

# 37/003-07 KK

28 Hickory Avenue, Takoma Park  
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: October 25, 2007

**MEMORANDUM**

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JMS*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #467474, garage removal and shed installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the October 24, 2007 meeting.

- The applicant will contact the Takoma Park arborist to determine if a tree protection plan is required for this project. If required, the tree protection plan must be implemented prior to beginning construction of the new shed.*

The HPC staff has reviewed and stamped the attached construction drawings.

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

Applicant: Tim Dowd & Nancy Atwell

Address: 28 Hickory Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

RECEIVED  
OCT 18 2007

Contact Person: \_\_\_\_\_  
Daytime Phone No.: \_\_\_\_\_  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Tim David & Nancy Howell Daytime Phone No.: 202-225-7257  
Address: 28 Hickory Ave. Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 28 Street: Hickory Ave  
Town/City: Takoma Park Nearest Cross Street: Montgomery Ave.  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 10,000  
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.

[Signature] \_\_\_\_\_ Date: 9/18/07  
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 10/25/07  
Application/Permit No.: 467474 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

Remove existing garage on the rear of the lot. Remove concrete slab. Construct / install 12' x 16' shed on the rear of the lot.

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

Removal of falling down garage, removal of slab should improve water runoff/retention.

**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**

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.

- a. *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.
- b. 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**

- 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.

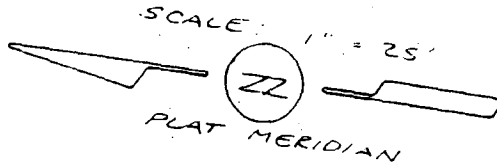
**6. TREE SURVEY**

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.

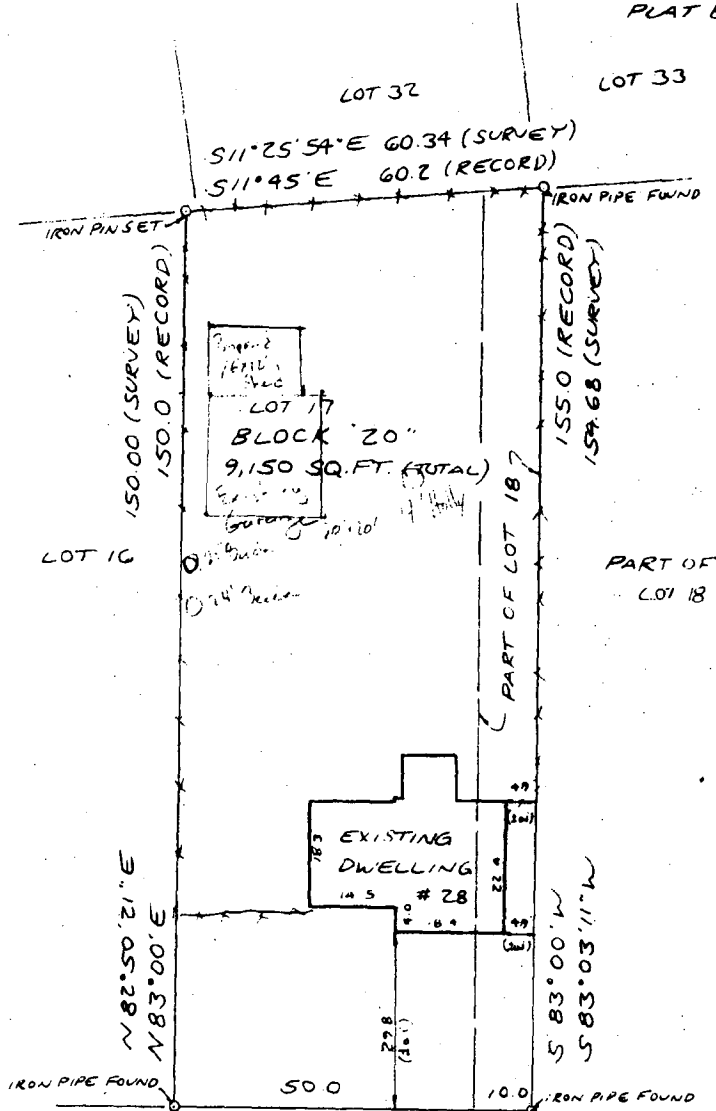
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BOUNDARY SURVEY  
LOT 17 & PART OF LOT 18  
BLOCK "20"  
B.F. GILBERT'S ADDITION  
TAKOMA PARK  
13TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND  
PLAT BOOK A PLAT 2



**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*Stephen L. Wilson* 10/31/07

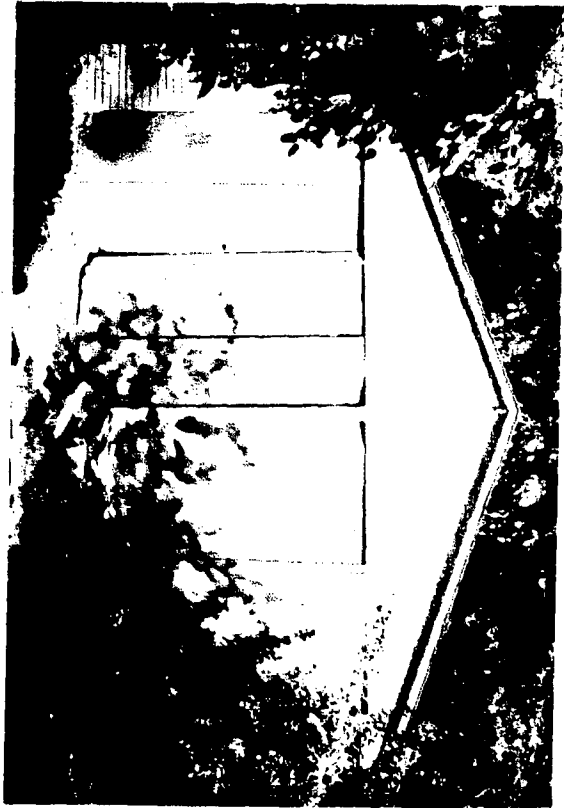
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

N07°00'W 60.0 (RECORD)  
N06°58'53"W 59.59 (SURVEY)  
**HICKORY AVENUE**

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE PERSONALLY MADE A CAREFUL FIELD-RUN SURVEY OF LOT 17 AND PART OF LOT 18 AS DESCRIBED IN LIBER 1726 FOLIO 385, THAT PERMANENT IRON MARKERS ARE IN PLACE AT THE PROPERTY CORNERS AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DWELLING IS LOCATED AS SHOWN.

*Stephen L. Wilson* MARCH 28, 2006  
STEPHEN L. WILSON R.P.L.S. N°417  
DRASTIC MEASURES, INC.  
6503 STEUBEN COURT  
CUNTON, MARYLAND 20735  
(301) 856-3152



Detail: Existing garage to be replaced



Detail: Streetscape view from NW looking SE

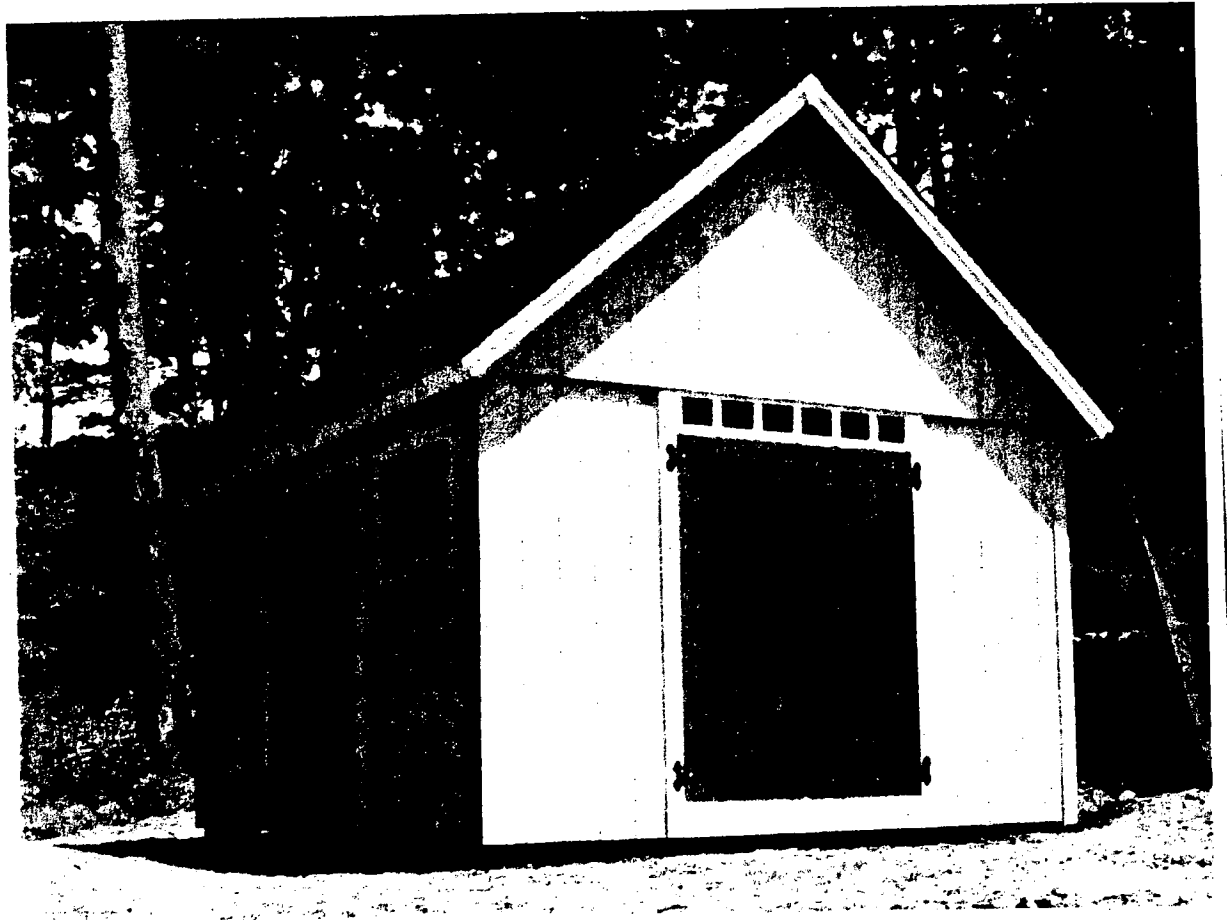
APPROVED  
Montgomery County  
Historic Preservation Commission

*Jessica Silver 10/31/07*

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Applicant: *Tim David Alexander Arnold*

Proposed 12'x16' shed. One door along long side.



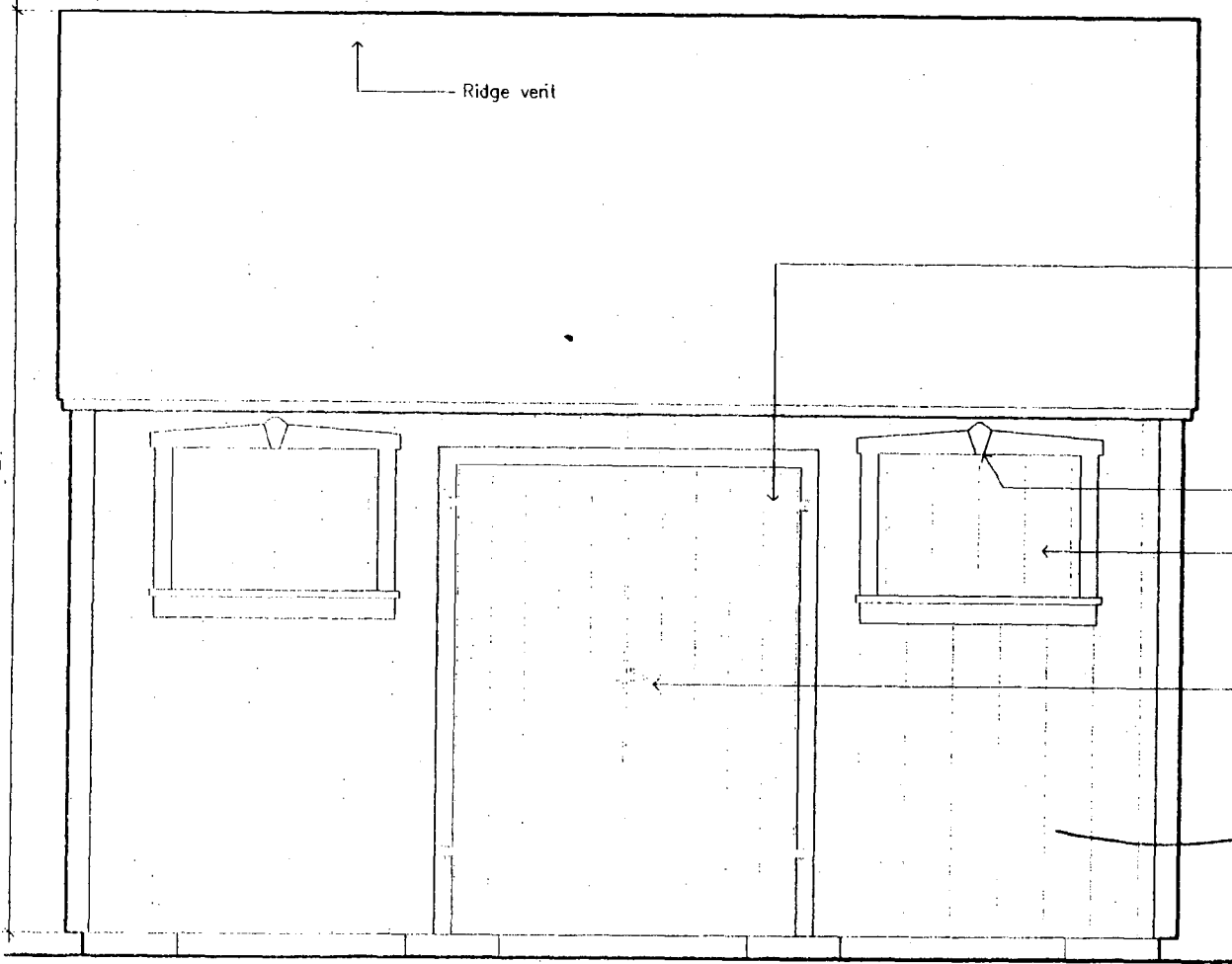
APPROVED  
Montgomery County  
Historic Preservation Commission  
*Joshua Miller 10/31/07*

"This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

Applicant *Tim David & Nancy Atwell*

(9)

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*John W. [Signature]* 10/3/07



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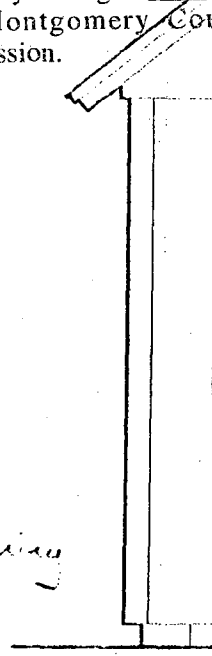
12" Strap hinges  
 Available through  
 Better Barns

Small Keystone

2'x3' barn  
 sash windows

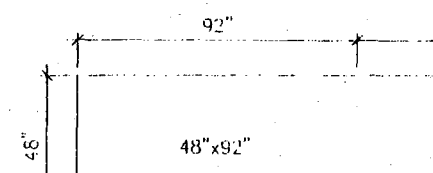
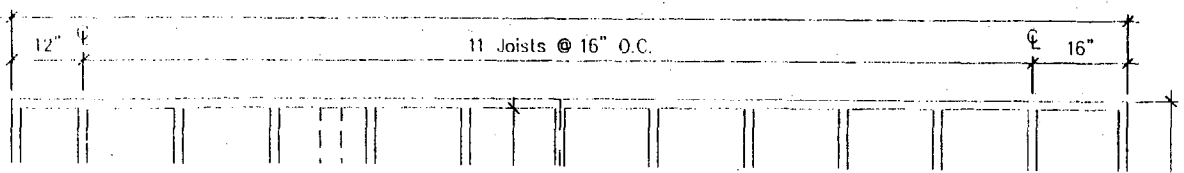
Ring Gate Latch  
 Available through  
 Better Barns

*Cement plank*



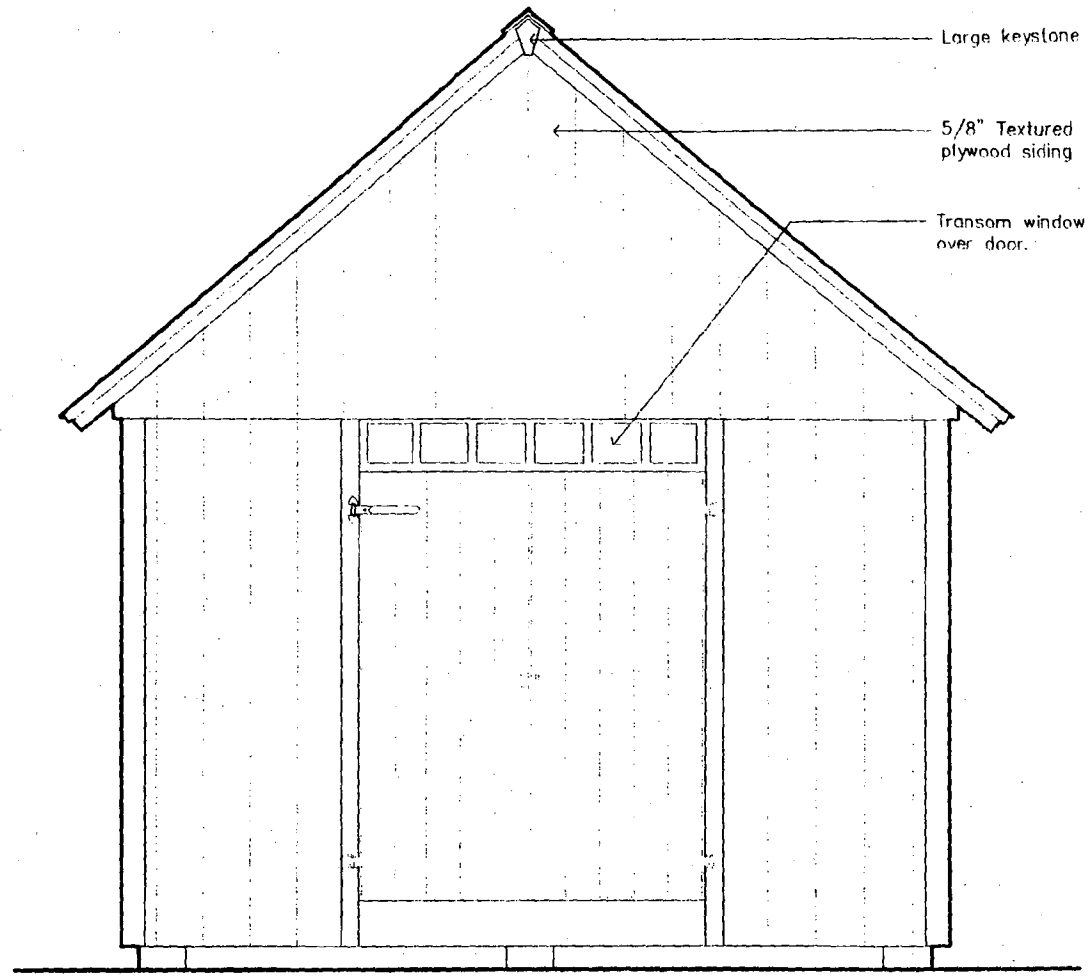
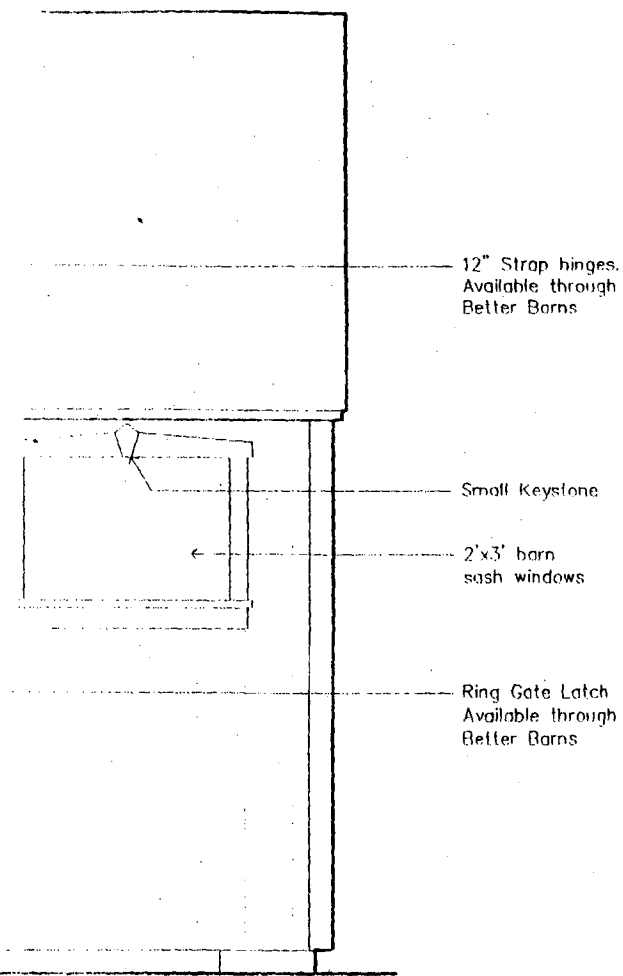
1 Front elevation (Door shown is for one side only)  
 Scale: 1/2" = 1'-0"

2 Side elevation  
 Scale: 1/2" = 1'-0"



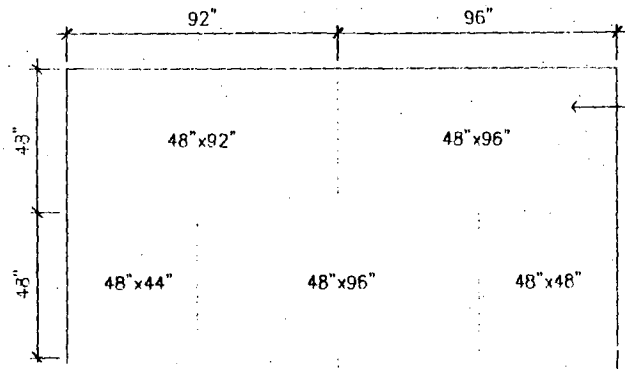
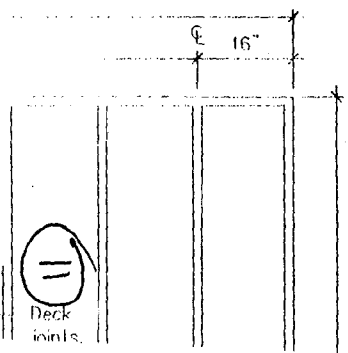
10



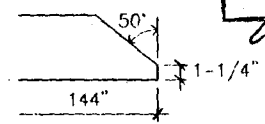


2 Side elevation (Door shown is for one side only) *No side door*  
Scale: 1/2" = 1'-0"

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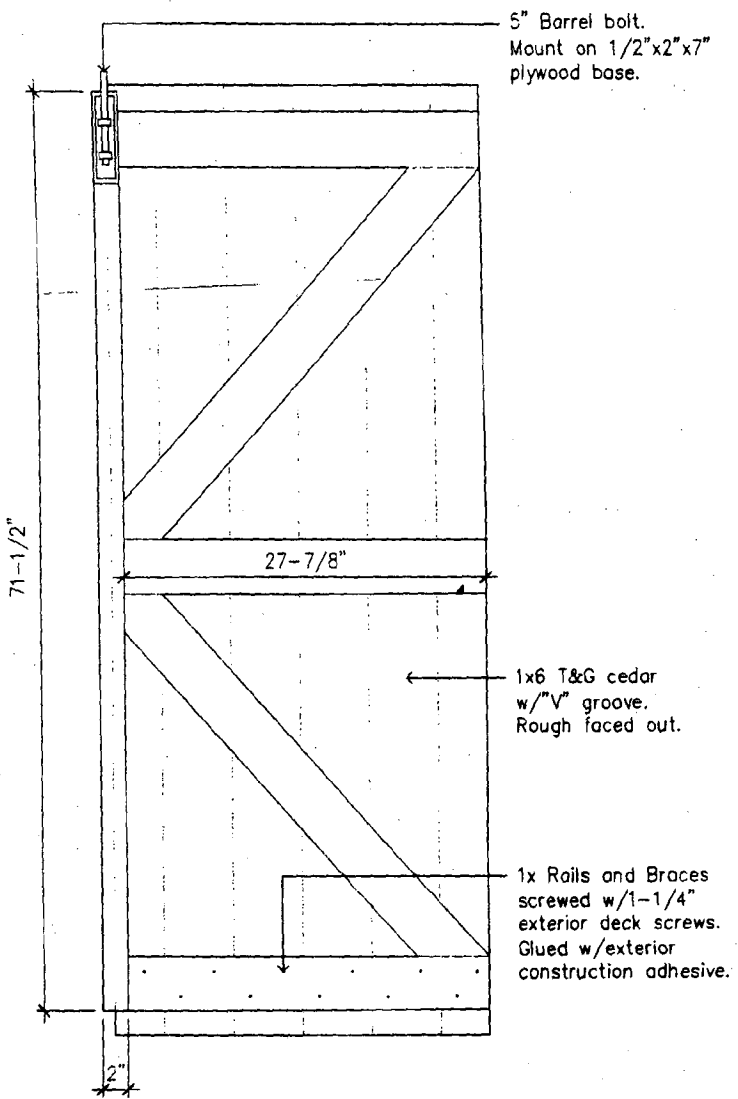
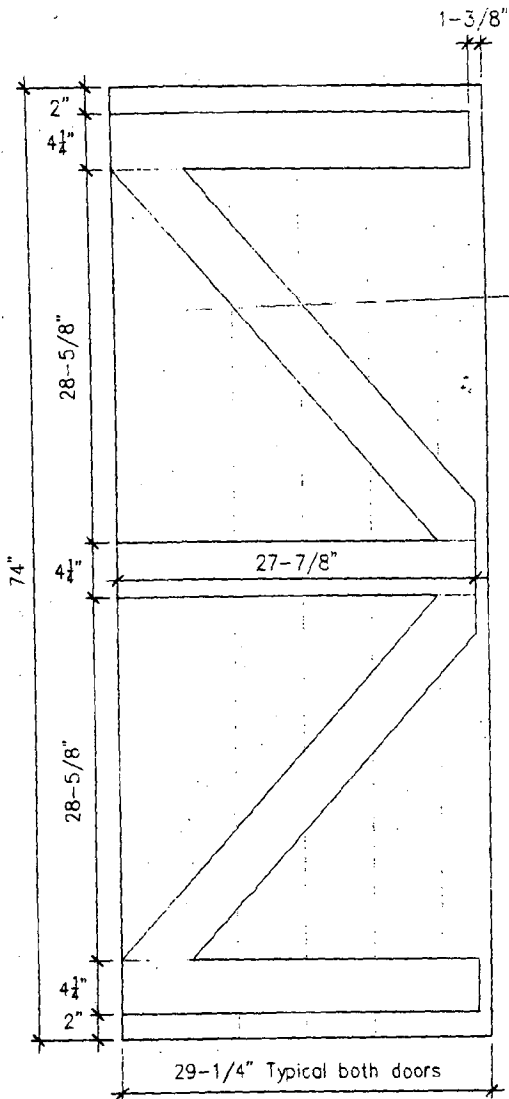


3/4" T&G Ply  
Underlayment decking



Bottom chord

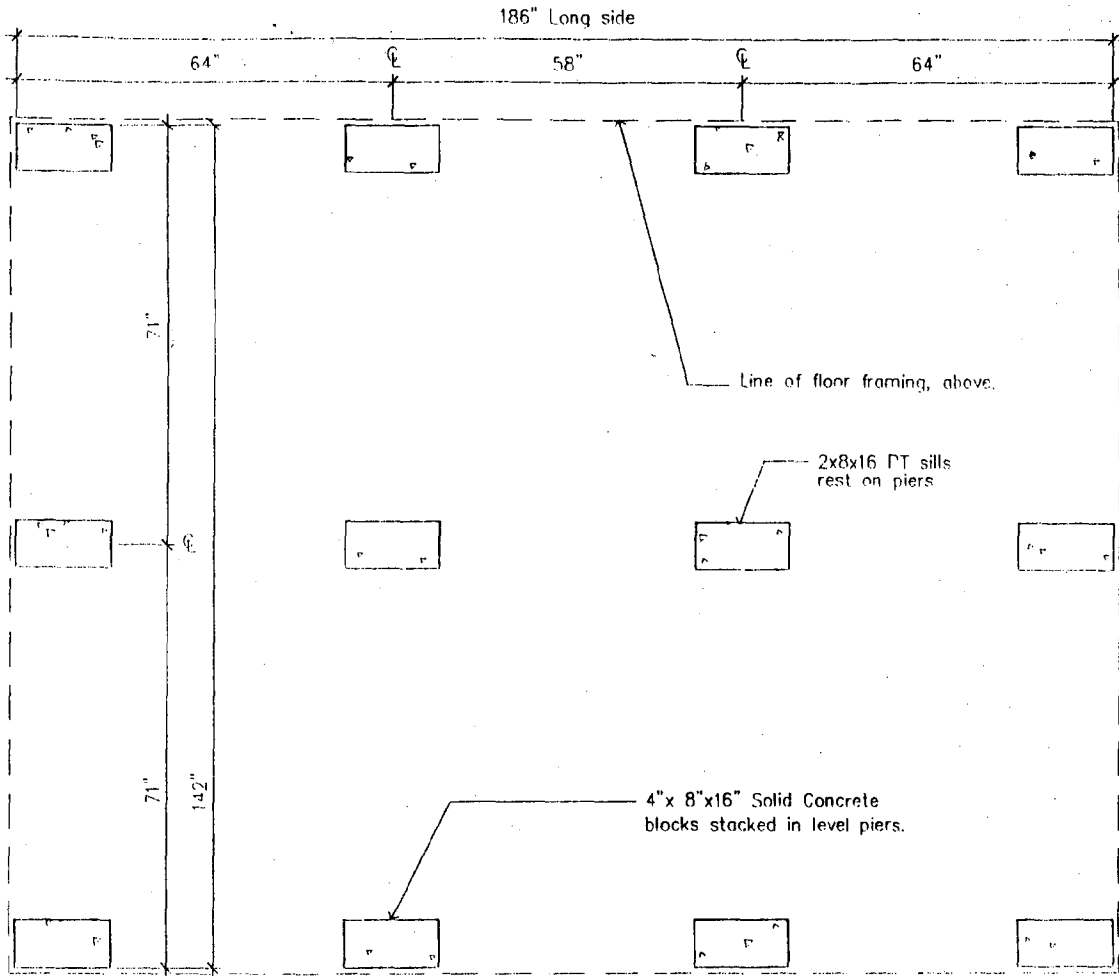
**APPROVED**  
Montgomery County  
Historic Preservation Commission  
*John D. [Signature]* 10/3/07



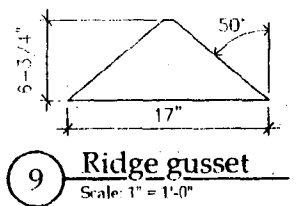
**22 Barn door details**  
 Scale: 1" = 1'-0"

**APPROVED**  
 Montgomery County  
 Historic Preservation Commission  
*Charles L. ... 10/31/07*

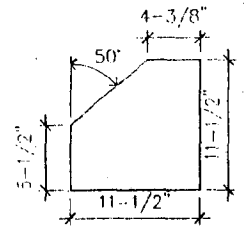
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



3 Pier foundation plan  
Scale: 1/2" = 1'-0"



9 Ridge gusset  
Scale: 1" = 1'-0"



10 Side gusset  
Scale: 1" = 1'-0"

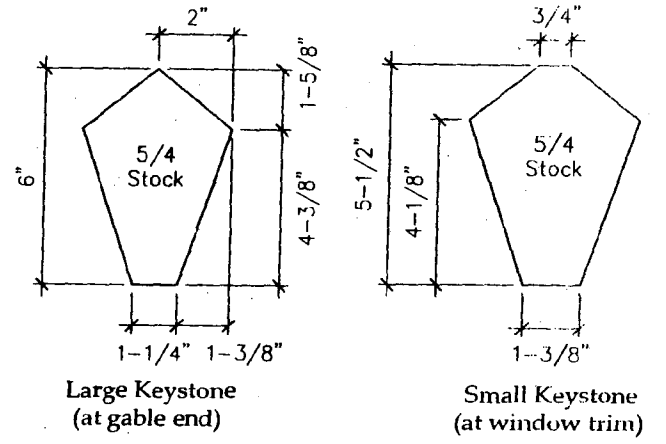
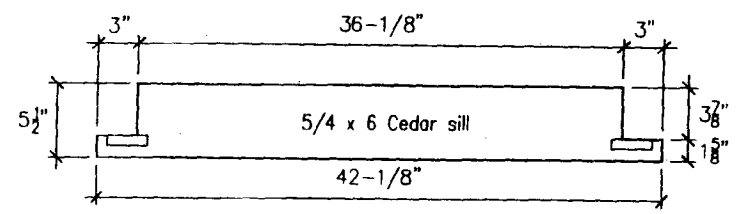
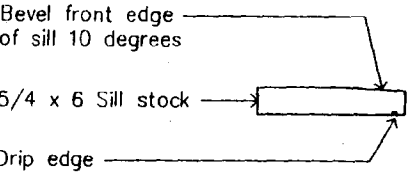
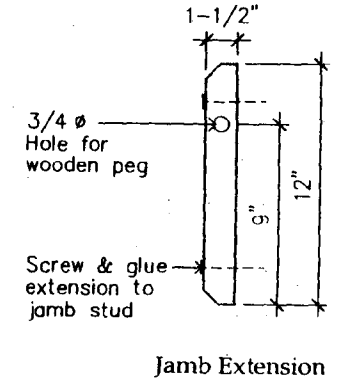
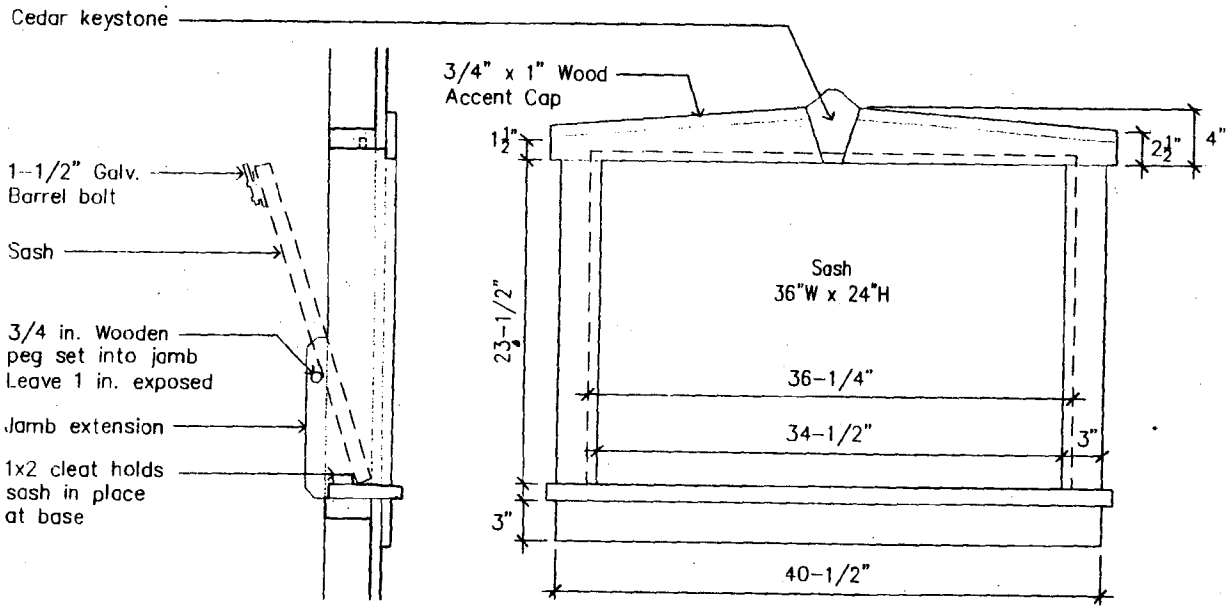
Tip: Use plywood left over

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

**APPROVED**  
Montgomery County  
Historic Preservation Commission

*[Signature]*  
10/31/07

(12)



15 Side wall window details  
Scale: 1" = 1'-0"

16 Wood keystone details  
Scale: 3" = 1'-0"

Use 5-ply 1/2" CDX

APPROVED  
Montgomery County  
Historic Preservation Commission  
*John A. [Signature]* 10/31/57

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

14

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	28 Hickory Avenue, Takoma Park	<b>Meeting Date:</b>	10/24/2007
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	10/17/2007
<b>Applicant:</b>	Tim Dowd & Nancy Atwell	<b>Public Notice:</b>	10/10/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/003-07KK	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Garage removal and shed installation		

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**STAFF RECOMMENDATION:**

Staff is recommending the HPC **approve** the HAWP application with the following condition:

1. The applicant will contact the Takoma Park arborist to determine if a tree protection plan is required for this project. If required, the tree protection plan must be implemented prior to beginning construction of the new shed.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource Within The Takoma Park Historic District  
**STYLE:** Craftsman/2-story  
**DATE:** c1910

**PROPOSAL:**

The applicants are proposing to remove a 20' x 20' (non-contributing) garage from the rear of the property, and construct 16' x 12' shed. The proposed shed will be located further back from the existing garage proposed for removal, and have minimal visibility from the public right-of-way. The proposed shed will be clad in a combination of hardi-plank and textured plywood siding, and be sheathed with asphalt shingles.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

The *Guidelines* that pertain to this project are as follows:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should *preserve the predominant architectural features of the resource*; exact replication of existing details and features, is, however, not required:
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

### ***Montgomery County Code; Chapter 24A***

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or

### ***Secretary of the Interior's Standards for Rehabilitation:***

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) & (2);

and with the *Secretary of Interior Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: \_\_\_\_\_

Daytime Phone No.: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Tim David & Nancy Howell Daytime Phone No.: 202-225-7257

Address: 28 Hickory Ave. Takoma Park MD 20912  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 28 Street: Hickory Ave.

Town/City: Takoma Park Nearest Cross Street: Montgomery Ave.

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

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: \$ 10,000

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: \_\_\_\_\_

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

- On party line/property line
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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.

[Signature]  
Signature of owner or authorized agent

9/18/07  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 467474 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



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

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**Historic Area Work Permit Application  
28 Hickory Avenue, Takoma Park, MD 20912**

**Site Plan**

See attached drawings and plat.

**Materials and Specifications**

See attached drawings with specifications. The exterior of the shed will be cement planking and the roof will be asphalt shingles.

**Photos**

We have attached a photo of the house and property taken from the street in front of the house. We have also attached a photo of the existing garage as seen from the back yard.

**Tree Survey**

The plat contains information on the existing trees on the lot in the location of the existing garage.

**Addresses of Adjacent and Confronting Property Owners**

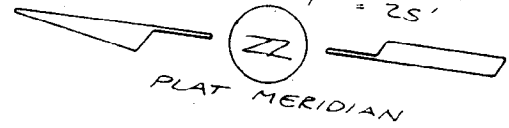
Bonnie Jones  
30 Hickory Ave.  
Takoma Park, MD 20912

Ward Gaines and Alicia Grimes  
24 Hickory Ave.  
Takoma Park, MD 20912

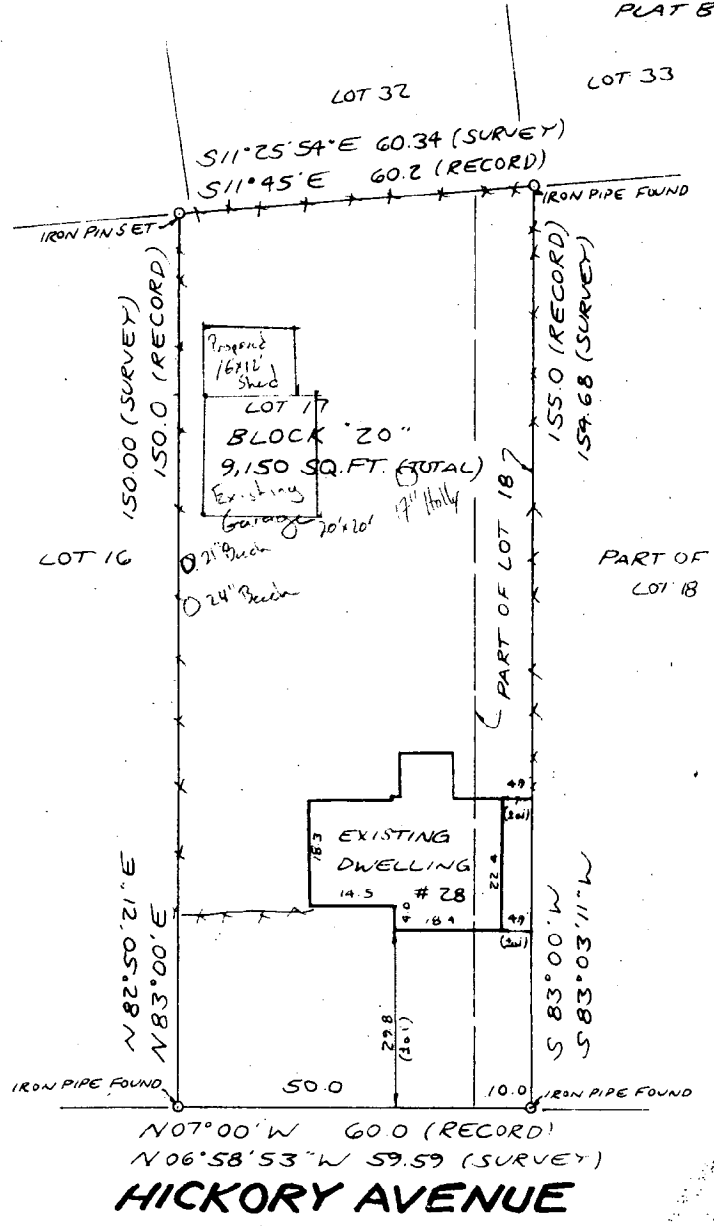
Richard and Terry Dowd  
29 Hickory Ave.  
Takoma Park, MD 20912

Michael Burt  
7010 Poplar Ave.  
Takoma Park, MD 20912

SCALE: 1" = 25'



BOUNDARY SURVEY  
 LOT 17 & PART OF LOT 18  
 BLOCK "20"  
 B.F. GILBERT'S ADDITION TO  
 TAKOMA PARK  
 13TH ELECTION DISTRICT  
 MONTGOMERY COUNTY  
 MARYLAND  
 PLAT BOOK A PLAT 2



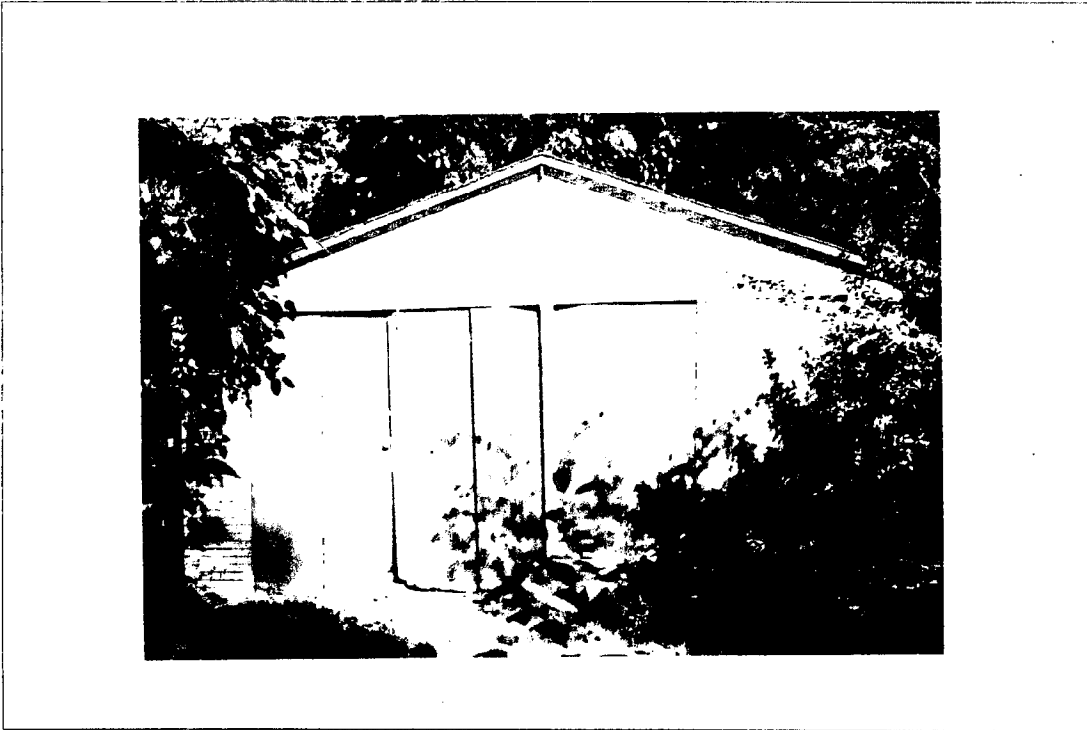
**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE PERSONALLY MADE A CAREFUL FIELD-RUN SURVEY OF LOT 17 AND PART OF LOT 18 AS DESCRIBED IN LIBER 17226 FOLIO 385, THAT PERMANENT IRON MARKERS ARE IN PLACE AT THE PROPERTY CORNERS AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DWELLING IS LOCATED AS SHOWN.

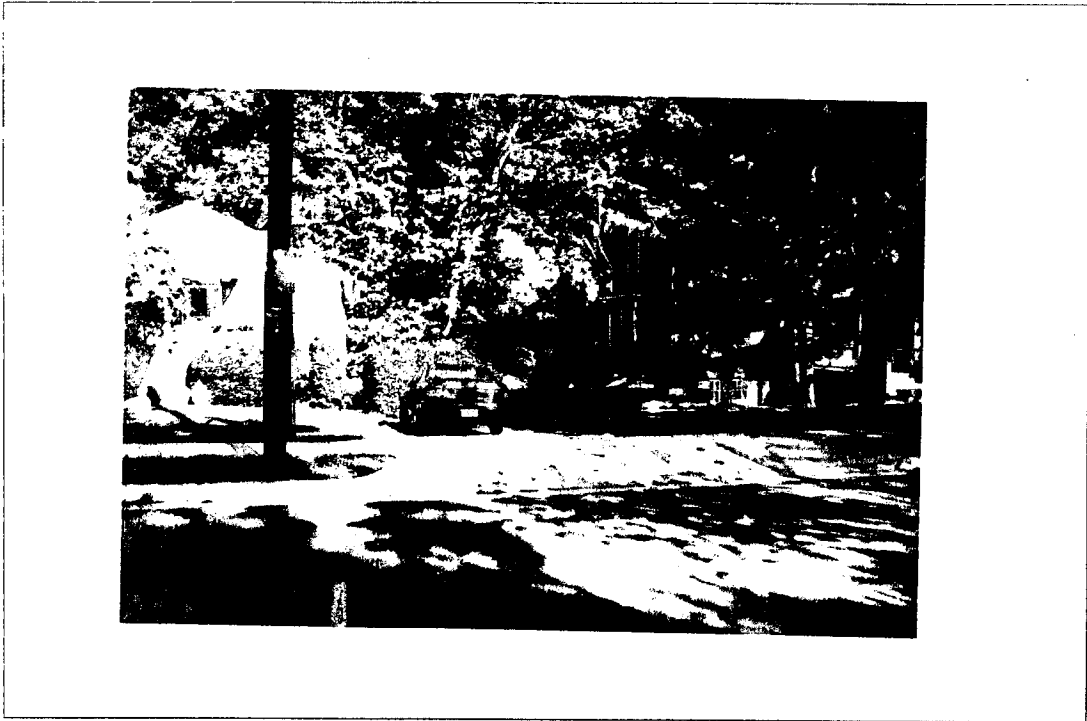
Stephen L. Wilson MARCH 28, 2006  
 STEPHEN L. WILSON R.P.L.S. N° 417  
 DRASTIC MEASURES, INC.  
 6503 STEUBEN COURT  
 CLINTON, MARYLAND 20735  
 (301) 856-3152



Existing Property Condition Photographs (duplicate as needed)

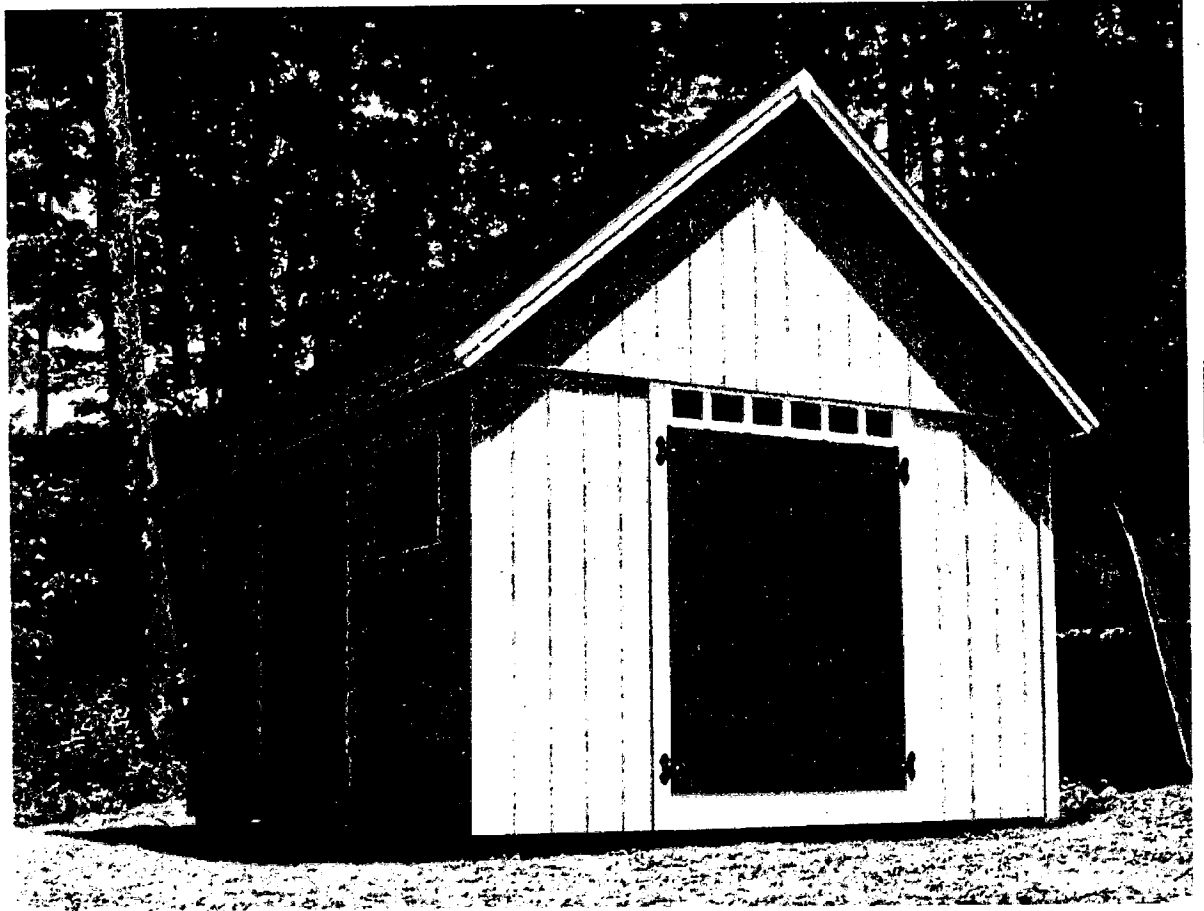


Detail: Existing garage to be replaced.



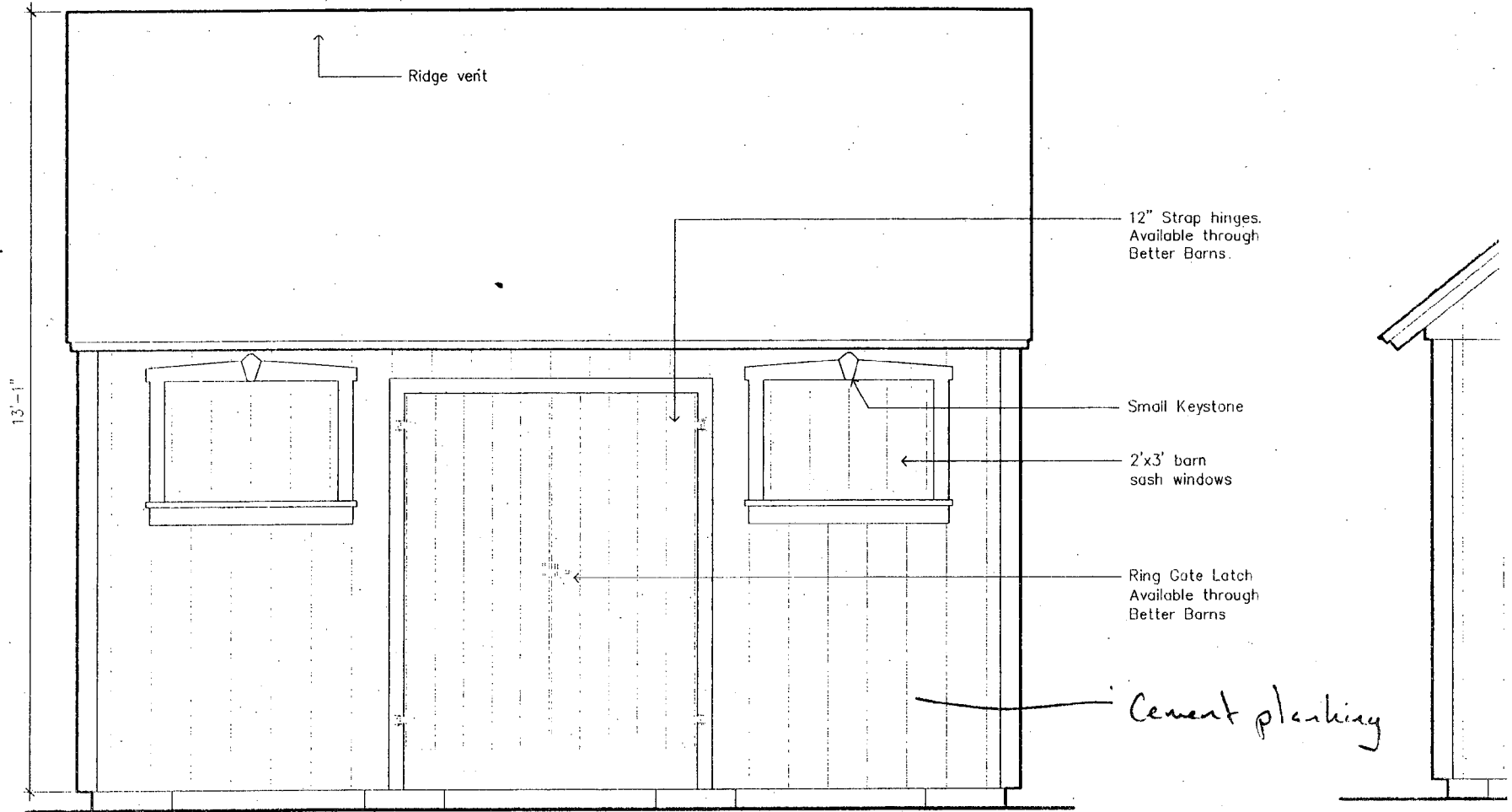
Detail: Streetcape view from NW looking SE.

Proposed 12'x16' shed. One door along long side.



Applicant Tim Dowd & Nancy Atwell

9

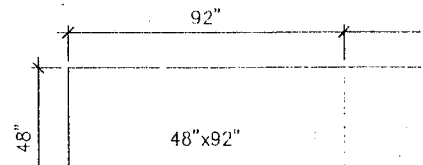
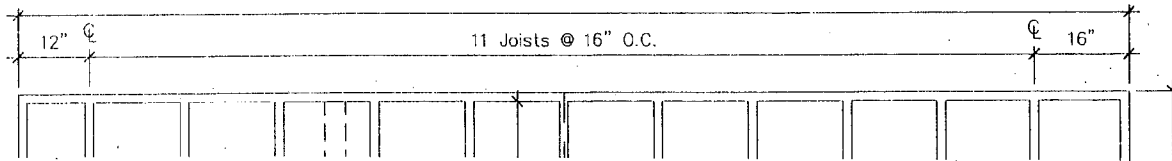


1 Front elevation (Door shown is for one side only)

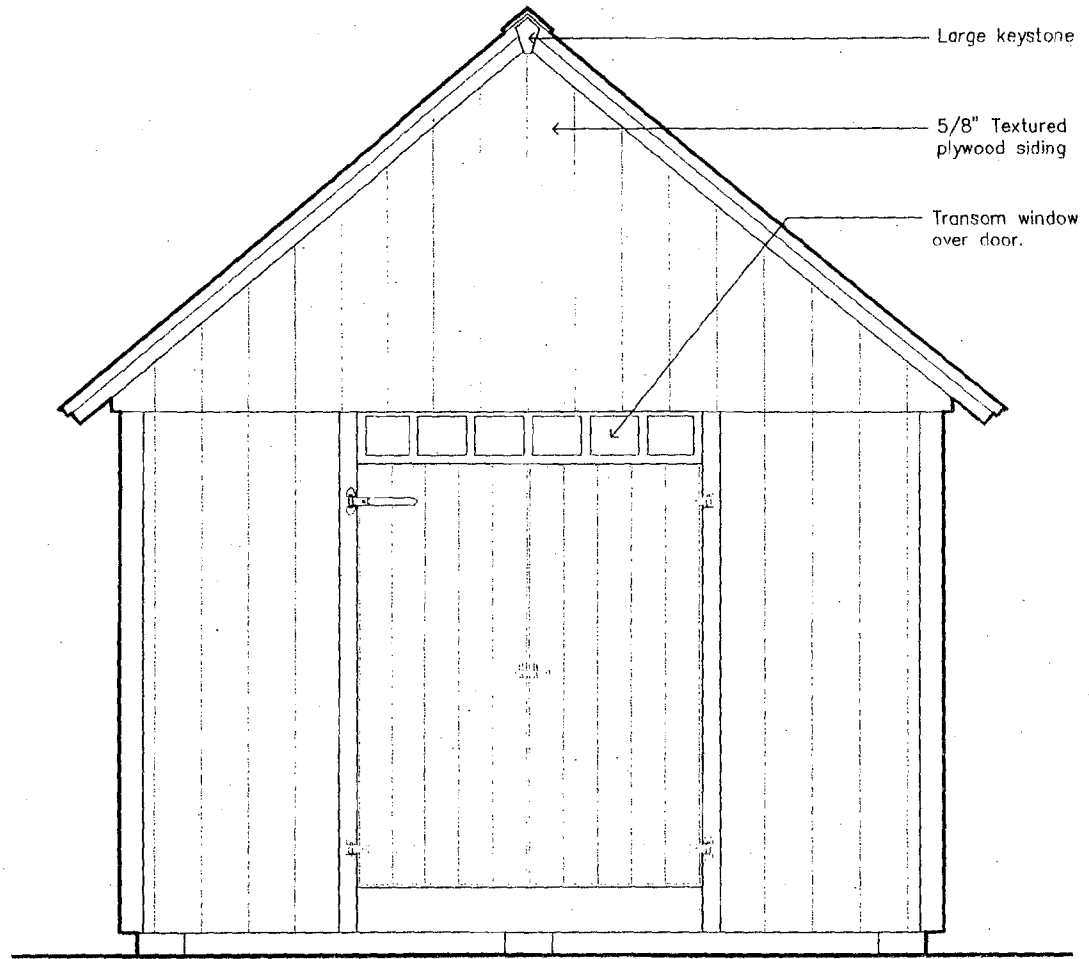
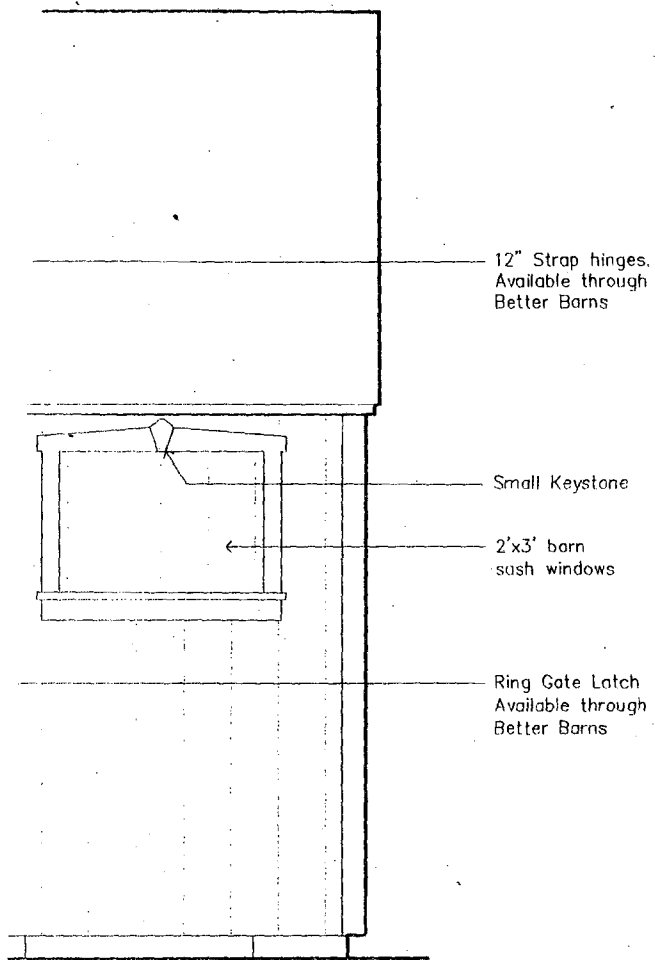
Scale: 1/2" = 1'-0"

2 Side elevation

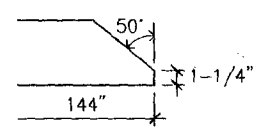
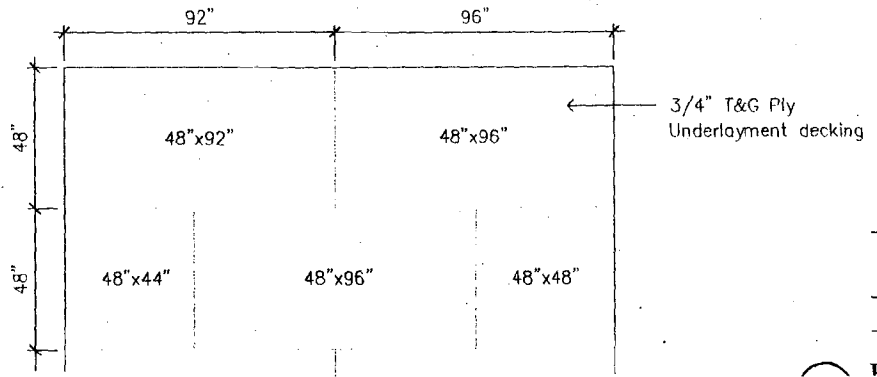
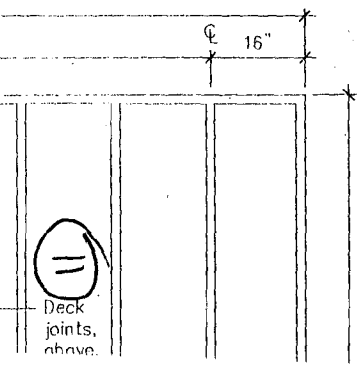
Scale: 1/2" = 1'-0"



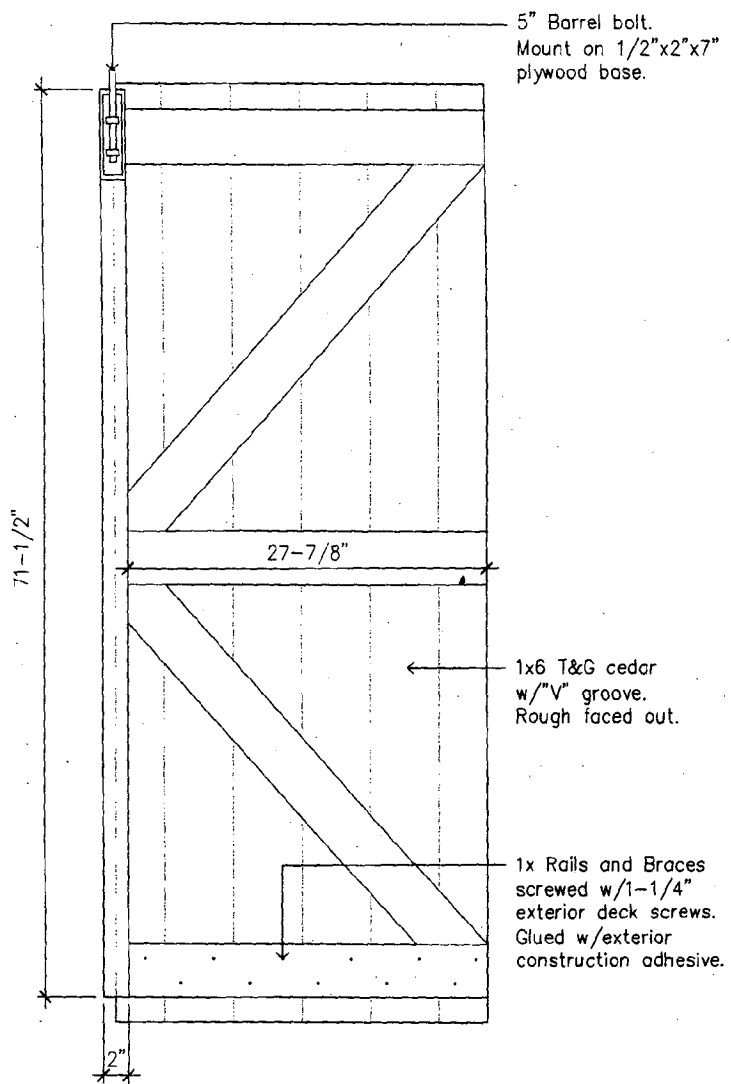
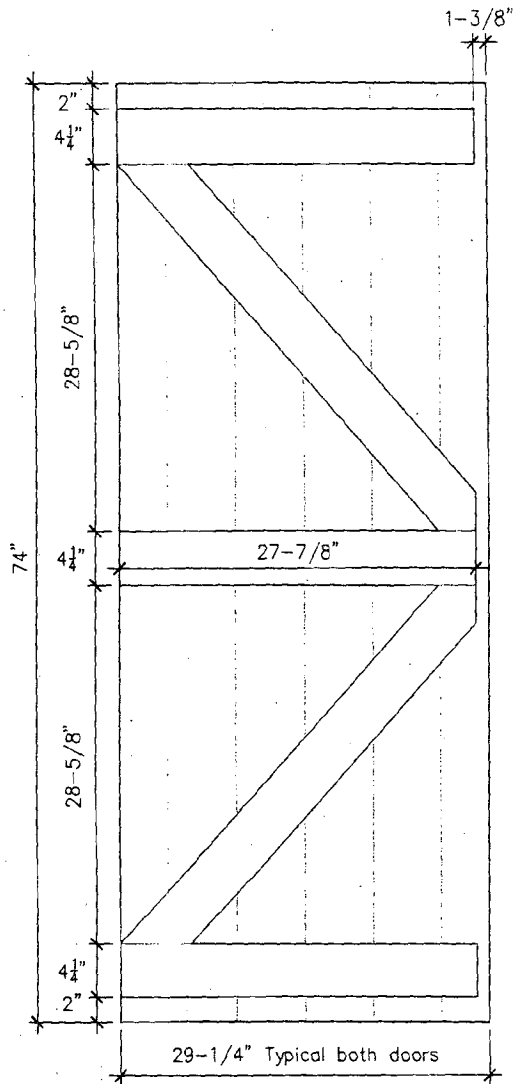
1/2



2 Side elevation (Door shown is for one side only) *No side door*  
 Scale: 1/2" = 1'-0"



Bottom chord



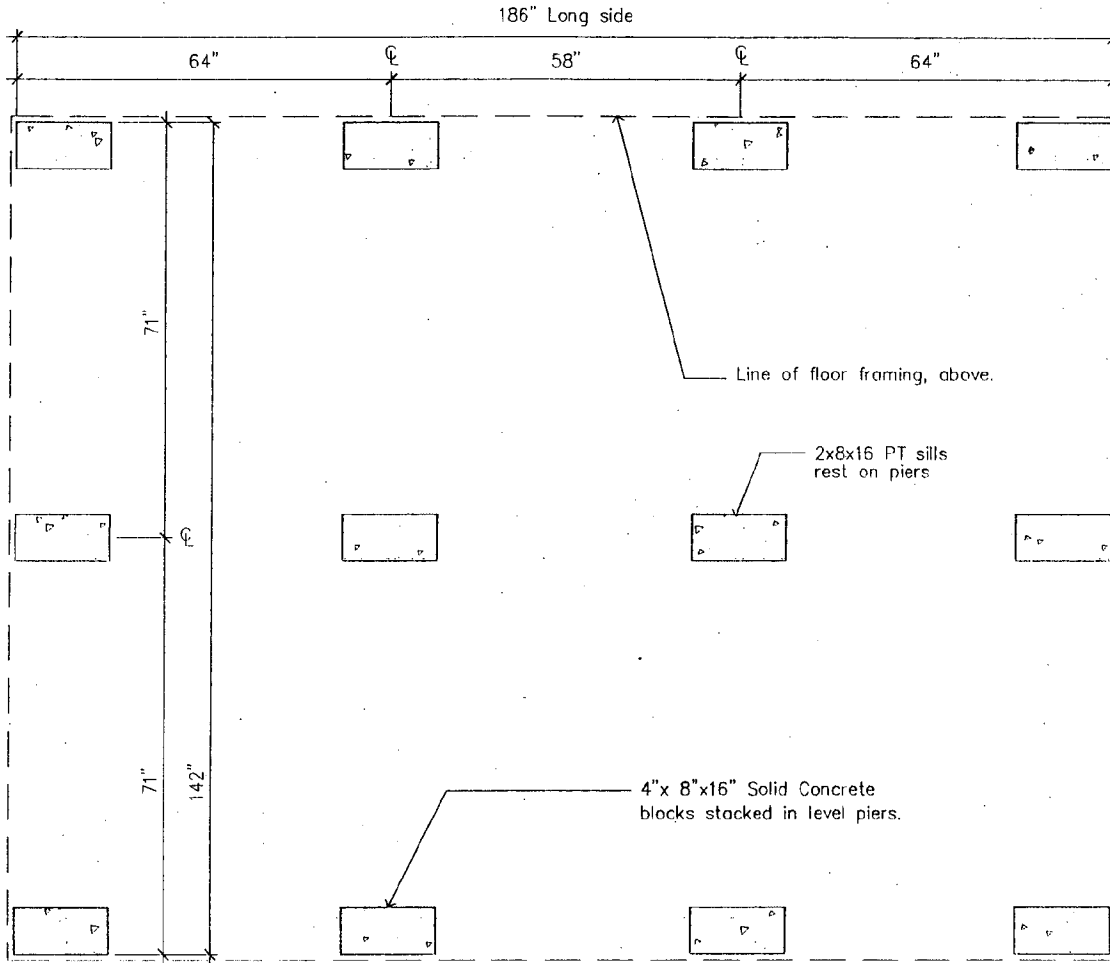
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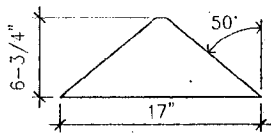
**22** Barn door details

Scale: 1" = 1'-0"

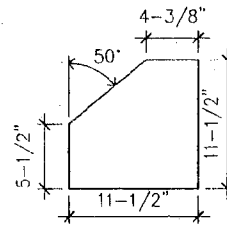




3 Pier foundation plan  
Scale: 1/2" = 1'-0"



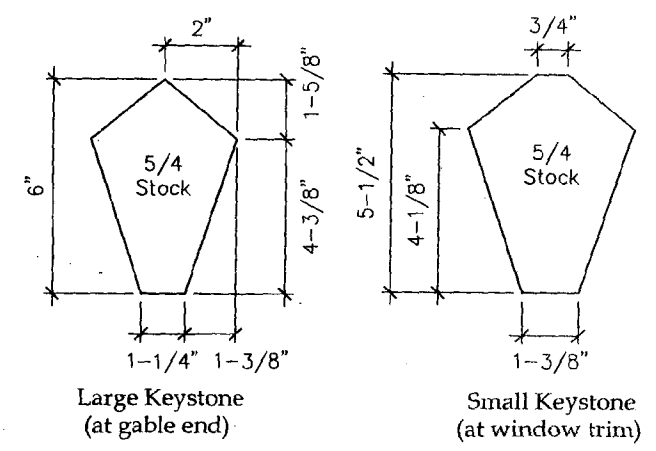
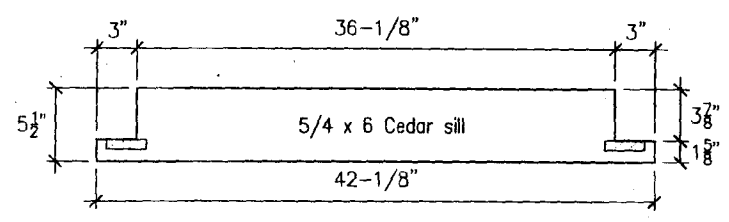
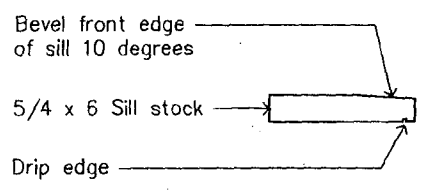
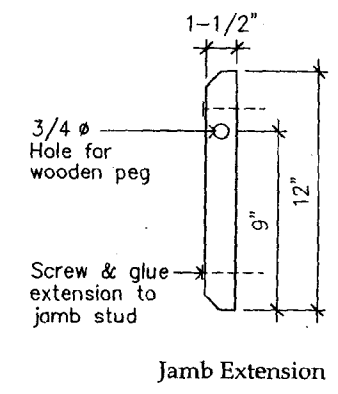
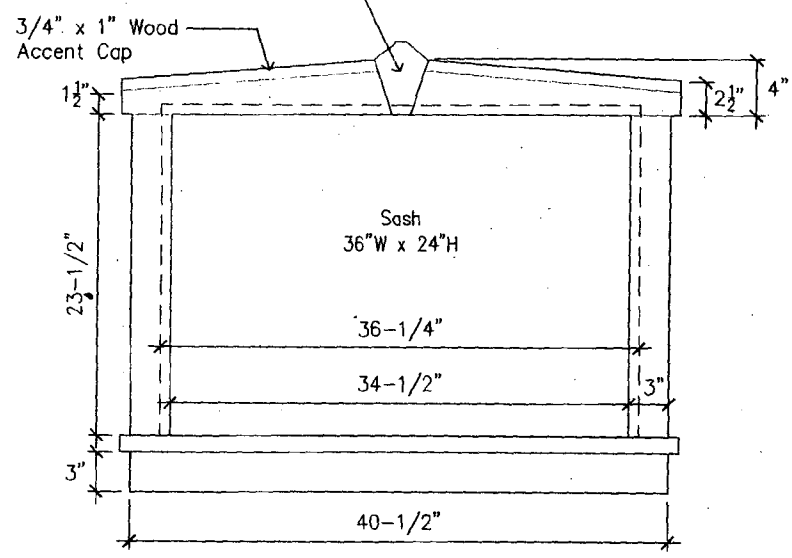
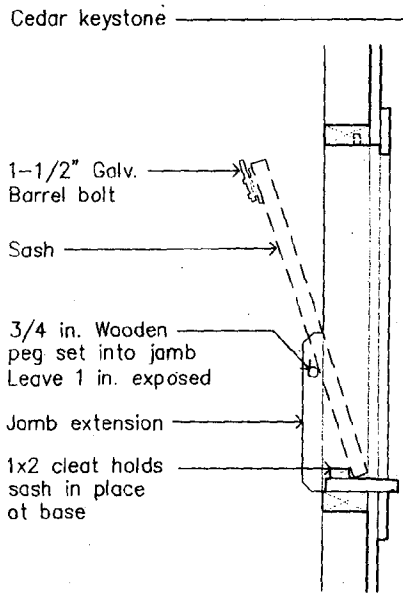
9 Ridge gusset  
Scale: 1" = 1'-0"



10 Side gusset  
Scale: 1" = 1'-0"

Tip: Use plywood left over

13

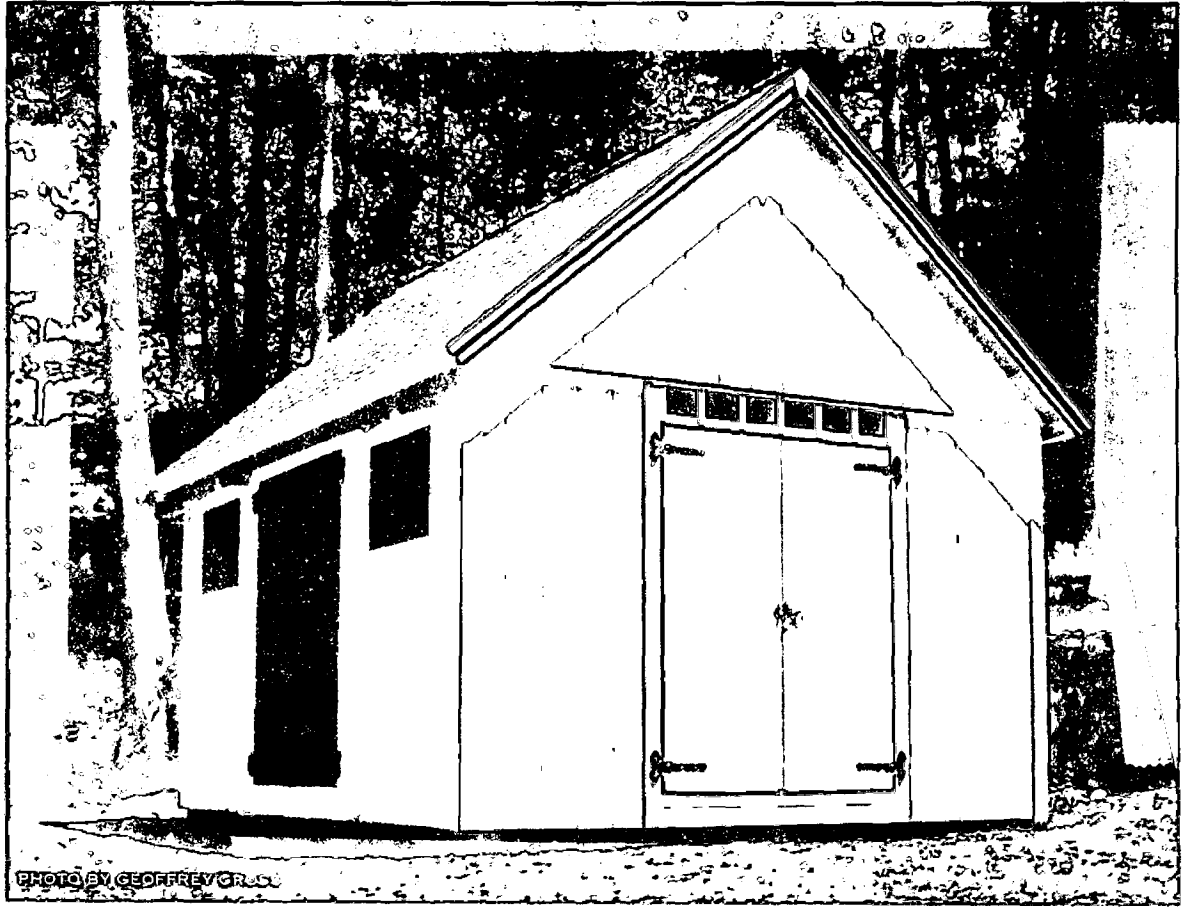


15 Side wall window details  
Scale: 1" = 1'-0"

16 Wood keystone details  
Scale: 3" = 1'-0"

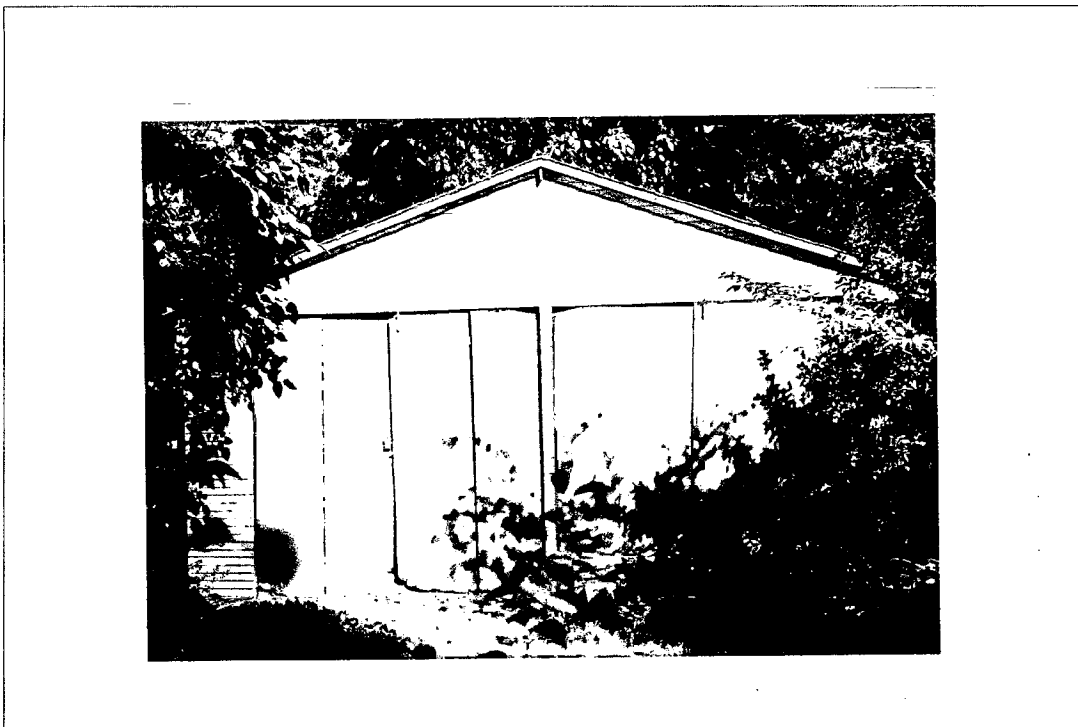
Use 5-ply 1/2" CDX

Proposed 12'x16' shed. One door along long side.

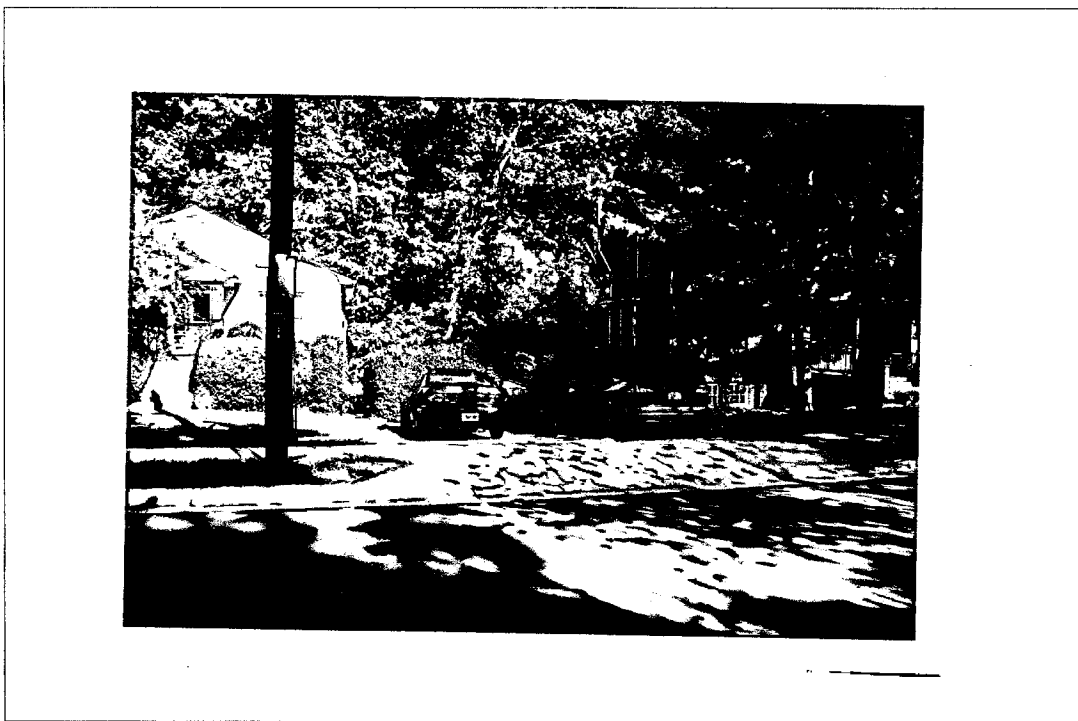


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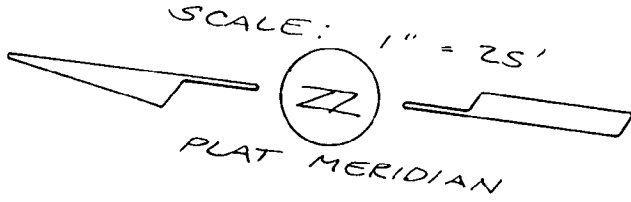
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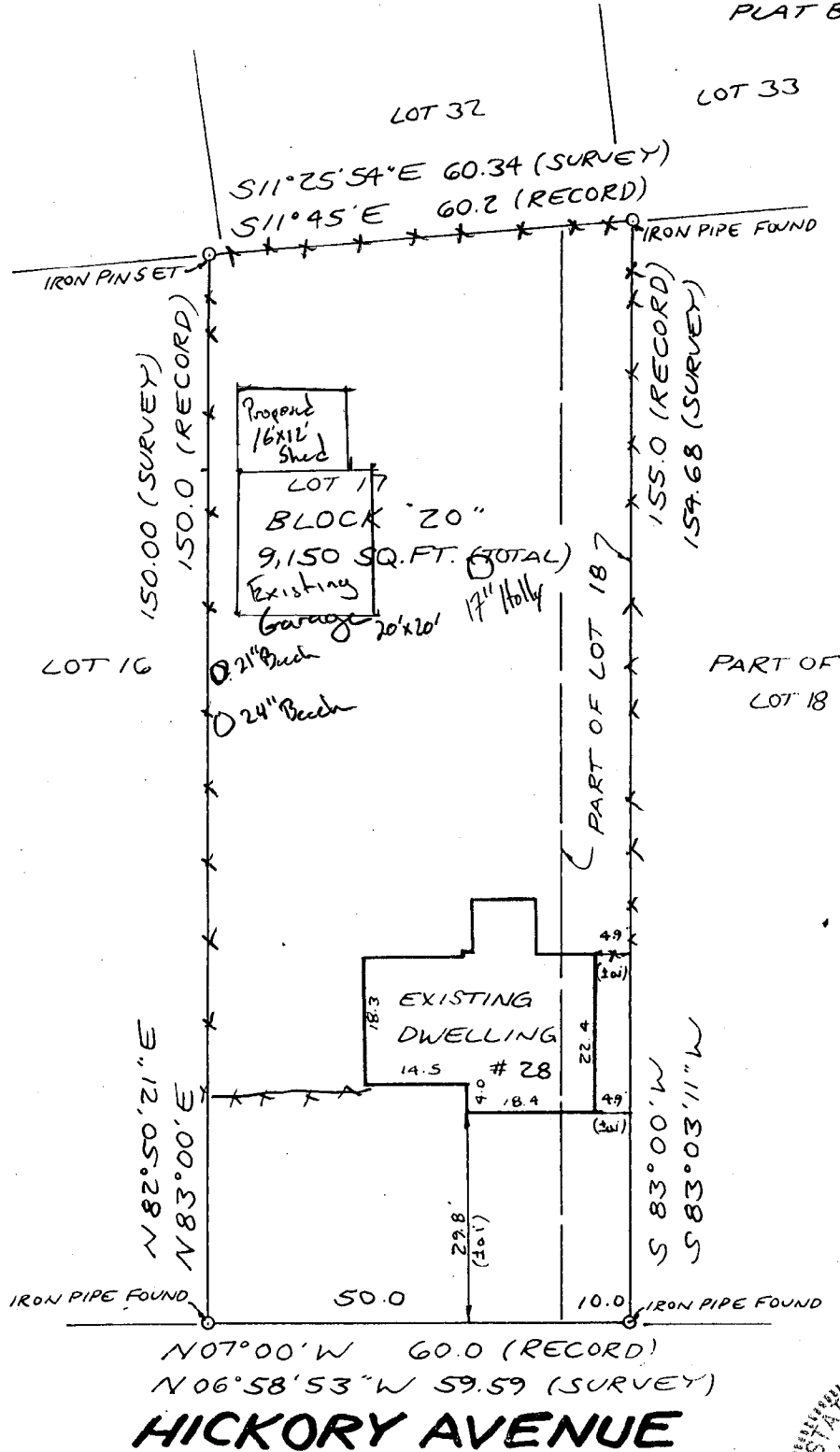
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Detail: Streetcape view from NW looking SE.



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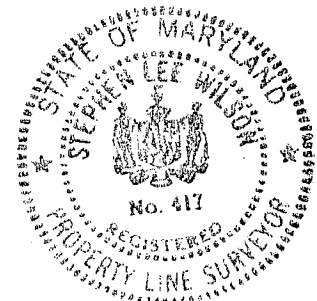


**HICKORY AVENUE**

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