

37/3-99M 704 Philadelphia Avenue  
(Takoma Park Historic District)

~~37/3-020 704 Philadelphia Avenue  
(Takoma Park Historic District)~~

**Expedited  
Historic Preservation Commission Staff Report**

<b>Address:</b>	704 Philadelphia Avenue	<b>Meeting Date:</b>	05/26/99
<b>Resource:</b>	Takoma Park Historic District	<b>Report Date:</b>	05/19/99
<b>Case Number:</b>	37/3-99B	<b>Public Notice:</b>	05/12/99
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Applicant:</b>	John Sandage & Gregg Blackley	<b>Staff:</b>	Perry Kephart

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**DATE OF CONSTRUCTION:** Circa 1920

**SIGNIFICANCE:**

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

**ARCHITECTURAL DESCRIPTION:** Two-story Craftsman residence.

**PROPOSAL:** The applicant proposes to install a flagstone patio and stepping stones, a water element, raised flower beds and a lawn behind the residence. No trees are to be removed for this project.

**RECOMMENDATION:**

- Approval
- Approval with conditions:

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

- \_\_\_\_\_ 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.



SANDAGE/BLACKLEY - REAR  
VIEW



SANDAGE / BLACKLEY - FRONT  
VIEW

## 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301-217-0374

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/495-4570

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOHN SANDAGE  
Daytime Phone No.: 202-647-2886

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JOHN SANDAGE / GREGG BLACKLEY Daytime Phone No.: 202-647-2886  
Address: 704 PHILADELPHIA AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: GARDEN WISE ARCHITECTURE & DESIGN Phone No.: 202-543-3422  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: OWNERS Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 704 PHILADELPHIA AVE Street  
Town/City: TAKOMA PARK Nearest Cross Street: CHICAGO  
Lot: 10+ PART OF 11 Block: 69 Subdivision: TAKOMA PARK LOAN & TRUST CO'S SUBDIV.  
Liber: 10571 Folio: 1 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Sued  
 Move  Install  Wreck/Blaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: PATIO / FLOWER BEDS  
1B. Construction cost estimate: \$ 10,000.00  
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 \_\_\_\_\_ 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.

John Sandage Gregg Blackley 5/3/99  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 9905050089 Date Filed: 5/5/99 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-99m (5)



**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:

LOT HAS TWO BUILDINGS - HOUSE AND FREESTANDING 2-CAR GARAGE. BACKYARD FENCED WITH SIX-FOOT FLATBOARD FENCE

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

INSTALL RANDOM RECTANGULAR FLAGSTONE PATIO, RAISED FLOWER BED ALONG BACKYARD SIDE OF FENCE, MODIFY EXISTING FLOWER BEDS, INSTALL SMALL WATER ELEMENT AND STEPPING STONES - WE ARE NOT CONSTRUCTING FRENCH DOORS OR WOOD PORCH & STEPS AT THIS TIME

**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)279-1359.

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.

6

Adjacent Properties:

East: Martin J. Lowery  
612 Philadelphia Ave.  
Takoma Park, MD 20912

West: Michael V. Izzo  
706 Philadelphia Ave.  
Takoma Park, MD 20912

South: Roderic F. Davis  
707 New York Ave.  
Takoma Park, MD 20912

Montgomery Junior College  
709 New York Ave.  
Takoma Park, MD 20912

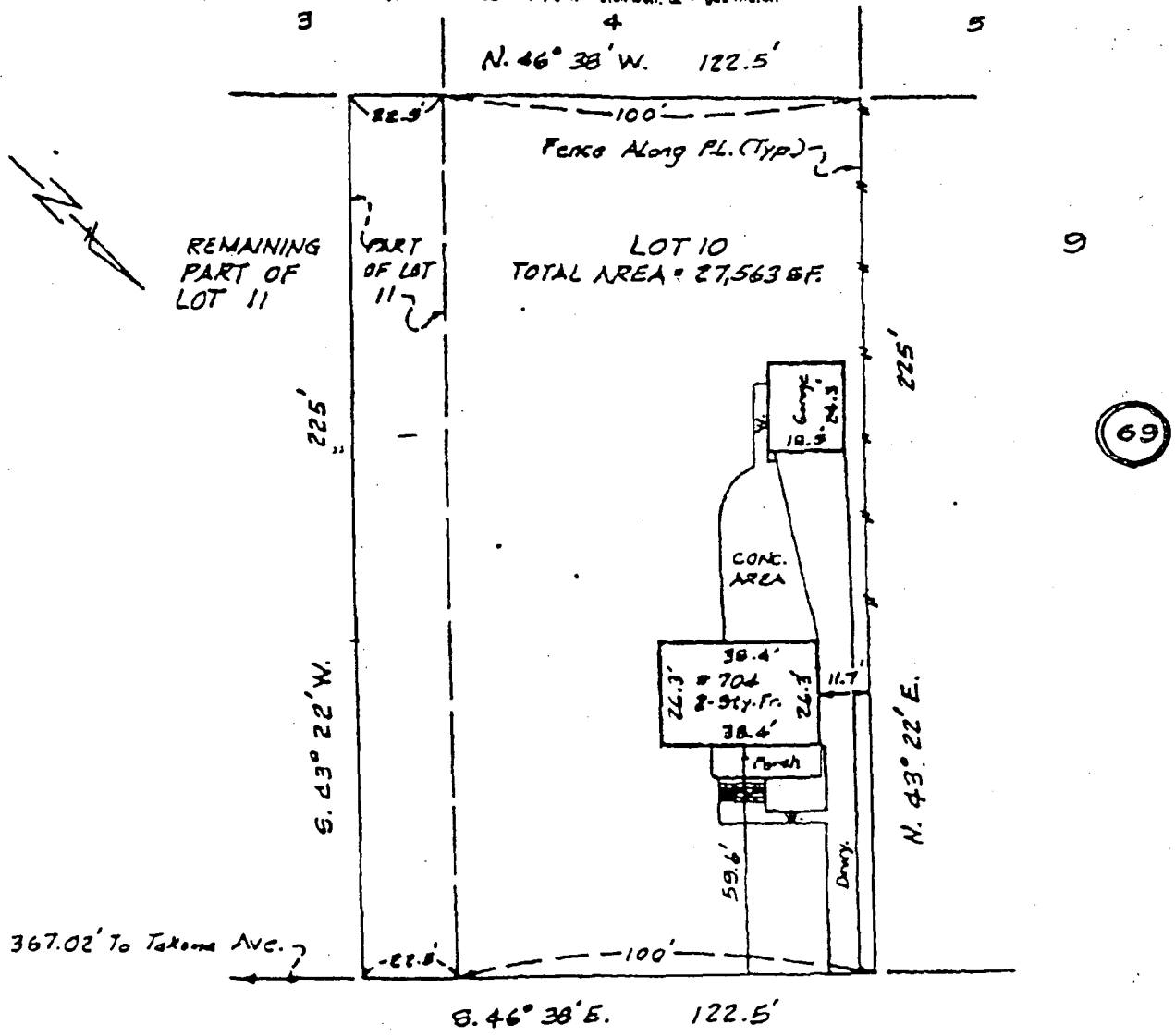
Confronting Properties:

Cheryl A. Sloan  
613 Philadelphia Ave.  
Takoma Park, MD 20912

Silver Spring Park  
City of Takoma Park  
Takoma Park, MD 20912

**NOTES:**

1. This is NOT a Property Line Survey and is NOT to be used for the erection of fences or other improvement; this Survey is for Title Purposes ONLY. This Report was not furnished.
2. This survey was prepared in accordance with the plat of subdivision and/or deed as recorded in the Land Records of Montgomery County, Maryland.
3. This property shown hereon is subject to easements and right-of-way(s) of record.
4. The location of any Fence or Fences shown hereon are Approximate ONLY, the Exact location of same has NOT been determined by this survey.
5. LEGEND: OH - building overhang; G - deck; S - slope; W - walkway; P - patio; AW - aerial wire(s); PL - property line; SW - bay window; CHM - chimney; WM - window well; SW - sidewalk; G - gas meter.



**PHILADELPHIA AVENUE**  
40' R/W

HOUSE LOCATION SURVEY  
 24 PHILADELPHIA AVENUE  
 10 PART OF 11 BLOCK 69  
 TAKOMA PARK  
 "B" P. No. 29  
 13<sup>TH</sup> Election District  
 Montgomery County, Maryland

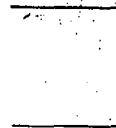
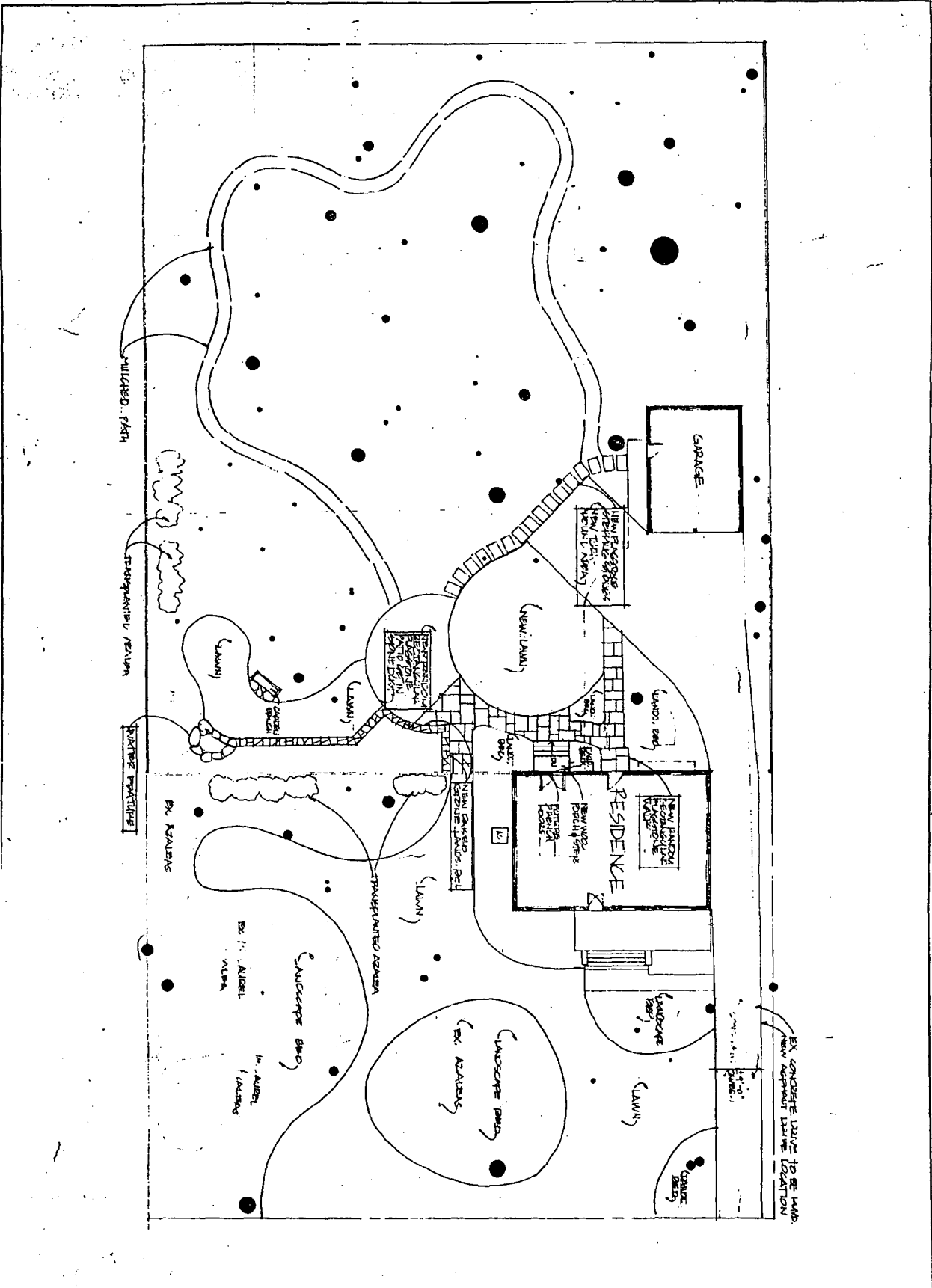
Note: This property has within Block 69, Lot 10, an area of National flooding, as established by the National Flood Insurance Program, (F.E.M.A.)

**CERTIFICATION:**  
 I certify, to the best of my knowledge and belief, that the existing visible improvements shown hereon have been established by accepted land surveying practices and that unless otherwise shown, there are no visible encroachments.  
 Walter E. Eckhardt  
 Walter E. Eckhardt  
 Property Line Surveyor, Md. Reg. No. 641



**MSI METROPOLITAN SURVEYING, INC.**  
 Rockville, Maryland

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**SANDAGE/BLACKLEY RESIDENCE**  
 1000 S. SANDAGE AVENUE, CHICAGO, ILL. 60617  
**LANDSCAPE MASTER PLAN**

The landscape plan is prepared in accordance with the provisions of the Chicago Ordinance No. 4-10-1997, which requires that a landscape plan be submitted with the building permit application for all new construction of buildings over 10,000 square feet in area. This plan is to be used in conjunction with the building plan and shall be subject to the approval of the City of Chicago Department of Public Works.

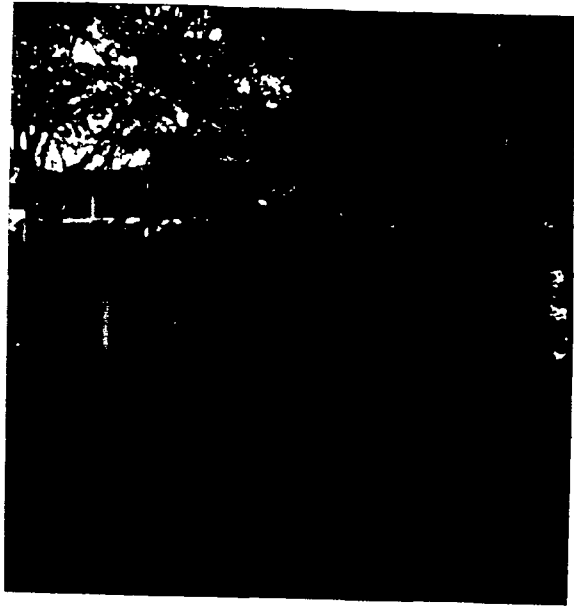
Scale: 1/8" = 1'-0"

Drawn by: [Name]

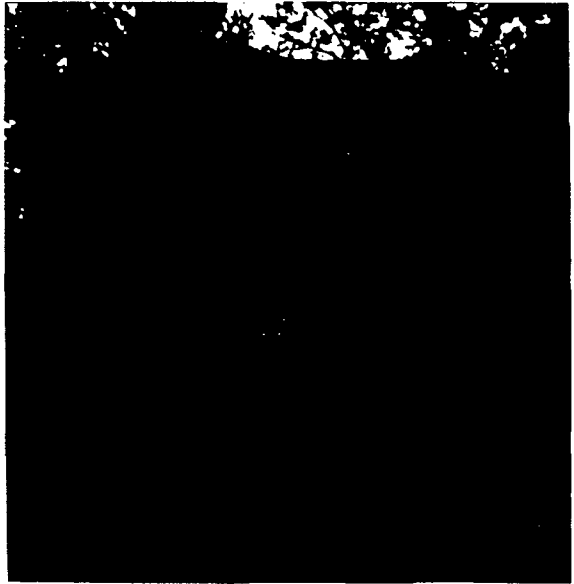
Checked by: [Name]

Date: 5/20/77

**GARDENWISE**  
 1000 S. SANDAGE AVENUE  
 CHICAGO, ILL. 60617  
 (312) 554-1111



SANDAGE / BLACKLEY - FRONT  
VIEW



SANDAGE / BLACKLEY - REAR  
VIEW

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<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Applicant:</b>	John Sandage & Gregg Blackley	<b>Staff:</b>	Perry Kephart

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(1)

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250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301-217-8374

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/495-4570**

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

Contact Person: JOHN SANDAGE  
Daytime Phone No.: 202-647-2886

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JOHN SANDAGE / GREGG BLACKLEY Daytime Phone No.: 202-647-2886  
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Street Number City State Zip Code  
Contractor: GARDEN WISE ARCHITECTURE & DESIGN Phone No.: 202-543-3422  
Contractor Registration No.: \_\_\_\_\_  
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**LOCATION OF BUILDING/PREMISE**

House Number: 704 PHILADELPHIA AVE Street  
Town/City: TAKOMA PARK Nearest Cross Street: CHICAGO  
Lot: 10+ PART OF 11 Block: 69 Subdivision: TAKOMA PARK LOAN & TRUST CO'S SUBDIV.  
Liber: 10571 Folio: 1 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Install  Wreck/Blaze  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: PATIO / FLOWER BEDS  
1B. Construction cost estimate: \$ 10,000.00  
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 \_\_\_\_\_ 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.

John Sandage Gregg Blackley 5/3/99  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 9905050089 Date Filed: 5/3/99 Date issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

37/3-99m (5)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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Takoma Park, MD 20912

West: Michael V. Izzo  
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South: Roderic F. Davis  
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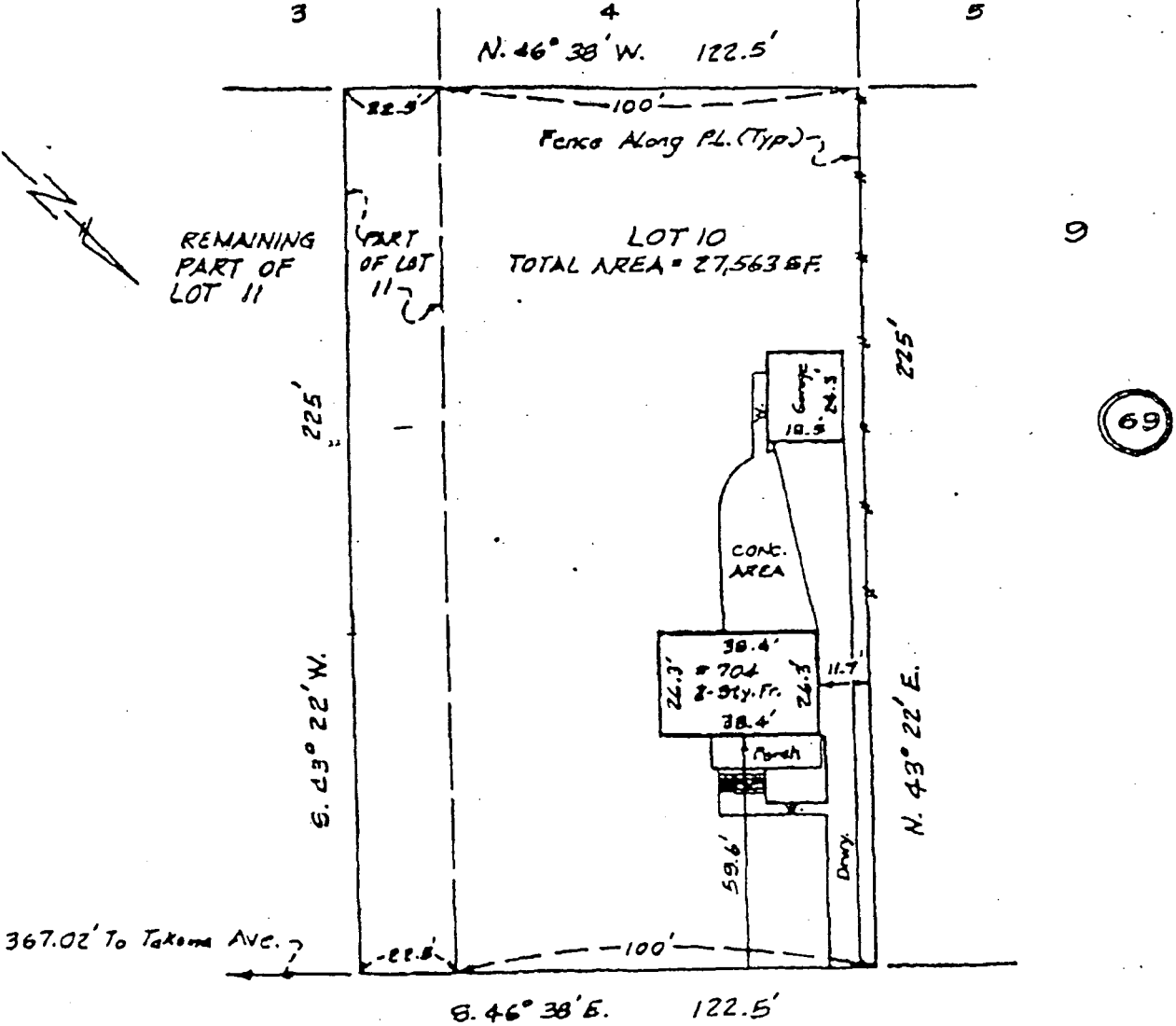
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2. This survey was prepared in accordance with the plat of subdivision and/or deed as recorded in the Land Records of Montgomery County, Maryland.
3. This property shown hereon is subject to easements and right-of-way(s) of record.
4. The location of any Fence or Fences shown hereon are Approximate ONLY, the Exact location of same has NOT been determined by this survey.
5. LEGEND: OVI - building overhang; Q - deck; S - stoop; W - walkway; P - patio; AW - aerial wire(s); PL - property line; BW - bay window; CHM - chimney; WW - window well; SW - stairwell; G - gas meter.

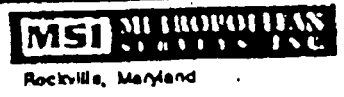


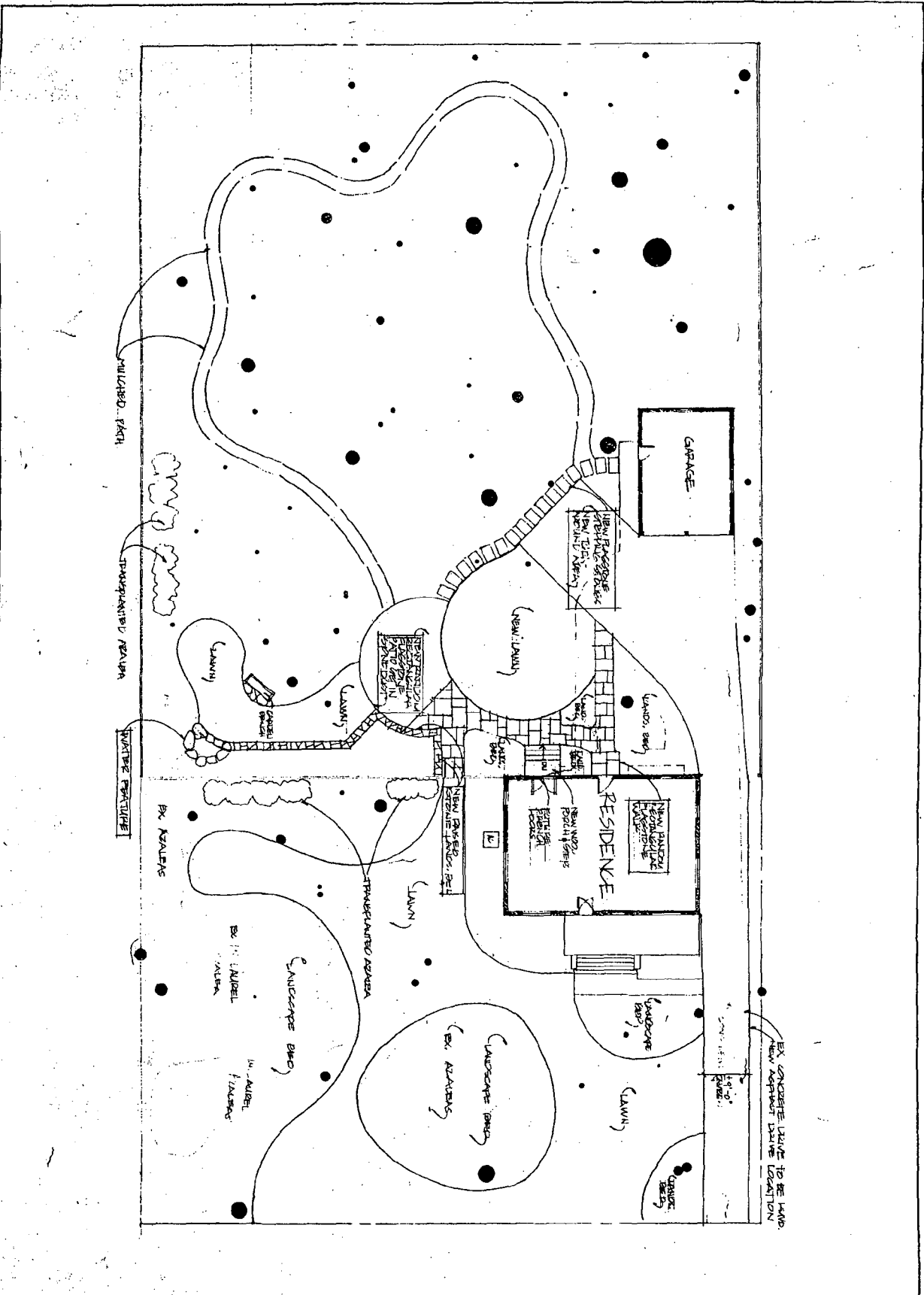
**PHILADELPHIA AVENUE**  
40' R/W

HOUSE LOCATION SURVEY  
 24 PHILADELPHIA AVENUE  
 10<sup>1</sup>/<sub>2</sub> PART OF 11 BLOCK 60  
 TAKOMA PARK  
 "B" P. No. 23  
 13<sup>TH</sup> Election District  
 Montgomery County, Maryland

Note: This property lies within Flood Zone C, an area of Minimal Flooding, as established by the National Flood Insurance Program, (F.E.M.A.)

**CERTIFICATION:**  
 I certify, to the best of my knowledge and belief, that the existing visible improvements shown hereon have been established by accepted land surveying practices and that unless otherwise shown, there are no visible encroachments.  
 Walter E. Eckhardt  
 Walter E. Eckhardt  
 Property Line Surveyor, Md. Reg. No. 661





EX CONCRETE DRIVE TO BE LAMP  
 NEW APPROXIMATE DRIVE LOCATION

GARDENWISE  
 LANDSCAPE ARCHITECTURE  
 1111 1/2 N. 10TH ST.  
 DENVER, CO 80202  
 TEL: 333-1111  
 FAX: 333-1111



THIS DOCUMENT, SPECIFICATIONS, AND  
 SCHEDULES ARE THE PROPERTY OF GARDENWISE, INC. THE  
 USER AGREES TO HOLD GARDENWISE, INC. HARMLESS  
 FROM AND AGAINST ALL LIABILITY, DAMAGES, LOSSES,  
 AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S  
 FEES, IN CONNECTION WITH THE USE OF THIS  
 DOCUMENT, SPECIFICATIONS, AND SCHEDULES,  
 WHETHER SUCH LIABILITY, DAMAGES, LOSSES,  
 AND EXPENSES ARE CAUSED IN WHOLE OR IN  
 PART BY NEGLIGENCE OR OTHERWISE.

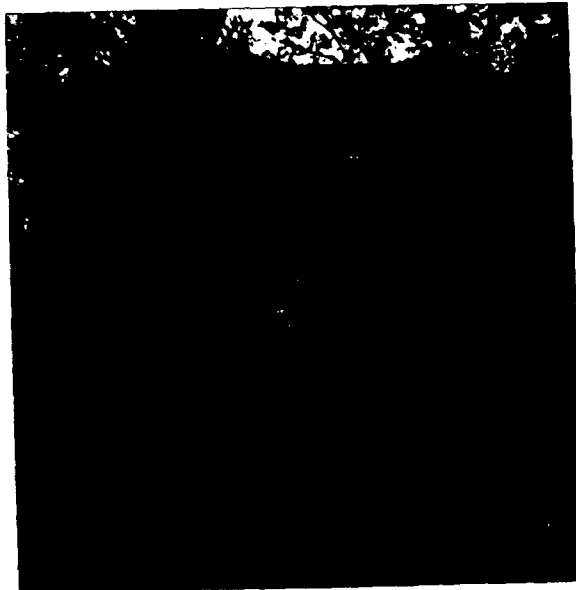
DATE: 11/15/01  
 DRAWN BY: J. L. LIND  
 PROJECT: SANDAGE/BLACKLEY RESIDENCE

**SANDAGE/BLACKLEY RESIDENCE**  
 780 PARKSIDE DRIVE, DENVER, CO 80202  
**LANDSCAPE MASTER PLAN**





SANDAGE / BLACKLEY - FRONT  
VIEW



SANDAGE / BLACKLEY - REAR  
VIEW

10

**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:

LOT HAS TWO BUILDINGS - HOUSE AND FREESTANDING 2-CAR GARAGE. BACKYARD FENCED WITH SIX-FOOT FLATBOARD FENCE

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

INSTALL RANDOM RECTANGULAR FLAGSTONE PATIO, RAISED FLOWER BED ALONG BACKYARD SIDE OF FENCE. MODIFY EXISTING FLOWER BEDS, INSTALL SMALL WATER ELEMENT AND STEPPING STONES - WE ARE NOT CONSTRUCTING FRENCH DOORS OR WOOD PORCH & STEPS AT THIS TIME

**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).

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.





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
250 HANCOCKFORD DRIVE ROCKVILLE, MARYLAND 20850  
301-217-3571

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/495-4570

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOHN SANDAGE  
Daytime Phone No.: 202-647-2886

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JOHN SANDAGE / GREGG BLACKLEY Daytime Phone No.: 202-647-2886  
Address: 704 PHILADELPHIA AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: GARDEN WISE ARCHITECTURE & DESIGN Phone No.: 202-543-7422  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: OWNERS Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**  
House Number: 704 PHILADELPHIA AVE Street: \_\_\_\_\_  
Town/City: TAKOMA PARK Nearest Cross Street: CHILAGO  
Lot 16+ PART OF 11 Block: 69 Subdivision: TAKOMA PARK LWN & TRUST CO'S SUBDIV.  
Liber: 10571 Folio: 1 Parcel: \_\_\_\_\_

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

- 1A. CHECK ALL APPLICABLE:
- |   |   |   |  |  |  |  |                               |                                |
|---|---|---|--|--|--|--|-------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Ectero             | <input 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"/> Sited |
| <input type="checkbox"/> Move                 | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wrack/Rece     | <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>PATIO / FLOWER BEDS</u> |  |  |                               |                                |
- 1B. Construction cost estimate: \$ 10,000.00
- 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 \_\_\_\_\_ 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/assessment

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.

John Sandage / Gregg Blackley 5/13/99  
Signature of owner/contractor/agent Date

Approved:  \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 5/26/99  
 Application/Permit No.: 9905050081 Date Filed: 5/13/99 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-99am

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: 5-24-99

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator *gwr*  
Historic Preservation

SUBJECT: Historic Area Work Permit - 9905050089 (37/3-99m)

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: \_\_\_\_\_

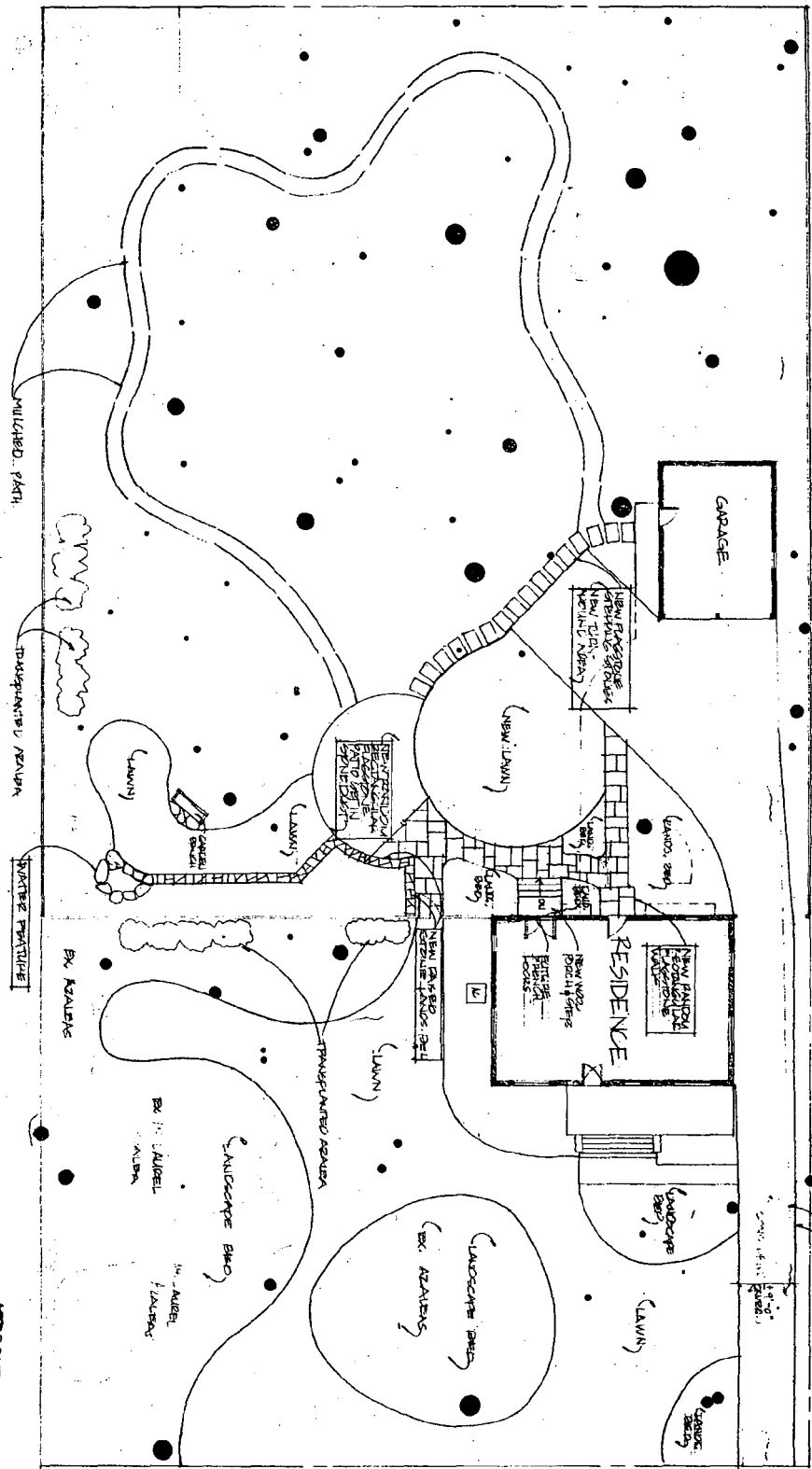
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: John Sandage & Gregg Blackley

Address: 704 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.



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 5/26/99

EX: SANDGREN DRIVE TO BE HAND  
 NEW APPROXIMATE DRIVE LOCATION



**SANDAGE/BLACKLEY RESIDENCE**  
 766 FRODOBELL AVENUE, GAITHERSBURG, MD 20878  
**LANDSCAPE MASTER PLAN**

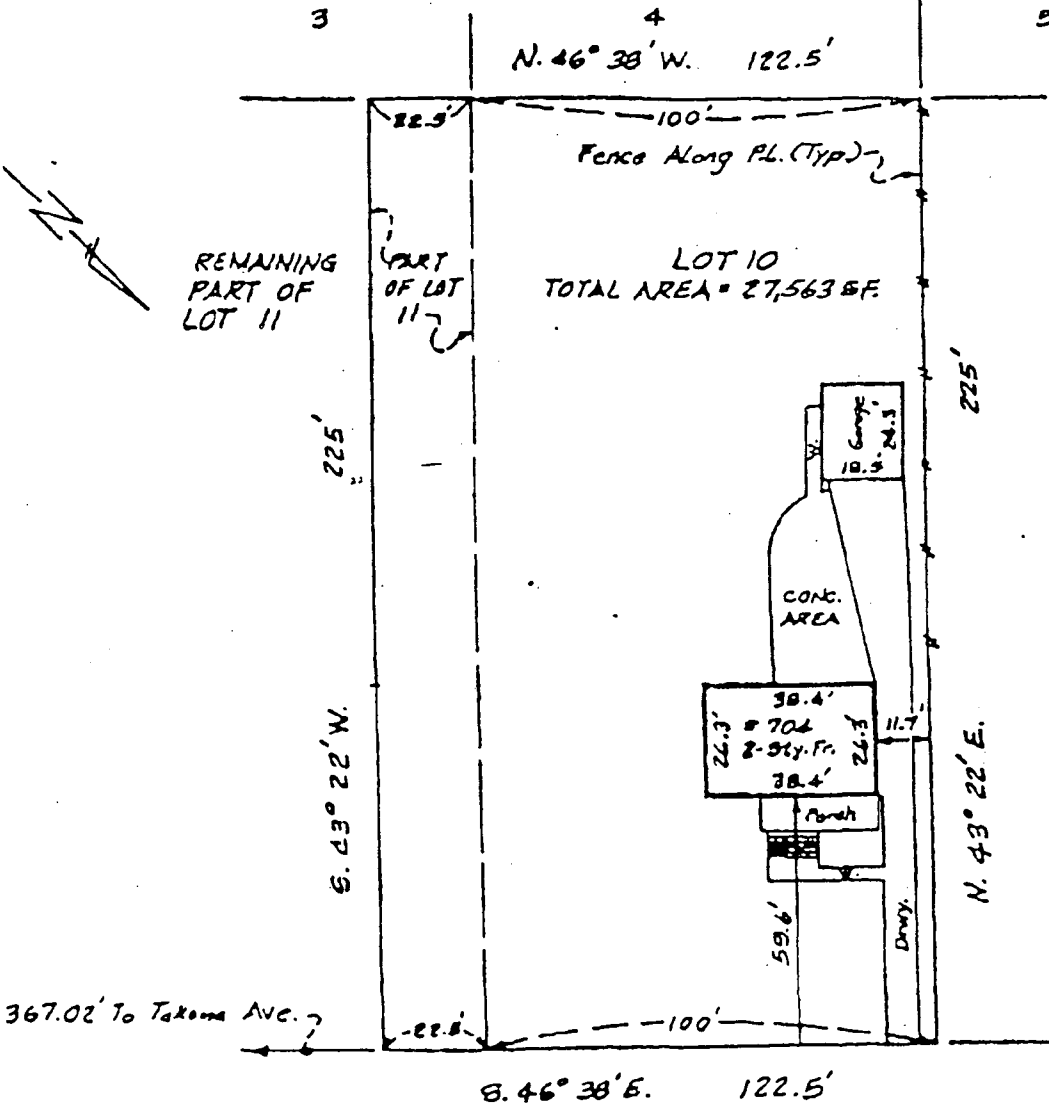
DATE: 5/11/99  
 DRAWN BY: DAN LEWIS  
 PROJECT NO.: 99-010

THE SERVICES OF GARDENWISE  
 ARE PROVIDED BY THE ARCHITECTURAL  
 FIRM OF GARDENWISE ARCHITECTURE  
 AND LANDSCAPE ARCHITECTURE  
 1000 W. 10TH STREET  
 SUITE 100  
 WASHINGTON, DC 20004  
 TEL: (202) 778-1234  
 FAX: (202) 778-1234

**GARDENWISE**  
 THE LANDSCAPE ARCHITECTURE  
 AND DESIGN FIRM

**NOTES:**

1. This is NOT a Property Underlayment Survey and is NOT to be used for the erection of fences or other improvements; this Survey is for Title Purposes ONLY; Title Report was not furnished.
2. This survey was prepared in accordance with the plat of subdivision and/or deed as recorded in the Land Records of Montgomery County, Maryland.
3. This property shown hereon is subject to easements and right-of-way(s) of record.
4. The location of any Fence or Fences shown hereon are Approximate ONLY; the Exact location of same has NOT been determined by this survey.
5. LEGEND: O/I - building overhang; G - deck; S - stoop; W - walkway; P - patio; AW - aerial wire(s); PL - property line; BW - bay window; CHM - chimney; WW - window well; SW - stairwell; G - gas meter.



APPROVED  
 [Signature]  
 Montgomery County  
 Planning Commission



**HOUSE LOCATION SURVEY**  
 24 PHILADELPHIA AVENUE  
 10<sup>1</sup>/<sub>2</sub> PART OF 11 BLOCK 69  
 TAKOMA PARK  
 "B" P. No. 29  
 13<sup>TH</sup> Election District  
 Montgomery County, Maryland

**NOTE:** This property lies within Flood Zone C, an area of Minimal Flooding, as established by the National Flood Insurance Program, (F.E.M.A.)

**CERTIFICATION:**  
 I certify, to the best of my knowledge and belief, that the existing visible improvements shown hereon have been established by accepted land surveying practices and that unless otherwise shown, there are no visible encroachments.  
 [Signature]  
 Walter E. Eckhardt  
 Property Line Surveyor, Md. Reg. No. 641





MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 5/26/99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *gwr*  
Historic Preservation Section

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

3713-99m // 9905050089

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!

Adjacent Properties:

East: Martin J. Lowery  
612 Philadelphia Ave.  
Takoma Park, MD 20912

West: Michael V. Izzo  
706 Philadelphia Ave.  
Takoma Park, MD 20912

South: Roderic F. Davis  
707 New York Ave.  
Takoma Park, MD 20912

Montgomery Junior College  
709 New York Ave.  
Takoma Park, MD 20912

Confronting Properties:

Cheryl A. Sloan  
613 Philadelphia Ave.  
Takoma Park, MD 20912

Silver Spring Park  
City of Takoma Park  
Takoma Park, MD 20912