



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

Date: May 15, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1145605 – Demolition of existing rear porch and sunroom,
construction of new one-story rear addition, porch, deck, and basement egress alteration

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one (1) condition** at the February 11, 2026 HPC meeting. Revisions were **approved with two (2) conditions** at the May 13, 2026 meeting. The conditions are

1. The applicant must submit comprehensive materials specifications prior to issuance of final approval documents, including specifications for all windows, trim elements, decking, and detailed specifications for the proposed fiber cement siding to specify exposure depth.
2. The railings on the first story rear deck must be wood, or a paintable material that replicates the look of wood.

The HPC staff has reviewed and stamped the attached submission materials.

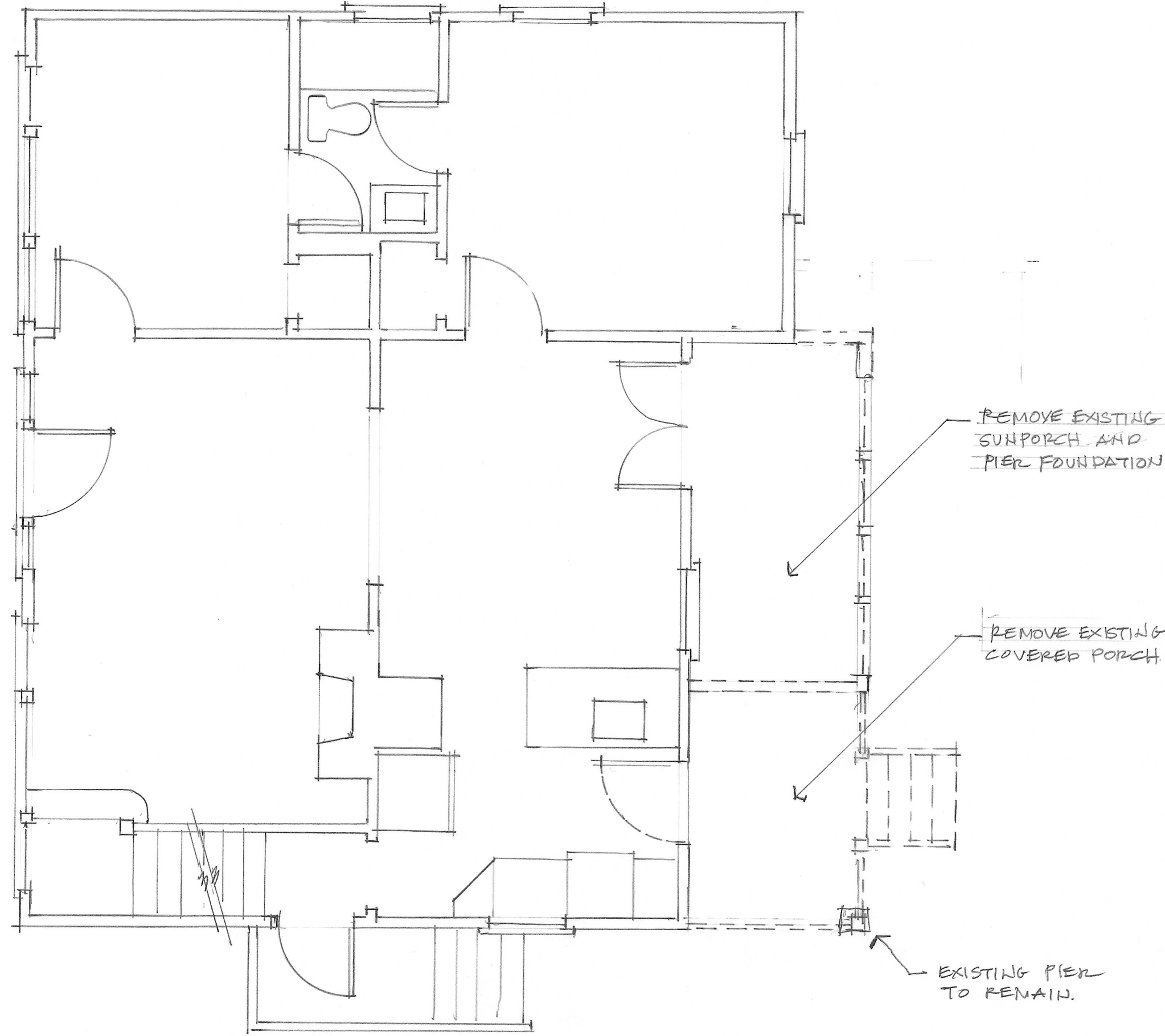
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Isabelle and Andy Hasty; Paul Tresder (Architect)
Address: 7411 Baltimore Avenue, Takoma Park, MD 20912

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 Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.



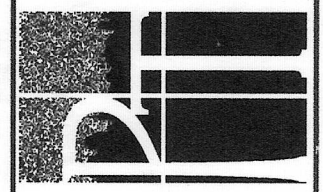
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EXISTING FIRST FLOOR PLAN
AND DEMOLITION PLAN

- NOTES
1. SEE TREE PROTECTION PLAN FOR TREE PROTECTION DEVICES. ALL DEVICES SHALL BE INSTALLED BEFORE ANY DEMOLITION OCCURS
 2. ALL DEMOLITION AND CONSTRUCTION STAGING SHALL OCCUR ON THE EXISTING PAVED AREAS.

ADDITION TO THE HASTY RESIDENCE
7411 BALTIMORE AVENUE
TAKOMA PARK, MARYLAND 20912



6320 Wiscasset Road
Bethesda, MD 20816
301-367-2190
Paul.Treseder@verizon.net

Paul Treseder
Architect

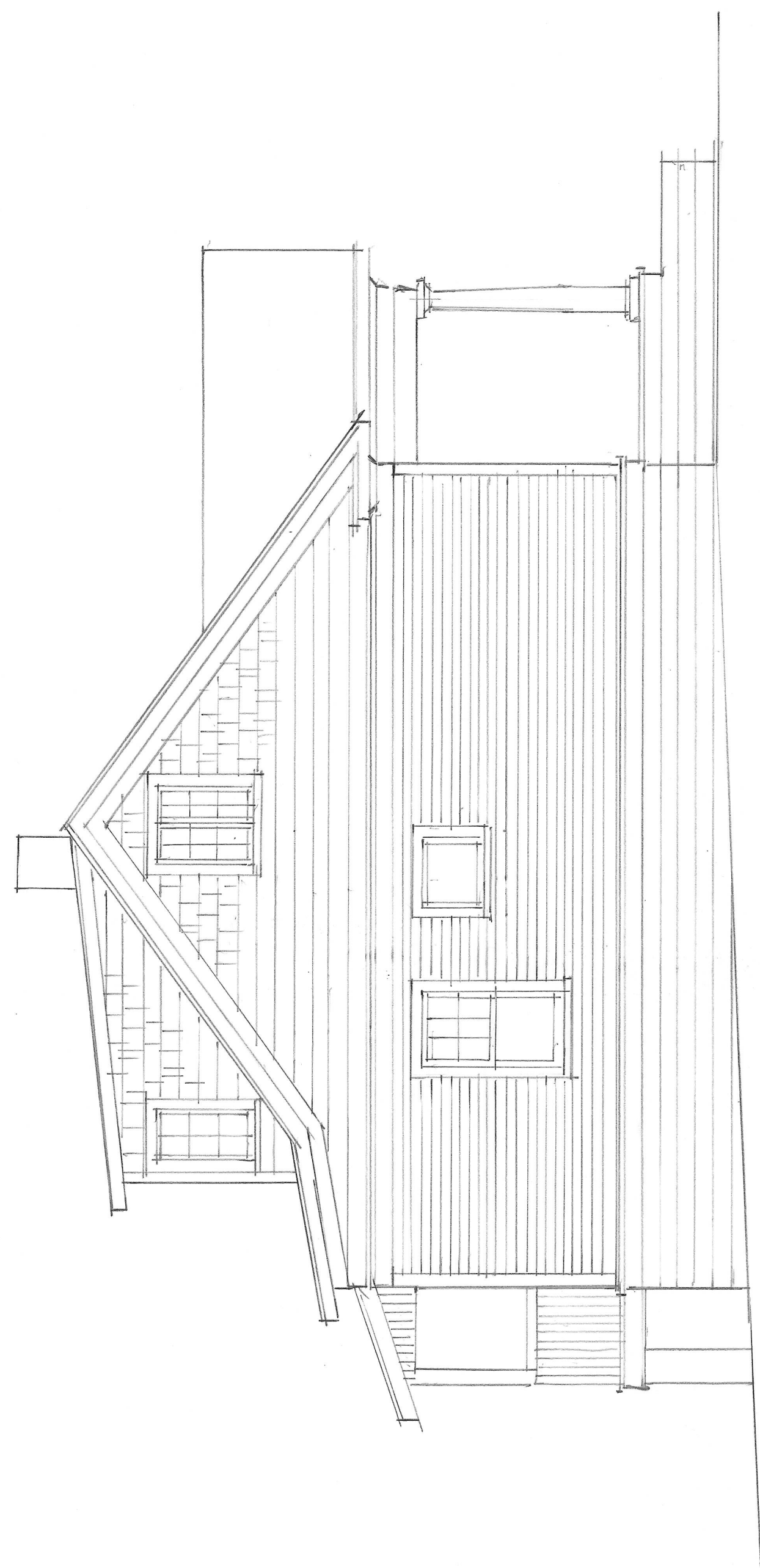
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OF	SHEETS



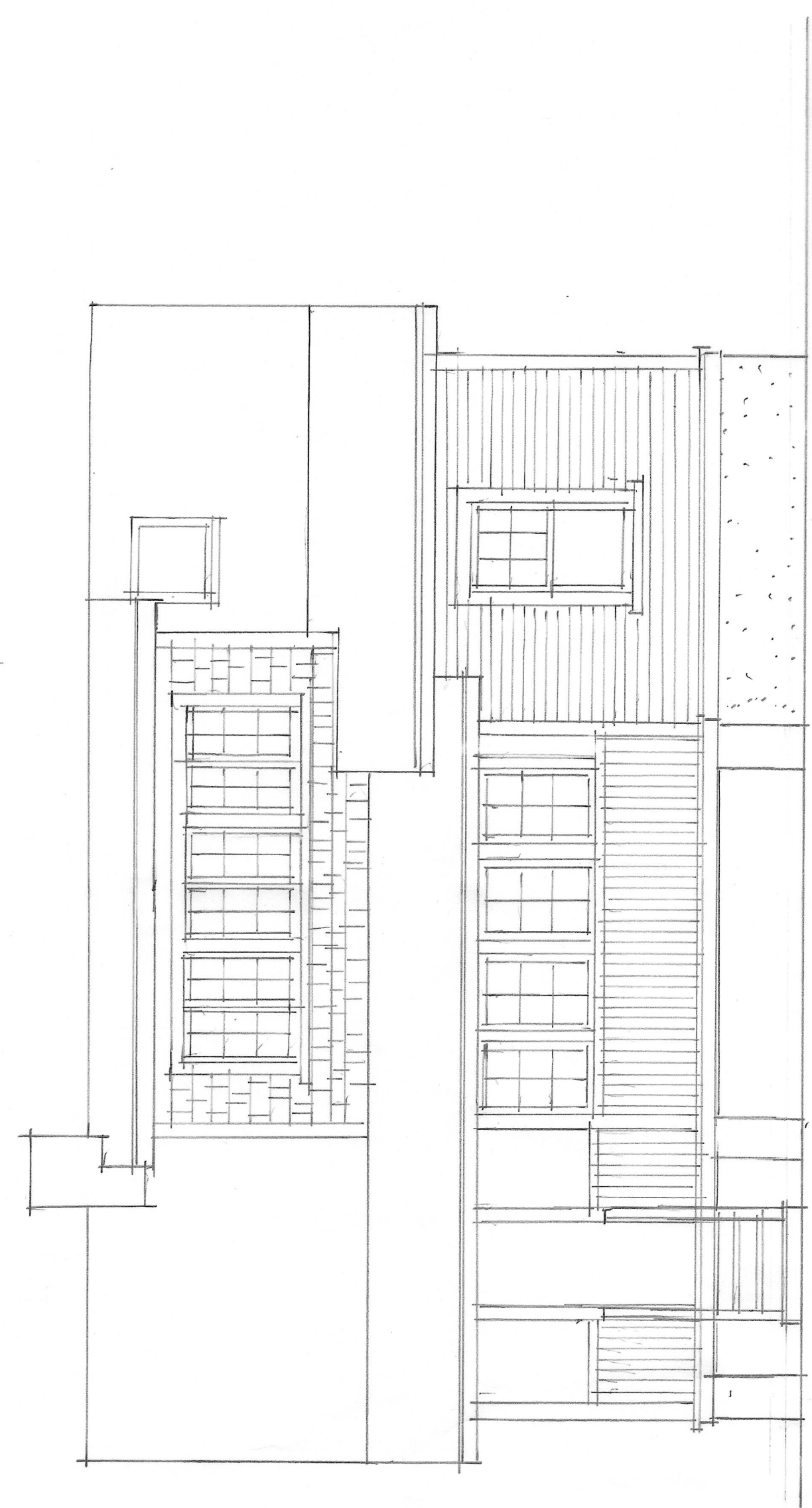
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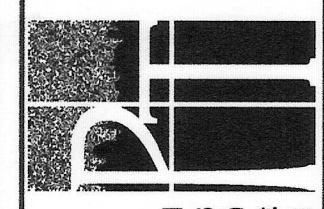
EXISTING LEFT SIDE ELEVATION



EXISTING REAR ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission

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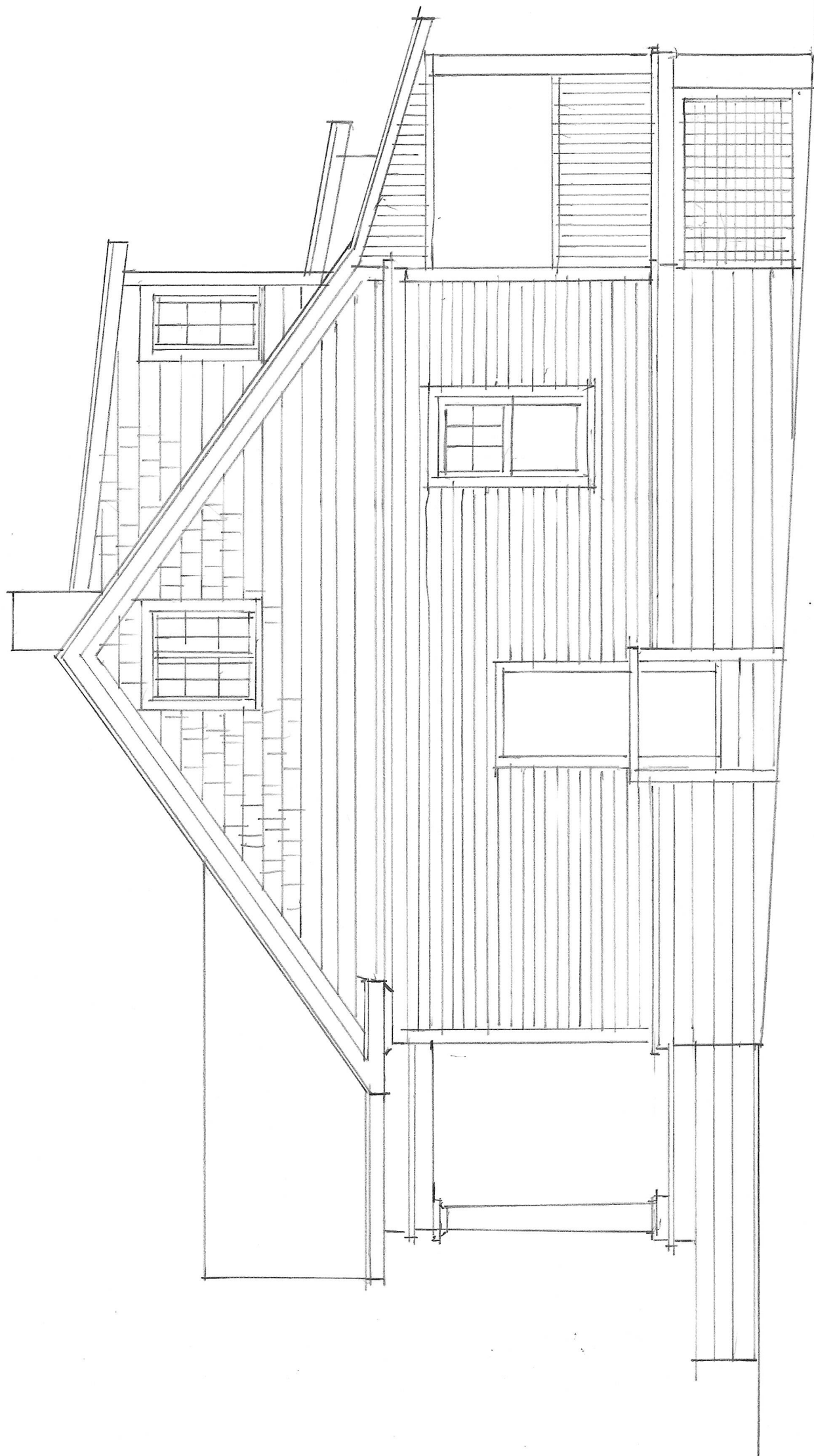
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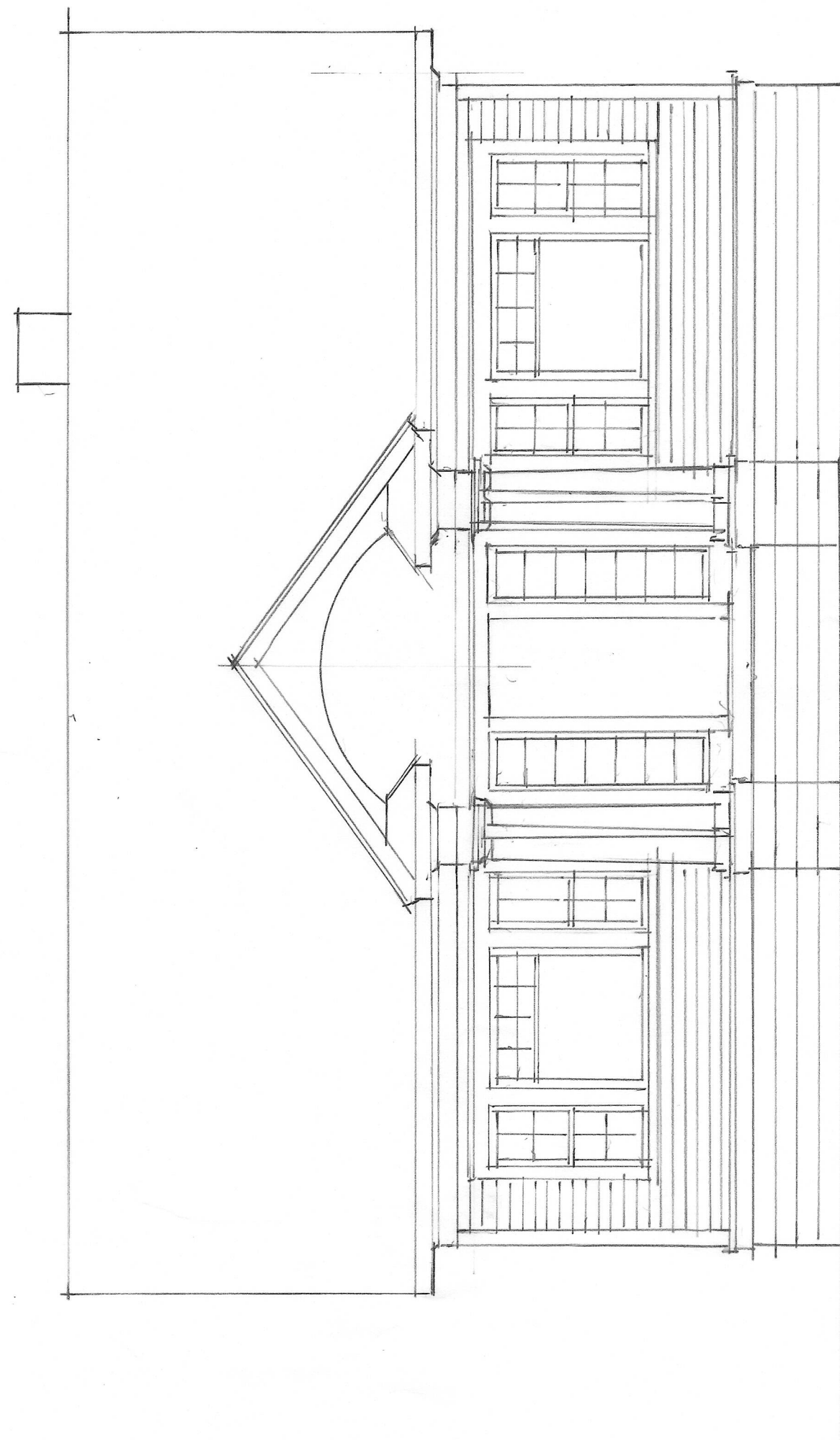
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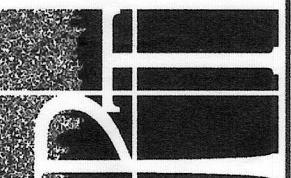


EXISTING RIGHT SIDE ELEVATION



EXISTING FRONT ELEVATION

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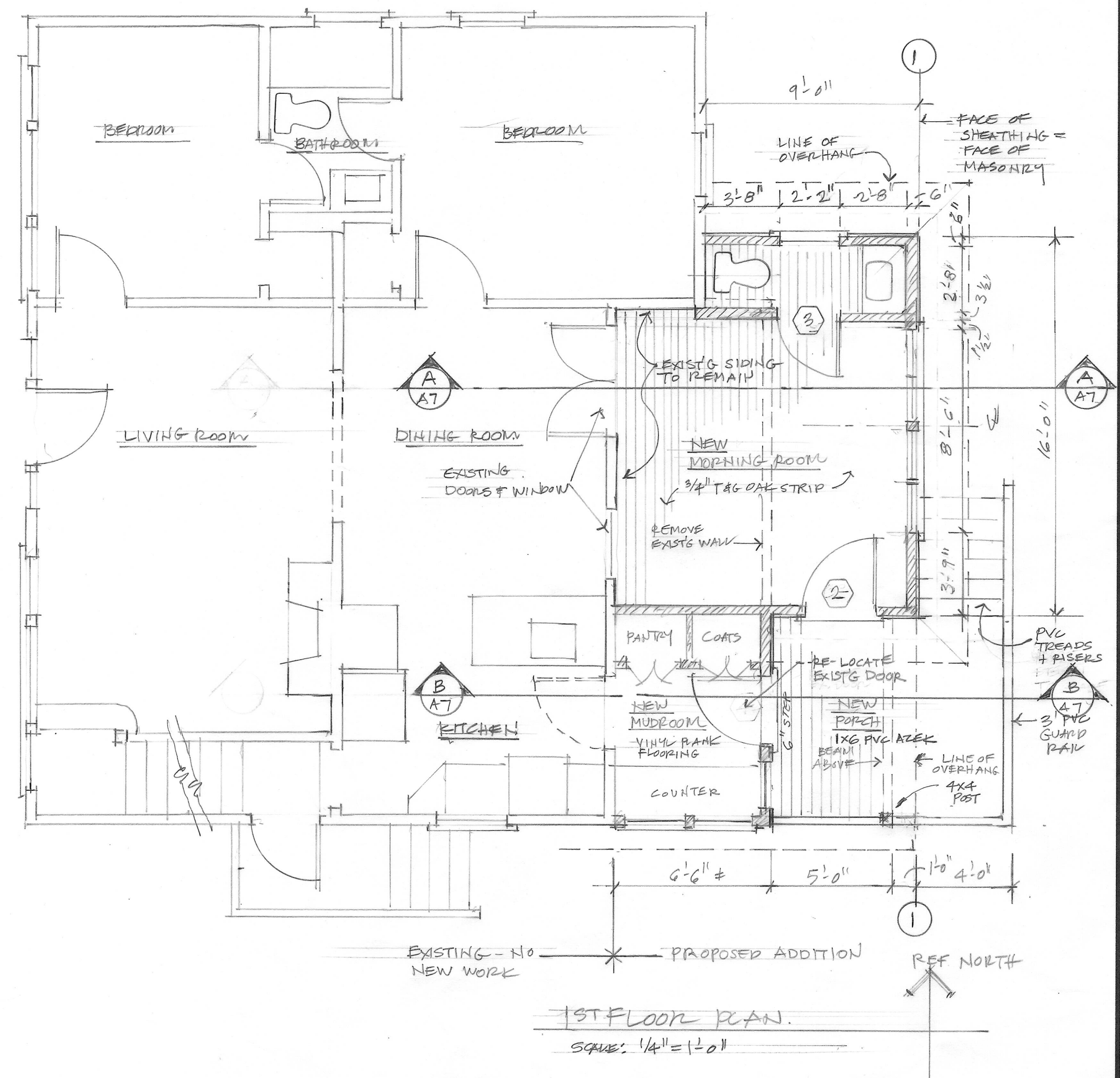
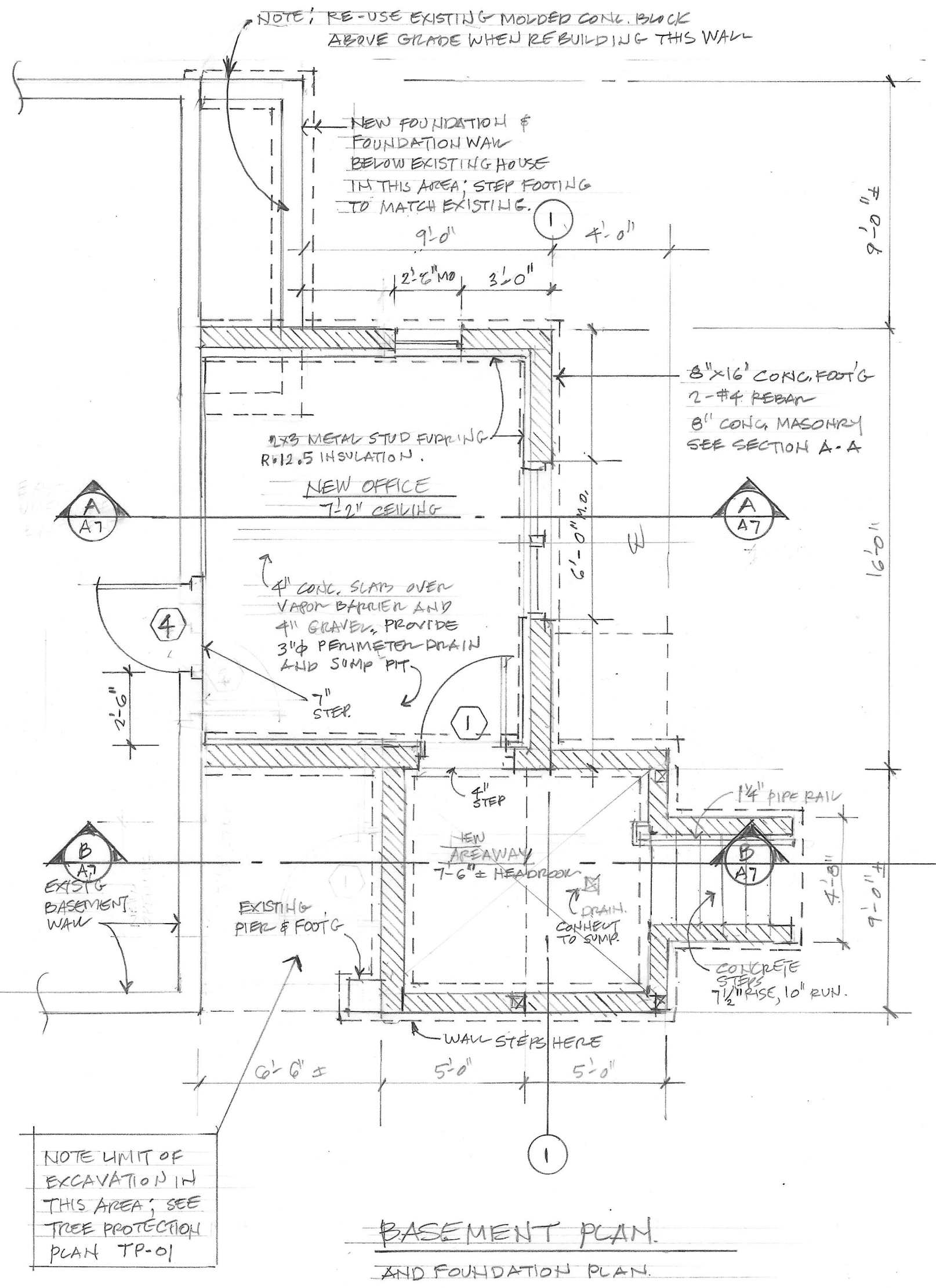
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 Architect



GENERAL NOTES

1. VENT SUB-SLAB GRAVEL WITH 3" P.V.C PIPE THROUGH THE ROOF FOR RADON MITIGATION.
- 2.

DOOR SCHEDULE

	SIZE	TYPE
1	3'-0" x 6'-8" x 1 3/4"	FIBERGLAS
2	3'-0" x 7'-0" x 1 3/4"	FIBERGLAS & GLASS
3	2'-6" x 6'-8" x 1 3/8"	4 PANEL FIR
4	3'-0" x 6'-8" x 1 3/4"	SOLID CORE FLOST

KEY TO SYMBOLS

- NEW 2X4 STUD WALLS
- EXIST'G 2X4 STUD WALLS
- NEW 8" MASONRY WALL
- EXIST'G 8" MASONRY WALL

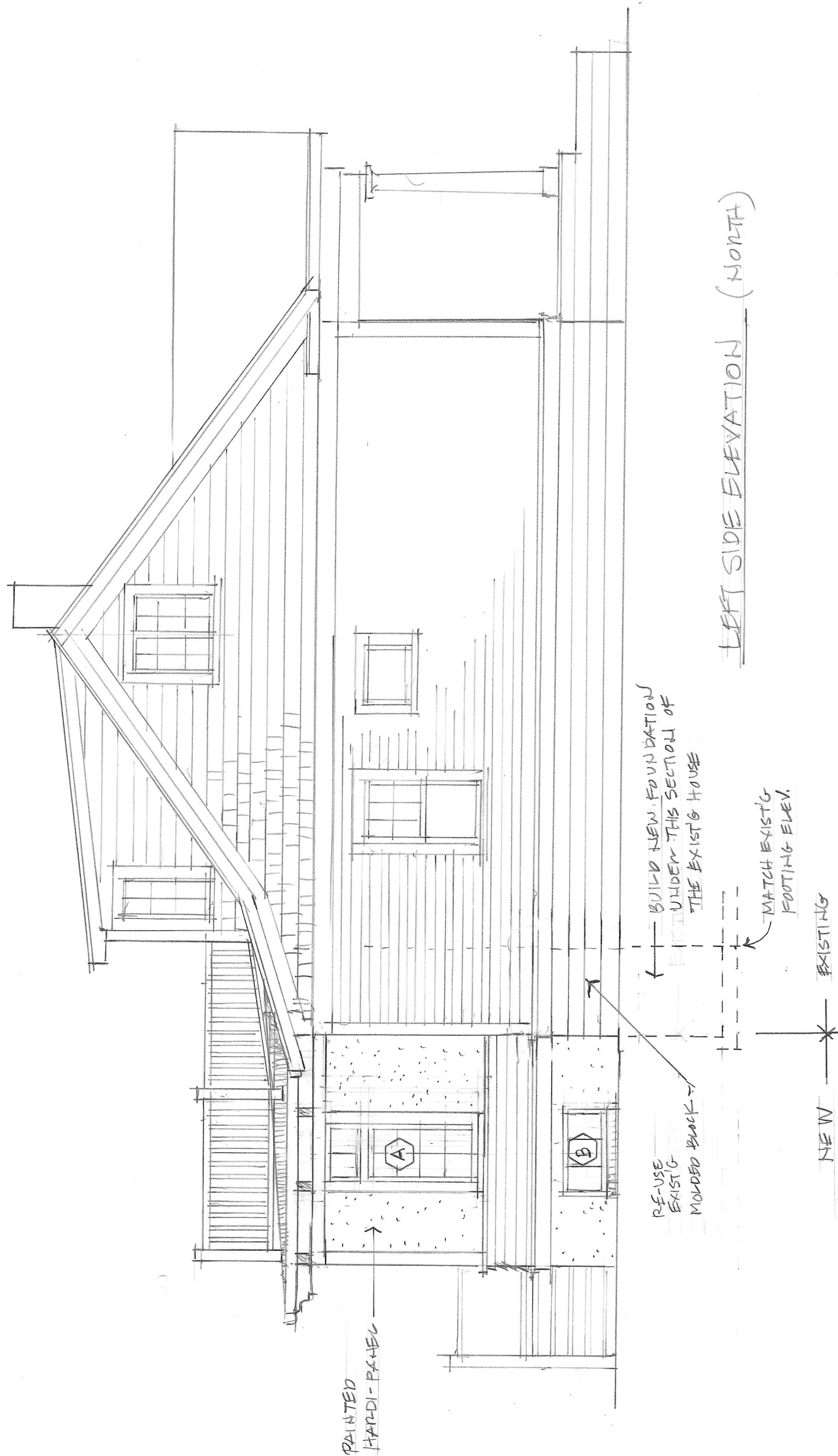


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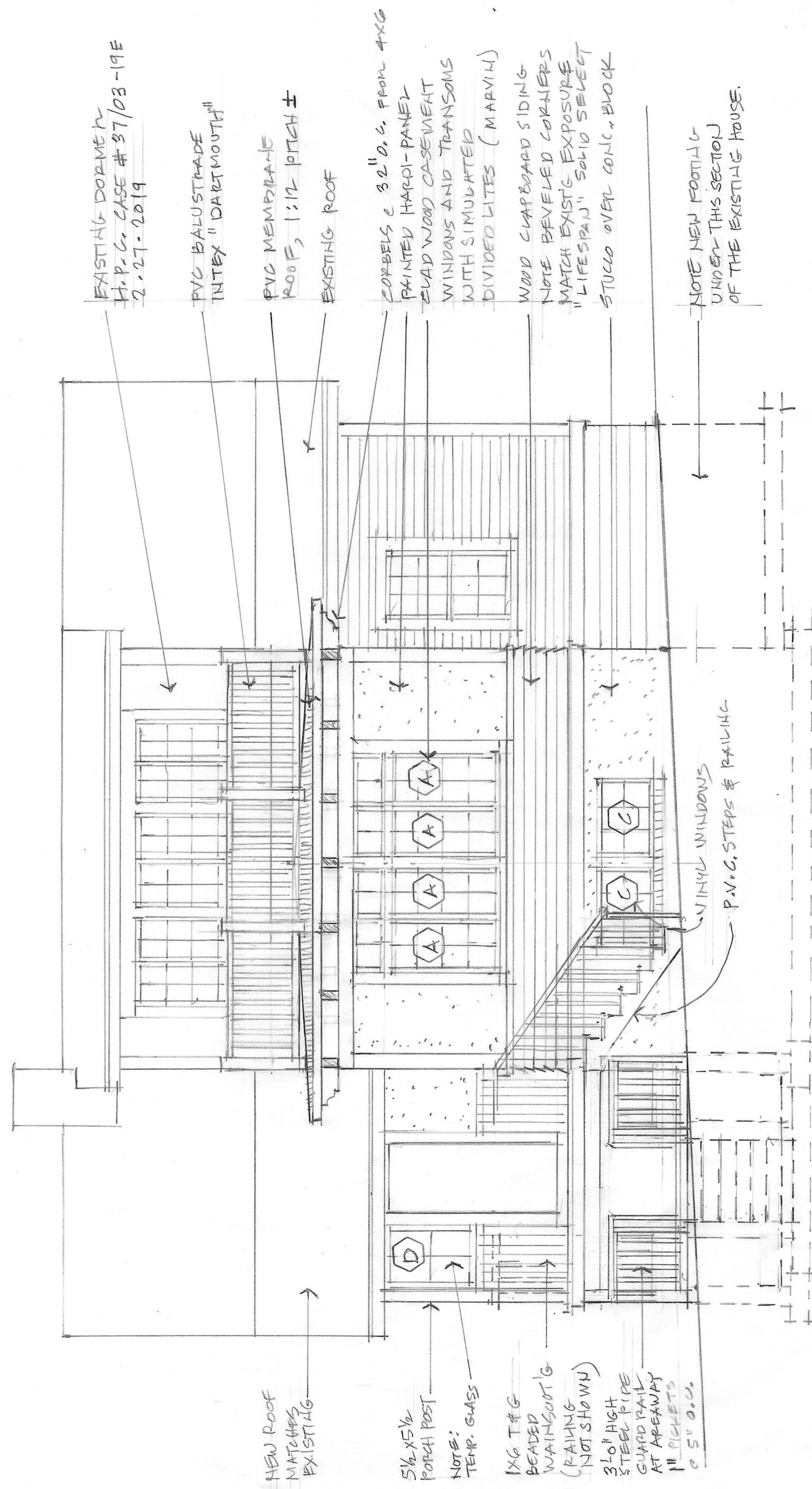
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LEFT SIDE ELEVATION (NORTH)



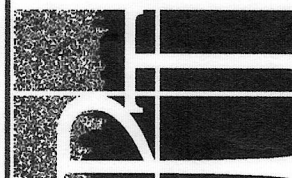
REAR ELEVATION (EAST)

16 CORBELS TOTAL

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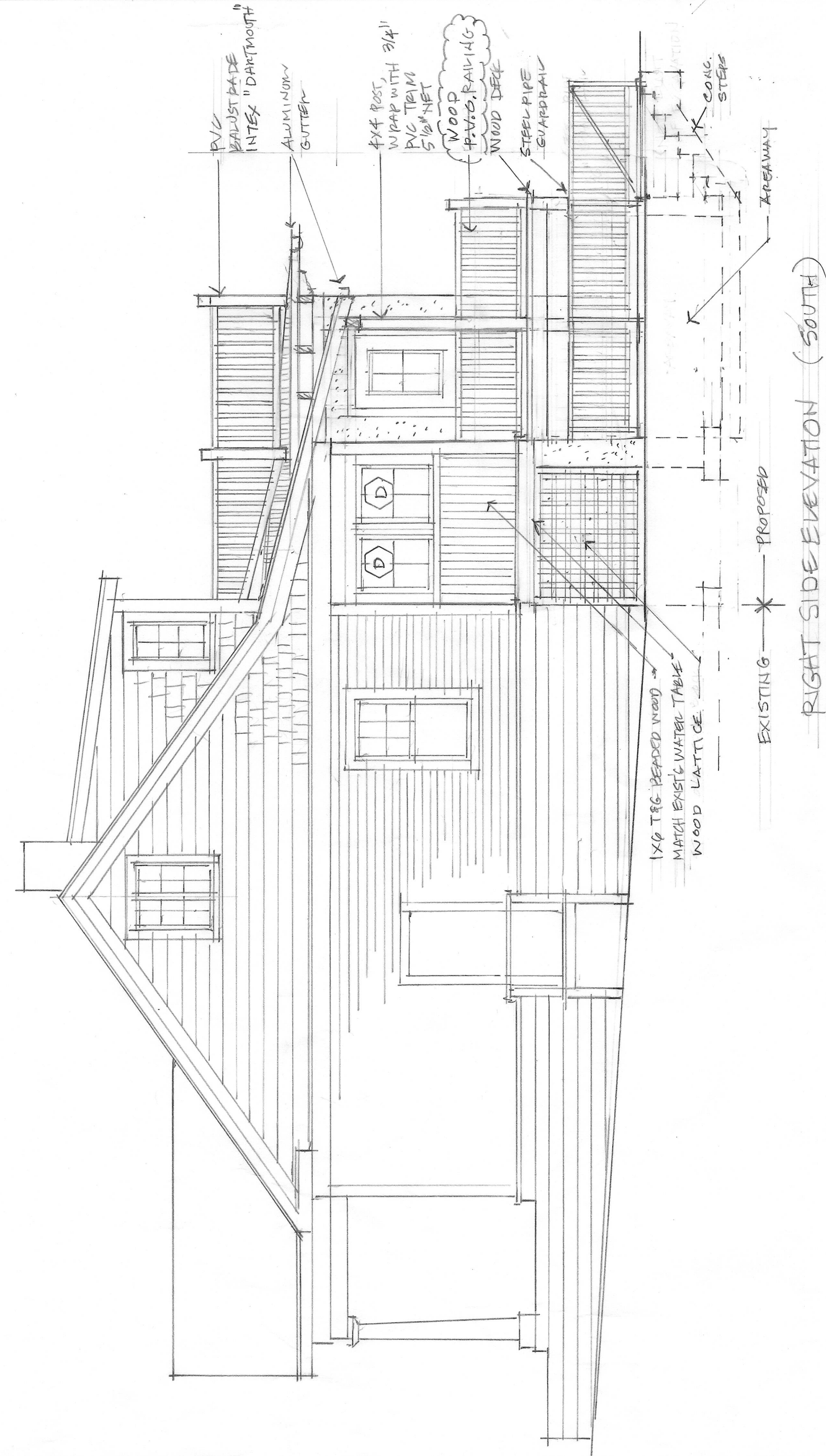
WINDOW SCHEDULE

MARK	SIZE	TYPE	ROUGH OPENING
A	ELCA 2555 + ELCATR 2516	CLAD CASEMENT + TRANSOM	2'-1" W. X 5'-11 5/8" H
B	3'-0" x 1'-8"	VINYL AWNING	3'-2" W X 1'-9" H
C	3'-0" x 2'-0"	VINYL AWNING	3'-2" W X 2'-1" H
D	ELCA 2939	CLAD CASEMENT	2'-5" W X 3'-3 5/8" H

WINDOW NOTES

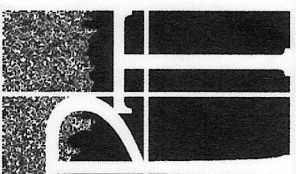
1. WINDOWS ARE MARVIN "ELEVATE" SERIES, CLAD WOOD, WITH SIMULATED DIVIDED LITES AS SHOWN ON THE ELEVATIONS.

2. GLASS SHALL HAVE A U-VALUE OF 0.27, EXCEPT FOR BASEMENT WINDOWS, WHICH SHALL HAVE A U-VALUE OF 0.30



RIGHT SIDE ELEVATION (SOUTH)

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REVIS
5-13-2026

DATE 1.07.2026

SCALE 1/4" = 1'-0"

DRAWN PT.

JOB HASTY

SHEET

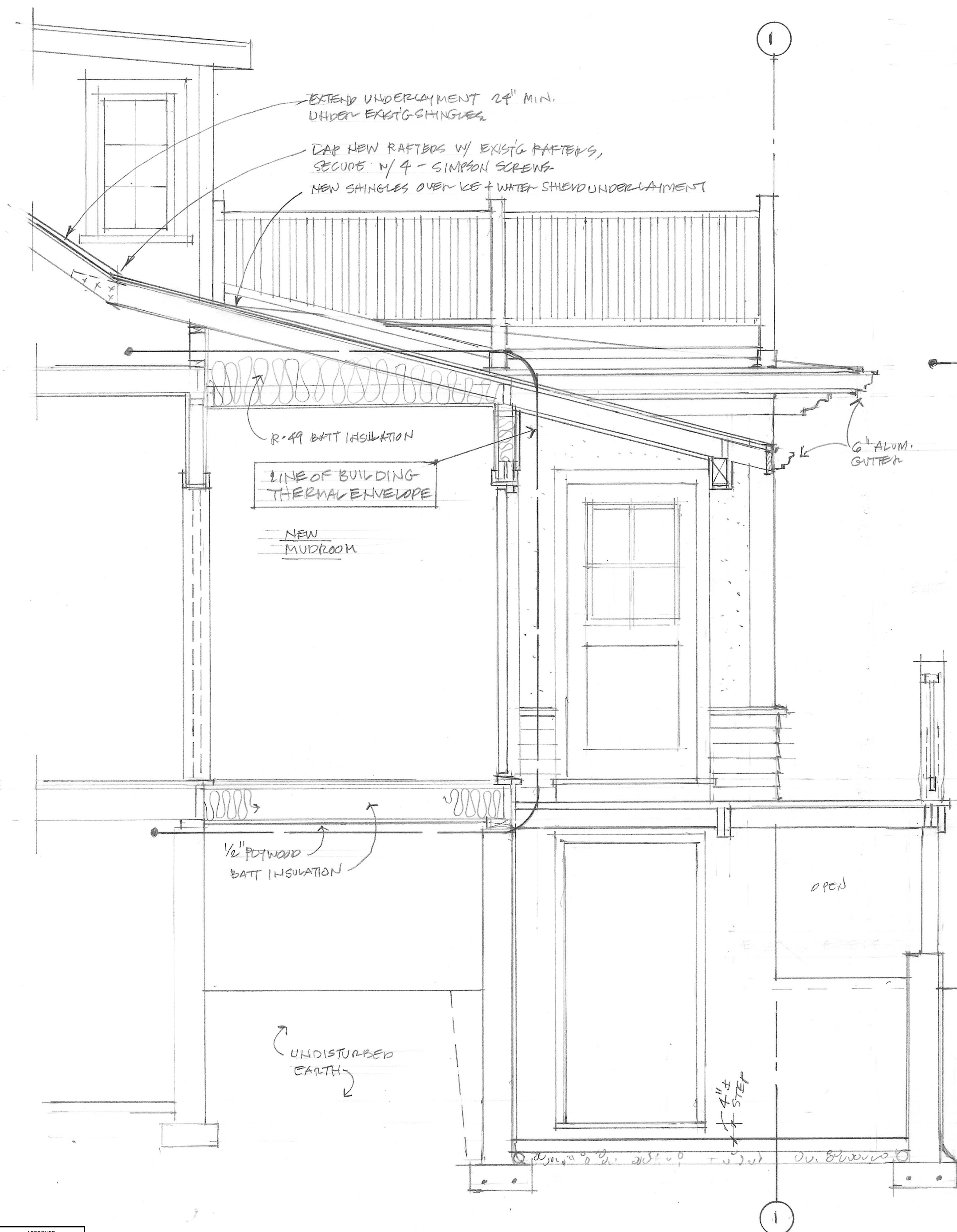
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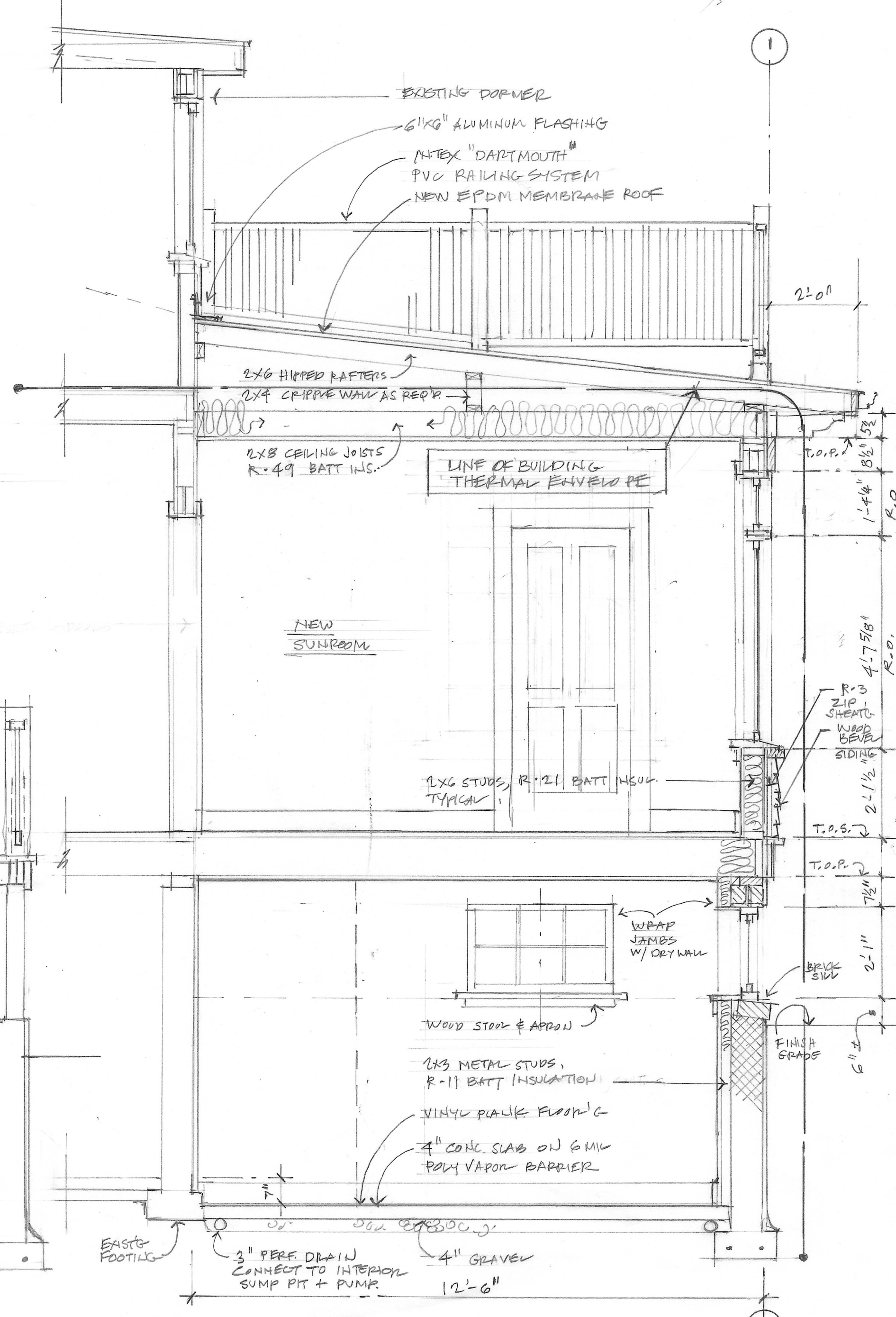


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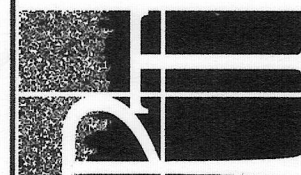
BUILDING SECTION B-B



BUILDING SECTION A-A

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STRUCTURAL NOTES

- Footings and slabs are designed to bear on native soil with an allowable bearing pressure of 1500PSF.
- Concrete for slabs and footings shall have a minimum compressive strength at 28 days of 3000 PSI. Install slabs over a 4" gravel base and a 10 mil poly vapor barrier. Gravel shall have a minimum size of 1/2".
- Reinforcing steel shall be grade 60 (Fy = 60 ksi). Welded wire mesh shall conform to ASTM A185.
- Minimum cover for reinforcement shall be 3" for footings, 1-1/2" for slabs.

6. Lumber:

- Studs and joists are Douglas Fir #2 and better, Fb = 1250 psi minimum, Fy = 95psi minimum, and E = 1,700,000. All lumber in contact with concrete or within 8" of soil shall be pressure-treated.
- LVL and PSL lumber shall have a minimum of Fb = 2850 psi, Fv = 285 psi, and E = 2,000,000.
- Nail all multiple members together as per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" o.c. staggered.
- Provide bridging at the center of all joist spans over 8'-0". Provide solid blocking at all bearing points on top of walls and beams.
- Exterior load bearing walls shall be 2x6 studs at 16" o.c. and interior load bearing walls shall be 2x4 studs at 16" o.c.. Walls shall have a double top plate and a single bottom plate of the same size. Provide blocking at the midpoint of walls exceeding 10' high.
- Exterior wall sheathing is 7/16" APOA rated structural sheathing. Block all horizontal joints. Nail with 8d nails at 6" o.c. at the edges and 12" o.c. in the field.
- Roof sheathing is 5/8" APA rated roof sheathing above with a panel index of 40/20.
- Place a double stud below the bearing end of all beams, headers, and double joists. For all beams and headers with a span greater than 10' use a triple stud.
- Wood headers shall be as noted on the plans or as follows:

Openings < 3'-0"	2-2x6
3'-0" < opening < 4'-6"	
4'-6" < opening < 6'-0"	2-2x10
6'-0" < opening < 8'-0"	2-1-3/4" x 9-1/4" LVL
8'-0" < opening < 12'-0"	2-1-3/4" x 11-7/8" LV

K. Fasteners: Nail all sheathing and framing members as noted above and as per table 602.3(1) of the IRC. All fasteners in contact with pressure treated wood shall be galvanized. All joists shall have Simpson hangers where applicable.

DESIGN DATA

Live Loads.

Floor: 40 PSF
Roof: 30 PSF

Dead Loads

Floor: 10PSF
Roof at flat ceilings: 6 PSF

Wind Design Data

Basic wind speed: 115 MPH
Wind design pressure: 13.5 PSF
Exposure factor: B (suburban setting, other 2 story houses nearby)
Importance factor: 1.0
Risk category: II

DRAINAGE & GRADING NOTES

- NEW ROOF AREA CREATED BY THIS WORK = 191 S.F.
- NOTE NEW DOWNSPOUTS & DRAINAGE LOCATIONS ON SITE PLAN
- SOIL DISTURBANCE IN THIS WORK = 75 CU.YDS.
- ALL SOIL NOT REQUIRED FOR BACKFILL SHALL BE REMOVED FROM THE SITE. PROVIDE SEDIMENT CONTROL DEVICES AS REQUIRED BY MONTGOMERY COUNTY.

ENERGY NOTES

- The building thermal envelope and insulation levels are indicated on the building section, Sheet # A8. All exposed exterior walls, including basement walls, shall be fully insulated with spray foam, R=7 per inch, and sealed durably to limit infiltration. Sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be sealed, caulked, weather stripped, gasketed or otherwise sealed with an air barrier material:
 - All joints, seams and penetrations
 - Openings between window and door assemblies and their jabs and framing
 - Utility penetrations
 - Dropped ceilings or chases adjacent to the building envelope.
 - Knee walls
 - Behind tubs and showers on exterior walls
 - Attic access openings
 - Rim joist junctions
 - Other sources of infiltration
- No recessed lighting will be in the building thermal envelope.
- The maximum weighted U value of the new vertical fenestration shall be 0.32, max. SHGC shall be 0.55
- The additional first floor area will be served by a mini split style heat pump, SEER = 18 minimum, and which will be sized based on building loads calculated in accordance with ACCA Manual-J.

INDEX TO DRAWINGS

- C-01 COVER SHEET, SITE PLAN, NOTES
- A-01 EXISTING CONDITIONS, DEMOLITION PLAN.
- A-02 EXISTING REAR & LEFT SIDE ELEVATIONS
- A-03 EXISTING FRONT & RIGHT SIDE ELEVATIONS
- A-04 NEW BASEMENT & FIRST FLOOR PLANS
- A-05 NEW REAR & LEFT SIDE ELEVATIONS
- A-06 NEW RIGHT SIDE ELEVATION, WINDOW SCHEDULE
- A-07 BUILDING SECTIONS A-A AND B-B
- S-01 FLOOR & ROOF FRAMING PLANS
- T-01 TREE PROTECTION PLAN.

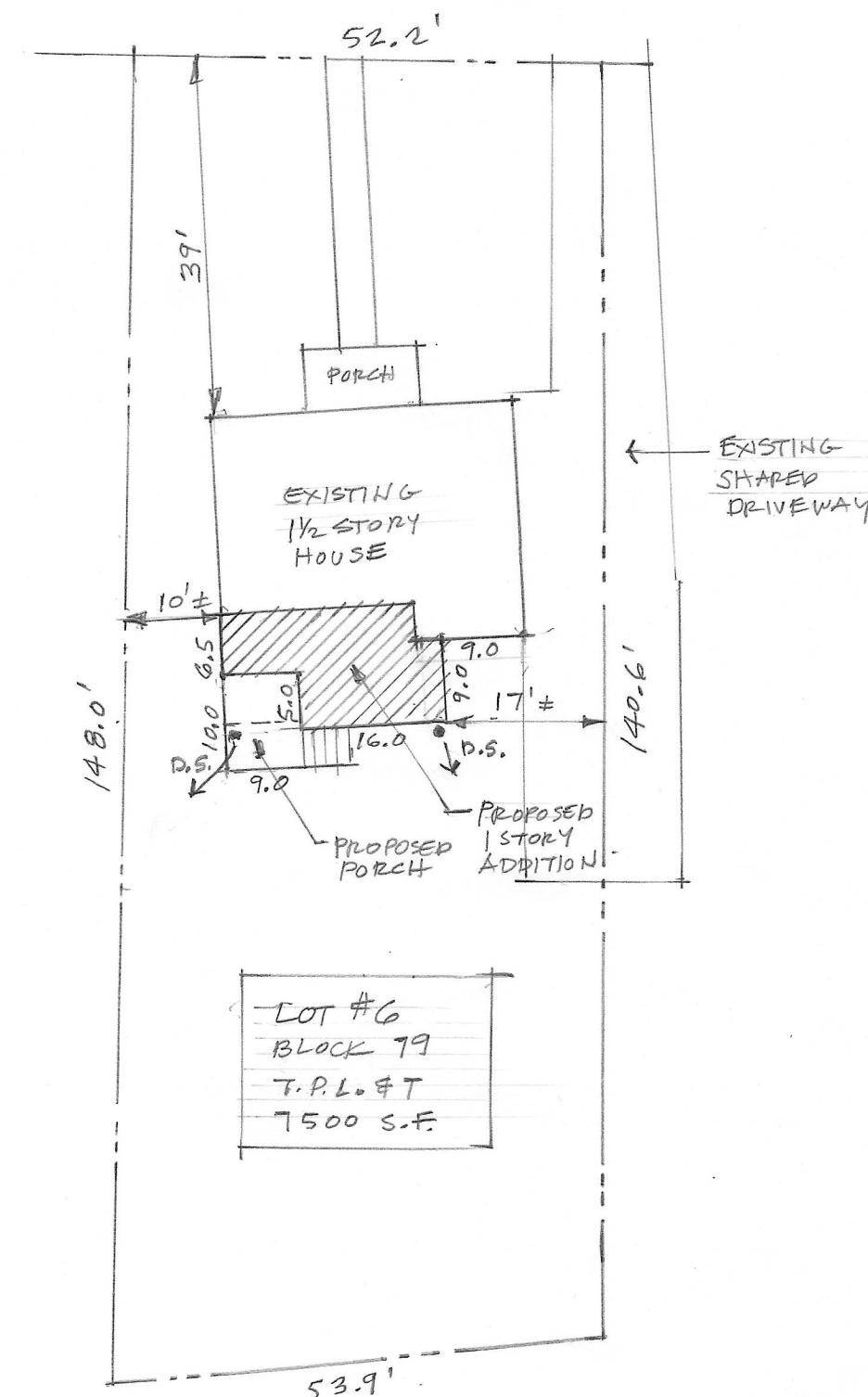
SCOPE OF THIS WORK

- REMOVE EXISTING REAR ADDITION AND PORCH
- BUILD NEW 1 STORY ADDITION AND PORCH OVER NEW BASEMENT.

CODE NOTE

ALL NEW WORK SHALL CONFORM TO THE I.R.C. AND THE I.E.E.C., 2021 EDITION, AS AMENDED BY MONTGOMERY COUNTY, MD.

BALTIMORE AVENUE



SITE PLAN
SCALE: 1" = 20'-0"

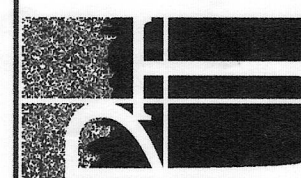
ZONING NOTES

ZONE: R-60
SETBACKS: SIDE, 7.0' REAR, 30.0'
EXISTING LOT COVERAGE: 1018.75 S.F.
COVERAGE BEING REMOVED: 156 S.F.
COVERAGE BEING ADDED: 288.5 S.F.
TOTAL PROPOSED LOT COVERAGE: 1151.25 S.F. = 15.35 S.F.

TREE NOTES

NO TREES ARE BEING REMOVED FOR THIS WORK. SEE TREE PROTECTION PLAN FOR EXISTING TREE LOCATIONS AND PROTECTION MEASURES.

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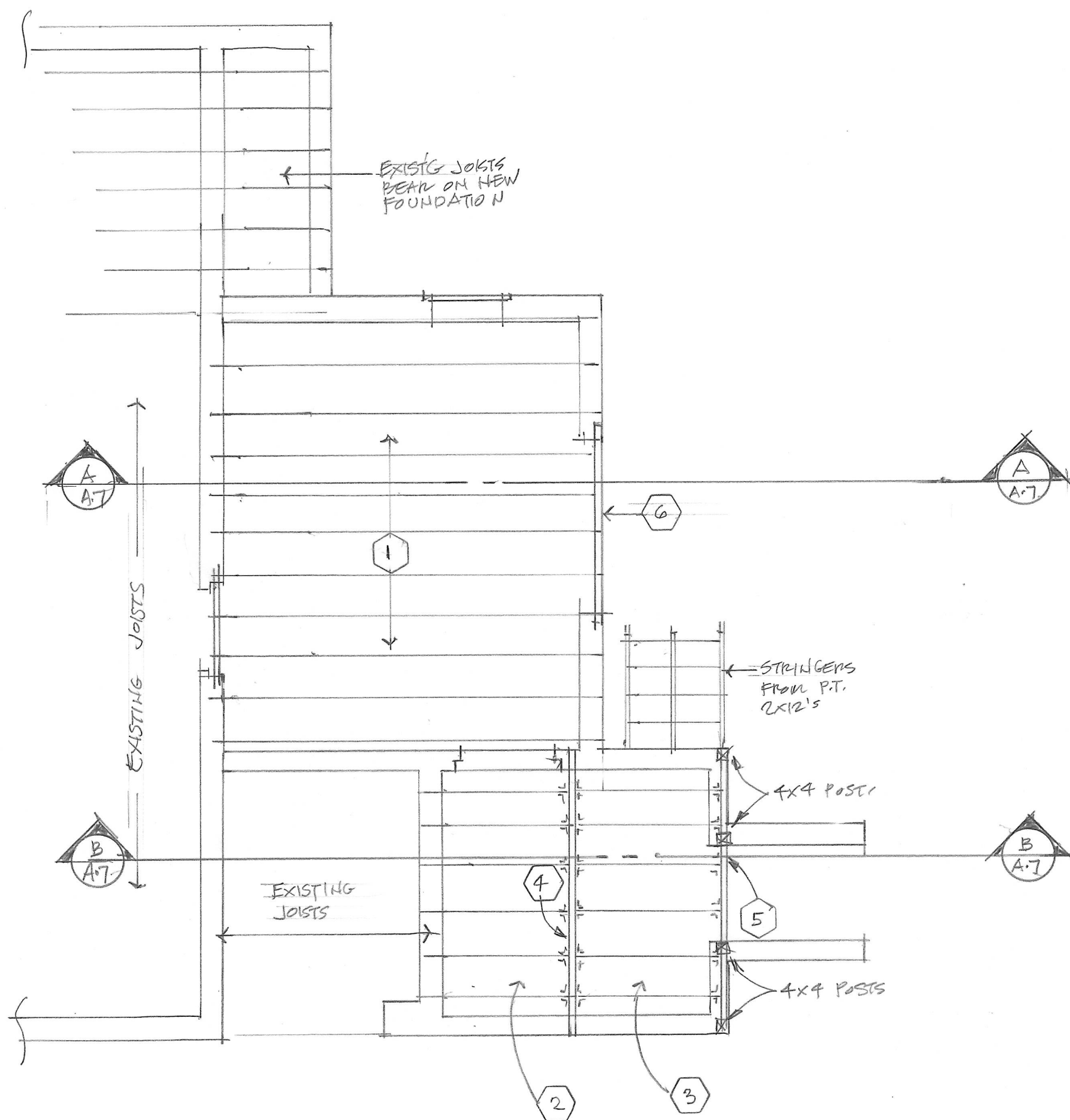
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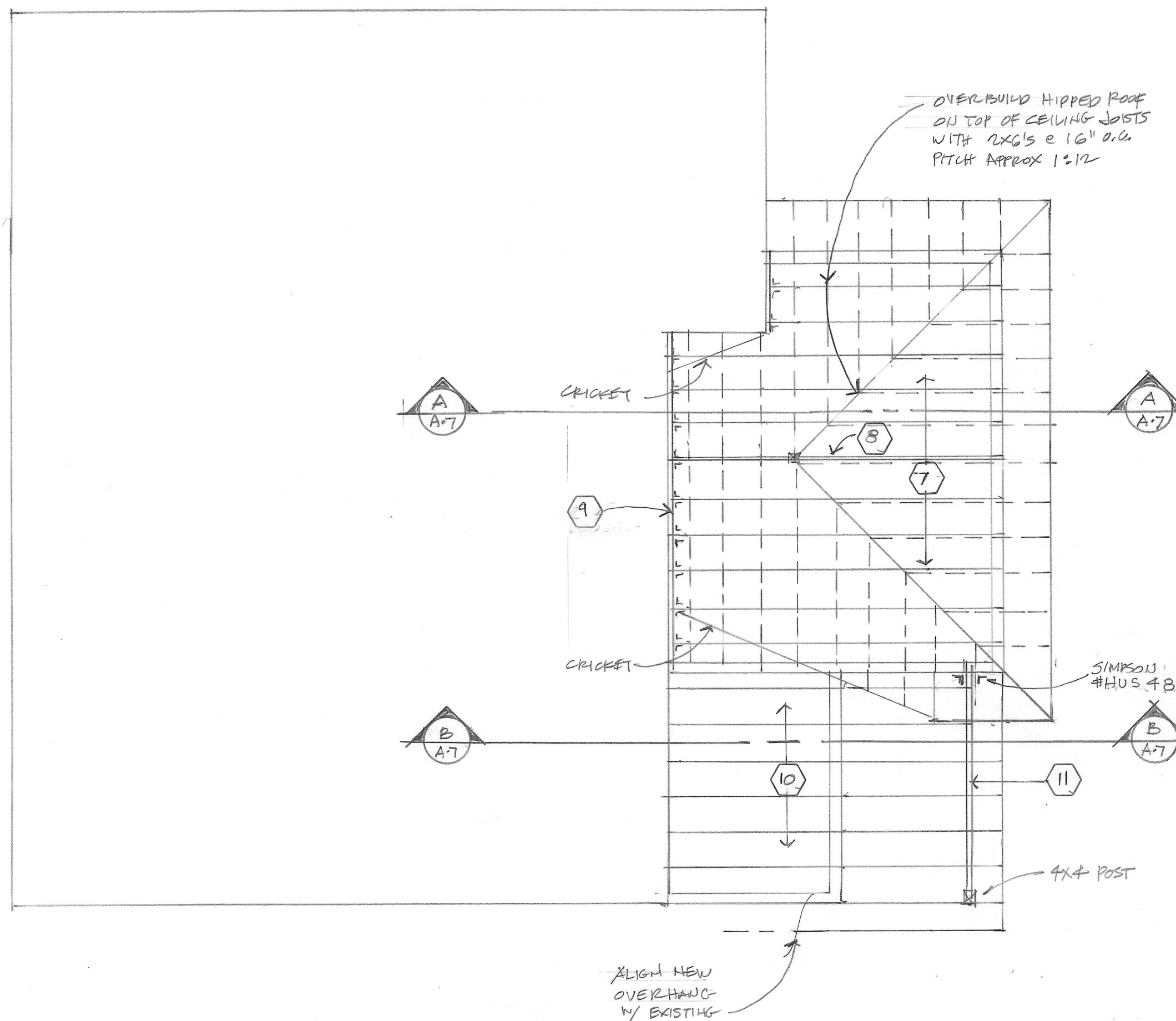
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FLOOR FRAMING PLAN



ROOF FRAMING PLAN

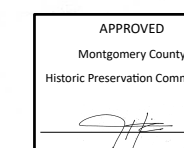
KEYED NOTES

- 1 2X10 JOISTS @ 16" O.C. - BEAR ON TOP OF MASONRY WALLS
- 2 2X6 JOISTS, PRESSURE TREATED, @ 16" O.C.
- 3 2X6 JOISTS, PRESSURE-TREATED, @ 16" O.C.
- 4 DOUBLE 2X10, PRESSURE TREATED - TOP FLUSH WITH 2X6 JOISTS
- 5 DOUBLE 2X6, PRESSURE TREATED - TOP FLUSH WITH 2X6 JOIST

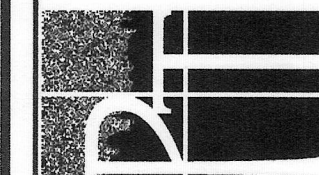
- 6 LINTEL OVER WINDOW OPEN'G - 2- 4"X6" STEEL ANGLES
- 7 CEILING JOISTS: 2X8'S @ 16" O.C.
- 8 CEILING JOIST AT POINT LOAD: 1 3/4"X9 1/2" PARALAM
- 9 LEDGER AT EXISTING HOUSE: 2X8, FASTENED TO EXIST'G STUDS W/ LEDGER-LOK SCREWS @ 16" O.C. FASTEN CEILING JOISTS TO LEDGER WITH SIMPSON HANGERS.

- 10 2X6 CEILING JOISTS AND 2X6 RAFTERS @ 16" O.C. NOTE THAT RAFTERS TIE INTO THE RAFTERS OF THE EXISTING ROOF (SEE SECTION B-B)

- H PORCH BEAM - 4X8 DOUG. FIR



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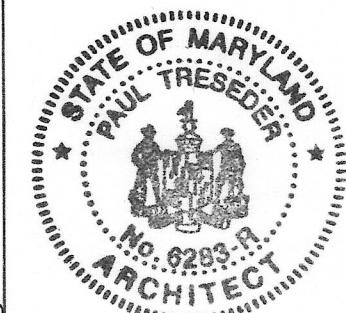


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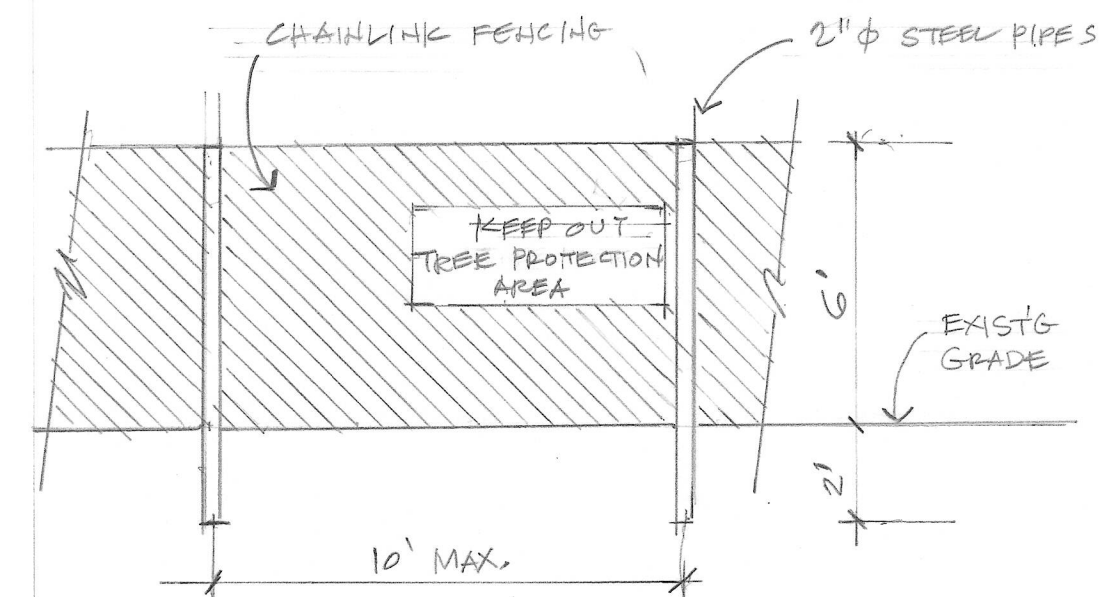
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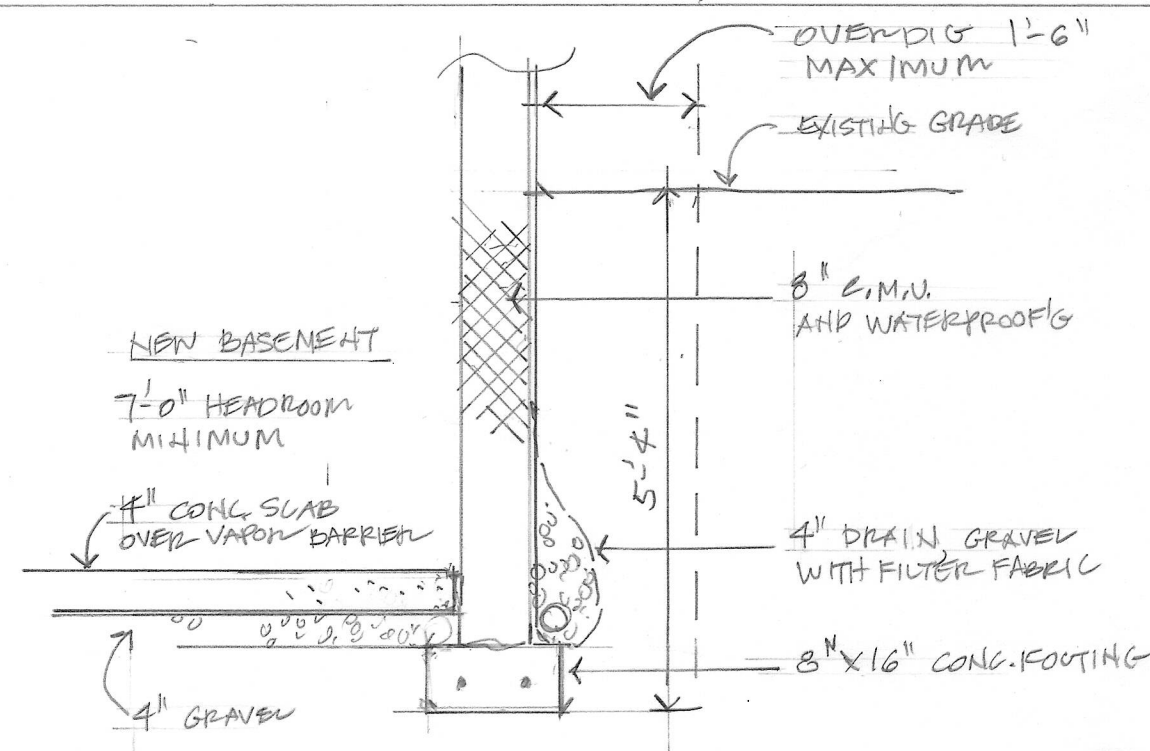


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TREE PROTECTION FENCE DETAIL Scale: 1/4" = 1'-0"



TYPICAL FOUNDATION DETAIL Scale: 1/2" = 1'-0"



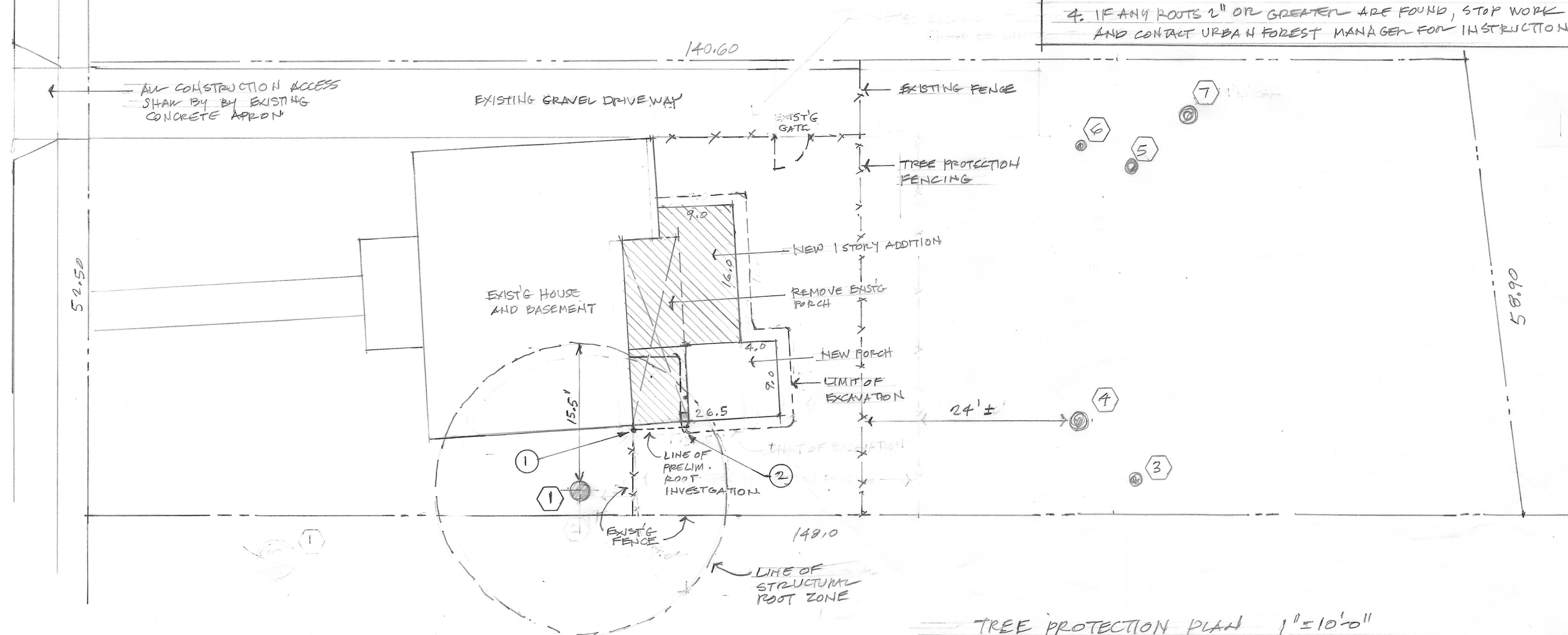
TREE SCHEDULE

	DIAMETER @ 4.2"	TYPE	AREA OF STRUCTURAL ROOT ZONE AFFECTED BY THE WORK
1	31"	OAK	10 SF - SEE PLAN
2	NOT USED.	SALICIF	50 SF
3	8"	HOLLY	NONE
4	20"	OAK	NONE
5	10"		NONE
6	8"		NONE
7	19"	OAK	NONE

TREE PROTECTION GENERAL NOTES

1. PROVIDE ROOT PROTECTION AT ALL CRITICAL ROOT ZONES THAT ARE NOT WITHIN THE PROTECTED AREA WITH 6" MULCH AND PLYWOOD
2. HAND-EXCAVATE PERIMETER AND ROOT PRUNE WITH HAND TOOLS WITHIN 36" (WITHIN S.R.Z. OF TREE #1) AND 30" (WITHIN C.R.Z. OF TREE #1)
3. ALL OTHER EXCAVATION SHALL BE BY MINI-EXCAVATOR
4. IF ANY ROOTS 2" OR GREATER ARE FOUND, STOP WORK AND CONTACT URBAN FOREST MANAGER FOR INSTRUCTIONS.

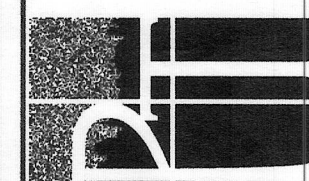
BALTIMORE AVENUE



TREE PROTECTION PLAN 1" = 10'-0"

KEYED NOTES

1. CLUSTER OF 3-6" Ø & ROOTS - DO NOT CUT
2. 3 SMALL ROOTS, 1.2" Ø, 1.8" Ø, 2.2" Ø MAY BE CUT.

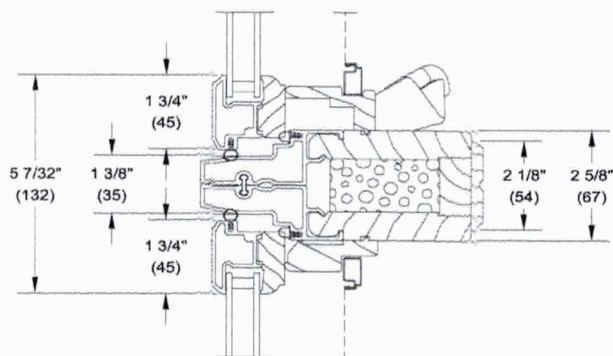


6320 Wiccasset Road
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301-367-2190
Paul.Treseder@verizon.net

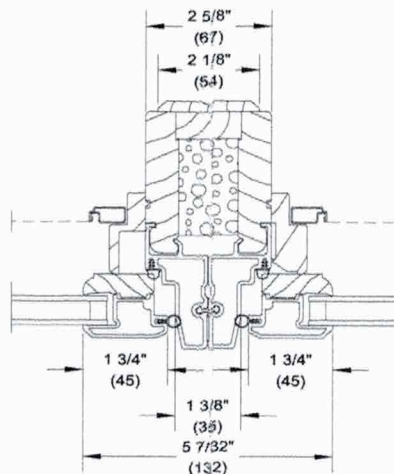
Paul Treseder
Architect

Section Details: Casement/Awning Mullion Options

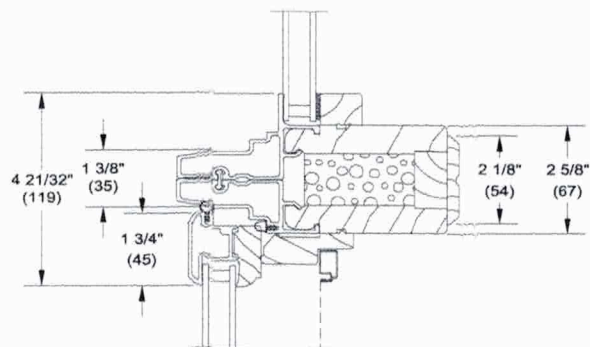
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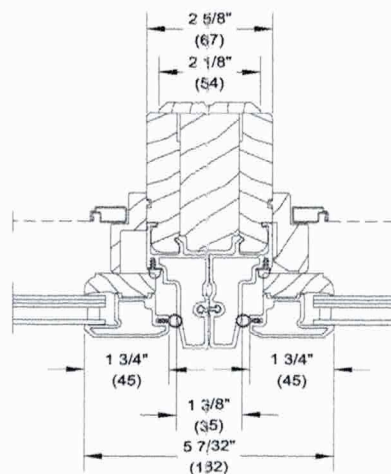
Awning Over Casement Unit



Casement or Awning Units 2 Wide



Direct Glaze Polygon Over Casement



Reinforced Casement or Awning Units 2 Wide

NOTE:

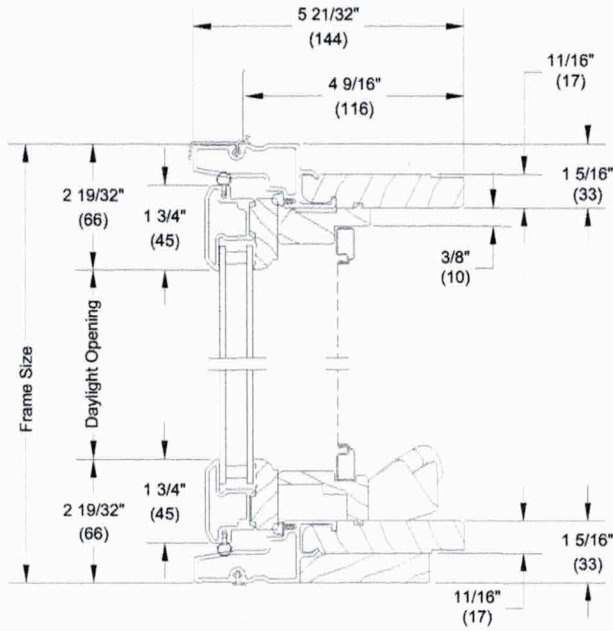


Represents units that are certified for IZ3 glazing with a wind zone 3.

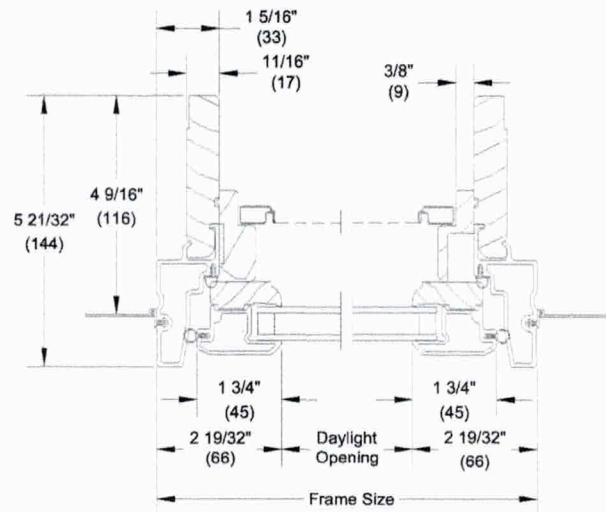
Section Details: Operating - Casement / Awning

Scale: 3" = 1' 0"

Operating - 4 9/16" (116)

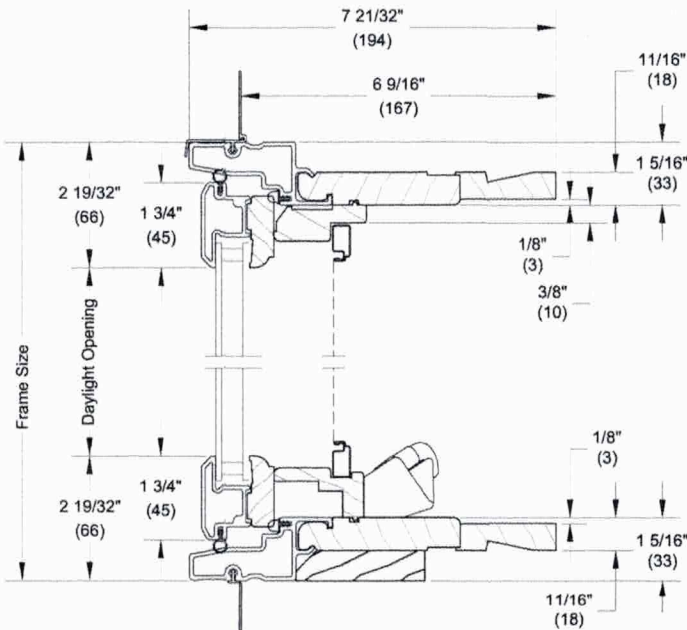


Head Jamb and Sill

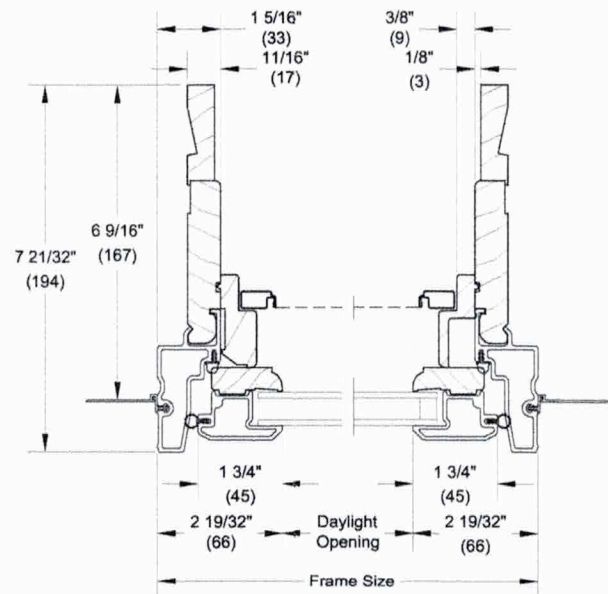


Jambs

Operating - 6 9/16" (167)



Head Jamb and Sill



Jambs

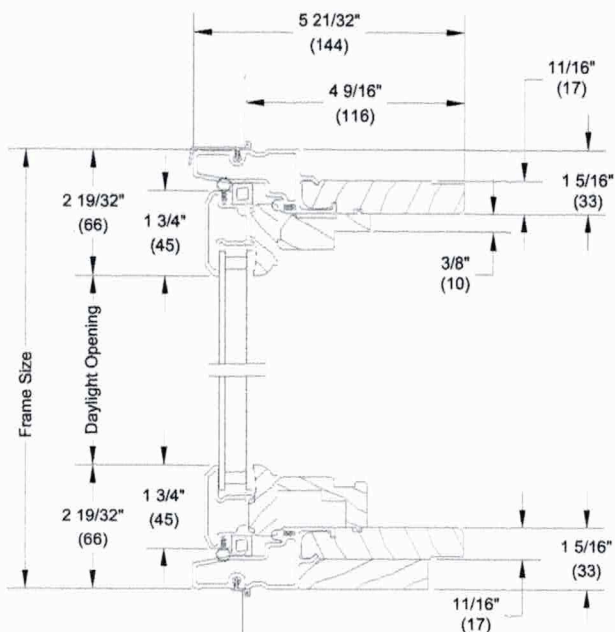
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Historic Preservation Commission



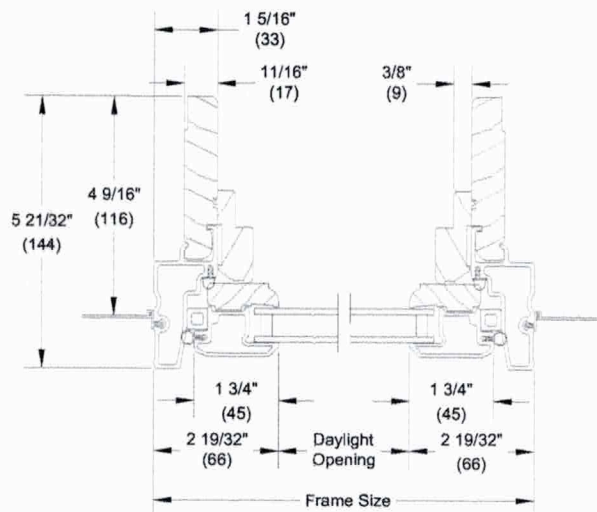
Section Details: Stationary/Picture - Casement / Awning

Scale: 3" = 1' 0"

Stationary/Picture - 4 9/16" (116)

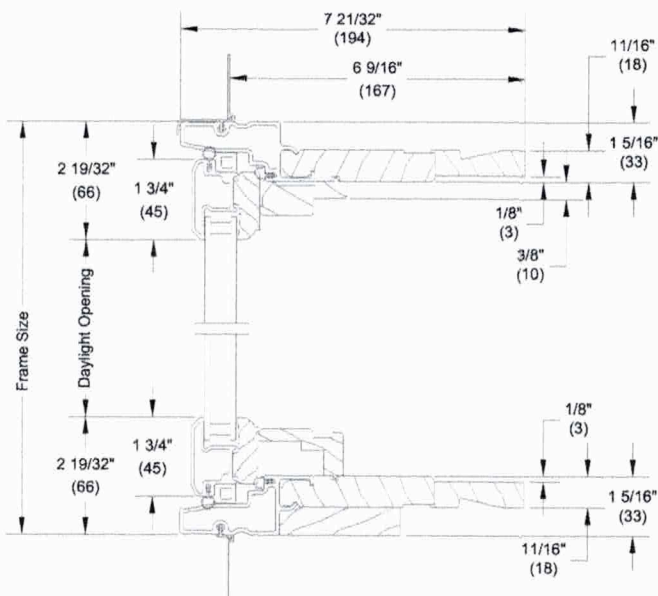


Head Jamb and Sill

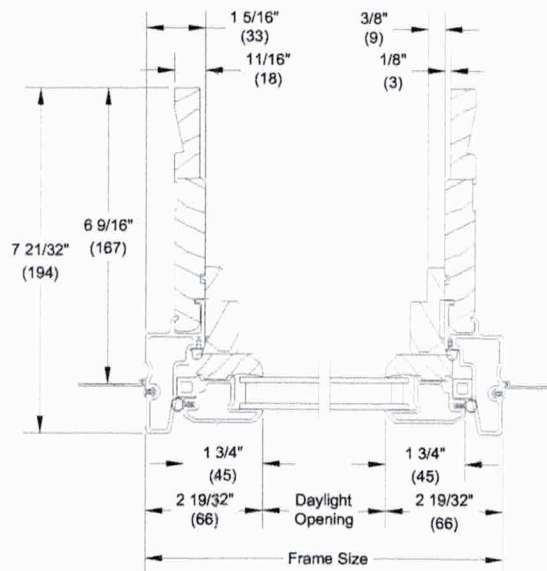


Jambs

Stationary/Picture - 6 9/16" (167)



Head Jamb and Sill



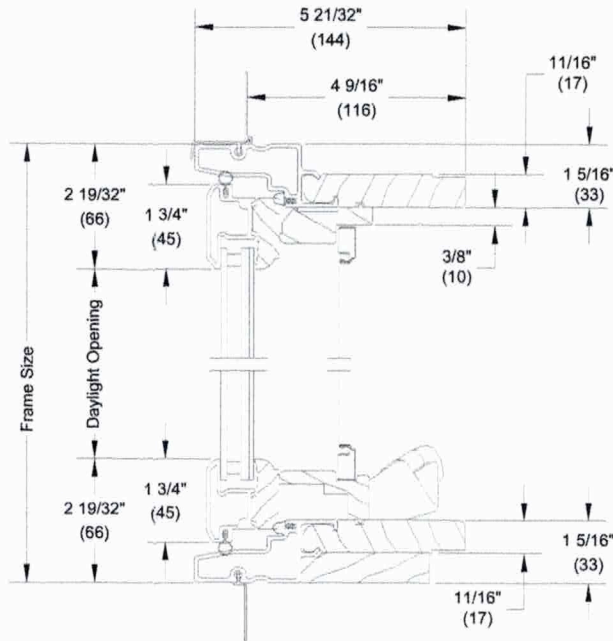
Jambs

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Section Details: Casement IZ3

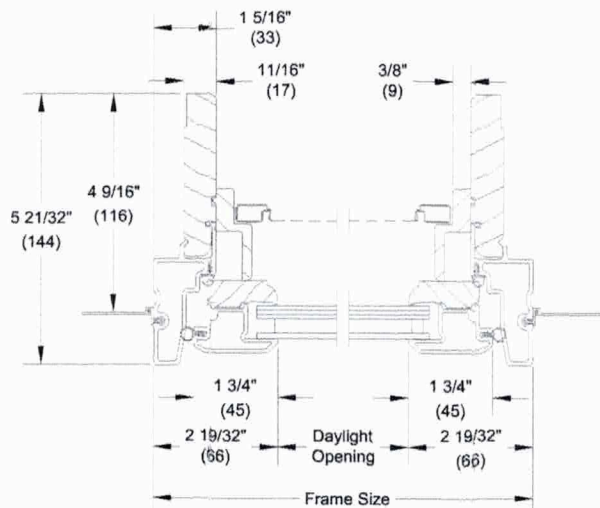
Scale: 3" = 1' 0"

Operating

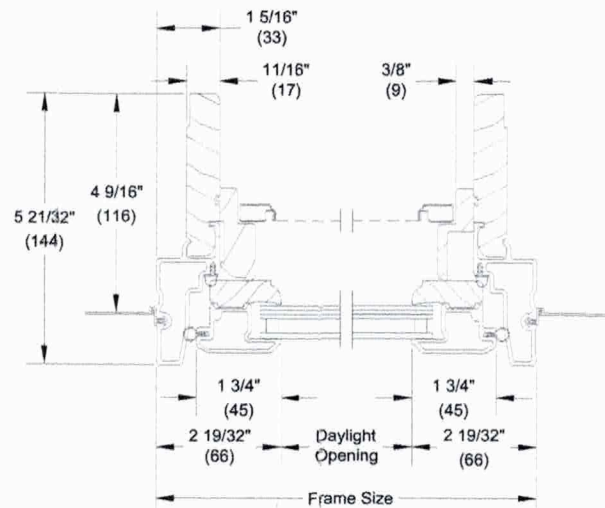


Head Jamb and Sill

Awning



Casement



Jambs

NOTE:

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