

4850 1/3 RED 10% PA

*Pendaflex*  
*Esselle*

24 Hill Place, Takoma Park  
APC Cox No. 37103-0877  
Takoma Park H.D.

- Non-contributing users
- Entered into <sup>HAMP</sup> database in August, sent letter  
in August



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 14 August, 2008

**MEMORANDUM**

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *RK*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #490123, Removal of deteriorated masonite siding and replacement with cedar siding on modern addition.

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the August 13, 2008 meeting.

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: David Hauck  
Address: 24 Holt 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.



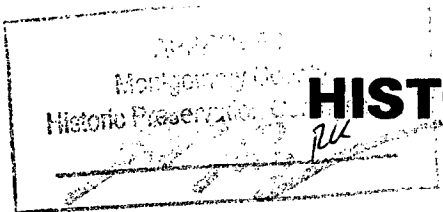


RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240 777-4370

DPS - 8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

490123



# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: David Hauck  
Daytime Phone No.: 301-270-5826

Tax Account No.: 01062532  
Name of Property Owner: David Hauck Daytime Phone No.: 301-270-5826  
Address: 24 Holt Place Takoma Park MD 20912  
Street Number City Street Zip Code  
Contractor: The Majestic Company Phone No.: 301-924-2184  
Contractor Registration No.: MHIC 1136  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 24 Street: Holt Place  
Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave  
Lot: 11 Block: 4 Subdivision: Hill Crest (Takoma Park)  
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: Siding

1B. Construction cost estimate: \$ 15,500

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.

David Hauck  
Signature of owner or authorized agent

July 8, 2008  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

David Hauck  
24 Holt Place  
Takoma Park, MD

**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:

Replace masonite siding on side extension of existing house with cedar siding.

Materials specification: 3/4" thick by 10" tight knot, primed cedar siding.

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

This will make side extension (built in 1989) match the look and materials of existing house. Masonite siding was also experiencing water damage.

**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).

240-314-4516

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.

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

<b>Address:</b>	24 Holt Place, Takoma Park	<b>Meeting Date:</b>	08.13.2008
<b>Resource:</b>	Noncontributing Resource Takoma Park Historic District	<b>Report Date:</b>	08.06.2008
<b>Applicant:</b>	David Hauck	<b>Public Notice:</b>	7.30.2008
<b>Review:</b>	HAWP (Retroactive)	<b>Tax Credit:</b>	Y
<b>Case Number:</b>	37/03-08TT	<b>Staff:</b>	Rachel Kennedy

**PROPOSAL:** Removal of deteriorated masonite siding and replacement with cedar siding on modern addition

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC approve this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Noncontributing Resource Within The Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c1930-40s

**HISTORIC CONTEXT**

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these

houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue). Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

**PROPOSAL:**

The applicant proposes to remove deteriorated masonite siding and replace it with tight knot cedar siding on a 1989 modern two-story side addition to the west of the main body of the house. The cedar matches the cedar siding on the main massing of the house at 3/4" thick.

**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***

Noncontributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside the district's primary periods of historical importance. These types of resources receive the most lenient level of design review.

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

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

***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

### **STAFF DISCUSSION**

Staff is recommending that the Commission approve the HAWP application as being consistent with the *Guidelines and Standards*. The project falls within the general guidelines for Out-of-Period Resources. The replacement of masonite siding with cedar siding on a side addition is not a major alteration that would be a detriment to the historic context of Takoma Park Historic District. The applicant wishes to receive retroactive approval for this change that was completed in spring 2007. He applied for a 2007 county historic preservation tax credit and his application will be heard with the remainder of the applications at the 13 August 2008 Historic Preservation Commission meeting.

### **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 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  
240 777-5076

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

490123

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House Number: 24 Street: Holt Place

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Lot: 11 Block: 4 Subdivision: Hill Crest (Takoma Park)

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

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

1B. Construction cost estimate: \$15,500

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

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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.

David Hauck July 8, 2008  
Signature of owner or authorized agent Date

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

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

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

5

David Hauck  
24 Holt Place  
Takoma Park, MD

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210-314-4516

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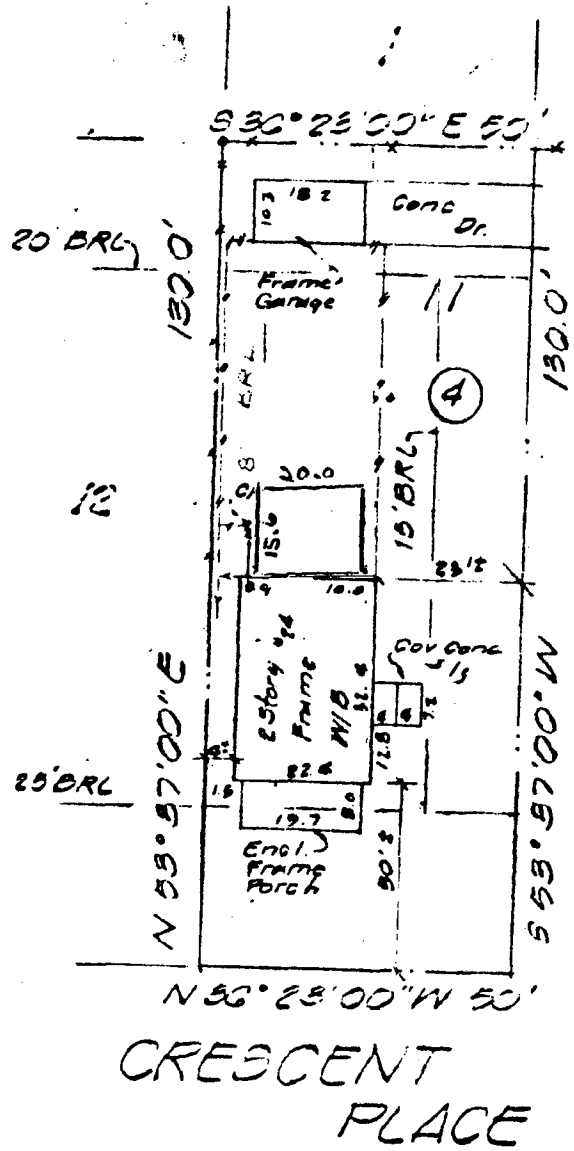
6

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
24 Holt Place Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Brent Allen 14 Crescent Place Takoma Park, MD 20912	
Andrew Partan 25 Holt Place Takoma Park, MD	
Rose Khalsa 9 Philadelphia Takoma Park, MD 20912	

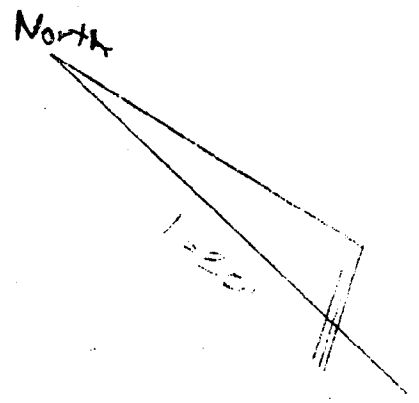
Site Plan  
24 Holt Place

David Hauck  
(applicant)

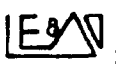


HOLT PLACE

CRESCENT PLACE



NOTES: Not in flood plain as per 40 3000 B  
Not to be used for construction.  
Lot corners have not been set by this survey unless otherwise indicated.



I hereby certify that I have carefully located the improvements as shown here on in accordance with recorded property description, and that there are no encroachments except as indicated.

4/22/87  
WESSON COOK, JR.  
Registered Professional Land Surveyor Maryland 8144

**LIGHT, ELLIOTT & ASSOCIATES**  
ENGINEERS, PLANNERS, SURVEYORS  
8506 ADELPHI ROAD  
ADELPHI, MARYLAND 20783  
422-6080

Book 1705-2  
Job No. 2000-2  
Case No. 4000-2

HOUSE LOCATION SURVEY  
24 HOLT PLACE  
Lot 11 Block 4 Section 8  
HILL-CREST (TAKOMA PARK)

Election District  
County, Maryland  
Plat Book 2 File 21254270

6



FRONT ELEVATION

replaced this siding

01

NEW CONK STAIR

BASEMENT ENTRY  
BEYOND

FAMILY RM  
EL. - 1'-3"

PRE  
TRM

PRESSURE TREATED  
WOOD STEPS TO GRADE

HARDBOARD  
SIDING: SEE SPEC

WD TRIM TO MATCH  
EXTG  
MATCH EXTG OVERHANG  
DS TO MATCH EXTG

FIBERGLAS SHINGLE R  
SLOPE TO MATCH EXTG  
CASING BY WINDOW BAND

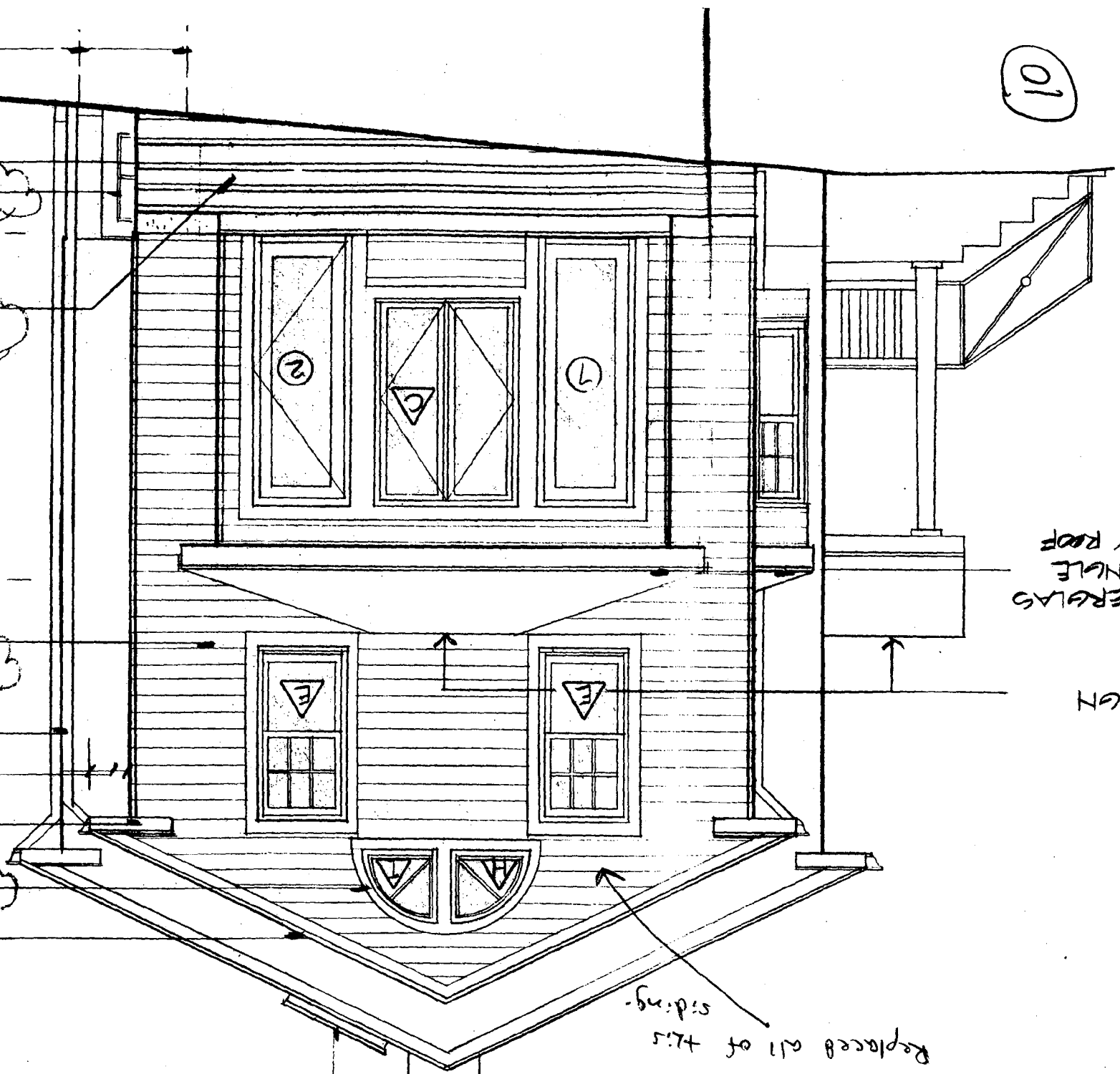
NEW SKYLIGHT

SIDE ELEVATION

Replaced all of this siding.

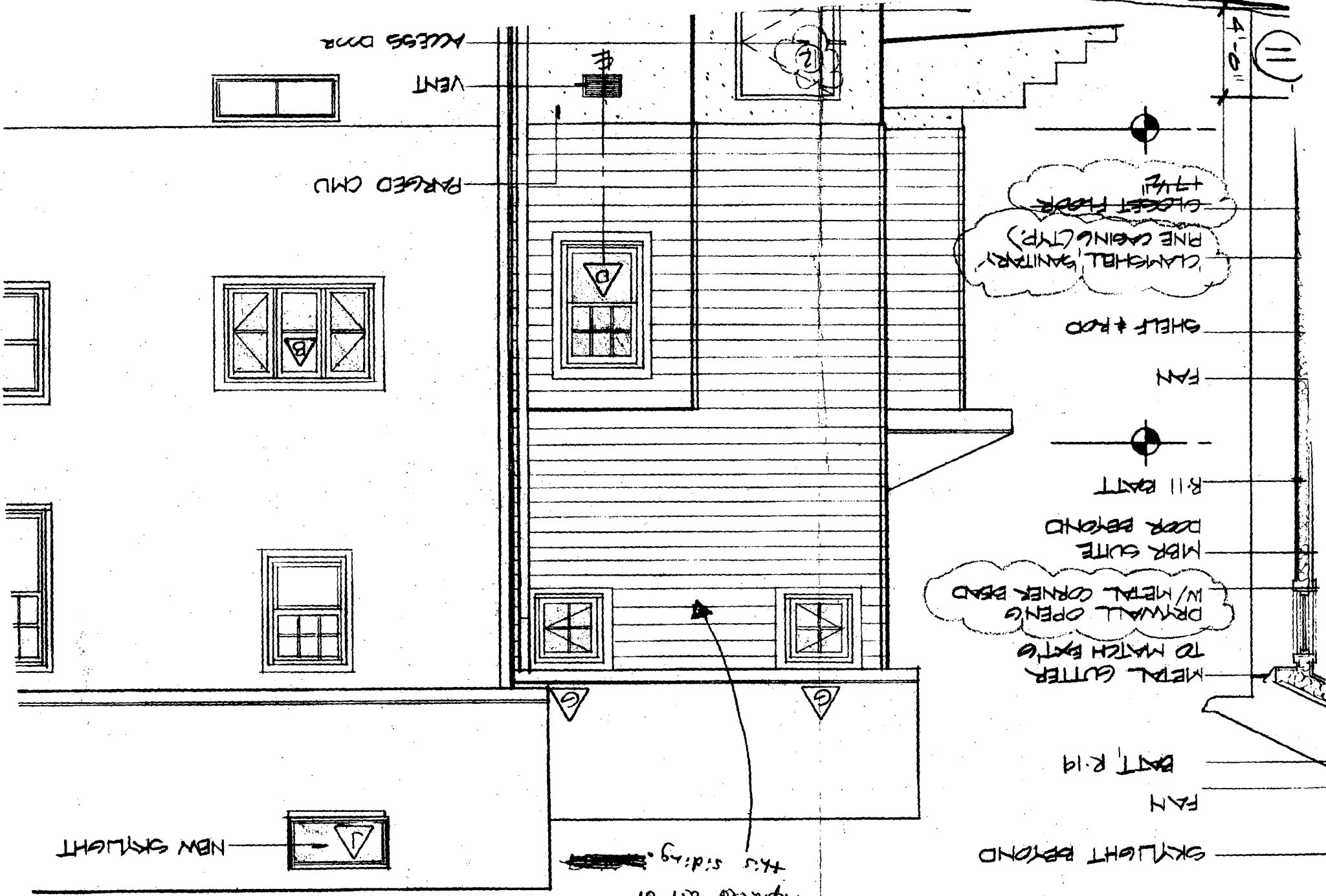
FIBERGLAS  
SHINGLE  
ROOF

IGN



REAR ELEVATION

Replaced all of this siding.



PARGED CMU

VENT

KLESS DMR

CLASHED (ANTHRA) PINE CEILING (TRP)  
CLOSET FLOOR + TRP

SHELF + ROD

FAN

R-11 PART

DOOR BEYOND  
MBR SUITE

DRYWALL OPENING W/ METAL CORNER BAND

METAL GUTTER TO MATCH EXIST

PART R-19

FAN

SKYLIGHT BEYOND

NEW SKYLIGHT

4'-0"

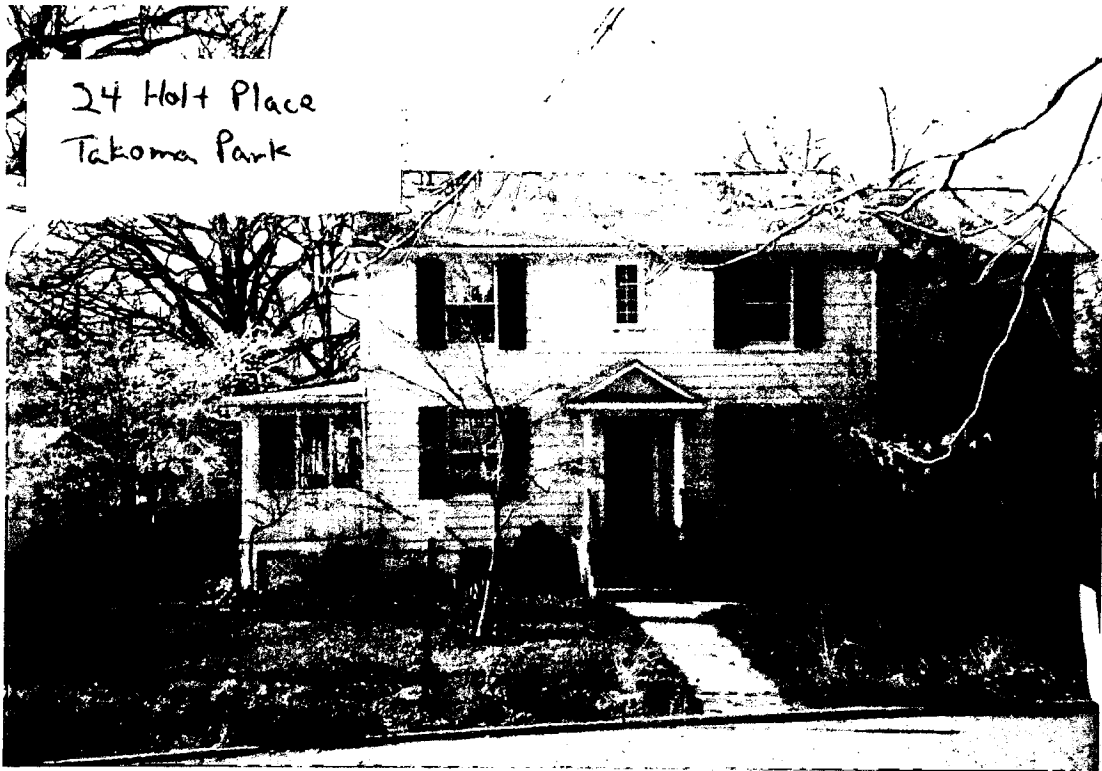
11





24 Holt Place, Takoma Park Historic District.

Existing Property Condition Photographs (duplicate as needed)



Front  
Elevation

Detail: Side extension where siding will be replaced is to right



Side  
Elevation  
of  
addition

Detail: \_\_\_\_\_

# City of Takoma Park



Housing & Community  
Development

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

7500 Maple Avenue  
Takoma Park, MD 20912

July 10, 2008

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

Property Owner Name: David Hauck

Location of Requested Building Permit: 24 Holt Ave.

Proposed Scope of Work: siding replacement

Dear Department of Permitting Services:

The above property owner has notified the City of Takoma Park that they are planning to apply for both County and Municipal permits for the above summarized construction project. They have been informed of the City of Takoma Park regulations and permit requirements that apply to their project.

Yours sincerely,

A handwritten signature in black ink, appearing to read "David Suls", written over a horizontal line.

David Suls  
Associate Planner

14

Existing Property Condition Photographs (duplicate as needed)



Front  
Elevation

Detail: Side extension where siding will be replaced is to right



Side  
Elevation  
of  
addition

Detail: \_\_\_\_\_