



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: March 29, 2022

### 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 #101027 - Partial Demo, New Porch, Deck, and Stairs

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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 16, 2022 HPC meeting with revisions approved by HPC Staff on March 29, 2023.

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: Jeff Macmillan & Lucinda Leach  
Address: 7203 Holly 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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



APPROVED  
 Montgomery County  
 Historic Preservation Commission



**REVIEWED**  
 By Dan.Bruechert at 11:53 am, Mar 29, 2023

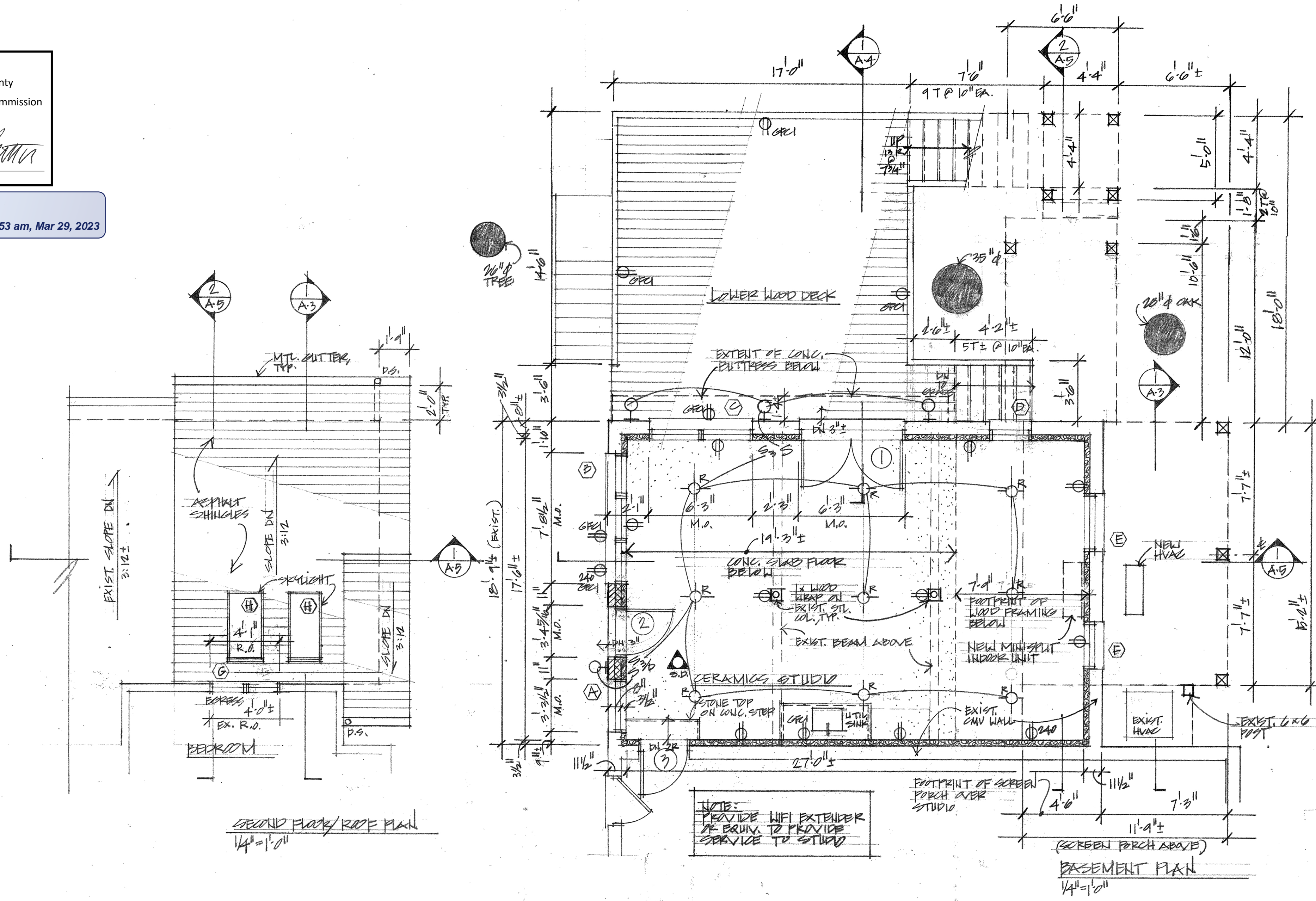


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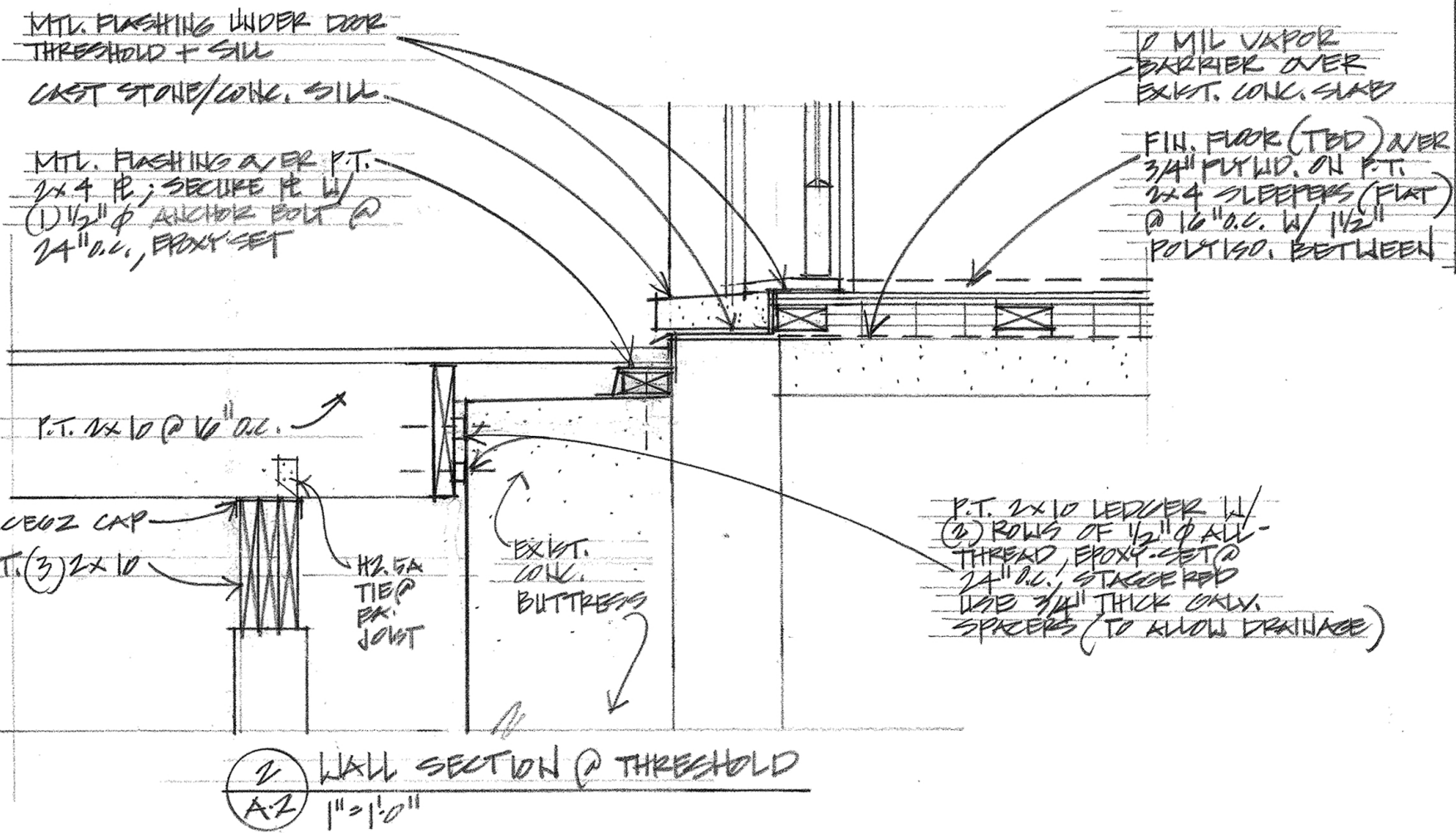
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 7016 Woodland Ave.  
 Takoma Park, MD 20912  
 (301)806-6447 cell

Leach/MacMillan Residence  
 7203 Holly Ave.  
 Takoma Park, MD 20912

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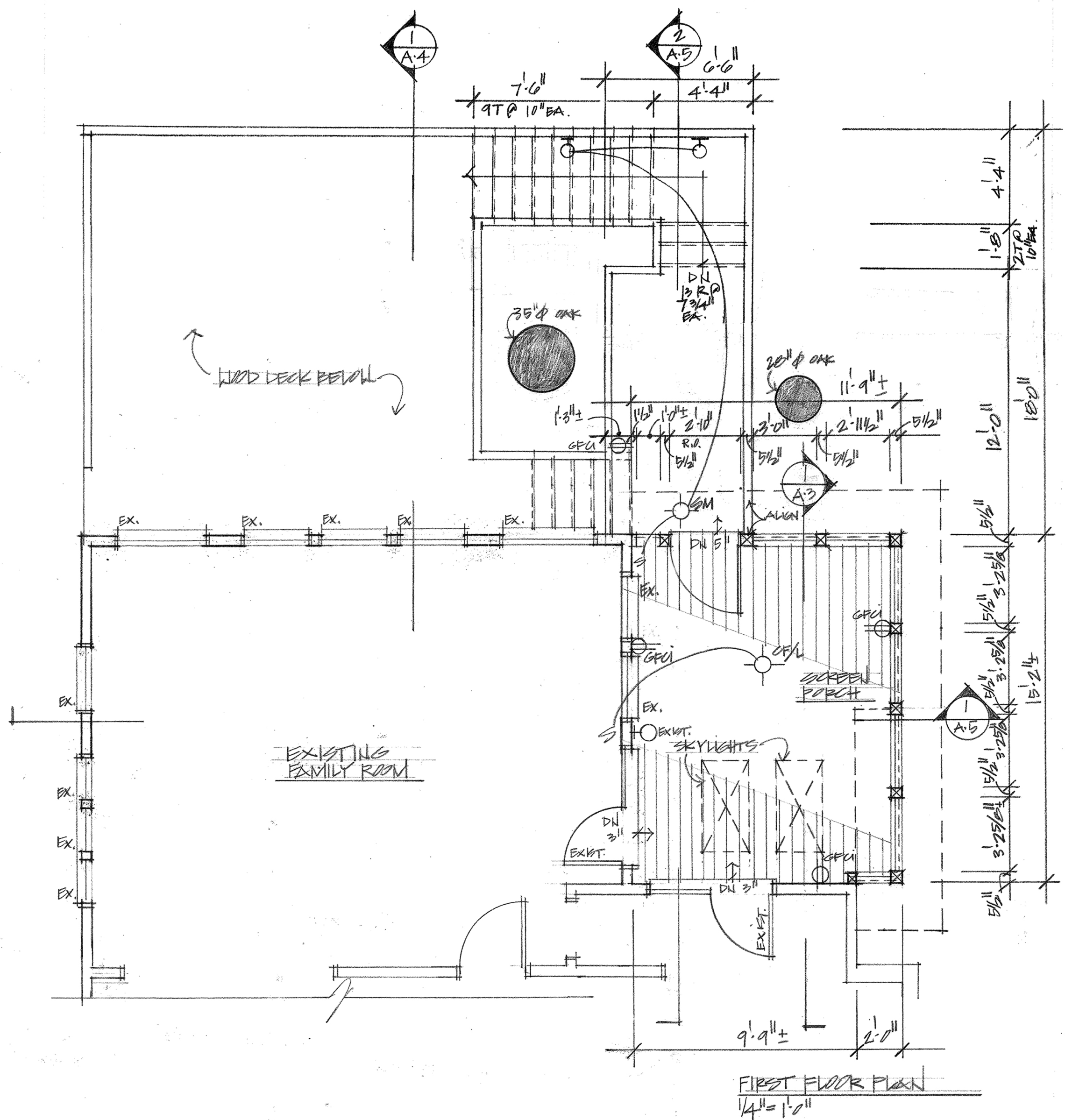
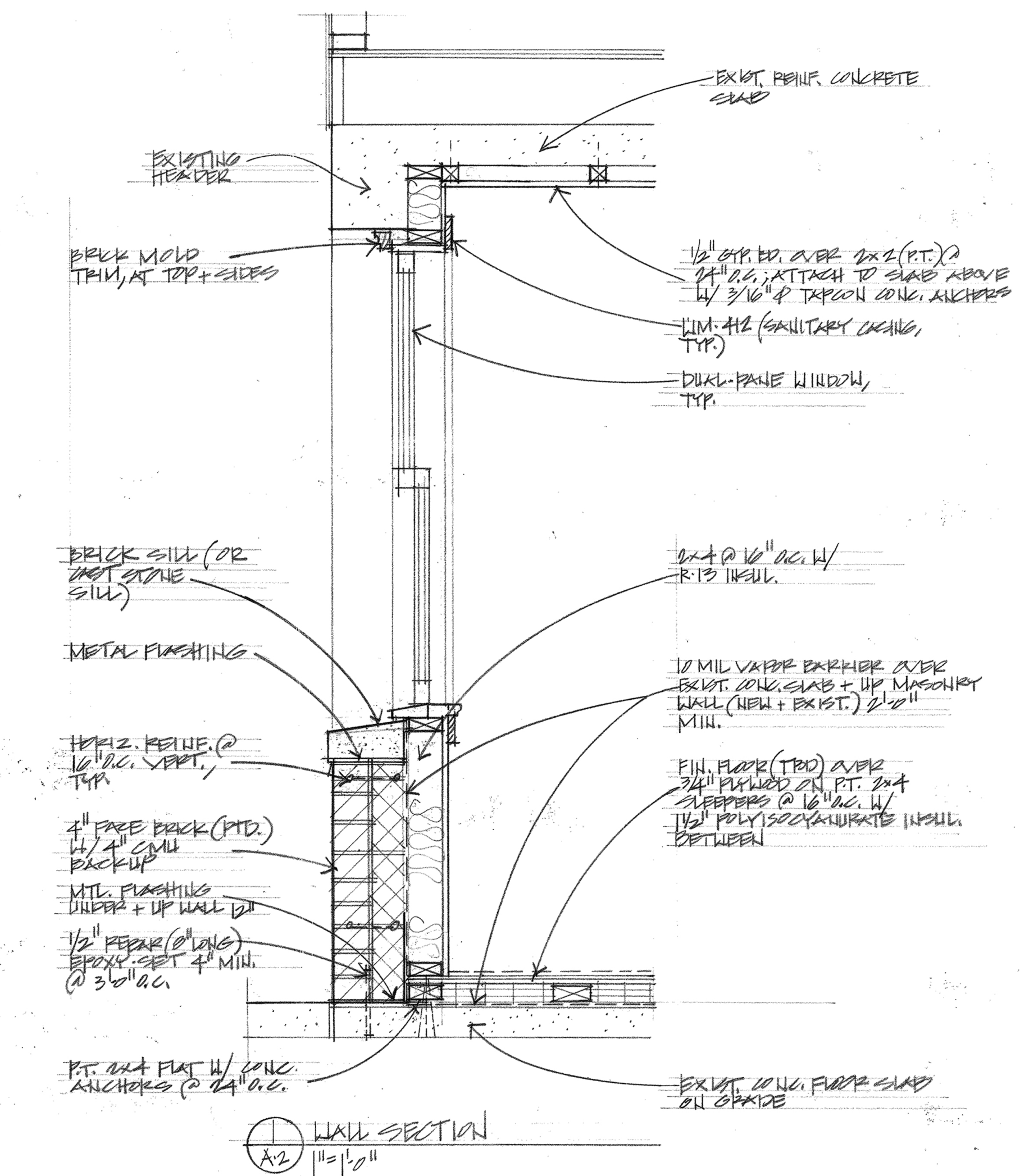
3/13/23



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*Richard J. Vitullo*

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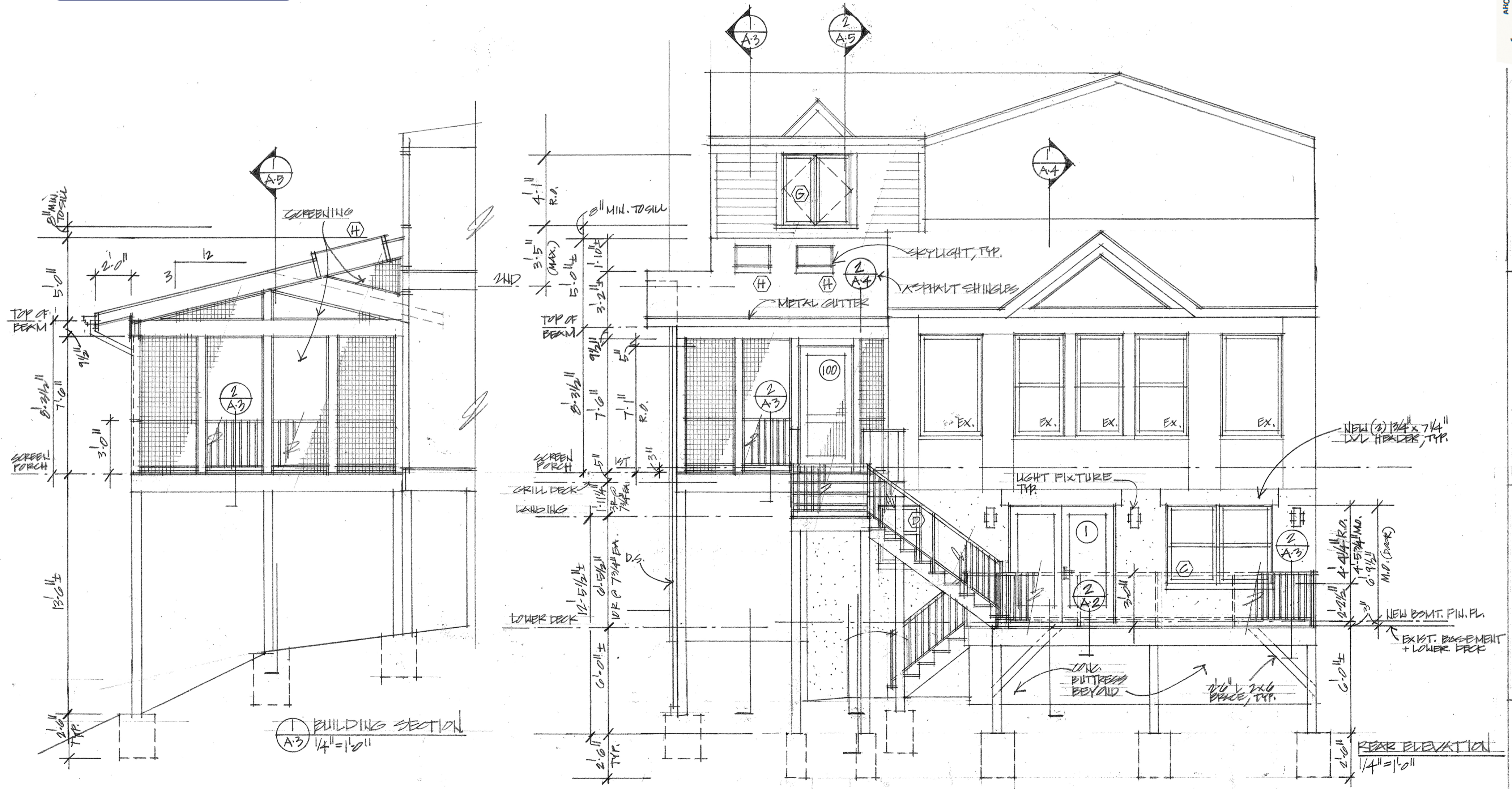
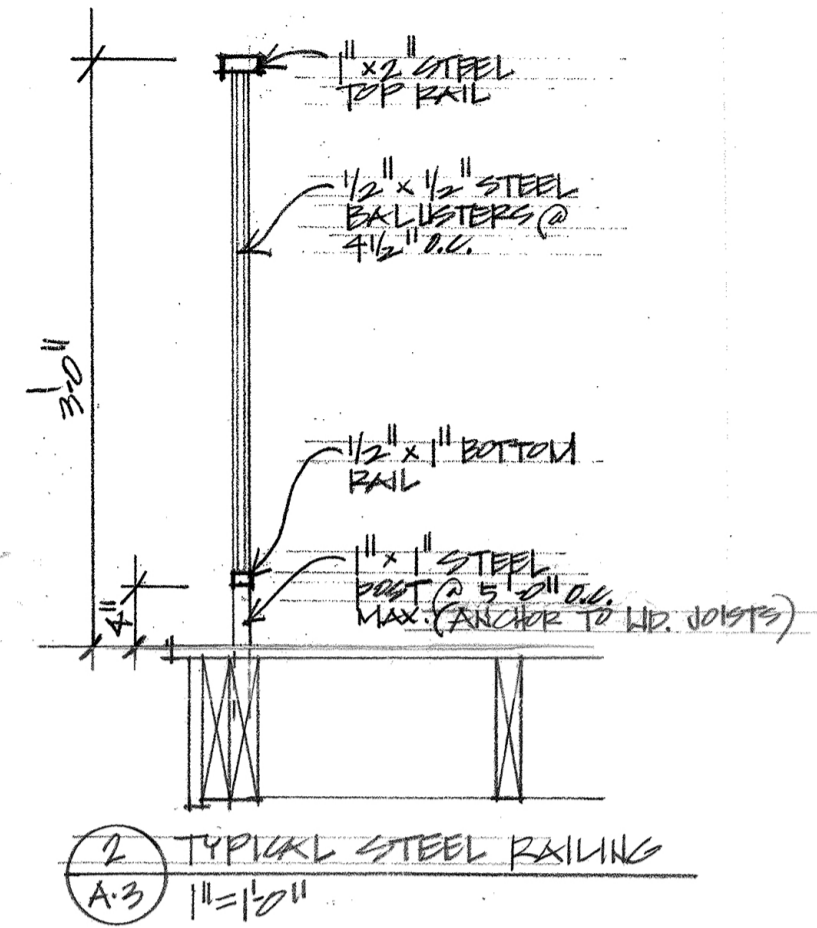
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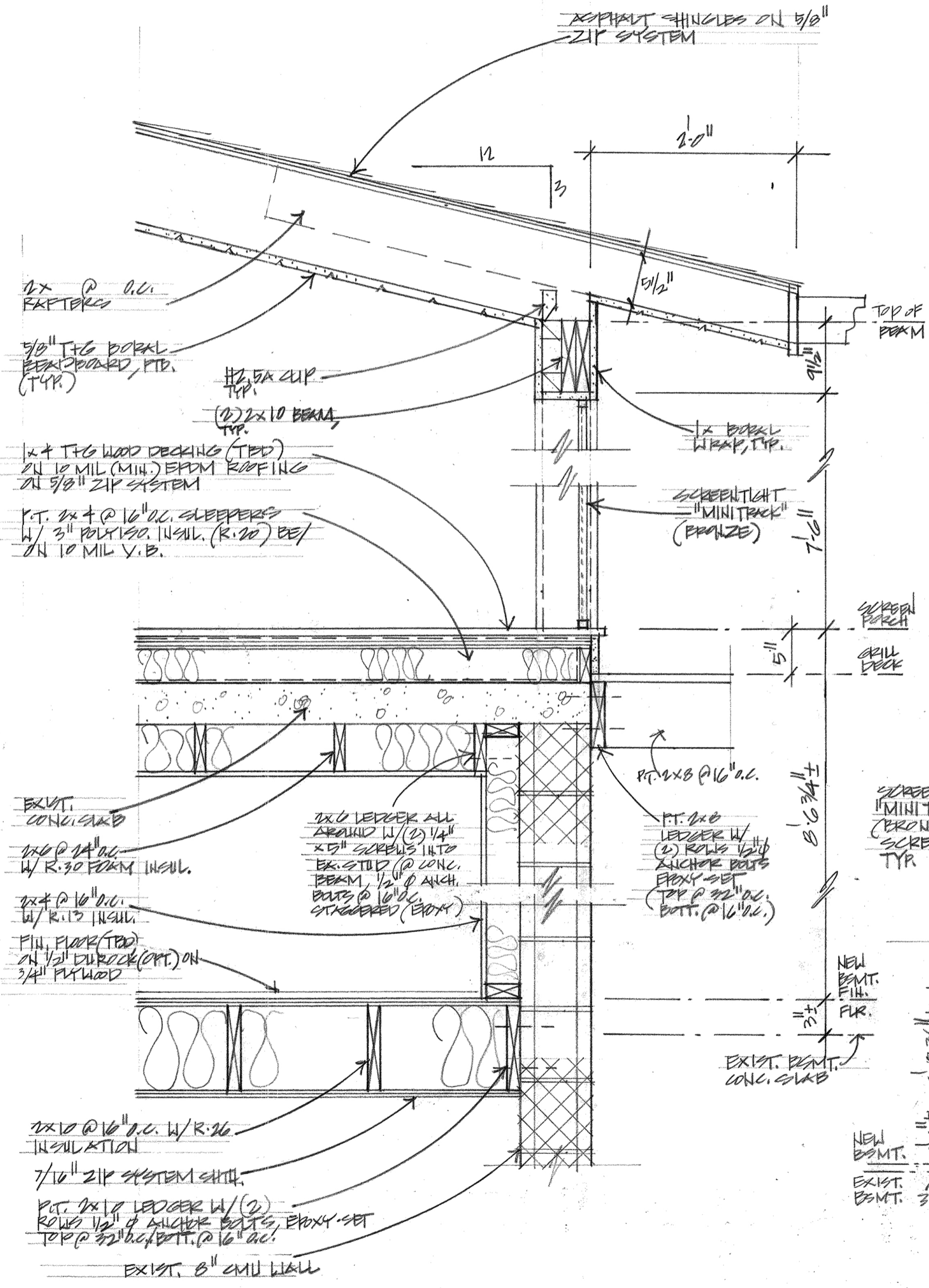
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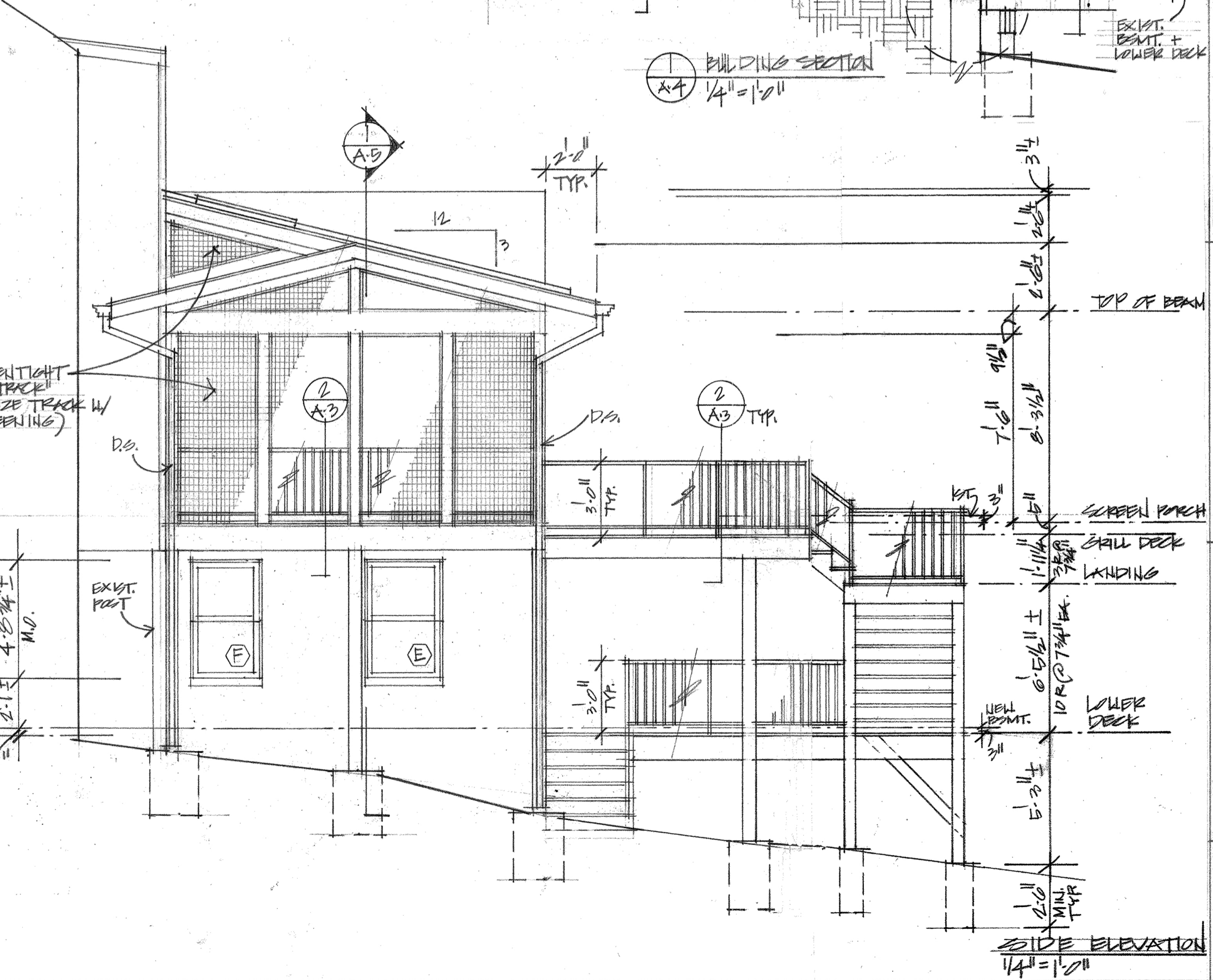
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*Richard J. Vitullo*

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② WALL SECTION  
 1/4" = 1'-0"



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



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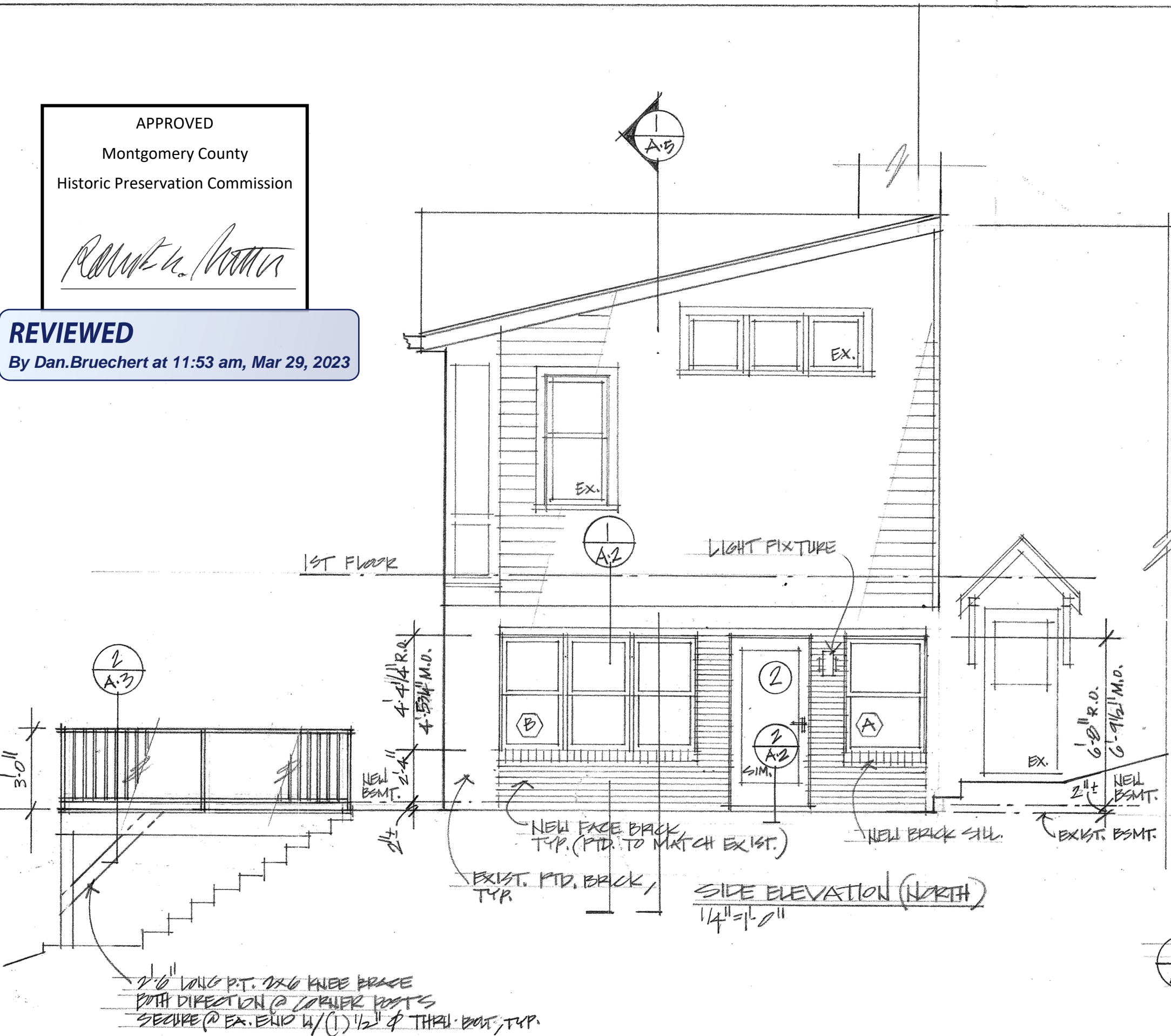
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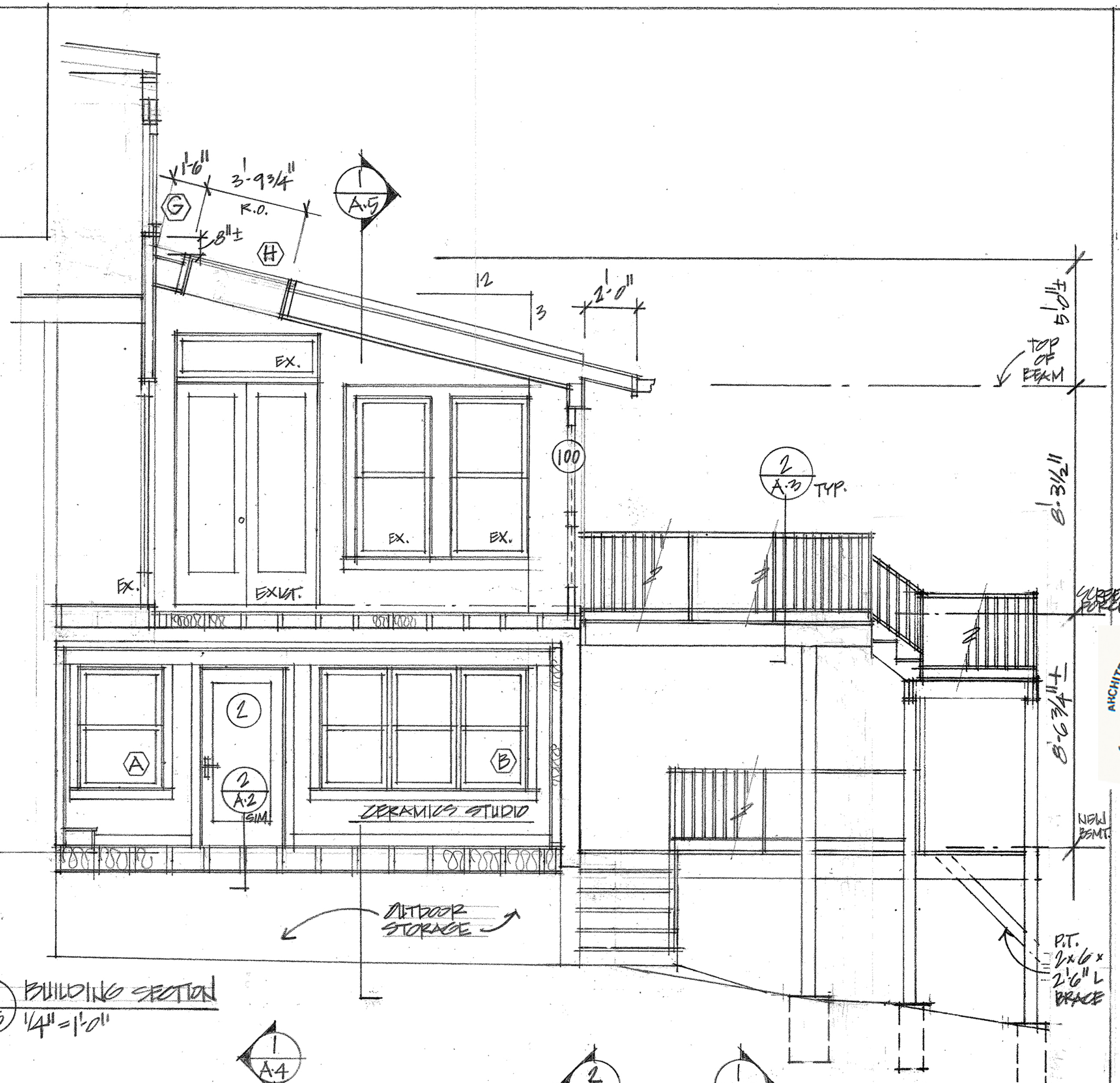
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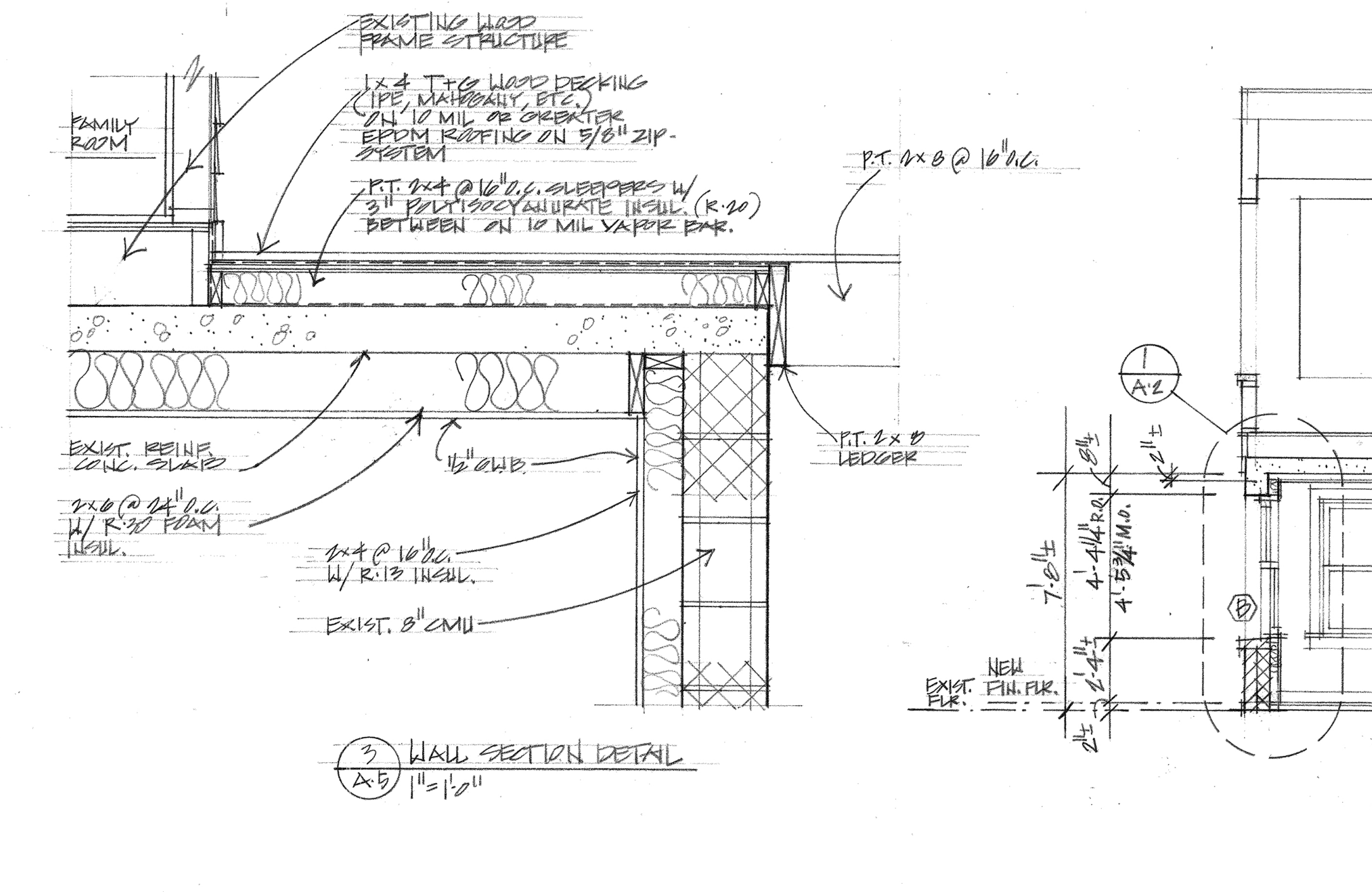
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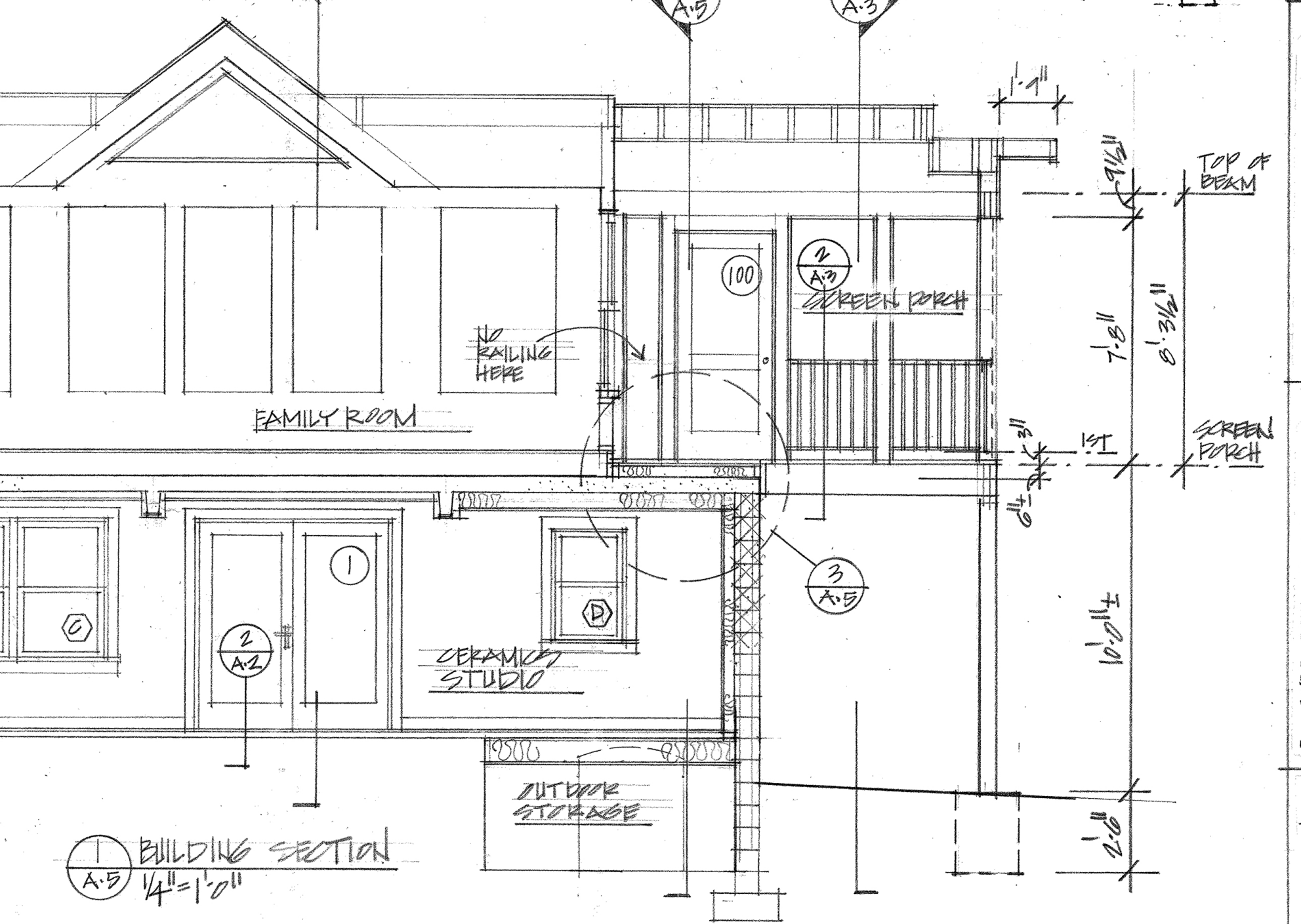
**SIDE ELEVATION (NORTH)**  
 1/4" = 1'-0"



**BUILDING SECTION**  
 1/4" = 1'-0"



**WALL SECTION DETAIL**  
 1" = 1'-0"



**BUILDING SECTION**  
 1/4" = 1'-0"



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Historic Preservation Commission



**REVIEWED**  
By Dan.Bruechert at 11:51 am, Mar 29, 2023

WINDOW SCHEDULE				Manufacturer- Windows: Marvin Elevate & Ultimate Series/ Velux													
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Window Type/Material	Glazing Type	Grille Structure	Mullion Divisions	Hardware Finish	Screens / Screen Door	Interior Frame Pre-Finish	Exterior Clad Color	SHGC-value	U-value Total Unit	Egress window	Quant.	Remarks
A	Marvin Elevate ELDH 3652	4'-3 3/4" (4'-4 1/4" R.O./ 4'-5 3/4" M.O.)	2'-11 1/2" (3'-0 1/2" R.O./ 3'-3 1/2" M.O.)	2 x 4 on 8" concrete wall	DOUBLE HUNG / wood interior & fiberglass-clad exterior	7/8" IG Low E2 Argon	none	none	"Satin Nickel"	yes	White	"Stone White"	0.27	0.3		1	Verify all dimensions in field
B	Marvin Elevate ELDH 3052 3W	4'-3 3/4" (4'-4 1/4" R.O./ 4'-5 3/4" M.O.)	7'-4 1/2" (7'-5 1/2" R.O./ 7'-8 1/2" M.O.)	2 x 4 on 8" concrete wall	DOUBLE HUNG / wood interior & fiberglass-clad exterior	7/8" IG Low E2 Argon	none	none	"Satin Nickel"	yes	White	"Stone White"	0.27	0.3		1 (3 windows mullied into 1 unit)	Verify all dimensions in field
C	Marvin Elevate ELDH 3652 2W	4'-3 3/4" (4'-4 1/4" R.O./ 4'-5 3/4" M.O.)	5'-11" (6'-0" R.O./ 6'-3" M.O.)	2 x 4 on 8" concrete wall	DOUBLE HUNG / wood interior & fiberglass-clad exterior	7/8" IG Low E2 Argon	none	none	"Satin Nickel"	yes	White	"Stone White"	0.27	0.3		1 (2 windows mullied into 1 unit)	Verify all dimensions in field
D	Marvin Elevate Custom Replacement	3'-2" +/- M.O. (Verify in Field)	2'-4" +/- M.O. (Verify in Field)	2 x 4 on 8" concrete wall	DOUBLE HUNG / wood interior & fiberglass-clad exterior	7/8" IG Low E2 Argon	none	none	"Satin Nickel"	yes	White	"Stone White"	0.27	0.3		1	Verify all dimensions in field
E	Marvin Elevate Custom Replacement	4'-8 3/4" +/- M.O. (Verify in Field)	3'-4" +/- M.O. (Verify in Field)	2 x 4 on 8" concrete wall	DOUBLE HUNG / wood interior & fiberglass-clad exterior	7/8" IG Low E2 Argon	none	none	"Satin Nickel"	yes	White	"Stone White"	0.27	0.3		1	Verify all dimensions in field
F	Marvin Elevate Custom Replacement	4'-8 3/4" +/- M.O. (Verify in Field)	2'-8 1/2" +/- M.O. (Verify in Field)	2 x 4 on 8" concrete wall	DOUBLE HUNG / wood interior & fiberglass-clad exterior	7/8" IG Low E2 Argon	none	none	"Satin Nickel"	yes	White	"Stone White"	0.27	0.3		1	Verify all dimensions in field
G	Marvin Ultimate UFCAP0 4848	3'-11 1/8" (3'-11 5/8" R.O.) V.I.F.	4'-0" (4'-1" R.O.) V.I.F.	2 x 4 (V.I.F.)	PUSHOUT CASEMENT / wood interior & aluminum-clad exterior	7/8" IG Low E2 Argon	none	none	"Satin Nickel"	yes	White	"Stone White"	0.27	0.3	YES	1	This is only window that is the Marvin "Ultimate" Series
I	Velux C06	3'-9 3/4" R.O.	1'-9" R.O.	n/a	SKYLIGHT	LowE Argon	none	none	n/a	n/a	White	n/a	0.27	0.3		2	
<b>SUBTOTAL</b>													0.27	0.3	9 units		
DOOR SCHEDULE				Manufacturer- Doors: Marvin Elevate Series/ TBD													
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Door Type / Material	Glazing Type	Grille Structure	Mullion Divisions	Hardware Finish	Screens / Screen Door	Interior Frame Pre-Finish	Exterior Color	SHGC-value	U-value Total Unit	Swing direction (shown from outside room)	Quant.	Remarks
1	Elevate ELIFD 6065 XX	6'-7 1/2" (6'-8" R.O./ 6'-9 1/2" M.O.)	5'-11" (6'-0" R.O./ 6'-3" M.O.)	2 x 4 on 8" concrete wall	INSWING FRENCH DOOR/ wood interior & fiberglass-clad exterior	3/4" IG Low E2 Argon	none	none	"Satin Nickel"	TBD	White	"Stone White"	0.21	0.3	XX	1 Pair	Verify all dimensions in field
2	Elevate ELIFD 3065 XL	6'-7 1/2" (6'-8" R.O./ 6'-9 1/2" M.O.)	3'-0 5/16" (3'-1 5/16" R.O./ 3'-4 5/16" M.O.)	2 x 4 on 8" concrete wall	INSWING FRENCH DOOR/ wood interior & fiberglass-clad exterior	3/4" IG Low E2 Argon	none	none	"Satin Nickel"	TBD	White	"Stone White"	0.21	0.3	XL	1	Verify all dimensions in field
3	TBD	6'-8" (6'-9" R.O.)	2'-6" (2'-8" R.O./ 2'-11" M.O.)	2 x 4 on 8" concrete wall	Solid Wood SWING Door (2-Panel style)	n/a	n/a	n/a	TBD	n/a	TBD	n/a	n/a	n/a	Right Hand	1	Verify all dimensions in field
100	Cobblestone Mill "Riverstone"	2'-8" (2'-10" R.O.)	7'-0" (7'-1" R.O.)	3 1/2" wall	SCREEN DOOR/ Western Red Cedar (1 1/4" thick)	Screening: "Standard Recessed #4375"	Recessed flat stop	n/a	TBD	n/a	Field-painted	Field-painted	n/a	n/a	Left Hand	1	Screen Door
<b>SUBTOTALS</b>													0.26	0.28	4 units		
<b>TOTALS</b>													0.27 avg.	0.28 avg.	13 units		

FINISH SCHEDULE															
BASEMENT															
ROOM	FLOORS	BASE/ WAINSCOT	WINDOW / DOOR TRIM	WALLS	CEILING	Ceiling Height	Area +/- (Sq.Ft)	Remarks							
	Material	Finish	Material	Finish	Material	Finish	Material	Finish							
Ceramics Studio	Raised Floor (finish TBD) over Exist. Concrete Slab	TBD	TBD	TBD	WM-412 Sanitary Casing	WM-412 Sanitary Casing	WM-412 Sanitary Casing	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	1/2-inch gyp. bd.	Low VOC Paint	7'-0" +/-	460	Box in plumbing pipes from above as minimally as possible
FIRST FLOOR															
ROOM	FLOORS	BASE/ WAINSCOT	WINDOW / DOOR TRIM	WALLS/ POST & BEAM WRAP	CEILING	Ceiling Height	Area +/- (Sq.Ft)	Remarks							
	Material	Finish	Material	Finish	Material	Finish	Material	Finish							
Screen Porch	1 x 4 T & G wood decking (material TBD)	TBD	n/a	n/a	n/a	n/a	n/a	n/a	1 x Boral trim	Low VOC Paint	5/8" Boral T & G beadboard	Low VOC Paint	Varies: 8'-2" to 12'-0" +/-	166	

Richard Vitullo  
Digitally signed by Richard Vitullo  
Date: 2023.03.17 09:46:57 -0400



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A-6

3-13-23

**New Rear Screen Porch and Deck Addition/Garage Renovation:**

**Leach/MacMillan Residence**

7203 Holly Avenue, Takoma Park, MD 20912

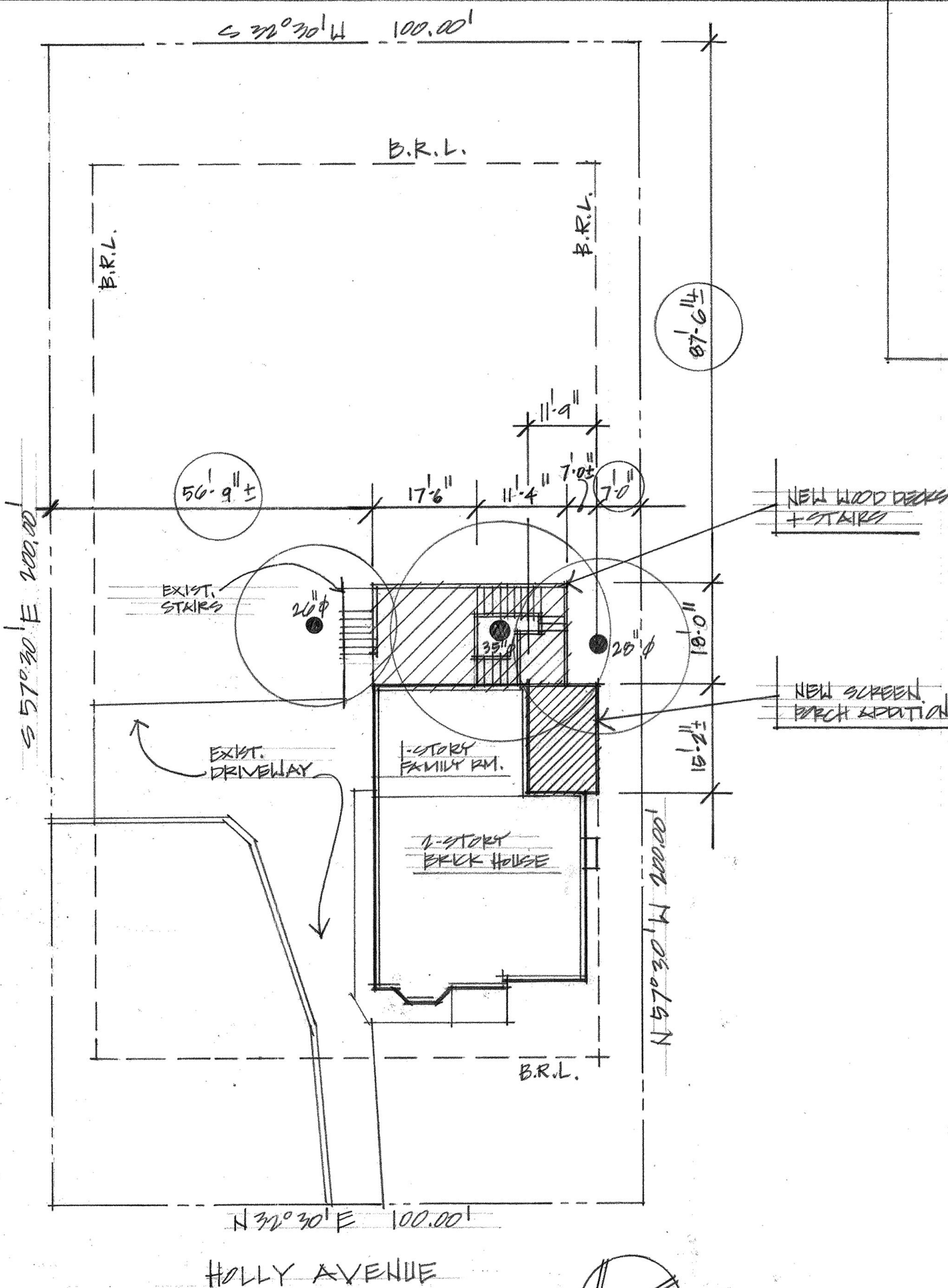


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**COVER**



**Site Plan**

1" = 20'-0"

**House/Site Information:**

Lot: Part of 3 & 4 Block: 6  
Plat Book: A Plat No.: 49  
Subdivision: Takoma Park  
Address: 7203 Holly Ave., Takoma Park, MD 20912  
Year built: 1923  
Zoning: R-60  
Historic District: Takoma Park (HAWP approved: 11/16/22)

**Project Information:**

This house has been designated a "Non-Contributing Resource" within the Takoma Park Historic District.  
Construct new 1-story Screen Porch addition (at 1<sup>st</sup> floor level) and new Wood Deck (at Basement level) at rear of house; wood stair will connect Screen Porch and Wood Deck.  
Renovate existing Garage into Ceramics Studio.

**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	
<b>EXISTING:</b>	
Lot Area:	20,000 s.f.
Lot Coverage/Building Area (House):	1703 s.f.
% of Lot Coverage:	8.5%
<b>PROPOSED:</b>	
Lot Coverage/Building Area (Screen Porch):	178 s.f.
Total Lot Coverage:	1881 s.f.
% of Lot Coverage:	9.4%
<b>TOTAL NET NEW ROOF AREA:</b> 178 s.f.	
<b>Total renovation S.F., by floor:</b>	
Garage (Bsmt.):	486 s.f.
1 <sup>st</sup> floor:	0 s.f.
2 <sup>nd</sup> floor:	0 s.f.
TOTAL:	486 s.f.
<b>Total new construction S.F., by floor:</b>	
Wood Deck/Stairs (at Bsmt.):	370 s.f.
1 <sup>st</sup> floor (Screen Porch):	178 s.f.
2 <sup>nd</sup> floor:	0 s.f.
TOTAL:	548 s.f.

**GENERAL CONSTRUCTION NOTES:**

1. These drawings are to show only materials and layout of the design; means and methods are to be determined by contractor. The contractor shall fully acquaint him/herself with the conditions relating to construction and labor so that he/she understands the issues relating to the execution of the work.
2. Contractor shall provide all materials, labor and equipment and pay all freight charges, taxes, and handling of materials necessary for the full implementation of the work herein described on these drawings unless noted otherwise.
3. Contractor to verify all dimensions and assumed conditions in the field; bring any discrepancies, omissions, ambiguities or conflicts to the attention of the architect and owner as soon as possible before proceeding with any of this work in question.
4. Contractor to notify architect if any existing pipes, ducts, or structural elements (or any other relevant item) that are revealed by demolition and are scheduled to be removed or re-routed for the new plan are determined to be not easily moved, or removed.
5. Contractor to notify architect and/or structural engineer if any existing wood joists, sheathing, studs, etc. are damaged or deteriorated from termites, water, etc.
6. All construction will meet or exceed all applicable building and health codes, unless a code modification approval is granted.
7. The owner's written authorization will be required before any work is executed or materials ordered that involve a change from the original specifications affecting the contract price.
8. All plan dimensions on drawings are set to edge of framing members; all finishes are not taken into account unless otherwise noted. If dimension is taken to a finish surface, it shall be noted as "FINISH DIMENSION", "FIN. DIM.", or "CLEAR DIM.".
9. Solid blocking required under posts or any bearing from above to solid bearing below; match bearing area of post above to bearing below; cut bearing blocks to minimum 1/16" deeper than joists.
10. Install solid blocking in walls for receipt of cabinets, etc., as necessary.
11. All wood in contact with masonry/concrete surfaces shall be pressure-treated; install sill gasket underneath all sill plates.
12. New doors, windows and hardware, are to be provided and installed by contractor; verify window and door manufacturers' rough opening dimensions prior to framing.
13. In all newly exposed existing 2 x 4 furring or walls at exterior, insert insulation in any combination of closed cell foam/rockwool/batts for R-13, minimum.
14. In all newly exposed existing roof rafters, and/or ceiling joists below rafters, where an R-49 insulation level is impossible to achieve, insert insulation in any combination of closed cell foam/rockwool/batts for R-30, minimum, given that the maximum area for the R-30 insulation shall be limited to 500 sf or 20% of the total insulated ceiling area (See IRC 2015 N1102.2.2). At new exterior walls, (2 x 6), insert insulation to R-20, minimum.
15. If house-wrap and/or building paper is used, apply and lap in a shingle-fashion so that upper courses lap over lower courses; any window and door flashing is integrated into this system in the same manner. Apply Z-flashing at all heads and apply pan flashing at all sills.
16. All new or existing wall surfaces are to be prepared for painting to be smooth and free of cracks, peeling paint, etc.; walls to be primed and painted (2 coats, min.) with color to be selected by owner.
17. Any new flooring material (tile, etc.) to be selected by owner, installed by contractor. Make surface smooth and flat for receipt of new flooring.
18. Install new hard-wired interconnected AC-powered smoke and CO detectors as per drawings and per code, as necessary.
19. All electrical outlets in bath, kitchen (except refrigerator) and at exterior to be ground fault circuit interrupters (GFCI); in all rooms (except kitchens), all-fault circuit interrupters (AFCI) to be installed.
20. Upgrade electrical service (as nec.) to provide sufficient power for new fixtures, appliances, etc.
21. Electrical switches (dimers, toggles, etc.), and telephone/modem to be approved by owner, installed by contractor. All decorative light fixtures to be selected by owner, installed by contractor.
22. All recessed light enclosures and junction boxes installed in thermal/insulated ceilings shall be IC-rated for insulation contact and are to be sealed against air infiltration. Seal all openings in box with fire-rated foam (3M Fire Block Foam FB-Foam; meets ASTM E 84 Class 1).

**ELECTRICAL & LIGHTING LEGEND**

- "E" Indicates existing unit (light or outlet) (all outlets to be made code-compliant)
- D Duplex Outlet/new
- D A/C Duplex Outlet/new/above counter
- D GFCI Duplex Outlet/new/GFCI (all outlets in kitchens, baths, and exterior are to be GFCI)
- D AFCI Duplex Outlet/new/AFCI (All-Fault Circuit Interrupter outlets: for all but in Kitchens)
- D Double Duplex Outlet
- D F Duplex Floor Outlet
- D 240 240v Outlet
- D EF Exhaust Fan
- D EF/H Exhaust Fan/Heat
- D EF/H/L Exhaust Fan/Heat/Light
- D CF Ceiling Fan
- D CF/L Ceiling Fan/Light
- D P Pendant Light Fixture
- D R Recessed Light Fixture
- D R Existing Recessed Light Fixture/Existing
- D R/E Recessed Light Fixture/Eyeball
- D SM Surface Mounted Light Fixture
- D W Wall Mounted Light Fixture/Sconce
- D WP Light Fixture / Waterproof
- D FL Dual Flood Light
- D DEL Data/Telephone Jack
- D TV Coaxial/Cable TV
- D SP Audio Speaker
- S Switch
- S D Switch/Dimmer
- S 3 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

APPROVED  
Montgomery County  
Historic Preservation Commission

*Robert A. Bottus*

**REVIEWED**  
By Dan.Bruechert at 11:53 am, Mar 29, 2023

Sheet No.	Sheet Title
<b>Cover</b>	Site Plan/Project Description/ General Notes/ Electrical & Lighting Legend/
<b>DM-1</b>	Lower & Upper Level Demolition Plans (1/4"=1'-0")/ Demolition Notes
<b>A-1</b>	Basement Plan (1/4"=1'-0")/ Roof Plan (1/4"=1'-0")/
<b>A-2</b>	First Floor Plan (1/4"=1'-0")/ Wall Sections (1"=1'-0")/
<b>A-3</b>	Exterior Elevation/ Rear (1/4"=1'-0")/ Building Section (Screen Porch) (1/4"=1'-0")/ Railing Detail (1"=1'-0")/
<b>A-4</b>	Exterior Elevation/ Side (South) (1/4"=1'-0")/ Building Section (1/4"=1'-0")/ Wall Section (1"=1'-0")/
<b>A-5</b>	Exterior Elevation/Side (North) (1/4"=1'-0")/ Building Sections (1/4"=1'-0")/ Wall Section (1"=1'-0")/
<b>A-6</b>	Window & Door Schedule Finish Schedule
<b>EC-1</b>	Air Barrier, Insulation & Thermal Barrier Schedule and Diagrams
<b>S-1</b>	Foundation Plan (1/4"=1'-0")
<b>S-2</b>	Lower Deck/Basement Framing Plan (1/4"=1'-0")/
<b>S-3</b>	Upper Deck/Roof Framing Plan (1/4"=1'-0")/
<b>S-4</b>	Structural Notes & Calculations