



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: November 27, 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 # 1038899 - Hardscape alterations, porch alterations and site grading

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 November 15, 2023 HPC meeting. Fencing was removed from the scope of work to satisfy an HPC condition for approval.

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: Steve Shira
Address: 54 Walnut 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.



Remove approx 6" of soil

The permeable driveway will be 3/4 bluestone gravel.

PERMEABLE GRAVEL

EX. ASPHALT DRIVEWAY

REPLACE TIMBER WALL "IN-KIND"

New entrance path stone and timber "in kind"

Bump out removed

Concrete path removed. New sod installed

IRREGULAR FLAGSTONE PATHWAY (SIZES VARY 3'-5')

350SF RAIN GARDEN

SHED

PORCH

SHIRA RESIDENCE
54 WALNUT AVENUE
TAKOMA PARK, MD
20912

Future Deck. Not part of application

DRY CREEK BED

NATURAL COLONIAL STEPPER STAIRCASE (SIZES VARY 3'-5')

NATURAL LOG CHECK DAMS

NATIVE GROUNDCOVER

NATURAL STONE WATER FEATURE 14' x 7' x 4'

SIDEWALK

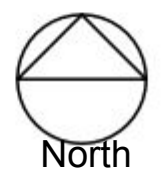
EASTERN AVENUE

SIDEWALK

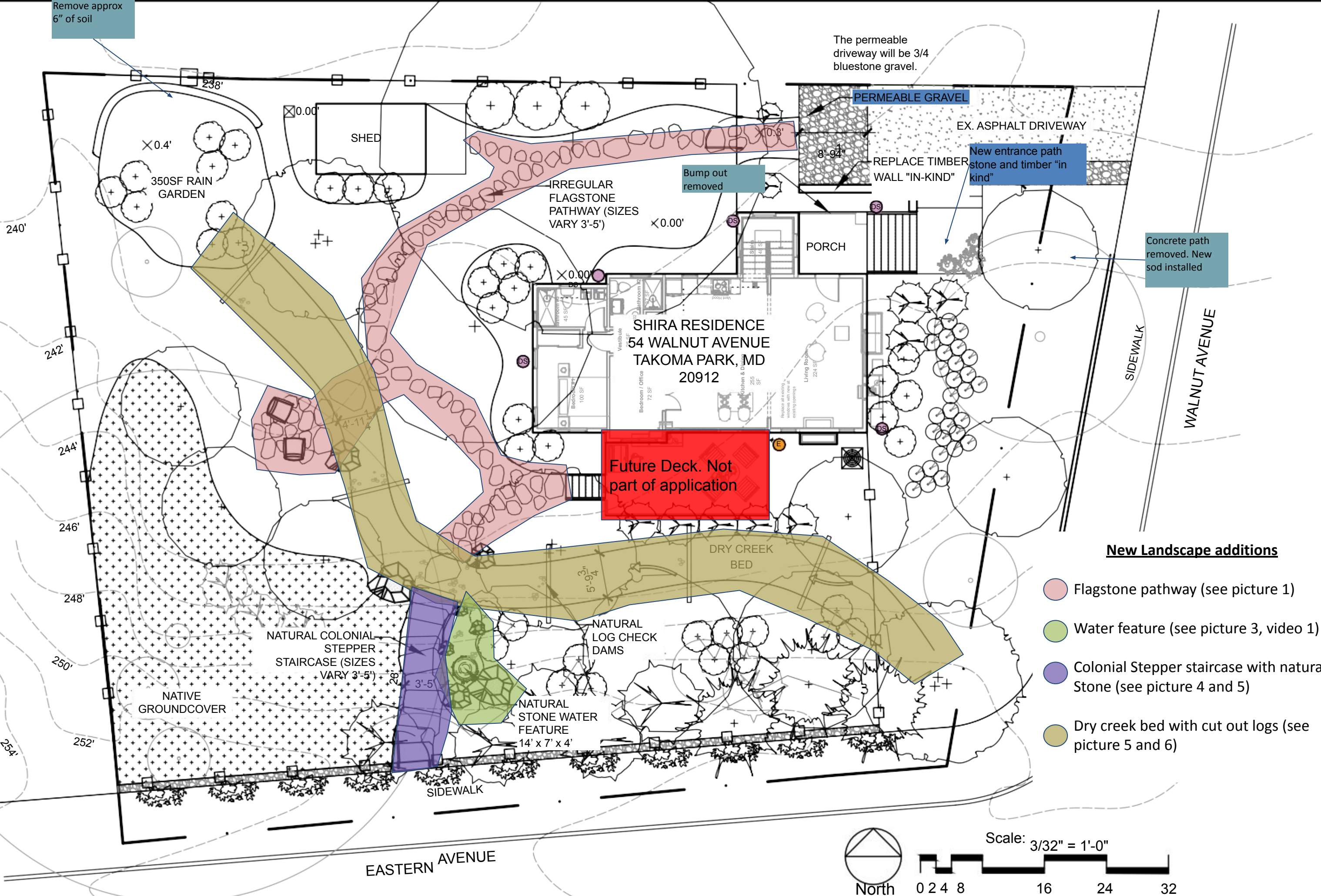
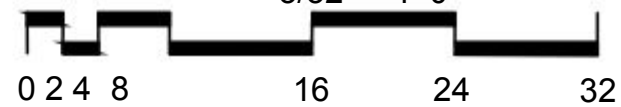
WALNUT AVENUE

New Landscape additions

- Flagstone pathway (see picture 1)
- Water feature (see picture 3, video 1)
- Colonial Stepper staircase with natural Stone (see picture 4 and 5)
- Dry creek bed with cut out logs (see picture 5 and 6)



Scale: 3/32" = 1'-0"





**Existing porch
with bump out.
Bump out to be
removed.**



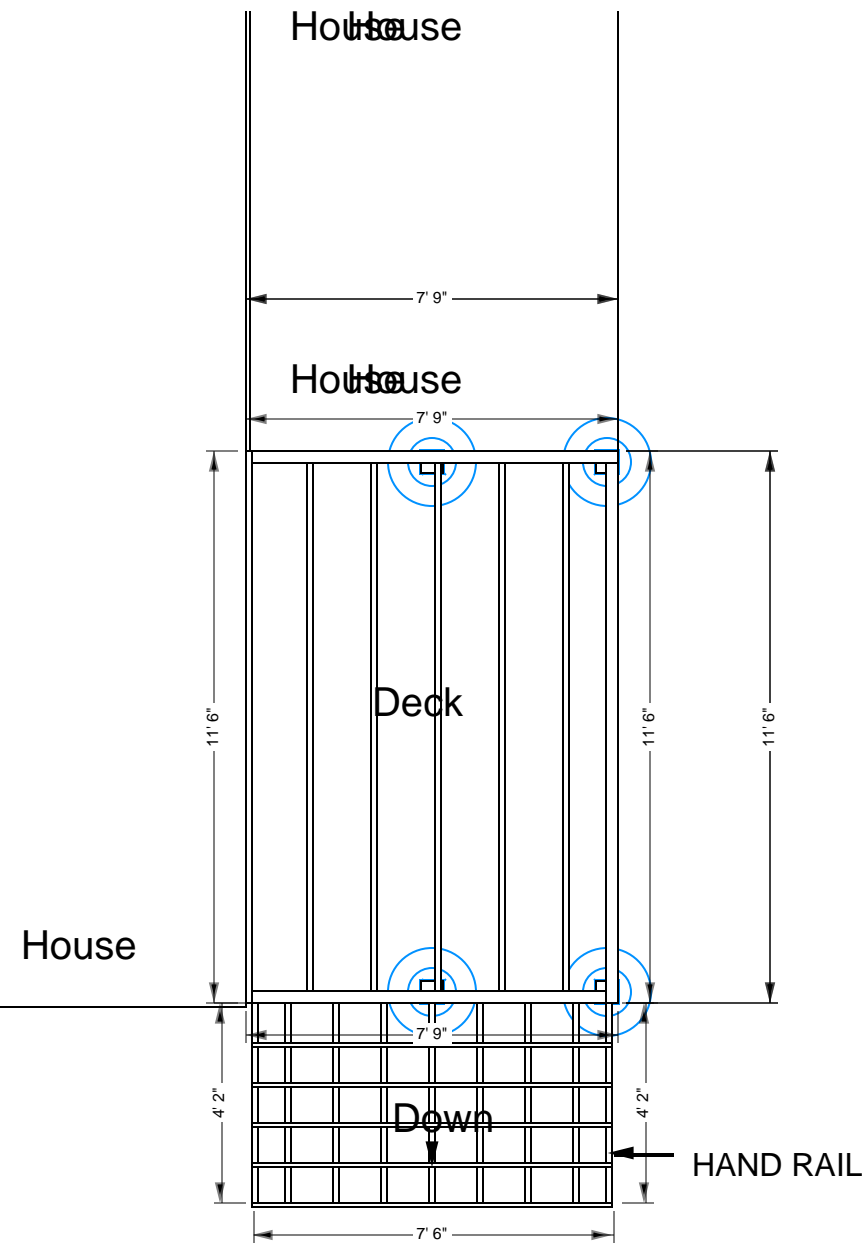
Close up of blue deck color

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)

Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.

Beams to be 2-2x10 pressure treated southern yellow pine nailed.

Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)

Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)

Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)

All hardware to be corrosion resistant and installed per manufacturers' instructions.



Total Depth: 48
Base Diameter: 22
Pier Diameter: 12

Footings to be installed to 48" depth as is required by your local building ordinance.
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).
See footing detail in deck construction guide.

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.



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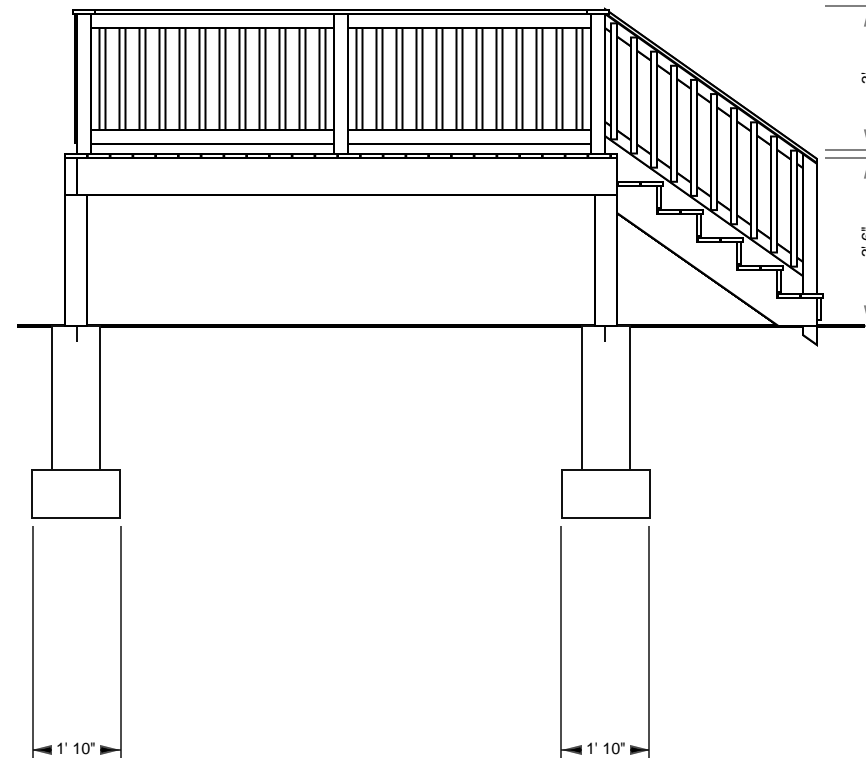
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The porch decking will be 5.5" x 1" x 6' black locust select grade and it will be the natural color. I have a sample if you want me to drop off. It is tongue and groove as requested. The treads are also black Locust, each step is 1 foot wide made of two 6" boards.

The foundation, railing and balustrade will be yellow pine. It will be painted white like it is now. The railing and bannisters will be the exact same dimension and style as it is currently.



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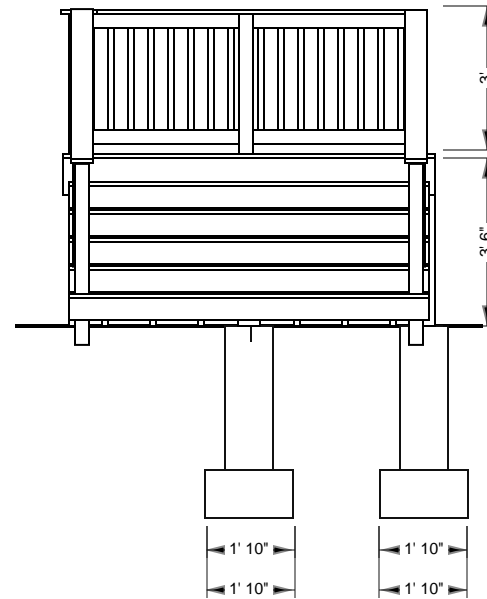
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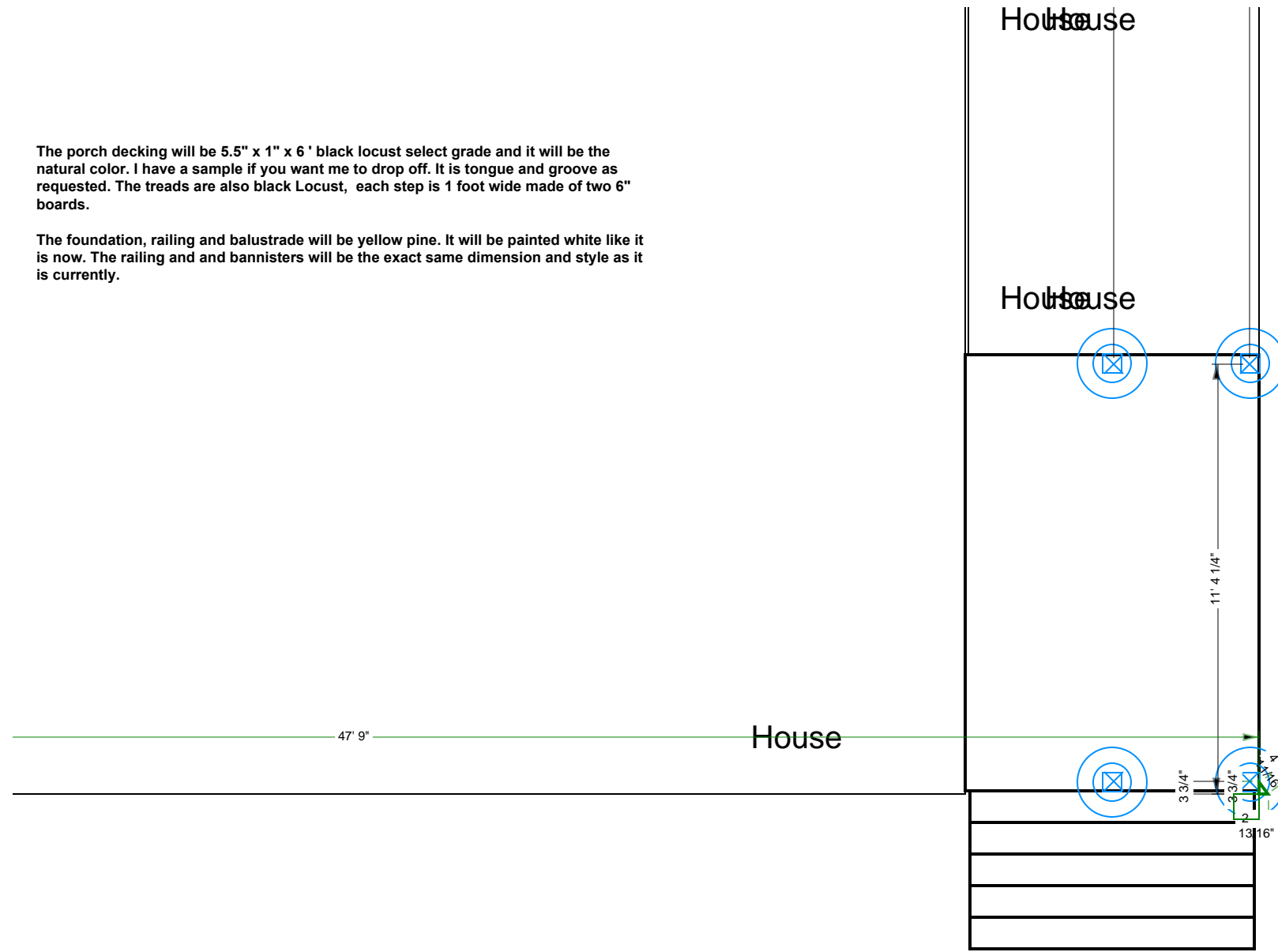
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BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIR FOOTING REQUIREMENTS
WHERE THE STAIRWAY MEETS GRADE, ATTACH THE STAIR
STRINGERS TO THE STAIR GUARD RAIL POSTS. POSTS SHALL
BEAR ON FOOTINGS

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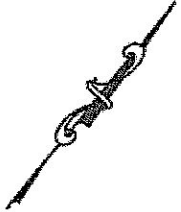
DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS.

CONSUMER INFORMATION NOTES:

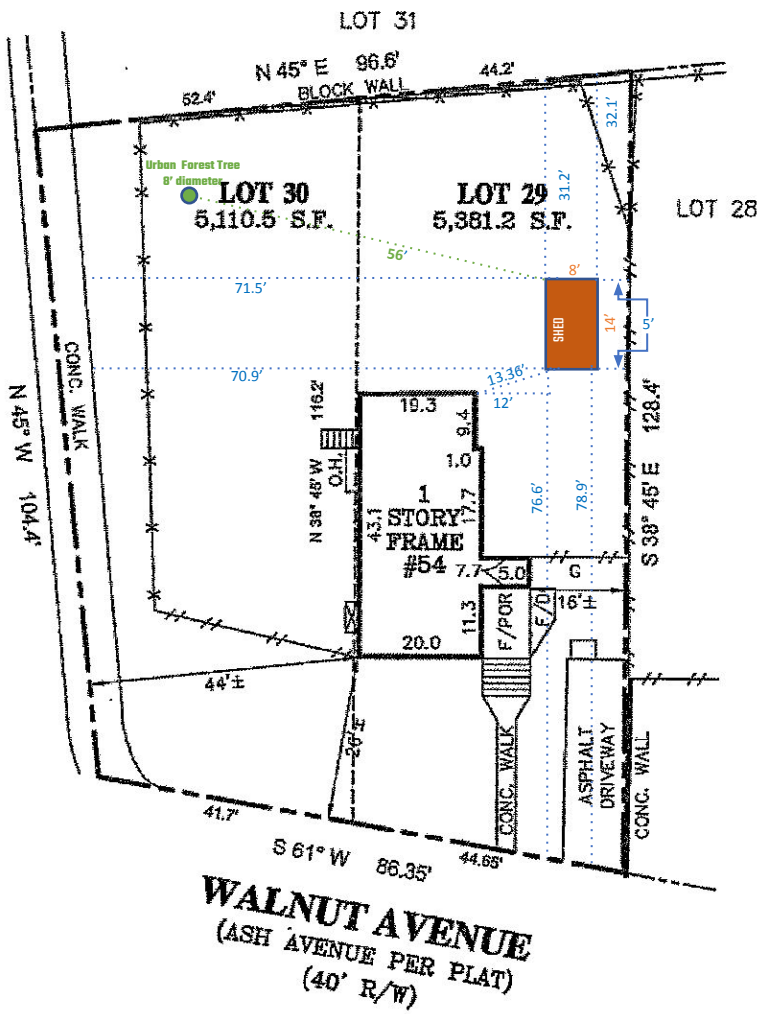
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. No Property to all parties concerned.
2. Fences have been located by approximate methods.
3. Total Area = 10,492 S.F. per Tax Records.



EASTERN AVENUE
(40' R/W)



LOCATION DRAWING
LOTS 29 & 30, BLOCK A
THE FIFIELD SUBDIVISION
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

Handwritten signature

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES LAND SURVEYORS 19544 Ameranth Drive Germantown, Maryland 20874 301/948-5100 Fax 301/948-1286 WWW.SNIDERSURVEYS.COM	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK. 3	PLAT NO. 204			
<i>Deed</i> 09/30/19 MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 10978 Expires: 07-28-2020		LIBER FOLIO				
		DATE OF LOCATIONS	SCALE: 1" = 30'			
		WALL CHECK:	DRAWN BY: K.W.L.			
		HSE. LOC.: 9-20-19	JOB NO.: 19-03703			