

37/03-06CCC 35 COLUMBIA AVE

Takoma Park Historic District

Final stamped
plans in Josh's
office.



FILE

HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: October 26, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #43447, rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the October 25, 2006 meeting.

- 1. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Inan Phillips

Address: 35 Columbia Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

#34471

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Inan Phillips
Daytime Phone No.: 301-270-8811

Tax Account No.: 01071558

Name of Property Owner: Inan Phillips Daytime Phone No.: 301-270-8811

Address: 35 Columbia Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: N/A Phone No.: _____

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 35 Street: Columbia Ave
Town/City: Takoma Park Nearest Cross Street: Poplar Ave
Lot: 4 Block: 20 Subdivision: 25
Liber: 4357 Folio: 386/388 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 70,000

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 6 feet _____ inches dog pen fence needs to be moved to accomodate new
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: Stairs to the deck
 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.

Inan Phillips Signature of Owner or authorized agent Date: 9-20-06

Approved: WITH CONDITION For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 10/25/06
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

*Extend kitchen by removing existing stairs of
the deck and taking over 12.5 ft of the deck.
New stairs will be built on the rear of
the deck and the wire mesh fencing will
be moved to allow our dog access to the
deck*

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

No impact

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 crowning 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.

THIS PAGE IS THE REVERSE OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Silver, Joshua

From: Todd Bolton [ToddB@takomagov.org]
Sent: Monday, August 20, 2007 9:29 AM
To: Silver, Joshua
Subject: Re: 35 Columbia Avenue, Takoma Park (Phillips residence)

Josh,

Yes a TPP is required. I have sent the homeowner and email trying to explain why. The usual "condition" is fine with me.

Todd

>>> "Silver, Joshua" <Joshua.Silver@mncppc-mc.org> 8/20/2007 9:22 AM >>>

Hi Todd,

Could you please tell me if a tree protection plan is needed for the proposed work at 35 Columbia Avenue? I was told by the architect (Amy Stacy) either she or the property owner would be contacting you about this. A condition of approval for the HAWP is:

The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

Thank you in advance for your assistance.

Josh

Joshua Silver, Senior Planner
Historic Preservation Section
Montgomery County Department of Planning
Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
joshua.silver@mncppc-mc.org
www.MontgomeryPlanning.org

This does not qualify as a TPP. Submitted by applicant 8/19/07

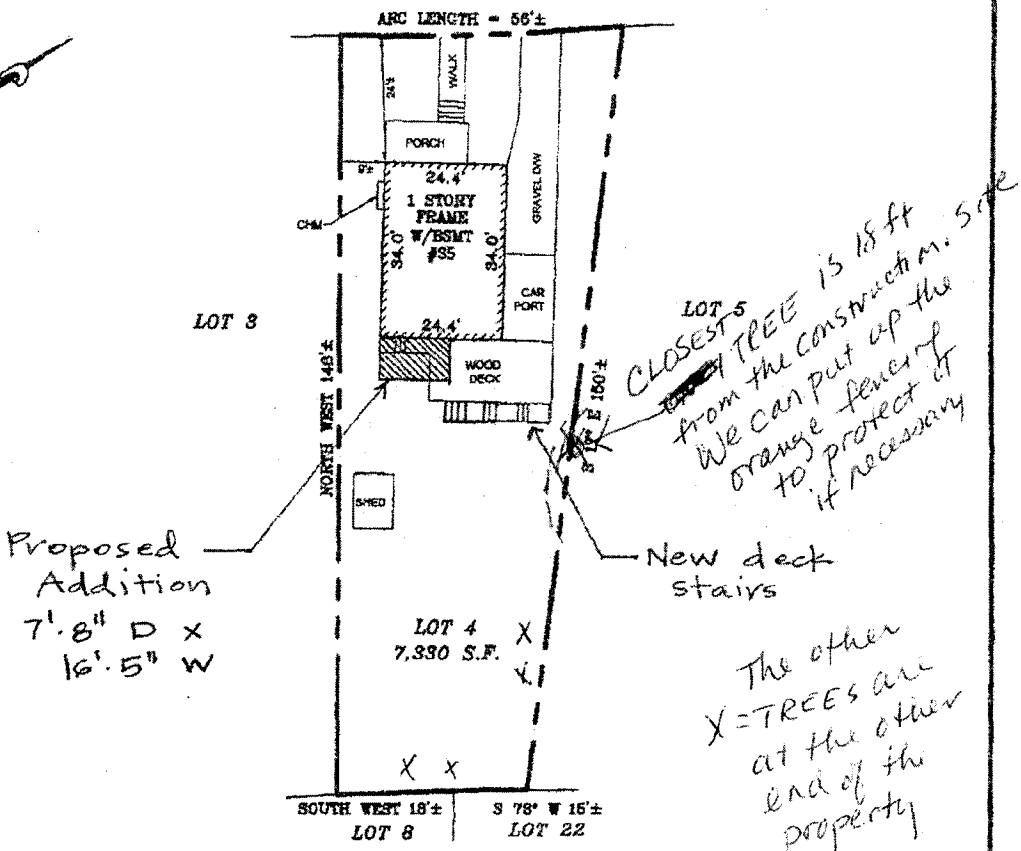
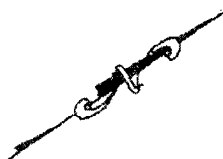
MARYLAND

WASHINGTON, D.C.

VIRGINIA

ADDRESS: 35 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

COLUMBIA AVENUE



NOTES

1. THIS IMPROVEMENT LOCATION DRAWING:
 - A. IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING;
 - B. IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND
 - C. 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 REFINANCING.
2. THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
3. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
4. SUBJECT TO ALL EASEMENTS ON RECORD.
5. PLAT IS UNCLEAR.

CASE #
FILE: 955HLOC_2006-3943

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



FITZROY J. BERTRAND
SURVEYOR

8/19/06
DATE

LOCATION DRAWING
LOT 4 BLOCK 20
DISTRICT 13
GILBERTS ADDITION 4357/386
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 8-17-06

REAL ESTATE SURVEYORS LLC

Residential, Commercial, Industrial and Land Surveys
CALVERTON TOWERS
11785 BELTSVILLE DRIVE, SUITE 150
BELTSVILLE, MARYLAND 20705
TEL: (301)572-9616 FAX: (301)572-9619



File

HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: October 26, 2006

MEMORANDUM

TO: Inan Phillips
35 Columbia Ave, Takoma Park

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #43447

Your Historic Area Work Permit application for rear addition was **Approved with Conditions** by the Historic Preservation Commission at its October 25, 2006 meeting.

The conditions of approval were:

- 1. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.*

Prior to applying for a county building permit, if applicable, from the Montgomery County Department of Permitting Services, you must contact your assigned staff person to arrange for your three (3) sets of final permit drawings to be stamped at the Historic Preservation Office at 1109 Spring Street. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another town government agency before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and the official approval memo (given at the time of drawing stamping). 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 240-777-6370.

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, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

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



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	35 Columbia Ave, Takoma Park	Meeting Date:	10/25/2006
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/18/2006
Applicant:	Inan Phillips (Amy Stacy, Architect)	Public Notice:	10/11/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06CCC	Staff:	Tania Tully
PROPOSAL:	rear addition		

RECOMMENDATION: Approve with Conditions

STAFF RECOMMENDATION:

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

1. The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Takoma Park Historic District**
STYLE: Craftsman
DATE: c1915-25

HISTORIC CONTEXT

The following are excerpts from *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*.

“Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the second railroad suburb of Washington, platted ten years after Linden. The opening of streetcar lines led to the development of new subdivisions, expanding the Takoma Park community in the early 20th century.

“Takoma Park was platted in 1883. Developer Benjamin Franklin Gilbert promoted the property for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut,

Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment."

PROPOSAL:

- Relocate deck stairs (Circles 12-13).
- Construct a 7'8" x 16'5" 1-story rear addition (Circles 10-17).
- Relocate dog pen

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

There are two very general, broad planning and design concepts which apply to all categories. These are:

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 (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

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 exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

STAFF DISCUSSION

This proposal meets all applicable *Standards* and *Guidelines*. The small (approx 130 SF) addition is a single story, will be constructed on a brick pier foundation, and will be minimally visible from the public right-of-way. The new location of the deck stairs will not be visible. The materials and design of the addition are compatible with the historic district and will not negatively affect the streetscape of the historic district. Staff is recommending approval with one condition.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

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

and with the general condition that the applicant shall present the **3 permit sets of drawings, 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

434471

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Inan Phillips
Daytime Phone No.: 301-270-8811

Tax Account No.: 01071558

Name of Property Owner: Inan Phillips Daytime Phone No.: 301-270-8811

Address: 35 Columbia Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: N/A Phone No.: _____

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 35 Street: Columbia Ave
Town/City: Takoma Park Nearest Cross Street: Poplar Ave
Lot: 4 Block: 20 Subdivision: 25
Liber: 4357 Folio: 386/388 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Retire Solar Fireplace Woodburning Stove Single family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: enlarge kitchen

1B. Construction cost estimate: \$ 70,000

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: _____
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet _____ inches dogpen fence needs to be moved to accomodate new
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: Stairs to the deck
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Inan Phillips
Signature of Owner or authorized agent

9-20-06
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:

Extend kitchen by removing existing stairs of the deck and tacking over 12 5/8 ft of the deck. New stairs will be built on the rear of the deck and the wire mesh fencing will be moved to allow our dogs access to the deck

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

no impact

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

- the scale, north arrow, and date;
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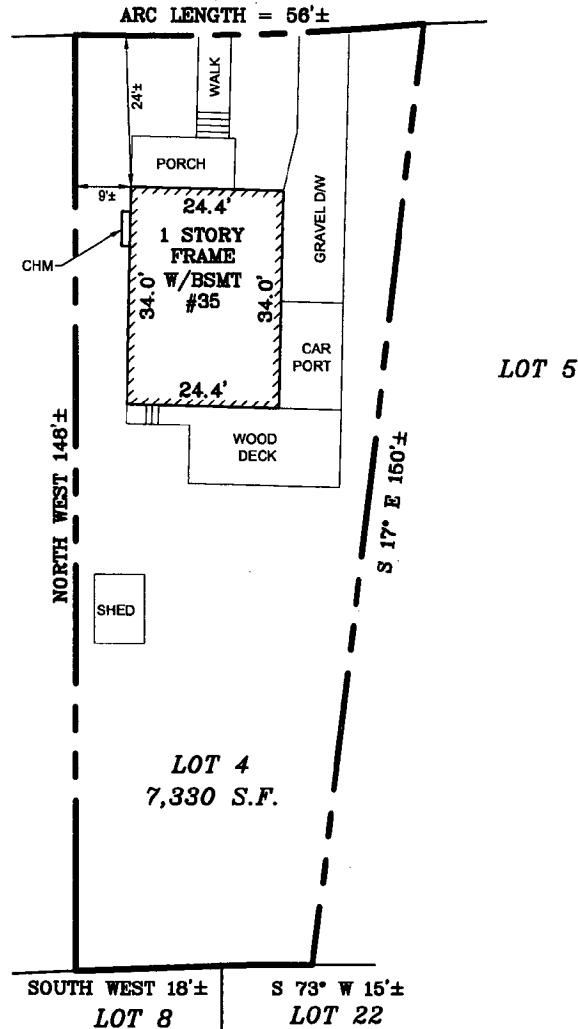
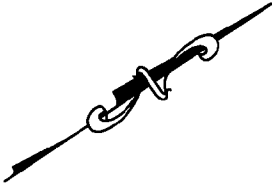
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ADDRESS: 35 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

COLUMBIA AVENUE



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- PLAT IS UNCLEAR.

CASE: #
FILE: #96HLOC_2006-3943

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



FITZROY J. BERTRAND
SURVEYOR

8/18/06
DATE

LOCATION DRAWING
LOT 4 BLOCK 20
DISTRICT 13
GILBERTS ADDITION 4357/386
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 8-17-06

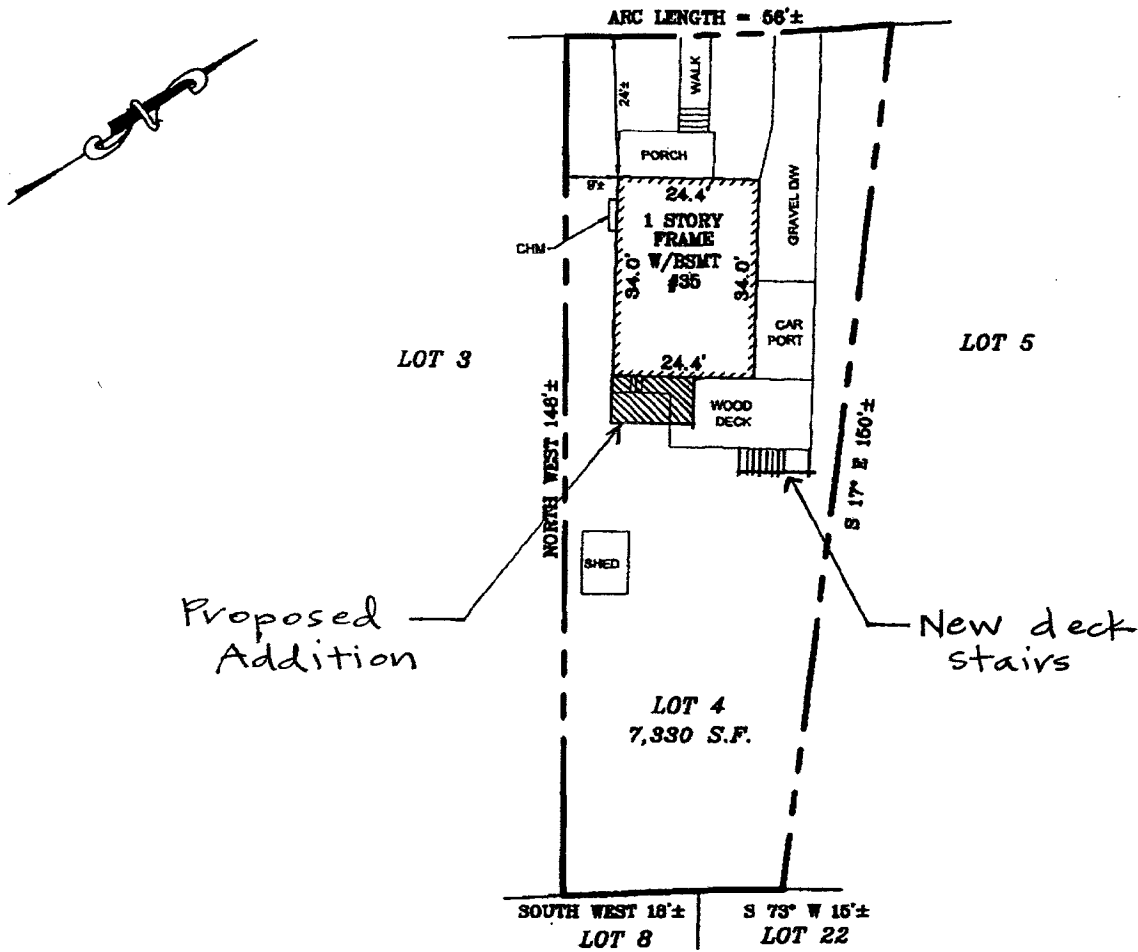
REAL ESTATE SURVEYORS LLC

Residential, Commercial, Industrial and Land Surveys
CALVERTON TOWERS
11785 BELTSVILLE DRIVE, SUITE 150
BELTSVILLE, MARYLAND 20705
TEL: (301)572-9616 FAX: (301)572-9619



ADDRESS: 35 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

COLUMBIA AVENUE



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CASE: #
FILE: #35HLOC_2006-3943

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FITZROY J. BERTRAND
SURVEYOR

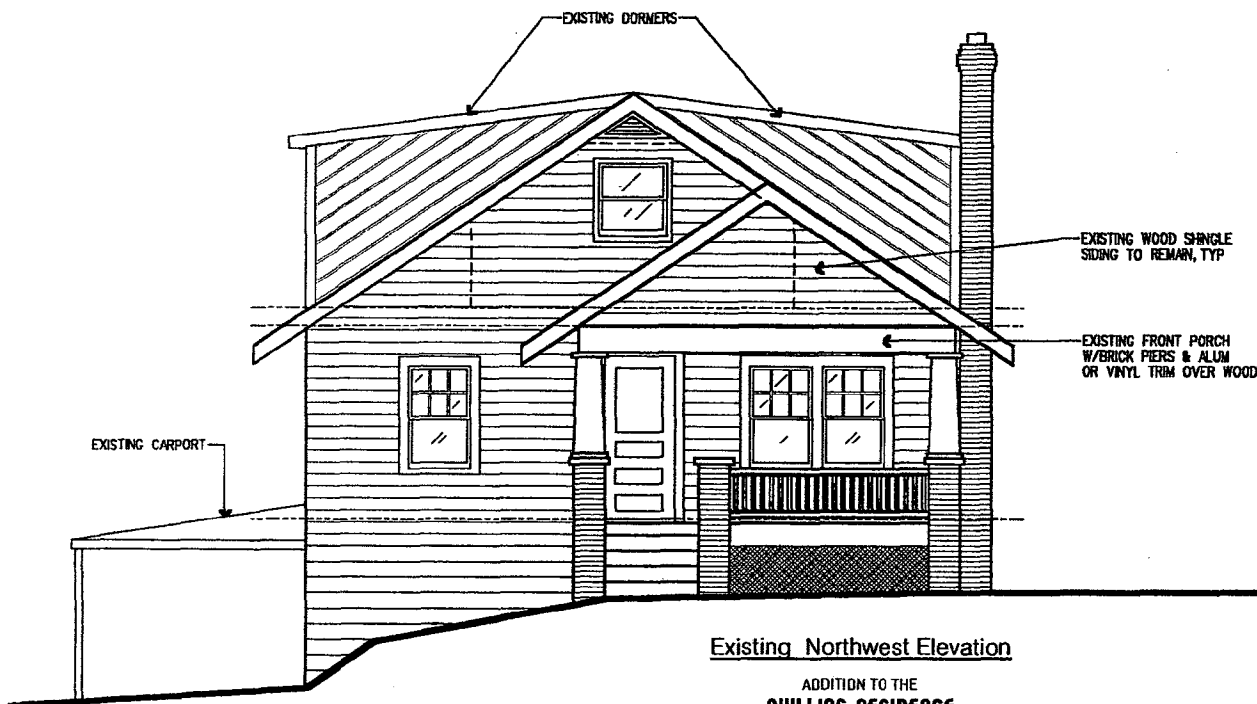
8/18/06
DATE

LOCATION DRAWING
LOT 4 BLOCK 20
DISTRICT 13
GILBERTS ADDITION 4357/386
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 8-17-06

REAL ESTATE SURVEYORS LLC

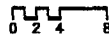
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BELTSVILLE, MARYLAND 20705
TEL: (301)572-9616 FAX: (301)572-9619

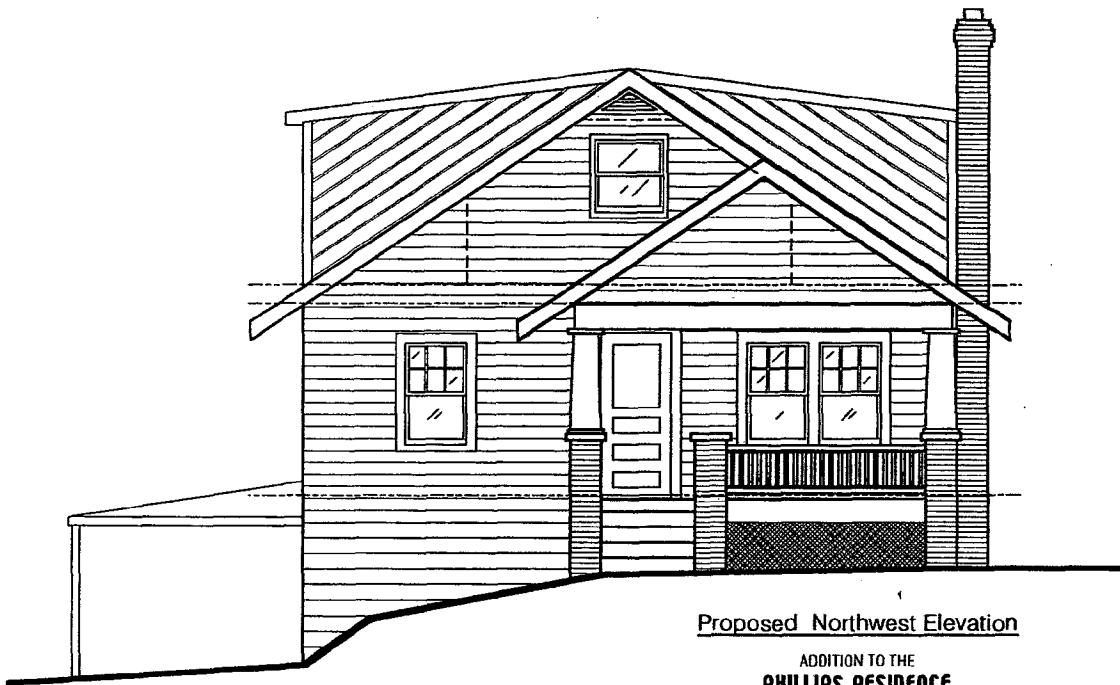
7



Existing Northwest Elevation

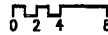
ADDITION TO THE
PHILLIPS RESIDENCE
35 Columbia Avenue
Takoma Park, Maryland 20912

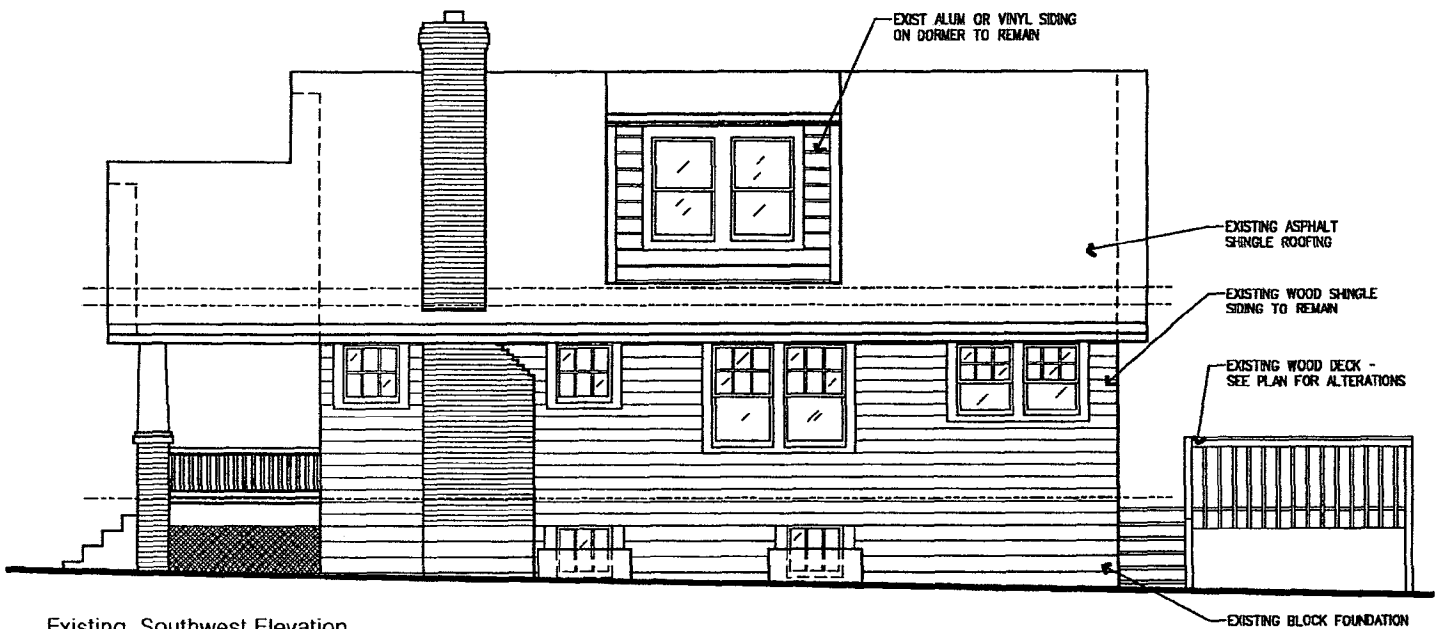




Proposed Northwest Elevation

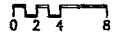
ADDITION TO THE
PHILLIPS RESIDENCE
35 Columbia Avenue
Takoma Park, Maryland 20912

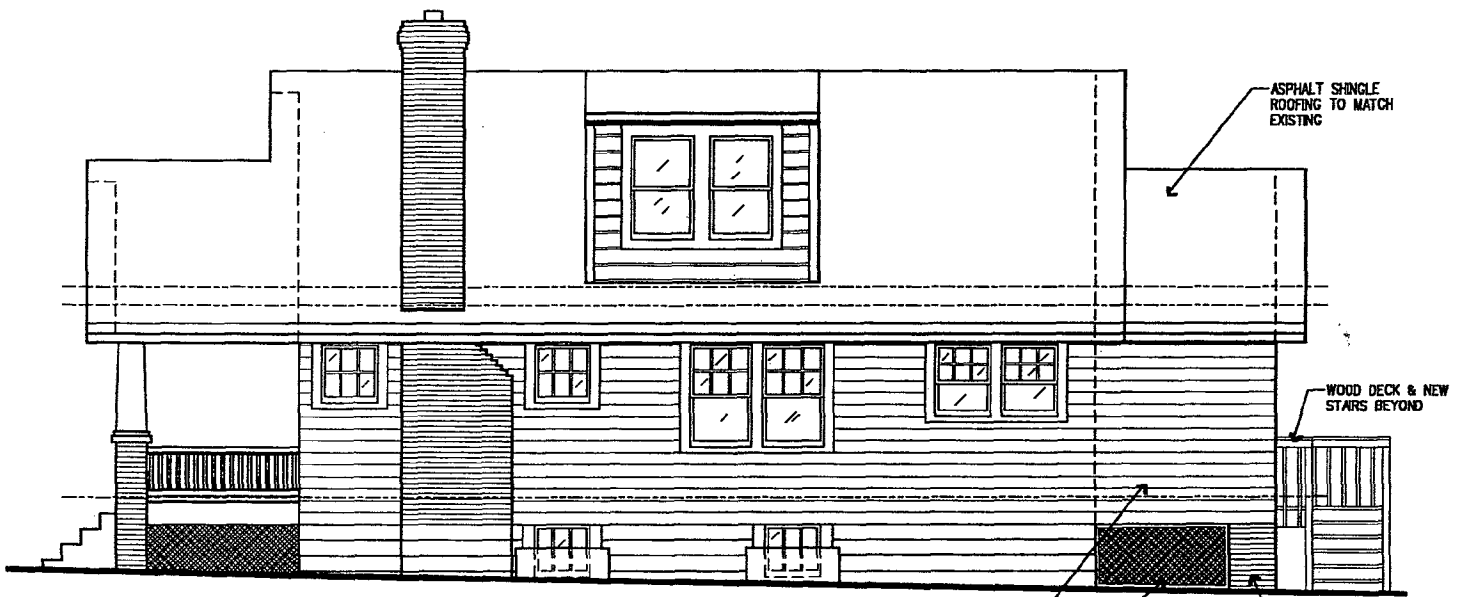




Existing Southwest Elevation

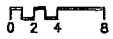
ADDITION TO THE
PHILLIPS RESIDENCE
 35 Columbia Avenue
 Takoma Park, Maryland 20912





Proposed Southwest Elevation

ADDITION TO THE
PHILLIPS RESIDENCE
 35 Columbia Avenue
 Takoma Park, Maryland 20912



EXTEND WOOD SHINGLE
 SIDING TO MATCH EXIST
 ON NEW ADDITION

LATTICE TO MATCH
 EXISTING AT FRONT
 PORCH

ASPHALT SHINGLE
 ROOFING TO MATCH
 EXISTING

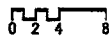
WOOD DECK & NEW
 STAIRS BEYOND

BRICK PIER



Existing Southeast Elevation

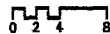
ADDITION TO THE
PHILLIPS RESIDENCE
35 Columbia Avenue
Takoma Park, Maryland 20912

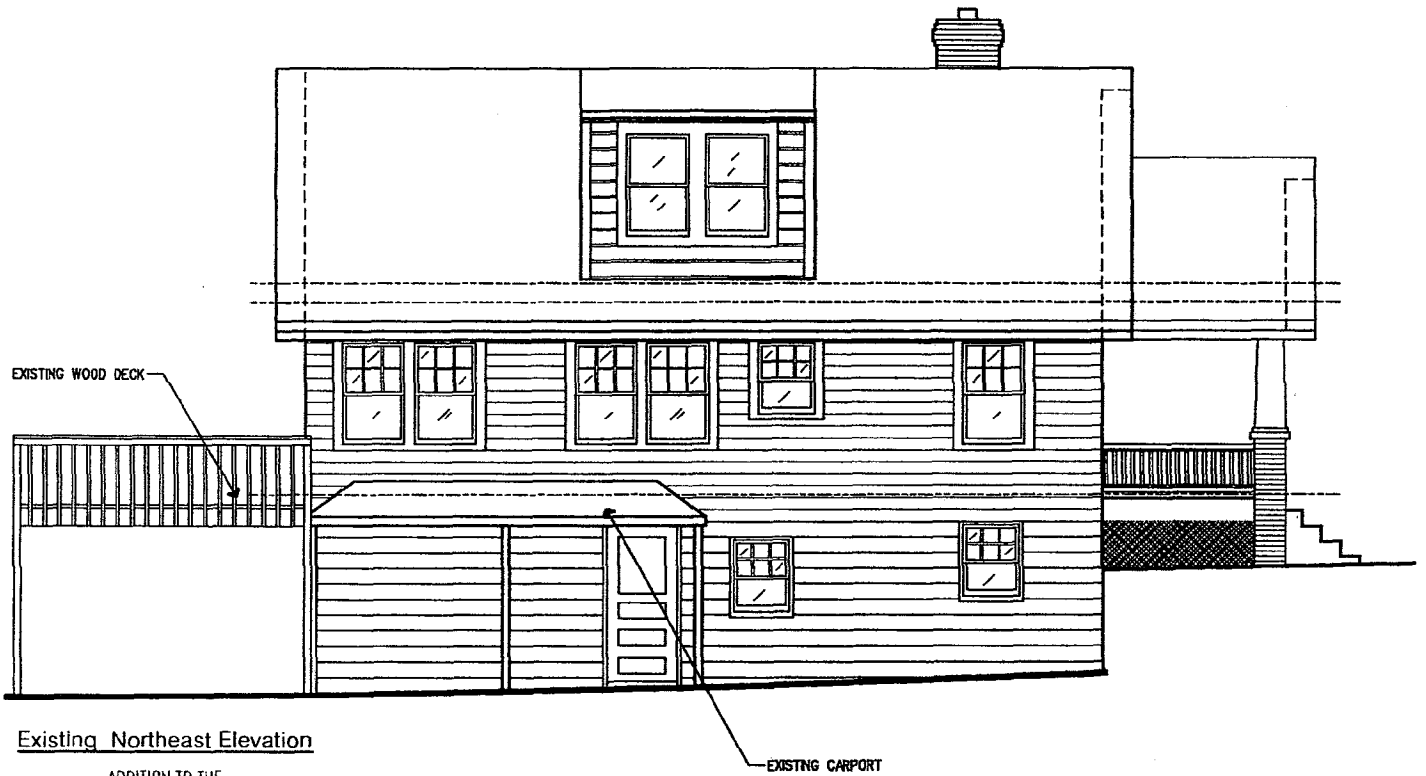




Proposed Southeast Elevation

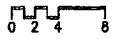
ADDITION TO THE
PHILLIPS RESIDENCE
 35 Columbia Avenue
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Existing Northeast Elevation

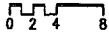
ADDITION TO THE
PHILLIPS RESIDENCE
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Takoma Park, Maryland 20912

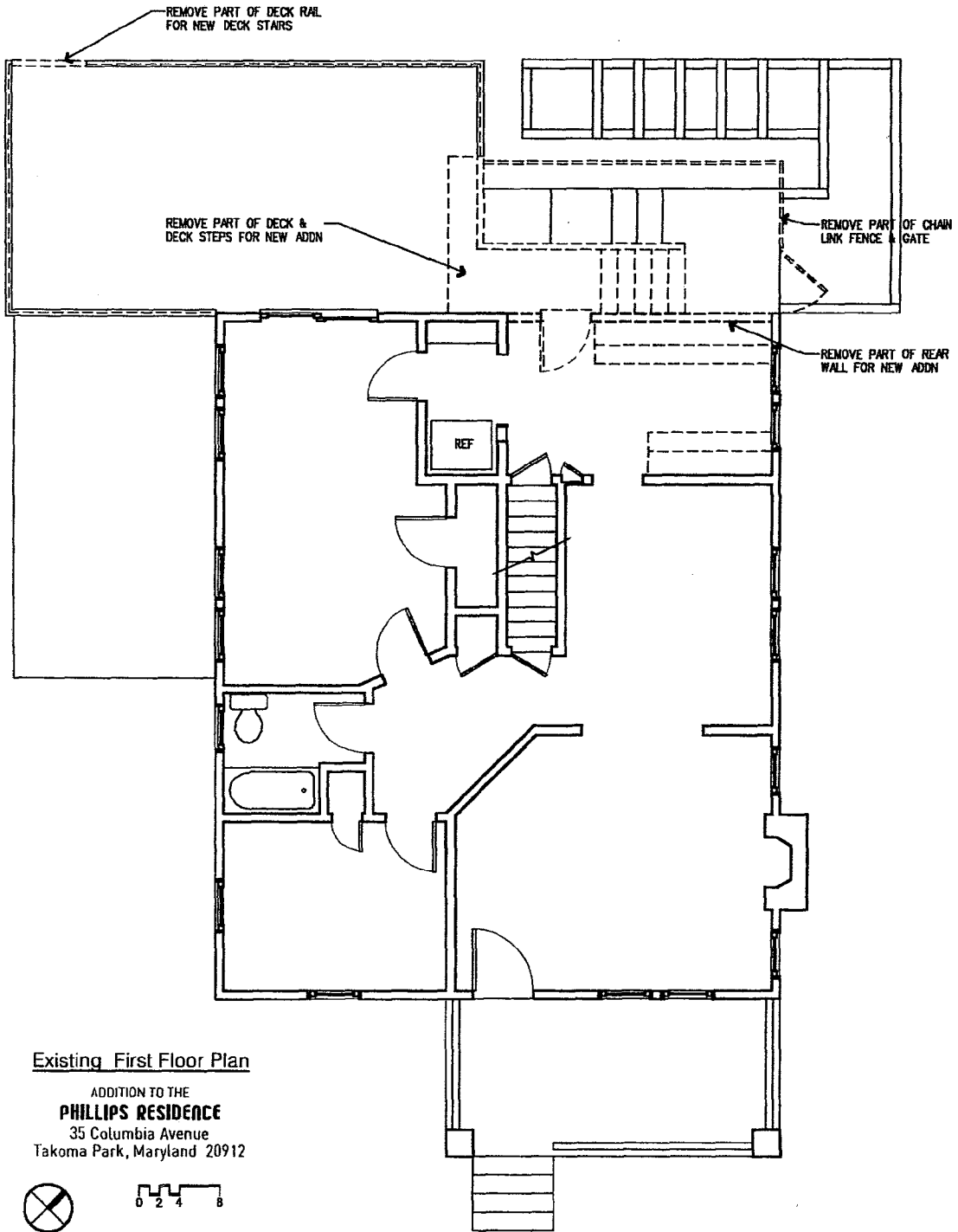


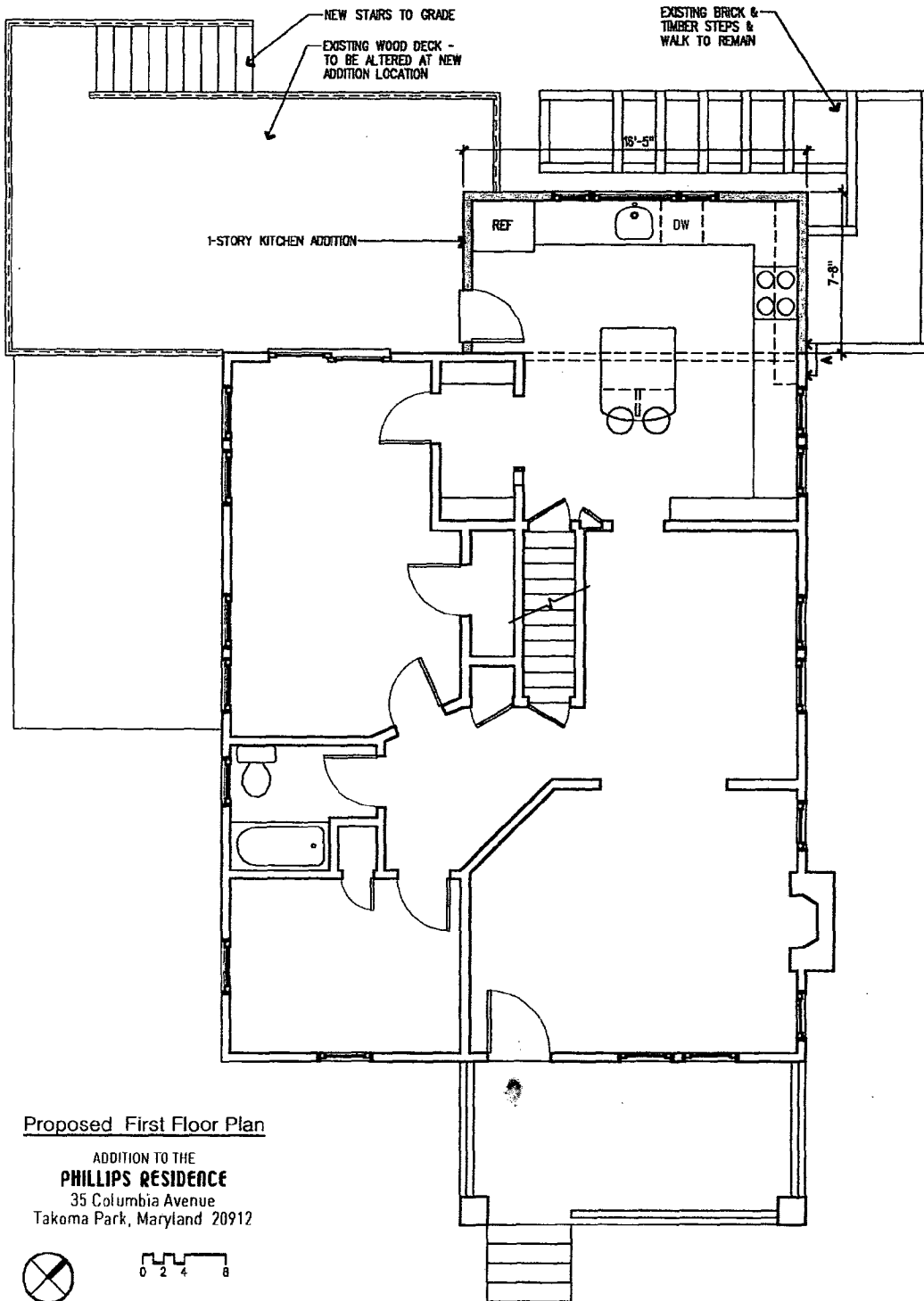


Proposed Northeast Elevation

ADDITION TO THE
PHILLIPS RESIDENCE
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Takoma Park, Maryland 20912

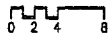






Proposed First Floor Plan

ADDITION TO THE
PHILLIPS RESIDENCE
 35 Columbia Avenue
 Takoma Park, Maryland 20912



NORTHWEST ELEVATION
(FRONT OF THE HOUSE—NO CHANGE)



SOUTHWEST ELEVATION
(RIGHT SIDE OF THE HOUSE)



**SOUTHEAST ELEVATION
(REAR OF THE HOUSE)**



NORTHEAST ELEVATION
(LEFT SIDE OF THE HOUSE)



LH neighbors' backyards border our driveway, so no house is visible. Bamboo curtain hides all.



RH neighbor



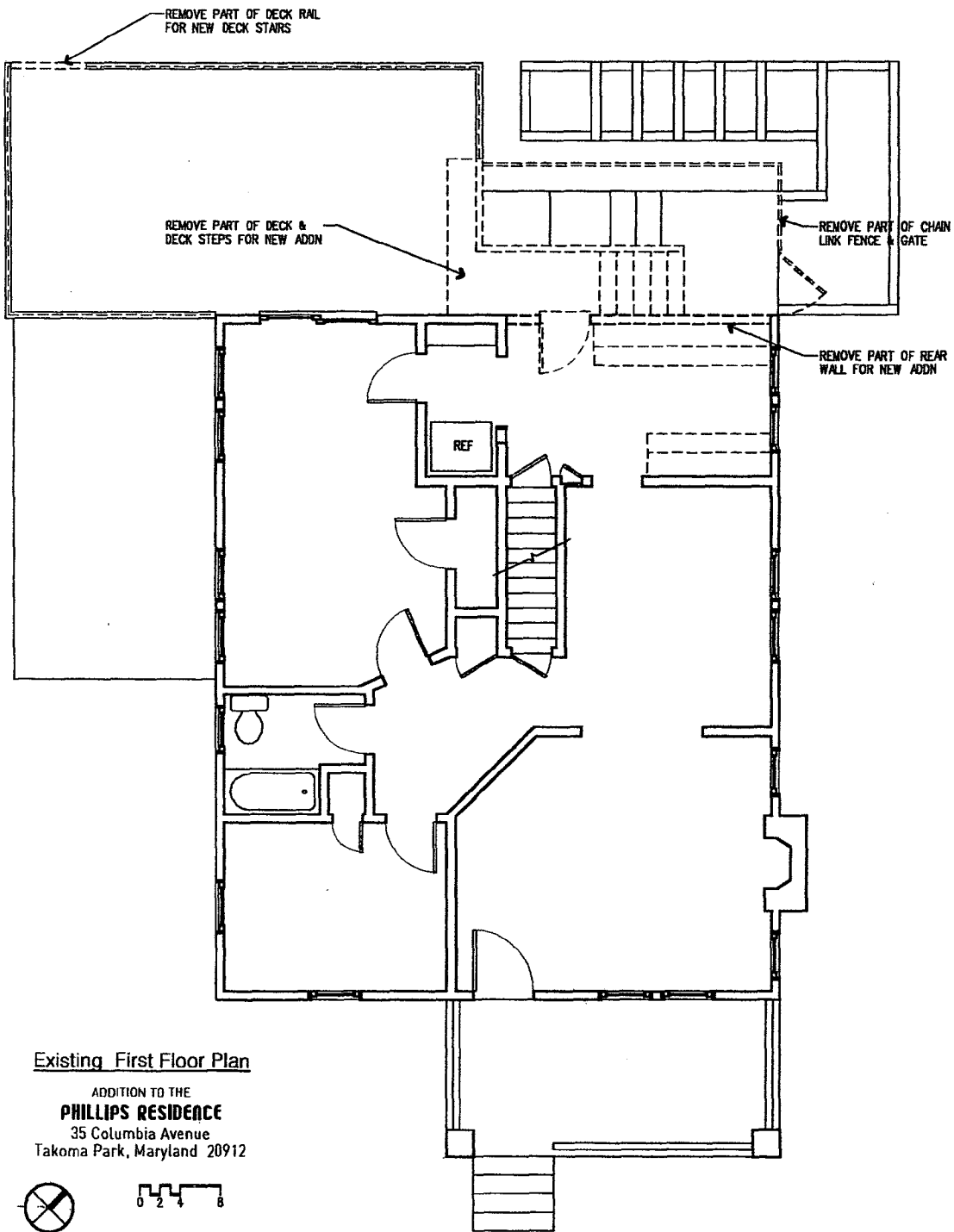
View across the street

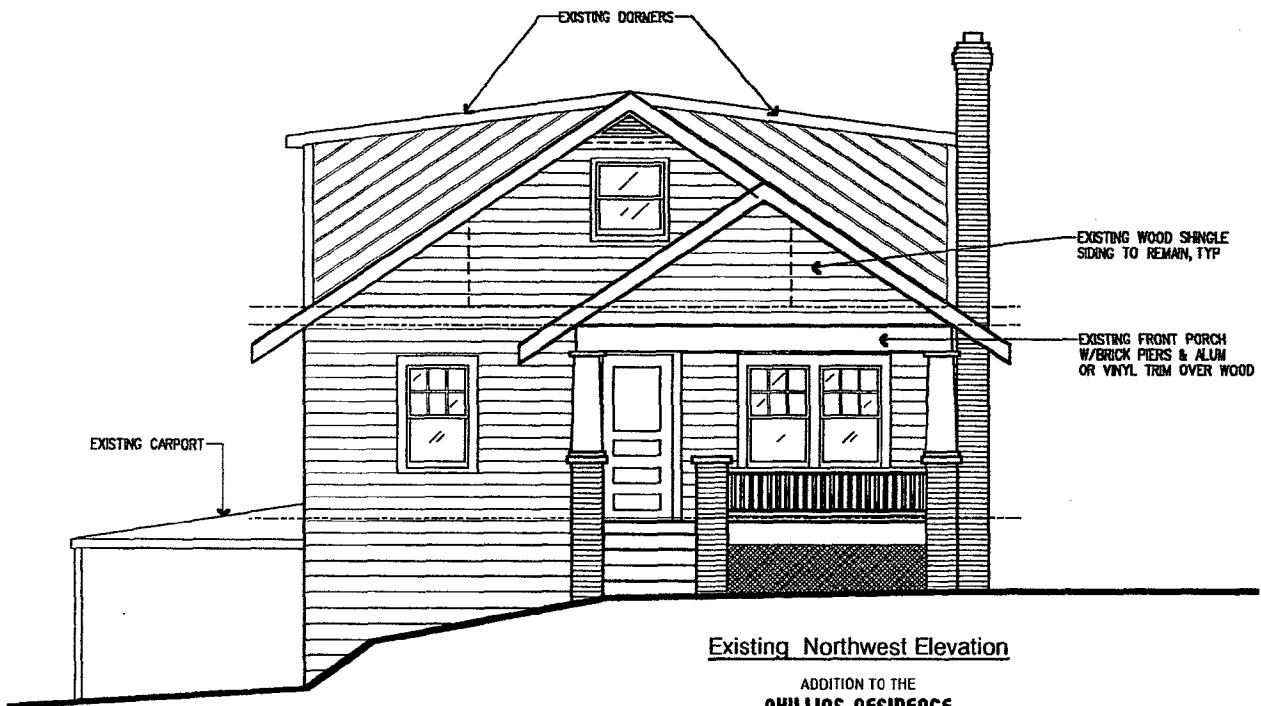


HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p><i>Ivan Phillips 35 Columbia Avenue Takoma Park, MD 20912</i></p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p><i>Andrew Flack Ann Fothergill 33 Columbia Avenue Takoma Park, MD 20912</i></p>	<p><i>Gary Stern Nancy Segal 7112 Poplar Ave. Takoma Park, MD 20912</i></p>
<p><i>Winthrop Swenson Anne Olsen 7116 Poplar Avenue Takoma Park, MD 20912</i></p>	<p><i>Ethel Baile 10 Hickory Avenue Takoma Park, MD 20912</i></p>
<p><i>Amalya Dixon 7114 Poplar Avenue Takoma Park, MD 20912</i></p>	<p><i>David + Liesel Groberg 34 Columbia Ave Takoma Park, MD 20912</i></p>

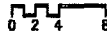


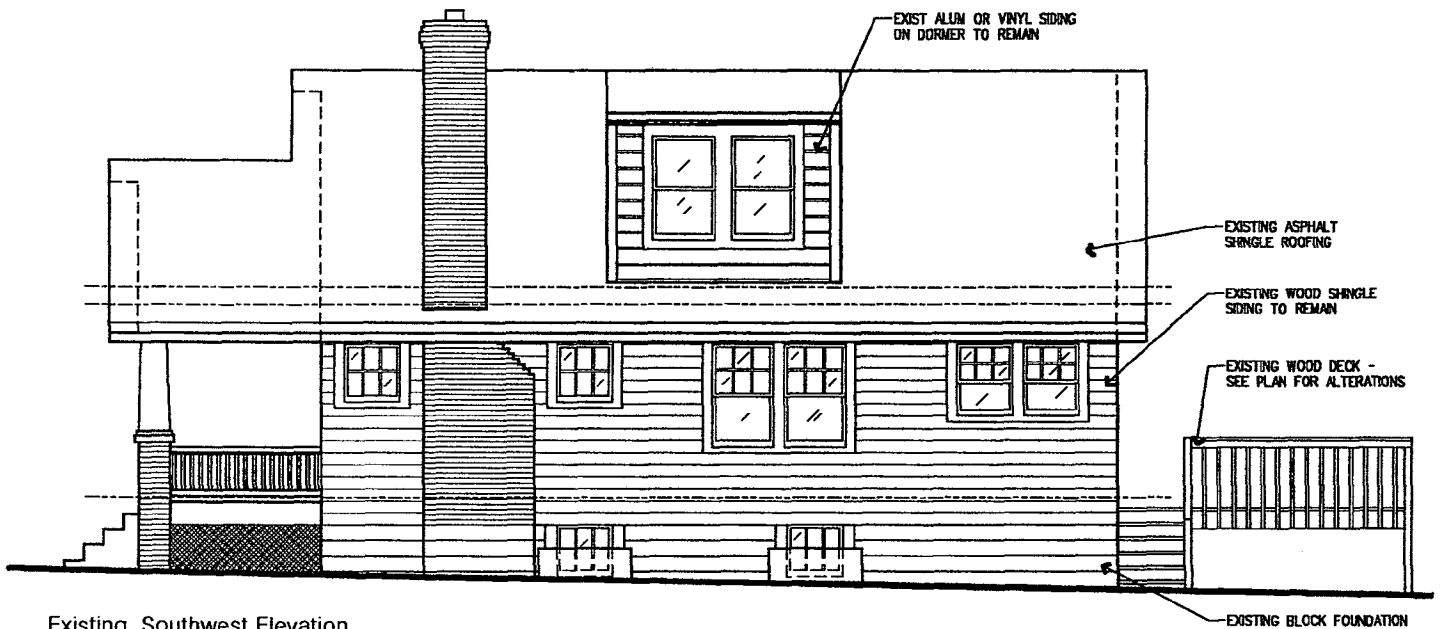




Existing Northwest Elevation

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Takoma Park, Maryland 20912

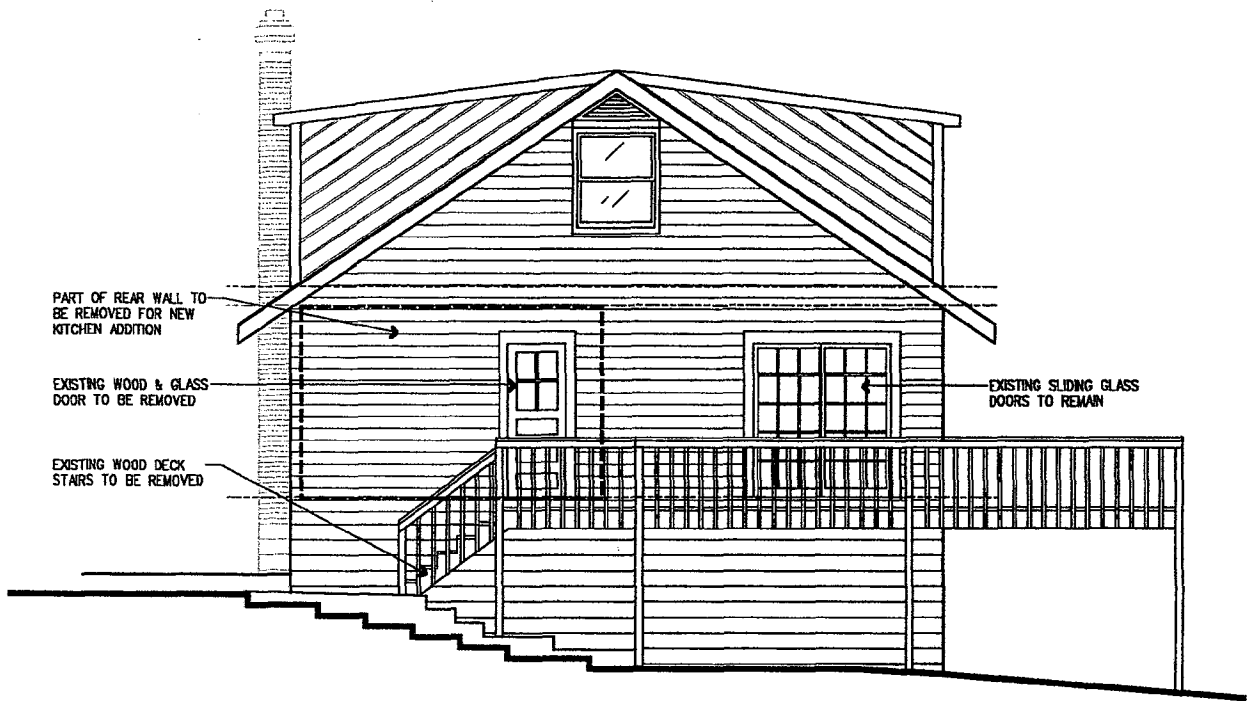




Existing Southwest Elevation

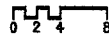
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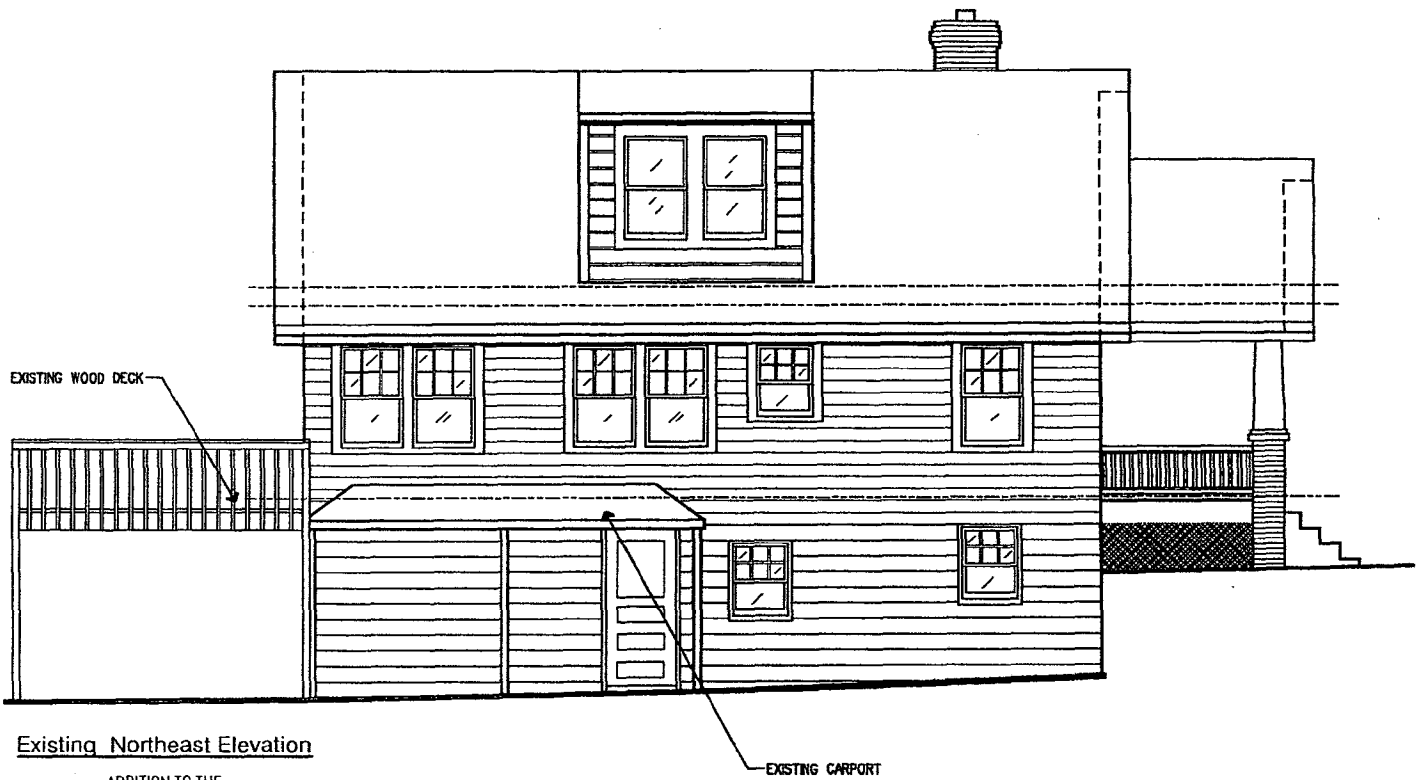




Existing Southeast Elevation

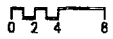
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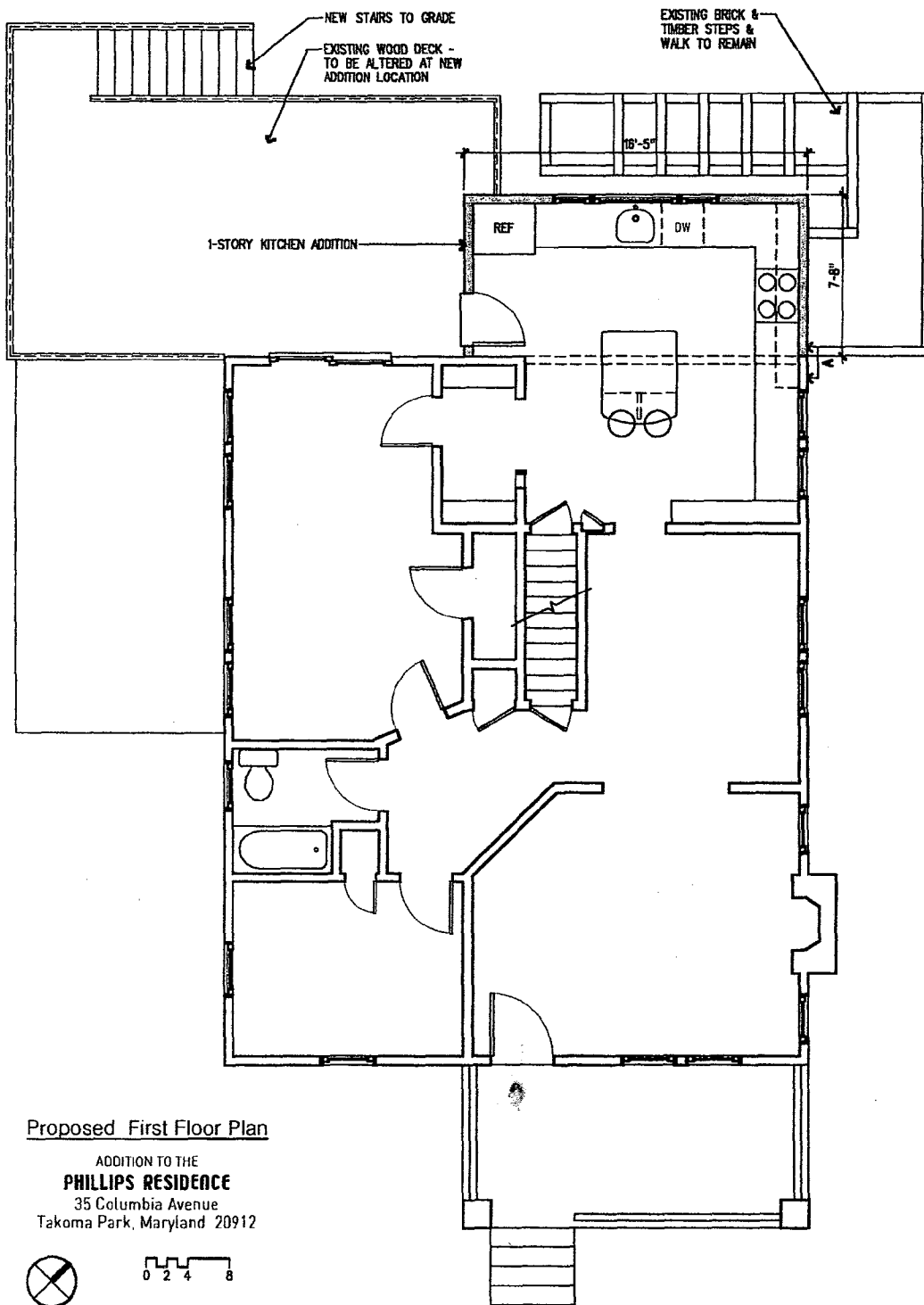


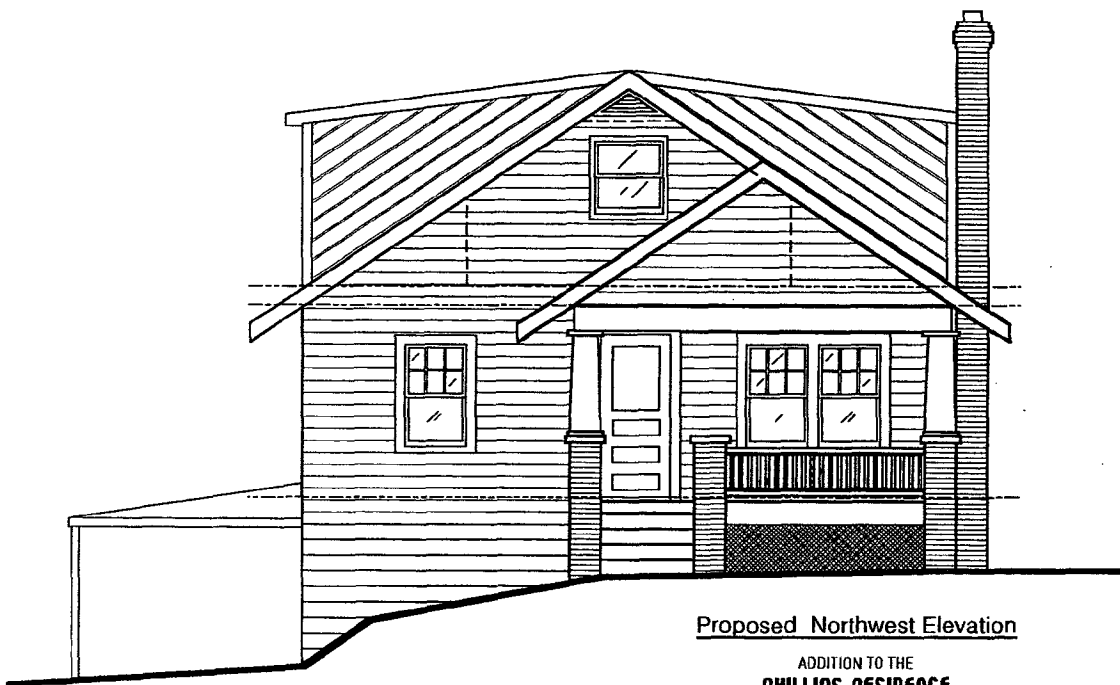


Existing Northeast Elevation

ADDITION TO THE
PHILLIPS RESIDENCE
35 Columbia Avenue
Takoma Park, Maryland 20912

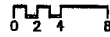






Proposed Northwest Elevation

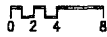
ADDITION TO THE
PHILLIPS RESIDENCE
35 Columbia Avenue
Takoma Park, Maryland 20912





Proposed Southwest Elevation

ADDITION TO THE
PHILLIPS RESIDENCE
 35 Columbia Avenue
 Takoma Park, Maryland 20912



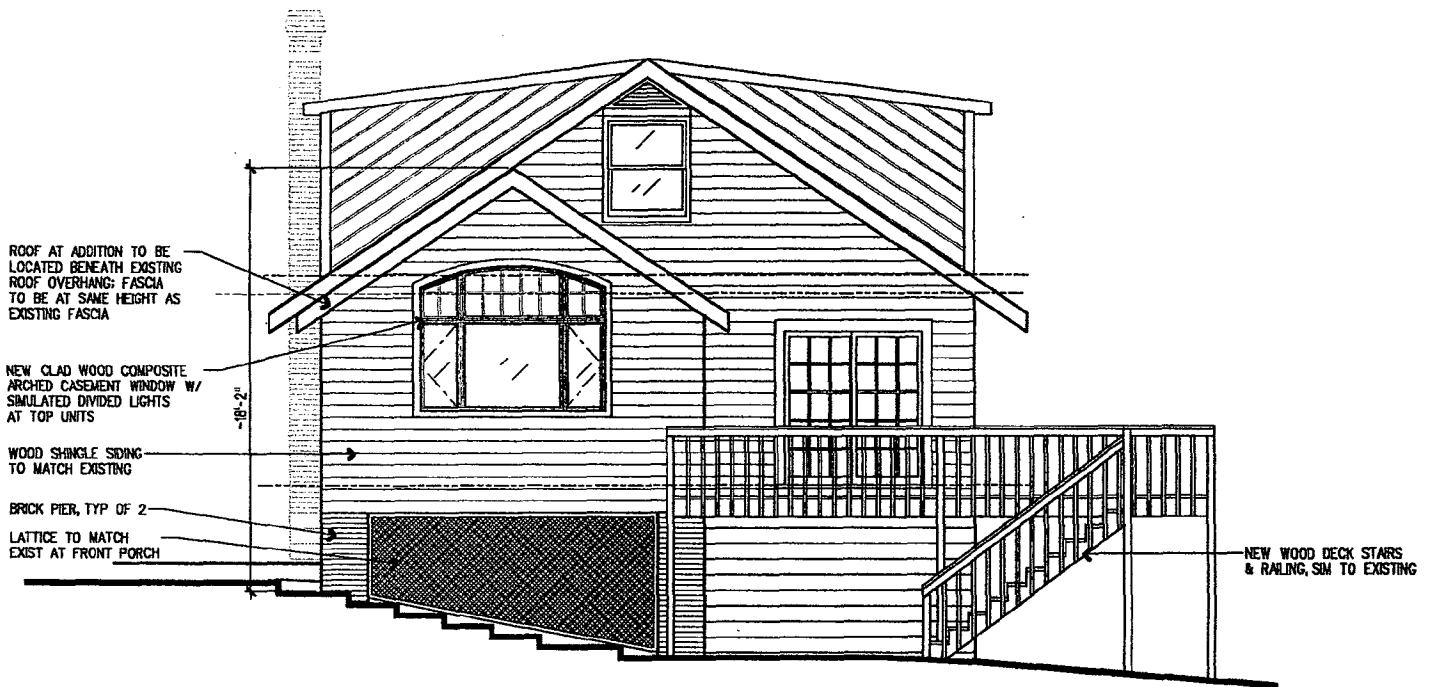
EXTEND WOOD SHINGLE
 SIDING TO MATCH EXIST
 ON NEW ADDITION

LATTICE TO MATCH
 EXISTING AT FRONT
 PORCH

ASPHALT SHINGLE
 ROOFING TO MATCH
 EXISTING

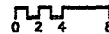
WOOD DECK & NEW
 STAIRS BEYOND

BRICK PIER



Proposed Southeast Elevation

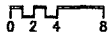
ADDITION TO THE
PHILLIPS RESIDENCE
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 Takoma Park, Maryland 20912





Proposed Northeast Elevation

ADDITION TO THE
PHILLIPS RESIDENCE
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Takoma Park, Maryland 20912



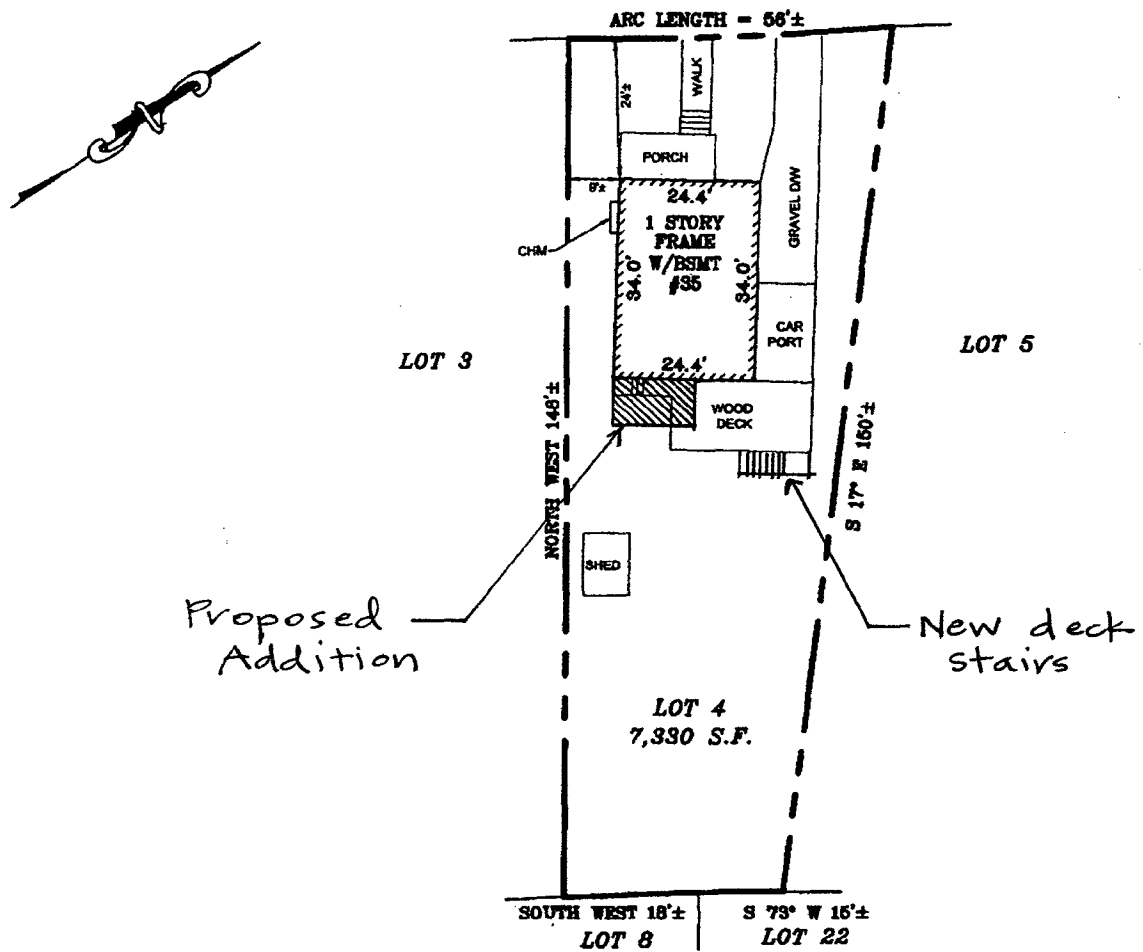
MARYLAND

WASHINGTON, D.C.

VIRGINIA

ADDRESS: 35 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

COLUMBIA AVENUE



NOTES

- THIS IMPROVEMENT LOCATION DRAWING:
 - IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING;
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- SUBJECT TO ALL EASEMENTS ON RECORD.
- PLAT IS UNCLEAR.

CASE: #
FILE: 456HLOC_2006-3943

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



FITZROY J. BERTRAND
SURVEYOR

8/18/06
DATE

LOCATION DRAWING
LOT 4 BLOCK 20
DISTRICT 13
GILBERT'S ADDITION 4357/386
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 8-17-06

REAL ESTATE SURVEYORS LLC

Residential, Commercial, Industrial and Land Surveys
CALVERTON TOWERS
11785 BELTSVILLE DRIVE, SUITE 150
BELTSVILLE, MARYLAND 20705
TEL: (301)572-9616 FAX: (301)572-9619

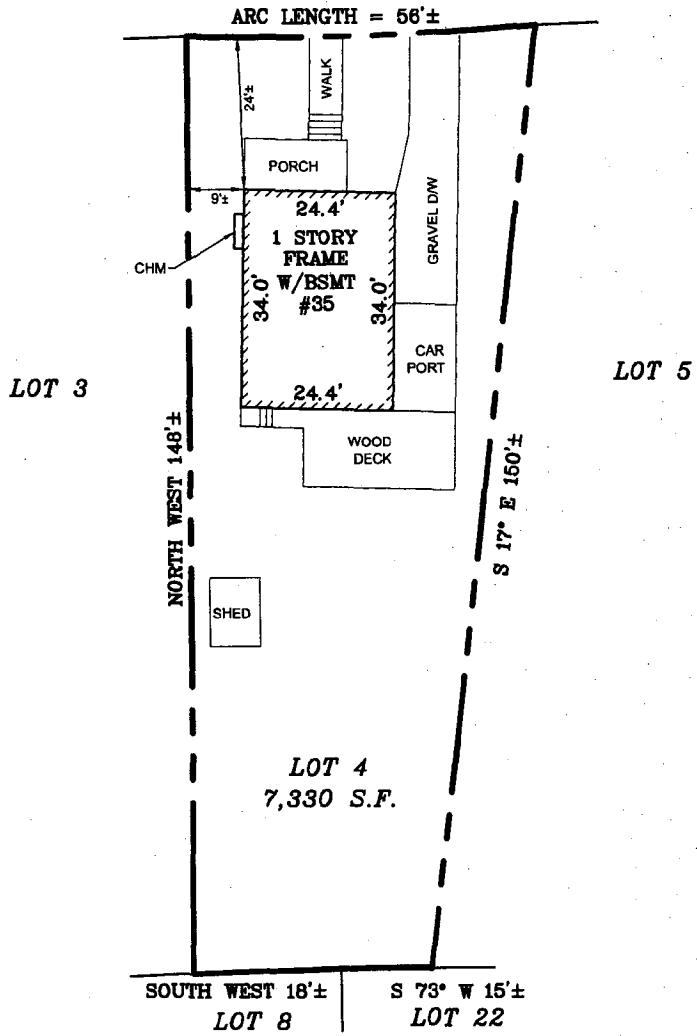
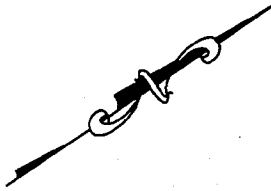
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

Owner's mailing address	Owner's Agent's mailing address
<p><i>Inan Phillips</i> <i>35 Columbia Avenue</i> <i>Takoma Park, MD</i> <i>20912</i></p>	
Adjacent and confronting Property Owners mailing addresses	
<p><i>Andrew Hack</i> <i>Ann Fothergill</i> <i>33 Columbia Avenue</i> <i>Takoma Park, MD</i> <i>20912</i></p>	<p><i>Gary Stern</i> <i>Nancy Segal</i> <i>7112 Poplar Ave.</i> <i>Takoma Park, MD 20912</i></p>
<p><i>Winthrop Swenson</i> <i>Anne Olsen</i> <i>7116 Poplar Avenue</i> <i>Takoma Park, MD</i> <i>20912</i></p>	<p><i>Ethel Barile</i> <i>10 Hickory Avenue</i> <i>Takoma Park, MD 20912</i></p>
<p><i>Amalya Dixon</i> <i>7114 Poplar Avenue</i> <i>Takoma Park, MD</i> <i>20912</i></p>	<p><i>David + Liesel Groberg</i> <i>34 Columbia Ave</i> <i>Takoma Park, MD</i> <i>20912</i></p>

ADDRESS: 35 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

COLUMBIA AVENUE



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CASE: #
FILE: #36HLOC_2006-3943

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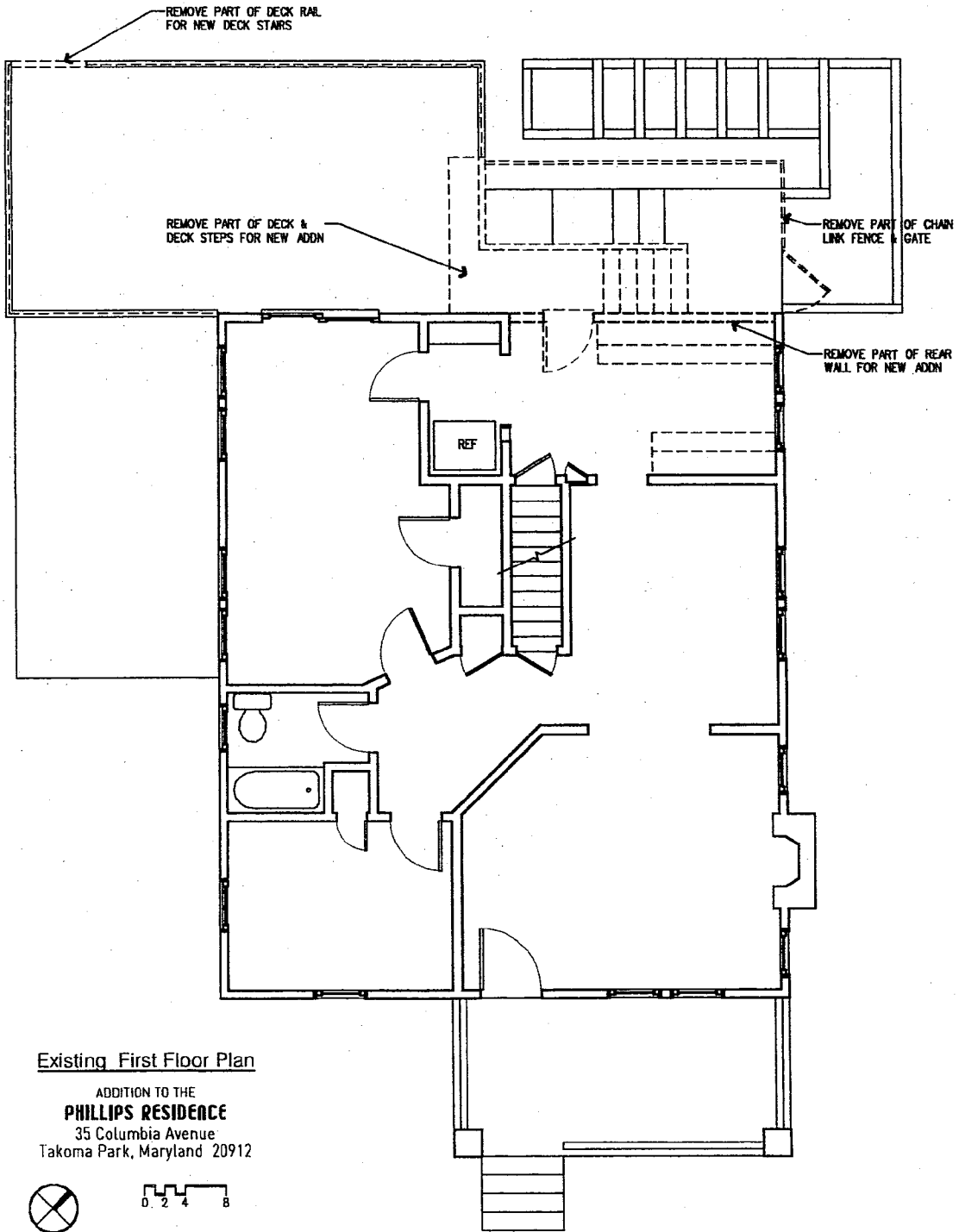
FITZROY J. BERTRAND
SURVEYOR

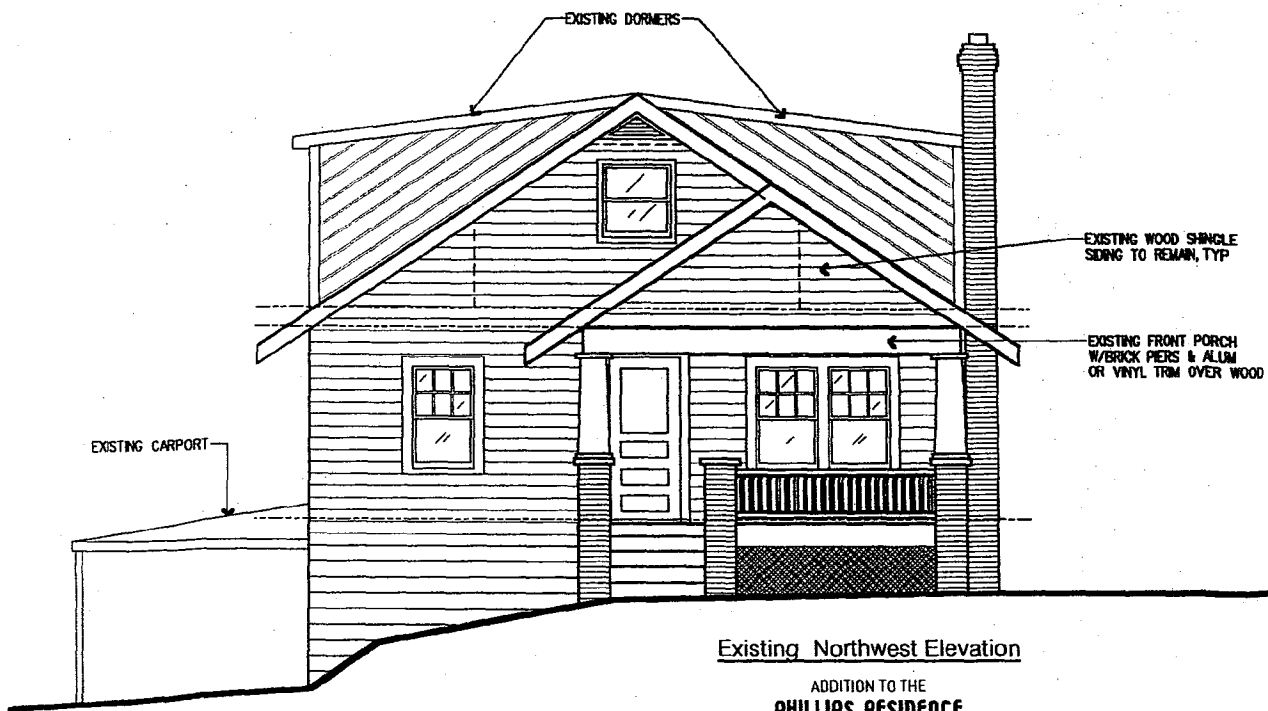
8/18/06
DATE

LOCATION DRAWING
LOT 4 BLOCK 20
DISTRICT 13
GILBERTS ADDITION 4357/386
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 8-17-06

REAL ESTATE SURVEYORS LLC

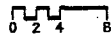
Residential, Commercial, Industrial and Land Surveys
CALVERTON TOWERS
11785 BELTSVILLE DRIVE, SUITE 150
BELTSVILLE, MARYLAND 20705
TEL: (301)572-9616 FAX: (301)572-9619





Existing Northwest Elevation

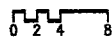
ADDITION TO THE
PHILLIPS RESIDENCE
35 Columbia Avenue
Takoma Park, Maryland 20912

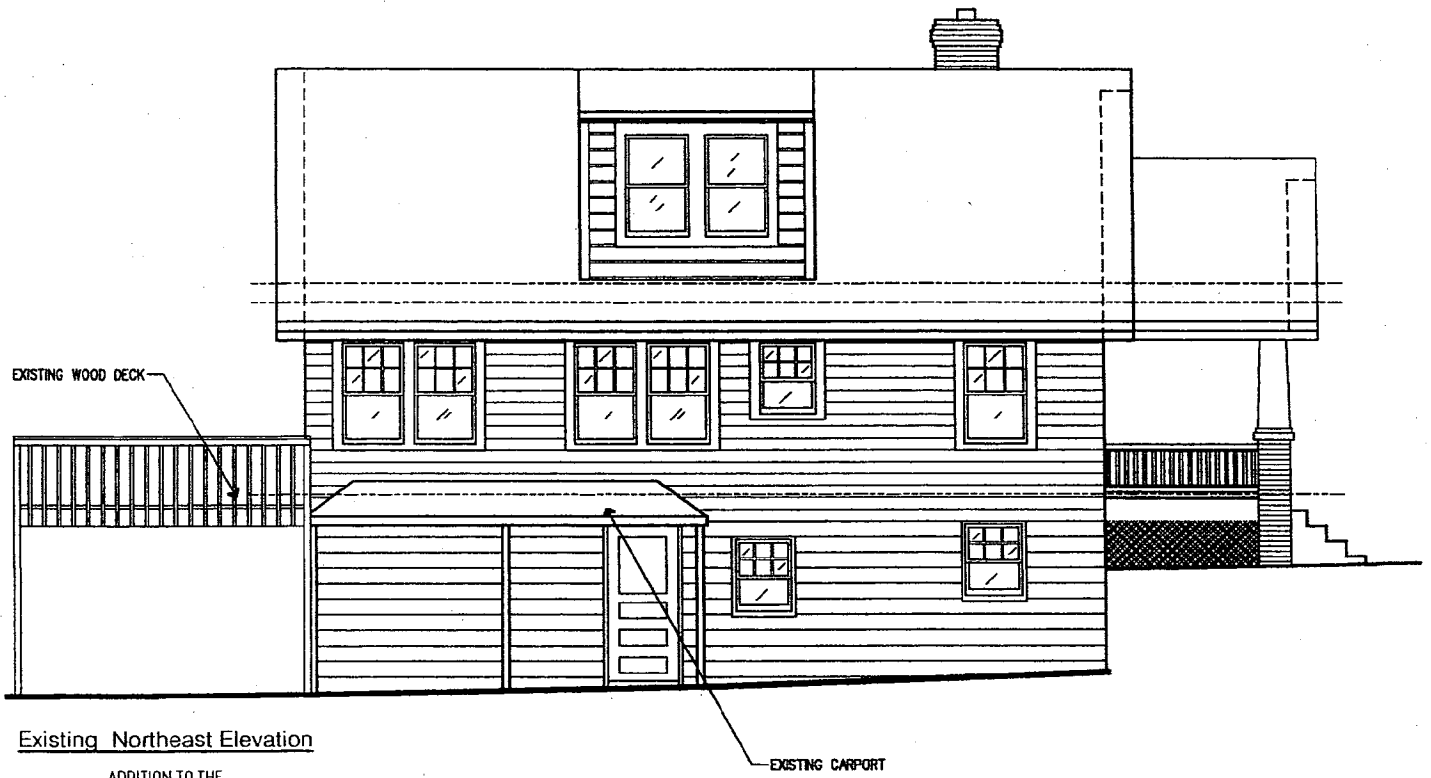




Existing Southeast Elevation

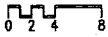
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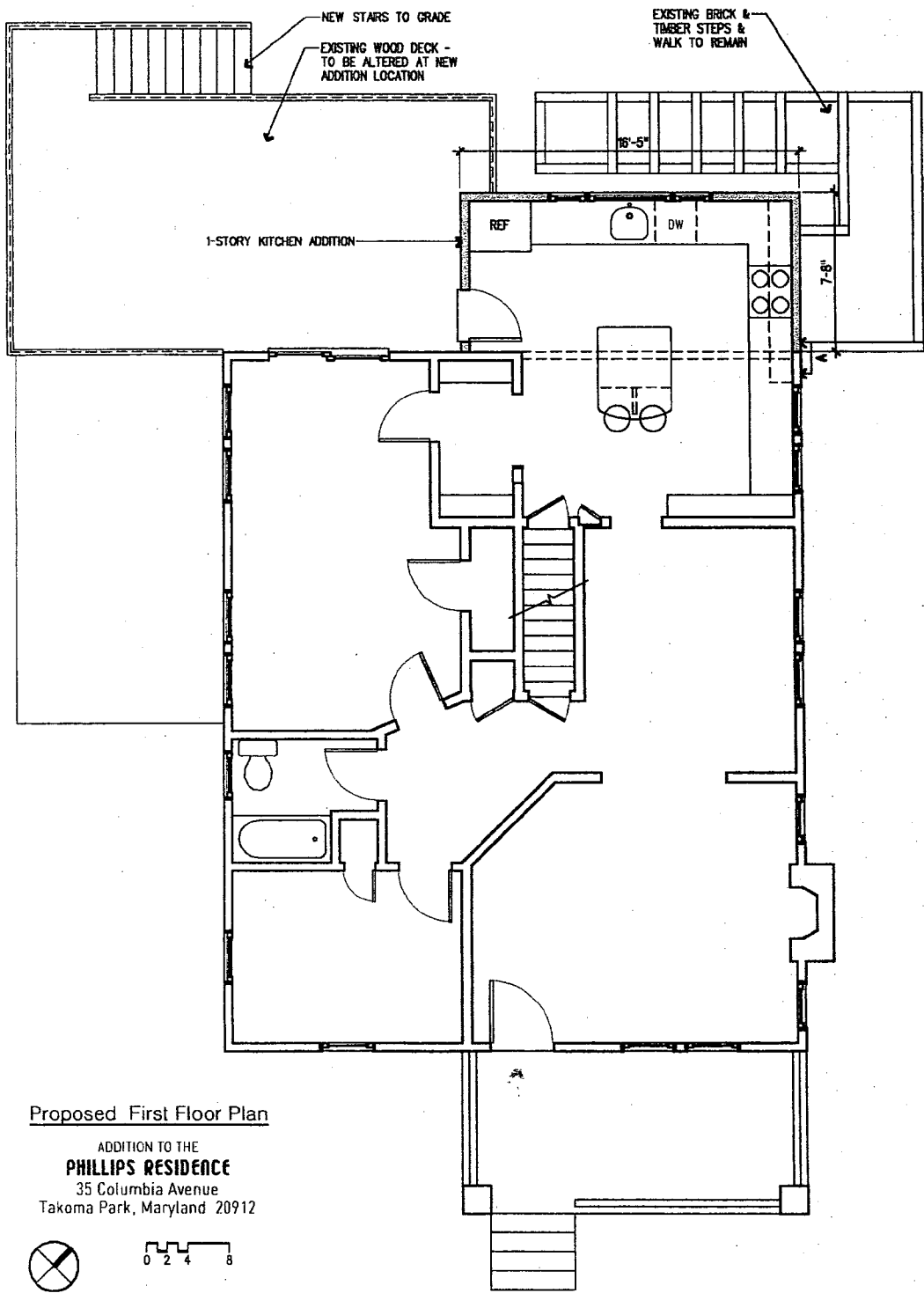




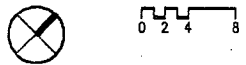
Existing Northeast Elevation

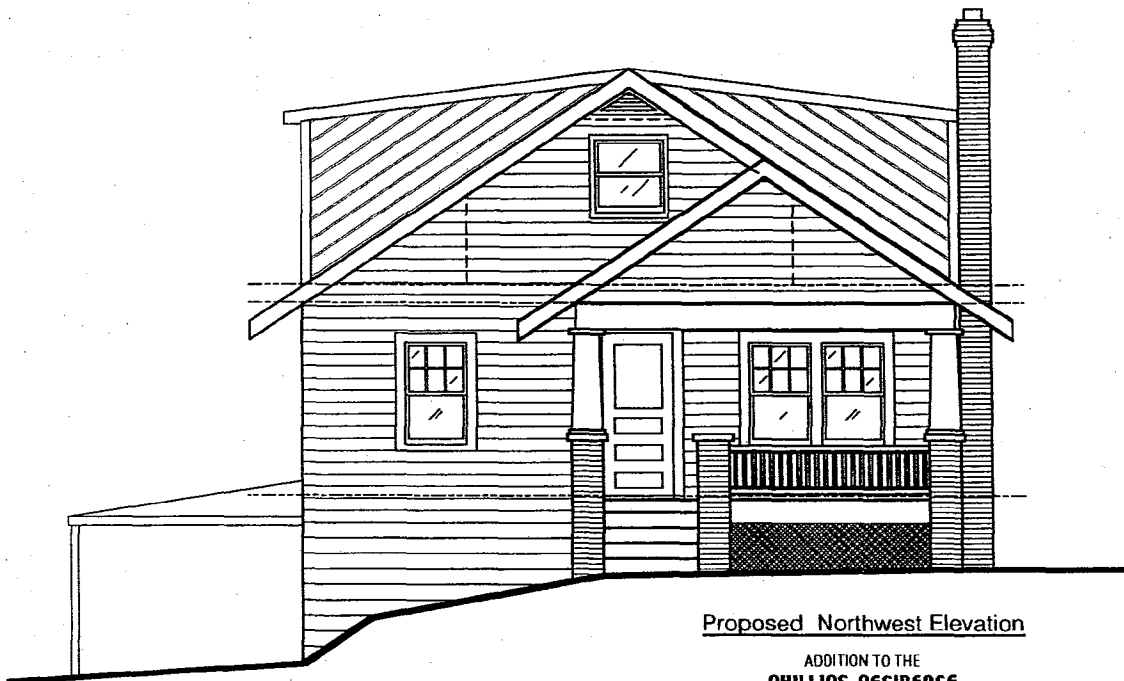
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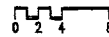
Proposed First Floor Plan
 ADDITION TO THE
PHILLIPS RESIDENCE
 35 Columbia Avenue
 Takoma Park, Maryland 20912

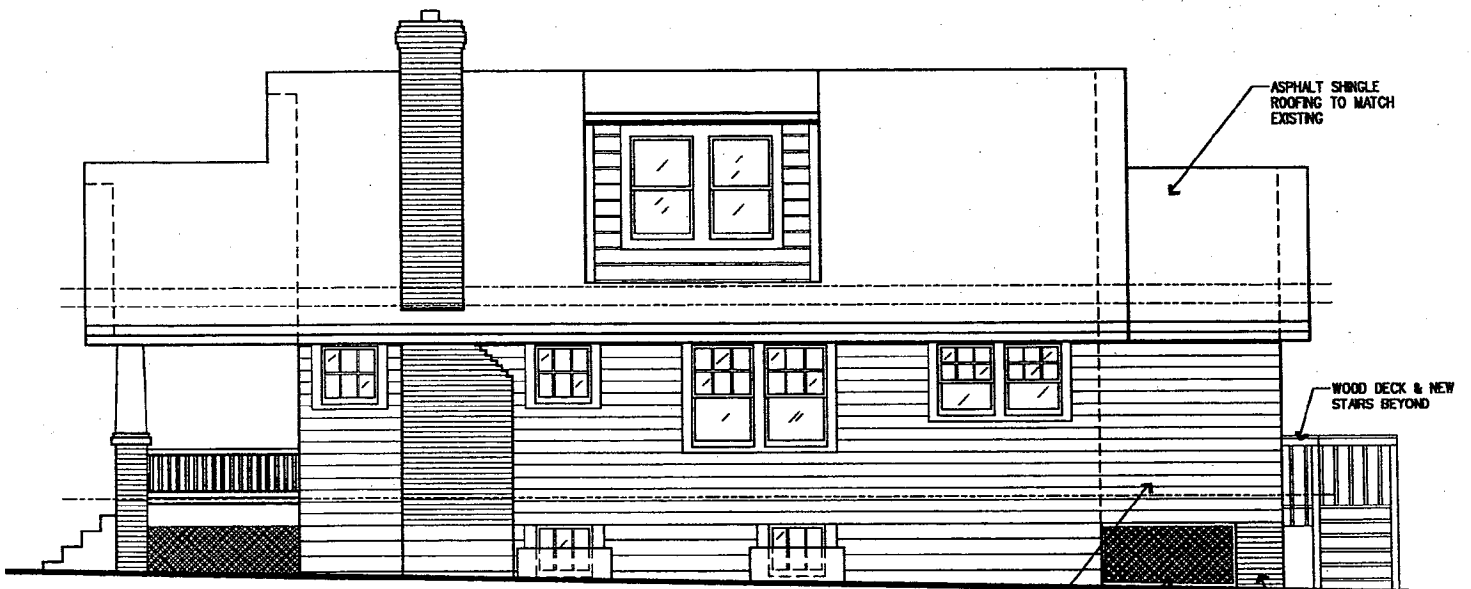




Proposed Northwest Elevation

ADDITION TO THE
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35 Columbia Avenue
Takoma Park, Maryland 20912





Proposed Southwest Elevation

ADDITION TO THE
PHILLIPS RESIDENCE
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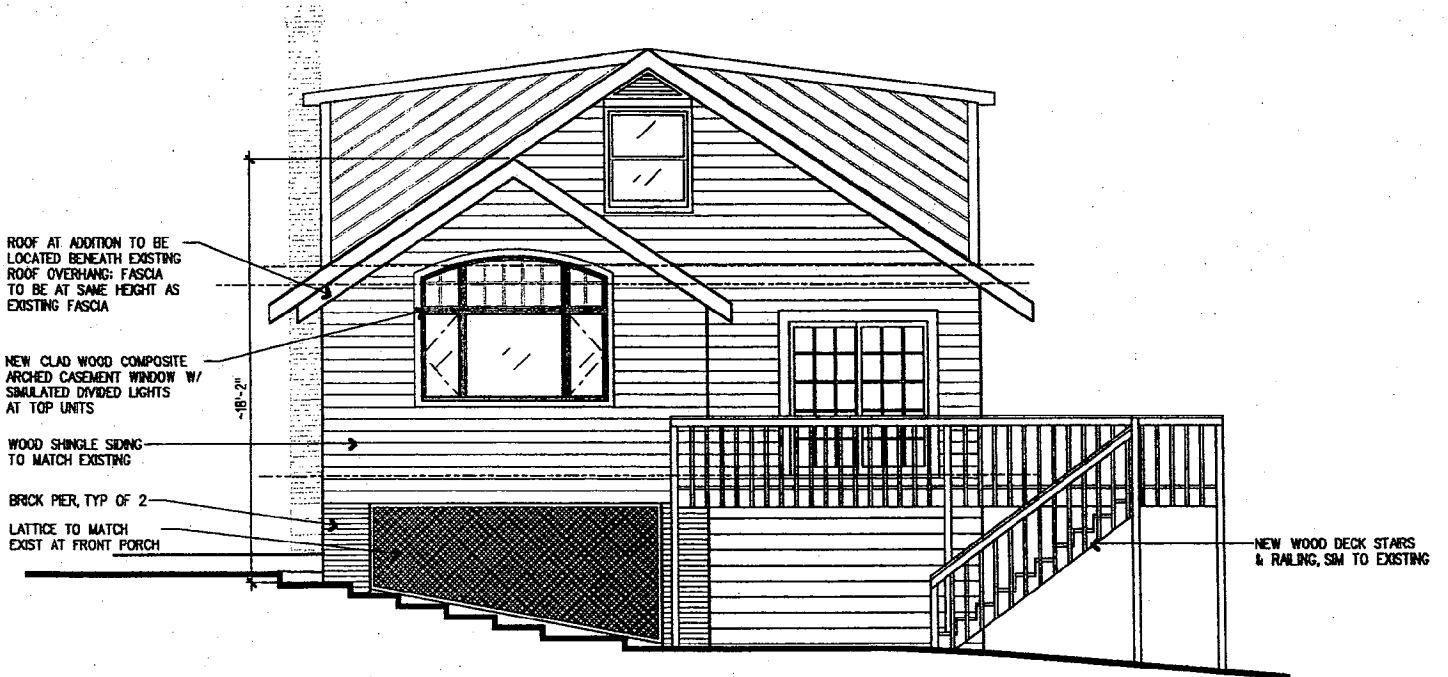
EXTEND WOOD SHINGLE
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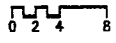
WOOD DECK & NEW
 STAIRS BEYOND

BRICK PIER



Proposed Southeast Elevation

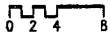
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Proposed Northeast Elevation

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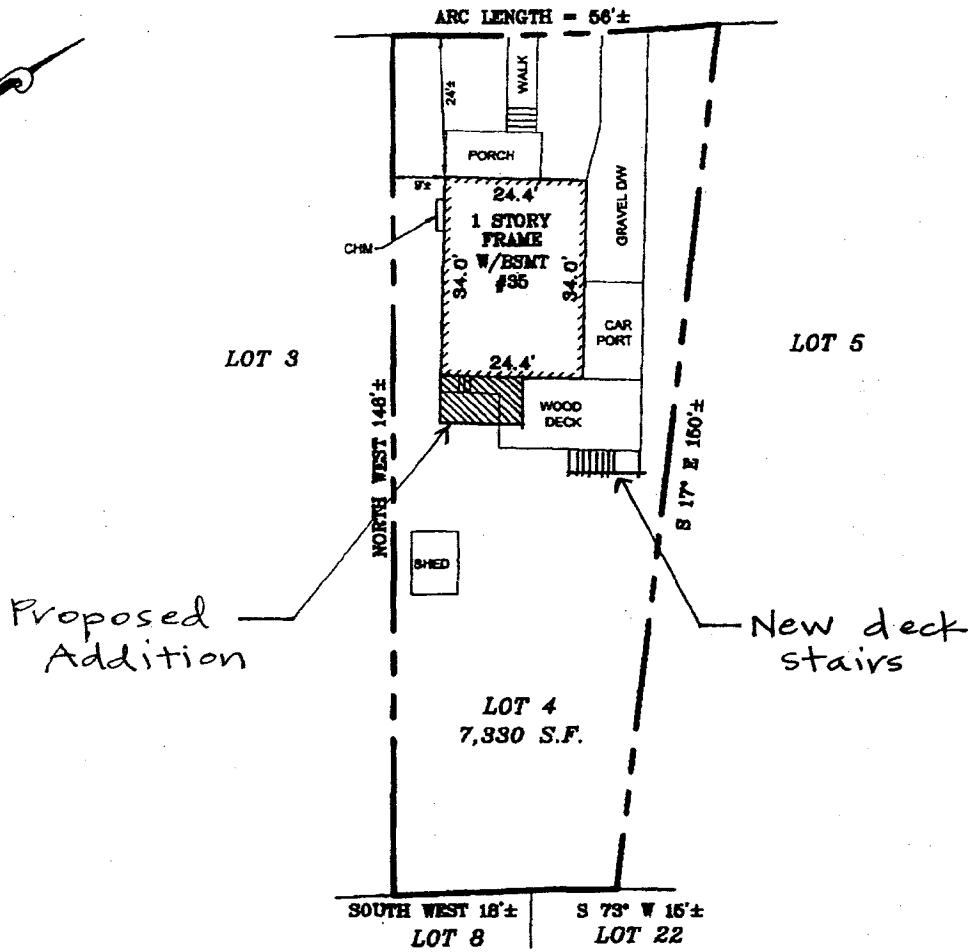
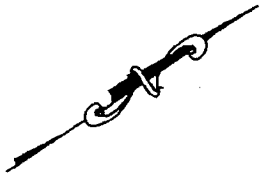
MARYLAND

WASHINGTON, D.C.

VIRGINIA

ADDRESS: 35 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

COLUMBIA AVENUE



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CASE: #
FILE: #35HLOC_2008-3943

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FITZROY J. BERTRAND
SURVEYOR

8/18/06
DATE

LOCATION DRAWING
LOT 4 BLOCK 20
DISTRICT 13
GILBERTS ADDITION 4357/386
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 8-17-08

REAL ESTATE SURVEYORS LLC

Residential, Commercial, Industrial and Land Surveys
CALVERTON TOWERS
11785 BELTSVILLE DRIVE, SUITE 150
BELTSVILLE, MARYLAND 20705
TEL: (301)572-9616 FAX: (301)572-9619

Silver, Joshua

From: AHSURGEON@aol.com

Sent: Sunday, August 19, 2007 7:09 PM

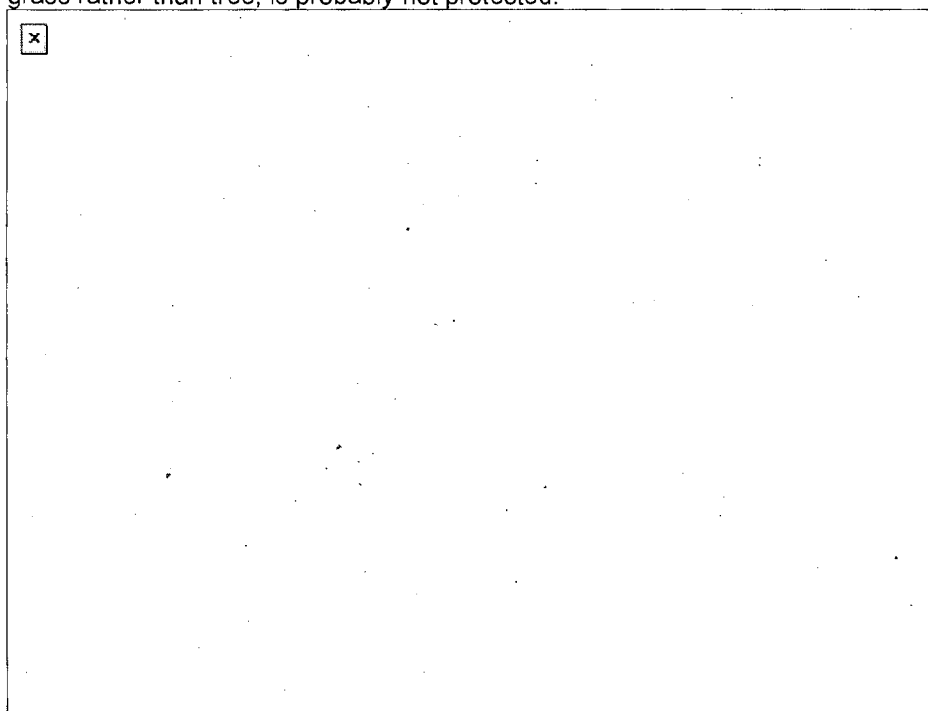
To: Silver, Joshua; toddb@@takomagov.org; stacystudioarch@earthlink.net

Subject: Tree protection plan for 35 Columbia Avenue, Takoma Park

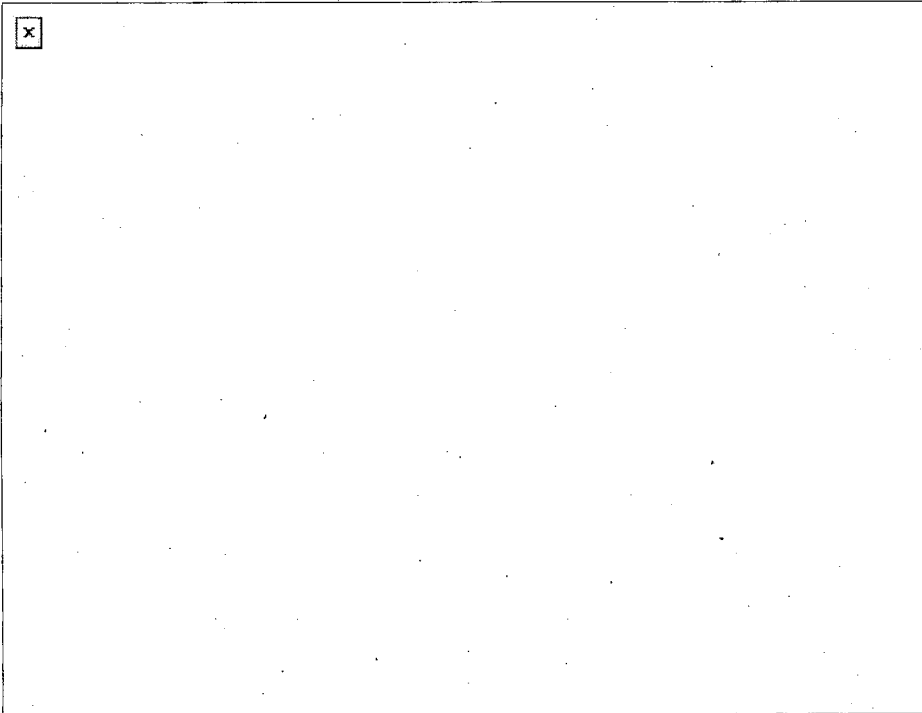
Dear Mr. Silver,

Our architect, Amy Stacy, informed me that you need a tree protection plan before you can sign off on our application.

Our kitchen expansion, will overhang the area where the dog is standing. That entire back of the house is surrounded by noxious bamboo which I am sure no one will object to its removal. In any case, bamboo, being a grass rather than tree, is probably not protected.



The only trees close to the construction area is where the steps will be attached to the deck. (please see picture below, the deck is on the left corner) One tree is in our neighbor's yard, down a sheer drop. It is about 15 feet away. The second tree is on the property line and about 18 feet away. I propose to erect one of those orange construction fences to make sure they are not harmed in any way, if it is necessary. Attached is a site plan marking where the trees are and the proposed fencing in red.



If you have any questions regarding this, please give me a call at 301 270 8811. Our next door neighbor, incidentally is your colleague, Anne Fothergill, I am sure she is familiar with the layout of our property. I look forward to getting the HPC permit as soon as possible. Looking forward to hearing from you.

Sincerely,

Inan Phillips

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