EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7401 Piney Branch Rd., Takoma Park  Meeting Date: 10/11/17
Resource: Non-Contributing Resource  Report Date: 10/04/17
Takoma Park Historic District
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:

_X_ 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:

_x_ 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

_x_ 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Robert Casey, Johnston
Daytime Phone No.: 706-267-7220

Name of Property Owner: Robert Johnston, Danielle Mysliwiec
Daytime Phone No.: 706-267-7220

Address: 7401 Piney Branch Rd, Tallahassee, FL 32309-12
Street Number: City: Tallahassee
Street: Zip Code: 32309

Contractor: Edge Energy Phone No.: 706-267-7220
Contractor Registration No.:
Agent for Owner:
Daytime Phone No.:

LOCATION OF BUILDING PREMISES
House Number: 7401
Street: Piney Branch
Town/City: Tallahassee Nearest Cross Street: Piney Branch

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/Rez
☐ Preservation ☐ Repair ☐ Historic

1B. Construction cost estimate: $3,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND ADDITION/ADAPTIVE

2A. Type of sewage disposal: ☐ 01 WSSC ☐ 02 Septic ☐ 03 Other:
2B. Type of water supply: ☐ 01 WSSC ☐ 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE CONTAINING 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: D.A. Date: 9/1/17
Signature of owner or authorized agent

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

SEE REVERSE SIDE FOR INSTRUCTIONS
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. Designated: Non-Contributing
   Composite board siding on top of original top siding.
   Composite coating 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. Dark in color.

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.

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDELINES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY INTO MAILING LABELS.
# HAWP Application: Mailing Addresses for Notifying

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>7401 Piney Branch Rd</td>
<td>Same</td>
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<tr>
<td>Takoma Park, MD 20912</td>
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<table>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>Blossom's Dellie Reach</td>
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<tr>
<td>7405 Piney Branch Rd</td>
</tr>
<tr>
<td>Takoma Park, MD 20912 (Adjacent North)</td>
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<tr>
<td>Ben &amp; Miriam Tokic</td>
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<tr>
<td>Piney Branch Rd</td>
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<tr>
<td>Takoma Park, MD 20912 (South)</td>
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<tr>
<td>Christine Patti</td>
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<td>Piney Branch Rd</td>
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<tr>
<td>Takoma Park, MD 20912 (North)</td>
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