

37/3-98G 7329 Piney Branch Rd. R
(Takoma Park Historic District)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

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|-----------------------|-------------------------------|----------------------|------------------------------|
| Address: | 7329 Piney Branch Road | Meeting Date: | 02/11/98 |
| Resource: | Takoma Park Historic District | Review: | HAWP |
| Case Number: | 37/3-98G | Tax Credit: | None |
| Public Notice: | 01/28/98 | Report Date: | 02/04/98 |
| Applicant: | George McCabe & Rachel Neilds | Staff: | Perry Kephart |
| PROPOSAL: | Side Alterations | RECOMMEND: | Approval With Conditions. |

DATE OF CONSTRUCTION: ca. 1910

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.

ARCHITECTURAL DESCRIPTION

Wood frame Dutch Colonial three-bay residence with shed roof dormers on the front and rear facade. There is a hipped roof screened porch on the left side. There is a bowed, bracketed canopy over the front door and a shed roof, bracketed canopy over the side door on the right side elevation.

PROPOSAL

Applicant proposes to replace the canopy over the side door with a shed roof wood framed, lapsided, mudroom addition at the location of the existing side door with a small 8-light window on the front facade of the addition to match an existing window on the side of the house. There would also be a side door, made of wood, in the addition. The door is to have an overhang supported by reusing the existing canopy brackets.

STAFF DISCUSSION

The proposed addition is set back from the front facade such that it is clearly differentiated from the historic resource. The roofline of the proposed addition is, in effect, an extended version of the existing canopy profile. Staff is of the opinion that a side addition is a reasonable solution to the need for a protected entryway that does not open directly into the main living space. The front facade is relatively unaffected, and the primary front entrance is still seen as such.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** with conditions the HAWP application as being consistent with Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #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,

and with the conditions:

1. The side addition is to have wood siding to match the original resource.
2. The windows are to have true divided lights or simulated divided lights; no snapin muntins.
3. The side door is to be either the existing side door re-used in the new location, or, if a new door is to be used, it must be made of wood.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Rick Leonard

Daytime Phone No.: 301 270 4799

Tax Account No.: _____

Name of Property Owner: GEORGE McCABE/RACHEL NEILDS Daytime Phone No.: _____

Address: 7329 PINEY BRANCH RD TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: HERITAGE BUILDING & RENOVATION INC Phone No.: 301 270 4799

Contractor Registration No.: MHIC 32422

Agent for Owner: RICK LEONARD Daytime Phone No.: 301 270 4799

LOCATION OF BUILDING/PREMISE

House Number: 7329 Street: PINEY BRANCH RD.

Town/City: TAKOMA PARK Nearest Cross Street: EASTERN AVE.

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|--|---------------------------------------|--|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |
- ENCLOSED*

1B. Construction cost estimate: \$ 13000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

1-20-98
Date

Approved: [Signature]

For Chairperson, Historic Preservation Commission 2/11/98

Properties adjoining, adjoining and abutting Rachel Neild and George McCabe, 7329 Pincy Branch Avenue, Takoma Park

Hank and Cheryl Cox
7331 Piney Branch
Takoma Park, MD 20912

Gail and Austin Perry
7327 Piney Branch
Takoma Park, MD 20912

Vicky and David Walker
7328 Piney Branch
Takoma Park, MD 20912

Lou D'Olvidio
7326 Piney Branch
Takoma Park, MD 20912

Catherine Wakelyn
7218 Holly
Takoma Park, MD

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| Post-it [®] Fax Note | | 7671 | Date 1-28 | # of pages 1 |
| To | SUE | | From | RICK LEONARD |
| Co./Dept. | | | Co. | |
| Phone # | | | Phone # | |
| Fax # | | | Fax # | |