



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: December 21, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit # 1045815 - Partial Demolition and Building 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 October 25, 2023 HPC meeting.

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: Conor McCarthy
Address: 7324 Baltimore Ave., Takoma Park

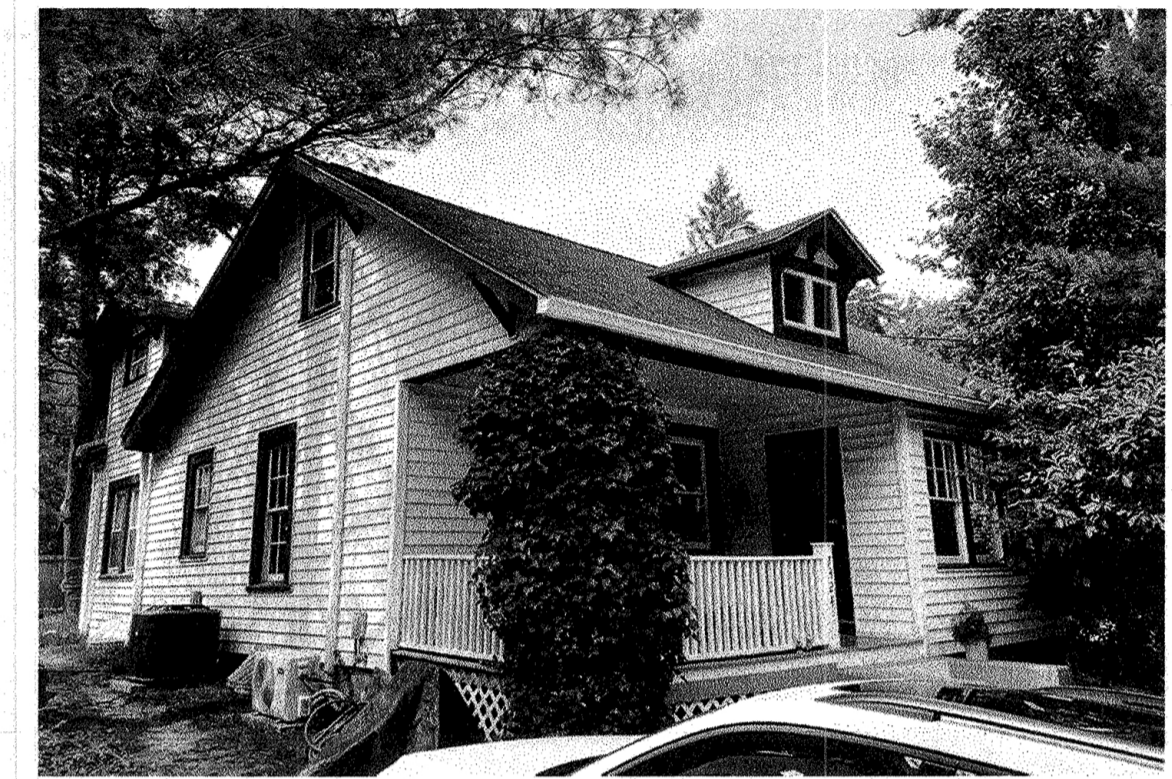
This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Dan Bruechert at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



House Addition

McCarthy Residence

7324 Baltimore Avenue, Takoma Park, MD 20912

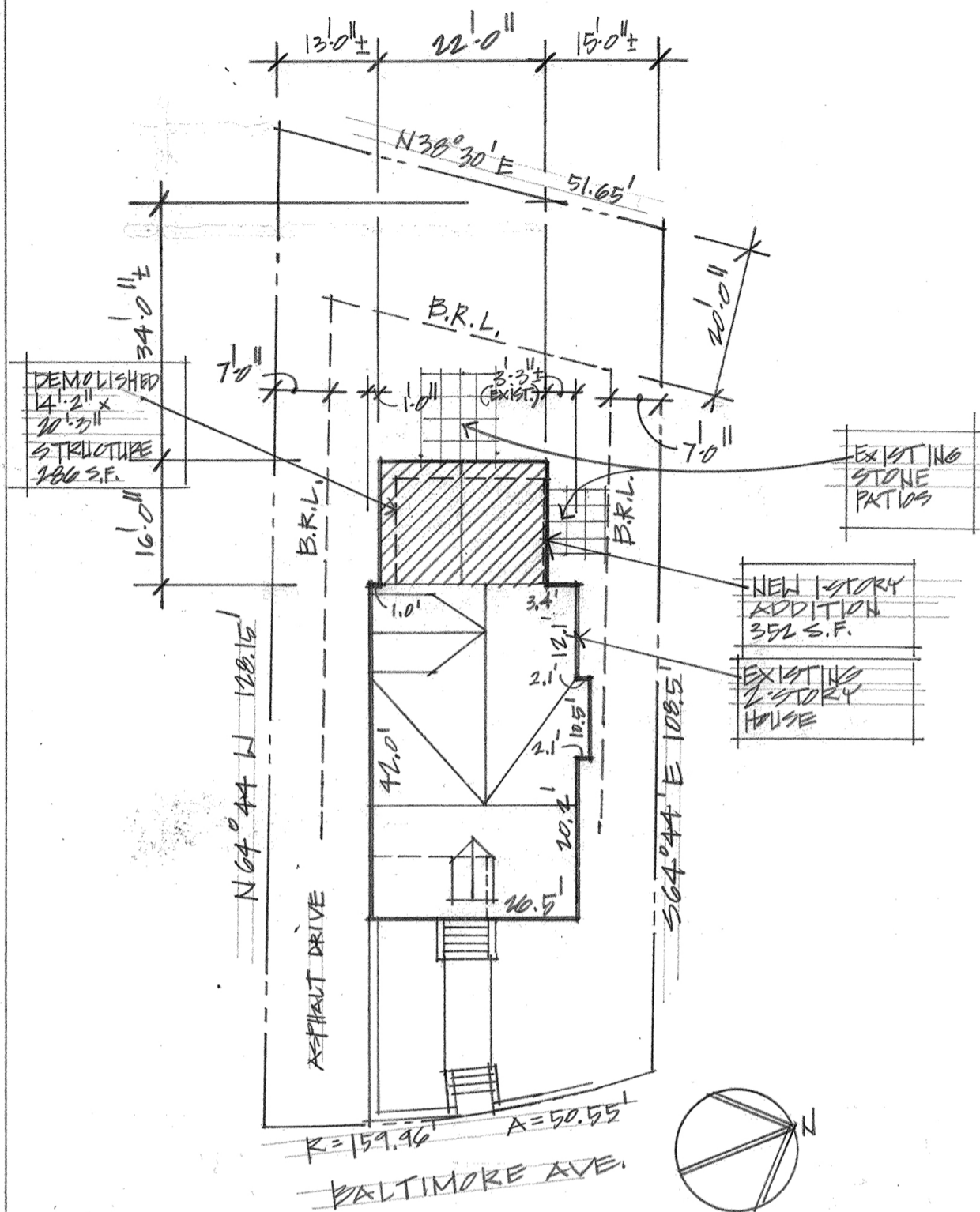


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Montgomery County
Historic Preservation Commission

Richard J. Vitullo



REVIEWED
By Dan.Bruechert at 9:48 am, Dec 21, 2023



Site Plan

1" = 20'-0"

House/Site Information:

Lot: Part of 26 Block: 76
Address: 7324 Baltimore Ave., Takoma Park, MD 20912
Subdivision: TPL & T CO
Year built: 1921
Zoning: R-60

Historic District: Takoma Park
HAWP #1045815 approved: 10/25/2023

Project Information:

Demolish 286 SF 1-level rear addition (heavily damaged in a storm).
Construct new 352 SF 1-level rear addition.

Residential Code Information:

All construction shall be in conformance with the International Residential Code (IRC), 2018 Edition, as Amended by Mont. Co., Reg. 31-19, adopted 5/20/2020.

AREA CALCULATIONS

EXISTING:

Lot Area:	6105 s.f.
Lot Coverage/Building Area:	1408 s.f.
% of Lot Coverage:	23%

PROPOSED:

Lot Coverage/Building Area (Addition only):	352 s.f.
Lot Coverage/Building Area (Original House + Addition):	1474 s.f.
% of Lot Coverage:	24%

TOTAL NET NEW ROOF AREA: 66 s.f.
(net, after 286 s.f. rear addition demolished and 352 s.f. addition built)

ELECTRICAL & LIGHTING LEGEND

- “E” Indicates existing unit (light or outlet)
(all outlets to be made code-compliant)
- ⊕ Duplex Outlet/new
- ⊕_{A/C} Duplex Outlet/new/above counter
- ⊕_{GFCI} Duplex Outlet/new/GFCI
(all outlets in kitchens, baths, and exterior are to be GFCI)
- ⊕_{AFCI} Duplex Outlet/new/AFCI
(All-Fault Circuit Interrupter outlets: for all but in Kitchen)
- ⊕_{DD} Double Duplex Outlet
- ⊕_F Duplex Floor Outlet
- ⊕₂₄₀ 240v Outlet
- ⊕_{EF} Exhaust Fan
- ⊕_{EF/H} Exhaust Fan/Heat
- ⊕_{EF/H/L} Exhaust Fan/Heat/Light
- ⊕_{CF} Ceiling Fan
- ⊕_{CF/L} Ceiling Fan/Light
- ⊕_P Pendant Light Fixture
- ⊕_R Recessed Light Fixture
- ⊕_R Recessed Light Fixture/Existing
- ⊕_{R/E} Recessed Light Fixture/Eyeball
- ⊕_{SM} Surface Mounted Light Fixture
- ⊕_W Wall Mounted Light Fixture/Sconce
- ⊕_{WP} Light Fixture /Waterproof
- ⊕_{FL} Dual Flood Light
- ⊕_{DSL} Data/Telephone Jack
- ⊕_{TV} Coaxial/Cable TV
- ⊕_{SP} Audio Speaker
- S Switch
- S_D Switch/Dimmer
- S₃ Three-way Switch
- ⊕_T Track light
- ⊕_P “Plugmold” Power Strip
- ⊕_{U/C} Undercabinet Lights
- ⊕ Smoke & Carbon Monoxide Detectors
(hard-wired in dedicated circuit, interconnected, with battery backup)
- ⊕_T Thermostat

Sheet No. Sheet Title

Cover	Site Plan/Project Description/ Electrical & Lighting Legend/
D-1	1 st Floor Demolition Plan (1/4"=1'-0")/ Demolition Notes
A-1	First Floor Plan (1/4"=1'-0")/ Roof Plan (1/4"=1'-0")
A-2	Exterior Elevations (1/4"=1'-0")/ Building Section (1/4"=1'-0")
A-3	Exterior Elevation (1/4"=1'-0")/ Building Section (1/4"=1'-0")/ Wall Section (1"=1'-0")
A-4	Window & Door Schedule Finish Schedule
A-5	General Construction Notes/ Mechanical/HVAC Notes/ Electrical & Lighting Notes/ Plumbing Notes/ Specifications
EC-1	Air Barrier, Insulation & Thermal Barrier Schedule and Diagrams
S-1	Structural Specifications & Notes
S-2	Foundation & 1 st Floor Framing Plan (1/4"=1'-0")
S-3	Roof Framing Plan (1/4"=1'-0")
S-4	Wind Brace Diagram & Schedule

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

McCarthy Residence
7324 Baltimore Avenue
Takoma Park, MD 20912
11-14-2023

COVER

GENERAL DEMOLITION NOTES:

1. Demolish any construction as noted on the plans that was damaged beyond repair by the tree fall, water infiltration or mold intrusion that will hinder any aspect of the new construction.
2. Remove/re-route plumbing (water supplies, drains, vents and gas lines, radiators, etc.) as necessary to accomplish new plan layout and to minimize their impact on the new space; cap off lines as necessary during construction. If any lines discovered cannot be moved/re-routed easily, notify architect to review solutions.
3. Remove all trim, gypsum board/plaster, doors, thresholds, flooring, etc. but only as necessary to implement new layout and design.
4. For removal of any lead paint, asbestos tile, etc., a certified asbestos or lead abatement professional must be used. Contractor to ensure that containment barriers are in place to keep debris and dust at a minimum; workers to utilize proper protection equipment from hazards.
5. Remove existing wall and/or floor construction as noted on plans as necessary to implement new layout; if walls are bearing walls, use temporary supports to re-direct loads until new bearing elements are constructed. (If walls or other elements that were previously assumed to be non-bearing are actually bearing, notify architect and/or engineer immediately.)
6. Remove and salvage (as per owners' request) existing light fixtures to implement new plan layout.
7. Remove all electrical outlets, fixtures, smoke alarms, telephone wiring, exposed wiring, etc. that are to be replaced by new work.
8. Dispose of all discarded material in a safe and clean manner.
9. Protect all surfaces during demolition (and construction) from unnecessary damage.

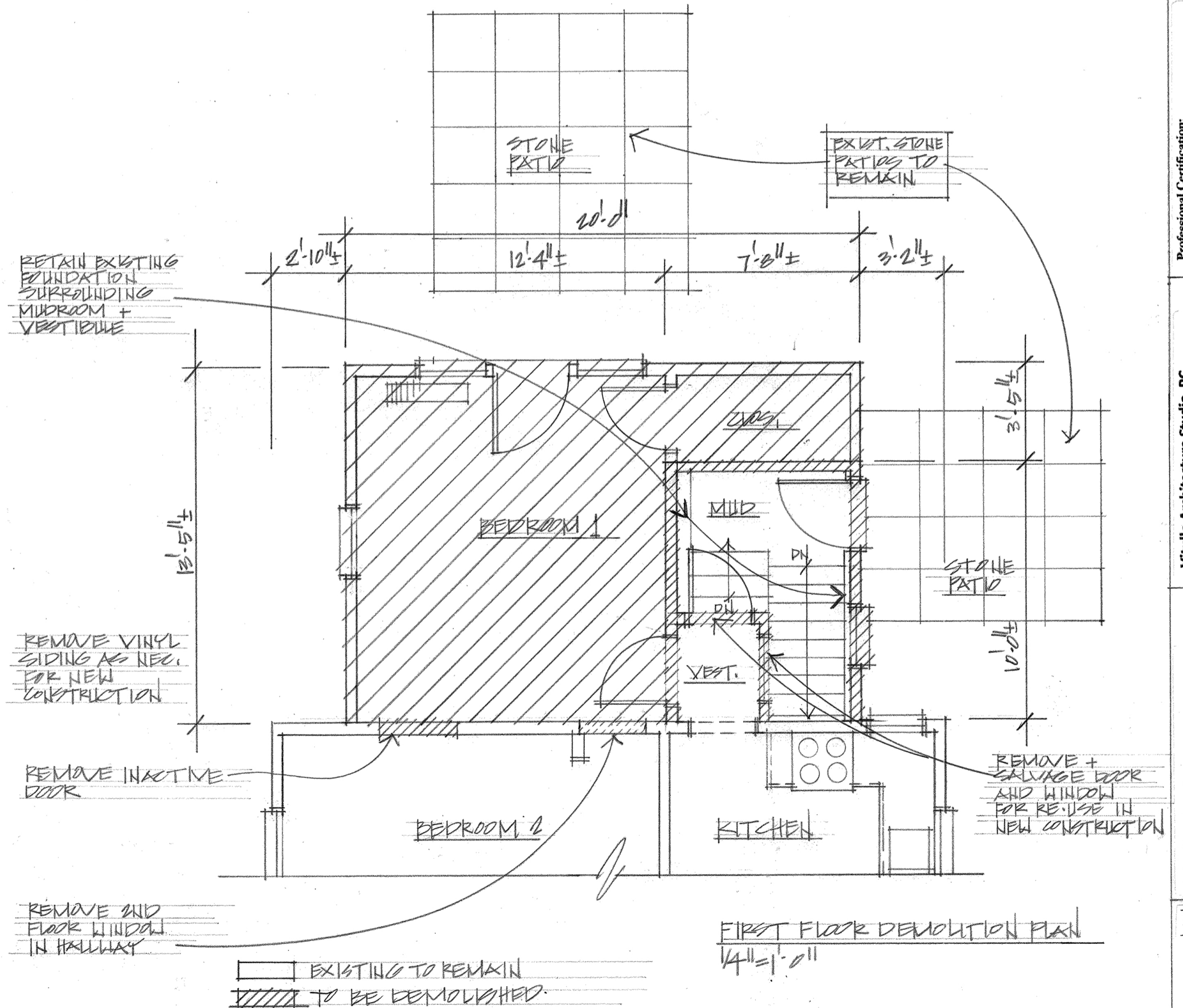


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DM-1



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Historic Preservation Commission

Robert A. Votaw

REVIEWED
By Dan.Bruechert at 9:48 am, Dec 21, 2023

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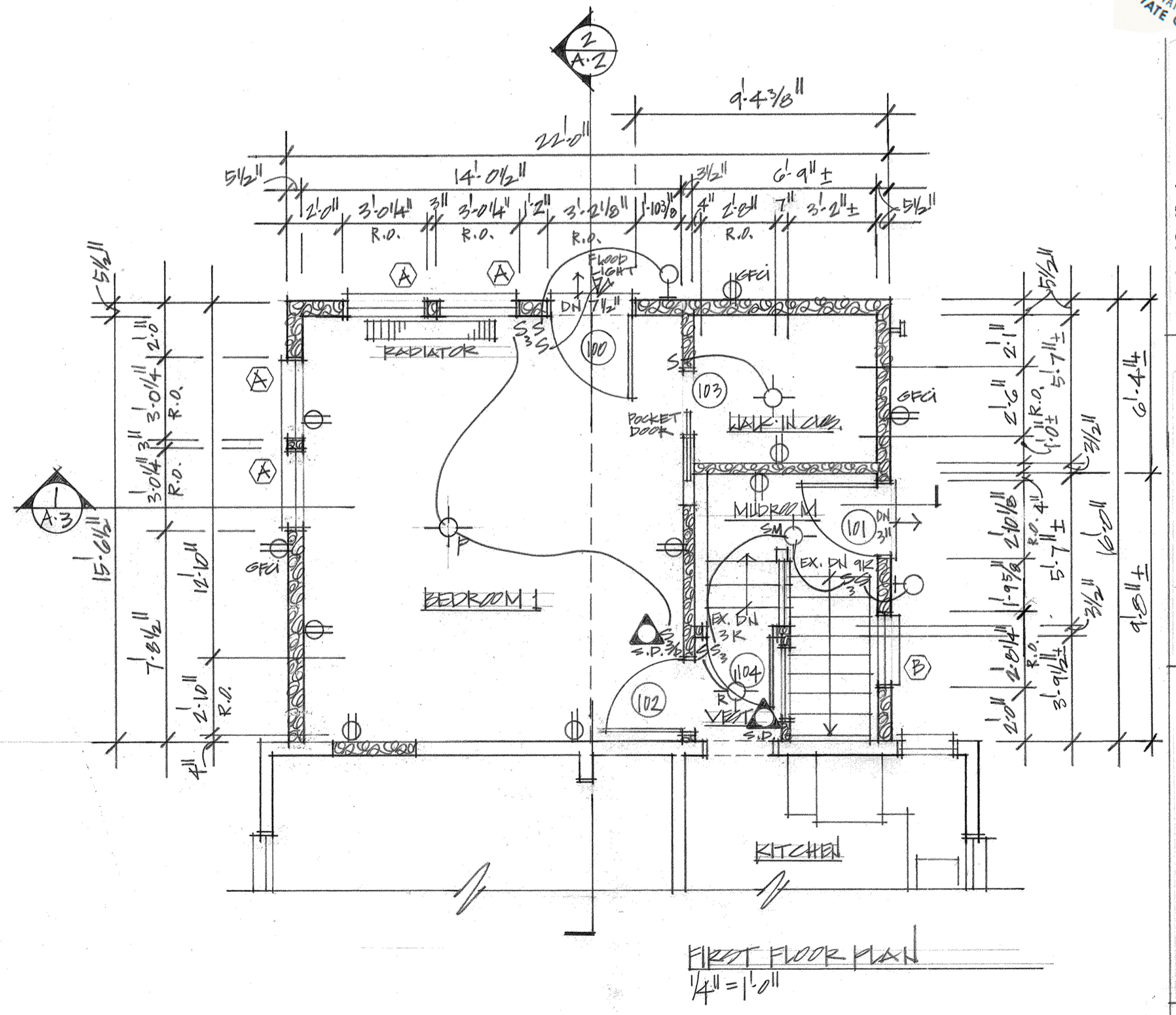
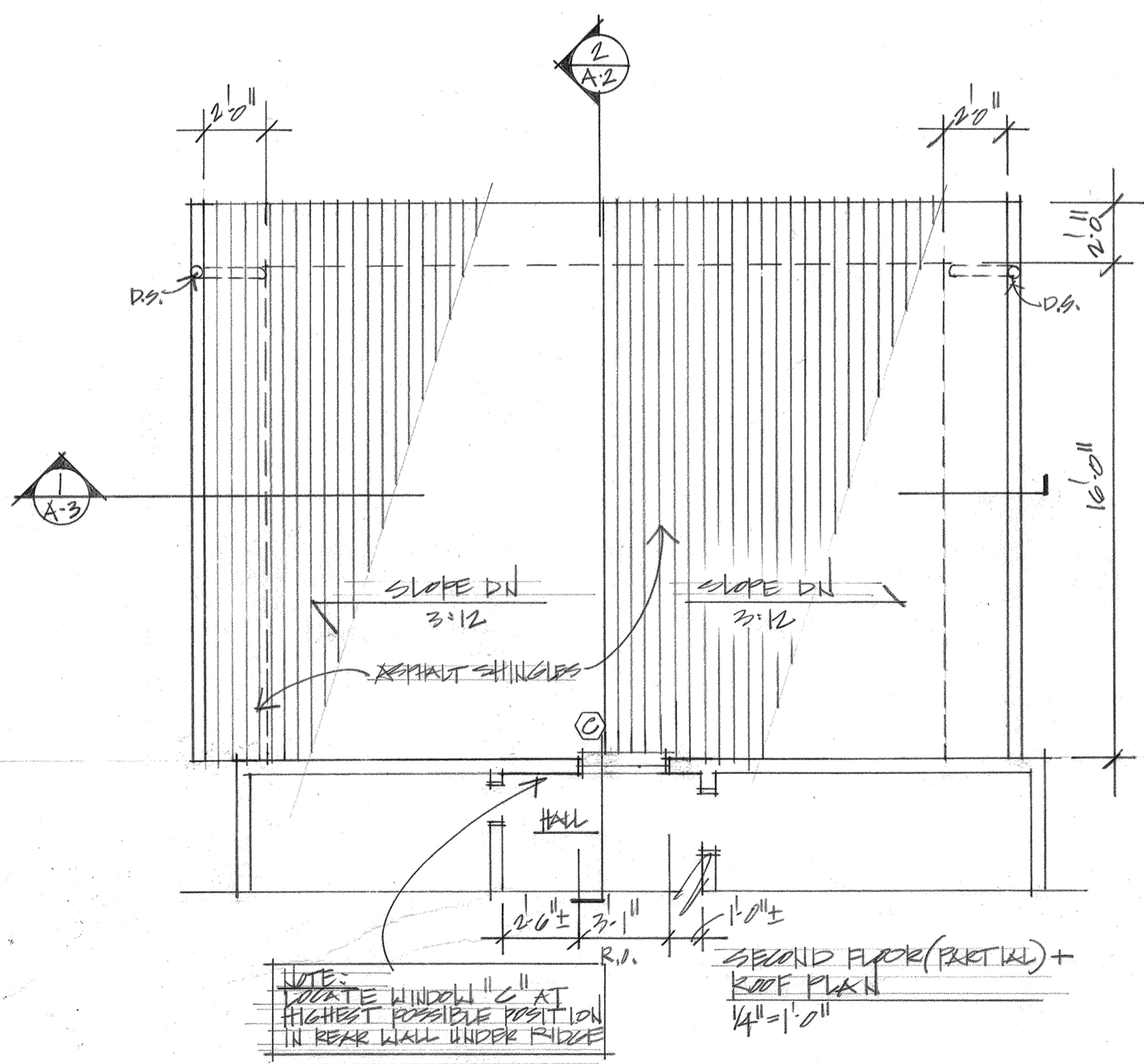


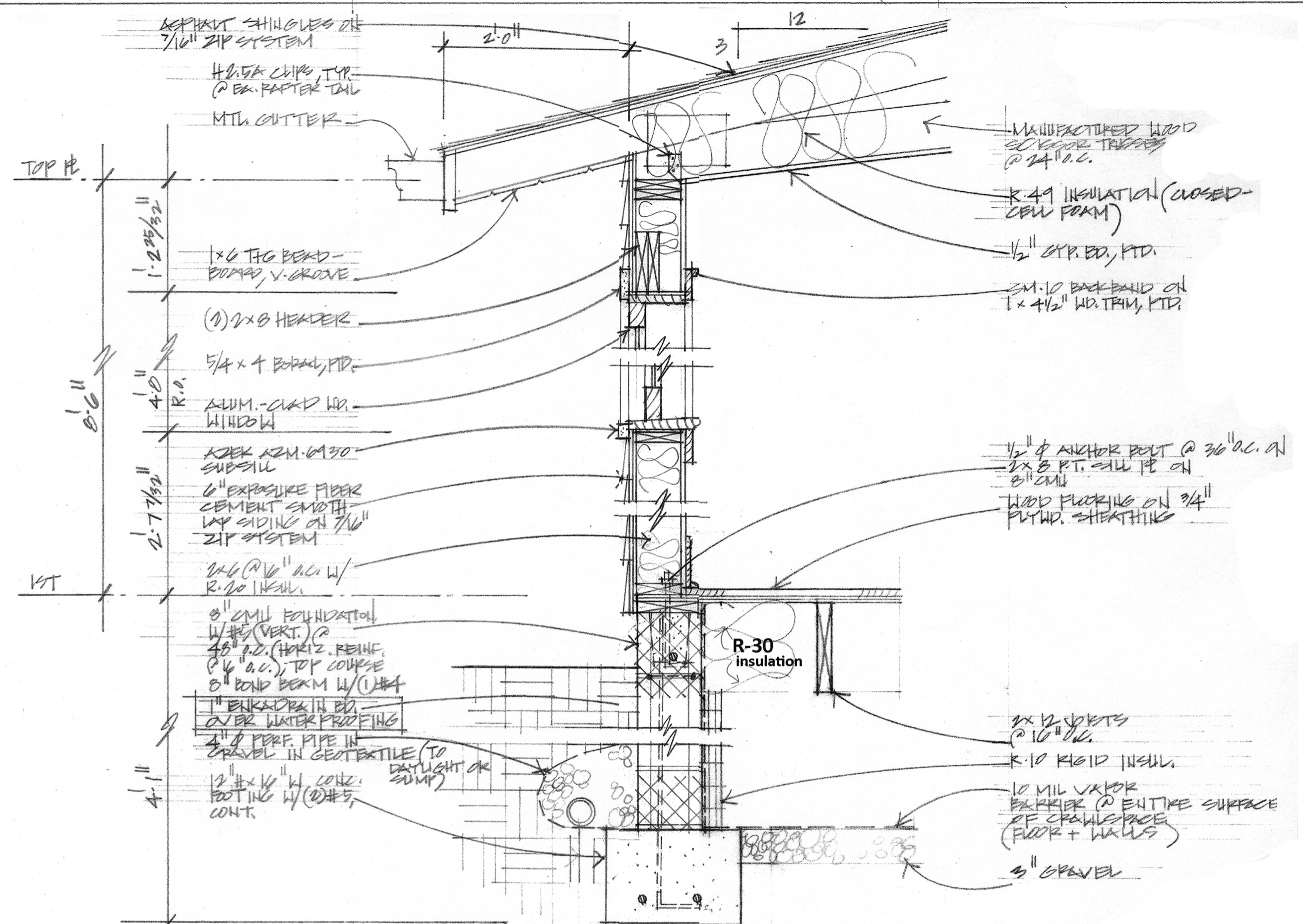
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A-1





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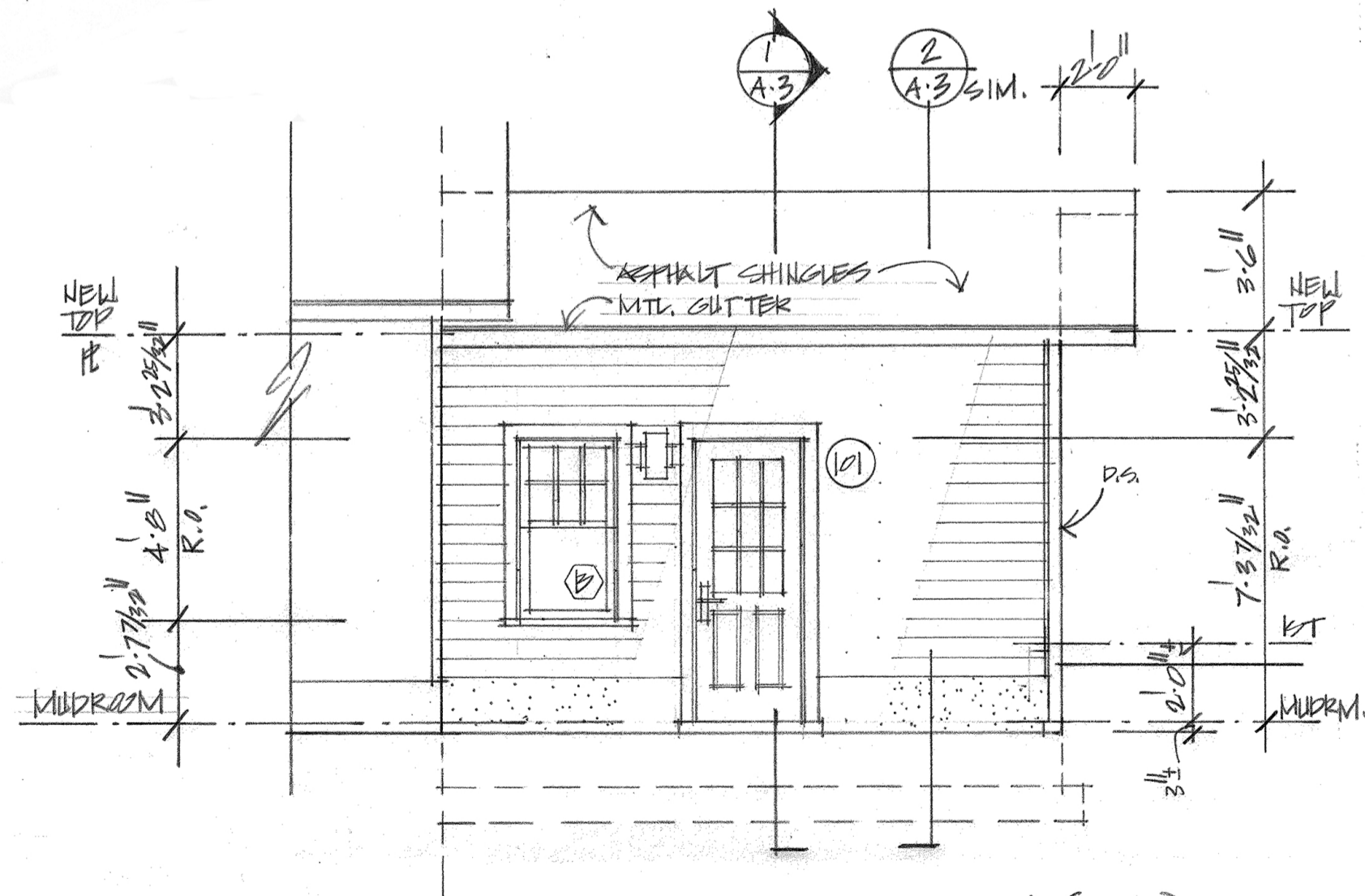
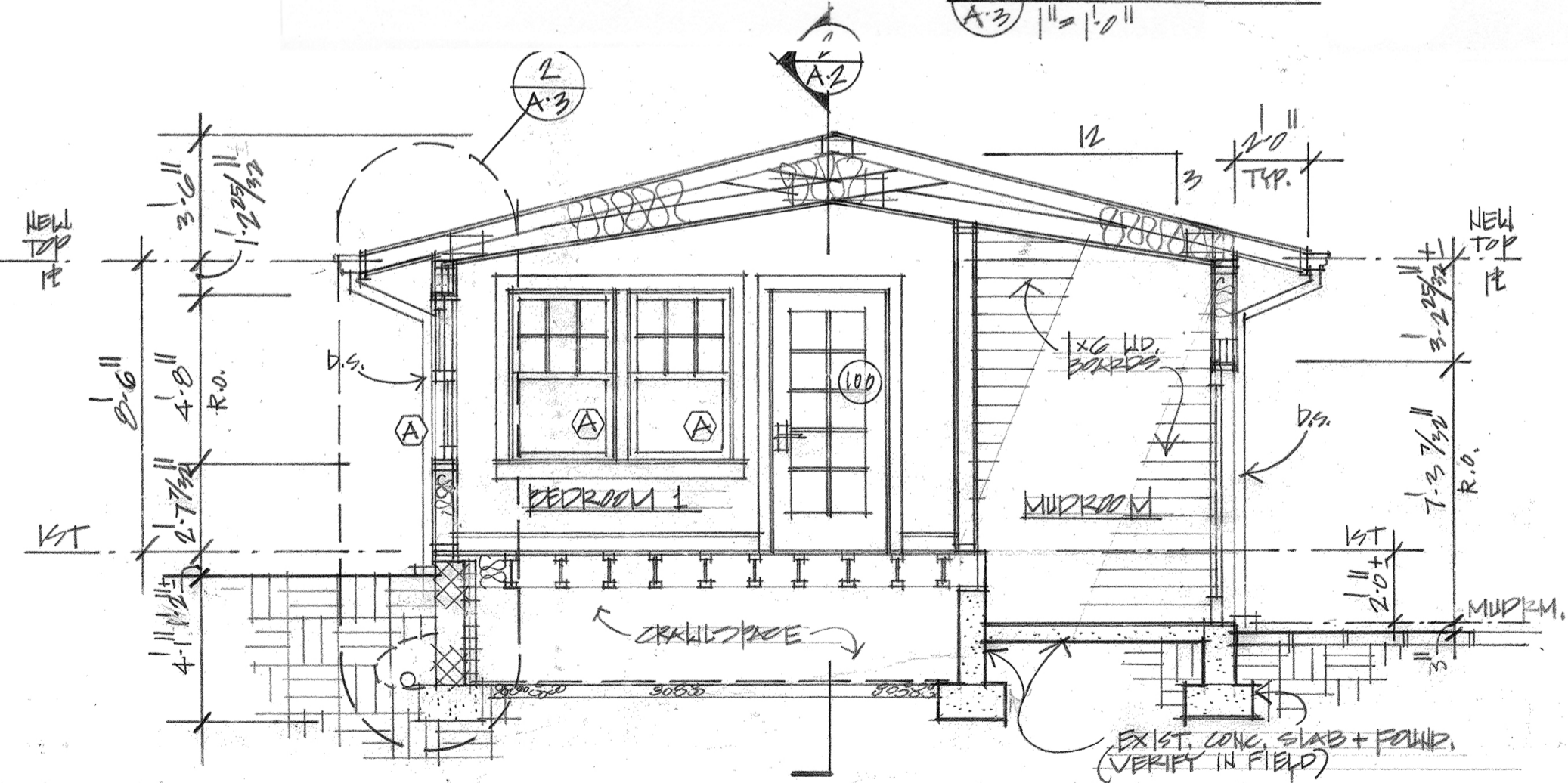
Robert G. ...

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2 WALL SECTION
 A-3 1/4" = 1'-0"



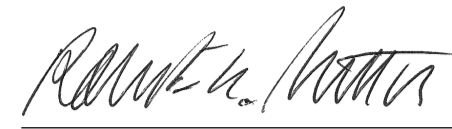
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A-3

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By Dan.Bruechert at 9:49 am, Dec 21, 2023

WINDOW SCHEDULE						Manufacturer- Windows: Marvin Ultimate											
No.	Mfr. Window Line/ Model No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Window Type/Material	Glazing Type	Grille Structure	Mullion Divisions	Interior Color	Exterior Clad Color	Screens / Screen Door	Hardware	SHGC-value Total Unit	U-value Total Unit	Egress window	Quant.	Remarks
A	Ultimate UDHG2 3024	4'-7 1/2" (4'-8" R.O.)	2'-11 1/4" (3'-0 1/4" R.O.)	2 x 6 wall	DOUBLE HUNG /wood Interior & aluminum-clad exterior	TEMPERED 7/8" Insulating glass Low E2 w/ Argon	5/8" SDL, w/ spacer bar/ Ogee Profile	6-over-1	White	"Stone White"	YES	TBD	0.3	0.3	n/a	4	SEE ELEVATIONS FOR MULLION LAYOUT
B	Ultimate UDHG2 2624	4'-7 1/2" (4'-8" R.O.)	2'-7 1/4" (2'-8 1/4" R.O.)	2 x 6 wall	DOUBLE HUNG /wood Interior & aluminum-clad exterior	TEMPERED 7/8" Insulating glass Low E2 w/ Argon	5/8" SDL, w/ spacer bar/ Ogee Profile	6-over-1	White	"Stone White"	YES	TBD	0.3	0.3	n/a	1	SEE ELEVATIONS FOR MULLION LAYOUT
C	Ultimate UCA 3636 E	2'-11 1/8" (2'-11 5/8" R.O.)	3'-0" (3'-1" R.O.)	2 x 4 wall	CASEMENT /wood Interior & fiberglass-clad exterior	TEMPERED 3/4" Insulating glass Low E2 w/ Argon	5/8" SDL, w/ spacer bar/ Ogee Profile	4 lites	White	"Stone White"	YES	TBD	0.3	0.29	YES	1	BEFORE ORDERING WINDOW "C" VERIFY THAT WINDOW WILL FIT OVER NEW ROOF STRUCTURE; SEE ELEVATION FOR MULLION LAYOUT
SUBTOTAL													0.30 avg.	0.30 avg.		6 units	
DOOR SCHEDULE						Manufacturer- Doors: Kolbe Ultra/ TBD											
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Door Type / Material	Glazing Type	Grille Structure	Mullion Divisions	Interior Color	Exterior Clad Color	Screens / Screen Door	Hardware/ Sill Material	SHGC-value Total Unit	U-value Total Unit	Swing direction (shown from outside room)	Quant.	Remarks
100	Ultra UXD 3070/ HR with UP 825 Panel Design	7'-2 23/32" (7'-3 7/32" R.O.)	3'-1 5/8" (3'-2 1/8" R.O.)	2 x 6 wall	INSWING Entrance Door/ wood Interior & alum-clad exterior	TEMPERED Insulating glass LoE-366	7/8" "PDL" Beveled with 2W5H pattern	10 lites	White	"White"	TBD	Handle TBD/ Sill: aluminum "Weep Sill"	0.1	0.28	HR	1	Exterior Door (SEE PLANS FOR SWING DIRECTION)
101	Ultra UXD 2870/ HL with UP 8233 Panel Design	7'-2 23/32" (7'-3 7/32" R.O.)	2'-9 5/8" (2'-10 1/8" R.O.)	2 x 6 wall	INSWING Entrance Door/ wood Interior & alum-clad exterior	TEMPERED Insulating glass LoE-366	1 lite over 2 panels/ 8" cross rail at 40"/ 7/8" "PDL" Beveled with 3W3H pattern	9 lites	White	"White"	TBD	Handle TBD/ Sill: aluminum "Weep Sill"	0.1	0.28	HL	1	Exterior Door (SEE PLANS FOR SWING DIRECTION)
102	TBD	6'-8" (6'-9" R.O.)	2'-8" (2'-10" R.O.)	2 x 4 wall	Solid Wood 5-Panel SWING Door (match exist.)	n/a	n/a	n/a	TBD	n/a	n/a	TBD	n/a	n/a	Left Hand	1	Interior Door (SEE PLANS FOR SWING DIRECTION)
103	Salvaged door	6'-8" (6'-9" R.O.)	2'-4" (2'-6" R.O.)	2 x 4 wall	Solid Wood 5-Panel SWING Door (match exist.)	n/a	n/a	n/a	TBD	n/a	n/a	TBD	n/a	n/a	n/a	1	Interior Door
104	Salvaged door	6'-8" (6'-9" R.O.)	2'-6" (2'-8" R.O.)	2 x 4 wall	Solid Wood 2-Panel SWING Door	n/a	n/a	n/a	TBD	n/a	n/a	TBD	n/a	n/a	Left Hand	1	Salvaged Interior Door (SEE PLANS FOR SWING DIRECTION)
SUBTOTALS													0.28 avg.	0.28 avg.		5 units	
TOTALS													0.28 avg.	0.27 avg.		11 units	



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FINISH SCHEDULE															
FIRST FLOOR															
ROOM	FLOORS		BASE/ WAINSCOT		WINDOW / DOOR TRIM			WALLS		CEILING		Celling Height	Area +/- (Sq.Ft)	Remarks	
	Material	Finish	Material	Finish	Head Material	Jamb Material *	Apron Material *	Finish	Material	Finish	Material	Finish			
Vestibule	Existing Tile (Repair/replace if damaged, as needed)	n/a	WM-167 cap over 1 x 6	Low VOC Paint	SM-10 backband at outer edge of 1 x 4 1/2"	SM-10 backband at outer edge of 1 x 4 1/2"	1 x 6	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	8'-6"	12	
Mudroom	Existing Tile (Repair/replace if damaged, as needed)	n/a	SM-97	Low-VOC Paint	5/4 x 4	5/4 x 4	5/4 x 4	Low VOC Paint	1 x 6 horiz. wood (TBD) boards (ptd.) with 1/8" gap between over 1/2-inch gyp. bd.	Low VOC Paint	1/4" thick beadboard (ptd.) over 1/2-inch gyp. bd.; WM-86 wood cove at wall intersection	Low VOC Paint	10'-6" +/-	54	See detail on A-1 for wall material design
Master Bedroom	New or Reclaimed & G Wood Flooring (TBD)	High-Traffic Epoxy or Polyurethane	WM-167 cap over 1 x 6	Low VOC Paint	SM-10 backband at outer edge of 1 x 4 1/2"	SM-10 backband at outer edge of 1 x 4 1/2"	1 x 6	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	Varies: 8'-6" to 10'-0"	217	
Closet	New or Reclaimed & G Wood Flooring (TBD)	High-Traffic Epoxy or Polyurethane	WM-167 cap over 1 x 6	Low VOC Paint	SM-10 backband at outer edge of 1 x 4 1/2"	SM-10 backband at outer edge of 1 x 4 1/2"	1 x 6	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	Varies: 8'-6" to 9'-0" +/-	38	

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A-4

Home / Outdoor Lighting / Wall Light / 11 - 15 in. high / Black / Style # 6C758



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By Dan.Bruechert at 9:49 am, Dec 21, 2023

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