



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton *Chairman*

Date: October 5, 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 #1008374 - Deck Replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by HPC .

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: Colin Meehan
Address: 7420 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.

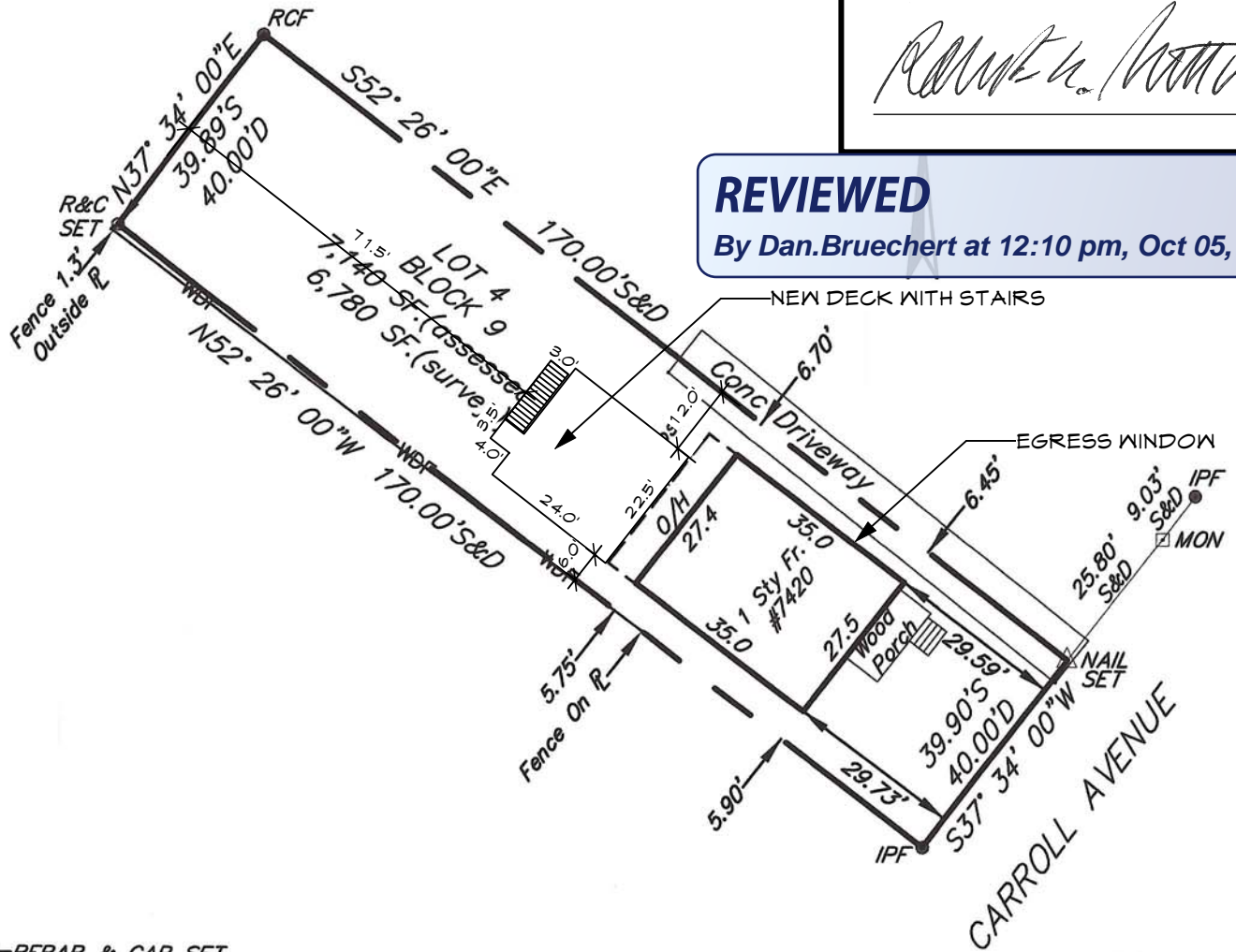
Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by [Signature] on _____. The approval memo and stamped drawings follow.

APPROVED
 Montgomery County
 Historic Preservation Commission



REVIEWED

By Dan.Bruechert at 12:10 pm, Oct 05, 2022



- R&C SET=REBAR & CAP SET
- IPF= IRON PIPE FOUND & HELD
- RCF= REBAR & CAP FOUND & HELD
- △ NAIL SET
- MON=MONUMENT FOUND & HELD
- S=SURVEY D=DEED
- WDF=WOODEN FENCE
- P=PROPERTY LINE



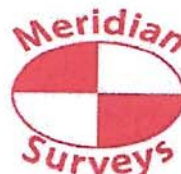
Date: 06-09-2022 Scale: 1"=30' Dmn: RC
 Plat Book: JA12
 Plat No: 24 NO TITLE REPORT FURNISHED
 Deed Book: 65795
 Page: 243
 Work Order: 22-1246
 Address: 7420 CARROLL AVENUE, TAKOMA PARK, MD
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

BOUNDARY SURVEY
 LOT 4 BLOCK 9
 GENERAL S.S. CARROLLS
 ADDITION TO TAKOMA PARK

Surveyor's Certificate

My License expires on February 10, 2024

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Building restriction lines shown as per available information.



Stephen J. Wenthold

MERIDIAN SURVEYS, INC.
 P.O. BOX 549
 FREDERICK, MD 21705
 (301)721-9400

Mehan Residence

7420 Carroll Avenue

Takoma Park, MD. 20912

CODE:

- Plans conform with IRC 2018
- All wood in contact with soil or masonry foundations will meet the ASTM standard A 153 and A653, class 105.
- All framing lumber to be SFF#2 unless indicated otherwise.
- Design criteria used are as follows:
 - Roof load - 30lbs/sf.
 - Roof and floor dead load - 10lbs/sf.
 - Seismic design category B
 - Tertiary damage susceptibility - moderate to heavy.
 - Winter design temperature - 15 degrees F, -9 degrees C.
 - Subjunctivity to damage from weather - heavy.
 - Subjunctivity to decay - moderate.
 - Floor live load in non-sleeping areas - 40lbs/sf.
 - Floor live load in sleeping areas - 30lbs/sf.
 - Wind speed - 115 mph (3 sec. gust method) 115 mph 40 m/s.
 - Frost line depth - 30".
 - Flood hazard - Yes.
 - Subfloors - 3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists.
 - Roof sheathing - 1/2" OSB with spacers.
 - Roofing - 2 1/2 lb per square asphalt shingles over 1/2" felt.

GENERAL NOTES

- EMERGENCY EGRESS WINDOW SIZES TO CONFORM WITH SECTION R308 OF THE 2018 IRC. MAX. SILL HEIGHT OF EMERGENCY EGRESS WINDOWS TO BE 44" IN CONFORMANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- MAXIMUM RISER HEIGHT SHALL BE 7 3/4" AND MAX TREAD 10" FOR ALL STAIRWAYS. HANDRAIL PROJECTION 3 1/2" MAXIMUM PER 2018 IRC
- ROOF SHINGLES TO BE INSTALLED PER 2018 IRC
- FIRESTOPPING SHALL BE PROVIDED PER 2018 IRC
- ROOF VENTING SHALL BE INSTALLED PER 2018 IRC
- GUARDRAIL HEIGHTS TO BE 36" MIN. ACCORDING WITH 2018 IRC
- PROVIDE GALVANIZED WALL TIES IN ACCORDANCE WITH 2018 IRC
- ALL GLAZED AREAS SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLASS IN CONFORMANCE WITH SECTION R308 OF THE 2018 IRC
- ALL FIREPLACES TO BE UL RATED AND INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND 2018 IRC
- ALL FOOTINGS TO EXTENDED AT LEAST 30 INCHES BELOW FINISH GRADE PER 2018 IRC
- ALL FRAME BEARING WALLS TO CONFORM WITH 2018 IRC
- PROVIDE WALL BRACING IN ACCORDANCE WITH 2018 IRC USING EITHER CONTINUOUS DIAGONAL BRACING OR APPROVED 4x8 SHEATHING PANELS APPLIED VERTICALLY.
- PROVIDE FOUNDATION ANCHORAGE IN ACCORDANCE WITH 2018 IRC
- ALL TRUSSES, BRIDGES, AND MICRO-LAM BEAMS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS AND 2018 IRC
- PLYWOOD USED FOR FLOOR AND ROOF SHEATHING SHALL CONFORM TO 2018 IRC
- PROVIDE FLASHING AS REQUIRED PER 2018 IRC
- PROVIDE SMOKE DETECTORS ON EVERY STORY INCLUDING THE BASEMENT OF EACH DWELLING UNIT, AND IN ALL BEDROOMS. THE DETECTORS SHALL BE WIRED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS IN THE INDIVIDUAL UNITS. PER 2018 IRC
- SKYLIGHTS: SKYLIGHTS MAY BE GLAZED WITH ANY OF THE FOLLOWING MATERIALS SUBJECT TO THE NOTED LIMITATIONS AS SPECIFIED IN 2018 IRC, LAMINATED GLASS W/RED GLASS, ANNEALED GLASS, HEAT STRENGTHENED GLASS, TEMPERED GLASS, GLASS BLOCK AND LIGHT TRANSMITTING PLASTIC.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND COMMUNICATE TO THE ARCHITECT ANY DISCREPANCIES WITH THESE DRAWINGS.

STRUCTURAL NOTES

SOIL BEARING AND WATER CONDITION: ASSUMED SOIL BEARING CAPACITY OF 1500 PSF (MIN.) WITH A LATERAL PRESSURE OF 60 PSF.

LIVE LOADS: ROOF 30 PSF 15 PSF DEAD LOAD
FLOOR 40 PSF 15 PSF
STAIRWAY 100 PSF 15 PSF
BALCONIES 60 PSF 15 PSF
FLOOR AT BEDROOM LEV. 30 PSF 15 PSF
WIND LOAD 17 PSF

BACKFILL: SHALL NOT BE PLACED AGAINST WALLS UNTIL SLABS ON GRADE FRAMED FLOORS ARE IN PLACE AND REQUIRED INSPECTIONS ARE MADE. WHERE BACKFILL IS REQUIRED ON BOTH SIDES OF WALLS, BACKFILL BOTH SIDES SIMULTANEOUSLY, WITH THE GRADE DIFFERENCE NOT TO EXCEED 2'-0" AT ANY TIME.

LATERAL LOADS ON FOUNDATION WALLS: WALLS BUILT TO RETAIN OR SUPPORT THE LATERAL PRESSURE OF EARTH OR WATER OR OTHER SUPERIMPOSED LOADS HAVE BEEN DESIGNED ASSUMING PRESSURE EQUIVALENT TO THAT EXERTED BY FLUID WEIGHING 90 POUNDS PER CUBIC FOOT AND HAVING A DEPTH EQUAL TO THAT OF THE RETAINED EARTH.

FOUNDATIONS: BOTTOMS OF THE ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-6" BELOW FINISH GRADE. ALL FOOTINGS SHALL BE AS SHOWN ON FOOTING PLANS AND PROJECT 12" INTO UNDISTURBED EXG. NATURAL GROUND HAVING ALLOWABLE BEARING CAPACITY AS PER SOIL CONSULTANTS RECOMMENDATIONS. DEPTHS AND SIZES OF ALL FOOTINGS SHALL BE VERIFIED IN THE FIELD. DEPTHS SHALL BE SUBJECT TO CHANGE IF SOIL CONDITIONS ARE OTHER THAN ASSUMED.

CONCRETE: ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST A.C.I. CODE 318. 28-DAY CONCRETE STRENGTH SHALL BE AS FOLLOWS:
 Fc = 2,500 PSI FOR FOOTINGS, INTERIOR SLABS ON GRADE AND FILL IN CONCRETE BLOCKS
 Fc = 3,000 PSI FOR EXTERIOR SLABS ON GRADE.
 Fc = 4,000 PSI FOR PRECAST CONCRETE UNITS.

SLABS ON GRADE: EXCEPT WHERE OTHERWISE NOTED, SHALL BE 6" THICK, REINFORCED WITH 6x6 # 10/10 WELDED WIRE MESH. LAF MESH 6" IN EACH DIRECTION. SLABS SHALL BE LAID ON A LAYER OF 4 MIL POLYETHYLENE OVER A 4" LAYER OF WASHED GRAVEL. REFER TO DRAININGS FOR LOCATION OF THERMAL INSULATION.

EXTERIOR SLABS ON GRADE: FOR ALL EXTERIOR SLABS ON GRADE, AIR-ENTRAINED CEMENT WITH ENTRAINED AIR OF 4% OF EQUIVALENT AIR-ENTRAINING AGENT SHALL BE USED. PROVIDE CONTROL JOINTS AT 10'-0" ON CENTER EACH WAY IN ALL EXTERIOR SLABS ON GRADE (EXCEPT WITHIN TERRACE SLAB).

REINFORCING STEEL: REINFORCING STEEL OR TIES UNLESS OTHERWISE NOTED, SHALL BE INTERMEDIATE GRADE DEFORMED BIL. STEEL CONFORMING TO ASTM SPECIFICATIONS AS 14-60. WELDED WIRE FABRIC TO CONFORM TO ASTM A-185. ALL REINFORCING SHALL BE DETAILED, FABRICATED & INSULATED ACCORDING WITH THE LATEST DETAILING MANUAL A.C.I. 315.

STRUCTURAL STEEL: SHALL BE IN CONCORDANCE WITH THE LATEST AISI SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL. FOR BUILDINGS' SHOP AND FIELD CONNECTIONS SHALL BE WELDED OR MADE WITH 3/4" HIGH STRENGTH BOLTS. SEE DETAILS ON DRAWINGS FOR STEEL BEAMS BEARING ON MASONRY OR CONCRETE. ALL WELDING TO CONFORM TO ASTM SPECIFICATIONS 36. NO HOLES ARE PERMITTED IN STEEL BEAMS OTHER THAN SHOWN ON THE DRAWINGS, UNLESS APPROVED BY THE STRUCTURAL CONSULTANT.

TRUSSED RAFTERS: WOOD TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER. COMPLETE SHOP DETAILS AND STRESS DIAGRAMS, INCLUDING BEARING DETAILS, SHALL BE SUBMITTED FOR APPROVAL. WOOD TRUSSED RAFTERS SHALL BE FABRICATED WITH HYDRAULICALLY PRESSED 1 1/2" GA. TOOTHED METAL PLATED OR 20 GA. NAILED STEEL GUSSET PLATES. CONNECTIONS SHALL BE CAPABLE OF TRANSMITTING THE STRESSES PLUS ALL ECCENTRICITIES. SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL SHOWING THE DESIGN OF THE TRUSSED RAFTERS CAPABLE OF SUSTAINING TOTAL SUPERIMPOSED LOAD OF 50 PSF WITH F.N.A. 6454 1.1 DESIGN CRITERIA FOR TRUSSED RAFTERS.

WOOD PLATES RECEIVING TRUSSED RAFTERS ON MASONRY WALLS TO BE BOLTED TO WALL WITH 3/8" O BOLTS 18" MINIMUM LENGTH 4'-0" o.c.

ALL ROOFING MATERIALS TO HAVE ICE DAMMING PROTECTION.

WOOD SPECIES AND GRADE: HEM-FIR (SURFACED DRY OR SURFACED GREEN USED AT 19% MAX. NO. 2 OR BETTER WITH THE FOLLOWING DESIGN VALUES:
 Fb = 1,150 PSI (SINGLE MEMBER)
 Fv = 75 PSI
 Fc = 625 PSI
 E = 1,400,000 PSI

LAMINATED VENEER LUMBER: MICRO-LAM LUMBER OR BETTER WITH THE FOLLOWING DESIGN PROPERTIES:
 Fb = 2,800 PSI
 Fv = 285 PSI
 Fc = 2,700 PSI
 E = 2,000,000 PSI

VERTICAL LOAD TRANSFER: ALL STRUCTURAL POSTS MUST BE VERTICALLY ALIGNED AND BLOCKED TO PROVIDE CONTINUOUS BEARING TO FOUNDATION.

IF A DOUBLE TOP PLATE OF LESS THAN 2x6'S OR 3x4'S IS USED FLOOR JOISTS (AND TRUSSES) MUST BE CENTERED DIRECTLY OVER AND BELOW BEARING STUDS UNLESS CERTIFIED BY STRUCTURAL ENGINEER.

UNFINISHED INTERIOR BEARING WALLS: AT LEAST ONE SIDE OF THE ALL SHEATHED WITH A MINIMUM OF 1/2" GYPSUM BOARD FASTENED ACCORDING TO DRYWALL MANUFACTURERS RECOMMENDATIONS.

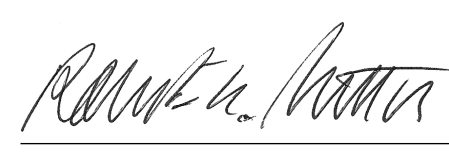
SCOPE OF WORK

DEMO EXISTING STAIRS.
 INSTALL NEW COLUMNS AND BEAMS.
 CONSTRUCT NEW DECK AND STAIRS.
 INSTALL EGRESS WINDOWS, FINISH BASEMENT.

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APPROVED
 Montgomery County
 Historic Preservation Commission



REVIEWED
 By Dan.Bruechert at 12:10 pm, Oct 05, 2022

Description	Date
Prelim	04/31

Mehan Residence
7420 Carroll Avenue
Takoma Park, MD. 20912

Date: 6/30/22
 Drawn By: AKinney
 Scale: 1/4" = 1'-0"
 Sheet Number:
001
 Cover Sheet

APPROVED
 Montgomery County
 Historic Preservation Commission



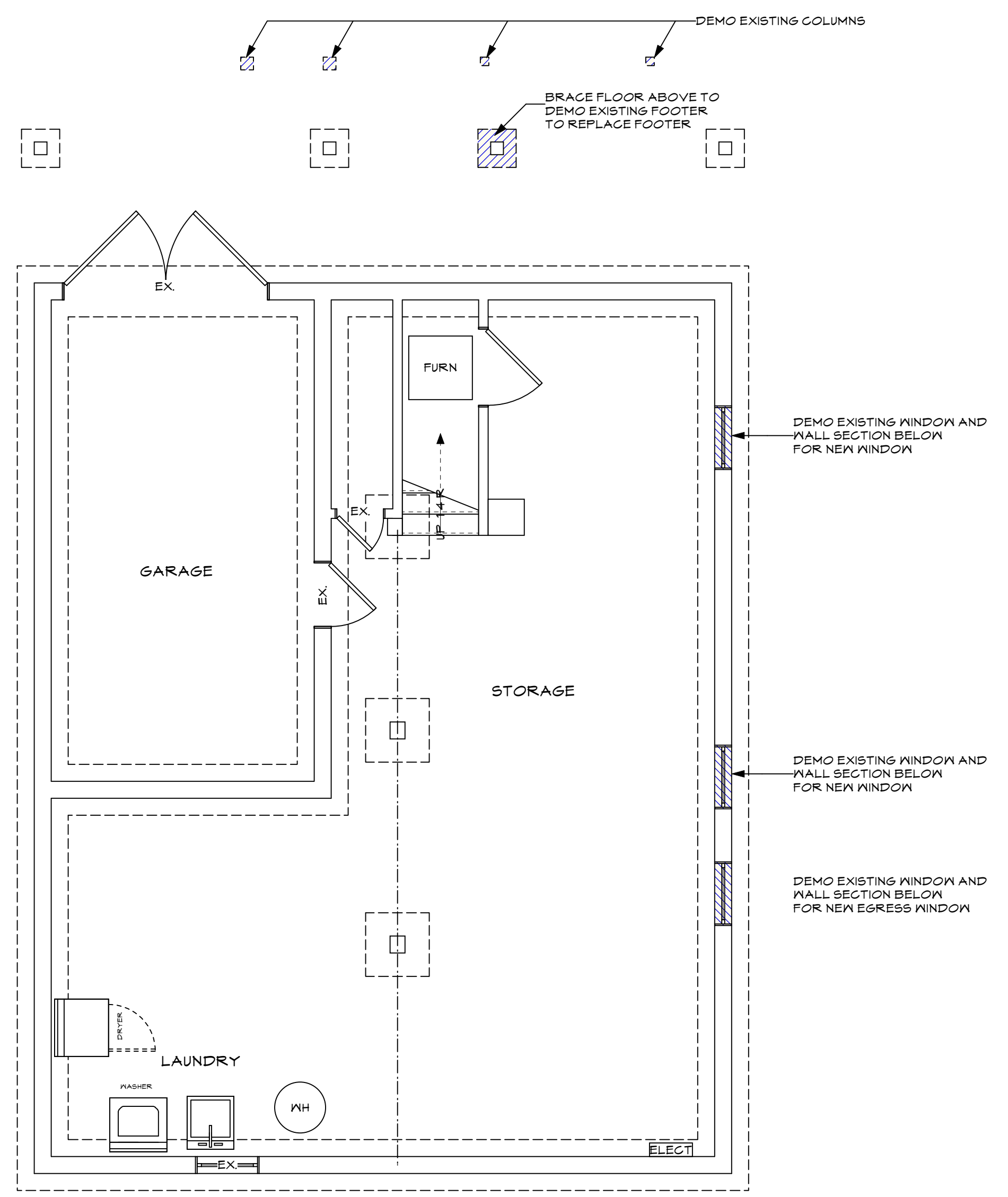
REVIEWED
 By Dan.Bruechert at 12:09 pm, Oct 05, 2022

PLAN

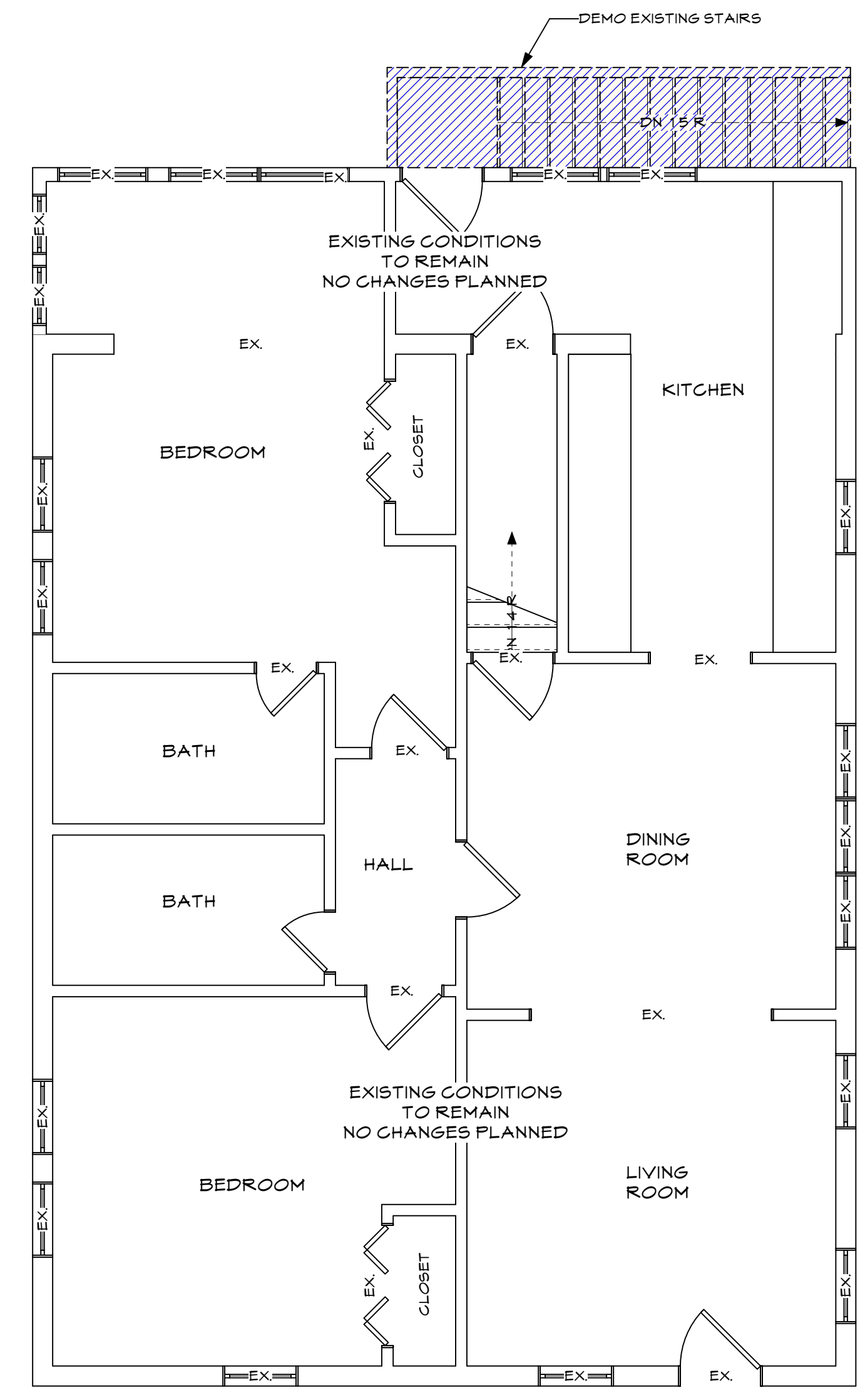
--- EXISTING
 [Hatched Box] DEMO
 ——— NEW

SCOPE OF WORK

DEMO EXISTING STAIRS.
 INSTALL NEW COLUMNS AND BEAMS.
 CONSTRUCT NEW DECK AND STAIRS.
 INSTALL EGRESS WINDOWS, FINISH BASEMENT.



1 Existing FoundBment Plan
 Scale: 1/4" = 1'-0"



2 Existing First Floor Plan
 Scale: 1/4" = 1'-0"

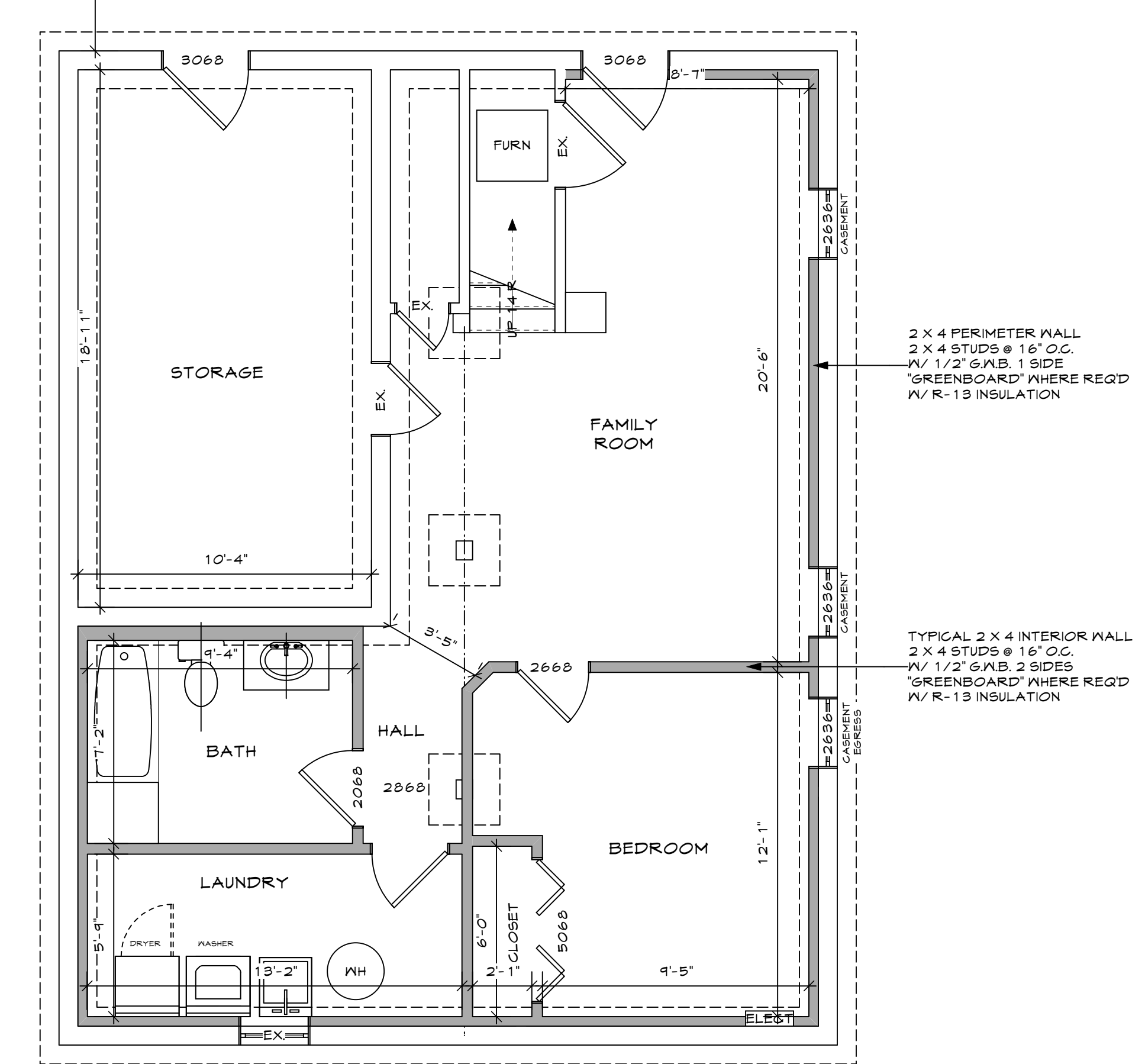
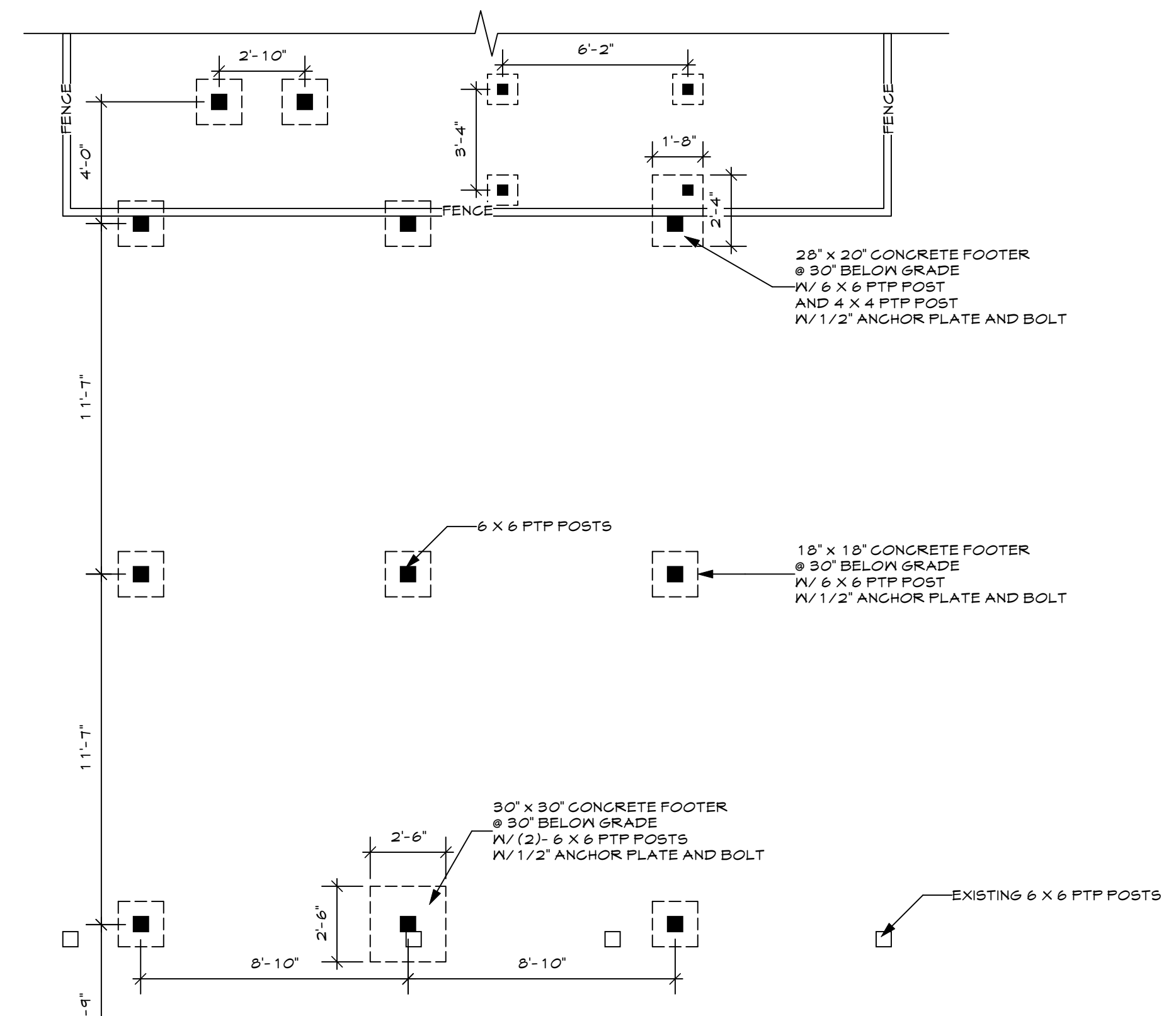
Description	Date
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Mehan Residence
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 Takoma Park, MD. 20912

Date:	6/30/22
Drawn By:	AKinney
Scale:	1/4" = 1'-0"
Sheet Number:	A001 Existing Floor Plans

PLAN	
---	EXISTING
	DEMO
---	NEW

SCOPE OF WORK
 DEMO EXISTING STAIRS.
 INSTALL NEW COLUMNS AND BEAMS.
 CONSTRUCT NEW DECK AND STAIRS.
 INSTALL EGRESS WINDOWS, FINISH BASEMENT.

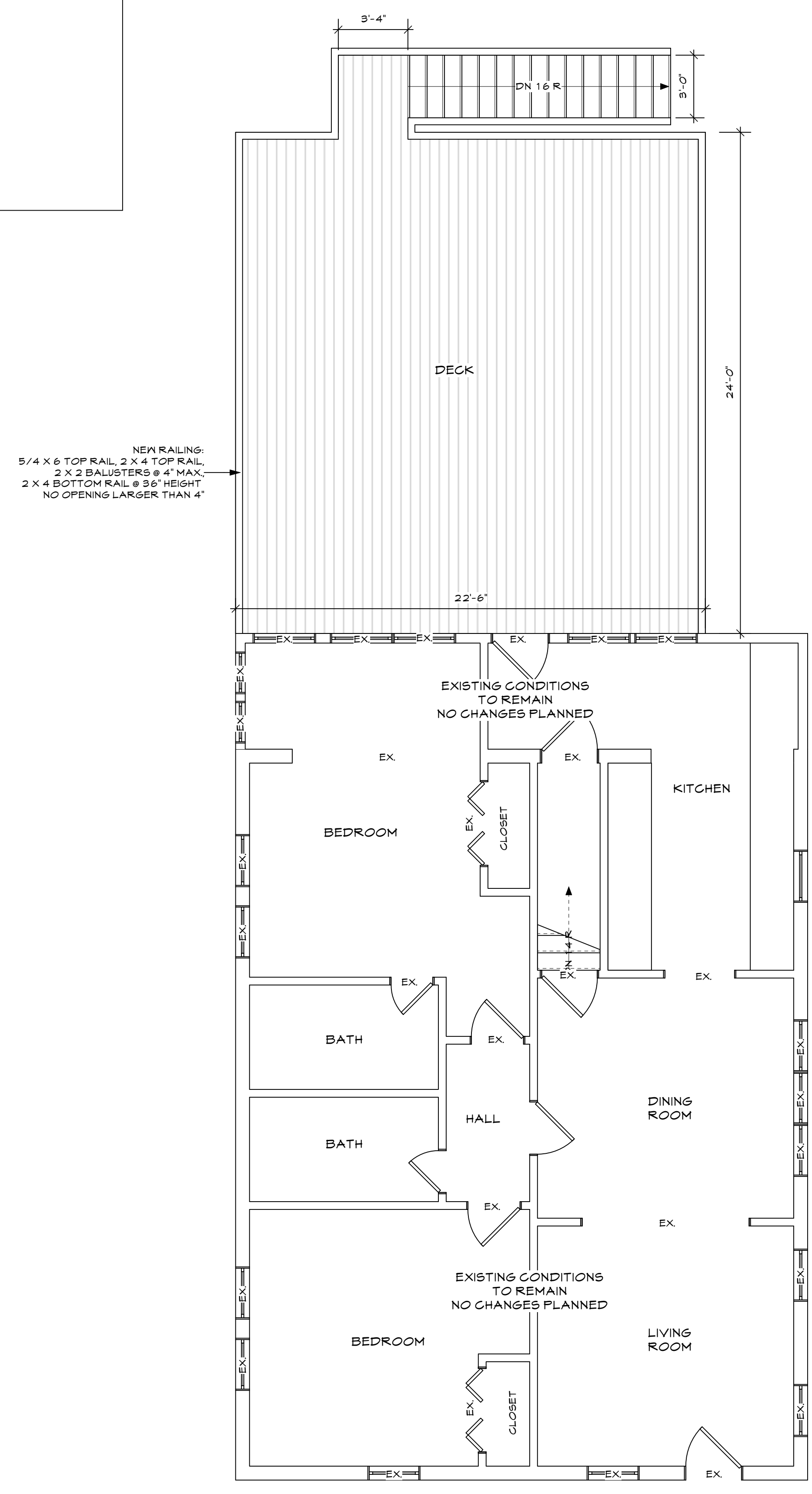


3 Proposed FoundBment Plan
 Scale: 1/4" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

REVIEWED
 By Dan.Bruechert at 12:09 pm, Oct 05, 2022



4 Proposed First Floor Plan
 Scale: 1/4" = 1'-0"

Description	Date
Prelim	04/31

Mehan Residence
 7420 Carroll Avenue
 Takoma Park, MD. 20912

Date:	6/30/22
Drawn By:	AKInney
Scale:	1/4" = 1'-0"
Sheet Number:	A002 Proposed Floor Plans

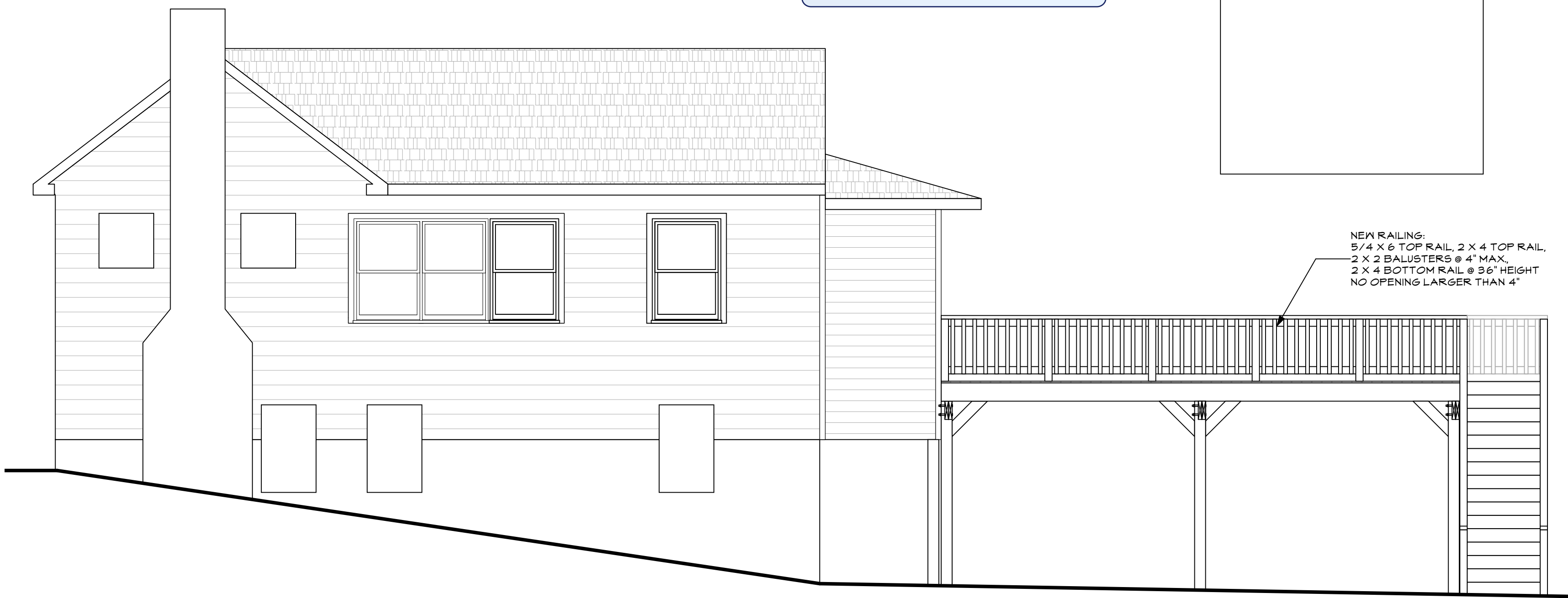
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[Signature]

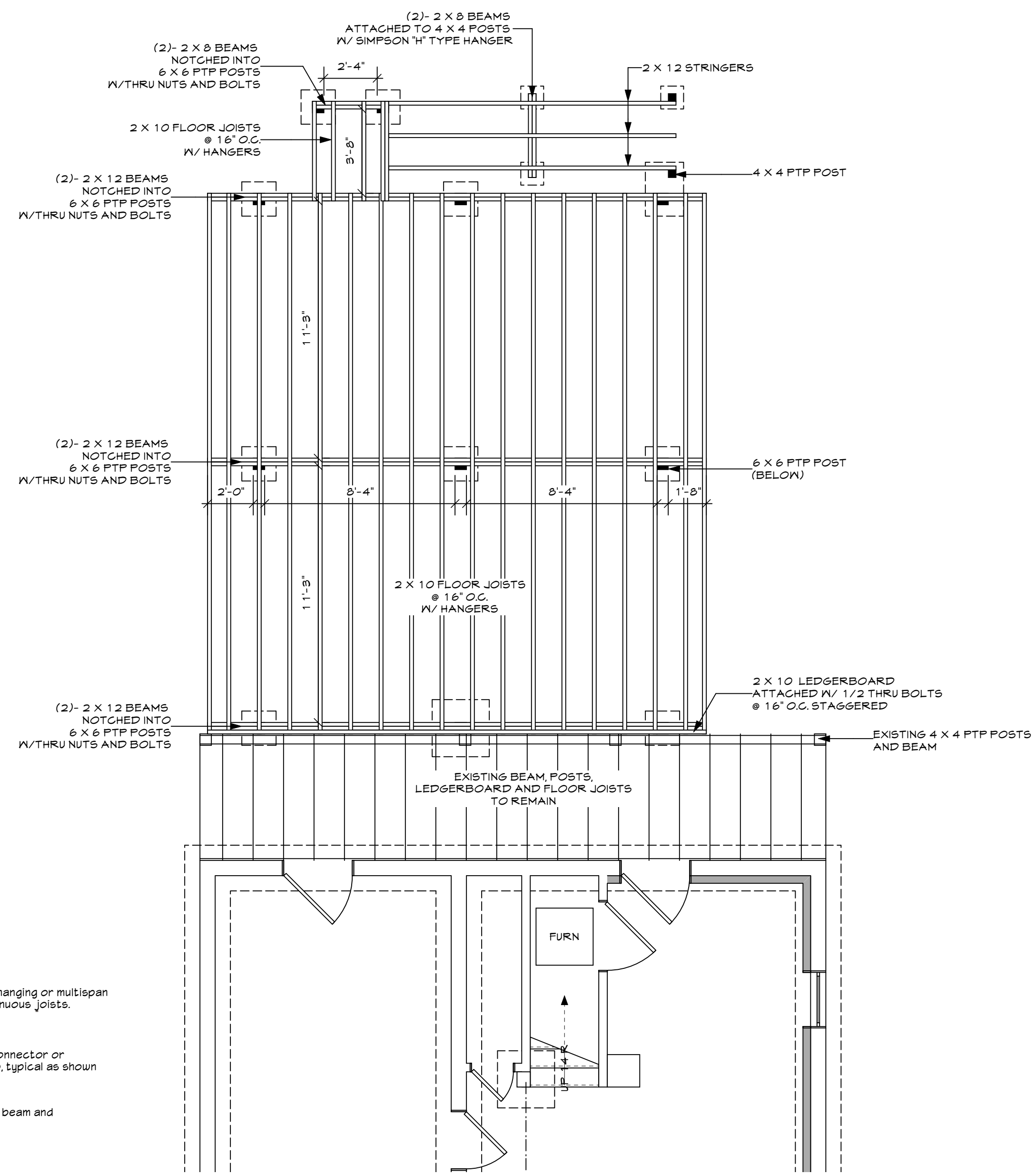
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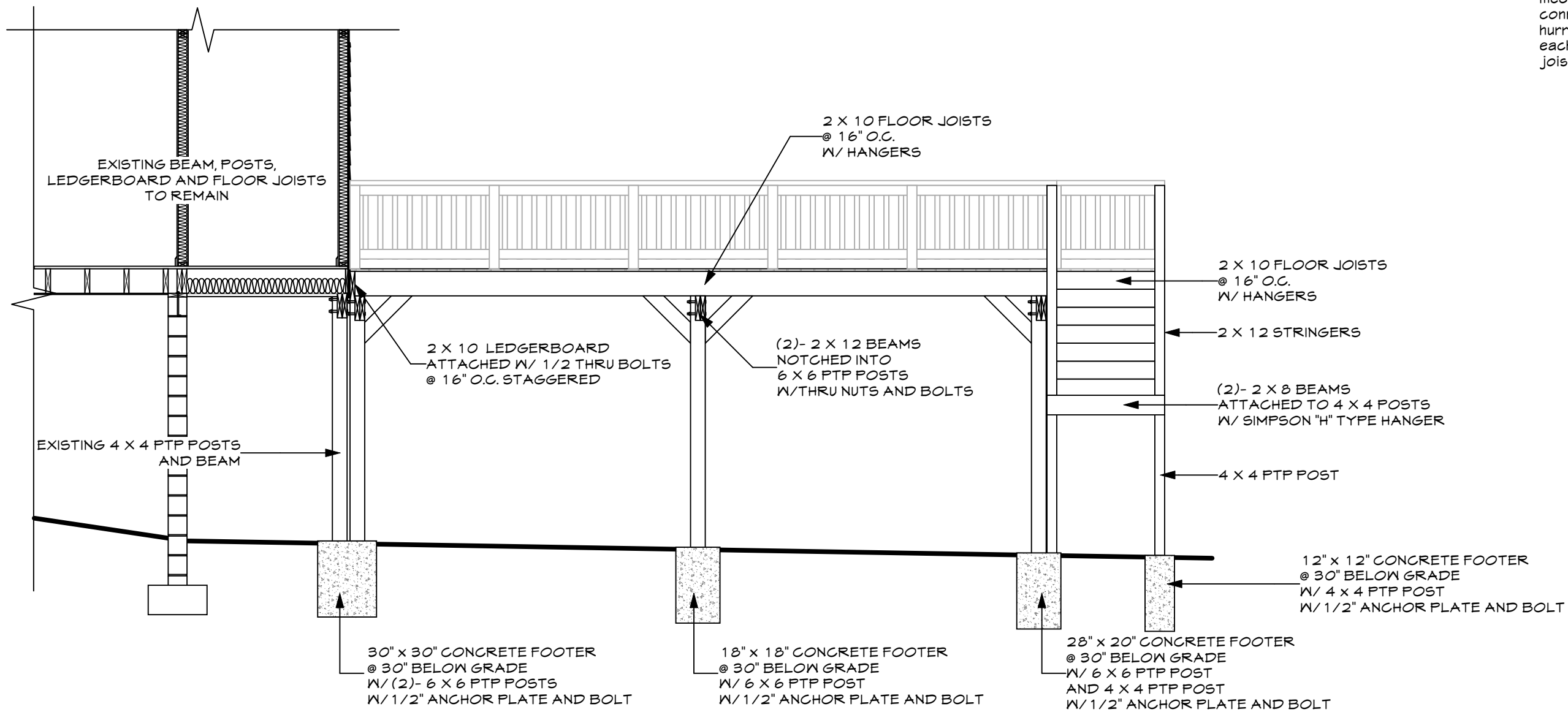
Quality Homes
and Design
Consulting-Design Services
Drafting-Permit Services
301-351-5929
dquality.net
dquality@gmail.com



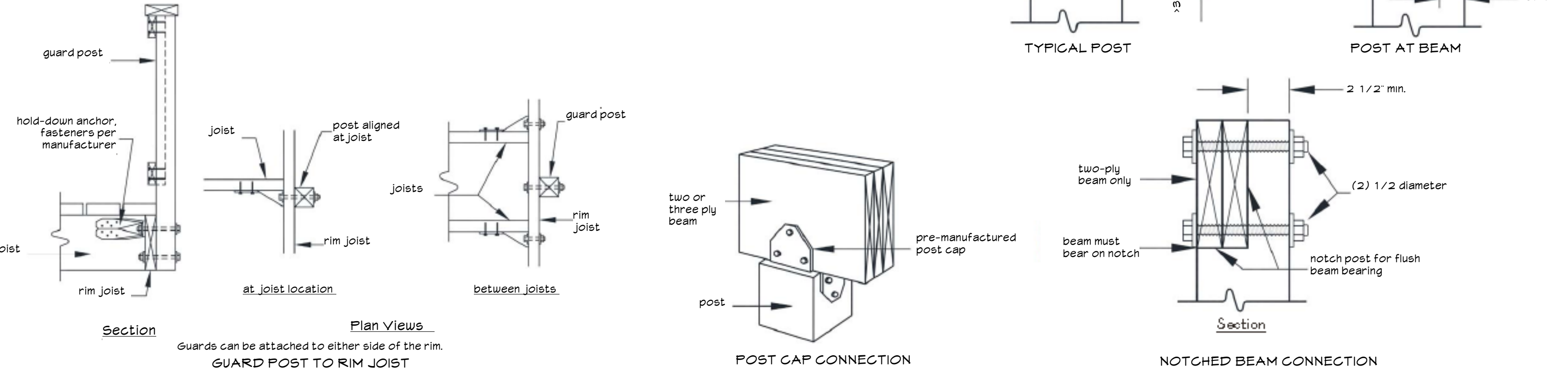
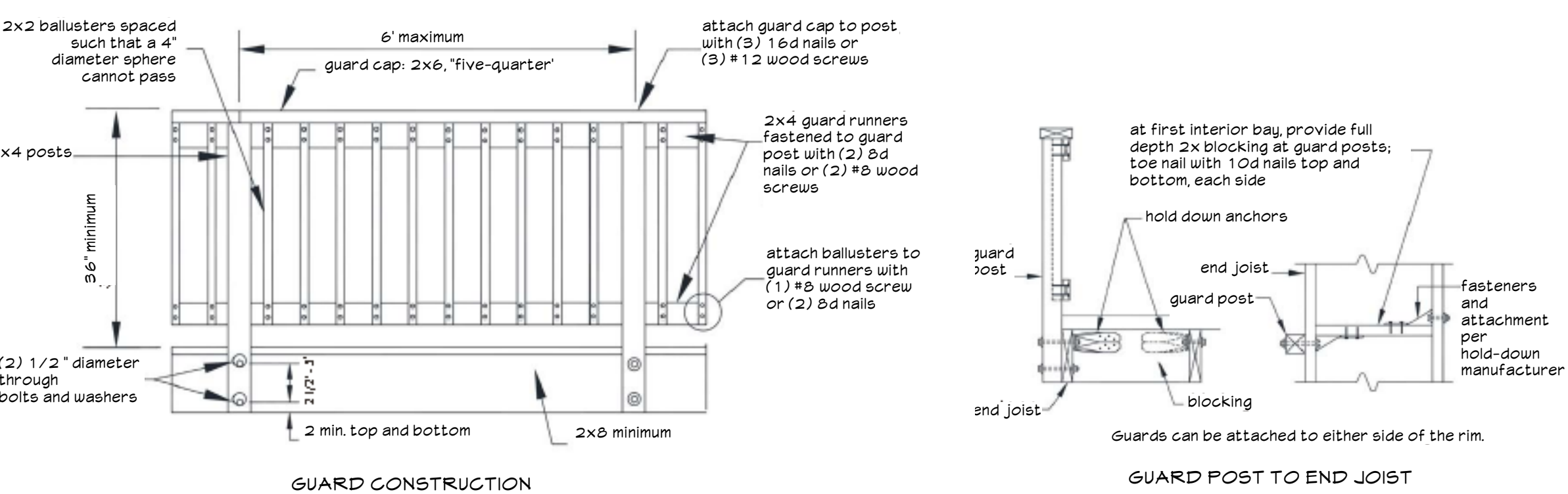
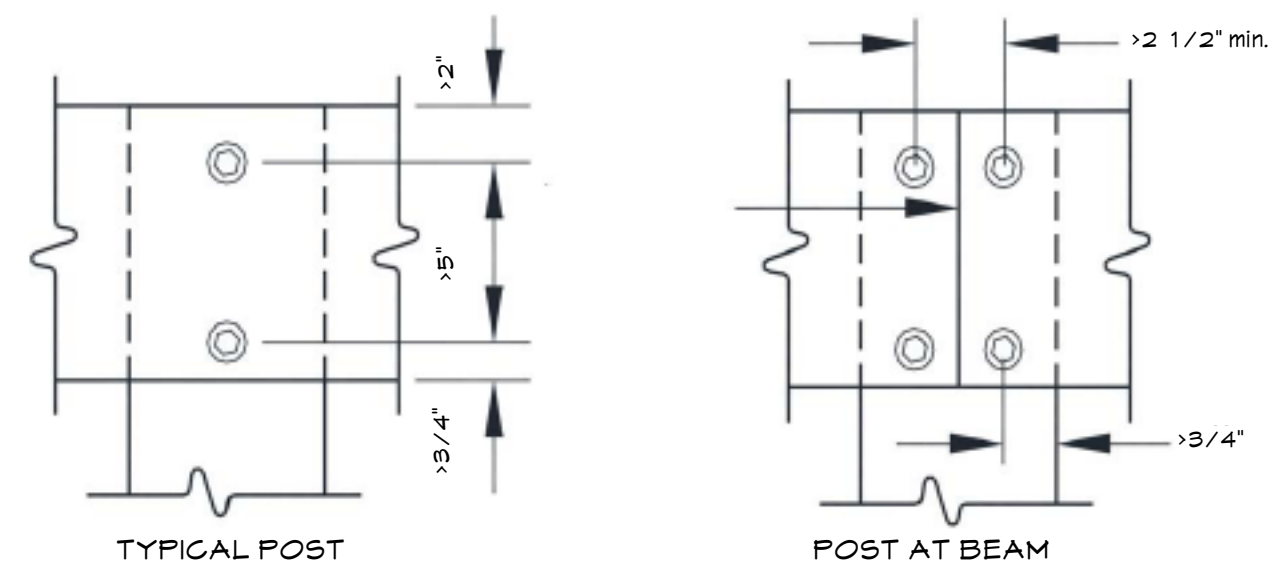
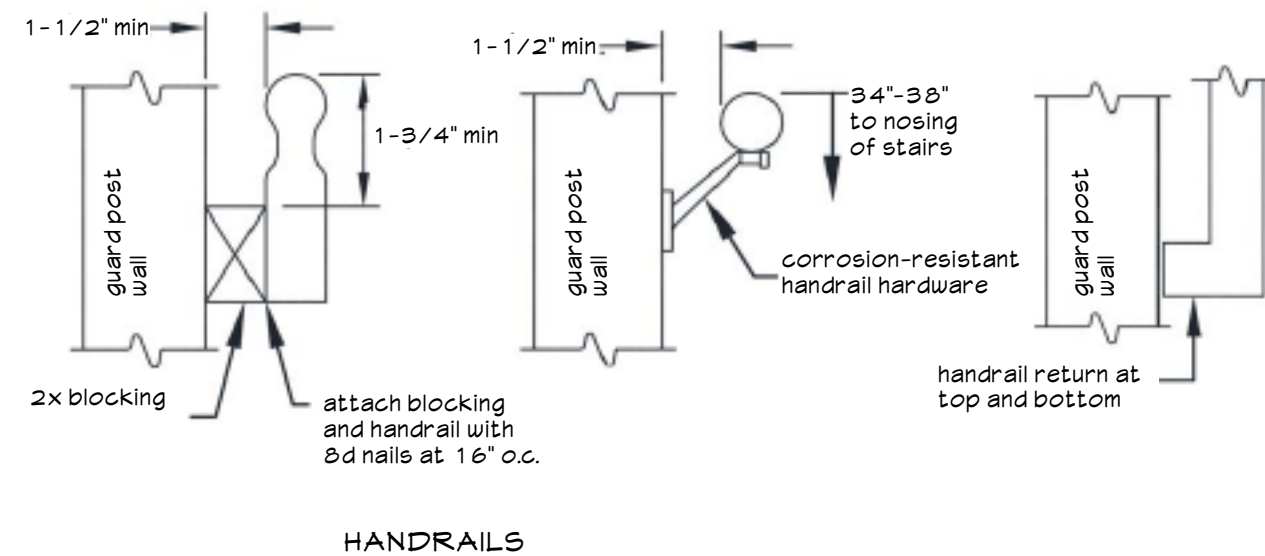
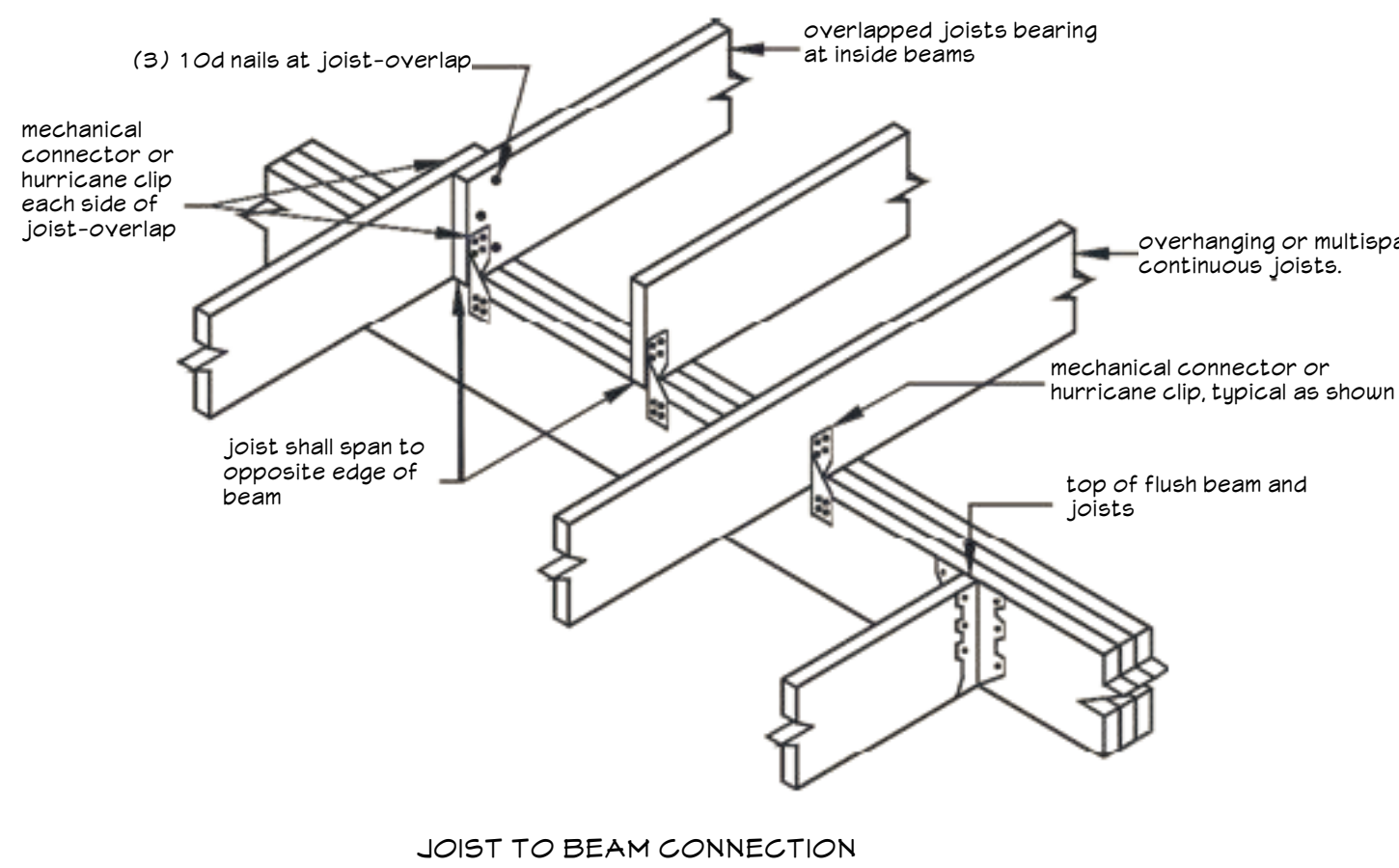
5 Right Elevation
Scale: 1/4" = 1'-0"



7 Deck Framing Plan
Scale: 1/4" = 1'-0"



6 Section
Scale: 1/4" = 1'-0"



Description	Date
Prelim	04/31

Mehan Residence
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Date:	6/30/22
Drawn By:	AKinney
Scale:	1/4" = 1'-0"
Sheet Number:	A003 Elevation Framing and Section