

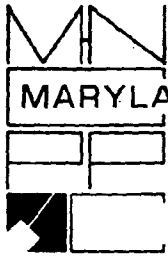
37/3-97S 5 Hickory Avenue
(Takoma Park Historic District)

MIGUEL POSSE

ENTERPRISE VI

Home Improvement
Air Conditioning and Heating

15304 Bunchberry Ct.
N. Potomac, MD 20878 (301) 869-2521



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 6/26/97

MEMORANDUM

* See Stamped drawings in
Staff report
Circle 9-12.

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: Gwen Wright *(Signature)* Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Jeffrey Whalen & Stephanie Siegel

Address: 5 Hickory Ave, Takoma Park MD 20912

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

mail cc to: Miguel Posse, Enterprise II
15304 Burchberry Ct., N. Potomac, MD. 20878



RE: TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: PHILIP TOSCI

Daytime Phone No.: 301-867-2521

Tax Account No.: 1066392

Name of Property Owner: John B. Whelan - Stephanie Eschel Daytime Phone No.: 202-342-8400

Address: 5 HICKORY AVE TAROMA PARK MARYLAND 20912
Street Number City Street Zip Code

Contractor: ENTERPRISE VI Phone No.: 201-867-2521

Contractor Registration No.: 33054

Agent for Owner: MIGUEL POSSE - ENTERPRISE VI Daytime Phone No.: 301-867-2521

LOCATION OF BUILDING/PREMISE

House Number: 5 Street: HICKORY AVE

Town/City: TAROMA PARK Nearest Cross Street: COLUMBIA AVE

Lot: 21 Block: 18 Subdivision: GILBERTS

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 22,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Miguel Posse

Signature of owner or authorized agent

6-3-97

Date

Approved: X

For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature]

Date: 6/26/97

Application/Permit No.: 9706050003 Date Filed: 6-5-97

Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

*This non-contributing site in the historic district is a Tudor
renovated built in the 1920's. It has an enclosed side porch
on the south side which is visible from the street (see attached
picture). The porch*

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

*To remove existing side porch and build two rooms and bathroom
using the same type of siding and paint as existing.
Use interior window double pan, one over one, framed on the
exterior to match the existing ones.*

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

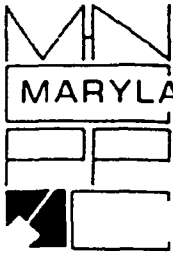
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



DATE: 6/26/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, ^{ADP} Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5 Hickory Avenue

Meeting Date: 6/25/97

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-97S

Tax Credit: No

Public Notice: 6/11/97

Report Date: 6/18/97

Applicant: Jeffrey B. Whalen, Stephanie Siegel
(Miguel Posse, Agent)

Staff: Robin D. Ziek

PROPOSAL: Renovate & enlarge existing side addition

RECOMMENDATIONS:
APPROVAL

Expedited

PROJECT DESCRIPTION

RESOURCE: Non-contributing

STYLE: Half-timber Tudor Revival

DATE: c1920

The existing house is a 1-1/2 story frame house, with exposed framing with stucco finish in the front gable. The side gable has wood shingle siding. The first floor utilizes clapboard siding. The existing side porch has been fully enclosed. The windows on this side porch are multiple groupings of two or three 6/6 windows, under the frame of a stucco lunette. The house is considered Non-Contributing within the Takoma Park Historic District.

Always like this.

PROJECT PROPOSAL

The owner proposes to remove the existing side porch, and build a new side addition. The proposed new addition would be the same width as the existing porch, but would be much longer. Instead of a single room, the new addition would include two rooms and a bath. The proposed new windows would be vinyl-clad wood windows, 1/1, with thermal glazing (by Anderson).

The proposed new addition would come forward of the plane of the existing porch, to the plane of the front door. The low roof configuration would be maintained in order to leave the second story windows unobstructed.

①

STAFF COMMENTS

Proposals on a Non-Contributing resource are always judged leniently, with a view towards the impact on the historic district as a whole rather than on the specific resource. This proposed addition would have a minimal impact on the historic district in terms of massing and material. The proposed footprint is larger than the existing porch, but the narrow width and height of the addition will help maintain the secondary relationship of addition to house. The proposed use of vinyl-clad windows would not be recommended on a contributing resource, but may be acceptable for a Non-Contributing resource. The proposed siding will match the existing siding.

STAFF RECOMMENDATION

Staff recommends that, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Secretary of the Interior's Standards for Rehabilitation #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

and with the Takoma Park Guidelines for Non-Contributing Resources that state:

Most alterations and additions...should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing...which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MIGUEL POSSE

Daytime Phone No.: 301-869-2521

Tax Account No.: 1066392

Name of Property Owner: Jeffrey B Whalen - Stephanie Siesel Daytime Phone No.: 202-342-8400

Address: 5 HICKORY AVE TAKOMA PARK MARYLAND 20912
Street Number City State Zip Code

Contractor: ENTERPRISE VI Phone No.: 301-869-2521

Contractor Registration No.: 33054

Agent for Owner: MIGUEL POSSE - ENTERPRISE VI Daytime Phone No.: 301-869-2521

LOCATION OF BUILDING/PREMISE

House Number: 5 Street: HICKORY AVE

Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVE

Lot: 21 Block: 18 Subdivision: GILBERTS

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- | | |
|--|---|
| <p>1A. CHECK ALL APPLICABLE:</p> <p><input checked="" type="checkbox"/> Construct <input type="checkbox"/> Extend <input checked="" type="checkbox"/> Alter/Renovate</p> <p><input type="checkbox"/> Move <input type="checkbox"/> Install <input type="checkbox"/> Wreck/Raze</p> <p><input type="checkbox"/> Revision <input type="checkbox"/> Repair <input type="checkbox"/> Revocable</p> | <p>CHECK ALL APPLICABLE:</p> <p><input type="checkbox"/> A/C <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Room Addition <input type="checkbox"/> Porch <input type="checkbox"/> Deck <input type="checkbox"/> Shed</p> <p><input type="checkbox"/> Solar <input type="checkbox"/> Fireplace <input type="checkbox"/> Woodburning Stove <input type="checkbox"/> Single Family</p> <p><input type="checkbox"/> Fence/Wall (complete Section 4) <input type="checkbox"/> Other: _____</p> |
|--|---|

1B. Construction cost estimate: \$ 22,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Miguel Posse
 Signature of owner or authorized agent

6-3-97 **(3)**
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

REQUIREMENTS FOR THE HISTORIC PRESERVATION COMMISSION



HISTORIC PRESERVATION COMMISSION

301492-4270

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

This man contributed to the historic district is a Tudor revival built on the 1820s. It has an enclosed side porch on the south side. (See attached pictures) The interior.

Contact Person

Official Name

Address No.

Address Name

Address Name

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

To remove existing side porch and build two rooms and bathroom using the same type of siding and paint as existing. Use Anderson window double hung, one over one, framed on the exterior to match the existing ones.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping

3. PLANS AND ELEVATIONS

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- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

4

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Teresa Smith
7 Hickory Ave.
TAKOMA PARK, MD 20912

270-891-3843

Chris Warner / Mark Freeg

270-5586

3 Hickory Ave.
TAKOMA PARK - MD 20912

right

left

Tom + Adele Hutchins
18 Hickory Ave
TAKOMA PARK, MD 20912
270-2536

across right

Non Kin -

270-4524

14 Hickory Ave
Takoma Park, Md.
20912

across

5

REMAINDER OF LOT 20

N 11° 53' WEST 61.15

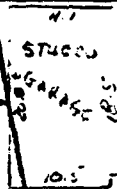
N

LOT 20

PART OF LOT 20

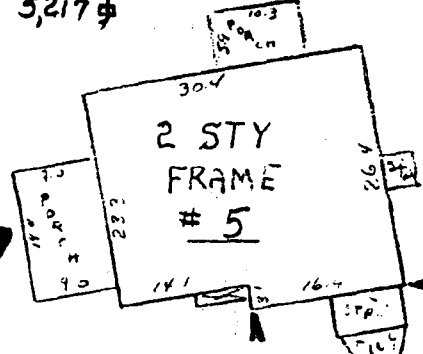
LOT 20

PARTY WALL



PART OF LOT 21

5,217 sq



Z

68° 00' 00" E
81.60

LOT 21

LOT 21

68° 00' 00" W
92.30

EXISTING

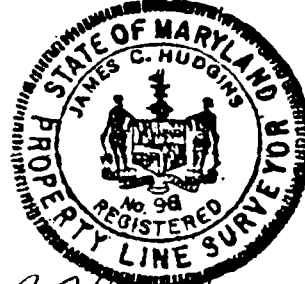
EXISTING SIDE PORCH

Subject property is shown in Zone C on the National Flood Insurance Program Flood Insurance Rate Map of MONTGOMERY County, Maryland, Sheet # 200 OF 200. Flood Insurance Policy No. 240049-0200 B. Effective Date 7-2-79.

S 22° EAST 60.00' HICKORY AVENUE

This is to certify that I have surveyed the property known as PART OF LOTS 20 & 21, BLOCK #18 OF B.F. GILBERTS ADDITION TO TAKOMA PARK sheet of recorded BK- A PLAT 2 among the Land Records of MONTGOMERY County, Maryland for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.



J. Carl Huggins PLS#96

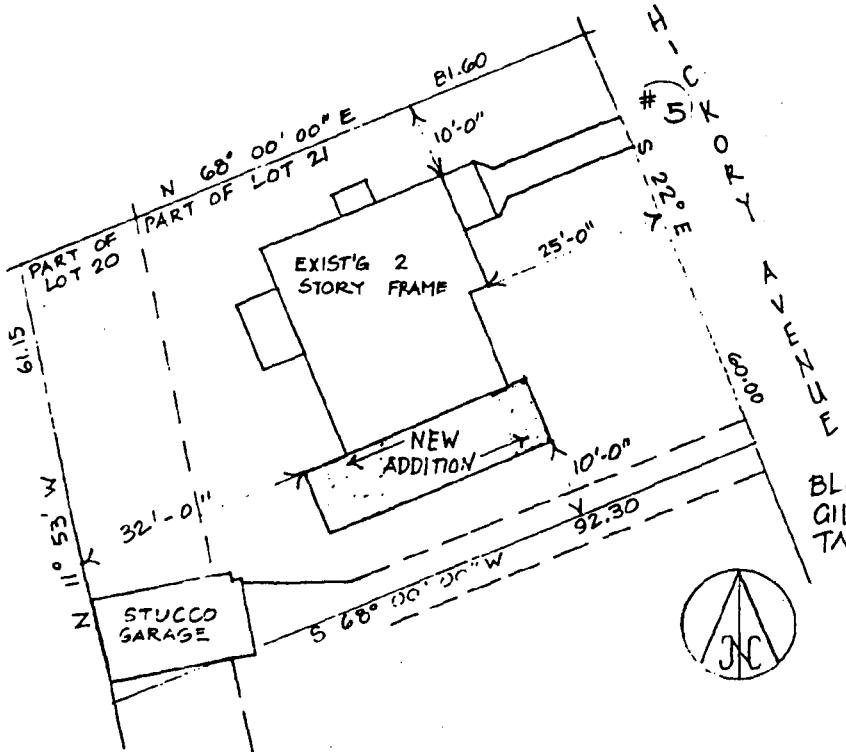
LOCATION SURVEY

#5 HICKORY AVENUE
13TH ELECTION DISTRICT
MONTGOMERY COUNTY MARYLAND

NTT ASSOCIATES, INC.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Phone 442-2031

Scale 1"=20'
Date 11-5-88
Field By MITCH
Drawn By MITCH
Drawing #996SS

9



SITE PLAN PROPOSED

1" = 20'-0"

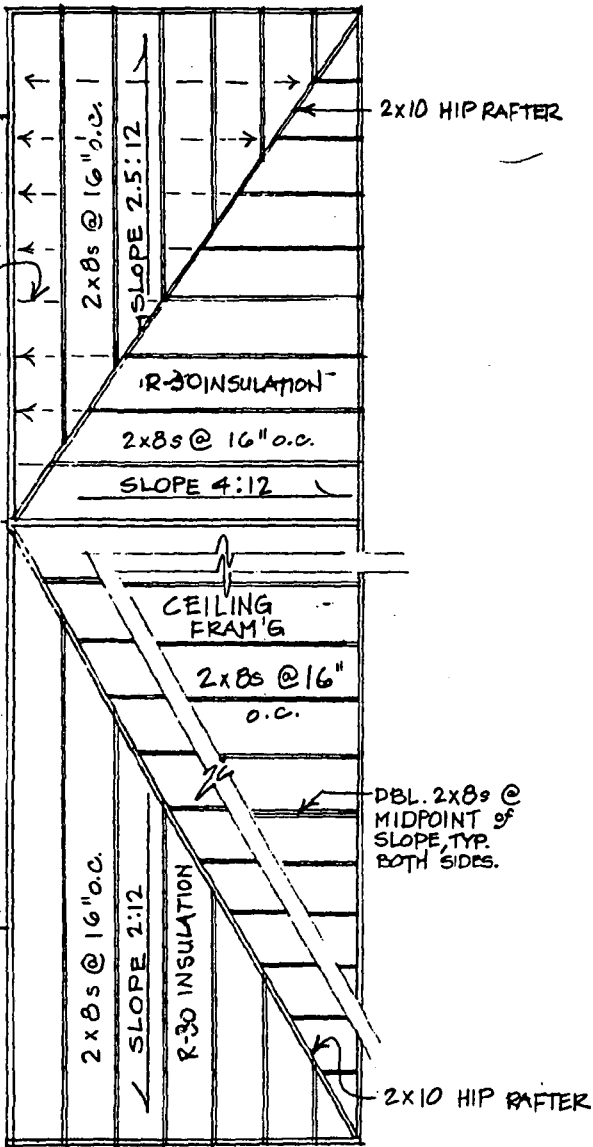
BLK. # 18 of GILBERTS ADDN TAKOMA PARK



FLOOR FRAMING, BELOW, TO BE 2x8s @ 16" o.c.

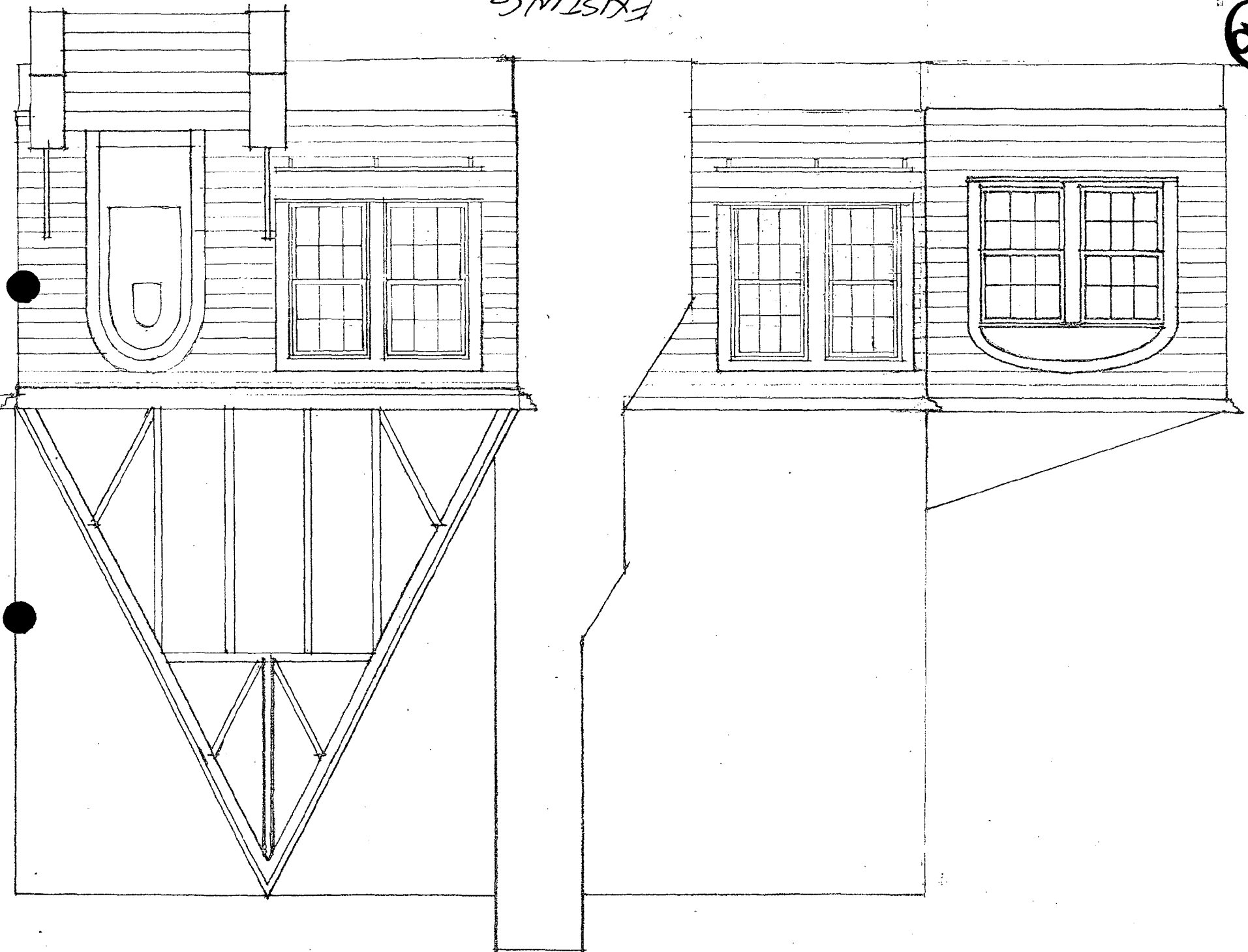
FRAMING PLAN

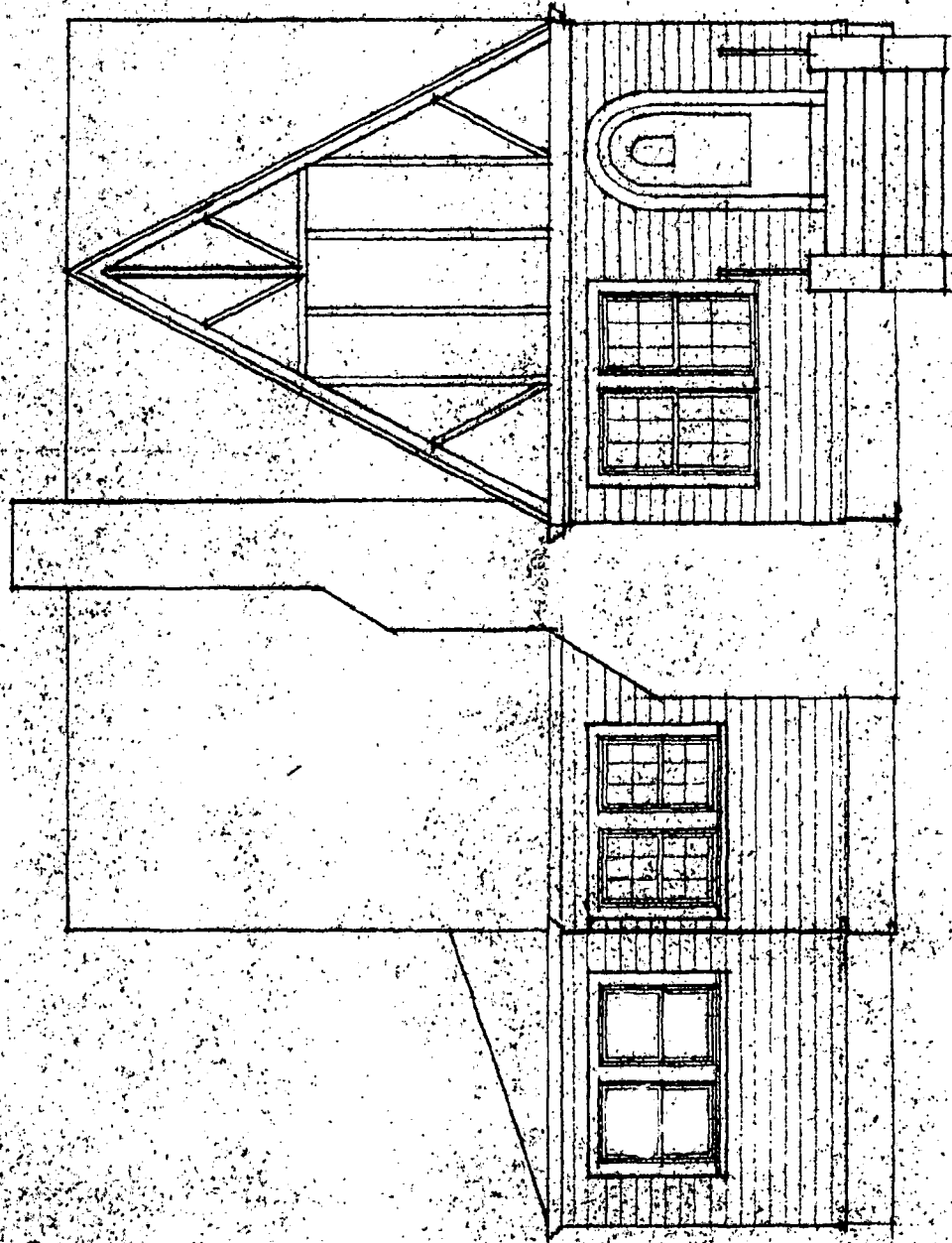
1/4" = 1'-0"



PROPOSED
7

EXISTING





PROPOSED ELEVATION

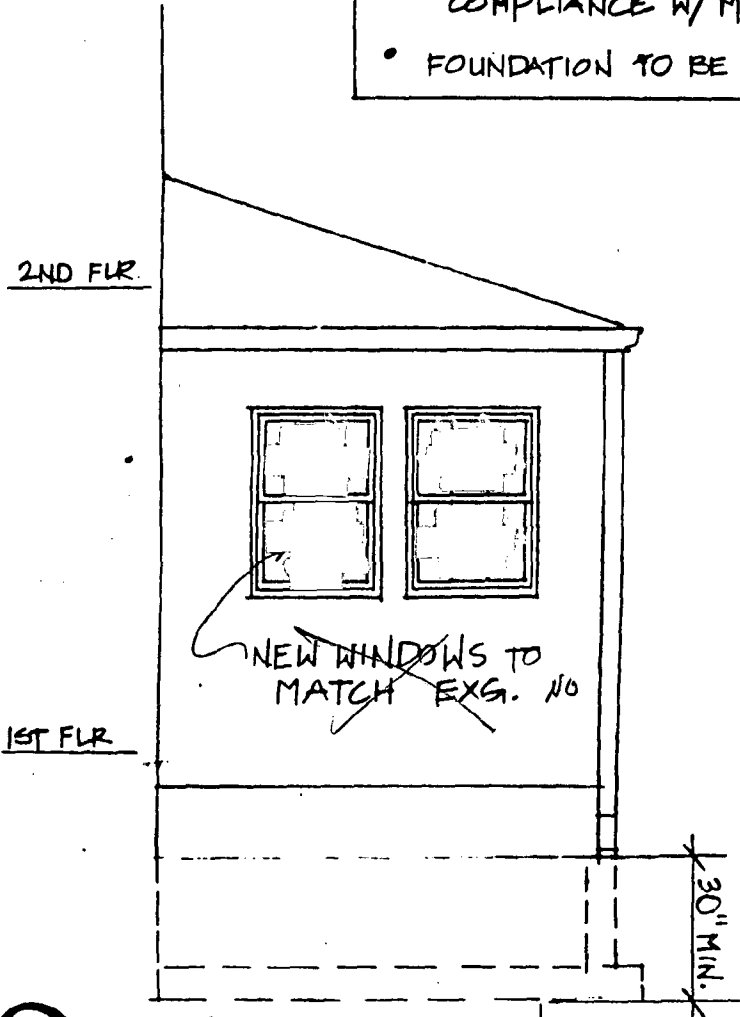
APPROVED
Montgomery County
Historic Preservation Commission
Approved 6/26/97

NOTES

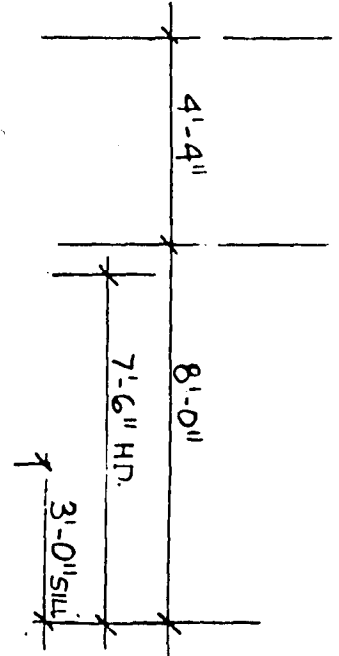
- STRENGTH of CONCRETE TO BE 2500 P.S.I.
- F_b of LUMBER TO BE 900.
- WALL CONSTRUCTION: 2x6 WOOD FRAMING @ 16" O.C.
R19 INSULATION
1/2" DRY WALL
- ELECTRIC & PLUMBING MATERIALS TO BE NEW AND IN COMPLIANCE W/ MONTGOMERY COUNTY REGULATIONS
- FOUNDATION TO BE POUR'D CONCRETE SPRED FTGS., C.M.U. WALL

APPROVED
Montgomery County
Historic Preservation Commission

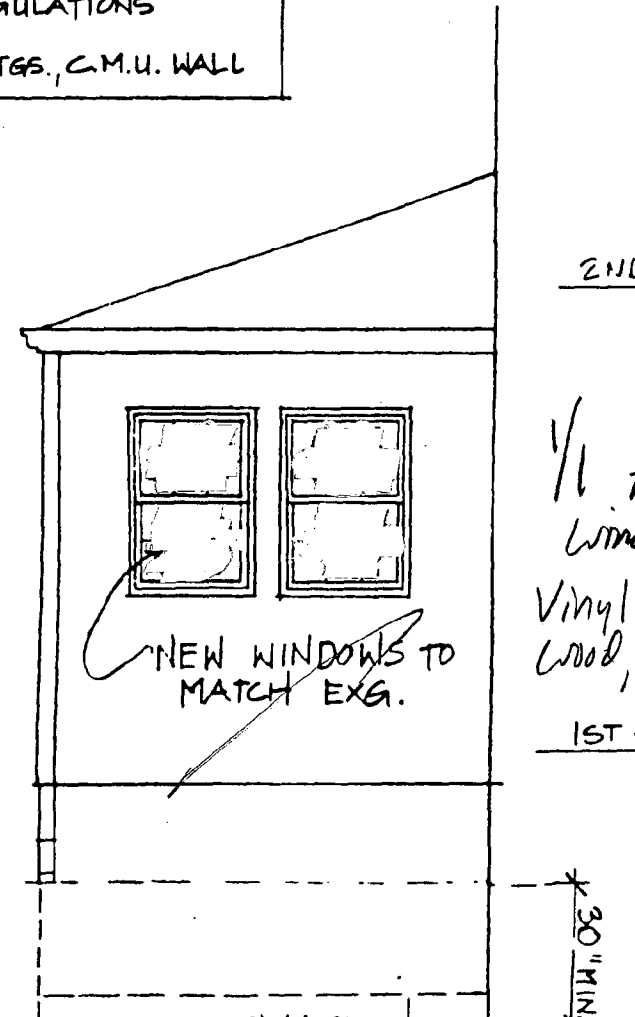
[Signature] 6/26/97



WEST ELEVATION
1/4" = 1'-0" *REAR*



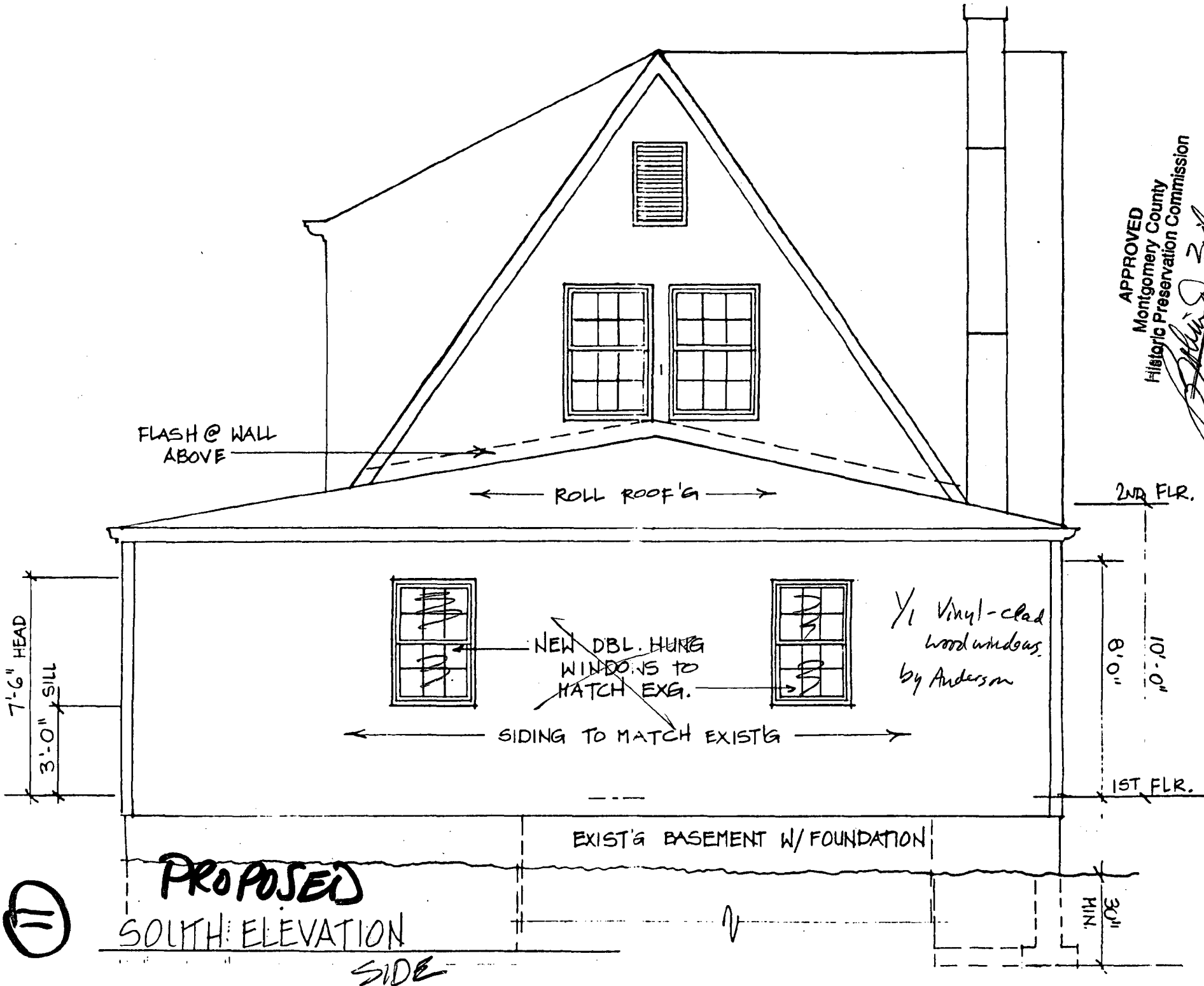
PROPOSED



EAST ELEVATION
1/4" = 1'-0" *FRONT*

1/1 Anderson
Windows -
Vinyl clad
wood, thermally
glazed

10



APPROVED
 Montgomery County
 Historic Preservation Commission

Richard J. Zick
 6/28/97

7'-6" HEAD
 3'-0" SILL

2ND FLR.
 11'-0"
 10'-0"
 1ST FLR.

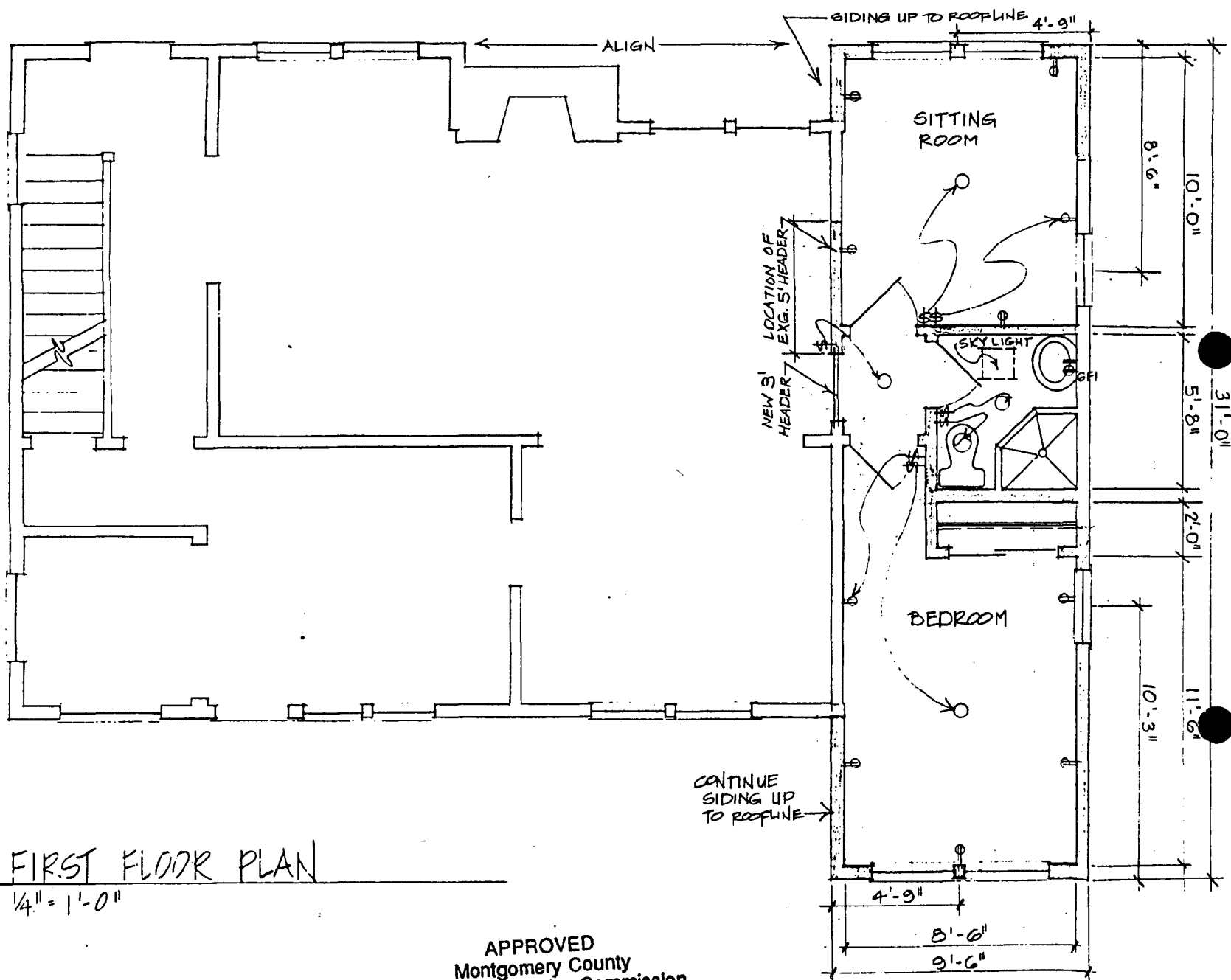
11

PROPOSED
 SOUTH ELEVATION
 SIDE

EXIST'G BASEMENT W/ FOUNDATION

30"
 MIN

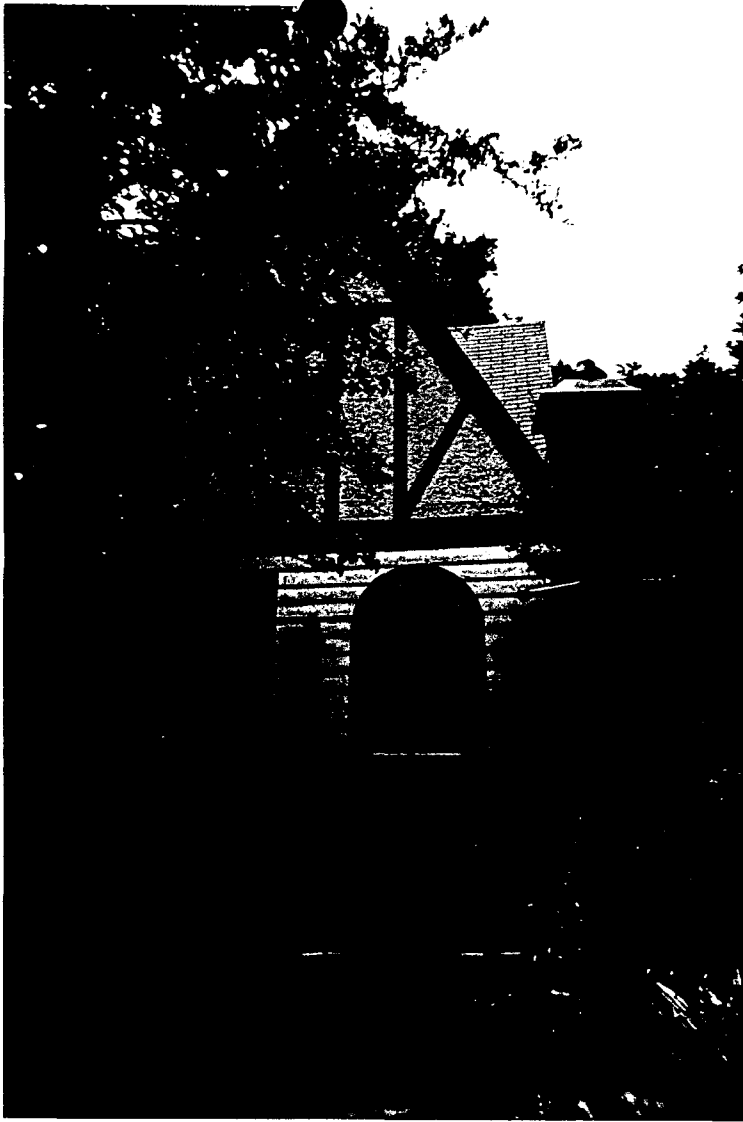
PROPOSED



FIRST FLOOR PLAN
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 6/26/97

12



FRONT DOOR



VIEW OF
SIDE
PORCH -
LOCATION OF
PROPOSED
NEW
ADDITION



FRONT
ELEVATION



CLOSE-UP
OF SIDE
PORCH

5 HICKORY AVENUE
TAKOMA PARK, MARYLAND
\$ 219,000

SUNNY, RENOVATED TUDOR HOME 3 BLOCKS FROM OLD TOWN



REMOVE SIDE PORCH AND BUILD
LARGER ADDITION

2-3 Bedrooms with lots of windows - 1st floor sun-room or bedroom,
2 large bedrooms with large closets and full bath with two linen closets
on second floor - Large eat-in country kitchen with window
overlooking backyard - Light filled dining room - Large living room
with fire place - Ceiling fans in most rooms - Central air conditioning
- Basement with quarter bath, washer and dryer and ample storage -
Beautiful fenced in backyard with brick patio and trees - Attached
garage - Wonderful perennials, lilacs, and azaleas - Walk to Metro -
Walk to schools K-8

For sale by owner

301-270-0668

15

First Floor Large living room with fireplace
Dining room with two exposures and ceiling fan
Large eat-in country kitchen with ceiling fan
Sun room or third bedroom with ceiling fan
Back porch and brick patio
Fenced in backyard
Detached garage

Second Floor Hall closet
Built in bookcase
Bathroom with two linen closets
Master bedroom with two closets and great view
Second large bedroom with closet and storage
Access to attic

Basement Outside exit
Washer and dryer
Half bath
Storage room
Enclosed furnace area

Additional Information

Roof - new 1990
Central air, high efficiency 1994
Gas furnace, new 1988
Kitchen appliances, new 1990
Water heater, new 1993
Refinished hardwood floors
All ceiling fans convey
Radiator covers
Exterior painted 1996

Annual taxes: \$ 2, 629

Kenneth P. Norkin
14 Hickory Avenue • Takoma Park, Maryland 20912
Telephone: 301-891-3614 Fax: 301-891-3632

June 18, 1997

Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Commissioners:

I am writing to request your approval of the HAWP application filed by Jeff Whalen and Stephanie Siegel for the addition they want to build on their home at 5 Hickory Avenue (HPC Case No. 37/3-97S).

I live directly across the street. After reviewing the plans and discussing the program with Stephanie, I find the proposed project to be one that meets the criteria for modifications to *out-of-period/non contributing* resources in the Takoma Park Historic District – which is how 5 Hickory is classified. The HAWP review guidelines included in the Mater Plan Amendment designating the Takoma Park Historic District direct the Commission to give non-contributing resources the most lenient level of scrutiny and suggest that many projects be approved as a matter of course.

More important – and this is a point I made during public discussions on many occasions during my term as a Commissioner – in Takoma Park, the *district* is the resource being preserved. Which means the impact on the district should be the focus of the Commission's decisions regarding HAWP applications in Takoma Park. I sincerely believe the proposed changes to 5 Hickory Avenue will have absolutely no impact on the district. They have almost no impact on the immediate streetscape. And they result in very little actual change to the outward appearance of the home itself.

Writing as a former Commissioner, a member of the Takoma Park/HPC staff working group that prepared the draft amendment and guidelines, and a member of the Takoma Park Historic Preservation Task Force that built the necessary public support without which the County Council might not have designated the Takoma Park Historic District, I urge you to approve this HAWP application as submitted, with no conditions or changes.

Sincerely,



17

5 HICKORY AVENUE
TAKOMA PARK, MARYLAND
\$ 219,000

SUNNY, RENOVATED TUDOR HOME 3 BLOCKS FROM OLD TOWN



REMOVE SIDE PORCH AND BUILD
LARGER ADDITION

2-3 Bedrooms with lots of windows - 1st floor sun-room or bedroom,
2 large bedrooms with large closets and full bath with two linen closets
on second floor - Large eat-in country kitchen with window
overlooking backyard - Light filled dining room - Large living room
with fire place - Ceiling fans in most rooms - Central air conditioning
- Basement with quarter bath, washer and dryer and ample storage -
Beautiful fenced in backyard with brick patio and trees - Attached
garage - Wonderful perennials, lilacs, and azaleas - Walk to Metro -
Walk to schools K-8

For sale by owner

301-270-0668

First Floor Large living room with fireplace
Dining room with two exposures and ceiling fan
Large eat-in country kitchen with ceiling fan
Sun room or third bedroom with ceiling fan
Back porch and brick patio
Fenced in backyard
Detached garage

Second Floor Hall closet
Built in bookcase
Bathroom with two linen closets
Master bedroom with two closets and great view
Second large bedroom with closet and storage
Access to attic

Basement Outside exit
Washer and dryer
Half bath
Storage room
Enclosed furnace area

Additional Information

Roof - new 1990
Central air, high efficiency 1994
Gas furnace, new 1988
Kitchen appliances, new 1990
Water heater, new 1993
Refinished hardwood floors
All ceiling fans convey
Radiator covers
Exterior painted 1996

Annual taxes: \$ 2, 629

FRONT DOOR



VIEW OF
SIDE
PORCH -
LOCATION OF
PROPOSED
NEW
ADDITION



FRONT
ELEVATION



CLOSE-UP
OF SIDE
PORCH



S Hickory Ave
T.P.
6/25/97