



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Jeffrey Hains**  
*Chair*

March 20, 2026

### **MEMORANDUM**

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Laura DiPasquale  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1151720 – Siding removal and restoration, porch alterations and restoration

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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** by HPC staff.

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: RELS LAND HOLDING, LLC; Thomas J. Taltavull, Architect  
Address: 16300 Layhill Road, Silver Spring

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 Laura DiPasquale at 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_

submitted on: \_\_\_\_\_

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laura D. Paquale on \_\_\_\_\_. The approval memo and stamped drawings follow.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

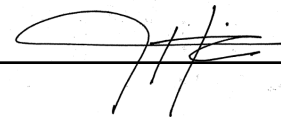
**REVIEWED**

*By Laura DiPasquale at 10:28 am, Mar 20, 2026*

APPROVED

Montgomery County

Historic Preservation Commission



A handwritten signature in black ink, appearing to be 'JH', is written over a horizontal line.

Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**REVIEWED**  
By Laura DiPasquale at 10:28 am, Mar 20, 2026

**APPROVED**  
Montgomery County  
Historic Preservation Commission



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Holland House South Elevation - December 2025

**REVIEWED**

*By Laura DiPasquale at 10:28 am, Mar 20, 2026*





Holland House East Elevation - December 2025

**REVIEWED**

*By Laura DiPasquale at 10:28 am, Mar 20, 2026*

APPROVED  
Montgomery County  
Historic Preservation Commission



Holland House North Elevation - December 2025

**REVIEWED**  
By Laura DiPasquale at 10:28 am, Mar 20, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission  




Holland House West Elevation - December 2025

**REVIEWED**

*By Laura DiPasquale at 10:28 am, Mar 20, 2026*

APPROVED

Montgomery County  
Historic Preservation Commission



Holland House - Front Porch Deck Detail - December 2025

**REVIEWED**

*By Laura DiPasquale at 10:28 am, Mar 20, 2026*

APPROVED

Montgomery County  
Historic Preservation Commission



Holland House - Front Porch Steps December 2025

**REVIEWED**

*By Laura DiPasquale at 10:29 am, Mar 20, 2026*

APPROVED

Montgomery County  
Historic Preservation Commission



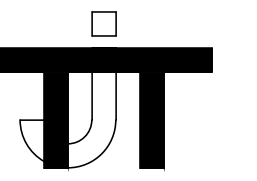
Holland House - Siding Detail at Southwest Corner - December 2025

**REVIEWED**

By Laura DiPasquale at 10:29 am, Mar 20, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission





ARCHITECTS  
PLANNERS  
HISTORIC  
PRESERVATION

THOMAS J. TALTAVULL  
ARCHITECT  
20650 PLUM CREEK COURT  
GAITHERSBURG, MARYLAND 20882  
301.840.1847  
tom@tjarchitects.com

Professional Certification:  
I hereby 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 No. 9083,  
Expiration Date: 6-13-2026.

Professional Seal

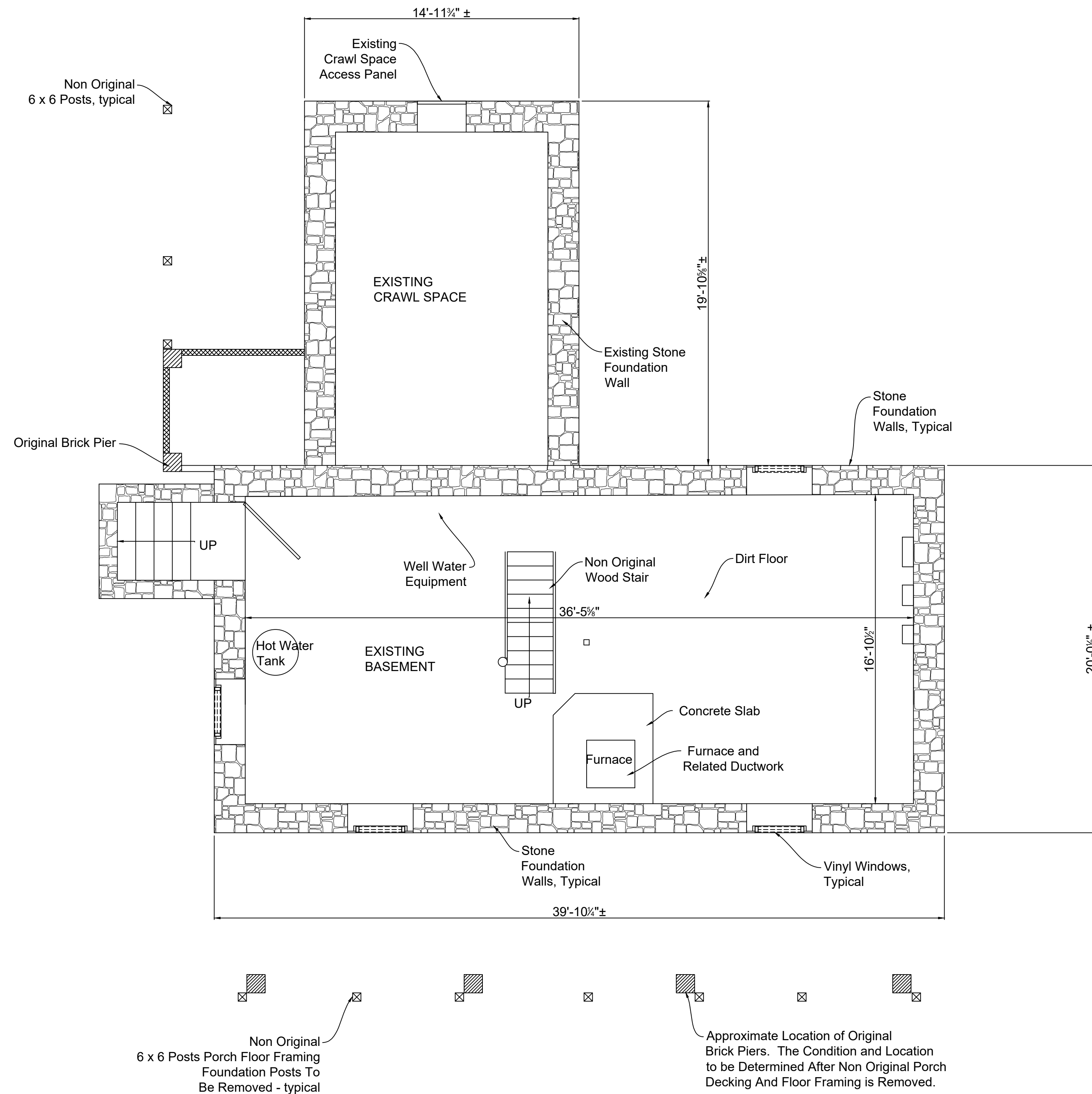
Revisions  
Rev. 1 3-18-2026  
Drawing Title  
EXISTING PLANS

Date: March 13, 2026

Restoration to:  
James Holland House:  
RELS LAND HOLDING LLC - Owner  
16300 Layhill Road,  
Silver Spring, Maryland 20906

Drawing Number

A001



Non Original  
6 x 6 Posts Porch Floor Framing  
Foundation Posts To  
Be Removed - typical

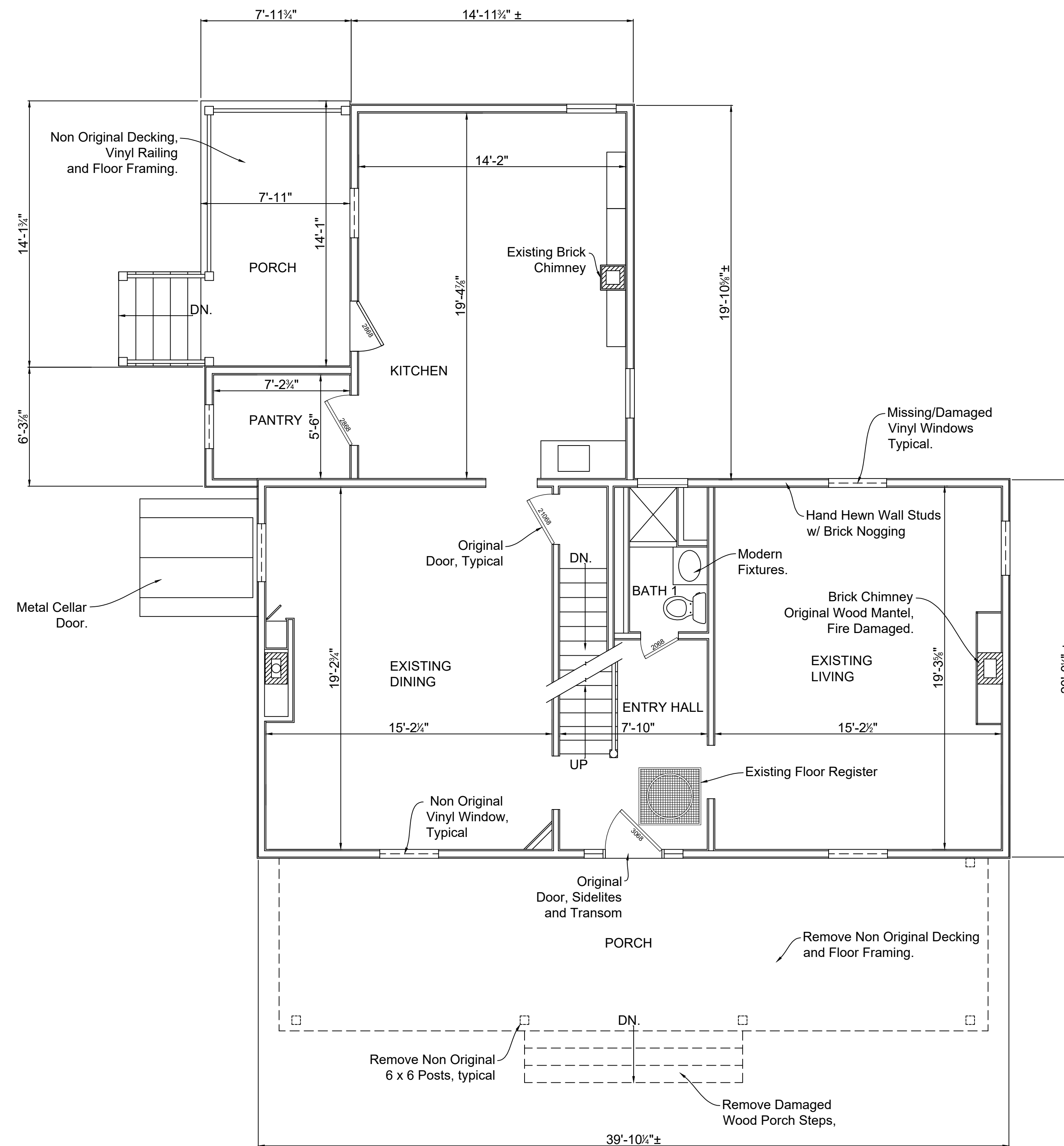
Approximate Location of Original  
Brick Piers. The Condition and Location  
to be Determined After Non Original Porch  
Decking And Floor Framing is Removed.

**REVIEWED**  
By Laura DiPasquale at 10:29 am, Mar 20, 2026

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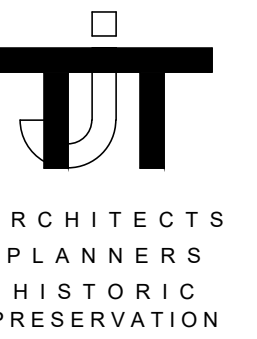
EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



**REVIEWED**  
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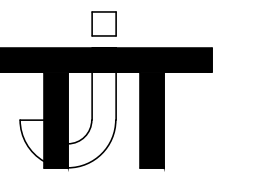
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**Rev. 1** 3-18-2026  
Drawing Title  
**EXISTING PLANS**

Date: March 13, 2026

Restoration to:  
James Holland House:  
RELS LAND HOLDING LLC - Owner  
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Silver Spring, Maryland 20906

Drawing Number

A002



ARCHITECTS  
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HISTORIC  
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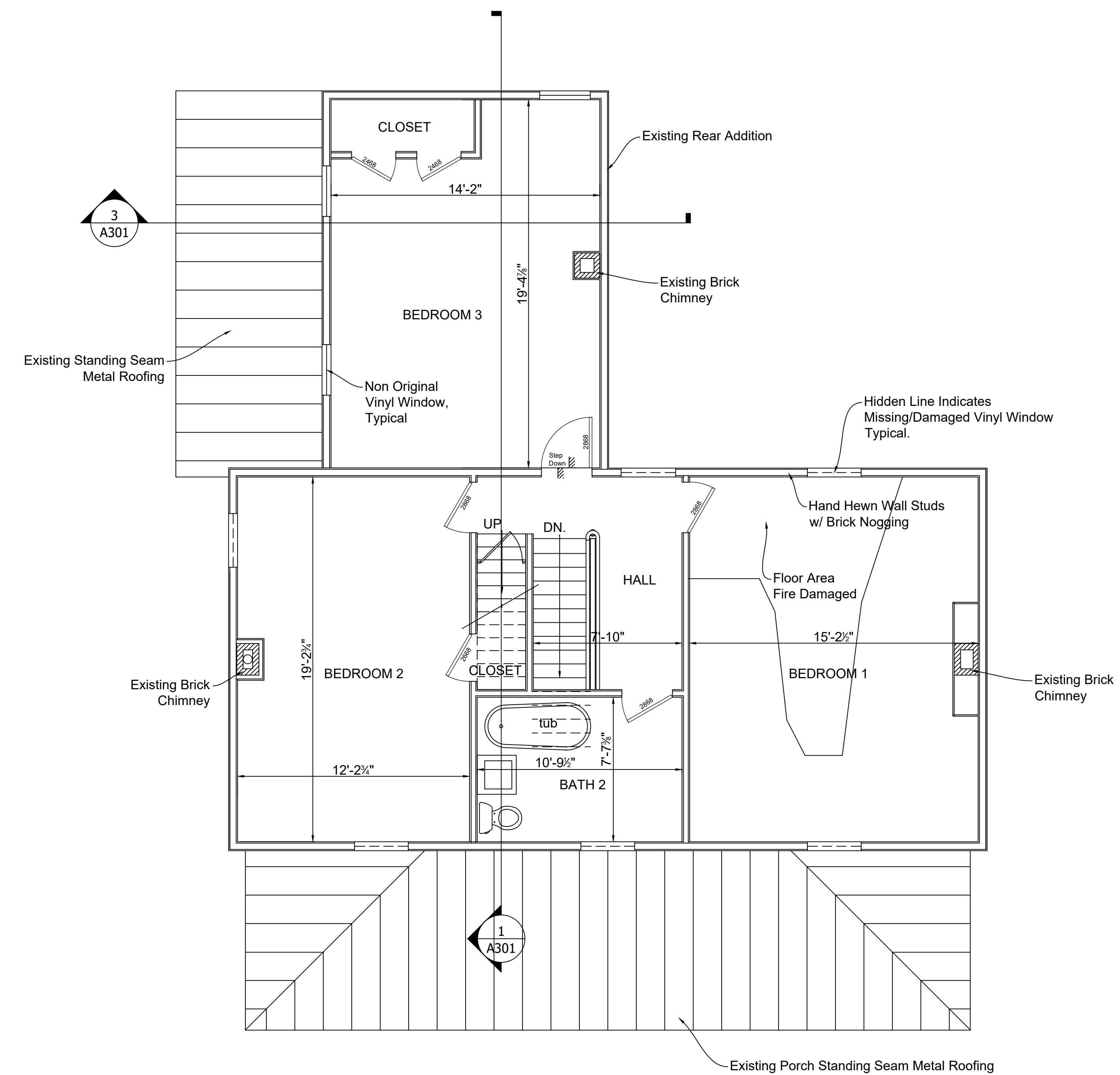
Revisions  
Drawing Title  
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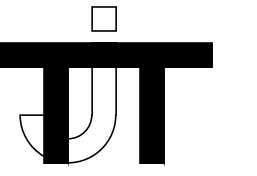
Drawing Number

A003



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Montgomery County  
Historic Preservation Commission



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Revisions  
Drawing Title

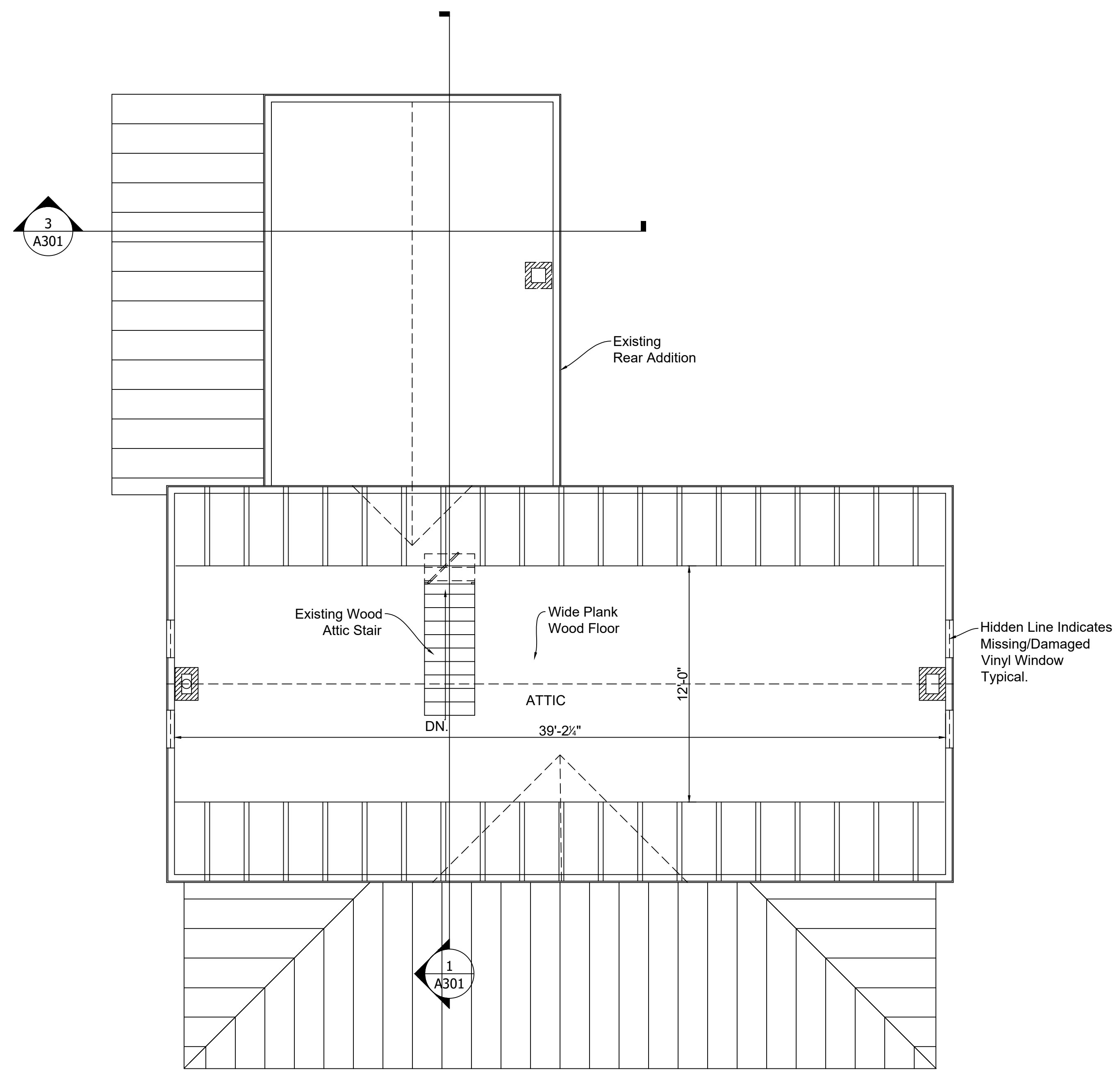
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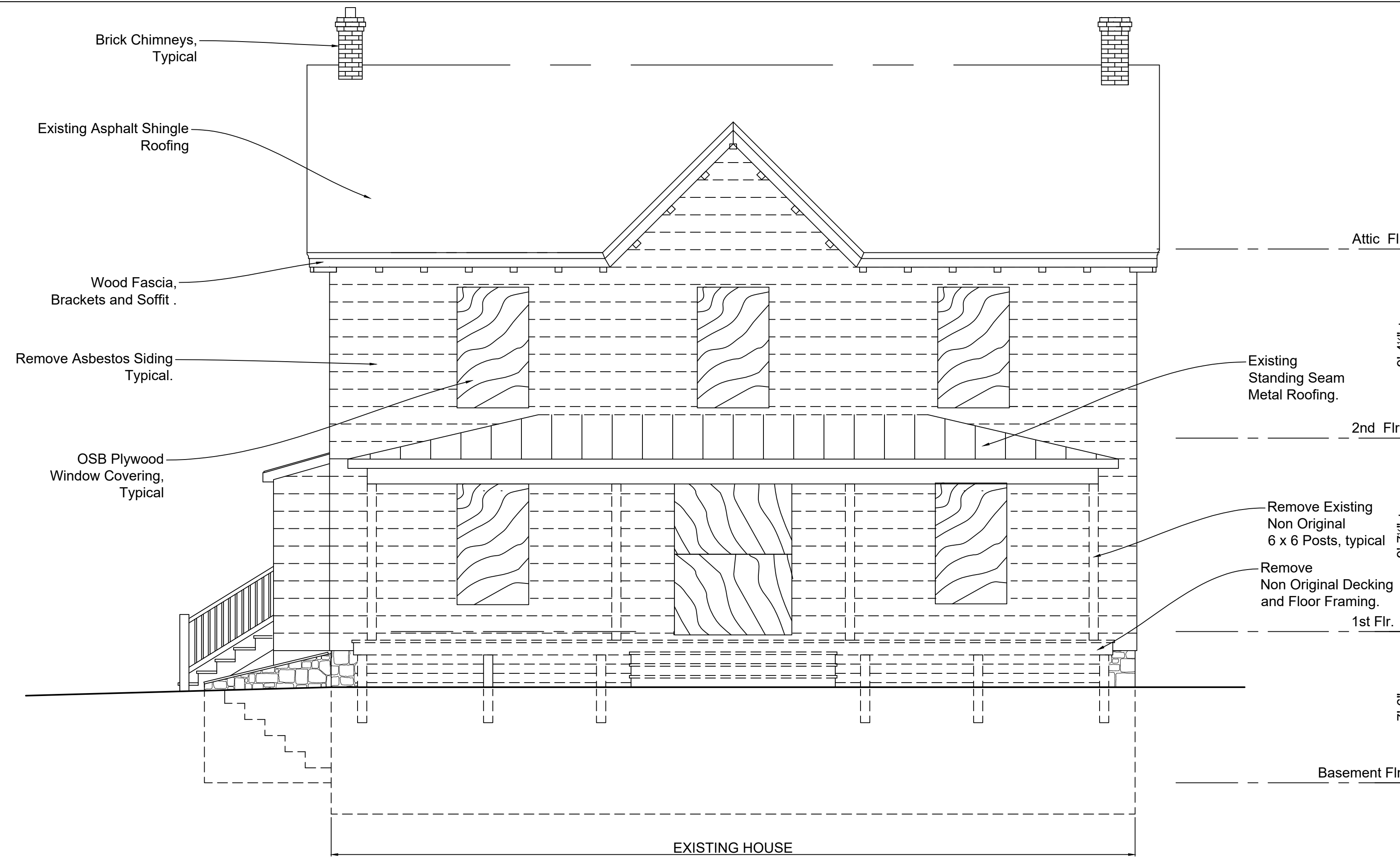
Drawing Number

A004



**REVIEWED**  
By Laura DiPasquale at 10:29 am, Mar 20, 2026

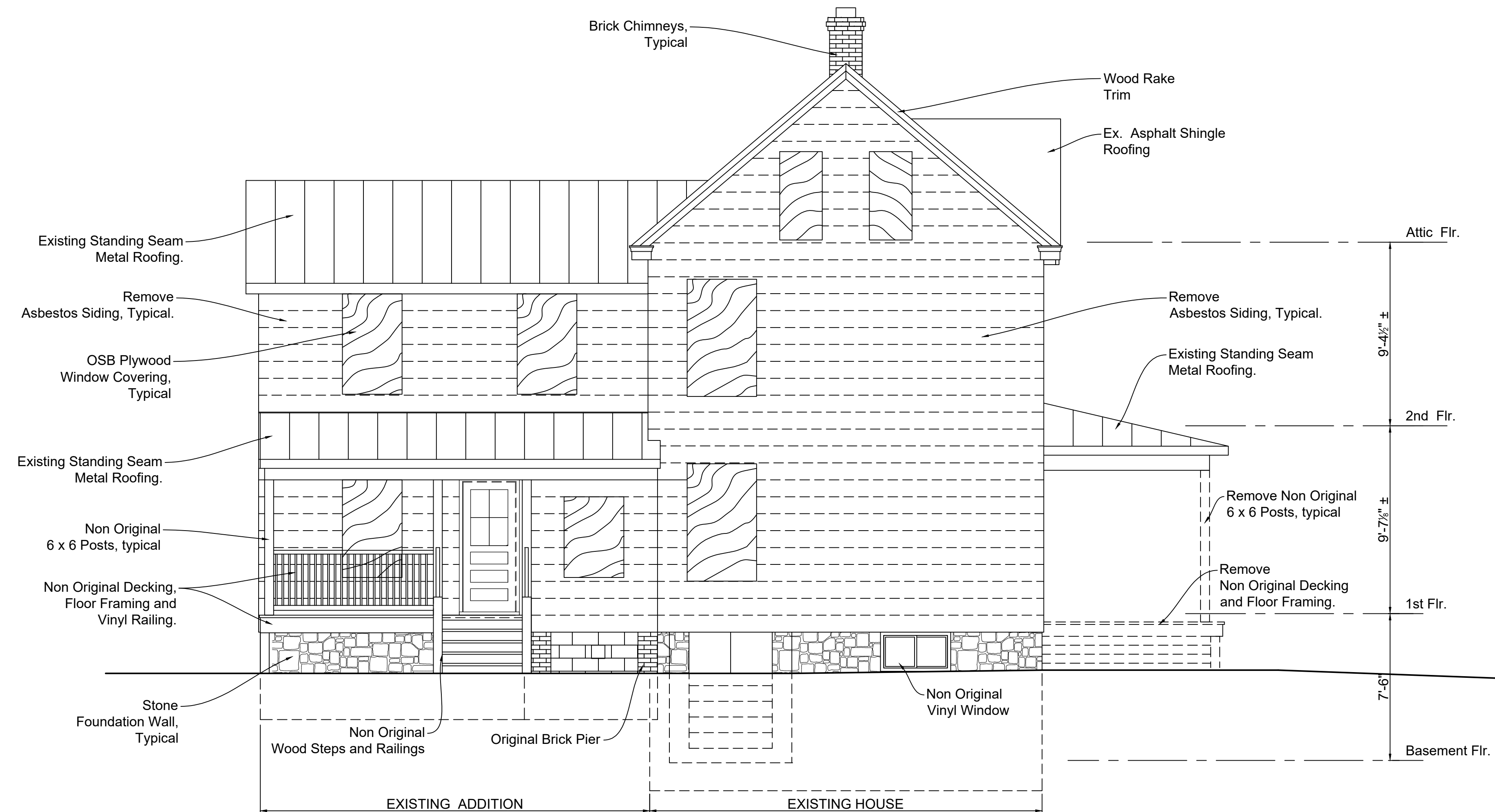
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Montgomery County  
Historic Preservation Commission



EXISTING SOUTH ELEVATION

1/4" = 1'-0"

2



EXISTING WEST ELEVATION

1/4" = 1'-0"

1

Revisions  
Rev. 1 3-18-2026  
Drawing Title  
EXISTING ELEVATIONS

Date: March 13, 2026

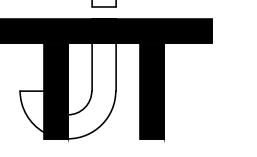
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Drawing Number

A005



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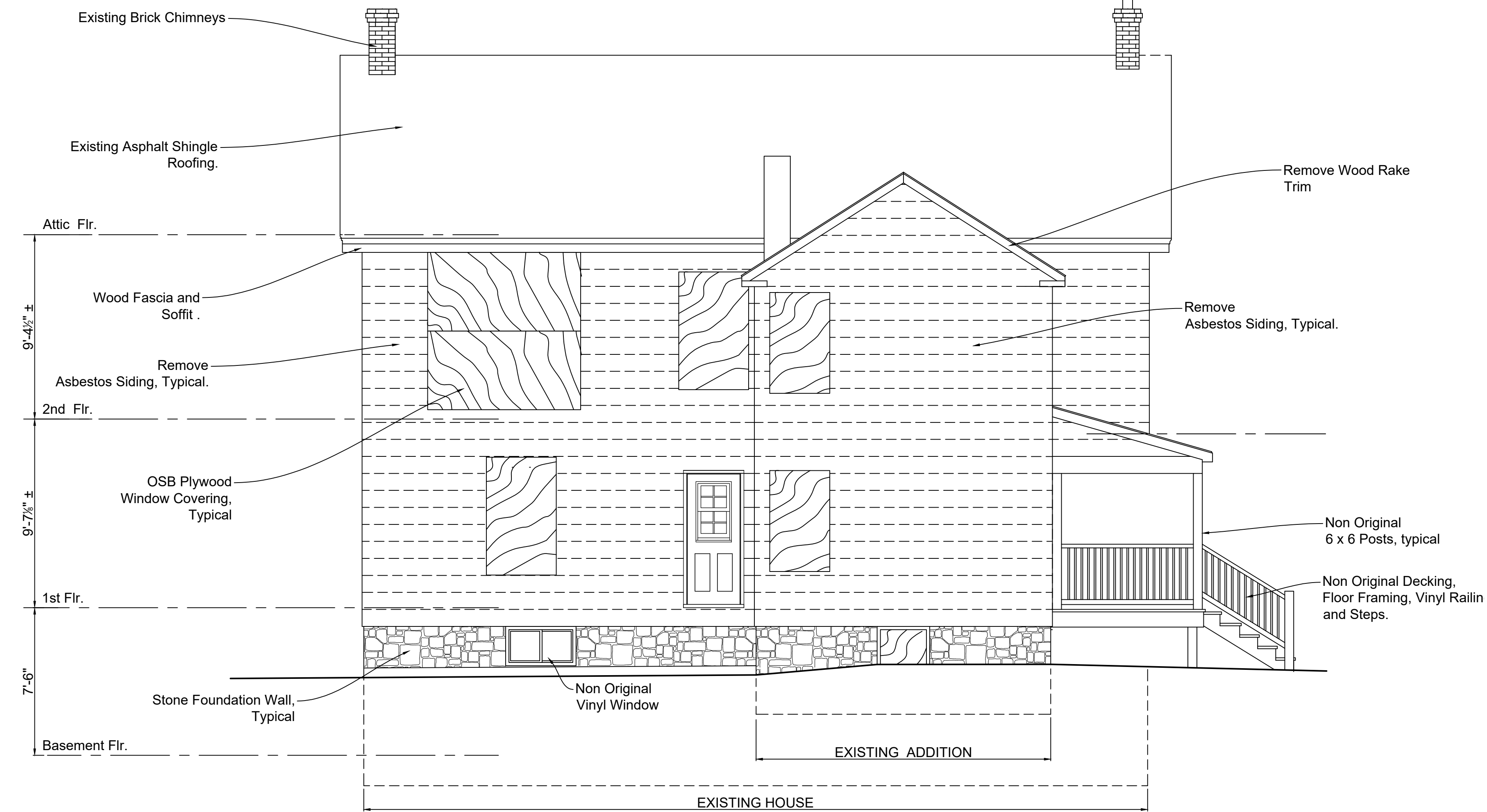
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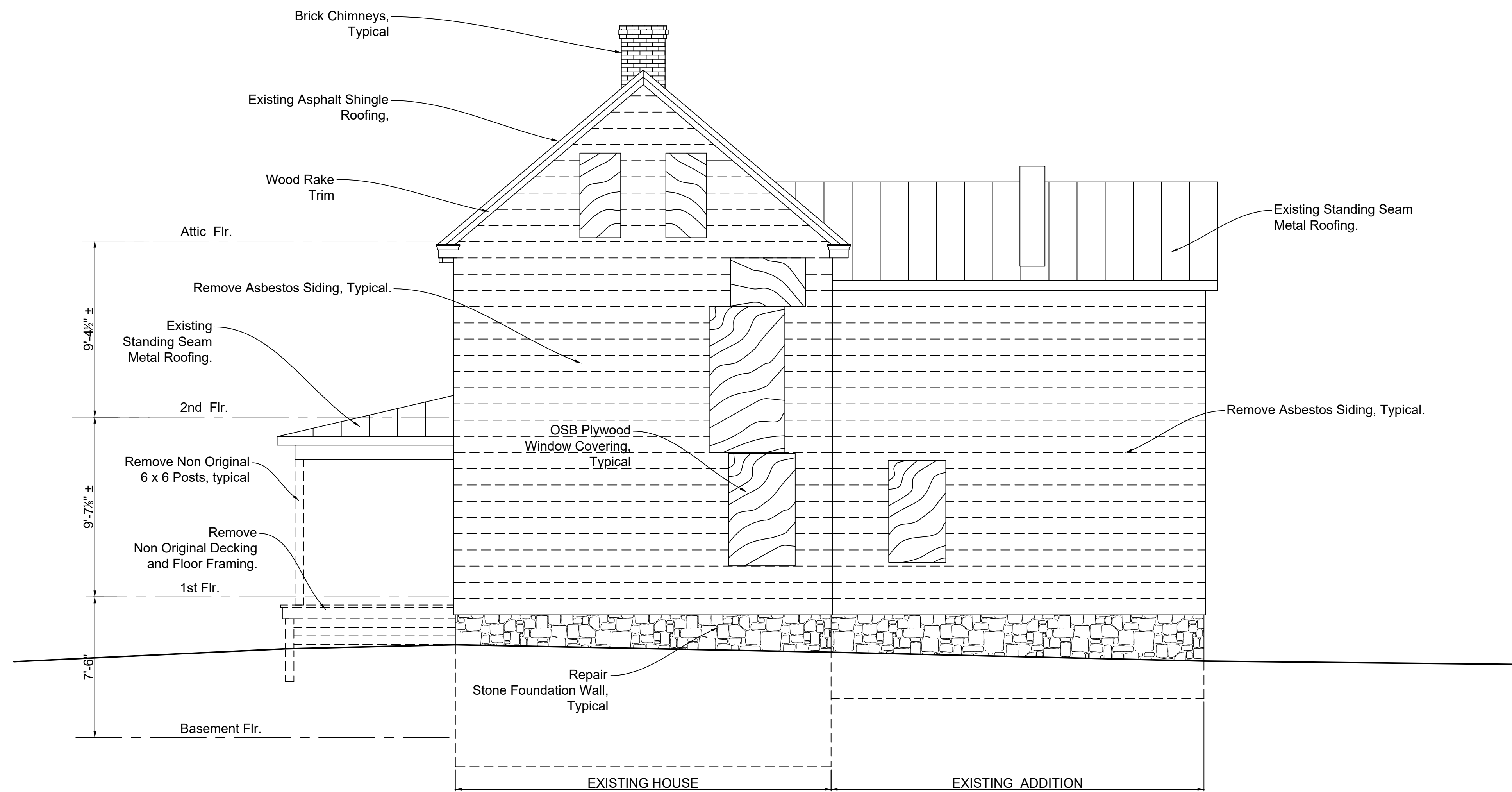
A006



EXISTING NORTH ELEVATION

1/4" = 1'-0"

2



EXISTING EAST ELEVATION

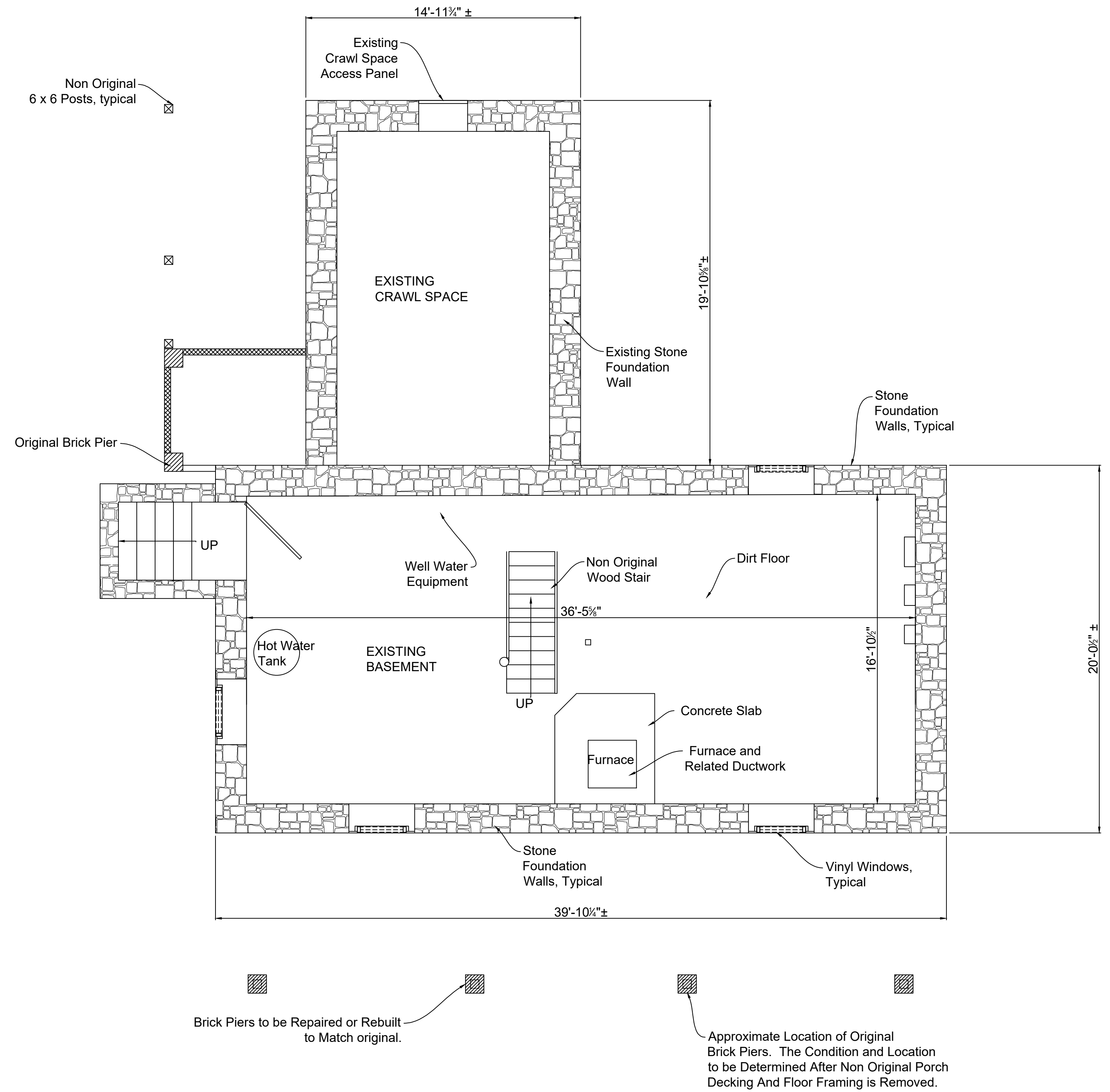
1/4" = 1'-0"

1

**REVIEWED**  
By Laura DiPasquale at 10:29 am, Mar 20, 2026

**APPROVED**  
Montgomery County  
Historic Preservation Commission

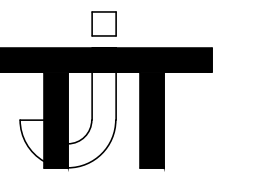
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By Laura DiPasquale at 10:29 am, Mar 20, 2026

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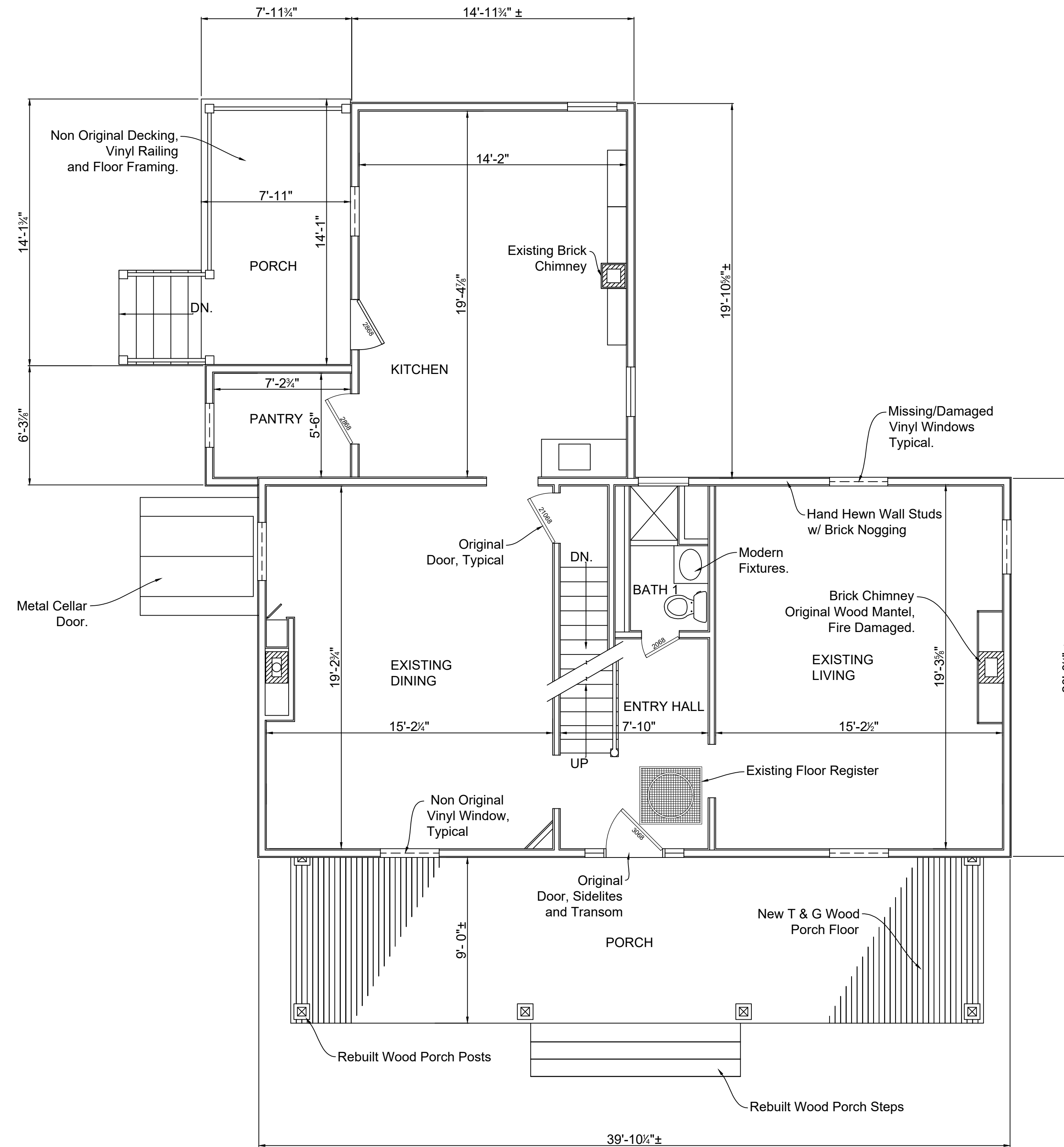
Revisions  
Rev. 1 3-18-2026  
Drawing Title  
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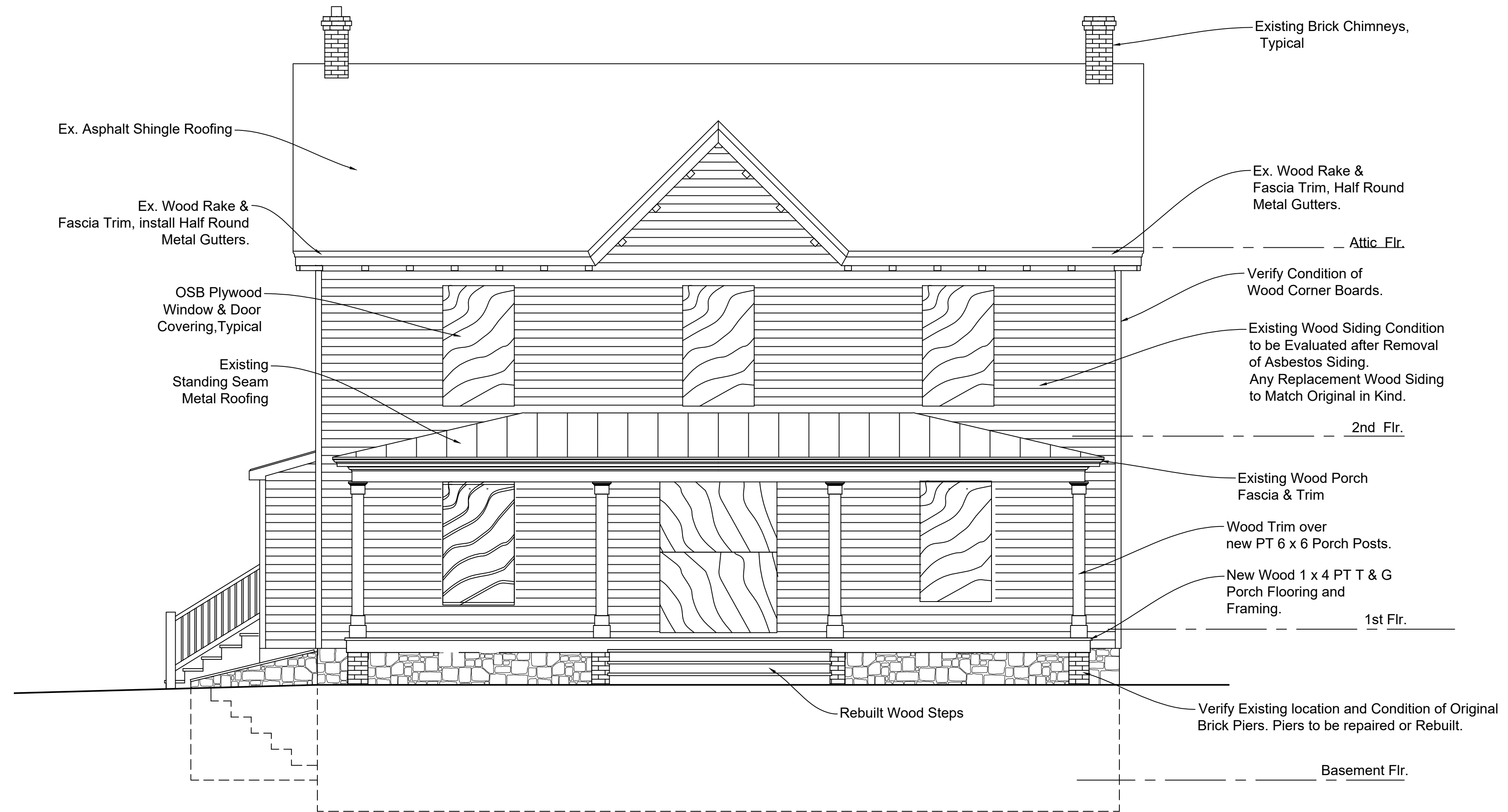
Drawing Number

A102



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By Laura DiPasquale at 10:29 am, Mar 20, 2026

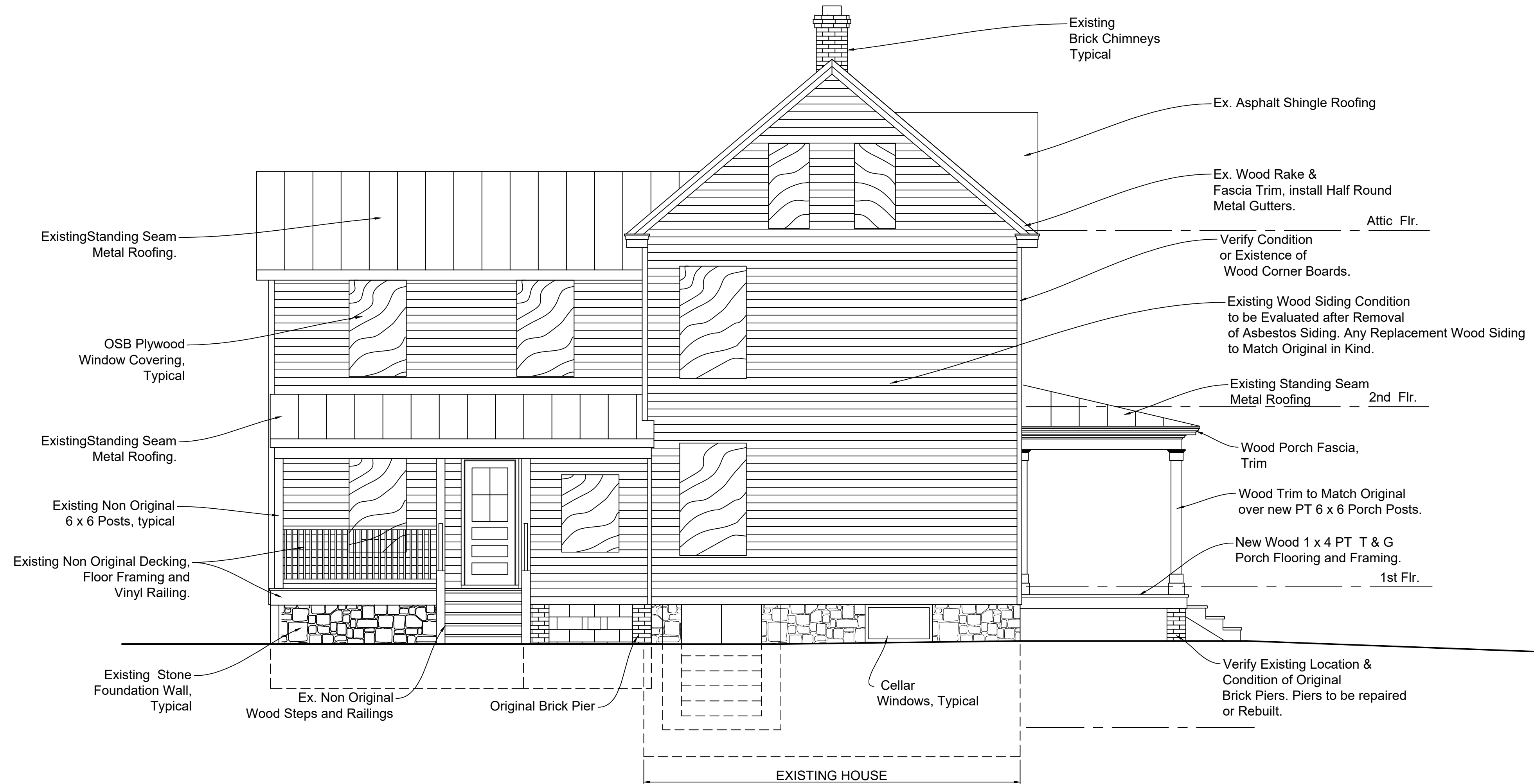
APPROVED  
Montgomery County  
Historic Preservation Commission



PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

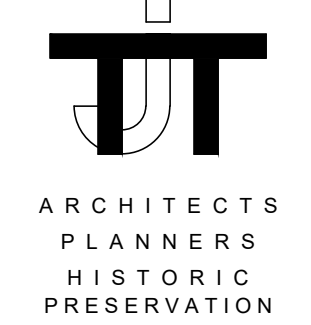
2



PROPOSED WEST ELEVATION

1/4" = 1'-0"

1



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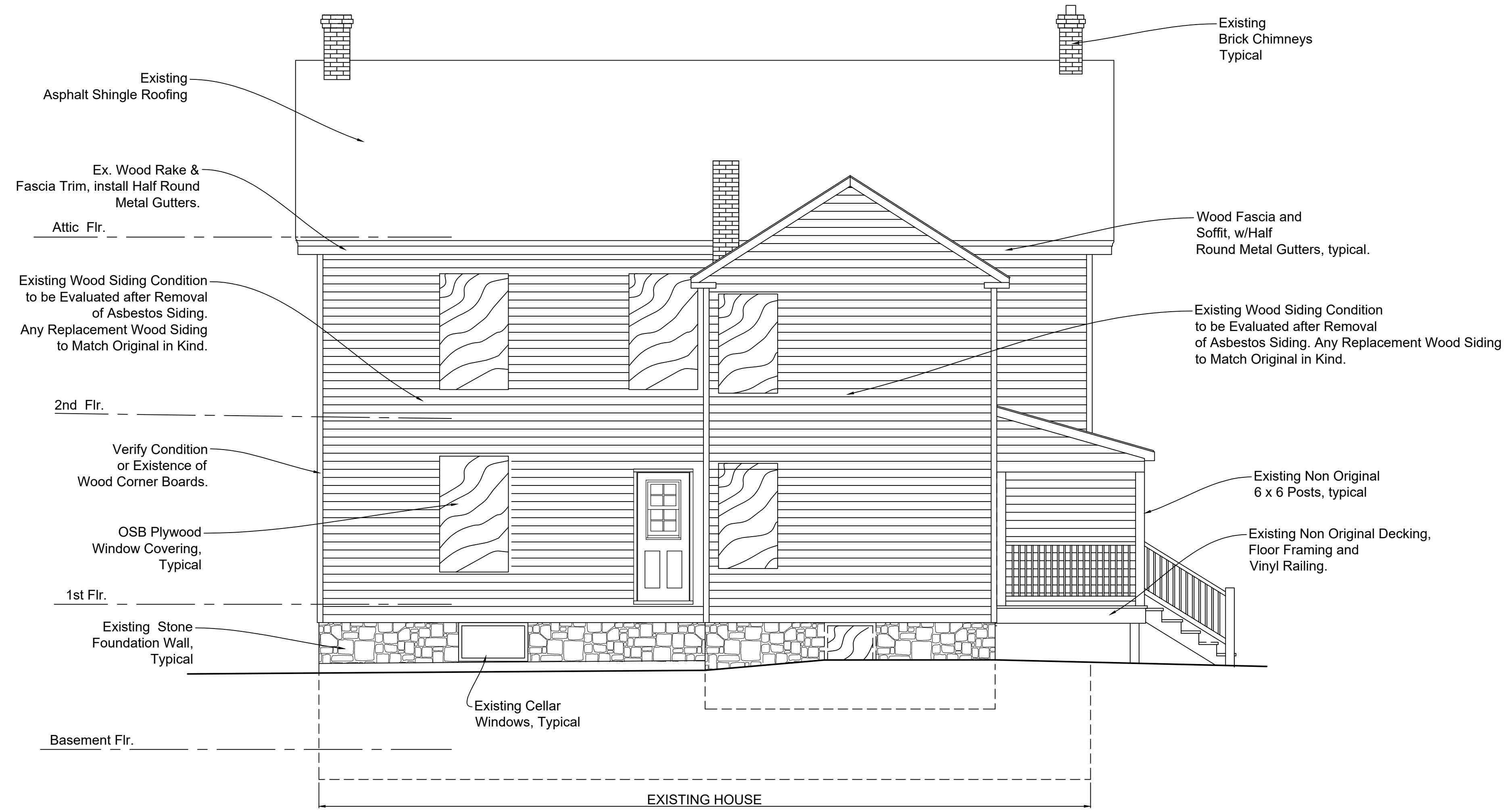
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Montgomery County  
Historic Preservation Commission

Restoration to:  
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Drawing Number

A200

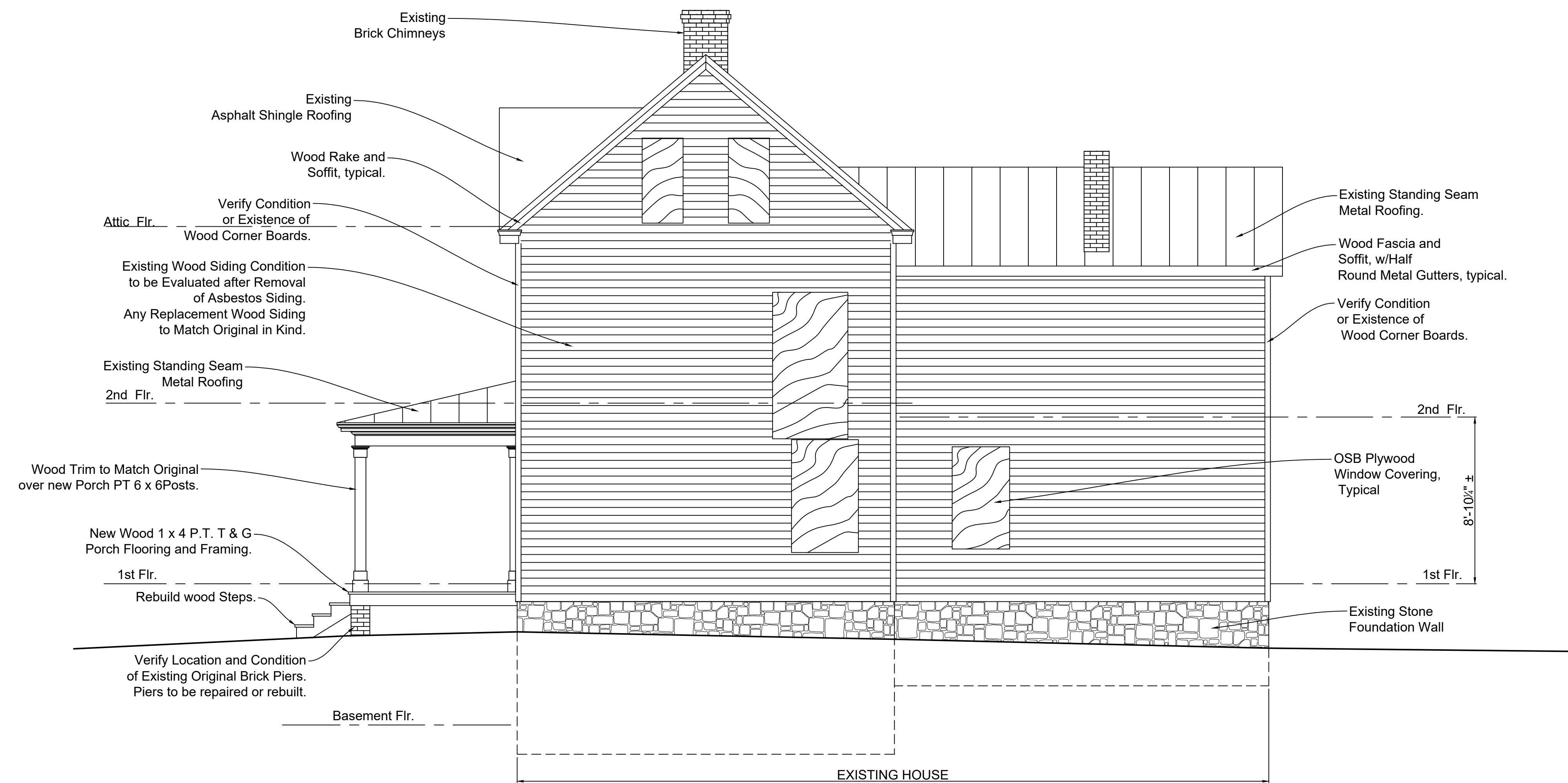
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PROPOSED NORTH ELEVATION

1/4" = 1'-0"

2



PROPOSED EAST ELEVATION

1/4" = 1'-0"

1

**REVIEWED**  
By Laura DiPasquale at 10:30 am, Mar 20, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission



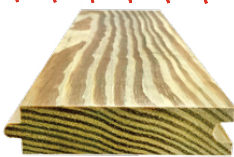
# PORCH FLOORING, T&G, CUSTOM MILLING

## PORCH FLOORING

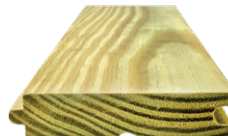
### ELEVATE YOUR OUTDOOR ENTRANCE

Porches add comfort, distinction, and value to any home and act as a natural extension of the family living space. Culpeper porch flooring is a superior choice for enhancing this architectural icon.

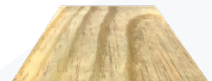
All profiles available in: 2x4, 2x6, 2x8, 2x10



**1x4 T&G  
PORCH FLOORING**



**1x4 T&G  
PORCH FLOORING**



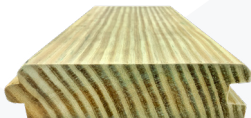
**5/4x4 T&G  
PORCH FLOORING**

**REVIEWED**

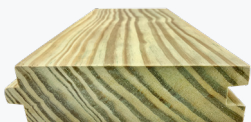
*By Laura DiPasquale at 10:30 am, Mar 20, 2026*

### CULPEPER TONGUE AND GROOVE

Culpeper tongue and groove boards consist of a "tongue" on one side and the interlock. The tongue and groove style is a popular choice for porches, covered patio ceilings, w



**2x6 V ONE SIDE**



**2x6 SQUARE EDGE**

**APPROVED**

Montgomery County

Historic Preservation Commission