



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: November 22, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #971449: New rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the November 17, 2021 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Garrett Coyle (Paul Treseder, Architect)
Address: 7324 Piney Branch Road, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@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# 971449

DATE ASSIGNED _____

APPLICANT:

Name: GARRETT COYLE

E-mail: garrettcoble@gmail.com

Address: 7324 PINEY BRANCH RD.

City: TAKOMA PARK Zip: 20912

Daytime Phone: _____

Tax Account No.: 0107 4244

AGENT/CONTACT (if applicable):

Name: PAUL TRESEDA

E-mail: paul.treseda@verizon.net

Address: 6320 WISCASSET RD.

City: BETHESDA Zip: 20816

Daytime Phone: 301-367-2190

ARCHITECT
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.

Are other Planning and/or Hearing Examiner Approvals /Resolutions (Conditional Use, Variance, Record Plat, etc?) If YES, include copies of the approvals.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED
By Michael Kyne at 1:17 am, Nov 22, 2021

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 checked="" 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.

Signature of owner or authorized agent

10-26-2021
Date

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

Owner's mailing address

GARNETT COYNE
 7328 PINEY BRANCH RD.
 TAKOMA PARK, MD.
 20912

Owner's Agent's mailing address

PAUL TRESSEDER
 6320 WISCASSET ROAD
 BETHESDA, MD 20816

Adjacent and confronting Property Owners mailing addresses

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

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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 which is currently on posts. An exist

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The materials for the addition will be trim, however most of the wall area

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.

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RIGHT SIDE ELEVATION - EXISTING

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Robert H. Potter

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LEFT SIDE

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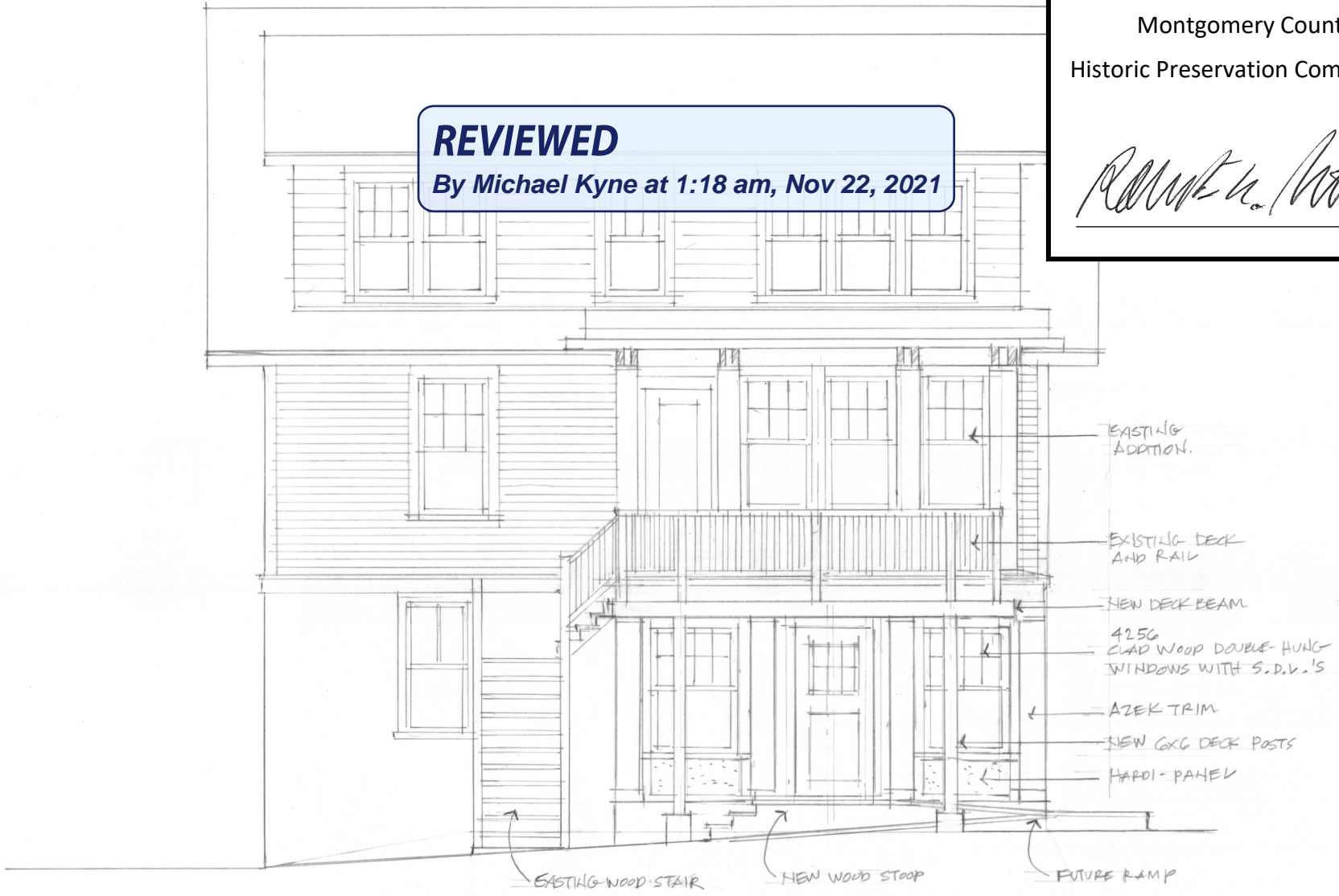
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[Signature]

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PROPOSED REAR ELEVATION.

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LEFT SIDE

RIGHT SIDE

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Robert A. Patton



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Robert A. Hunter



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Robert H. Patton