

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7401 Piney Branch Rd., Takoma Park	Meeting Date:	10/11/17
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	10/04/17
Review:	HAWP	Public Notice:	09/27/17
Case Number:	37/03-17NNN	Tax Credit:	None
Applicant:	Robert Johnston	Staff:	Dan Bruechert
Proposal:	Roof Replacement		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing resource to the Brookeville Historic District
STYLE: Colonial Revival w/ Craftsman elements
DATE: c.1918

PROPOSAL:

The applicant is proposing to remove the three-tab asphalt shingle roof and replace it with an architectural asphalt shingle roof (CertainTeed Max def moire black). The material is appropriate for the house and will not detract from the significance of the building to the Takoma Park Historic District.

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner

compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

_____4. The proposal is necessary in order that unsafe conditions or health hazards be remedied;
or

_____5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

_____6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: rdjcasey@gmail.com Contact Person: Robert "Casey" Johnston
 Daytime Phone No.: 7062067220
 Tax Account No.: _____
 Name of Property Owner: Robert Johnston; Danielle Myskiewicz Daytime Phone No.: 7062067220
 Address: 7401 Piney Branch Rd Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: Edge Energy Phone No.: 7062067220
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7401 Street: Piney Branch
 Town/City: Takoma Park Nearest Cross Street: Philadelphia
 Lot: _____ Block: _____ Subdivision: _____
 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: Replace roof shing

1B. Construction cost estimate: \$ 3000

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.

AV.
 Signature of owner or authorized agent

9/1/17
 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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**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:

Single family dwelling. Built 1918.
Designation: Non-Contributing
Composite board siding on top of original lopsiding.
Composite roofing shingles.

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

Replace existing shingles ~~with~~ on house
with new composite shingles. Same building
material. Different in color

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.

(4)

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

Owner's mailing address

7401 Piney Branch Rd
 Takoma Park MD
 20912

Owner's Agent's mailing address

← Same

Adjacent and confronting Property Owners mailing addresses

Adjacent (North)

Blossom's Denille Roach
 7405 Piney Branch
 Takoma Park 20912
 (Adjacent North)

Paola Alleis Acree
 7333 Piney Branch
 Takoma Park MD
 (Adjacent South)

Confronting

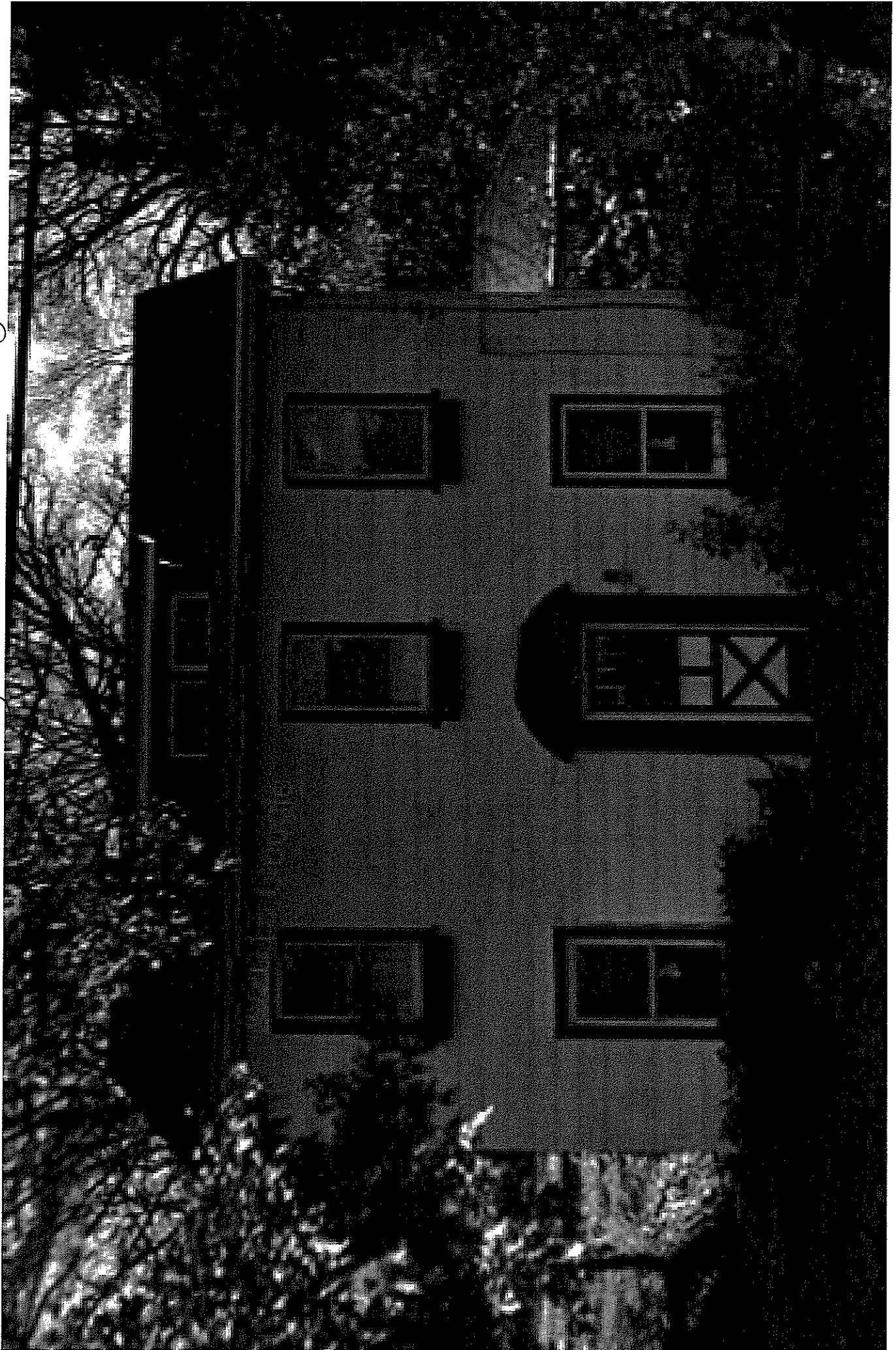
Ivan & Miriam Tokic
 Piney Branch Rd
 Takoma Park MD
 20912 (South)

Josephine Hoge
 7314 Holly Ave
 Takoma Park (Posterior)

Christine & Paul
 Piney Branch Rd
 Takoma Park MD
 20912 (North)

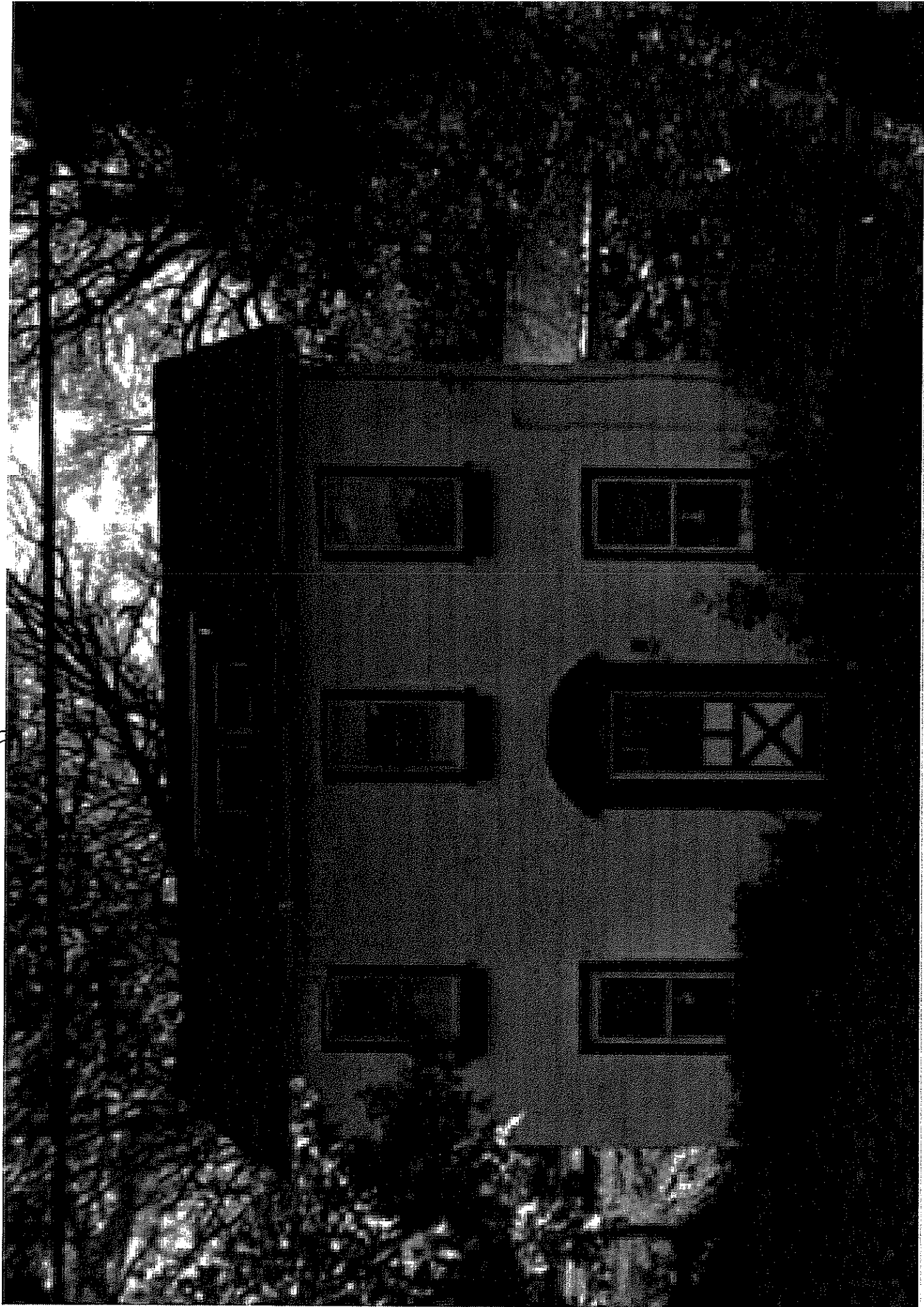
Agnes Patti
 7306 Holly Ave
 Takoma Park 20912
 (Posterior)

Existing Roof Shingles



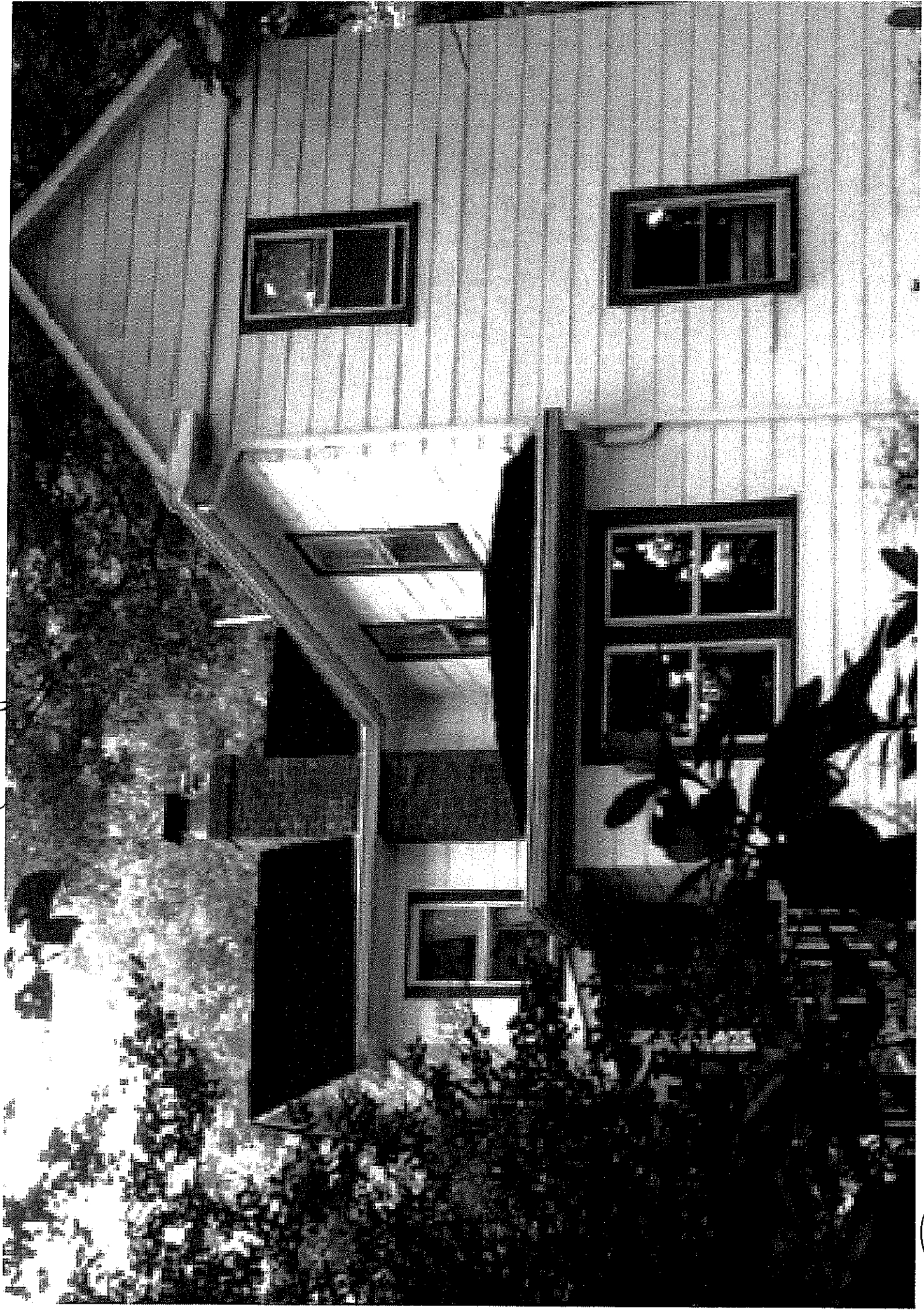
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Proposed

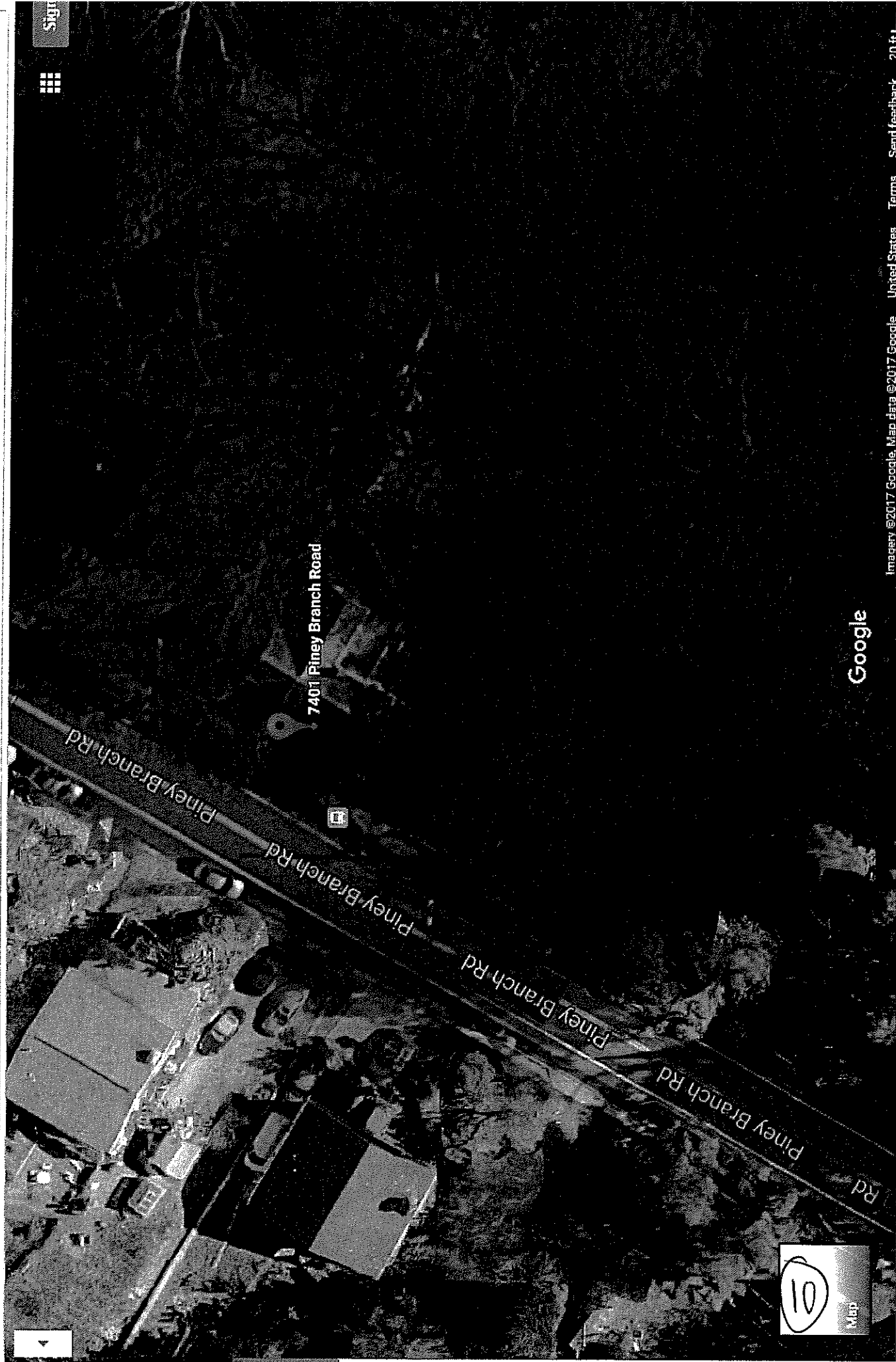


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Proposed

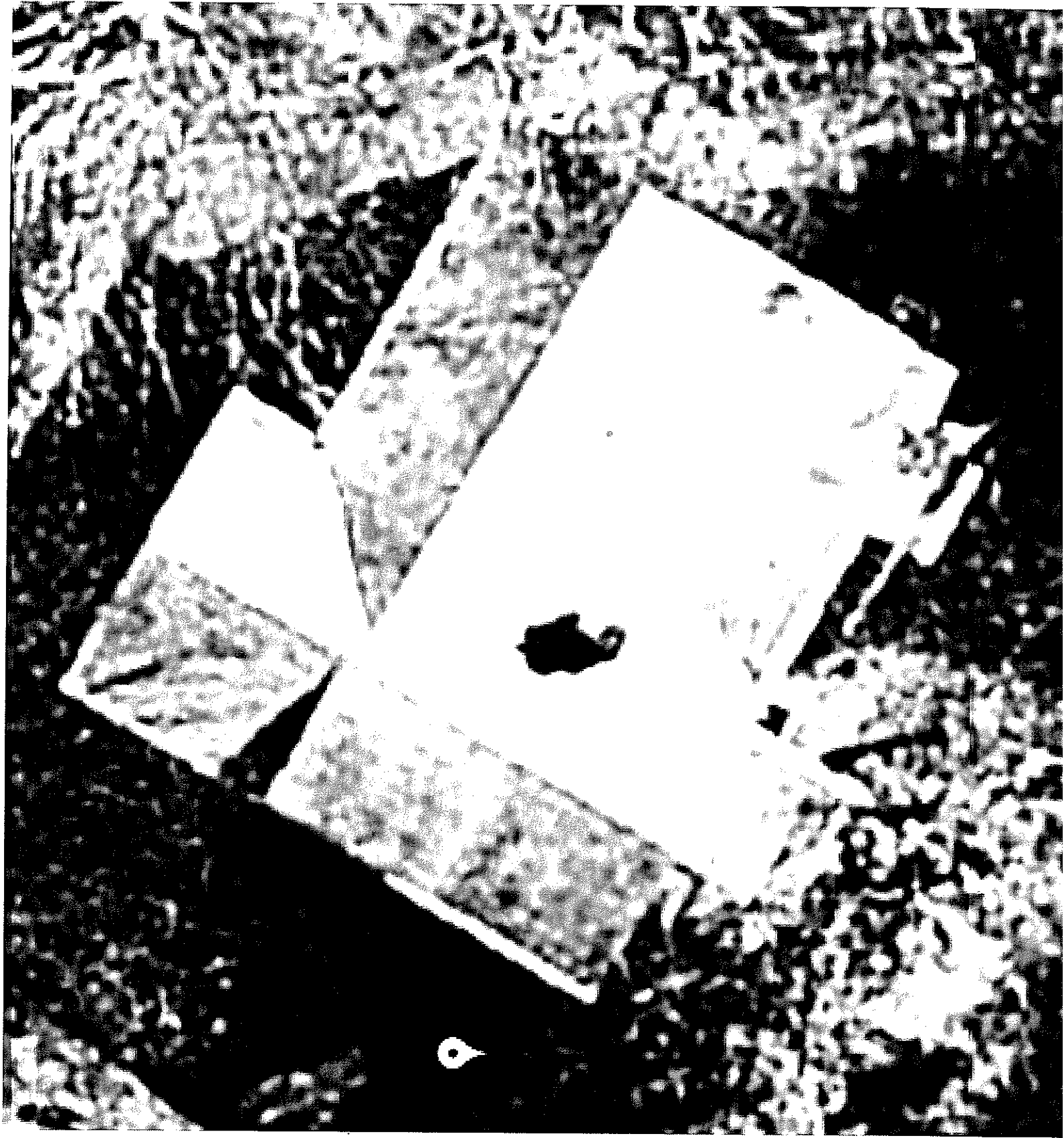


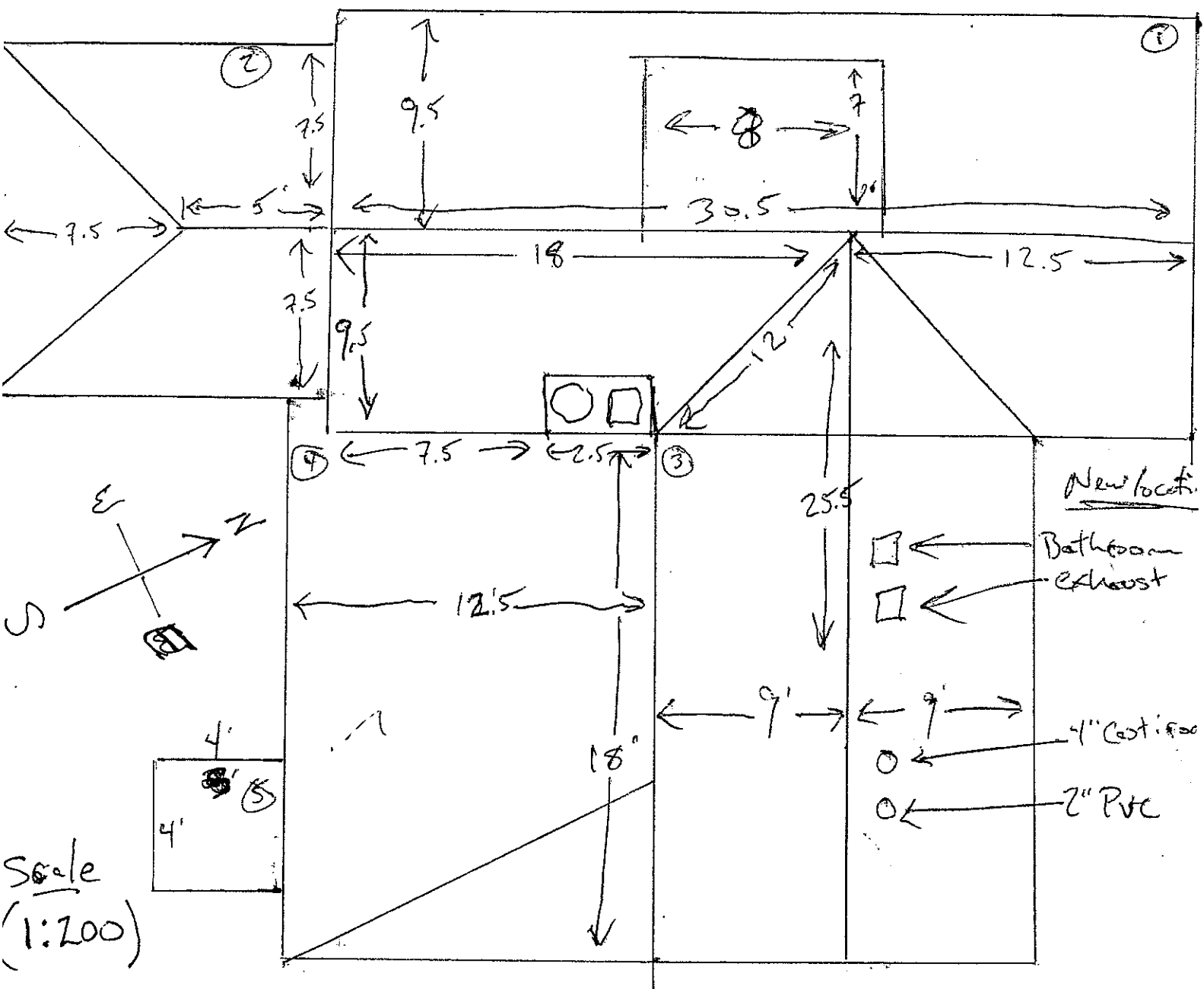
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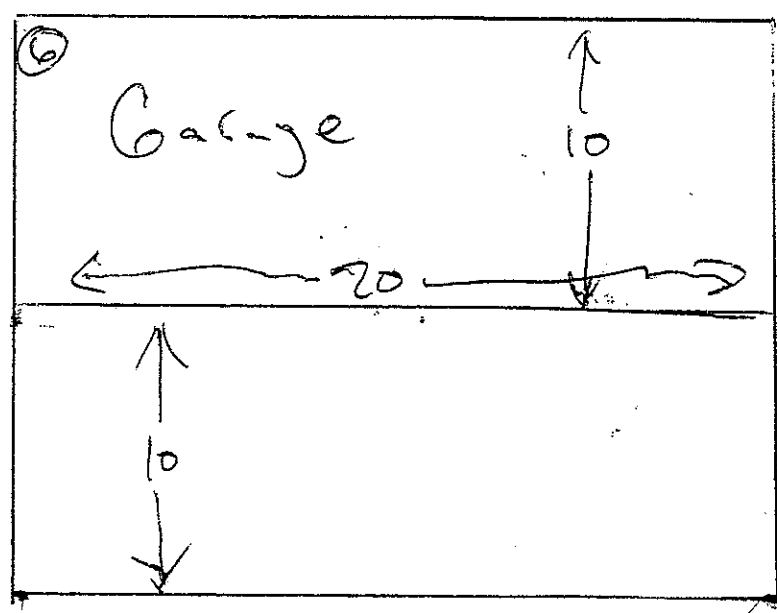
Sign

Google





7401 Piney Branch
 Tahoe Park
 20912



Sq Footage

①	580 ^{sq}
②	187.5 ^{sq}
③	324 ^{sq}
④	225 ^{sq}
⑤	16 ^{sq}
⑥	400 ^{sq}
Total 1732.5 ^{sq}	
⑫	