

#### HISTORIC PRESERVATION COMMISSION

Marc Elrich County Executive Robert K. Sutton Chairman

Date: July 8, 2021

#### **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 # 953388 - Window Installation

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

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: Thomas LaLonde and Julia Zito

Address: 7112 Sycamore 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 <u>dan.bruechert@montgomeryplanning.org</u> to schedule a follow-up site visit.





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 <u>Trucket</u> on \_\_\_\_\_. The approval memo and stamped drawings follow.

Historic Preservation Commission • 2425 Reedie Drive, 13th Floor, Wheaton, MD 20902 • 301/563-3400 • 301/563-3412 FAX



By Dan.Bruechert at 12:58 pm, Jul 08, 2021

**REVIEWED** 

#### **GENERAL DEMOLITION NOTES:**

- 1. Remove any existing bath cabinets and fixtures as necessary to implement new plan layout; save any items as per owners' request, and dispose of all others.
- 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,)
- Remove and salvage (as per owners' request) existing light fixtures to implement new plan layout. 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.
- Protect all surfaces during demolition (and construction) from unnecessary damage.

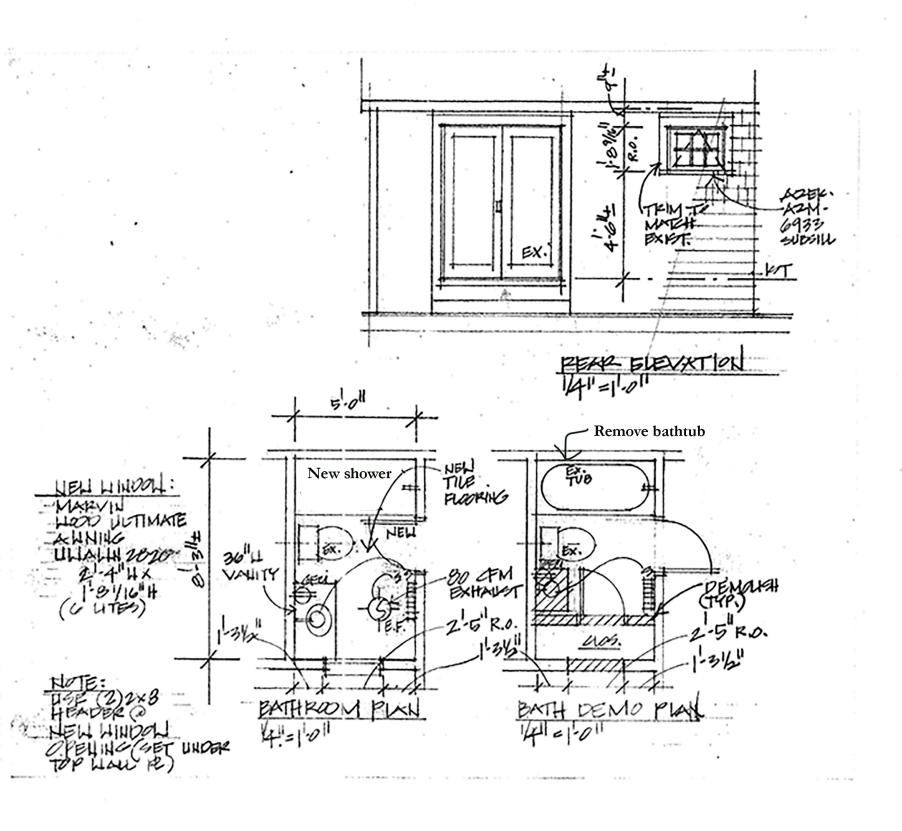
#### **GENERAL CONSTRUCTION NOTES:**

- 1. This is only a renovation of an existing space; appliances and fixtures will be replaced in kind. No new plumbing fixtures are being added.
- 2. 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. 3. 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. 4. 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.
- 5. 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.
- Contractor to notify architect and/or structural engineer if any existing wood joists, sheathing, studs, etc. are damaged or deteriorated from termites, water, etc.
- 7. All construction will meet or exceed all applicable building and health codes, unless a code modification approval is granted.
- 8. 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.
- 9. 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.".
- 10. Install solid blocking in walls for receipt of plumbing fixtures, accessories (towel bars, toilet paper holders, etc.), hardware, cabinets, etc., as necessary; verify rough-in dimensions for plumbing fixtures prior to framing of posts, studs, beams and joists.
- 11. New doors, windows and hardware, are to be provided and installed by contractor; verify window and door manufacturers' rough opening dimensions prior to framing.
- 12. 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.
- 13. 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. 14. Any new flooring material (tile, etc.) to be selected by owner, installed by contractor. Make surface
- smooth and flat for receipt of new flooring.
- 15. All electrical outlets in bath to be ground fault circuit interrupters (GFCI.
- 16. Electrical switches (dimmers, 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.
- 17. 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).

### **SPECIFICATIONS:**

1. Exhaust Fan (for Bath): Panasonic WhisperGreen 80 cfm Ceiling Mounted Fan #FV-08VKS2.

All other selections by owner and/or architect TBD.



## **Bathroom Renovation:** Zito/LaLonde Residence

7112 Sycamore Ave., Takoma Park, MD 20912

### House/Site Information:

Block 21 Lot: 11 Subdivision: B.F. Gilbert's Addition to Takoma Park Address: 7112 Sycamore Ave., Takoma Park, MD 20912 Year built: 1921 Zoning: R-60 Historic District: Takoma Park Historic Area Work Permit: approved 5/26/2021 (#953388)

#### **Project Information:**

Renovate existing 1" floor Bathroom; add new window at rear. (No new plumbing fixtures are being added.)

#### **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

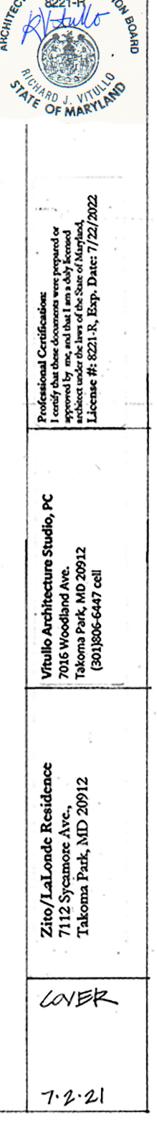
Lot Area:

% of Lot Coverage:

#### EXISTING:

Lot Coverage/Building Area:

10,208 s.f. 1299 s.f. 12.7%



L REGISTA

# Rear (1 of 2) (south facing)



The awning-style window (as shown with blue tape) will have divided light to match the windows in the house. The window will be wood with painted exterior and divided light to match existing windows and doors. Proposed size is 28" wide and 20" high. The window in this addition will not be visible from the street.

# Rear (2 of 2)

(south facing)



Montgomery County Historic Preservation Commission

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**REVIEWED** By Dan.Bruechert at 12:31 pm, May 26, 2021