

14 Crescent Place Takoma Park  
HPC Case No. 37103-07LL  
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: November 15, 2007

**MEMORANDUM**

TO: Carla Reid Joyner, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #468382, rear deck construction

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 November 14, 2007 meeting.

- 1. The applicant will contact the Takoma Park arborist to determine if a tree protection plan is required for this project. If required, the applicant will implement the tree protection plan prior to construction of the new deck.*

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: Brent Allen

Address: 14 Crescent Place, 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

Contact Person: MIKE HANCOCK
Daytime Phone No.: 301-774-0514

Tax Account No.:
Name of Property Owner: BRENT ALLEN Daytime Phone No.: 301-891-1860
Address: 14 CRESCENT PL TAKOMA PARK MD 20912
Contractor: MICHAEL HANCOCK CONSTRUCTION Phone No.: 301-774-0514
Contractor Registration No.: MHIC 31349
Agent for Owner: MICHAEL HANCOCK Daytime Phone No.: 301-774-0514
JUDITH C HANCOCK (C) 301-814-3781

LOCATION OF BUILDING/PREMISE

House Number: 14 CRESC Street: CRESCENT PL
Town/City: TAKOMA PARK Nearest Cross Street: PARK RD.
Lot: 12 Block: 4 Subdivision: HILL-CREST
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [X] Extend [ ] Alter/Renovate [ ] A/C [ ] Slab [ ] Room Addition [ ] Porch [ ] Deck [X] Shed [ ]
Move [ ] Install [ ] Wreck/Raze [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family [ ]
Revision [ ] Repair [ ] Revocable [ ] Fence/Wall (complete Section 4) [ ] Other:
1B. Construction cost estimate: \$ 9000.-
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [ ] Septic 03 [ ] Other:
2B. Type of water supply: 01 [X] 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 of owner or authorized agent Date
Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 11/15/07
Application/Permit No.: 468382 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:

2 STORY, STUCCO AND FRAME RESIDENCE LOCATED  
IN TAKOMA PARK HISTORICAL DISTRICT

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

20'x18' WOOD DECK WITH 4'x9' LANDING LOCATED  
AT REAR OF HOUSE. DECK IS APPROXIMATELY 12"  
ABOVE GROUND AND IS REPLACING AND ENLARGING  
EXISTING WOOD DECK. MATERIAL IS SOUTHERN YELLOW  
PINE WITH PRESERVATIVE / PRESSURE TREATED.  
MATERIALS BEING DELIVERED TO DRIVEWAY

**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.

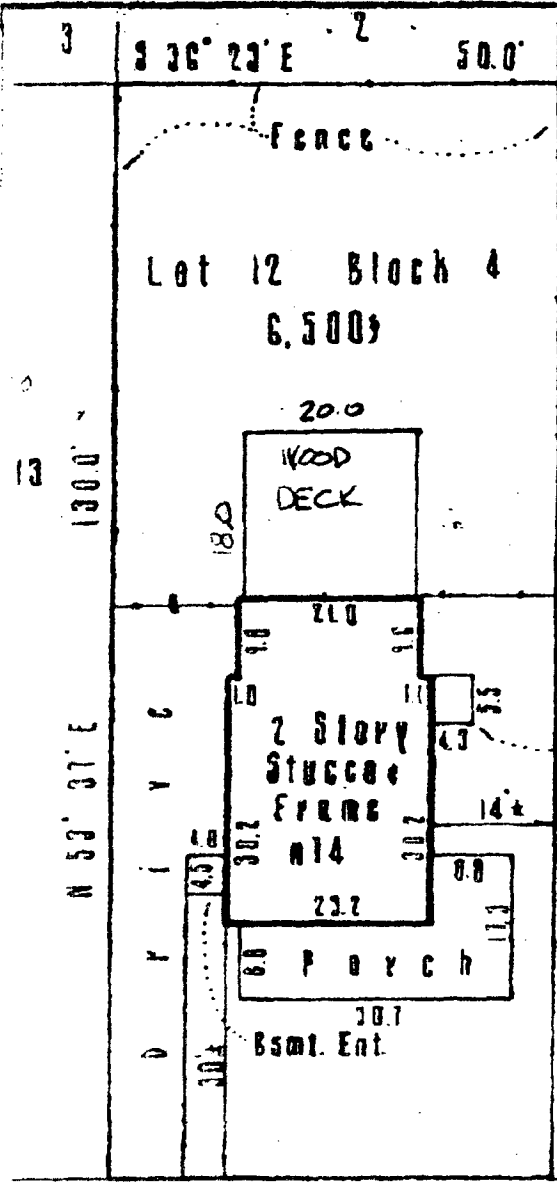
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

Not in flood plain.  
Ref: M.C. Dept. of Environmental  
Protection (Water Resources Sect.)

CASE NO. 7-419

NOTE: This location for title purposes only -- not to be used for determining property lines. Property owner's liability not guaranteed by this location.



**HOUSE LOCATION**  
 Lot 12 Block 4  
**HILL-CREST**  
 Montgomery County, Md.

**CRESCENT 40' R/W PLACE**

**CERTIFICATE**  
 I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.

*David L. Haller*  
 DAVID L. HALLER  
 MARYLAND P.L.S. NO. 540

REFERENCES	
PLAT BK.	2
PLAT NO.	140
LIBER	
FOLIO	

**Bull & Associates**  
 LAND SURVEYORS/CONSULTANTS  
 (301) 428-8111 P.O. Box 348 GERMANTOWN, MARYLAND 20874

DATE OF SURVEY	SCALE: 1" = 20'
WALL CHECK	DRAWN BY: R.E.
USE LOC: 7-4-19	JOB NO.: 022729
BOUNDARY	

NOTE: A.R.L. information, if shown, obtained from M.N.C.P.C.

**APPROVED**  
 Montgomery County  
 Historic Preservation Commission  
*John A. ...* 11/28/07

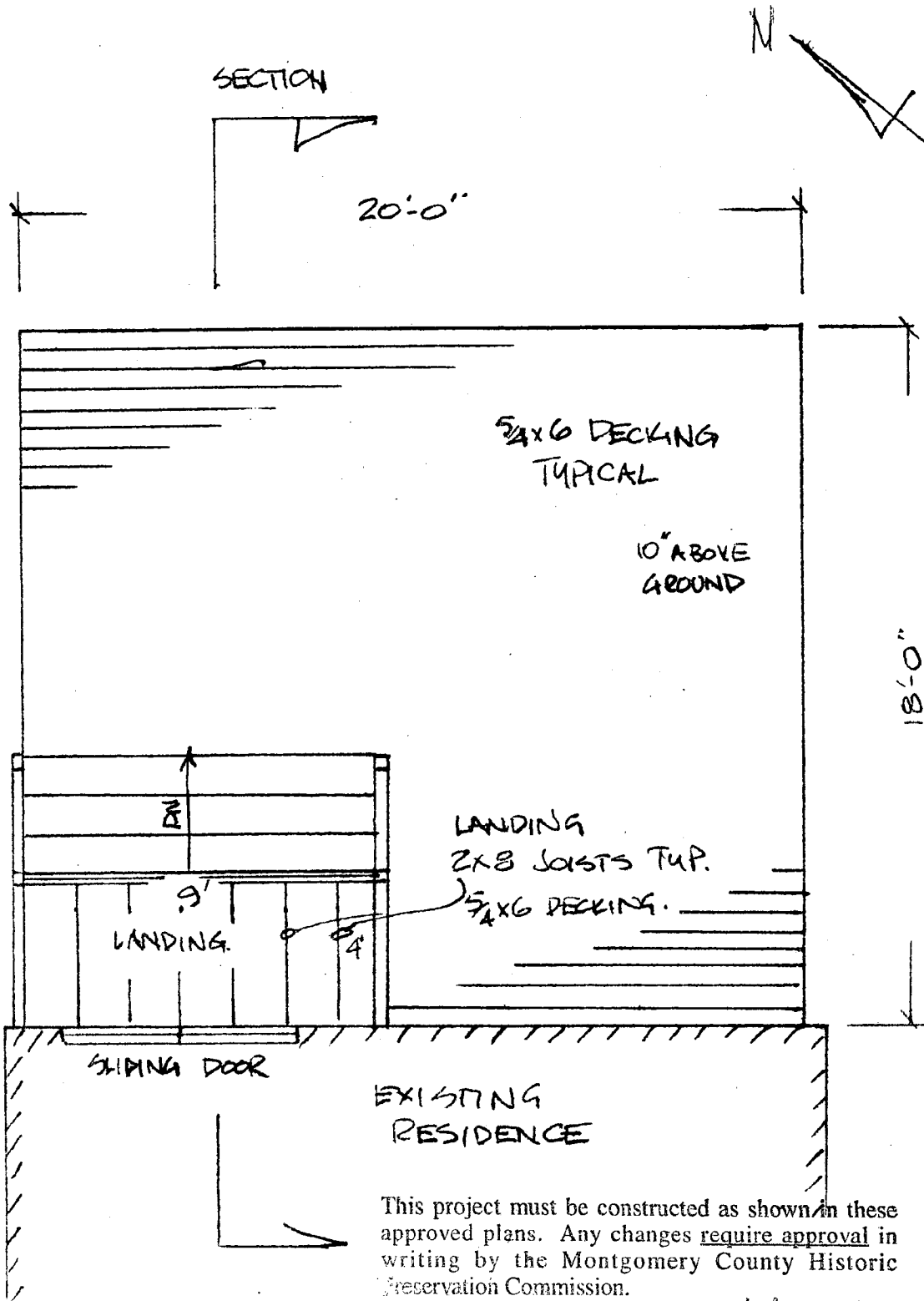
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



1/4

ALLEN DECK PROJECT  
14 CRESCENT PLACE  
TAKOMA PARK, MD. 20912-4308

MH  
10-11-07



SCALE 1/4" = 1'-0"

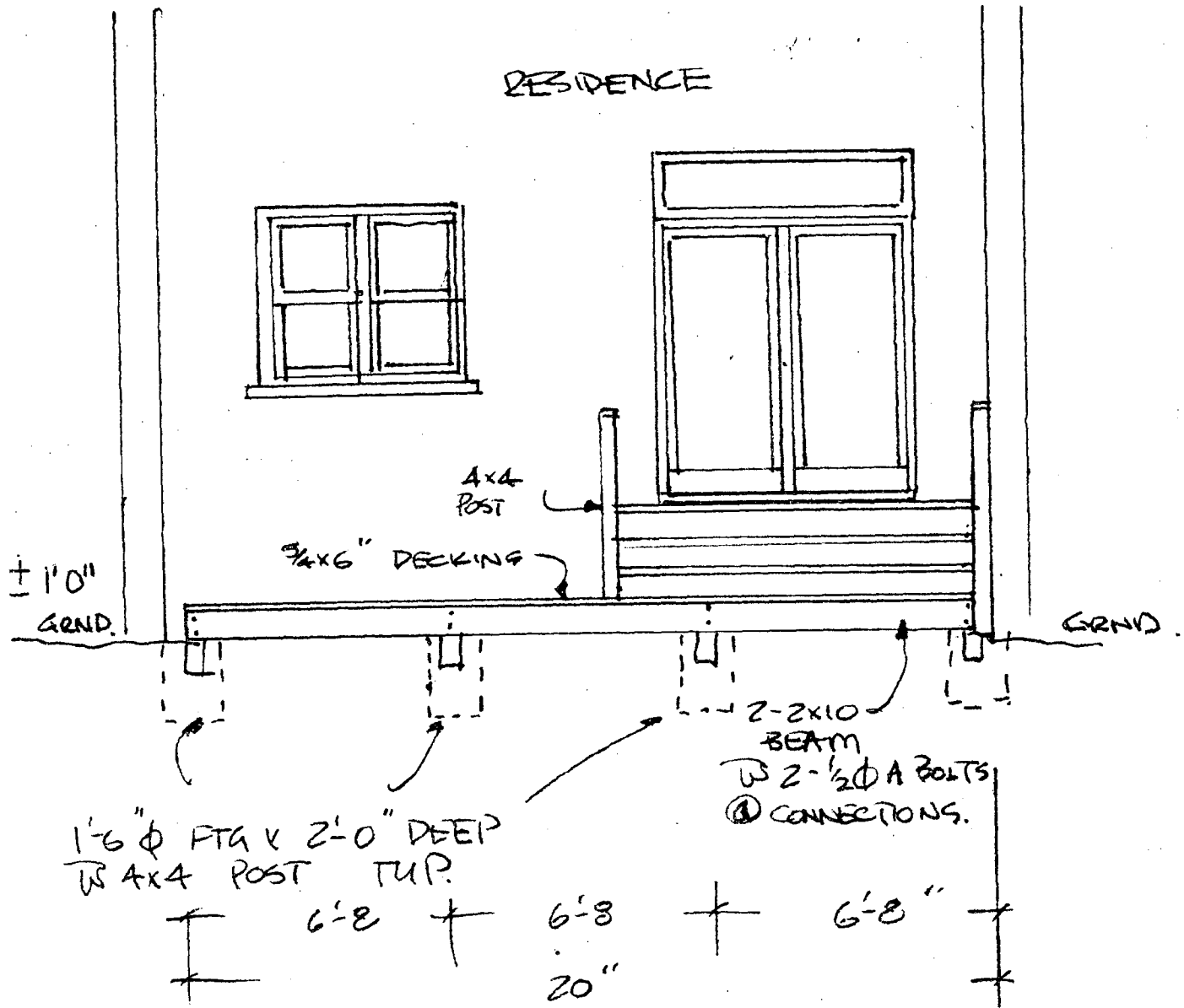
MICHAEL HANCOCK CONST. MHHC 31349  
17219 BLOSSOM VIEW DR  
OLNEY MD 20832 2405  
301-774-0514

APPROVED  
Montgomery County  
Historic Preservation Commission  
*John P. Hill* 11/20/07

2/4

AWEN DECK PROJECT  
14 CRESCENT PLACE  
TAKOMA PARK, MD. 20912-4308

MH  
01/11/07



ELEVATION  
1/4" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*John J. Adams 11/20/07*

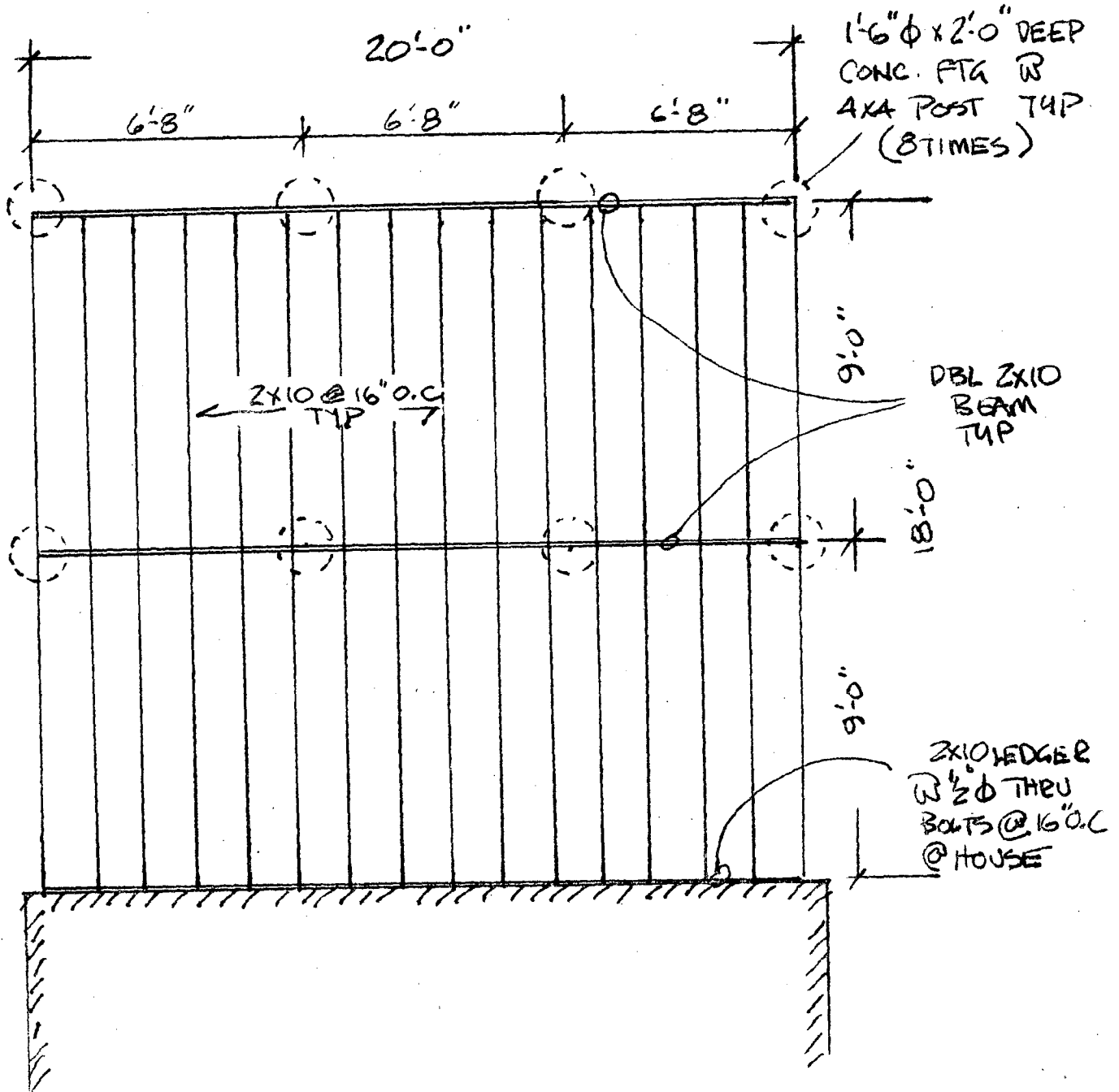
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3/4

ALLEN DECK PROJECT  
14 CRESCENT PLACE  
TAKOMA PARK, MD. 20912-4308

MH  
10-11-07



NOTE: 5/4" x 6" DECKING TYPICAL.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*John A. [Signature]* 11/21/07

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

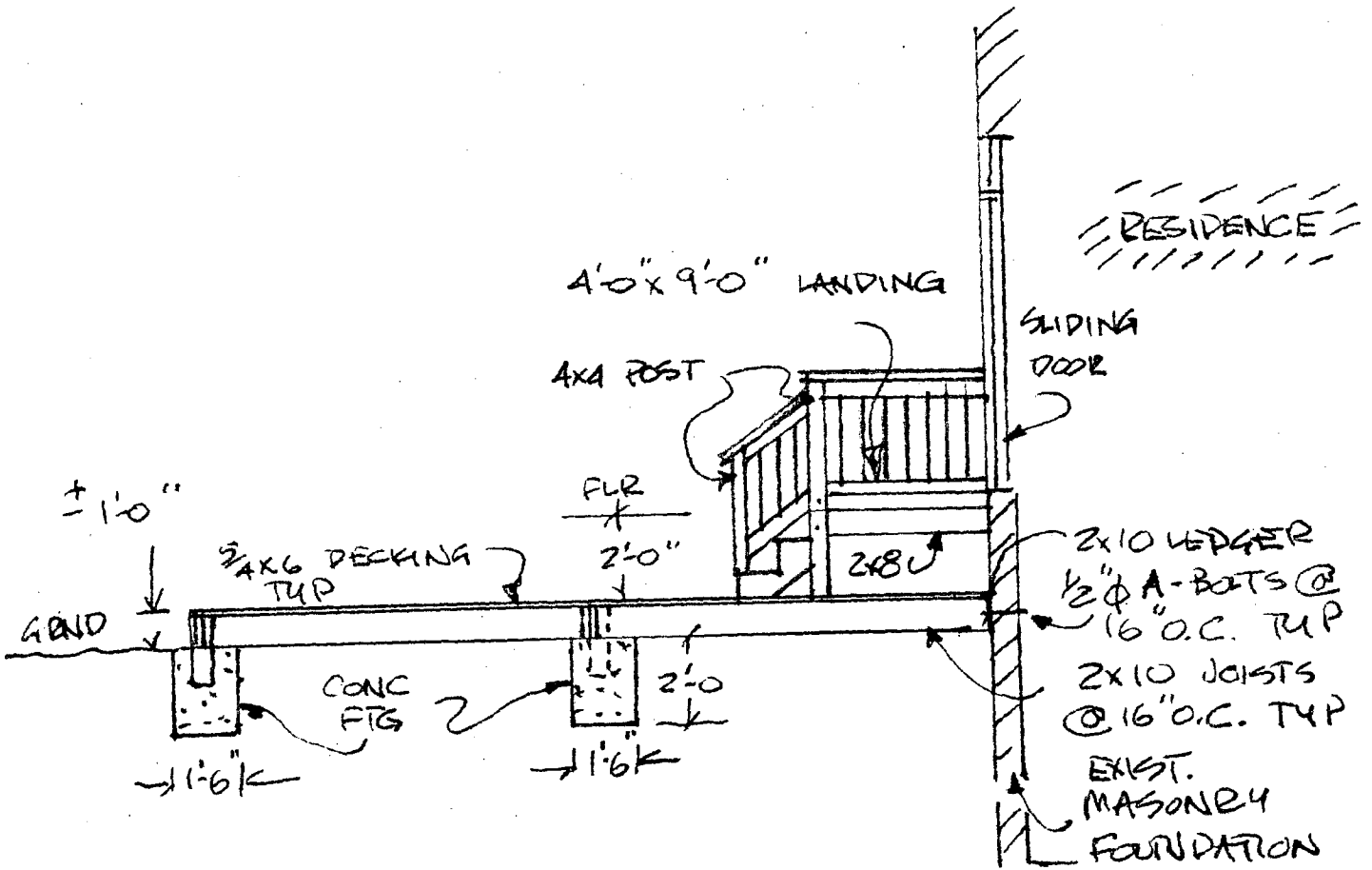




4/4

ALLEN DECK PROJECT  
14 CRESCENT PLACE  
TAKOMA PARK, MD 20912-4302

MH  
10-11-07



SECTION  
1/4" = 1'-0"

NOTE - ALL THROUGH BOLTS TO BE 1/2"  $\phi$

TECO JOIST HANGARS AT ALL JOIST CONNECTIONS

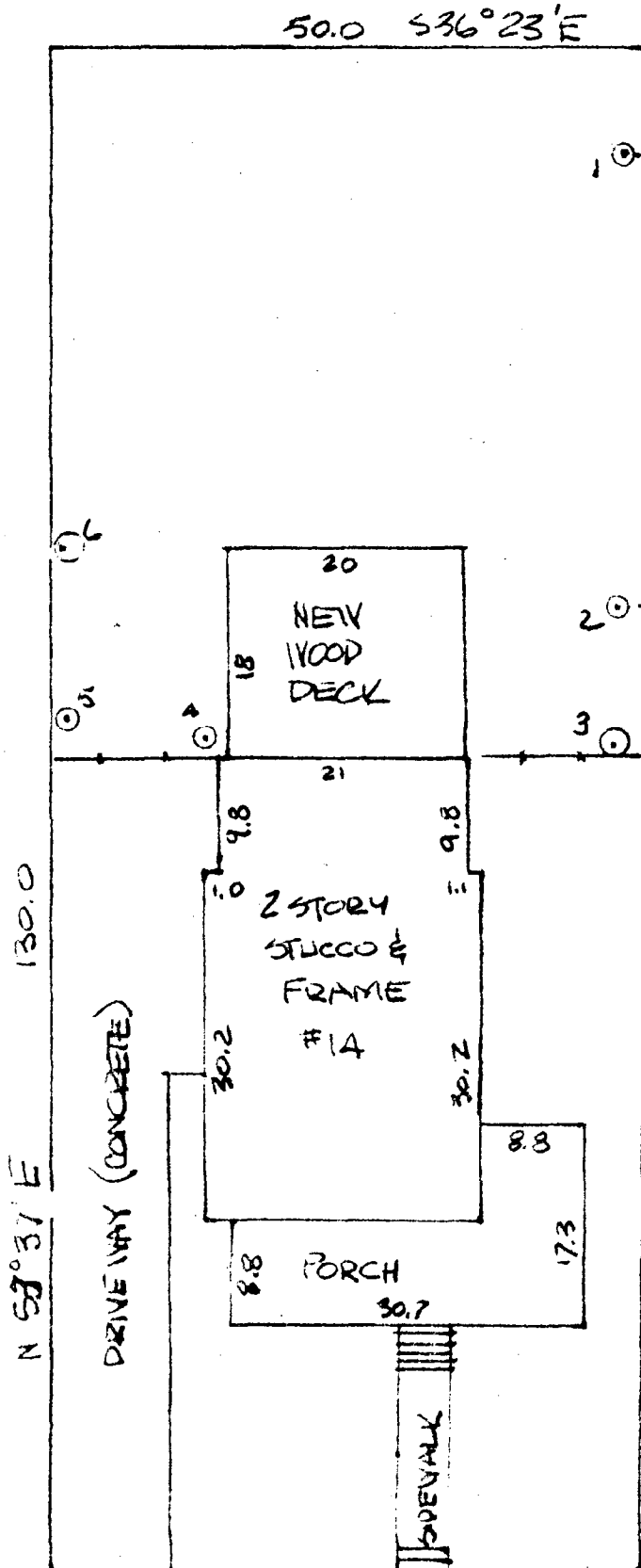
APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 11/2/07

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



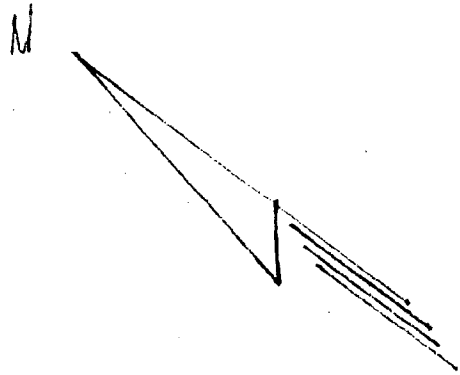
# ALLEN DECK PROJECT 14 CRESCENT PLACE

## TREE SURVEY

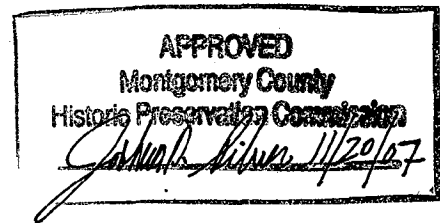


### TREE IDENTIFICATION & LOCATION

1. 10" MULBERRY
2. 10" ELM
3. 16" MAPLE
4. 12" HEMLOCK
5. 10" MULBERRY
6. 14" MULBERRY.



SCALE 1" = 15'



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



# City of Takoma Park



Housing & Community  
Development

Telephone: (301) 891-7119  
Fax: (301) 270-4568

7500 Maple Avenue  
Takoma Park, MD 20912

October 12, 2007

Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, Maryland 20850-4166

Property Owner Name: Brent Allen, Contractor: Michael Hancock Construction (301) 774-0514

Location of Requested Building Permit: 14 Crescent Place

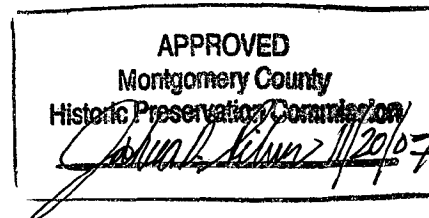
Proposed Scope of Work: Building new deck (360 s.f.).

Dear Department of Permitting Services:

The above property owner has notified the City of Takoma Park that they are planning to apply for permits for the above summarized construction project. They have been informed that the City of Takoma Park has regulations and permit requirements that may apply to their project and if they do not comply they may be cited or fined.

Yours sincerely,

Ilona Blanchard  
Senior Planner



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



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

<b>Address:</b>	14 Crescent Place, Takoma Park	<b>Meeting Date:</b>	11/14/2007
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Report Date:</b>	11/7/2007
<b>Applicant:</b>	Brent Allen	<b>Public Notice:</b>	10/31/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-07LL	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Rear deck construction		

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC approve this HAWP application with the following conditions:

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource Within The Takoma Park Historic District  
**STYLE:** Craftsman/2-story  
**DATE:** c1915-1925

**PROPOSAL:**

The applicant is proposing to remove an existing wooden deck, and construct a 18' x 20' pressure treated wooden deck at the rear of the house. The proposal also includes construction of a 9' x 4' wooden landing and stairs to connect the proposed deck with the house. All work will be located at the rear of the subject property.

**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***

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic

alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation".

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

- preservation of original building materials and use of appropriate, compatible new materials is encouraged
- 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:***

- #1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #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 **with the conditions specified**

on Page 1 as being consistent with Chapter 24A-8(b)(1) & (2);

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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: MIKE HANCOCK  
Daytime Phone No.: 301-774-0514

Tax Account No.: 360 54 FT  
Name of Property Owner: BRENT ALLEN Daytime Phone No.: 301-891-1860  
Address: 14 CRESCENT PL. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: MICHAEL HANCOCK CONSTRUCTION Phone No.: 301-774-0514  
Contractor Registration No.: MHC 31349  
Agent for Owner: MICHAEL HANCOCK Daytime Phone No.: 301-774-0514  
JUDITH C HANCOCK (C) 301-814-3781

**LOCATION OF BUILDING/PREMISE**

House Number: 14 CRES Street: CRESCENT PL  
Town/City: TAKOMA PARK Nearest Cross Street: PARK RD.  
Lot: 12 Block: 4 Subdivision: HILL-CREST  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: 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: \$ 9000.-  
1C. If this is a revision of a previously approved active permit, see Permit # N/A

**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 of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: 11/1/07 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:

2 STORY, STUCCO AND FRAME RESIDENCE LOCATED  
IN TAKOMA PARK HISTORICAL DISTRICT

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AT REAR OF HOUSE. DECK IS APPROXIMATELY 12"  
ABOVE GROUND AND IS REPLACING AND ENLARGING  
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PINE WITH PRESERVATIVE. PRESURE TREATED.

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- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



**Adjacent and/or Confronting Property Owners**  
**14 Crescent Place, Takoma Park**

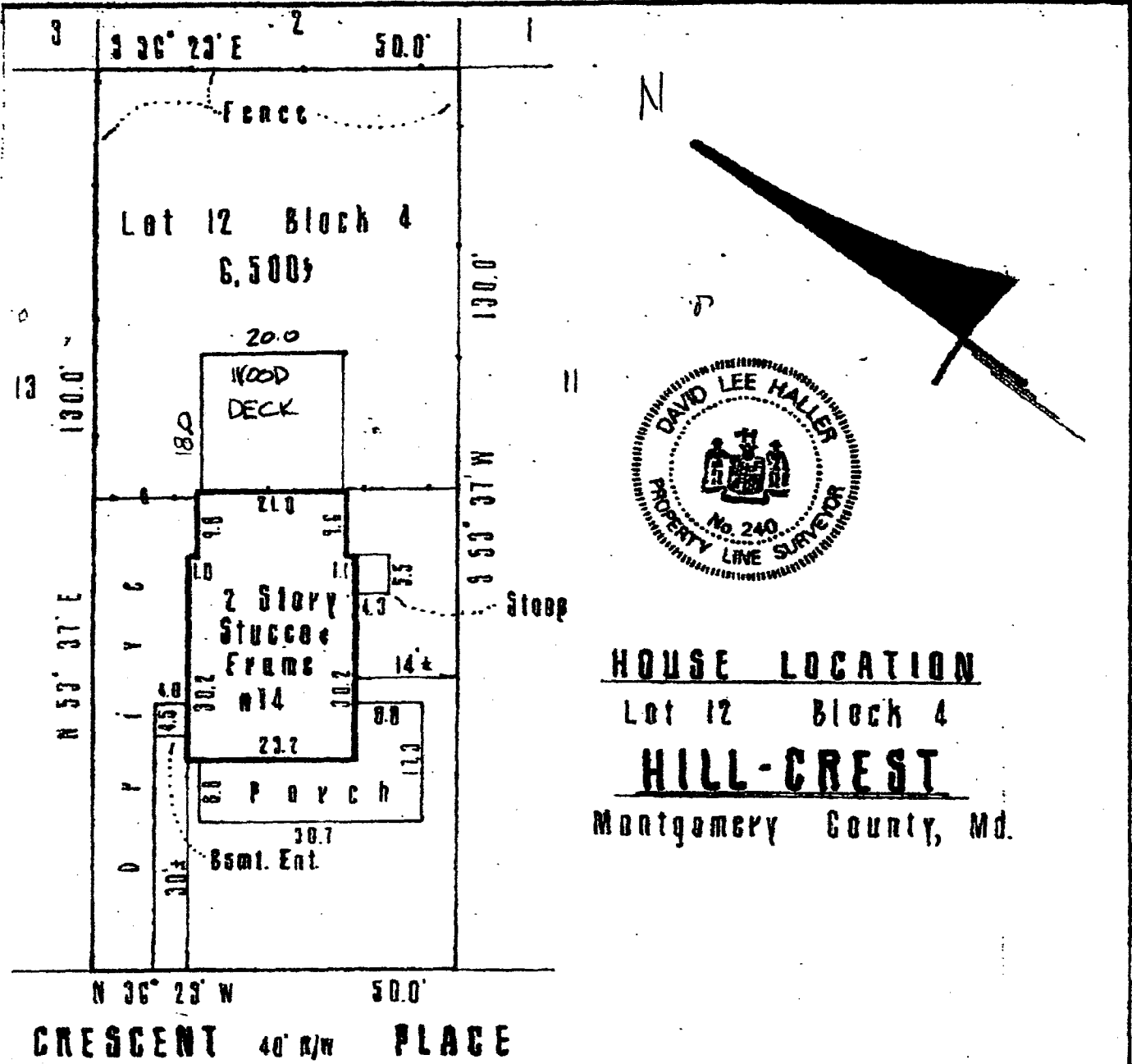
1. Daniel Aibel  
227 Park Avenue
2. David Hauck  
24 Holt Place
3. Patrick Volpe  
11 Philadelphia Avenue



Not in flood plain.  
 Ref: M.C. Dept. of Environmental  
 Protection (Water Resources Sect.)

CASE No. **7-4-119**

NOTE: This location for this purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location.



**CERTIFICATE**  
 I HEREBY CERTIFY THAT THE POSITION OF ALL THE  
 EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED  
 PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A  
 TRANSIT-TAPE SURVEY.

*David L. Haller*  
 DAVID L. HALLER  
 MARYLAND P.L.S. No. 340

REFERENCES	
PLAT BK.	2
PLAT NO.	140
LIBER	
FOLIO	

**Bull & Associates**  
 LAND SURVEYORS/CONSULTANTS  
 (301) 428-8121 P.O. Box 348 GERMANTOWN, MARYLAND 20874

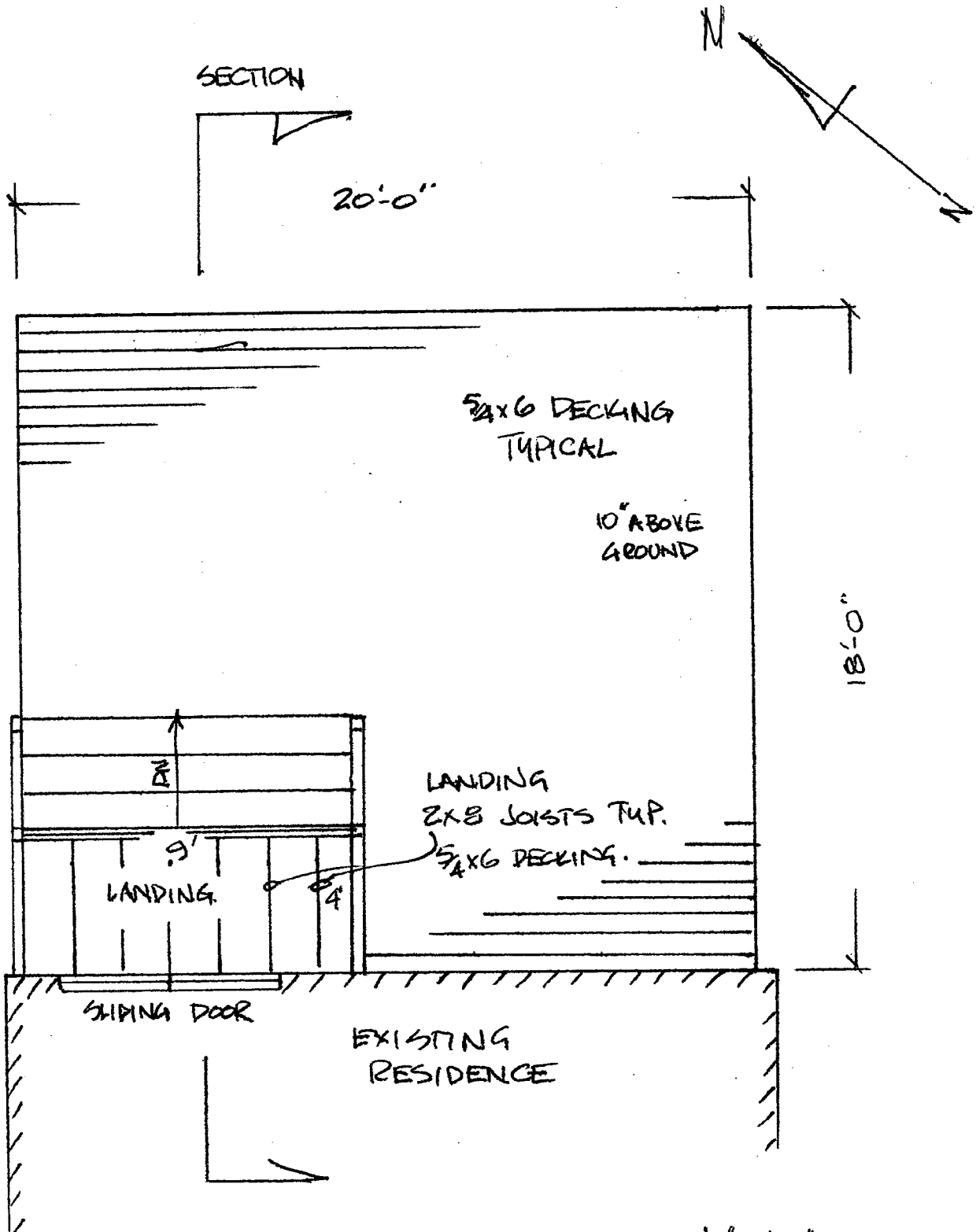
DATE OF SURVEYS	SCALE: 1" = 20'
WALL CHECK	DRAWN BY: R.E.
M&E. LOC: 7-4-119	JOB NO.: 822729
BOUNDARY:	

NOTE: B.R.L. information, if shown, obtained from M.N.C.P.C.

1/4

ALLEN DECK PROJECT  
14 CRESCENT PLACE  
TAKOMA PARK, MD. 20912-4308

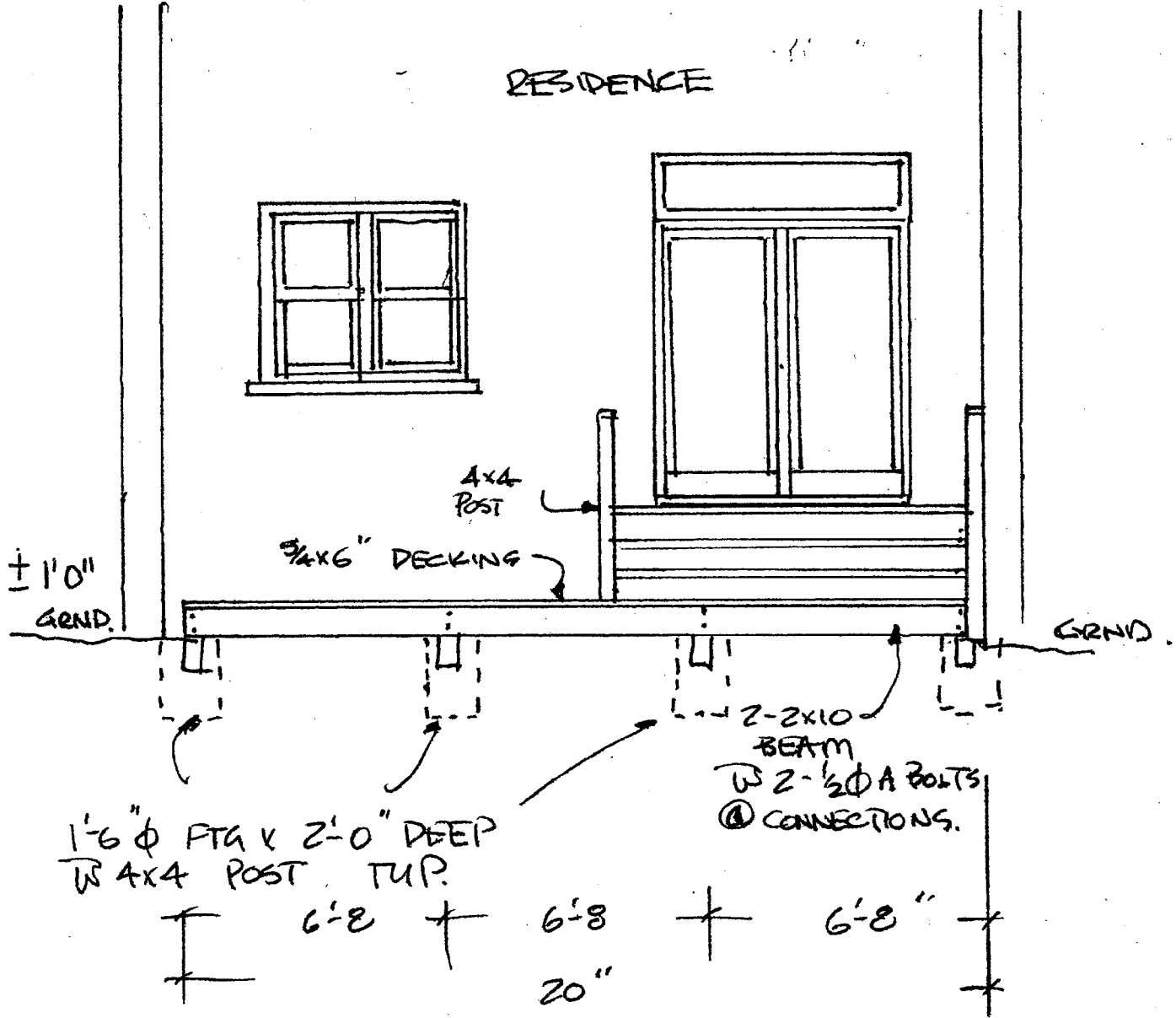
MH  
10-11-07



2/4

ALLEN DECK PROJECT  
14 CRESCENT PLACE  
TAKOMA PARK, MD. 20912-4308

MH  
10/11/07

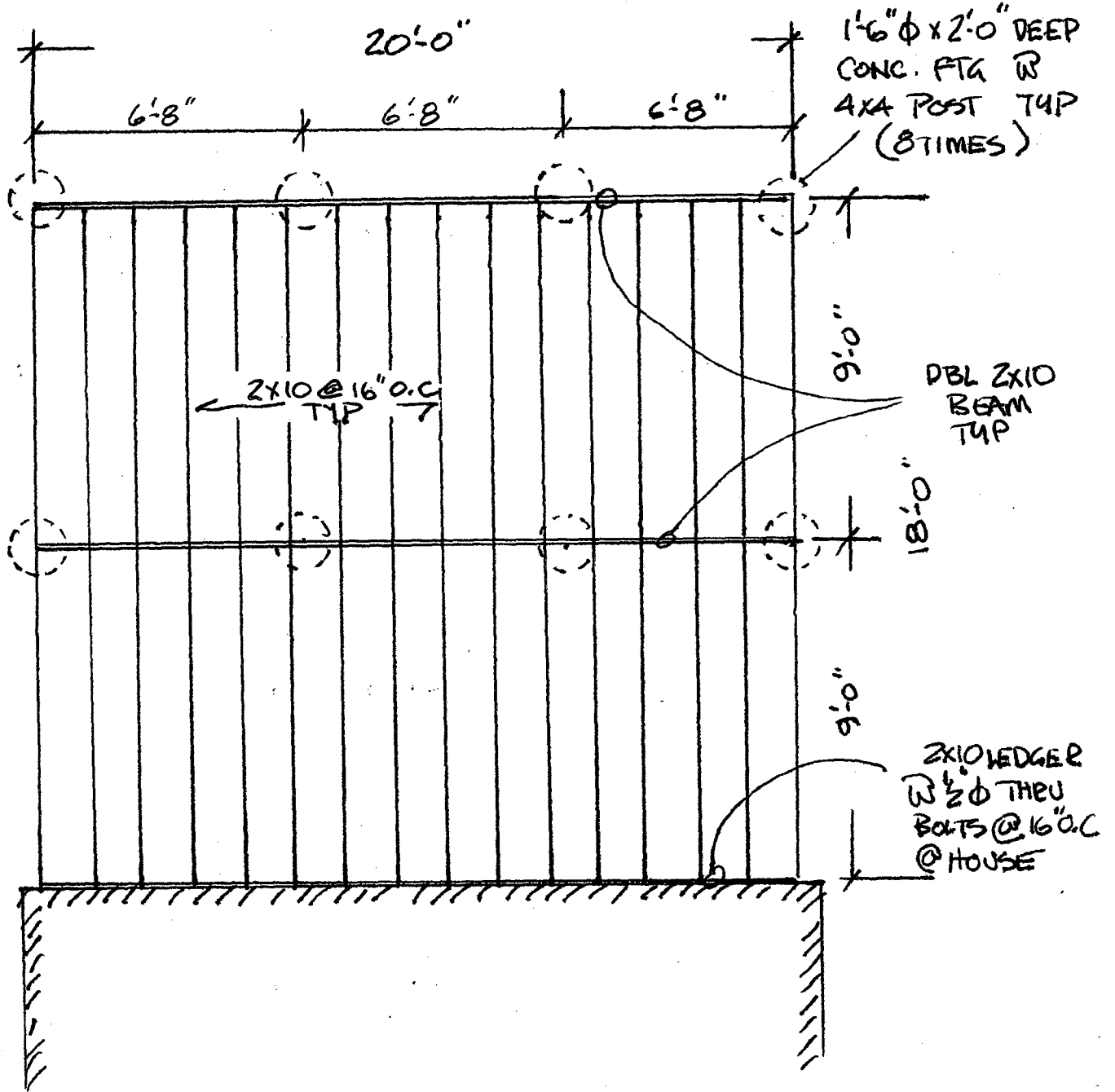


ELEVATION  
1/4" = 1'-0"

3/4

ALLEN DECK PROJECT  
14 CRESCENT PLACE  
TAKOMA PARK, MD. 20912-4308

MH  
10-11-07

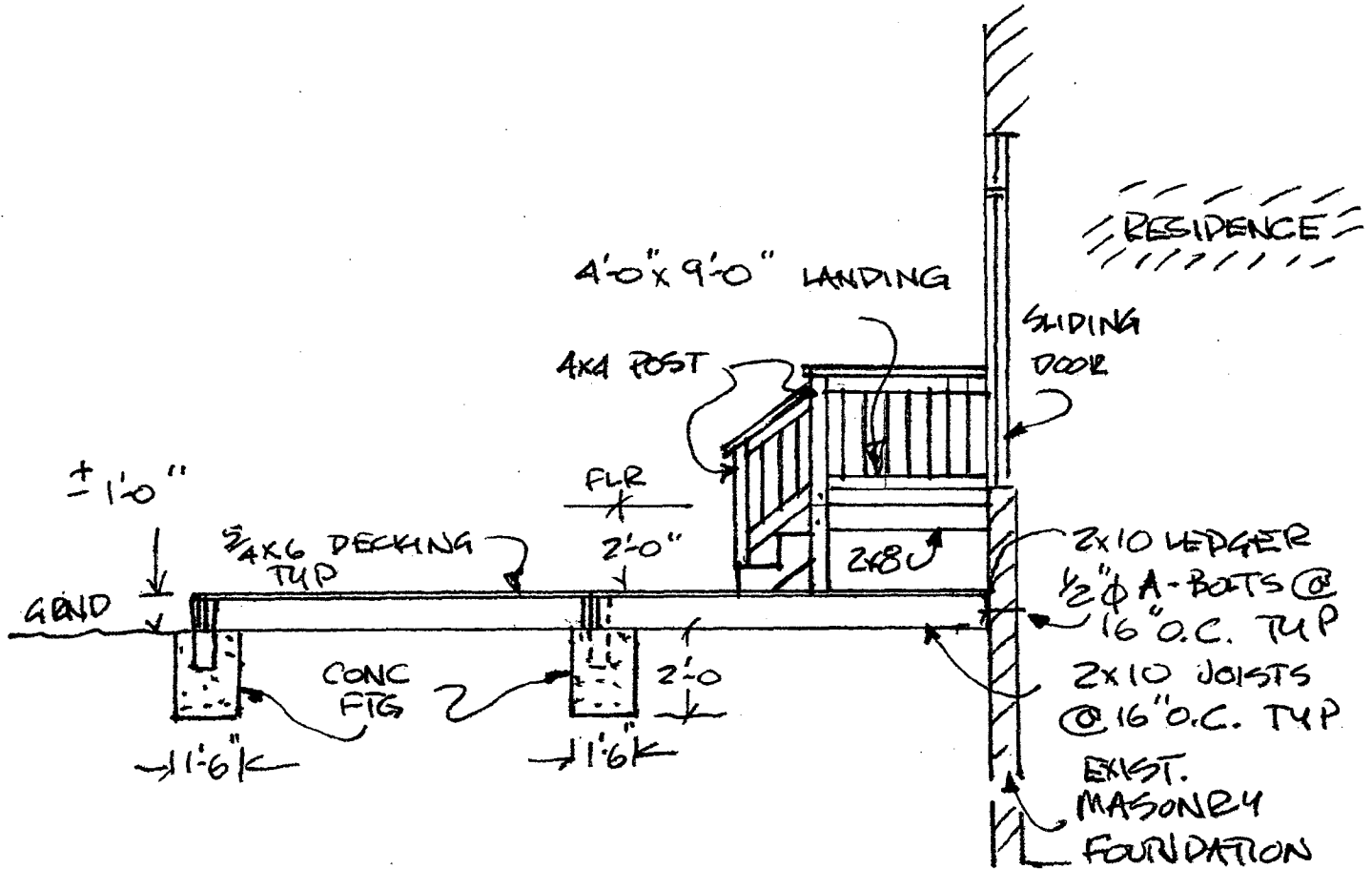


NOTE: 5/4 x 6" DECKING TYPICAL.

4/4

ALLEN DECK PROJECT  
14 CRESCENT PLACE  
TAKOMA PARK, MD 20912-4302

MH  
10-11-07



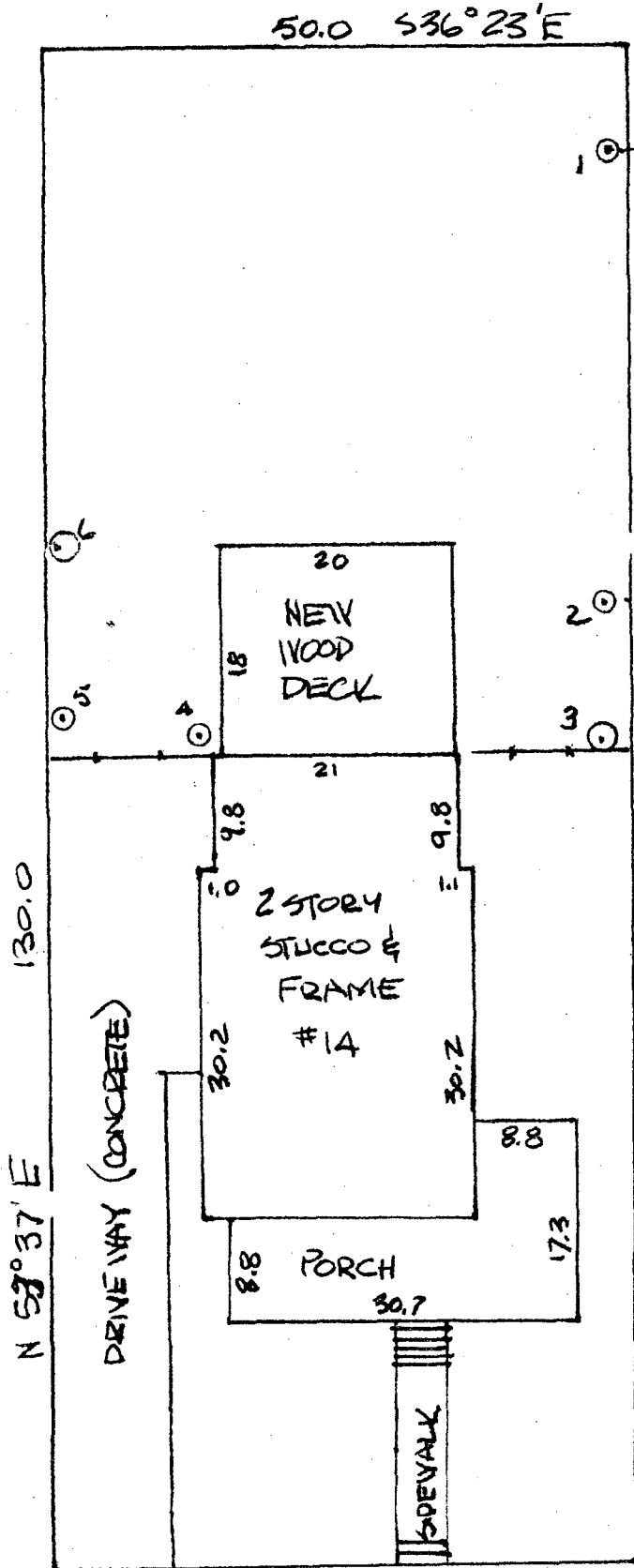
SECTION  
1/4" = 1'-0"

NOTE - ALL THROUGH BOLTS TO BE 1/2"  $\phi$

TECO JOIST HANGARS AT ALL JOIST CONNECTIONS

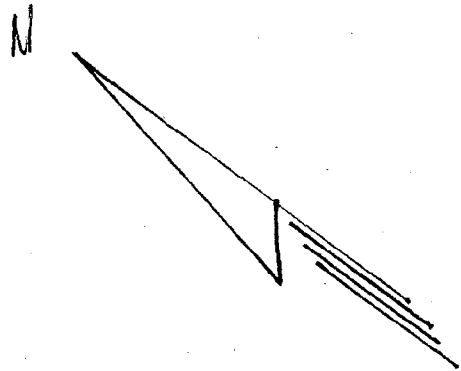
ALLEN DECK PROJECT  
 A CRESCENT PLACE

TREE SURVEY



TREE IDENTIFICATION & LOCATION

1. 10" MULBERRY
2. 10" ELM
3. 16" MAPLE
4. 12" HEMLOCK
5. 10" MULBERRY
6. 14" MULBERRY.



SCALE 1" = 15'

# City of Takoma Park



**Housing & Community  
Development**

Telephone: (301) 891-7119  
Fax: (301) 270-4568

7500 Maple Avenue  
Takoma Park, MD 20912

October 12, 2007

Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, Maryland 20850-4166

Property Owner Name: Brent Allen, Contractor: Michael Hancock Construction (301) 774-0514

Location of Requested Building Permit: 14 Crescent Place

Proposed Scope of Work: Building new deck (360 s.f.).

Dear Department of Permitting Services:

The above property owner has notified the City of Takoma Park that they are planning to apply for permits for the above summarized construction project. They have been informed that the City of Takoma Park has regulations and permit requirements that may apply to their project and if they do not comply they may be cited or fined.

Yours sincerely,

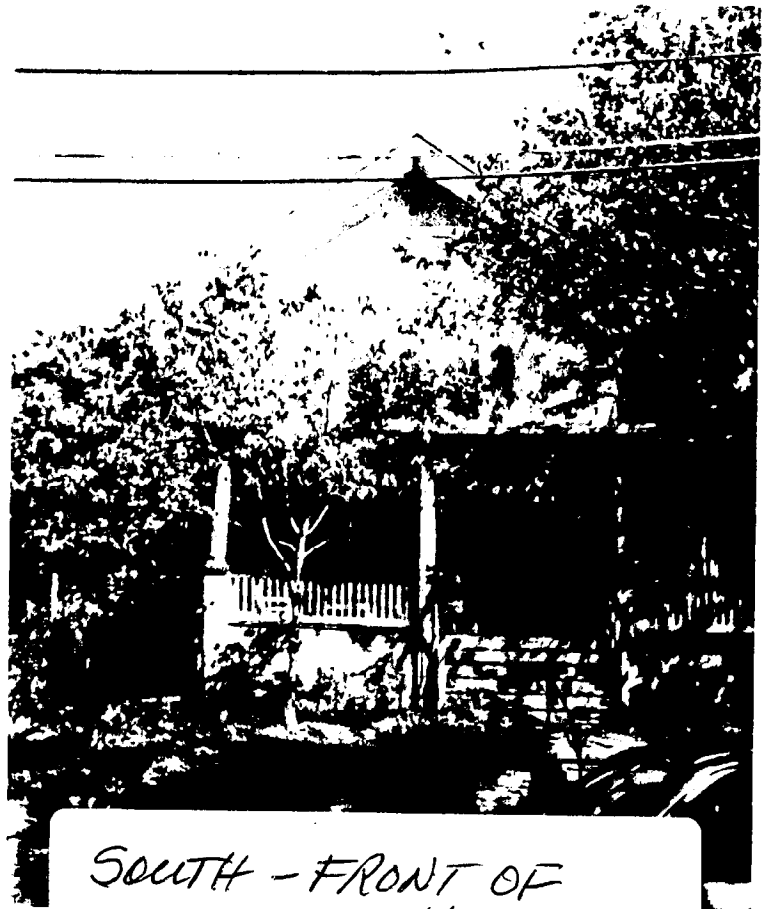
Ilona Blanchard  
Senior Planner



14 CRESCENT DR. PLACE  
TAKOMA PARK MD 20912



SOUTH-FRONT OF HOUSE  
AND DRIVEWAY



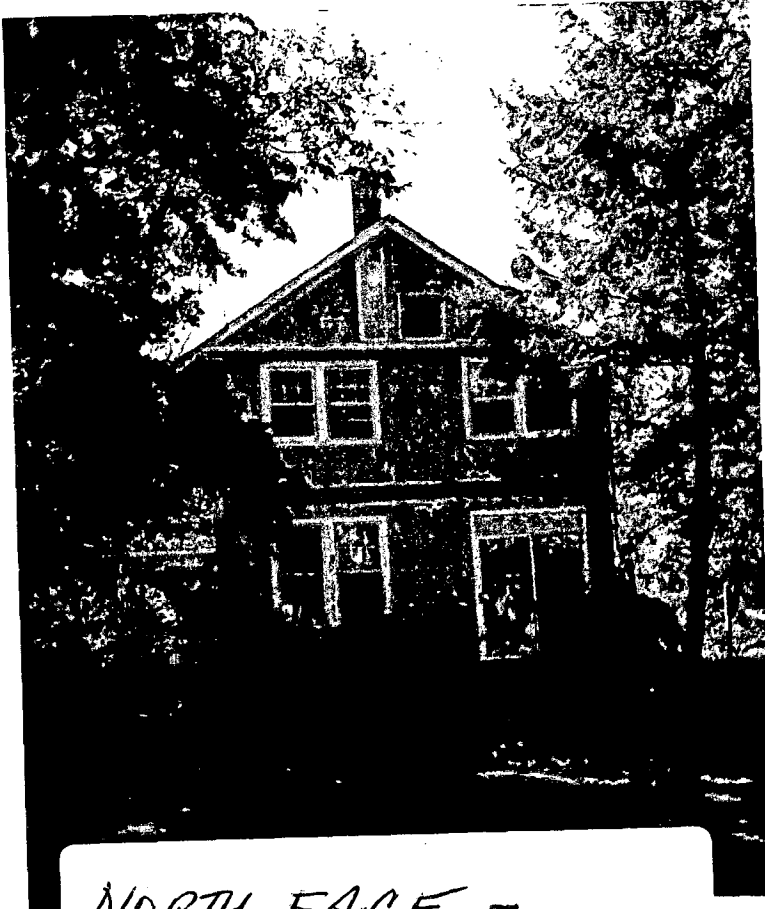
SOUTH - FRONT OF  
HOUSE



SOUTH-FRONT OF HOUSE

MICHAEL HANCOCK CONSTRUCTION  
17219 BLOSSOM VIEW DR  
OLNEY MD 20832-2405

MICHAEL HANCOCK CONSTRUCTION  
17219 BLOSSOM VIEW DR  
OLNEY MD 20832-2405



NORTH FACE -  
REAR OF HOUSE

14 CRESCENT PL  
TAKOMA PARK MD 20912

14 CRESCENT PL  
TAKOMA PARK MD 20912



MICHAEL HANCOCK CONSTRUCTION  
17218 BLOSSOM VIEW DR  
OLNEY MD 20832-2405

RIGHT SIDE OF HOUSE  
EAST SIDE



RIGHT SIDE OF  
HOUSE - EAST -

14 CRESCENT PL

TAKOMA PARK MD

20912



BY  
MICHAEL HANCOCK CONSTRUCTION  
17219 BLOSSOM VIEW DR  
OLNEY MD 20832-2405

MICHAEL HANCOCK CONSTRUCTION  
17219 BLOSSOM VIEW DR  
OLNEY MD 20832-2405

EAST SIDE

RIGHT SIDE OF HOUSE



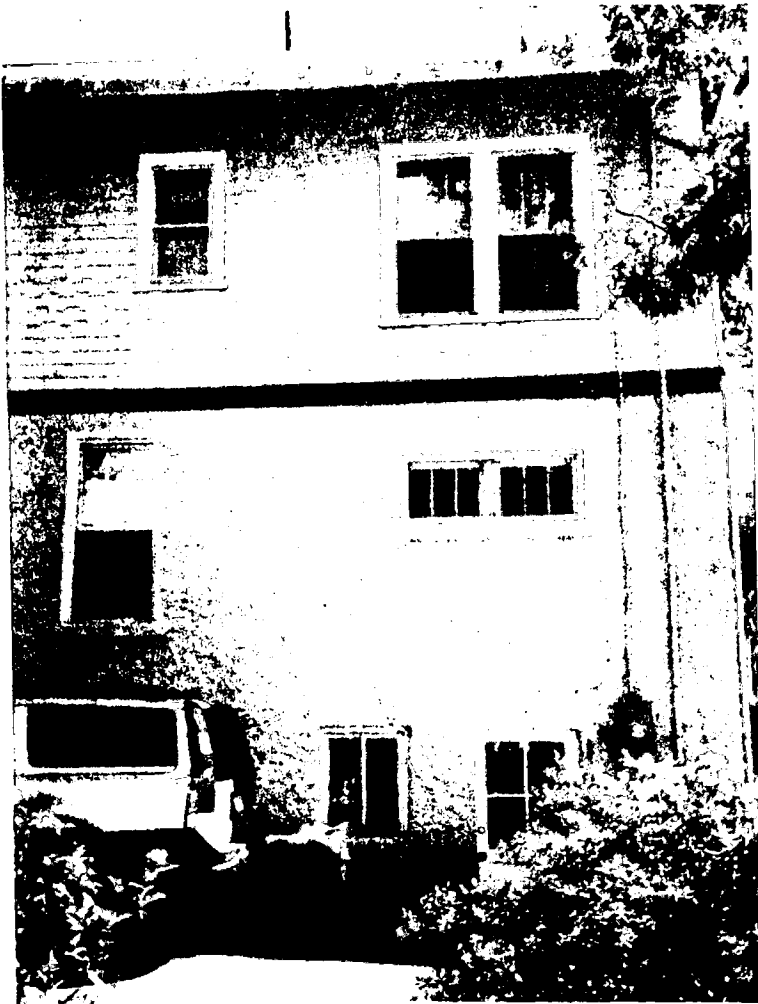
EAST SIDE

RIGHT SIDE OF HOUSE

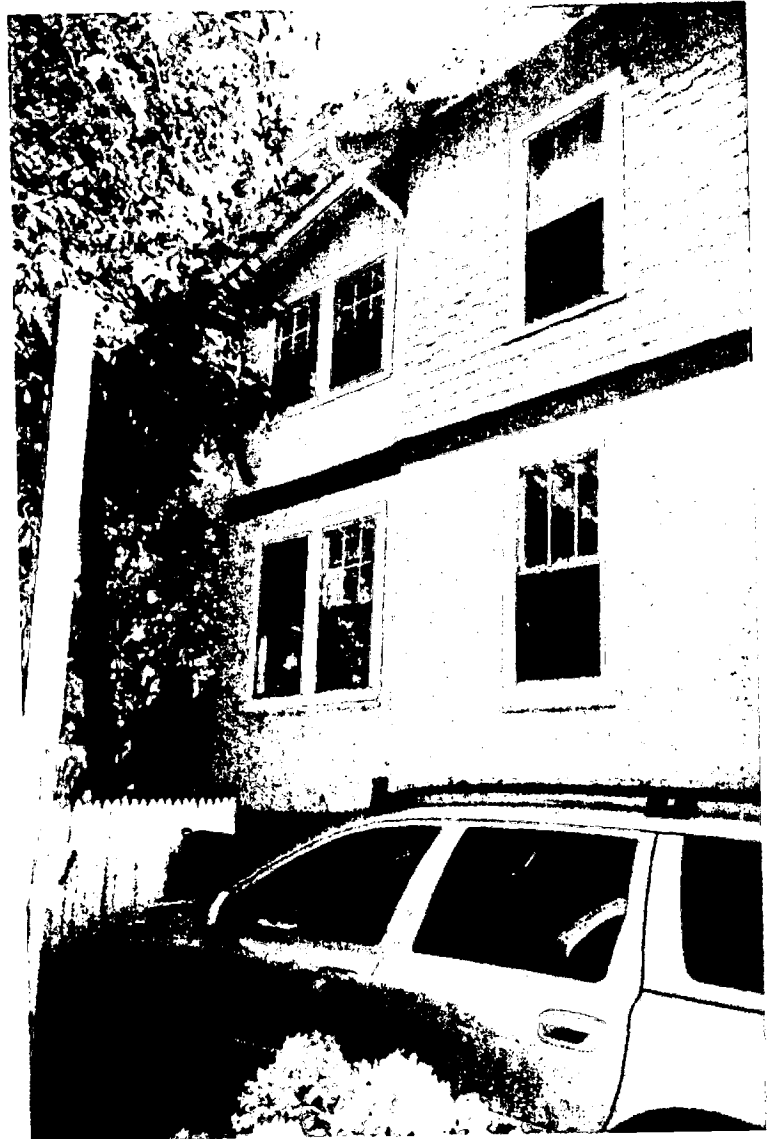
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14 CRESCENT PL  
TAKOMA PARK MD 20912

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OLNEY MD 20832-2405



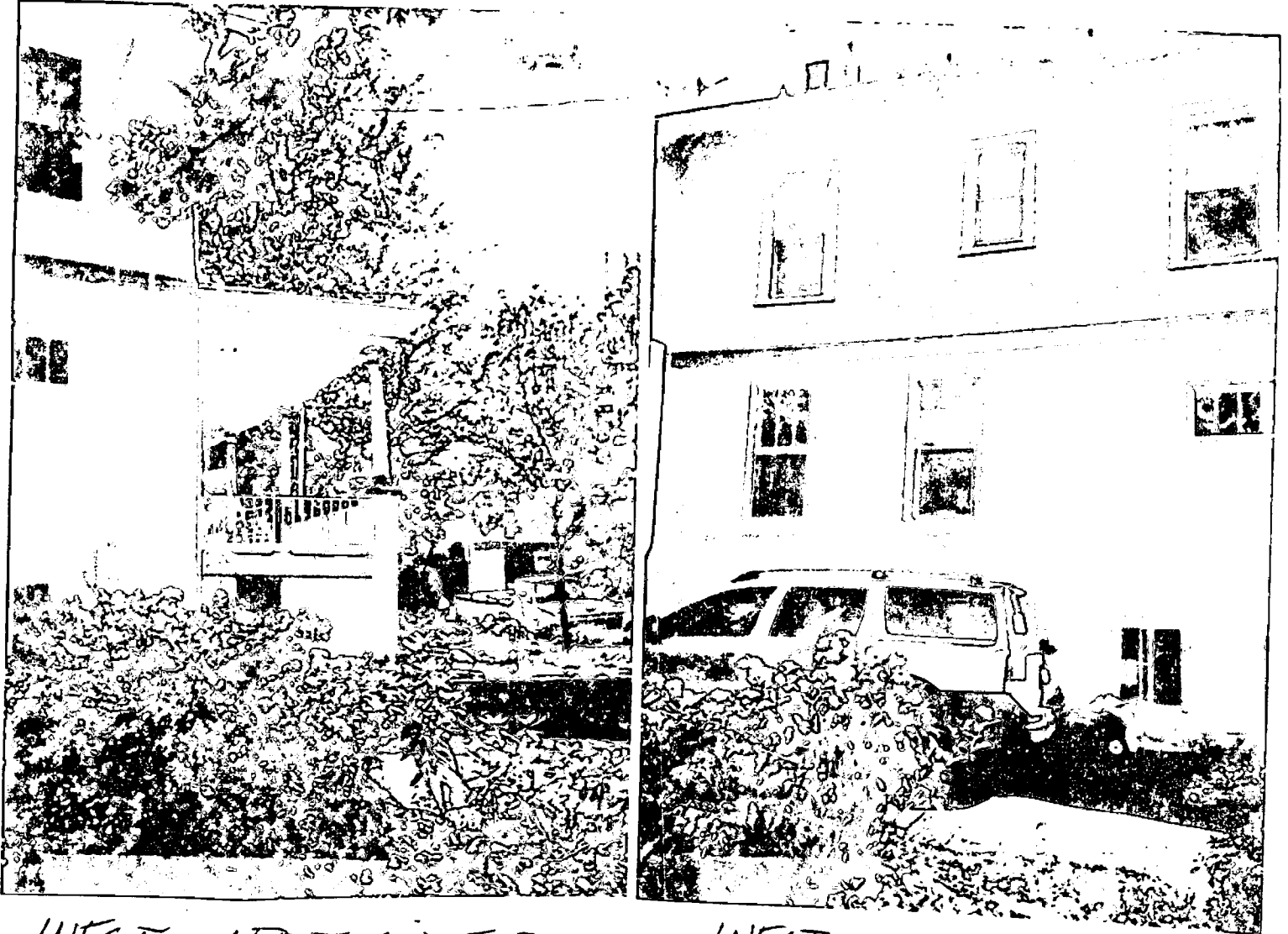
WEST-LEFT SIDE OF  
HOUSE TOWARD FRONT



WEST-LEFT SIDE OF  
HOUSE TOWARD REAR

BUILDING MATERIALS BEING  
DELIVERED TO THIS DRIVEWAY

14 CRESCENT PL  
TAKOMA PARK MD 20912



WEST - LEFT SIDE FRONT

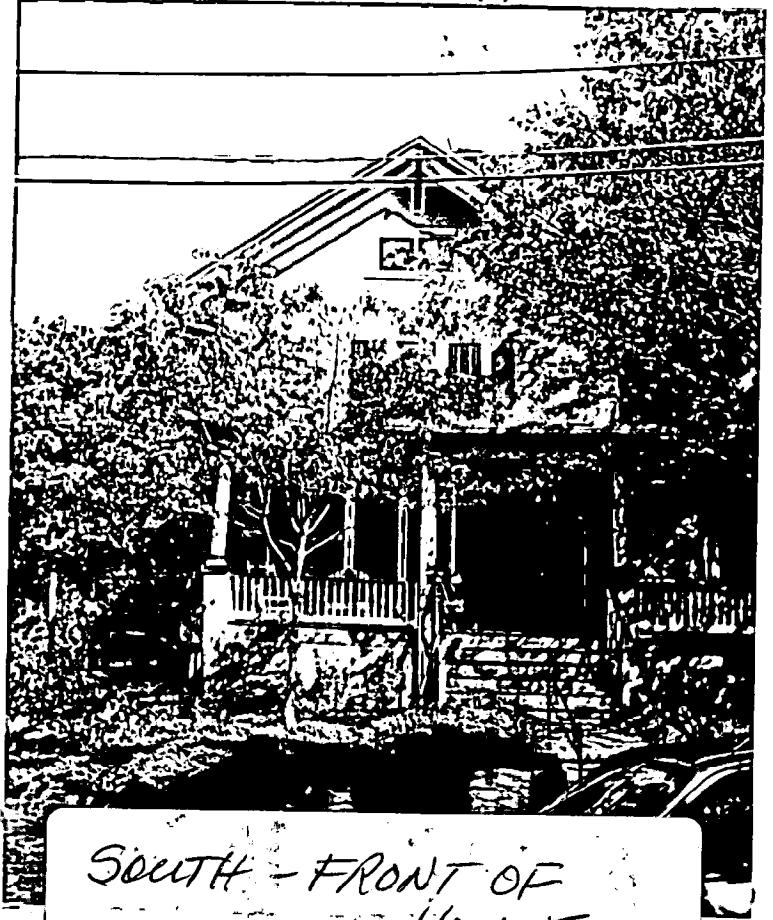
WEST - LEFT SIDE  
MIDDLE SECTION

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OLNEY MD 20832-2405

14 CRESCENT DR. PLACE  
TAKOMA PARK MD 20912



SOUTH-FRONT OF HOUSE  
AND DRIVEWAY



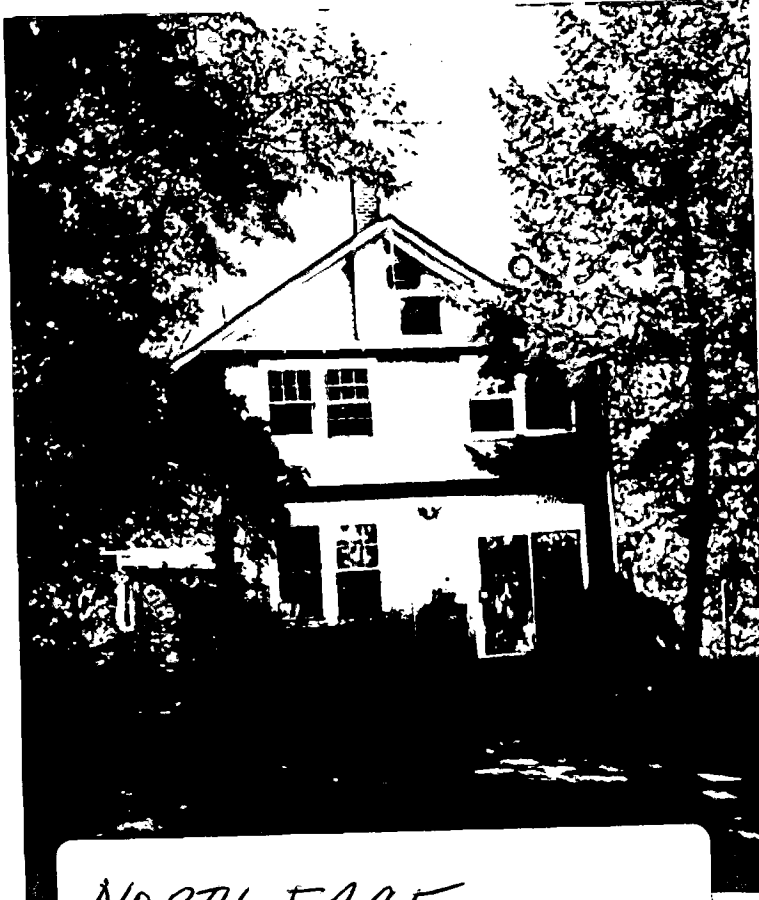
SOUTH-FRONT OF  
HOUSE



SOUTH-FRONT OF HOUSE

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OLNEY MD 20832-2405

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OLNEY MD 20832-2405

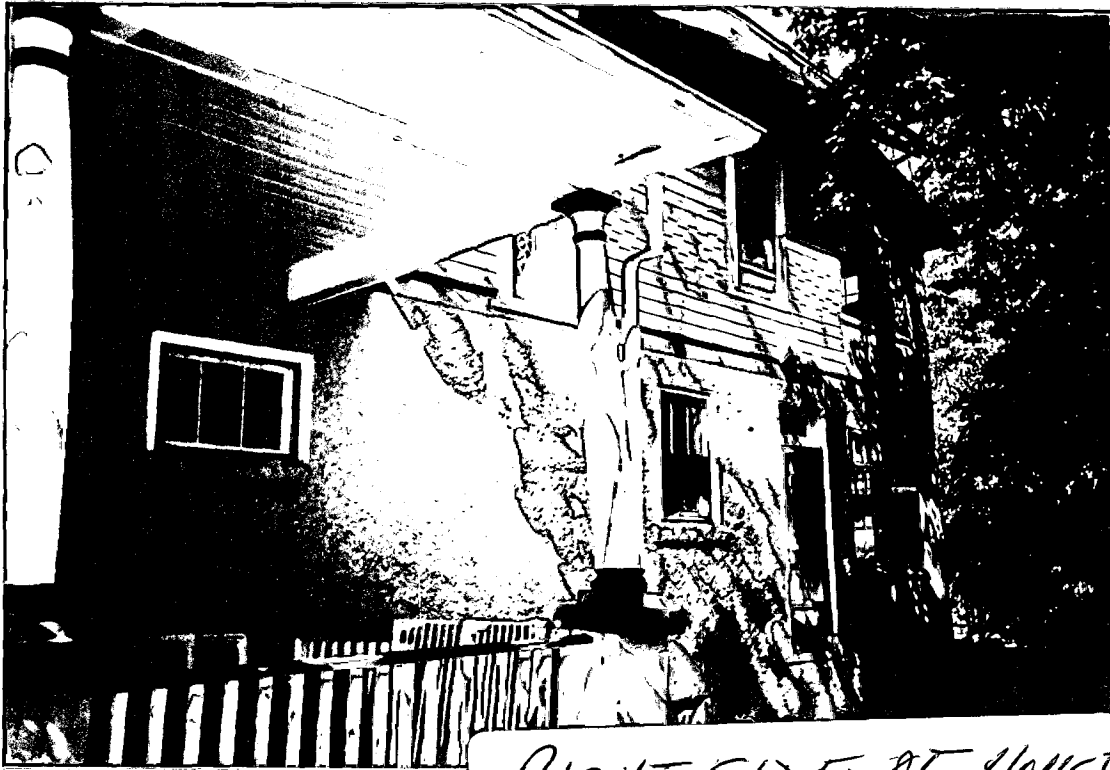


NORTH FACE -  
REAR OF HOUSE

14 CRESCENT PL  
TAKOMA PARK MD 20912

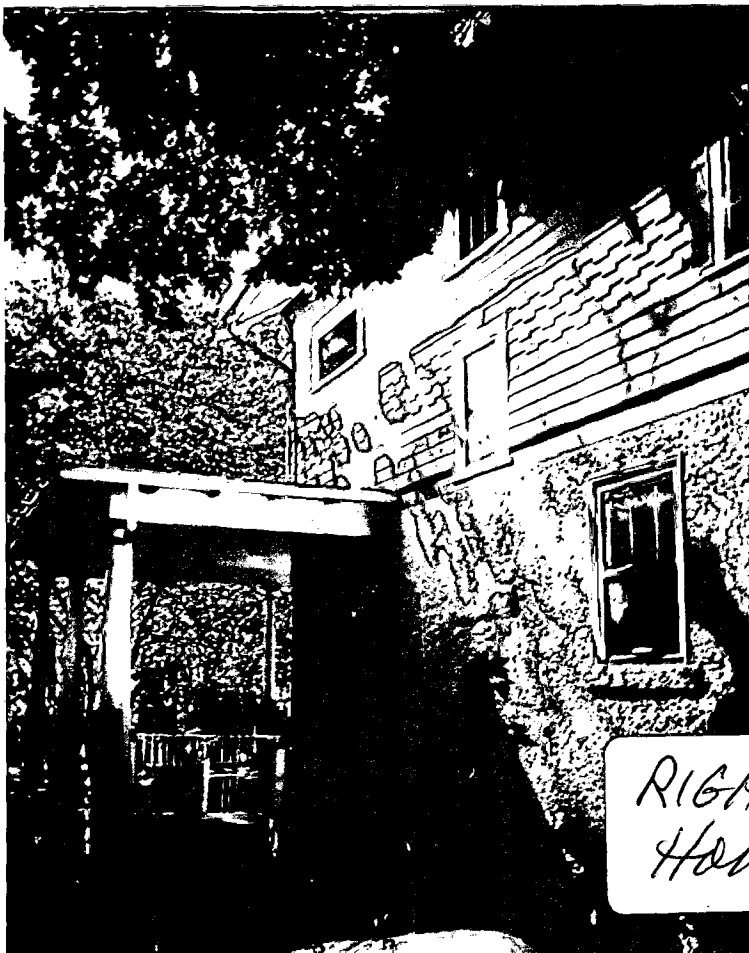


14 CRESCENT PL  
TAKOMA PARK MD 20912



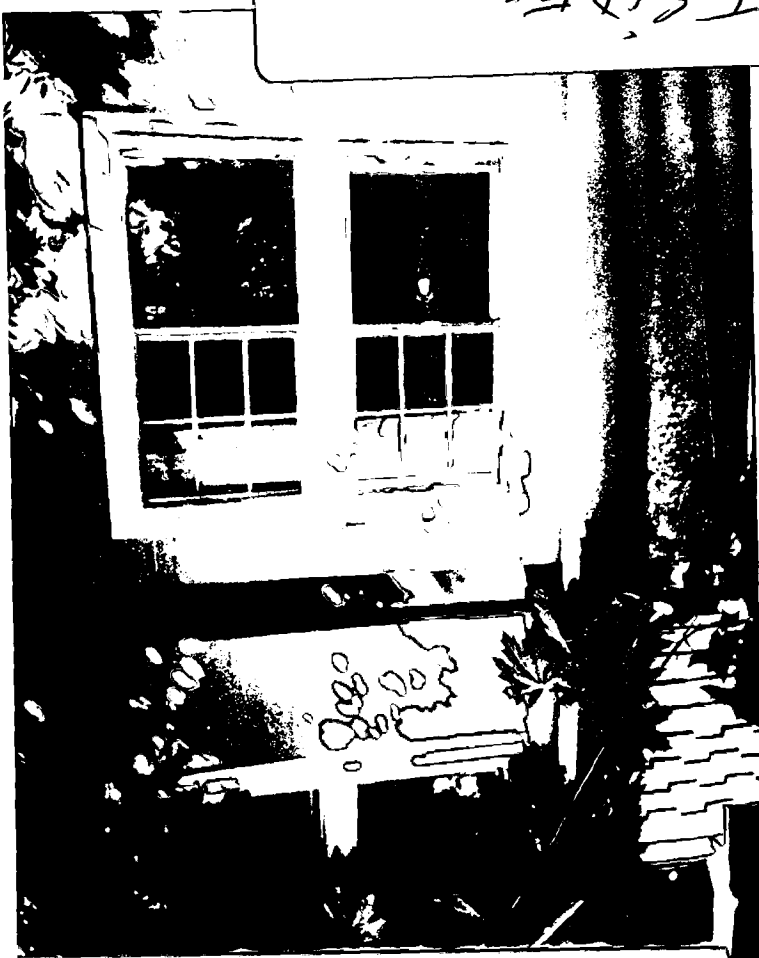
MICHAEL HANCOCK CONSTRUCTION  
17219 BLOSSOM VIEW DR  
OLNEY MD 20832-2405

RIGHT SIDE OF HOUSE  
EAST SIDE



RIGHT SIDE OF  
HOUSE. EAST.

EAST SIDE  
RIGHT SIDE OF HOUSE



EAST SIDE  
RIGHT SIDE OF HOUSE



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17219 BLOSSOM VIEW DR  
OLNEY MD 20832-2405

MICHAEL HANCOCK CONSTRUCTION  
17219 BLOSSOM VIEW DR  
OLNEY MD 20832-2405

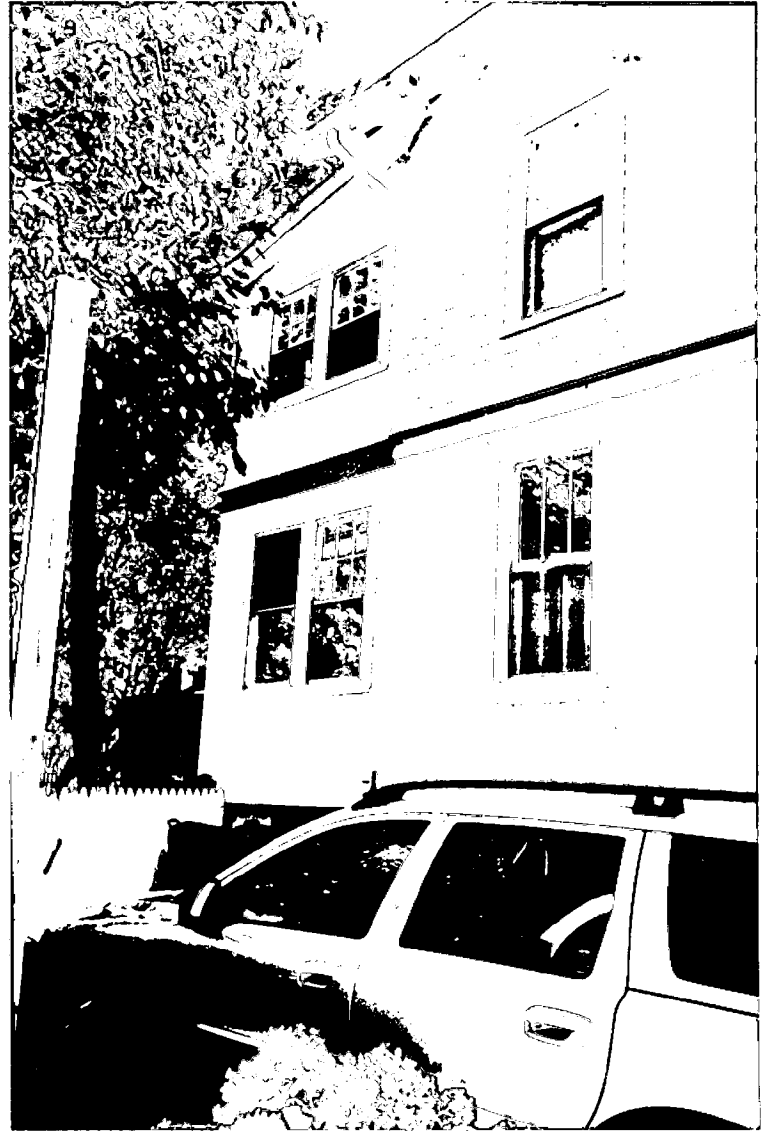
20912

TRAKMA MARK MD

14 CRESCENT PL

14 CRESCENT PL  
TAKOMA PARK MD 20912

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17219 BLOSSOM VIEW DR  
OLNEY MD 20832-2405



WEST-LEFT SIDE OF  
HOUSE TOWARD FRONT

WEST-LEFT SIDE OF  
HOUSE TOWARD REAR

BUILDING MATERIALS BEING  
DELIVERED TO THIS DRIVEWAY

14 CRESCENT PL  
TAKOMA PARK MD 20912



WEST-LEFT SIDE FRONT

WEST-LEFT SIDE  
MIDDLE SECTION

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OLNEY MD 20832-2405