonial constructed in 1940 and found to be “out of period” in the historic district designation. At the rear, the house has an L in a matching gambrel roof with two levels of wood decks.

Front Portico Reconstruction

The existing front portico is constructed using two pairs of square wood columns with a flat roof with an iron balustrade. The footprint of the portico is 9' 2" × 4' (nine feet, two inches by four feet).

The applicant proposes to reconstruct the portico in matching materials and expand the area so that the front measures 9' 2" × 6' (nine feet, two inches by six feet). The portico design replaces the paired columns with a single column and eliminates the balustrade. Staff finds that the proposal will not alter the size and massing of the resource to the point that it impacts the surrounding district and recommends approval under the *Design Guidelines*.

The other alteration associated with the new portico is the applicant proposes replacing the existing wood front door and sidelights with a new wood front door and sidelights. This change is supported under the design guidelines and Staff recommends approval.

Rear Alterations

The larger changes proposed in this HAWP are alterations to the rear L, which may be partially visible from the right-of-way, but will not detract from the overall streetscape. First, the applicant proposes to enclose the existing covered porch in the northeast (left rear) corner of the house. This space will be enclosed to match the existing house siding and may be partially visible from the right-of-way.

The larger change at the rear is the applicant proposes removing the second story and reconstructing a new second floor that has wall dormers to expand the occupiable space in the rear. This new construction will be covered in fiber cement siding and will have aluminum-clad windows and doors. At the rear, there will be a new wood balcony with a wood railing. The work at the rear may be partially visible from oblique angles from Piney Branch or Eastern Ave., however, Staff does not find that the proposed work significantly alters the size and massing of the house. The *Design Guidelines* state this work should be approved as a matter of course.

There is one more change proposed at the rear of the house. The applicant proposes removing the existing wood deck and constructing a new composite wood deck. The wood deck is not historically or architecturally significant. The deck will not impact the size or massing of the house and its approval should be a matter of course.

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 an electronic set 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
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 945670
DATE ASSIGNED

APPLICANT:

Name: Leah Ryan
Address: 7303 Piney Branch
Daytime Phone: 202-744-3574

E-mail: leah@sursi.com
City: Takoma Park Zip: 20912
Tax Account No.: 01061628

AGENT/CONTACT (if applicable):

Name: Eric Saul
Address: 8114 Carroll Ave
Daytime Phone: 301-270-0395

E-mail: eric@saularchitects.com
City: Takoma Park Zip: 20912
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? ☒ Yes/District Name Takoma Park
☐ No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7303 Street: Piney Branch
Town/City: Takoma Park Nearest Cross Street: Eastern Ave
Lot: 22 Block: 12 Subdivision: 0025 Parcel: 0

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

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

Owner's mailing address LEAH RYAN 7303 PINEY BRANCH AVE TAKOMA PARK, MD 20912	Owner's Agent's mailing address ERIC SAW 8114 CARROLL AVE TAKOMA PARK, MD 20912
Adjacent and confronting Property Owners mailing addresses	
7063 EASTERN AVE TAKOMA PARK, MD 20912	7106 HOLLY AVE TAKOMA PARK, MD 20912
7059 EASTERN AVE TAKOMA PARK, MD 20912	7055 EASTERN AVE TAKOMA PARK, MD 20912
7305 PINEY BRANCH TAKOMA PARK, MD 20912	7108 HOLLY AVE TAKOMA PARK, MD 20912

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The house is a non-contributing resource in the Takoma Park Historic District. the existing structure is a brick dutch colonial style. The property slopes to the rear yard to create a walk out basement condition.

Description of Work Proposed: Please give an overview of the work to be undertaken:

1. Small first floor addition to fill in the rear porch and create a new open kitchen/dining room space
2. Tear off the existing second floor of the rear addition to create a larger/taller second floor addition for a Master bedroom suite
3. Tear down and rebuild the existing front porch in the same style. The new porch will be 2 feet deeper and will have a low sloped pitched roof instead of a roof deck.

Work Item 1: Small first floor rear addition

Description of Current Condition: existing rear porch

Proposed Work: Convert porch to more living area to create a new open kitchen/dining room space

Work Item 2: second floor rear addition

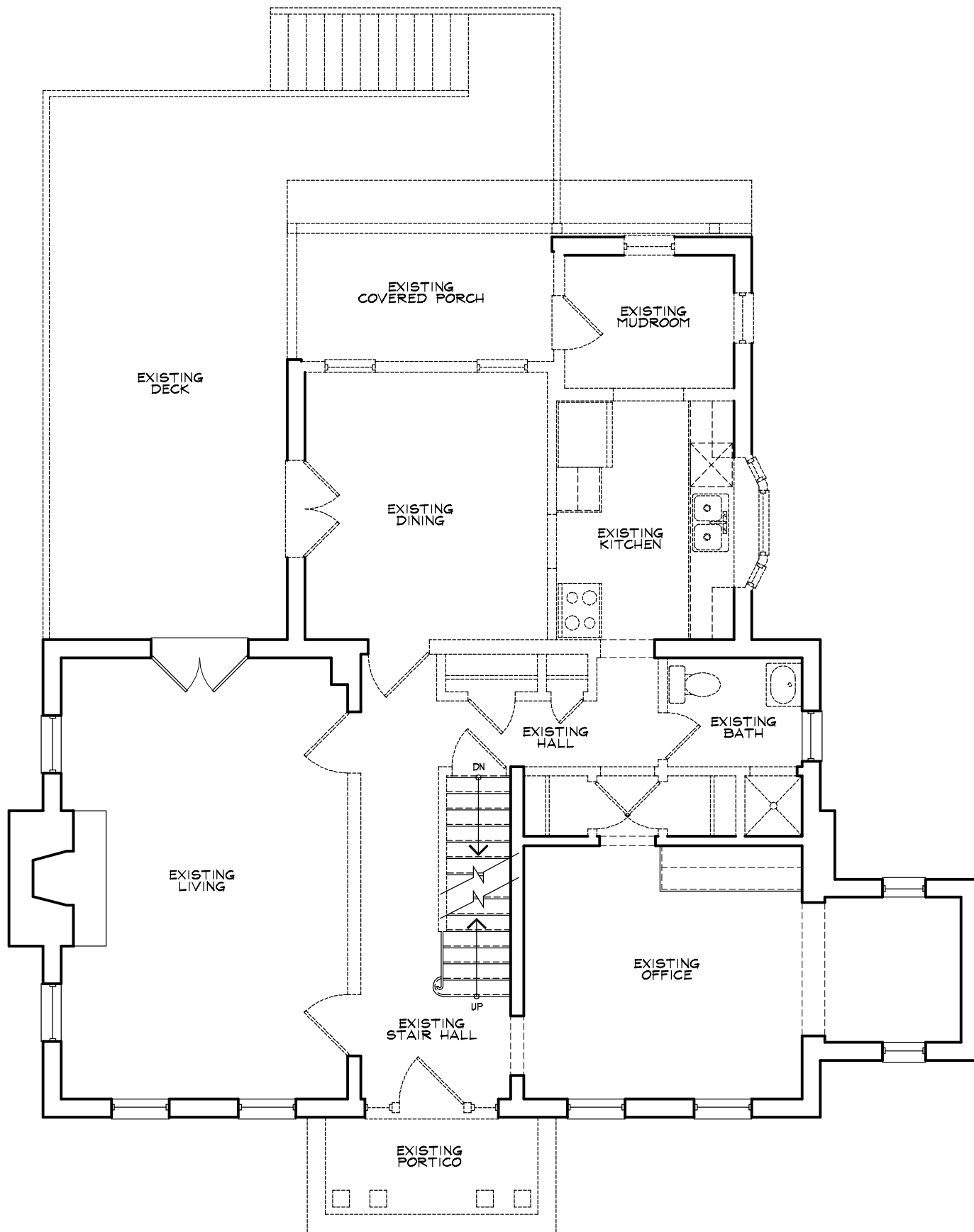
Description of Current Condition: Existing second floor and roof deck

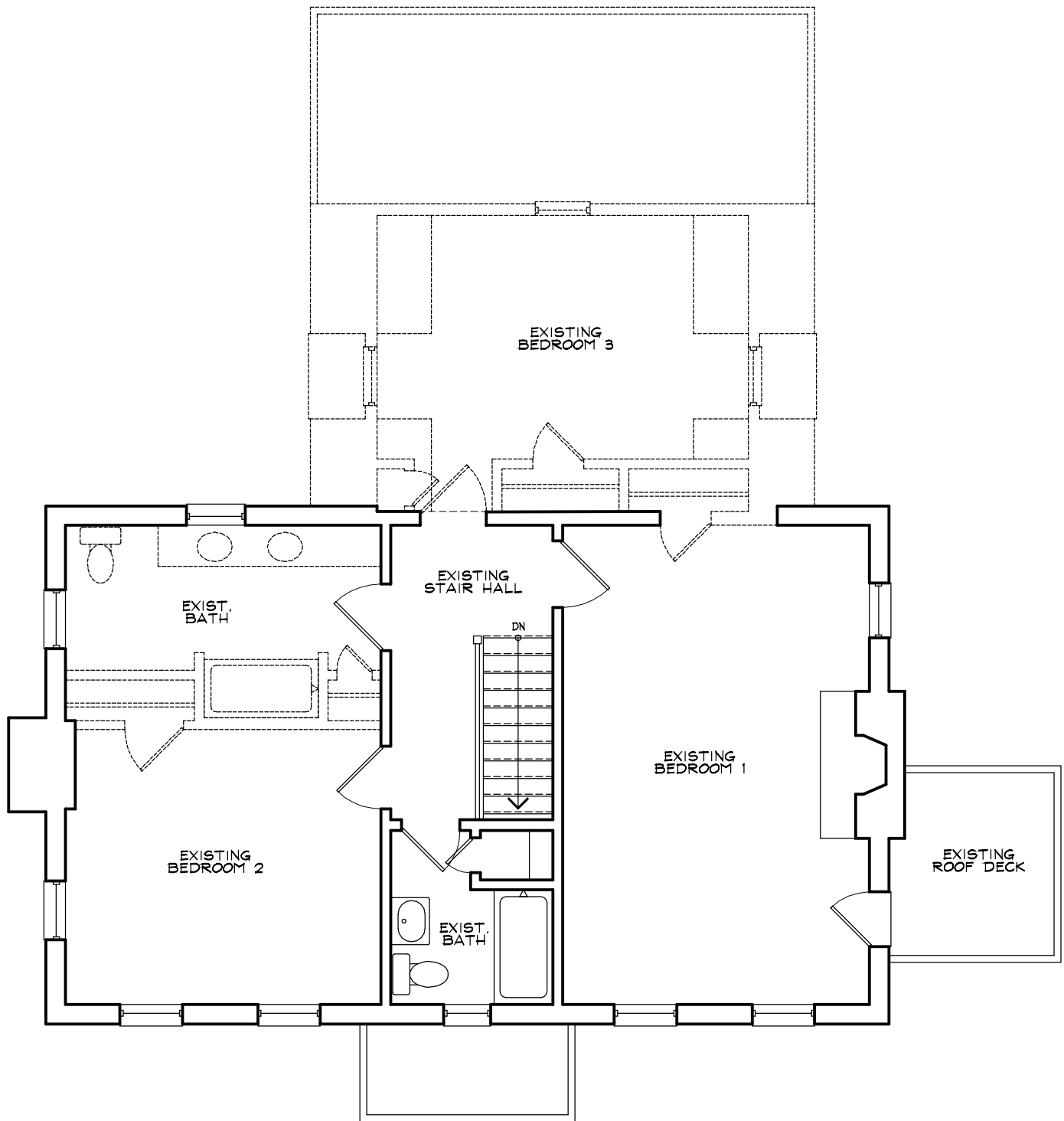
Proposed Work: Tear off the existing second floor of the rear addition to create a larger/taller second floor addition for a Master bedroom suite

Work Item 3: New Front Porch

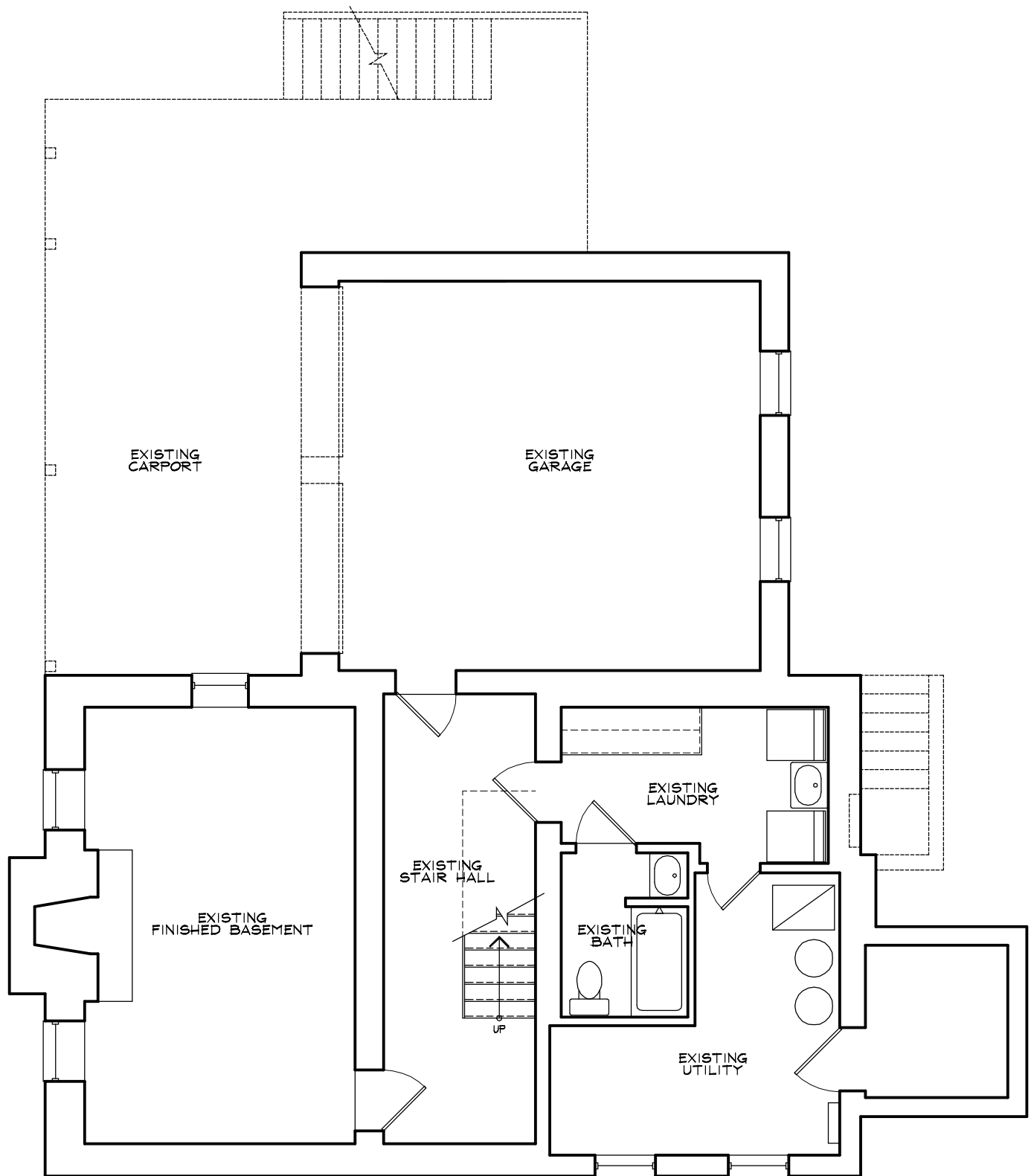
Description of Current Condition: Existing porch with roof deck in need of repair

Proposed Work: Tear down and rebuild the existing front porch in the same style. The new porch will be 2 feet deeper and will have a low sloped pitched roof instead of a roof deck.





1
 A.I.I. EXISTING/DEMO SECOND FLOOR PLAN
 1/4" = 1'-0"



MUNICIPAL STAMPS

E @ ATTIC

8'-11 1/2"

E @ 2ND FLR.

±9'-3" (VIF)

E @ 1ST FLR.

±8'-4 1/2" (VIF)

E @ 1ST FLR.

2

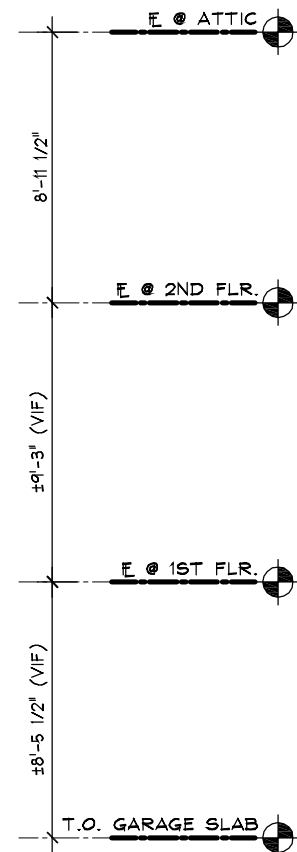
A2.1

EXISTING FRONT ELEVATION

1/4" = 1'-0"

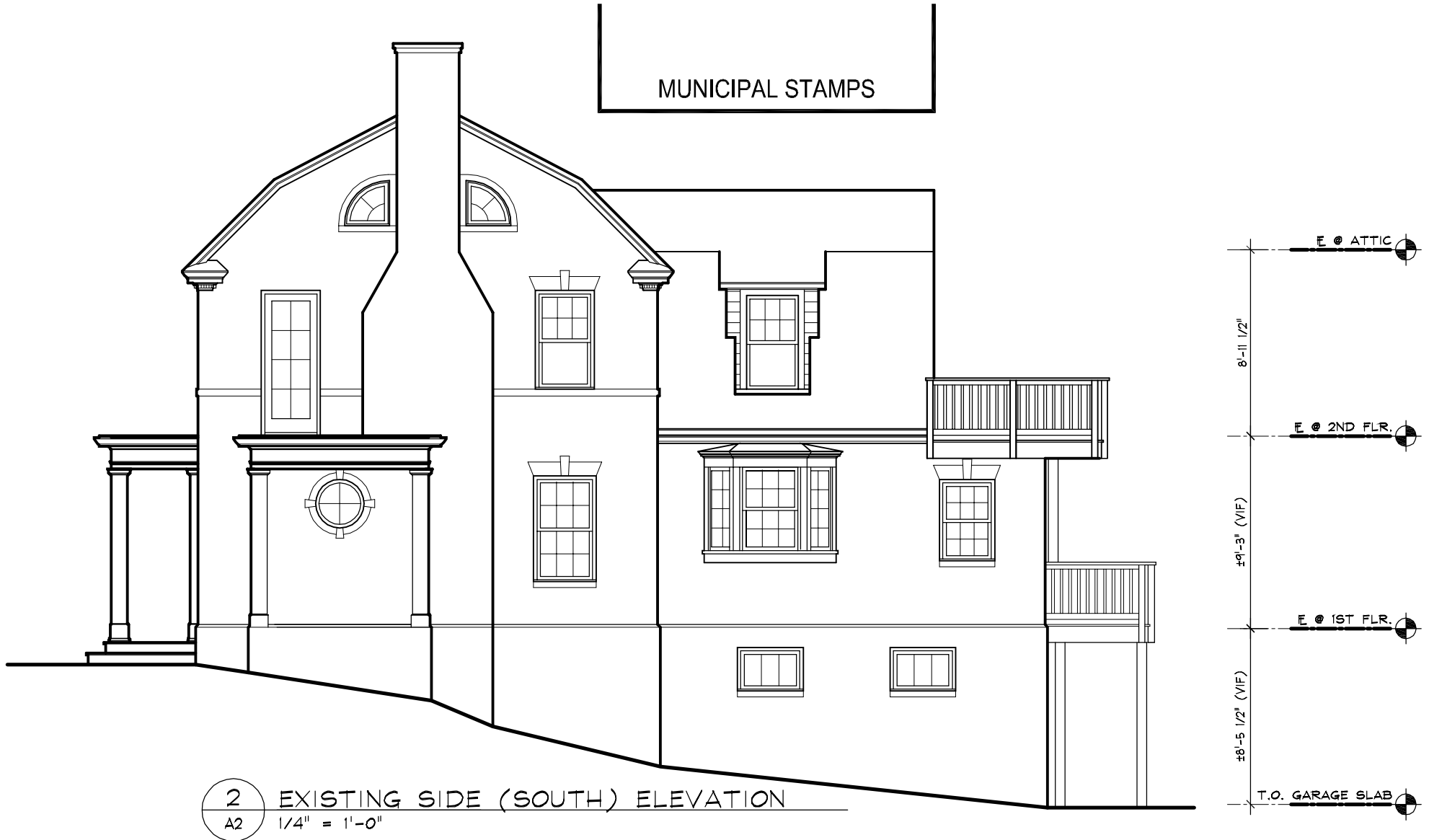


1
A2.1 EXISTING SIDE (NORTH) ELEVATION
1/4" = 1'-0"



1
A2 EXISTING REAR ELEVATION
1/4" = 1'-0"

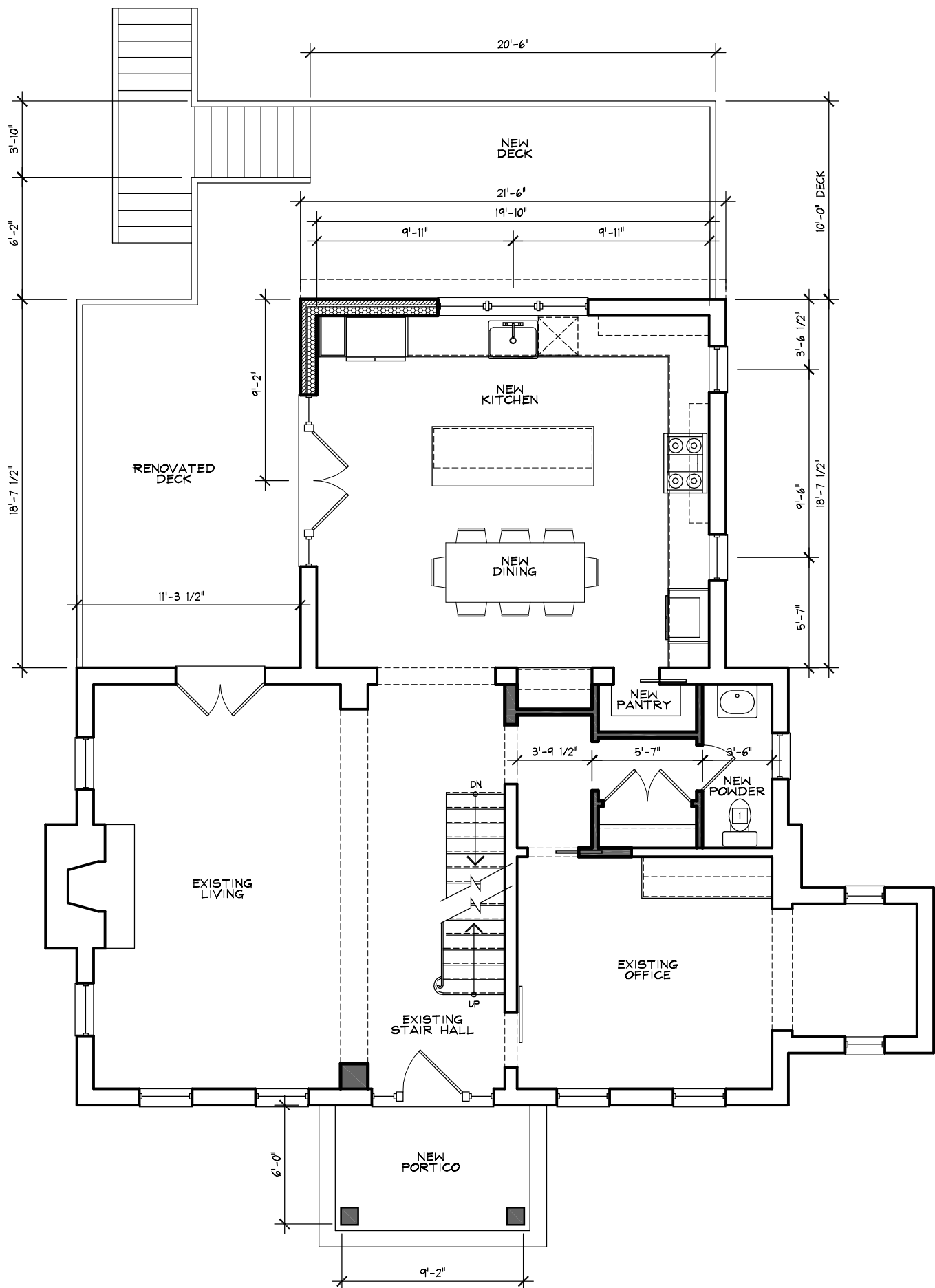
MUNICIPAL STAMPS







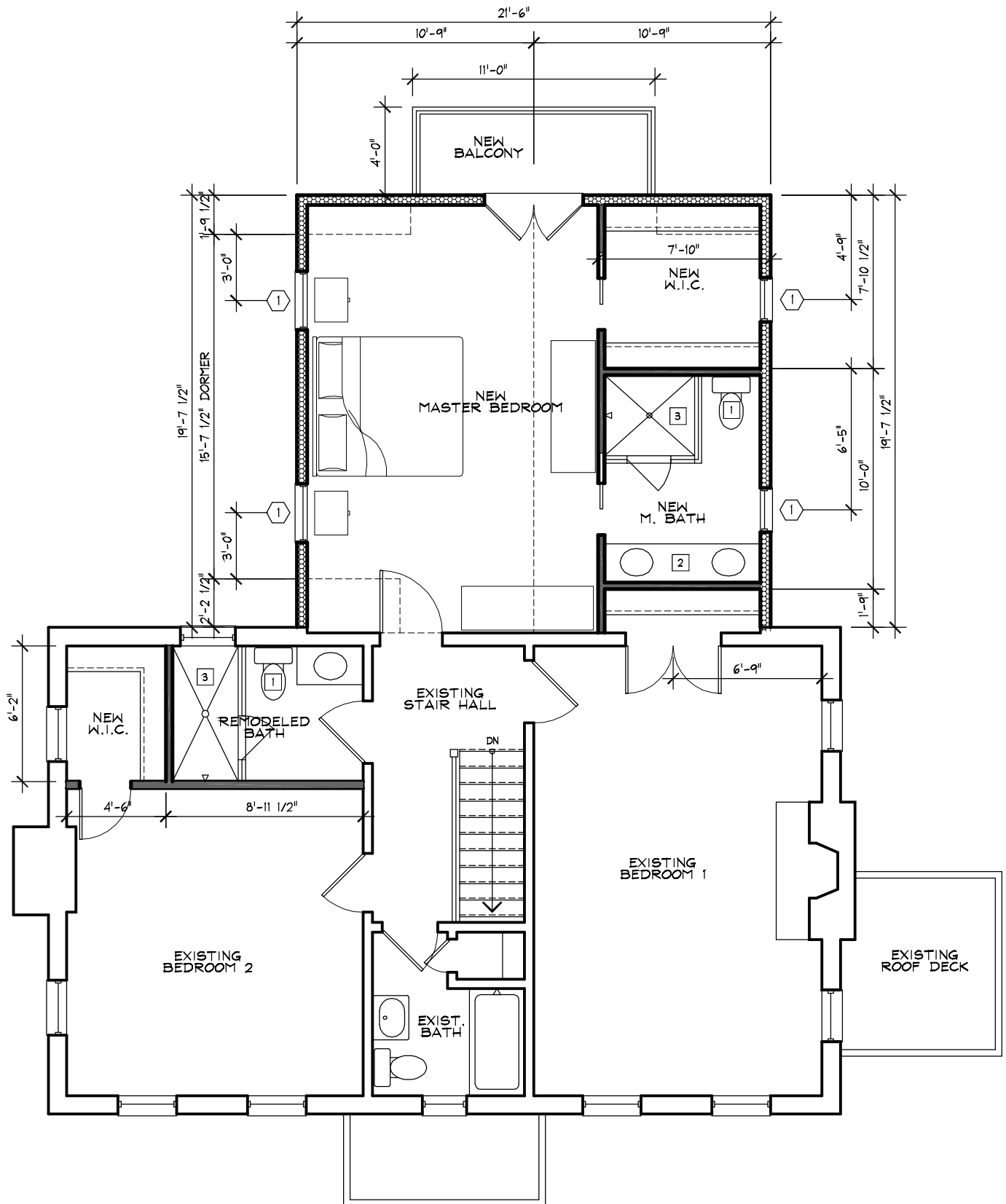


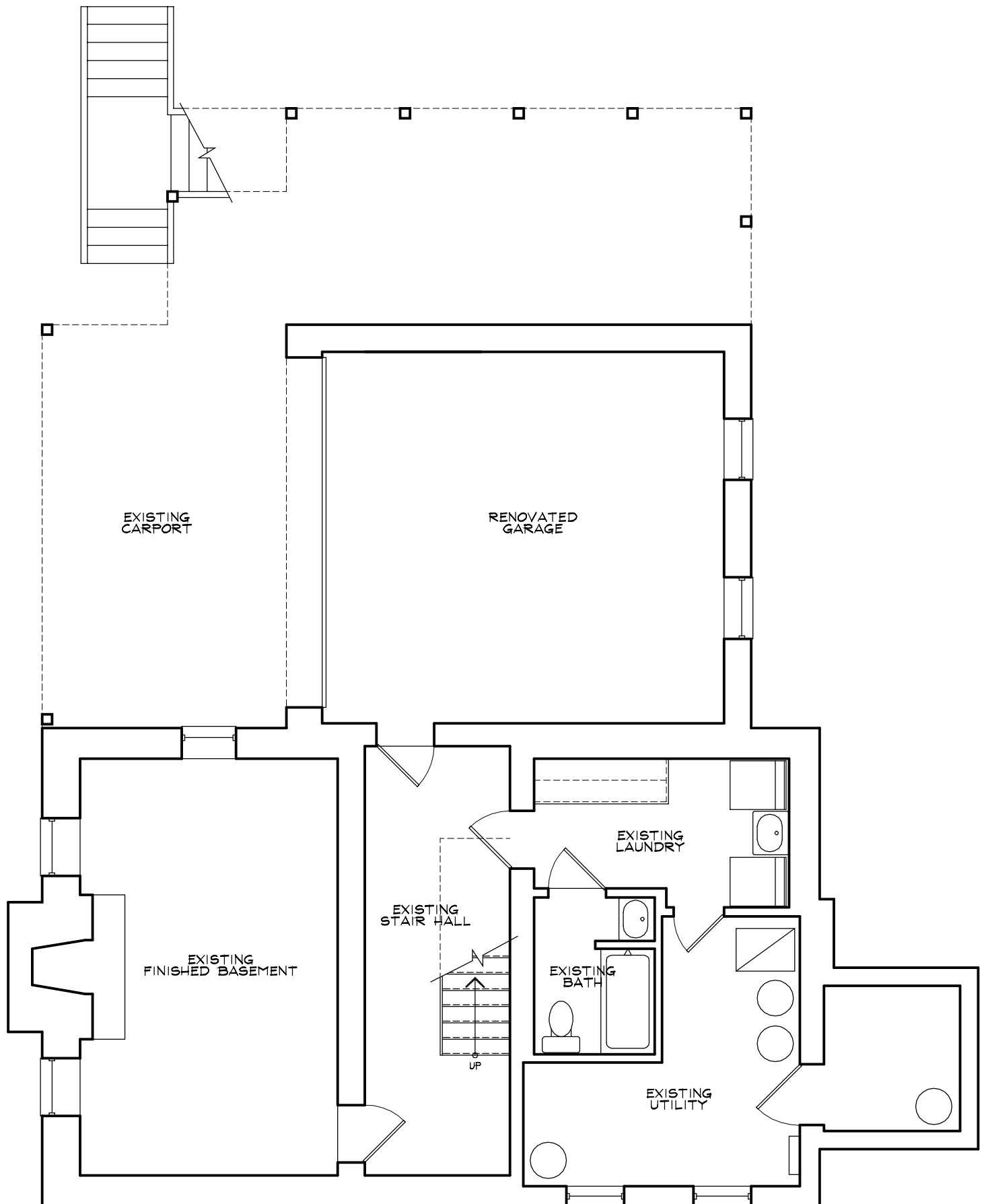


1
A101

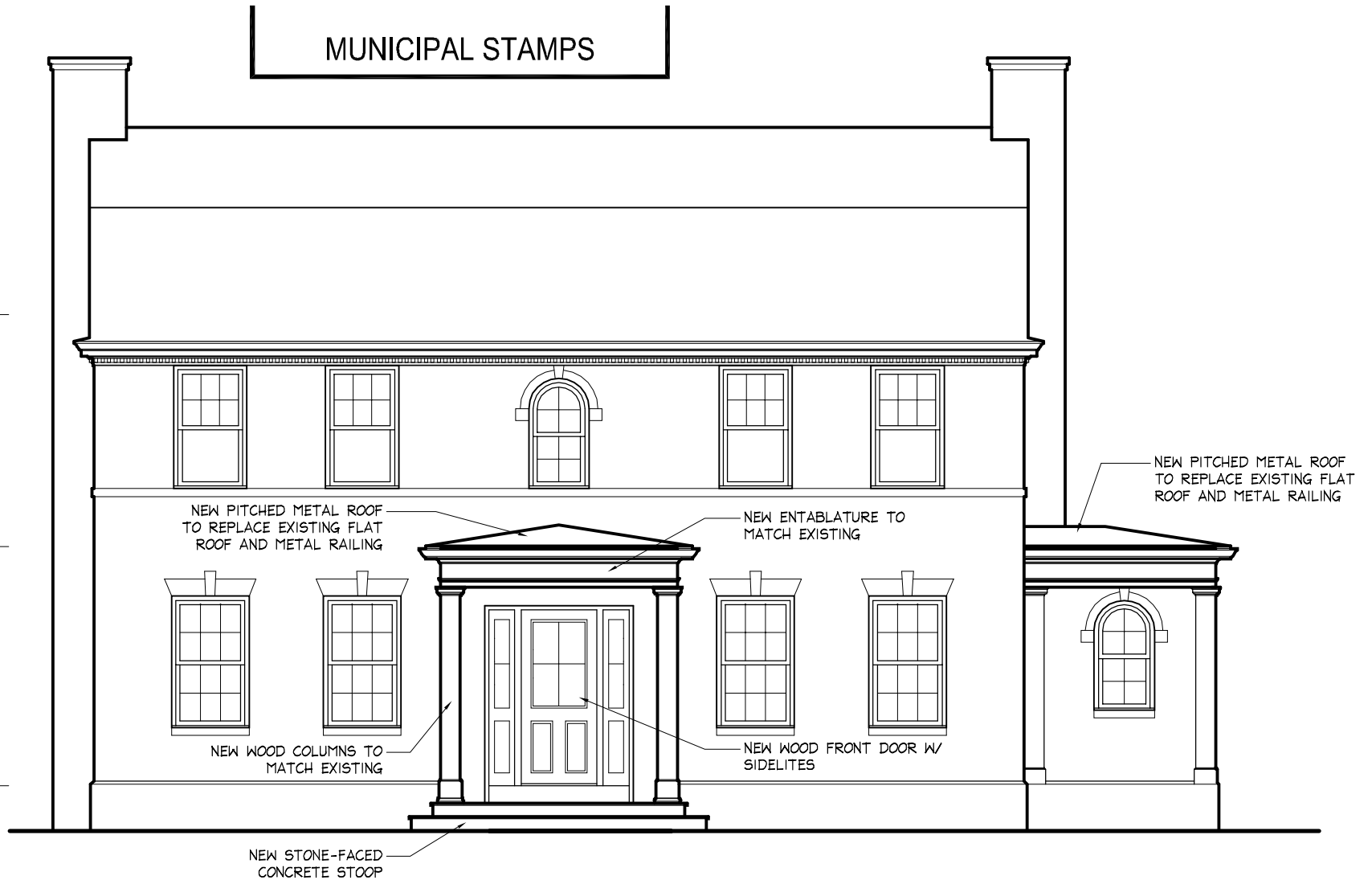
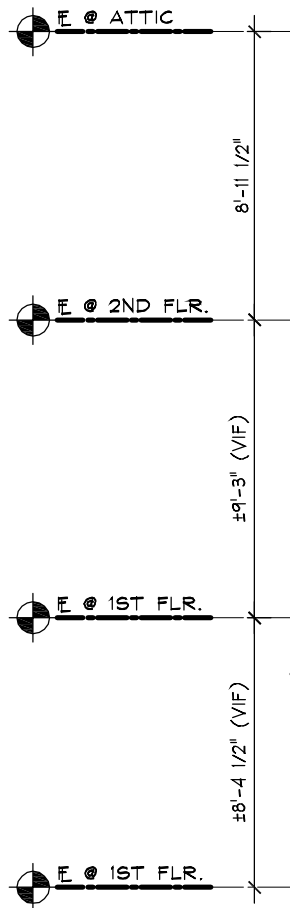
PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"





MUNICIPAL STAMPS



2
 A2.1
 1/4" = 1'-0"

PROPOSED FRONT ELEVATION



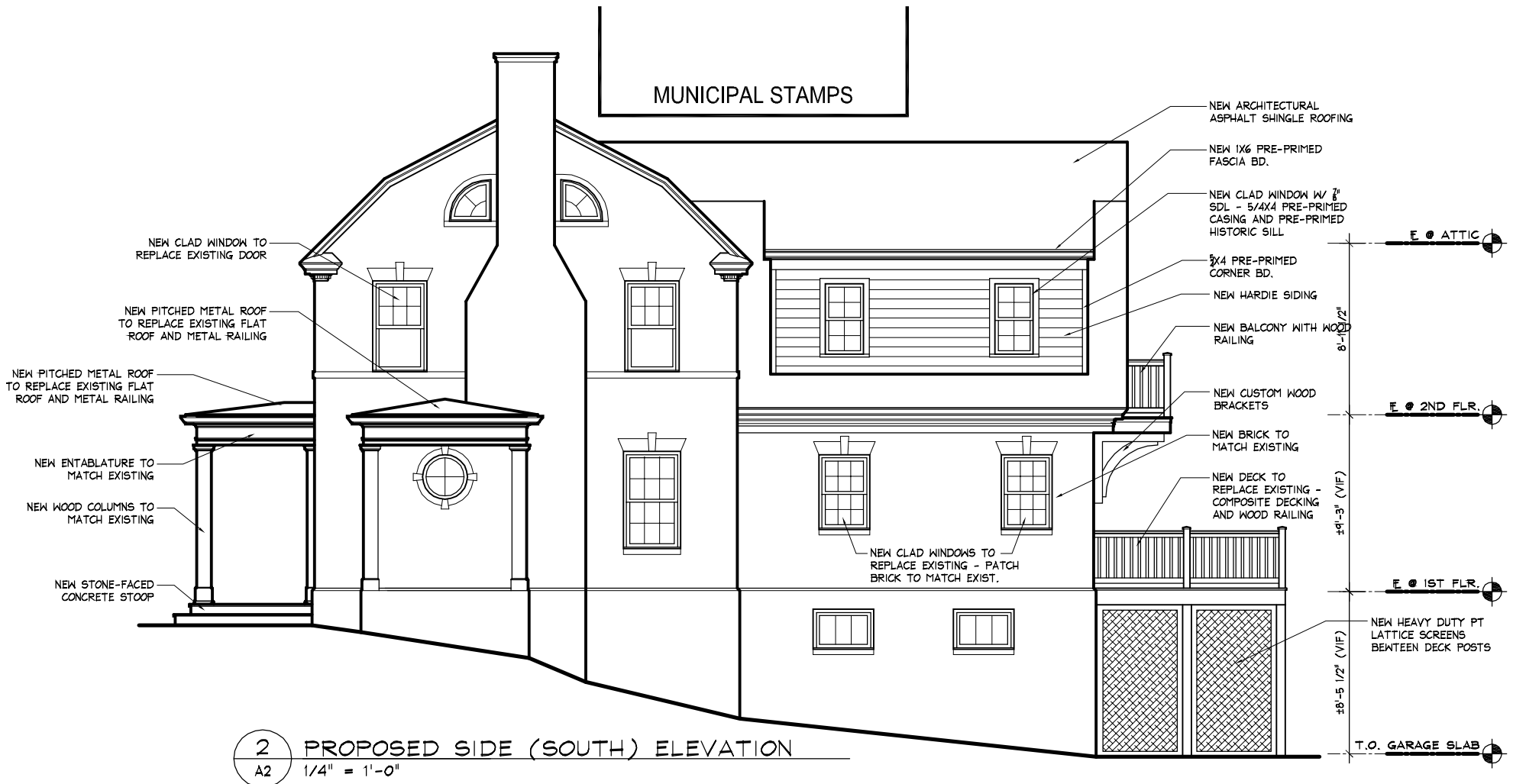
1
A2.1 PROPOSED SIDE (NORTH) ELEVATION
1/4" = 1'-0"



1
A2

PROPOSED REAR ELEVATION

1/4" = 1'-0"



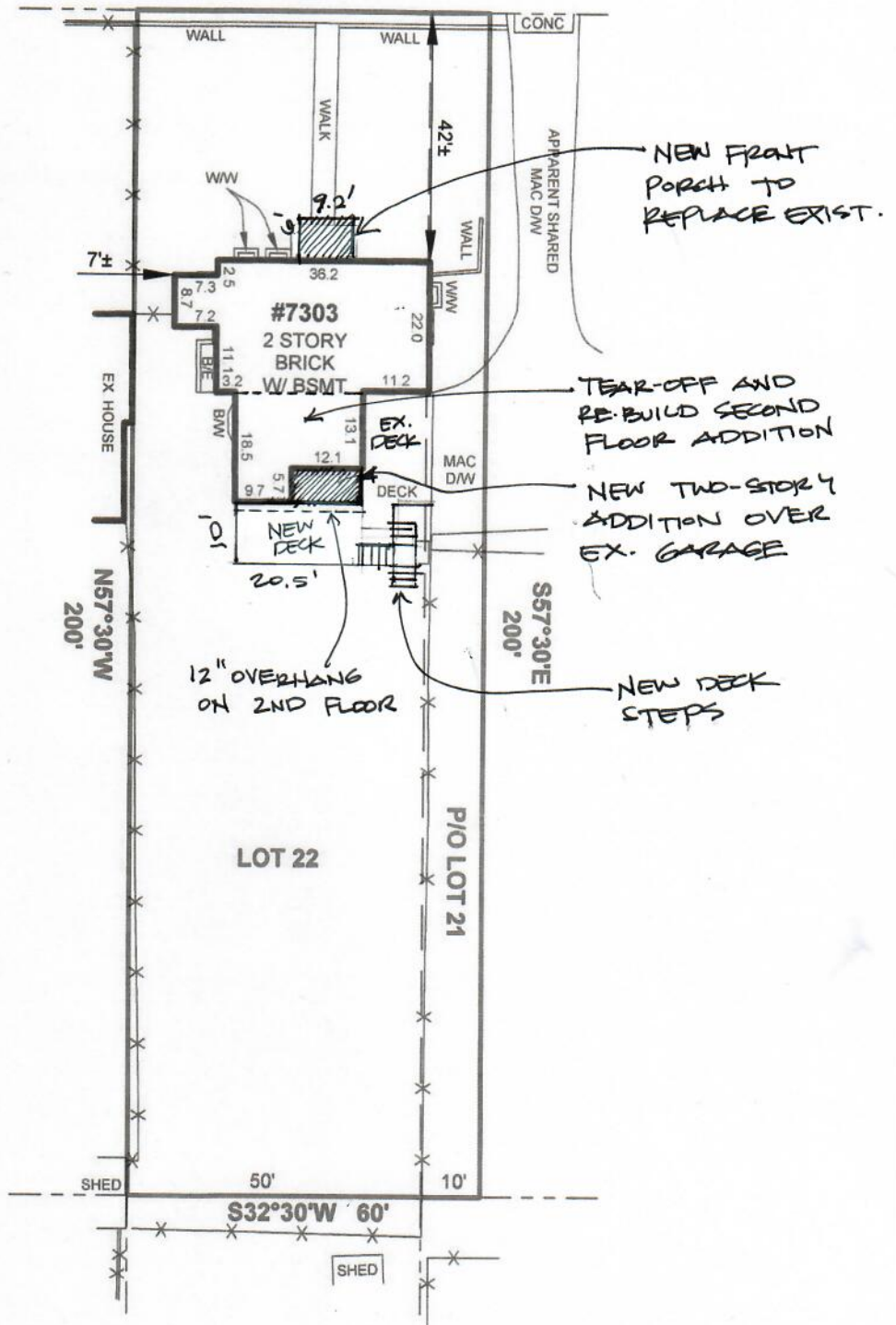
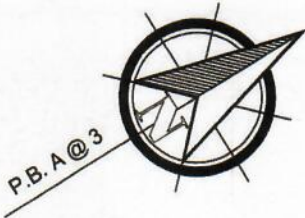




PINEY BRANCH ROAD

N32°30'E

60'



THE LEVEL OF ACCURACY OF DISTANCES TO APPARENT PROPERTY LINES IS: **3±**

LOCATION DRAWING OF:

#7303 PINEY BRANCH ROAD
LOT 22 & PART OF LOT 21
BLOCK 12

LEGEND:

- FENCE
- BASEMENT ENTRANCE
- BAY WINDOW
- BRICK
- BLDG. RESTRICTION LINE
- BASEMENT
- CONCRETE STOOP
- CONCRETE
- DRIVEWAY

A Land Surveying Company

DULEY
 and
Associates, Inc.







