

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7338 Piney Branch Road, Takoma Park	Meeting Date:	3/6/2024
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	2/28/2024
Applicant:	Ivan and Mirjana Tokic (Maja Tokic, architect)	Public Notice:	2/21/2024
Review:	HAWP	Tax Credit:	No
Permit Number:	1057864	Staff:	Chris Berger
PROPOSAL:	Partial demolition and building addition		

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two conditions** the HAWP application with final approval delegated to staff:

1. The applicant shall submit specification sheets for all features, including the roofing, fenestration, siding, columns, fascia, gutters, and downspouts.
2. The applicant shall contact the City of Takoma Park Urban Forester; follow all recommendations and requirements; and forward the correspondence to staff.

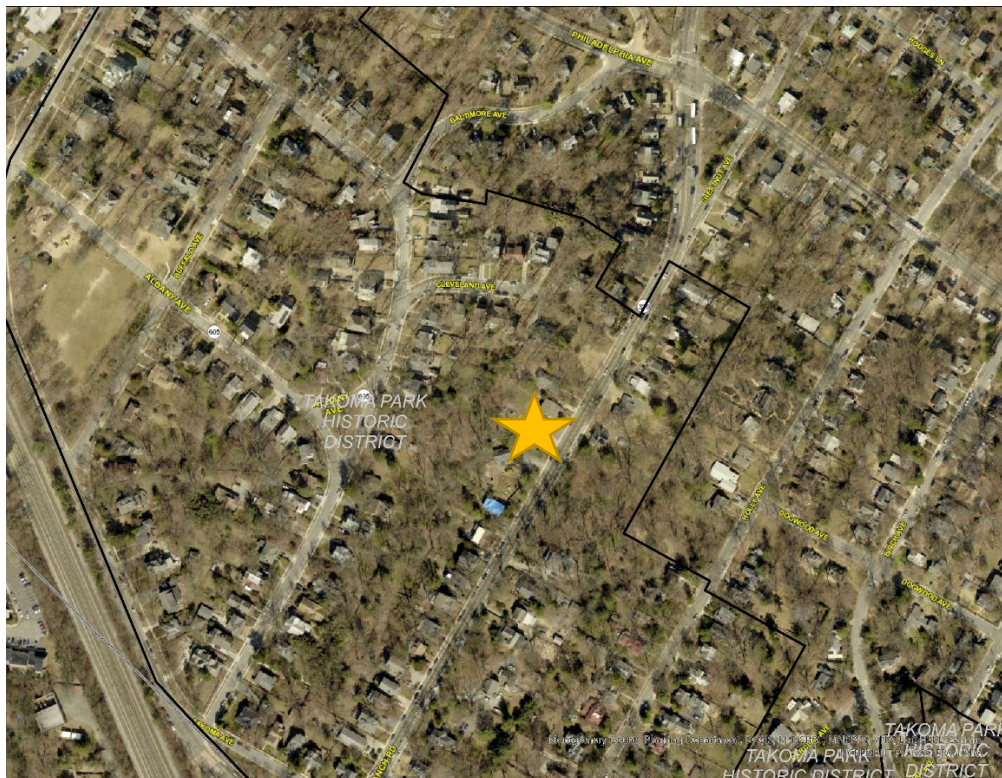


Figure 1: The subject property at 7338 Piney Branch Ave. is starred in the Takoma Park Historic District. The district boundaries are outlined in black.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
 STYLE: Vernacular
 DATE: Circa 1954

BACKGROUND

The building originated as a one-story Ranch house before the HPC approved a second story addition in 2007 with HAWP No. 37/03-07K¹.

PROPOSAL

The applicant's architect described the project as follows:

The proposed project is a single-story sunroom addition in the rear of the home. The existing wood-framed deck will be removed and the new sunroom addition will not be visible from the front yard and street. The massing of the sunroom is a simple rectangle punched by window openings and skylights. The windows will be wood-clad casement with traditional style grill patterns. The wood-framed structure will be clad in a painted lap siding.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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 three documents is outlined below.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts that 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.

The subject property falls under the category of Non-Contributing/Out-of-Period Resources, defined as either having little or no architectural and historical significance to the historic district or was constructed outside of the district's primary periods of historical importance. The design guidelines state that these types of resources should receive the most lenient level of design review and should be approved as a

¹ The file for HAWP No. 37/03-07K is available here:
https://mcatlas.org/files/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box085/37-3-07K_Takoma%20Park%20Historic%20District_7338%20Piney%20Branch%20Rd_04-26-2007.pdf

matter of course. The only exceptions would be major additions and alterations to the scale and massing that affect the surrounding streetscape and/or landscape and could impair the character of the historic district.

Montgomery County Code, Chapter 24A-8

The following guidance that pertains to this project are as follows:

- (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;
- (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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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

Staff supports the proposed mudroom, sunroom, and porch addition and recommends approval. As a Non-Contributing Resource in the Takoma Park Historic District, the building is to receive the most lenient level of design review. The HPC is to consider alterations to the scale and massing of Non-Contributing Resources in terms of their impact on the overall streetscape and environmental setting of the historic district, but other changes to a Non-Contributing resource should be approved as a matter of course.

Similarly, Chapter 24A-8(d) states that “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”.

The one-story addition will be minimally visible from the right of way and will not adversely impact the character of the historic district. In accordance with Chapter 24A-8(b)(1), it will not substantially alter the exterior features of an historic resource within an historic district. The entire addition will be built off the back of the residence on flat ground and be inset to minimize its impact on the resource and limit its view from view from the right of way. The 117-square-foot, one-story mudroom will link the existing 2.5-story residence to the proposed 474 square-foot sunroom. The mudroom will be inset and have a flat roof so it does not disrupt the second-story window pattern on the rear of the residence. Of the two windows and door on the ground floor of the rear elevation, one window will be infilled and the doorway will be enlarged. The other window will remain intact.

In accordance with Chapter 24A-8(b)(2), the addition will be compatible in character and nature with the historic district where rear additions are common. As previously noted, the addition will be minimally visible from the right of way. The addition will also meet *Standards* Nos. 2, 9, and 10 because the historic character of the property will be retained by the rear, one-story addition; the new addition will not destroy the historic materials that characterize the property; and the form and integrity of the property will be unimpaired if the porch is removed in the future.

Staff seeks a condition that the applicant submit specification sheets for all features, including the roof coverings, fenestration, siding, columns, fascia, gutters and downspouts. Staff seconds a second condition that the applicant contact the City of Takoma Park Urban Forester; follow all recommendations and requirements; and forward the correspondence to staff.



Figure 2: The front elevation of the subject property.



Figure 3: The rear elevation of the existing building. The rectangle indicates the location of the proposed mudroom addition.

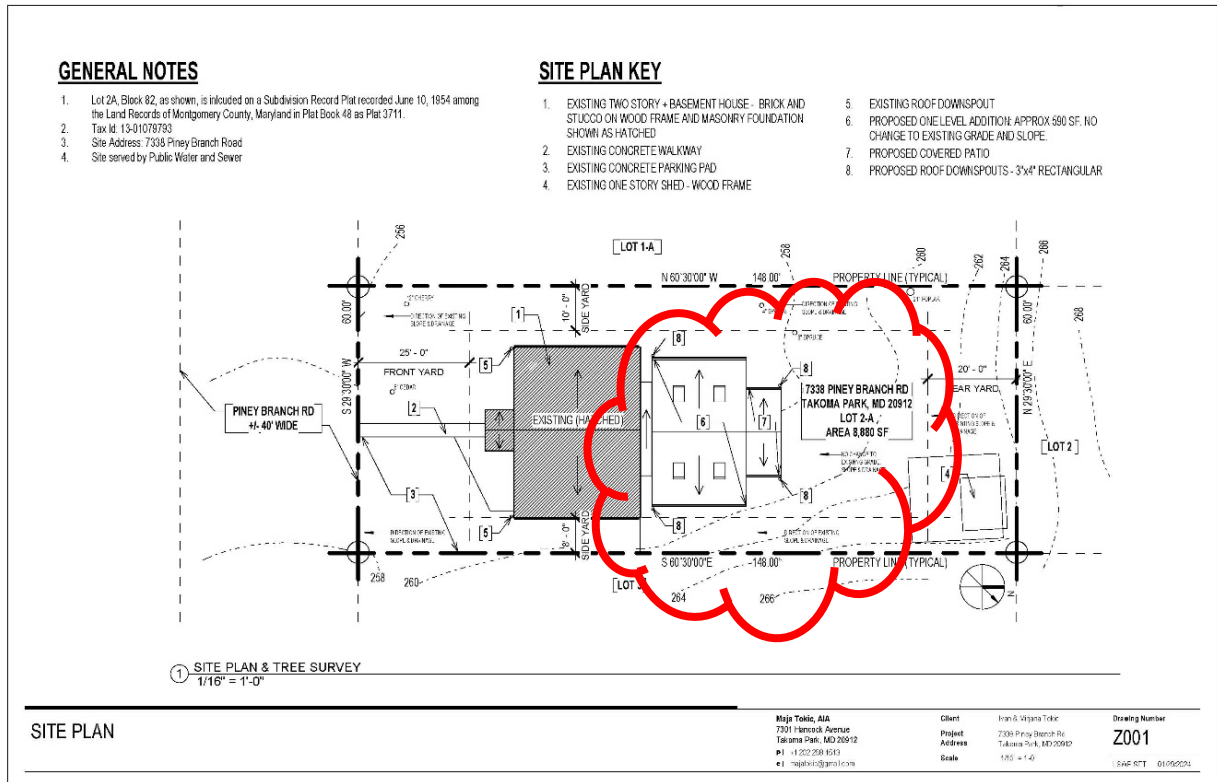


Figure 4: The proposed site plan shows the addition clouded in red.

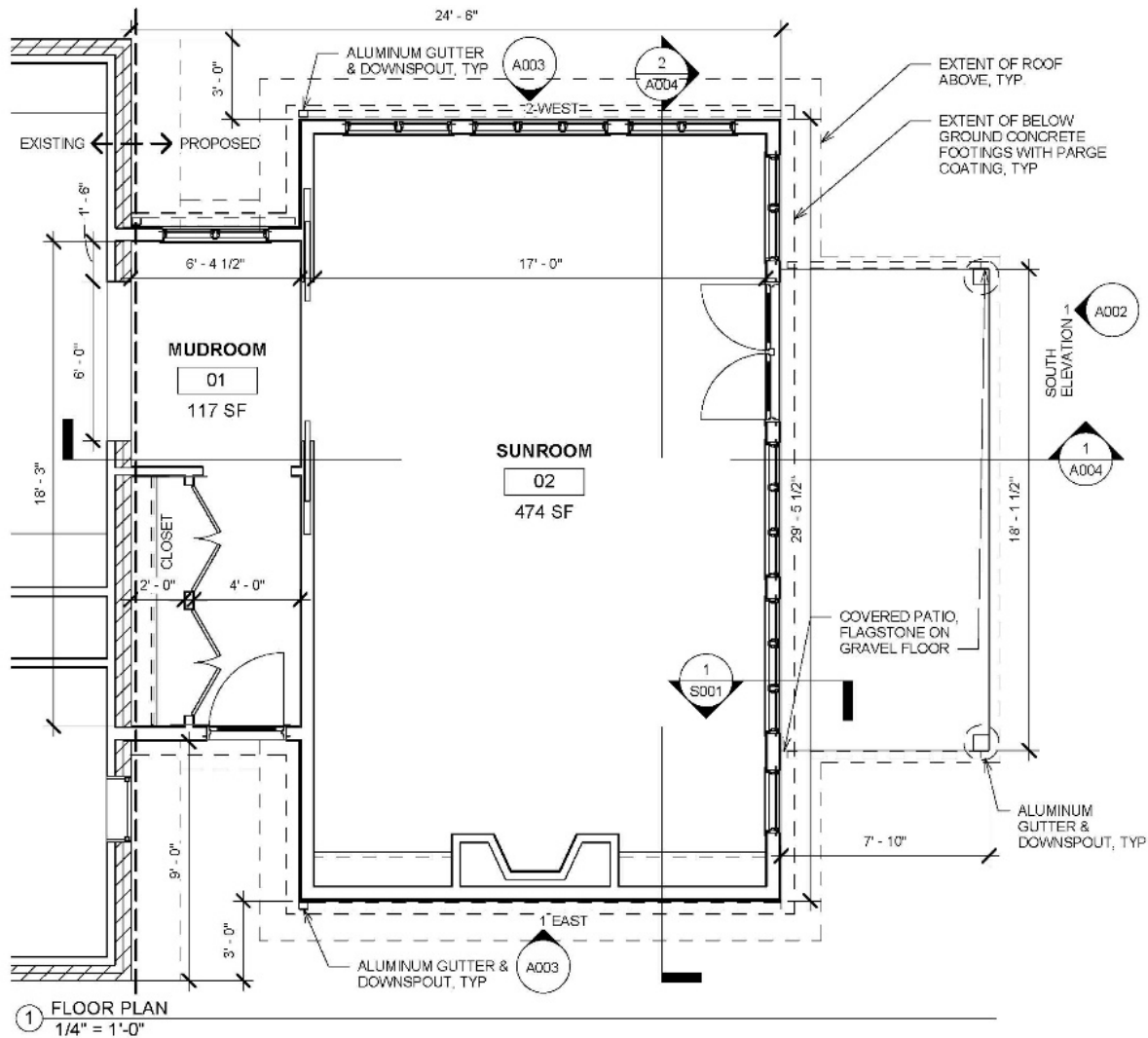


Figure 5: The proposed rear yard floor plan.

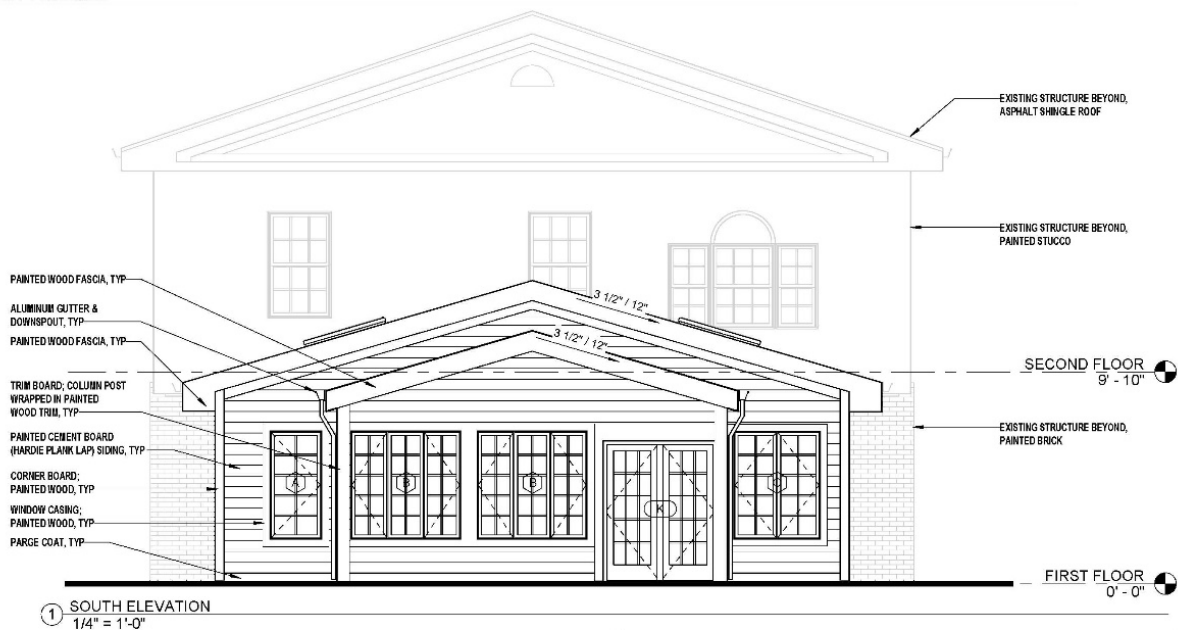


Figure 6: The proposed window and door schedule, top, and rear elevation.

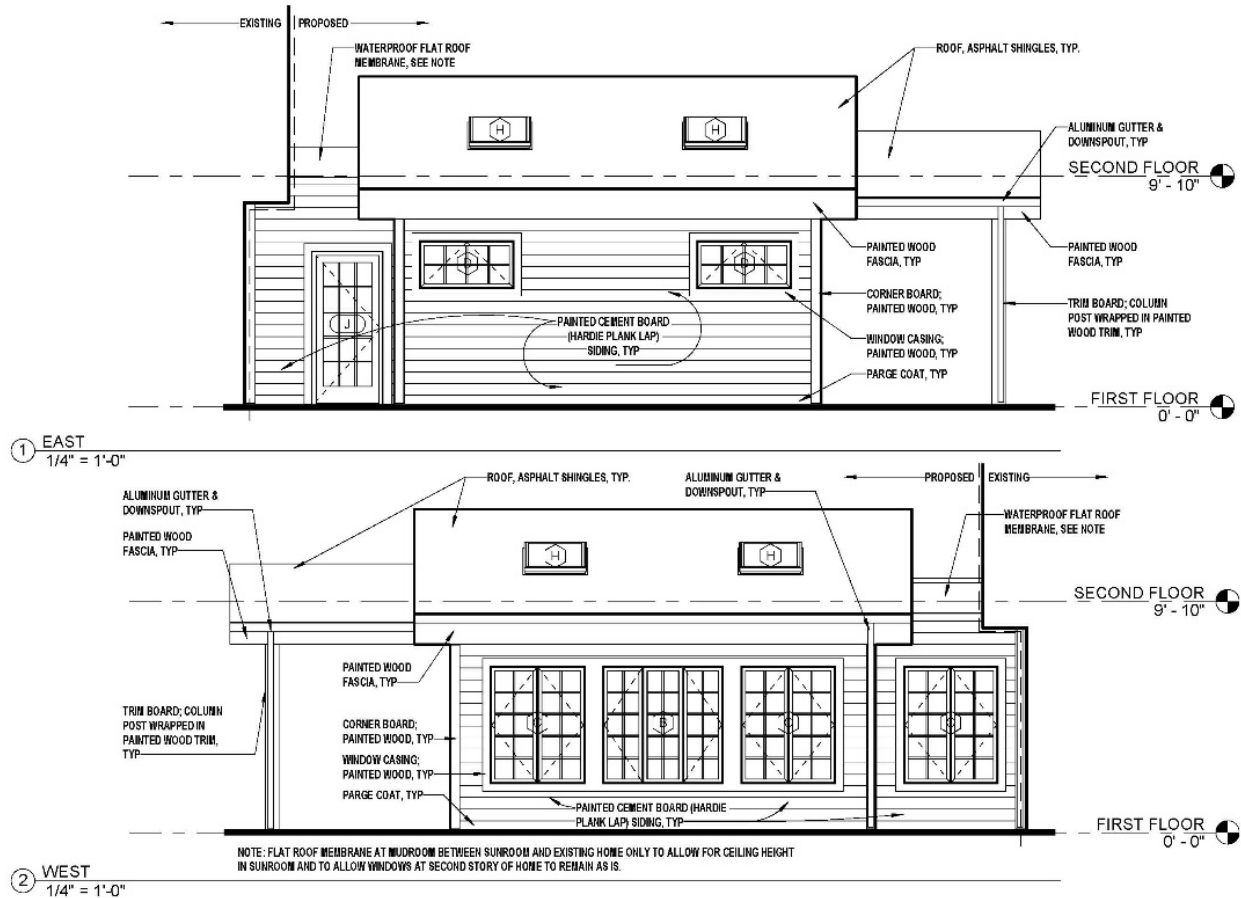


Figure 7: The side elevations of the proposed elevation.

STAFF RECOMMENDATION

Staff recommends that the Commission approve with two conditions the HAWP application;

1. The applicant shall submit specification sheets for all features, including the roofing, fenestration, siding, columns, fascia, gutters, and downspouts.
2. The applicant shall contact the City of Takoma Park Urban Forester; follow all recommendations and requirements; and forward the correspondence to staff.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) in Chapter 24A-8(d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior’s Standards for Rehabilitation* Nos. 2, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the HPC 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 chris.berger@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#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

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
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:

- 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
Date

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:

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:

**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	*	*	*	*	*		*

To:

Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

Re:

Historic Area Work Permit for
7338 Piney Branch Road, Takoma Park Historic District
Addenda to HAWP: **Written Description of Project**

The property is a 2-story masonry and wood-framed home located in the Takoma Park Historic District on a single lot near the intersection of Piney Branch Road and Eastern Avenue. The house was built in 1954 as a single-story brick home. In 2008 a wood-framed second story was added. The massing of the home is a basic rectangle with a small portico at the main entry and a bay window at the front façade. The second-story wood-framed structure is clad in a painted stucco siding while the first-story brick is painted. The windows are all double-hung, a mixture of wood and vinyl, with a variety of muntin patterns.

The proposed project is a single-story sunroom addition in the rear of the home. The addition will not be visible from the front yard and street. The massing of the sunroom is a simple rectangle punched by window openings and skylights. The windows will be wood-clad casement with traditional style grill patterns. The wood-framed structure will be clad in a painted lap siding.

Materials list:

Siding: Hardie Plank fiber-cement lap siding, painted to match the existing home color.

Trim: Painted wood trim.

Roof: Asphalt shingle to match existing.

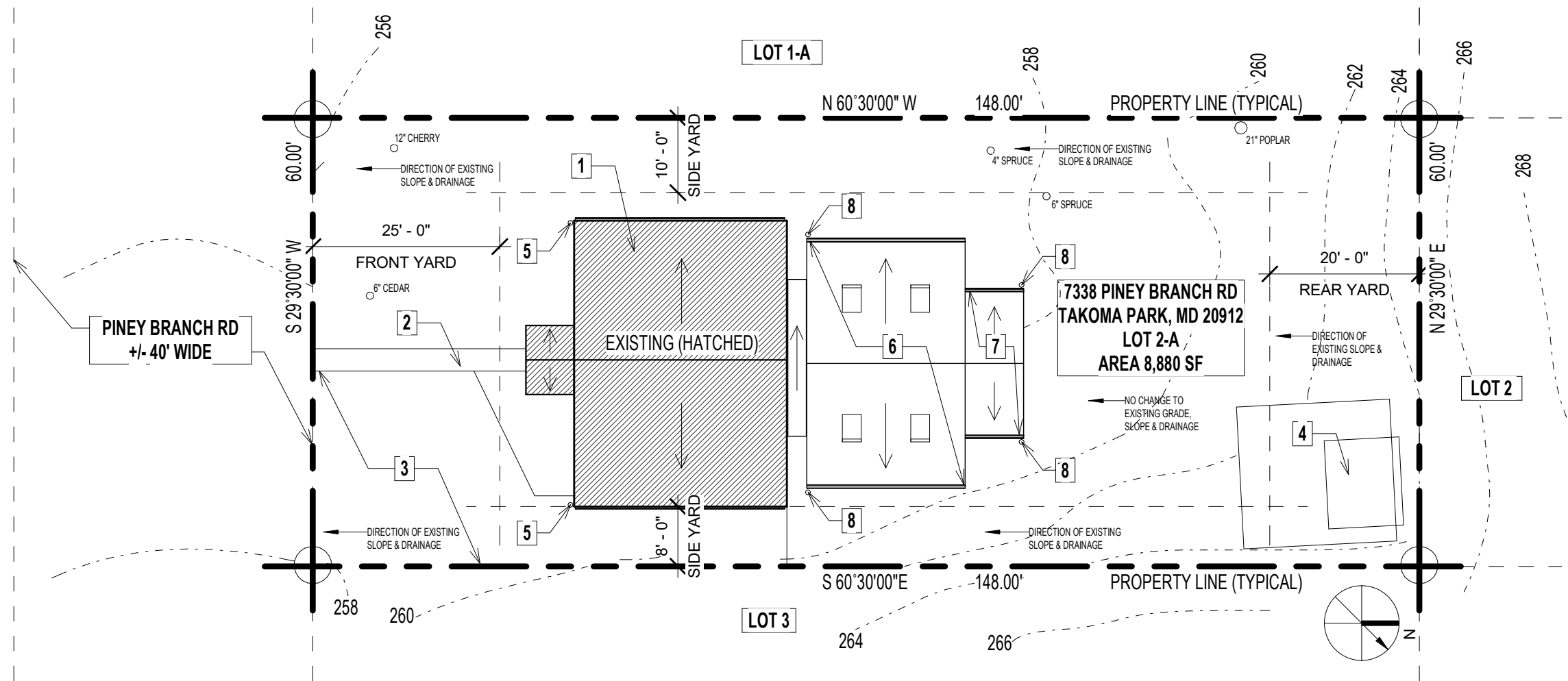
Windows: Wood-clad casement with a traditional style of grill pattern.

GENERAL NOTES

1. Lot 2A, Block 82, as shown, is included on a Subdivision Record Plat recorded June 10, 1954 among the Land Records of Montgomery County, Maryland in Plat Book 48 as Plat 3711.
2. Tax Id: 13-01079793
3. Site Address: 7338 Piney Branch Road
4. Site served by Public Water and Sewer

SITE PLAN KEY

- | | |
|---|---|
| 1. EXISTING TWO STORY + BASEMENT HOUSE - BRICK AND STUCCO ON WOOD FRAME AND MASONRY FOUNDATION SHOWN AS HATCHED | 5. EXISTING ROOF DOWNSPOUT |
| 2. EXISTING CONCRETE WALKWAY | 6. PROPOSED ONE LEVEL ADDITION: APPROX 590 SF. NO CHANGE TO EXISTING GRADE AND SLOPE. |
| 3. EXISTING CONCRETE PARKING PAD | 7. PROPOSED COVERED PATIO |
| 4. EXISTING ONE STORY SHED - WOOD FRAME | 8. PROPOSED ROOF DOWNSPOUTS - 3"x4" RECTANGULAR |



1 SITE PLAN & TREE SURVEY
1/16" = 1'-0"

SITE PLAN

Maja Tokic, AIA
7301 Hancock Avenue
Takoma Park, MD 20912
P | +1 202 258 1513
E | majatokic@gmail.com

Client Ivan & Mirjana Tokic
Project Address 7338 Piney Branch Rd
Takoma Park, MD 20912
Scale 1/16" = 1'-0"

Drawing Number
Z001
HSWP SET 01/29/2024



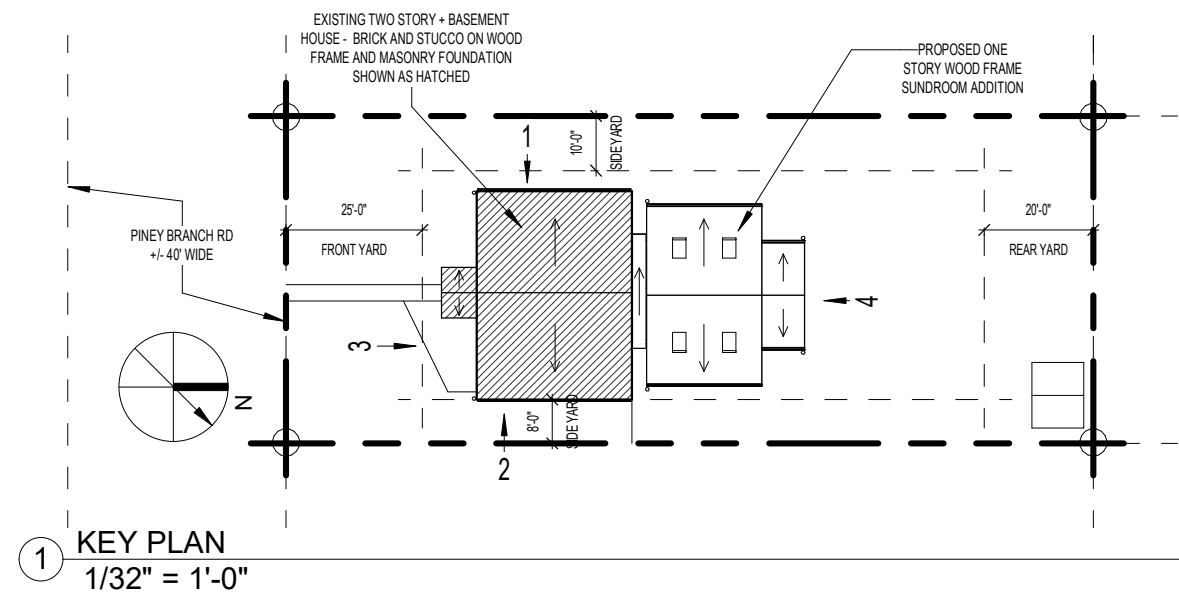
1. WEST ELEVATION - SIDE OF EXISTING STRUCTURE



2. EAST ELEVATION - SIDE OF EXISTING STRUCTURE



3. NORTH ELEVATION - FRONT OF EXISTING STRUCTURE



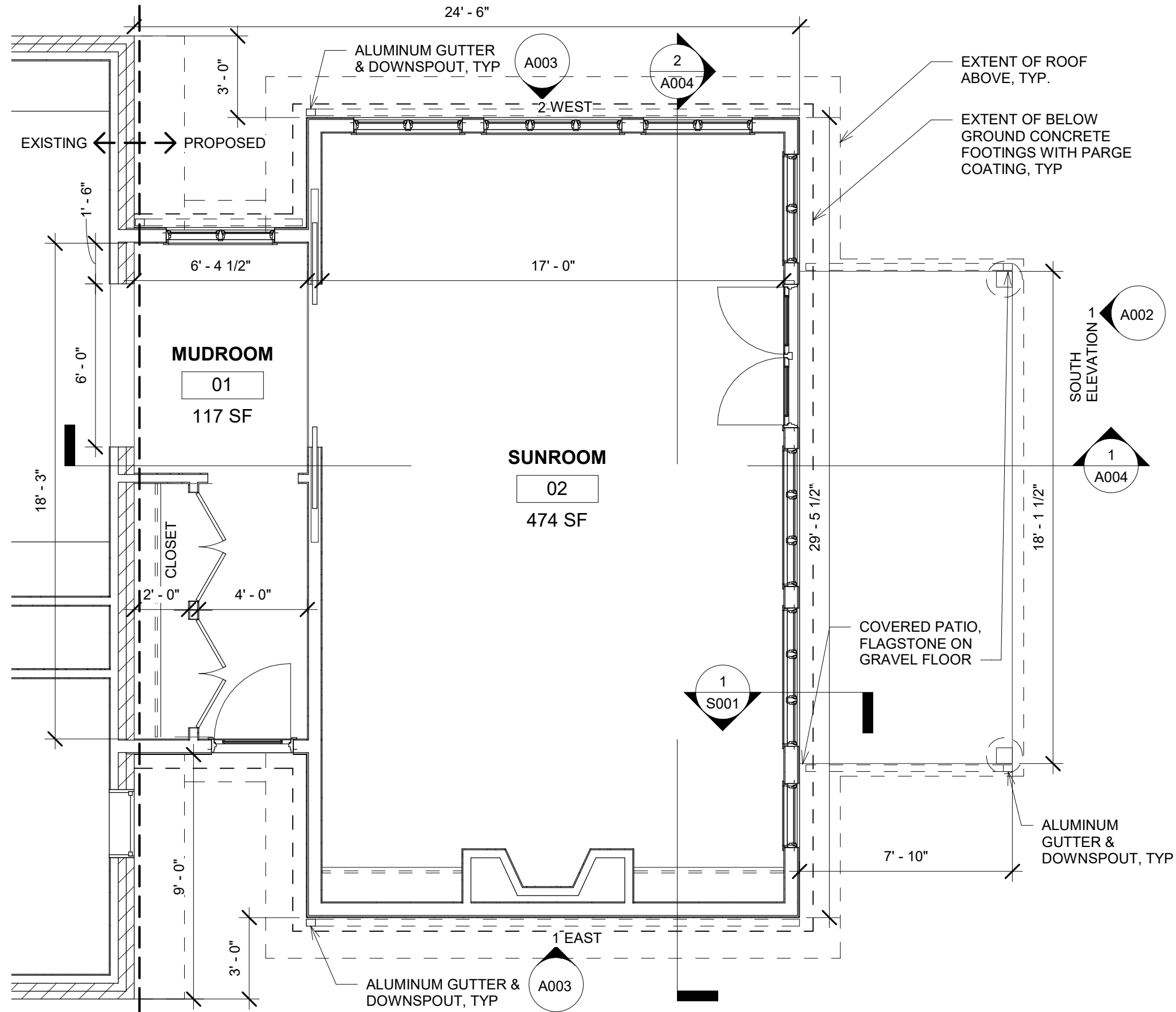
4. SOUTH ELEVATION - REAR OF EXISTING STRUCTURE

EXISTING CONDITIONS PHOTOGRAPHS

Maja Tokic, AIA
7301 Hancock Avenue
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Client Ivan & Mirjana Tokic
Project Address 7338 Piney Branch Rd
Takoma Park, MD 20912
Scale 1/32" = 1'-0"

Drawing Number
Z002
HSWP SET 01/29/2024



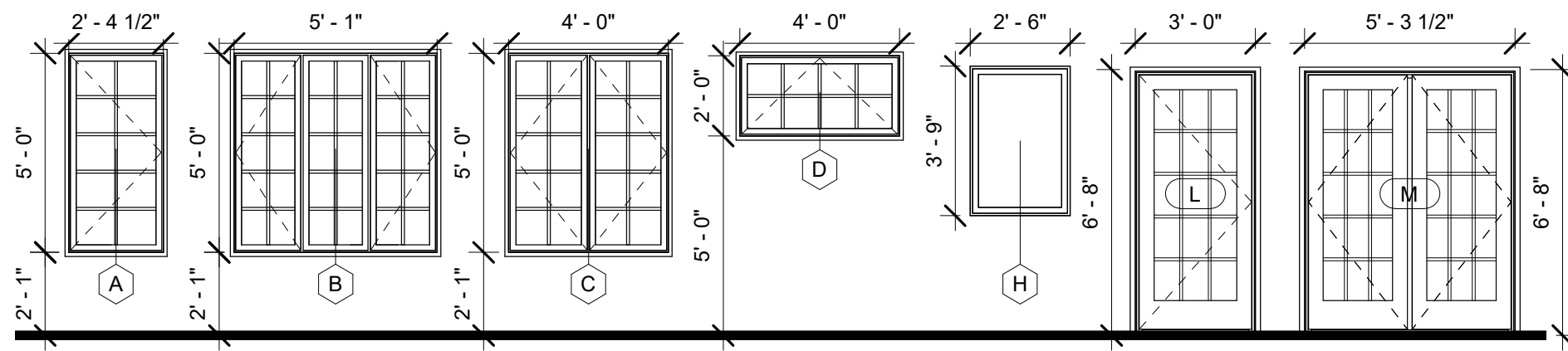
1 FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN

Maja Tokic, AIA
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Client Ivan & Mirjana Tokic
Project Address 7338 Piney Branch Rd
Takoma Park, MD 20912
Scale 1/4" = 1'-0"

Drawing Number
A001
HSWP SET 02/19/2024

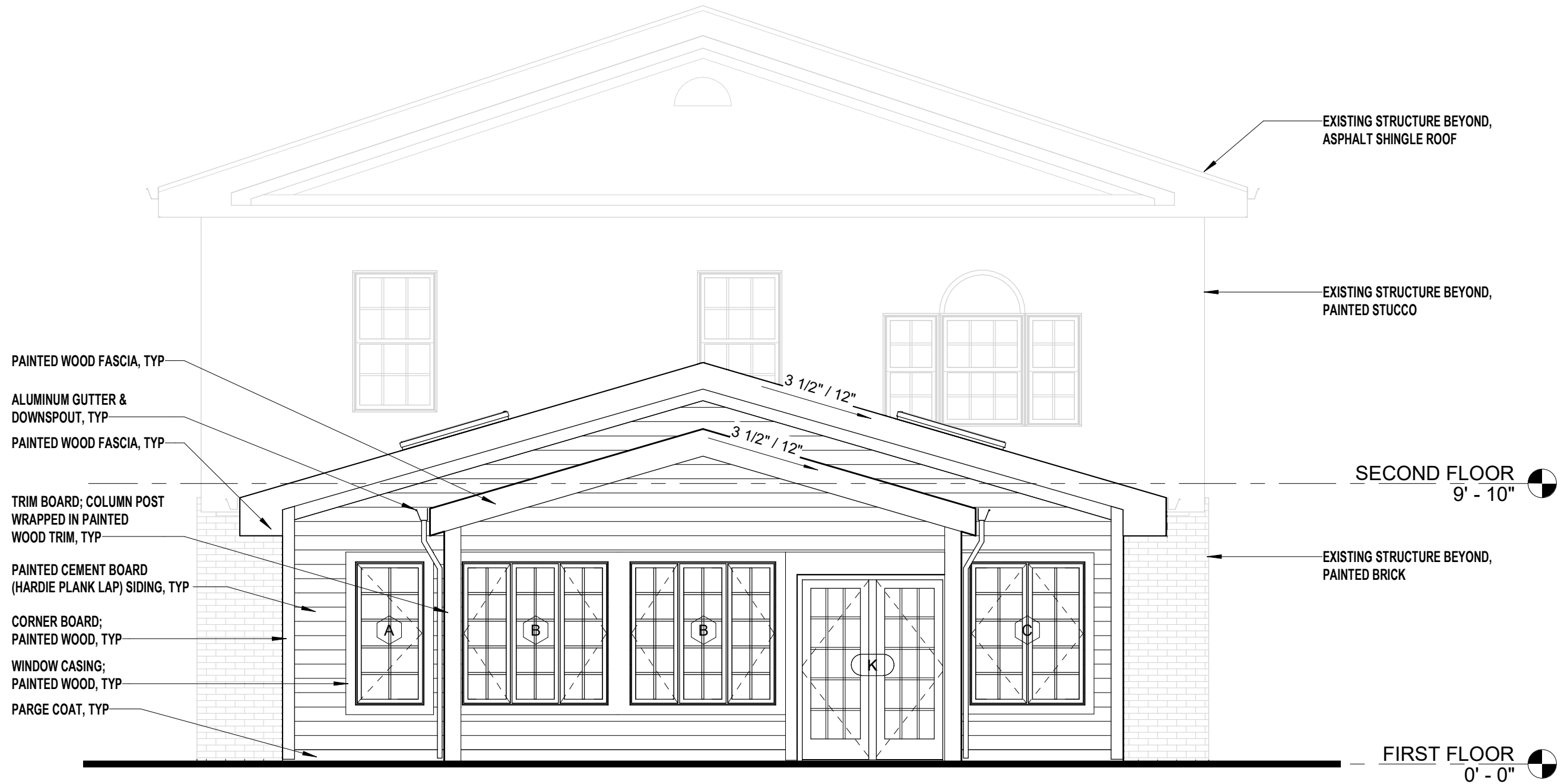


WINDOWS TYPE A, B, C, D:
WOOD-CLAD CASEMENT WITH
TRADITIONAL STYLE OF GRILLE

SKYLIGHT TYPE H:
DECK MOUNTED FIXED

DOORS TYPE L AND M:
FIBERGLASS PATIO DOORS WITH
TRADITIONAL STYLE OF GRILLE

② WINDOW AND DOOR SCHEDULE
1/4" = 1'-0"



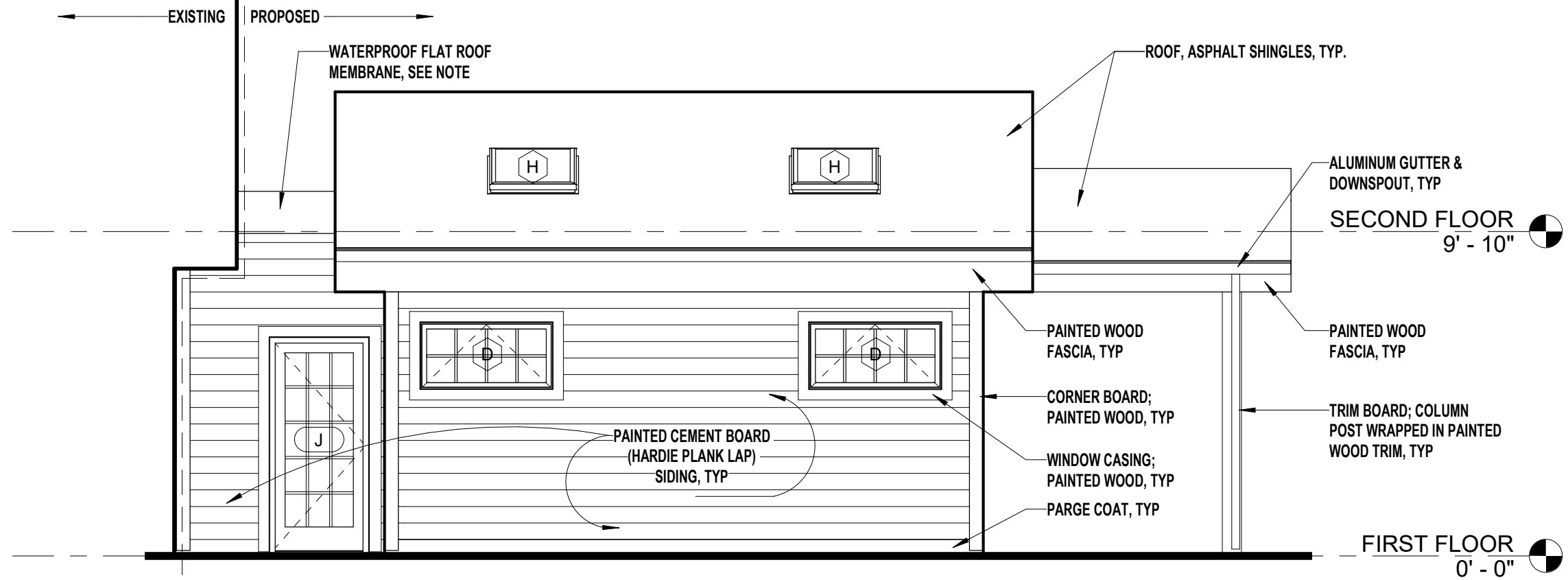
① SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION - SOUTH

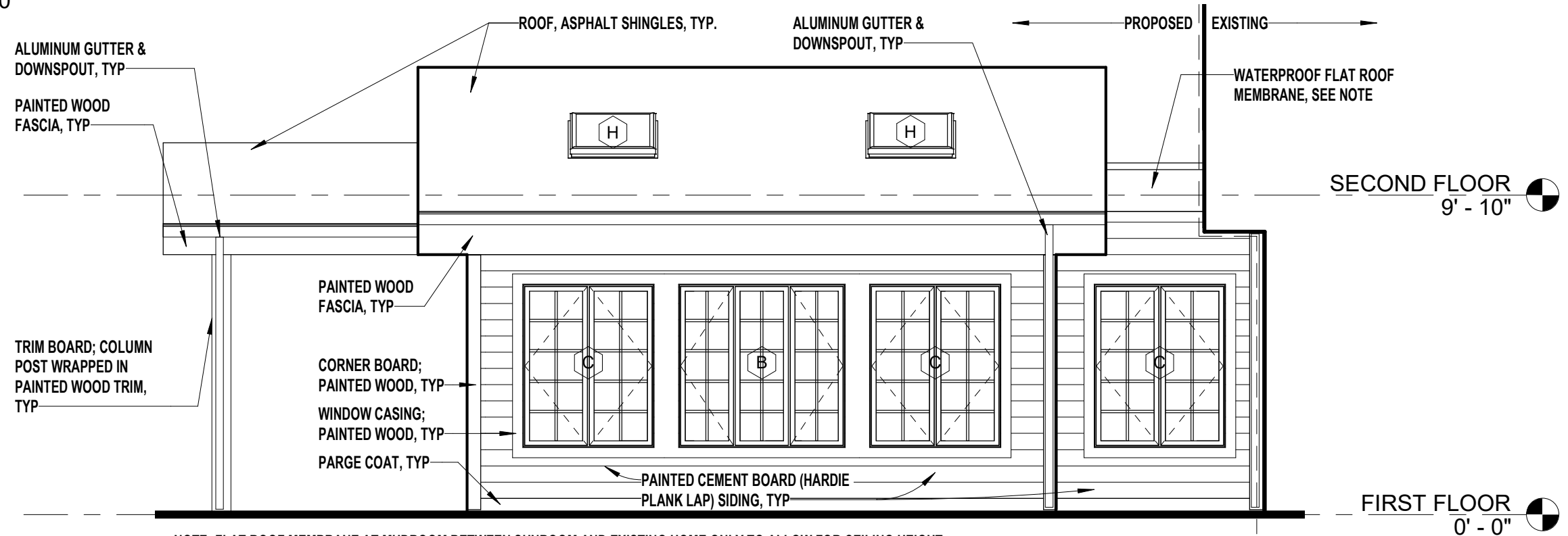
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Client Ivan & Mirjana Tokic
Project Address 7338 Piney Branch Rd
Takoma Park, MD 20912
Scale 1/4" = 1'-0"

Drawing Number
A002
HSWP SET 02/19/2024



1 EAST
1/4" = 1'-0"



NOTE: FLAT ROOF MEMBRANE AT MUDROOM BETWEEN SUNROOM AND EXISTING HOME ONLY TO ALLOW FOR CEILING HEIGHT IN SUNROOM AND TO ALLOW WINDOWS AT SECOND STORY OF HOME TO REMAIN AS IS.

2 WEST
1/4" = 1'-0"

ELEVATIONS - EAST AND WEST

Maja Tokic, AIA
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Client Ivan & Mirjana Tokic
Project Address 7338 Piney Branch Rd
Takoma Park, MD 20912
Scale 1/4" = 1'-0"

Drawing Number
A003
HSWP SET 02/19/2024

Chris Berger Site Visit 2.21.24
Front Elevation



Chris Berger Site Visit 2.21.24
Rear Elevation



Chris Berger Site Visit 2.21.24
Rear Elevation



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

February 05, 2024

To: Ivan Tokic
7338 Piney Branch Road
tokic4@verizon.net 2408934459

To: Department of Permitting Services
2425 Reedie Drive, 7th floor
Wheaton, Maryland 20902

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 Name: Ivan Tokic tokic4@verizon.net 240-893-4459
Location of Project: 7338 Piney Branch Road, Takoma Park, MD 20912
Proposed Scope of Work: Sunroom addition in back yard.

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.

City Of Takoma Park

The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 and 5/8" in trunk diameter or greater), located on the project property or on an adjacent property, may require a Tree Impact Assessment and possibly a Tree Protection Plan Permit. Make sure to submit a request for a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree is in the vicinity of proposed construction activities. See the Tree Permits section of the City website for the specific conditions in which a Tree Impact Assessment is required. Depending on the Urban Forest Manager's conclusion following the Tree Impact Assessment, you may need to prepare a full Tree Protection Plan and apply for a Tree Protection Plan Permit as well. Separately, the removal of any urban forest tree will require a Tree Removal Permit application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits>. The City's Urban Forest Manager can be reached at 301-891-7612 or urbanforestmanager@takomaparkmd.gov.

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for a Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information on visit: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required. The City Engineer can be reached at 301-891-7620.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see: <https://takomaparkmd.gov/services/permits/> or contact the Department of Public Works at 301-891-7633.

Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.

eSigned via SeamlessDocs.com
Ivan Tokic
Key: 38bf2056622713c0b979ea7ee94776a

Ivan Tokic

02-05-2024

eSigned via SeamlessDocs.com
Takoma Park Planning Division
Key: 19fe64f123e96a3ff4576219059d5fba

02-05-2024