

37/3-99FF 29 Philadelphia Ave^M
(Takoma Park Historic District)

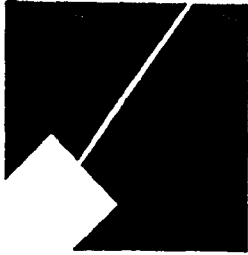








M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 12-01-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator M. NARU
Historic Preservation

SUBJECT: Historic Area Work Permit HPC # 37/3.99FF
DPS # 205091

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved Denied

 Approved with Conditions:

1. The new fence is to be painted
2. The fence to conform to the
Montgomery County Building Code
for corner lot fence.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

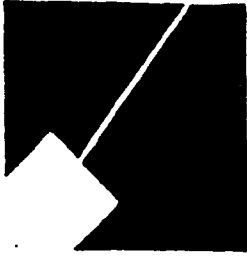
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Seth & Rachel Coleman

Address: 29 Philadelphia Ave Takoma Park

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 12-01-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *M. NARU*
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

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

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



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: John DeKam
Daytime Phone No.: (301) 428-9040

Tax Account No.: 107 8594
Name of Property Owner: Seth + Rachel Coleman Daytime Phone No.: (301) 891-3249
Address: 29 Philadelphia Ave Takoma Park MD 20912
Street Number City Street Zip Code
Contractor: Long Fence / John DeKam Phone No.: 1-800-222-9650
Contractor Registration No.: ?
Agent for Owner: ? Daytime Phone No.: ?

LOCATION OF BUILDING/PREMISE

House Number: 29 Street: Philadelphia Ave
Town/City: Takoma Park Nearest Cross Street: Park Ave
Lot: 10 Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Flaze
- 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: \$ 3894.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet - 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.

Rachel T. Coleman Signature of owner or authorized agent 10/29/99 Date

Approved: w/ conditions For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 12/01/99
Application/Permit No.: 205091 Date Filed: 11/10/99 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/2 99FF

**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:

There is a chain-link fence in the back yard that is in bad shape and we would like to replace it with a wooden fence. We would also like to extend the fence to the front yard where no fence currently exists. There is

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

The fence does not affect historic resources, or the environmental setting.

Re: Question 4 - The material used is cedar wood.

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.

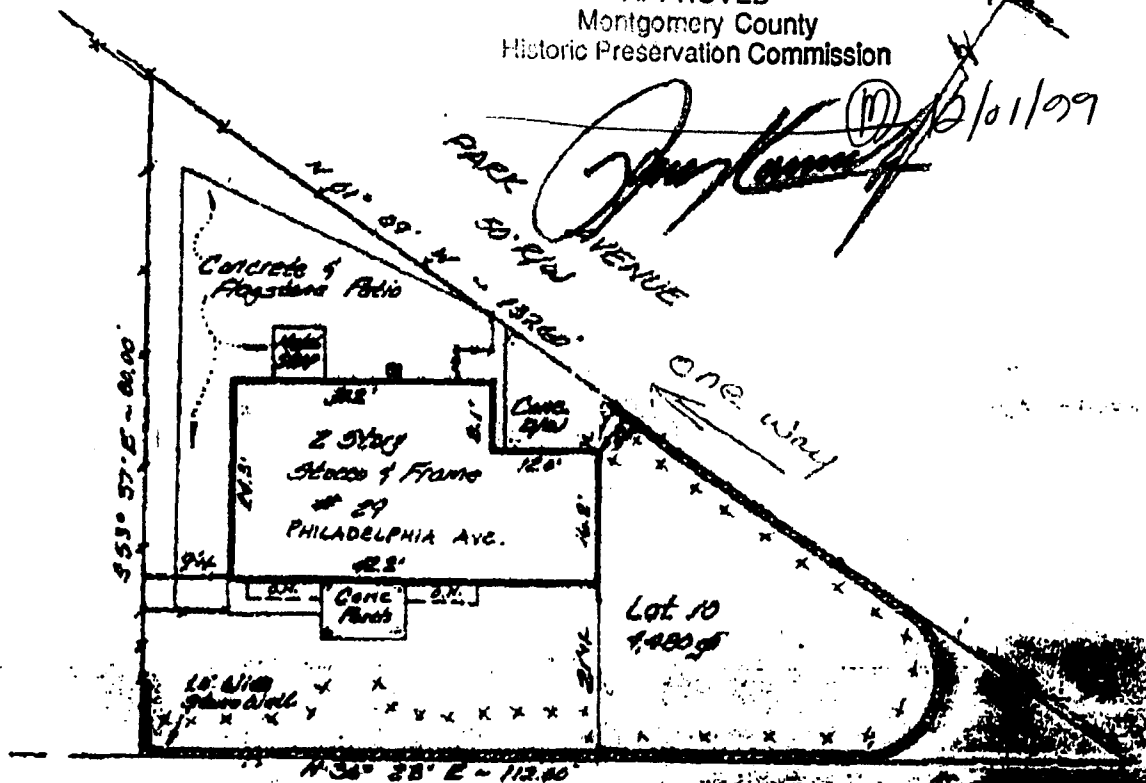
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2.5 FEET.
 Flood Zone "C" per H.U.D. Flood Panel No 12400

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 10/11/99



7-28-99
 7-28-99
[Signature]
 SEYMOUR W. COLLEMAN
[Signature]
 ROBERT T. COLLIERAN

LOCATION DRAWING
 LOT 10 BLOCK 4
 HILL - CREST
 MONTGOMERY COUNTY, MARYLAND

PHILADELPHIA AVENUE
 40' RW



SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES
PLAT BK. 2
PLAT NO. 190
LIBER FOLIO



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 218
 Gaithersburg, Maryland 20878
 301/948-8100. Fax 301/948-1988

DATE OF LOCATIONS	SCALE: 1"=20'
WALL CHECK:	DRAWN BY: <i>POB</i>
HSE. LOC.: 7-14-99	JOB NO.: 99-2005

Adjacent to Carpentry

Resident 3

27 Philadelphia

24 Philadelphia

26 "

37 Philadelphia

254 } Park Avenue

256 }

~~258~~

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 29 Philadelphia Ave, Takoma Park Meeting Date: 12/01/99

Applicant: Seth and Rachel Coleman Report Date: 11/22/99

Resource: **Takoma Park Historic District** Public Notice: 11/17/99

Review: HAWP Tax Credit: None

Case Number: 37/3-99FF Staff: Michele Naru

PROPOSAL: Installation of fence **RECOMMENDATIONS:** Approval w/cond.

DATE OF CONSTRUCTION: 1915-1925

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Primary Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Craftsman house built on a corner lot in the Takoma Park Historic District.

PROPOSAL: Remove chain link fence in rear and install a 48" in height cedar wood fence along perimeter of the corner lot. The fence will contain: 1x4 flat top pickets, 4x4 Colonial Gothic Posts and 2x4 runners.

RECOMMENDATION: Approval
 Approval with conditions:

1. The new fence should be painted.
2. The new fence will conform to the Montgomery County Building Code for a corner lot fence application.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: John DeKam

Daytime Phone No.: (301) 428-9040

Tax Account No.: 107 8594

Name of Property Owner: Seth + Rachel Coleman Daytime Phone No.: (301) 891-3249

Address: 29 Philadelphia Ave Takoma Park, MD 20912
Street Number City State Zip Code

Contractor: Long Fence / John DeKam Phone No.: 1-800-222-9650

Contractor Registration No.: ?

Agent for Owner: ? Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 29 Street: Philadelphia Ave

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

Lot: 10 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:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 3894.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet _____ 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.

Rachel T. Coleman
Signature of owner or authorized agent

10/29/99
Date

(5)



HISTORIC PRESERVATION COMMISSION

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

There is a back yard that is in bad shape and we would like to replace it with a wooden fence. We would also like to extend the fence to the front yard where no fence currently exists. There is

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

The fence does not affect historic resources, or the environmental setting.

Re: Question 4 - The material used is cedar wood.

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.
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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.

Adjacent - Copying

Resident:

27 Philadelphia

24 Philadelphia

26 "

37 Philadelphia

254 } Park Avenue
256 }

30 Philadelphia

32 Philadelphia

31 Philadelphia

~~33~~



2520 Urbana Pike
Ljamsville, Maryland 21754-8624
(301) 428-9040 (301) 662-1600
Fax: (301) 874-5706

FACSIMILE SHEET

DATE: 11-16-99 NUMBER OF PAGES: 3
(Including Cover Sheet)

Please deliver the following to:

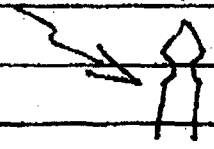
Terry Keper

FROM: John De Kam

RE: Coleman

MESSAGE: x is where fence is going -

Specs - 48" high fence
 1x4 Pickets Flat Top
 4x4 Posts Colonial Gothic
 2x4 Runners



If you have had any problems receiving this document(s), please call us at (301) 428-9040.

Our fax number is: (301) 874-5706

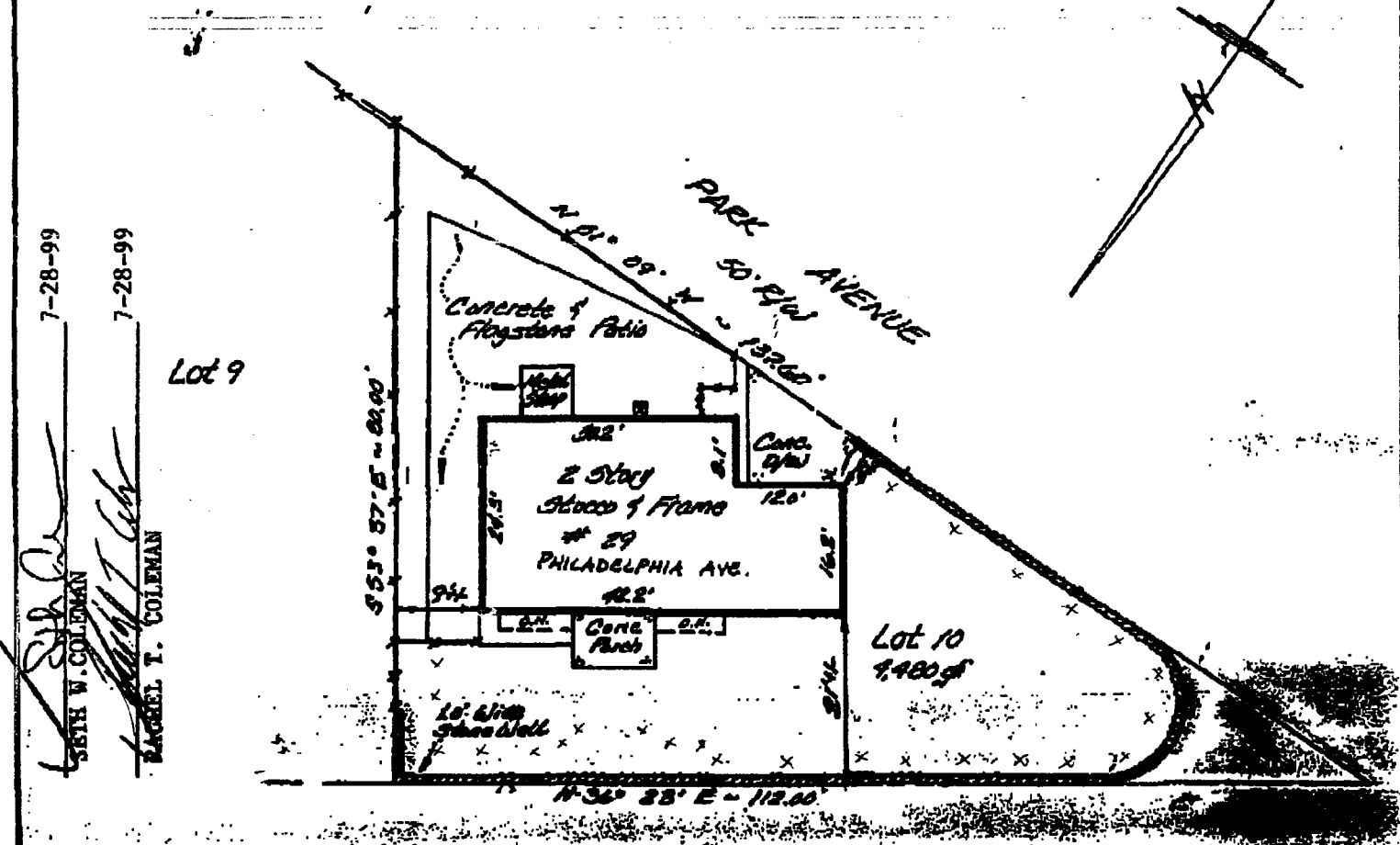
8

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2.5 Feet.

Flood Zone "C" per H.U.D. Flood Panel No 12203

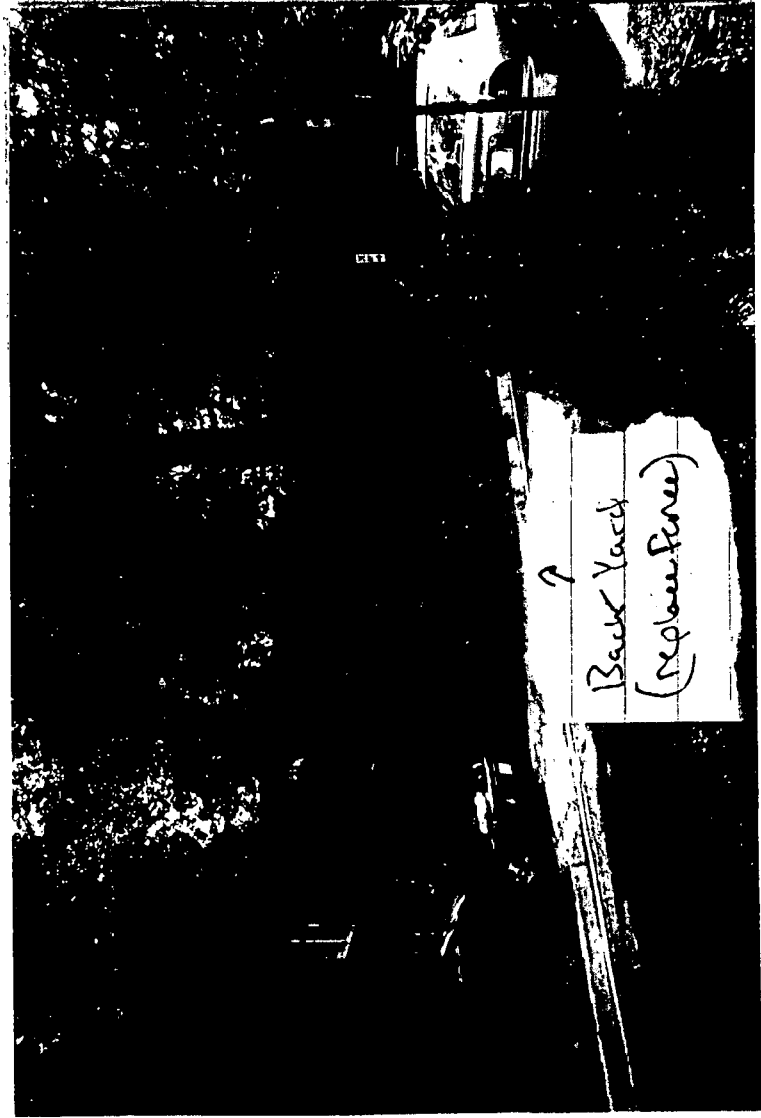
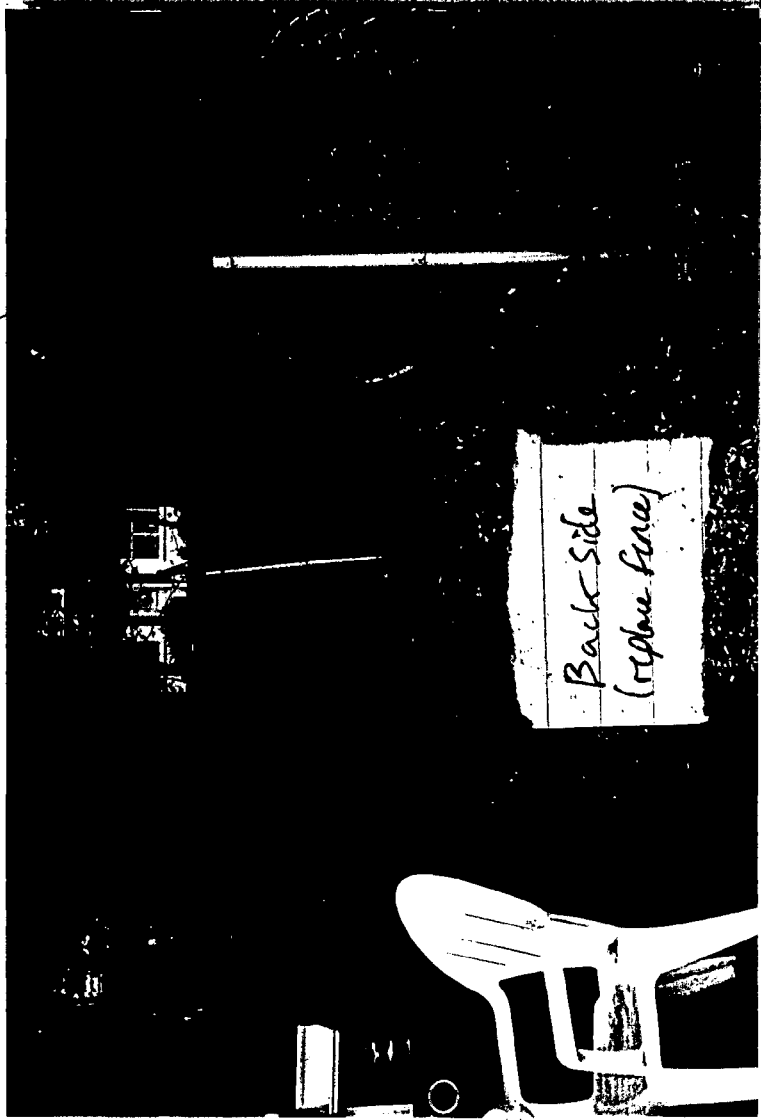


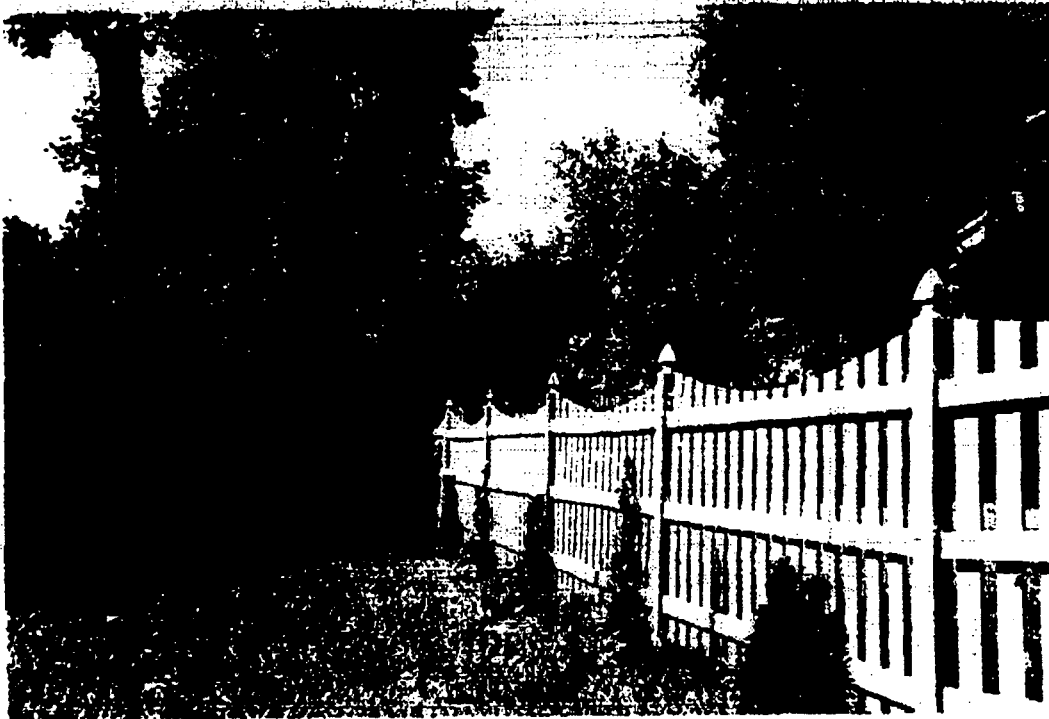
LOCATION DRAWING
 LOT 10 BLOCK 4
 HILL - CREST
 MONTGOMERY COUNTY, MARYLAND



<p>SURVEYOR'S CERTIFICATE</p> <p>"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."</p> <p><i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587</p>	<p>REFERENCES</p> <p>PLAT BK. 2 PLAT NO. 190</p>		<p>SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 3 Professional Drive, Suite 218 Callersburg, Maryland 20678 301/948-5100, Fax 301/948-1886</p>	
	<p>LIBER</p> <p>FOLIO</p>		<p>DATE OF LOCATIONS</p> <p>WALL CHECK:</p> <p>HSE. LOC.: 7-14-99</p>	<p>SCALE: 1" = 20'</p> <p>DRAWN BY: ADB</p> <p>JOB NO.: 99-2005</p>







LONG FENCE

*Coleman
Philadelphia
Ave.*

12



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Section
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

FROM: Robin FAX NUMBER: 240-777-6241
TO: Michele Nam
DATE: 11/23/99

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE: Fence specs for fence application
@ 29 Philadelphia Ave in Kensington

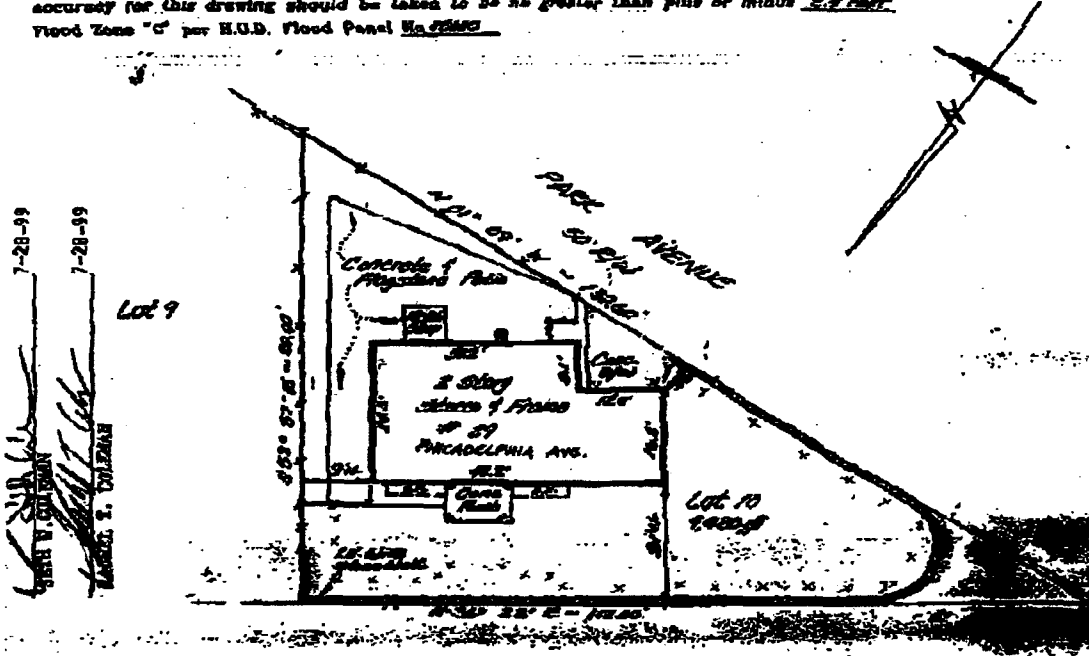
Re: phone conversation on 11/23/99

FENCE IS OK IN PROPOSED LOCATION

CONSUMER INFORMATION NOTICE

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4. Boundary line and/or Flood Zone information is taken from available sources and is subject to interpretation of engineer.


Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus ± 1 FT.
 Flood Zone "C" per H.U.D. Flood Panel No. 2200



LOCATION DRAWING
LOT 10 BLOCK 4
HILL - CREST
MONTGOMERY COUNTY, MARYLAND

PHILADELPHIA AVENUE
 10' 0" W



SURVEYOR'S CERTIFICATE "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAN OF RECORD. COPIES OF RECORDED DEEDS HAVE BEEN FILED. LOCATED SHOWS UPON RECONSTRUCTION FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." <i>Larry S. Snider</i> MONTGOMERY COUNTY PROPERTY LINE SURVEYOR REG. NO. 567	REFERENCES PLAN BK. 5 PLAN NO. 776		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 3 Professional Drive, Suite 212 Gaithersburg, Maryland 20878 301/548-6100 Fax 301/548-1888	
			DATE OF LOCATIONS WALL CYCLE NEE. LOC.: 7-11-99	SCALE: 1"=50' DRAWN BY: JMS JOB NO.: 99-005

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Section
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: Robin FAX NUMBER: 240-777-6241

FROM: Michele Nam

DATE: 11/23/99

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE: Fence specs for fence application
@ 29 Philadelphia Ave. in Kensington

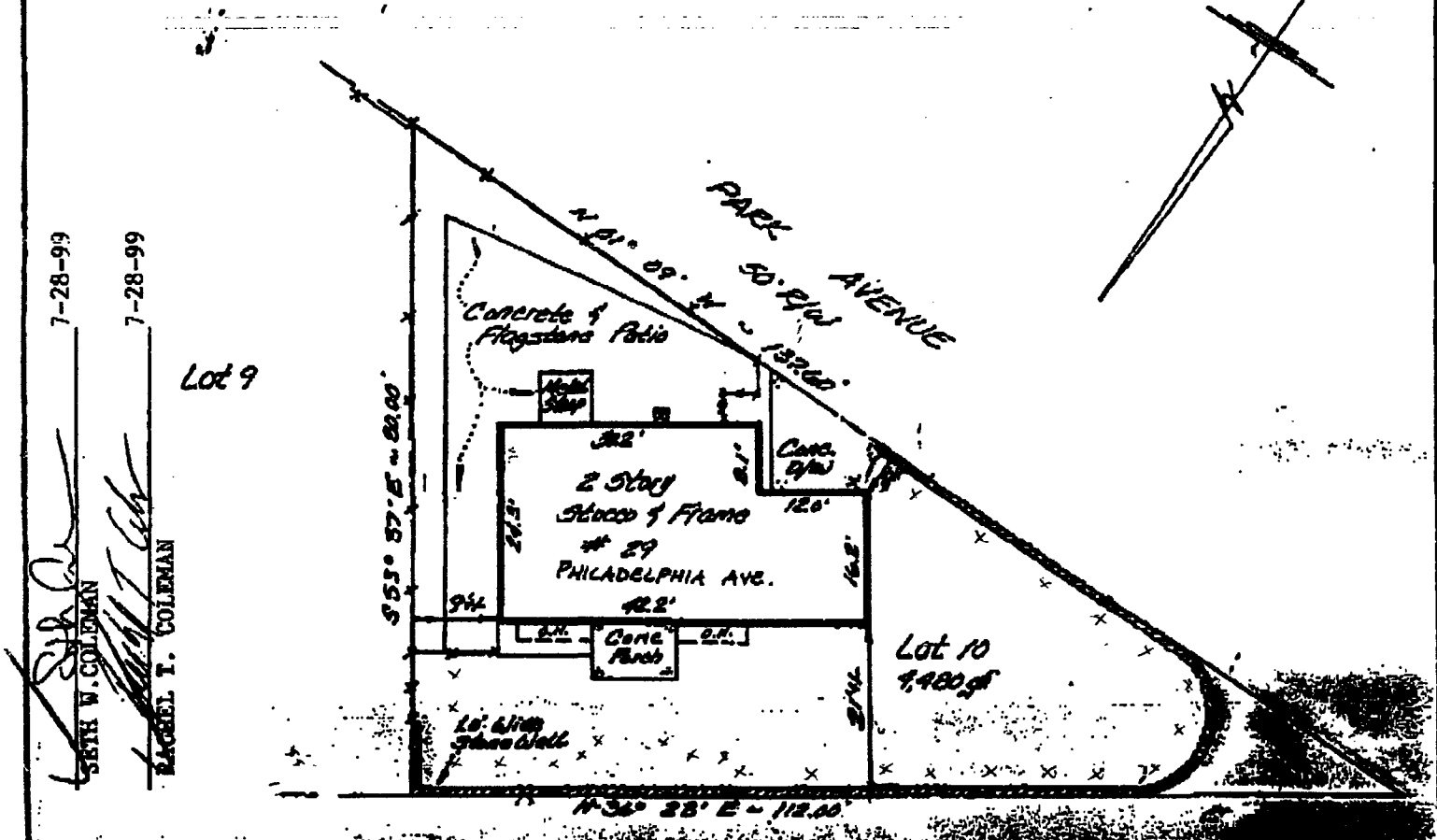
Re: phone conversation on 11/23/99

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3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2.5 Feet.


Flood Zone "C" per H.U.D. Flood Panel No 12A03



7-28-99
SETH W. COLEMAN
7-28-99
MAGGIE T. COLEMAN

LOCATION DRAWING
LOT 10 BLOCK 4
HILL - CREST
MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 697	REFERENCES PLAT BK. 2 PLAT NO. 190	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 3 Professional Drive, Suite 218 Gaithersburg, Maryland 20878 301/948-8100, Fax 301/948-1886
	LIBER FOLIO	