

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

<b>Address:</b>	7324 Piney Branch Road, Takoma Park	<b>Meeting Date:</b>	11/17/2021
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	11/10/2021
<b>Applicant:</b>	Garrett Coyle <b>(Paul Treseder, Architect)</b>	<b>Public Notice:</b>	11/3/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
		<b>Staff:</b>	Michael Kyne
<b>Permit Number:</b> 971449			
<b>PROPOSAL:</b> New rear addition			

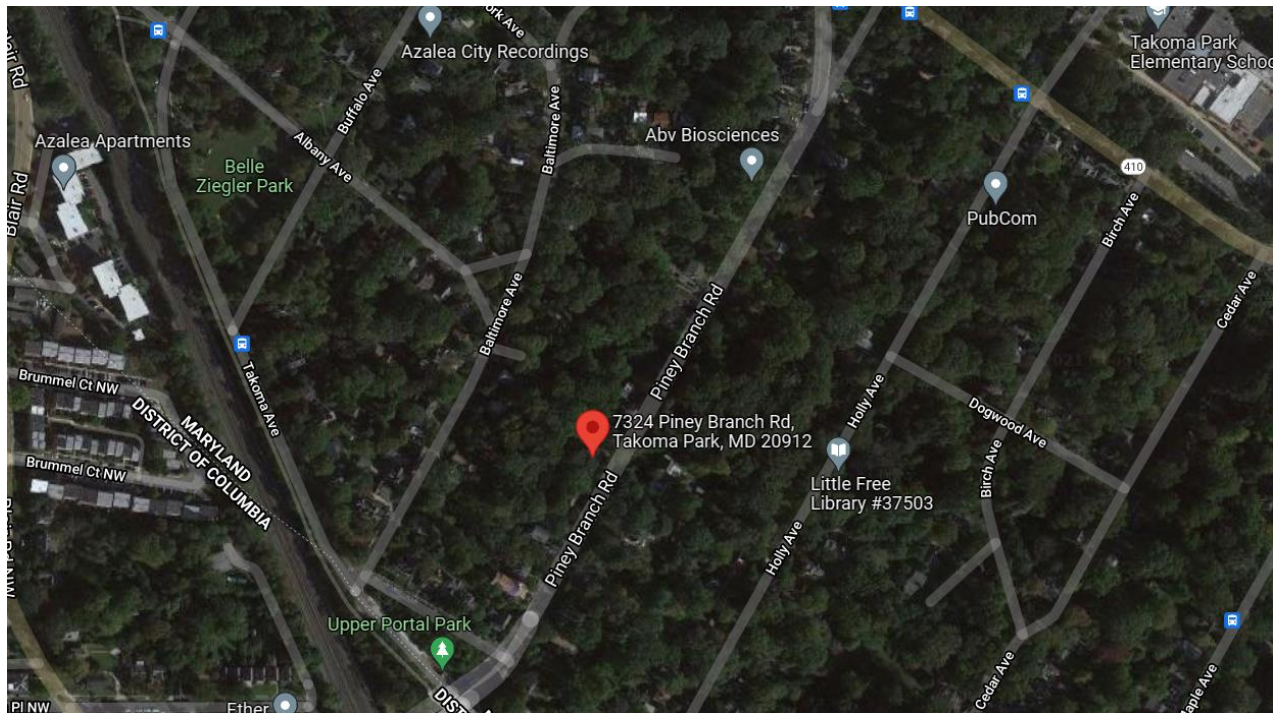
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c. 1915-25



***Fig. 1: Subject property.***

## **PROPOSAL**

The applicant proposes to construct a new rear addition at the subject 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)*. 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.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

The *Guidelines* that pertain to this project are as follows:

- 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.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.

- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public tight-of-way should be allowed as a matter of course
- 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
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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***

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 applicable *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.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 c. 1915-25 bungalow-style Contributing Resource within the Takoma Park Historic District. The historic house faces southeast, and there is an existing one story addition and deck over walkout basement at its rear/left corner.

The applicant proposes to construct a new basement level rear addition entirely under the existing one story rear addition. The proposed materials for the addition include:

- Fiber cement panel walls.
- Azek trim.
- 6-over-1 SDL aluminum-clad wood windows to match the existing.
- Wood stoop and steps at the rear.

Staff fully supports the applicant's proposal. In accordance with the *Guidelines*, the proposed addition is generally consistent with the predominant architectural style and period of the historic house and preserves the predominant architectural features of the resource. Additionally, the proposed addition is in the appropriate location at the rear of the historic house. Staff also finds the proposed materials for the addition to be appropriate and consistent with the *Guidelines*.

Staff notes that, due to the rear-sloping lot and the proposal to construct the new addition entirely under the existing first floor addition, the proposed alterations will not be at all visible from the public right-of-way. Per the *Guidelines*, these alterations should be approved as a matter of course.

In accordance with *Standards #2* and *#9*, the applicants' proposal will not remove or alter character-defining feature of subject property and/or surrounding streetscape. Per *Standard #10*, the proposed alterations can be removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired.

After full and fair consideration of the applicant's submission, staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9 and #10*, and *Takoma Park Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore 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;

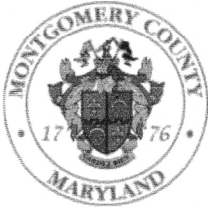


and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10.

and with the general condition that the applicant shall present the 3 electronic 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 [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 971449

DATE ASSIGNED

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**Name: GARRETT COYLEE-mail: garrettcylee@gmail.comAddress: 7324 PINEY BRANCH RD.City: TAKOMA PARK Zip: 20912

Daytime Phone: \_\_\_\_\_

Tax Account No.: 0107 4244**AGENT/CONTACT (if applicable):**Name: PAUL TRESEDAE-mail: paul.treseda@verizon.netAddress: 6320 WISCASSET RD.City: BETHESDA Zip: 20816Daytime Phone: 301-367-2190ARCHITECT  
Contractor Registration No.: MD. 6283-R**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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**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:**☐ New Construction☐ Deck/Porch☐ Shed/Garage/Accessory Structure☒ Addition☐ Fence☐ Solar☐ Demolition☐ Hardscape/Landscape☐ Tree removal/planting☐ Grading/Excavation☐ Roof☐ Window/Door☐ 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

10-26-2021

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

<b>Owner's mailing address</b> GARRETT COYLE 7328 PINEY BRANCH RD. TAKOMA PARK, MD. 20912	<b>Owner's Agent's mailing address</b> PAUL TRESEDER 6320 WISCASSET ROAD BETHESDA, MD 20816
<b>Adjacent and confronting Property Owners mailing addresses</b>	
BYAN & JESSICA GYLSTROM 7328 PINEY BRANCH RD TAKOMA PARK, MD. 20912	BRIAN & CATHERINE KELLHER 7322 PINEY BRANCH RD. TAKOMA PARK, MD. 20912
LINDA VORIS & DESPINA KAKOUDAKI 7327 PINEY BRANCH RD TAKOMA PARK, MD. 20912	7319 Baltimore avenue Takoma Park, MD 20912

## **7324 Piney Branch Road, Takoma Park**

### **1. Description of the Property:**

The existing house is a Contributing Resource in the Takoma Park Historic District. It is a side-gable bungalow, built around 1920, with a full width front porch. It is flanked on either side by bungalows of similar vintage. The house fronts on Piney Branch Road, a busy street. The lots slopes away from the street, allowing for a walk-out basement. There is a driveway down the right side of the house, leading to parking in the rear. There is a creek that usually has water in it that forms the rear boundary of the property. Several mature oak trees are also in this area.

### **2. Description of the Proposed Work:**

The Owner proposes to build a rear addition, 8' x 19', at the basement level. It is entirely under an existing 1<sup>st</sup> floor addition which is currently on posts. An existing deck at the 1<sup>st</sup> level will remain, with 2 new post footings added as part of this work. The owner is also proposing to finish the existing basement. No changes will be visible from the outside due to this work.

The materials for the addition will be Hardi-panel walls and Azek trim, however most of the wall area will be filled with windows. These will be clad wood type, with S.D.L. divided lites proportioned to match the existing windows above.

A new stoop and steps will be built outside the new back door, and a future ramp is envisioned.

Tree protection will be provided for all nearby trees as per the recommendations of the Takoma Park arborist, but no trees will be removed since this project is within the existing house envelope.





RIGHT SIDE ELEVATION - EXISTING



LEFT SIDE ELEVATION (EXISTING)



PROPOSED REAR ELEVATION.

6





LEFT SIDE ELEVATION - PROPOSED

RIGHT SIDE IS SIMILAR

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