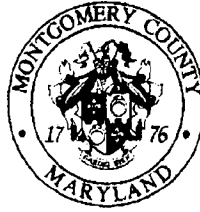


37/03-07F 55 Elm Ave
Takoma Park Historic District

Approved/stamped
plans are in Josh's
office.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: July 9, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Joshua Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #444286, rear deck installation and rear window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the February 28, 2007 meeting.

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

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Jon Lipshultz & Susan Campbell

Address: 55 Elm 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

1 of 5 File

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JON LIPSHUITZ
Daytime Phone No.: 202-514-2191

Tax Account No.: 01076323
Name of Property Owner: JON LIPSHUITZ Daytime Phone No.: 202-514-2191
Address: 55 ELM AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: N/A Phone No.:

Contractor Registration No.:
Agent for Owner: RAYMOND NUESCH Daytime Phone No.: 202-986-0711
JORDAN HONEYMAN LANDSCAPE ARCHITECTURE

LOCATION OF BUILDING/PREMISE

House Number: 55 Street: ELM AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: WEST MORELAND
Lot: 82 Block: 10 Subdivision: B.F. GILBERTS ADD. TO TAKOMA PARK
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: REPLACEMENT WINDOWS & DOOR

1B. Construction cost estimate: \$ 50K

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.

Raymond E. Nusch Signature of owner or authorized agent Date: 1/23/07

Approved: _____
Disapproved: _____ Signature: _____ Date: 3/1/07
Application/Permit No.: 444286 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:

1920'S ERA BLINDLOW IN TAKOMA PARK HISTORIC DISTRICT
2 STORY RESIDENCE W/ FINISHED BASEMENT
SIMILAR HOUSES ON EACH SIDE ADJOINING PROPERTIES

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

NEW WOODEN DECK & STAIRWAY IN BACK
STONE TERRACE BELOW / BENEATH PROPOSED DECK
REPLACEMENT WINDOWS IN BACK TO MATCH *RECENT

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.

REPLACEMENT WINDOWS IN FRONT (PELLA ARCHITECTURAL SERIES)
* ONE OVER ONE
"ARCHITECT SERIES WITH LUXURY EDITION" BY PELLA

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).

File



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Julia O'Malley
Chairperson

Date: March 01, 2007

MEMORANDUM

TO: Jon Lipshultz & Susan Campbell
55 Elm Ave, Takoma Park

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

SUBJECT: Historic Area Work Permit Application #444286

Your Historic Area Work Permit (HAWP) application for rear deck installation and rear window replacement was Approved with Conditions by the Historic Preservation Commission at its February 28, 2007 meeting.

The conditions of approval were:

1. *All exterior trim and historic jambs will be retained.*
2. *All applicable tree protection permits will be obtained and implemented as per City of Takoma Park code.*

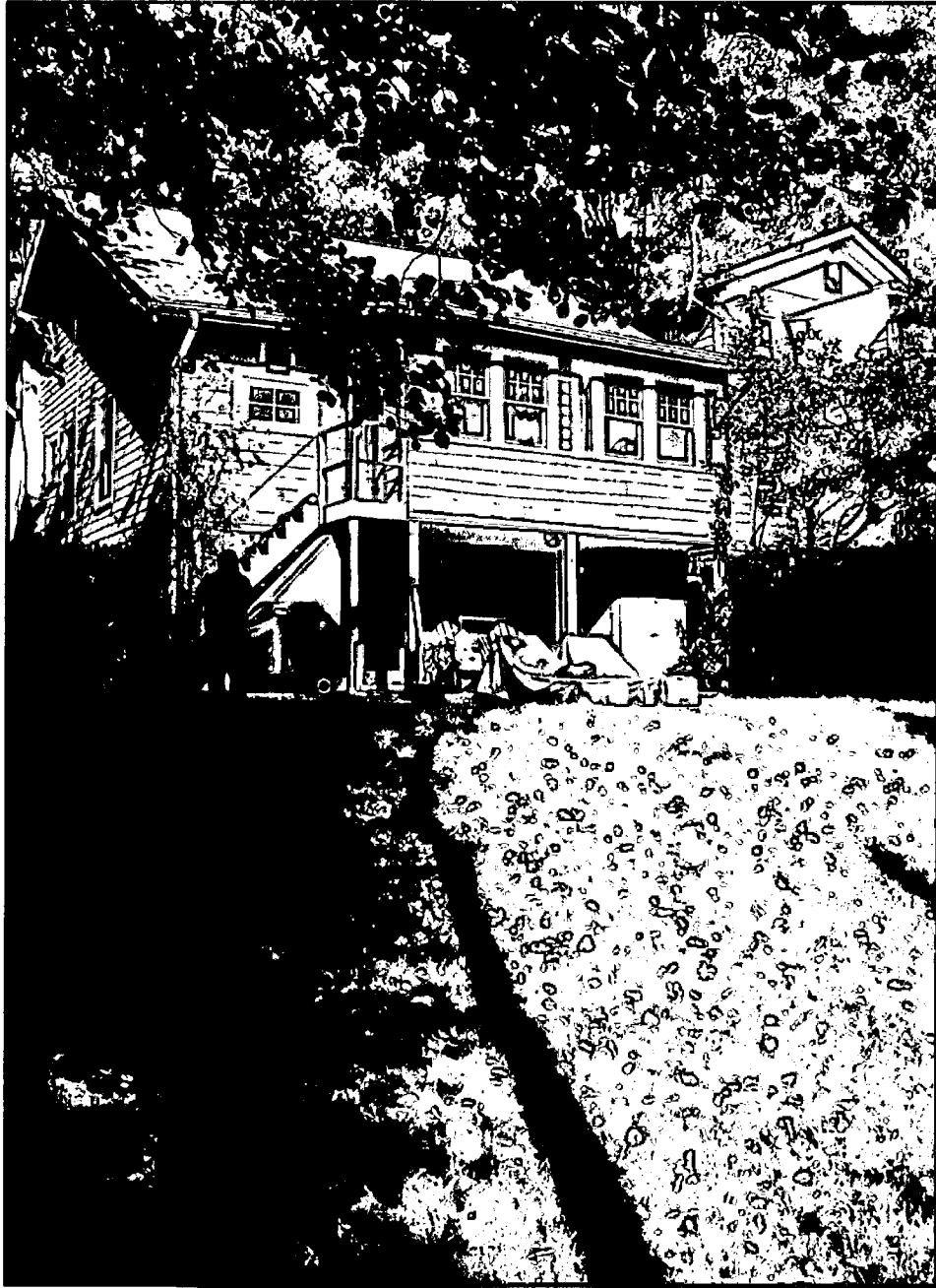
Before applying for a building permit from the Montgomery County Department of Permitting Services (DPS), you must schedule a meeting with your assigned staff person to bring your three (3) final permit sets of drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another local government office before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings, the official approval letter, and the signed HAWP Application. These forms will be issued when the drawings are stamped by your assigned staff person and 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!

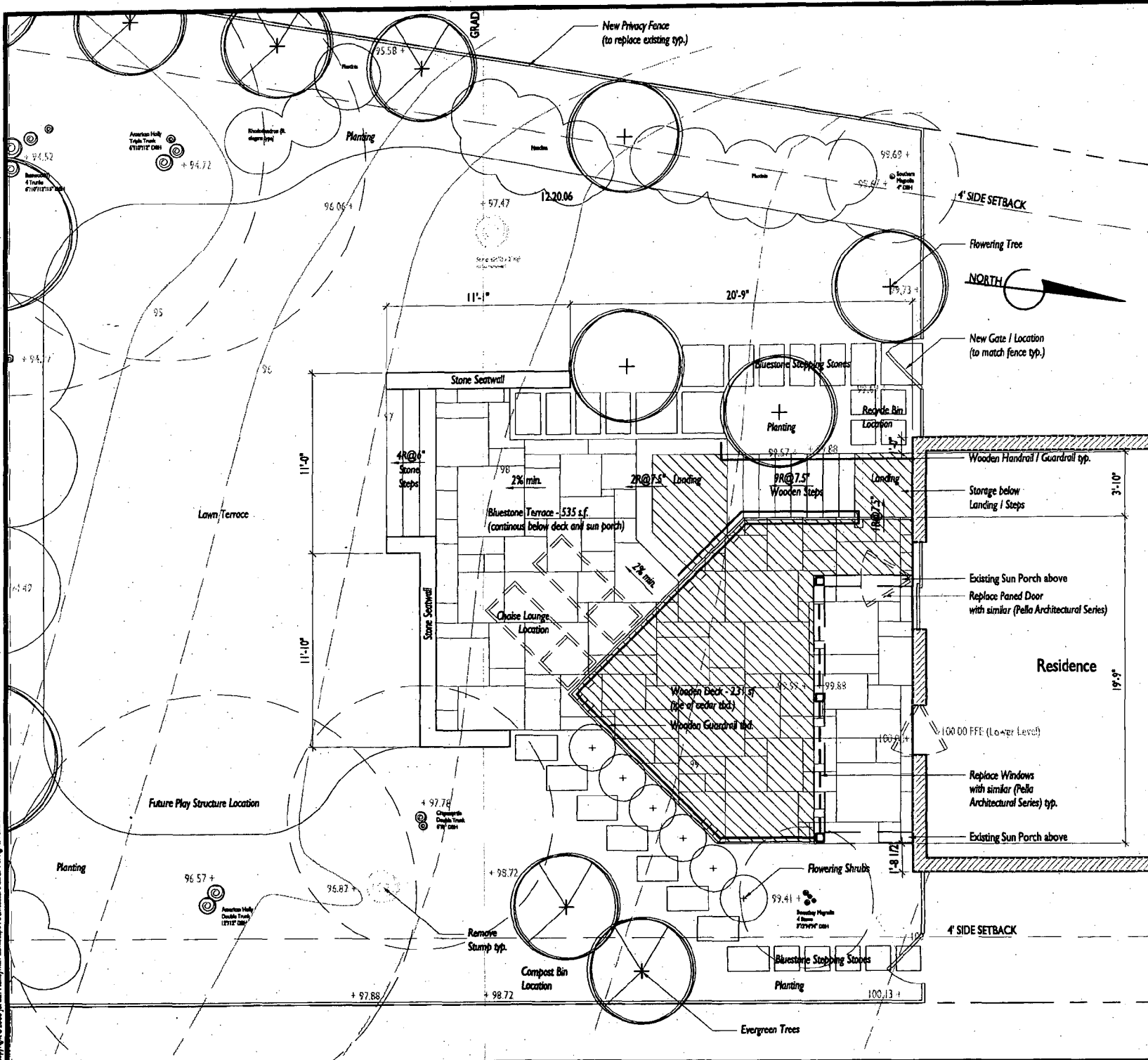




HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Jon Lipschultz + Susan Campbell 55 Elm Avenue Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address JORDAN HONEYMAN, LLC 711 FLORIDA AVENUE, NW WASHINGTON, DC 20001</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Phyllis A. Whitten 51 Elm Ave. Takoma Park, MD 20912</p>	<p>Morell B. Hazell 97 Elm Ave. Takoma Park, MD 20912</p>
<p>James L. McInerney, 3rd 54 Elm Ave Takoma Park, MD 20912</p>	<p>HOLT JORDAN 6811 WESTMORELAND AVE. TAKOMA PARK, MD 20912</p>
<p>DAVE WACHTER 6809 WESTMORELAND AVE. TAKOMA PARK, MD 20912</p>	

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Scale: 1/8" = 1'-0"
 Date: 01.23.07
 Revisions:

**Lipschultz Campbell
 Residence**
 55 Elm Street
 Takoma Park, MD 20912

**Schematic
 Site Plan**

**JORDAN
 HONEYMAN**
 Landscape Architecture, LLC
 711 Florida Avenue, NW
 Washington, DC 20001
 202.986.0711
 202.986.0713 FAX



Copyright © 2006 Jordan Honeyman Landscape Architecture, LLC. All rights reserved.



Scale: 1/4" = 1'-0"
Date: 01.23.07
Revisions:

Lipschultz Campbell
Residence
55 Elm Street
Takoma Park, MD 20912

Terrace &
Deck
Elevation

L-2



JORDAN
HONEYMAN
Landscape Architecture, LLC
711 Florida Avenue NW
Washington, DC 20001
202.986.0711
202.966.0712 FAX

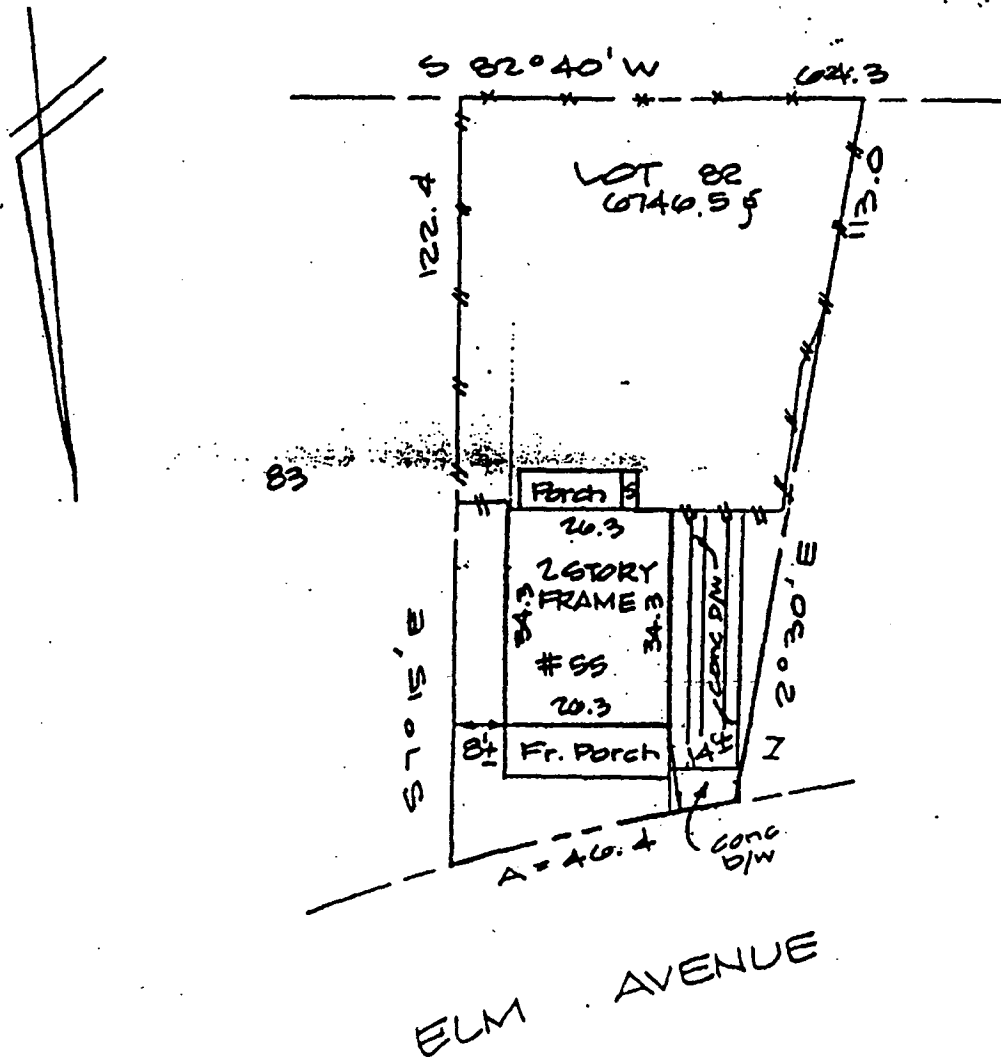
1

Stone Terrace & Wooden Deck ELEVATION

SCALE: 1/4" = 1'-0"



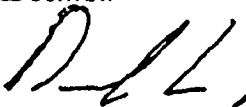
NOTE: This location for use purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location



LOCATION OF HOUSE
 T 82, BLOCK 16
 F. GIBERTS ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

D FLOOD PANEL NO. 240049-0200B ZONE: C

55 ELM AVE
 TAKOMA PARK, MD
 20912

CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF THE LISTING IMPROVEMENTS ON THE ABOVE PROPERTY HAS BEEN CAREFULLY REVISITED AND SURVEYED.  DAVID L. HALLER MARYLAND R.P.L.C. REGISTERED LAND SURVEYOR No. 240	REFERENCES PLAT BK 3 PLAT NO 225		HALLER-BLANCHARD & ASSOCIATES SURVEYING · ENGINEERING · PLANNING (301) 229-8200 P.O. BOX 1774, FREDERICK, MARYLAND 21704	
	LIBER FOLI	DATE OF SURVEYS WALL CHECK HSE. LOC: 7-14-09 BOUNDARY	SCALE: 1" = 20' DRAWN BY: BB JOB NO. 99-15827	



Scale: 1/4" = 1'-0"
Date: 01.23.07
Revisions:

Lipschultz Campbell
Residence
55 Elm Street
Takoma Park, MD 20912

Terrace &
Deck
Elevation

L-2



1

**Stone Terrace & Wooden Deck
ELEVATION**

SCALE: 1/4" = 1'-0"







HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	55 Elm Ave, Takoma Park	Meeting Date:	2/14/2007
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/7/2007
Applicant:	Jon Lipshultz & Susan Campbell	Public Notice:	1/31/2007
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-07F	Staff:	Tania Tully

PROPOSAL: rear deck installation and rear window replacement

RECOMMENDATION: Approve with Conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following conditions:

1. All exterior trim and historic jambs will be retained.
2. All applicable tree protection permits will be obtained and implemented as per City of Takoma Park code.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the **Takoma Park Historic District**
STYLE: Bungalow
DATE: c.1910s-20s

55 Elm Avenue is a 1-½ story gable roof bungalow with a full width porch tucked under the form of the roof. The shed roof dormer on the front has exposed rafter tails and the porch columns are battered. The house is located at a curve and is flanked by mature vegetation.

PROPOSAL:

The applicants are proposing the following at the rear of the property:

- Replace four rear windows (sashes only) with 1/1 double-hung Pella, wood, Architect Series Luxury Edition replacement window units (Circles 10-11).
- Replace one paned rear door with a Pella Architect Series door to match the design.
- Repair/replace in-kind privacy fence on west property line (Circle 12).
- Construct a rear wood deck (Circles 8 & 11).
- Install a stone patio with seat wall and steps (Circle 8).

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Original size and shape of window and door openings should be maintained, where feasible

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 of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

STAFF DISCUSSION

This side gable bungalow is a Contributing Resource – not Outstanding. As such, there is some leniency afforded when it comes to review of changes to specific architectural features and alterations not visible from the public right-of-way. In general, alterations to Contributing Resources in Takoma Park are reviewed for the impact to the streetscape and integrity of the district as a whole.

At the June 22, 2006 HPC Meeting, a proposal for window sash replacements was approved without discussion with the Staff recommended condition that all exterior trim and historic jambs be retained. The windows proposed in this application are the same model and type approved in the 2005 application. As with the prior application, the proposed replacement units will decrease the window openings approximately ¼ inch all the way around.

The remainder of the application is also in keeping with the *Guidelines*. All work will occur at the rear of the property and be minimally visible from the public right-of-way. The amount of open space and pervious surface is not significantly altered. The character of the streetscape and historic district is maintained.

Staff is recommending approval with two conditions.

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

1 OF 5
✱

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: JON LIPSCHULTZ
Daytime Phone No.: 202-514-2191

Tax Account No.: 01076323
Name of Property Owner: JON LIPSCHULTZ Daytime Phone No.: 202-514-2191
Address: 55 ELM AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: N/A Phone No.: _____

Contractor Registration No.: _____
Agent for Owner: RAYMOND WUESCH Daytime Phone No.: 202-986-0711
JORDAN HONEYMAN LANDSCAPE ARCHITECTURE

LOCATION OF BUILDING/PREMISE

House Number: 55 Street: ELM AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: WEST MORELAND
Lot: 82 Block: 10 Subdivision: B.F. GILBERTS ADD. TO TAKOMA PARK
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: REPLACEMENT WINDOWS & DOOR
- 1B. Construction cost estimate: \$ 50K
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITDINS

- 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.

Raymond Wuesch Signature of owner or authorized agent
1/23/07 Date

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

4

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:

1920'S ERA BUNGALOW IN TAKOMA PARK HISTORIC DISTRICT
2 STORY RESIDENCE W/ FINISHED BASEMENT
SIMILAR HOUSES ON EACH SIDE ADJOINING PROPERTIES

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

NEW WOODEN DECK & STAIRWAY IN BACK
STONE TERRACE BELOW / BENEATH PROPOSED DECK

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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.

REPLACEMENT WINDOWS IN BACK TO MATCH *RECENT
REPLACEMENT WINDOWS IN FRONT (PELLA ARCHITECTURAL
SERIES)
* ONE OVER ONE
ARCHITECT SERIES D4
LUXURY EDITION # BY
PELLA

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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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.

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- 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

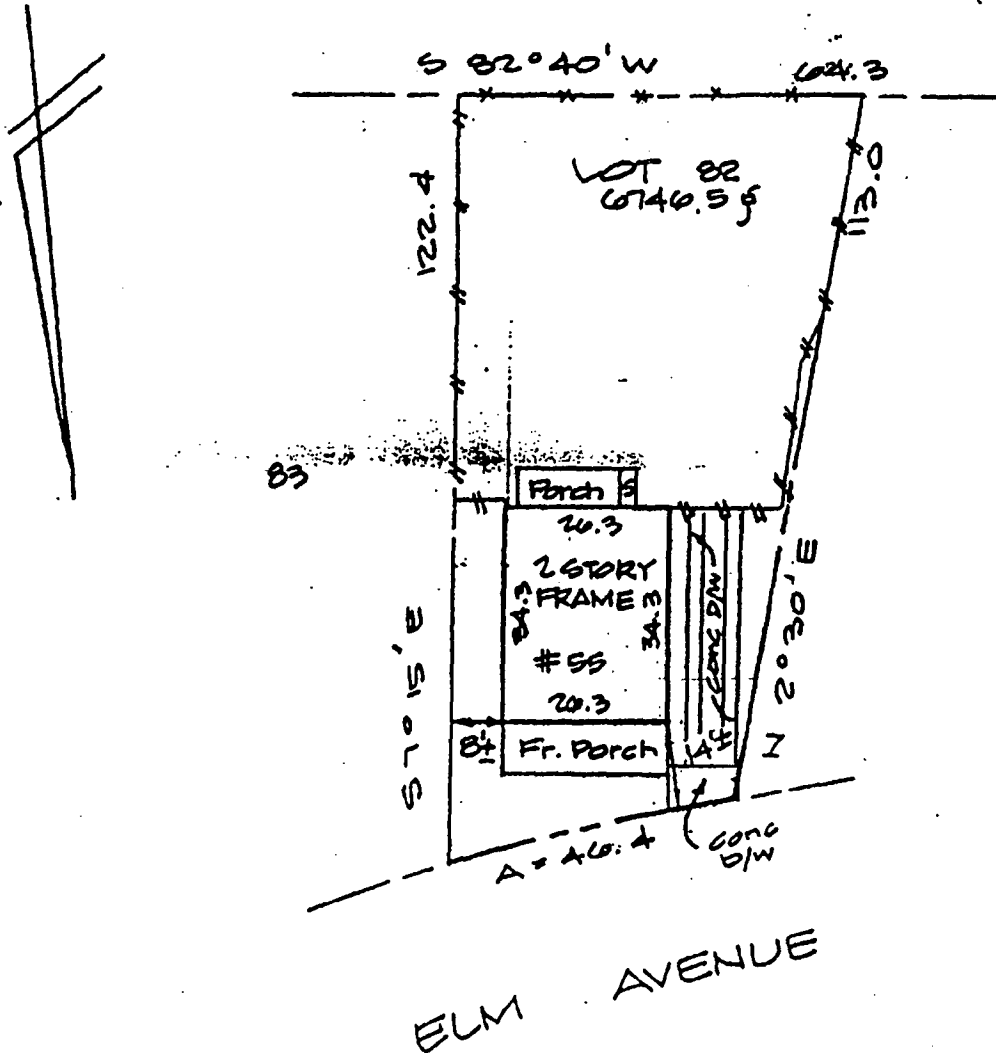
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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

NOTE: This location for use purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location



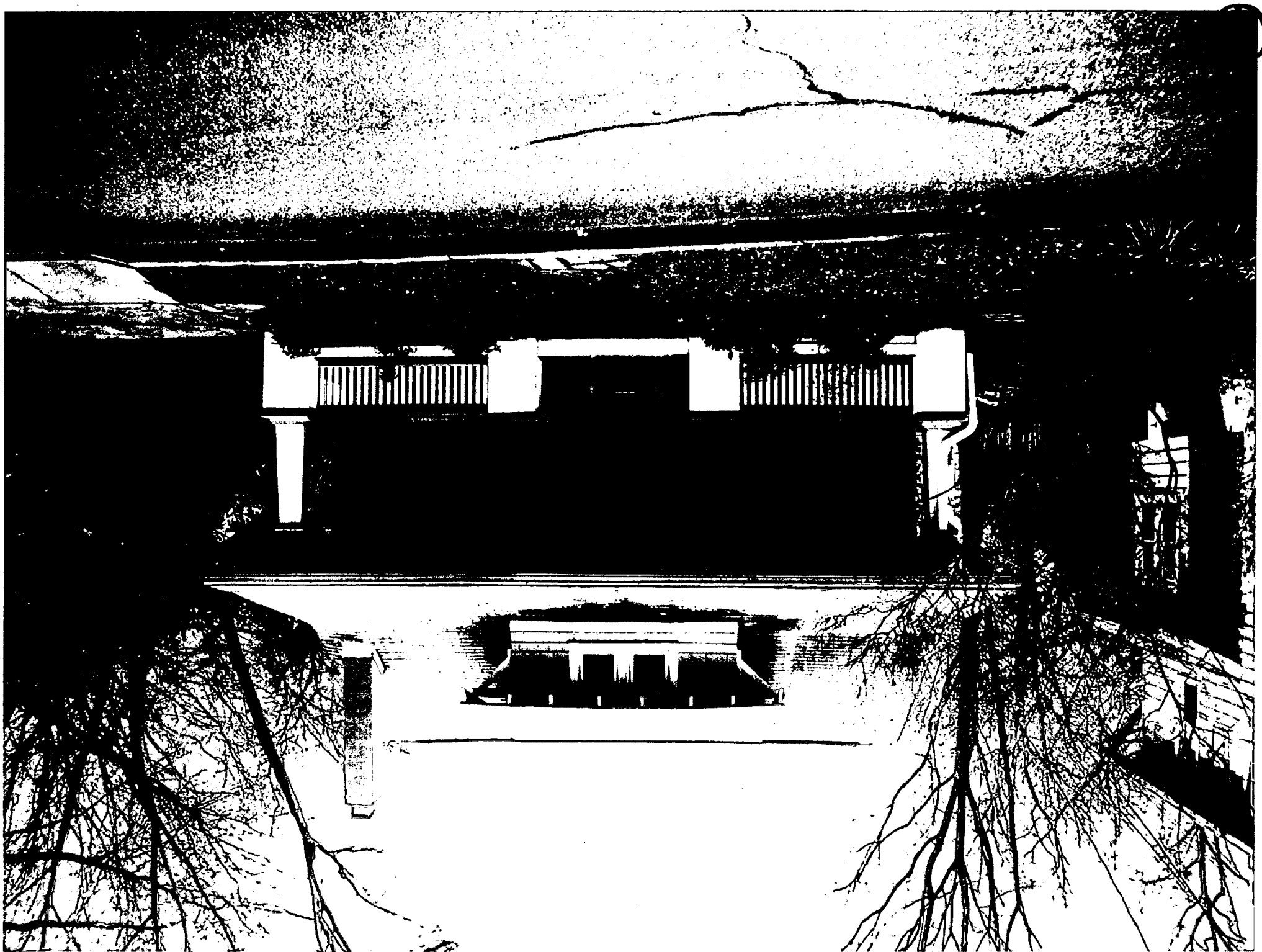
LOCATION OF HOUSE
 T 82, BLOCK 16
**F. GIBERTS ADDITION TO
 TAKOMA PARK**
 MONTGOMERY COUNTY, MARYLAND

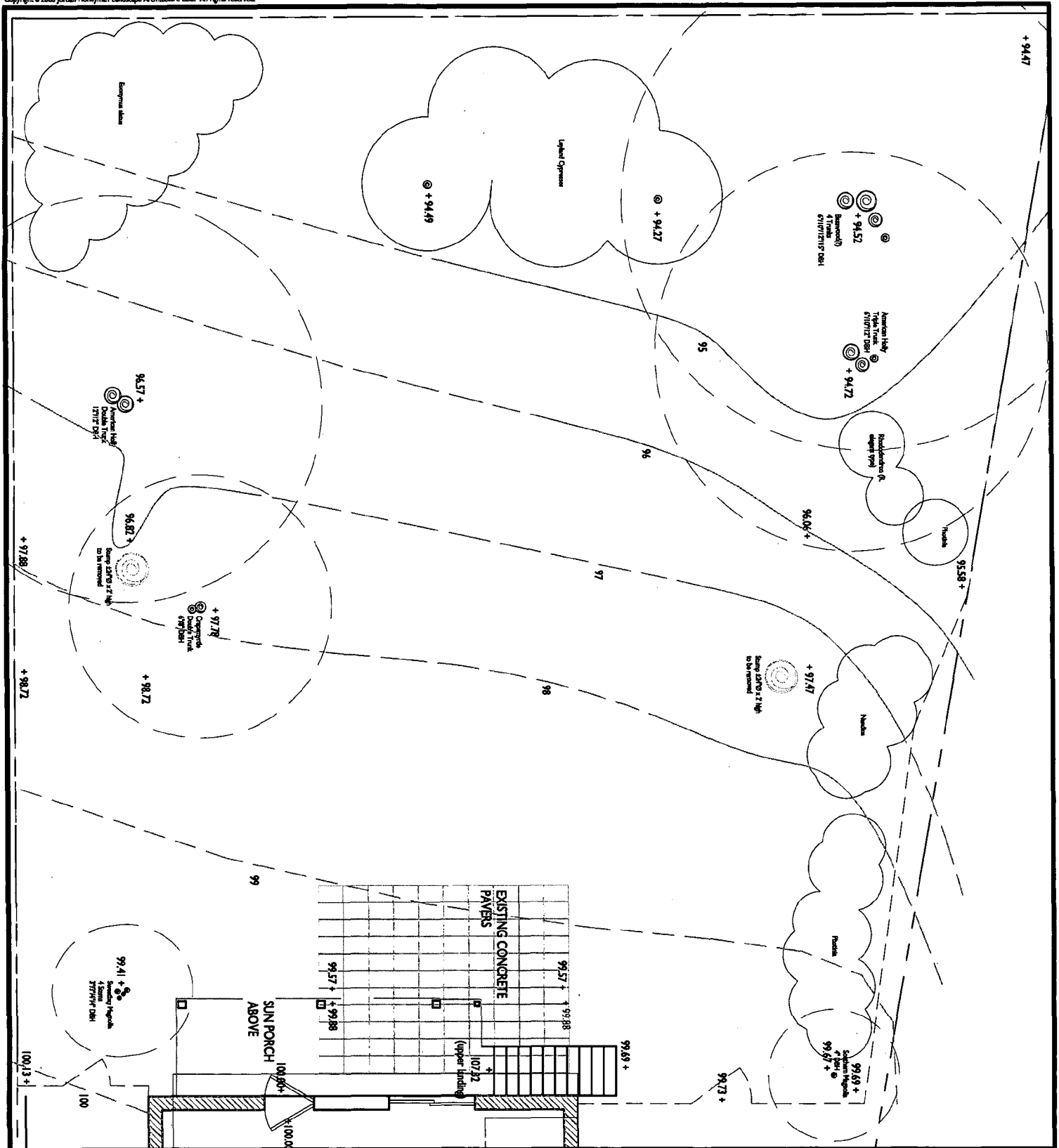
D FLOOD PANEL NO. 240049-0200B ZONE: C

55 ELM AVE
 TAKOMA PARK, MD
 20912

<p>CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THE LOCATION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY REASSESSED BY ME TO SURVEY.</p> <p><i>[Signature]</i></p> <p>DAVID L. HALLER MARYLAND R.P.L.S. REGISTERED SURVEYOR No. 240</p>	<p>REFERENCES</p> <p>PLAT BK 3</p> <p>PLAT NO 225</p>	<p>HALLER-BLANCHARD & ASSOCIATES</p> <p>SURVEYING · ENGINEERING · PLANNING</p> <p>(301) 228-2200 P.O. BOX 1774, FREDERICK, MARYLAND 21704</p>	
	<p>LIBER</p> <p>FOLO</p>	<p>DATE OF SURVEYS</p> <p>WALL CHECK</p> <p>HEE LOO: 7-14-99</p> <p>BOUNDARY</p>	<p>SCALE: 1" = 30'</p> <p>DRAWN BY: BB</p> <p>JOB NO. 99-15827</p>

176





L-0

Existing Conditions Base Plan

Lipschultz Campbell Residence
 55 Elm Street
 Takoma Park, MD 20912

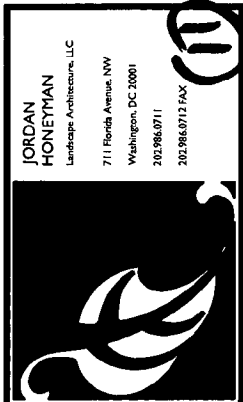
Scale: 1/8"=1'-0"
Date: 01.23.07
Revisions:



JORDAN HONEYMAN
 Landscape Architecture, LLC

711 Florida Avenue, NW
 Washington, DC 20001
 202.986.0711
 202.986.0712 FAX





JORDAN
HONEYMAN
Landscape Architecture, LLC
711 Florida Avenue, NW
Washington, DC 20001
202.986.0711
202.986.0713 FAX

Scale: 1/4" = 1'-0"
Date: 01.23.07
Revisions:

Lipschultz Campbell
Residence
55 Elm Street
Takoma Park, MD 20912

Terrace &
Deck
Elevation

L-2



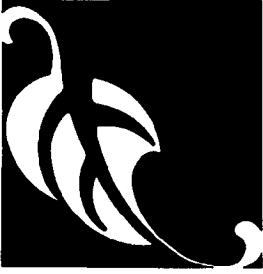
1

**Stone Terrace & Wooden Deck
ELEVATION**

SCALE: 1/4" = 1'-0"

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**JORDAN
HONEYMAN**
Landscape Architecture LLC
1003 K Street, NW
Suite 840
Washington, DC 20001
202-737-0451
202-737-.0452 FAX

LETTER OF TRANSMITTAL

DATE: 02-02-2007

TO: Historic Preservation Commission RE: Lipshultz - Campbell Residence
1109 Spring St. Suite 801 Silver Spring,
ATTENTION: Tania Tulley MD 20910 SENT BY: Raymond Nuesch

WE ARE SENDING YOU Attached Under Separate Cover Via _____

THE FOLLOWING ITEM(S):

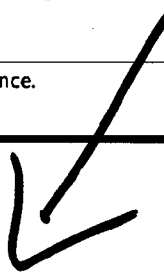
- Schematic Design Construction Documents Copy of Letter Contract Specifications Samples
 Other: _____

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Approval For Review and Comment Returned for Corrections
 For Your Use or File Approved as Submitted Resubmit
 As Requested Approved as Noted Returned after Loan to Us
 Other: _____

Copies	Date	Pages	Description
2	1/23/07	1	L-0, Existing Conditions Base Plan
2	1/23/07	1	L-1, Schematic Site Plan
6		2	Plat Plan, photo of front, photo of existing fence.

DESCRIPTION



REMARKS:

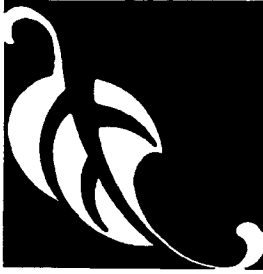
Tania,

Please find enclosed the additional information as requested (two copies of each item):

-- plat plan and our existing conditions base plan (sheet L-0);

-- revised schematic site plan (sheet L-1), calling out that the proposed bluestone terrace is to be set on compacted stonedust with hand-tight joints, and the existing fence to be repaired and replaced in-kind as needed (i.e., the client doesn't want to replace the existing fence with a different design at this point);

-- additional photos of the existing fence and front of the residence (showing the recent window replacements) as requested.



**JORDAN
HONEYMAN**
Landscape Architecture LLC
1003 K Street, NW
Suite 840
Washington, DC 20001
202-737-0451
202-737-.0452 FAX

LETTER OF TRANSMITTAL

DATE: 01-23-2007

TO: Historic Preservation Commission RE: Lipshultz - Campbell Residence
1109 Spring St. Suite 801 Silver Spring,
ATTENTION: Review Board MD 20910 SENT BY: Raymond Nuesch

WE ARE SENDING YOU Attached Under Separate Cover Via _____

THE FOLLOWING ITEM(S):

- Schematic Design Construction Documents Copy of Letter Contract Specifications Samples
 Other: _____

THESE ARE TRANSMITTED AS CHECKED BELOW:

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 Other: _____

Copies	Date	Pages	Description
1	1/23/07	5	Application for Historic Area Work Permit
2	1/23/07	2	Schematic Site Plan and Elevation
2	1/23/07	1	Existing Conditions Site Photos

DESCRIPTION
↓

REMARKS:

Please find enclosed our application for Historic Area Work Permit applications at the schematic design level for a residential client in Takoma Park. We show a proposed deck, stairway, and terrace in back and understand that we'll have to secure a tree survey / permit during the construction document phase.

As part of the site improvements in back of their property, the clients want to finish their window replacement project (for improved energy efficiency). In 2005, they obtained historic approval to replace all the windows in the front and along the sides of their house with wooden, Pella Architectural Series windows (please refer to your Historic Area Work Permit No.: 384991, dated June 22, 2005). They'd like to now replace the windows in back with 'one over one' Pella Architect Series DH Luxury Edition windows to match the recent replacements in front. They'd also like to replace the second story door off the sunroom in back, again with a Pella Architectural Series paned door to match the existing one as close as possible.

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

Owner's mailing address

Jon Lipschutz + Susan Campbell
 55 Elm Avenue
 Takoma Park, MD 20912

Owner's Agent's mailing address

JORDAN HONEYMAN, LLC
 711 FLORIDA AVENUE, NW
 WASHINGTON, DC
 20001

Adjacent and confronting Property Owners mailing addresses

Phyllis A. Whitten
 51 Elm Ave.
 Takoma Park, MD
 20912

Morell B. Hazell
 97 Elm Ave.
 Takoma Park, MD
 20912

James L. McInerney, 3rd
 54 Elm Ave
 Takoma Park, MD 20912

HOLT JORDAN
 6811 WESTMORELAND AVE.
 TAKOMA PARK, MD
 20912

DAVE WACHTER
 6809 WESTMORELAND AVE.
 TAKOMA PARK, MD
 20912



