MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7400 Piney Branch Ave., Takoma Park

Meeting Date: 4/25/18

Resource: Non-Contributing Resource

Report Date: 4/18/18

Takoma Park Historic District

Applicant: Jim & Mary Vohries

Public Notice: 4/11/18

Review: HAWP

Tax Credit: n/a

Case Number: 37/03-18Z

Staff: Dan Bruechert

Proposal: Siding and Window Replacement

RECOMMENDATION
Staff recommends that the Historic Preservation Commission approve the HAWP application.

PROPERTY DESCRIPTION
SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1940s

The subject property is a two-story building with a side gable roof that has been significantly altered. The full-width front porch has been enclosed in vinyl siding with five one-over-one sash windows with a door on the right. The basement level has five visible small sash windows. The building form and materials have been significantly altered.

PROPOSAL
The applicant is proposing to replace five windows and replace the siding below the horizontal band board.

APPLICABLE GUIDELINES
When reviewing alterations and additions for new construction to Non-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).

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.

Most Alterations and additions to Non-Contributing/Out-of-Period 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/Out-of-Period 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 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
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

**STAFF DISCUSSION**

The applicant proposes to replace the vinyl siding on the basement level with cement shingles matching the materials and appearance found on the main massing of the house. Further, the applicant proposes to replace the five windows on the front elevation on the lower level with wood double-hung sash windows.

Removing the non-historic vinyl siding and replacing it with HardiPlank will result in a minor change in appearance to the house. The Hardi will be installed with the Cedarmill pattern that approximates the appearance of rough sawn wood with raised grain, is not typically approved by the HPC. The HPC typically requires Hardi siding to be installed with the smooth side facing out to better approximate the appearance of wood clapboards. Staff finds that in this instance the textured pattern is appropriate. Primarily, this is due to the fact that the Hardi is replacing and will be installed directly adjacent to vinyl siding that has a stamped pattern on it. This Hardi is being installed as a substitute material to vinyl, not wood clapboards.
The Hardi will not be an exact match for the vinyl as it is only 8mm (eight millimeters) thick and the vinyl creates a deeper shadow line. The proposed siding will not impact the scale and/or massing of the non-contributing resource and Staff supports its approval. The proposed wood sash windows in the lower level are appropriate in material and configuration. As these changes will not impact either the scale or massing of the non-contributing resource, these alterations should be approved as a matter of course.

**STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve** the HAWP application; 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 prior to commencement of work and not more than two weeks following completion of work.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jim Vorhies
Contact Email: jinmaryvorhies@gmail.com
Daytime Phone No.: 301 585 8728

Tax Account No.: 
Name of Property Owner: Jin and Mary Vorhies
Daytime Phone No.: 301 585 8226
Address: 7400 Piney Branch Rd Takoma Park MD 20912

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

LOCATION OF BUILDING/PREMISE

House Number: 7400
Street: Piney Branch
Town/City: Takoma Park
Nearest Cross Street: Eastern Ave
Lot: 3
Block: 87
Subdivision: Virginia Parcely Addition
Liber: 3
Foler: 202
Parcel: 

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: $1900.00 (MATERIALS ONLY)

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 property line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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.

Jim Vorhies
Signature of owner or authorized agent

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

SEE REVERSE SIDE FOR INSTRUCTIONS

832096
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:
      1400 PINEY BRANCH IS A 1924 SINGLE FAMILY HOUSE WITH MANY EXTERIOR CHANGES OVER THE YEARS. NOW A TWO-STORY WITH A FRONT ADDITION REPLACING THE ORIGINAL FRONT PORCH (CIRCA 1960) WITH A FURTHER MODIFICATION CIRCA 1990, MOST OF THE HOUSE IS SIDED WITH 1X7 CEMENT SIDING, FRONT SIDED WITH VINYL.
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      REPLACE 5 WINDOWS LOWER LEVEL FRONT WITH INSULATED WOOD DOUBLE HUNG AND REPLACE SIDING WITH CEMENT LAP SIDING AND PAINT TO MATCH HOUSE.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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 resources 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 façade of existing resource, including details of the affected portion. 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 drip line 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 GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
DOUBLE HUNG

VINLY SIDING

COMPOSITION ROOF

COMPOSITION ROOF

BAND BOARD

2 6" x
60"
DOUBLE HUNG

2 6" x
30"
DOUBLE HUNG

Cement Siding

PARSED BLOCK

GRADE

PROPOSED

FRONT ELEVATION

SCALE 1/4 = 1 FOOT
SIDE ELEVATION (SOUTH)

EXISTING
SIDE ELEVATION
(SOUTH)
PROPOSED
SIDE ELEVATION

PORCH
(NORTH)

FRONT ADDITION
PROPOSED
MATRIALS LIST

Windows:
Jeld-Wen Wood W-2500 Double Hung outside dimension 32.5 W by 36.5 H (33.5 x 37.5 rough open.
Split sash, one ove one;primed,insulated, clear glass,applied sill noseing

Window Trim: applied 3½ x 4/4 flat trim, butt corners. Applied 2 ½ inch PT exterior sill.

Siding: Cement hoeizontal lap 6.6 inch with 5 inch exposure. HardiePlan Cedarmill or equivalent
Siding trim flat 4/4 inch

Paint to match existing house colors
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>7400 Piney Branch</td>
<td></td>
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<tr>
<td>Takoma Park MD</td>
<td></td>
</tr>
<tr>
<td>20912</td>
<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>7402 Piney Branch</td>
</tr>
<tr>
<td>Paul Landefeld</td>
</tr>
<tr>
<td>Danielle Myslwiec</td>
</tr>
<tr>
<td>7401 Piney Branch</td>
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<tr>
<td>7338 Iyan Tokic</td>
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<tr>
<td>7336 George Leventhal</td>
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