

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7419 Piney Branch Rd., Takoma Park	Meeting Date:	10/13/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/6/2021
Applicant:	Potomac Fences	Public Notice:	9/29/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	966498	Staff:	Dan Bruechert
Proposal:	Fence Installation		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1918

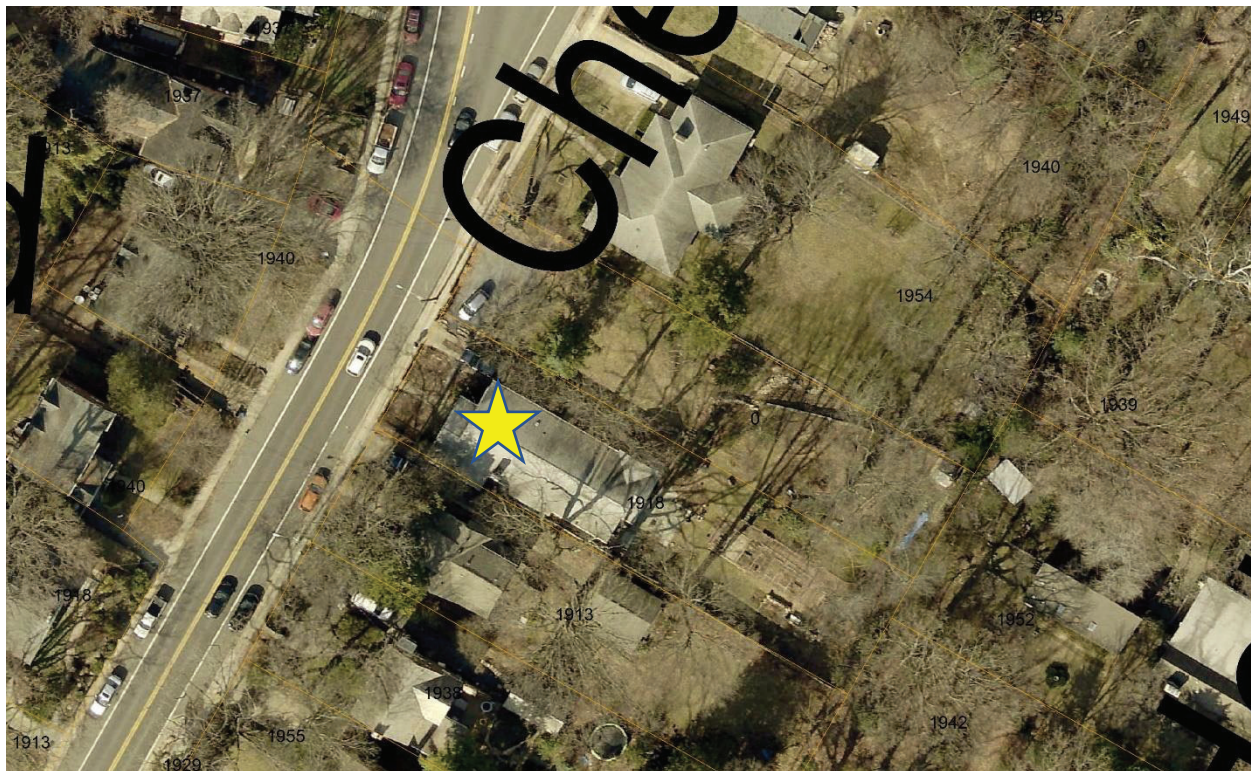


Figure 1: 7419 Piney Branch Rd., is placed on the south (right) of the double lot property.

PROPOSAL

The applicant proposes to install a 6' tall fence to enclose the rear of the property.

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)*.

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 at 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 district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

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

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.
- 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.
- 10. New additions and adjacent or related new construction will 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 subject property is a front gable Craftsman house constructed on the right side of a double lot on Piney Branch Rd. The house has a non-historic addition at the rear. The house has a low wood picket fence along the sidewalk. The applicant proposes to install 52' (fifty-two linear feet) of 6' (six-foot-tall) wood fence to the left of the subject property that will intersect the wall in front of the rear addition (Note: the site plan shows the removal of several trees, these trees were removed several years ago and are not part of this HAWP).

Staff finds the design and materials of the proposed fence are compatible with the historic district. The HPC typically requires fences in front of the historic rear wall plane to be no more than 48" tall to retain the open character of the historic district and the proposed fence does not comply with that requirement. After conducting a site visit, Staff finds that in this instance, the taller fence should be allowed for three primary reasons. First, the subject lot slopes away from street level, so the fence will not have the same visual impact that a fence at or above grade will have. Second, the subject house was constructed with a much deeper setback than the neighboring properties, making its historic rear wall plane further from the street than is typical (see Fig. 1). Finally, Staff finds that the proposed fence location will avoid the basement areaway in the left rear corner of the house.

Staff finds that while a slightly lower fence might be preferable, for the reasons cited above, Staff finds the proposed fence will not impair the character of the open streetscape and surrounding district and recommends the HPC approve the HAWP.

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) of the *Takoma Park Historic District Guidelines*, 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 to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 966498
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: potomac fences
Address: 12411 washington ave
Daytime Phone: _____

E-mail: potomacfence@aol.com
City: rockville Zip: 20852
Tax Account No.: 03128259

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
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: 7419 Street: piney branch rd
Town/City: takoma park Nearest Cross Street: chestnut ave
Lot: P11 Block: 83 Subdivision: 0025 Parcel: 0000

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 type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" 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

9/3/21

Date

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

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

Install 52 feet of 6 foot tall wood privacy fence. The Takoma Park approval letter mentions a chain link fence which is replacement in kind at same height and location and the chain link does not need a county permit. The only new fence to be constructed is 52 feet of wood fence. See attached site plans. Please reference county permit application Fence#966130

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

Adjacent and Confronting Properties:

Takoma Park, MD 20912

7416 Piney Branch Road

7417 Piney Branch Road

7423 Piney Branch Road

7412 Holly Avenue

7416 Holly Avenue

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

965664

City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119
Fax 301-270-4568
www.takomaparkmd.gov



7500 Maple Avenue
Takoma Park, MD 20912

MUNICIPALITY LETTER

August 23, 2021

To: Michele and Mark Puryear / 301-775-5386
7419 Piney Branch Rd
Takoma Park, MD 20912

To: Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative/email: Steve Lunn / stevelunn1@gmail.com / 301-468-1228
Location of Project: 7419 Piney Branch Rd, Takoma Park, MD 20912

Proposed Scope of Work: Furnish and install 200 ft of 6 ft high all black chain link fence. Install approx. 52 ft of 6 ft high 1x4x8 pressure treated pine flat board style fence.

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

MONTGOMERY COUNTY DIVISION OF BUILDING CONSTRUCTION

These plans are submitted in accordance with the provisions of the Montgomery County Code, Title 10, Chapter 10-101, and the Montgomery County Department of Building Construction. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies.

PROJECT: 100% COMPLETE
APPROVED BY: MONTGOMERY COUNTY DEPARTMENT OF BUILDING CONSTRUCTION
DATE: 10/15/2012

PROJECT: 100% COMPLETE
APPROVED BY: MONTGOMERY COUNTY DEPARTMENT OF BUILDING CONSTRUCTION
DATE: 10/15/2012

Bedroom/Bath, Breakfast Room & Deck Addition for 1419 Piney Branch Ave., Takoma Park MD 20912

1419 Piney Branch Ave., Takoma Park MD 20912

Purveyar Residence

1419 Piney Branch Ave., Takoma Park MD 20912

NEC Sheet No. 1 of 1

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Location

Survey
of Lots - 11 & 12 Virginia B. Barclay's Subdivision of the
BARCLAY TRACT TAKOMA PARK
City of Takoma Park - Wheaton (13th) District
Montgomery County, Maryland

Note : These lots are not in a
flood plain area.

Surveyor's Certificate

I hereby certify that the plan shown hereon is the results of an on-the-ground survey
that has been performed by me in accordance with descriptions of record and collected field data.

This plat and survey on which it is based has been prepared without the benefit of a title report
and is not intended to reflect all easements, encumbrances or other circumstances affecting the title
to the property shown hereon.

Date: January 12, 2006

Scale: 1" = 30'

Plat Book - 3 Plat - 202

House #7419 Piney Branch Road, Takoma Park, Maryland 20912

Subject to Rights of Way and Easements of record.

Prepared by R.K. Maddox Surveys, 4011 Baker Valley Road, Frederick, Md. 21704

