

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7336 Piney Branch Road, Takoma Park	Meeting Date:	10/12/2022
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	10/5/2022
Applicant:	George Leventhal Eric Saul, Architect	Public Notice:	9/28/2022
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1007429	Staff:	Dan Bruechert
Proposal:	Screened-In Porch Addition		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c. 1960s/1985

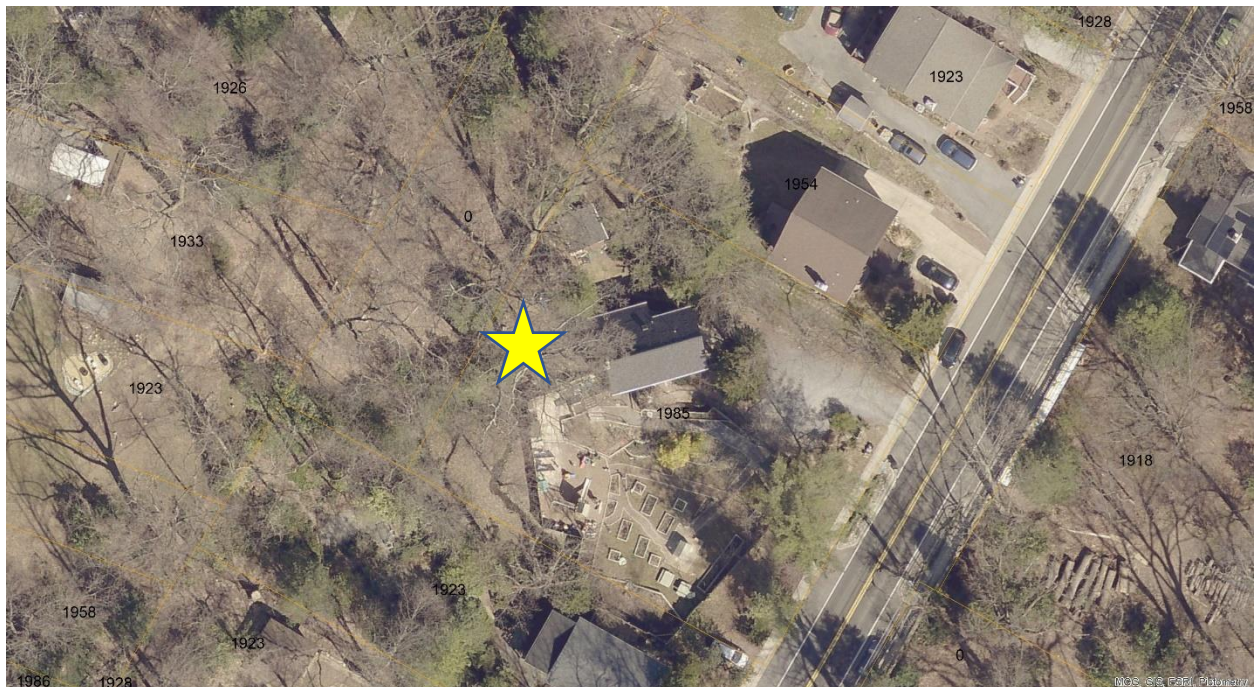


Figure 1: The subject property is constructed at an oblique angle to Piney Branch Ave.

PROPOSAL

The applicant proposes to construct a screened-in porch 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 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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions 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 character of the 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

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 two-story Colonial Revival house constructed at an oblique angle to the street. The applicant proposes to construct a screened-in porch addition on the west side of the house. The one-story tall porch has a 14' × 14' (fourteen-foot square) footprint with a side gable roof. The addition will be constructed out of wood with an asphalt shingle roof.

Staff finds the placement of the addition will only be partially visible from the public right-of-way and its one-story height will not have a significant impact on the size and scale of the resource. Nevertheless, because the subject property is a 'Non-Contributing' resource, it is entitled to the most lenient level of review and should be approved as a matter of course. Staff additionally finds the materials (wood and asphalt shingle) are compatible with the house 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(d) and the *Takoma Park Historic District Guidelines*;

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# 1007429
DATE ASSIGNED _____

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

APPLICANT:

Name: George Leventhal

E-mail: georgeleventhal@hotmail.com

Address: 7336 Piney Branch Road

City: Takoma Park, MD Zip: 20912

Daytime Phone: 240-506-5551

Tax Account No.: 01079782

AGENT/CONTACT (if applicable):

Name: Eric C. Saul

E-mail: eric@saularchitects.com

Address: 8114 Carroll Avenue

City: Takoma Park, MD Zip: 20912

Daytime Phone: (301) 270-0395

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? XYes/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: 7336 Street: Piney Branch Road, Takoma Park

Town/City: Takoma Park, MD Nearest Cross Street: Philadelphia

Lot: 1A Block: 82 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 checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input 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.

Eric C. Saul

9/15/22

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 George Leventhal 7336 Piney Branch Road Takoma Park, MD 20912	Owner's Agent's mailing address Eric Saul 8114 Carroll Ave Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
7334 Piney Branch Road Takoma Park, MD 20912	7338 Piney Branch Road Takoma Park, MD 20912
7401 Piney Branch Road Takoma Park, MD 20912	7407 Baltimore Avenue Takoma Park, MD 20912
7403 Baltimore Avenue Takoma Park, MD 20912	7401 Baltimore Avenue 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:

This property is non-contributing resource located inside the Takoma Park Historic District. The existing house is set further back from the street than the neighbors.

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

A new rear screened porch is proposed

Work Item 1: Screened porch

Description of Current Condition:

Existing small deck with steps

Proposed Work:

New 14' x 14' screened porch on rear of house

Work Item 2: _____

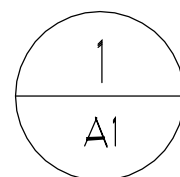
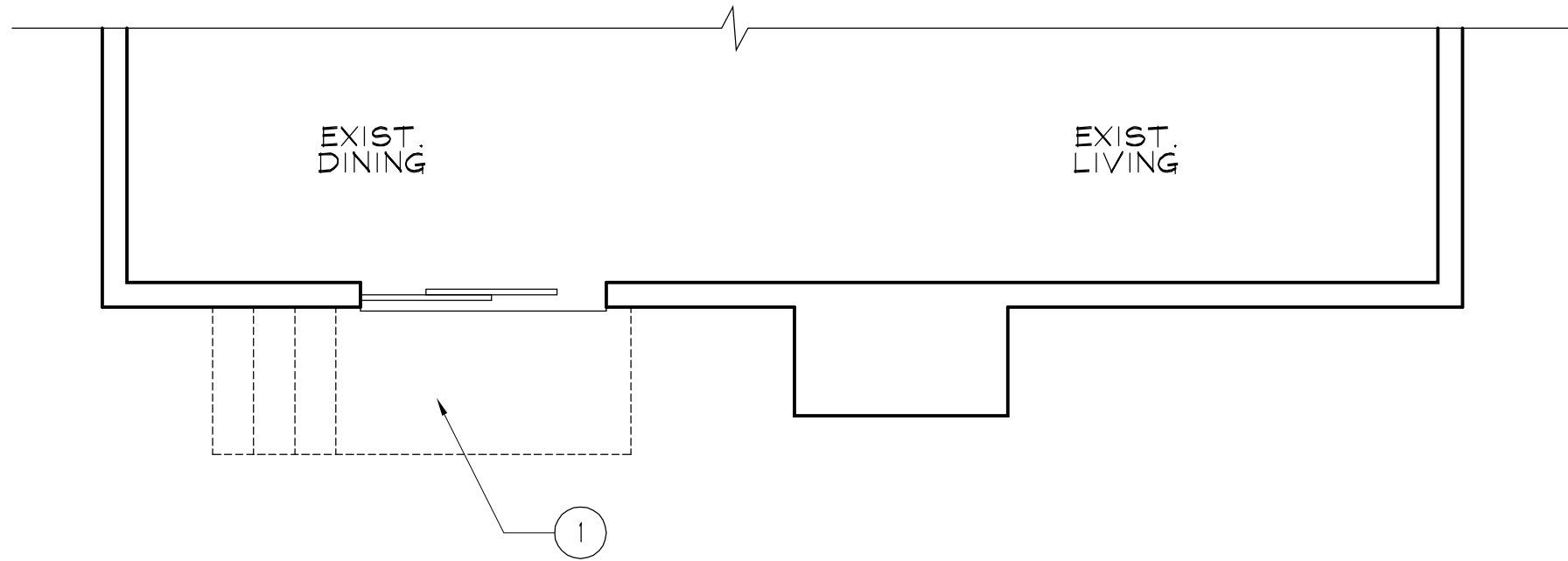
Description of Current Condition:

Proposed Work:

Work Item 3: _____

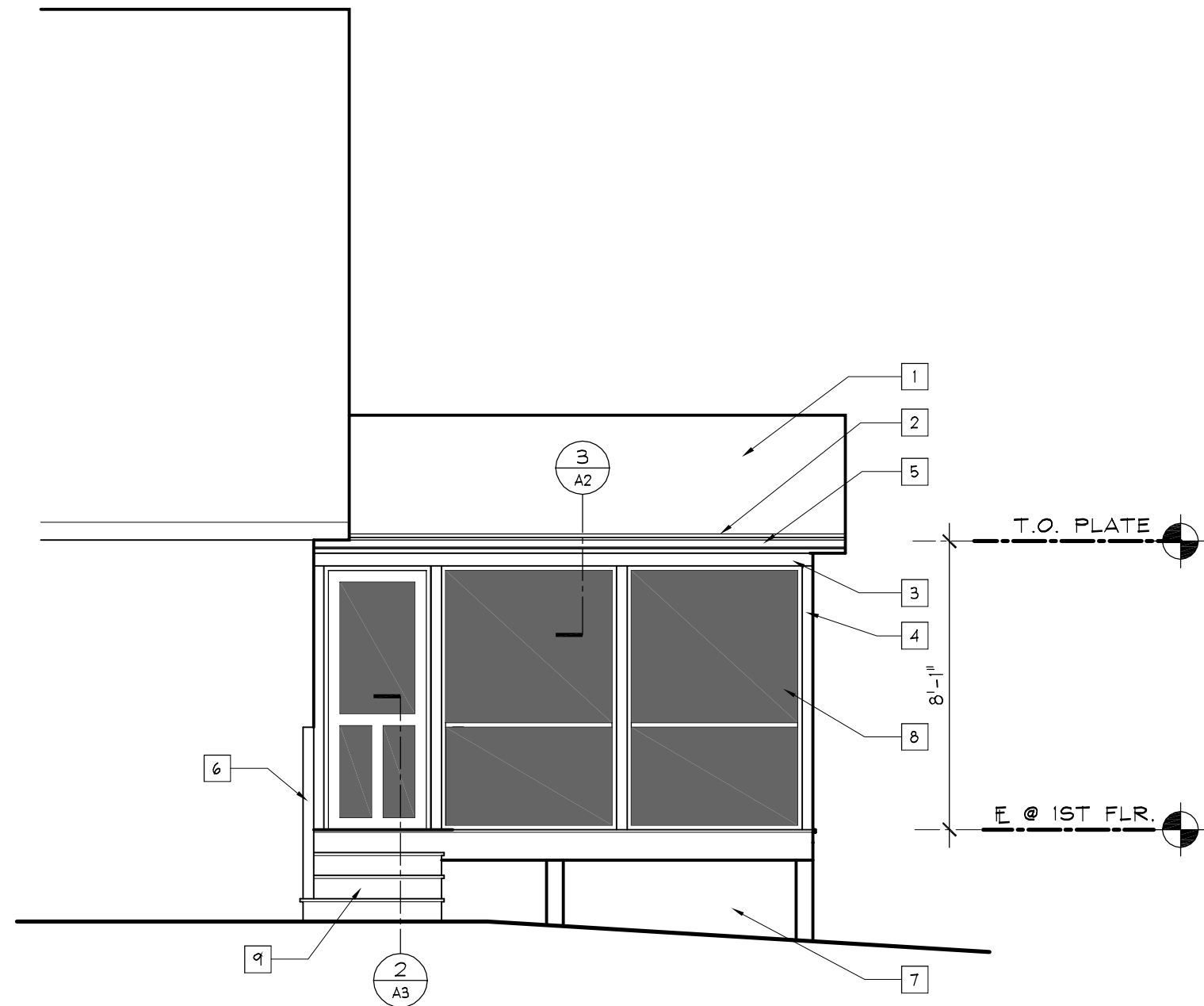
Description of Current Condition:

Proposed Work:



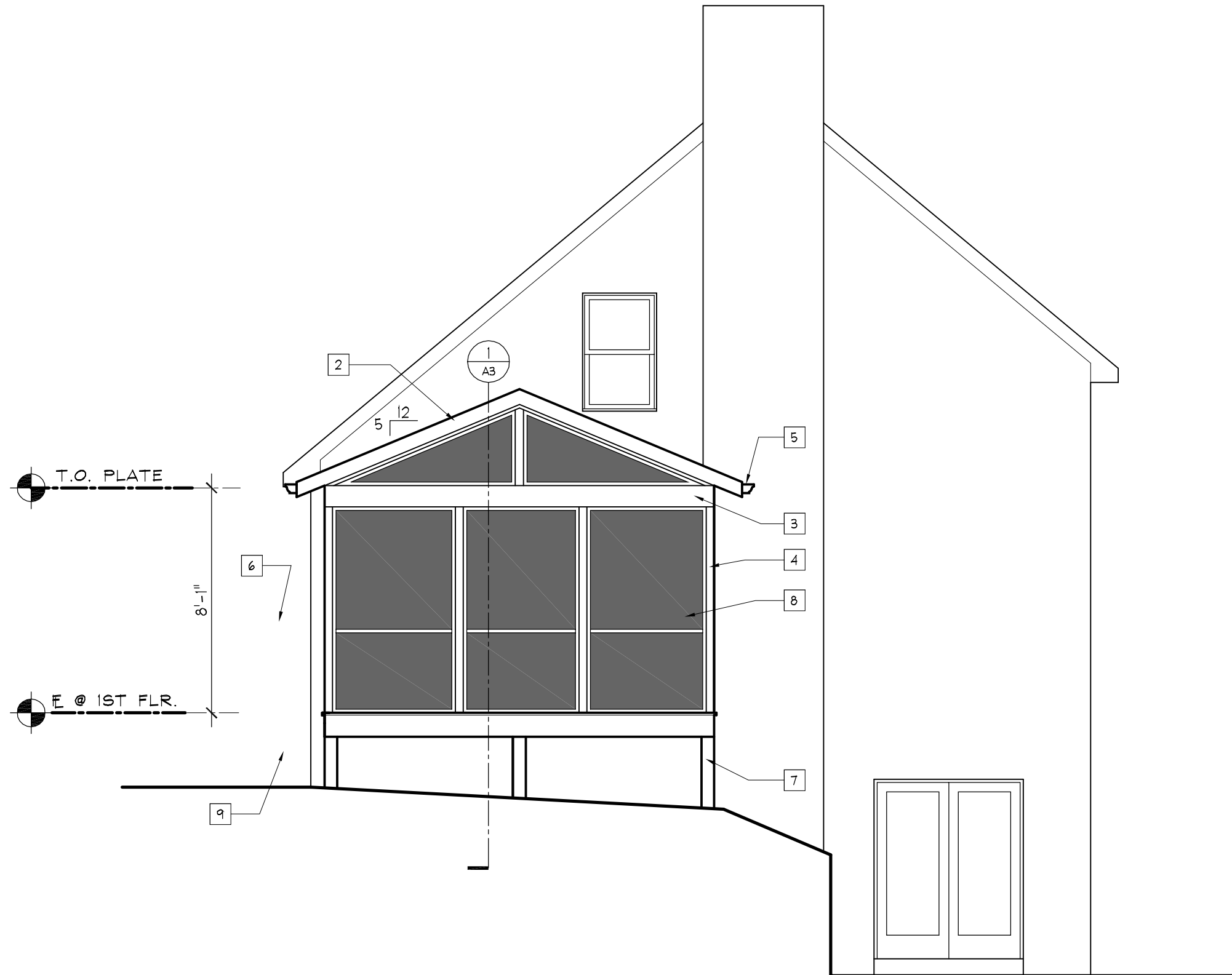
EXIST./DEMO DECK PLAN

1/4" = 1'-0"

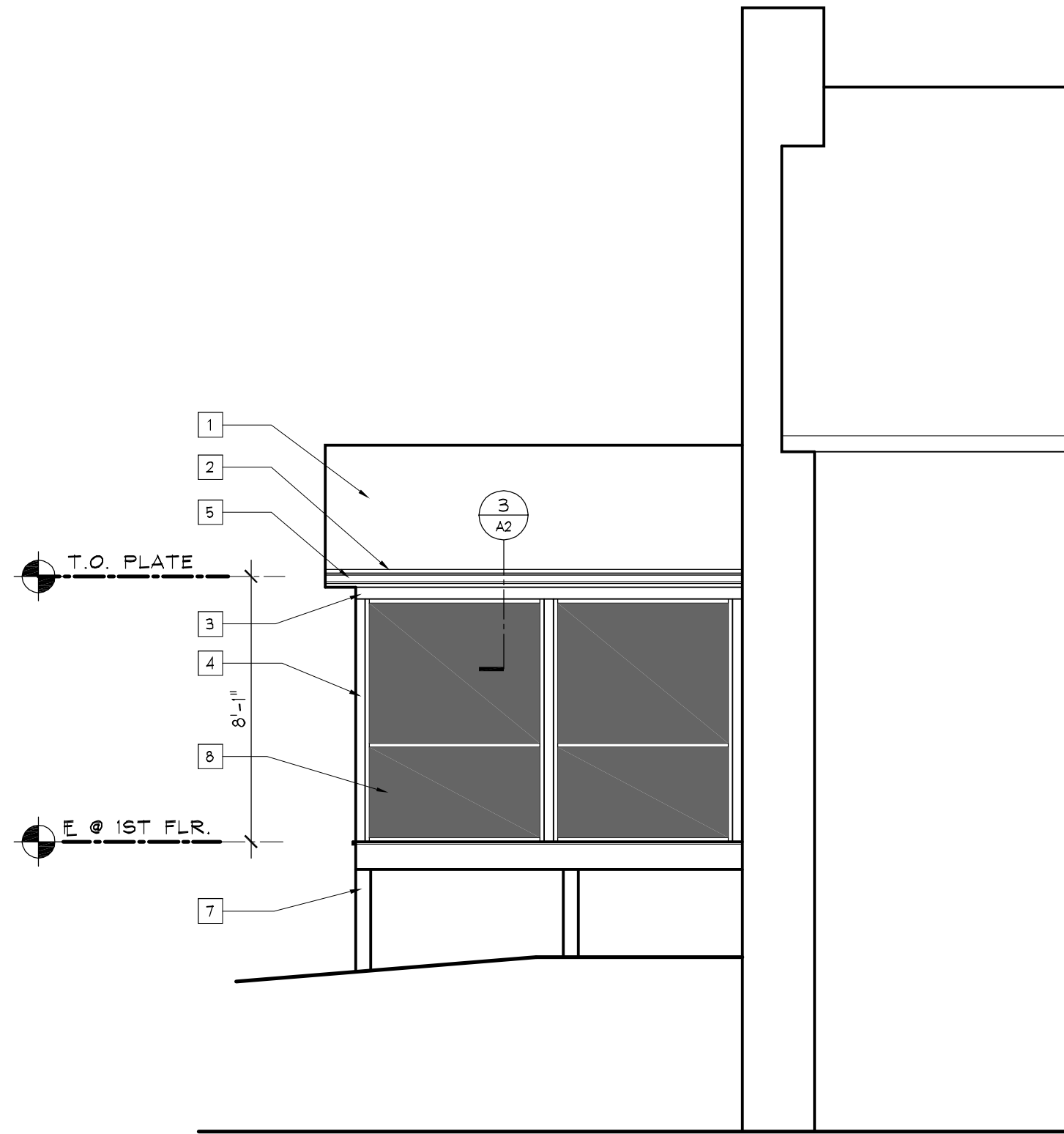


1
A2

 PROPOSED PARTIAL SIDE ELEVATION
 1/4" = 1'-0"



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



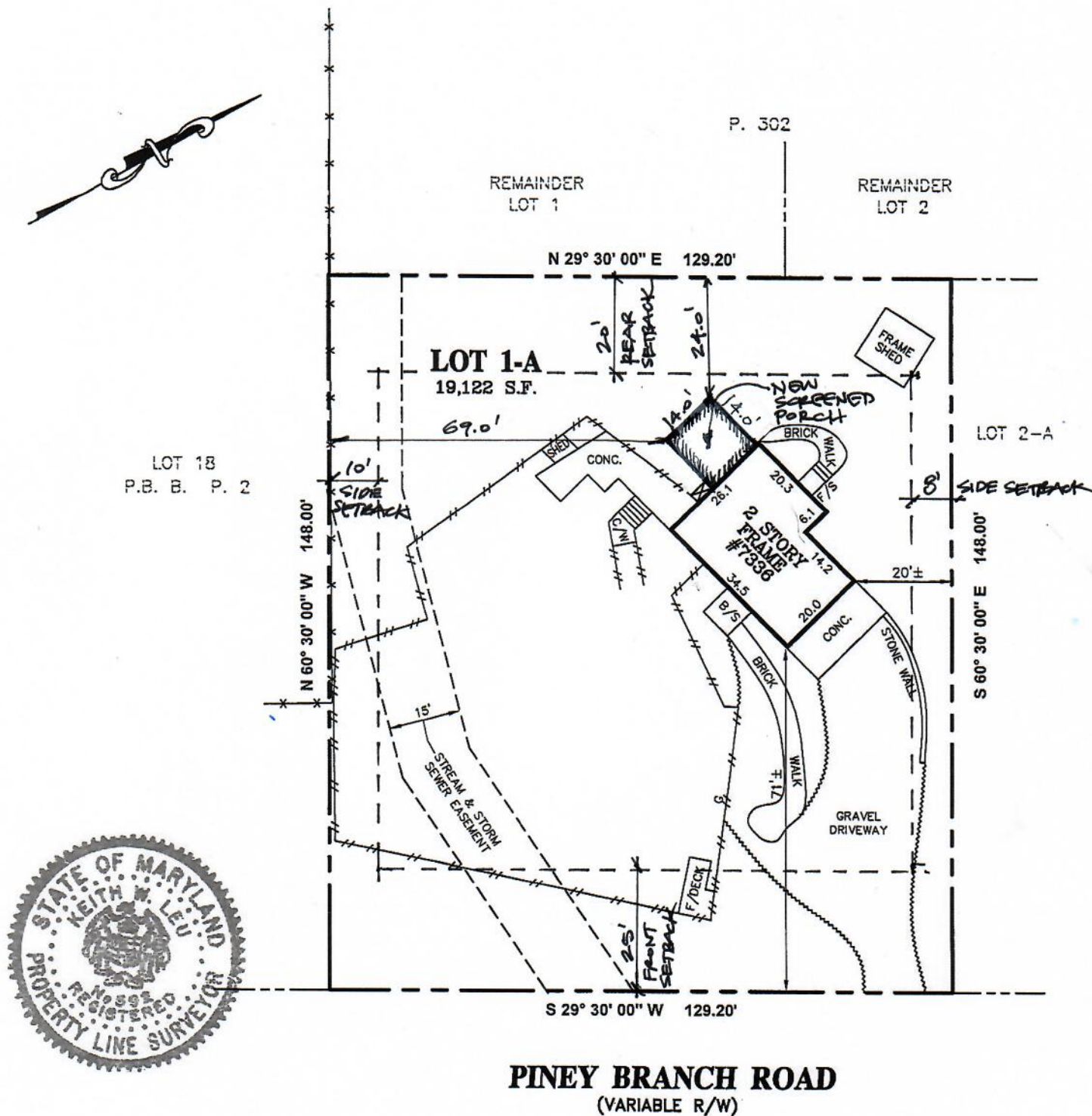
3
A2

 PROPOSED PARTIAL SIDE ELEVATION
 1/4" = 1'-0"

3. No title report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
2. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
LOT 1-A, BLOCK 82
VIRGINIA B. BARCLAY TRACT
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

REFERENCES

SNIDER & ASSOCIATES
LAND SURVEYORS











