

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7328 Piney Branch Rd., Takoma Park	Meeting Date:	4/12/2023
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/5/2023
Applicant:	Jessica Gyllstrom Ben Norkin, Architect	Public Notice:	3/29/2023
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Tree removal, partial demolition, construction of new addition		

STAFF RECOMMENDATION

Staff recommends the applicant make revisions and compile the requested information and return for a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923

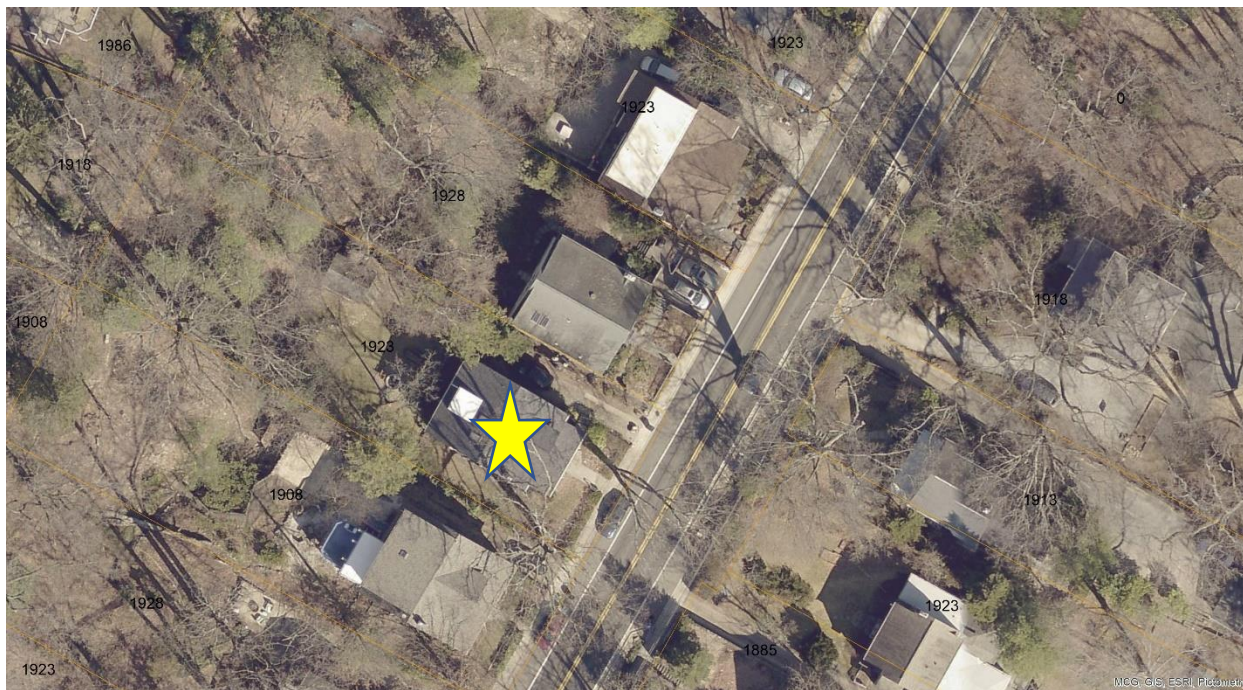


Figure 1: The subject property is located on a wooded lot along Piney Branch Rd.

PROPOSAL

The applicant proposes to demolish a non-historic rear deck and construct an addition. Tree removal is also proposed.

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.

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

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

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to 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 from the public right-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

- (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 two-story Craftsman Bungalow with a side-gable roof and front gable dormer. Sometime prior to 1995, a portion of the house was demolished, and a rear deck was installed. The

applicant proposes to demolish the existing rear deck and construct a two-story addition with an exposed basement at the rear.

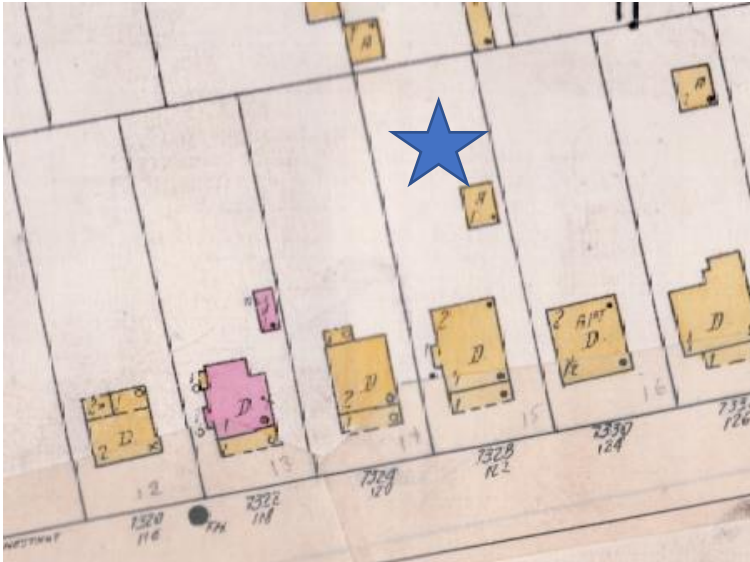


Figure 2: 1963 Sanborn Fire Insurance Map showing the subject property.

The proposed addition measures approximately 27' 1 1/2" x 35' 6 1/4" (twenty-seven, one and one-half inch wide by thirty-five feet, six and one-quarter inch deep). The addition narrows at the connection to the house, creating a hyphen covered in architectural shingles utilizing a screened-in porch on the left side of the basement and first floor. Floors on the addition appear to be a few feet lower than the floors on the house. The rear side gable architectural shingle roof with brackets is shorter than the historic gable ridge by approximately a foot. The addition's exterior will be clad in fiber cement clapboards with fiber cement shingles in the gable. The applicant proposes to use Andersen's A-series windows, largely in a six-over-one configuration. At the rear of the proposed addition, the applicant proposes to construct a nearly full width projecting bay covered in a standing seam shed roof.



Figure 3: Existing rear elevation.

Staff finds the size and scale of the proposed addition are generally compatible with the historic character of the house and surrounding district. Additionally, the roofing and siding (except the shingles, discussed below) are appropriate for additions and new construction in the Takoma Park Historic District.

Staff's requests feedback from the HPC about the size, scale, and massing of the proposed building addition.

In reviewing the proposal, Staff also identified several outstanding issues that should also be discussed as part of this Preliminary Consultation. First, the application does not provide any information about changes in topography, but the perspective drawings and left elevations show partial retaining walls.

- What grading changes are necessary to accommodate the addition; and if retaining walls are necessary what dimensions and materials will be necessary with the final HAWP application?

Next, the application materials do not provide any information about tree removal, however, the rear elevation photo Staff found shows a tree that would be impacted by the proposed construction.

- Has a tree impact been conducted? And if so, what were its findings? Will there be additional replantings on site to mitigate the loss of any trees?

The proposed windows are composite clad windows which the HPC has approved in select applications. To make a determination for this application, the HPC needs additional information including:

- A spec sheet and measured drawings that include the grille installation (the typical requirement is that windows have permanently affixed exterior and interior grilles with interior spacer bars).

Finally, the HPC has consistently found the fiber cement shakes by James Hardie to be too thin (only ¼") to be a compatible substitute for wood shakes.

- Specifications for the fiber cement shakes or an alternative proposal need to be submitted with the

final HAWP application.

STAFF RECOMMENDATION

Staff recommends the applicant make any changes recommended by the HPC, provide any requested information, and return for a HAWP.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1025368
DATE ASSIGNED

APPLICANT:

Name: JESSICA GYLLSTROM
Address: 7328 PINEY BRANCH RD
Daytime Phone: 914.924.0149

E-mail: JESSICA.DESIMONE @ GMAIL.COM
City: TAKOMA PARK Zip: 20912
Tax Account No.: 01058197

AGENT/CONTACT (if applicable):

Name: BENJAMIN NORKIN
Address: 7204 TRESMOTT AVE
Daytime Phone: 202.578.7094

E-mail: BEN@BENNORKINARCHITECTURE.COM
City: TAKOMA PARK Zip: 20912
Contractor Registration No.: N/A

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? [X] 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: 7328 Street: PINEY BRANCH RD
Town/City: TAKOMA PARK Nearest Cross Street: EASTERN AVE
Lot: 15 Block: 11 Subdivision: 25 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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, 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 (Benjamin Norkin) Date 03/21/2023

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

<p>Owner's mailing address</p> <p>7328 PINEY BRANCH RD TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>7204 TRESCOTT AVE TAKOMA PARK, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>EMILY BUSSIGEL & GARRETT COYLE 7324 PINEY BRANCH RD TAKOMA PARK, MD 20912</p>	<p>DANIEL CHAZAN & RONIT EISENBACH 7330 PINEY BRANCH RD TAKOMA PARK, MD 20912</p>
<p>JOHN & KRISTIN PEYREBRUNE 7329 PINEY BRANCH RD TAKOMA PARK, MD 20912</p>	<p>LINDA VORIS LIVING TRUST DESPINA KAKOUDAKI LIVING TRUST 7327 PINEY BRANCH RD TAKOMA PARK, MD 20912</p>
<p>MARK GINSBERG ELAINE ANDERSON</p> <p>7325 BALTIMORE 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:

Detached Arts & Crafts style bungalow, constructed approximately 1910. House is listed as a Contributing Resource in the approved Takoma Park Master Plan. Existing two stories plus basement. Siding appears to be non-original asbestos shingle. Rear addition with dormer added at some point, potentially c. 1992.

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

Construct new three story (two stories + basement) rear addition to relocate kitchen and provide new office, family room and bedrooms. Minor interior alterations and refinishing to support new programmed spaces.

Construct new exterior deck and screened porch within the footprint of the addition (see drawings)

Remove existing non-original deck and portion of rear wall and rear shed dormer to provide connection between existing house and rear addition.

No change to existing exterior, doors or windows at front or side of house.

Work Item 1: <u>REAR ADDITION</u>	
Description of Current Condition: Does not existing	Proposed Work: Construction new rear addition, please see proposed work above.

Work Item 2: <u>REAR WALL</u>	
Description of Current Condition: Existing non-original rear wall at basement, first and second floor.	Proposed Work: Remove non-original rear deck and steps, two non-original doors, two non-original windows and approximately 5.5 LF of exterior wall to provide circulation between existing home and new addition.

Work Item 3: <u>REAR SHED DORMER</u>	
Description of Current Condition: Non-original rear-facing shed dormer.	Proposed Work: Remove shed dormer roof and rear wall to provide circulation between existing second floor and new addition.

Work Item 4 <u>ROOF</u>	
Description of Current Condition: Existing roof to remain.	Proposed Work: Overframe / reframe rafters on rear of house to tie in new breezeway roof connecting original house to addition. Re-shingle as required to tie in new roof and per results of roof inspection.

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

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

**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	*	*	*	*	*		*

ZONING ANALYSIS

ADDRESS: 7328 PINEY BRANCH RD
TAKOMA PARK, MD 20912

ZONE: R-60
SUBDIVISION: 0025
BLOCK: 11
LOT: 15
TAX ID: 01058197

LOT AREA: 12,480 FT²
ALLOWABLE LOT OCCUPANCY: 30%* = 3,744 FT²
EXISTING LOT OCCUPANCY: 9.6% (1,202 FT²)
PROPOSED LOT OCCUPANCY: 16.0% (2,004 FT²)
+ 6.4% (+802 FT²)

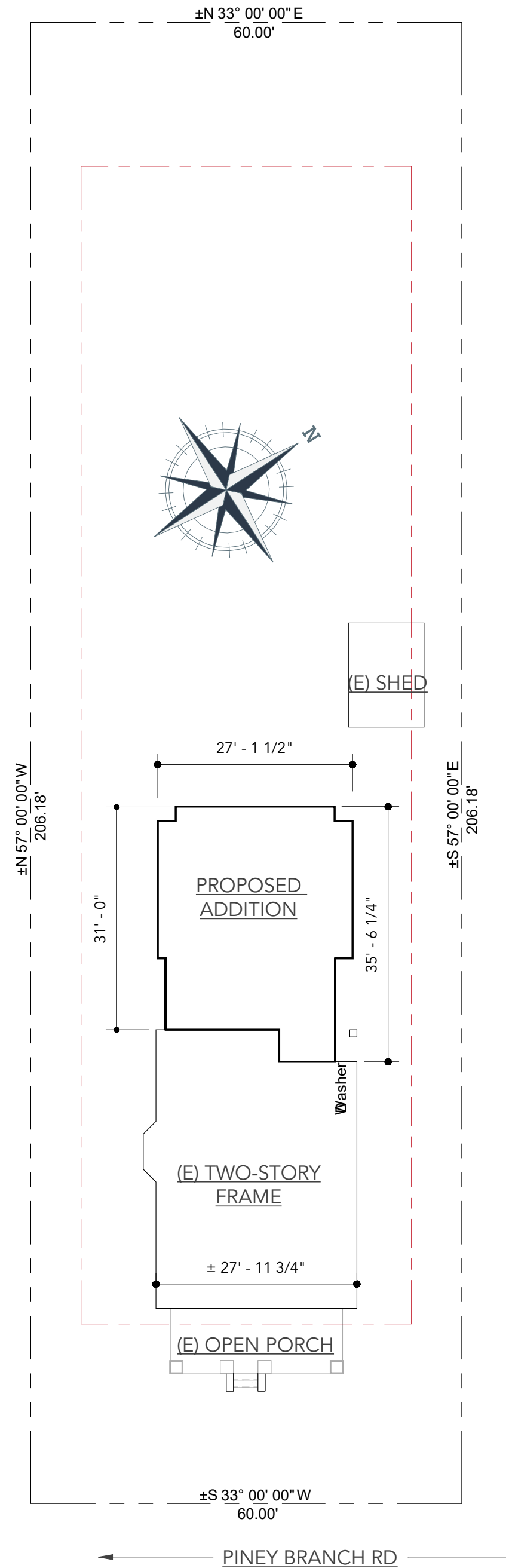
REQUIRED FRONT SETBACK: 25 FT
EXISTING FRONT SETBACK: ± 27 FT 2 IN
PROPOSED FRONT SETBACK: NO CHANGE

REQUIRED SIDE SETBACK: 7FT EA. SIDE**
EXISTING SIDE SIDE SETBACK: 17 FT 5 IN LEFT
14 FT 7 IN RIGHT
PROPOSED SIDE SETBACK: NO CHANGE

REQUIRED REAR SETBACK: 20 FT
EXISTING REAR SETBACK: ± 140 FT 2.5 IN
PROPOSED REAR SETBACK: ± 110 FT 1.75 IN

ALLOWABLE HEIGHT: 30 FT
EXISTING HEIGHT: ±19 FT 4.25 IN
PROPOSED HEIGHT: NO CHANGE

* INFILL DEVELOPMENT
** FOR LOT RECORDED PRIOR TO 1954



1 SITE PLAN

1/16" = 1'-0"

BEN NORKIN

- ARCHITECTURE -

7204 TRESMOTT AVE
TAKOMA PARK, MD 20912

202 - 578 - 7094

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GYLLSTROM ADDITION

CLIENT NAME
JESSICA AND BRYON GYLLSTROM

PROJECT ADDRESS
7328 PINEY BRANCH RD
TAKOMA PARK, MD 20912

STATUS: HAWP

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: 22008

DRAWN BY: BJB

SHEET NAME

SITE

SHEET NO.

0

SCALE: 1/16" = 1'-0"

GYLLSTROM ADDITION

CLIENT NAME
JESSICA AND BRYON GYLLSTROM

PROJECT ADDRESS
**7328 PINEY BRANCH RD
TAKOMA PARK, MD 20912**

STATUS: **HAWP**

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: **22008**

DRAWN BY: **BJN**

SHEET NAME

PROPOSED PLANS

SHEET NO.

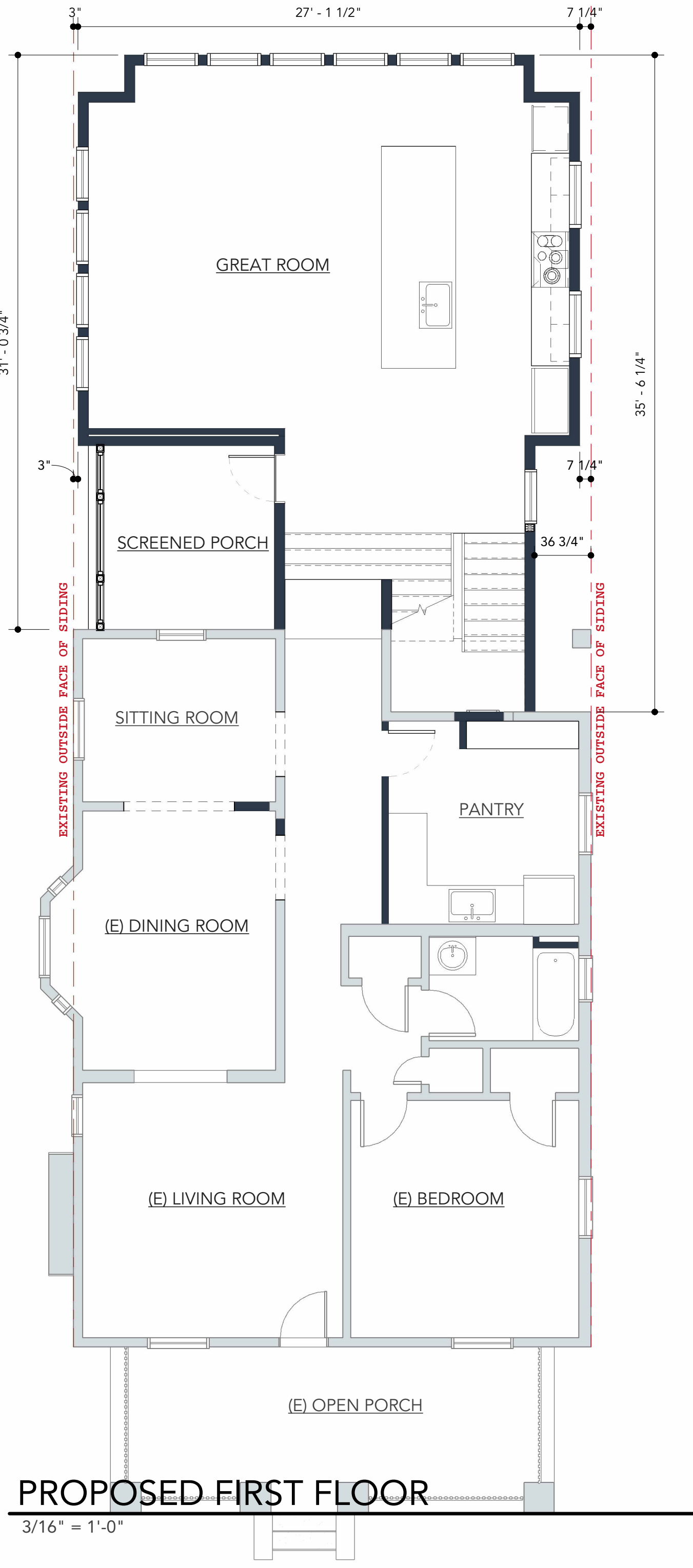
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SCALE: **3/16" = 1'-0"**

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0 PROPOSED BASEMENT PLAN
3/16" = 1'-0"



1 PROPOSED FIRST FLOOR
3/16" = 1'-0"

GYLLSTROM ADDITION

CLIENT NAME
JESSICA AND BRYON GYLLSTROM

PROJECT ADDRESS
**7328 PINEY BRANCH RD
TAKOMA PARK, MD 20912**

STATUS: **HAWP**

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: **22008**

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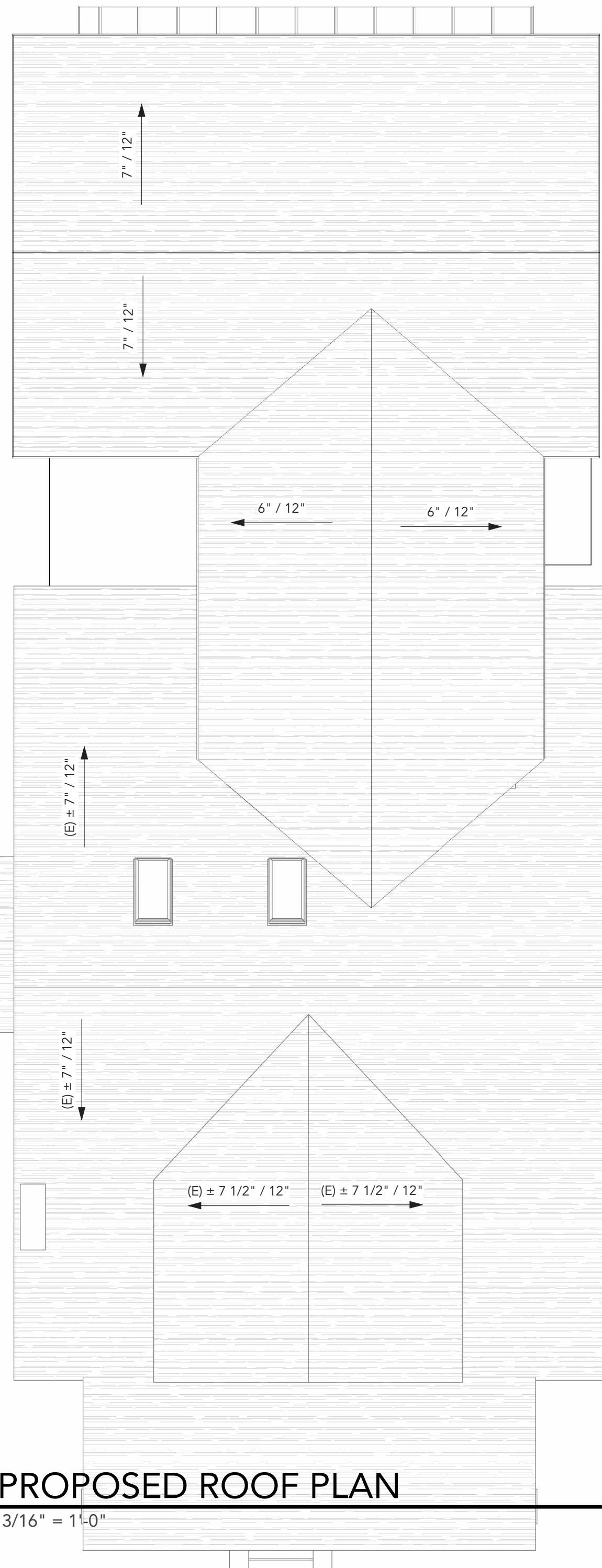
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PROPOSED PLANS

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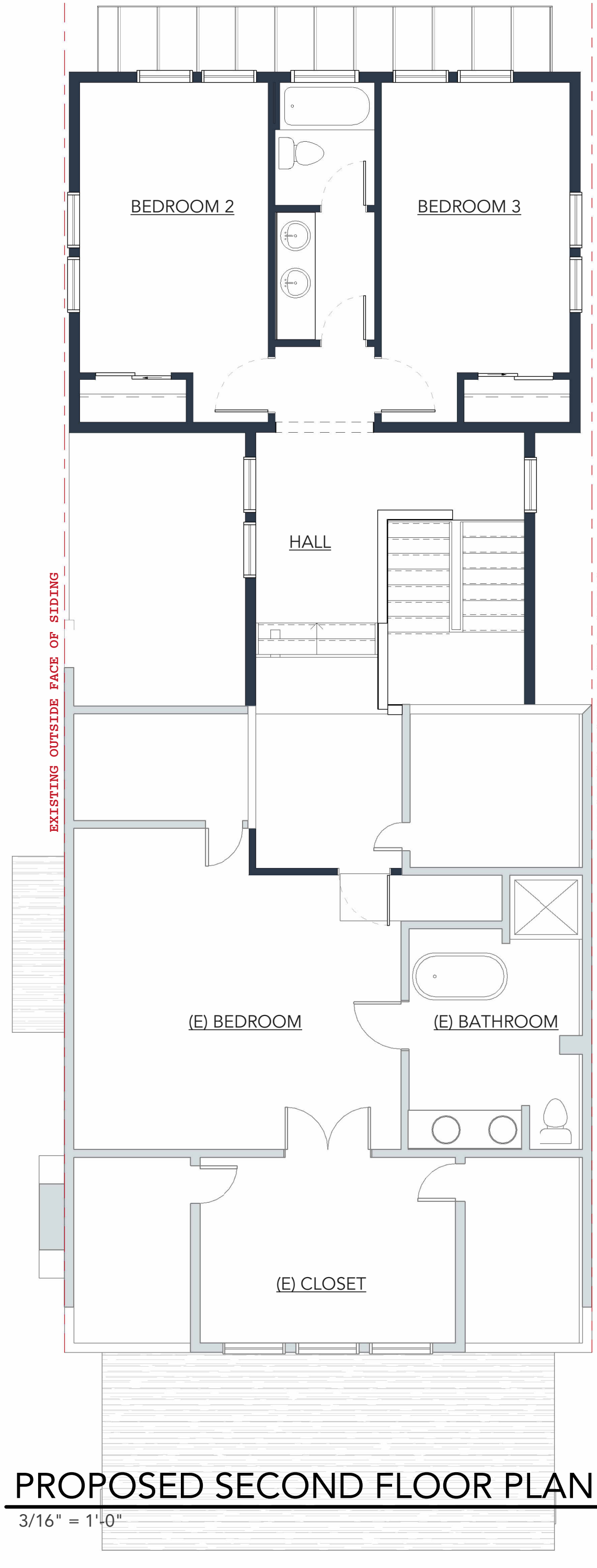
2

SCALE: **3/16" = 1'-0"**



3 PROPOSED ROOF PLAN

3/16" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0"

GYLLSTROM ADDITION

CLIENT NAME
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TAKOMA PARK, MD 20912**

STATUS: **HAWP**

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: **22008**

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SHEET NAME
**FRONT AND REAR
ELEVATIONS**

SHEET NO. **3**

SCALE **3/16" = 1'-0"**



- 1. ARCHITECTURAL COMPOSITE SHINGLE ROOF
- 2. FIBER CEMENT LAP SIDING
- 3. ANDERSEN 'A SERIES' WOOD WINDOW W. FIBERGLASS/COMPOSITE EXTERIOR
- 4. METAL STANDING SEAM ROOF
- 5. SMOOTH PANEL FIBER CEMENT SIDING W. PAINTED COMPOSITE TRIM
- 6. SMOOTH PANEL FIBER CEMENT SIDING W. 1X3 COMPOSITE BATTENS
- 7. ANDERSEN 'A SERIES' DOOR
- 8. FIBER CEMENT SHINGLE SIDING

1 **EXISTING FRONT ELEVATION** (NO CHANGE)
3/16" = 1'-0"



2 **PROPOSED REAR ELEVATION**
3/16" = 1'-0"

GYLLSTROM ADDITION

CLIENT NAME
JESSICA AND BRYON GYLLSTROM

PROJECT ADDRESS
**7328 PINEY BRANCH RD
TAKOMA PARK, MD 20912**

STATUS: **HAWP**

DPS PERMIT NUMBER:

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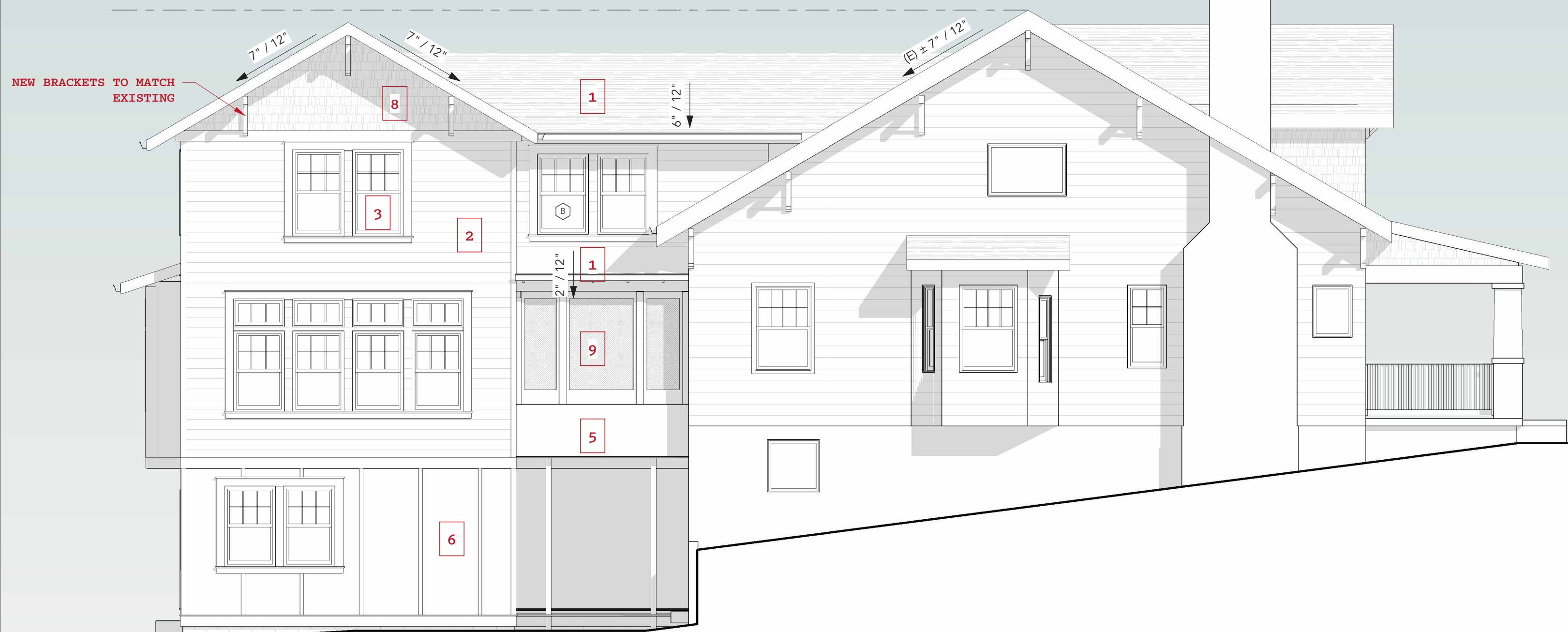
SHEET NAME

**PROPOSED LEFT
ELEVATION**

SHEET NO.

4

SCALE: **3/16" = 1'-0"**



- 1. ARCHITECTURAL COMPOSITE SHINGLE ROOF
- 2. FIBER CEMENT LAP SIDING
- 3. ANDERSEN 'A SERIES' WOOD WINDOW W. FIBERGLASS/COMPOSITE EXTERIOR, TYPICAL
- 4. METAL STANDING SEAM ROOF
- 5. SMOOTH PANEL FIBER CEMENT SIDING W. PAINTED COMPOSITE TRIM
- 6. SMOOTH PANEL FIBER CEMENT SIDING W. 1X3 COMPOSITE BATTENS
- 7. ANDERSEN 'A SERIES' DOOR
- 8. FIBER CEMENT SHINGLE SIDING
- 9. WOOD-TRIMMED SCREENED PORCH WALL

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GYLLSTROM ADDITION

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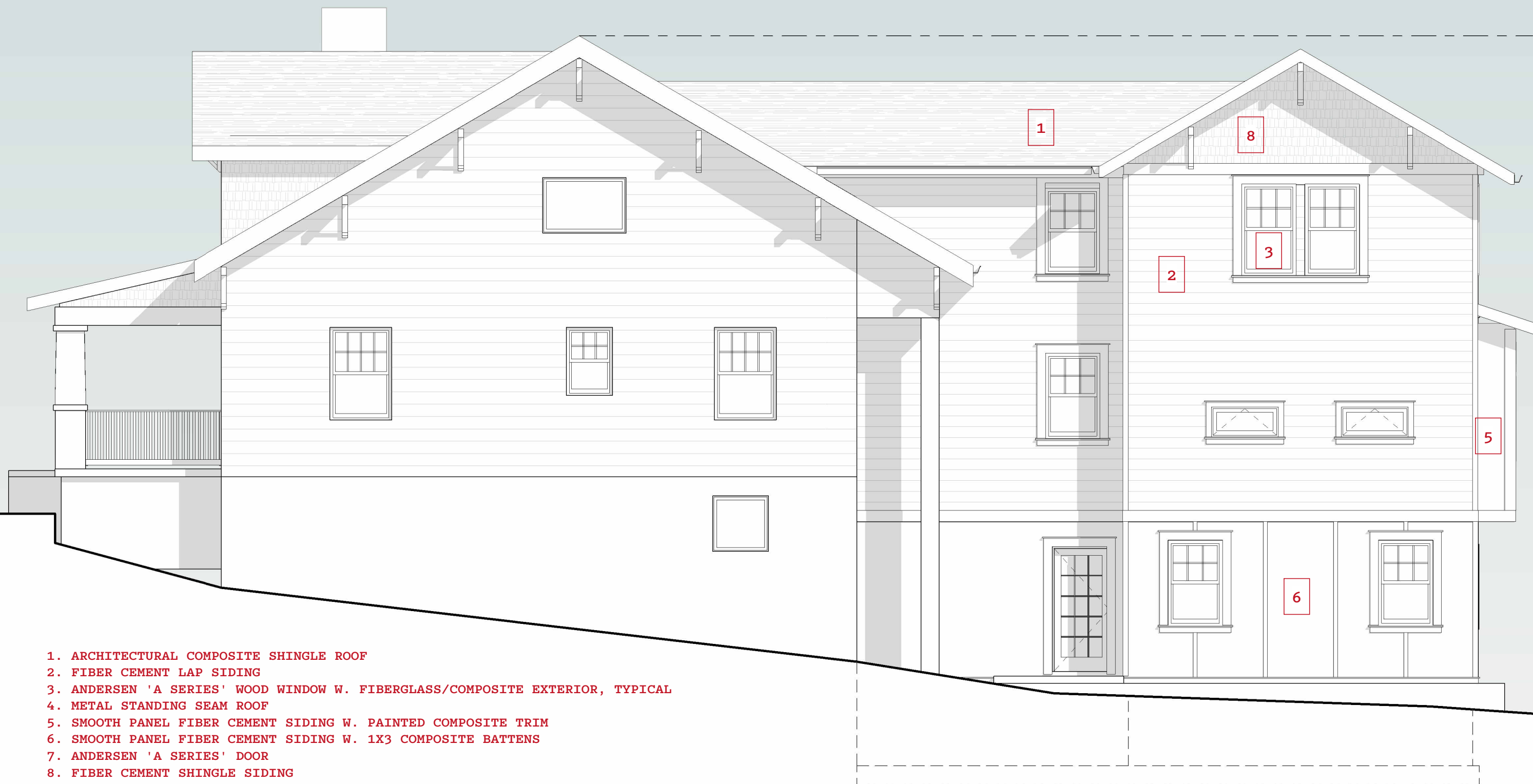
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**PROPOSED RIGHT
ELEVATION**

SHEET NO.

5

SCALE: **3/16" = 1'-0"**



- 1. ARCHITECTURAL COMPOSITE SHINGLE ROOF
- 2. FIBER CEMENT LAP SIDING
- 3. ANDERSEN 'A SERIES' WOOD WINDOW W. FIBERGLASS/COMPOSITE EXTERIOR, TYPICAL
- 4. METAL STANDING SEAM ROOF
- 5. SMOOTH PANEL FIBER CEMENT SIDING W. PAINTED COMPOSITE TRIM
- 6. SMOOTH PANEL FIBER CEMENT SIDING W. 1X3 COMPOSITE BATTENS
- 7. ANDERSEN 'A SERIES' DOOR
- 8. FIBER CEMENT SHINGLE SIDING
- 9. WOOD-TRIMMED SCREENED PORCH WALL

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**EAST SIDE OF PINEY BRANCH RD
LOOKING NORTH**

GYLLSTROM ADDITION

CLIENT NAME
JESSICA AND BRYON GYLLSTROM

PROJECT ADDRESS
**7328 PINEY BRANCH RD
TAKOMA PARK, MD 20912**

STATUS: **HAWP**

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: **22008**

DRAWN BY: **BJN**

SHEET NAME

3D VIEWS

SHEET NO.

6

SCALE

BEN NORKIN

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TAKOMA PARK, MD 20912

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**EAST SIDE OF PINEY BRANCH RD
LOOKING WEST - SOUTHWEST**

GYLLSTROM ADDITION

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JESSICA AND BRYON GYLLSTROM

PROJECT ADDRESS
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SHEET NAME

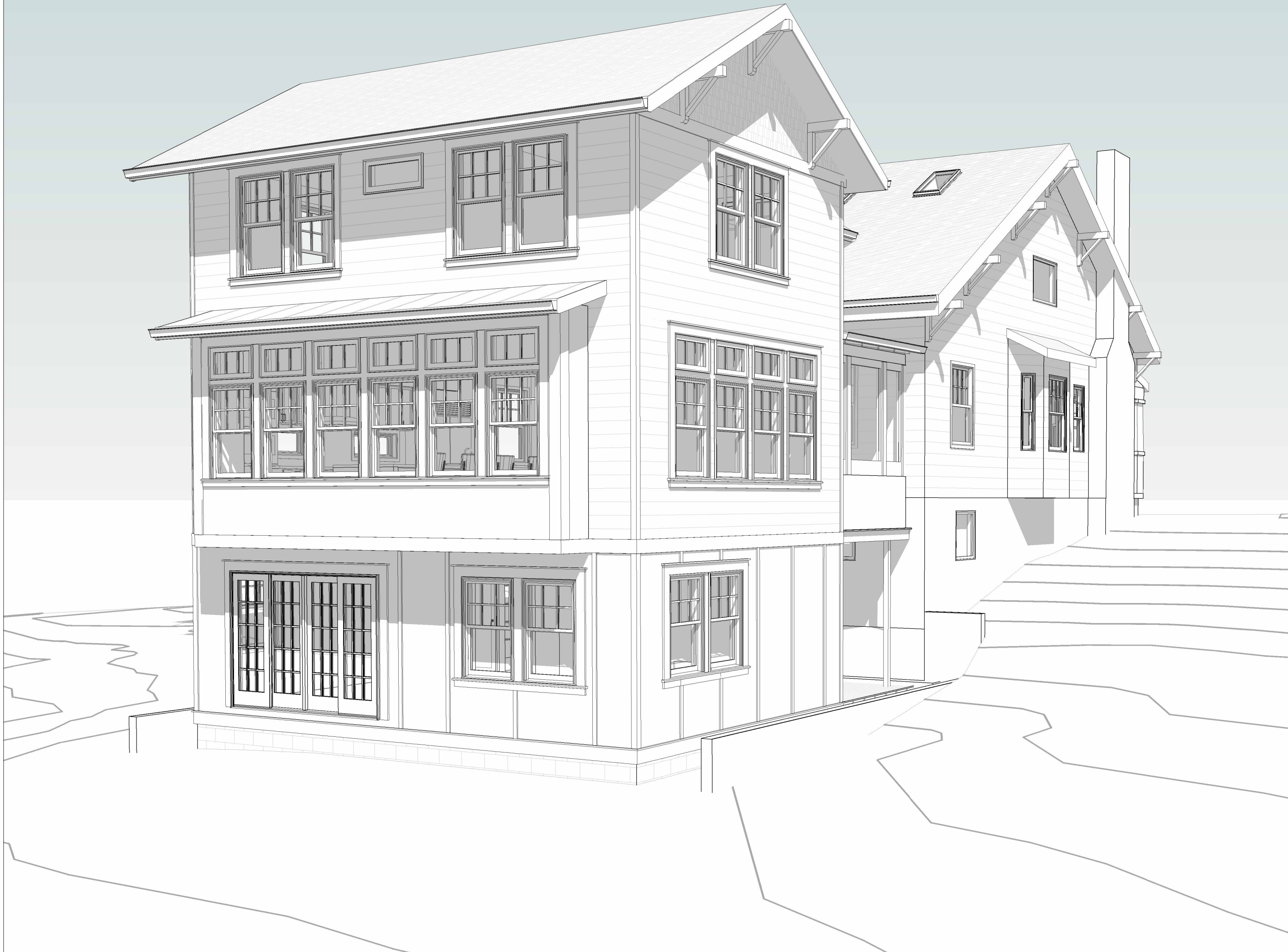
3D VIEWS

SHEET NO.

7

SCALE

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GYLLSTROM ADDITION

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SHEET NAME

3D VIEWS

SHEET NO.

8

SCALE

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GYLLSTROM ADDITION

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SHEET NAME

3D VIEWS

SHEET NO.

9

SCALE



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