



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: June 10, 2019

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 #869393: Building addition

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 April 10, 2019 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.

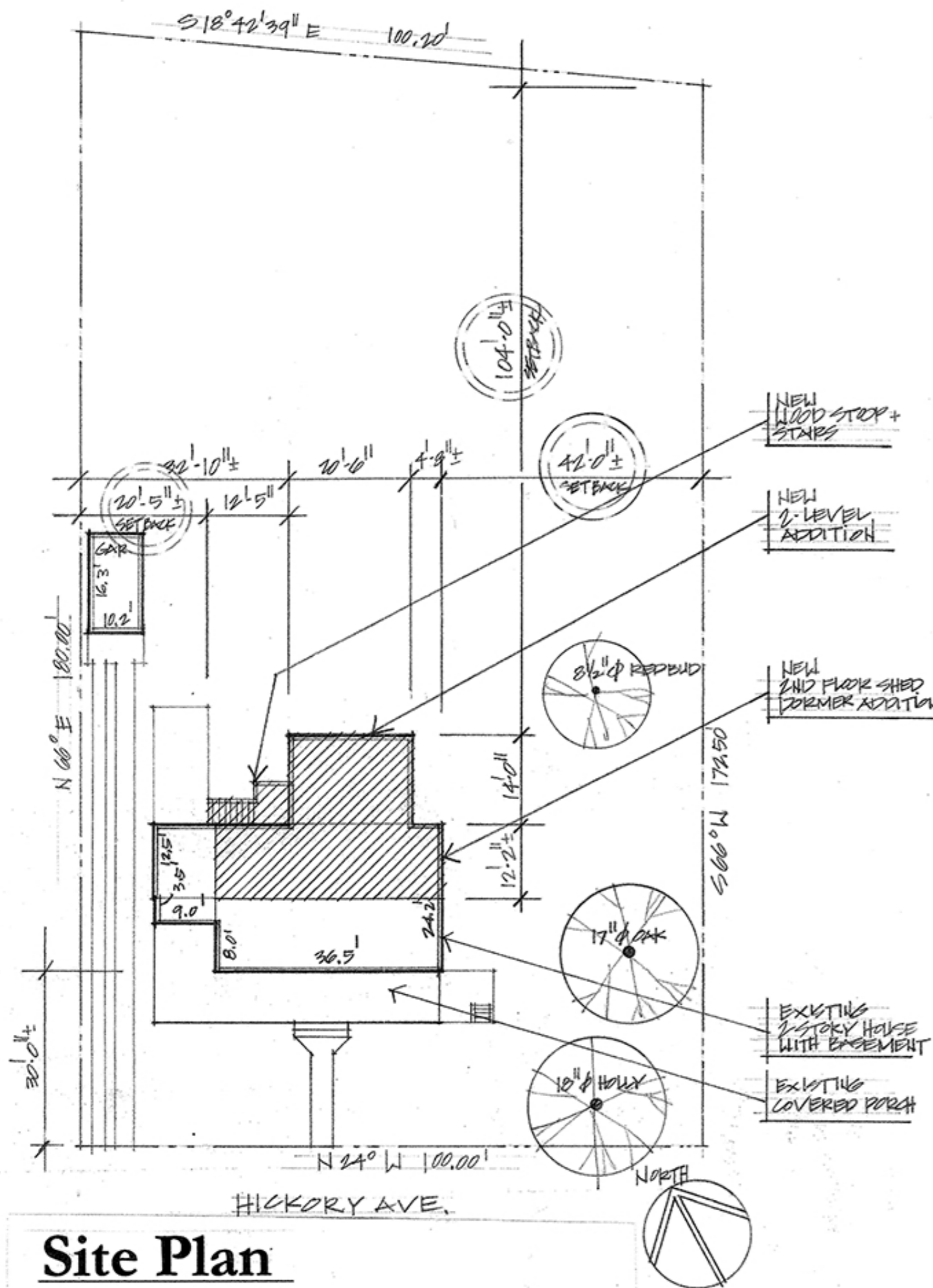
Applicant: C.J. Rydberg and Katelin Chow (Rick Vitullo, Architect)
Address: 10 Hickory Avenue, Takoma Park

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 301.563.3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



Chow/Rydberg Residence

10 Hickory Ave., Takoma Park, MD 20912



GENERAL CONSTRUCTION NOTES:

- 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.
- 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.
- 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.
- 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.
- All construction will meet or exceed all applicable building and health codes, unless a code modification approval is granted.
- 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.
- 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."
- 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.
- 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.
- All wood in contact with masonry/concrete surfaces shall be pressure-treated; install sill gasket underneath all sill plates.
- New doors, windows and hardware, are to be provided and installed by contractor; verify window and door manufacturers' rough opening dimensions prior to framing.
- Install shelves and closet poles in clothes Closets at 5'-6" A.F.F., typ.; sand, prime and paint shelves with gloss paint; color by owner; changes in the configuration of shelves in other closets to be confirmed by owner prior to final installation.
- 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; at new exterior walls, (2 x 6), insert insulation to R-20, minimum.
- In all newly exposed existing roof 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 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.
- When 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.
- 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.
- Any new flooring material (tile, etc.) to be selected by owner, installed by contractor. Make surface smooth and flat for receipt of new flooring.
- Install new interconnected AC-powered smoke and CO detectors as per drawings and per code, as necessary.
- 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.
- Upgrade electrical service as necessary to provide sufficient power for new fixtures, etc.
- 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.

ELECTRICAL & LIGHTING LEGEND

⊕	Indicates existing unit (light or outlet) <small>(all outlets to be made code-compliant)</small>	⊕	Surface Mounted Light Fixture
⊕	Duplex Outlet/new	⊕	Wall Mounted Light Fixture/Sconce
⊕	Duplex Outlet/new/above counter	⊕	Light Fixture/Waterproof
⊕	Duplex Outlet/new/GFCI <small>(all outlets in kitchen, bath, and exterior are to be GFCI)</small>	⊕	Dual Flood Light
⊕	Duplex Outlet/new/AFCI <small>(All-Fault Circuit Interrupter outlets for all but in Kitchen)</small>	⊕	Data/Telephone Jack
⊕	Double Duplex Outlet	⊕	Coaxial/Cable TV
⊕	Duplex Floor Outlet	⊕	Audio Speaker
⊕	240v Outlet	S	Switch
⊕	Exhaust Fan	S	Switch/Dimmer
⊕	Exhaust Fan/Heat	S	Three-way Switch
⊕	Exhaust Fan/Heat/Light	⊕	Track light
⊕	Ceiling Fan	⊕	"Plugmold" Power Strip
⊕	Ceiling Fan/Light	⊕	Undercabinet Lights
⊕	Pendant Light Fixture	⊕	Smoke & Carbon Monoxide Detectors <small>(hard-wired in dedicated circuit, interconnected, with battery backup)</small>
⊕	Recessed Light Fixture	⊕	Thermostat
⊕	Recessed Light Fixture/Existing		
⊕	Recessed Light Fixture/Eyeball		

Sheet No. Sheet Title

Cover	Site Plan/Project Description /General Notes/ Electrical & Lighting Legend/
D-1	Basement Demolition Plan/(1/4"=1'-0")/ Demolition Notes /
D-2	First Floor Demolition Plan/(1/4"=1'-0")/
D-3	Second Floor Demolition Plan/(1/4"=1'-0")/
A-1	Foundation & Basement Plan (1/4"=1'-0")/ First Floor & Hall Bath Elevations (3/8"=1'-0")
A-2	First Floor Plan (1/4"=1'-0") First Floor Bath Elevations (3/8"=1'-0")
A-3	Second Floor Plan (1/4"=1'-0") Master Bath Elevations (3/8"=1'-0")
A-4	Roof Plan (1/4"=1'-0")/ Master Bath Elevations (3/8"=1'-0")/Building Section (1/4"=1'-0") Library Elevation (3/8"=1'-0")
A-5	Exterior Elevations (1/4"=1'-0")/Wall Section (1"=1'-0")
A-6	Exterior Elevation (Side) (1/4"=1'-0")/Wall Section (1"=1'-0")/ Rake Overhang Details (1"=1'-0")
A-7	Exterior Elevation (Rear) (1/4"=1'-0")/ Air Barrier, Insulation & Thermal Barrier Schedule And Diagrams
A-8	Building Section (1/4"=1'-0")/ Finish Schedule
A-9	Window & Door Schedule/ Mech., Electrical & Plumbing Notes/Kitchen Elevations (3/8"=1'-0")
S-1	First Floor Framing Plan (1/4"=1'-0")
S-2	Second Floor Framing Plan (1/4"=1'-0")
S-3	Roof Framing Plan (1/4"=1'-0")/Wind Brace Diagram & Schedule/ Structural Calculations

Site Plan

1" = 20'-0"

House/Site Information:

Owners: 10 Hickory Avenue, LLC
 Lot: 8 Block: 20
 Subdivision: B. F. Gilbert's Addition to Takoma Park
 Historic District: Takoma Park Historic District
 Address: 10 Hickory Ave., Takoma Park, MD 20912
 Year built: 1903
 Zoning: R-60

Project Information:

Construct new 2-level rear addition (Master Bedroom over Screen Porch), with stoop and stairs to grade. Add new Rear shed dormer to existing house at rear. Renovate interior; add two full Bathrooms to 2nd floor.

Residential Code Information:

All construction shall be in conformance with the International Residential Code (IRC), 2015 Edition, as Amended by Mont. Co., ER #4-15 AMII.

AREA CALCULATIONS

EXISTING:

Lot Area:	17,623 s.f.
Lot Coverage/Building Area:	1452 s.f.
% of Lot Coverage:	8.2%

PROPOSED:

Lot Coverage/Building Area (net gain, covered space):	285 s.f.
Total Lot Coverage:	1737 s.f.
% of Lot Coverage:	9.8%

REVIEWED
 By Michael.Kyne at 3:14 pm, Jun 10, 2019

APPROVED
 Montgomery County
 Historic Preservation Commission

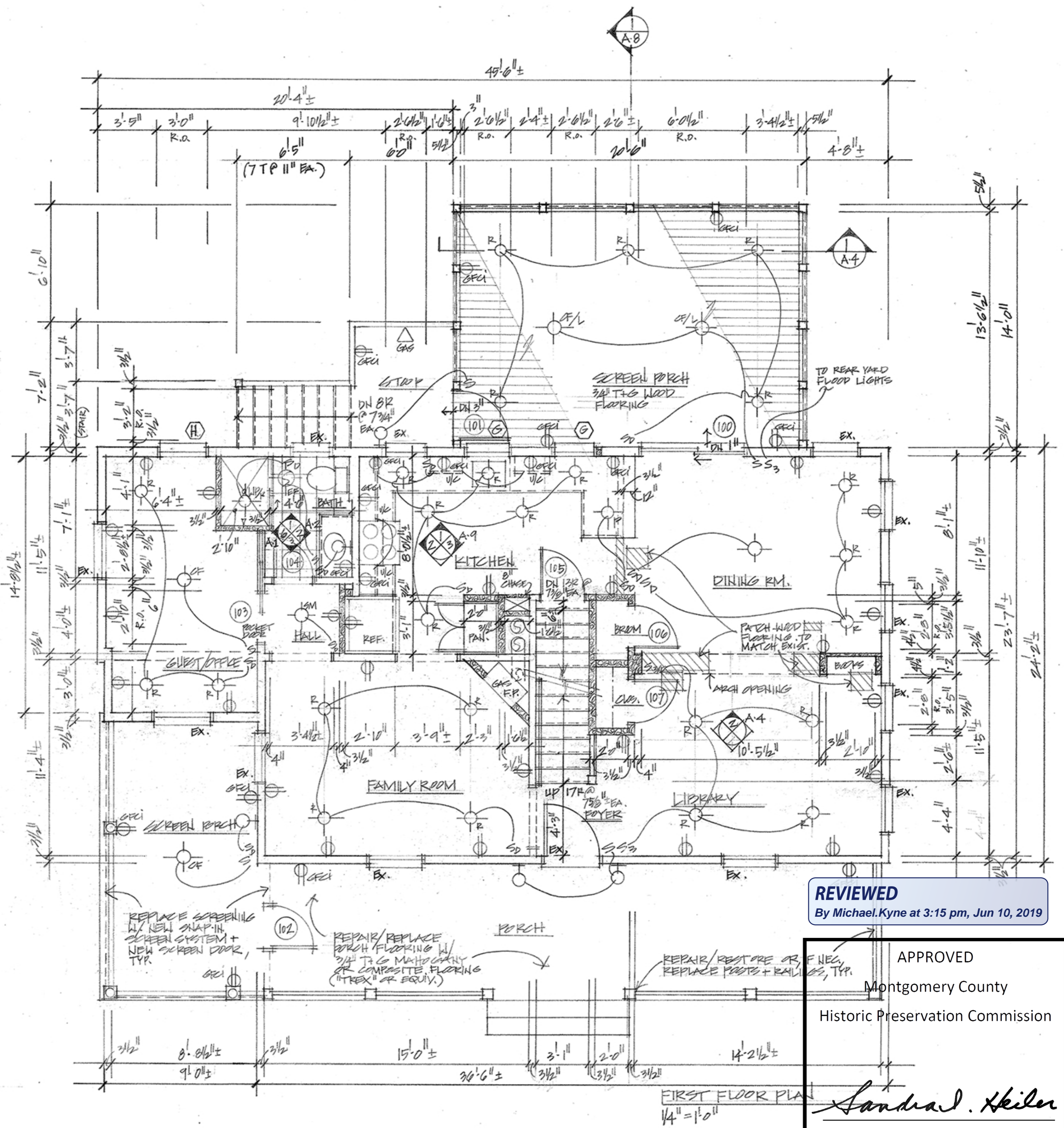
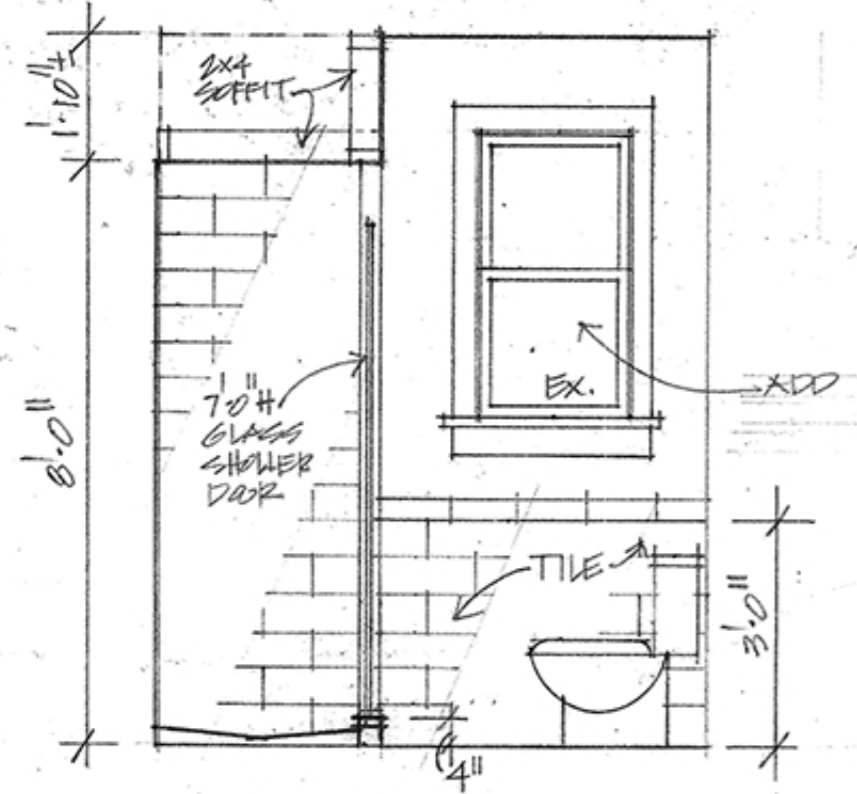
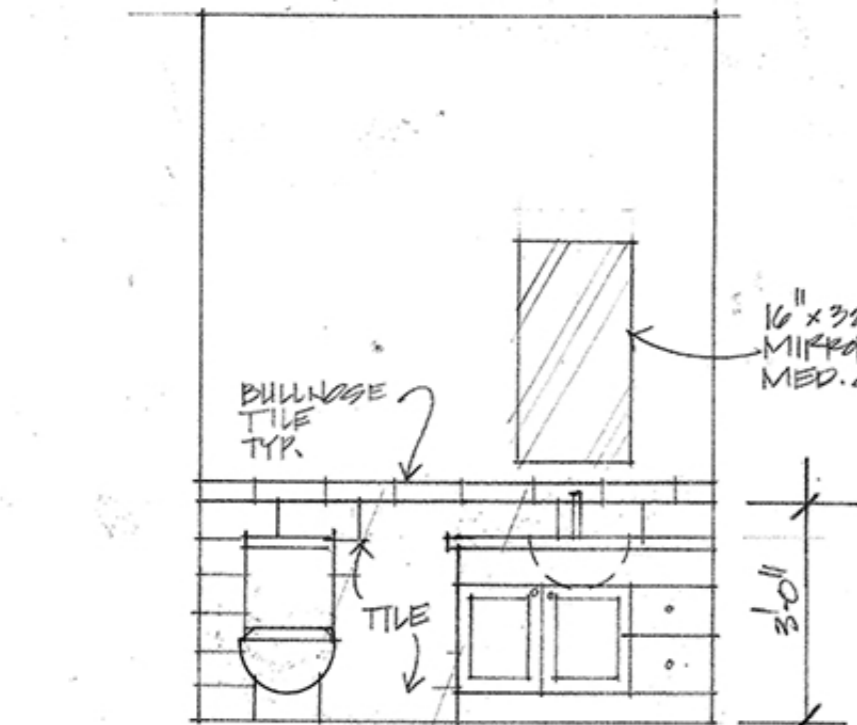
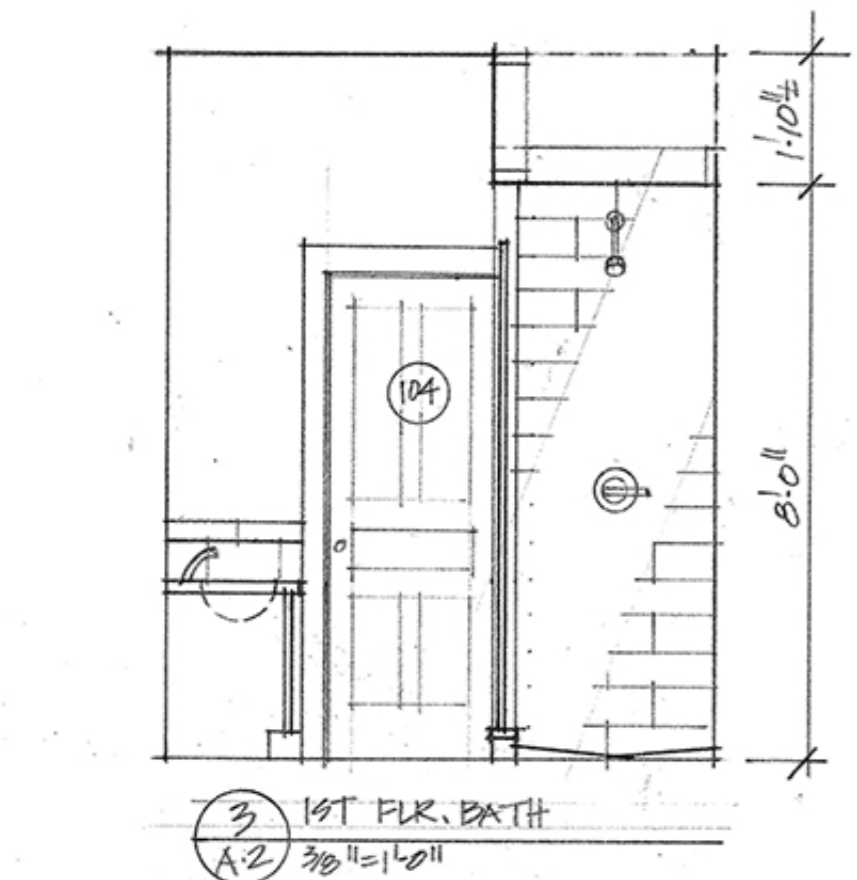
Sandra L. Heiler

Professional Certification:
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
 License #: 8221-R, Exp. Date: 7/22/20

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

Chow/Rydberg Residence
 10 Hickory Ave.
 Takoma Park, MD 20912

COVER



REVIEWED
By Michael Kyne at 3:15 pm, Jun 10, 2019

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Sandra Heiler

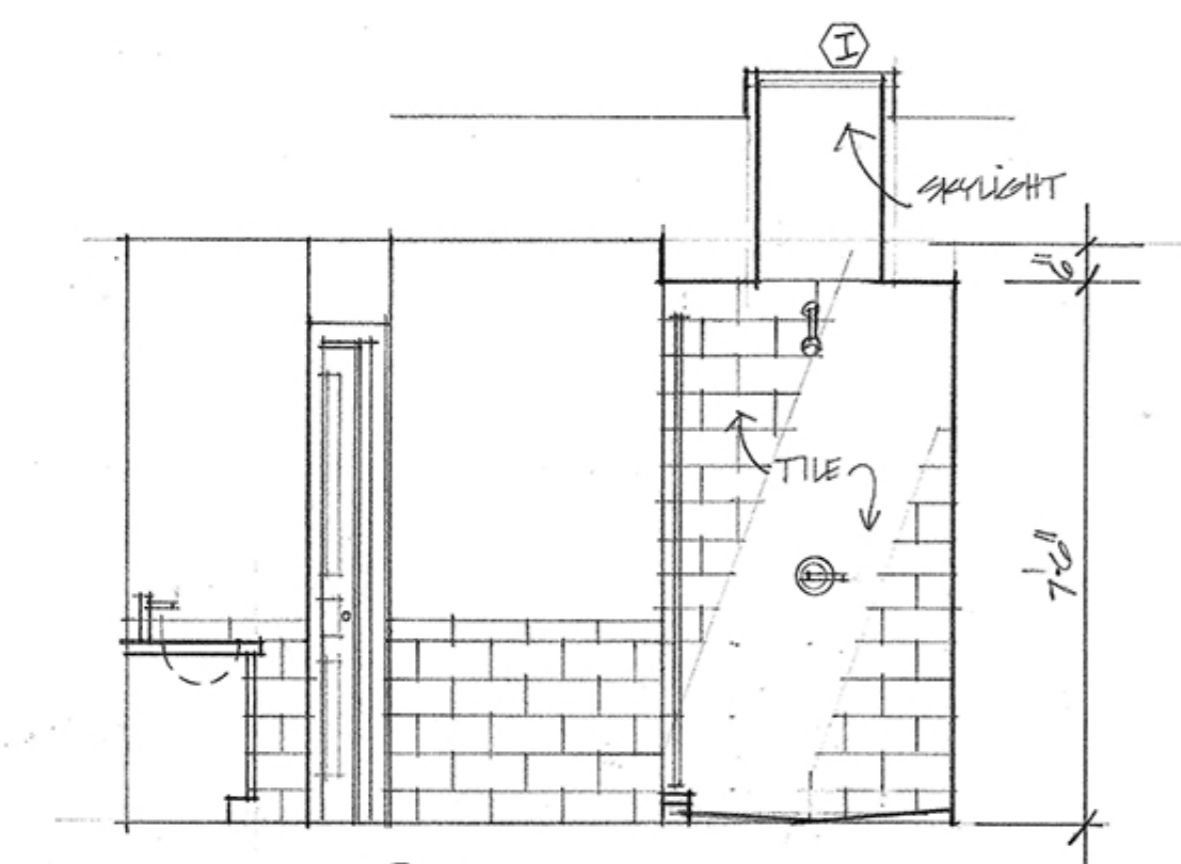
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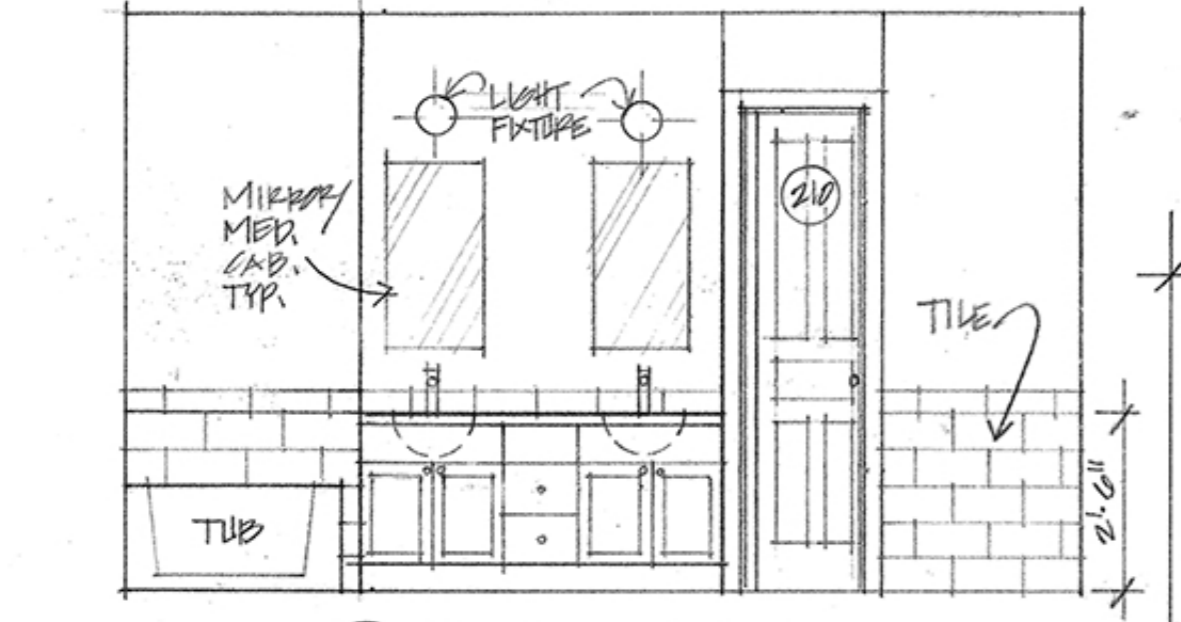
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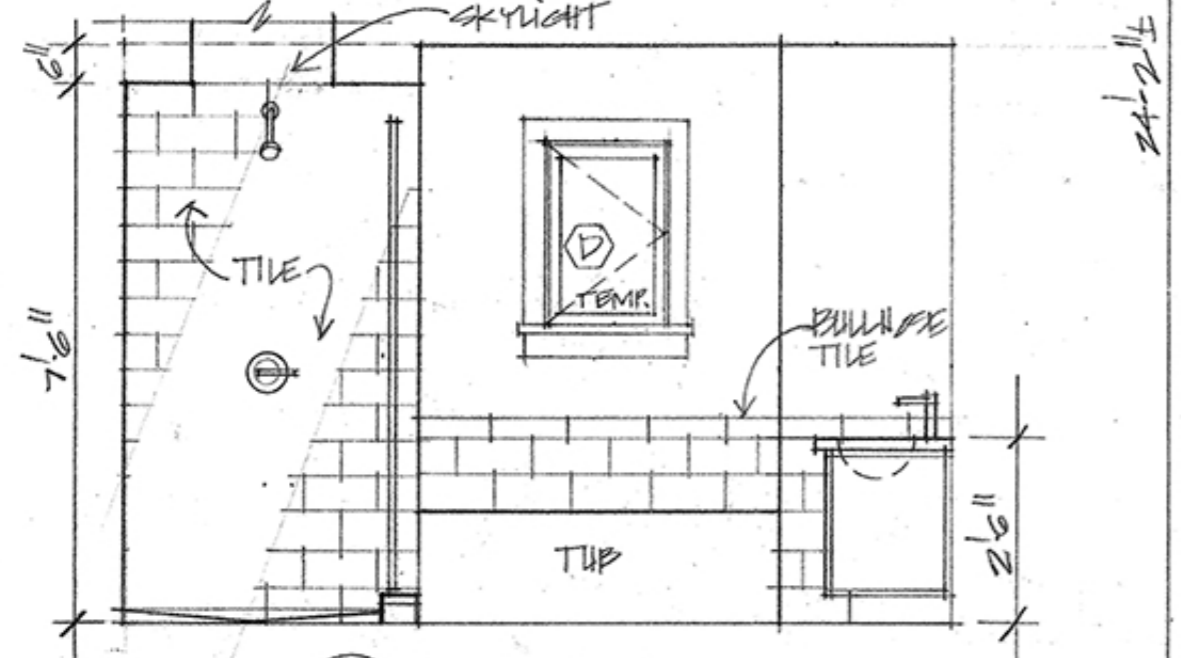
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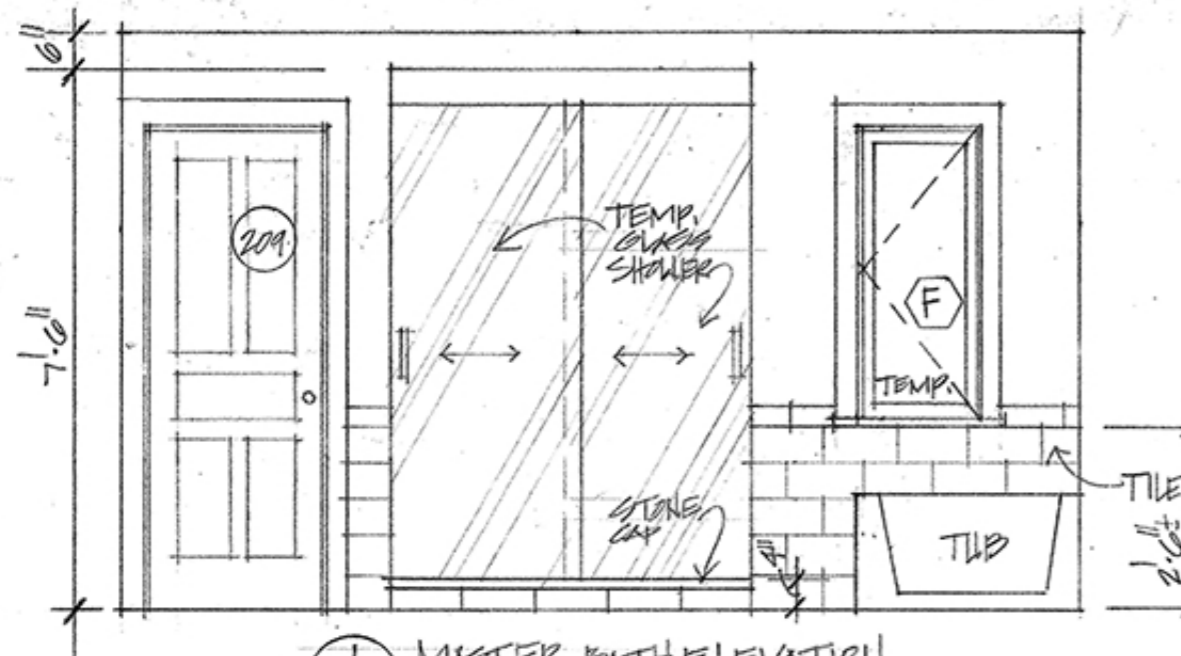
4 MASTER BATH ELEV.
A-3 3/8" = 1'-0"



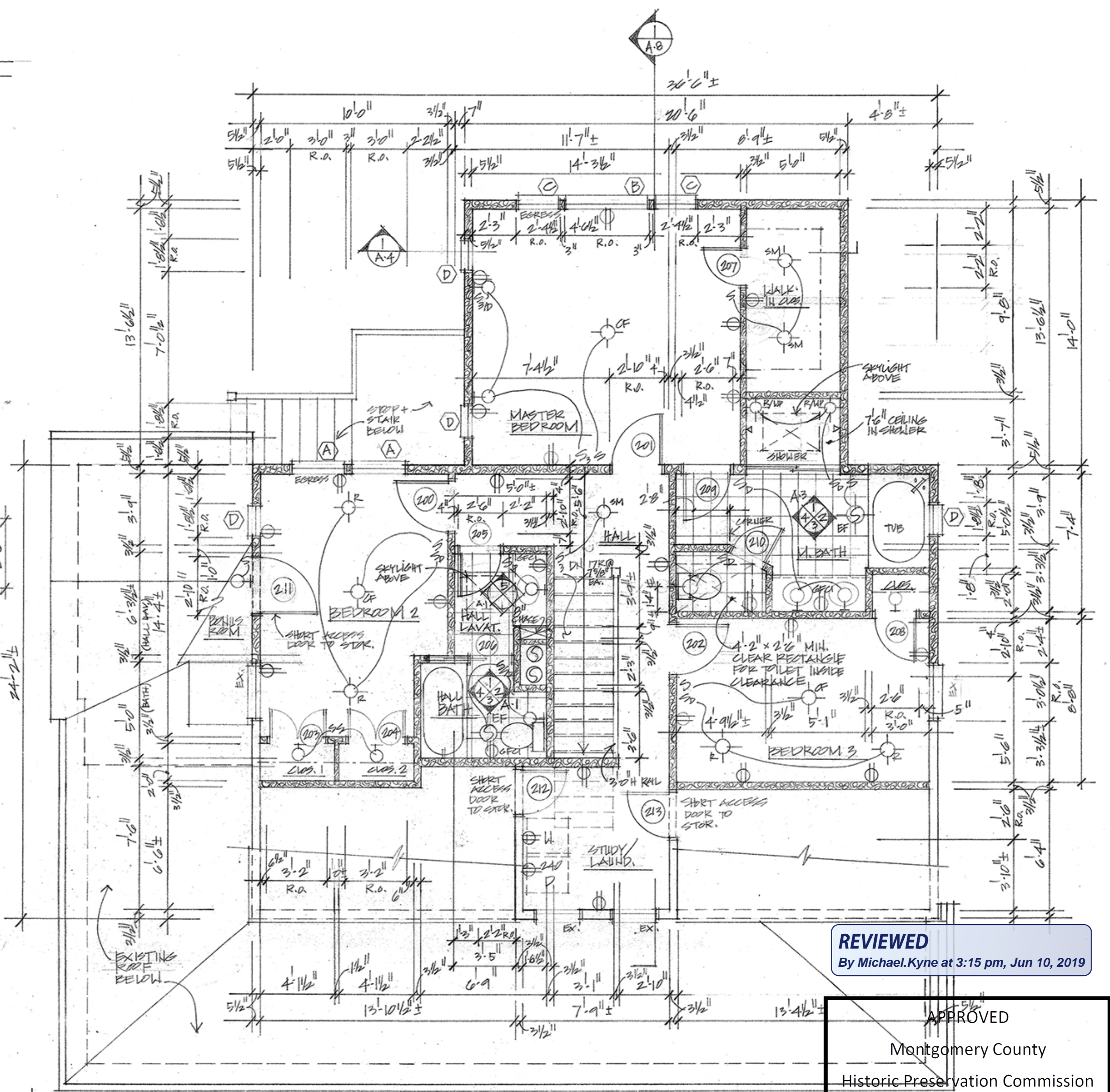
3 MASTER BATH ELEV.
A-3 3/8" = 1'-0"



2 MASTER BATH ELEV.
A-3 3/8" = 1'-0"



1 MASTER BATH ELEVATION
A-3 3/8" = 1'-0"



REVIEWED
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SECOND FLOOR PLAN
1/4" = 1'-0"

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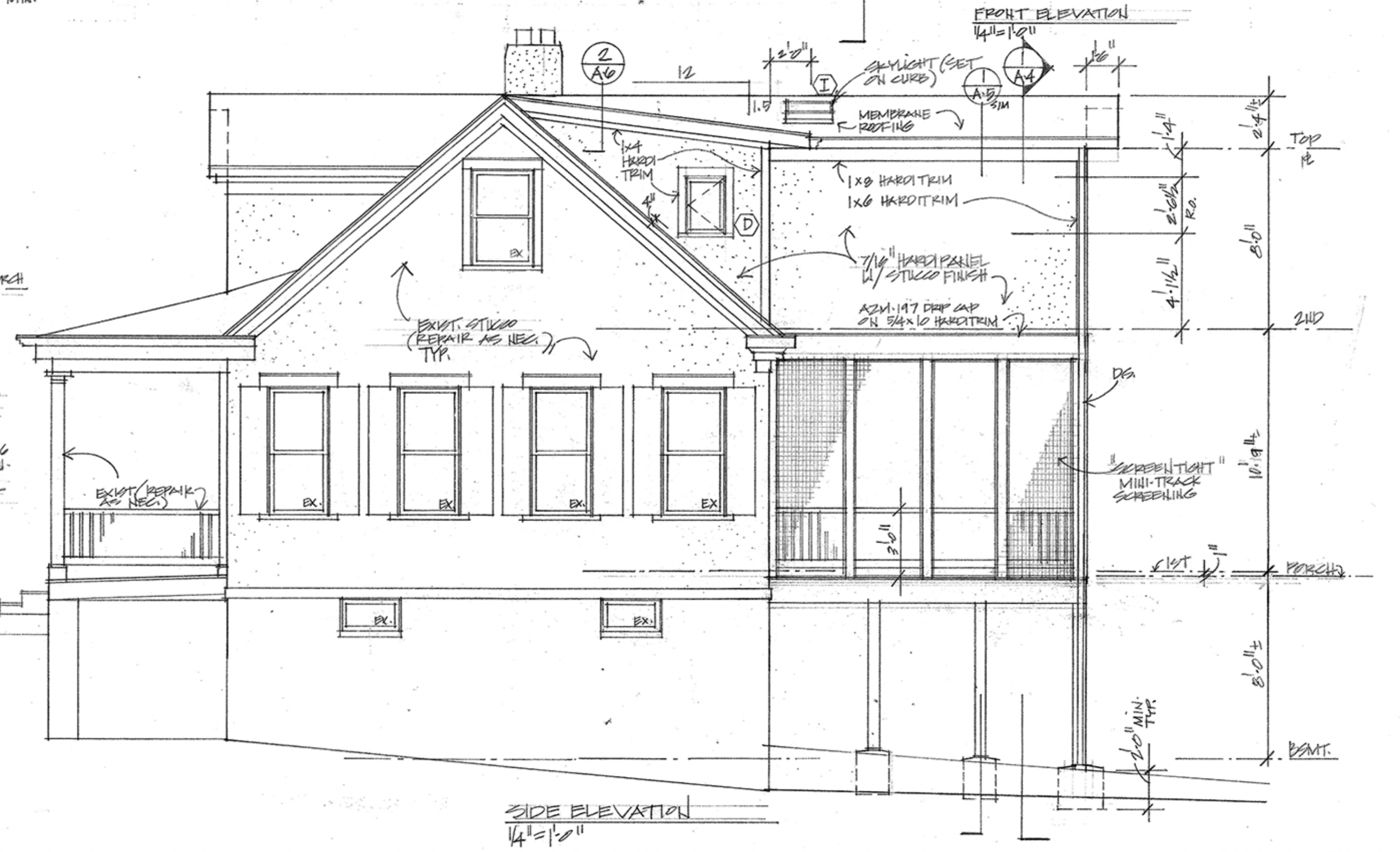
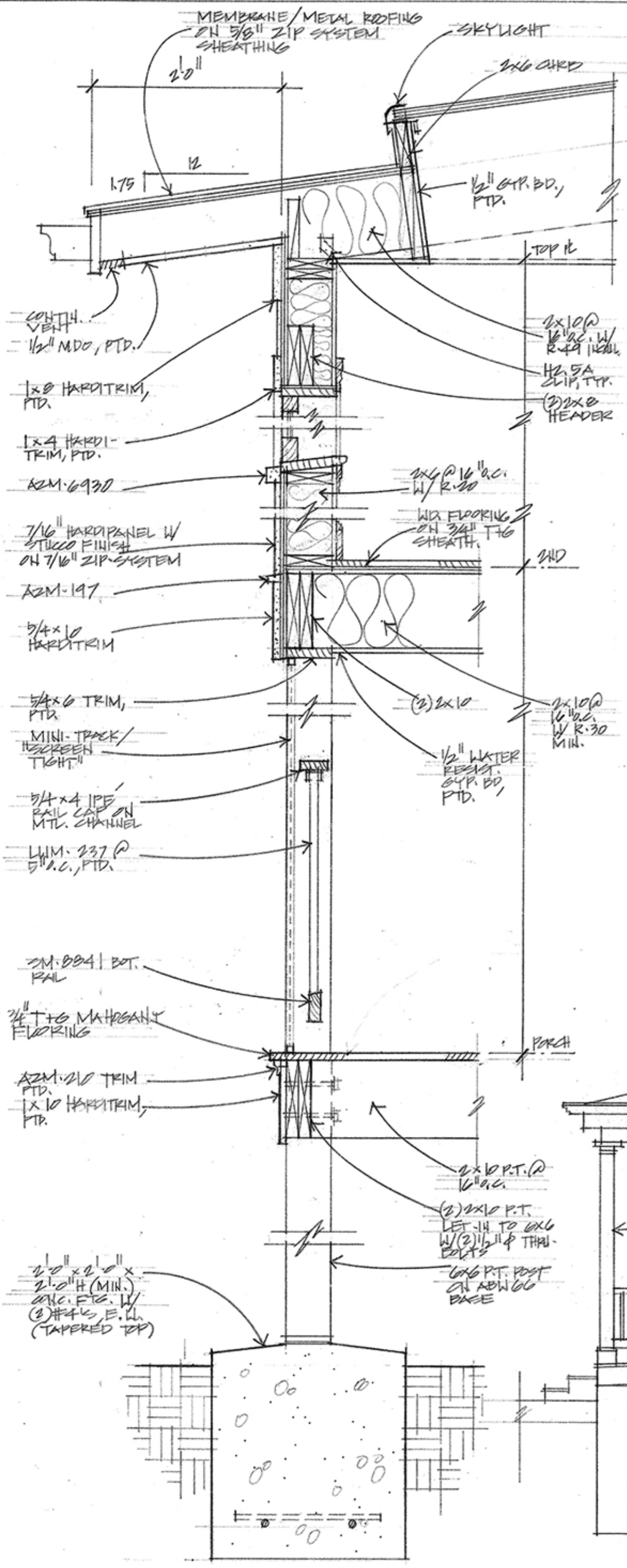
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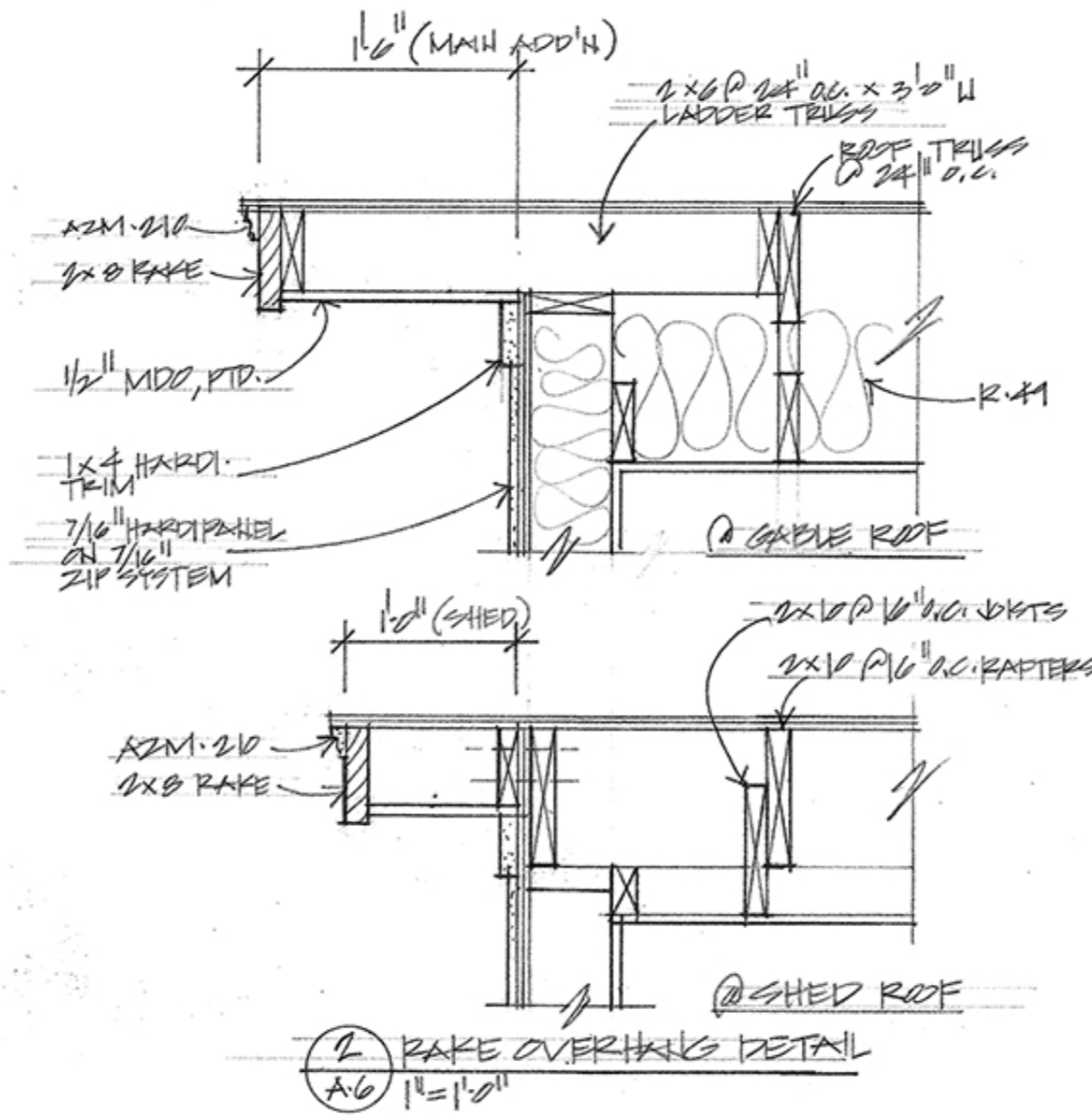
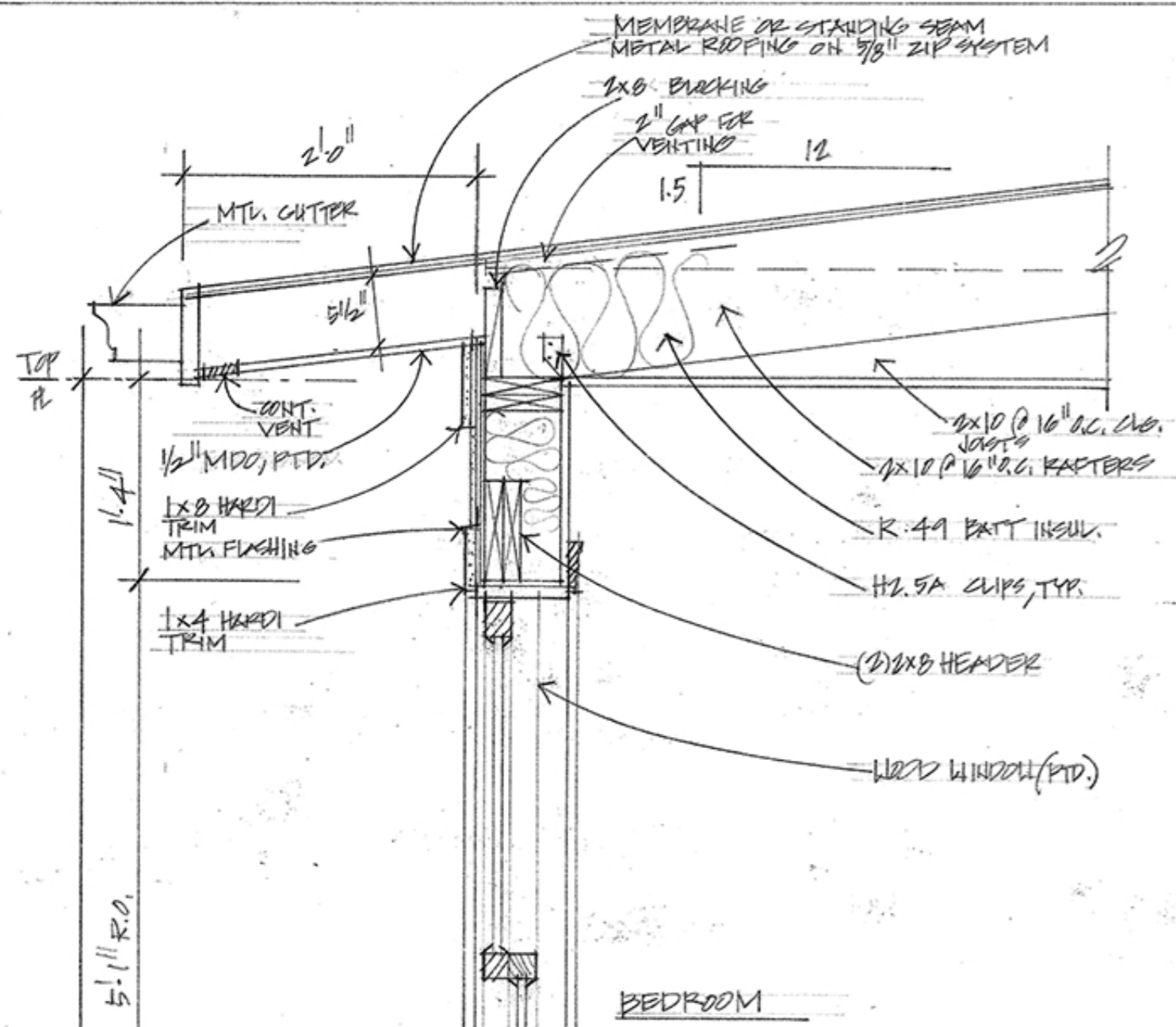
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A-5

5.29.19



SPECIFICATIONS

1. Ceiling lights (for insulated Ceilings): use IC recessed light metal boxes..
2. Undercabinet lights: Armacost RibbonFlex Pro Accent Lighting/White LED Tape Light for Undercabinet lighting. (18 LEDs per foot: Model #RF3528060) Lengths to be determined for full illumination of counter below; insert lights to fit entire length of wall cabinets at front.
3. Toilet: Toto "Drake II" CST7454CEFG; elongated bowl, two-piece toilet.
4. Medicine Cabinet/Mirror: Nutone Recess Mount Cabinet/Frameless Mirror Model #835P34WH (16"W x 36"H)
5. Exhaust Fan (for all Baths): Panasonic WhisperGreen 80 cfm Ceiling Mounted Fan #FV-08VKS2.
6. Exterior wall/roof sheathing: Huber Engineered Woods LLC, "Zip System" combination wall sheathing, water-resistive barrier, and air barrier, thicknesses as specified in drawings: 7/16" for wall sheathing, 5/8" for roof sheathing.
7. Roofing: Fully-adhered white EPDM roofing, white TPO roofing, or metal flat seam roofing, or equivalent (as recommended by roofing contractor).

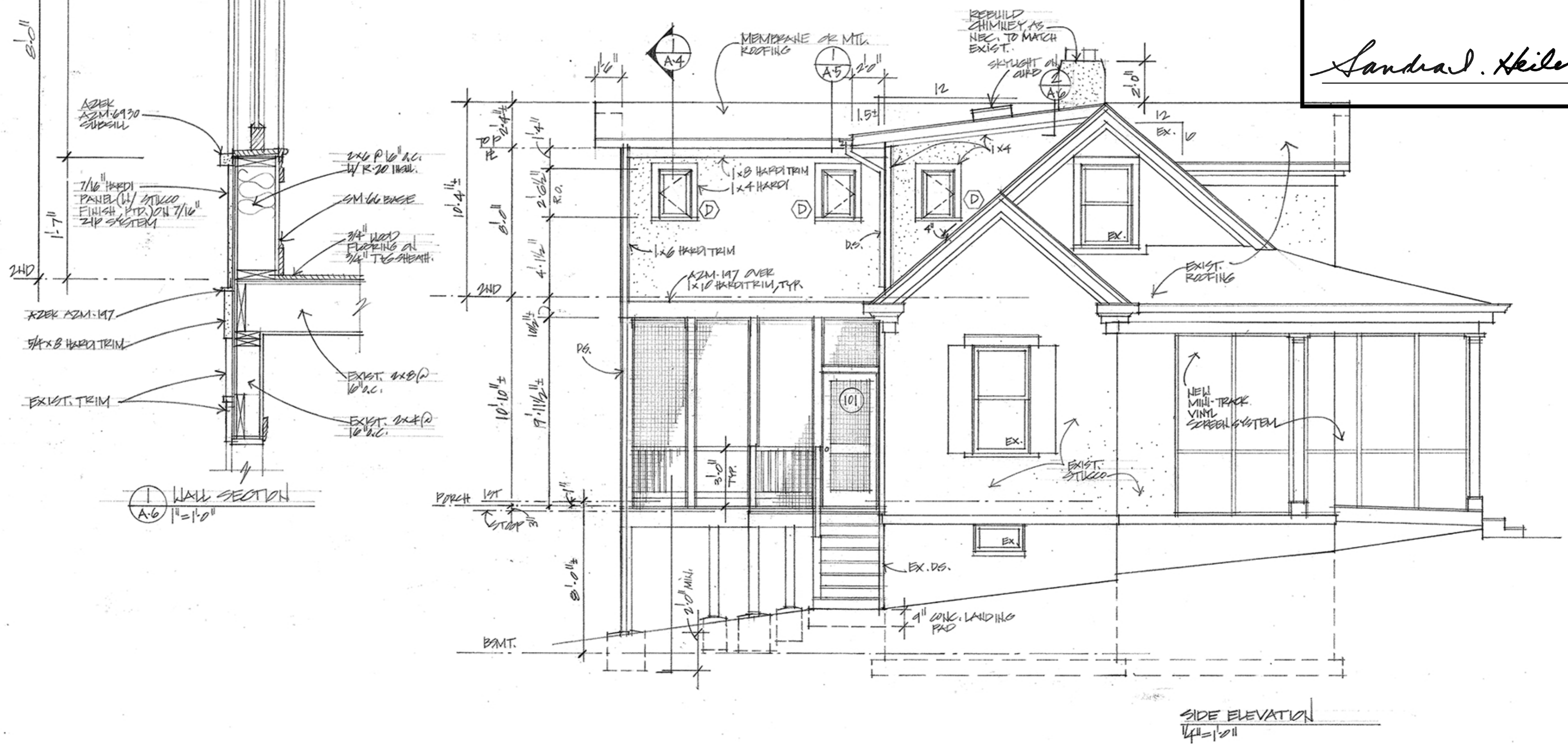
All other selections by owner and/or architect TBD.

REVIEWED

By Michael.Kyne at 3:15 pm, Jun 10, 2019

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 Historic Preservation Commission

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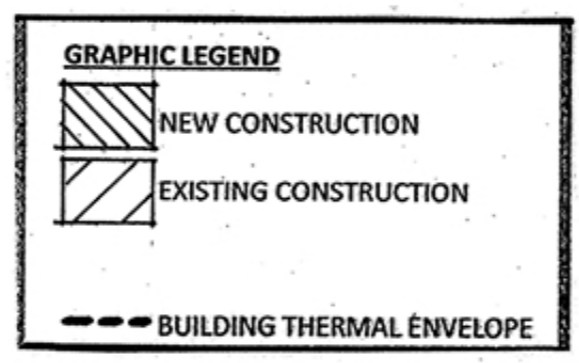
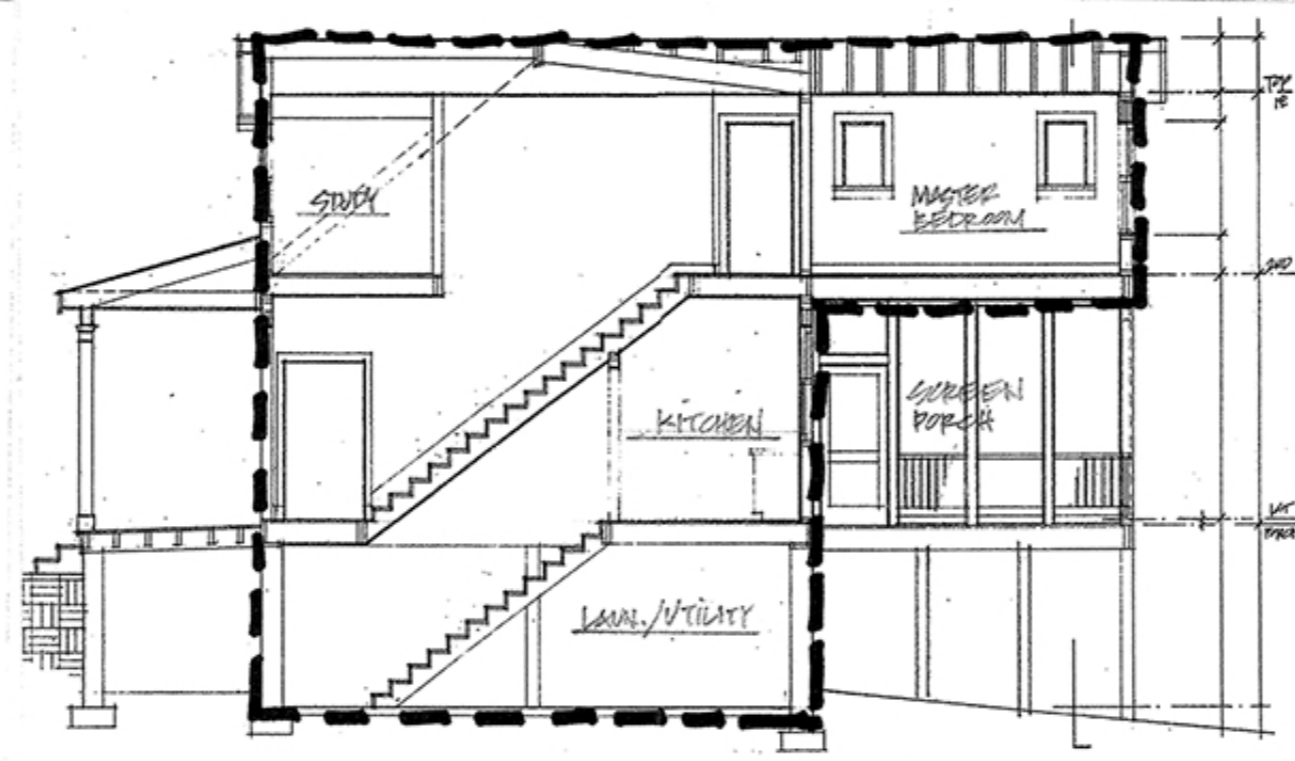
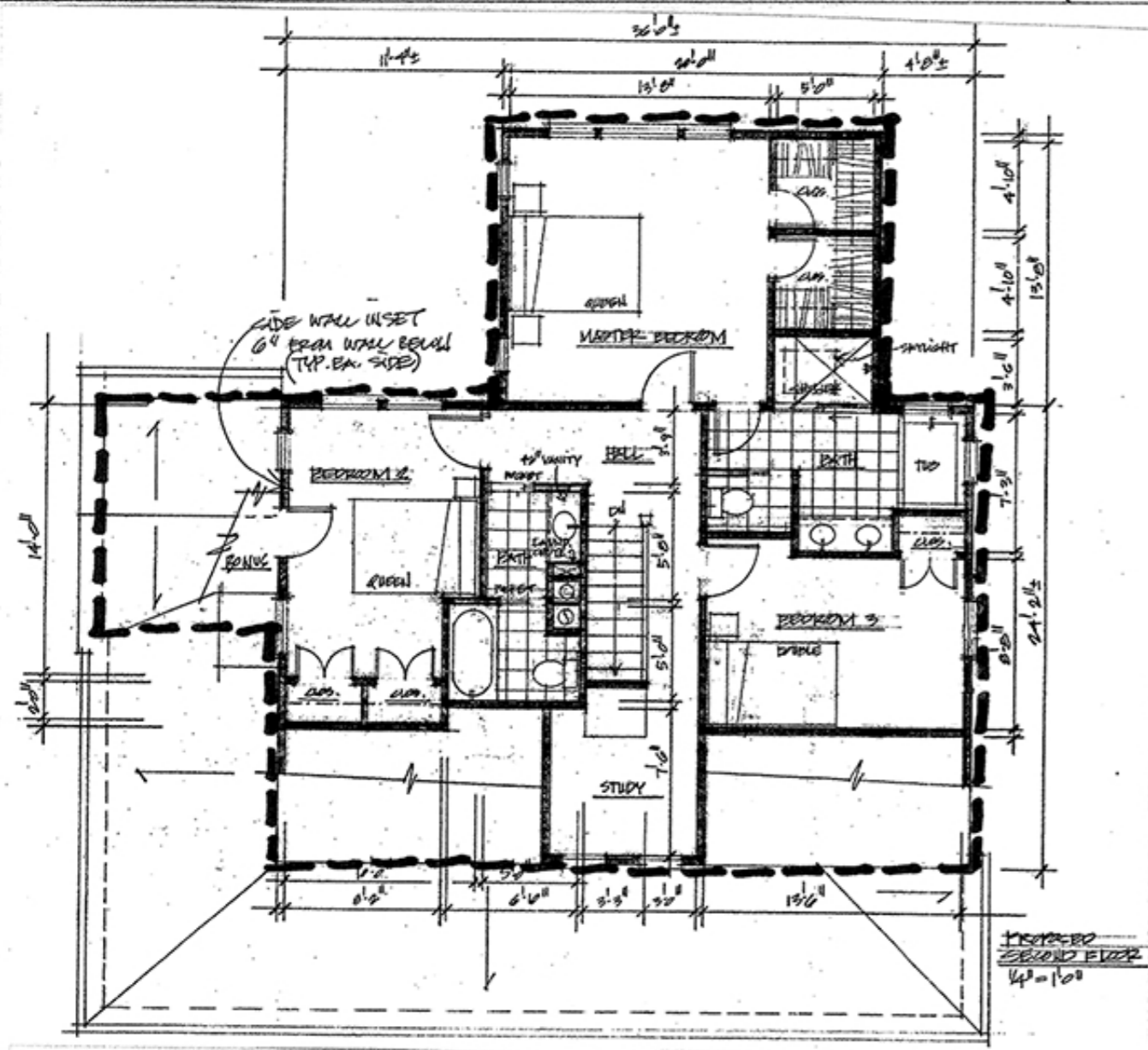
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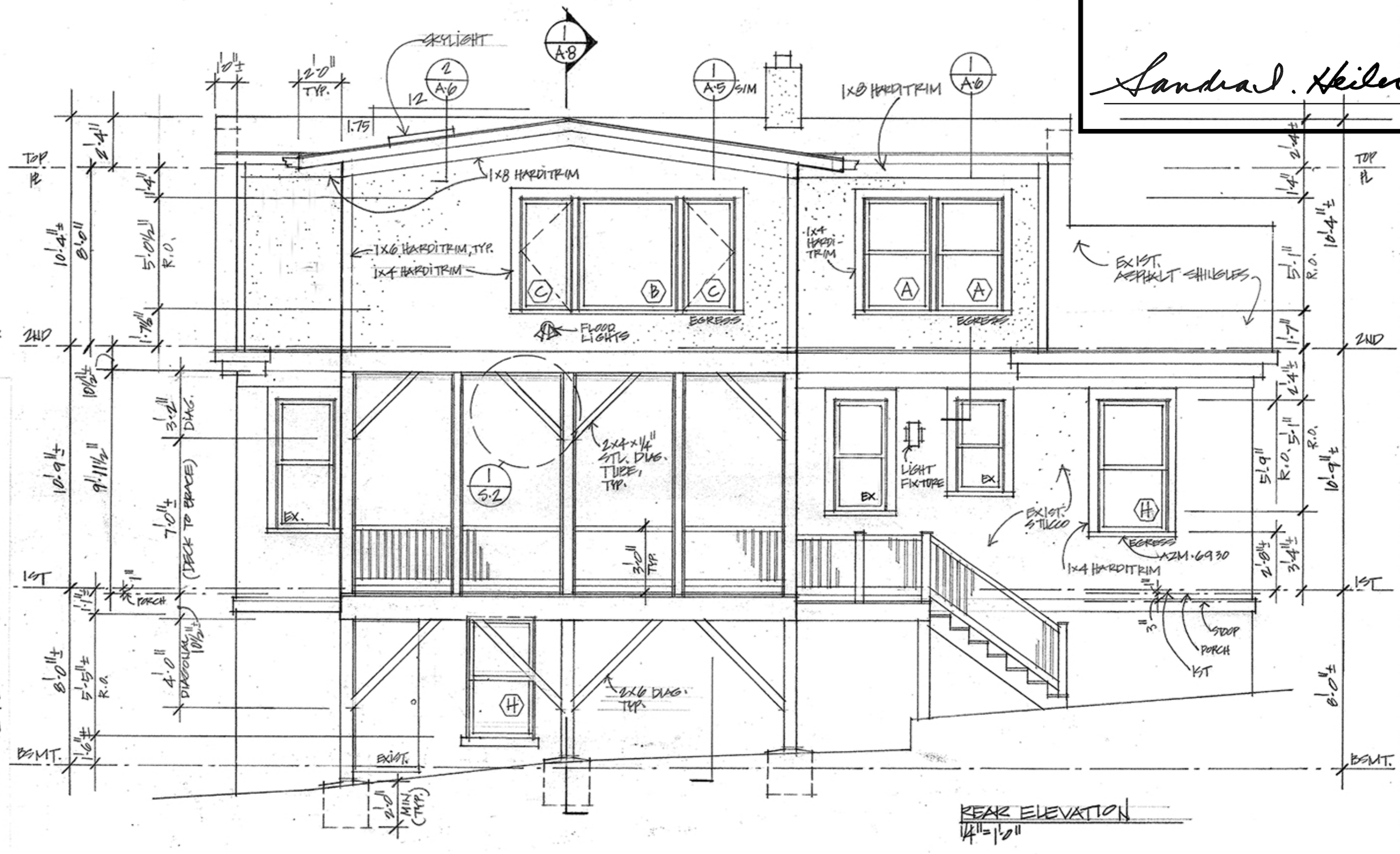
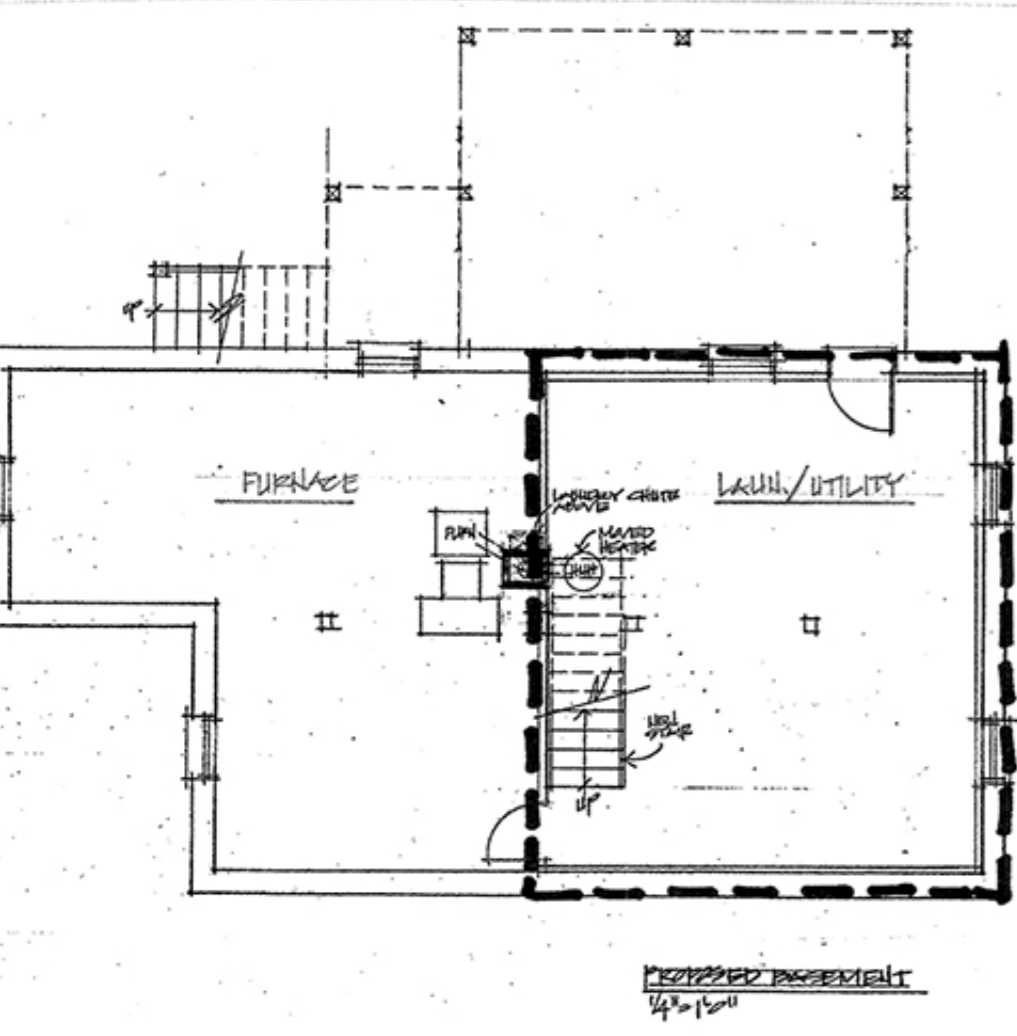
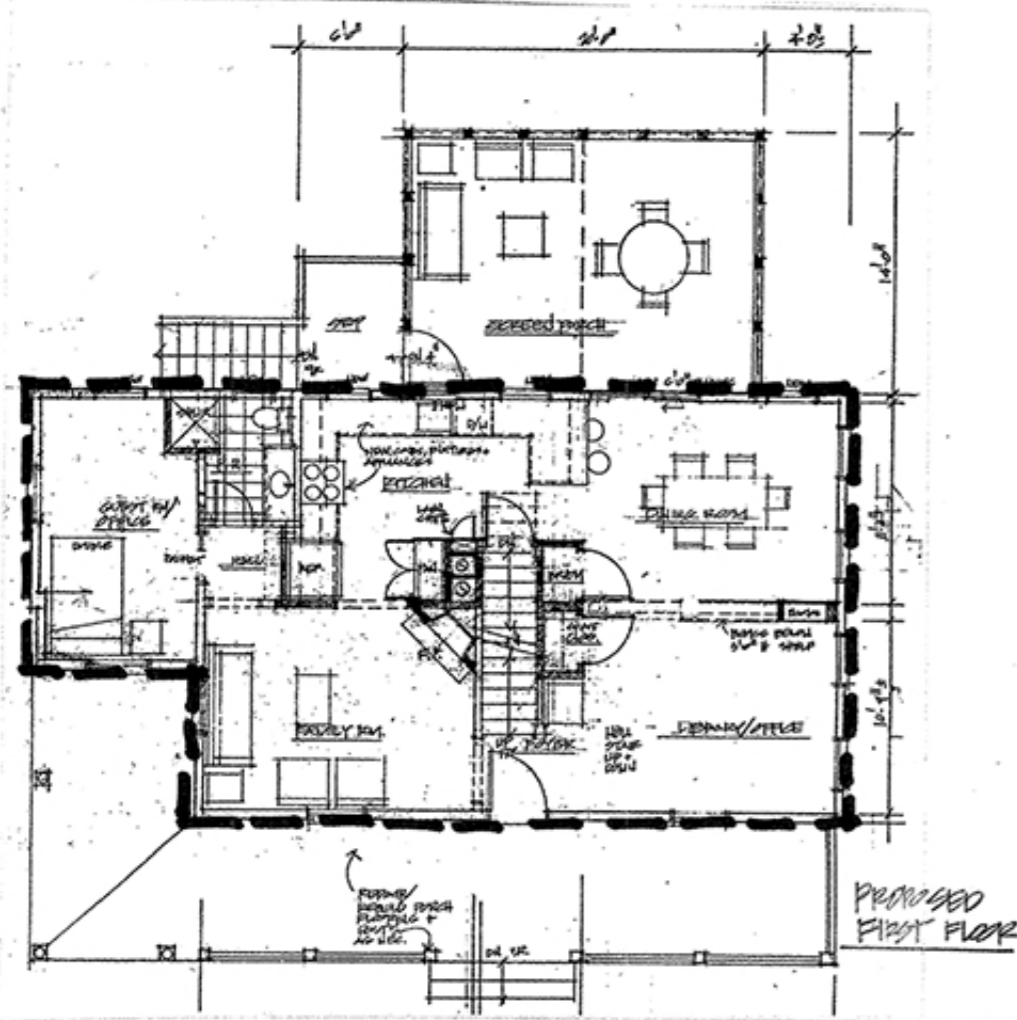
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AIR BARRIER, INSULATION AND THERMAL BARRIER SCHEDULE		
* This schedule is based on Table N1102.4.2 from the 2015 IRC & the 2015 IECC		
Component	Thermal Barrier Provided	Air Barrier Provided
1 Ceiling joists below attic	R-49, min. insulation	Combination sheathing, water-resistive barrier and air barrier ("Zip System"), 5/8" thick
2 Roof rafters only, above attic	n/a	n/a
3 Exterior Walls, 2 x 6 (including corners and headers)	R-20, min. insulation	Combination sheathing, water-resistive barrier and air barrier ("Zip System"), 7/16" thick
4 Windows & Doors	Install sealant and/or closed cell foam sealer between jambs and frame	Install sealant and/or closed cell foam sealer between jambs and frame
5 Wall Sill Plate	Install sill sealer between bottom wall plate and subfloor	Install sill sealer between bottom wall plate and subfloor
6 Rim Joists	11 1/2" Thermal Batt insulation (R-3.7/in.) = R-42 total	Combination sheathing, water-resistive barrier and air barrier ("Zip System"), 7/16" thick
7 Floors (above unconditioned spaces/ outside air)	11 1/2" Thermal Batt insulation (R-3.7/in.) = R-42 total	Combination sheathing, water-resistive barrier and air barrier ("Zip System"), 7/16" thick
8 Crawlspace or Basement Walls	Basement: R-13, min. insulation	Masonry foundation wall
9 Shafts and Penetrations	Install sealant at all gaps and joints	Combination sheathing, water-resistive barrier and air barrier ("Zip System"), 7/16" thick
10 Narrow Cavities	R-10 foam insulation layer on interior face of sheathing + R-20 batt insulation	Combination sheathing, water-resistive barrier and air barrier ("Zip System"), 7/16" thick
11 Garage Wall Separation	n/a	n/a
12 Recessed Lighting	IC lighting box with batt insulation behind to full capacity	IC lighting box
13 Plumbing and Wiring	R-20, min. insulation	Combination sheathing, water-resistive barrier and air barrier ("Zip System"), 7/16" thick
14 Shower/tub at Exterior Wall	R-20, min. insulation	Combination sheathing, water-resistive barrier and air barrier ("Zip System"), 7/16" thick
15 Electrical and Communication boxes	R-10 foam insulation layer on interior face of sheathing behind boxes	Combination sheathing, water-resistive barrier and air barrier ("Zip System"), 7/16" thick
16 Party/Common Wall	n/a	n/a
17 HVAC Register boots	Seal boots with foam insulation	Seal boots with foam insulation
18 HVAC Ducts	Insulated flexible ducts, as nec.	n/a
19 Fireplace	n/a	n/a

1. All exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier.
2. All breaks or joints in the air barrier are filled or repaired.



REVIEWED
By Michael Kyne at 3:16 pm, Jun 10, 2019

APPROVED
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Sandra Heiler

Professional seal and text: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License #: 8221-R, Exp. Date: 7/22/20

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