

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7303 Piney Branch Rd., Takoma Park	<b>Meeting Date:</b>	6/23/2021
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	6/16/2021
<b>Applicant:</b>	Leah Ryan Eric Saul, Architect	<b>Public Notice:</b>	6/9/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	945670 (Revised)	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Construct a Screened-in Porch		

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**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.

## **BACKGROUND**

On April 14, 2021, the HPC approved, by consent, a HAWP to construct a rear addition and make other alterations to the subject property.<sup>1</sup> The applicant is revising the proposal to screen-in a portion of the previously approved, open rear deck.

## **PROPOSAL**

The applicant proposes to construct a screened-in porch with a shed roof.

## **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

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<sup>1</sup> The Staff Report to the April 14, 2021 HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/04/I.F-7303-Piney-Branch-Road-Takoma-Park-945670.pdf>. Because it was approved by consent, there is no audio associated with the approval.

- (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 proposed to screen in an 18' 2" × 11' (eighteen feet, two-inch by eleven feet) section of the side deck and cover the section with a shed roof. The screened-in area will be framed in wood, with a simple door facing the rear. The porch will be inset from the wall plane by a couple of inches.

Staff finds the lenient *Guidelines* for Non-Contributing resources require approval of this revision. The shed roof has a minimal impact on the mass of the house. The porch is set back far enough from the public right-of-way that it will not impair the character of the surrounding district. Staff finds the revised proposal is appropriate and recommends the HPC approve the revision.

**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 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](mailto: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

3/16/21  
Date

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

<p><b>Owner's mailing address</b>          LEAH RYAN          7303 PINEY BRANCH AVE          TAKOMA PARK, MD 20912</p>	<p><b>Owner's Agent's mailing address</b>          ERIC SAW          8114 CARRON AVE          TAKOMA PARK, MD 20912</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>7063 EASTERN AVE          TAKOMA PARK, MD 20912</p>	<p>7106 HOLLY AVE          TAKOMA PARK, MD 20912</p>
<p>7059 EASTERN AVE          TAKOMA PARK, MD 20912</p>	<p>7055 EASTERN AVE          TAKOMA PARK, MD 20912</p>
<p>7305 PINEY BRANCH          TAKOMA PARK, MD 20912</p>	<p>7108 HOLLY AVE          TAKOMA PARK, MD 20912</p>

**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:

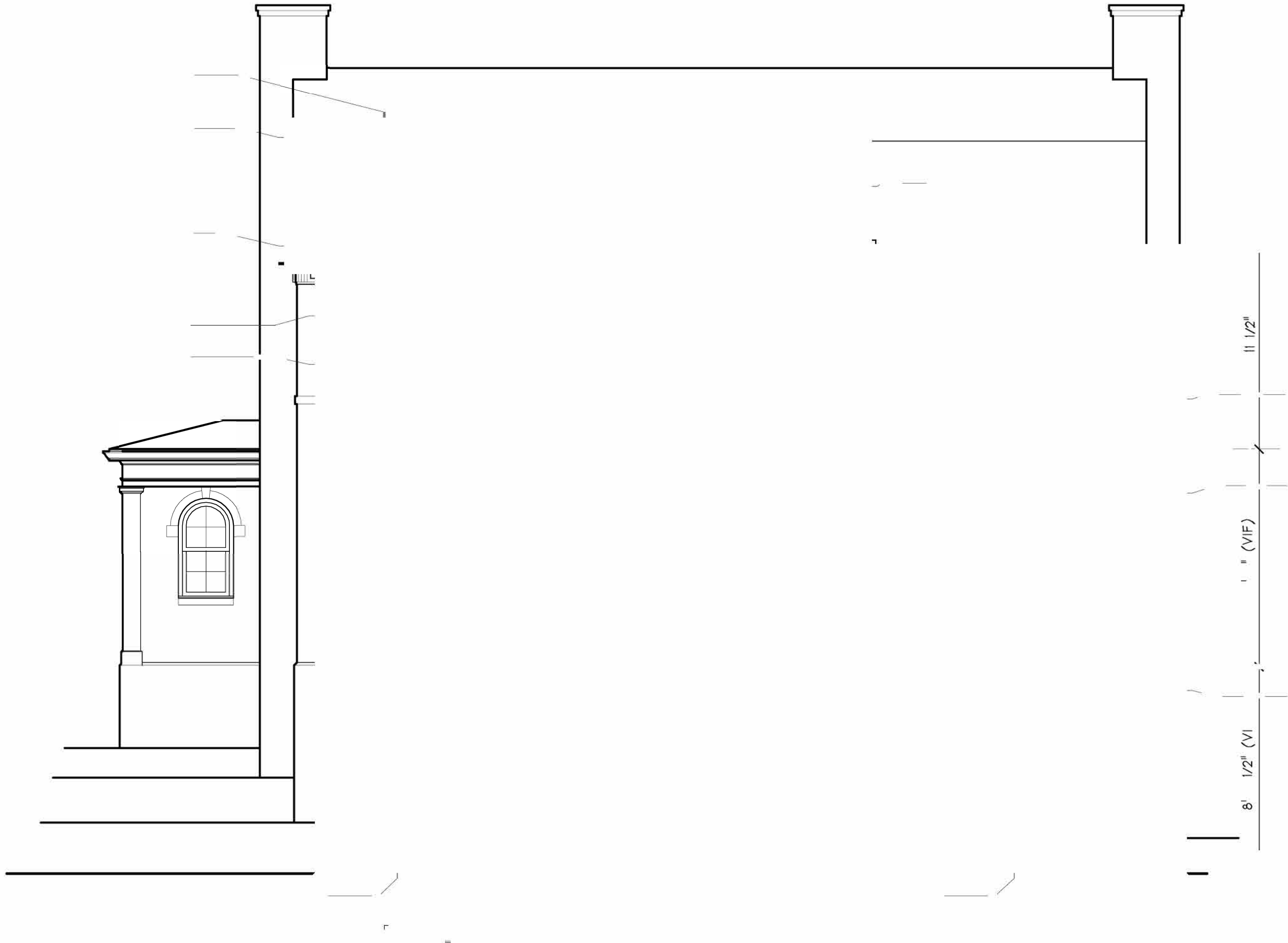
1. Small first floor addition to fill in the rear porch and create a new open kitchen/dining room space
2. Tear off the existing second floor of the rear addition to create a larger/taller second floor addition for a Master bedroom suite
3. Tear down and rebuild the existing front porch in the same style.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

The proposed work is a revision to a previously approved HAWP. The proposal under consideration is the construction of a screened-in porch. The link to the original HAWP application and Staff Report are linked in the Staff Report.

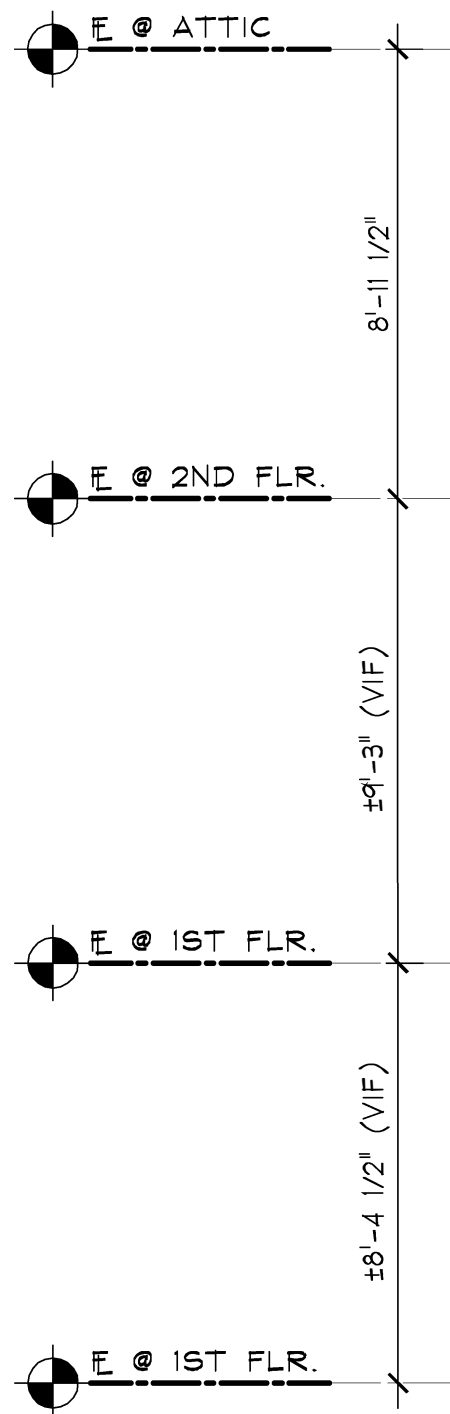




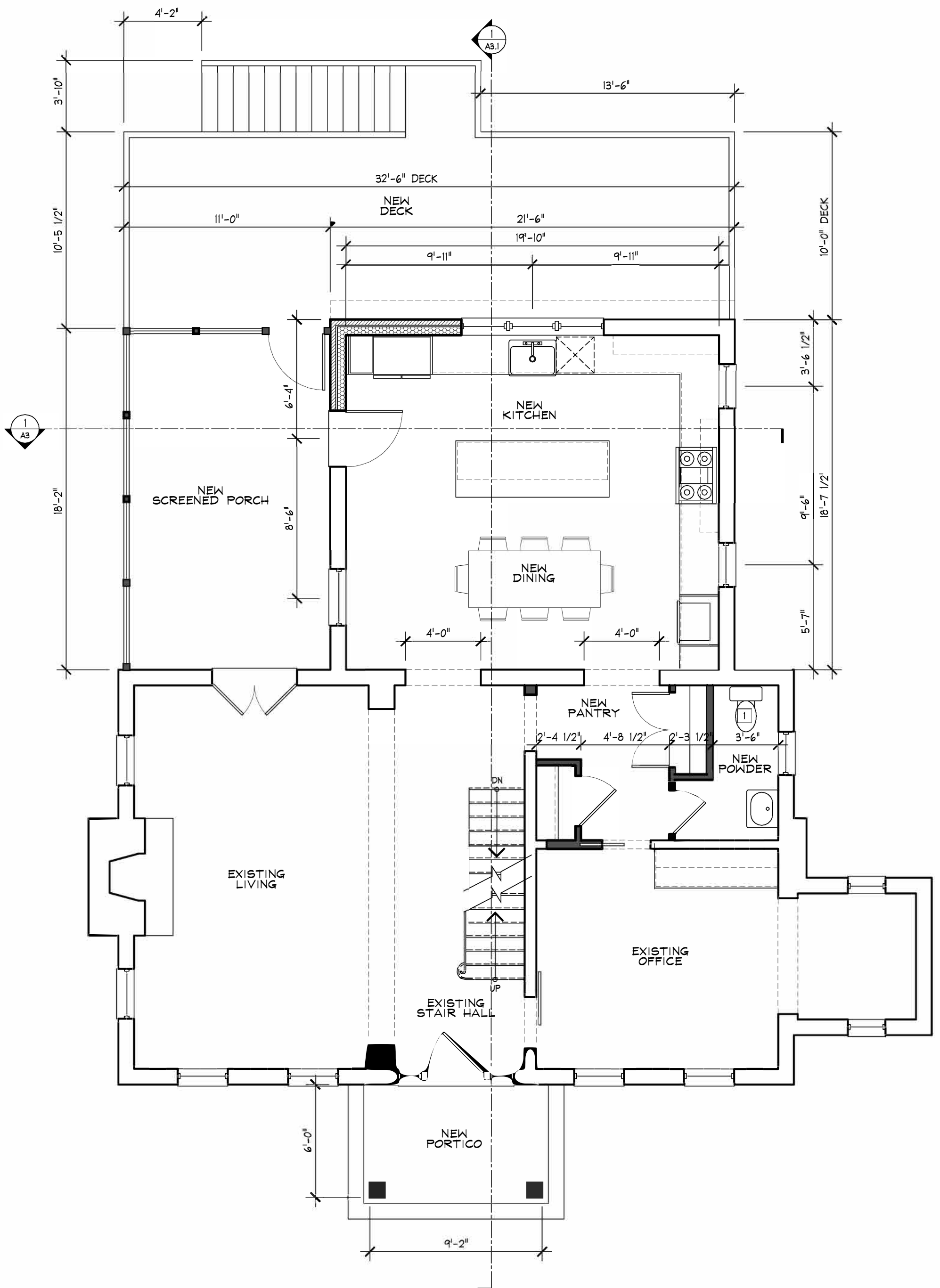




# MUNICIPAL STAMPS



2 PROPOSED FRONT ELEVATION  
 A2.1 1/4" = 1'-0"



1
A1.2
**PROPOSED FIRST FLOOR PLAN**  
 1/4" = 1'-0"













BLACK LIVES MATTER

7303



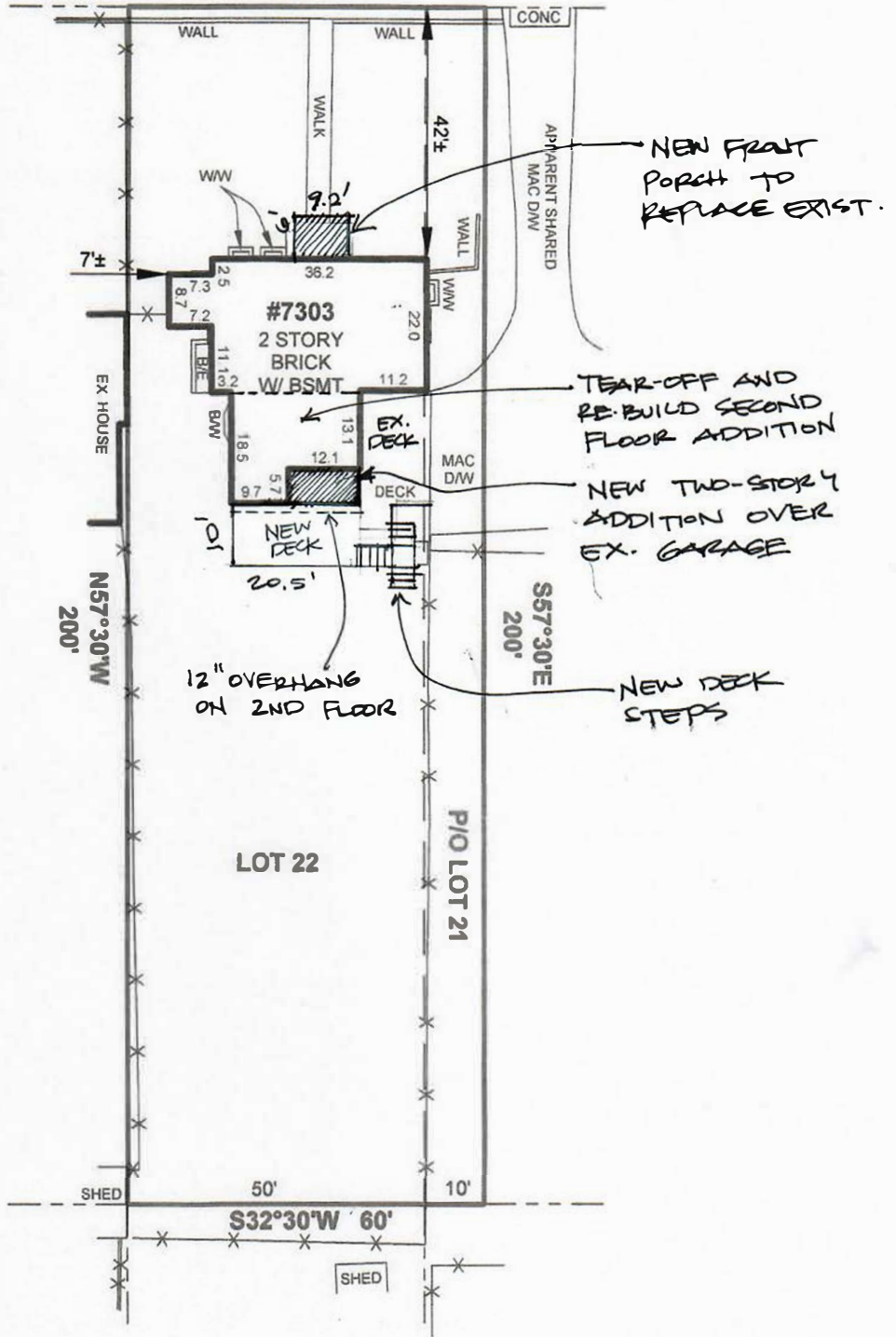
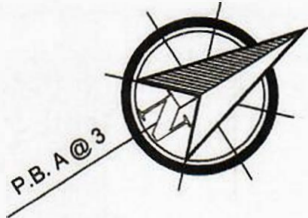
7303



10/10/20

# 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
B/E	- BASEMENT ENTRANCE
B/W	- BAY WINDOW
BR	- BRICK
BRL	- BLDG. RESTRICTION LINE
BSMT	- BASEMENT
C/S	- CONCRETE STOOP
CONC	- CONCRETE
D/W	- DRIVEWAY

A Land Surveying Company



**DULEY**  
and  
**Associates, Inc.**

