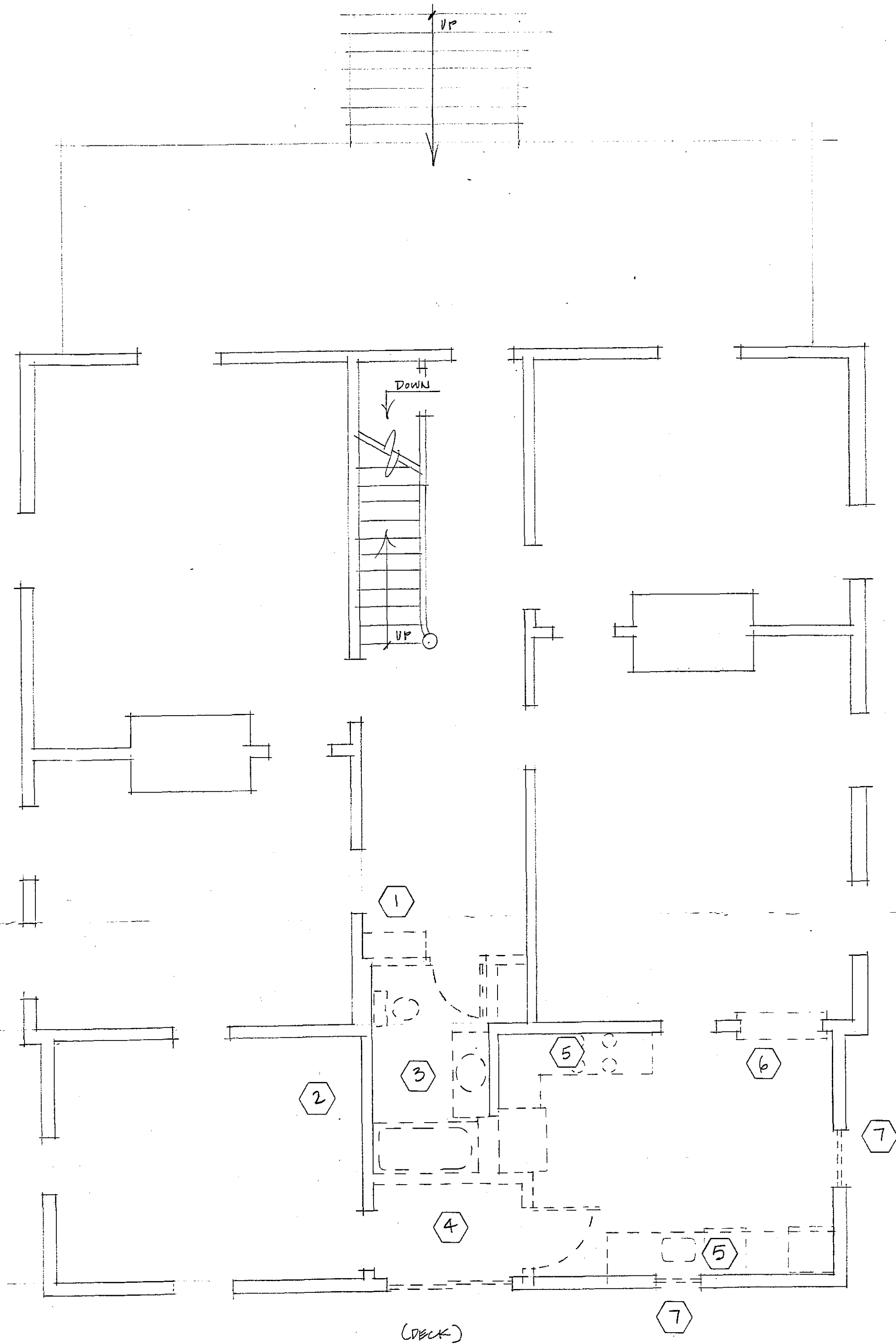


— 37/3-97NN 25 Holt Place —
Takoma Park Historic District

1ST FL. DEMO PLAN
1/4" = 1'-0"



Window, Door and Skylight Notes

General Note: New window sashes, muntins profiles, jambs, and interior and exterior trim are to match existing materials as closely as possible with modern equivalent materials. Field verify dimensions of original rough openings to determine the size of the new windows. Windows and sliding glass door are to be wood primed, with argon filled insulated glass, and low-e coating by Marvin, Weathershield or approved equal. Full screens are to be included.

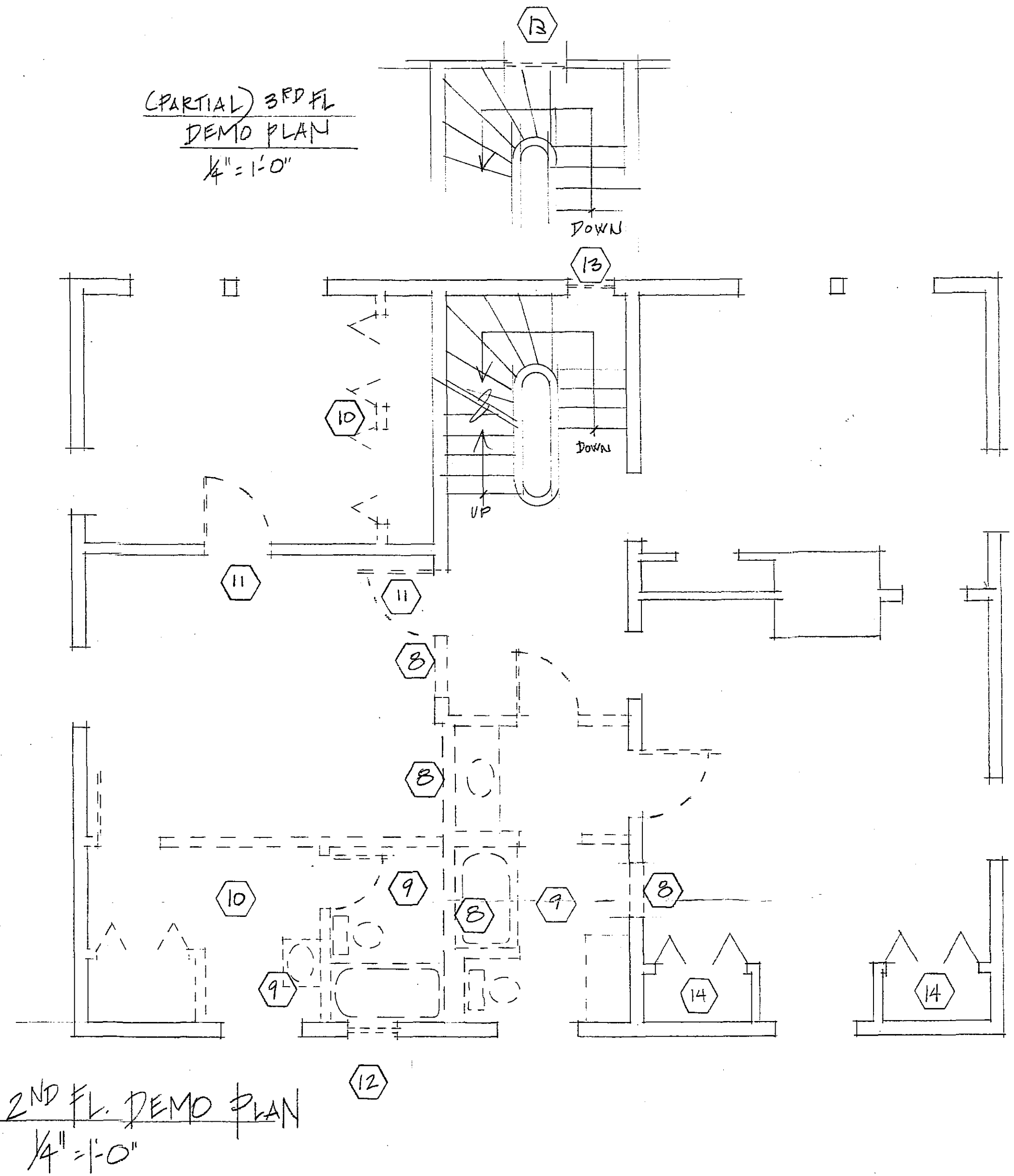
1. Replace existing vinyl double hung windows in attic level gable ends with wood double hung TDL windows, 2/2.
2. Replace existing vinyl double hung window in Northeast side of kitchen with wood double hung TDL window, 2/2. Head height is to match the existing first floor window in the rear elevation of the office.
3. Install 3 new skylights in rear pavilion roof as per plan. Skylights are to be low profile acrylic domed skylights with insulated metal curbs by Naturalite/EPI Model IDD 2852 with bronze tint, or approved equal.
4. Replace existing vinyl awning window with wood framed art glass panel.

5. Replace existing vinyl double hung window in the landing to the second floor with a wood double hung window, 1/1.
6. Remove the window in the existing hall bathroom. Frame and insulate the opening. Finish the exterior with stucco to match existing surface. Finish the interior surfaces according to the interior finish schedule.
7. Replace the existing aluminum framed sliding glass doors with wood sliding TDL glass doors, Weathershield FS 6-0/XO, with brass multipoint lockset.
8. Replace the existing vinyl double hung window in the rear of the kitchen with a wood double hung window, 2/2. Sill height is to be 42" AFF. Head height is to match the existing first floor window in the rear elevation of the office.

A-F. Install new interior glazed doors in existing openings, Morgan.F1515 or approved equal, with hardware to match existing hardware of first floor.

Other new interior doors are to be wood 4-panel interior doors, Morgan M-1053 or approved equal, of the sizes indicated on the floor plan. Hardware is to match the existing hardware of the corresponding floor.

(PARTIAL) 3RD FL
DEMO PLAN
1/4" = 1'-0"



2ND FL. DEMO PLAN
1/4" = 1'-0"

Demolition Notes

General: All wood trim, doors, associated hardware, fixtures, appliances, cabinets, and all other finished materials to be removed are to be considered salvageable and are to be removed with care. No such material is to be removed from the site without the Owner's permission.

1. Remove return air plenum and finished enclosure.
2. Remove laundry appliances and gas, electric, water supply and drain connections. Cap off or disconnecting in the basement. Store appliances as per Owner's direction.
3. Remove bathroom fixtures, fittings and finishes. Remove wood trim and doors. Remove partitions, and HVAC trunk lines to second floor. Store salvageable materials as per Owner's direction.
4. Remove tile, underlayment, partitions and sliding glass door. Remove wood trim and wood door. Store salvageable materials as per Owner's direction. Do not remove the sliding glass door until the new back door is delivered, and can be installed in the same day.
5. Remove kitchen counters, cabinets and appliances. Store salvageable materials as per Owner's direction.
6. Remove finishes associated with the pass through and door to dining room. Remove vinyl flooring.
7. Remove vinyl windows. Reconstruct the rough openings to the original dimensions, except above new sink counter; hold that rough sill dimension to 40" above finished floor. Do not remove the windows until the new windows are delivered, and can be installed in the same day.
8. Remove bearing walls and cut out rough opening for new door. Provide temporary support as necessary until jacks, beams or headers and blocking is installed.
9. Remove bathroom fixtures, fittings and finishes. Remove wood trim and doors with care to allow for reuse. Remove ceramic tile. Remove partitions, and HVAC trunk lines from basement. Store salvageable materials as per Owner's direction.
10. Remove doors, trim and non bearing partitions. Store salvageable materials as per Owner's direction.
11. Remove doors and trim. Store salvageable materials as per Owner's direction.
12. Remove bathroom window. Make the opening burglar and weatherproof on the day the window is removed.
13. Remove the vinyl windows in the stairway. Make the opening burglar and weatherproof on the day the window is removed.
14. REMOVE BIFOLD DOORS & TRIM AND ROD & SHELF

HAWP SET

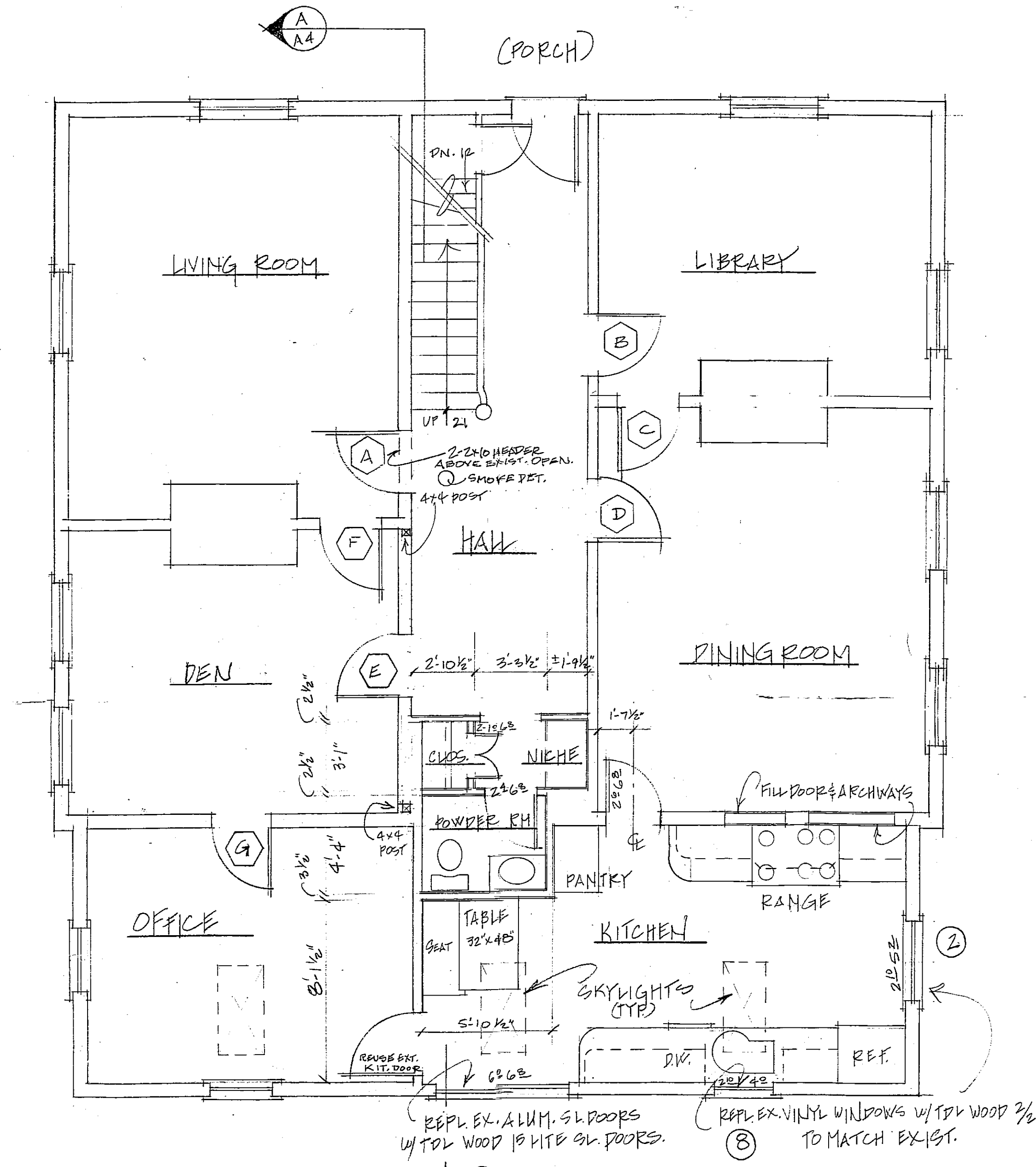
PARTAN RESIDENCE
RENOVATION
25 HOLT PL. TAKOHARK MD 20912

REVISIONS
NOTE 14 - 8/15

DEMOLITION

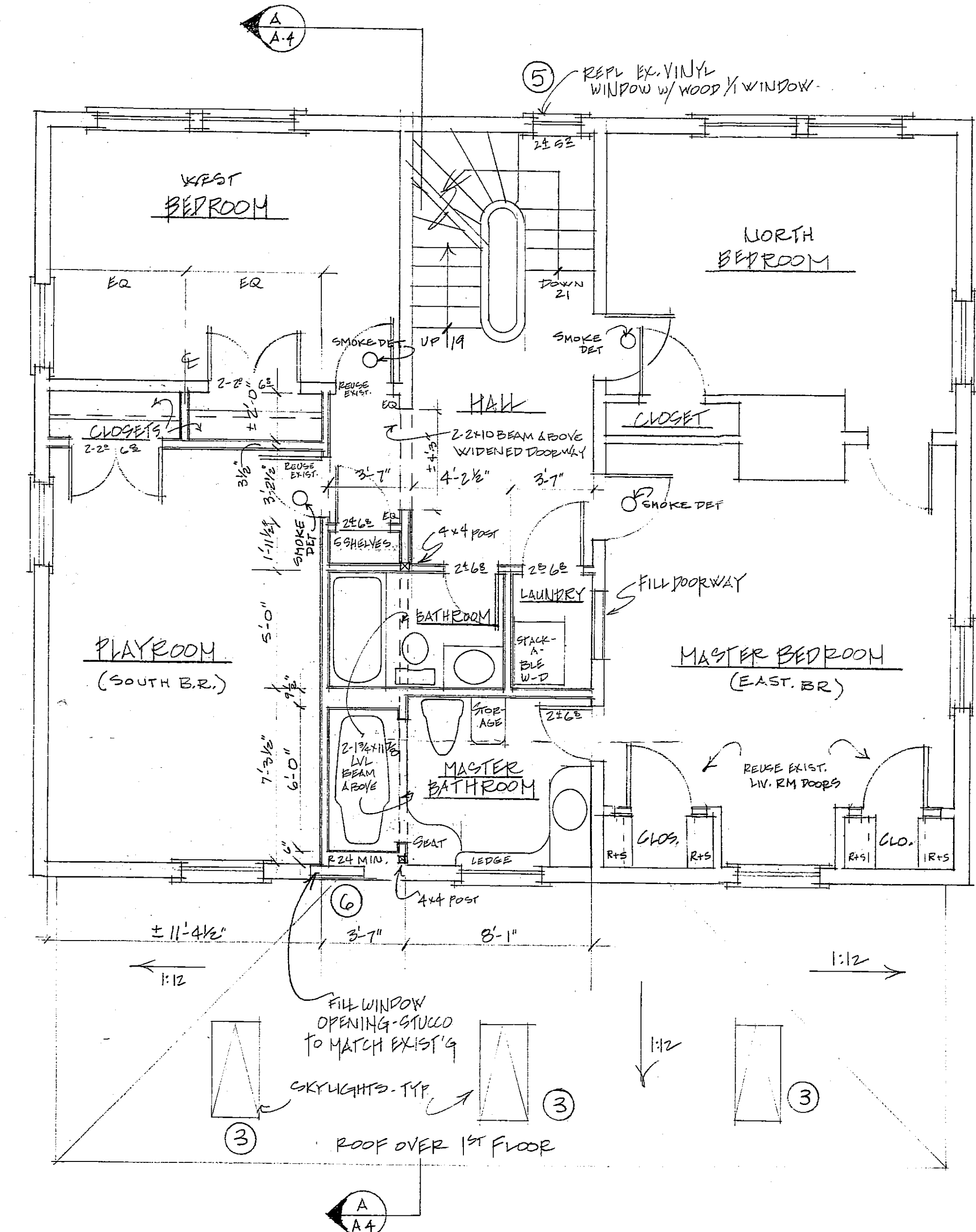
ALAN ABRAMS A IED
808 ASPEN ST NW WDC 20012
202.726.5894

A-1
JULY 22 1997

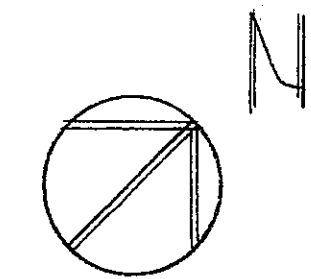


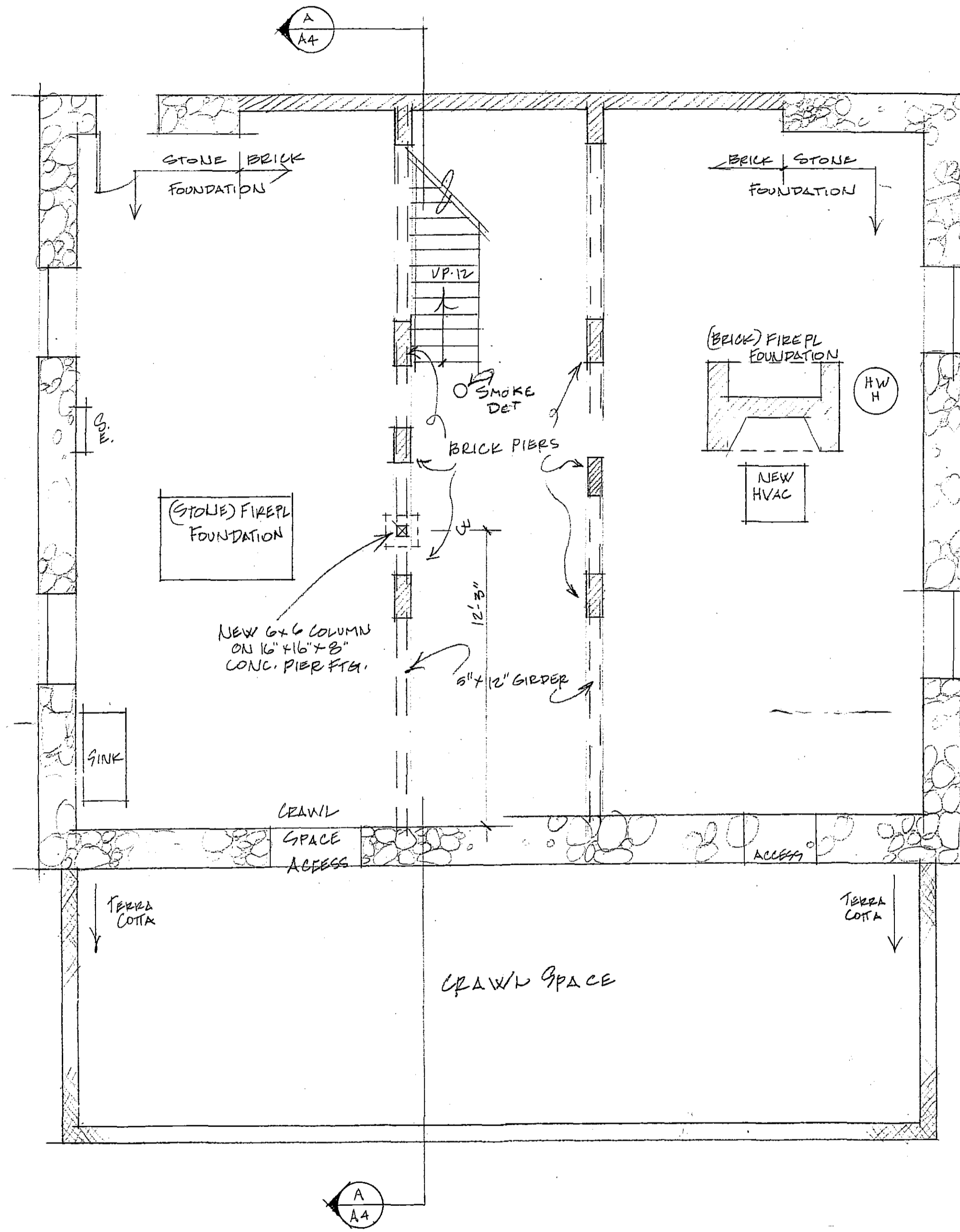
FIRST FLOOR PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS ARE GIVEN FROM FACE OF STUD TO FACE OF STUD, OR TO EXISTING PLASTER, UNLESS OTHERWISE NOTED.

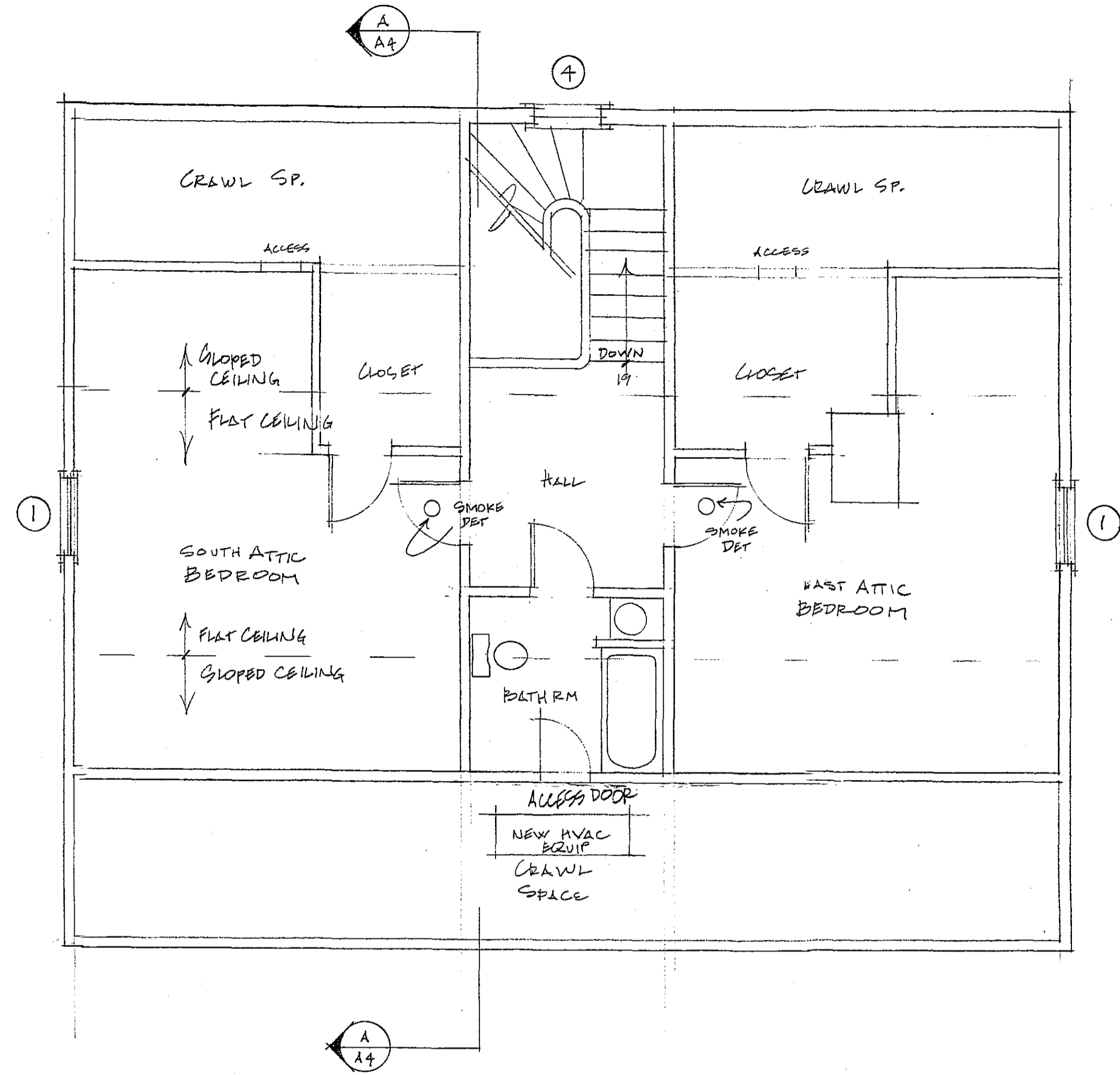


SECOND FLOOR PLAN
1/4" = 1'-0"





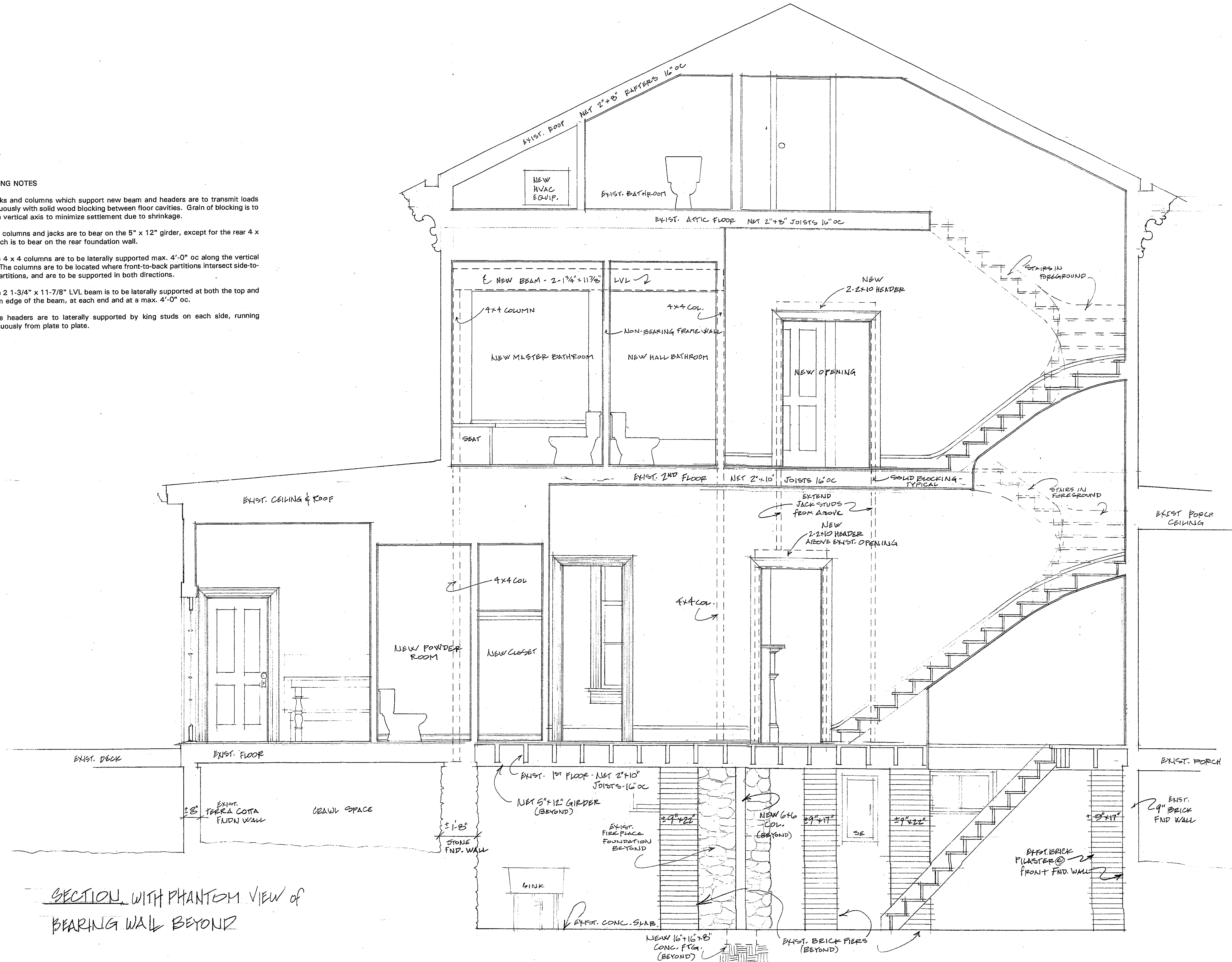
BASEMENT PLAN
 $\frac{1}{4}'' = 1'-0''$



ATTIC PLAN
 $\frac{1}{4}'' = 1'-0''$

FRAMING NOTES

1. Jacks and columns which support new beam and headers are to transmit loads continuously with solid wood blocking between floor cavities. Grain of blocking is to be in a vertical axis to minimize settlement due to shrinkage.
2. The columns and jacks are to bear on the 5" x 12" girder, except for the rear 4 x 4, which is to bear on the rear foundation wall.
3. The 4 x 4 columns are to be laterally supported max. 4'-0" oc along the vertical axis. The columns are to be located where front-to-back partitions intersect side-to-side partitions, and are to be supported in both directions.
4. The 2 1-3/4" x 11-7/8" LVL beam is to be laterally supported at both the top and bottom edge of the beam, at each end and at a max. 4'-0" oc.
5. The headers are to be laterally supported by king studs on each side, running continuously from plate to plate.



SECTION WITH PHANTOM VIEW OF BEARING WALL BEYOND

ALAN ABRAMS AIBD
 808 ASPEN ST NW WDC 20012
 202.726.5829

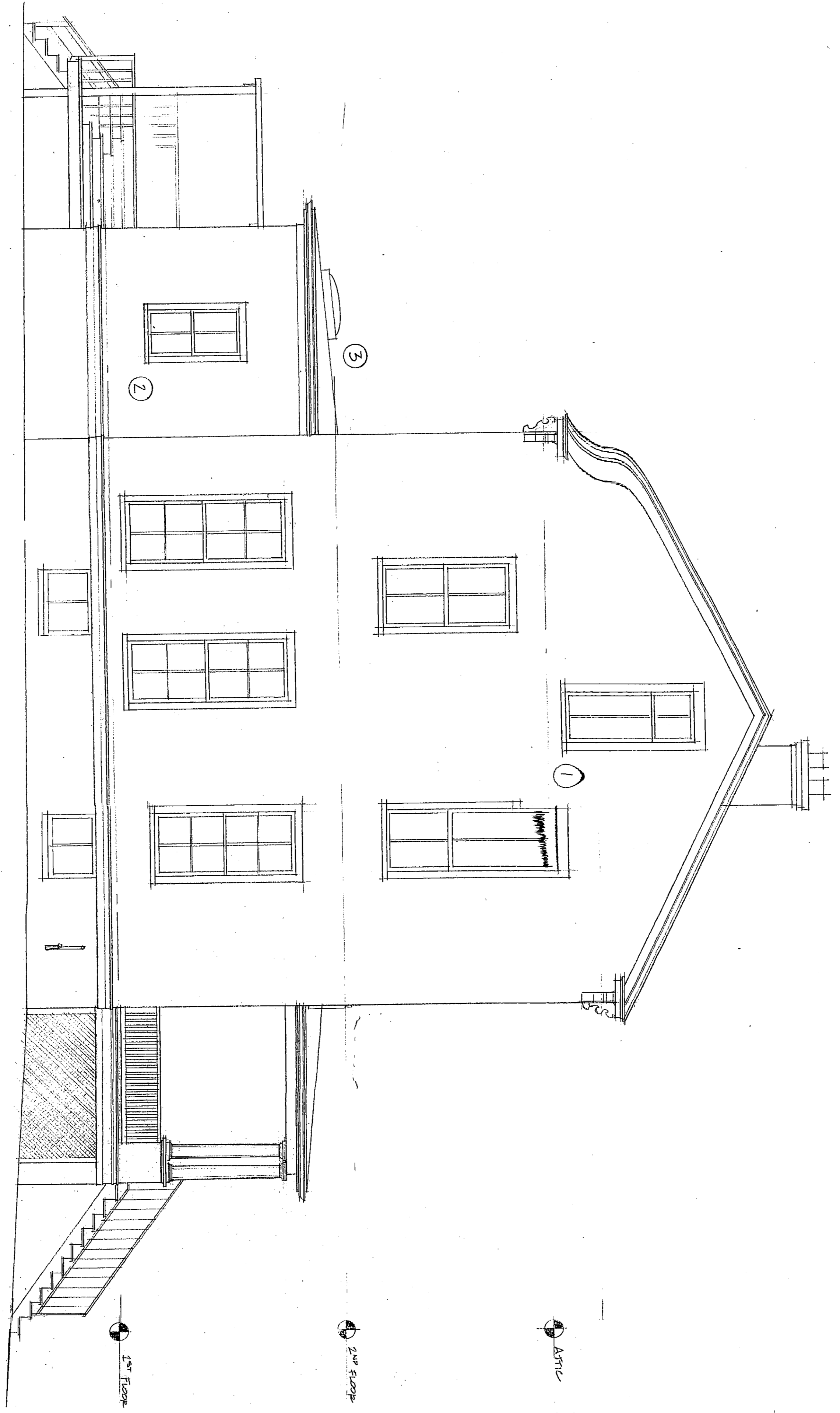
SECTION
 SCALE 1/2" = 1'-0"

REVISIONS

PARTAN RESIDENCE
 RENOVATION
 25 HOLT PLACE
 TAYLOR PARK MD 20912

A-4
 AUGUST 1, 1997

NORTHEAST ELEVATION
1/4" = 1'-0"



NORTHWEST ELEVATION
1/4" = 1'-0"



PARTAN RESIDENCE
RENOVATION
25 HOLT PLACE
TAKOMA PARK, MD 20912

REVISIONS

ELEVATIONS

ALAN ABRAMS AIBD
808 ASPEN ST N.W. W.P.C. 20012
202.726.5894

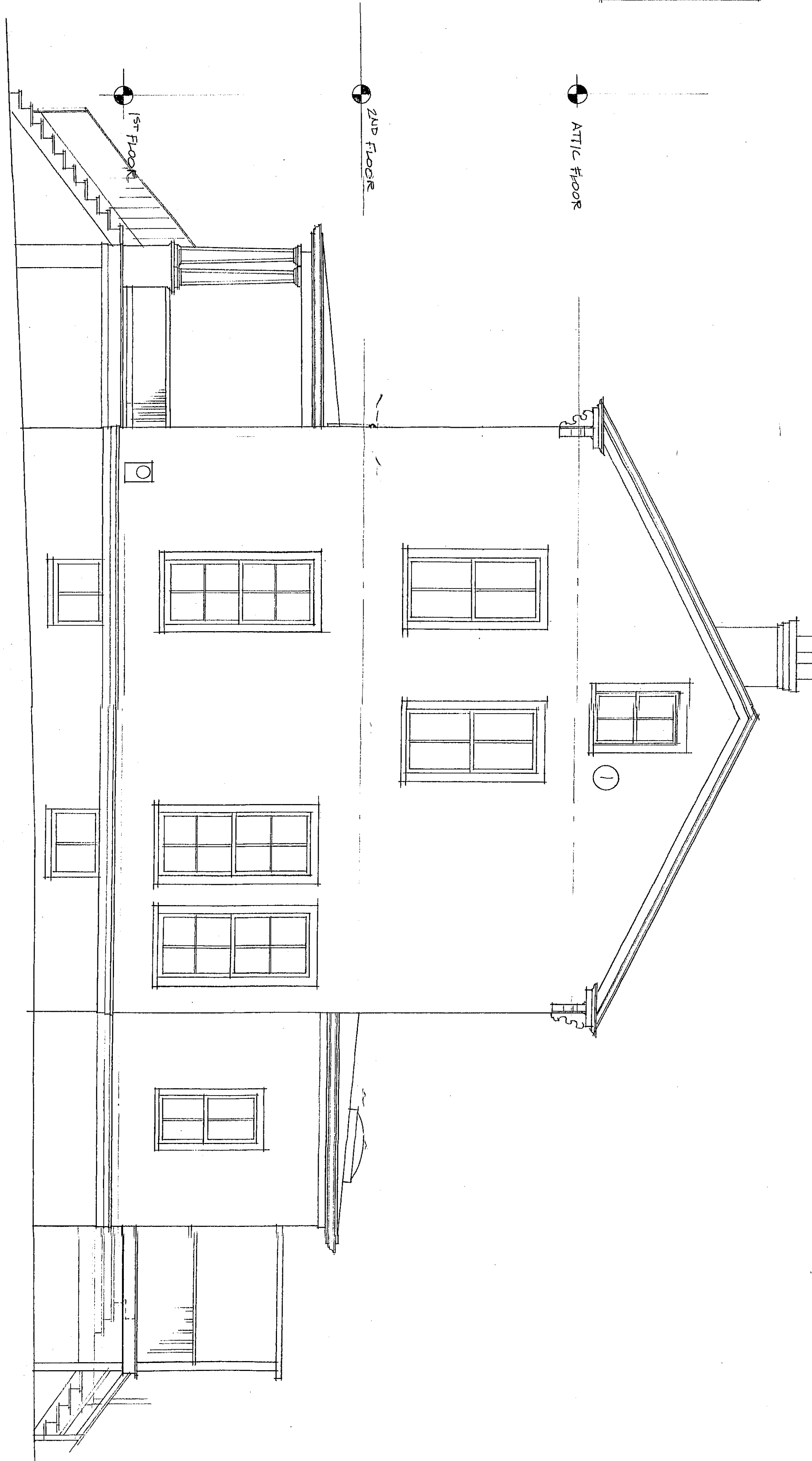
A 5

AUGUST 3, 1997

SOUTH EAST ELEVATION
1/4" = 1'-0"



SOUTH WEST ELEVATION
1/4" = 1'-0"



PAR-TAN RESIDENCE
RENOVATIONS
25 HOLT PLACE
TAKOMA PARK, MD 20912

REVISIONS

ELEVATIONS

ALAN ABRAMS AIBD
808 ASPEN ST. N.W. W.D.C. 20012
202.726.5894

A 6

AUGUST 3, 1997



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

DPS - #B

HISTORIC PRESERVATION COMMISSION
301/495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: ALAN ABRAMS

Daytime Phone No.: 202.726.5894

Tax Account No.: _____ ANDREW: 703.237.6434

Name of Property Owner: ANDREW & KATYA PARTAN Daytime Phone No.: KATYA: 202.462.6910 X241

Address: 25 HOLT PL. TAKOMA PK MD 20912
Street Number City Street Zip Code

Contractor: KINGSTON CONSTRUCTION Phone No.: 301 927 9249

Contractor Registration No.: MD HIC 18234

Agent for Owner: ALAN ABRAMS Daytime Phone No.: 202.726.5894

LOCATION OF BUILDING/PREMISE

House Number: 25 HOLT PL Street: _____

Town/City: TAKOMA PK Nearest Cross Street: PHILADELPHIA AVE

Lot: 204 Pt 19 Block: 2 Subdivision: HILLCREST

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: PLANTERS

1B. Construction cost estimate: \$ 6500.00

1C. If this is a revision of a previously approved active permit, see Permit #: HAWP DATED 9/10/97

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 1 feet 6 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.

Alan Abrams
 Signature of owner or authorized agent

Dec. 1, 1997
 Date

Approved: 9712020068

For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature]

Date: January 14, 1998

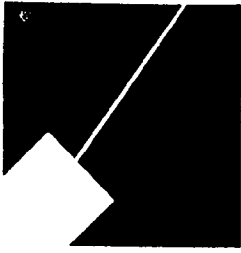
Application/Permit No.: _____ Date Filed: _____

Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-97 NN Revisions

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: JANUARY 14, 1998

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, ^{DW}Coordinator
Historic Preservation Section

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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

ALAN ABRAMS A.I.B.D
808 Aspen Street, NW Washington, DC 20012 202.726.5894 fax 202.291.6772

December 28, 1997

Robin Ziek, Staff Architect
Montgomery County Historic Preservation Commission

RE: 25 Holt Place, Takoma Park, MD 20912

Dear Robin,

This is to request that the application for a new deck at 25 Holt Place be amended to include the removal of two trees, as indicated on the attached site plan.

Each of these trees has been allowed to grow too close to the existing house. Tree #1 has already caused the original porch pier to rotate, necessitating its rebuilding. Tree #2 threatens to heave the foundation wall, which is rough layed fieldstone.

The Owners have consulted the Takoma Park City Forester, and are in the process of complying with municipal regulations, including required reforestation.

Sincerely,

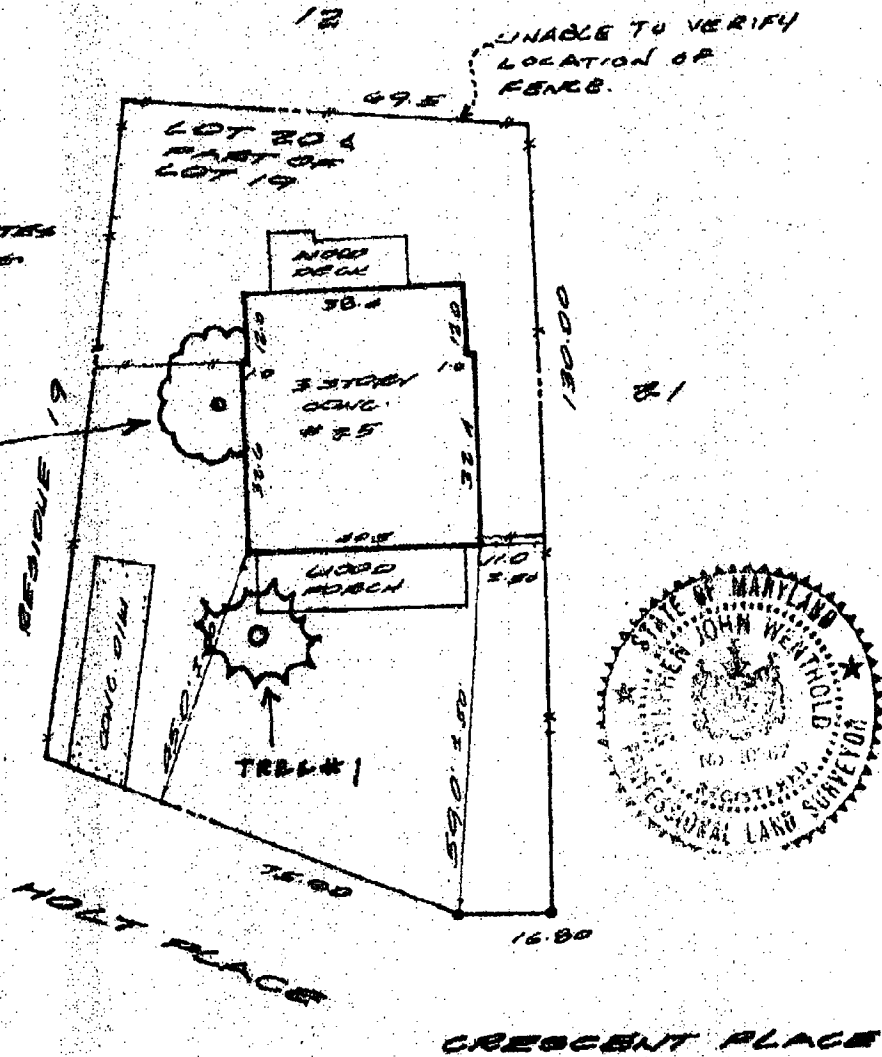


Alan Abrams

Attached: annotated site plan

NOTE: PROPERTY REPRESENTS HOUSING BY BUILDING.

TACE #2



LOCATION DRAWING
LOT 20 AND PART OF LOT 19 BLOCK 2
"HILL CREST"

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing descriptions of records. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines shown are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown herein. Building restriction lines shown as per available information.

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

John Wenthold

Stephen J. Wenthold, Maryland RLS Reg. No. 10767

Date: 12/29/97
Scale: 1" = 40'
Plat Book: 2
Plat No: 100
Work Order: 57-0100



Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 840-0025

Address: 25 HOLT PLACE
District: 12
Jurisdiction: MONTGOMERY COUNTY, MD

NO TITLE REPORT FURNISHED

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 25 Holt Place

Meeting Date: 1/14/98

Resource: Takoma Park Historic District

Review: HAWP - **RETROACTIVE**

Case Number: 37/3-97NN **REVISION**

Tax Credit: No

Public Notice: 12/31/97

Report Date: 1/7/98

Applicant: Andrew & Katya Partan

Staff: Robin D. Ziek

PROPOSAL: Demolish existing deck; construct
new deck; Remove 2 trees

RECOMMENDATIONS: **APPROVAL**
w/CONDITIONS

PROJECT DESCRIPTION

RESOURCE: Outstanding Resource in Takoma Park Historic District

STYLE: Italianate

DATE: c1875-1885

This is one of the original structures in Takoma Park, predating the B. F. Gilbert land purchases and subdivision of the suburban city. The house originally fronted on Carroll Avenue, and has subsequently been reoriented to Holt Place with a facade reversal.

The applicant came before the HPC on 9/10/97 for a HAWP. The project is currently under construction and they are back before the HPC for a revision to that HAWP. During construction, the existing rear addition with the kitchen (which had at one time been an open porch) was found to be in extremely poor structural condition. In order to make the necessary repairs to this part of the house, an existing [new] deck was removed without a HAWP. The applicant is aware of the procedure. They proceeded with the demolition in order to complete necessary structural work and based on the judgement that the deck was a non-original addition to the house and of no historic significance.

PROJECT PROPOSAL

1. The applicant is asking for retroactive approval of the removal of the recent deck and for HPC approval of the construction of a new deck with the approximate dimensions of the previous deck.

The new deck would utilize masonry piers, with a stucco finish to match the existing porch and walls of the house. The deck would have a wood rail which would be painted to match the front porch paint scheme. Finally, a planter would be installed around the perimeter of the deck with a height of approximately 1.5' and a width of 2'. The deck itself would be approximately 5' above grade.

2. The applicant proposes to remove two trees which are extremely close to the house. One tree, at the front edge of the house, is a mature cedar which has already caused some structural damage to the porch pier at that corner. The cedar has a double trunk, and has grown up from a foundation plant. The other tree appears to be a "volunteer" maple, and is located towards the back corner of the house. This also has two trunks, one of which is dead.

STAFF COMMENTS

The review of retroactive proposals is always difficult for the HPC as there is no opportunity to weigh in on the initial decision. In this case, staff feels that the removal of a non-historic deck would typically be approved by the HPC and, therefore, the HPC could provide retroactive approval at this time.

Staff feels that the proposed new deck is appropriate to the house, and in-keeping with the scale and character of the house. It should, however, be stipulated that the deck railing be made with inset pickets to be consistent with the property and the historic district.

Staff recommends the removal of the proposed two trees. They are both large trees which have grown up from foundation plantings, and are too close to the house at this point. Not only is there potential damage from root growth, but the overhanging branches prevent the house itself from drying out and this too can contribute to further damage to the structure.

Regarding the issue of replanting trees on this property, staff notes that there are many other trees on this lot and staff would not necessarily recommend replanting trees here. Takoma Park has a strict tree ordinance, and staff feels that the historic district would be protected if the applicant complies with the City requirements under their tree ordinance.

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, 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 #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS:

1. The applicant will comply with the City of Takoma Park Tree Ordinance with regard to the replacement of the trees to be removed.
2. The new deck railing will utilize inset pickets.

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



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: ALAN ABRAMS

Daytime Phone No.: 202.726.5894

Tax Account No.: _____

ANDREW: 703.237.6434

Name of Property Owner: ANDREW & KATYA PARTAN Daytime Phone No.: KATYA: 202.462.6910 X.241

Address: 25 HOLT PL. TAKOMA PK MD 20912
Street Number City State Zip Code

Contractor: KINGSTON CONSTRUCTION Phone No.: 301.927.9249

Contractor Registration No.: MD HIC 18234

Agent for Owner: ALAN ABRAMS Daytime Phone No.: 202.726.5894

LOCATION OF BUILDING/PREMISE

House Number: 25 HOLT PL Street: _____

Town/City: TAKOMA PK Nearest Cross Street: PHILADELPHIA AVE

Lot: 204PT 14 Block: 2 Subdivision: HILLCREST

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Well (complete Section 4) Other: PLANTERS

1B. Construction cost estimate: \$ 6500⁰⁰

1C. If this is a revision of a previously approved active permit, see Permit # HAWP DATED 9/10/97

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 1 feet 6 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.

Alan Abrams
Signature of owner or authorized agent

Dec. 1, 1997
Date

Approved: 9712020068 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3

Partan Residence
25 Holt Place
Takoma Park, MD 20912

December 1, 1997

Rear Deck Addition: Further Addendum to Historic Area Work Permit

Project Description:

In the course of interior work associated the original scope of work on this project, it was determined by a structural engineer that elements of the existing (*existing* at the time of the HAWP application approved 9/10/97) structure, including the crawlspace foundation, floor system, and exterior frame walls (including the stucco cladding) of the existing rear pavilion were in failure, beyond repair or salvage. It was therefore necessary to demolish the existing rear deck (as documented by the elevation drawings and photographs of the original HAWP application) in order to effect the necessary structural work.

[Note: For reference, the structural engineer's plans for rebuilding the foundation and sidewalls of the rear pavilion are attached.]

The existing deck had not been built to code standards, and was contributing to the collapse of the foundation wall.

The attached plan proposes a new deck of dimensions nearly identical to the earlier deck. It is offset toward the south corner of the house, in order to consolidate more usable space in the relatively small back yard, for use as a play area for the Owners' children. However, it repeats the one foot setback which links the rear pavilion to the main block of the house, and stays a polite 13 feet from the neighboring property to the south, which is more than 60% greater than the minimum permitted by zoning regulation.

The elements of the deck are largely drawn from those of the existing front porch. The corners and intervals are defined by masonry piers, clad with stucco to match the porch and main sidewalls. The wooden deck rail is built of Takoma Park "standard issue" components, with the height adjusted to meet modern code requirements. They will be painted to match the front porch color scheme. The elevation of the deck (five feet above grade) will be mitigated by a terraced planter, approximately 1.5' high, surrounding the deck and extending outward two feet.

Partan Residence
25 Holt Place
Takoma Park, MD 20912

July 25, 1997

Addendum to Historic Area Work Permit

1. Written Description of Project

A. Description of Setting

The existing two-and-one-half story, stucco clad, frame house is a Category 1 resource. The Master Plan for Historic Preservation in Takoma Park indicates that the house originally fronted what is now Carroll Avenue, inferring that the single story pavilion at the northwest elevation was originally a front porch. The present front porch at the southeast elevation, which fronts Holt Place, is an addition. Beneath the porch are the remains of a stone foundation of a narrower, and perhaps deeper pavilion. The windows along the porch wall are of a different proportion and later vintage than the apparent original fenestration and associated trim on the side elevations.

The Master Plan classified the house as Italianate, in part because of the brackets which support the cornice. However, the program for the entablature is more elaborate at the southeast elevation, suggesting that this ornamentation was added when the house was re-oriented toward Holt Place.

The present cladding, applied within the last two years, is an untinted mix of white portland, sand and lime stucco, with a random, rustic troweled texture. It covers a pebble-dash stucco; the original cladding not obvious upon superficial inspection.

The most significant architectural attribute of the house is its scale. With the foundation projecting five feet above the grade, eleven and one half foot ceilings on the main level, and eleven foot ceilings on the second floor, the cornice is approximately 28' above grade. With its height, its forty foot width, and its siting near the crest of the divide between local watersheds, it is clear that this house once dominated its site. Presently, its scale is obscured by evergreen hollies and hemlocks.

B. Project Description

General: The proposed changes are principally to return the condition of the house closer to its original, or at least earlier condition, or are to be of the most minimal impact to the exterior of the house. See Plans for specific material selections.

I. Windows The applicants wish to replace existing solid vinyl windows on the front, northeast, and rear elevations with TDL wood double hung windows generally similar in scale and muntin pattern to the adjacent original windows at the corresponding elevation. Also, the applicants wish to remove a window at the rear elevation, which is of later vintage than, and is of different scale and detail, and is asymmetrical with the existing fenestration.

II. Back Door. The applicants wish to replace the existing aluminum sliding glass door with a TDL wood sliding glass door, the proportion of the stiles, rails and muntins of each leaf being similar to typical 15 light french doors.

III. Skylights. The applicants wish to install three skylights in the roof of the single story rear pavilion. The proposed skylights are to be low profile (with integral 4" curb). From the right-of-way, the skylights will be totally blocked from view by the main two-story block of the house. From the sides and rear of this property, the skylights will not be seen because the roof of the pavilion is approximately 16' above grade, and runs at less than a 1:12 pitch.

IV. Screen Door. The applicants wish to install a wood screen door at the front entrance. (The existing front door is recent, arguably colonial style.)

V. Fence. The applicants wish to relocate the existing wood picket fence which runs from the left rear corner of the house to the left side property line closer to the end of the driveway, for use as a secure play area for their children, which can be observed from the kitchen, dining room, master bedroom, and library windows.

Adjacent and Opposite Owners

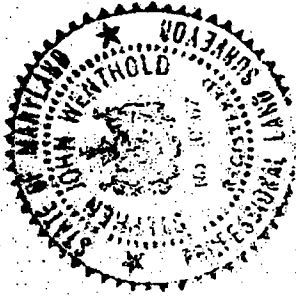
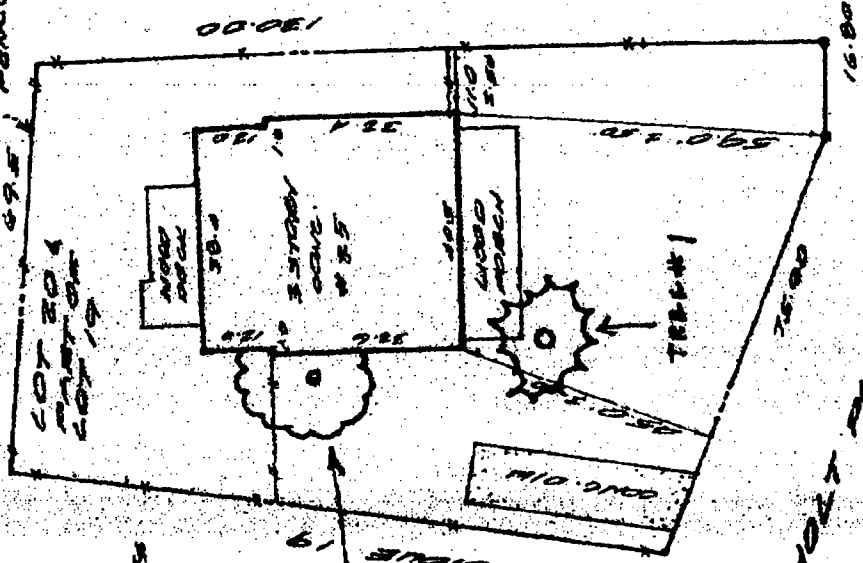
Walter Rave
Lot 18, Block 2
29 Holt Place
Takoma Park, MD 20912

David P. Hauck
Lot 11 Block 4
24 Holt Place
Takoma Park, MD 20912

Lot 21, Block 2

Lot 12, Block 2

UNABLE TO VERIFY
LOCATION OF
FENCE.



CRESCENT PLACE

HOLT PLACE

LOCATION CONTAINING
LOT 20 AND PART OF LOT 19 BLOCK E
"WILD CREST"

Surveyor's Certification

I have certified this survey shown hereon is correct to the best of my knowledge and belief, based on the data furnished, and otherwise, it has been prepared after a diligent and careful study of the original records of this survey and the location of monuments or property corners is neither guaranteed nor implied. Further, I warrant that the plat hereon is a true and accurate representation of the land shown and that the same is correct according to the laws of the State of Maryland and the rules and regulations of the Board of Professional Surveyors.

Alan Abrams
Surveyor No. 10767

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

Date: 12/29/97
Scale: 1" = 40.00'
Plat Book: 1
Plat No.: 1000
When Order: 12/29/97



Meridian Surveys, Inc.
2401 Reisterstown Road
Baltimore, MD 21230
(301) 648-0025

Address: 25 HOLT PLACE
District: 18
Jurisdiction: BENTLEY COUNTY MD

NO TITLE REPORT FURNISHED

ALAN ABRAMS A.I.B.D

808 Aspen Street, NW Washington, DC 20012 202.726.5894 fax 202.291.6772

December 28, 1997

Robin Zick, Staff Architect
Montgomery County Historic Preservation Commission

RE: 25 Holt Place, Takoma Park, MD 20912

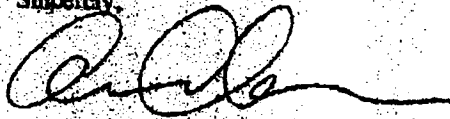
Dear Robin,

This is to request that the application for a new deck at 25 Holt Place be amended to include the removal of two trees, as indicated on the attached site plan.

Each of these trees has been allowed to grow too close to the existing house. Tree #1 has already caused the original porch pier to rotate, necessitating its rebuilding. Tree #2 threatens to heave the foundation wall, which is rough layed fieldstone.

The Owners have consulted the Takoma Park City Forester, and are in the process of complying with municipal regulations, including required reforestation.

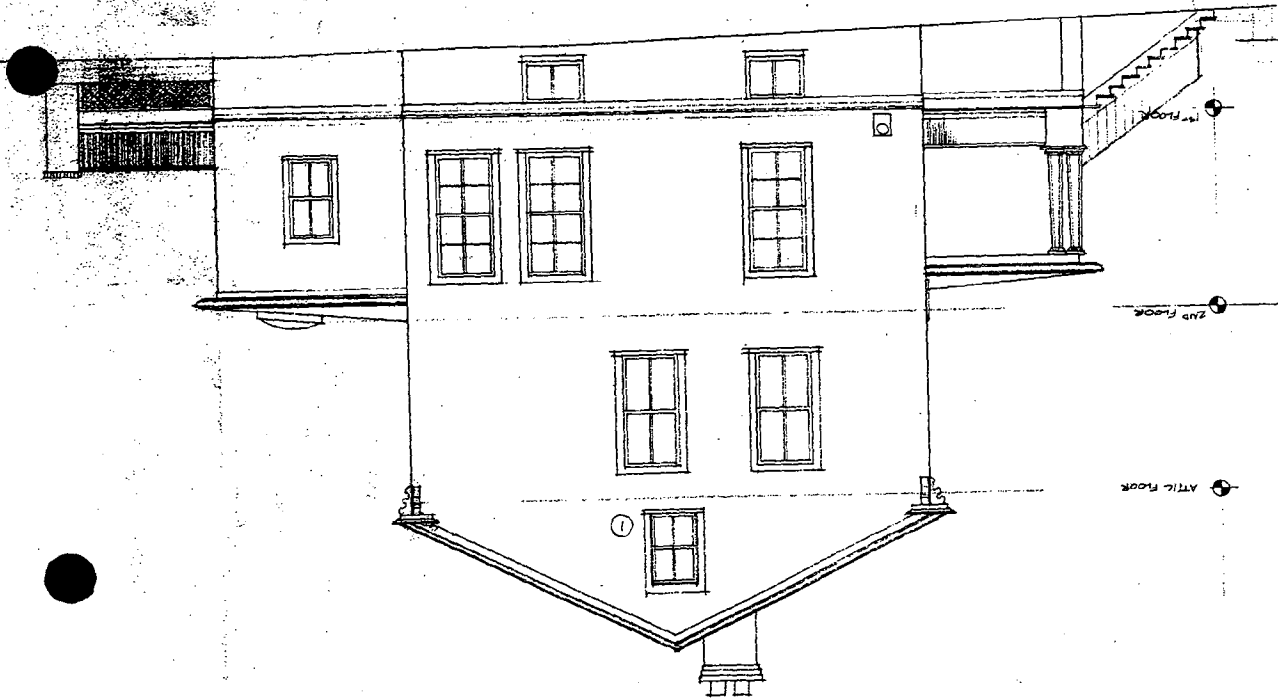
Sincerely,



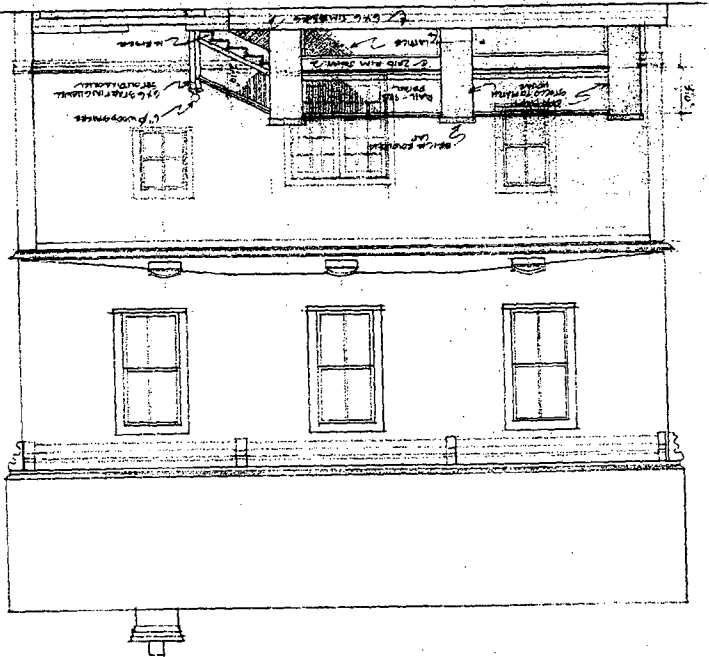
Alan Abrams

Attached: annotated site plan

South West Elevation
1/4" = 1'-0"

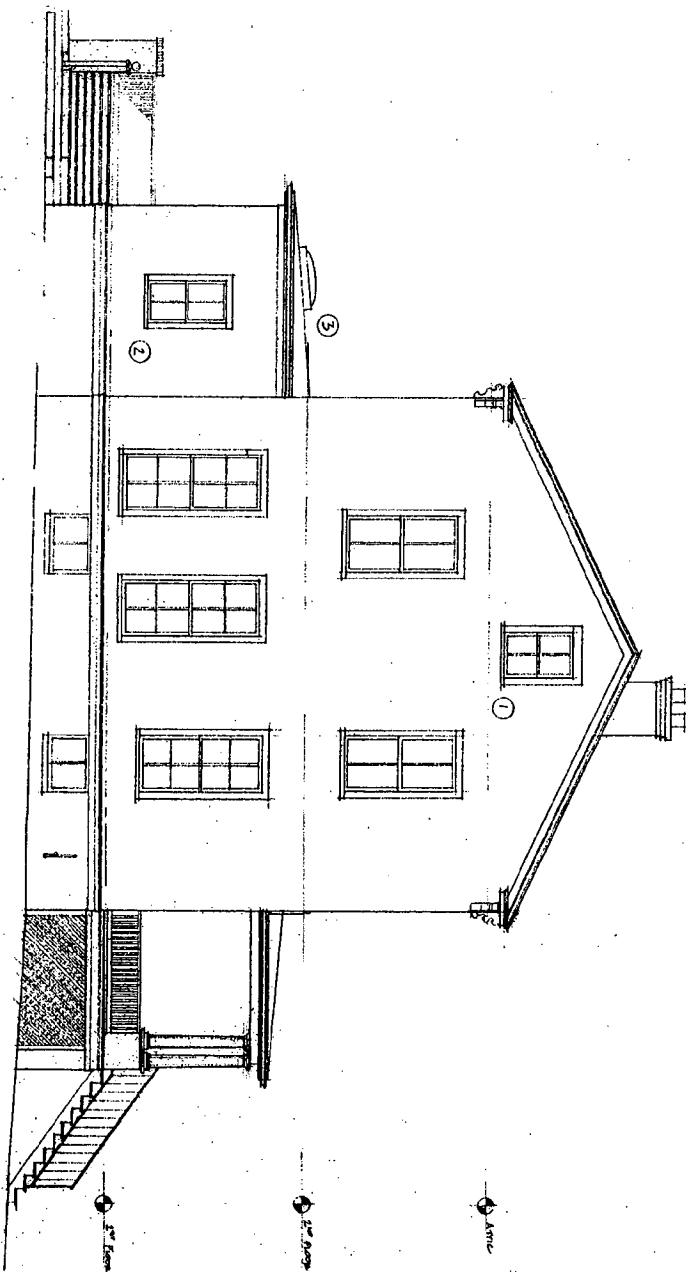


South East Elevation
1/4" = 1'-0"

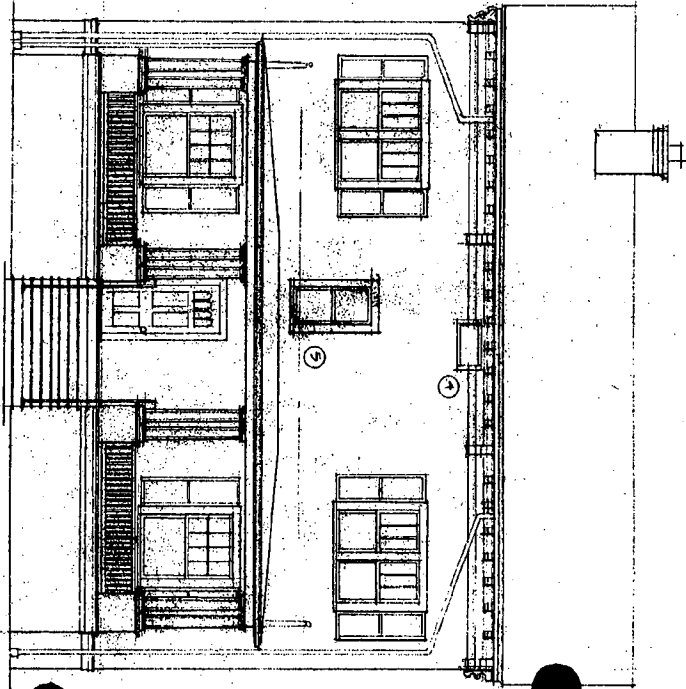


11

NORTHEAST ELEVATION
N-11-0

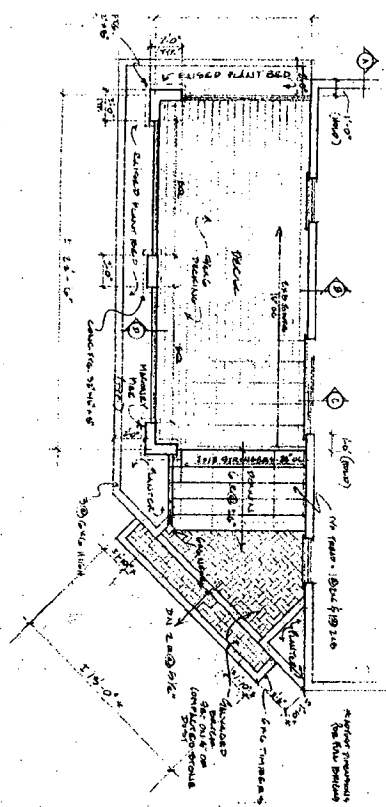


REARVIEW ELEVATION
R-11-0

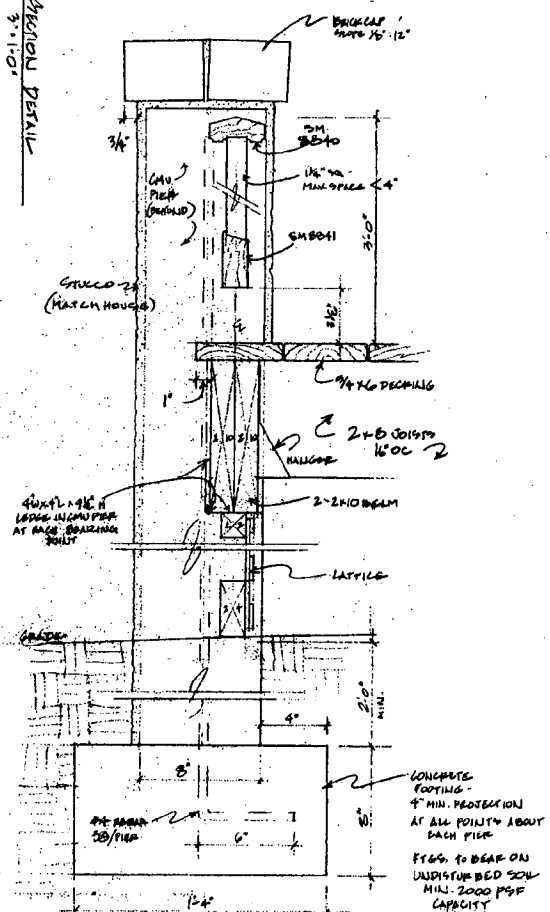


12

RAIL
1/2" x 10"

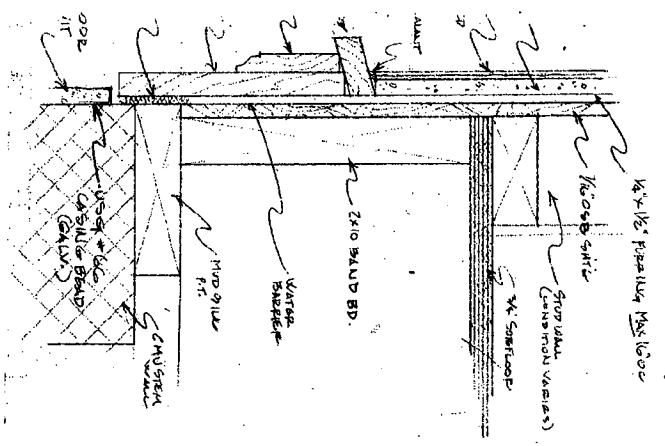


D SECTION DETAIL
3" x 10"

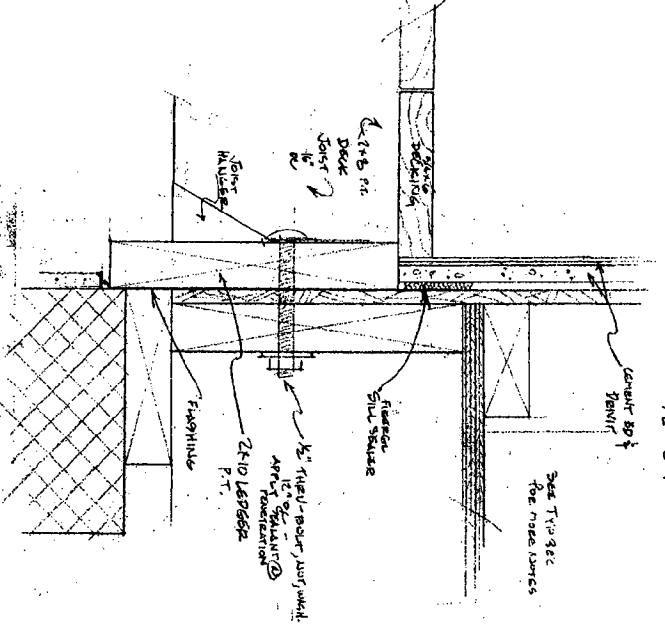


CONCRETE FOOTING - 4" MIN PROTECTION AT ALL POINTS ABOUT EACH PILE
PILE TO BEAR ON UNDISTURBED SOIL MIN. 2000 PSF CAPACITY

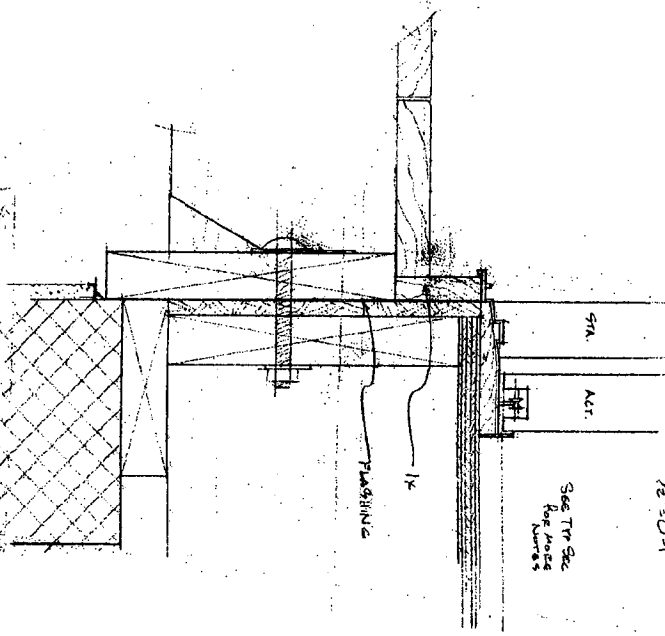
A TR SECTION DETAIL
1/2" x 10"



B SECTION DETAIL
1/2" x 10"



C SECTION DETAIL
1/2" x 10"



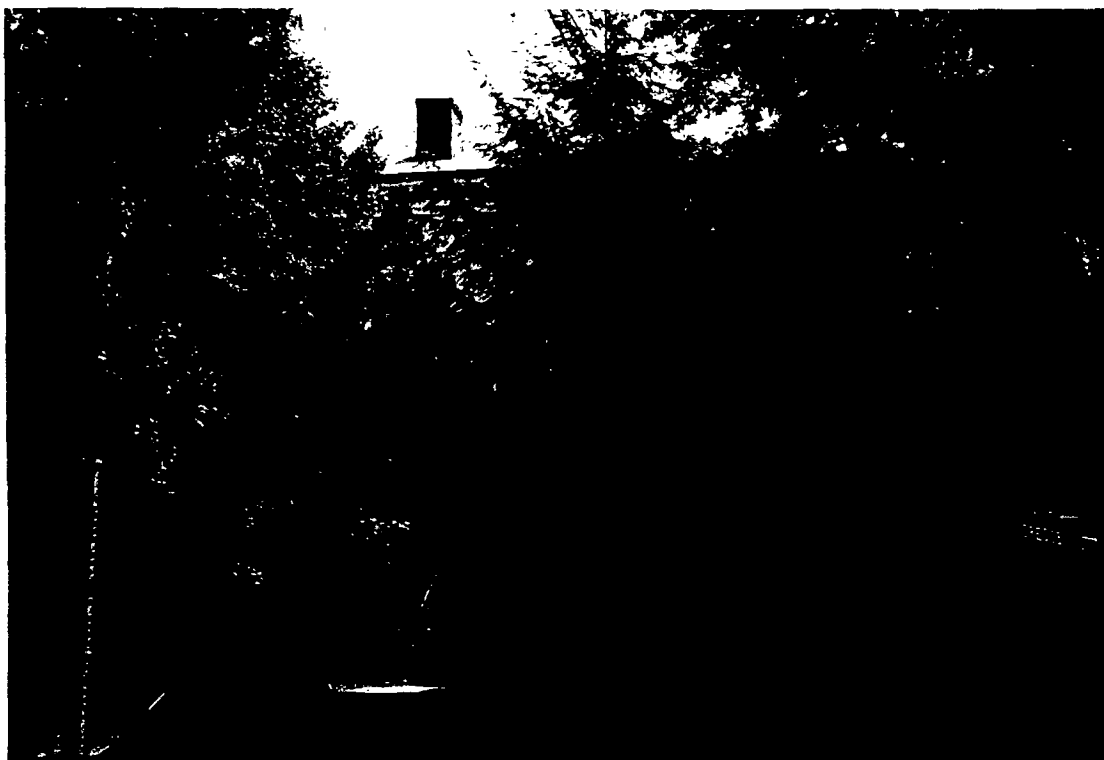
25 HOLT PL. ●
TAKOMA PARK, MD



LOOKING EAST AT SUBJECT HOUSE



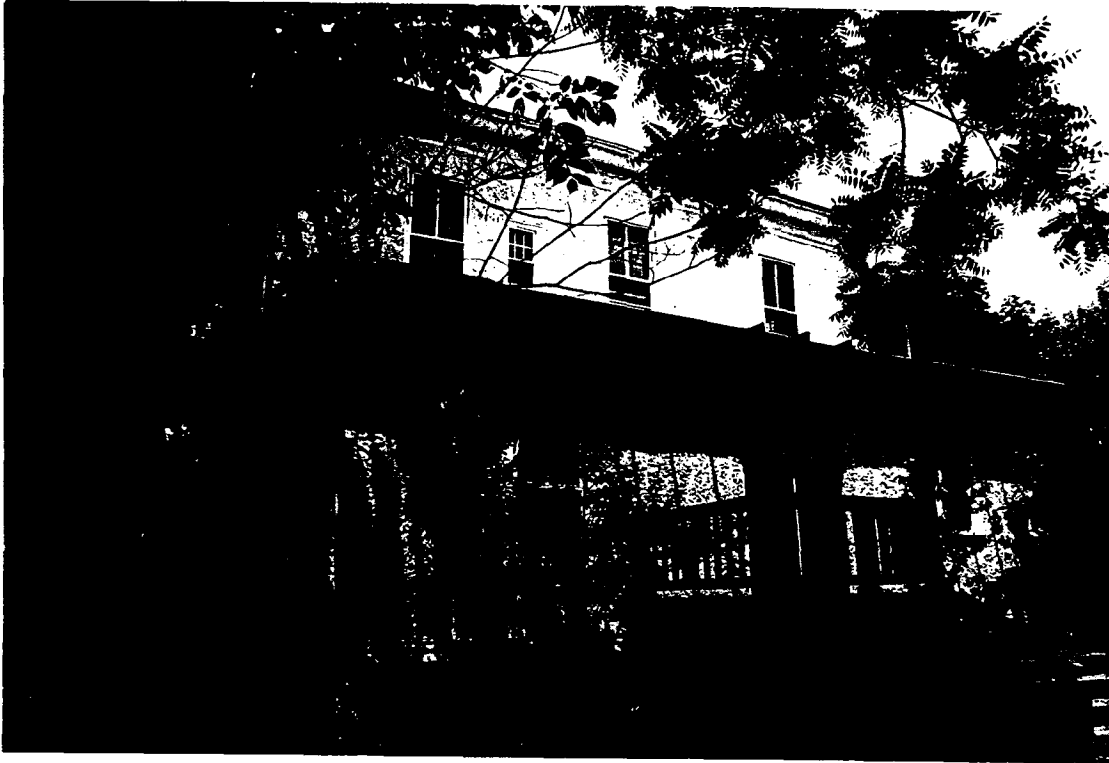
LOOKING SOUTH AT NEIGHBOR TO THE RIGHT



LOOKING EAST AT
SUBJECT HOUSE



LOOKING SOUTHEAST AT
SUBJECT HOUSE

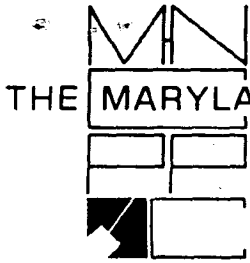


LOOKING NORTH AT REAR
ELEVATION OF SUBJECT HOUSE



LOOKING WEST AT REAR ELEVATION OF
SUBJECT HOUSE

15



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

DATE: 9/10/97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: ^{lwz} Gwen Wright, 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: Andrew & Katya Partan

Address: 25 Holt Place, 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.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON ALAN ABRAMS
 DAYTIME TELEPHONE NO. (202) 726-5894

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER ANDREW & KATYA PARTAN DAYTIME TELEPHONE NO. (703) 237-6434
 ADDRESS 2610 N. JOHN MARSHALL DR. ARLINGTON VA 22207
CITY STATE ZIP CODE

CONTRACTOR KINGSTON CONSTRUCTION TELEPHONE NO. (301) 927-9249
 CONTRACTOR REGISTRATION NUMBER 18234

AGENT FOR OWNER ALAN ABRAMS DAYTIME TELEPHONE NO. (202) 726-5894

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 25 STREET HOLT PLACE
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET PHILADELPHIA AVE
 LOT 20, P19 BLOCK 2 SUBDIVISION HILLCREST
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition

Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove

Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other WINDOWS & DOORS

1B. CONSTRUCTION COST ESTIMATE \$ 15,000

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 4 feet 0 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 _____

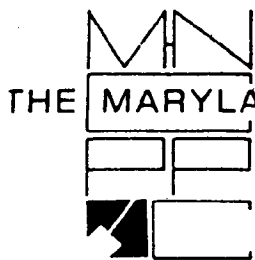
I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Alan Abrams Aug. 15, 1997
 Signature of owner or authorized agent Date

APPROVED For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature [Signature] Date 9/10/97

APPLICATION/PERMIT NO: 9708150088 DATE FILED: 8-15-97 DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



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

DATE: 9/16/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus^{DDZ}, 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.

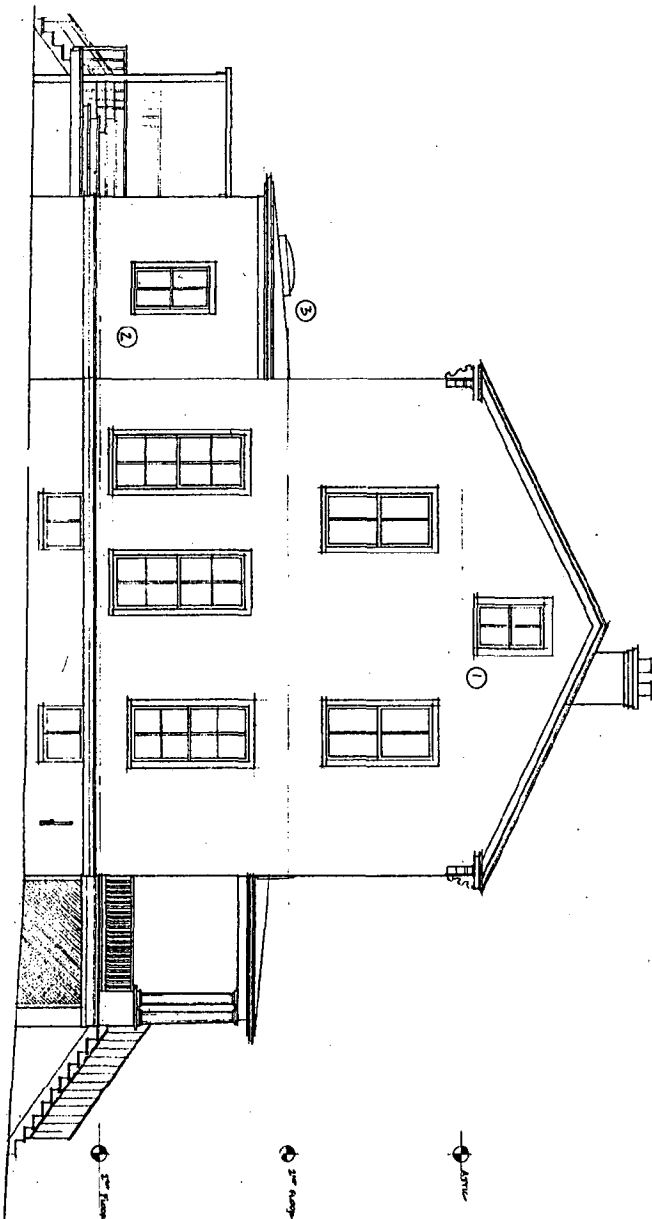
When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing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

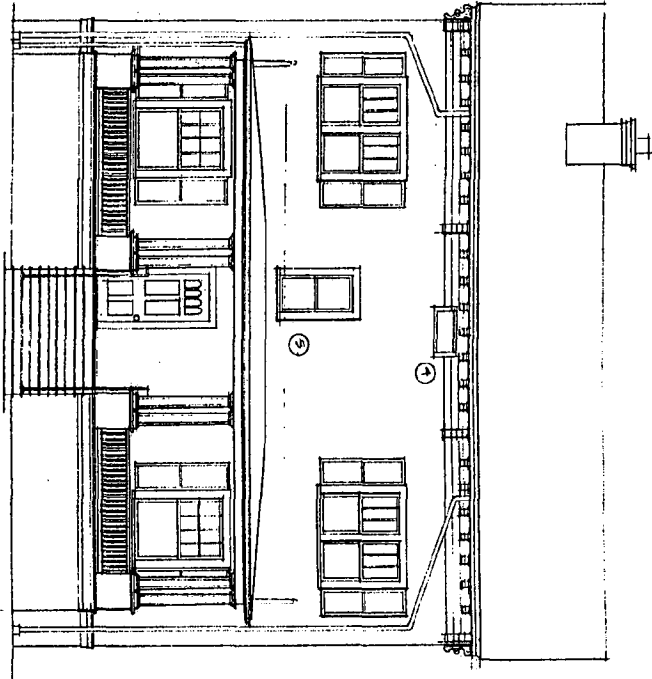
Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

Hand-drawn Elevation
A-110



Hand-drawn Elevation
A-110



APPROVED
Montgomery County
Historic Preservation Commission

Alan Adams
9/10/97

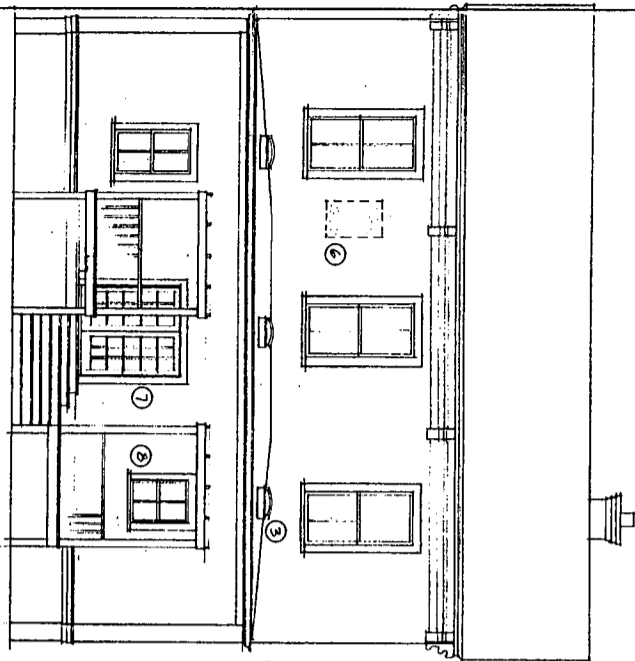
PARTAN RESIDENCE
RENOVATION
25 HOLT PLACE
TAKOMA PARK, MD 20912

REVISIONS

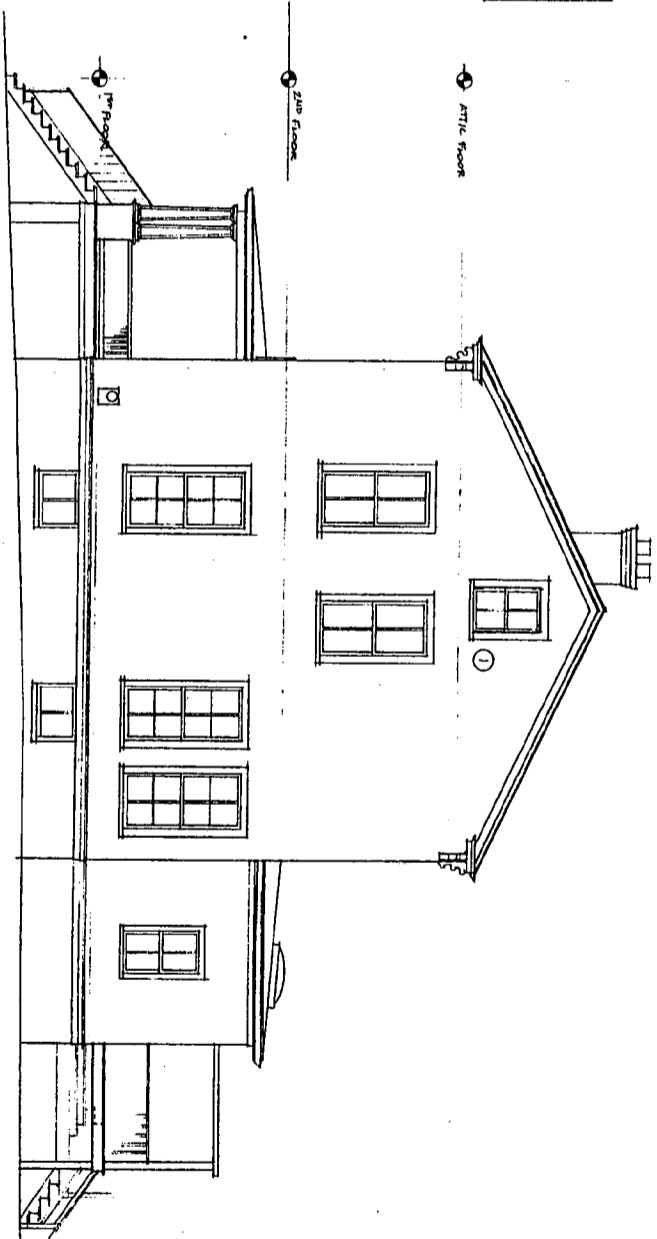
ELEVATIONS

ALAN ADAMS AIBD
808 AGREST ST N.W.W.P.C. 20012
202.726.5894

A5
August 3, 1997



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



SIDE ELEVATION
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten Signature]
9/10/97

PARTAN RESIDENCE
RENOVATIONS
25 HOLT PLACE
TAKOMA PARK, MD 20912

REVISIONS

ELEVATIONS

ALAN ADAMS AIBD
808 43RD ST. N.W. W.D.C. 20012
202.726.5894

A 6

AUGUST 3, 1997

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 25 Holt Place

Meeting Date: 9/10/97

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-97NN

Tax Credit: Partial

Public Notice: 8/27/97

Report Date: 9/3/97

Applicant: Andrew & Katya Partan

Staff: Robin D. Ziek

PROPOSAL: Alterations, and new fence

RECOMMENDATIONS:
APPROVAL

PROJECT DESCRIPTION

RESOURCE: Outstanding Resource in Takoma Park Historic District

STYLE: Italianate

DATE: c1875-1885

This is one of the original structures in Takoma Park, predating the B. F. Gilbert land purchases and subdivision of the suburban city. The house originally fronted on Carroll Avenue, and has subsequently been reoriented to Holt Place with a facade reversal.

The house has undergone several alterations in the past, including the replacement of original wood windows with vinyl windows, and the enclosure of a porch at the rear of the house. There is an existing wooden privacy fence towards the back of the house on the left (driveway) side of the property that provides for an enclosed rear yard.

PROJECT PROPOSAL

The applicant has recently purchased the property and proposes some alterations to it. This includes the following:

1. The replacement of 6 existing vinyl windows with wood windows. The new windows would be thermally glazed but with integral muntins plus shadow bars for a close approximation of the true divided light. The small window at the attic level (#4 on Circle 9) which is also vinyl would be replaced with an art glass panel (a form of stained glass).
2. The replacement of existing sliding glass doors at the rear with sliding wooden glass french doors. These would be thermally glazed, with integral muntins.
3. The removal of a small non-original window opening on the rear elevation (#6 on Circle /O), and the patching of the wall with stucco to match the existing finish.
4. The installation of three skylights in the roof of the existing rear porch. These skylights have a low profile, and are being proposed for a shallow sloping roof at the first floor level.

(1)

5. Replacement of existing modern screen door with a new wood screen door.
6. The removal of the existing wooden privacy fence on the left side of the house, and the construction of a new 4'-0" high fence segment at a point closer to the street. The fence would still be set back 2' from the front edge of the house.

STAFF COMMENTS

The proposed changes are in-keeping with the character of the house, and will be an improvement to the extent that the proposed materials - wood windows, and wood screen door - are more consistent with the historic period of the house and the district. **The actual size of the openings will be maintained in all cases.** Staff notes that this property has undergone several stages of alterations, and it would be interesting to analyze and then piece together the history of the house and the changes over time.

The proposed new skylight installation will have no effect on the historic district, as they are not visible at all from the public right-of-way. In terms of the resource itself, staff feels that the rear porch has been altered already when the house was reversed and the porch enclosed.

The proposed fence replacement also seems to be an improvement, especially to the extent that the new fence will be lower than the existing, and provide a more open view of the site. The applicant is not proposing to change the small fence section at the right side of the house, but may come back at a later point for alterations here.

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 #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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 that it meets the Takoma Park Guidelines for Outstanding Resources that state:

preservation of original building materials and use of appropriate, compatible new materials is encouraged.

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 ALAN ABRAMS
 DAYTIME TELEPHONE NO. (202) 726-5894

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER ANDREW & KATYA PARTAN DAYTIME TELEPHONE NO. (703) 237-6434

ADDRESS 2610 N. JOHN MARSHALL DR. ARLINGTON VA 22207
CITY STATE ZIP CODE

CONTRACTOR KINGSTON CONSTRUCTION TELEPHONE NO. (301) 927-9249

CONTRACTOR REGISTRATION NUMBER 18234

AGENT FOR OWNER ALAN ABRAMS DAYTIME TELEPHONE NO. (202) 726-5894

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 25 STREET HOLT PLACE

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET PHILADELPHIA AVE

LOT 20, P19 BLOCK 2 SUBDIVISION HILLCREST

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other WINDOWS & DOORS

1B. CONSTRUCTION COST ESTIMATE \$ 15,000

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 4 feet 0 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.

Alan Abrams
 Signature of owner or authorized agent

AUG. 15 1997
 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____ 3

APPLICATION/PERMIT NO. 970915-MSU DATE FILED: 8-15-97 DATE ISSUED: _____

Partan Residence
25 Holt Place
Takoma Park, MD 20912

July 25, 1997

Addendum to Historic Area Work Permit

1. Written Description of Project

A. Description of Setting

The existing two-and-one-half story, stucco clad, frame house is a Category 1 resource. The Master Plan for Historic Preservation in Takoma Park indicates that the house originally fronted what is now Carroll Avenue, inferring that the single story pavilion at the northwest elevation was originally a front porch. The present front porch at the southeast elevation, which fronts Holt Place, is an addition. Beneath the porch are the remains of a stone foundation of a narrower, and perhaps deeper pavilion. The windows along the porch wall are of a different proportion and later vintage than the apparent original fenestration and associated trim on the side elevations.

The Master Plan classified the house as Italianate, in part because of the brackets which support the cornice. However, the program for the entablature is more elaborate at the southeast elevation, suggesting that this ornamentation was added when the house was re-oriented toward Holt Place.

The present cladding, applied within the last two years, is an untinted mix of white portland, sand and lime stucco, with a random, rustic troweled texture. It covers a pebble-dash stucco; the original cladding not obvious upon superficial inspection.

The most significant architectural attribute of the house is its scale. With the foundation projecting five feet above the grade, eleven and one half foot ceilings on the main level, and eleven foot ceilings on the second floor, the cornice is approximately 28' above grade. With its height, its forty foot width, and its siting near the crest of the divide between local watersheds, it is clear that this house once dominated its site. Presently, its scale is obscured by evergreen hollies and hemlocks.

See circle



B. Project Description

General: The proposed changes are principally to return the condition of the house closer to its original, or at least earlier condition, or are to be of the most minimal impact to the exterior of the house. See Plans for specific material selections.

6 WINDOWS
TOTAL :

I. Windows The applicants wish to replace existing solid vinyl windows on the front, northeast, and rear elevations with TDL wood double hung windows generally similar in scale and muntin pattern to the adjacent original windows at the corresponding elevation. Also, the applicants wish to remove a window at the rear elevation, which is of later vintage than, and is of different scale and detail, and is asymmetrical with the existing fenestration.

1, 2,
4, 5, 8

II. Back Door. The applicants wish to replace the existing aluminum sliding glass door with a TDL wood sliding glass door, the proportion of the stiles, rails and muntins of each leaf being similar to typical 15 light french doors.

7

III. Skylights. The applicants wish to install three skylights in the roof of the single story rear pavilion. The proposed skylights are to be low profile (with intergral 4" curb). From the right-of-way, the skylights will be totally blocked from view by the main two-story block of the house. From the sides and rear of this property, the skylights will not be seen because the roof of the pavilion is approximately 16' above grade, and runs at less than a 1:12 pitch.

3

IV. Screen Door. The applicants wish to install a wood screen door at the front entrance. (The existing front door is recent, arguably colonial style.)

V. Fence. The applicants wish to relocate the existing wood picket fence which runs from the left rear corner of the house to the left side property line closer to the end of the driveway, for use as a secure play area for their children, which can be observed from the kitchen, dining room, master bedroom, and library windows.

5

Adjacent and Opposite Owners

Walter Rave
Lot 18, Block 2
29 Holt Place
Takoma Park, MD 20912

David P. Hauck
Lot 11 Block 4
24 Holt Place
Takoma Park, MD 20912

Lot 21, Block 2

Lot 12, Block 2

12

UNABLE TO VERIFY LOCATION OF FENCE.

NOTE: PROPERTY PREDATES MODERN DAY ZONING

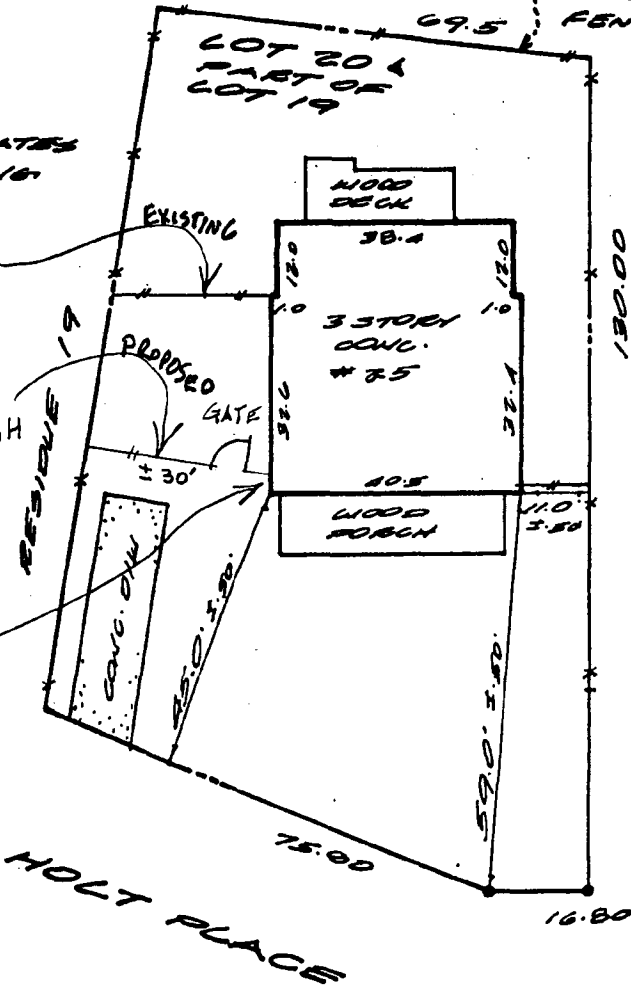


AUG 15 1997

REMOVE EXIST. FENCE

INSTALL NEW 4' HIGH WOOD FENCE PERPENDICULAR TO DRIVEWAY

OFFSET FROM FRONT OF HOUSE 2'



LOCATION DRAWING: LOT 20 AND PART OF LOT 19 BLOCK 2 "HILL-CREST"

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

Stephen J. Wenthold
Stephen J. Wenthold, Maryland RLS Reg. No. 10767

Date: 8-10-97
Scale: 1"=30'
Plat Book: 2
Plat No.: 140
Work Order: 97-0740

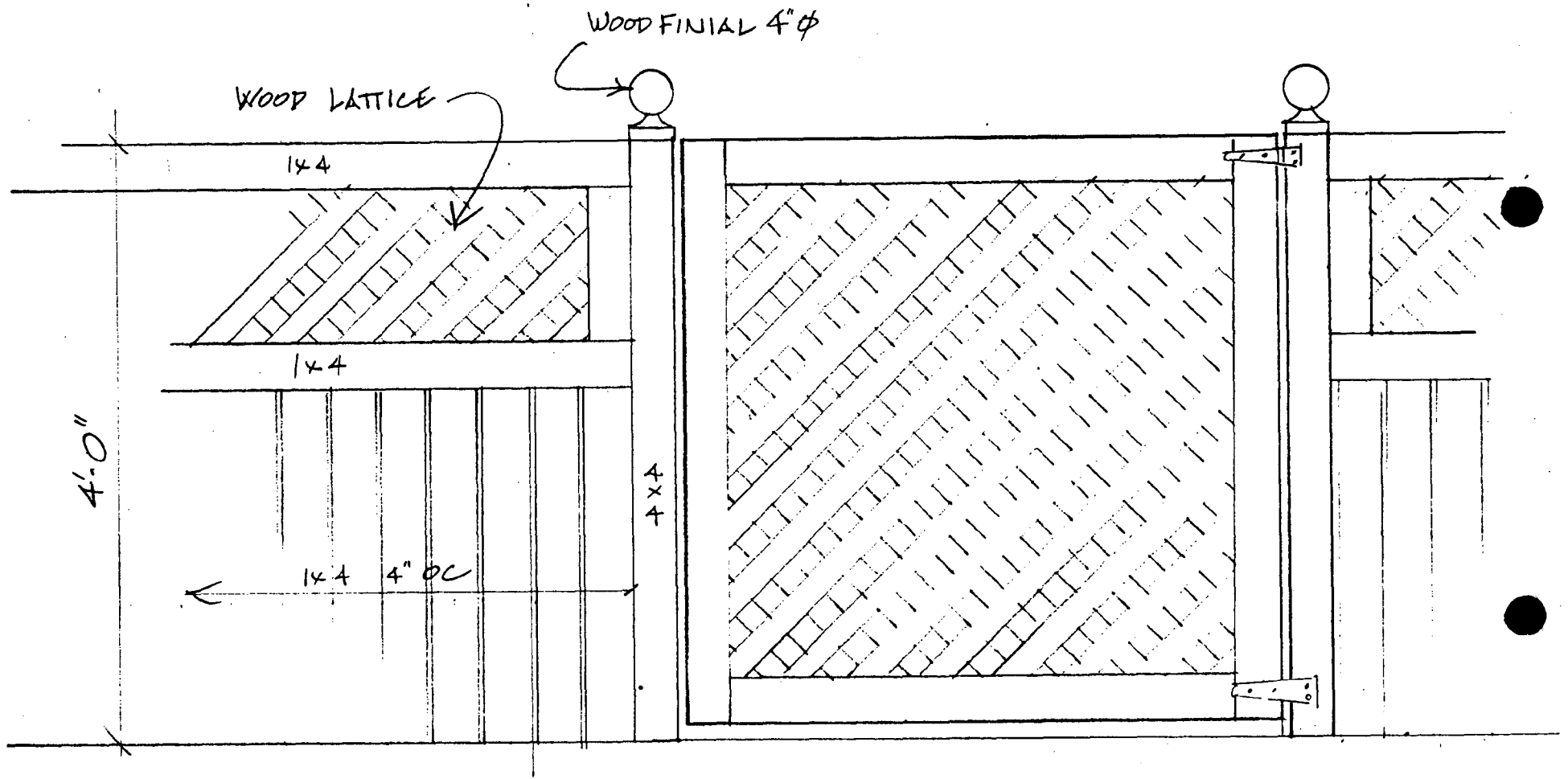


Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 840-0025

Address: 25 HOLT PLACE
District: 13
Jurisdiction: MONTGOMERY COUNTY, MD.

NO TITLE REPORT FURNISHED

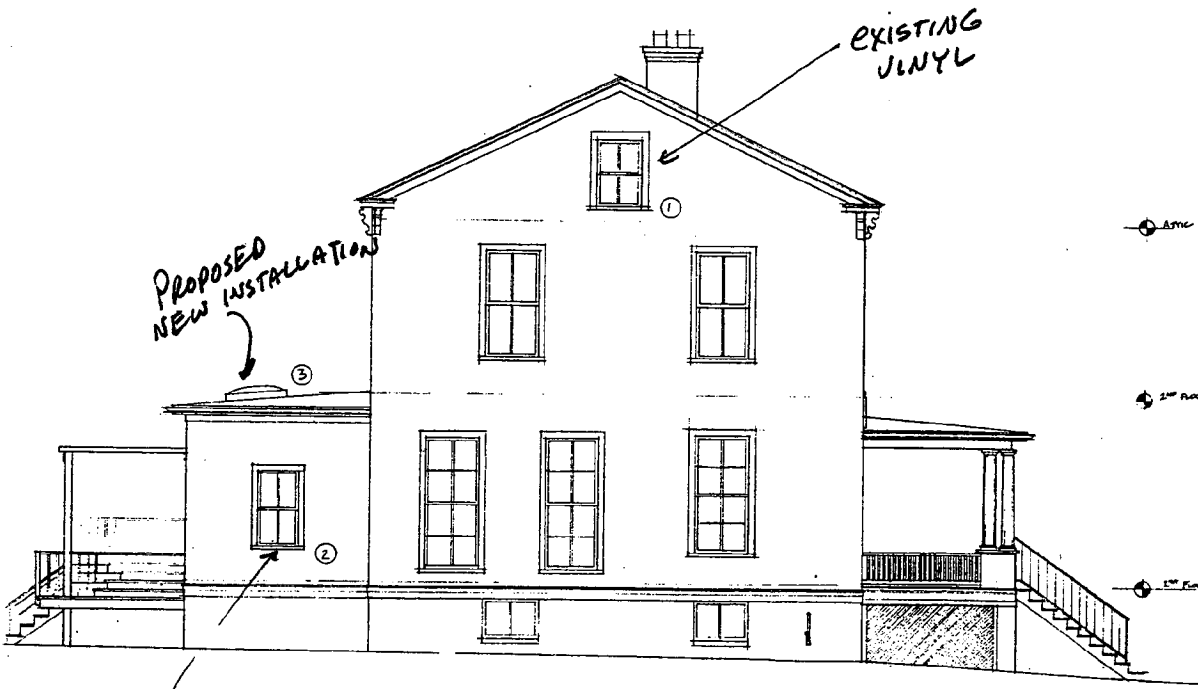
7



FENCE DETAIL
 1" = 1'-0"

PROPOSED

8



Northeast Elevation
1/4" = 1'-0"

SIDE LEFT
(DRIVEWAY SIDE)



Northwest Elevation
1/4" = 1'-0"

FRONT

6

ALAN ABRAMS AIBD BOB SPENST N.W./P.C. 20012 2016. 58094	A 5 August 8, 1997
ELEVATIONS	
REVISIONS	
PARTAN RESIDENCE RENOVATION 25 HOLT PLACE TAKOMA PARK, MD 20912	

PROPOSED
REPLACEMENT OF
EXISTING STUDIO
GLASS DOORS

EXISTING
VINYL

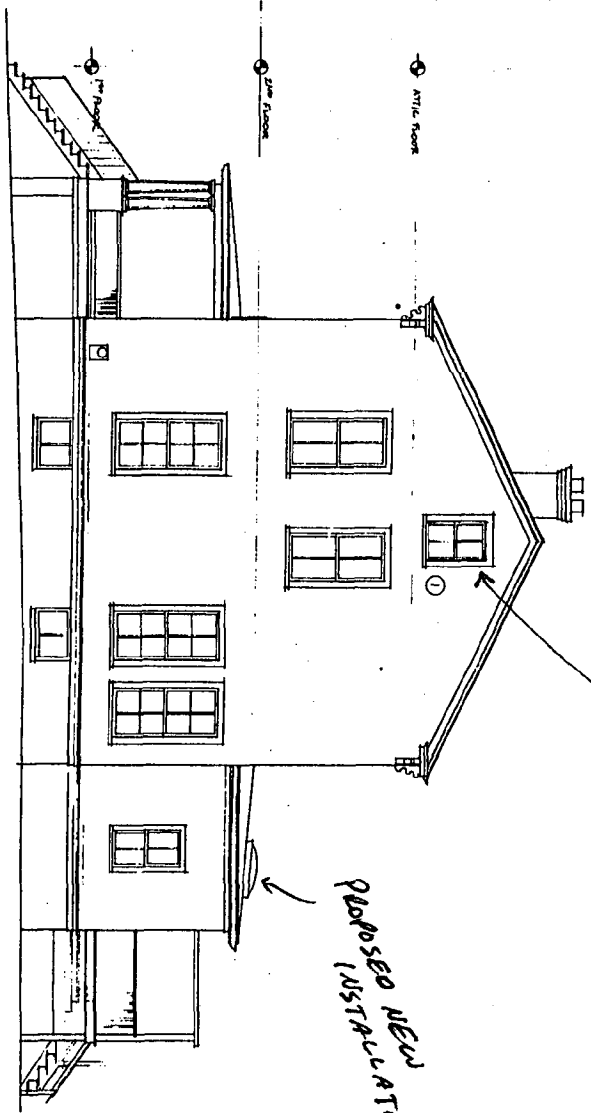
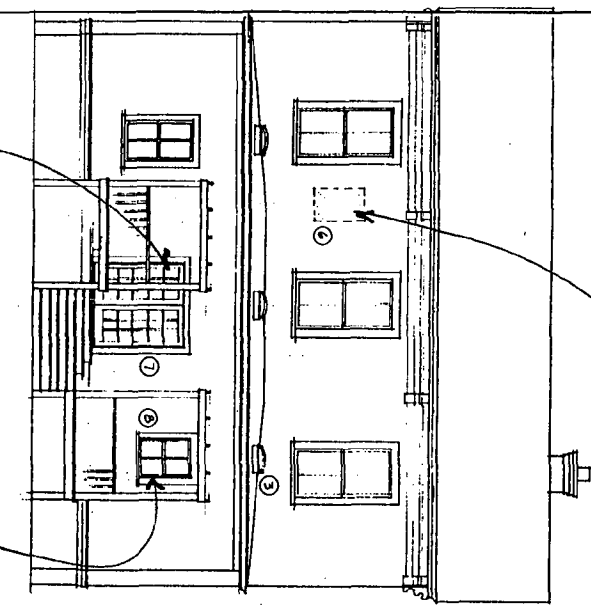
PROPOSED
REMOVAL

REAR

SIDE - RIGHT

REAR ELEVATION
N. 110°

SIDE - RIGHT ELEVATION
N. 150°



PARTAN RESIDENCE
25 Holt Place, Takoma Park
July 22, 1997
REVISED September 3, 1997

Window, Door and Skylight Notes

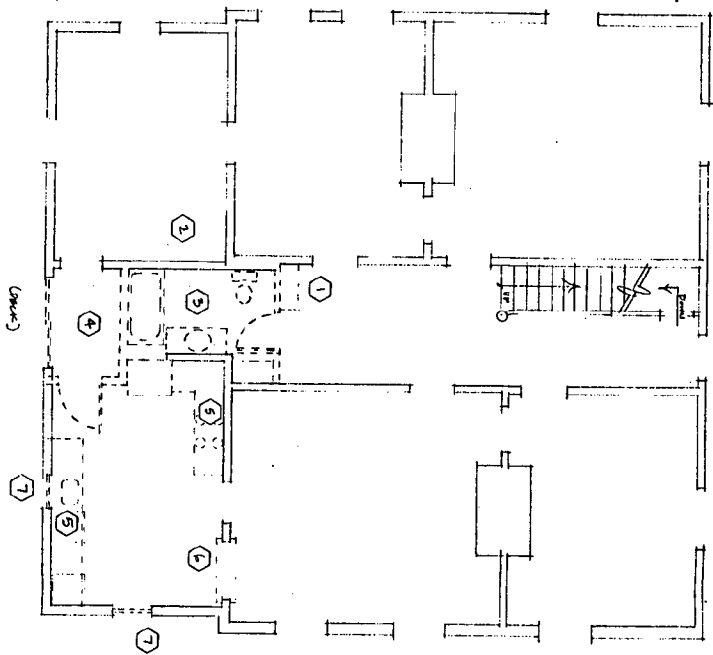
General Note: New window sashes, muntins profiles, jambs, and interior and exterior trim are to match existing materials as closely as possible with modern equivalent materials. Field verify dimensions of original rough openings to determine the size of the new windows. Windows and sliding glass door are to be wood primed, with argon filled insulated glass, and low-e coating by Marvin, Weathershield or approved equal. Full screens are to be included.

1. Replace existing vinyl double hung windows in attic level gable ends with wood double hung TDL windows, 2/2.
 2. Replace existing vinyl double hung window in Northeast side of kitchen with wood double hung TDL window, 2/2.
 3. Install 3 new skylights in rear pavilion roof as per plan. Skylights are to be low profile acrylic domed skylights with insulated metal curbs by Naturalite/EPI Model IDD 2852 with bronze tint, or approved equal.
 4. Replace existing aluminum awning window with wood framed art glass panel.
 5. Replace existing vinyl double hung window in the landing to the second floor with a wood double hung window, 1/1.
 6. Remove the window in the existing hall bathroom. Frame and insulate the opening. Finish the exterior with stucco to match existing surface. Finish the interior surfaces according to the interior finish schedule.
 7. Replace the existing aluminum framed sliding glass doors with wood sliding TDL glass doors, Weathershield FS 6-0/XO, with brass multipoint lockset.
 8. Replace the existing vinyl double hung window in the rear of the kitchen with a wood double hung window, 2/2. Sill height is to be 42" AFF. Head height is to match the existing first floor window in the rear elevation of the office.
- A-F. Install new interior glazed doors in existing openings, Morgan F1515 or approved equal, with hardware to match existing hardware of first floor.
- Other new interior doors are to be wood 4-panel interior doors, Morgan M-1053 or approved equal, of the sizes indicated on the floor plan. Hardware is to match the existing hardware of the corresponding floor.

NOTES:

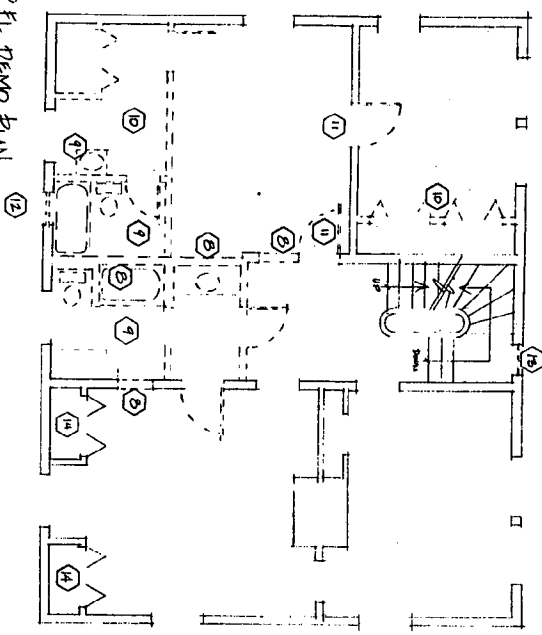
- Windows, Door and Skylight Notes**
1. Remove existing vinyl double hung windows in attic level gable ends with wood double hung TDL Windows 221.
 2. Replace existing vinyl double hung windows in horizontal side of kitchen with wood double hung TDL Windows 221.
 3. Remove existing vinyl double hung window in horizontal side of kitchen with wood double hung TDL Windows 221.
 4. Replace existing vinyl double hung window with wood framed air glass panel.

1st F. DEMO PLAN
1/4" = 1'-0"

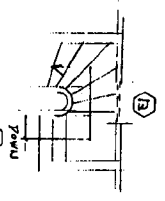


5. Replace existing vinyl double hung window in the landing to the second floor with a wood double hung window, 111.
6. Remove the window in the existing full bathroom. Frame and replace the opening. Finish the exterior wall with existing surface. Treat the interior surfaces according to the interior finish schedule.
7. Remove the existing aluminum framed sliding glass door with wood siding TDL glass door, Windows 221, with wood multiple frame.
8. Replace the existing vinyl double hung window in the rear of the kitchen with a wood double hung window, 111. The window height is to be 42" of the opening to match the existing first floor window in the rear section of the house.
9. Remove existing vinyl double hung window in the rear of the kitchen with a wood double hung window, 111. The window height is to be 42" of the opening to match the existing first floor window in the rear section of the house.
10. Remove existing vinyl double hung window in the rear of the kitchen with a wood double hung window, 111. The window height is to be 42" of the opening to match the existing first floor window in the rear section of the house.

2ND F. DEMO PLAN
1/4" = 1'-0"



CENTRAL STAIR DEMO PLAN
1/4" = 1'-0"



- Demolition Notes**
- General: All wood trim, doors, associated hardware, fixtures, appliances, cabinets, and other items to be removed are to be considered salvagable and are to be removed with care. No load material is to be removed from the site without the Owner's permission.
1. Remove existing vinyl double hung windows in the attic level gable ends with wood double hung TDL Windows 221.
 2. Remove existing vinyl double hung windows in horizontal side of kitchen with wood double hung TDL Windows 221.
 3. Remove existing vinyl double hung window in horizontal side of kitchen with wood double hung TDL Windows 221.
 4. Remove existing vinyl double hung window with wood framed air glass panel.
 5. Remove existing vinyl double hung window in the landing to the second floor with a wood double hung window, 111.
 6. Remove the window in the existing full bathroom. Frame and replace the opening. Finish the exterior wall with existing surface. Treat the interior surfaces according to the interior finish schedule.
 7. Remove the existing aluminum framed sliding glass door with wood siding TDL glass door, Windows 221, with wood multiple frame.
 8. Replace the existing vinyl double hung window in the rear of the kitchen with a wood double hung window, 111. The window height is to be 42" of the opening to match the existing first floor window in the rear section of the house.
 9. Remove existing vinyl double hung window in the rear of the kitchen with a wood double hung window, 111. The window height is to be 42" of the opening to match the existing first floor window in the rear section of the house.
 10. Remove existing vinyl double hung window in the rear of the kitchen with a wood double hung window, 111. The window height is to be 42" of the opening to match the existing first floor window in the rear section of the house.
 11. Remove doors and trim. Store salvagable materials as per Owner's direction.
 12. Remove bathroom window. Make the opening burred and measure per the interior finish schedule.
 13. Remove the window.
 14. Remove vinyl double hung window with wood framed air glass panel.

HAWP SET

PARTAN RESIDENCE
RENOVATION
25 HOLT PL. TAKOHARK MD 20912

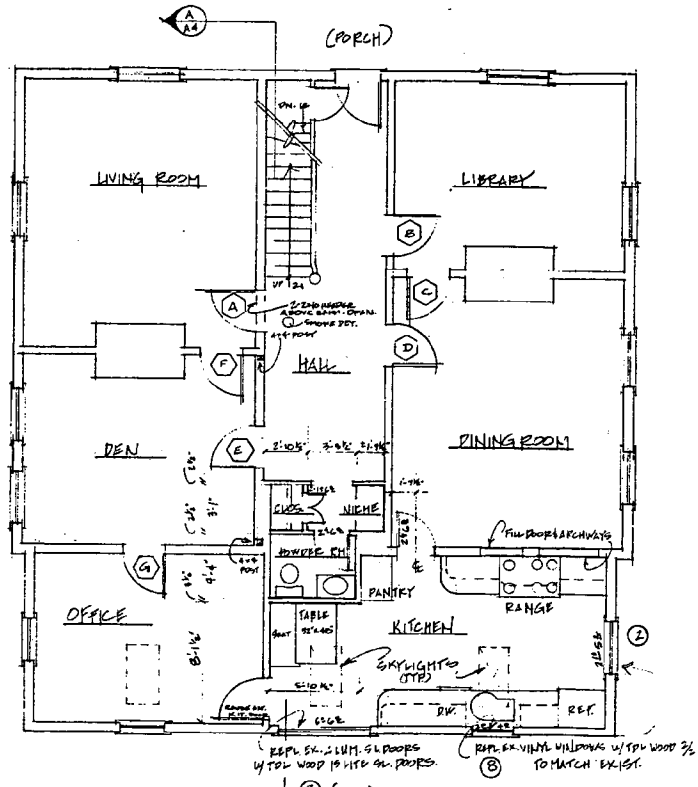
REVISION 16
DATE 10-11-11

DEMOLITION

ALAN ABRAMS AIBD
808 ASPEN ST NW WDC 20012
202.726.5894

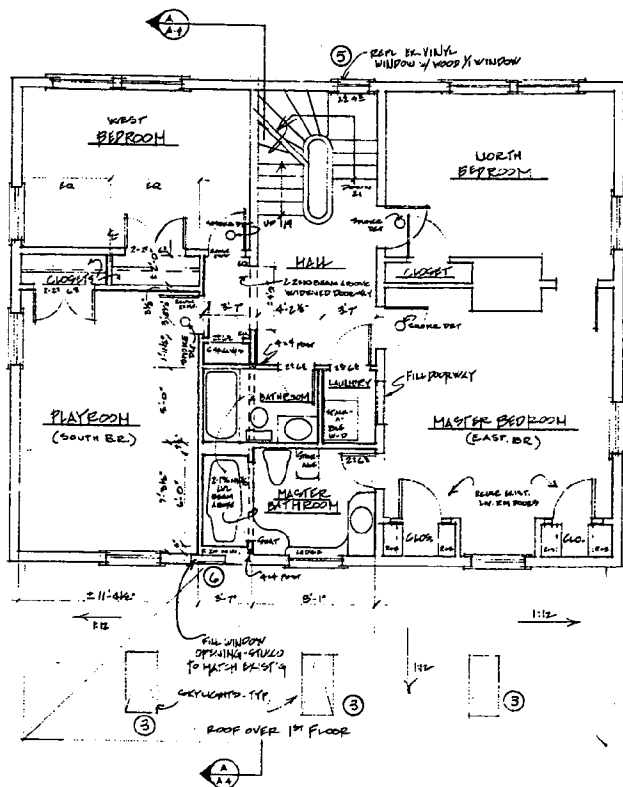
A-1
JULY 22 '97

12



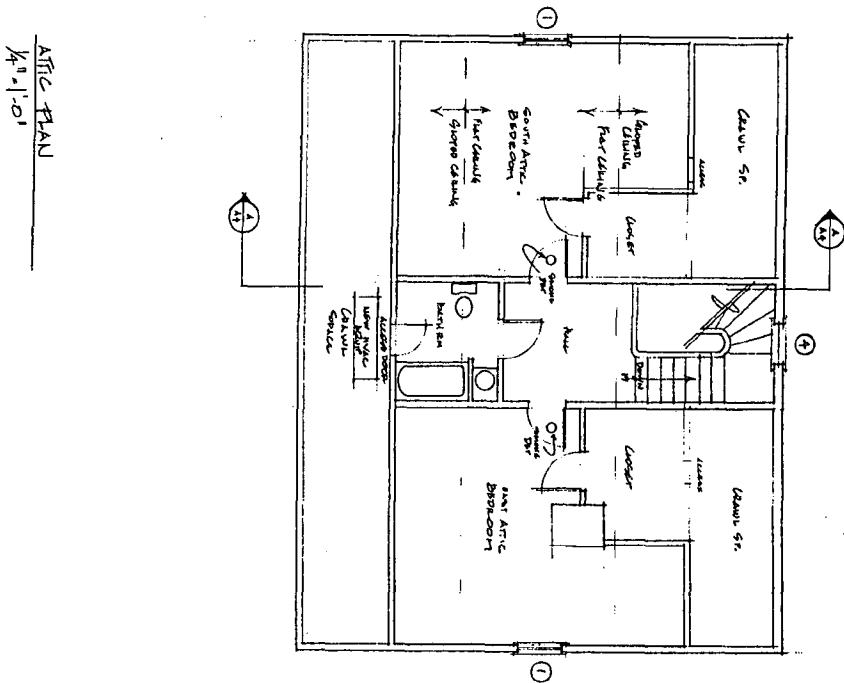
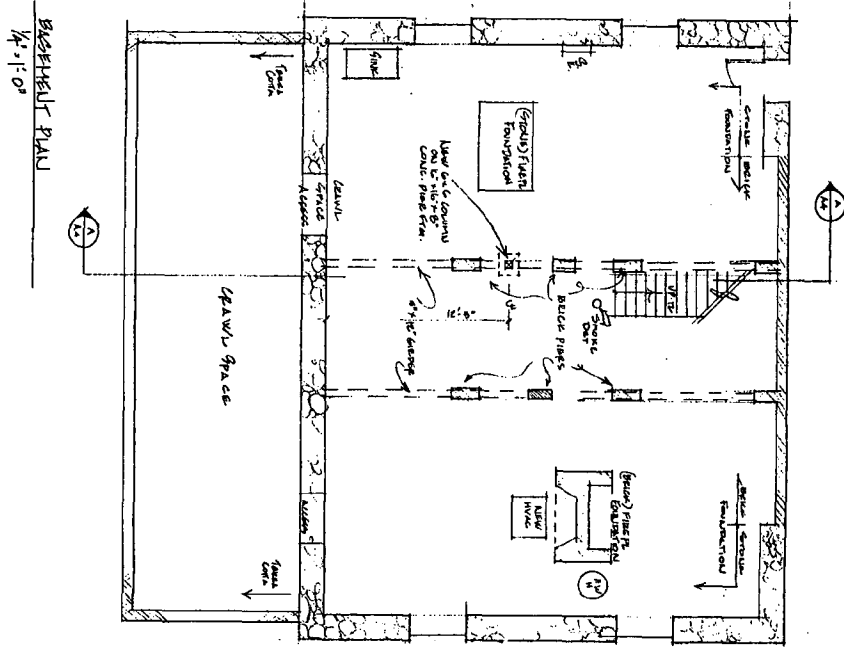
FIRST FLOOR PLAN
1/4" = 1'-0"

NOTE: DIMENSIONS ARE GIVEN FROM FACE
OF STUD TO FACE OF STUD, OR TO EXISTING
PLASTER, UNLESS OTHERWISE NOTED



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

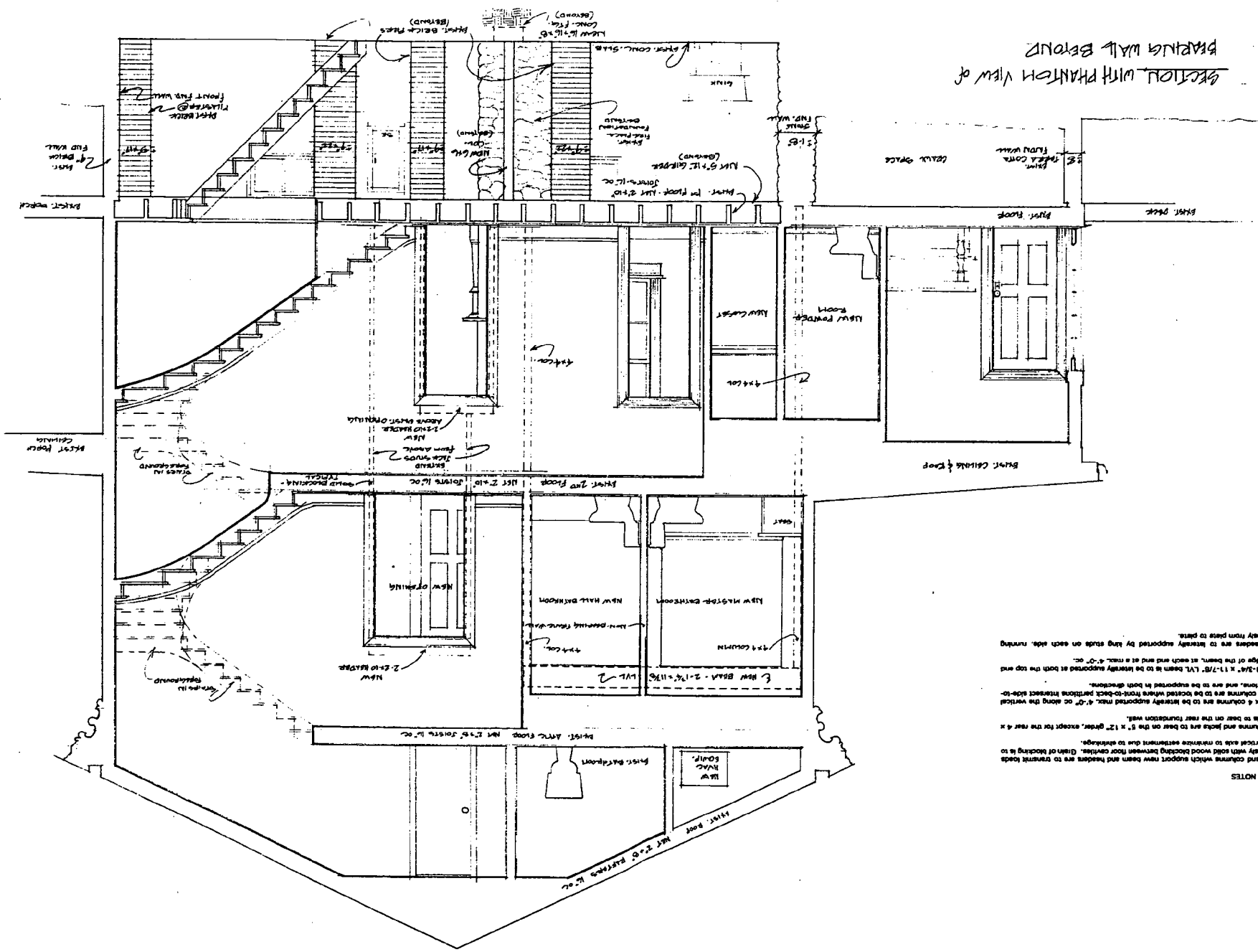




<p>PARTAN RESIDENCE RENOVATION 25 HOLT PLACE TAKOMA PARK, MD 20912</p>	<p>REVISIONS Plan Inc. - HND LOC. - ACCORD 2002 NO. 2002 SD'S 8-15</p>	<p>FLOOR PLANS</p>	<p>ALAN ABRAMS AIBD 808 ASPEN ST NW WDC 20012 202.726.5897</p>	<p>A-3 AUGUST 2, 1977</p>
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14

SECTION WITH PHANTOM WALL
 DRAWING WALL BEYOND



- FRAMING NOTES
1. Jacks and columns which support new beam and headers are to transmit loads continuously with load wood blocking between floor joists. Girth of blocking is to be in a vertical axis to minimize settlement due to shrinkage.
 2. The columns and jacks are to bear on the 5" x 12" grade, except for the rear 4 x 4 which is to bear on the rear foundation wall.
 3. The 4 x 4 & 4 x 6 columns are to be laterally supported max. 4'-0" along the vertical axis. The columns are to be located where front-to-back partitions intersect side-to-side, and are to be supported in both directions.
 4. 1-3/4" x 11-7/8" LVL beam is to be laterally supported at both the top and edge of the beam, at each end and at a max. 6'-0" oc.
 5. The headers are to be laterally supported by king studs on each side, running continuously from plate to plate.

PARTAN RESIDENCE
 RENOVATION
 25 ROUTE PLACE
 TARCHI PARK MD 20912

REVISIONS

SECTION
 SCALE 1/2" = 1'-0"

AVAN ABRAN'S AIBD
 808 ASPEN ST NW WDC 20012
 202.726.9819

A.4
 August 1, 1997

25 HOLT PL.
TAKOMA PARK, MD



LOOKING EAST AT SUBJECT HOUSE



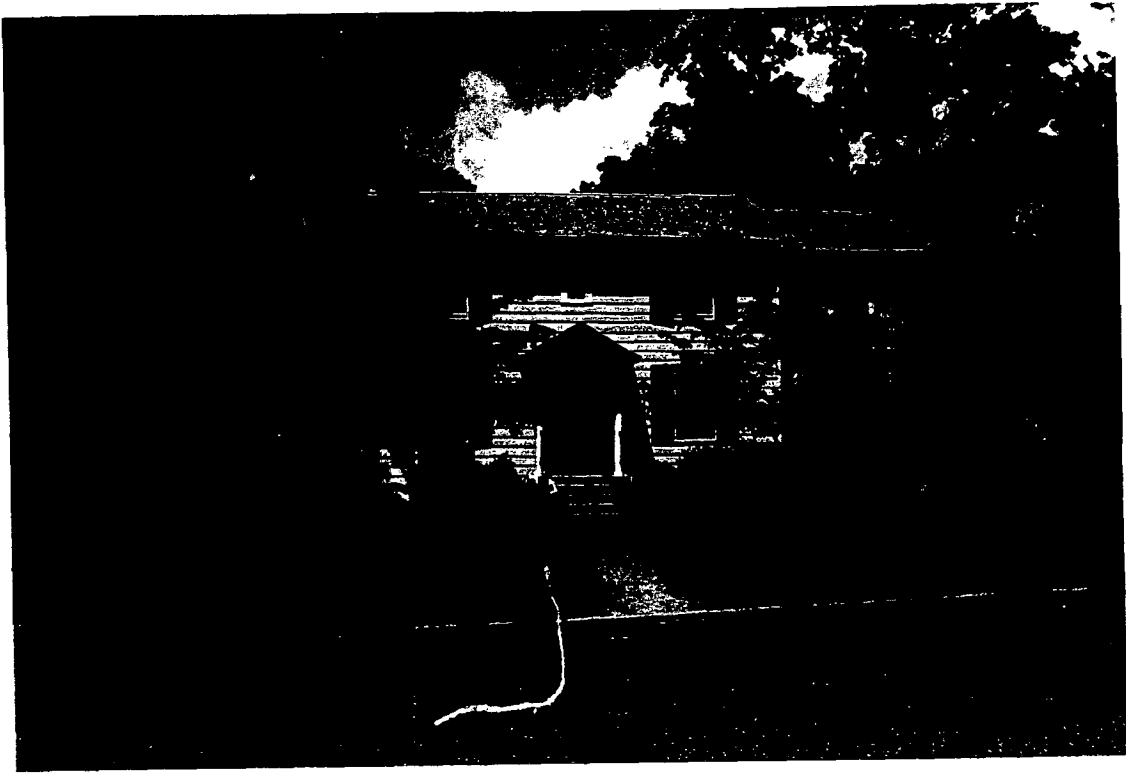
LOOKING SOUTH AT NEIGHBOR TO THE RIGHT



LOOKING EAST AT
SUBJECT HOUSE



LOOKING SOUTHEAST AT
SUBJECT HOUSE



LOOKING NORTHWEST AT NEIGHBOR
ACROSS HOLT PLACE



LOOKING SOUTH AT NEIGHBOR
TO THE LEFT



LOOKING NORTH AT REAR
ELEVATION OF SUBJECT HOUSE



LOOKING WEST AT REAR ELEVATION OF
SUBJECT HOUSE



LOOKING NORTH AT REAR
ELEVATION OF SUBJECT HOUSE



LOOKING WEST AT REAR ELEVATION OF
SUBJECT HOUSE

25 HOLT PL.
TAKOMA PARK, MD



LOOKING EAST AT SUBJECT HOUSE



LOOKING SOUTH AT NEIGHBOR TO THE RIGHT



LOOKING EAST AT
SUBJECT HOUSE



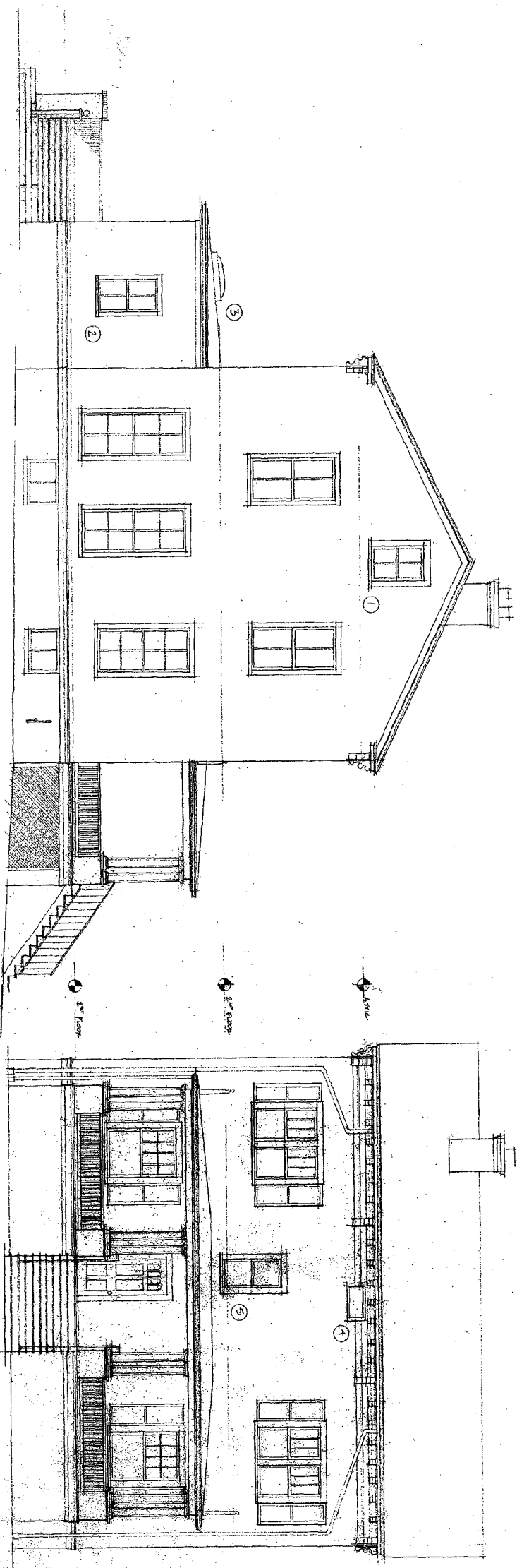
LOOKING SOUTHEAST AT
SUBJECT HOUSE



LOOKING NORTHWEST AT NEIGHBOR
ACROSS HOLT PLACE

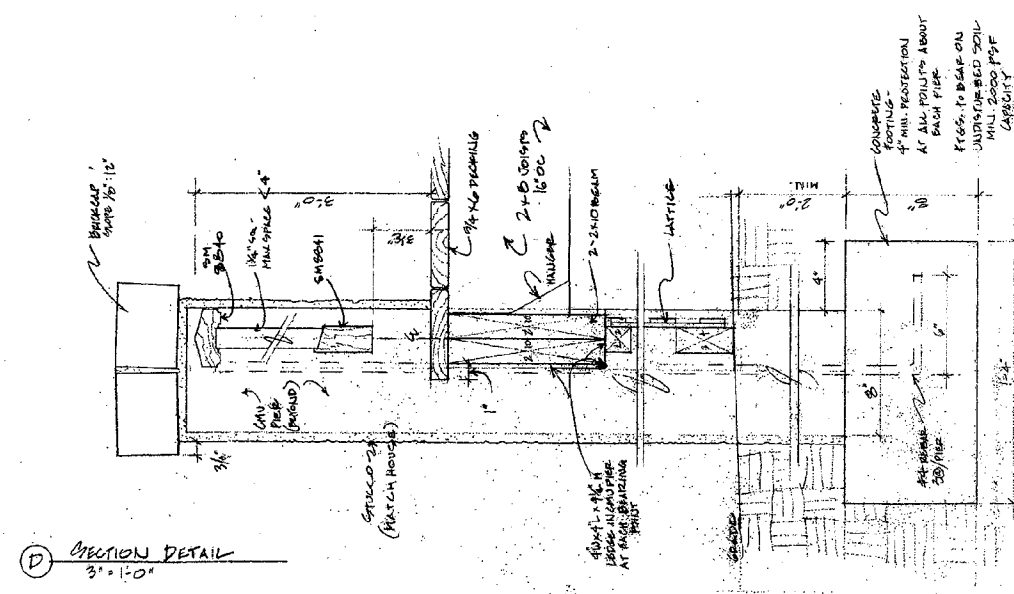
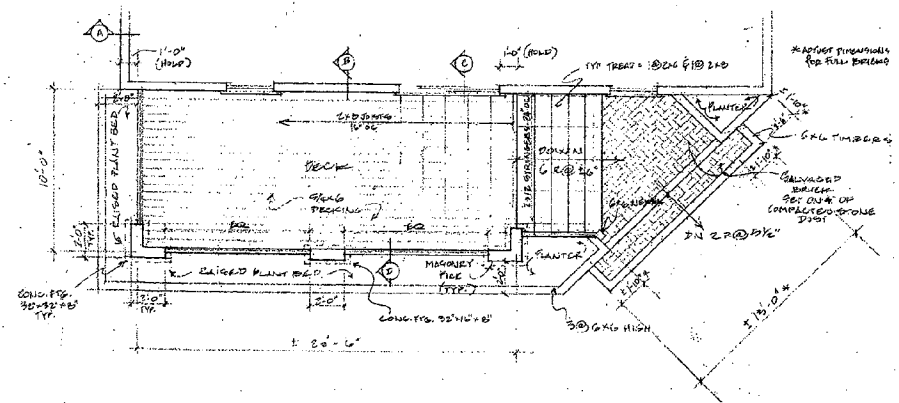
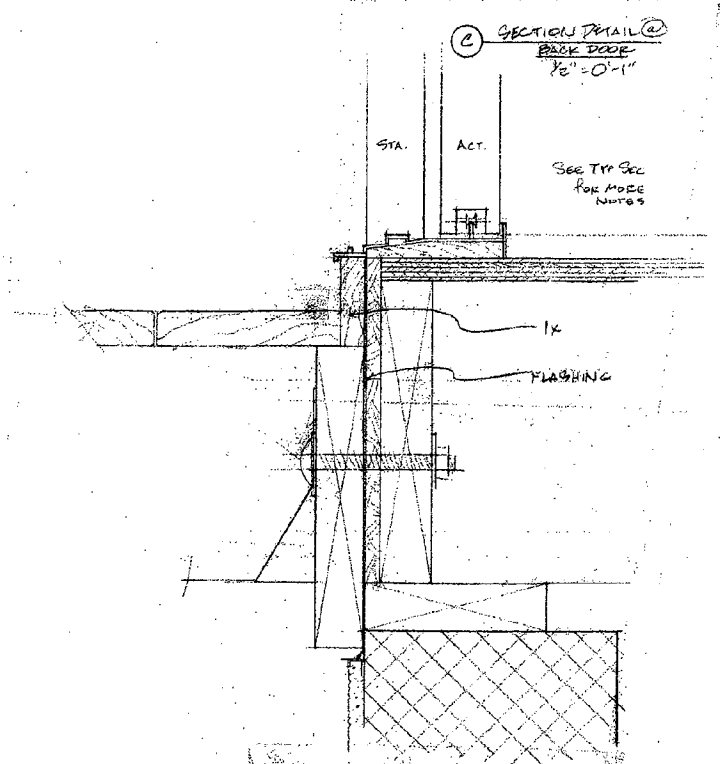
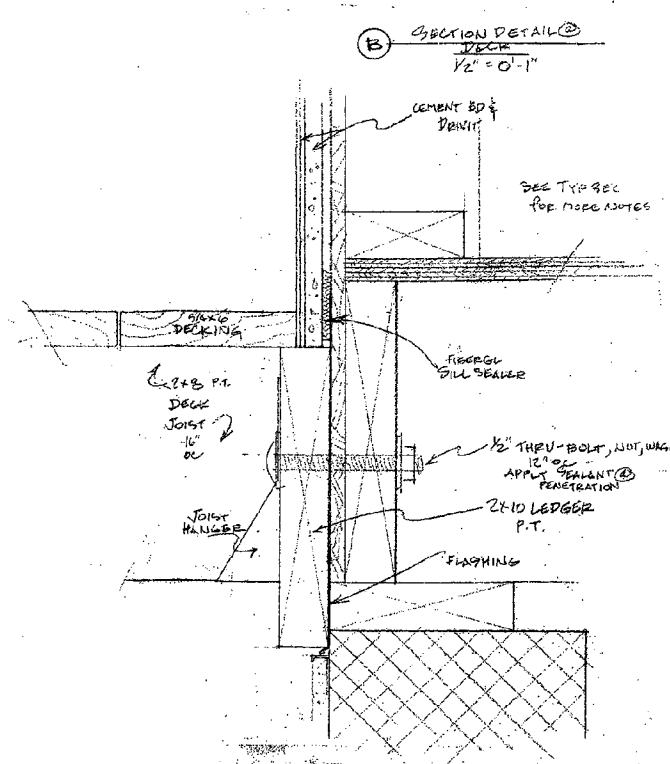
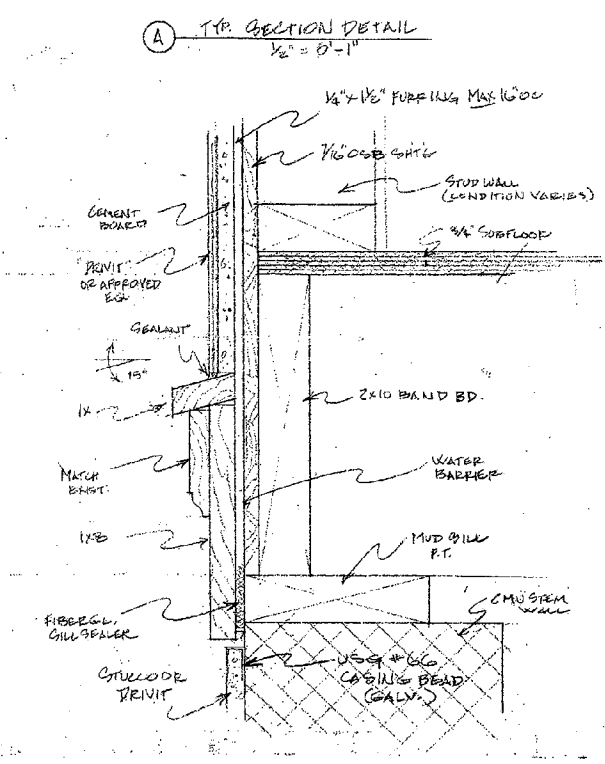


LOOKING SOUTH AT NEIGHBOR
TO THE LEFT



Northwest Elevation
 1/4" = 1'-0"

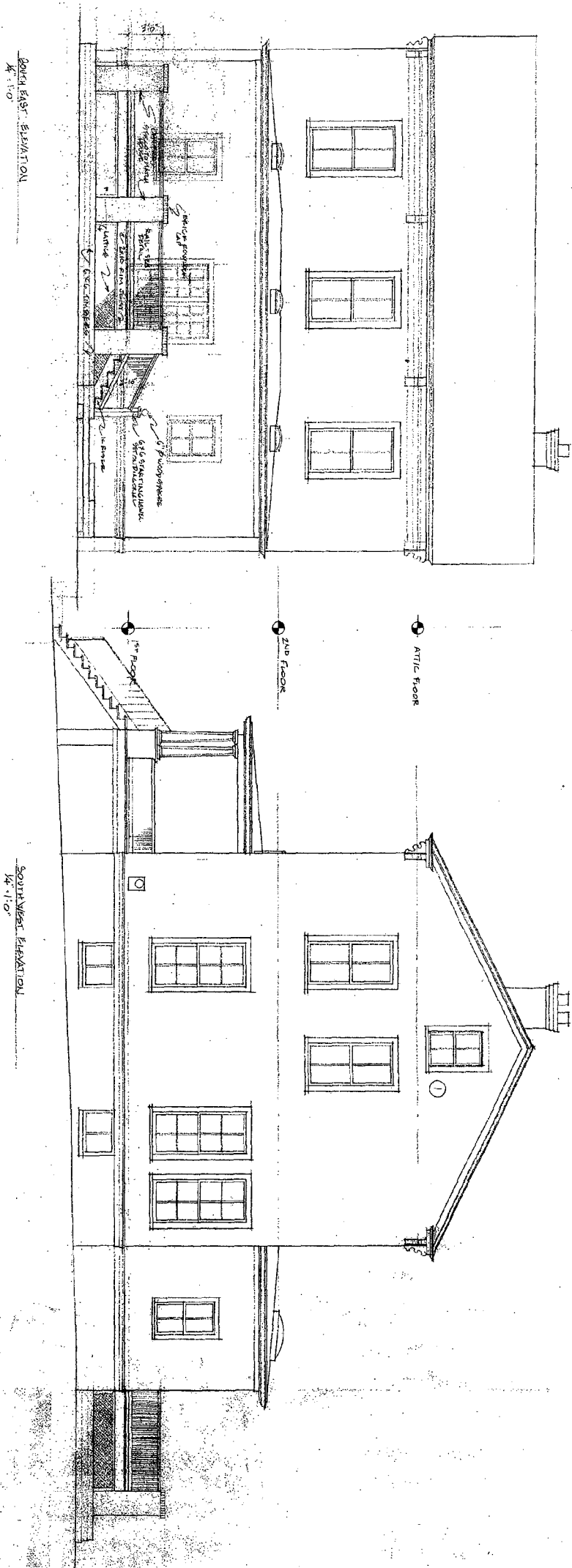
Northeast Elevation
 1/4" = 1'-0"



ALAN ABRAMS A.I.B.D. DESIGNER
808 ASPEN ST, NW, W.D.C. 20012
202.726.5994
NOV. 20, 1997

GULL DECK PLAN &
SECTION DETAILS
SCALE AS NOTED

THE PARTAN RESIDENCE
25 HOLT PLACE
TAKOMA PARK, MD 20012



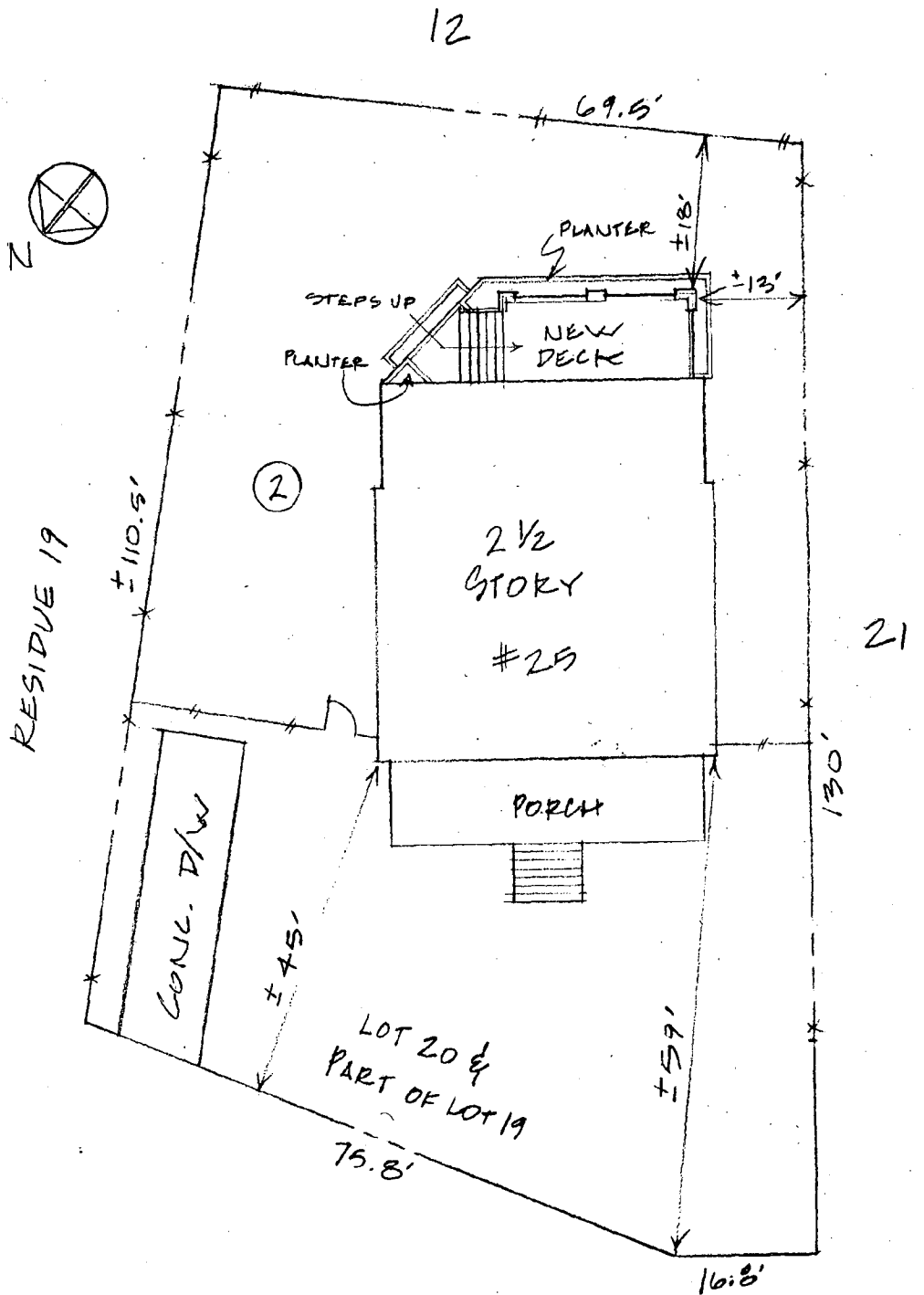
PARTAN RESIDENCE
 RENOVATIONS
 25 HOLT PLACE
 TAKOMA PARK, MD 20912

REVISIONS
 REAR DECK
 APPROX
 11/20/98 80 '91

ELEVATIONS

ALAN ABRAMS AIBD
 808 ASPEN ST. N.W. W.D.C. 20012
 202.726.5874

A 6
 AUGUST 5, 1997

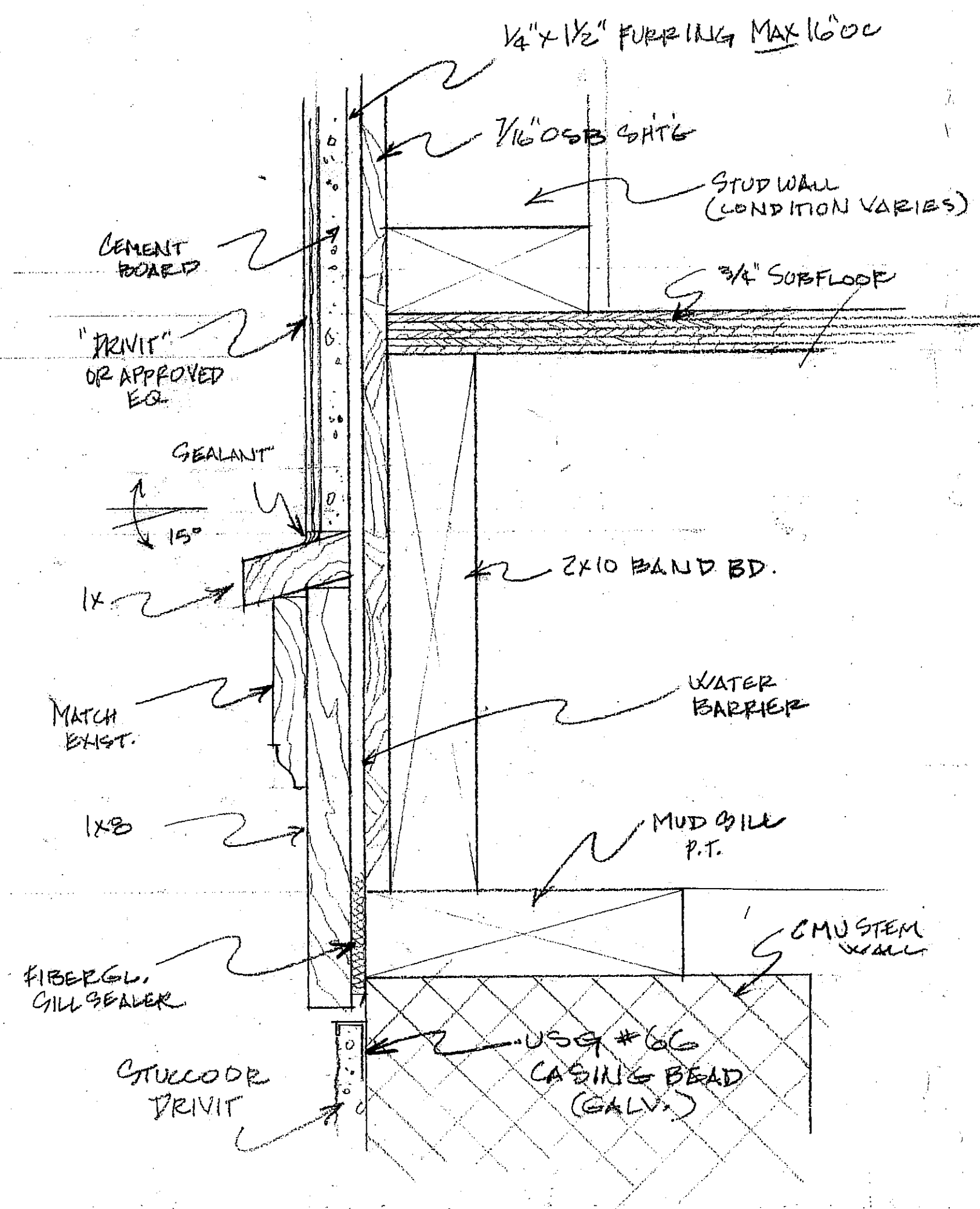


SITE PLAN
 DECK ADDITION
 THE PARTAN RESIDENCE

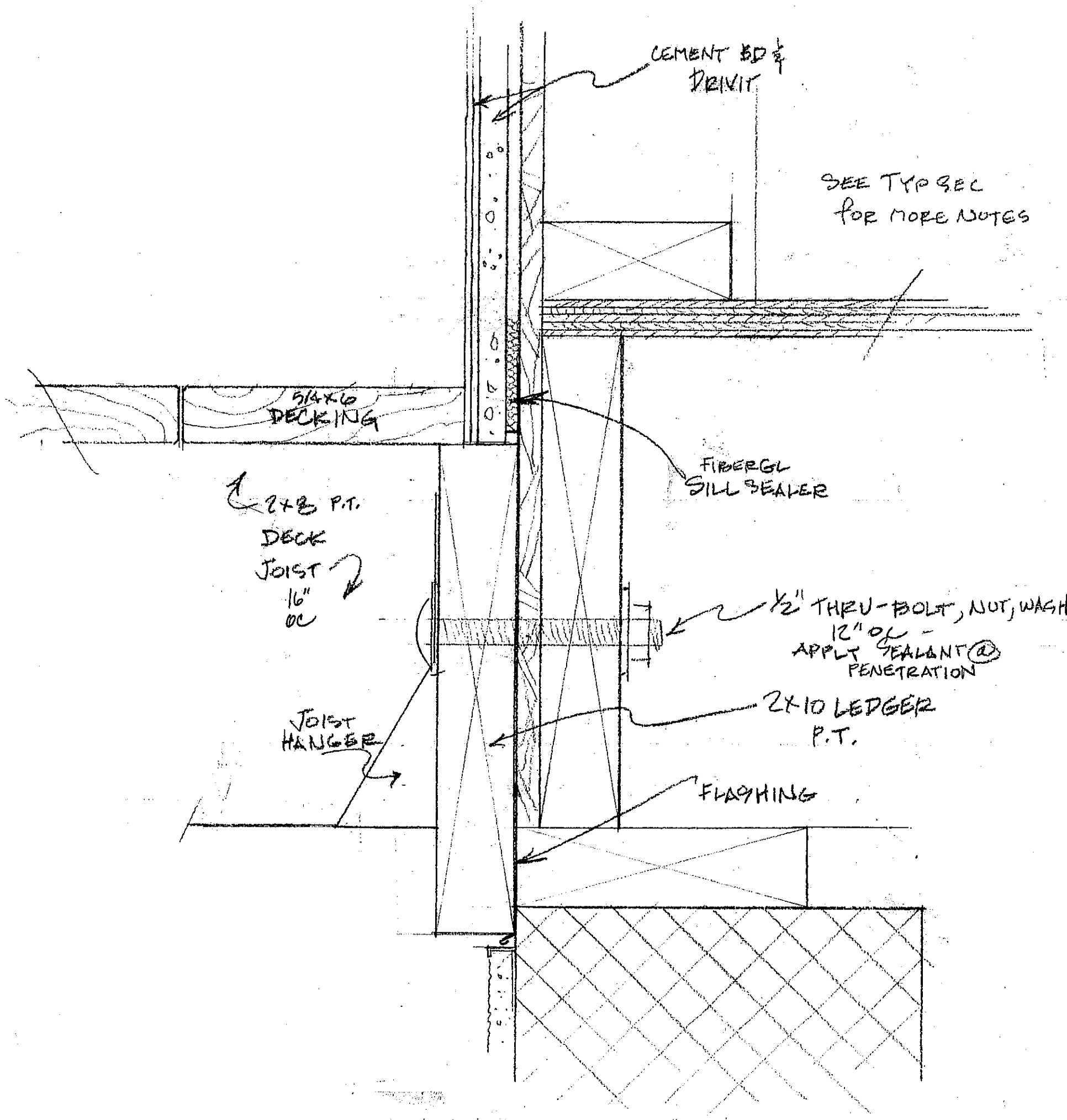
1" = 20'

INFORMATION BASED ON LOT LOCATION SURVEY BY MERIDIAN SURVEYS, INC. OF 4.16.97
 ALAN ABRAMS DESIGNER NOV. 30, 1997

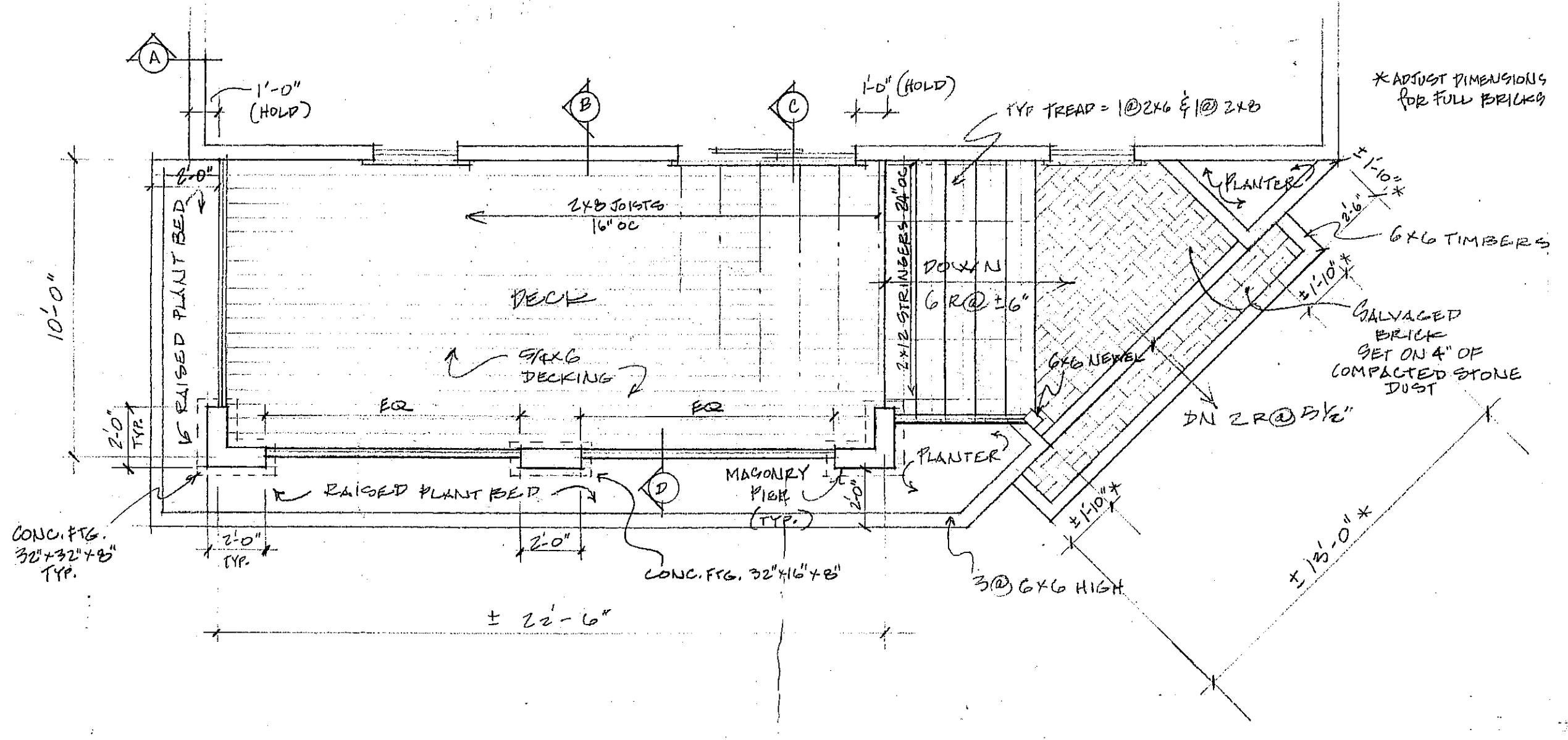
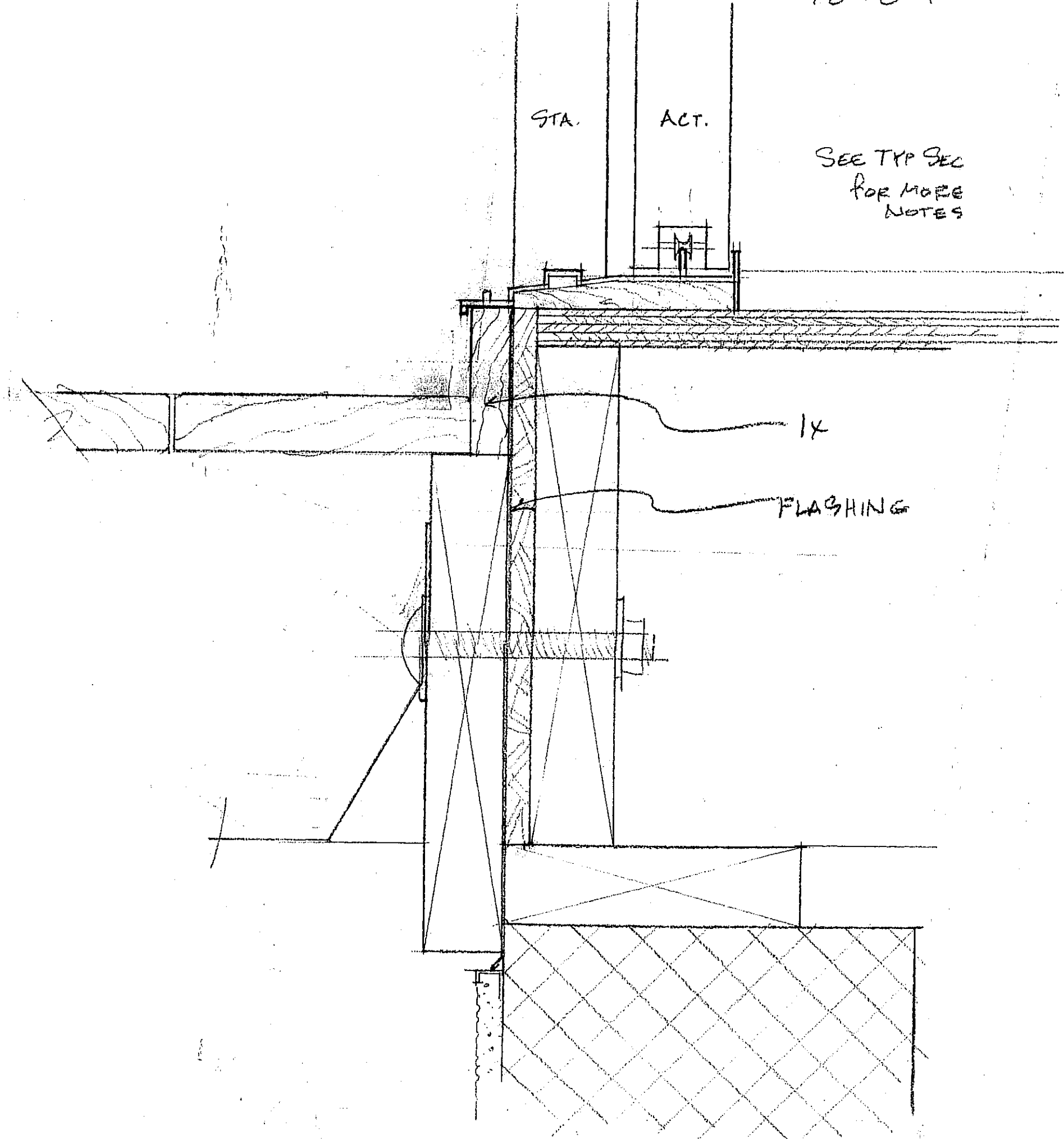
A TYP. SECTION DETAIL
1/2" = 0'-1"



B SECTION DETAIL @ DECK
1/2" = 0'-1"

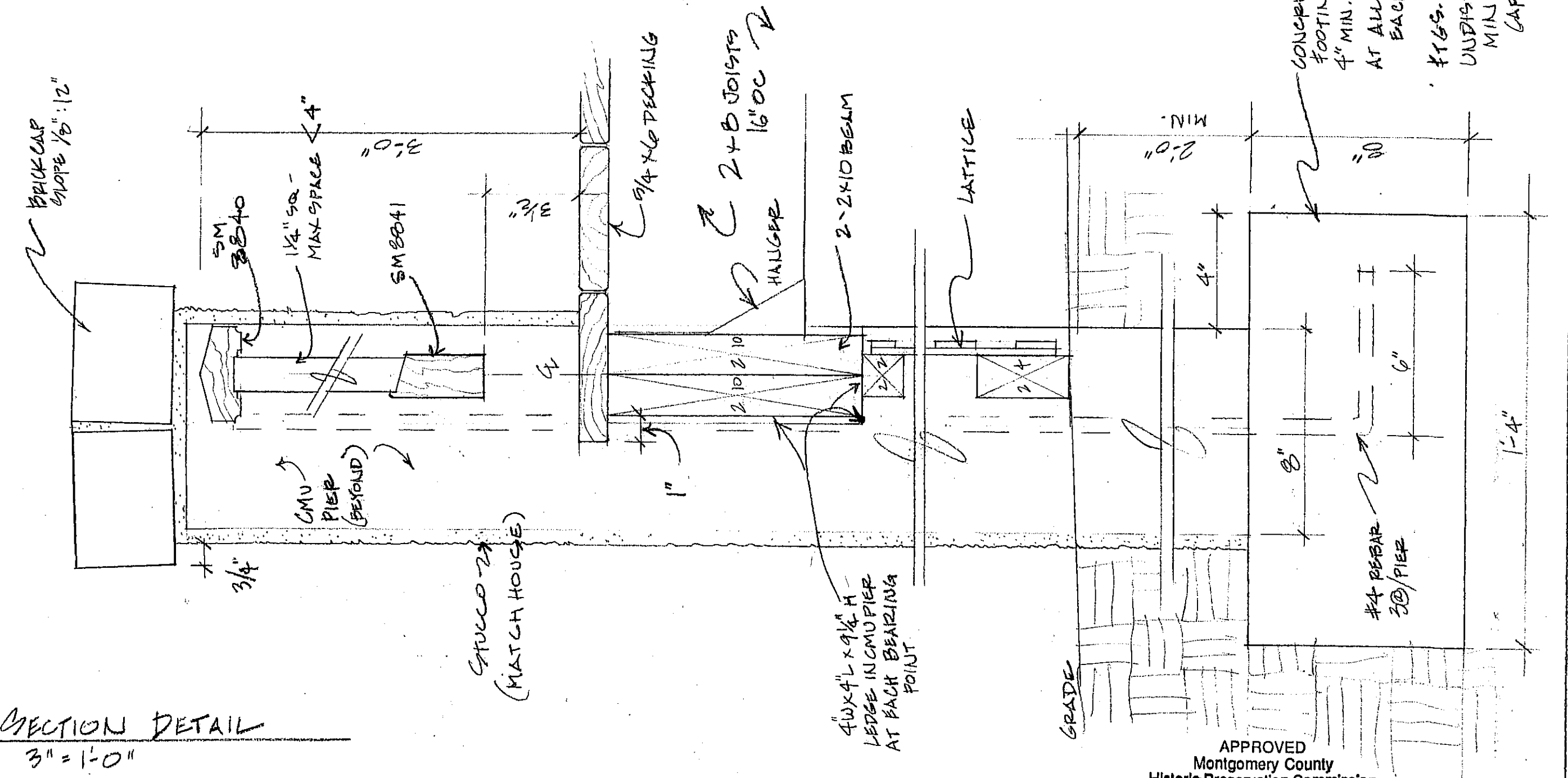


C SECTION DETAIL @ BACK DOOR
1/2" = 0'-1"



PLAN
1/4" = 1'-0"

D SECTION DETAIL
3/4" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

ALAN ABRAMS A.I.B.D. DESIGNER
808 ASPEN ST, NW, W.D.C. 20012
202-726-5094
NOV. 30, 1997

QUU DECK PLAN & SECTION DETAILS
SCALE AS NOTED

THE PARTAN RESIDENCE
25 HOLT PLACE
TAKOMA PARK, MD 20912



NORTHEAST ELEVATION
1/4" = 1'-0"



NORTHWEST ELEVATION
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 4/14/98

PARTAN RESIDENCE
RENOVATION
25 HOLT PLACE
TAKOMA PARK, MD 20912

REVISIONS
PEAR PARK ADDITION
NOV 30, 1997

ELEVATIONS

ALAN ABRAMS AIBD
808 ASPEN ST NW W.P.C. 20012
202.726.5894

A 5
AUGUST 3, 1997



SOUTH EAST ELEVATION
1/4" = 1'-0"



SOUTH WEST ELEVATION
1/4" = 1'-0"

PARTAN RESIDENCE RENOVATIONS 25 HOLT PLACE TAKOMA PARK, MD 20912	REVISIONS REAR PORCH ADDITION NOVEMBER 30 1971	ELEVATIONS	ALAN ABRAMS AIBD 808 ASPEN ST. N.W. W.D.C. 20012 202. 726. 5874	A G AUGUST 3, 1997
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APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 8/19/97