



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

William Kirwan  
Chairman

Date: December 21, 2018

### MEMORANDUM

TO: Diane Schwartz Jones  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #859225: Partial demolition and construction of new front porch

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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 December 19, 2018 Historic Preservation Commission 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: Melissa Francis M. (Martin Davis, Agent)  
Address: 7027 Eastern Avenue, 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 Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



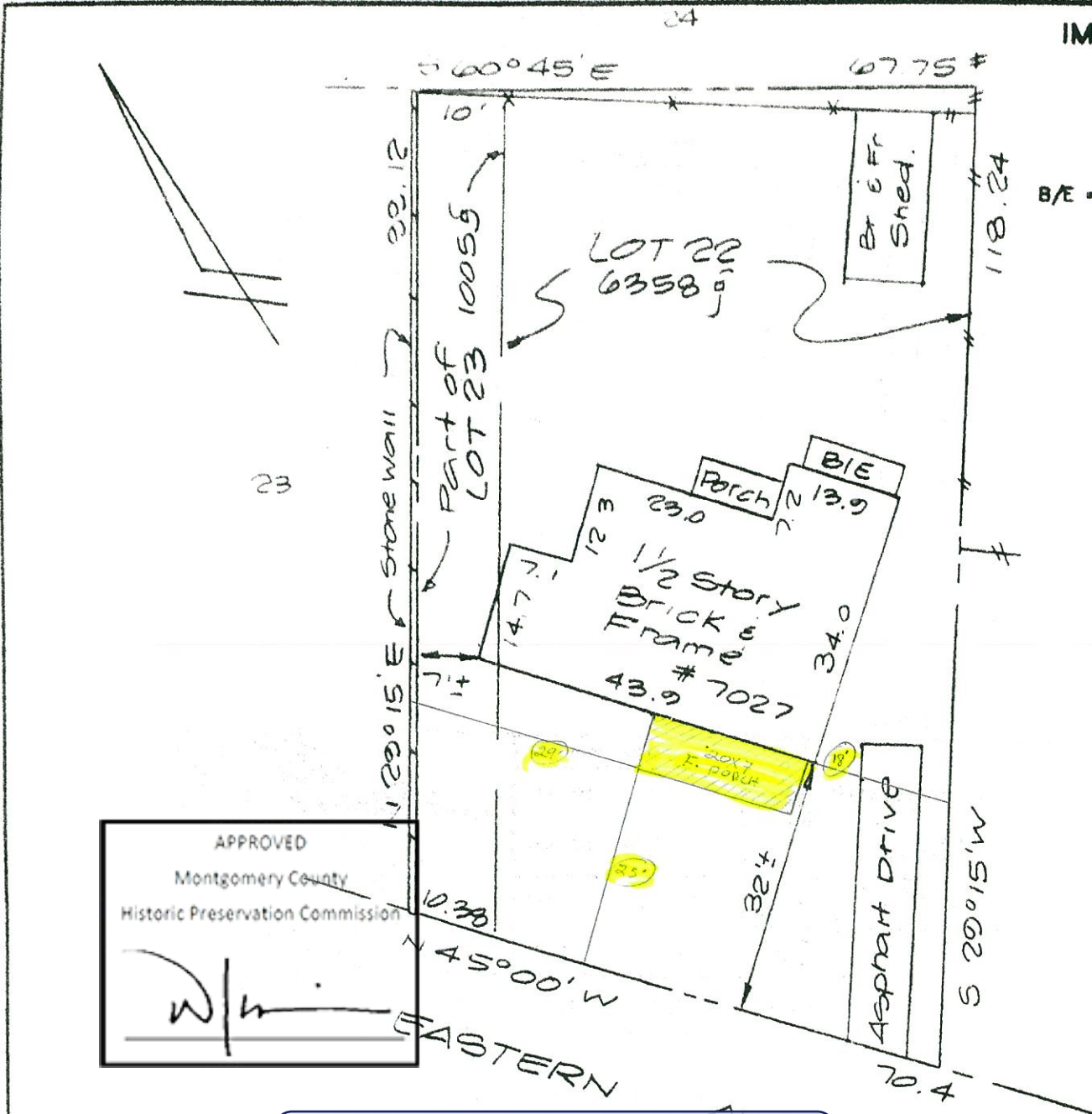
CASE NO. 04740629J

NOTE: THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location

### IMPROVEMENT LEGEND

- Sh = S
- S = S
- P = F
- D = I
- B/E = Basement Entr
- D/W = Drive
- C = Conc
- St = S
- Br = I
- Fr = Fr
- ++ = Fence
- = G = (
- O/H = Overh
- Por = Po
- Sty = St
- Asph = Aspl



APPROVED  
 Montgomery County  
 Historic Preservation Commission

*W/h*

**REVIEWED**  
 By Michael.Kyne at 11:29 am, Dec 21, 2018

LOCATION OF HOUSE  
 LOT 22 & PART OF LOT 23  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

FLOOD ZONE C PER FEMA MAP

I HEREBY CERTIFY THAT THE LOCATION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED IN THE FIELD LOCATION.

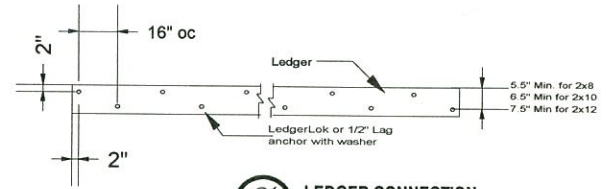
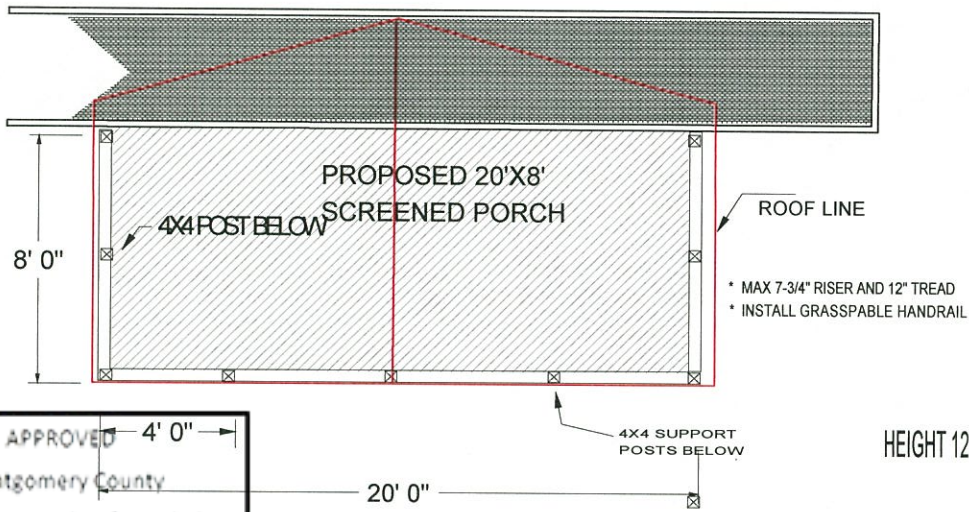


REFERENCES	
PLAT BK	7
PLAT NO	552
LIBER	20110
FOLIO	053

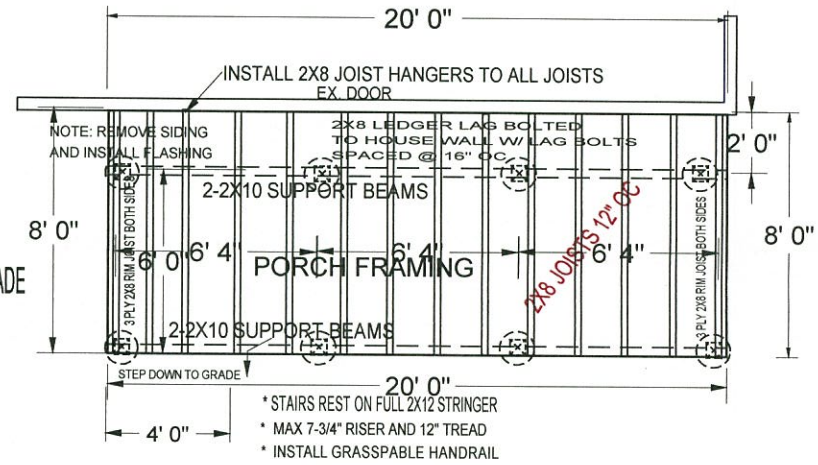
<b>HALLER-BLANCHARD &amp; ASSOCIATES</b> P.O. BOX 1774 FREDERICK, MARYLAND 21702 (301)228-2200 FAX (301)228-2240		DATE OF PLANS	SCALE: 1" = 20'
		WALL CHECK:	DRAWN BY: BB
HIRE LOC:	0-14-04	JOB NO.:	04-25953
BOUNDARY:			

THIS LOCATION FOR MORTGAGE PURPOSES FOR Francis

**01** PROPOSED DECK  
A1 Scale : 1/4" = 1' -0"



**01** LEDGER CONNECTION  
A4 Scale : 1/4" = 1' -0"



**01** PROPOSED FRAMING  
A2 Scale : 1/4" = 1' -0"

APPROVED 4' 0" →  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

**REVIEWED**  
By Michael.Kyne at 11:33 am, Dec 21, 2018

CLIENT: FRANCIS MELISSA  
7027 EASTERN AVE  
TAKOMA PARK MD 20912-4235

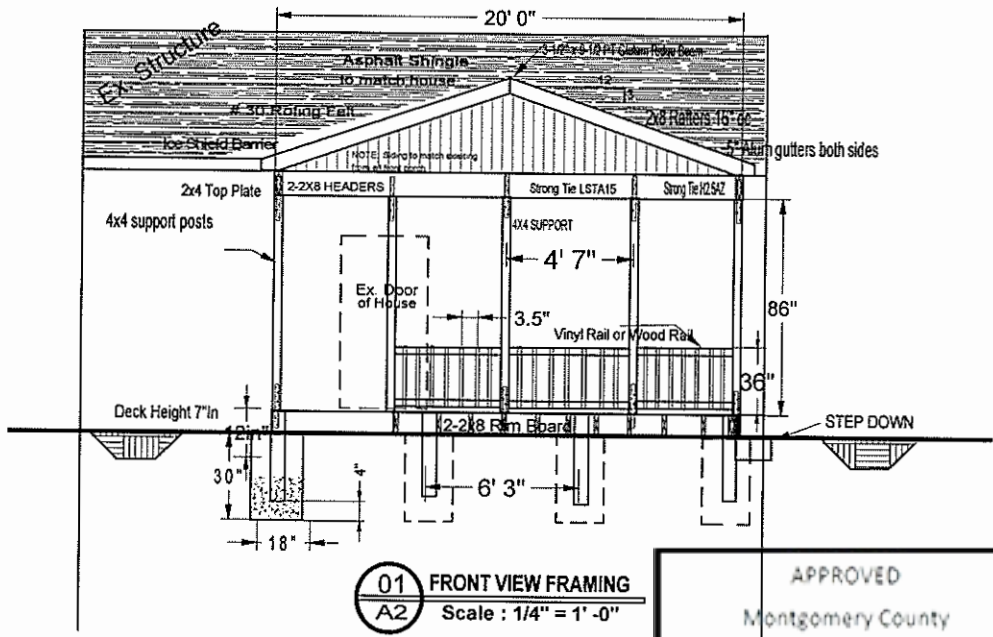
CONTRACTOR:  
**M** MARYLAND DECK BUILDERS, LLC  
301-792-2518 MHIC LIC 126508

SHEET TITLE:  
FRAMING PLANS  
ELEVATION DETAILS

SUBMISSION	DATE	NO

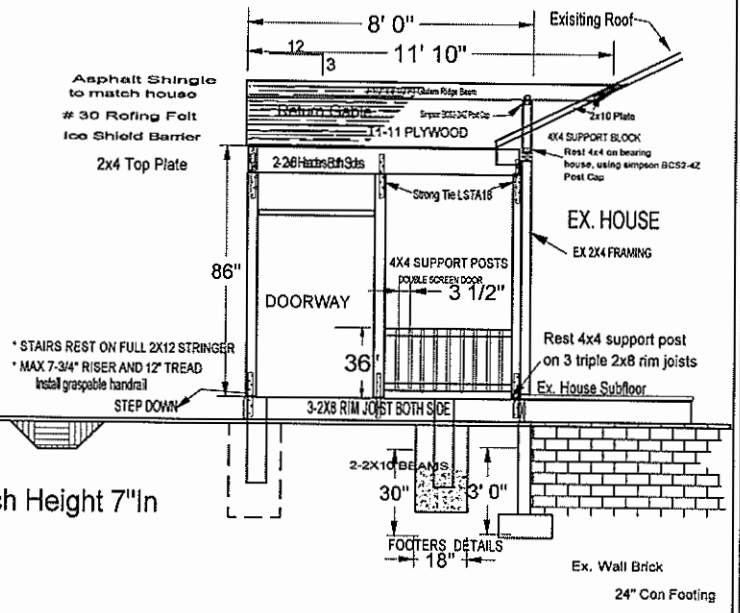
COUNTY	MONTG. CO.
DRAWN BY:	NELSON FLORES
SCALE:	1/4"=1'-0"

SHEET NO  
**A 1**  
09/05/20



**01 FRONT VIEW FRAMING**  
**A2** Scale : 1/4" = 1'-0"

**01 LEFT SIDE VIEW ELEVATION**  
**A3** Scale : 1/4" = 1'-0"



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 Deck/Porch Height 7" In

**REVIEWED**  
 By Michael.Kyne at 11:33 am, Dec 21, 2018

**MATERIAL:**  
 DECK/PLATFORM FRAMING: All framing is to be pressure treated wood approved for ground contact. Deck joists, are 2x8s 12" oc, Ledger board 2x8 lag bolted to house wall. Deck support posts will be 6x6s pressure treated posts approved for ground contact.  
 FRAMING: All material will pressure treated wood, painted on with paint, or wrapped in white pvc vinyl trims.  
 ROOF/SHINGLE: Asphalt shingle to match existing one on house.  
 ROOF SUPPORT POSTS: All roof support posts 4x4 pressure treated painted in white or wrap with white vinyl sleeve.

CLIENT: FRANCIS MELISSA  
 7027 EASTERN AVE  
 TAKOMA PARK MD 20912-4235

CONTRACTOR:  
**M** MARYLAND DECK BUILDERS, LLC  
 301-792-2518 MHIC LIC 126508

SHEET TITLE:  
 FRAMING PLANS  
 ELEVATION DETAILS

SUBMISSION	DATE	NO

COUNTY	MONTG. CO.
DRAWN BY:	NELSON FLORES
SCALE:	1/4"=1'-0"

SHEET NO:  
**A 1**  
 09/05/2018

**GENERAL SCOPE OF WORK &  
MATERAIL AND BUILDING DESCRIPTION**

**PROPOSE FRONT PORCH:** We are proposing to replace 4x6 existing front porch, with a new 20'ftx7'ft front porch. Material that we are proposing is Trex Select Composite decking, and wood rail and posts holding roof to be wood painted in white with semi-gloss exterior paint. Front porch will have no doors or screening. Front porch will be one step down as existing one.

**DECK FRAMING:** All framing will be 100% pressure treated lumber. The 6x6s support post will be Treated wood, approved for ground contact.

**FOOTERS:** Dig footers 30-inches deep and 8-inches wide; pour footers with 4000psi ready mix concrete. All footers will have 12-inches thick concrete base, to comply with Howard county building code.

**SUPPORT BEAMS:** Framing will have 2- 2x8 rim joist pressure treated with a max span of 8 ft. Beams will be supported by notched 6x6's pressure treated post, approved for ground contact. All 6x6 post will be wrapped with white vinyl sleeves, also beams will be wrapped with white vinyl trims. Deck will be self-support with front beams and back beam, and ledger board bolted to existing house.

**LEDGER BOARD:** 2x8 ledger board lag-bolted to house wall w/bolts ½"x5" hot dip galvanized lag screws spaced 12" OC or Fasten-Master Ledgerlock.

**DECK FLASHING:** Existing siding will be removed before installing ledger board. Vinyl flashing will be installed prior installation of ledger board. Ledger board lag bolted to house using ½"x5" Hot Dip galvanized lag screws with washers.

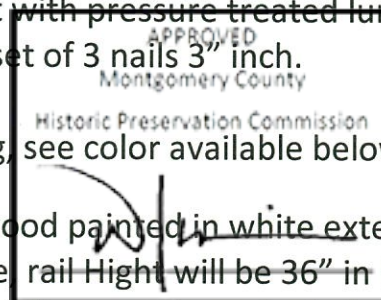
**JOIST:** All Joists will be 2x8 pressures treated lumber install 12-inches on center. They will be face-nailed in front with a set of four nails (nails will be hot dipped galvanized or coated and approved for use with Treated lumber) all hardware i.e. joist hangers, carriage or hex bolts, angle brackets, nails, screws, etc. will be Hot Dip galvanized and approved for contact with pressure treated lumber. All joists will be toe-nailed down to beams, with set of 3 nails 3" inch.

**DECKING:** Trex Select composite decking, see color available below.

**PORCH FACIA BOARD:** All facia will be wood painted in white exterior paint.

**RAIL:** All rail to be wood painted in white rail Hight will be 36" in height

**DRAWINGS & PERMITS:** Designs and building permit are Included.



**REVIEWED**

*By Michael.Kyne at 11:28 am, Dec 21, 2018*