



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Sandra I. Heiler  
*Chairman*

Date: July 22, 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 #870982: Front stair alteration

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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 April 24, 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: Ann Miles (Holt Jordan, Agent)  
Address: 7204 Holly 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.

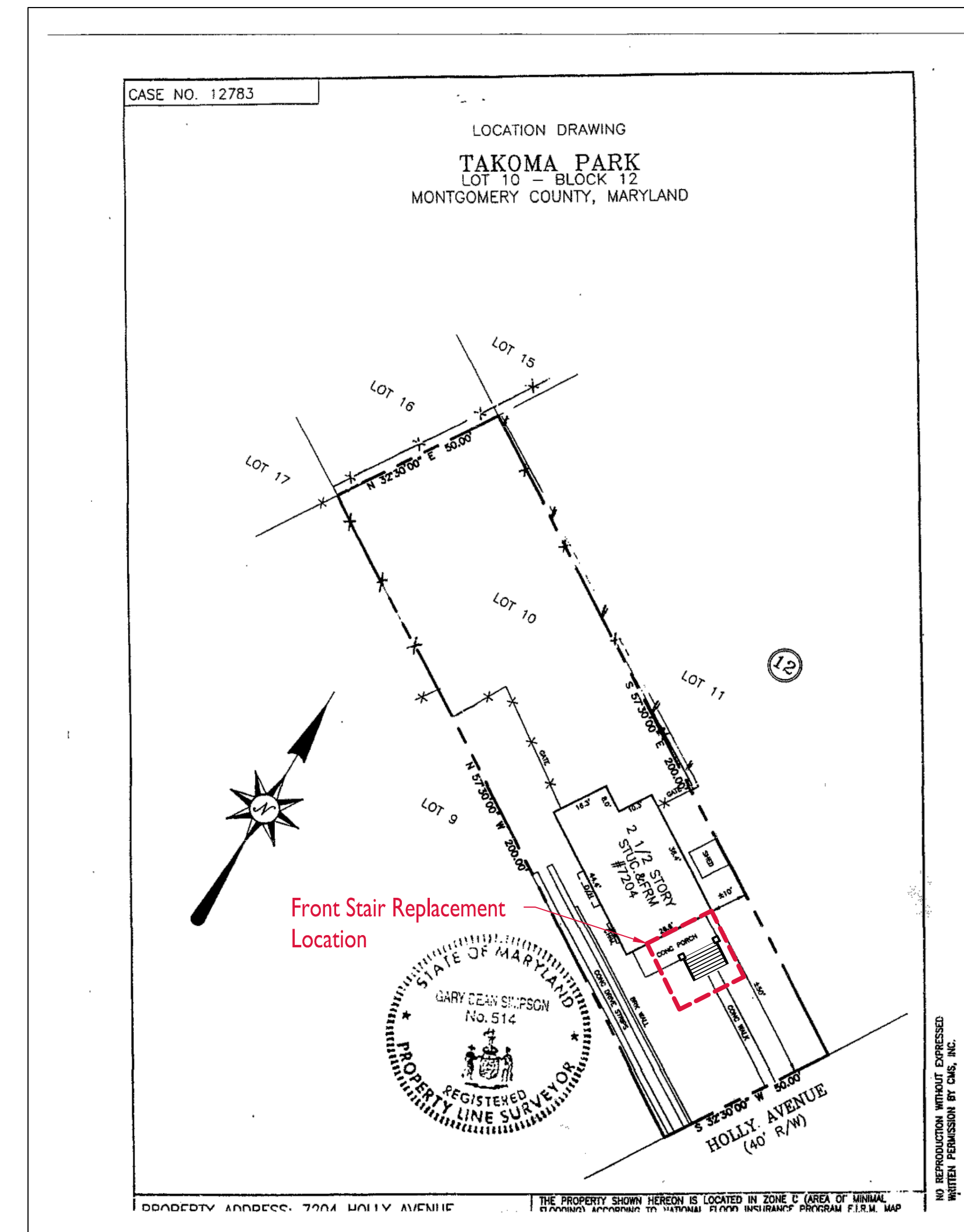


# ELFRING MILES RESIDENCE 7204 HOLLY AVE. TAKOMA PARK, MD 20912

TABLE OF CONTENTS	
001	COVER SHEET
X001	DETAILS & SECTIONS
SI01	DETAILS & NOTES

**REVIEWED**  
By Michael Kyne at 11:54 am, Jul 22, 2019

APPROVED  
Montgomery County  
Historic Preservation Commission  
  
*Sandra L. Heiler*



LOT PLAT  
NOT TO SCALE

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

001

COVER PAGE

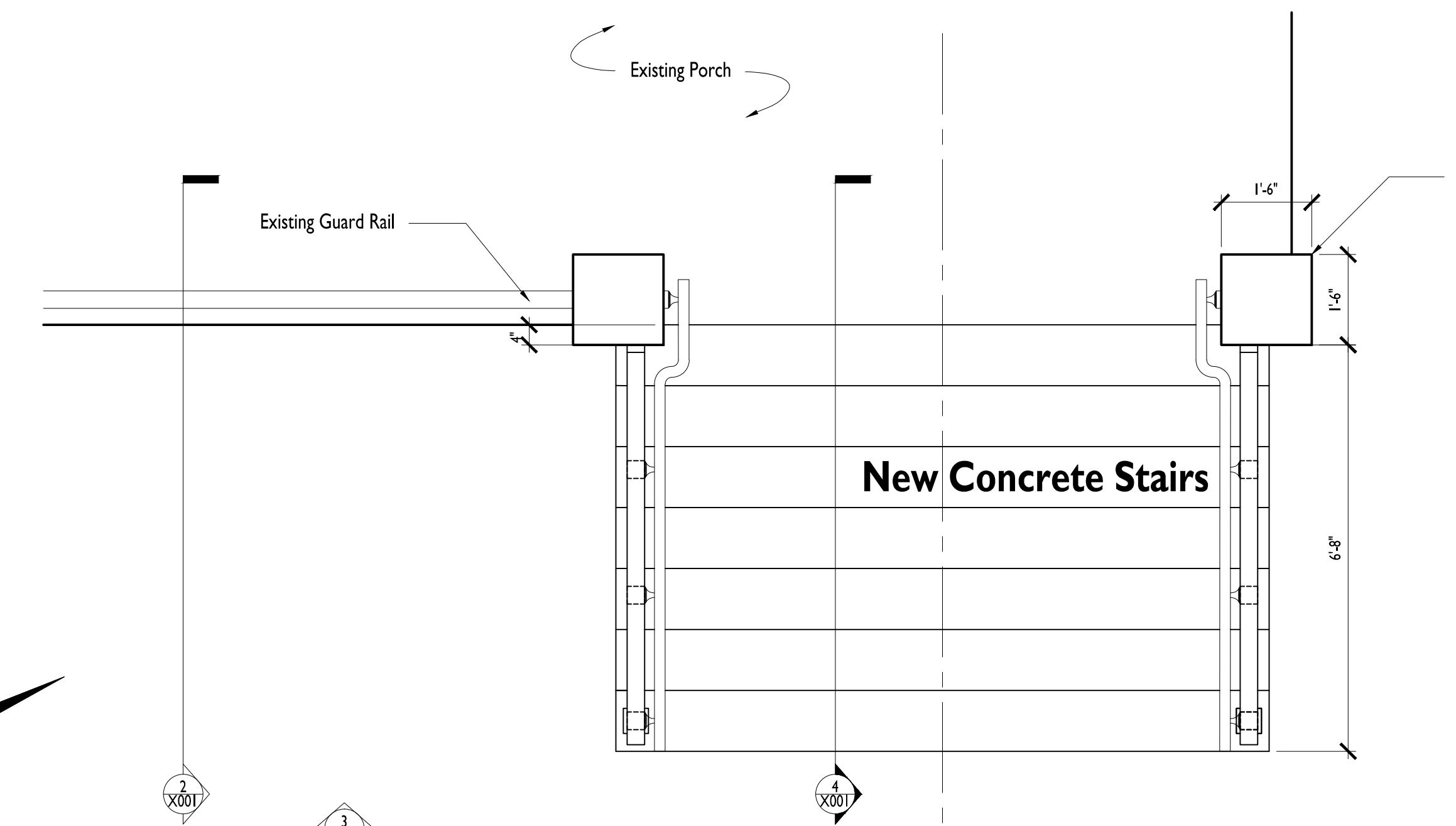
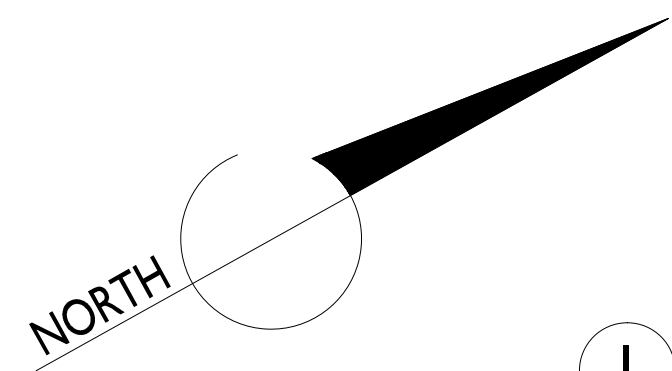
ELFRING MILES RESIDENCE  
7204 HOLLY AVE.  
TAKOMA PARK, MD 20912

Scale: Not to Scale  
Date: 07.15.2019  
Revisions:

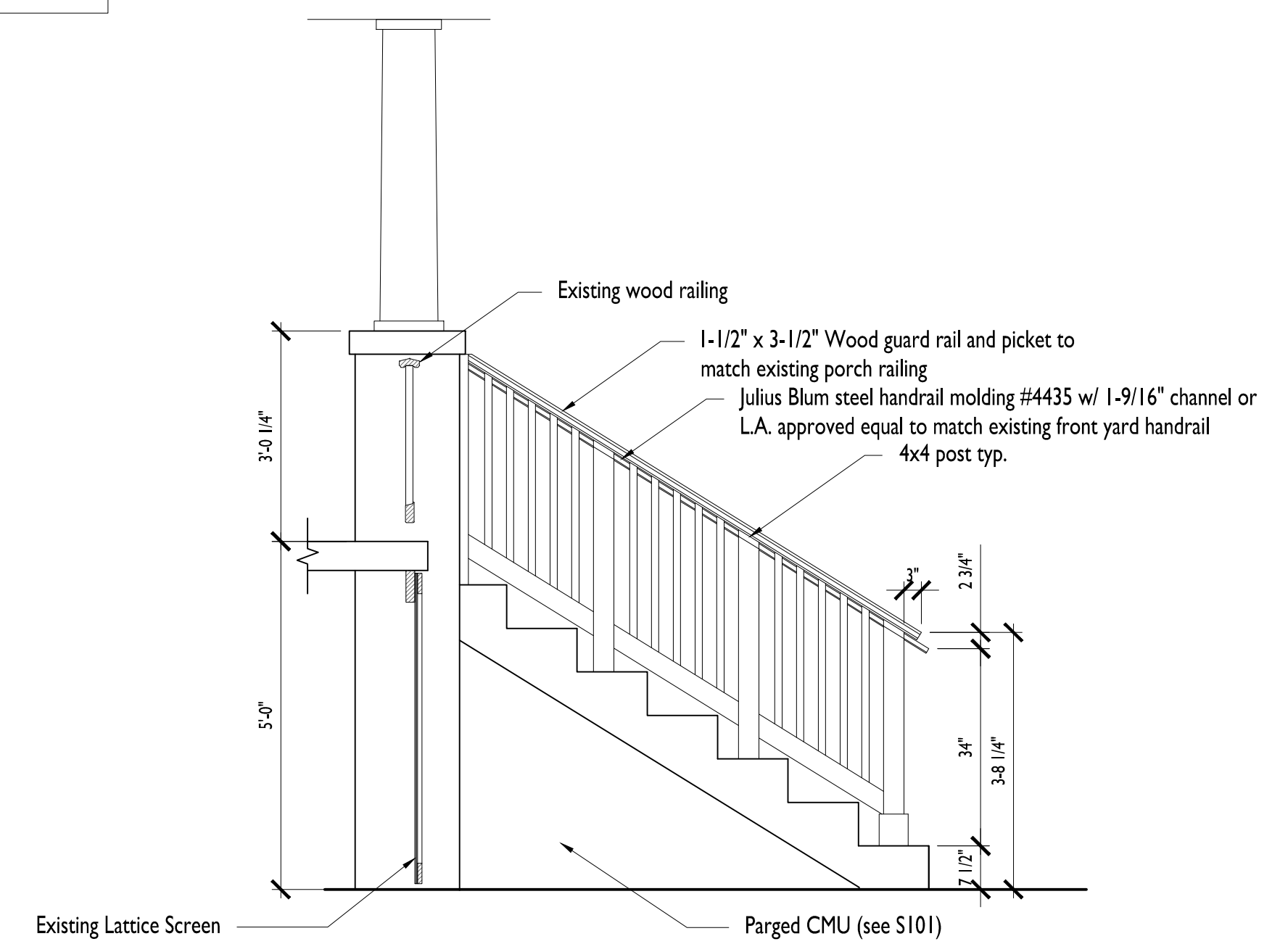
NEUBAUER CONSULTING ENGINEERS, P.A.  
4701 SANGMORE ROAD, SUITE N290  
BETHESDA, MD 20816  
O: 301-263-2727  
F: 301-263-1039



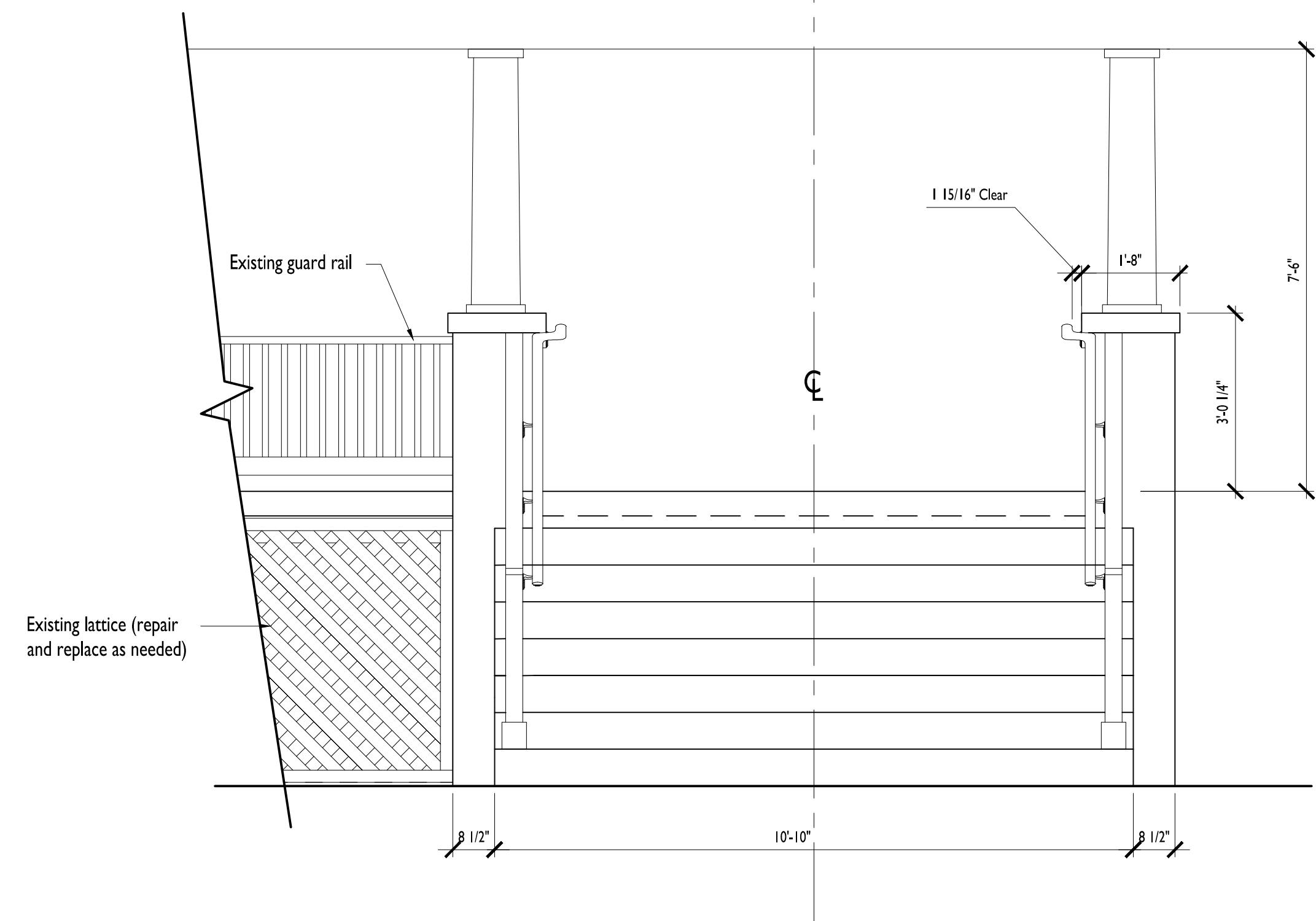
JORDAN  
HONEYMAN  
Landscape Architecture, LLC  
711 Florida Avenue, NW  
Washington, DC 20001  
202.986.0711  
jordanhoneyman.com



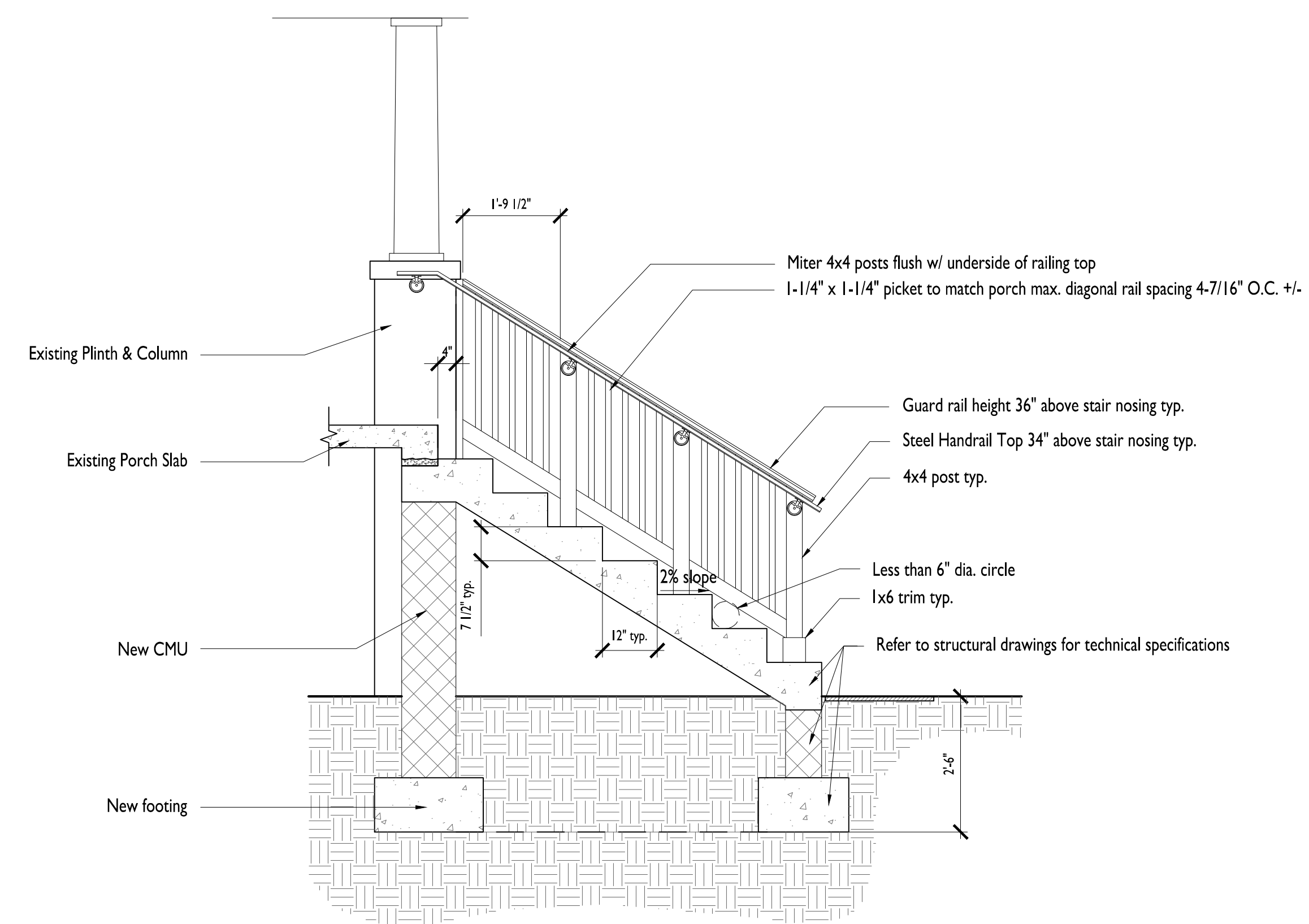
1 Front Stair & Railing Plan Scale 1/2" = 1'-0"



2 Front Stair & Railing Elevation Scale 1/2" = 1'-0"



3 Front Stairs & Railing Elevation Scale 1/2" = 1'-0"



4 Front Stairs & Railing Section Scale 1/2" = 1'-0"

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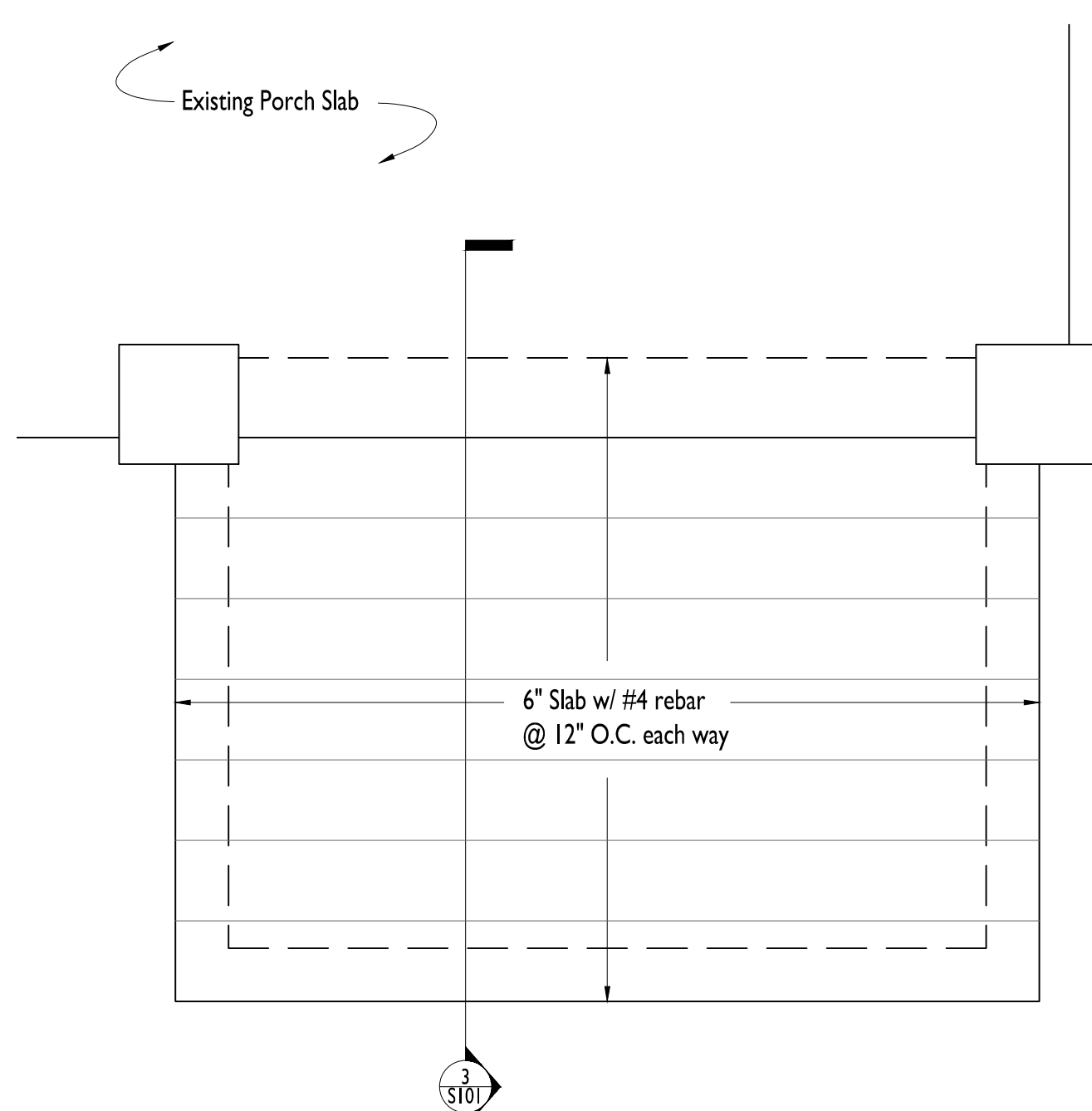
**X001**  
**FRONT STAIR  
DETAILS &  
SECTIONS**

**ELFRING MILES RESIDENCE**  
7204 HOLLY AVE.  
TAKOMA PARK, MD 20912

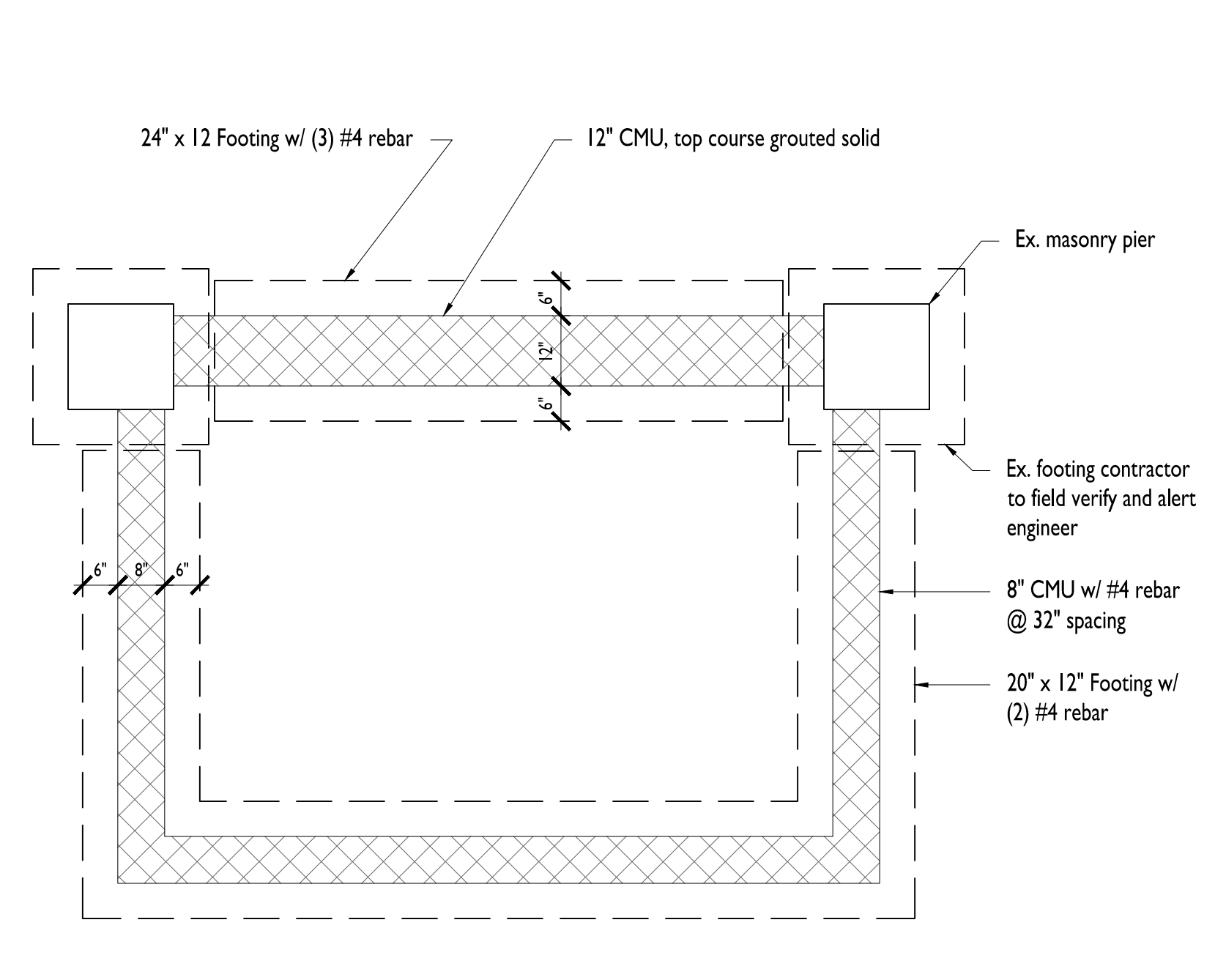
Scale: 1/2" = 1'-0"  
Date: 04.01.19  
Revisions: 04.18.2019,  
04.23.2019, 07.15.2019

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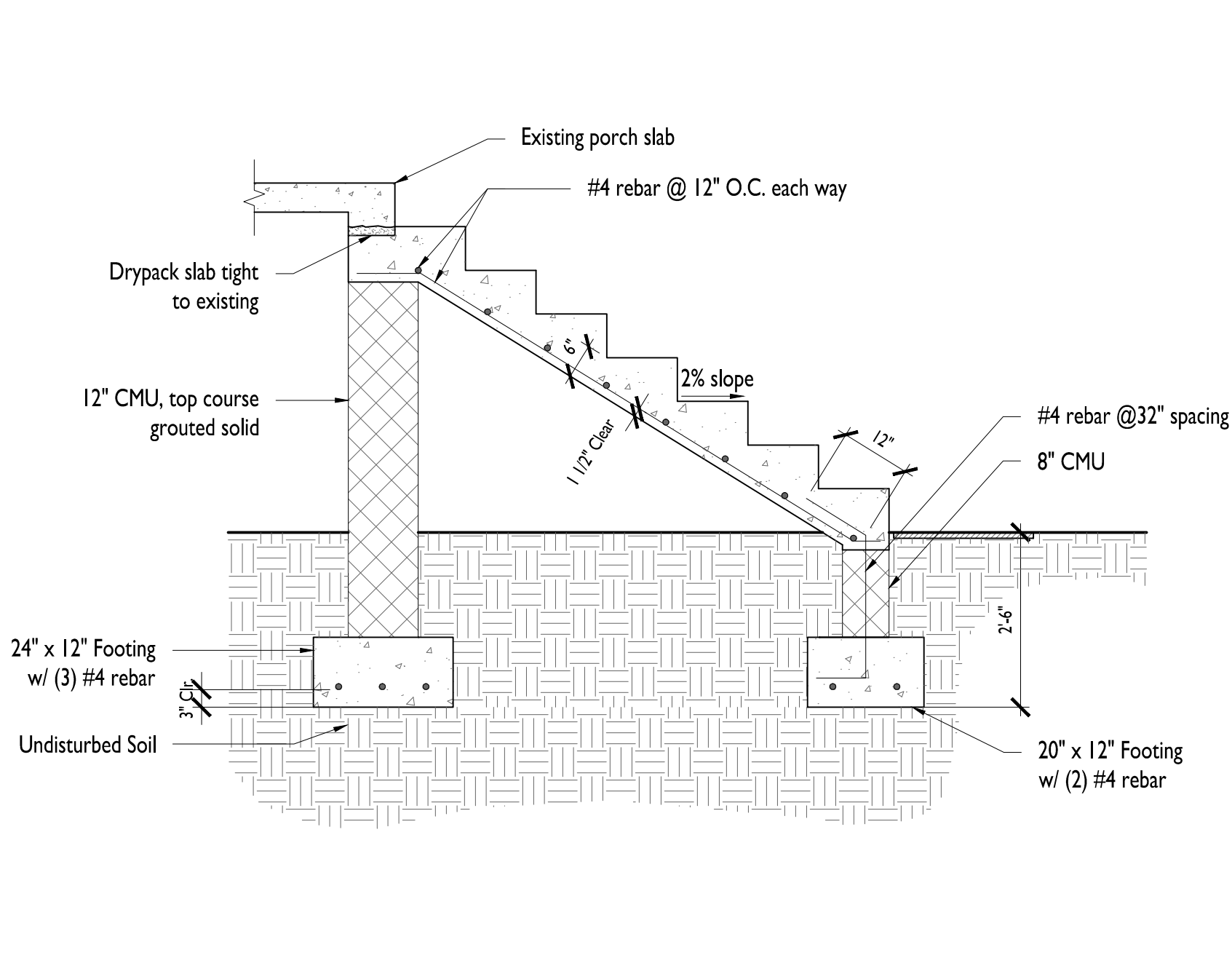




1 Stair Stringer Slab Plan Detail  
SCALE: 1/2" = 1'-0"



2 Stair Foundation Plan Detail  
SCALE: 1/2" = 1'-0"



3 Stair Stringer Slab & Foundation Section  
SCALE: 1/2" = 1'-0"

- GENERAL NOTES**
- Design loads: Roof: 30 psf (snow), Dead: 10 psf (s.u.o.), Floors: 40 psf Living areas, 30 psf Sleeping areas, Basic Wind Speed: 115 mph, 3 sec gust, Seismic Design: Category B
  - Design Codes: IRC 2015, IBC 2015, ASCE/SEI 7-10 where applicable.
  - Assumed allowable soil bearing pressure: 2000 psf
  - Assumed equivalent fluid pressure of soil: 45 psf/ft
  - All footings to bear on undisturbed soil and a minimum of 30 inches below finished grade.
  - Interior use lumber to be No. 2 SPF with  $F_c = 275$  psi and  $E = 1,400,000$  psi
  - Exterior use lumber to be No. 2 SPF with  $F_c = 1,100$  psi and  $E = 1,400,000$  psi and preservative treated in accordance with AWWA Standard U1.
  - Concrete to be 3000 psi hard rock at 28 days.
  - Reinforcing steel to be ASTM A615 Grade 60 and placed in accordance with ACI Code.
  - Structural steel to be ASTM A36 fabricated in accordance with AISC Standards supplied and installed with one coat of red-oxide primer.
  - Contractor to provide fabrication and erection drawings for structural steel. Allow two weeks for review.
  - Welding of structural steel to be performed by AWS certified personnel in accordance with AWS D1.1 Code using E70XX rod.
  - All field welds to be cleaned and painted with red-oxide primer.
  - Manufactured lumber design values:  $E = 2400$  psi and  $E = 1,000,000$  psi
  - Wolmanized manufactured lumber design values:  $F_c = 1,800$  psi and  $E = 1,460,000$  psi under Service level 2.
  - All masonry lintels to have a minimum bearing of 4" on both ends. Double angles shall be installed back-to-back unless noted otherwise.
  - Window and door headers to be (3) 2x4's unless noted otherwise.
  - Joists below non-bearing partitions that equal or exceed 50% of the span shall be doubled.
  - Posts supporting sawn lumber beams and headers to be a minimum of (2) 2x4's.
  - Posts supporting manufactured lumber beams and headers to be a minimum of (3) 2x4's.
  - All truss and rafter ends to be secured to tops of walls/beams with hurricane clips (Simpson H2.5A or approved equal).
  - Appropriately sized joist hangers to be used where joists or rafters frame into beams.
  - Masonry mortar to conform to ASTM C270.
  - Concrete block manufacture to conform to ASTM C90 with a minimum prism strength of 1500 psi.
  - Brick manufacture to conform to ASTM C62.
  - Wood exterior walls to be 2x4's @ 16" on center.
  - Wood interior walls to be 2x4's @ 16" on center.
  - Prefabricated truss manufacture and design to conform to ANSITPI 1 and WTCA standards.
  - General contractor to provide truss layout plans and shop drawings to structural engineer for review and approval no less than 2 weeks before truss order is due.
  - All sheathing material to be APA-rated for the spans indicated. Minimum sheathing thicknesses required:
    - Roofs: 19/32"
    - Walls: 15/32"
    - Floors: 23/32" STURD-I-FLOOR
  - The use of adjustable, screw-type steel columns is NOT permitted.
  - Masonry grout to conform to ASTM C476
  - Tubular steel to conform to ASTM A501
  - All floor joists to have bridging/bracing at 7'o.c.
  - Bolts for ledger boards to be threaded rod manufactured in accordance with ASTM A36 or F1554 and installed with Powers AC-100® Gold adhesive. See drawings for bolt diameters, embedments, spacings and locations. Bolts to be installed into solid back up only (either poured concrete, grout-filled CMU or solid brick)
  - Wall bracing shall be continuous sheathed wood structural panels per Section R602.10.4 of IRC 2015. Where wall bracing is insufficient, alternate means shall be provided and engineered per ASCE 7 for the above basic wind speed.
  - The design and installation of any temporary shoring of existing structure is the sole responsibility of the contractor. Temporary shoring may be required in order to support existing structure laterally as well as vertically.
  - Contractor to provide helical pile design calculations and shop drawings (to include method of fastening to new foundation) no less than 14 days prior to installation of piles. Design calculations to be stamped by a professional engineer registered in the project jurisdiction. Design and installation of piles to comply with ASCE 10-96 standard guidelines for the design and installation of pile foundations.

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By Michael Kyne at 11:55 am, Jul 22, 2019

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