



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: November 4, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #993419 - Rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the June 8, 2022 HPC meeting with revisions approved by HP staff on November 4, 2022.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Heritage Building and Renovation, Inc.
Address: 7334 Carroll Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by T. Brueckert on _____. The approval memo and stamped drawings follow.

Rear Roof Addition:

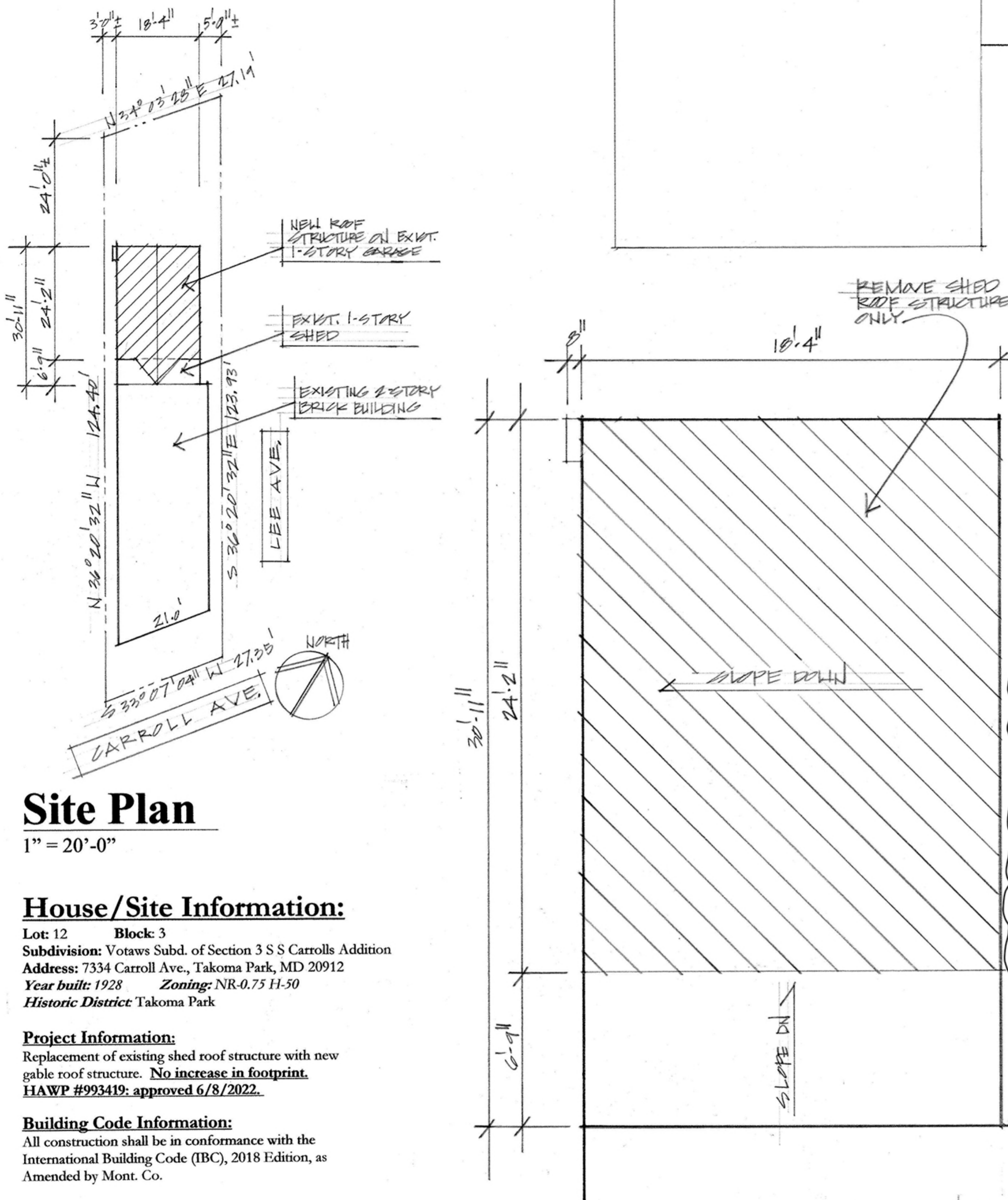
7334 Carroll Avenue Building

7334 Carroll Avenue, Takoma Park, MD 20912



CODE ANALYSIS	IBC-2018 & NFPA 1 & 101-2015			Remarks
	Existing Building	Existing Space	Proposed Space Changes & Alterations	
IBC-2018 Occupancy Classification	B (Business)	B (Business)	B (Business)	
NFPA 101-2015 Occupancy Classification	Business	Business	Business	
Construction Type	III-A (brick masonry walls; wood floor framing)	III-A (brick masonry walls; wood floor framing)	III-A (brick masonry walls; wood floor framing)	
Number of Stories above Grade	2 (with basement)	1	1	
High Rise Y/N	No	No	No	
Fire Alarm System Y/N	Yes	Yes	Yes	
Total Building Area (SF)	1854 SF	568	None	
Fully Sprinklered & Monitored Y/N	No	No	No	
Fire resistance Rating				
Walls, exterior	2-hour	2-hour	2-hour	IBC 2018, Table 601
Walls, interior	1-hour, min.	1-hour, min.	1-hour, min.	IBC 2018, Table 601
Floors/ceiling	1-hour, min.	1-hour, min.	1-hour, min.	IBC 2018, Table 601

MEANS OF EGRESS: THROUGH 10'-0" WIDE X 6'-8" HIGH DOOR (SEE A001- PLANS SCHED.)



Site Plan

1" = 20'-0"

House/Site Information:

Lot: 12 Block: 3
 Subdivision: Votaws Subd. of Section 3 S S Carrolls Addition
 Address: 7334 Carroll Ave., Takoma Park, MD 20912
 Year built: 1928 Zoning: NR-0.75 H-50
 Historic District: Takoma Park

Project Information:

Replacement of existing shed roof structure with new gable roof structure. **No increase in footprint.**
 HAWP #993419: approved 6/8/2022.

Building Code Information:

All construction shall be in conformance with the International Building Code (IBC), 2018 Edition, as Amended by Mont. Co.

AREA CALCULATIONS

EXISTING:
 Lot Area: 3200 s.f.
 Lot Coverage/Building Area (House + Garage): 1854 s.f.
 % of Lot Coverage: 58%

PROPOSED:
 Lot Coverage/Building Area: 0 s.f. (no change)

TOTAL NET NEW ROOF AREA: 0 s.f.

APPROVED
 Montgomery County
 Historic Preservation Commission

REVIEWED
 By Dan.Bruechert at 2:37 pm, Nov 04, 2022

Sheet No.	Sheet Title
Cover	Project Description /General Notes Roof Demolition Plan (1/4"=1'-0"/ Code Analysis Chart
A-1	Exterior Elevations (1/4"=1'-0")/ Truss Type (1/4"=1'-0")
S-1	1st Floor Structural Plan (1/4"=1'-0")/ Roof Plan (1/4"=1'-0")/ Roof Framing Plan (1/4"=1'-0")/ Window Schedule
S-2	Wall Section (1"=1'-0")/ Building Section (1/4"=1'-0")/ Structural Calculations

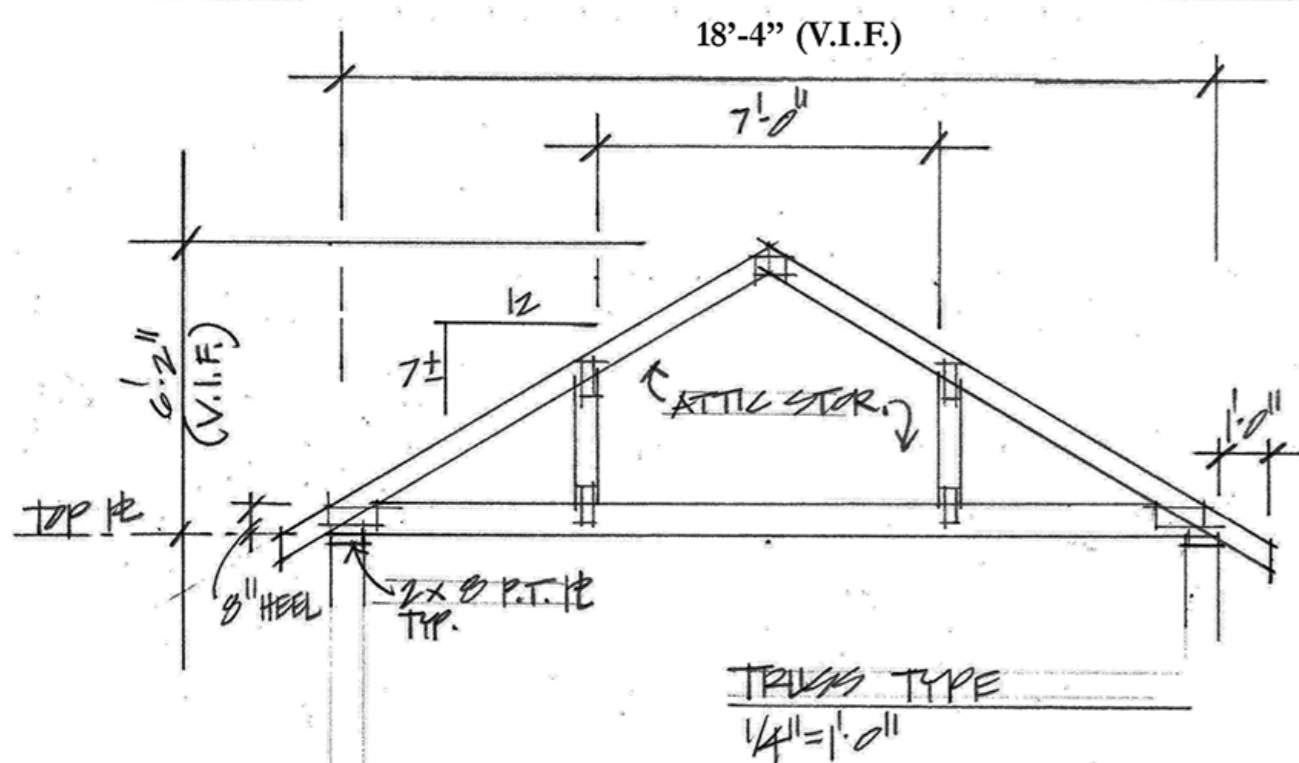
REVISION: 10-27-22

Professional Certification:
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
 License #: 8221-R, Exp. Date: 7/22/2024

Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)806-6447 cell

7334 Carroll Ave. Building
 7334 Carroll Ave.
 Takoma Park, MD 20912

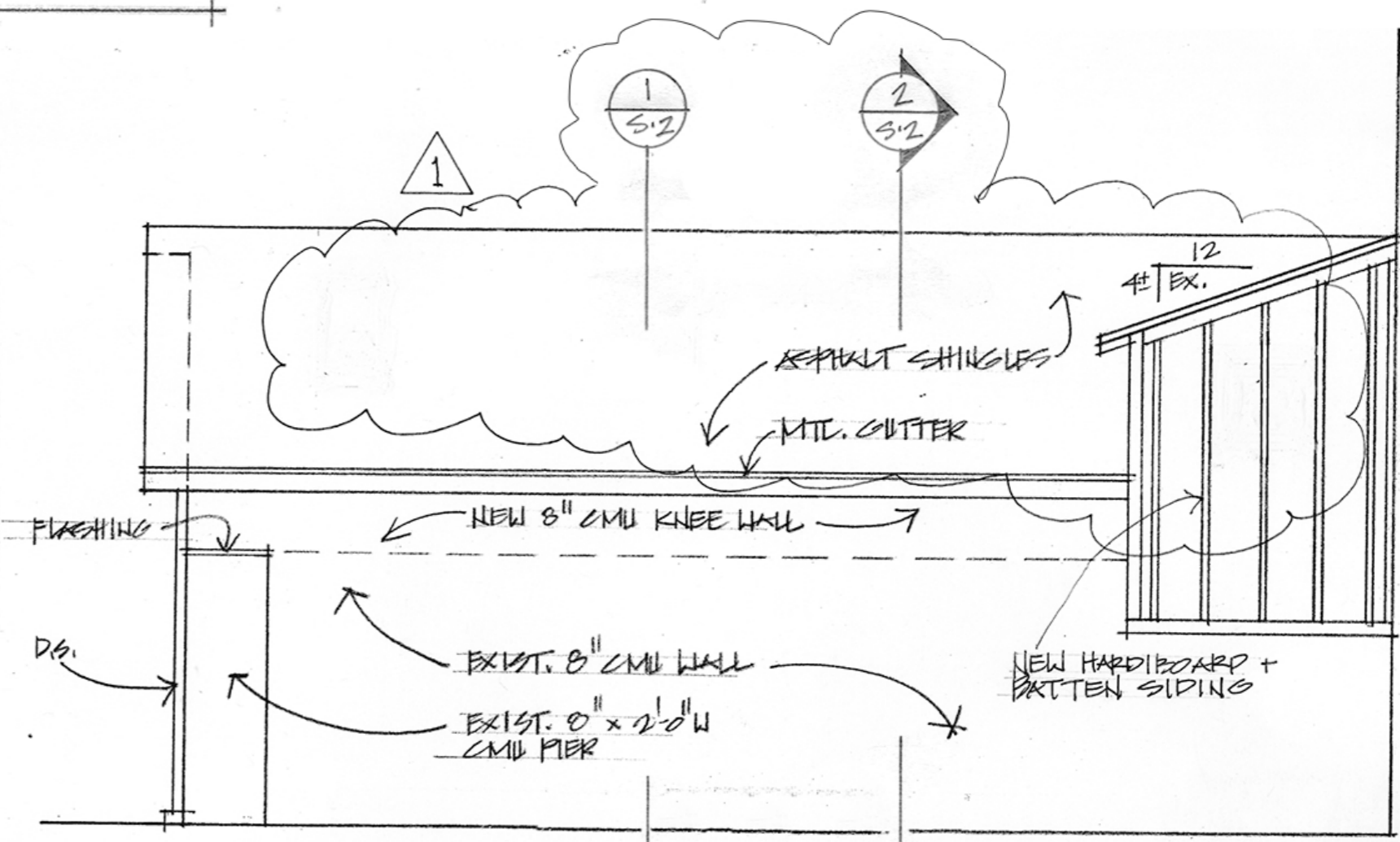
COVER



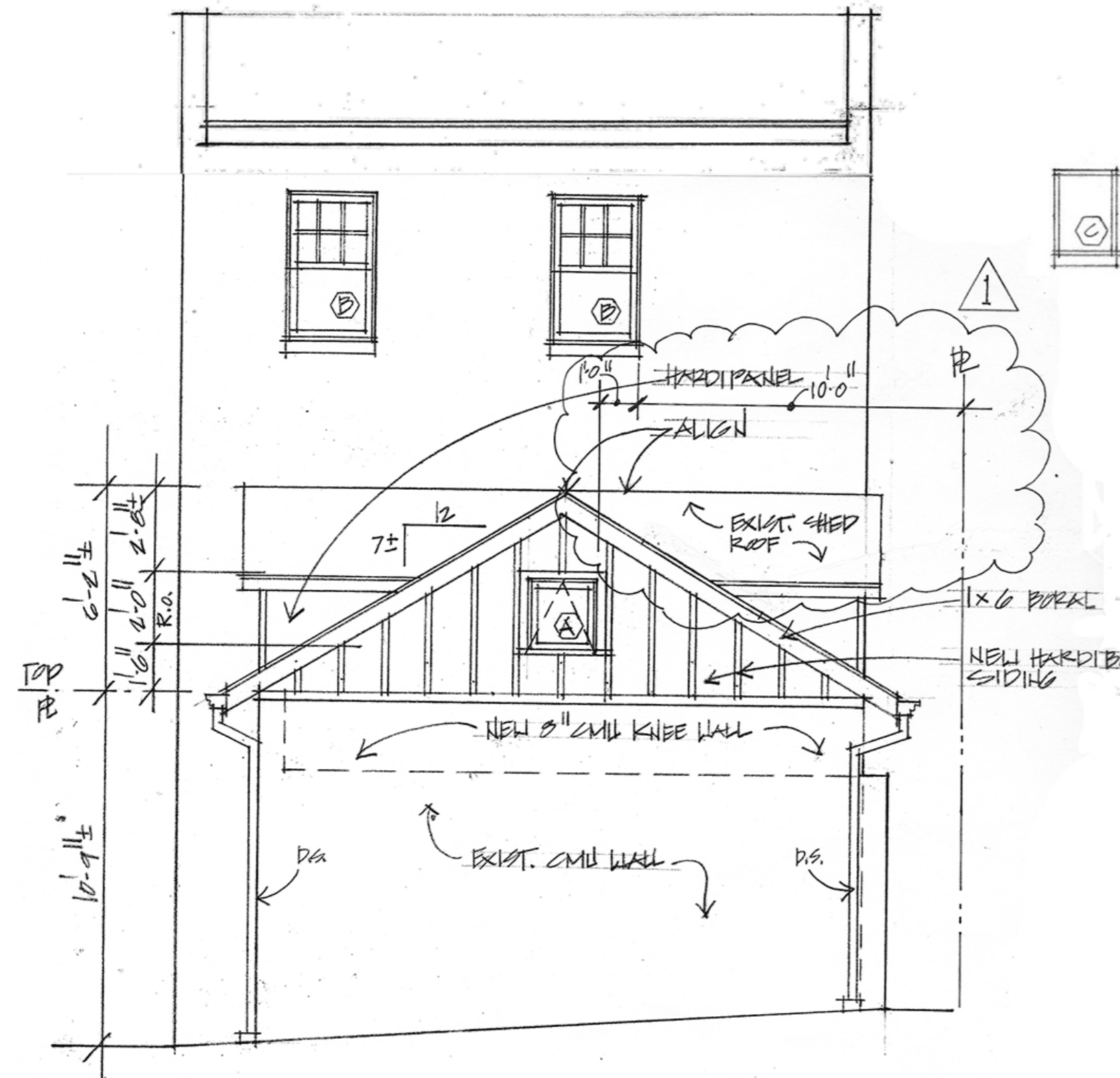
NOTE:
All wood truss engineering by truss manufacturer.

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. ...

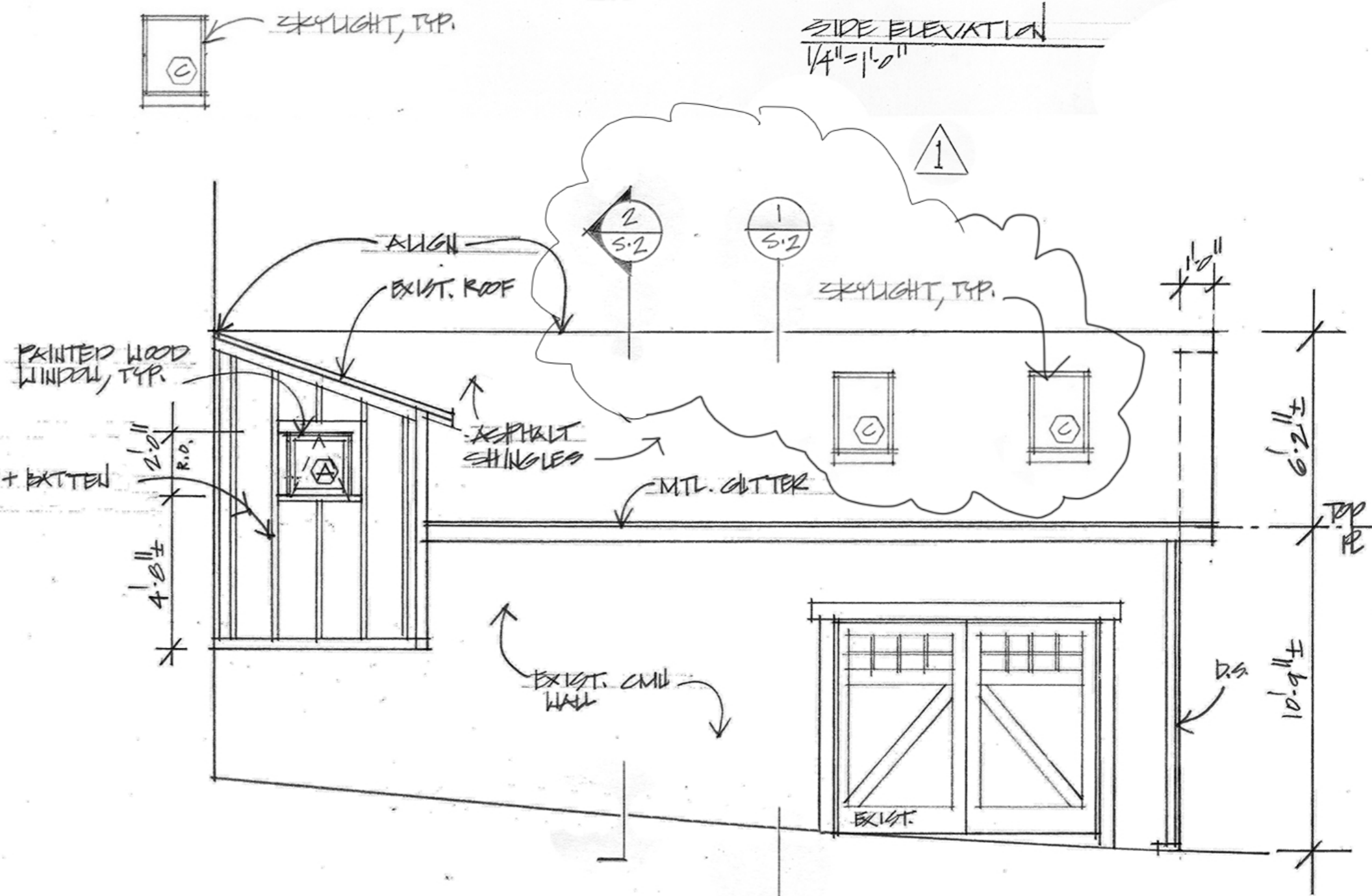
REVIEWED
By Dan.Bruechert at 3:37 pm, Nov 04, 2022



SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



SIDE ELEVATION (LEE. AVE.)
1/4" = 1'-0"



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10.15.22

1 REVISION: 10-27-22

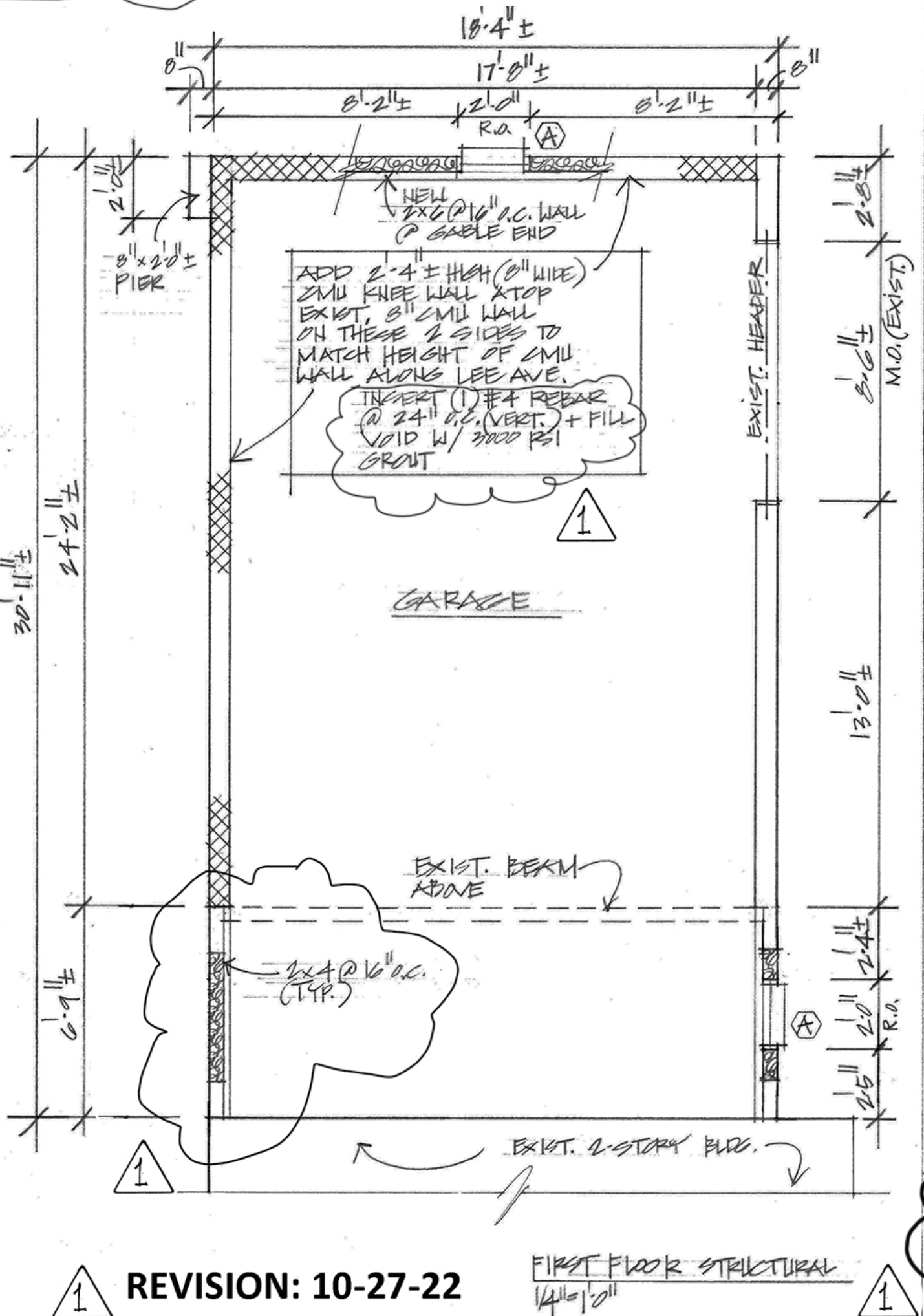
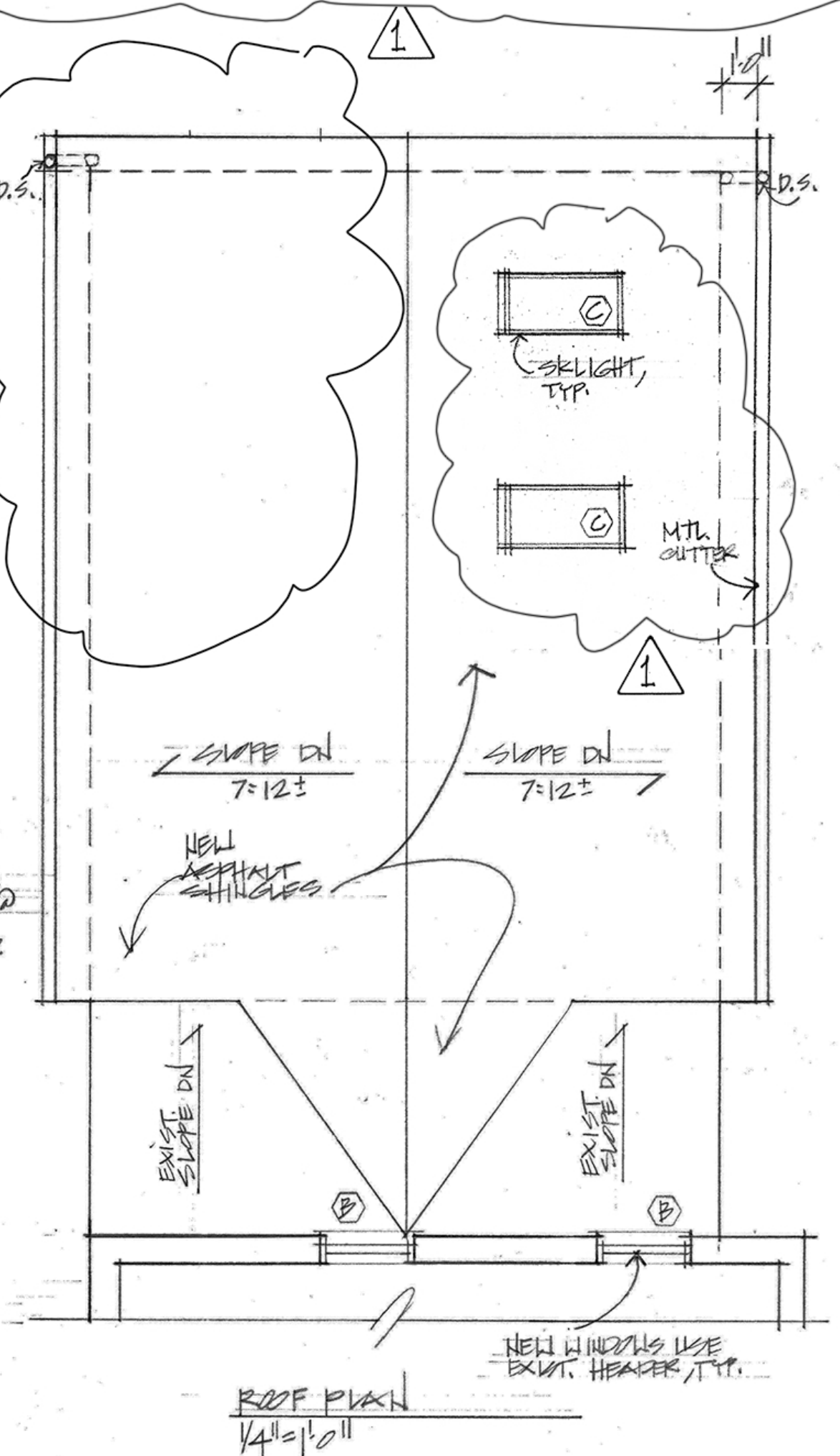
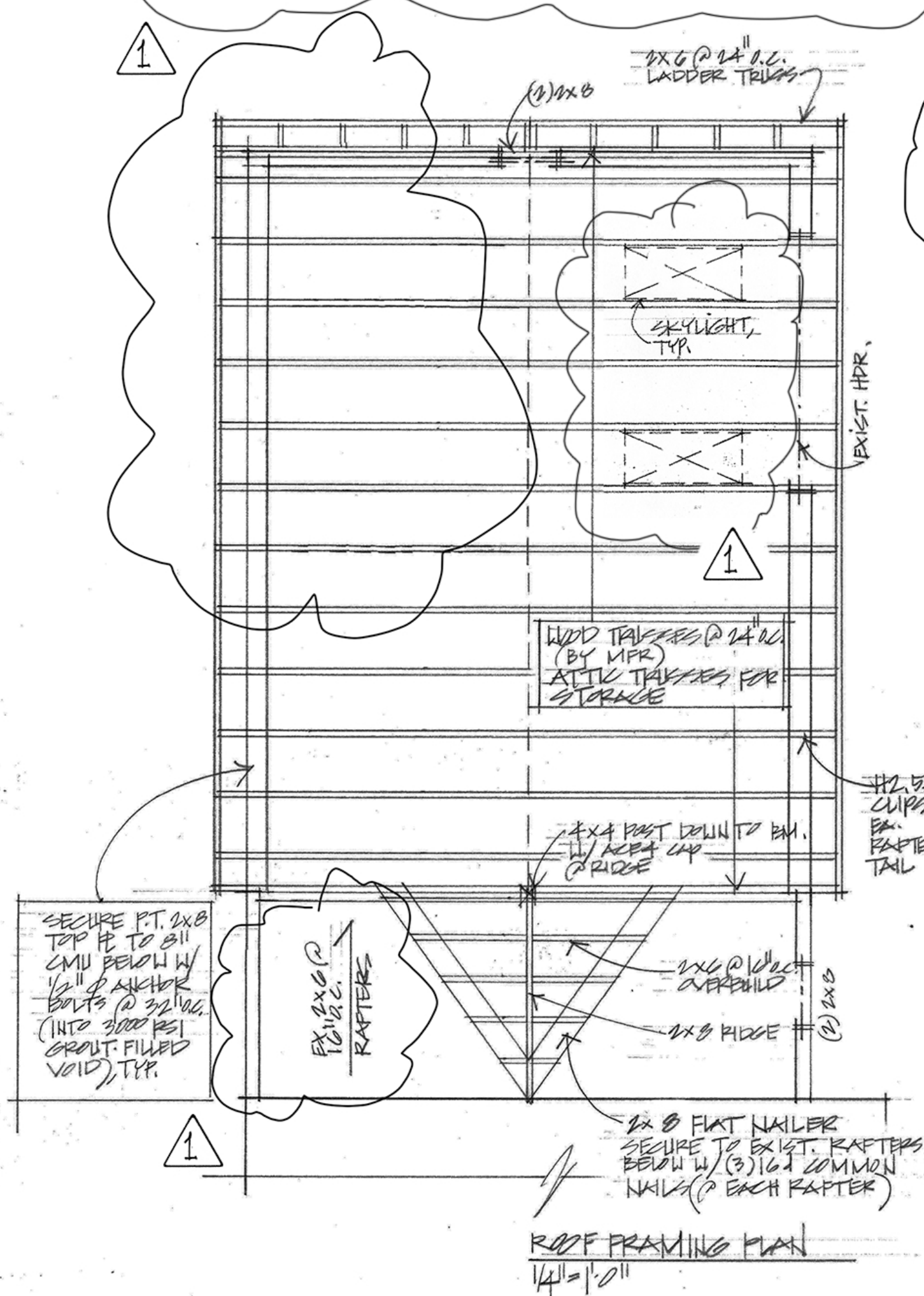
A-1

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

REVIEWED
 By Dan.Bruechert at 3:40 pm, Nov 04, 2022

WINDOW SCHEDULE					Manufacturer- Windows: Marvin										
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Wall System	Window Type/Material	Glazing Type	Grille Structure	Mullion Divisions	Screens / Screen Door	Hardware	SHGC-value Total Unit	U-value Total Unit	Egress window	Quant.	Remarks
A	ESAWN 2020	1'-11 1/2" (2'-0" R.O.)	1'-11 1/2" (2'-0" R.O.)	2 X 4	AWNING /wood interior & wood exterior	Insulating glass Low E II w/ Argon/ TEMPERED	NONE	NONE	YES	Satin Taupe (Std.)	0.3	0.3	n/a	2	Operable
B	UWDH 2420	4'-1" (4'-1 1/2" R.O./ 4'-2 9/16" M.O.)	2'-5 3/8" (2'-6 3/8" R.O./ 2'-8 1/2" M.O.)	2 X 4	DOUBLE-HUNG /wood interior & wood exterior	Insulating glass Low E II w/ Argon/ TEMPERED	7/8" Wood SDL w/ spacer bar	6-over-1	YES	Satin Taupe (Std.)	0.31	0.29	n/a	2	VERIFY ALL DIMENSIONS IN FIELD
C	Velux C06	3'-9 3/4" R.O.	1'-9" R.O.		SKYLIGHT /wood interior & alum.-clad exterior	Insulating glass Low E II w/ Argon/ TEMPERED	NONE	NONE	n/a	n/a	0.31	0.29	n/a	2	
TOTAL											0.3 avg.	0.29 avg.		6 units	



REVISION: 10-27-22

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10-9-22

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