

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7400 Piney Branch Ave., Takoma Park	Meeting Date:	4/25/18
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	4/18/18
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.

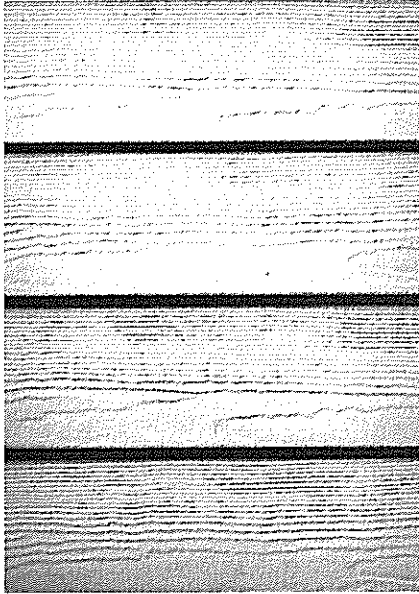


Figure 1: HardiPlank siding with the Cedar mill texture.

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.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: SIMANDMARYVORHIES@GMAIL.COM Contact Person: JIM VORHIES
Daytime Phone No.: 301 585 8228

Tax Account No.: _____

Name of Property Owner: JIM AND MARY VORHIES Daytime Phone No.: 301 585 8228

Address: 7400 PINEY BRANCH RD TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: N/A Phone No.: _____

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: 82 Subdivision: VIRGINIA BARCLAY ADDITION

Liber: 3 Folio: 202 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: WINDOWS SIDING

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

1C. If this is a revision of a previously approved active permit, see Permit # NO

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.

Jim Vorhies
Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

832096

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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:

7400 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 1X2 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 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

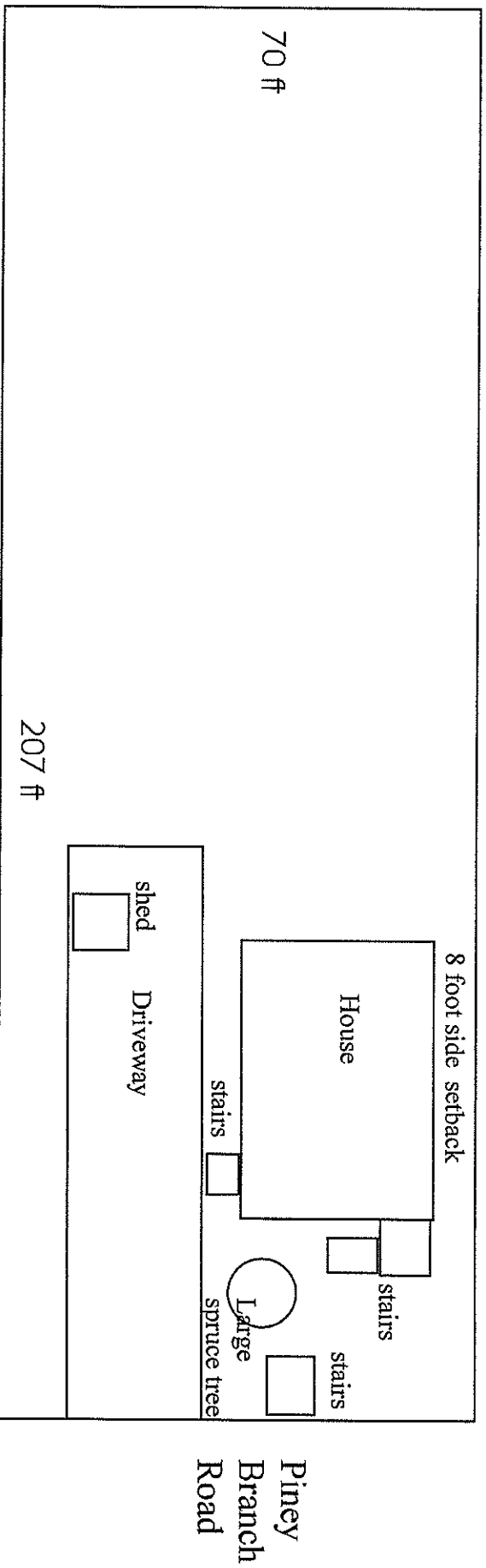
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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 GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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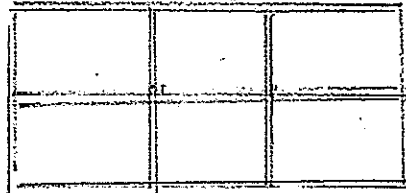
SITE PLAN

7400 Piney Branch Road
Lot: 3 Block 82
Liber 3 Folio 202 Zone R-60
Subdivision: Virginia B. Barclay

NORTH
Scale: 1 inch=24 feet

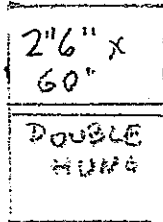
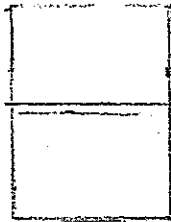
COMPOSITION ROOF

DOUBLE HUNG



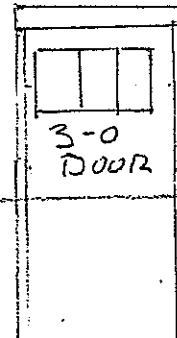
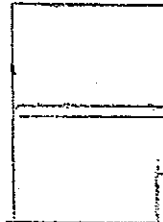
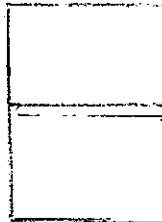
VINYL SIDING

COMPOSITION ROOF



2"6" X
60"

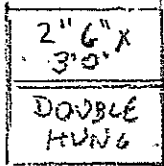
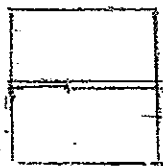
DOUBLE
HUNG



3-0
DOOR

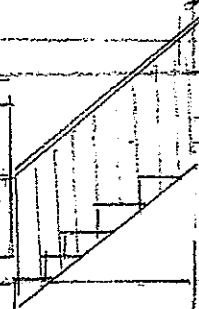
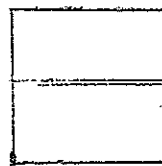
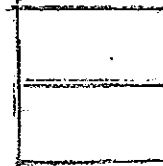
VINYL SIDING

BAND BOARDS



2"6" X
3'0"

DOUBLE
HUNG



VINYL
SIDING

PARGED
BLOCK

GRADE

EXISTING

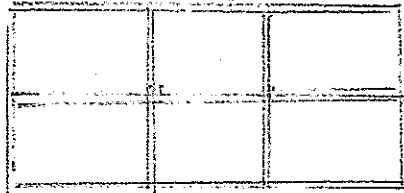
FRONT ELEVATION

SCALE $\frac{1}{4} = 1$ FOOT

7

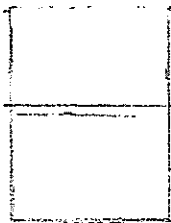
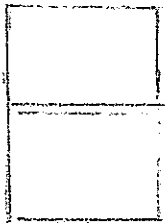
COMPOSITION ROOF

DOUBLE HUNG

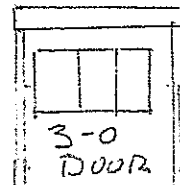
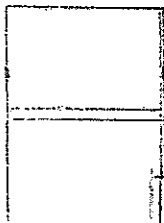
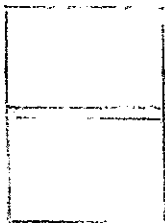


VINYL SIDING

COMPOSITION ROOF



2'6" x
60"
DOUBLE
HUNG



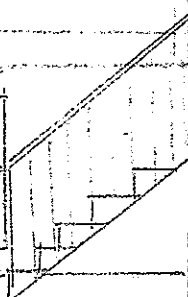
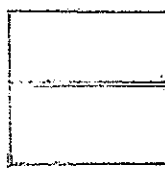
3-0
DOOR

VINYL SIDING

BAND BOARD



2'6" x
3'0"
DOUBLE
HUNG



CEMENT
SIDING

PARGED
BLOCK

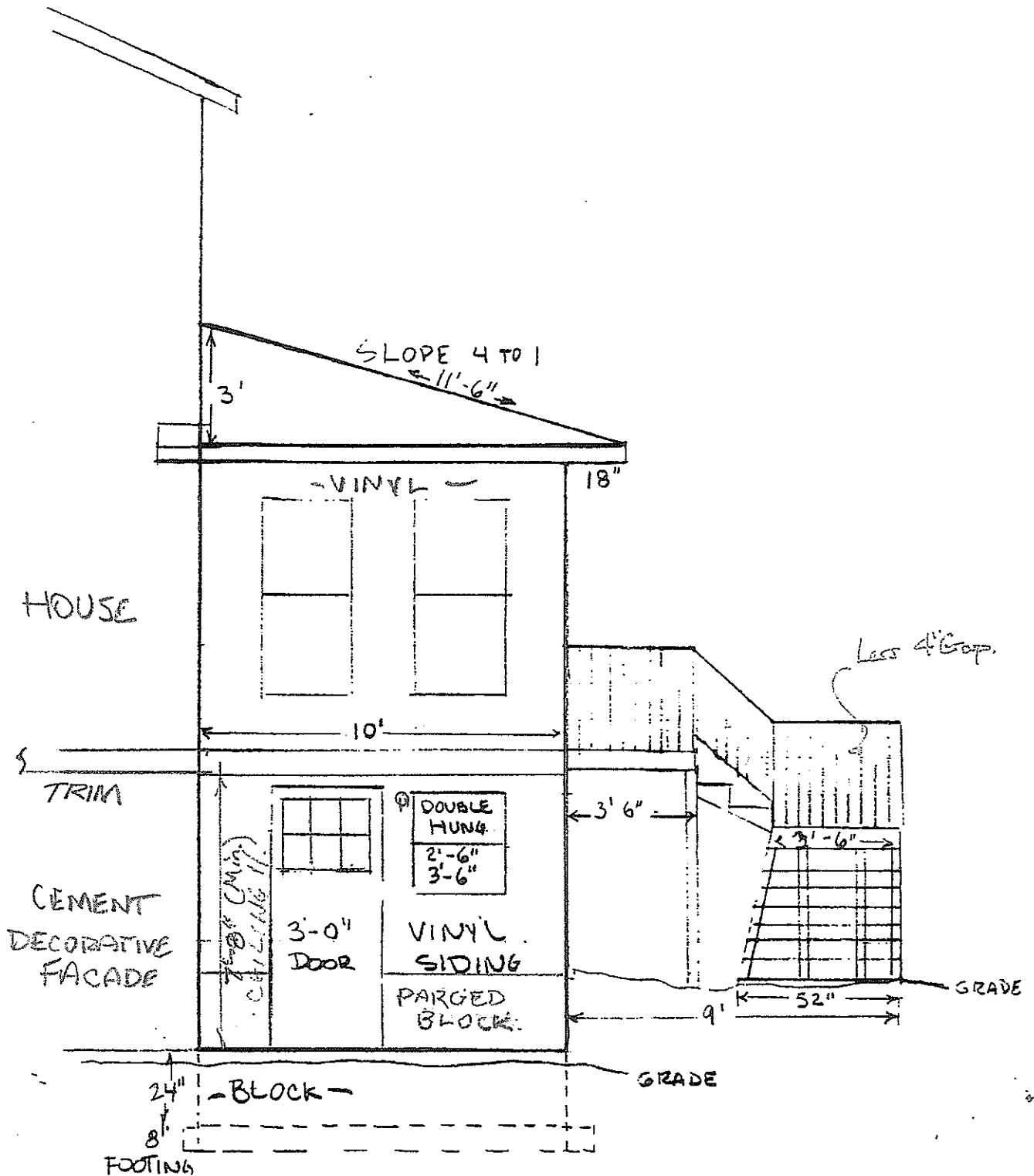
GRADE

PROPOSED

FRONT ELEVATION

SCALE 1/4" = 1 FOOT

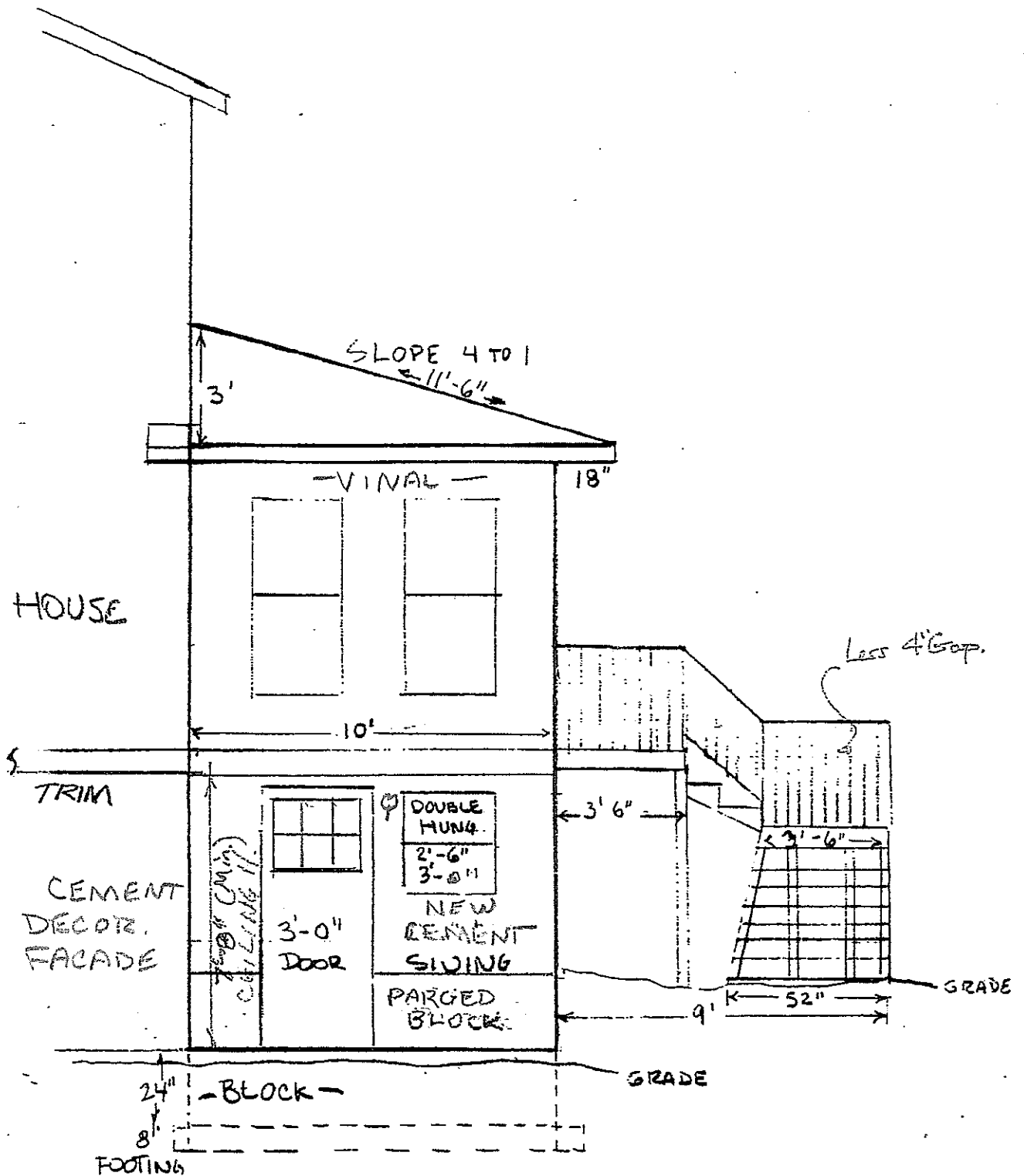
8



SIDE ELEVATION
(SOUTH)

EXISTING

9



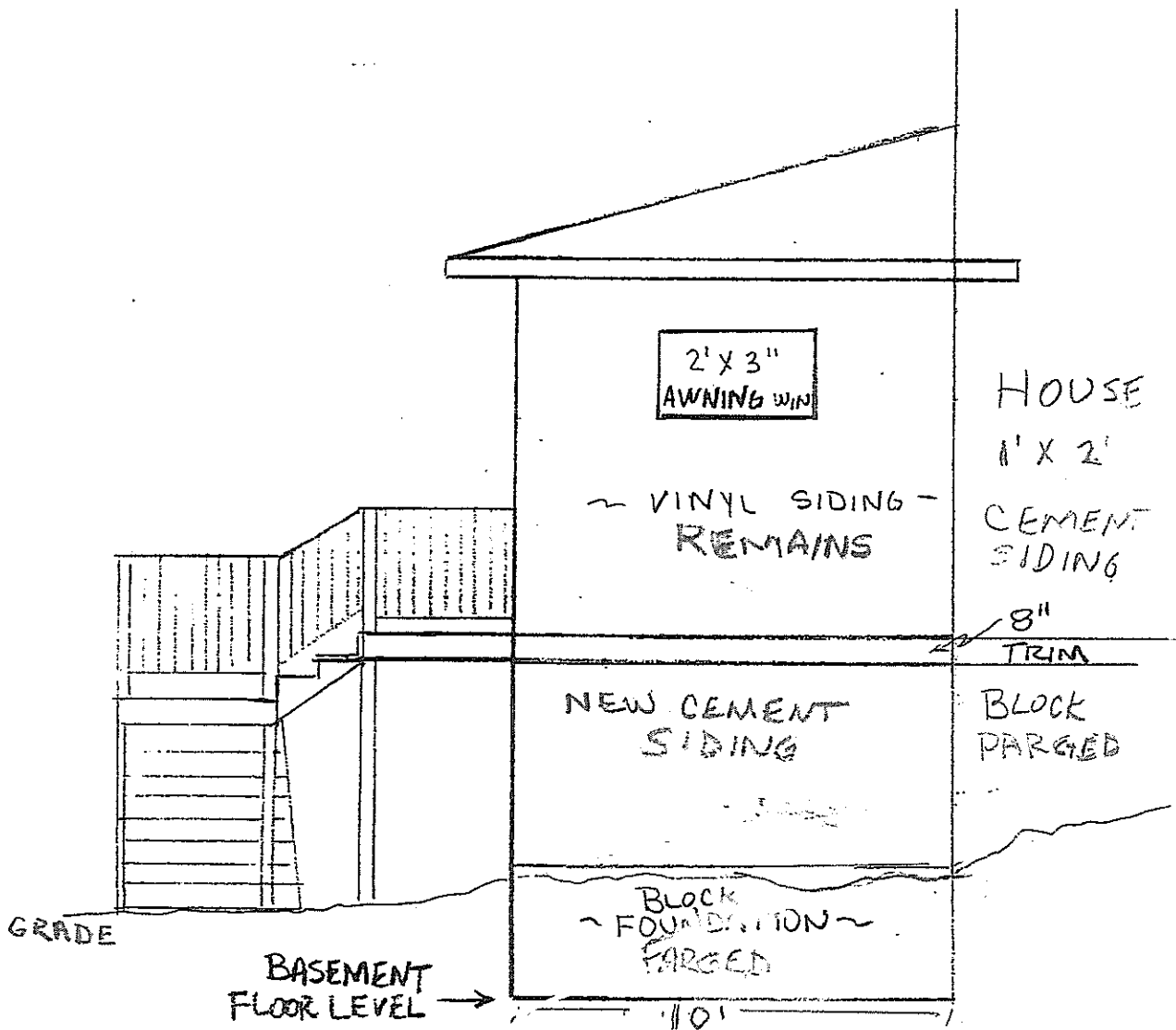
SIDE ELEVATION

(SOUTH)

PROPOSED

(10)

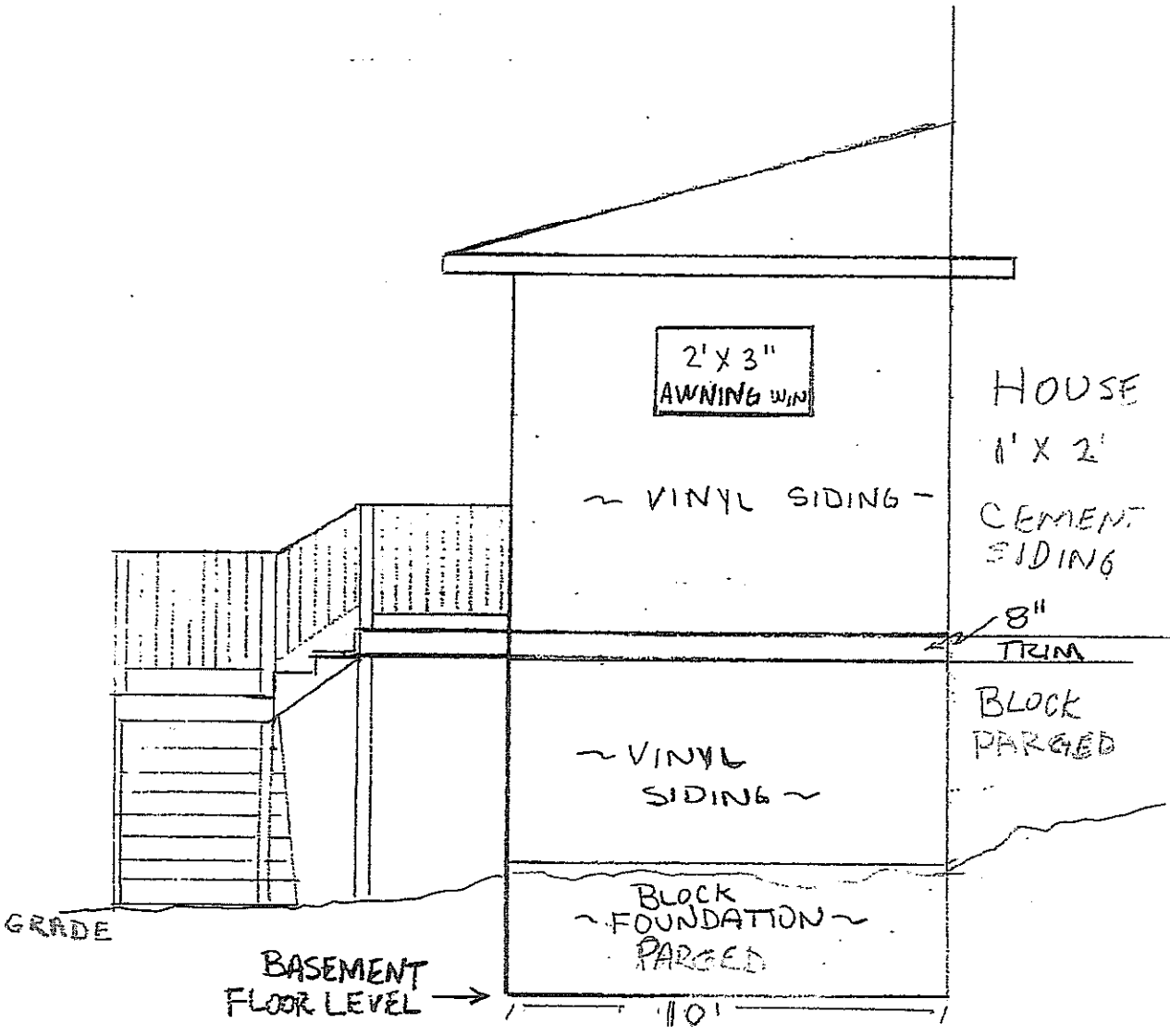
7



SIDE ELEVATION
- PORCH
(NORTH)

FRONT ADDITION
PROPOSED

(11)
8



SIDE ELEVATION
-PORCH
(NORTH)

FRONT ADDITION
EXISTING

(12)
~~9~~

7400 Piney Branch Vorhies

MATERIALS 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 over one; primed, insulated, clear glass, applied sill nosing

Window Trim: applied $3\frac{1}{2}$ x $\frac{1}{4}$ flat trim, butt corners. Applied 2 $\frac{1}{2}$ inch PT exterior sill.

Siding: Cement horizontal lap 6.6 inch with 5 inch exposure. HardiePlank Cedar mill or equivalent

Siding trim flat $\frac{1}{4}$ inch

Paint to match existing house colors

13
~~10~~

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

Owner's mailing address 7400 PINEY BRANCH TAKOMA PARK MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
7402 PINEY BRANCH PAUL LANDEFELD	DANIELLE MYSLWIEC 7401 PINEY BRANCH
7338 IVAN TOKIC	7336 GEORGE LEVENTHAL

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW FROM PINEY BRANCH RD E. ELEVATION



Detail: FRONT VIEW EAST ELEVATION DETAIL

Applicant: VORHIES

Page: 12

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Detail: SOUTH VIEW



Detail: NORTH VIEW

Applicant: VORNIES

Page: 18

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