

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	36 Philadelphia Avenue, Takoma Park	Meeting Date:	6/27/12
Applicant:	Maryland Mental Health (Sara Ann Daines, Agent)	Report Date:	6/20/12
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	6/13/12
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-12Y	Staff:	Anne Fothergill

PROPOSAL: Demolition of house

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: c. 1925

PROPOSAL

The applicants propose to demolish the deteriorated house and the partially-constructed she. Eight years after the house was first condemned, the District Court of Maryland has ordered the City of Takoma Park to demolish the house (see Circles 9-15). No infill construction is proposed at this time.

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 24A)*, 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

Montgomery County Code; Chapter 24A-8

- (a) 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.
- (b) 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 an historic site or historic resource within an historic district; or
 - (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF DISCUSSION

While staff generally does not support the demolition of a contributing resource within a historic district, in this case the house has deteriorated to a condition that led the District Court to order its demolition. Staff supports that court order and finds that the demolition application is consistent with 24A-8(b)(4): the proposal is necessary in order that unsafe conditions or health hazards be remedied. Any future infill construction would be reviewed by the HPC.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(4);

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;

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: sarad@takomago.gov.org Contact Person: Sara Daines
Daytime Phone No.: 301-891-7224
Tax Account No.: 01064644
Name of Property Owner: Maryland Mental Health Daytime Phone No.: _____
Address: 36 Philadelphia Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: City of Takoma Park - Sara Daines Daytime Phone No.: 301-891-7224

LOCATION OF BUILDING/PREMISE

House Number: 36 Street: Philadelphia Avenue
Town/City: Takoma Park Nearest Cross Street: Park Avenue
Lot: 18 Block: 3 Subdivision: 0025
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: \$ _____
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 of owner or authorized agent

JUNE 21, 2012
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ 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:

Single family, two story Dutch colonial
circa 1920's or 1930's. Category 2,
contributing resource. Property condemned
by Montgomery County. Property has sustained
significant damage from weather and the earthquake.
Owner is non-responsive.

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

Demolition of the property as authorized
by the District Court. Property and partially
constructed shed will be demolished and all material
removed and properly disposed of. Excavations will
be filled with RC6 clean fill material.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

36 PHILADELPHIA AVE
TAKOMA PARK, MD

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

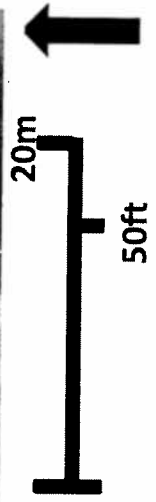
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Maryland Mental Health Care 36 Philadelphia Avenue Takoma Park, MD 20912	Sara Daines Housing + Community Development 7500 Maple Avenue Takoma Park, MD 20912
John Garrison 7004 40th Avenue Hyattsville, MD 20782	
Adjacent and confronting Property Owners mailing addresses	
Claude Philomene 34 Philadelphia Ave Takoma Park, MD 20912	Gary P. Lovett 38 Philadelphia Ave Takoma Park, MD 20912
Melanie Hennigan Trust 32 Philadelphia Ave Takoma Park, MD 20912	Howard Goldseier Anithap Chetty 40 Philadelphia Ave Takoma Park, MD 20912
Christopher Durban et al Trust 37 Philadelphia Ave Takoma Park, MD 20912	Robert H. + M. A. Anuszkiewicz 256 Park Avenue Takoma Park, MD 20912
Dan Robinson et al 120 Grant Avenue Takoma Park, MD 20912	A + J Construction Co. Inc. c/o Seymour Adler 2800 S. Ocean Blvd Apt. 5J Boca Raton, FL 33432-8369 (116 Grant)

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SITE PLAN

36 Philadelphia Avenue
Takoma Park MD 20912



Property Boundary



Building Footprint

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36 Philadelphia



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IN THE DISTRICT COURT OF MARYLAND FOR MONTGOMERY COUNTY

MONTGOMERY COUNTY, MARYLAND

Plaintiff

v.

Citation No. 4Z35201289

JOHN R. GARRISON

Defendant

SUPPLEMENTAL ORDER FOR ABATEMENT

Upon consideration of the verified citation filed herein and the evidence presented at the hearings in this case, the Court finds that the Defendant has committed the violations of Montgomery County law stated in the above-referenced citation and that the Plaintiff, Montgomery County Maryland, is entitled to this Supplemental Order of Abatement pursuant to *Montgomery County Code*, Section 1-18(e), and it is this 2 day of NOV, 2011, by the District Court of Maryland for Montgomery County:

WHEREAS, Defendant was found guilty on citation 4Z35201289 and an Order for Abatement was entered by this Court on June 27, 2007; and

WHEREAS, the June 27, 2007 Order for Abatement gave the Defendant thirty (30) days to either repair the condemned and unsafe structure at 36 Philadelphia Avenue, Takoma Park, Maryland, or to apply for a demolition permit from the Department of Permitting Services and demolish the structure; and

WHEREAS, Defendant has failed to repair or demolish the condemned and unsafe structure at 36 Philadelphia Avenue, Takoma Park, Maryland, and he has been found to be in contempt of Court for his failure to abide by the June 27, 2007 Order for Abatement; and

2011 NOV - 1 A 10 27

RECEIVED
DOMESTIC VIOLENCE DESK

WHEREAS, by Deed dated July 7, 2009, and recorded on October 18, 2010, in Liber 40220, Folio 264 among the Land Records of Montgomery County, Maryland, Defendant John R. Garrison, as Grantor, purported to convey the property located at 36 Philadelphia Avenue, Takoma Park, Maryland, to Maryland Mental Health Care, whose address is listed on the Deed as 36 Philadelphia Avenue, Takoma Park, MD 20912, as Grantee; and

WHEREAS, Defendant was ordered by this Court to provide evidence of the existence of Maryland Mental Health Care, but Defendant has failed to do so, and there is no entity by the name of Maryland Mental Health Care registered in the State of Maryland or surrounding jurisdictions and the property at 36 Philadelphia Avenue, Takoma Park, MD 20912 is not in habitable condition and is not occupied; and

WHEREAS, the condition of the condemned structure at 36 Philadelphia Avenue, Takoma Park, Maryland, has further deteriorated since the June 27, 2007, Order for Abatement and the structure is unsafe and a public nuisance due to dilapidation, unsafe structure, collapsed rear roof and upper level, deterioration and decay; and

WHEREAS, the Plaintiff, Montgomery County, Maryland, wishes to authorize the City of Takoma Park, Maryland, to proceed with the demolition of the condemned structure at 36 Philadelphia Avenue, Takoma Park, Maryland, and to take the remedial action set forth in the June 27, 2007, Order for Abatement.

NOW, THEREFORE, it is by the District Court of Maryland for Montgomery County:

ORDERED, that as the Defendant has failed to abate all unsafe building conditions at 36 Philadelphia Avenue, Takoma Park, Maryland, so that the house and appurtenances are structurally sound, safe for occupancy, weather-tight, and not a public nuisance, the Plaintiff, Montgomery

County, Maryland, and/or the City of Takoma Park, Maryland, and the agents, employees, and contractors of Montgomery County, Maryland, or the City of Takoma Park, Maryland, have permission to enter the property located at 36 Philadelphia Avenue, Takoma Park, Maryland, to inspect or assess the property conditions, to abate, correct or remove any or all of the violations, or to demolish the structure(s) on the property; and it is further

ORDERED, that the Defendant Plaintiff, Montgomery County, Maryland, and/or the City of Takoma Park, Maryland, are authorized to apply for a demolition permit for the structure(s) at 36 Philadelphia Avenue, Takoma Park, Maryland, from the Montgomery County Department of Permitting Services and a Historic Area Work Permit from the Maryland-National Capital Park and Planning Commission's Historic Preservation Office; and

ORDERED, that upon issuance of the necessary permit(s) and approvals, Defendant Montgomery County, Maryland, and/or the City of Takoma Park, Maryland, or the agents, employees, and contractors of Montgomery County, Maryland, or the City of Takoma Park, Maryland, shall promptly proceed with demolition and removal of the structure(s) at 36 Philadelphia Avenue, Takoma Park, Maryland, and clean-up of the site in accordance with applicable law; and it is further

ORDERED, that if the City of Takoma Park, Maryland, abates any of the violations at 36 Philadelphia Avenue, Takoma Park, Maryland, pursuant to Maryland Rule 3-648, then the City of Takoma Park shall send the Defendant and the record owner of the property, Maryland Mental Health Care, a bill for the cost of abatement by regular mail to the last known address of the Defendant and of Maryland Mental Health Care or by any other means reasonably calculated to bring the bill to the Defendant's attention; and it is further

ORDERED, that if the Defendant does not pay the bill within 30 days after it is presented, the City of Takoma Park may file a verified statement of the costs of abating the violations with the Court and the Court shall enter a judgment against the Defendant and against the record owner of 36 Philadelphia Avenue, Takoma Park, Maryland, for the cost of the abatement; and it is further

ORDERED, that once the Court has entered a judgment against the Defendant for the cost of abating the violations, the Plaintiff may enforce the judgment in the same manner as any other civil judgment for money, or collect the judgment in the same manner as it collects real property taxes; and

ORDERED, that alternative service of this Supplemental Order for Abatement is approved and this Order may be served by regular mail to Defendant John R. Garrison's last known address of 7004 40th Avenue, Hyattsville, MD 20782, by regular mail to Maryland Mental Health Care at 36 Philadelphia Avenue, Takoma Park, MD 20912, and by posting a copy of this Order at 36 Philadelphia Avenue, Takoma Park, MD 20912; and

ORDERED, that the Clerk shall mail the signed Supplemental Order for Abatement to the Defendant and Maryland Mental Health Care at the above referenced addresses and that the City of Takoma Park shall post a copy of the Supplemental Order for Abatement at the above referenced property.

FAILURE TO COMPLY WITH THIS ORDER IS PUNISHABLE AS A CONTEMPT OF COURT.



Judge
District Court of Maryland for Montgomery County

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SUMMARY TIMELINE
36 Philadelphia Avenue, Takoma Park

The following is a summary of actions taken to resolve identified property maintenance code violations at 36 Philadelphia Avenue. It is offered as an illustration of the steps that have been taken to address the condition of the property and does not include all of the various meetings, conversations, and Court actions undertaken since the property was condemned by Montgomery County in December 2004.

- 2004** September Property was inspected by Montgomery County and found to be abandoned and in great disrepair.
- December Property was condemned as unfit for human habitation.
- 2005** Jan-Dec Multiple legal actions and court appearances were undertaken by Montgomery County during this period against the property owner, John R. Garrison (Owner), as a result of the December 2004 condemnation including the issuance of abatement orders by the Court and various show cause hearings.
- 2006** July 25 The Court issued an Order for Abatement giving the Owner 30 days to repair the gutters and to remove an abandoned vehicle.
- 2007** June 27 Owner was found guilty of failing to appropriately maintain the structure in accordance with the Property Maintenance Code. The Court issued an Order for Abatement giving the Owner 30 days to repair the structure or to apply for a demolition permit and to demolish the structure.
- November 2 Owner, having failed to comply with the Order for Abatement, was found to be in contempt of Court.
- 2008** February 2 Owner denied owning the property during the Contempt Hearing and was found to be in Contempt of Court.
-
- 2009** April 28 Owner stated, during the Contempt Hearing, he would transfer the property to an appropriate person or organization. Owner subsequently met with the City Attorney, City and County staff, and representatives of Historic Takoma, Inc. (HTI) to discuss options and the possible transfer of the property to the City or HTI. No agreement was reached.

- 2009** May 26 Owner was found to be in Contempt of Court. The Judge offered to purge the contempt if Owner would donate the property to Historic Takoma. Owner refused and was threatened with incarceration.
- June 2 Owner, again threatened with incarceration if he would not donate or convey the property to another entity, stated repairs had been started and applications had been submitted for required permits.
- June 4 Montgomery County Historic Preservation Commission returned Owner's application for a Historic Area Work Permit (HAWP) determining it to be incomplete.
- June 6 Owner stated he had entered into a contract for the sale of the property for \$450,000. The Judge questioned the validity of the contract and gave the Owner the option of conveying the property to Takoma Park. The Owner refused to sign and was transferred to jail.
- June 18 The Owner and prospective buyers appeared in Court to discuss the proposed sale with the Judge. The Owner was given until July 7 to transfer the property.
- July 7 The Owner did not appear in Court and a body attachment was issued. He was subsequently arrested and returned to jail.
- August 5 The Judge, determining the Owner had not sold or transferred property, returned the Owner to jail.
- October 18 Deed for the conveyance of the property to *Maryland Health Care* was recorded in the Land Records of Montgomery County MD.
- December 11 The Owner was ordered to appear in Court with the purchasers and the contract for sale. Owner failed to comply.
- 2010** January 19 A third prospective buyer appeared in court with the Owner. The Owner indicated he was not prepared to transfer the property and needed additional time to review the details of the proposed conveyance.
-
- February 2 The Court, noting that the Owner had not transferred the property, gave the Owner three options if he were to avoid further incarceration:
- Provide the court with proof the property has been transferred; or
 - Provide permit or proof of application for permit of demolition; and
 - Provide proof of signed contract with licensed contractors for rehabilitation or property.

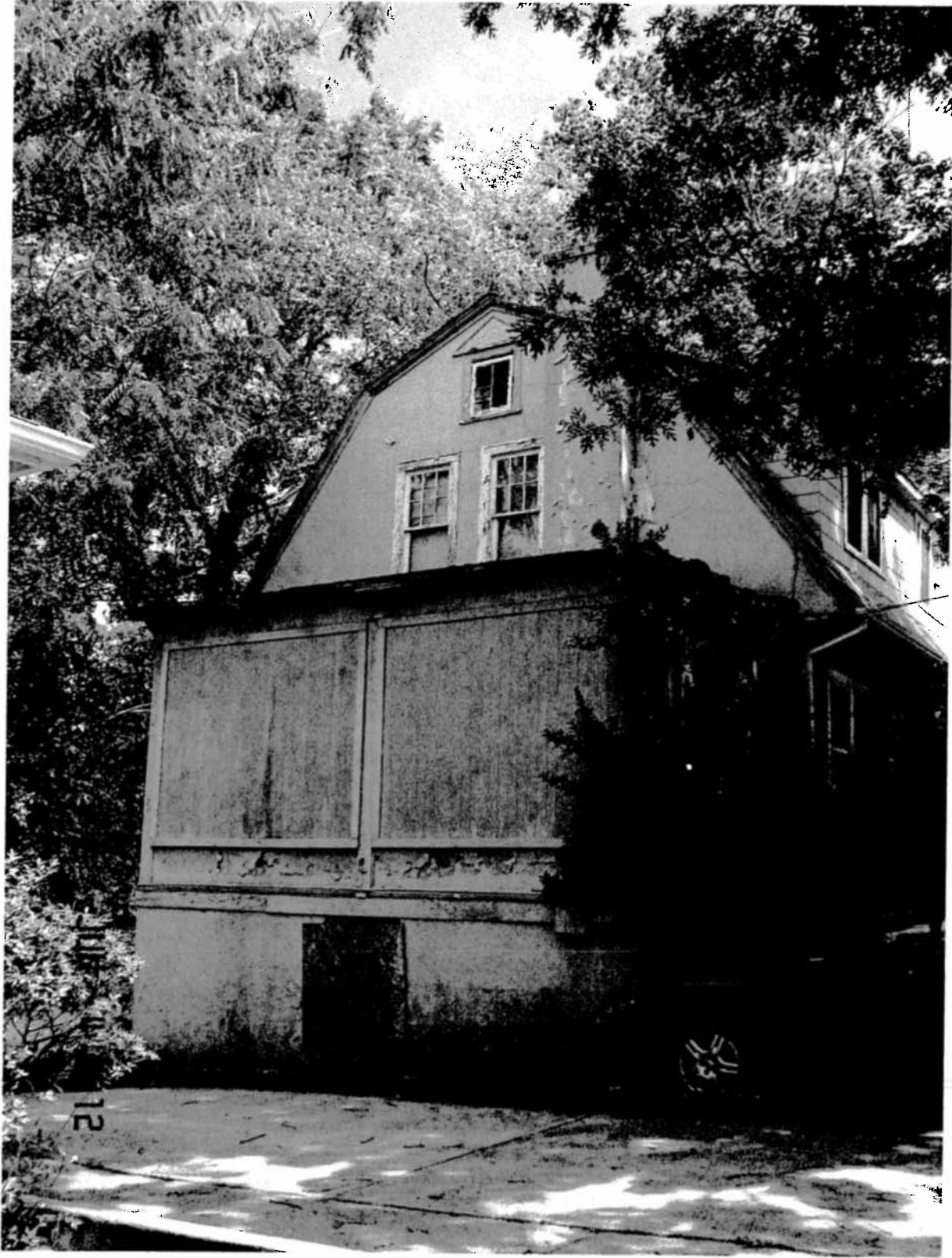
- March 23 Prospective purchaser appeared in Court with proposed Contract for Sale and Deed. Owner refused to sign the Contract and was sentenced to 365 days in jail.
- May – June Notice of Violation issued by the City for the demolition of an illegally constructed shed in the rear. No action was taken by the Owner to address the violation.
- 2011** November 2 The Court issued Supplemental Order for Abatement authorizing the City to apply for a demolition permit and a Historic Area Work Permit and proceed with the demolition and removal of the structure and the clean up of the site.



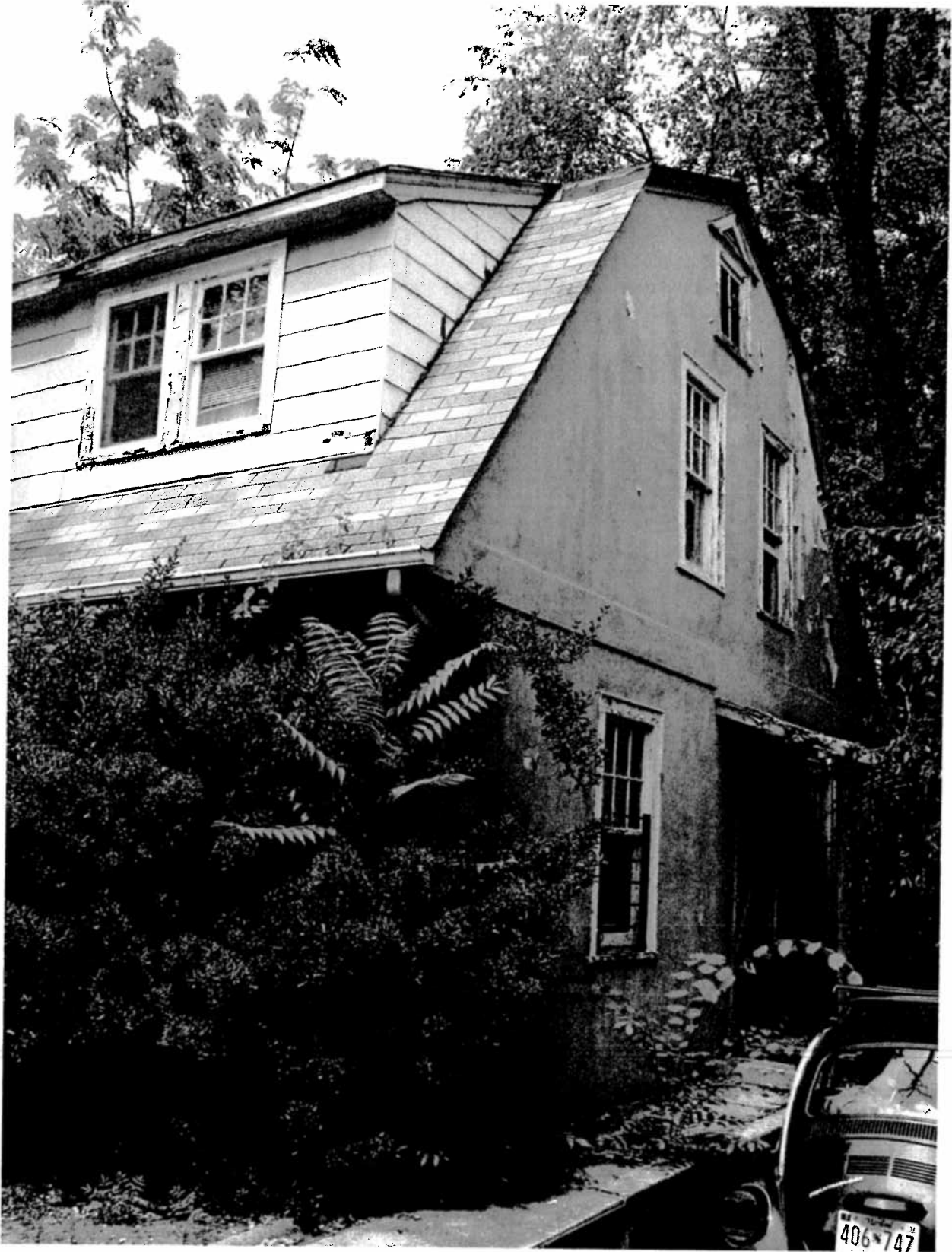
36 PHILADELPHIA AVENUE, TAKOMA PARK MD – SW / FRONT ELEVATION



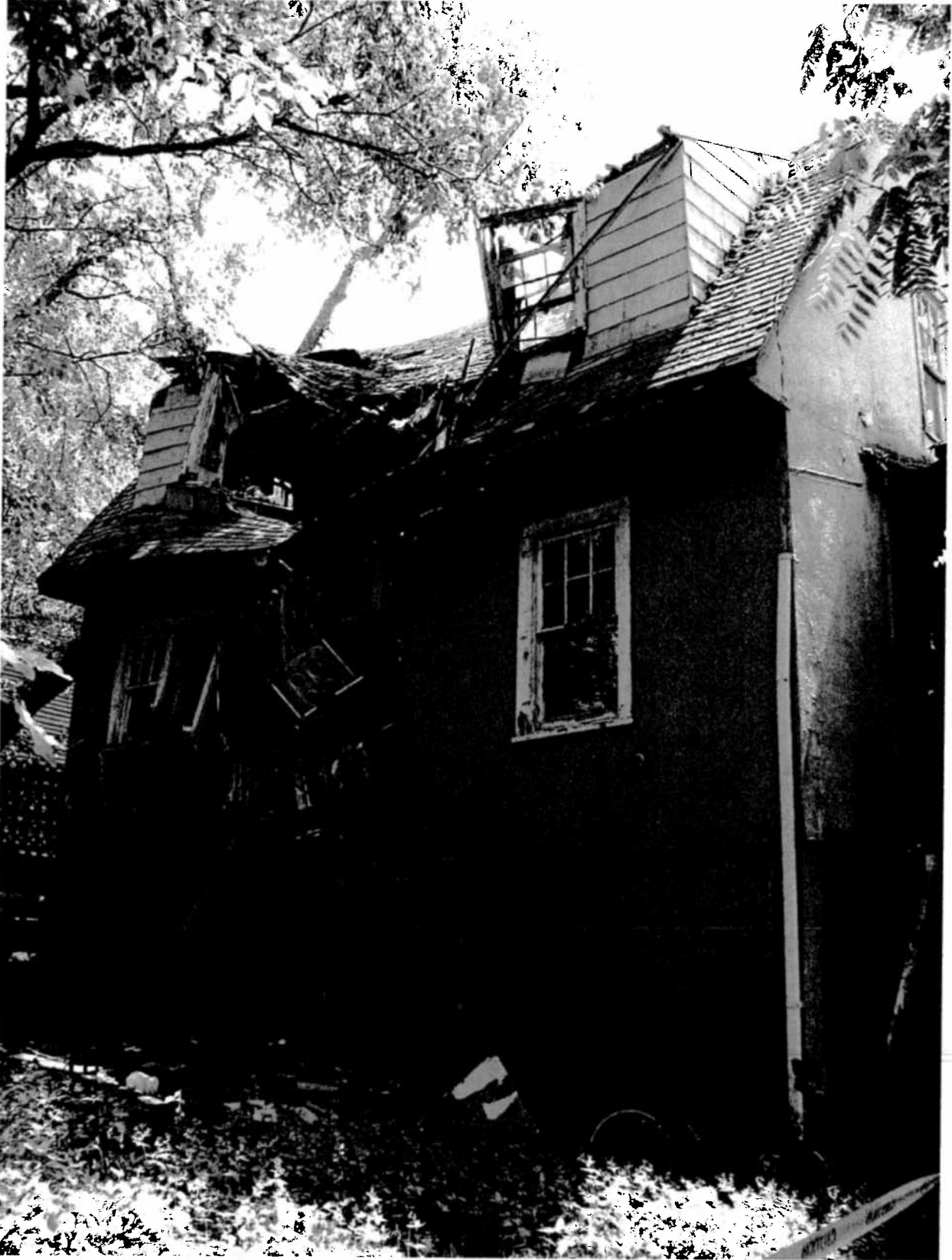
36 PHILADELPHIA AVENUE, TAKOMA PARK MD – SW / FRONT ELEVATION



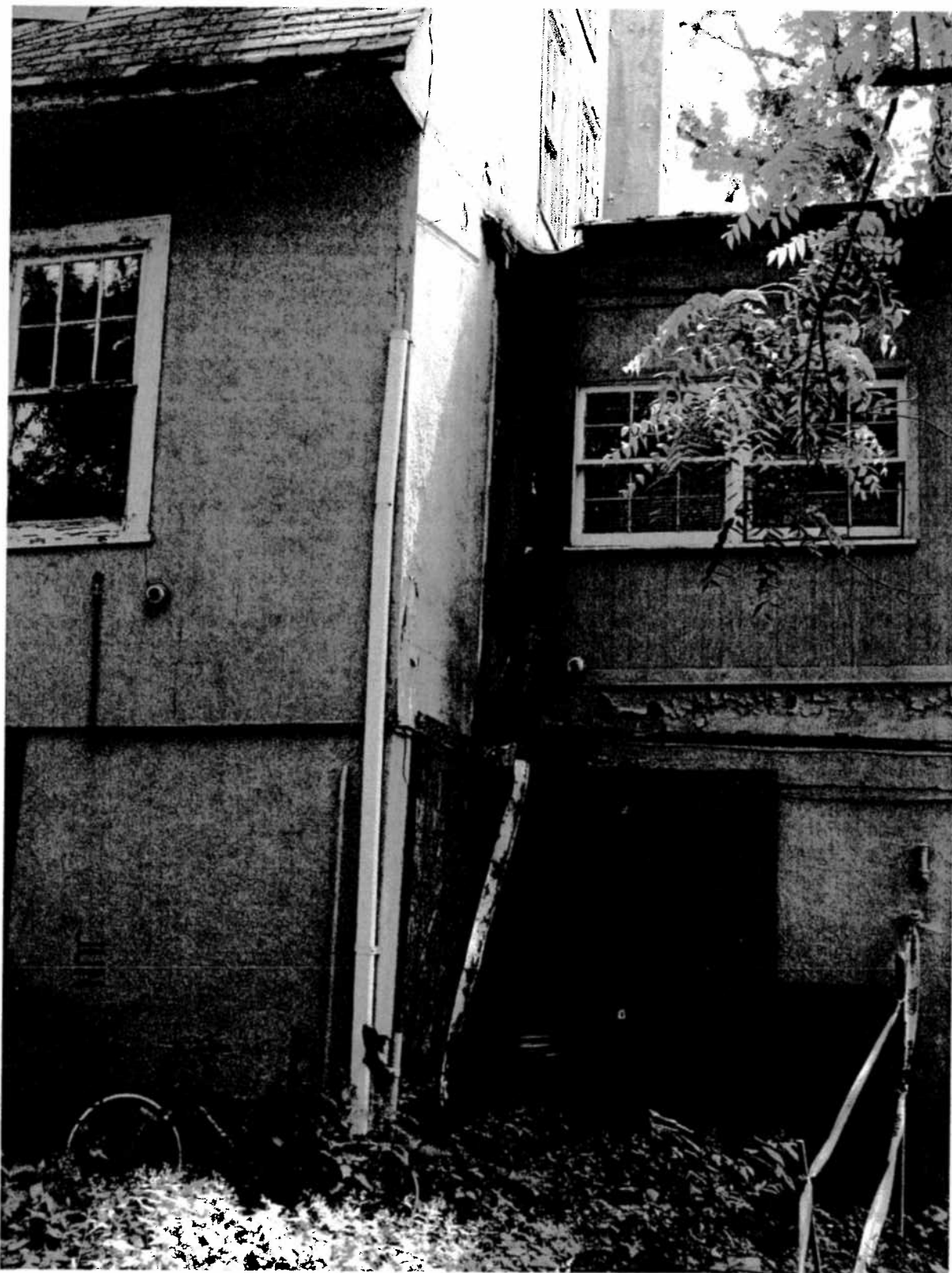
36 PHILADELPHIA AVENUE, TAKOMA PARK MD – NW / SIDE ELEVATION



36 PHILADELPHIA AVENUE, TAKOMA PARK MD – SE / SIDE ELEVATION



36 PHILADELPHIA AVENUE, TAKOMA PARK MD – NE / REAR ELEVATION



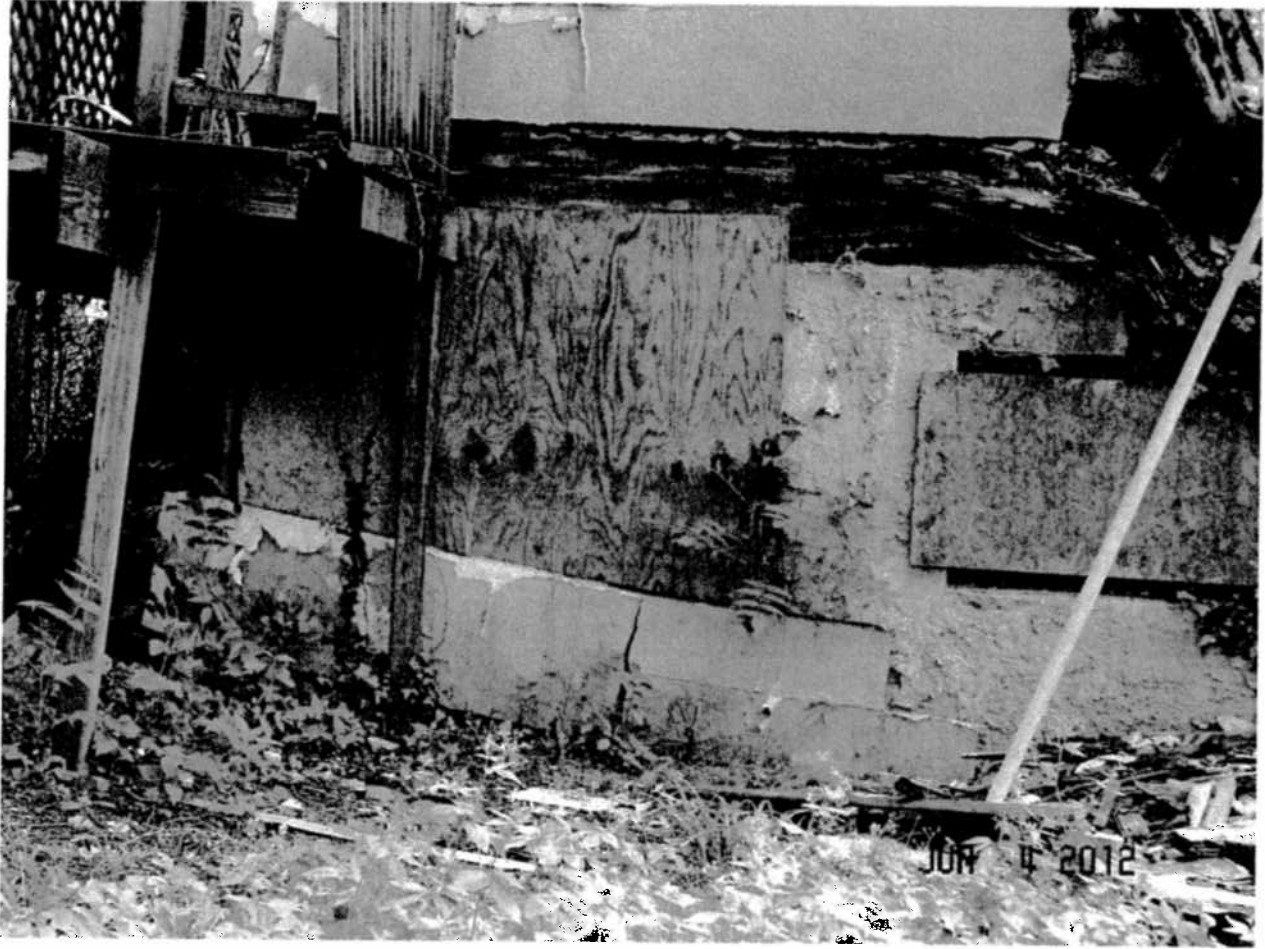
36 PHILADELPHIA AVENUE, TAKOMA PARK MD – NW / SIDE ELEVATION



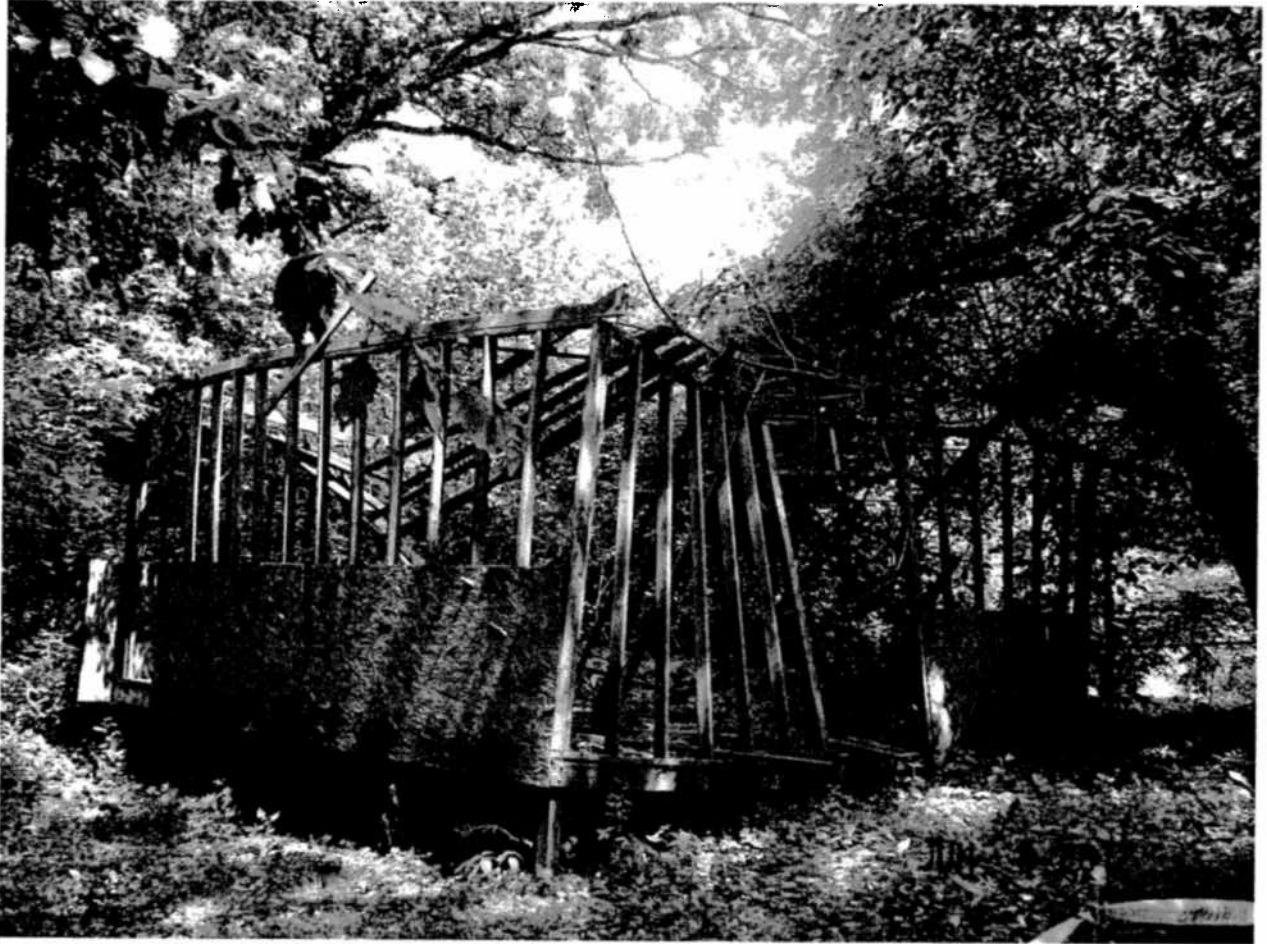
36 PHILADELPHIA AVENUE, TAKOMA PARK MD – NE / REAR ELEVATION



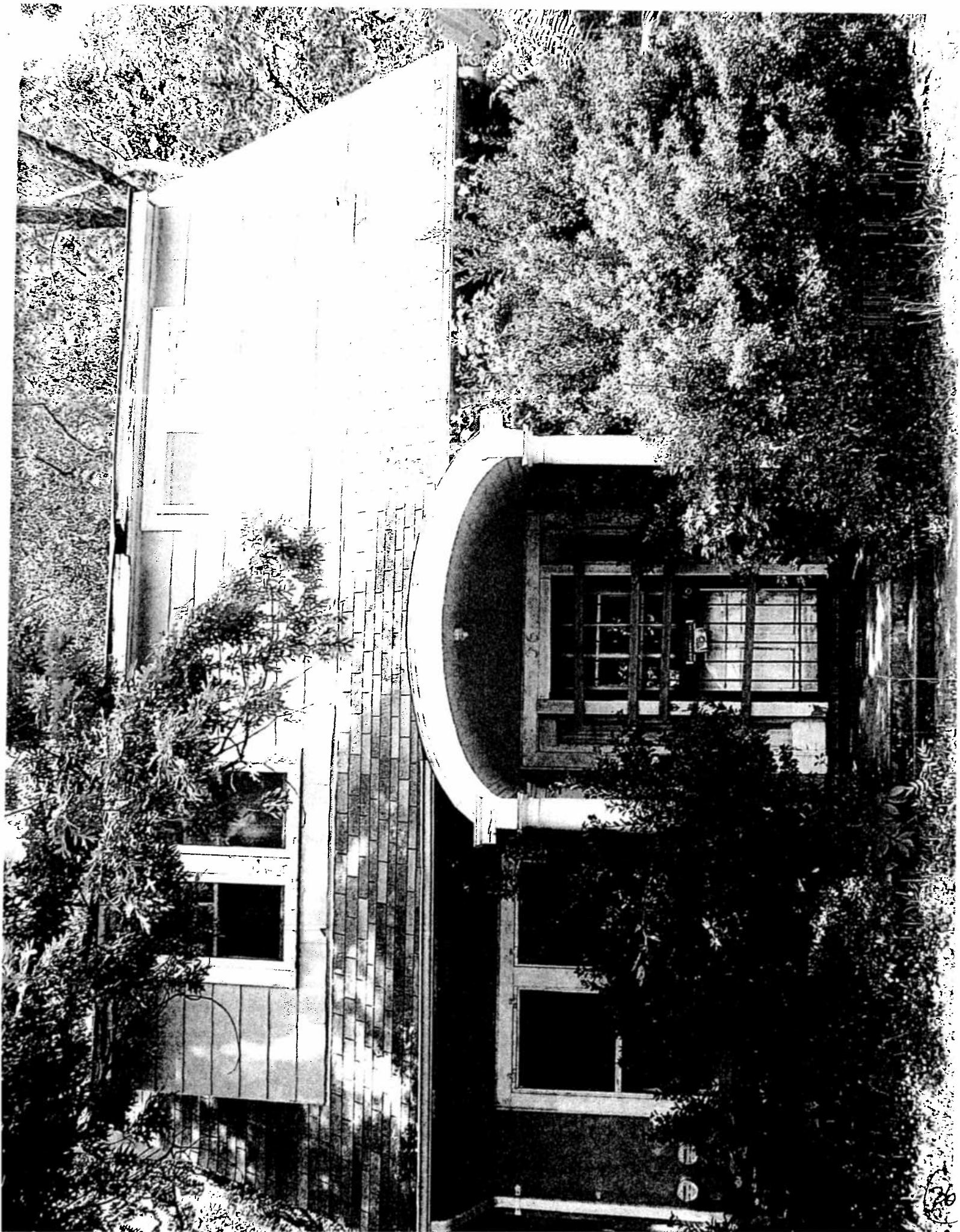
36 PHILADELPHIA AVENUE, TAKOMA PARK MD – NE / REAR ELEVATION

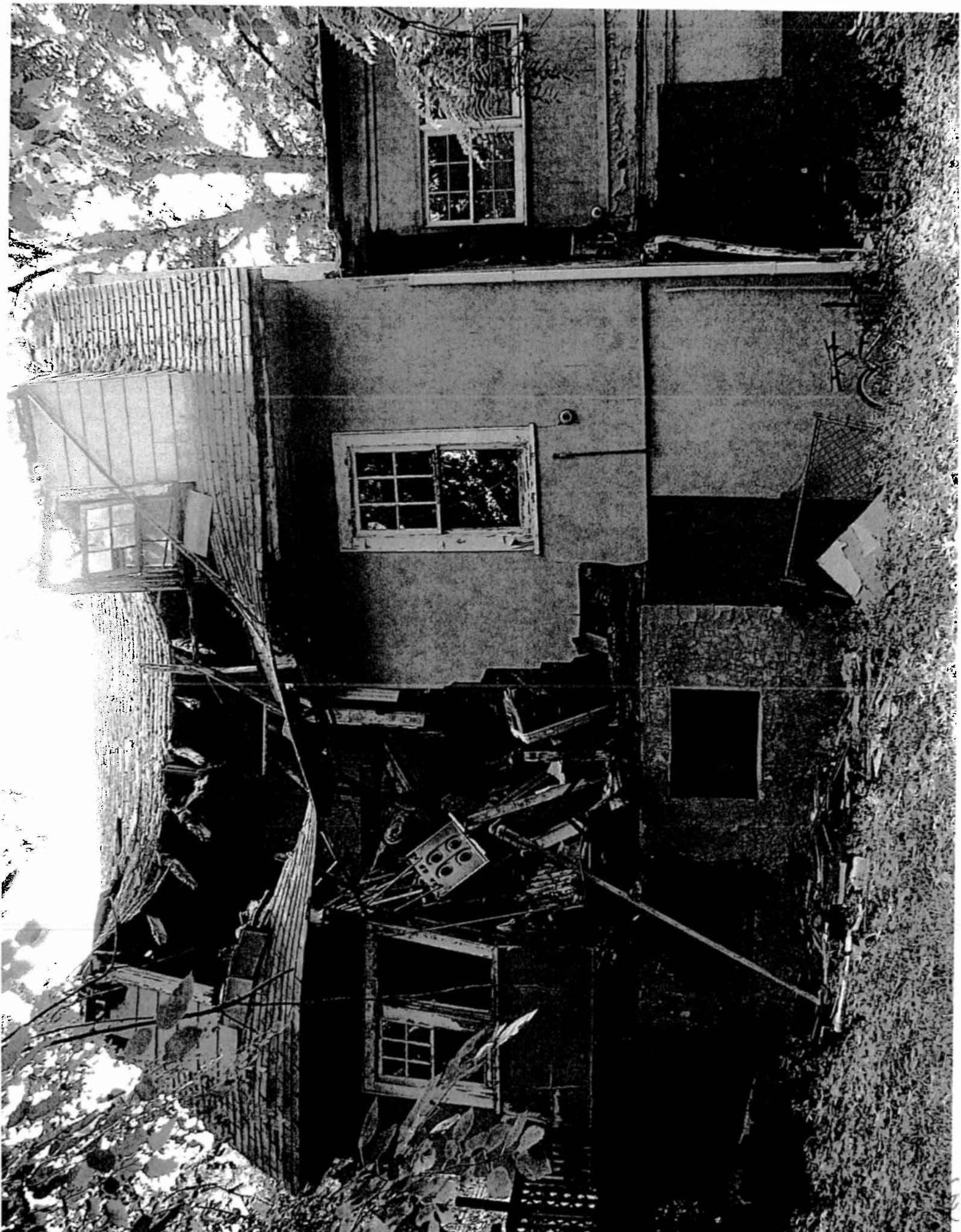


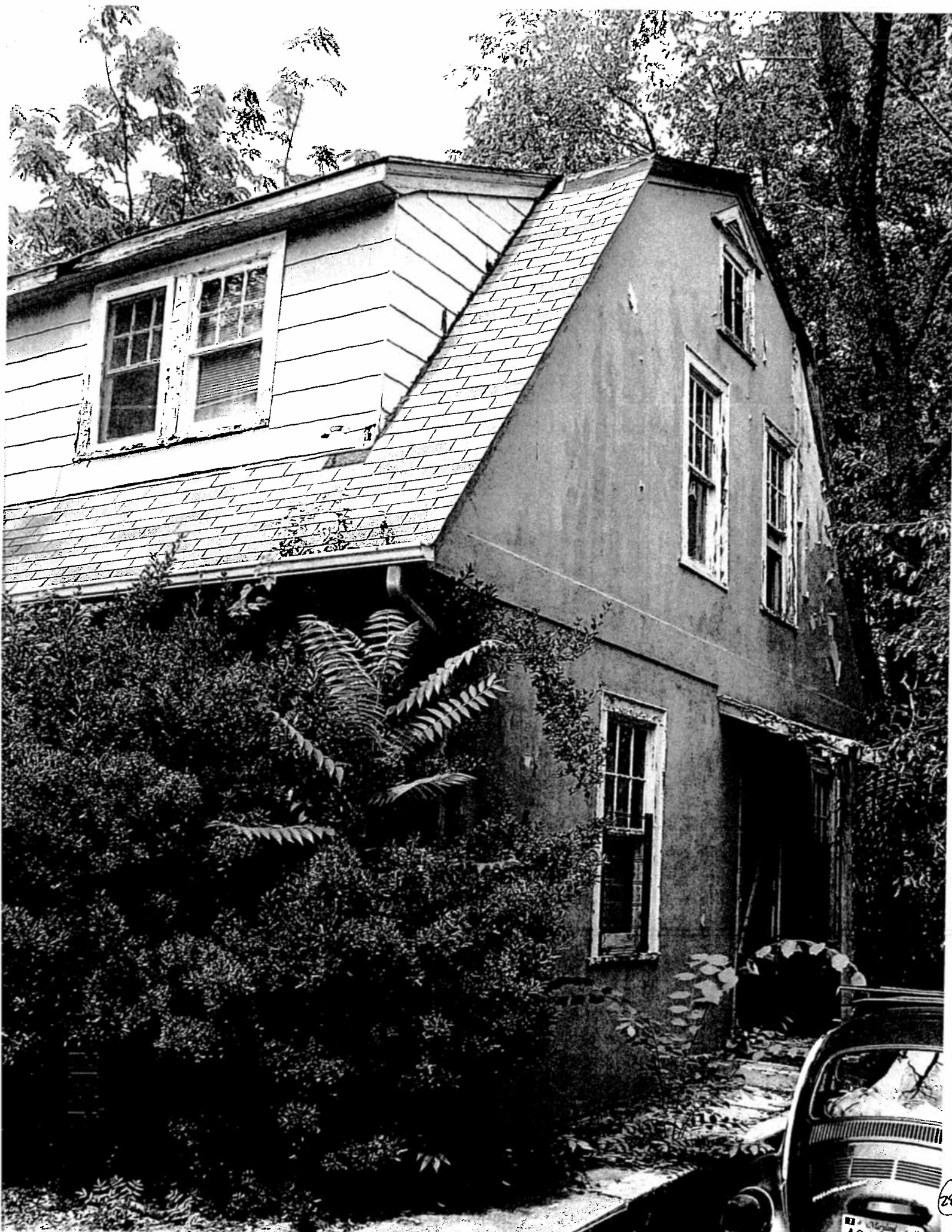
36 PHILADELPHIA AVENUE, TAKOMA PARK MD – NE / REAR ELEVATION

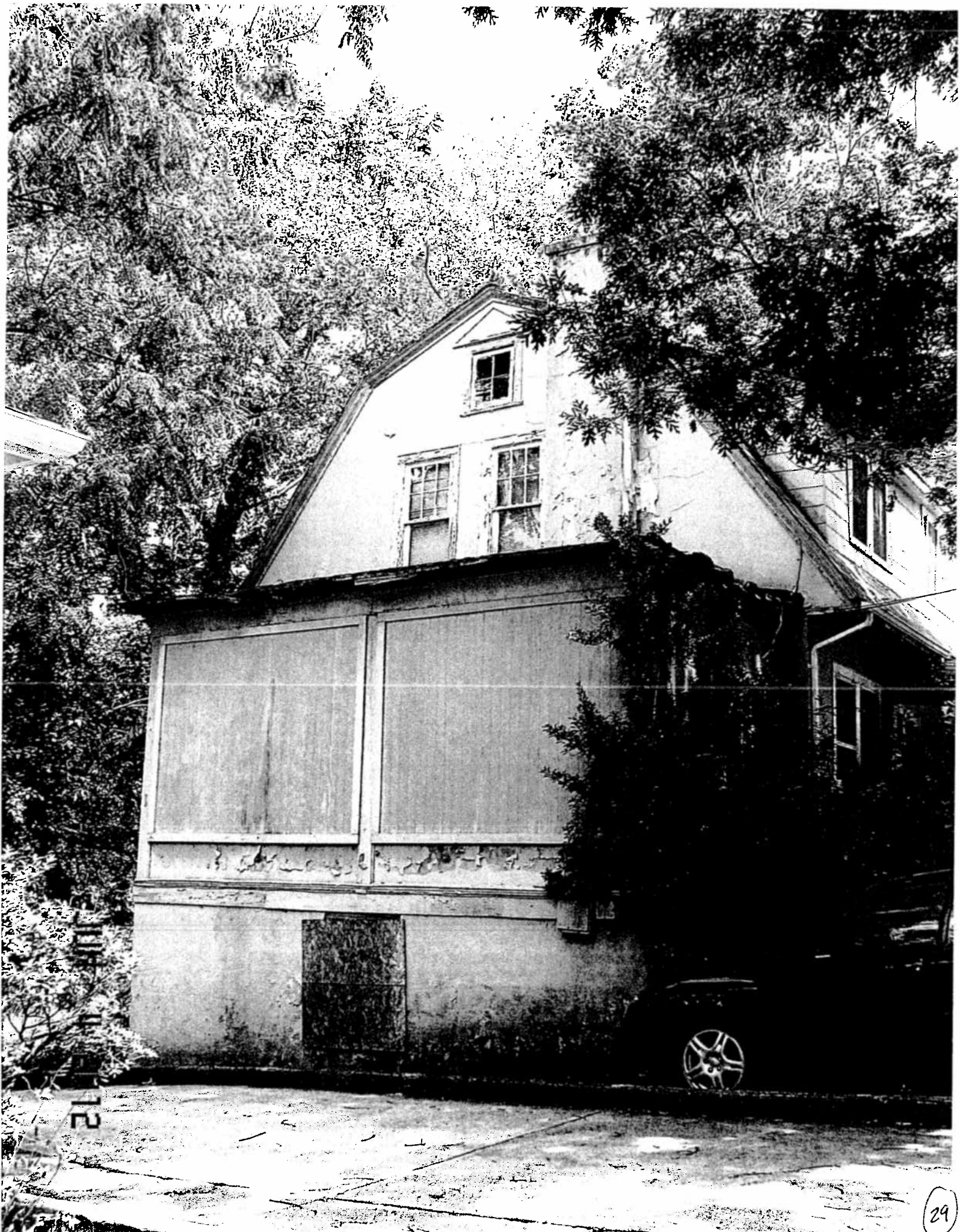


36 PHILADELPHIA AVENUE, TAKOMA PARK MD – ILLEGAL SHED / REAR YARD

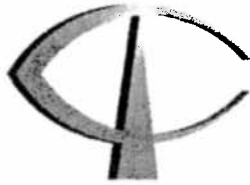








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Tadjer-Cohen-Edelson Associates, Inc.
Consulting Structural Engineers
www.tadjerco.com
Engineering Excellence Since 1962

36 PHILADELPHIA AVENUE

Takoma Park, MD



Structural Condition Assessment

March 30, 2012

Tadjer Cohen Edelson Associates, Inc.
1109 Spring Street
Silver Spring, MD 20910
Phone (301) 587-1820
Fax (301) 588-1966
TCE Project # 212050.00

(30)

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Tadjer-Cohen-Edelson Associates, Inc.
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Project: 36 Philadelphia Avenue
Takoma Park, MD

Subject: Structural Condition Assessment

Date: March 30, 2012

Introduction:

TCE has performed this Structural Condition Assessment in accordance with our proposal dated December 12, 2011. The site was observed by Zivan Cohen, P.E. on December 9, 2011. The site was observed on March 30, 2012 by Eric L. Edelson, P.E. for the preparation of this report. This report has been prepared by Eric L. Edelson, P.E.

The following services and responsibilities are specifically excluded from this report:

1. Discovery, testing, monitoring, clean-up or neutralization of pollutants and hazardous substances.
2. Determinations or advisement related to the existence or proportion of asbestos, modification, installation, abatement or removal of a product, material or process containing asbestos.
3. Our services do not include environmental engineering services.

Report of Findings:

The conditions observed are shown in Appendix A, photos 1 through 22.

The exterior view is seen in photos 1 through 12. The house has been damaged from a fallen tree and from wood rot. Damage specifically from the fallen tree is seen in photos 2 through 5. The fallen tree has pushed the house laterally and has caused damage to the front porch as seen in photos 9 through 12.

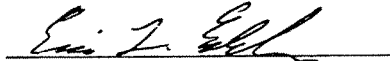
Interior damage from the fallen tree is seen in photos 16 and 18. Wood rot as a result of long term exposure to the elements is seen in photos 17, and 19 through 22. The wood rot has resulted in the loss of structural integrity of the first and second floors. The second floor has partially collapsed as seen in photo 17. Due to unsafe conditions, the second floor was inaccessible. Partial collapse of the first floor is seen in photos 19 through 22. Severe wood rot was observed as seen in photos 20 and 21.

Exterior wood rot is seen in photos 6 and 8. The wood rot has caused the small side room to detach from the main portion of the house as seen in photo 6.

During the observation on December 9, 2011, extreme overloading of the floors was observed due the storage of material on the floors. Photo 15 shows a crack in the ceiling of the first floor likely resulting from the overloading. The structural condition of the second floor could not be directly observed.

Structural analysis of the observations reveals that the house is structurally unstable and could collapse without warning. Attempts at repair would likely result in collapse of the house. It is therefore unsafe to attempt repair and thus cannot be restored.

Tadjer-Cohen-Edelson Associates, Inc.



Eric L. Edelson, P.E.
Vice President

APPENDIX A:

PHOTOS A-1 through A-2



1. General front view of 36 Philadelphia Ave.



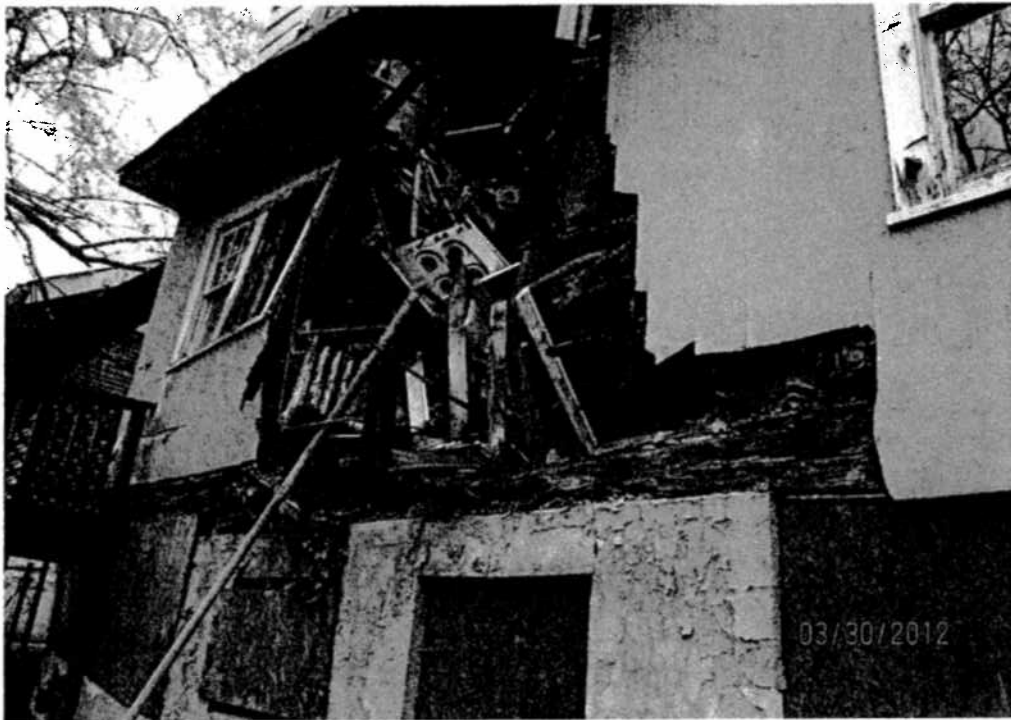
2. Rear view of house showing damage from tree falling onto house



3. Close view of collapsed roof and second floor.



4. Close view of collapsed roof and second floor.



5. Close view of collapsed roof and second floor.



6. Side addition has detached from house.



7. Side view of house.



8. Close view of roof rot damage.



9. Structural damage to front porch structure.



10. Structural damage to front porch structure. Also note termite tubes on rear column.



11. Close view of left porch column dislodged from base and column is damaged.



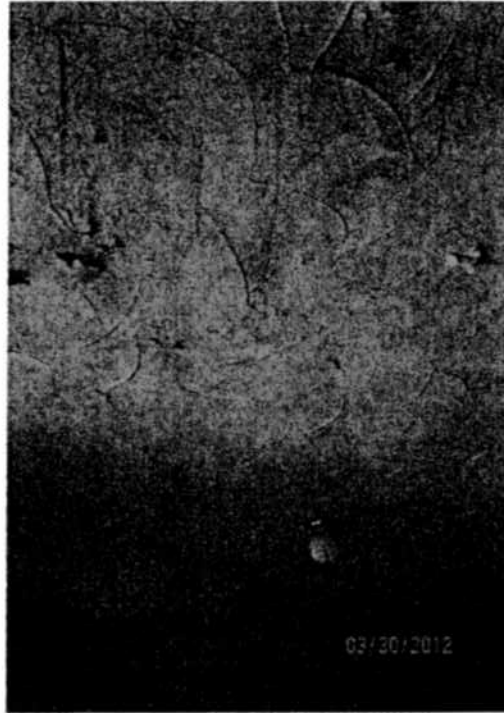
12. Close view of right porch column dislodged from base and column is damaged.



13. Interior view of front living room.



14. Interior view of front living room.



15. Crack in living room ceiling from second floor overload.



16. Interior view of second floor collapsed onto first floor in rear of house.



17. Interior view of second floor collapse from wood rot.



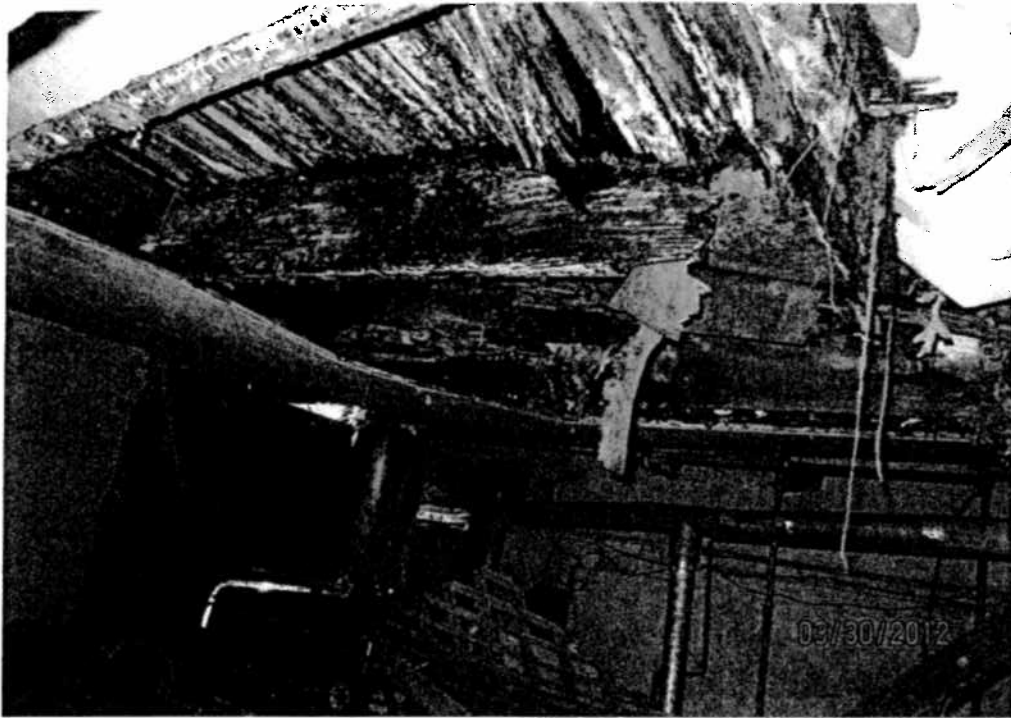
18. Interior view of second floor and roof collapse from tree.



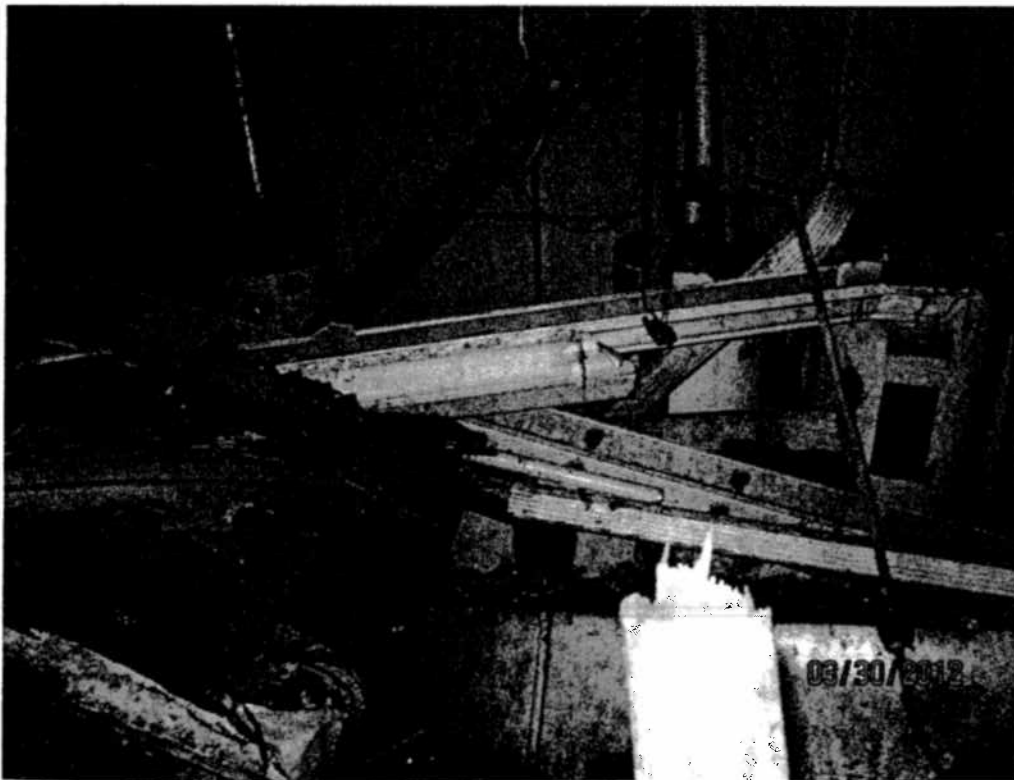
19. Interior view of collapsed first floor on east side of house from wood rot.



20. Interior view of first floor collapse into basement from wood rot.



21. Interior view of first floor collapse into basement from wood rot.



22. Collapsed portion of first floor in basement.