



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Sandra I. Heiler  
*Chairman*

Date: July 17, 2019

### MEMORANDUM

TO: Diane Schwartz Jones  
Department of Permitting Services

FROM: Dan Bruechert  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 877684: Stair Replacement

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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 June 26, 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: **Colin J. and Kristin Treado**  
Address: 7329 Carroll 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.



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Montgomery County  
Historic Preservation Commission

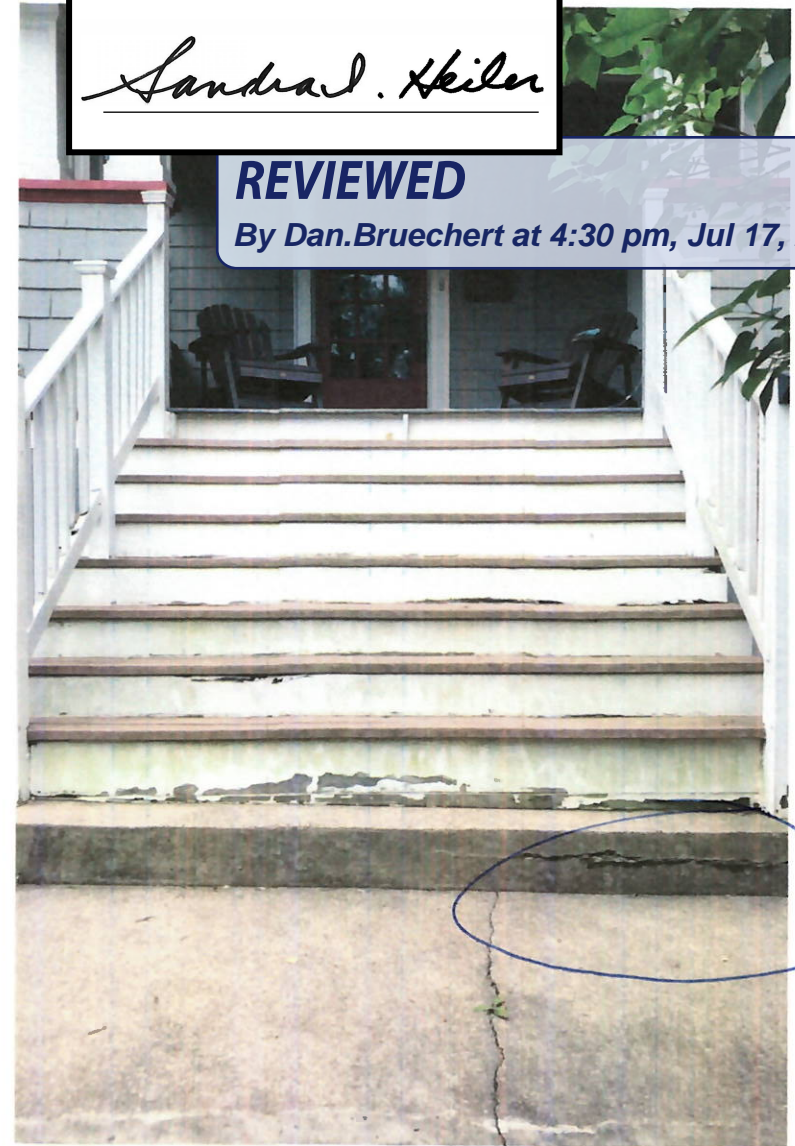
*Sandra L. Heiler*

**REVIEWED**

By Dan.Bruechert at 4:30 pm, Jul 17, 2019



detail to demonstrate steps  
are neither historic nor  
original to the property



overview of current  
existing steps - steps would  
come out further to correct  
rise and run issues and cover  
bottom concrete step



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**REVIEWED**

By Dan.Bruechert at 4:28 pm, Jul 17, 2019



close-up to show composite material on steps - would be replaced with wood.



close-up to show rise of step is unnaturally high, creating a trip hazard

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.

for the establishment or location of fences, garages, buildings, or other accurate identification of property boundary lines, but such identification of title or securing financing or re-financing. Information is taken from available sources and is subject to interpretation of originator.

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Montgomery County

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*Sandra L. Heiler*

**REVIEWED**

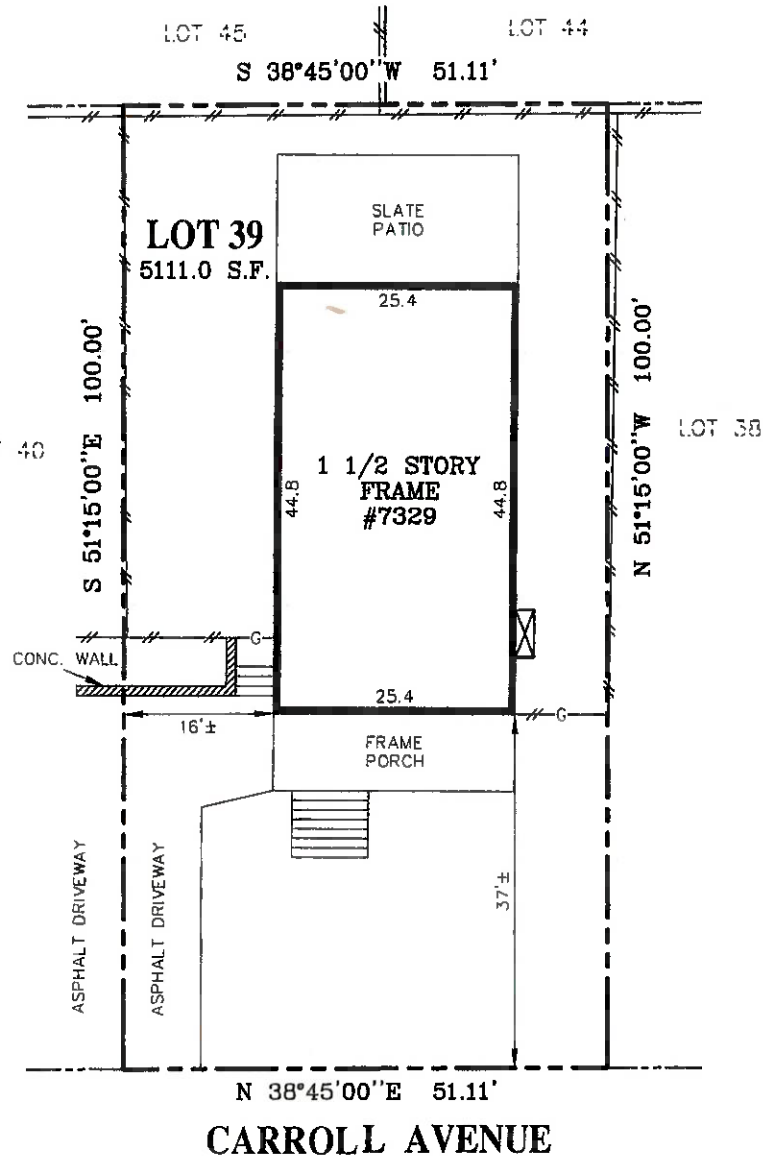
By Dan.Bruechert at 4:28 pm, Jul 17, 2019

Notes

1. Flood zone "X" per H.U.D. panel No. 0460D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING  
 LOT 39, BLOCK 45  
 CARROLL MANOR ADDITION TO  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND



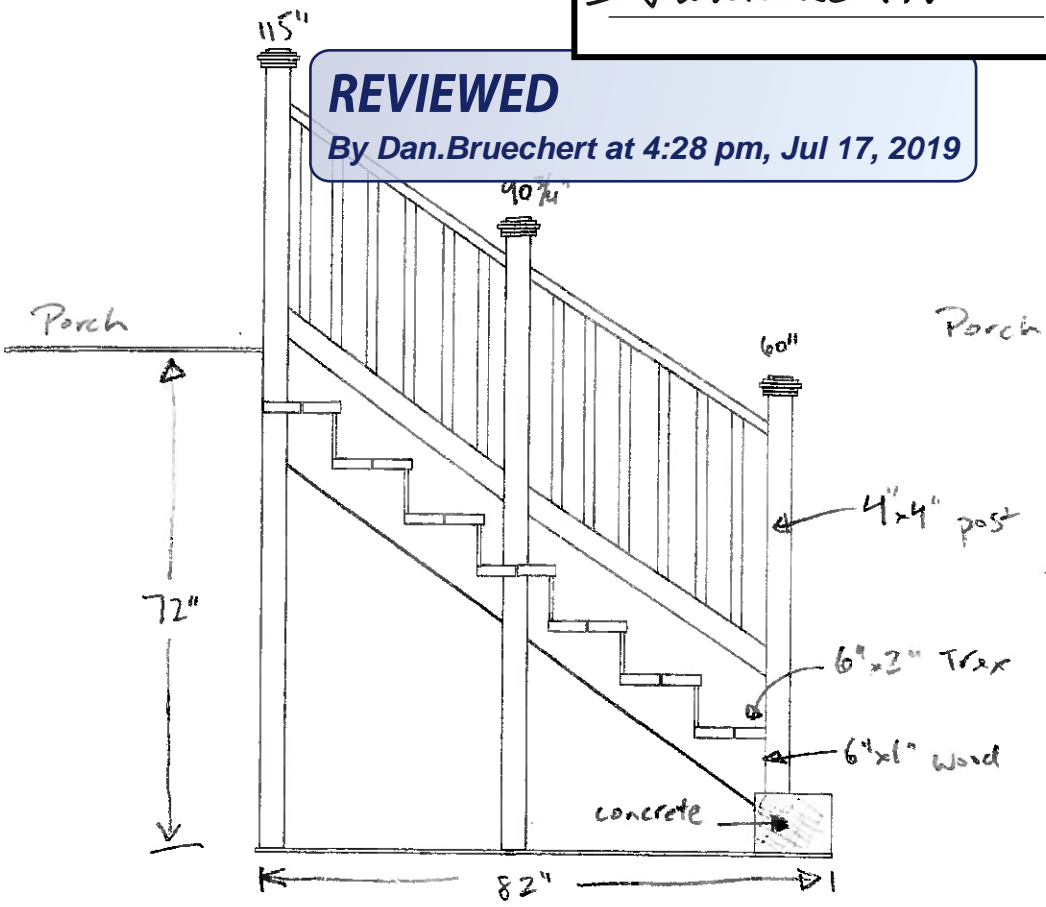
<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."</p> <p><i>Jeffrey A. Foster</i>                  MARYLAND PROPERTY LINE SURVEYOR REG. NO. 687</p>		<p><b>REFERENCES</b></p> <p>PLAT BK.      3                  PLAT NO.      219</p>			<p><b>SNIDER &amp; ASSOCIATES</b>                  SURVEYORS - ENGINEERS                  LAND PLANNING CONSULTANTS                  20270 Goldenrod Lane, Suite 110                  Germantown, Maryland 20876                  301/948-5100, Fax 301/948-1286</p>	
<p>LIBER</p> <p>FOLIO</p>		<p>DATE OF LOCATIONS</p> <p>WALL CHECK:</p> <p>HSE. LOC.:      04-09-07</p>			<p>SCALE:      1" = 20'</p> <p>DRAWN BY:      B.A.S.</p> <p>JOB NO.:      1207-2018</p>	



Existing:  
Rise of each step  
from 7 1/2" to

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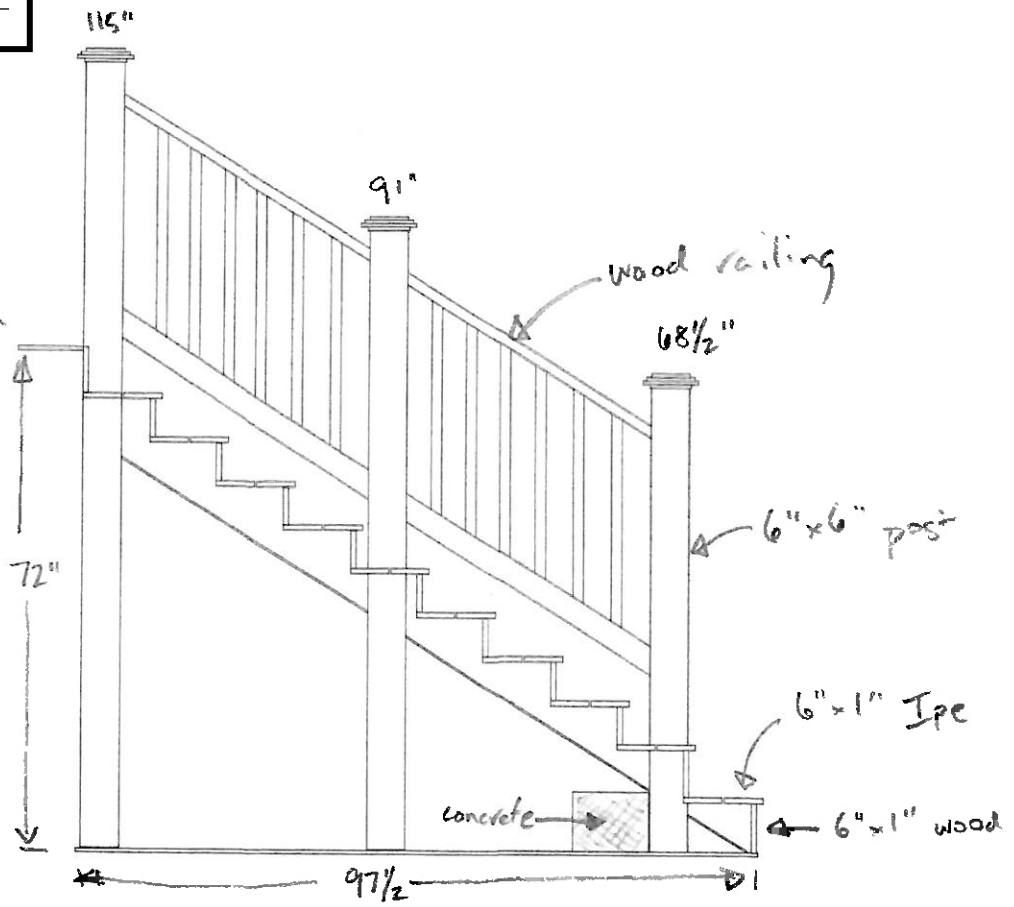
**REVIEWED**  
By Dan.Bruechert at 4:28 pm, Jul 17, 2019



EXISTING

Materials: 4" x 4" posts - wood  
6" x 2" Trex Composite  
6" x 1" wood  
wood railing w/ 2" x 2" slats

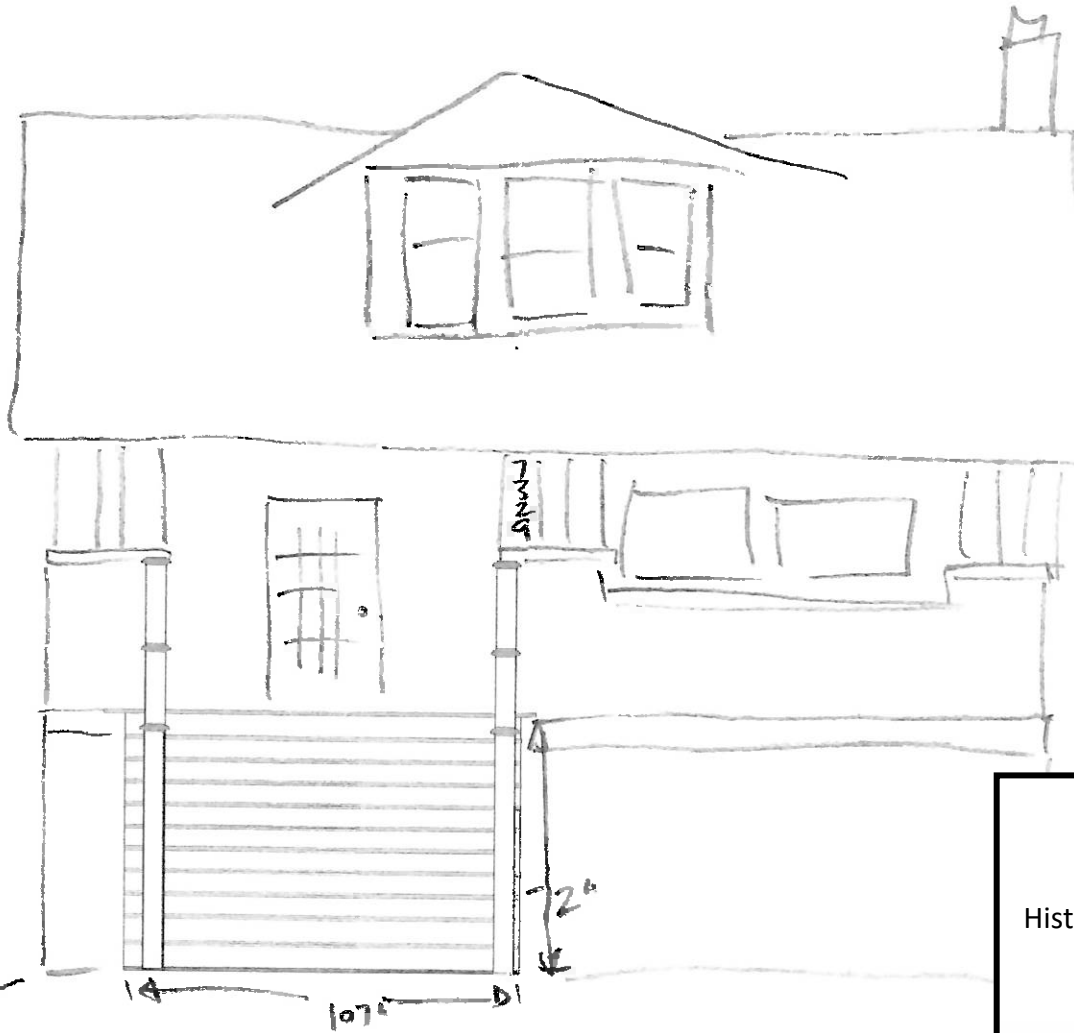
Proposed:  
Rise of each step will be 7"



PROPOSED

Materials: 6" x 6" posts, wood with copper caps  
6" x 1" Ipe wood  
6" x 1" wood  
wood railing with 2" x 2" slats





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PROPOSED

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**REVIEWED**  
 By Dan.Bruechert at 4:29 pm, Jul 17, 2019