

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7309 Piney Branch Rd., Takoma Park	Meeting Date:	1/9/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/2/2019
Applicant:	Natalie Hopkins	Public Notice:	12/26/2018
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Building Addition, Siding Alteration, and Porch Modification		

RECOMMENDATION

Staff recommends that the applicant make revisions to the design based on the feedback from the HPC and submit a HAWP.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1890-1905

The subject property is a two-and-a-half stories tall, four bays wide, Queen Anne-style dwelling with cedar shingle siding and a cross gable roof.

At the rear of the house there are two additions. The larger addition was constructed c. 1960, while the other addition was constructed in 2006.

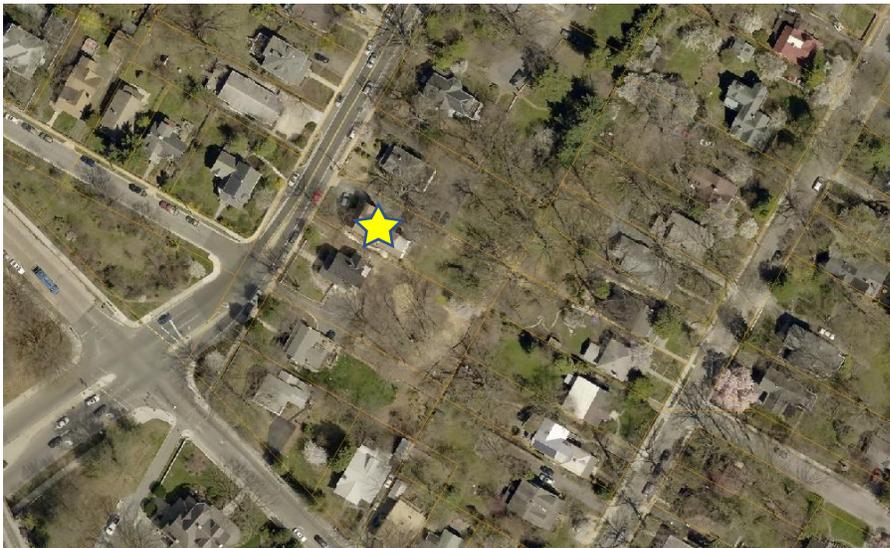


Figure 1: 7309 Piney Branch Rd. is located near Eastern Ave. and the Washington D.C. border.

PROPOSAL

The applicant proposes to:

- Remove the existing cedar shingles on the exterior and restore the wood siding or install Hardi siding if the wood is too damaged;
- Remove the Doric columns in the porch and install Queen Anne columns and install a balustrade in the front porch;
- Replace the window in the west dormer;
- Reinstall the original front door;
- Construct an addition at the rear that extends the 2nd and 3rd floor above the existing addition; and
- Install gutters and downspouts.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (the Standards).

Takoma Park Historic District Design 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.

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.

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

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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 insure 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

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, space and spatial relationships that characterize a property will 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 applicant proposes to undertake work in several areas of the house. Some of this work is eligible for the County's Historic Preservation Tax Credit Program and will be identified as such in this Staff Report.

Siding Repair/Removal

The cedar shingles on the first and second floor are not original to the house and obscure the original 19th century clapboard siding. The condition of this siding is unknown at this time. The applicant proposes to remove the cedar siding and to restore the original wood clapboard siding. The submitted scope of work indicates that “if the original wood siding is discovered to be deteriorated beyond repair the cedar shingles will be replaced with wood-grain fiber cement siding similar to the adjacent property.” Staff encourages the applicant to remove the non-historic cedar siding to uncover the historic siding. This presentation would more accurately reflect the building’s historic appearance. This work and the selective replacement of clapboards would be eligible for the County’s Historic Preservation Tax Credit. However, without a thorough evaluation of the condition of the clapboards, Staff cannot make a recommendation for the treatment of the siding below. Staff additionally finds that the proposal to replace all of the siding with Hardi in the historic massing of the house is inappropriate and runs afoul of the *Takoma Park Design Guidelines*, which state, “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.” The HPC has typically allowed the use of Hardi siding on ‘contributing’ buildings in the Takoma Park Historic District only in new construction and rear additions and not for wholesale replacement.

Staff finds that removing the cedar shingles to uncover the clapboards should be approved and that repairing the clapboards would be an in-kind repair which would not require HPC review and approval. Staff recommends that if the applicant wishes to pursue the wholesale replacement of the historic clapboards, the applicant must first remove several sections of the cedar shingles to demonstrate condition of the clapboards as deteriorated beyond repair before returning for a HAWP. Additionally, where the HPC has allowed the use of Hardi siding, the typical requirement is for the Hardi to be installed with the smooth side facing out.

Porch Alterations

The applicant proposes several modifications to the existing porch. The applicant indicates that the current porch was modified or significantly altered c.1960 and while there is no documentary evidence included with the application, Staff finds this to be a reasonable as the remainder of the house was significantly modified during that time. The applicant proposes removing the existing shed roof and installing a hipped roof. Second, the applicant proposes to remove the Doric columns and replace them with simple posts wrapped in Azek. The applicant proposes to install a new wood baluster with a 2” (two inch) square pickets and a new set of front stairs with a handrail matching the balustrade.

Staff cannot determine if the existing front porch is historic or a later replacement. Sanborn maps show a full-width porch going back to at least 1927, but those records do not indicate porch roof type. However, Staff finds that a hipped roof would be period appropriate. The house to the left has a full-width hipped roof porch and the house to the right has a full-width shed roofed porch. Staff finds that an alteration to this feature would be acceptable. Staff additionally finds that square columns would be a period-appropriate design, however, the use of Azek in this location is generally considered to be inconsistent with the *Design Guidelines*’ aim of ensuring

that changes are appropriate for the architectural period of construction. Wood columns are the only appropriate material for such a prominent architectural feature.

The proposed front baluster is simply detailed and will not detract from the historic appearance of the house. Staff supports approval of this element at the HAWP submission.

The applicant proposes to remove the side loading steps, which do not appear to be historic, and to replace the front-loading steps with a new set that includes a railing. These features do not appear historic and their replacement with the simply detailed wood steps would be appropriate. Staff is uncertain if the rise of the proposed steps will be lower than the existing or if there will be an accompanying grade change as the proposal will add an additional stair. Staff encourages the HPC to identify how the applicant is carrying this alteration out as additional alterations to the landscape and hardscape would require further information be submitted as part of this HAWP.

Window Replacement

The applicant proposes to restore the western-facing windows in the 3rd floor and to replace the window facing north. Staff remains uncertain which of these windows are proposed for removal as the orientation of the house is towards the northwest, however, window repair is always an encouraged treatment and is eligible for the County Tax Credit. In order to determine that a historic window may be replaced, an assessment of the window needs to be conducted and the findings along with accompanying photographs need to be submitted to Staff with the HAWP materials. Additionally, for any new window specs and details need to be submitted so the HPC may fully evaluate both the removal of the existing window and the appropriateness of the proposed replacement.

Front Door Replacement

The applicant indicates that the historic front door was removed and is currently in storage. Staff encourages the replacement of the front door, and notes that it is eligible for the Tax Credit.

Rear Addition

The applicant proposes to construct an addition at the rear that will project the 2nd and 3rd floors above the footprint of the exiting rear additions. The rear addition will have a shallow pitched roof with the impression of a wall dormer. The drawings do not clearly indicate the siding or the rear as drawing 3 indicates that the vinyl will be replaced with fiber cement while drawing 13 indicates that vinyl siding will be installed throughout. Additionally, window configuration was included with the drawings, however, a window schedule identifying the manufacture, series, materials, and profiles was not.

The proposed addition will be constructed above the footprint of the c.1960 and 2006 additions at the rear. These additions are inset by 13” (thirteen inches) from the right historic wall plane and are inset by several feet from the left wall. The view of the addition from the left is further obscured by the bay window on the left elevation. The gable roof of the addition will be 4’ 6” (four feet, six inches) lower than the historic gable roof. The proposed addition will provide access to all three floors of living space. This will be accomplished in the 3rd floor by adding a large shed dormer. This dormer will project well beyond the historic roof line and will be visible

from the public right-of-way, particularly from the right of the house (see 3D perspective drawings 16 in the application). There will be a 5' 9" (five feet, nine inches) gap between the historic gable roof and the start of the dormer. Staff does not find that this separation is sufficient to differentiate the new construction from the historic, however the HPC may find that the distance between the roof forms and new design element make for a compatible design. Staff requests the HPC provide feedback to the applicant about the appropriateness of this roof configuration.

The drawings of the addition show a wider reveal pattern for the siding on the addition. Staff finds that this differentiation is appropriate and would support this if it were to be proposed in Hardi.

The windows proposed for the new addition are two-over-two sash windows. This is the configuration found throughout the historic construction and Staff finds it is compatible. Detailed specifications need to be included with the HAWP submission. The only area that does not use two-over-two windows is on the second floor on the right elevation and the applicant proposes a pair of awning windows in this location. Staff finds that the overall window placement on the right elevation, both for the historic house and for the non-historic additions do not include a rational basis for their locations. Perhaps in removing the siding the historic window placement may be revealed. The proposed awning windows only reinforce the installation of windows with not external rational plan and Staff requests the HPC provide guidance to the applicant about the appropriateness of the size and configuration of these windows.

Gutters and Downspouts

Finally, the applicant proposes to install aluminum gutters and downspouts. Details for these were not provided and Staff requests that detailed specifications be included in the materials submitted for the HAWP.

STAFF RECOMMENDATIONS

Staff recommends that the applicant make revisions to the design based on the feedback from the HPC and submit a HAWP.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: BEN@BENNORKINARCHITECTURE.COM Contact Person: BEN NORKIN
Daytime Phone No.: 202-578-7094

Tax Account No.: 01071423

Name of Property Owner: NATALIE HOPKINS Daytime Phone No.: 202-997-1489

Address: 7309 PINEY BRANCH RD TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7309 Street: PINEY BRANCH RD

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

Lot: 19 Block: 12 Subdivision: 0025

Liber: _____ Folio: _____ 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: _____

1B. Construction cost estimate: \$ \$160,000

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.

Benjamin J. ...
Signature of owner or authorized agent

12/17/2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

0061373

1. WRITTEN DESCRIPTION OF THE PROJECT

a. Description of existing structure and environmental setting, including historical features and significance

This three story, gable-roofed, cedar wood shingled Victorian house with original details in the interior was constructed in 1896. It features 30 original double hung two-over-two sash windows, including 8 double hung two-over-two windows in the two story bay window on the northern side of the house. It also has wood fish scale shingles at the dormer/third floor level. The front of the house faces west. There is a wooden porch with Doric columns in the front of the house and a modern kitchen addition with vinyl siding and deck in the rear of the house. It is located in the Takoma Park historic district and sits between similar houses on the odd side of the street. The house to the south (7307) was constructed in 1884 and the house to the north (7311) was constructed in 1902.

b. General description of project and its effect on the historic resource, the environmental setting, and, where applicable, the historic district.

Project will remove existing cedar shingles on exterior and restore original wood siding still in place underneath the shingles. If original wood siding is discovered to be deteriorated beyond repair the cedar shingles will be replaced with wood-grain fiber cement siding similar to the adjacent property.

Fish scale shingles on the third floor will be kept and restored. Project will also replace rotting porch boards and replace existing Doric style columns with style appropriate columns and add a row of balusters to provide a more classic Victorian porch appearance. New wooden steps with railings will be added. Porch footprint to remain the same.

Restore third floor windows facing west and replace window in dormer/third floor level facing north. Replace front door with original front door currently in storage.

Extend 2nd floor and 3rd floor at rear to occupy space above existing 1st floor. No new footprint will be added to the site.

Install gutters and downspouts at inside corners to improve drainage.

MAILING ADDRESSES FOR HAWP APPLICATION NOTIFICATION

OWNER'S MAILING ADDRESS

Natalie Hopkins
7309 Piney Branch Rd
Takoma Park, MD 20912

OWNER'S AGENT'S MAILING ADDRESS

Ben Norkin
Ben Norkin Architecture
7204 Trescott Ave
Takoma Park, MD 20912

ADJACENT AND CONFRONTING PROPERTY OWNERS MAILING ADDRESSES

Chris and Shivani Sutton
7307 Piney Branch Rd
Takoma Park, MD 20912

John and Lindsey Simpson
7310 Piney Branch Rd
Takoma Park, MD 20912

Constance Mayer
7311 Piney Branch Rd
Takoma Park, MD 20912

Jodie Steiner and Federico Mini
7312 Piney Branch Rd
Takoma Park, MD 20912

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

December 13, 2018

To: Property Owner: **Natalie Hopkins**

To: Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

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/email: Ben Norkin, ben@bennorkinarchitecture.com
Location of Project: 7309 Piney Branch Road, Takoma Park MD 20912
Proposed Scope of Work: Porch and Siding Repair & 3rd Floor Addition

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 5/8" in diameter or greater), located on the property or on an adjacent property, may require a Tree Impact Assessment and Tree Protection Plan. Make sure to submit a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree will be impacted by the proposed construction. The removal of any urban forest tree will require a tree removal 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 janvz@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 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: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required 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 Takoma Park 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.



FRONT ELEVATION (WEST) FACING PINEY BRANCH RD



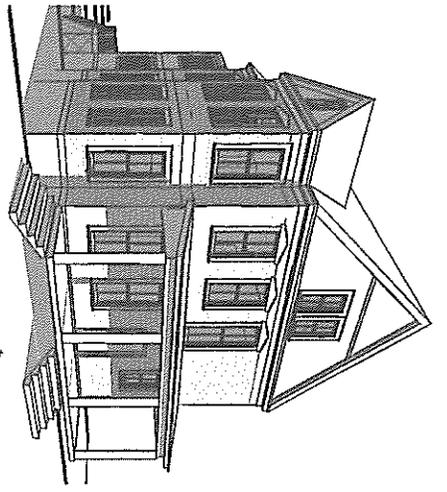
FRONT ELEVATION (WEST) FACING PINEY BRANCH RD



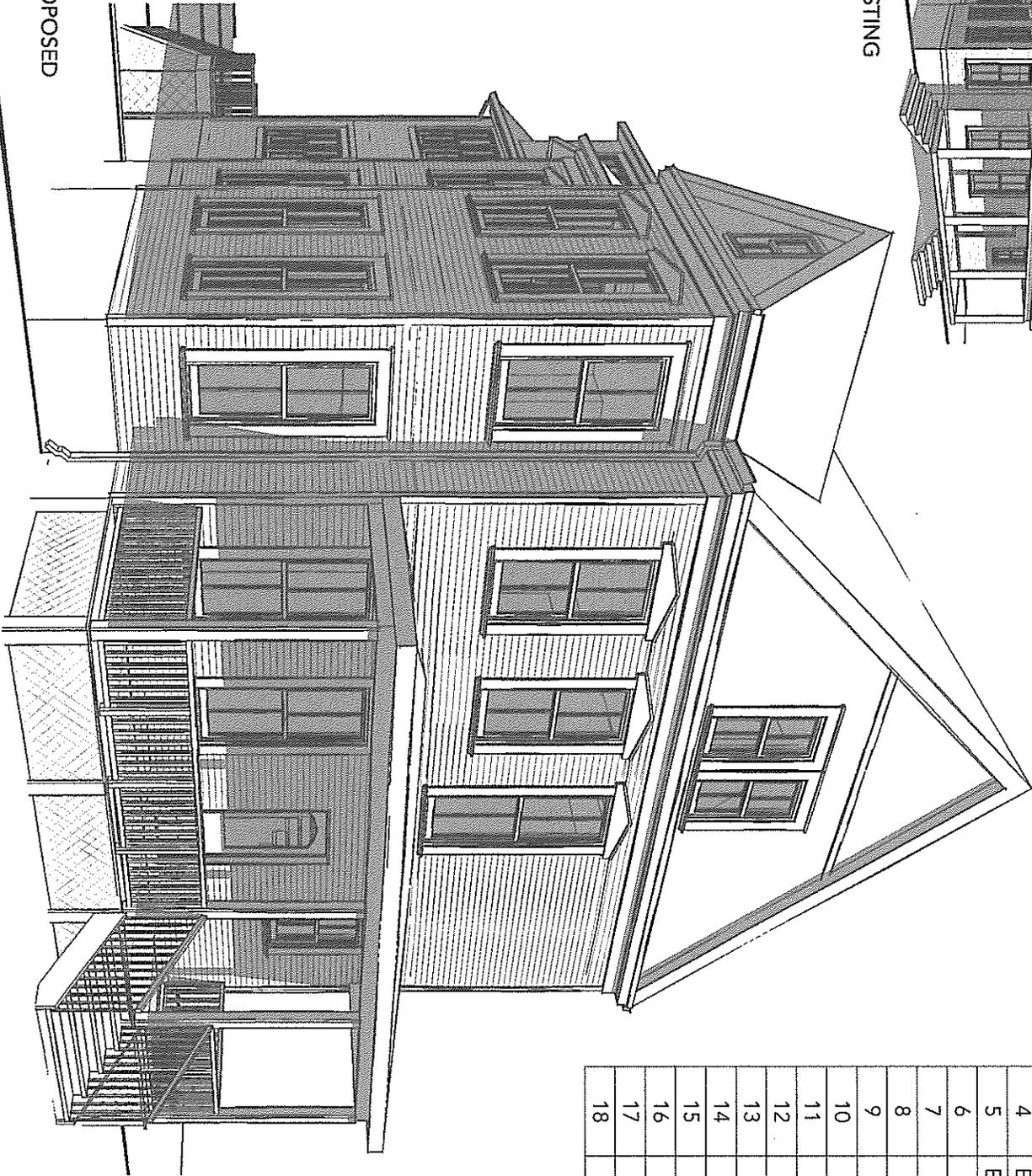
REAR ELEVATION (EAST)



REAR ELEVATION (EAST)



EXISTING



PROPOSED

Sheet No.	Sheet Name
0	Cover
1	Site Plan
2	Existing Elevations
3	Existing Elevations
4	Existing Elevations
5	Existing Elevations
6	Cellar Floor Plan
7	1st Floor Plan
8	2nd Floor Plans
9	3rd Floor Plans
10	Roof Plan
11	Elevations
12	Elevations
13	Elevations
14	Elevations
15	3D Perspective
16	3D Perspective
17	3D Perspective
18	3D Perspective

Sheet No. Sheet Name

BEN NORKIN
- ARCHITECTURE -

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ben@benorkinarchitecture.com
benorkinarchitecture.com

HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
7309 Piney Branch Rd Takoma Park, MD 20912

PROJECT: 18004

DRAWN BY: BJN

SHEET NO.:

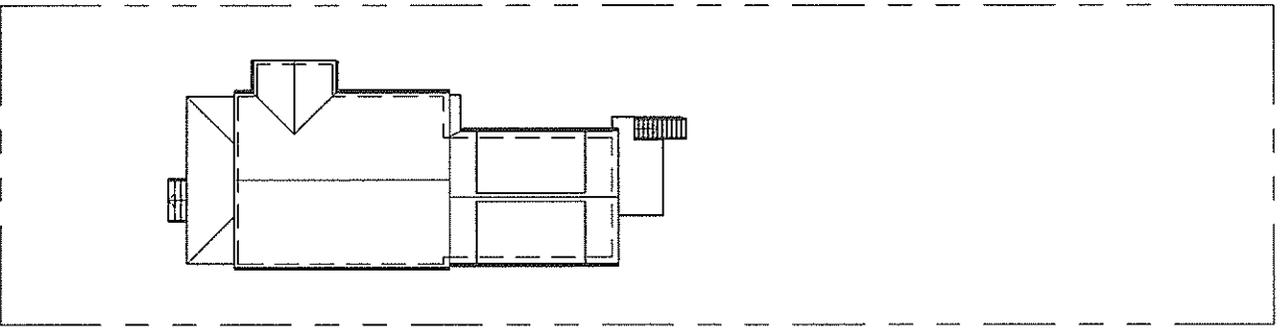
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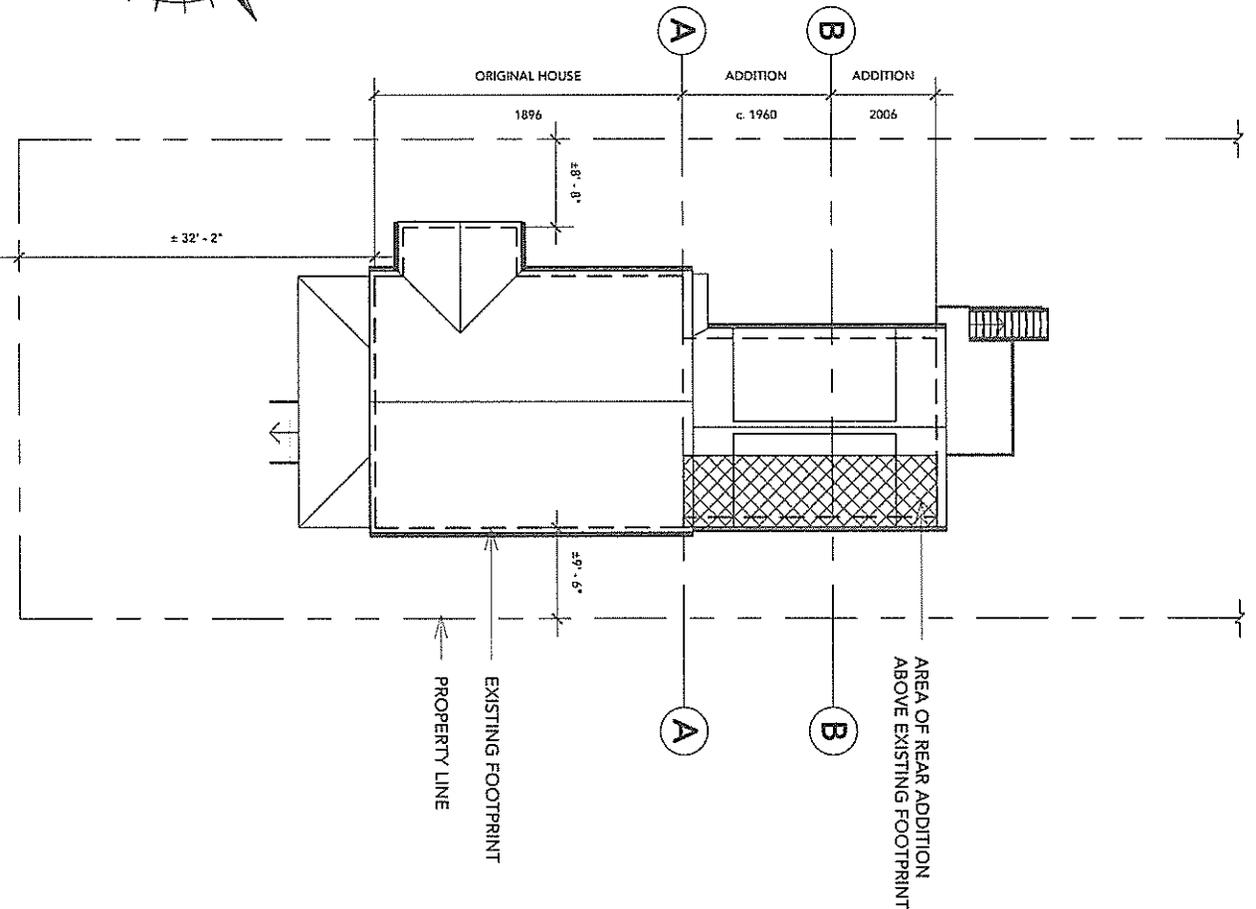
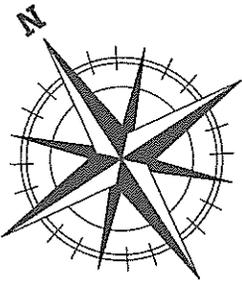
COVER

SCALE:

NOTE: SEE PLAT, PROVIDED, FOR FULL SITE INFORMATION



1 SITE PLAN
1" = 30'-0"



2 SITE PLAN
1" = 20'-0"

BEN NORKIN
- ARCHITECTURE -

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HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
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PROJECT: 18004

DRAWN BY: BJM

SHEET NO.: 1

SHEET NAME:

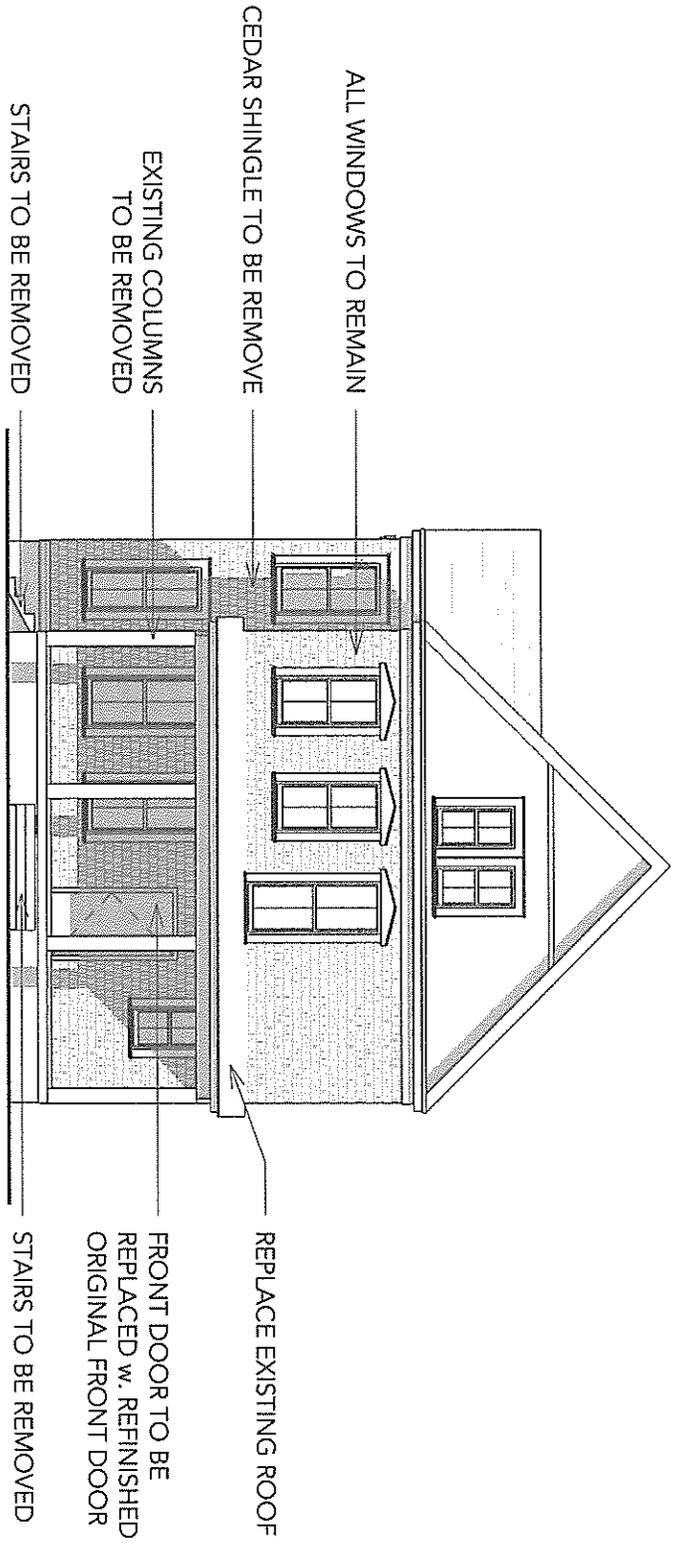
SITE PLAN

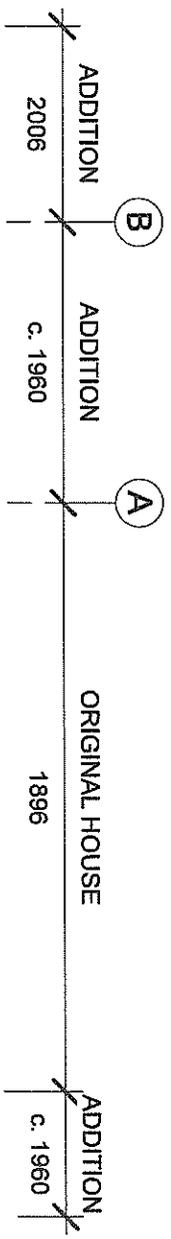
SCALE: As indicated

HOPKINS RENOVATION
NATALIE HOPKINS AND JOHN BOHN
7309 Piney Branch Rd Takoma Park, MD 20912

PROJECT:	18004
DRAWN BY:	BJN
SHEET NO.:	2
SHEET NAME:	EXISTING ELEVATIONS

1 EXISTING FRONT ELEVATION
3/32" = 1'-0"





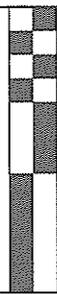
1 EXISTING LEFT ELEVATION
 3/32" = 1'-0"

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HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
 7309 Piney Branch Rd Takoma Park, MD 20912



PROJECT: 18004
 DRAWN BY: BJN
 SHEET NO.: 3
 SHEET NAME:

EXISTING ELEVATIONS

SCALE: 3/32" = 1'-0"

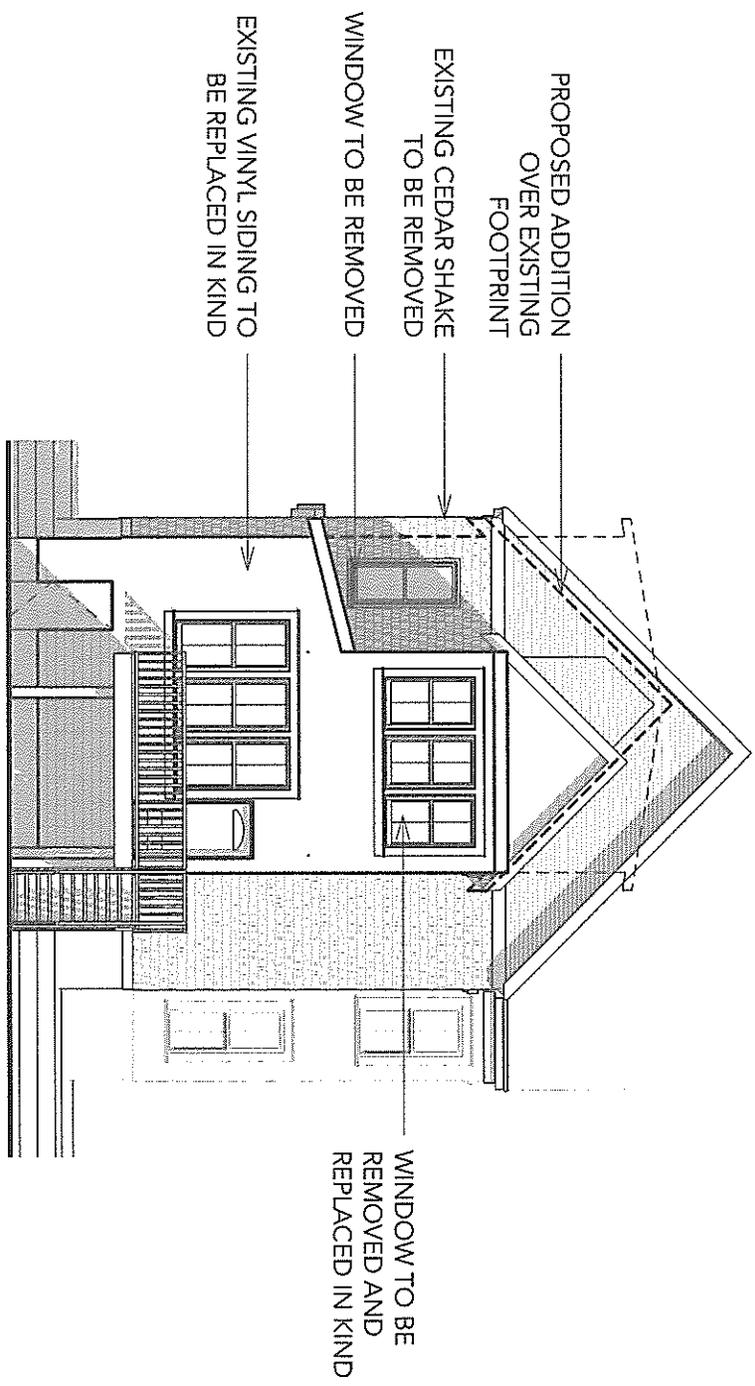
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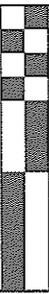
20

HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
7309 Piney Branch Rd Takoma Park, MD 20912



1 EXISTING REAR ELEVATION
3/32" = 1'-0"



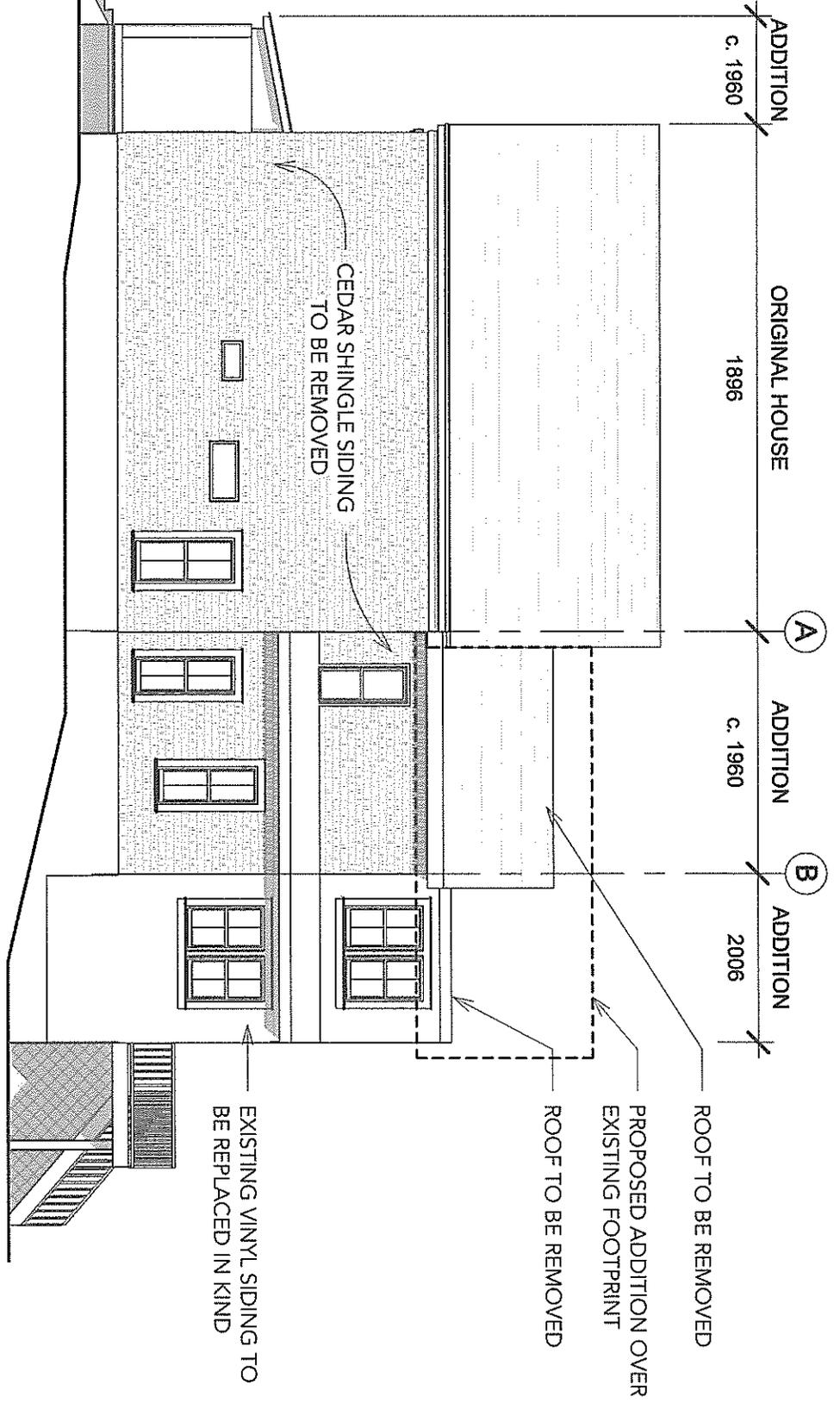
PROJECT: 18004

DRAWN BY: BJN

SHEET NO: 4

SHEET NAME: EXISTING ELEVATIONS

SCALE: 3/32" = 1'-0"



1 EXISTING RIGHT ELEVATION
 3/32" = 1'-0"

BEN NORKIN
 - ARCHITECTURE -

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 ben@benmorkinarchitecture.com

HOPKINS RENOVATION
NATALIE HOPKINS AND JOHN BOHN
 7309 Piney Branch Rd Takoma Park, MD 20912

PROJECT: 18004

DRAWN BY: BJN

SHEET NO.: 5

SHEET NAME:

EXISTING ELEVATIONS

SCALE: 3/32" = 1'-0"

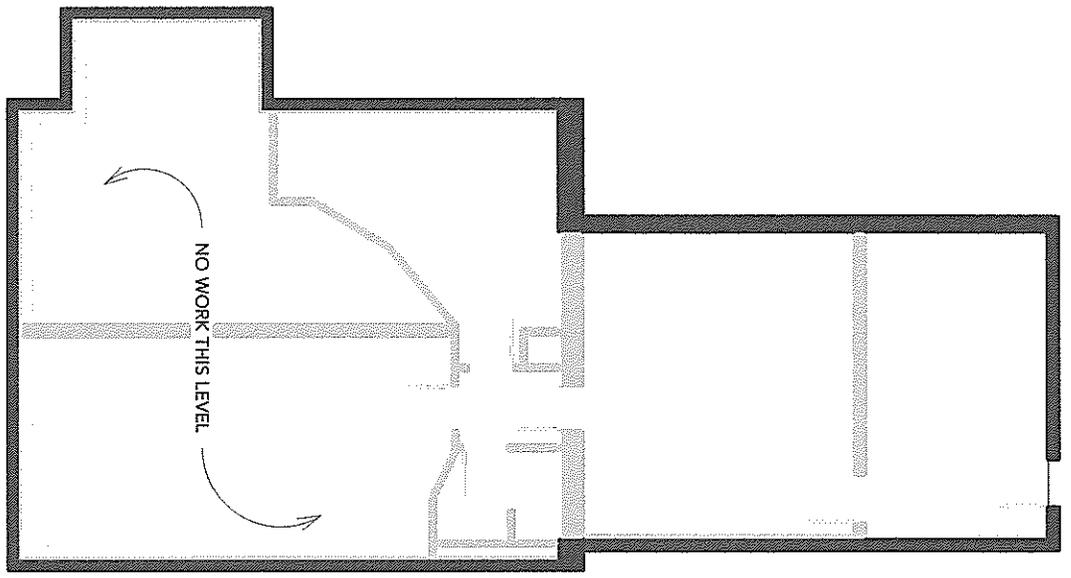
BEN NORKIN
- ARCHITECTURE -

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HOPKINS RENOVATION

NATALIE HOPKINS AND JOHN BOHN
7309 Piney Branch Rd Takoma Park, MD 20912



1 EXISTING CELLAR PLAN
3/32" = 1'-0"



PROJECT: 18004

DRAWN BY: BJN

SHEET NO: 6

SHEET NAME: CELLAR FLOOR PLAN

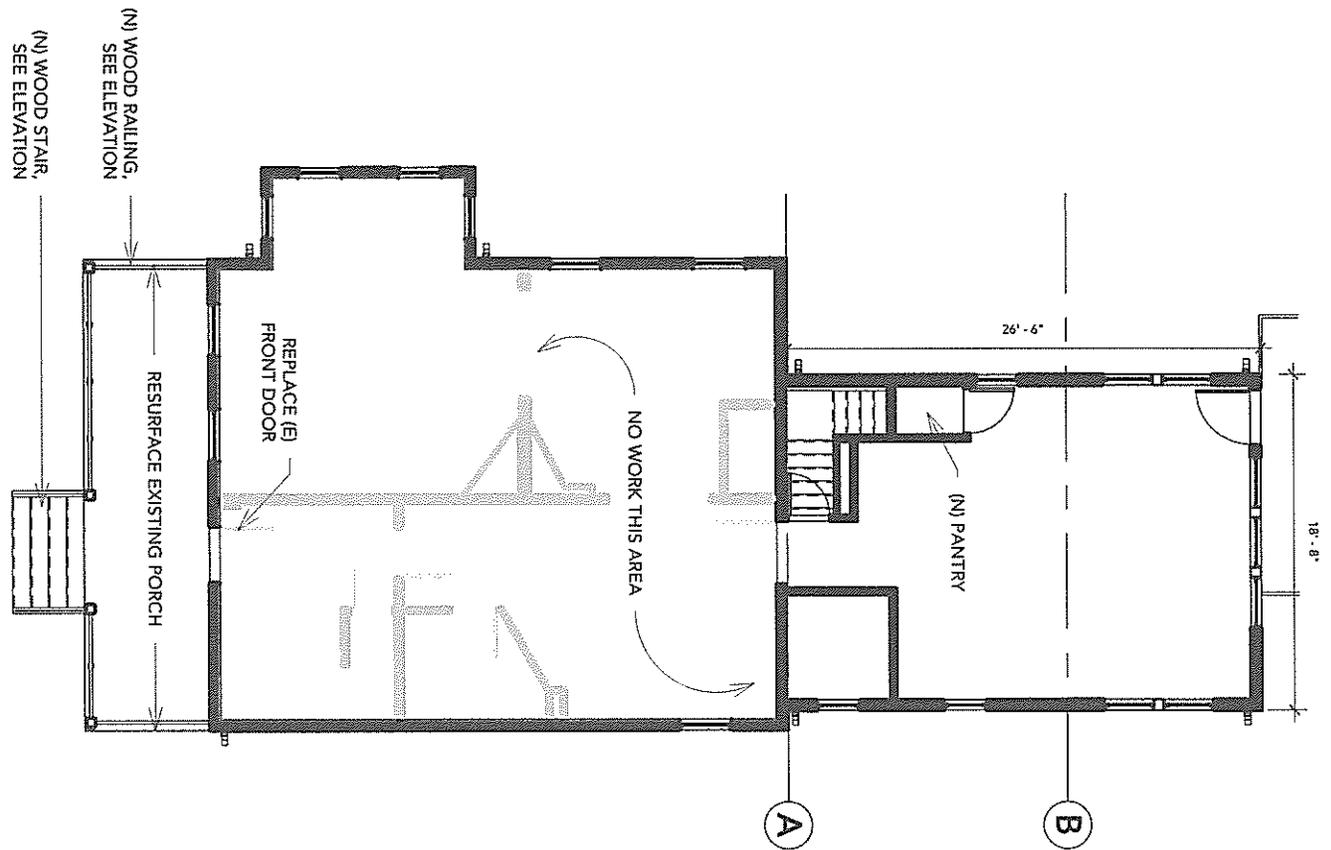
SCALE: 3/32" = 1'-0"

HOPKINS RENOVATION
NATALIE HOPKINS AND JOHN BOHN
 7309 Piney Branch Rd Takoma Park, MD 20912

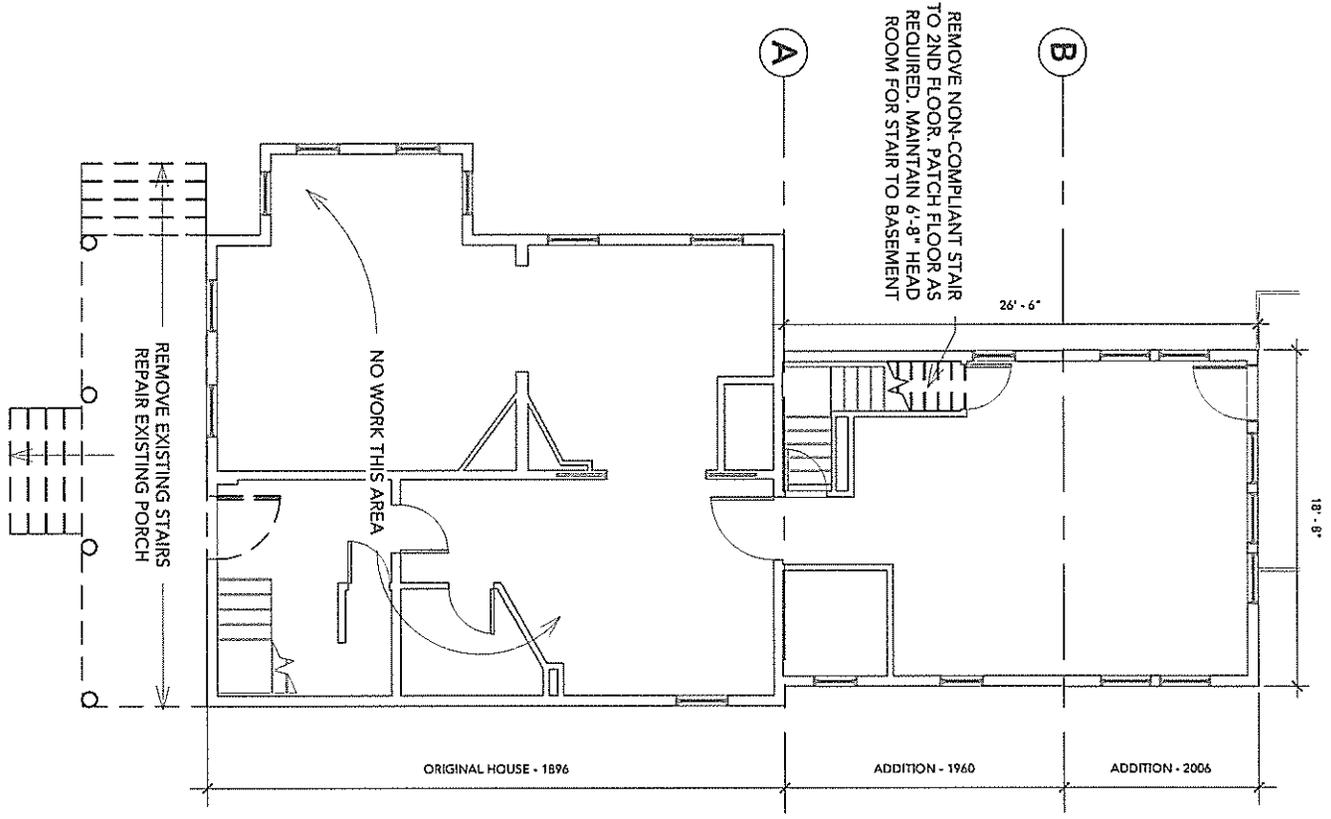
PROJECT:	18004
DRAWN BY:	BJN
SHEET NO.:	7
SHEET NAME:	

1ST FLOOR PLAN

SCALE: 3/32" = 1'-0"



1
 3/32" = 1'-0"
1ST FLOOR PLAN
PROPOSED



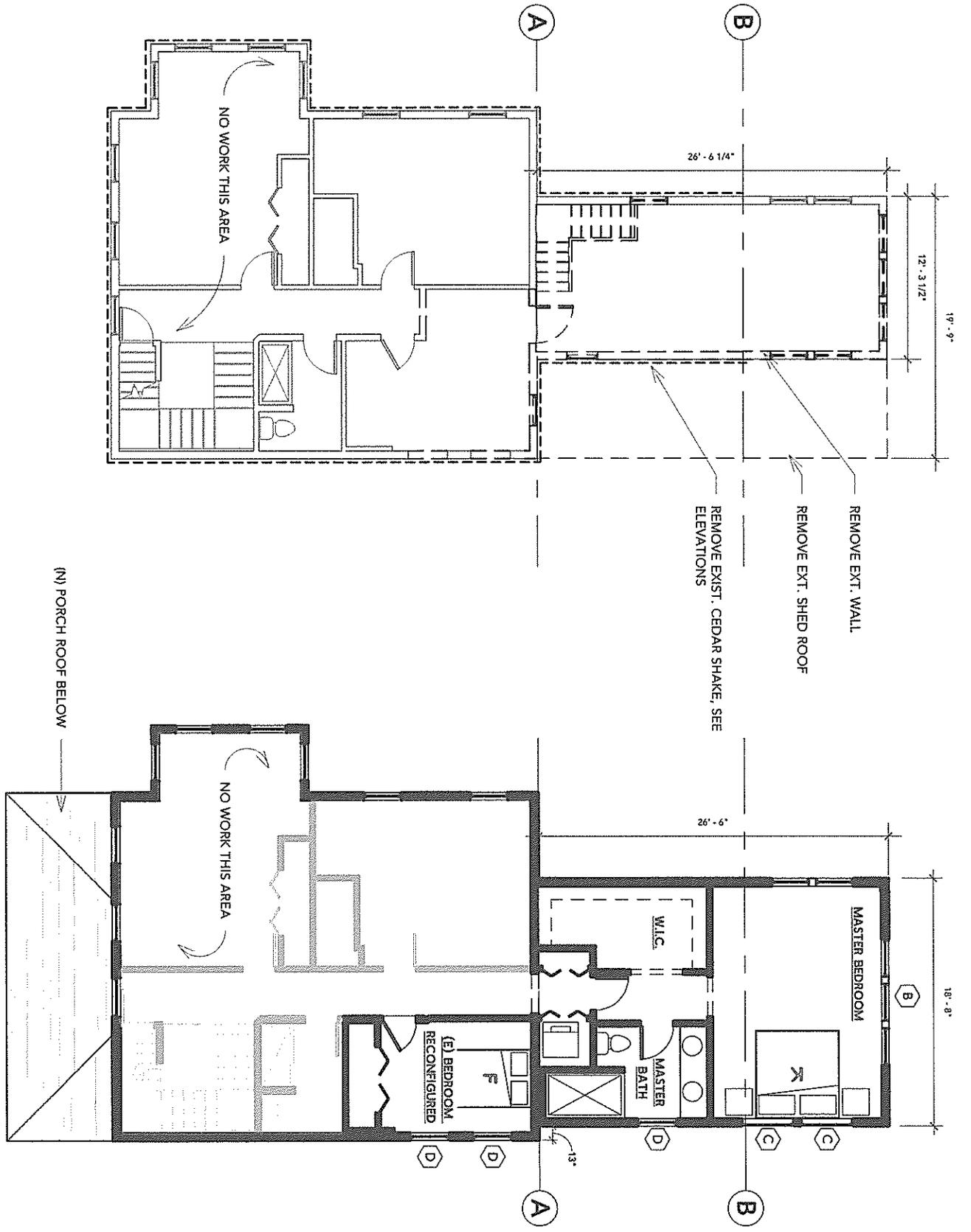
2
 3/32" = 1'-0"
1ST FLOOR PLAN
EXISTING/DEMO

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PROJECT:	18004
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SHEET NO.:	8
SHEET NAME:	

2ND FLOOR PLANS

SCALE: 3/32" = 1'-0"

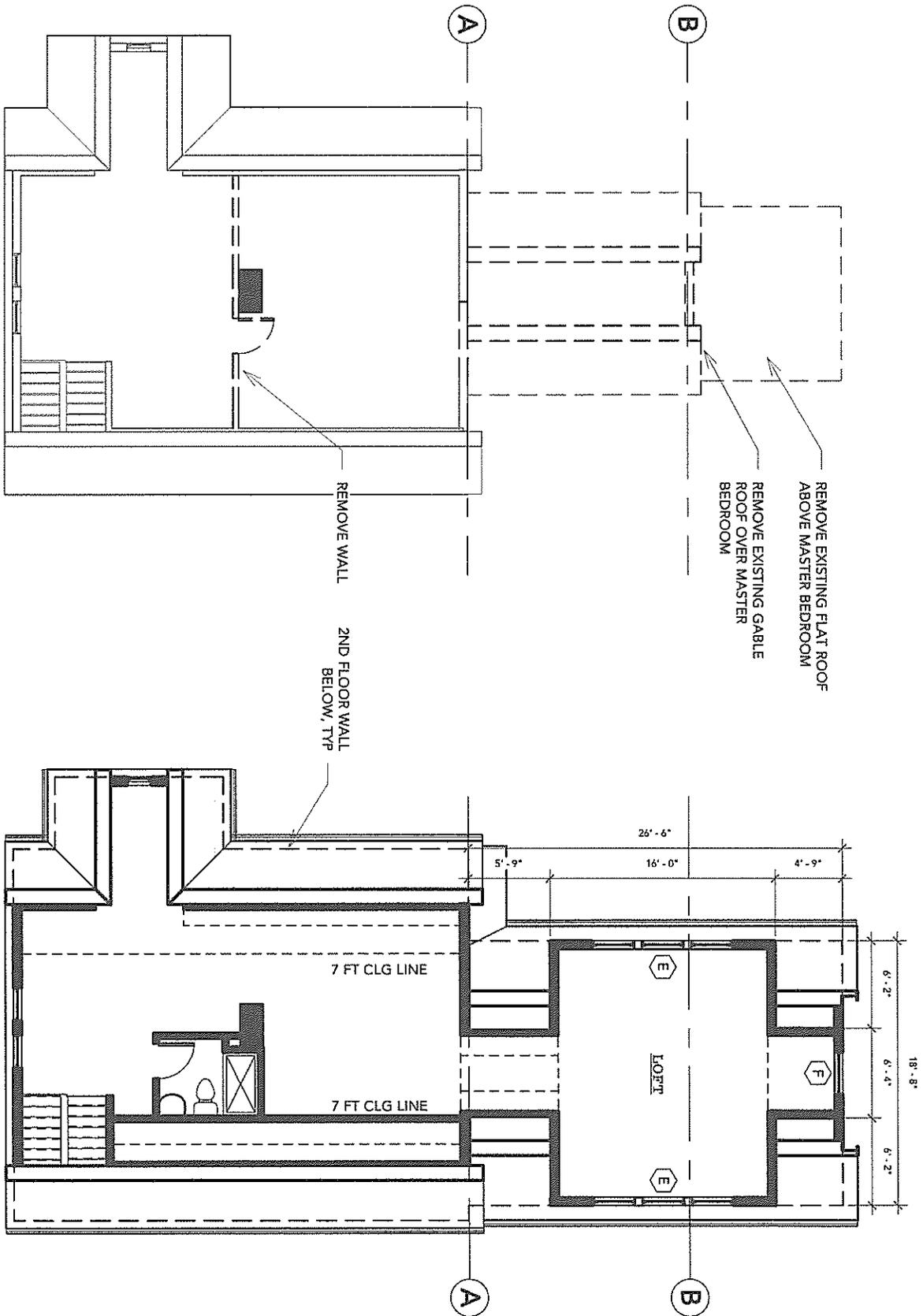


2ND FLOOR PLAN
EXISTING/DEMO

1
3/32" = 1'-0"

2ND FLOOR PLAN
PROPOSED

2
3/32" = 1'-0"



2
3RD FLOOR PLAN
EXISTING/DEMO
3/32" = 1'-0"

1
3RD FLOOR PLAN
PROPOSED
3/32" = 1'-0"

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HOPKINS RENOVATION

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PROJECT: 18004

DRAWN BY: BJN

SHEET NO: 9

SHEET NAME:

3RD FLOOR PLANS

SCALE: 3/32" = 1'-0"

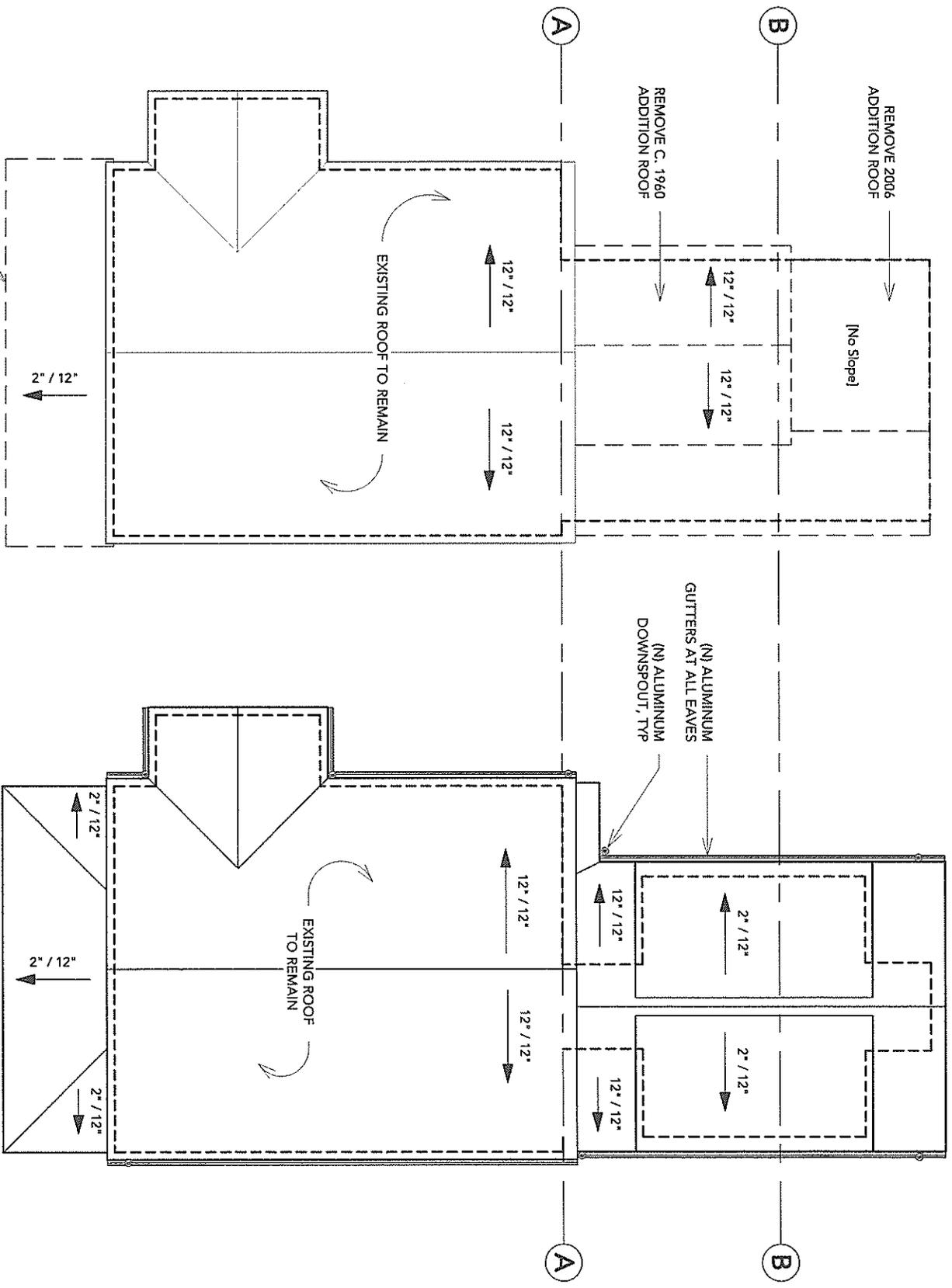
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PROJECT: 18004
 DRAWN BY: BJN
 SHEET NO.: 10

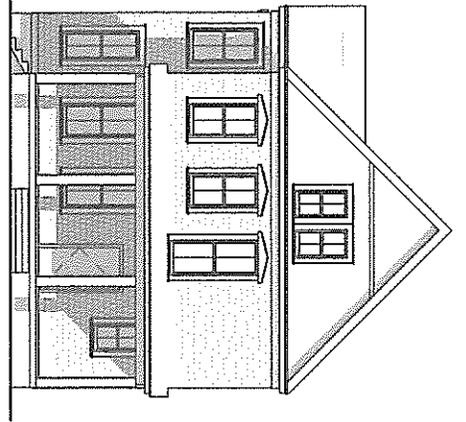
SHEET NAME:
ROOF PLAN

SCALE: 3/32" = 1'-0"



2 PROPOSED ROOF PLAN
 3/32" = 1'-0"

1 PROPOSED ROOF PLAN
 3/32" = 1'-0"



2 EXISTING FRONT ELEVATION

1/16" = 1'-0"

EXIST. FISH SCALE SHINGLES TO REMAIN. PATTERN NOT SHOWN FOR CLARITY, SEE PHOTOS

ALL WINDOWS TO REMAIN

1X4 AZEK TRIM, TYP ALL CORNERS

ORIGINAL SIDING TO BE REPAIRED IN PLACE AND PAINTED. IF ORIGINAL SIDING IS REVEALED TO SHOW DECAY/DAMAGE BEYOND REPAIR EXT. WALLS TO BE REFINISHED W. WOOD-GRAIN FIBER CEMENT PANELS

6x6 P.T. POST WRAPPED W. AZEK TRIM OR SIMILAR, PAINTED

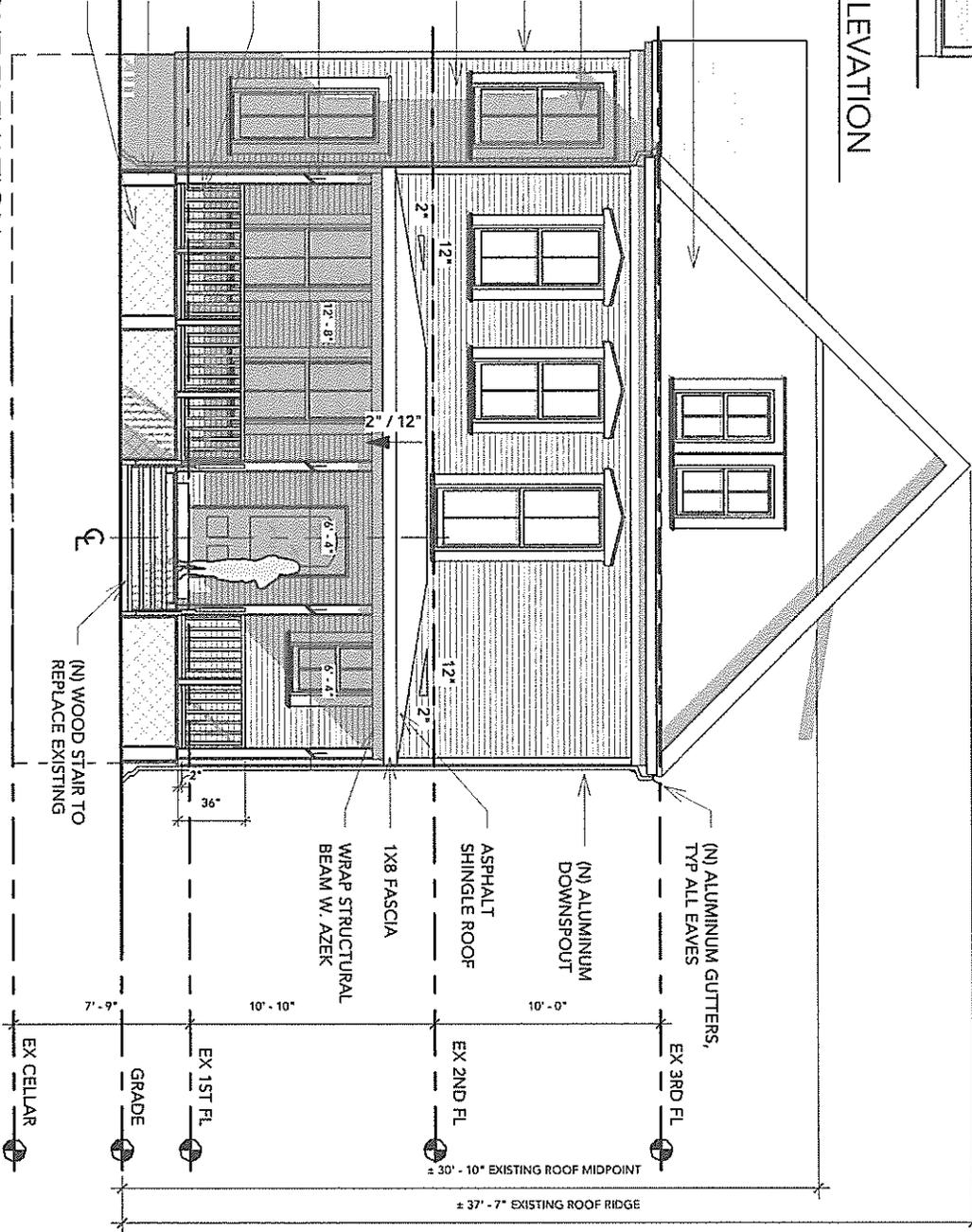
2X2 P.T. BALLUSTER, PAINTED W. 1X4 CAP AND 1X3 BOTTOM RAIL, EA. SIDE

8X8 POST WRAPPED W. AZEK TRIM OR SIM, PAINTED

LATTICE

1 PROPOSED FRONT ELEVATION

1/8" = 1'-0"



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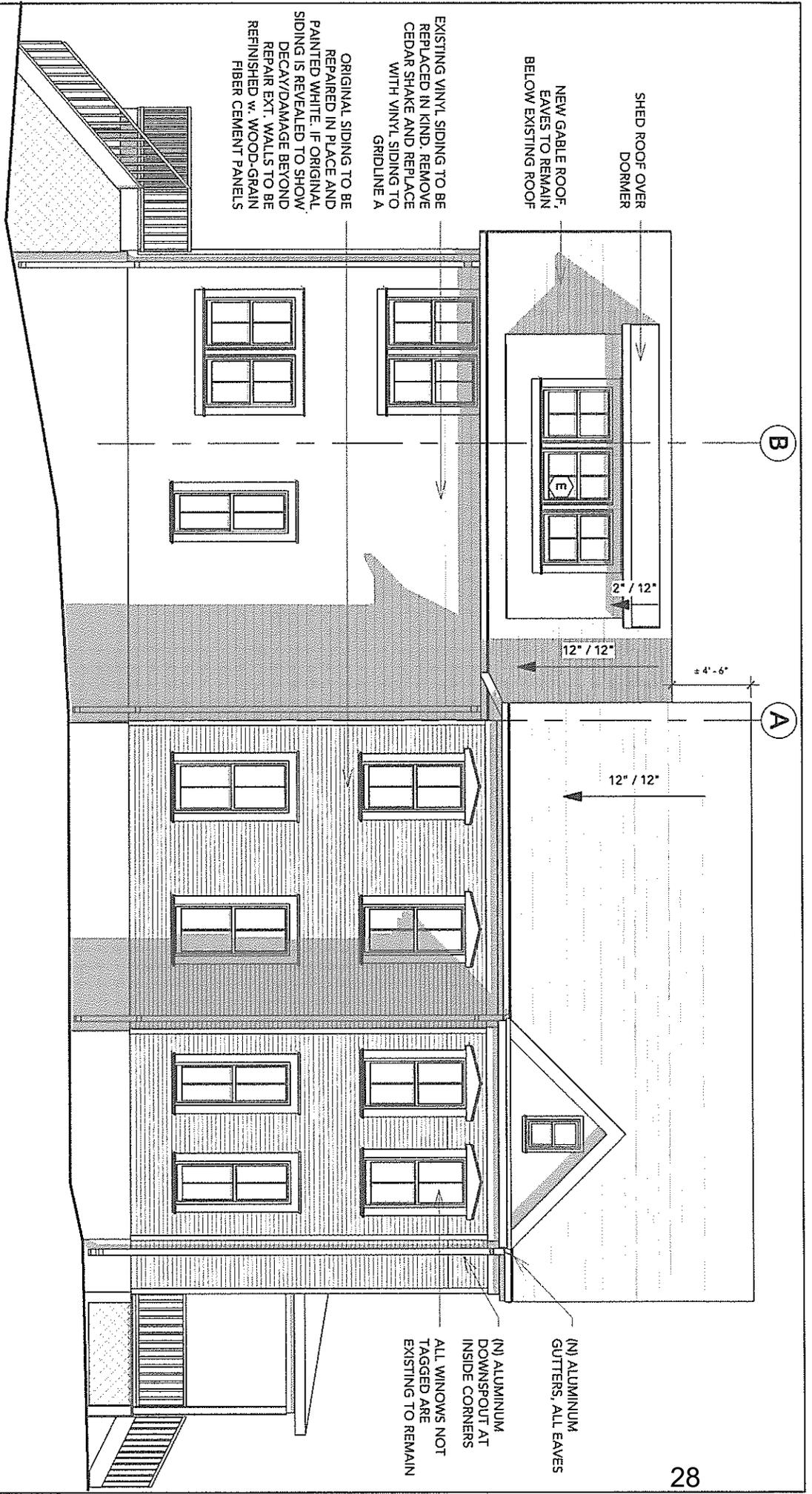
PROJECT: 18004

DRAWN BY: BJN

SHEET NO.: 11

SHEET NAME: ELEVATIONS

SCALE: As indicated



2 PROPOSED LEFT ELEVATION
 1/8" = 1'-0"

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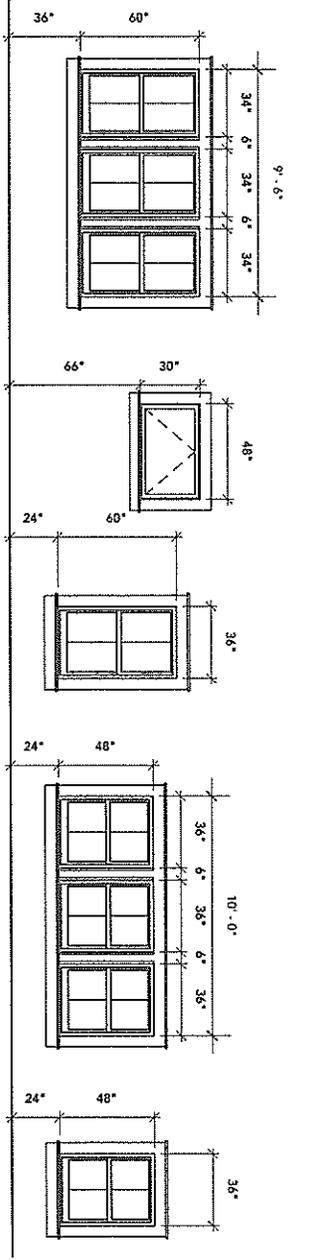
SHEET NO:

12

SHEET NAME:

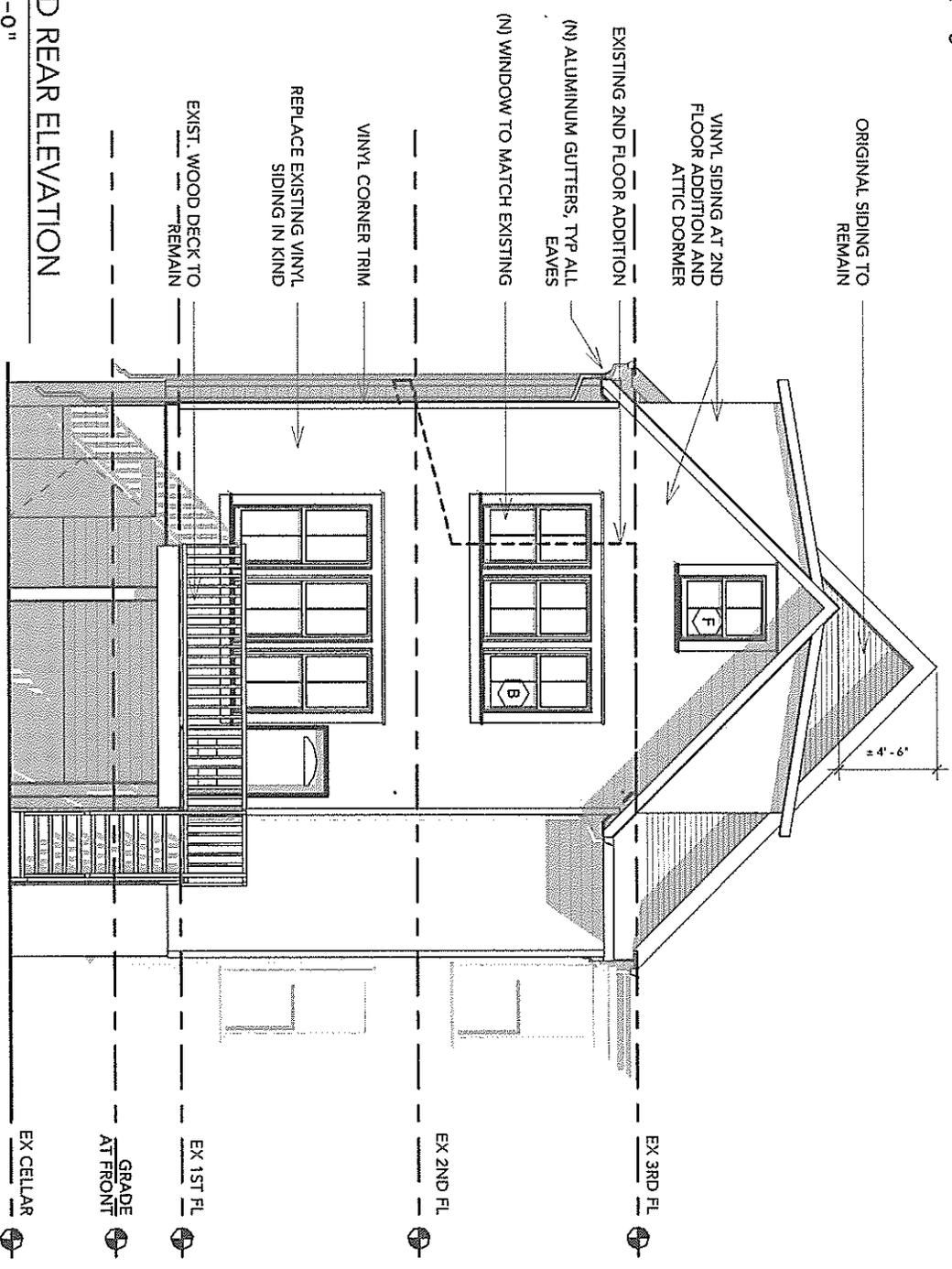
ELEVATIONS

SCALE: 1/8" = 1'-0"



Window Legend
1/8" = 1'-0"

1 PROPOSED REAR ELEVATION
1/8" = 1'-0"



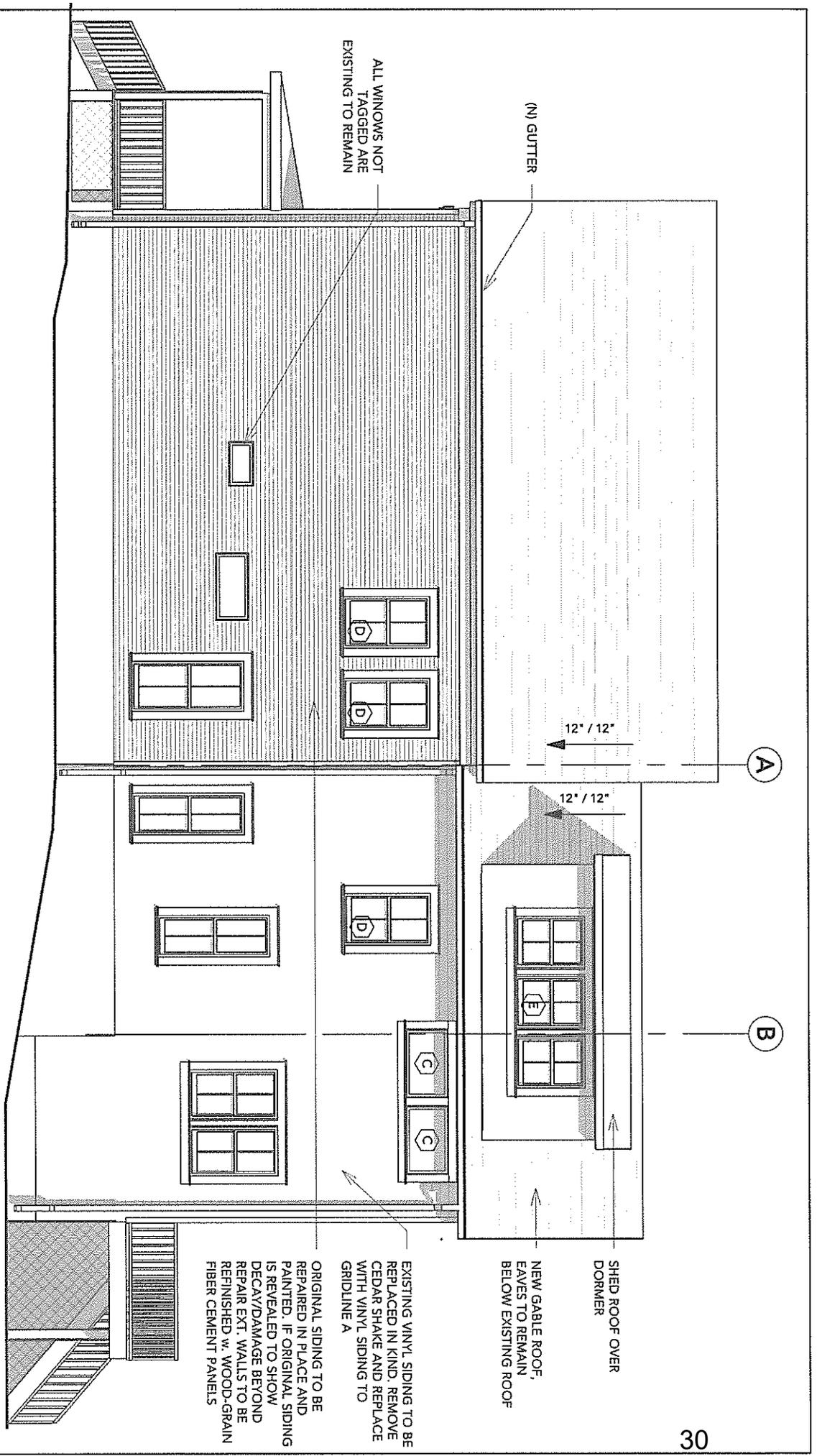
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PROJECT:	18004
DRAWN BY:	BJM
SHEET NO.:	13
SHEET NAME:	ELEVATIONS

SCALE: 1/8" = 1'-0"



1 PROPOSED RIGHT ELEVATION
 1/8" = 1'-0"

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HOPKINS RENOVATION

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PROJECT: 18004

DRAWN BY: BJN

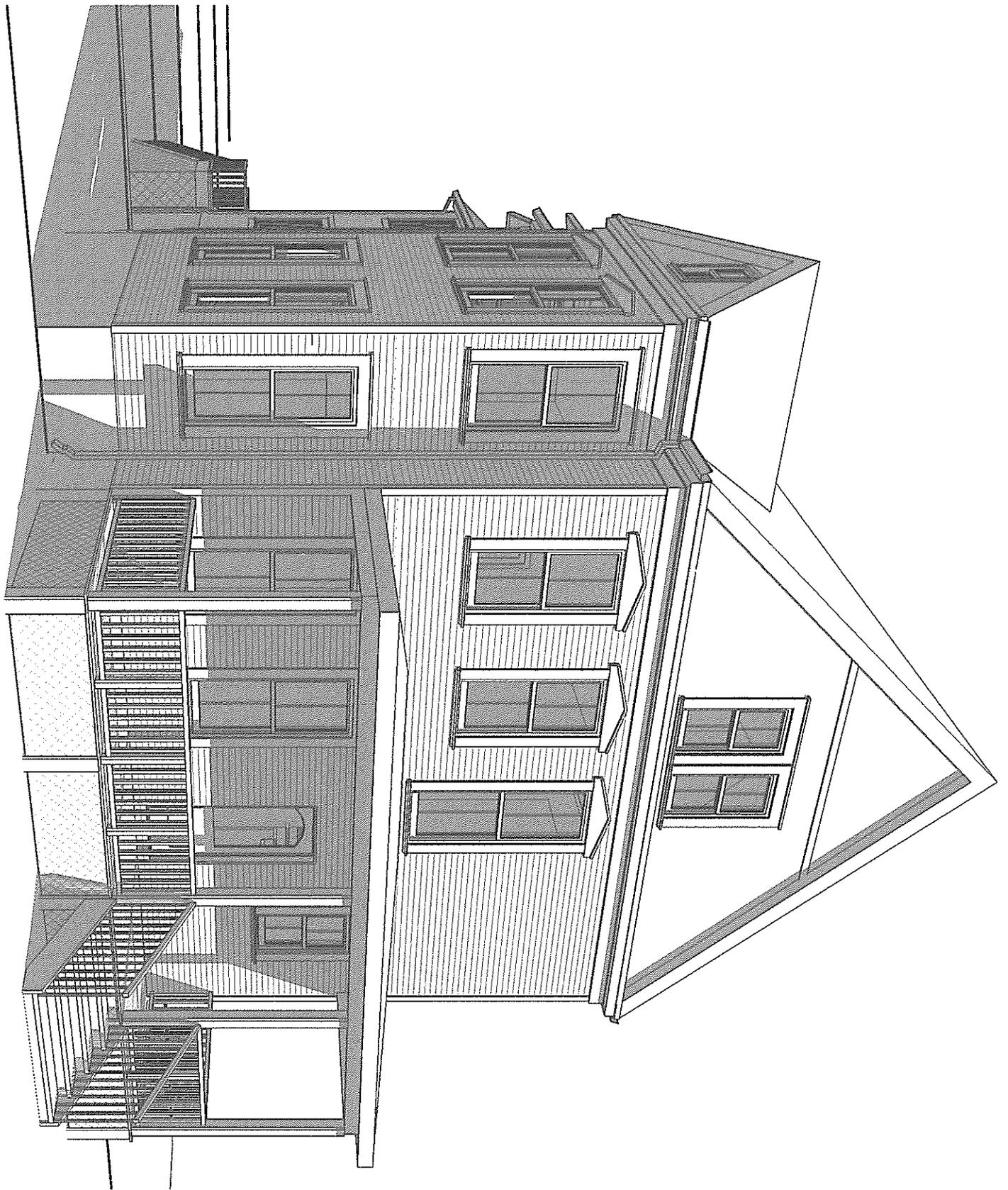
SHEET NO:

14

SHEET NAME:

ELEVATIONS

SCALE: 1/8" = 1'-0"



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HOPKINS RENOVATION

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PROJECT: 18004

DRAWN BY BJN

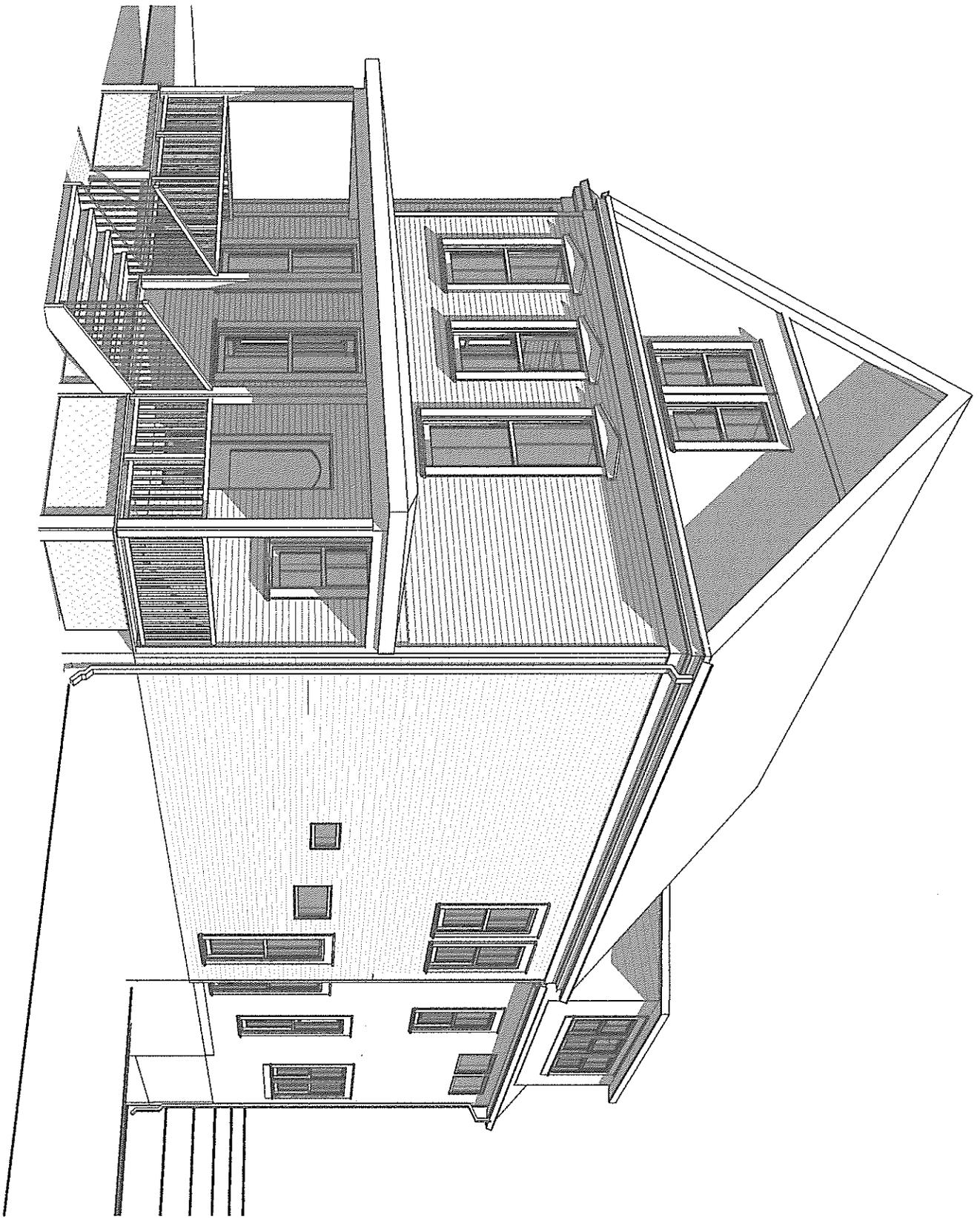
SHEET NO:

15

SHEET NAME:

3D PERSPECTIVE

SCALE:



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HOPKINS RENOVATION

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PROJECT: 18004

DRAWN BY: BJN

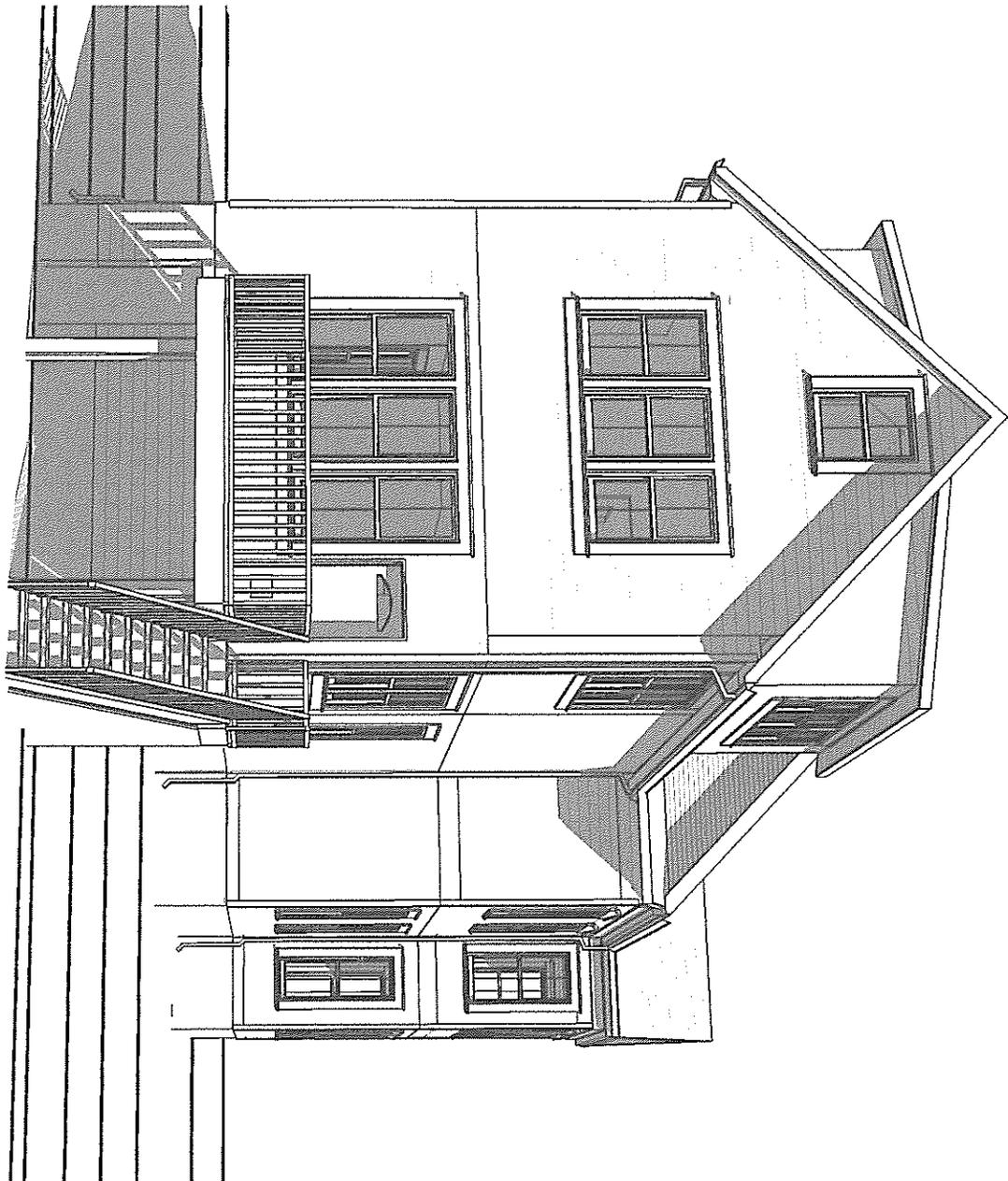
SHEET NO.:

16

SHEET NAME:

3D PERSPECTIVE

SCALE:



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PROJECT: 18004

DRAWN BY: BJN

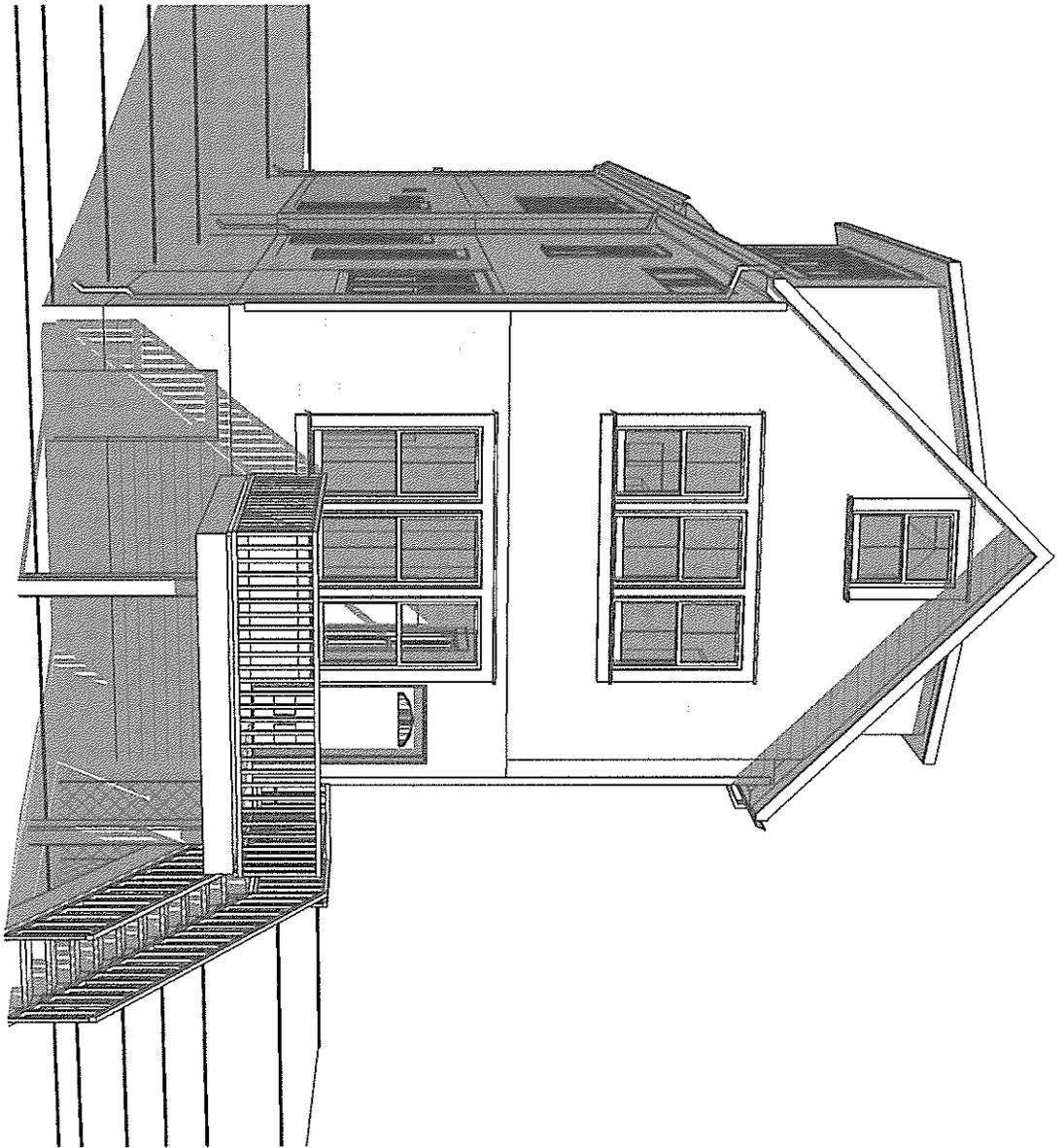
SHEET NO:

17

SHEET NAME:

3D PERSPECTIVE

SCALE:



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PROJECT: 18004

DRAWN BY: BJN

SHEET NO.:

18

SHEET NAME:

3D PERSPECTIVE

SCALE: