


7338 Piney Branch Rd. Takoma Park
HAWP

39/3-07K

Fothergill, Anne

To Whom It May Concern:

The Historic Preservation Commission has approved the use of stucco on the new second floor addition at 7338 Piney Branch Road. If you have any questions, please call me.

Anne Fothergill 
Planner Coordinator
Montgomery County Planning Department
Countywide Planning--Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.mc-mncppc.org/historic/>

Date: January 12, 2008

To: Historic Preservation Commission
Maryland-National Capital Park & Planning Commission

From: Ivan Tokic
7338 Piney Branch Rd
Takoma Park, MD 20912
Home: (301) 495-7839
Cell: (240) 893-4459

Subject: Historic Area Work Permit #442489

The Montgomery County Department of Permitting Service approved the plans for the second floor addition to my home at 7338 Piney Branch Rd. Takoma Park with certain conditions:

Approved

1. Unenclosed front open porch 11.4ft by 9ft maximum including stairs, rail, roof and overhang. Same design may remain.
2. Skylight will be flat.
3. Roof will have a side and front gable with increased pitch and overhang.

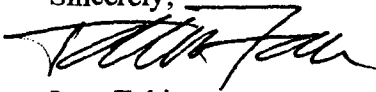
Not Approved

1. Balcony on the rear of the house.

I would like to change the second floor exterior to a stucco finish from the originally thought hardy plank exterior. Please review this change.

I can submit the original approved permit for you to review and, if needed, I can make a copy for your records.

Sincerely,



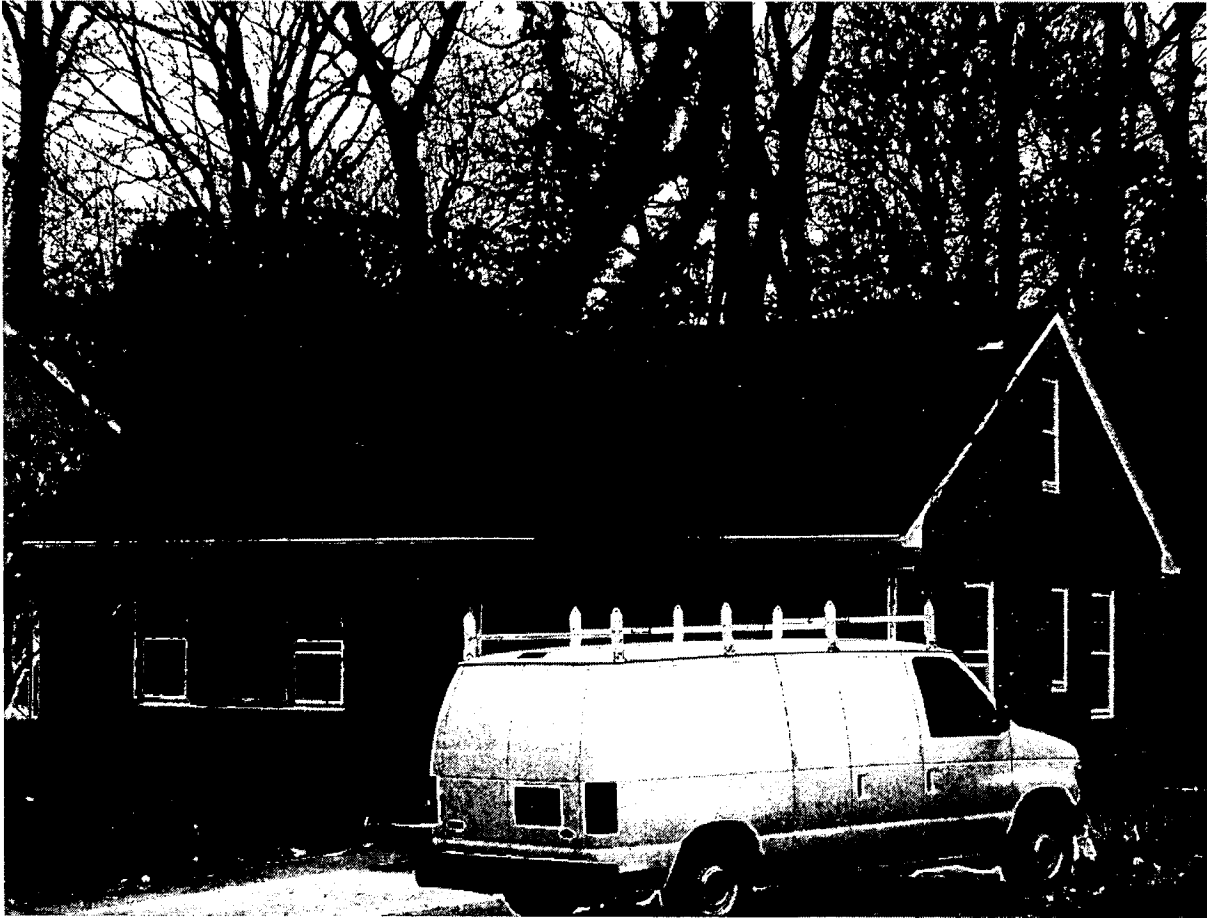
Ivan Tokic

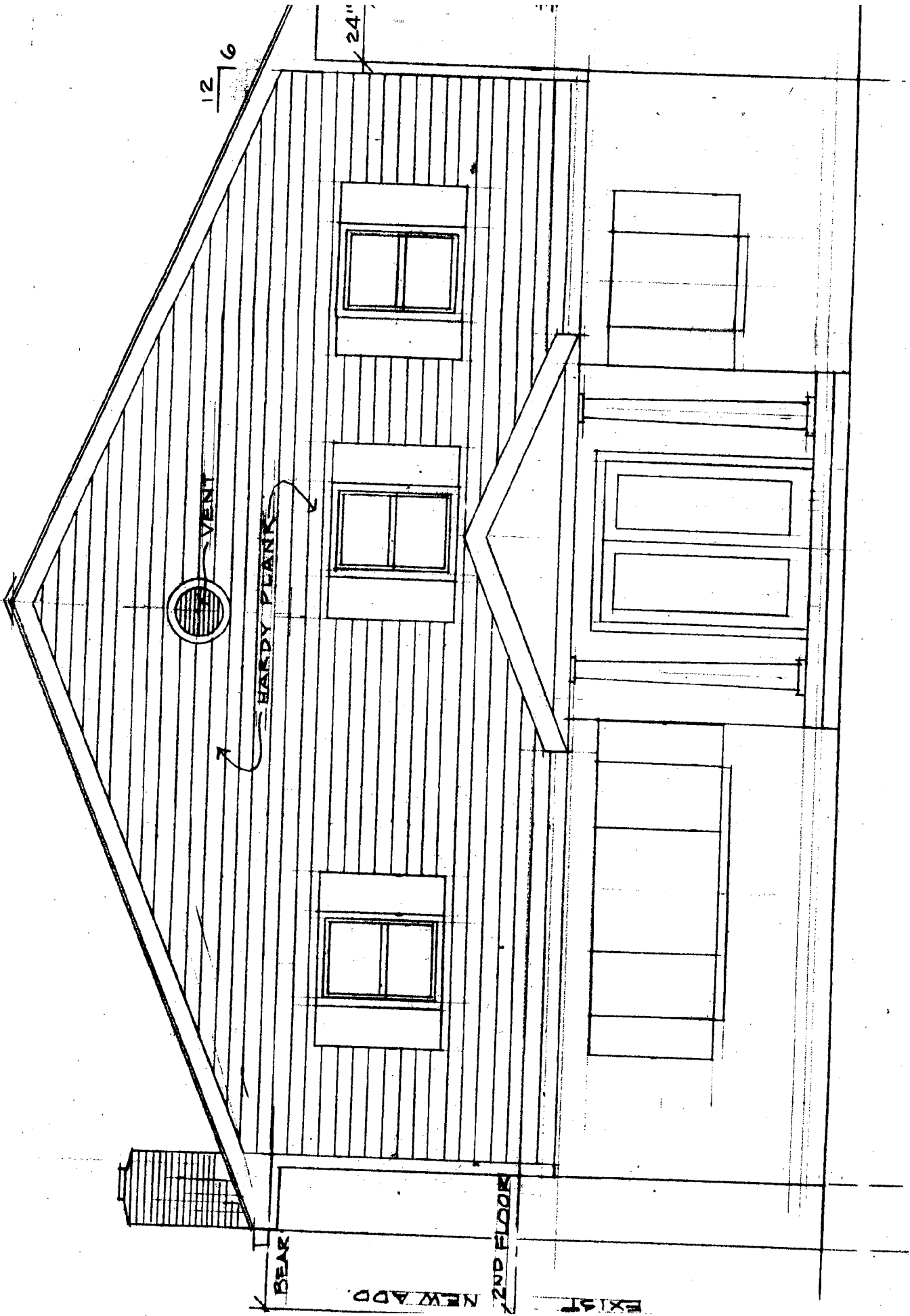
Approved
by HPC
1-23-
08

send email
w/front elevation +
neighboring houses

STAFF ITEM (Anne)

The homeowner at 7338 Piney Branch Road, TP was approved by the HPC to add a second-story to the **non-contributing resource**. The second story was to have hardie plank siding. He would now like the second floor to be stucco. Staff is requesting HPC approval of this change at the staff level.





12 6

24"

VENT

HARDY PLANK

BEAR

NEW ADD

2ND FLOOR

EXIST



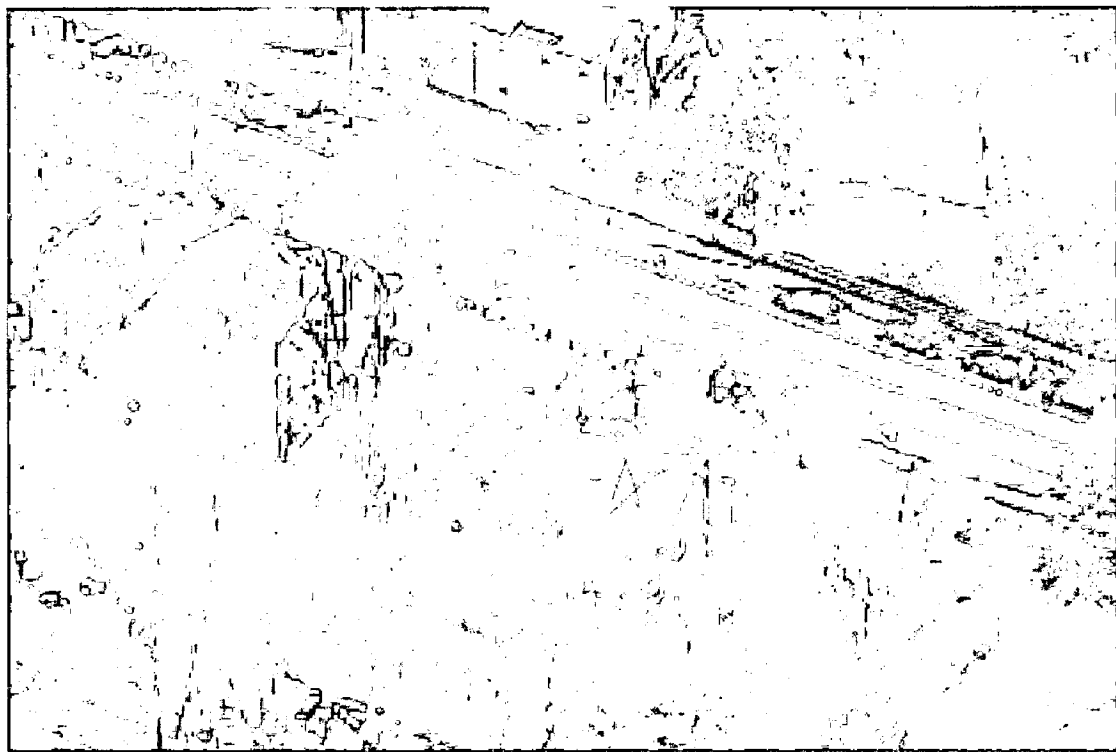
Piney Branch

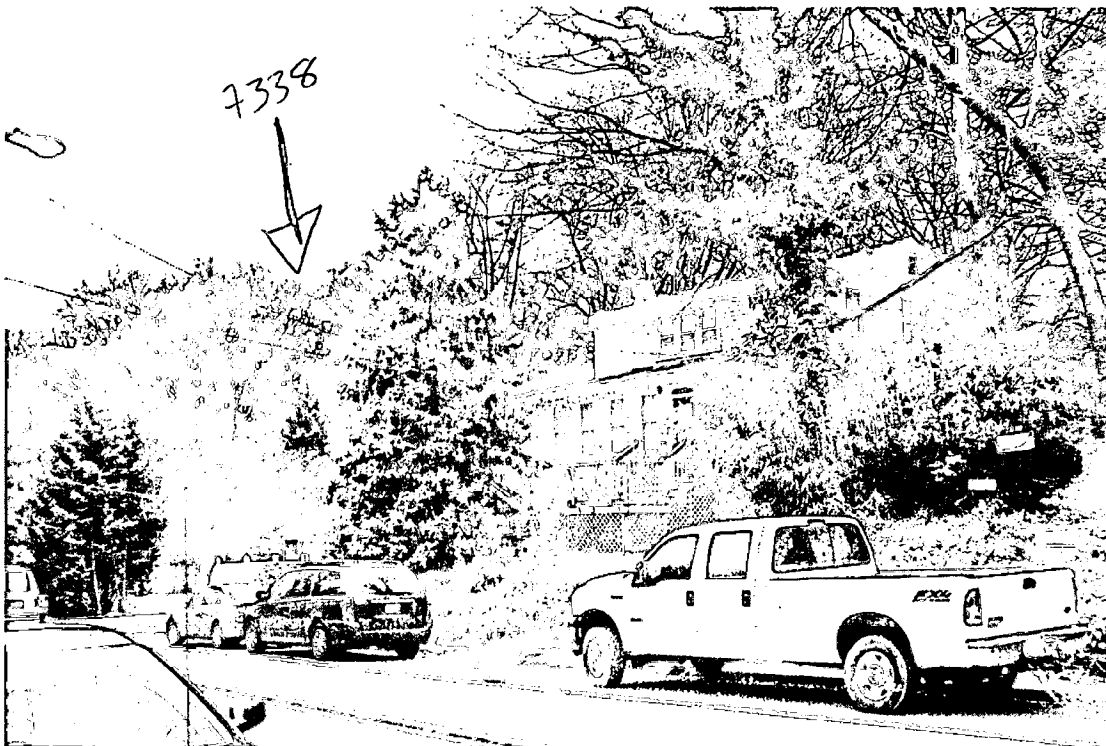
N/C
7338

N/C

N/C

N/C







HISTORIC PRESERVATION COMMISSION

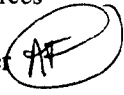
Isiah Leggett
County Executive

Julia O'Malley
Chairperson

Date: April 26, 2007

MEMORANDUM

TO: Reggie Jetter, Acting Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #442489, Second story addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the April 25, 2007 meeting.

1. The 10 foot x 8 foot addition at the front will not be built as proposed. A new design for a covered front entry will be submitted to staff for review and approval.
2. The skylight will be flat; final plans to be reviewed and approved by staff.
3. Roof will have a side or front gable with increased pitch and overhangs. Final design to be reviewed and approved by staff.

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: Ivan Tokic

Address: 7338 Piney Branch Rd, 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: IVAN TOKIC
Daytime Phone No.: 301-495-7839

Tax Account No.: 161301079793

Name of Property Owner: IVAN TOKIC Daytime Phone No.: 301-495-7839

Address: 7338 PINEY BRANCH RD TAKOMA PARK MARYLAND 20912
Street Number City State Zip Code

Contractor: IVAN TOKIC (GENERAL OF RECORD) Phone No.: 301-495-7839

Contractor Registration No.: N/A OWNER IS CONTRIBUTOR OF RECORD - ALL SUBS ARE LICENSED

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 7338 Street: PINEY BRANCH RD.
Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE
Lot: 2-A Block: 82 Subdivision: VIRGINIA G. BARCLAY TRACT
Liber: 48 Folio: 3222 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Balcony

1B. Construction cost estimate: \$ 120,000

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

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

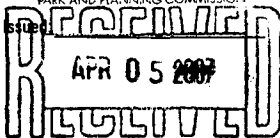
3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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] 1/9/2007
Signature of owner or authorized agent Date

Approved: with three conditions For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 442489 Date Filed: 1/9/07 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



updated application picked up from DPB (AF)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

STORY AND 1/2 BRICK BUNGALOW WITH A 4 FT.
WOOD FENCE ON ONE SIDE. HOUSE WAS BUILT
IN 1954 AND IT HAS NO HISTORIC
SIGNIFICANCE

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

THE PROPOSED EXTENSION IS A SECOND
STORY ADDITION WITH A SLIGHT ENLARGEMENT
OF FOOTING FOOT PRINT ON BACK (2FT.). THE
RESULTANT FACADE WILL GREATLY IMPROVE THE
OVERALL APPEARANCE OF THE HOME

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

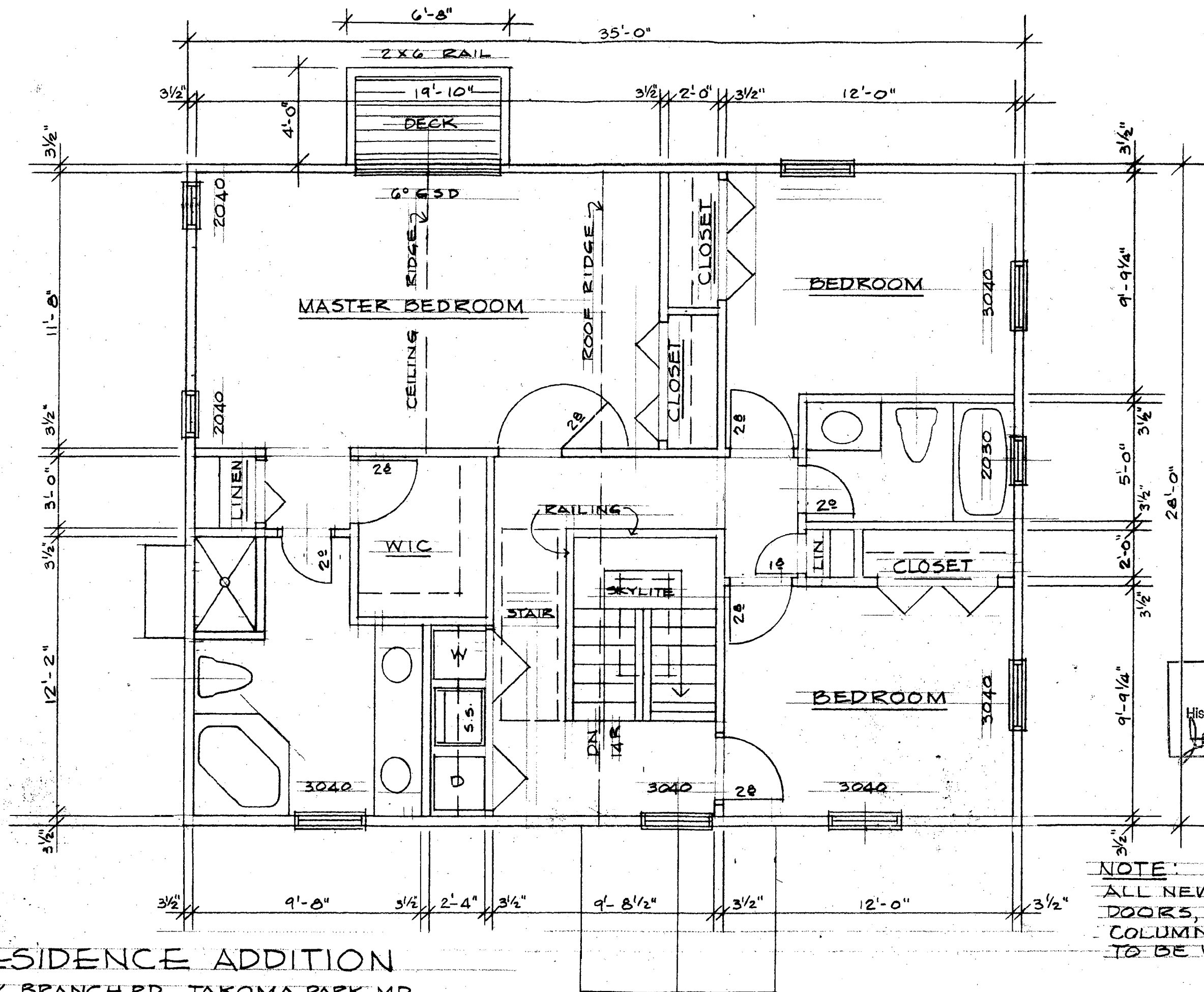
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



APPROVED
 Montgomery County
 Historic Preservation Commission
Julian D. McCall

5.7.07

NOTE:
 ALL NEW WINDOWS,
 DOORS, TRIM, FASCIA,
 COLUMNS & SHUTTERS
 TO BE WOOD.

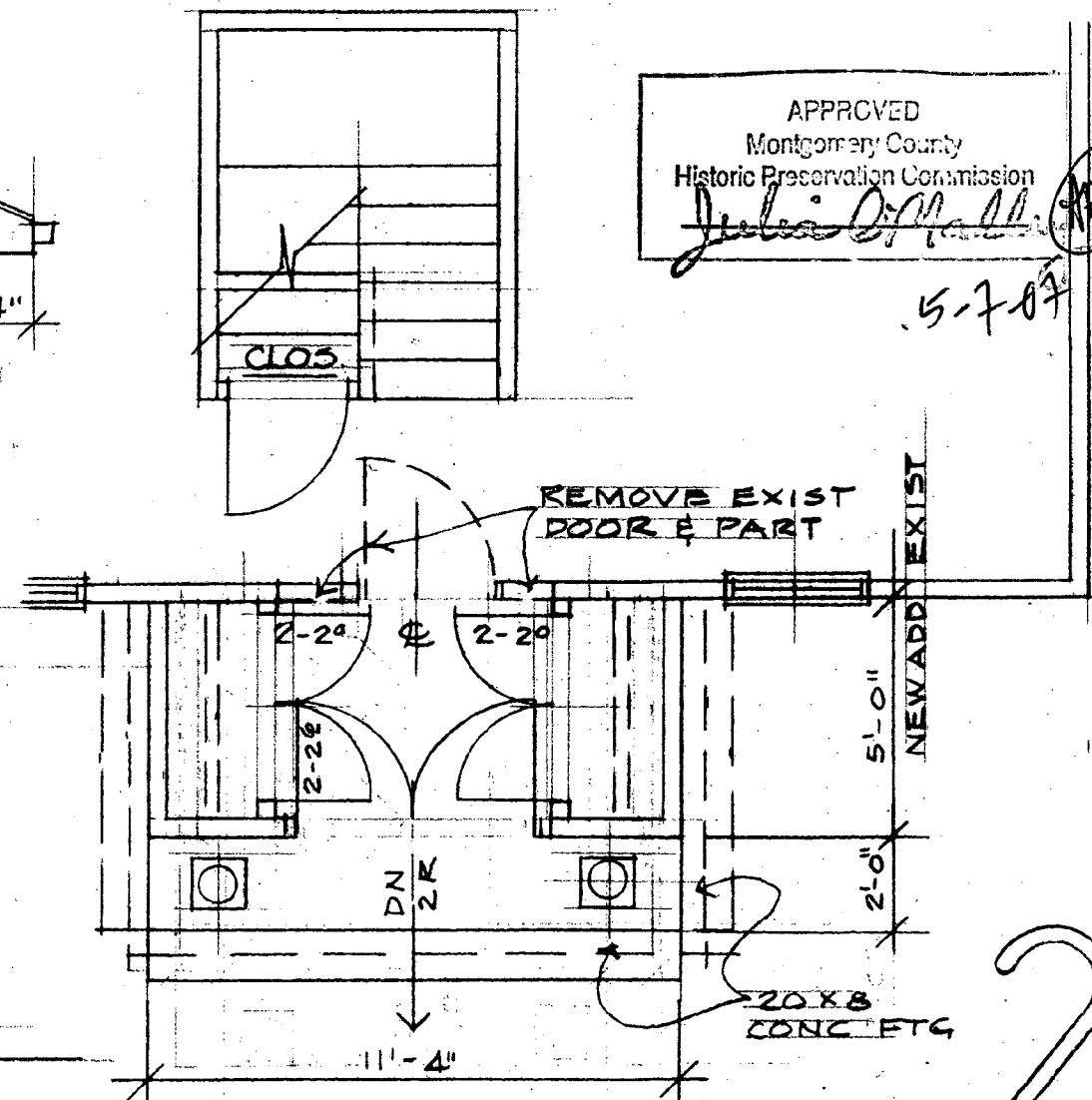
TOKIC RESIDENCE ADDITION

7338 PINEY BRANCH RD. TAKOMA PARK, MD.

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



FRONT ELEVATION
SCALE 1/4" = 1'-0"

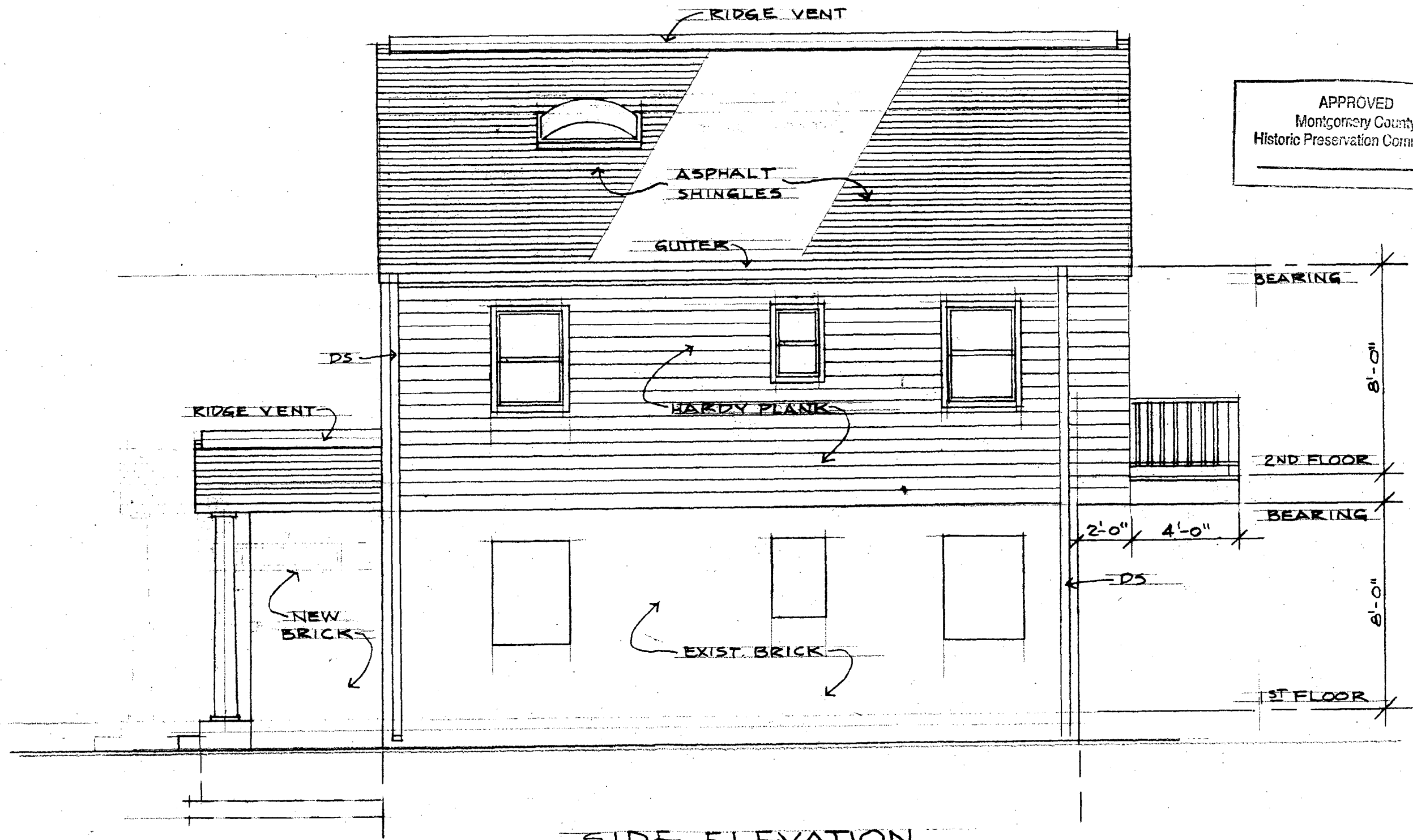


ENTRY PLAN SCALE 1/4" = 1'-0"

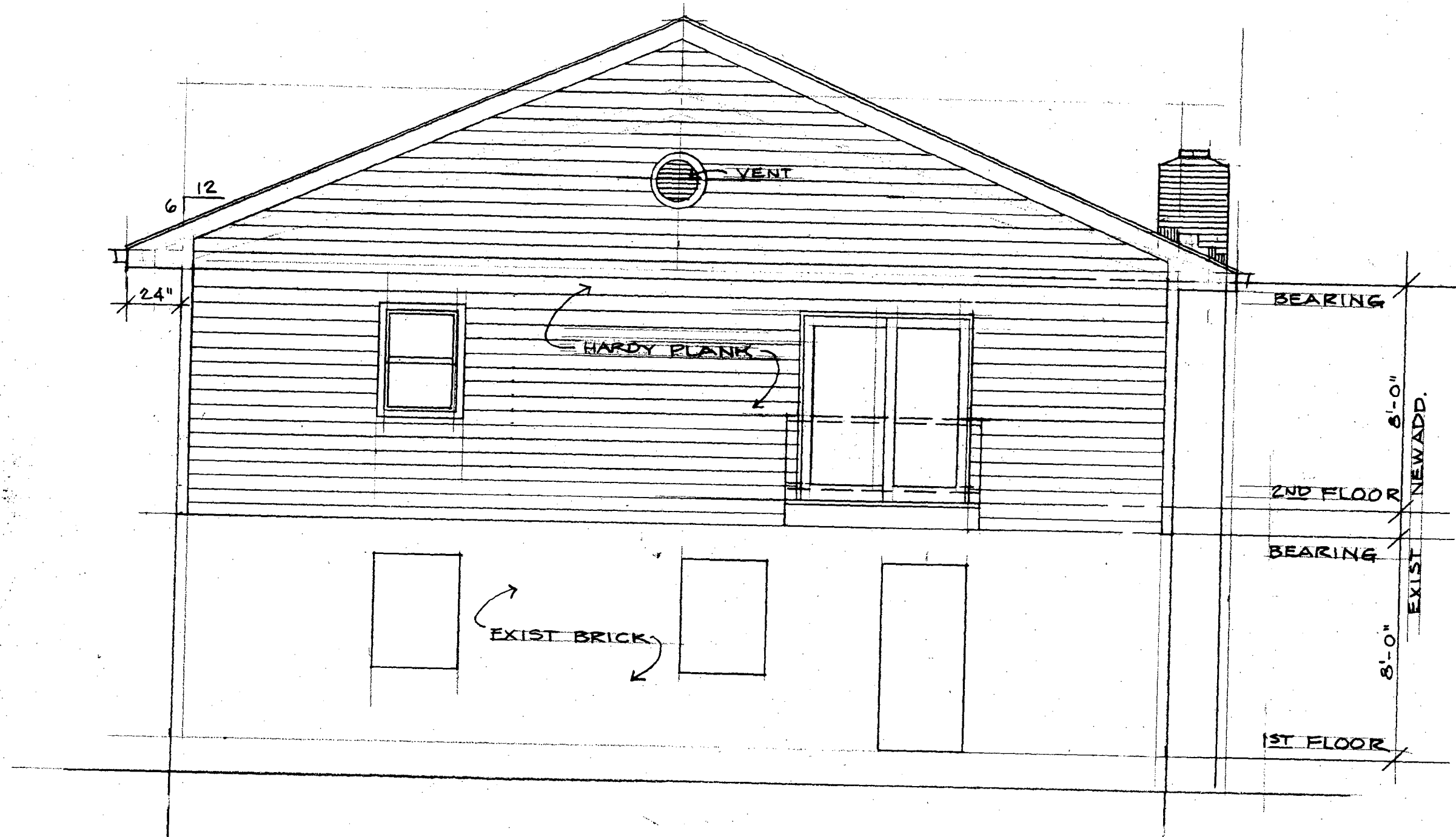
APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
5-7-07

2

APPROVED
Montgomery County
Historic Preservation Commission



SIDE ELEVATION
SCALE 1/4" = 1'-0"



6 12

24"

VENT

HARDY PLANK

BEARING

2ND FLOOR

BEARING

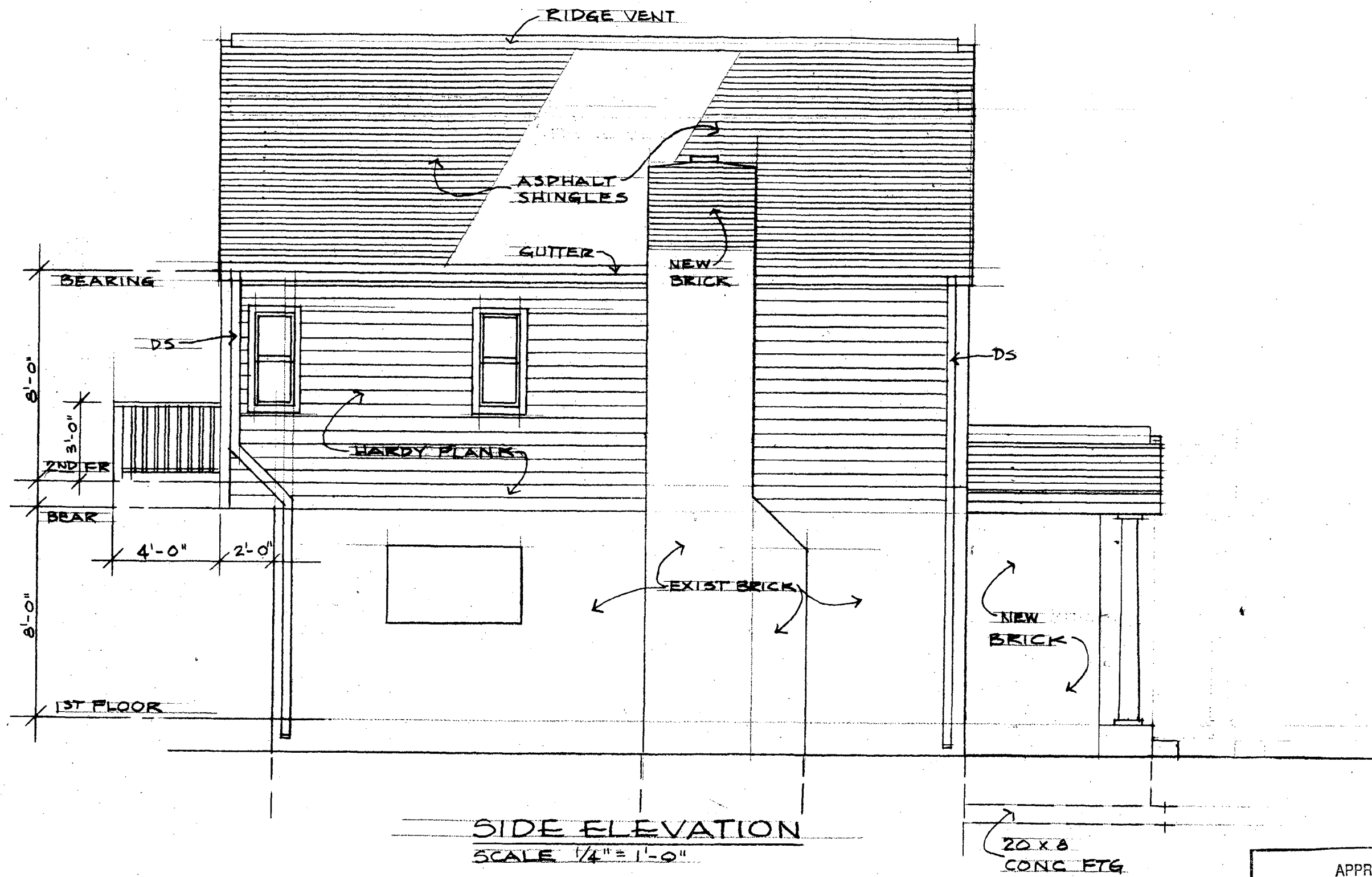
1ST FLOOR

6'-0"
NEWADD.
8'-0"
EXIST

REAR ELEVATION
SCALE 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

4



SIDE ELEVATION
 SCALE 1/4" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7338 Piney Branch Road, Takoma Park	Meeting Date:	04/25/07
Applicant:	Ivan Tokic	Report Date:	04/18/07
Resource:	Non-Contributing Resource Takoma Park Historic District	Public Notice:	04/11/07
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-07K	Staff:	Anne Fothergill

PROPOSAL: Second story expansion and front addition

RECOMMEND: Approval with two conditions

STAFF RECOMMENDATION

Staff is recommending approval with the following conditions:

- 1.) The 10 foot x 8 foot addition at the front will not be built as proposed. A design for a covered front entry will be submitted to staff for review and approval.
- 2.) The skylight will be flat; final plans to be reviewed and approved by staff.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource in the Takoma Park Historic District
STYLE: Ranch
DATE: 1954

BACKGROUND

The applicant originally submitted a HAWP application to DPS in January 2007 but it was returned to the owner because it was incomplete. The second submission was received on April 5, 2007.

PROPOSAL

The applicant proposes a second story expansion of this house. The proposed house is 24 feet tall from front grade to the roof ridge. The proposed second floor is 35' wide x 28' deep, the same dimensions as the existing first floor plus a 2 foot extension cantilevered at the back, and has a 4' x 7' balcony off the master bedroom at the back. The applicant proposes an 8' x 10' addition on the first floor at the front which is brick with a small window at the right side and columns at the front door entry area.

The proposed materials for the addition are horizontal hardiplank siding above the existing brick first floor, new wood front door, wood windows, wood shutters, brick for the extended chimney, wood balcony, wood sliding glass doors, wood columns at the front entry, curved skylight, and an asphalt shingle roof (*some*

materials were not listed in the application but staff confirmed them with the applicant by phone).

The City of Takoma Park arborist has determined that a tree protection plan is not needed for this project.

See existing and proposed plans in Circles 7-15 and photos of the house in Circles 16+17.

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

According to the *Takoma Park Guidelines*, Non-Contributing Resources in the Takoma Park Historic District are "either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review."

The *Guidelines* also state: "Most alterations and additions to Non-Contributing 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 Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole."

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

- # 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.

STAFF DISCUSSION

A Non-Contributing Resource in the Takoma Park Historic District receives the most lenient level of design review. The HPC considers alterations to Non-Contributing Resources in terms of their impact on the overall streetscape and environmental setting of the historic district.

While this second story expansion will be visible from the street, the proposed taller massing will not have an adverse impact on the streetscape. The house is surrounded by Non-Contributing Resources and will not be taller than the adjacent houses. The overall height of the building to the roof ridge will increase eight feet and the footprint will not change. The proposed materials are appropriate and compatible with the house and district. No trees will be removed for this project and the arborist has determined that a tree protection plan will not be necessary during construction.

Staff has two concerns about proposed changes that would be very visible and are not in keeping with the historic district. The first concern is the 80 SF addition at the front that creates an entry hall area to the house. While a new covered entry with wood columns (as it appears in the front elevation) would be supported by staff, the solid brick addition at the front with one small window may stand out as an incompatible projection (see left and right side elevations). Staff recommends that this front addition be removed and that a new covered entry may be designed and reviewed and approved at the staff level.

The second concern is with the curved skylight located towards the front of the right side of the new roof. This also will be visible from the street and a curved skylight is not a feature that the HPC generally approves. Since the review is more lenient for a Non-Contributing Resource, staff could support a skylight if it was flat and staff has recommended that change.

Overall, this expansion of a Non-Contributing Resource will not adversely affect the character of the streetscape, landscape, or the historic district. Staff recommends approval with two conditions.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application with the conditions listed on page one** 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*,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: IVAN TOKIC

Daytime Phone No.: 301-495-7839

Tax Account No.: 161301079793

Name of Property Owner: IVAN TOKIC Daytime Phone No.: 301-495-7839

Address: 7338 PINEY BRANCH RD TAKOMA PARK MARYLAND 20912
Street Number City State Zip Code

Contractor: IVAN TOKIC (GENERAL OF RECORD) Phone No.: 301-495-7839

Contractor Registration No.: N/A OWNER IS CONTRACTOR OF RECORD - ALL SUBS ARE LICENSED

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 7338 Street: PINEY BRANCH RD.

Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE

Lot: 2-A Block: 82 Subdivision: VIRGINIA G. BARCLAY TRACT

Liber: 48 Folio: 3722 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: BALCONY

1B. Construction cost estimate: \$ 120,000

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

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

1/9/2007
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 443489 Date Filed: 1/9/07 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

STORY AND 1/2 BRICK BUNNENLOW WITH A 4 FT.
WOOD FENCE ON ONE SIDE. HOUSE WAS BUILT
IN 1954 AND IT HAS NO HISTORIC
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5. PHOTOGRAPHS

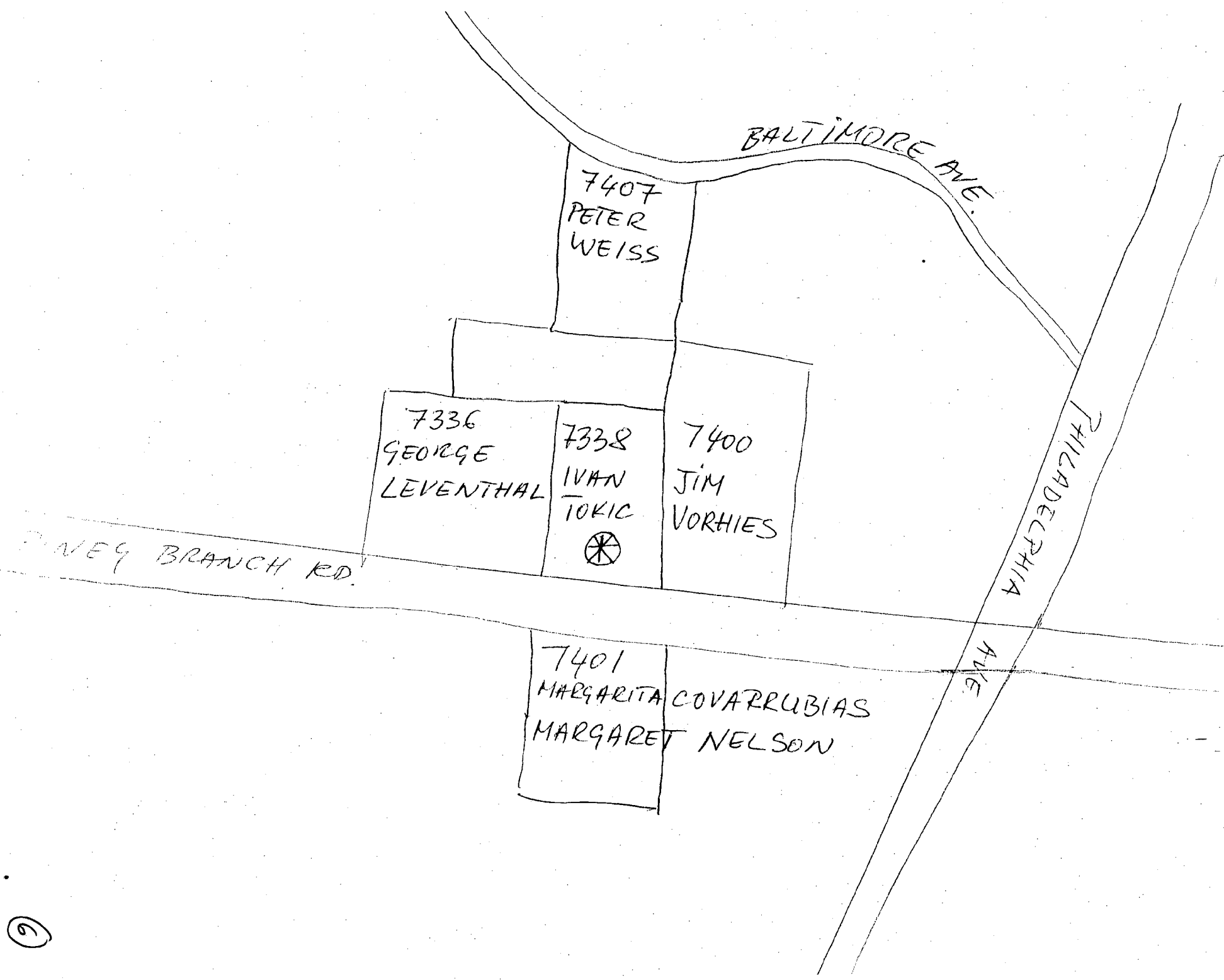
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Building Location Plat
Lots 1-A and 2-A Block 82
Virginia G. Barclay Tract
TAKOMA PARK

Montgomery County, Maryland

Scale: 1" = 30'

Surveyor's Certificate

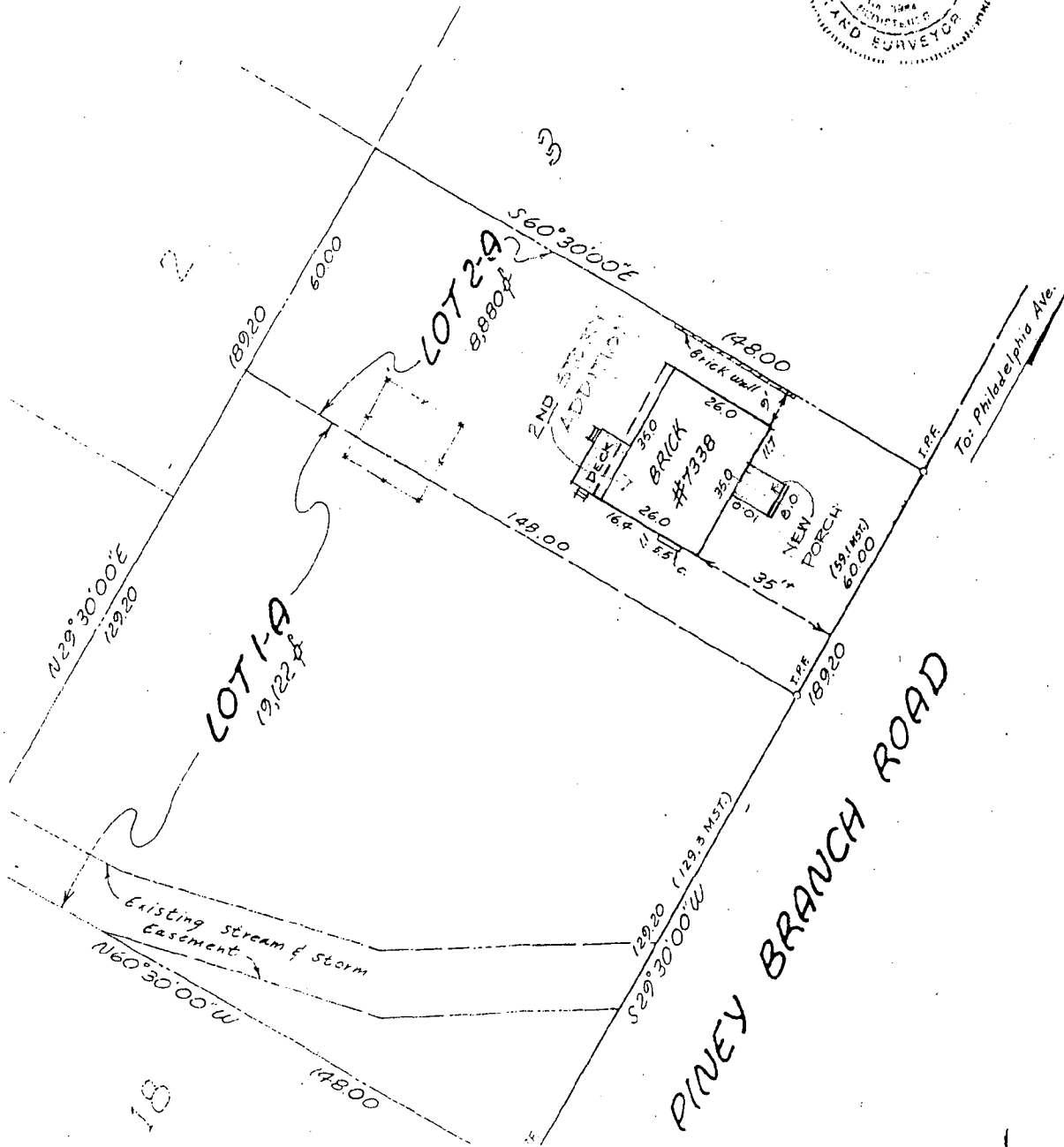
We hereby certify that we have carefully surveyed the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

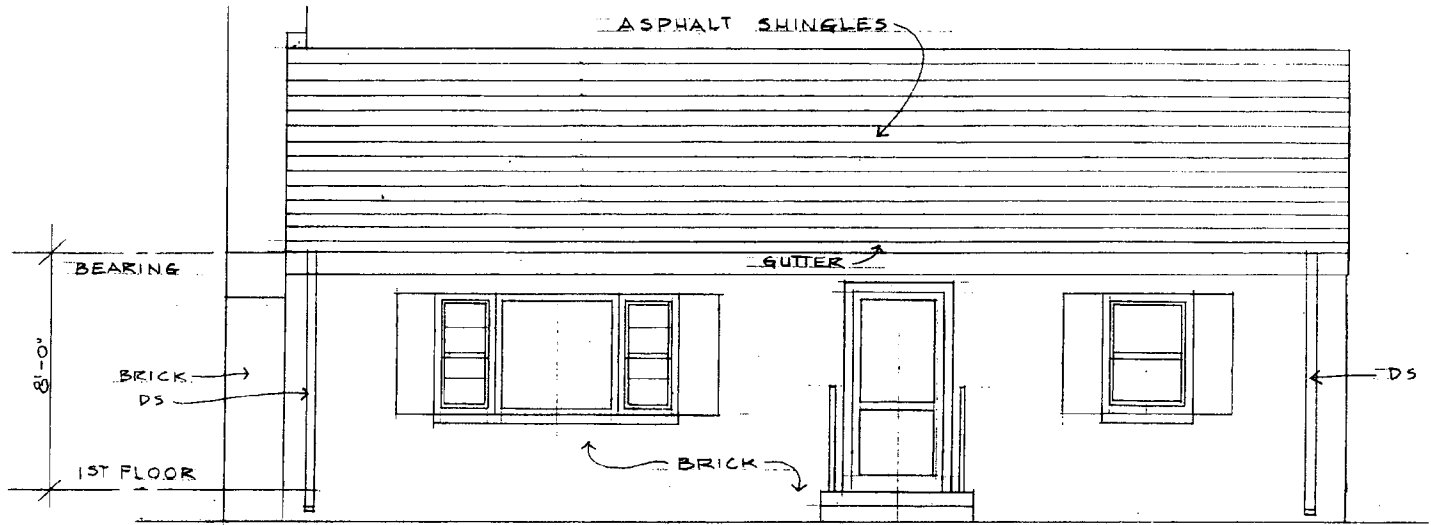
Date: June 2, 1982

Frey, Sheehan, Stoker, & Assoc.
Land Planning Consultants
Phone 588-8464

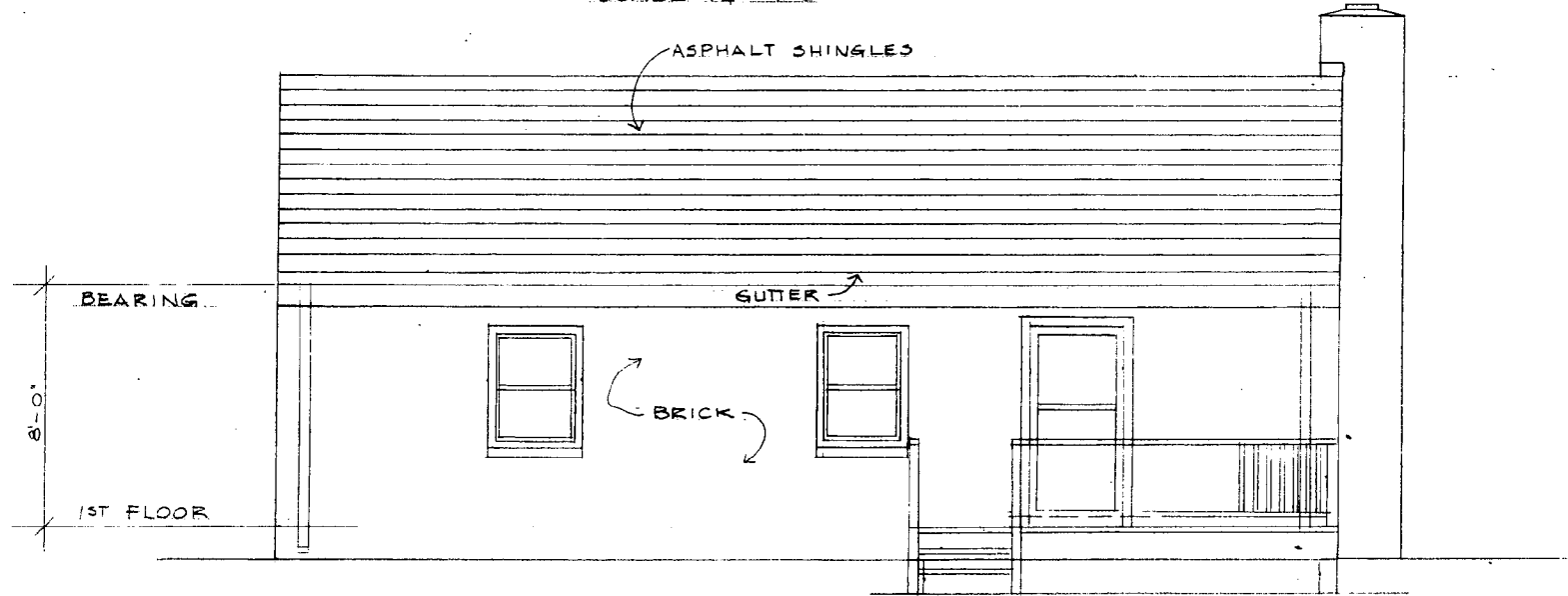
Plat Book 48
Plat 3722

By: *James F. Sheehan*
James F. Sheehan
Reg. Land Surveyor
Md. No. 3984





FRONT ELEVATION (EXISTING)
SCALE 1/4" = 1'-0"



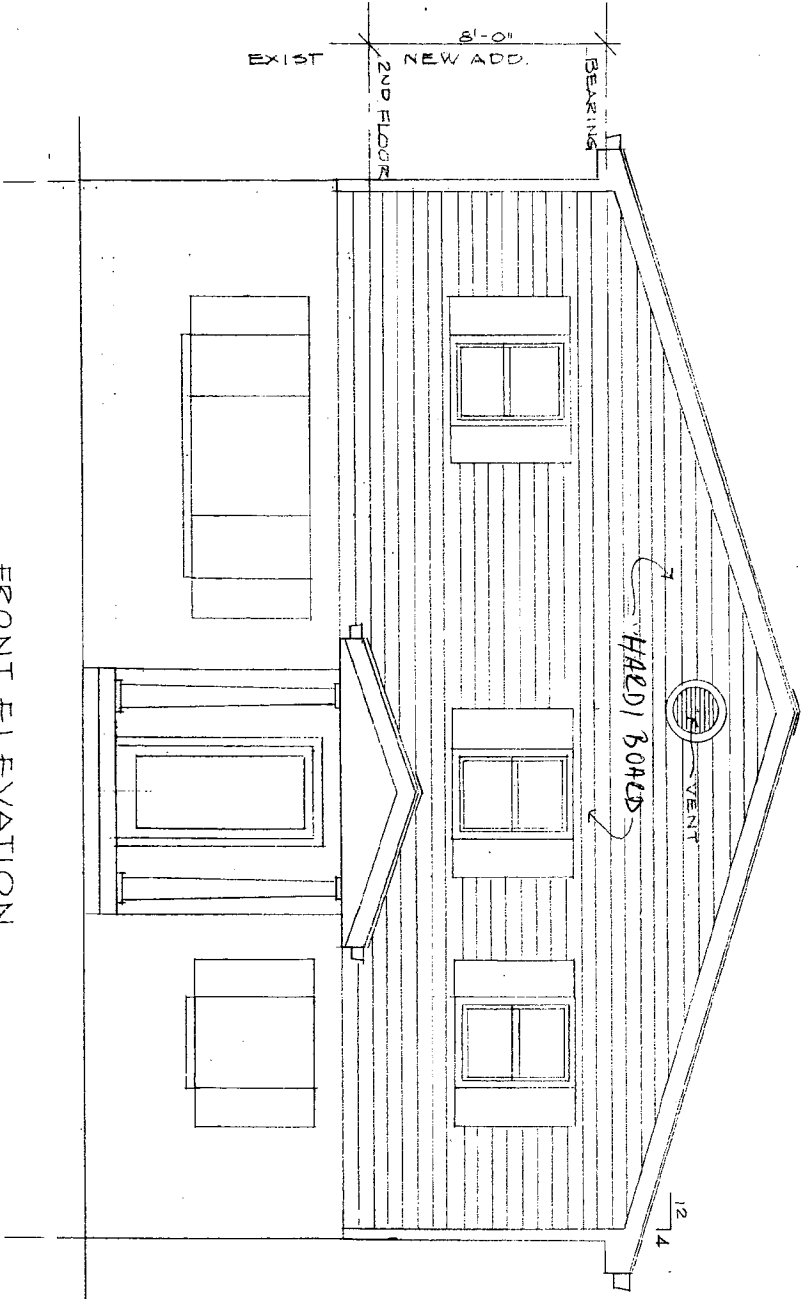
REAR ELEVATION (EXISTING)
SCALE 1/4" = 1'-0"

8

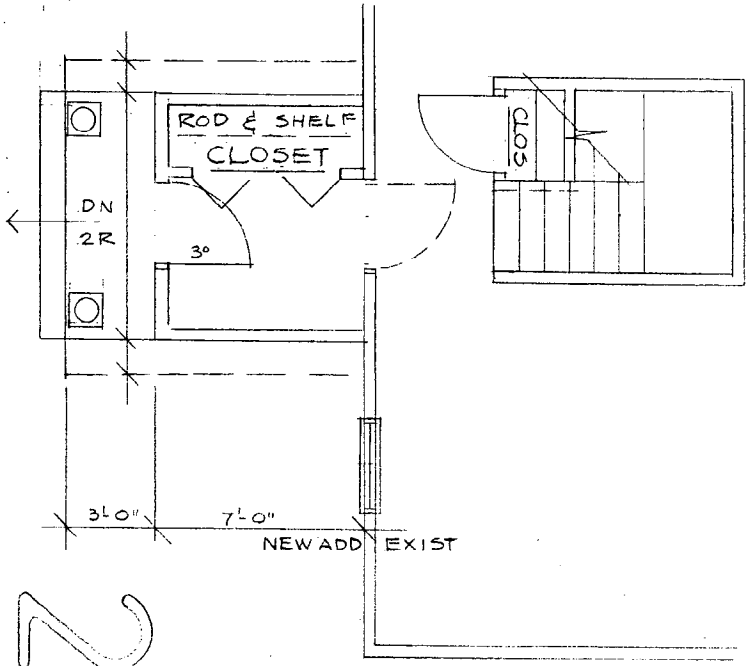
2

b

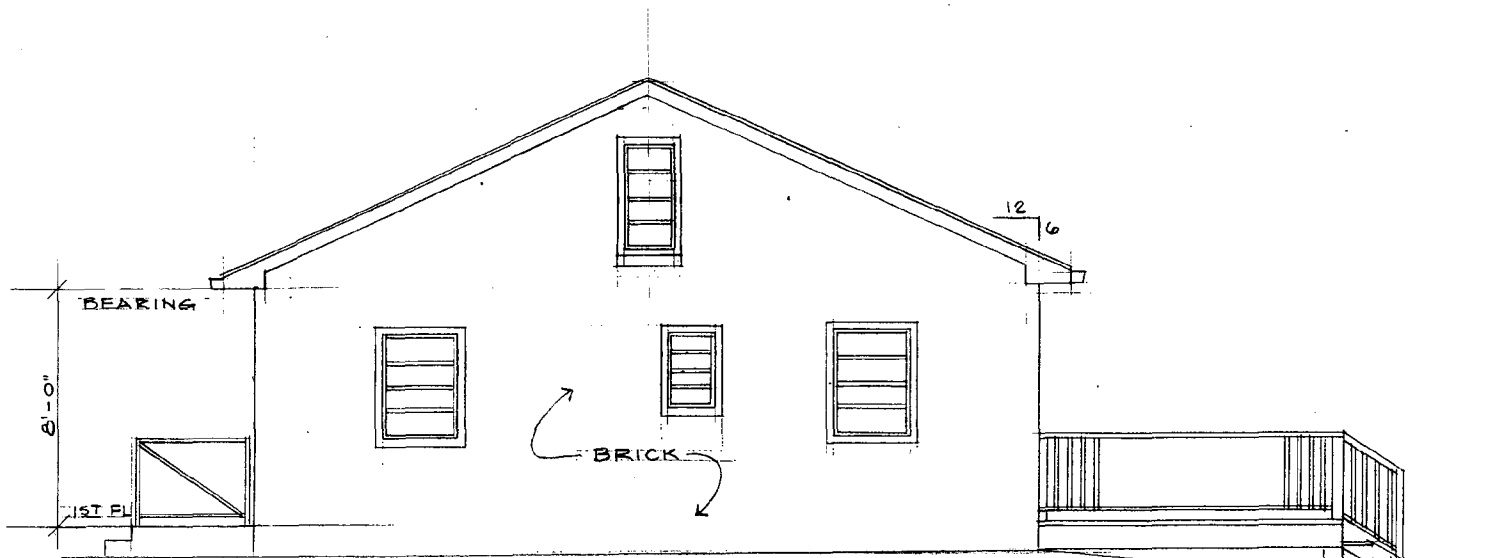
FRONT ELEVATION
SCALE 1/4" = 1'-0"



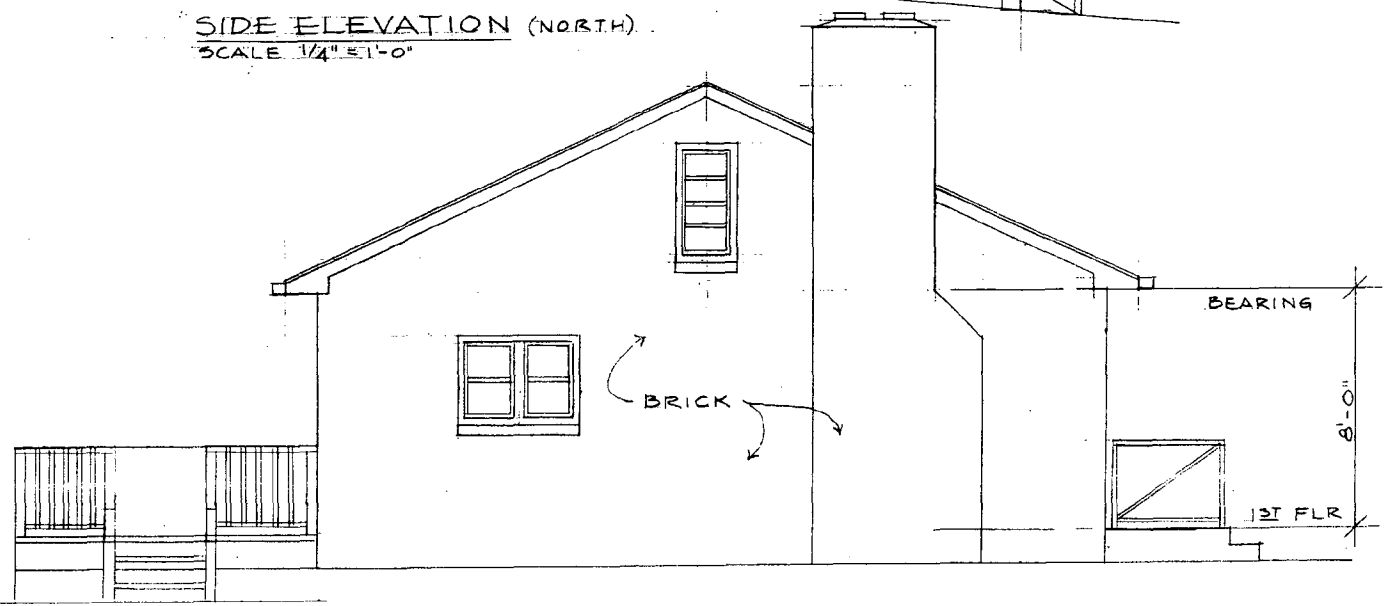
ENTRY PLAN SCALE 1/4" = 1'-0"



PROPOSED



SIDE ELEVATION (NORTH)
SCALE 1/4" = 1'-0"



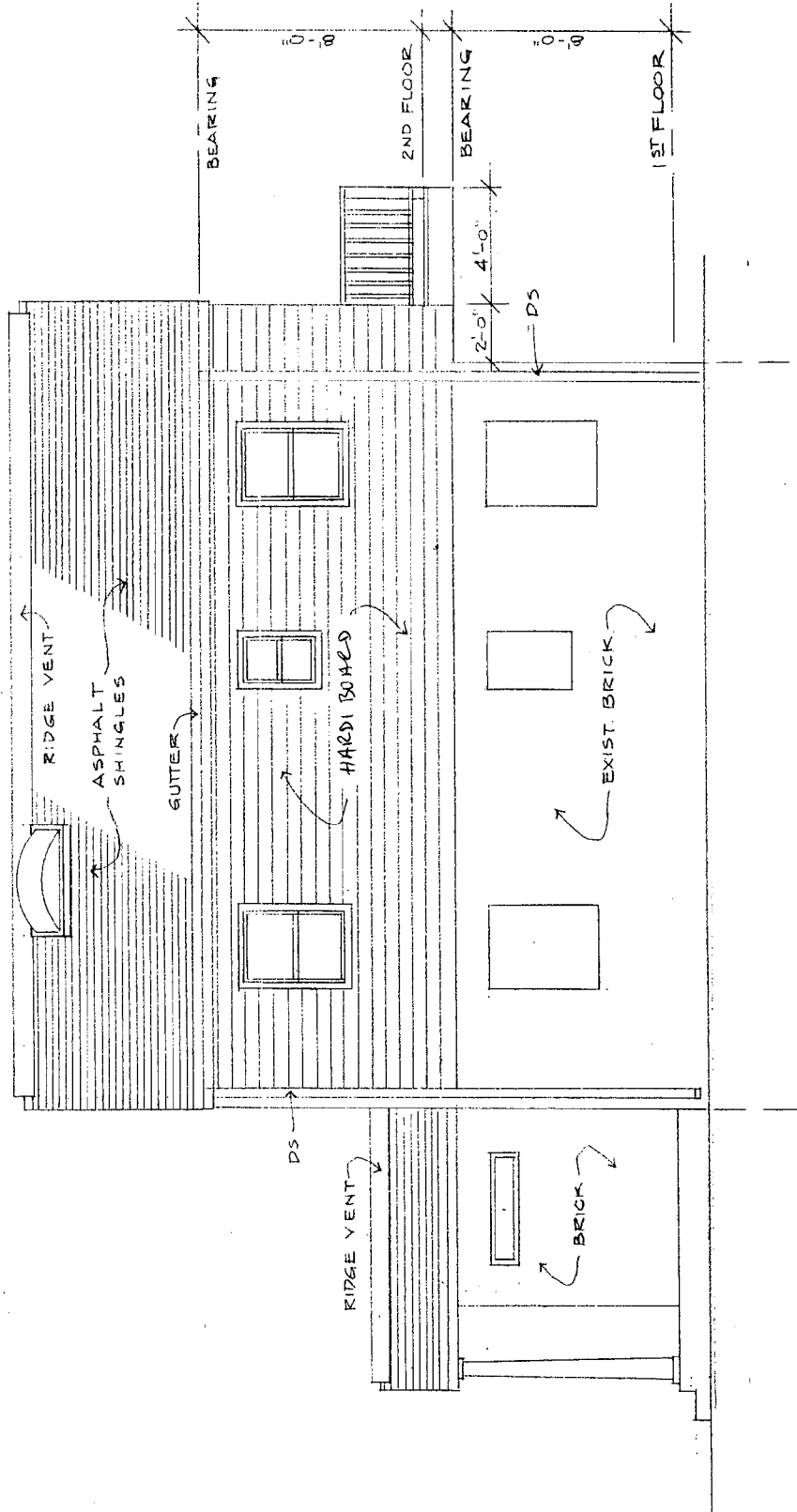
SIDE ELEVATION (SOUTH)
SCALE 1/4" = 1'-0"

10

3

PROPOSED

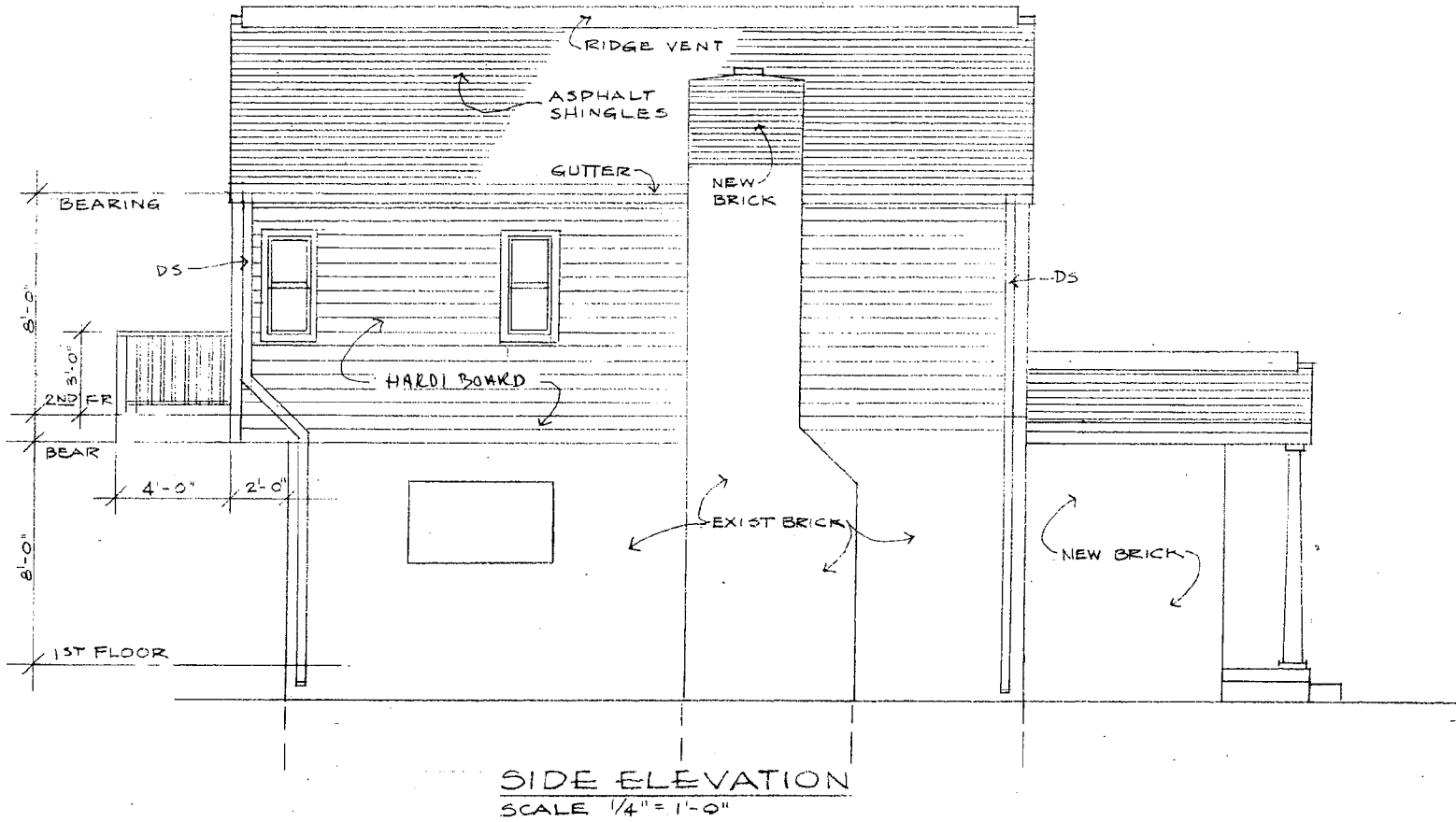
3



SIDE ELEVATION
SCALE 1/4" = 1'-0"

(=)

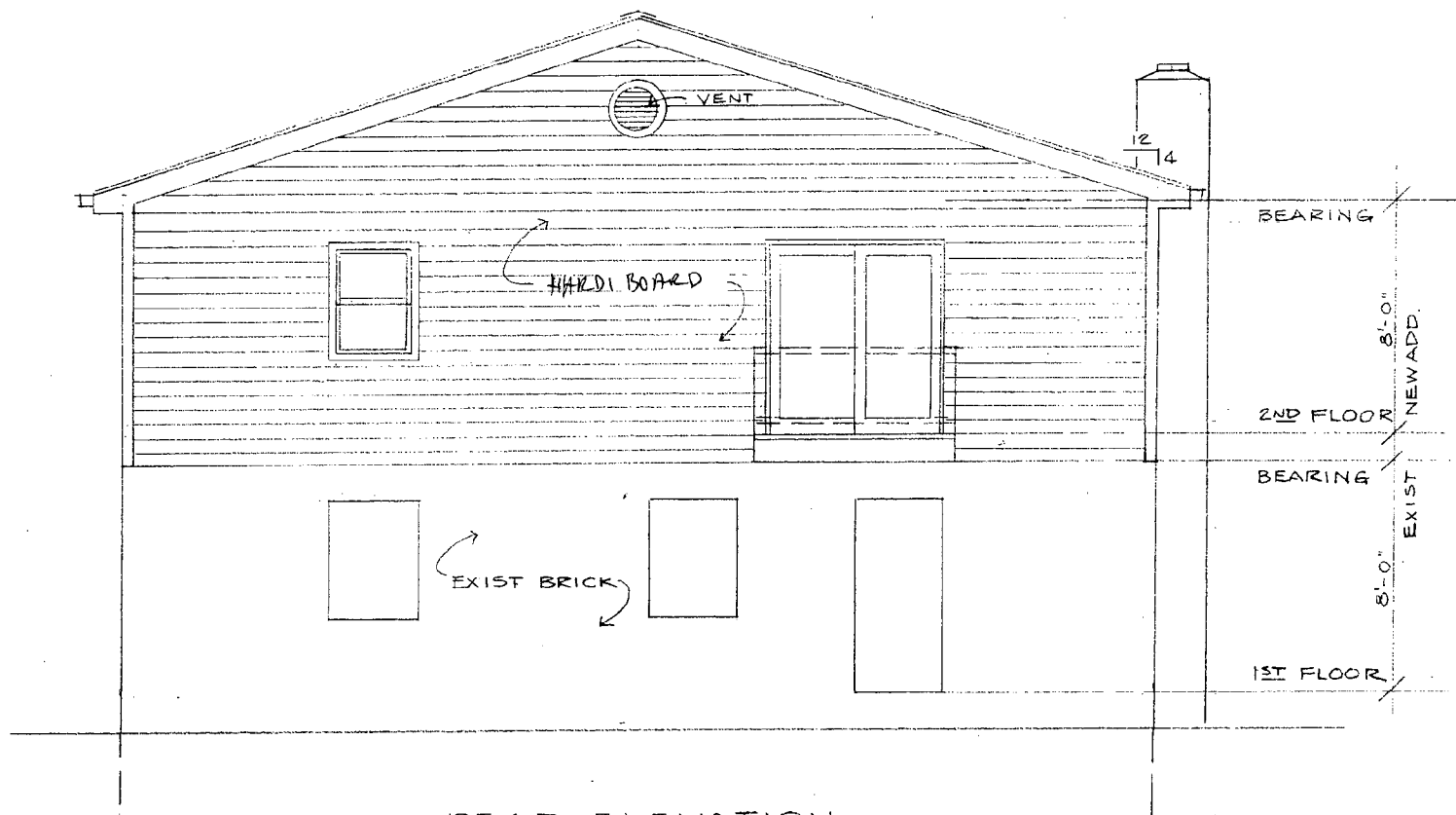
PROPOSED



12

5

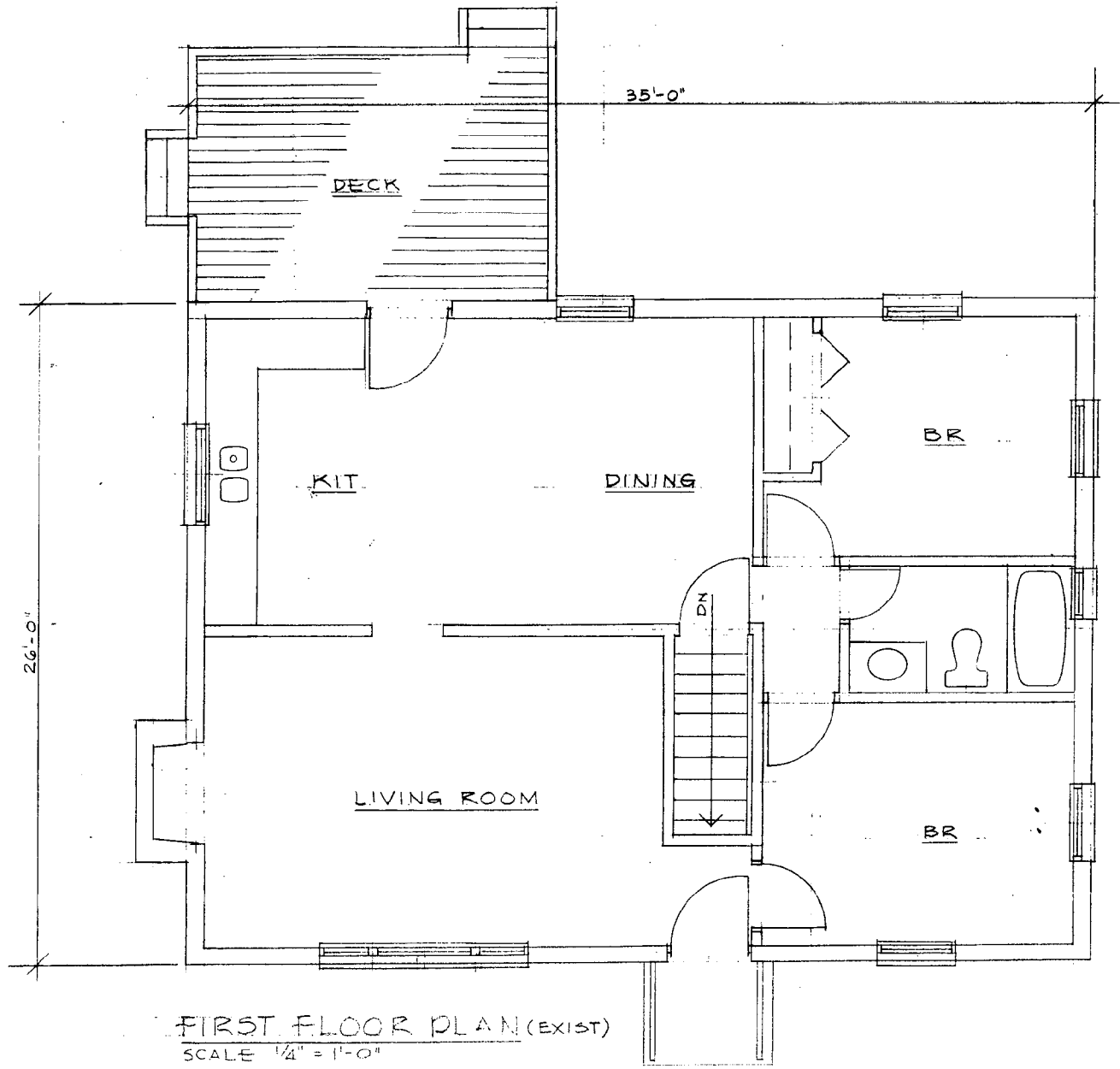
PROPOSED



REAR ELEVATION
SCALE 1/4" = 1'-0"

13

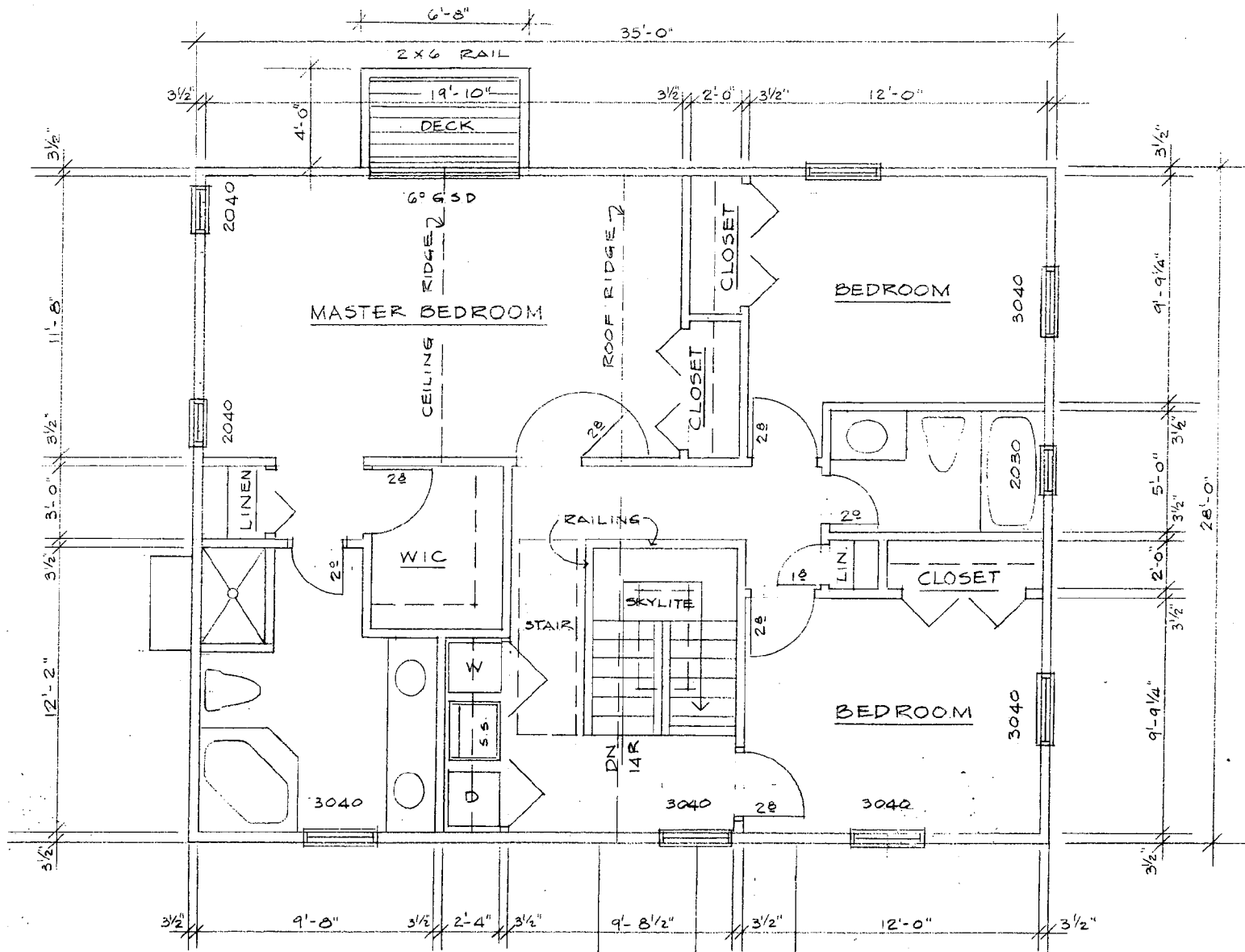
4



FIRST FLOOR PLAN (EXIST)
SCALE 1/4" = 1'-0"

(14)

51

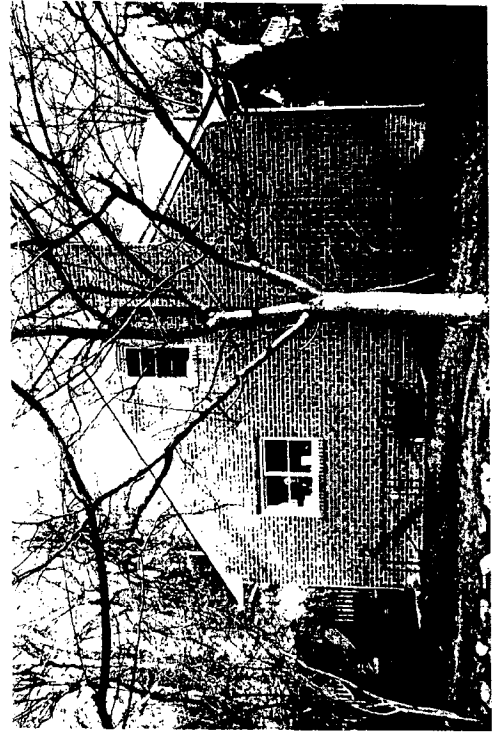


TOKIC RESIDENCE ADDITION
7338 PINEY BRANCH RD. TAKOMA PARK, MD.

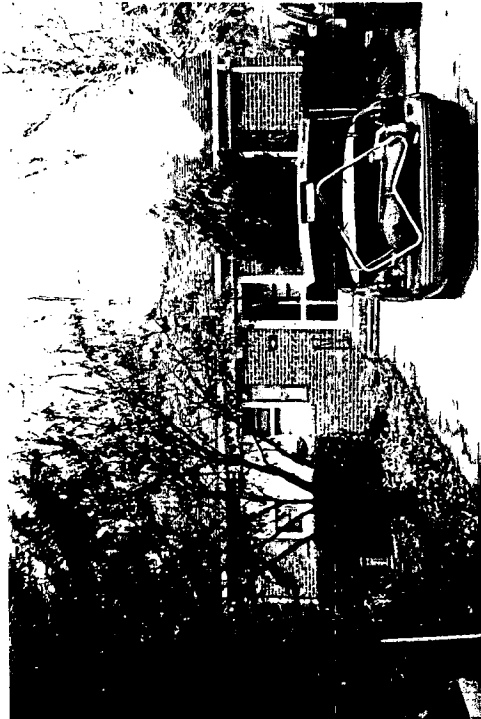
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



SIDE



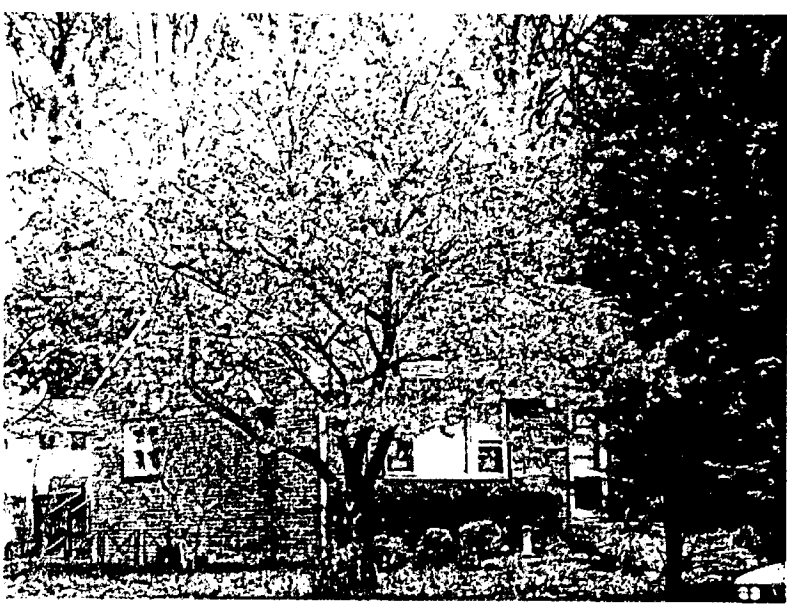
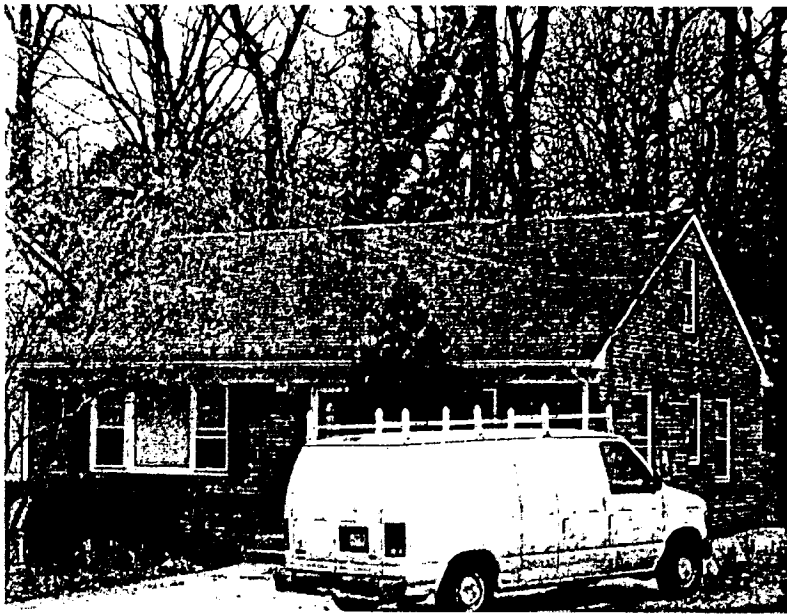
SIDE



FRONT



REAR



Fothergill, Anne

Subject: FW: HAWP applications

-----Original Message-----

From: Todd Bolton [mailto:ToddB@takomagov.org]

Sent: Friday, April 13, 2007 2:18 PM

To: Fothergill, Anne

Subject: RE: HAWP applications

Anne,

I went by the 7338 Piney Branch yesterday, There are no trees within impact range for this project. No tree protection plan permit will be required.

Thanks, Todd

4/16/2007

19

Building Location Plat
 Lots 1-A and 2-A Block 82
 Virginia G. Barclay Tract
 TAKOMA PARK

Montgomery County, Maryland

Scale: 1" = 30'

Surveyor's Certificate

We hereby certify that we have carefully surveyed the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: June 2, 1982

Frey, Sheehan, Stoker, & Assoc.
 Land Planning Consultants
 Phone 588-8484

Plat Book 48
 Plat 3722

By: *James F. Sheehan*
 James F. Sheehan
 Reg. Land Surveyor
 Md. No. 3984

