

37/03-0700

1 Columbia Ave Takoma Park

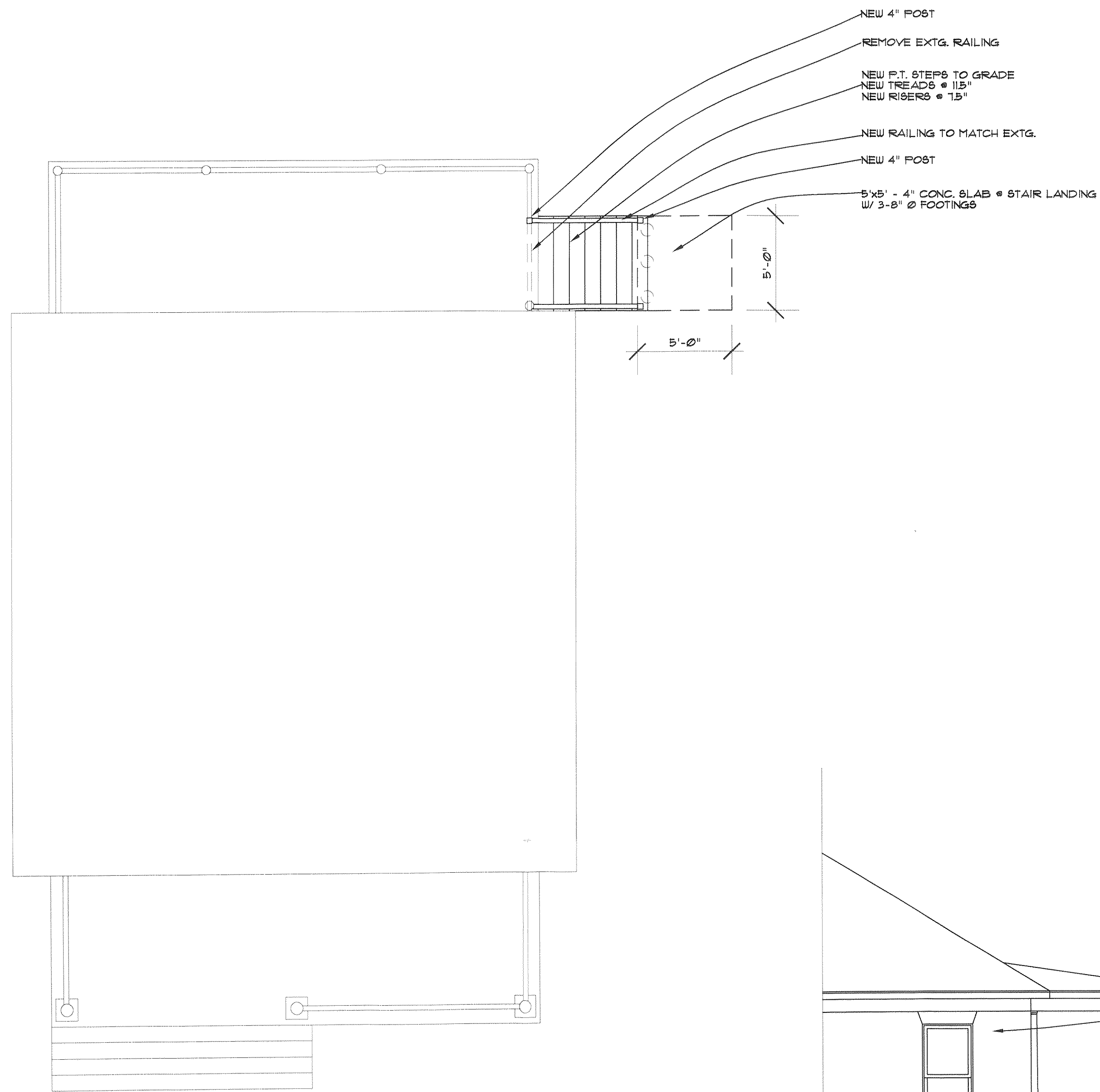
MD 20912

TAKOMA PARK HISTORIC DISTRICT

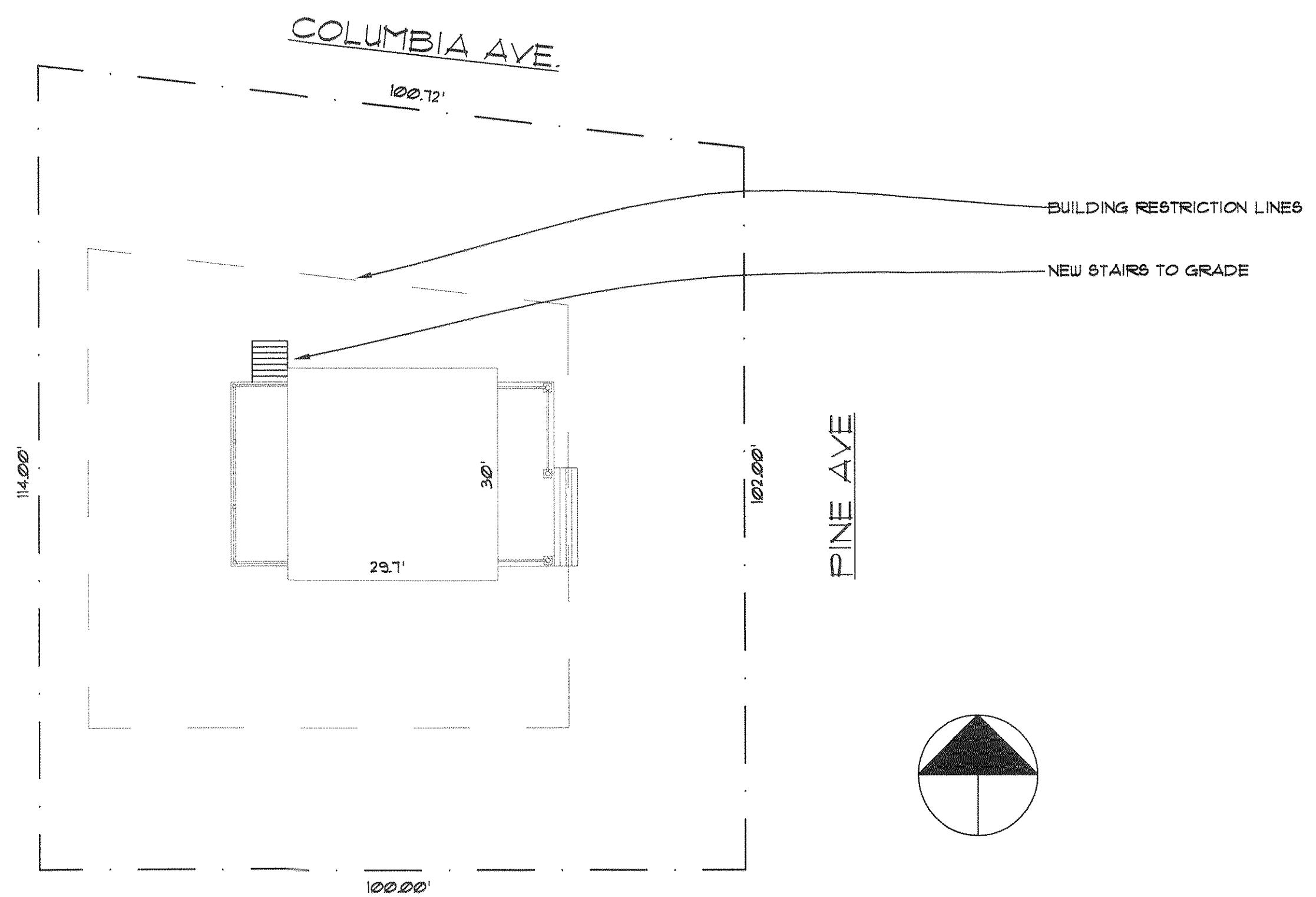
3 plans

↳ she keeps 2

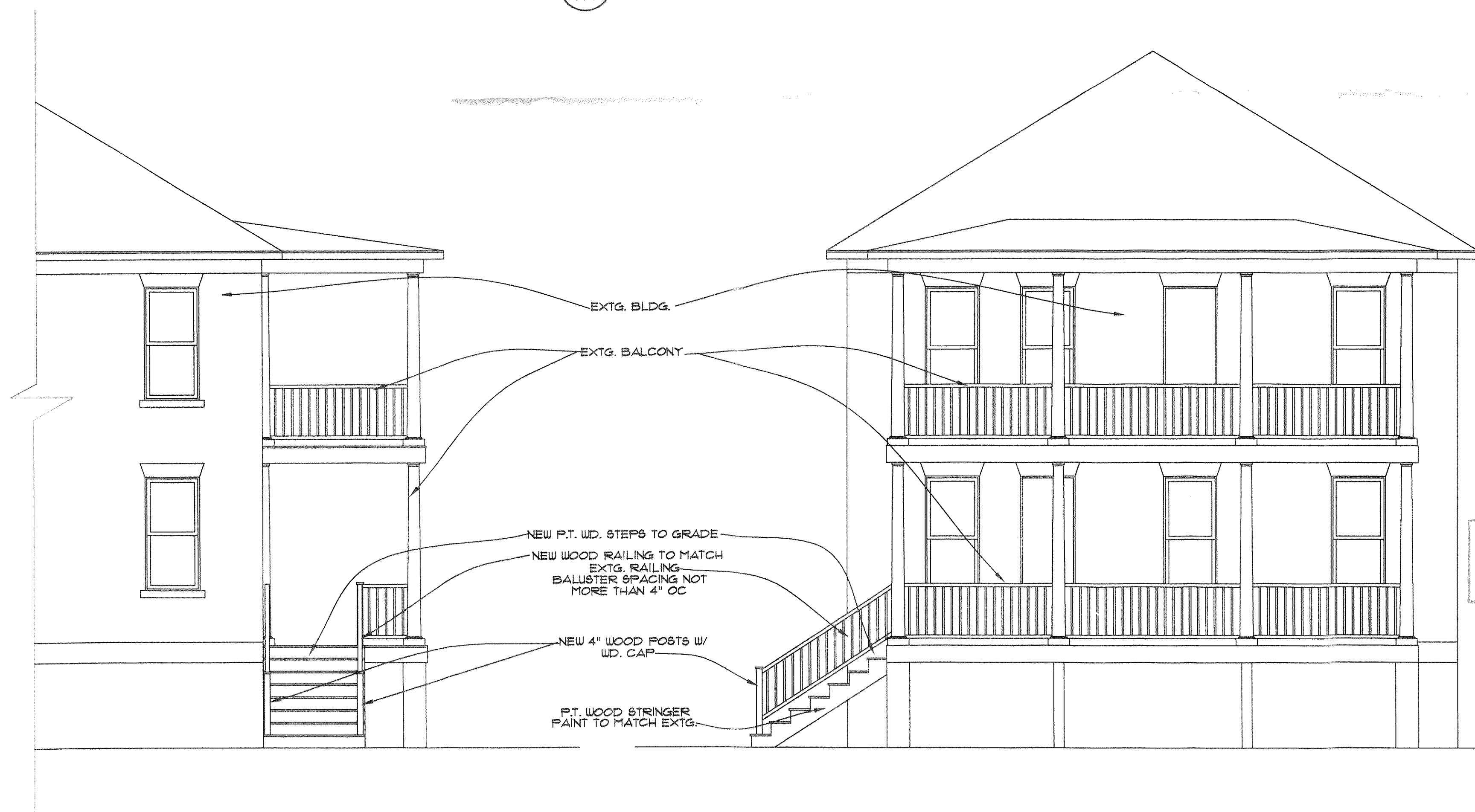
↳ we keep 1



2 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

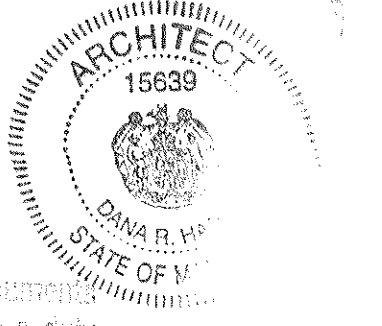
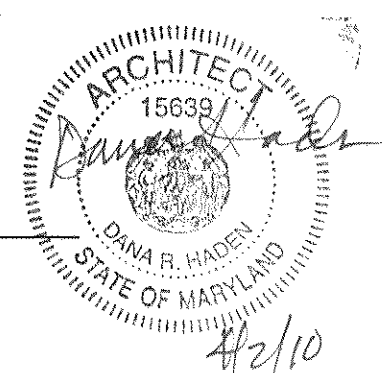
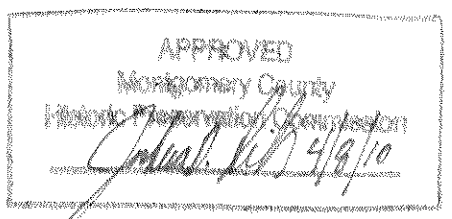


1 SITE PLAN
NO SCALE



3 NEW PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

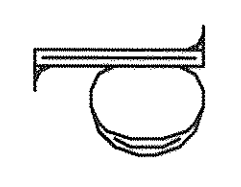
4 NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"



Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15639, Expiration Date: 12/31/2010

STAIR ADDITION
1 COLUMBIA AVE.
TAKOMA PARK MD.

STUDIO D
805 aligo creek parkway
takoma park, md
301-210-5911



DANA ROGERS HADEN, AIA architect

ISSUE:
PERMIT SET: 3/31/10

DRAWN BY: DRH

SHEET:

NEW PLANS AND ELEVATIONS

A-1



6/17

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: November 15, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Scott Whipple, Historic Preservation Supervisor
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #468994, additon of staircase to first story rear porch

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 November 14, 2007 meeting.

1. The specifications for the stairs, railings, and balustrades will be included in the permit sets of drawings submitted to staff at the time of stamping.
2. The stairs, railings, and balustrades will be fabricated of painted wood to match the existing porch.

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: Maraline Trager

Address: 1 Columbia Avenue, 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.



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1 Columbia Avenue, Takoma Park	Meeting Date:	11/14/2007
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/7/2007
Applicant:	Maraline Trager	Public Notice:	10/31/2007
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-0700	Staff:	Scott Whipple
PROPOSAL:	Addition of staircase to first story rear porch		

STAFF RECOMMENDATION:

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

1. The specifications for the stairs, railings, and balustrades will be included in the permit sets of drawings submitted to staff at the time of stamping.
2. The stairs, railings, and balustrades will be fabricated of painted wood to match the existing porch.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing
STYLE: Four-Square/Colonial Revival
DATE: c.1910-20s

The subject resource is a two-and-a-half story four bay, double-pile dwelling with a hipped roof. A simple one story porch, accessed by a wide, front loaded staircase at the south end of the porch, spans the front (east) elevation. A plain two-story porch spans the rear (west) elevation. Both the rear porch's first and second stories communicate with the dwelling's interior, but there is currently no access to the rear porches from ground level. The rear porch is raised off the ground, with diagonal lattice covering the space between the ground and the first story. Four simple columns hold up each floor, and a flat roof covers the porch. A plain wood railing with rectangular balusters spans the front and side of each porch. A staircase located at the south end of the rear porch leads down to access to a basement door located under the porch.

The house occupies a corner lot at the intersections of Columbia, Carroll, and Pine avenues, and the front (east), north side, and rear (west) elevations are clearly visible from the public right of way. Much of the rear and side (south) yards is dedicated to an "L" shaped gravel parking area, accessed by a driveway to Carroll Avenue and one to Pine Avenue. There is only a narrow green-scaped buffer between the rear porch and parking area and a slightly larger buffer between the dwelling's south elevation and the parking area.

HISTORIC CONTEXT

The following was excerpted 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.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. Some of the earliest architect-designed houses in the county are in Takoma Park. Leon Dessez, later the Chevy Chase Land Company architect, designed the Cady-Lee House (1887), 7315 Piney Branch Road. These first houses were substantial residences with spacious settings. The lots were deep, typically 50 feet by 200-300 feet and had 40-foot setback requirements. Extensive numbers of these first houses remain, constructed between 1883 and 1900.”

“By 1893, the town’s population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period. “

“The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit-houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Similarly, they reflect a social trend towards a more informal, unpretentious style of living. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established – detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman

designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues.

Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era. Advertisements from 1914 for bungalows on Willow Avenue promoted their accessibility – just "three minutes to car line" – and individuality – "no two are alike in design." At least fifteen models of Sears kit houses have been identified in the proposed historic district, including the turreted 7303 Takoma Avenue."

"Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976."

PROPOSAL:

The applicant proposes adding a staircase to the north side of the existing first story rear porch using materials for the stair and rails to match those existing on the rear porch. Installation of the stair will require the removal of two Juniper bushes.

APPLICABLE GUIDELINES:

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.

Secretary of the Interior's Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff recognizes the desirability of locating additions so as to reduce their visibility from the public right-of-way, and discussed with the applicant the possibility of other locations for the staircase. Placing the stairs at the south end of the porch, a potentially less visible location, is unfeasible because such placement would obstruct access to the basement stairs, and because of this orientation's proximity to a parking area. Front loading the stairs at the south end of the west elevation of the porch (in essence the mirror image of the orientation of the stairs to the front porch) was also considered. The applicant felt that such a placement would be a safety risk as the stairs would lead directly into the parking area. In addition, the applicant believed that the stairs would be very visible from Carroll Avenue as the height of the rear porch would require more stairs than required to access the front porch. The applicant has indicated that she would be amenable to an alternative location to the one she proposes. The applicant has offered to screen the stairs with plantings, but is concerned that plantings might be a traffic hazard for pedestrians if the stairs are sited in a location other than the north elevation.

Given these considerations, staff is, in general, supportive of the applicant's proposal to add a new staircase at the north end of the first story of the rear porch, using materials for the stairs and railing that match those of the existing porch.

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
2401777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Maraline Trager
Daytime Phone No.: 301-613-6133

Tax Account No.: 01079075

Name of Property Owner: Maraline Trager Daytime Phone No.: 301-613-6133

Address: 7113 Millwood Road, Bethesda, Maryland 20817
Street Number City Street Zip Code

Contractor: Kelly Home Improvement Phone No.: 301-831-7525

Contractor Registration No.: M.H.I.C. #15703

Agent for Owner: William Kelly Daytime Phone No.: 301-514-3661

LOCATION OF BUILDING/PREMISE

House Number: One Street: Columbia Avenue

Town/City: Takoma Park, Md. Nearest Cross Street: Carroll Avenue

Lot: Part of 3 & 4 Block: 16 Subdivision: B. F. Gilbert's Addition to Takoma Park

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|----------------------------------|---|--|--|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input checked="" type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input 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 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>Stairs</u> | | | |

1B. Construction cost estimate: \$ 2500.00

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.

Maraline Trager
Signature of owner or authorized agent

10/22/07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 468994 10/22/07 WWT 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:

Existing two story brick and wood frame structure with first
floor front porch and first and second floor porches on rear
of structure. Presently there is no access to rear porches
from grade level.

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

To add a staircase to the north side of the existing first
floor porch and rear porch. To provide access from grade to
first floor porch and existing rear door. All material for
stair and rail to match existing material used on rear porches.
The work area is not within the drip line of any trees, but
does require the removal of two Juniper bushes, that are located on the

2. **SITE PLAN** corner of the porch. Environmentally it is safer to remove the bush
so a burglar cannot hide behind them.
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). 240-314-4510

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

5 Pine Avenue
Takoma Park, Maryland 20912

Owners: Anne Sergeant
Wayne Harvey

5 Columbia Avenue
Takoma Park, Md. 20912

Owners: Thos Branch
Po Branch

7105 Carroll Avenue
Takoma Park, Md. 20912

Owner: Mark D. Rockman

7071 Carroll Avenue
Takoma Park, Md. 20912

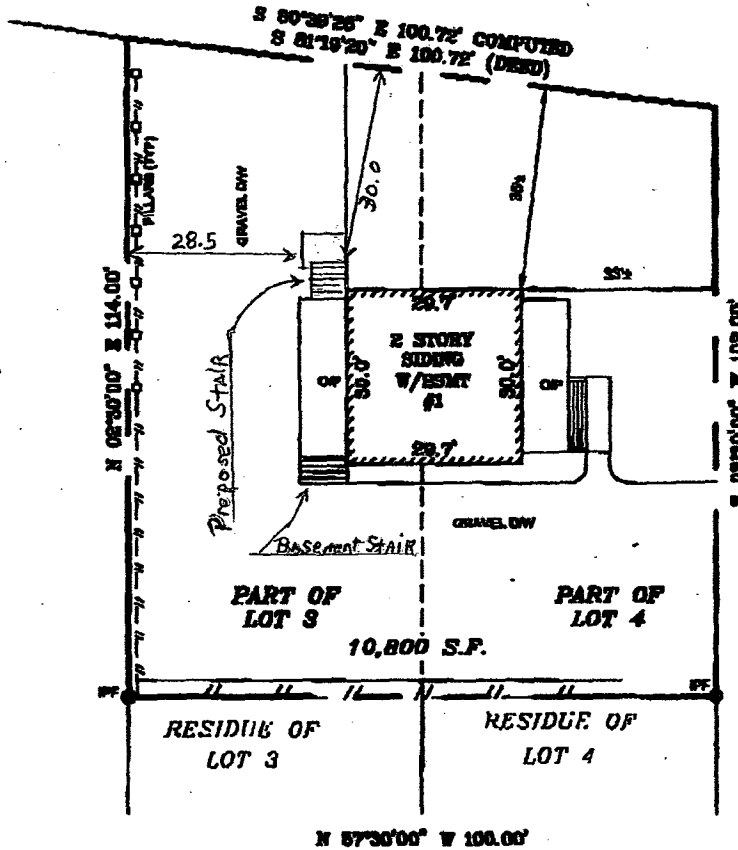
Owner: Gilberts Gift LLC
5301 Ijamsville Road
Ijamsville, Md. 21754-9716

ADDRESS: 1 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

COLUMBIA AVENUE

LOT 2

PINE 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;
 - IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND
 - 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.
- THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
- SUBJECT TO ALL EASEMENTS ON RECORD.

DRAWN BY: BF

FILE: #18220_0007-0011

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



FITZROY J. BERTRAND
SURVEYOR

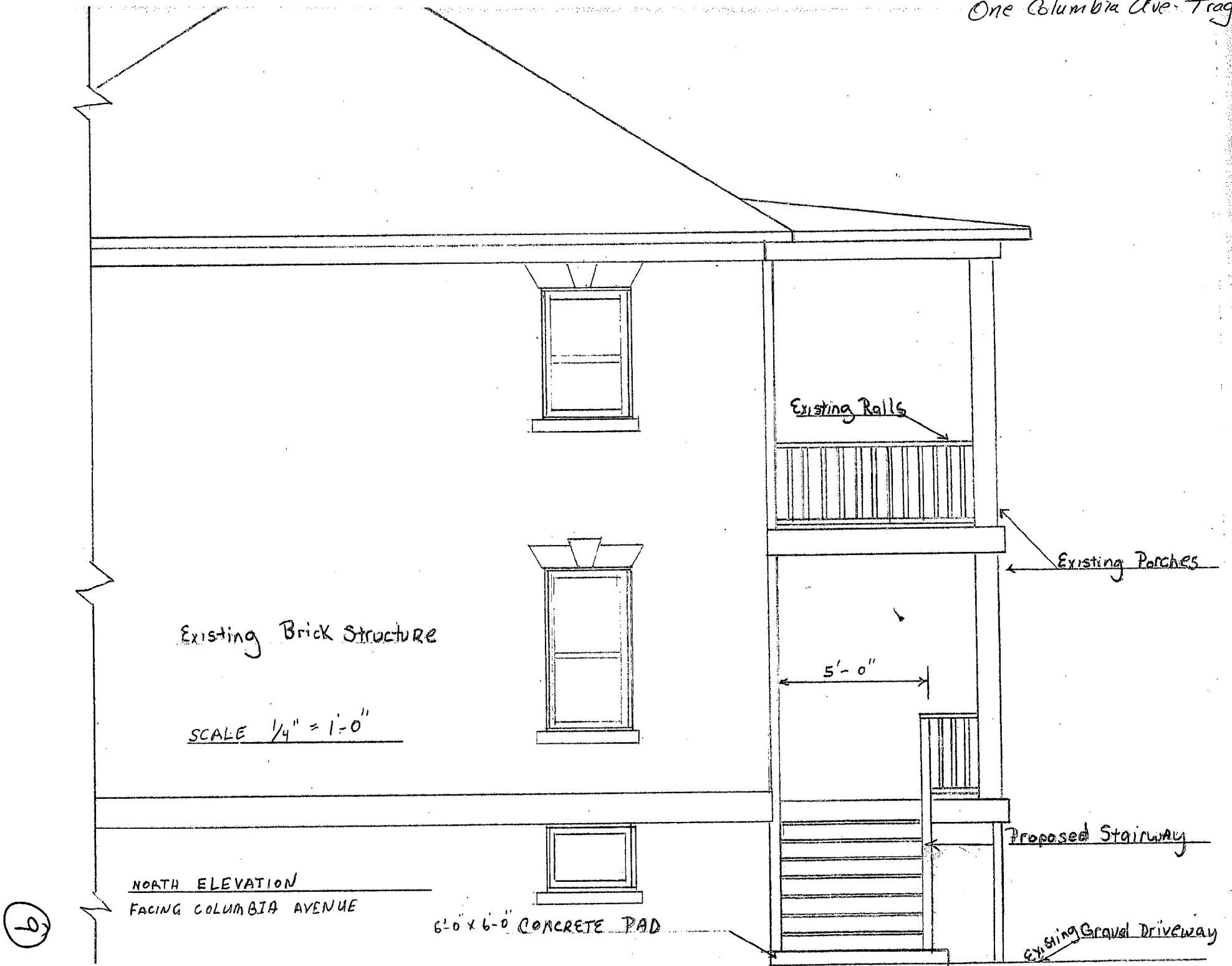
10/11/07
DATE

LOCATION DRAWING
PART OF LOTS 3 & 4 BLOCK 16
BOOK 16937 PAGE 531

B F GILBERT'S ADDITION TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 10/11/07

REAL ESTATE SURVEYORS & DEVELOPERS, LLC

Residential, Commercial, Industrial and Land
WWW.REALESTATESURVEYORS.NET
CALVERTON TOWERS
11786 BELTSVILLE DRIVE, SUITE 150
BELTSVILLE, MARYLAND 20705
TEL: (301)572-6618 FAX: (301)572-0619



Existing Brick Structure

SCALE 1/4" = 1'-0"

NORTH ELEVATION
FACING COLUMBIA AVENUE

6'-0" x 6'-0" CONCRETE PAD

Existing Rails

Existing Porches

5'-0"

Proposed Stairway

Existing Gravel Driveway

9

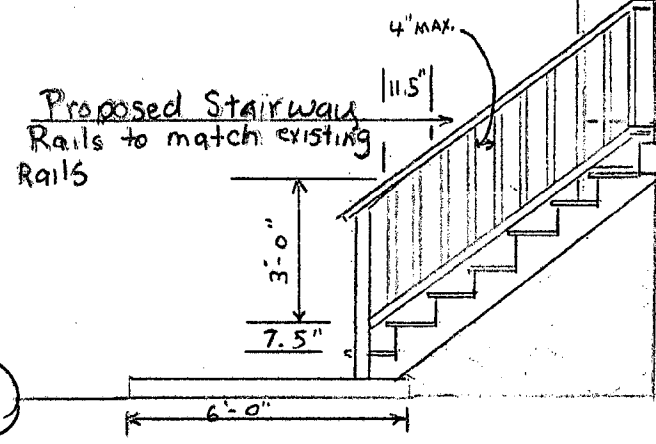
One Columbia Ave - Trager



Existing Layout of 2 Story porches →

WEST ELEVATION SCALE 1/4" = 1'-0"

← Existing Rail Layout

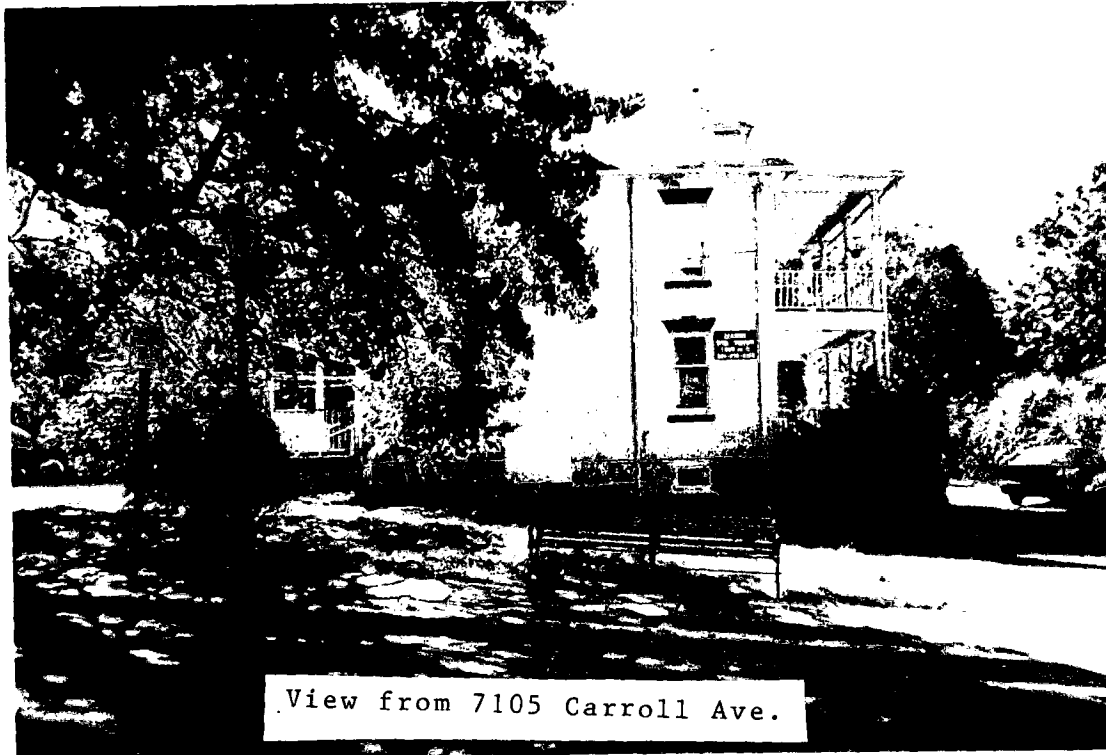


Existing Lattice Work

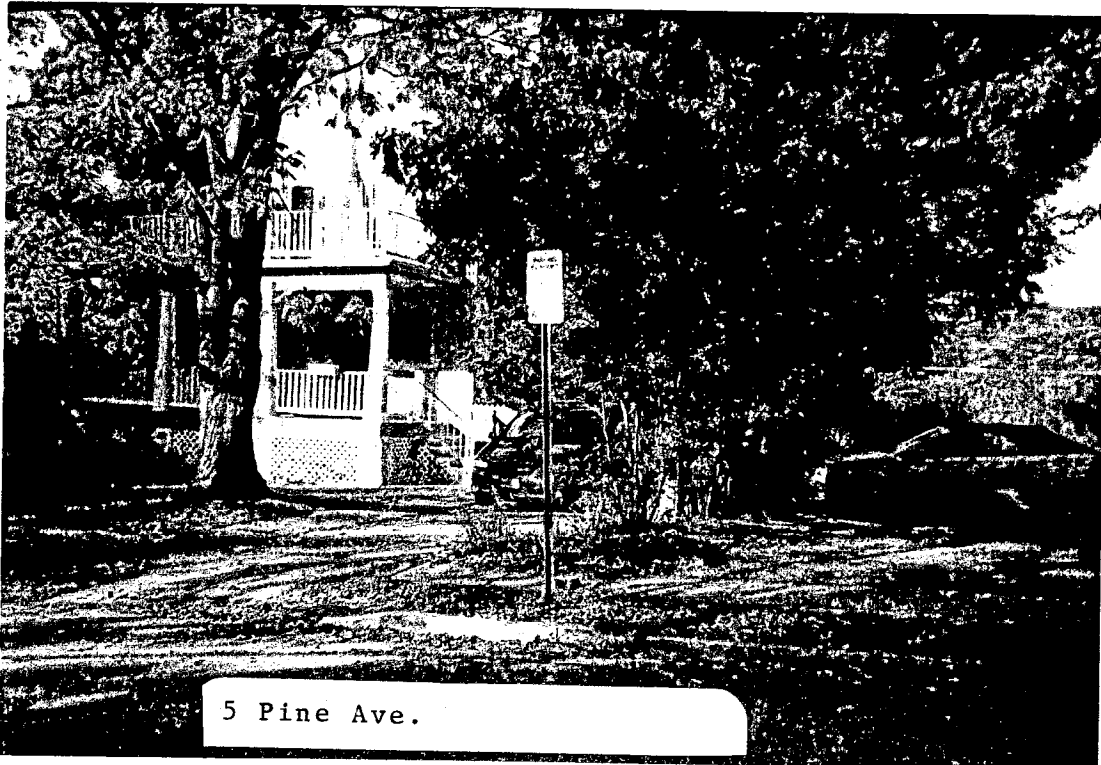
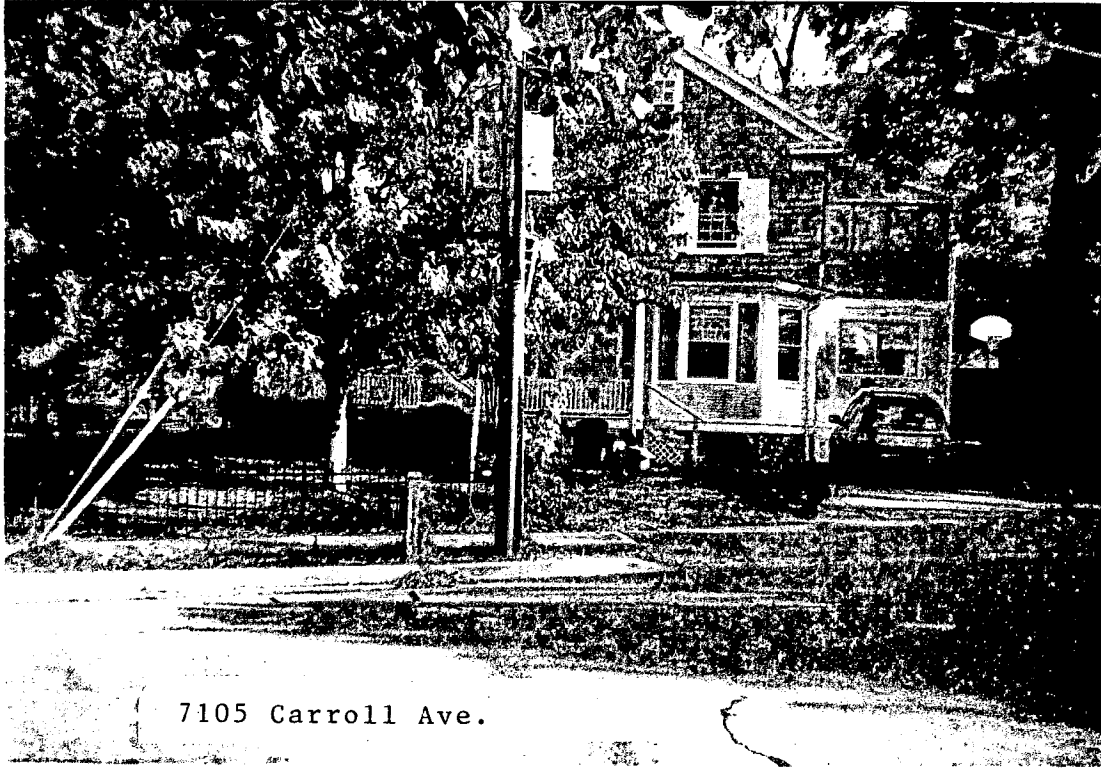
10

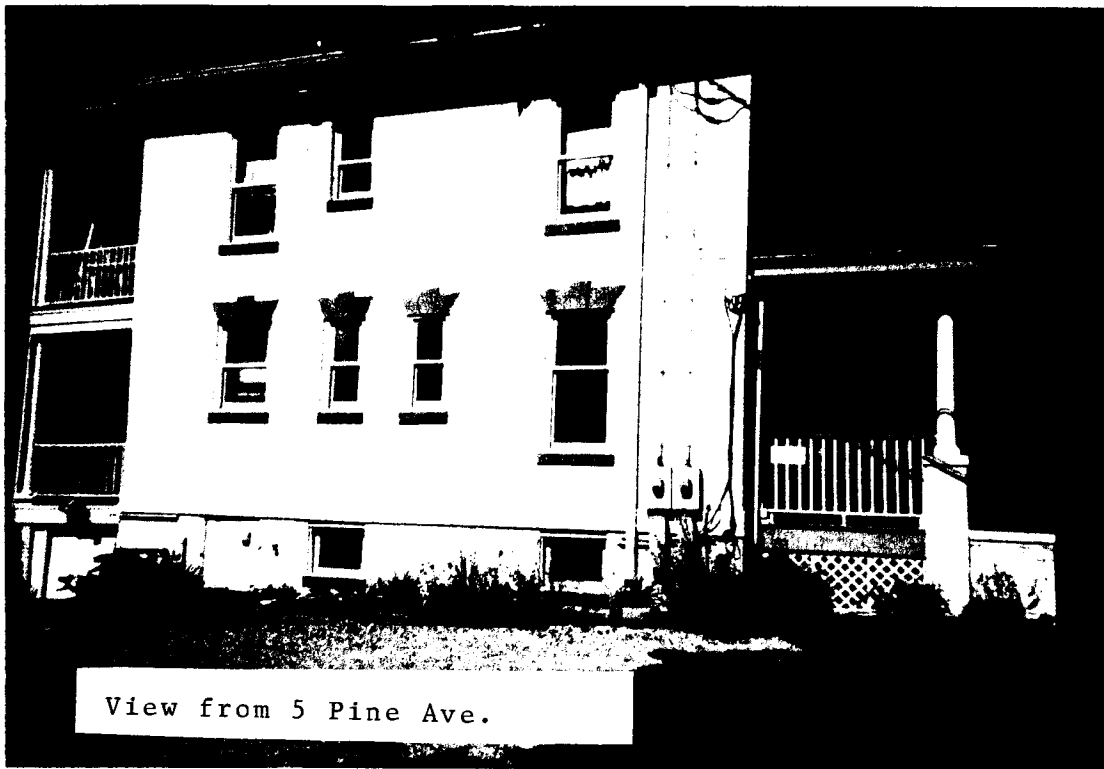


View from 7105 Carroll Ave.



View from 7105 Carroll Ave.

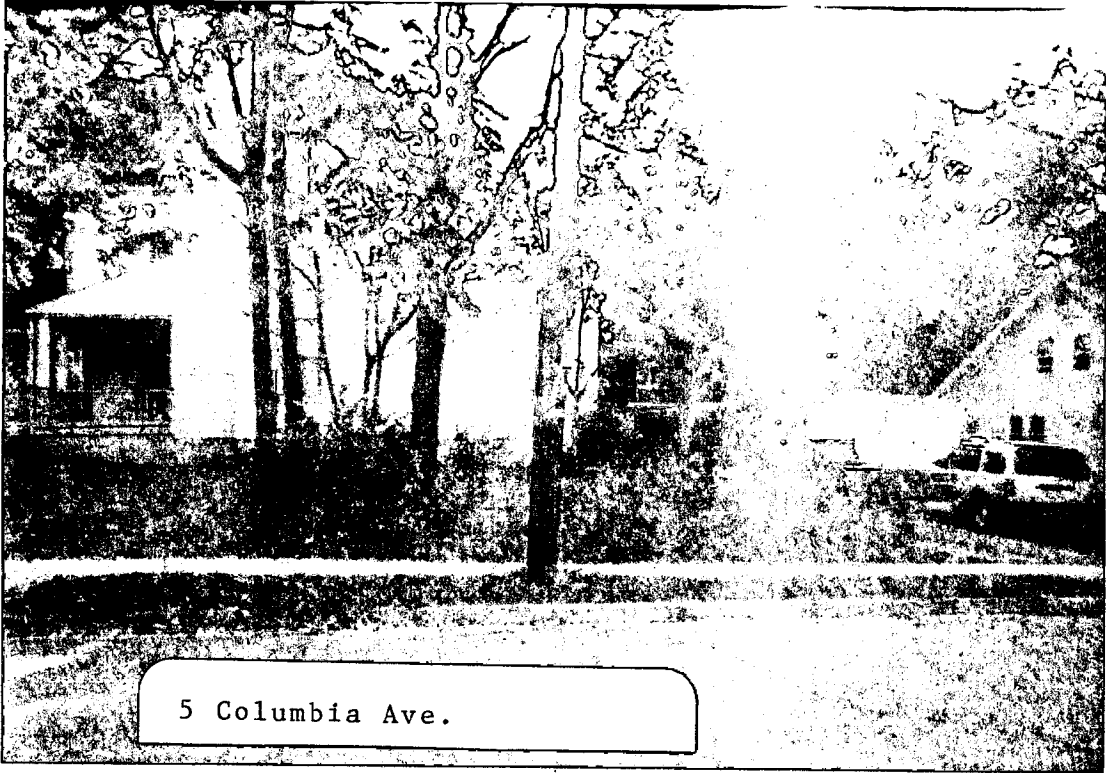




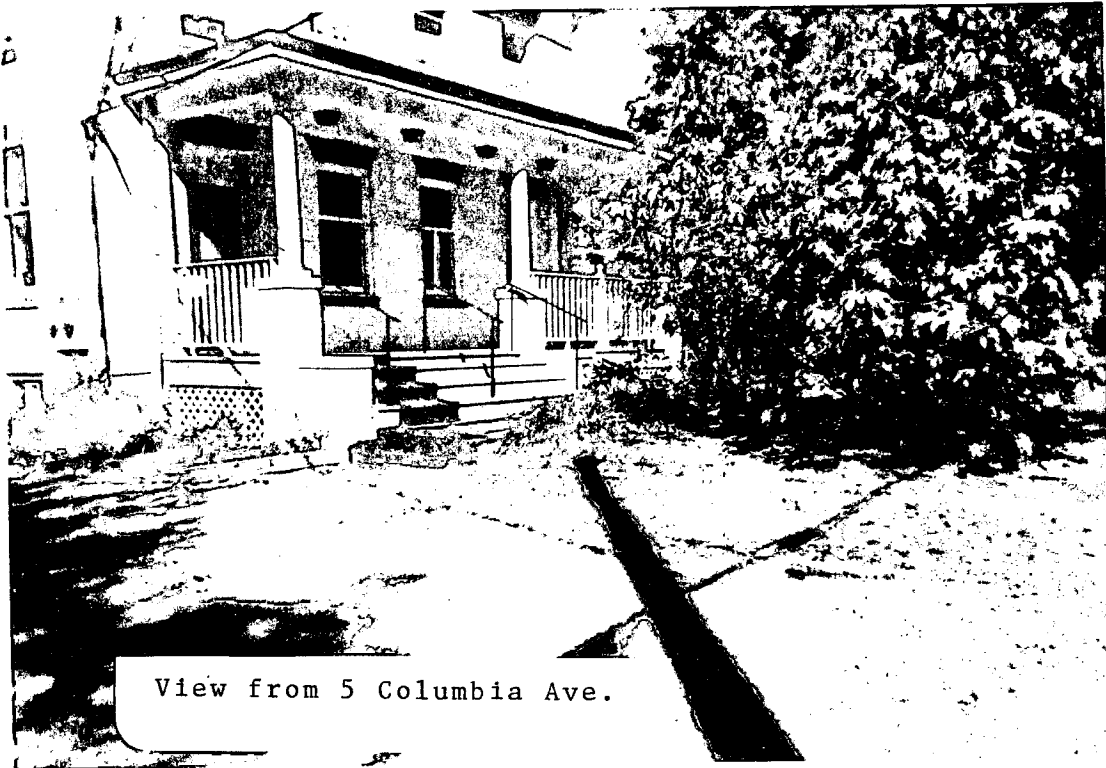
View from 5 Pine Ave.



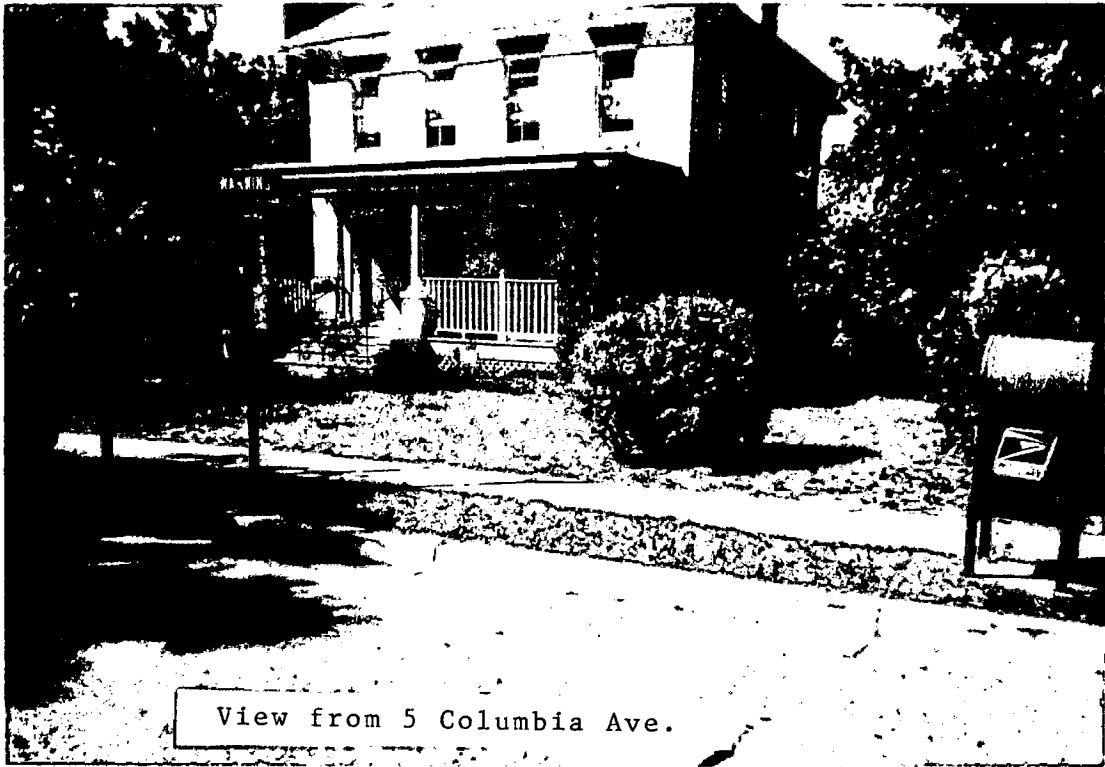
View from 5 Pine Ave.



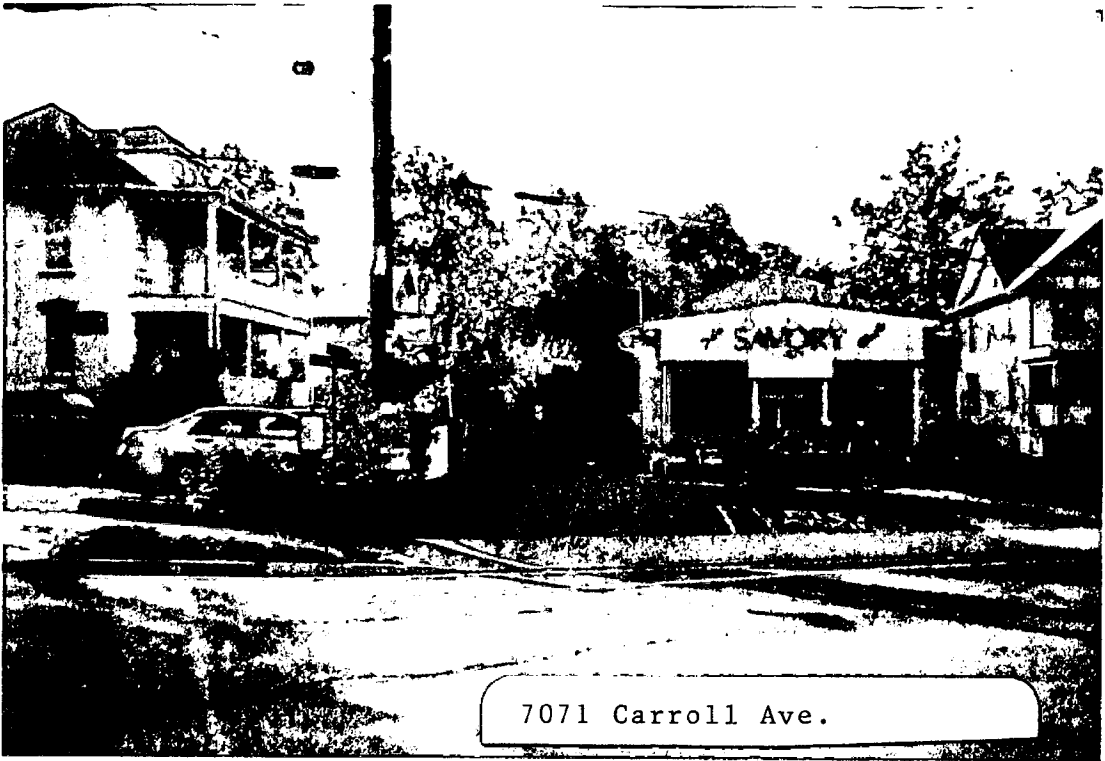
5 Columbia Ave.



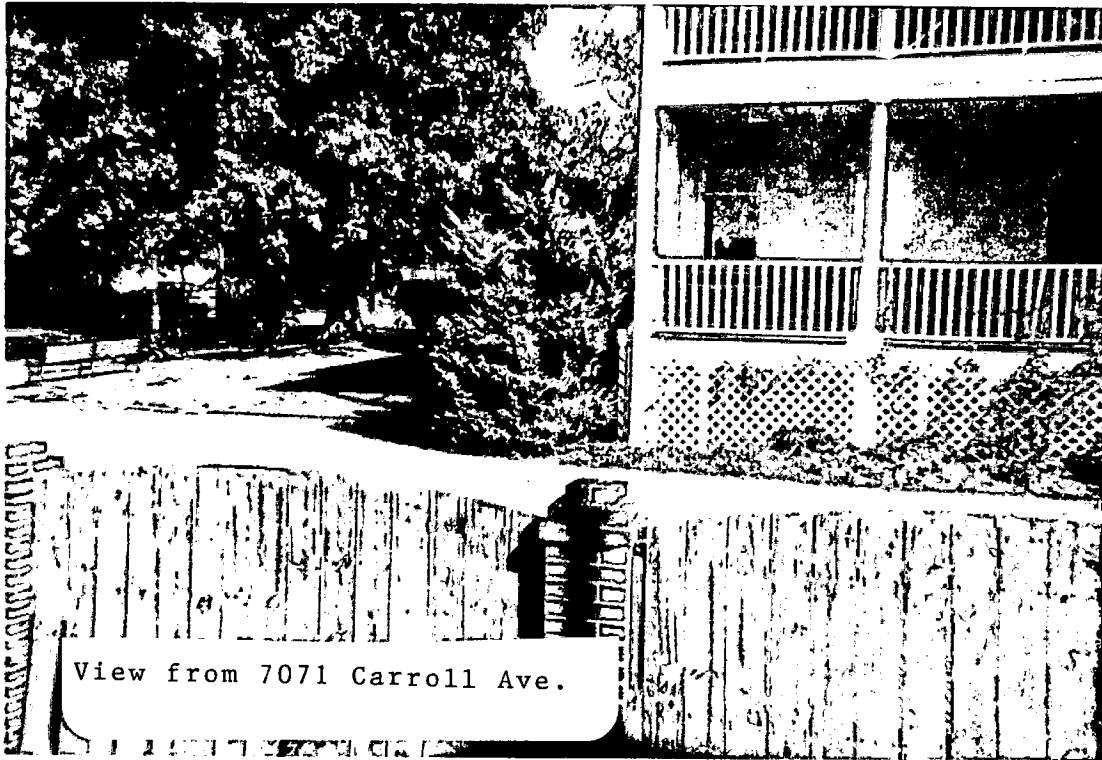
View from 5 Columbia Ave.



View from 5 Columbia Ave.



7071 Carroll Ave.





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Maraline Trager
Daytime Phone No.: 301-613-6133

Tax Account No.: 01079075

Name of Property Owner: Maraline Trager Daytime Phone No.: 301-613-6133

Address: 7113 Millwood Road, Bethesda, Maryland 20817
Street Number City State Zip Code

Contractor: Kelly Home Improvement Phone No.: 301-831-7525

Contractor Registration No.: M.H.I.C. #15703

Agent for Owner: William Kelly Daytime Phone No.: 301-514-3661

LOCATION OF BUILDING/PREMISE

House Number: One Street: Columbia Avenue
Town/City: Takoma Park, Md. Nearest Cross Street: Carroll Avenue
Lot: Part of 3 & 4 of Block: 16 Subdivision: B. F. Gilbert's Addition to Takoma Park
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
Construct, Extend, Alter/Renovate, A/C, Stab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall (complete Section 4), Other: Stairs

1B. Construction cost estimate: \$ 2500.00

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.

Signature of owner or authorized agent: Maraline Trager
Date: 10/22/07

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 11.15.07

Application/Permit No.: 468994 10/22/07 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:

Existing two story brick and wood frame structure with first
floor front porch and first and second floor porches on rear
of structure. Presently there is no access to rear porches
from grade level.

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

To add a staircase to the north side of the existing first
floor porch and rear porch. To provide access from grade to
first floor porch and existing rear door. All material for
stair and rail to match existing material used on rear porches.
The work area is not within the drip line of any trees, but
does require the removal of two Juniper bushes, that are located on the

2. **SITE PLAN** corner of the porch. Environmentally it is safer to remove the bush so a burglar cannot hide behind them.

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). *240-312-4510*

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.

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 1.14.08

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

All wood to be treated lumber and painted to match existing paint scheme and color of porch

TOTAL OF 5 Stair Carriages
 2x12

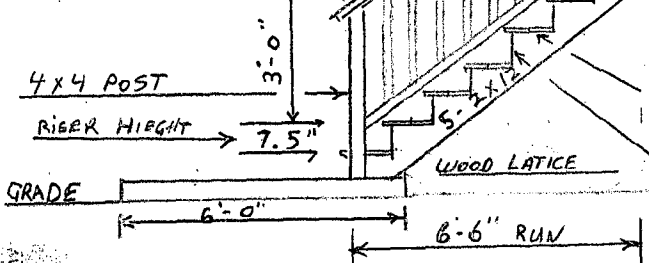
Existing Layout of 2 Story porches

WEST ELEVATION SCALE 1/4" = 1'-0"

2x4 TOP AND BOTTOM RAIL

2x2 BALUSTER SPACING 4" MAX.

Proposed Stairway
 Rails to match existing
 Rails



Existing Lattice Work

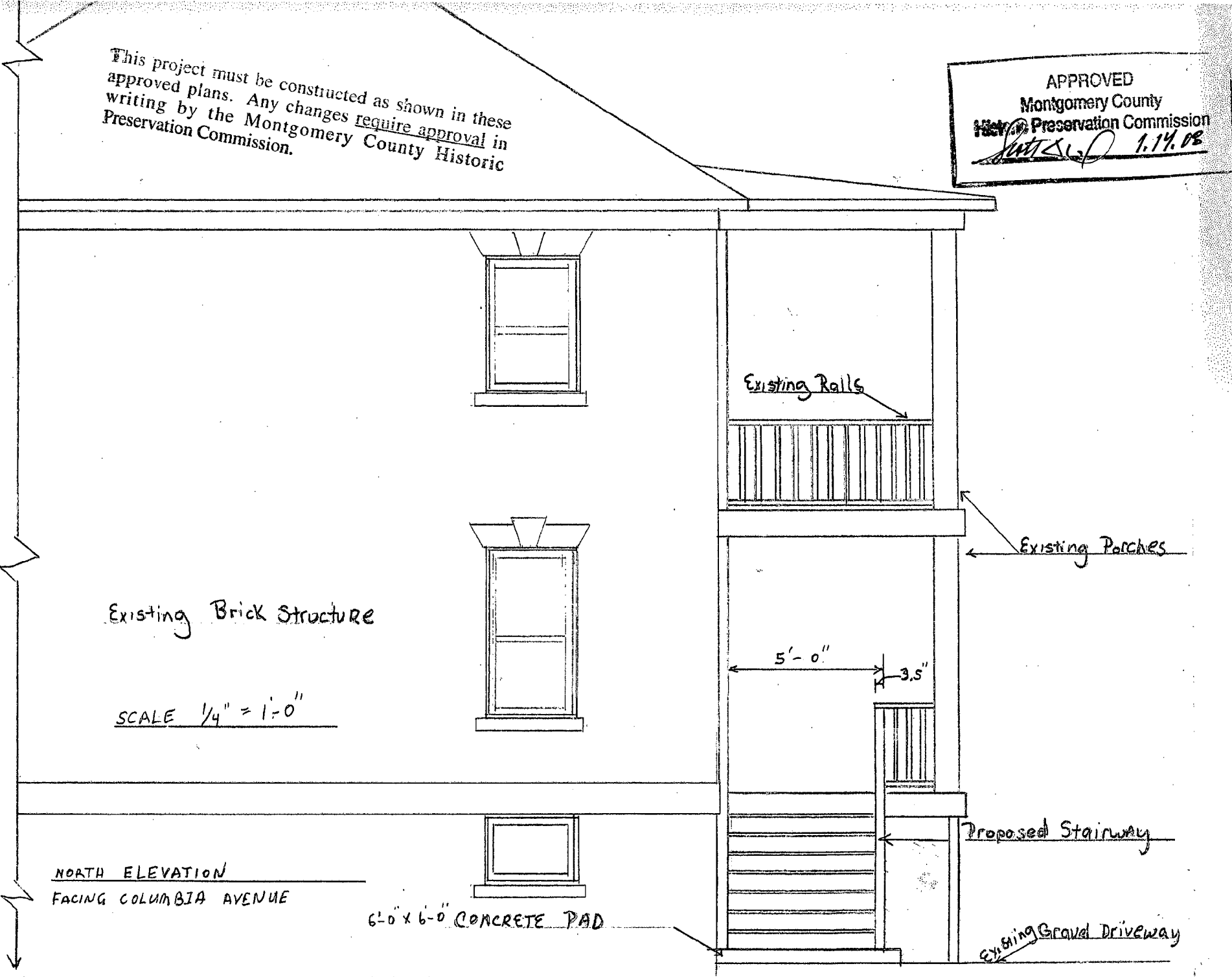
2-2x6 TREADS = 11.5"
 1x8 RISER = 7.5"



Existing Rail

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 1.14.08



Existing Brick Structure

SCALE 1/4" = 1'-0"

Existing Rails

Existing Porches

5'-0"

3.5"

Proposed Stairway

Existing Gravel Driveway

6'-0" x 6'-0" CONCRETE PAD

NORTH ELEVATION
FACING COLUMBIA AVENUE

5 Pine Avenue
Takoma Park, Maryland 20912

Owners: Anne Sergeant
Wayne Harvey

5 Columbia Avenue
Takoma Park, Md. 20912

Owners: Thos Branch
Po Branch

7105 Carroll Avenue
Takoma Park, Md. 20912

Owner: Mark D. Rockman

7071 Carroll Avenue
Takoma Park, Md. 20912

Owner: Gilberts Gift LLC
5301 Ijamsville Road
Ijamsville, Md. 21754-9716

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1 Columbia Avenue, Takoma Park	Meeting Date:	11/14/2007
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/7/2007
Applicant:	Maraline Trager	Public Notice:	10/31/2007
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-0700	Staff:	Scott Whipple
PROPOSAL:	Addition of staircase to first story rear porch		

STAFF RECOMMENDATION:

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

1. The specifications for the stairs, railings, and balustrades will be included in the permit sets of drawings submitted to staff at the time of stamping.
2. The stairs, railings, and balustrades will be fabricated of painted wood to match the existing porch.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing
STYLE: Four-Square/Colonial Revival
DATE: c.1910-20s

The subject resource is a two-and-a-half story four bay, double-pile dwelling with a hipped roof. A simple one story porch, accessed by a wide, front loaded staircase at the south end of the porch, spans the front (east) elevation. A plain two-story porch spans the rear (west) elevation. Both the rear porch's first and second stories communicate with the dwelling's interior, but there is currently no access to the rear porches from ground level. The rear porch is raised off the ground, with diagonal lattice covering the space between the ground and the first story. Four simple columns hold up each floor, and a flat roof covers the porch. A plain wood railing with rectangular balusters spans the front and side of each porch. A staircase located at the south end of the rear porch leads down to access to a basement door located under the porch.

The house occupies a corner lot at the intersections of Columbia, Carroll, and Pine avenues, and the front (east), north side, and rear (west) elevations are clearly visible from the public right of way. Much of the rear and side (south) yards is dedicated to an "L" shaped gravel parking area, accessed by a driveway to Carroll Avenue and one to Pine Avenue. There is only a narrow green-scaped buffer between the rear porch and parking area and a slightly larger buffer between the dwelling's south elevation and the parking area.

HISTORIC CONTEXT

The following was excerpted 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.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. Some of the earliest architect-designed houses in the county are in Takoma Park. Leon Dessez, later the Chevy Chase Land Company architect, designed the Cady-Lee House (1887), 7315 Piney Branch Road. These first houses were substantial residences with spacious settings. The lots were deep, typically 50 feet by 200-300 feet and had 40-foot setback requirements. Extensive numbers of these first houses remain, constructed between 1883 and 1900.”

“By 1893, the town’s population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period. “

“The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Similarly, they reflect a social trend towards a more informal, unpretentious style of living. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established – detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman

designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues.

Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era. Advertisements from 1914 for bungalows on Willow Avenue promoted their accessibility – just "three minutes to car line" – and individuality – "no two are alike in design." At least fifteen models of Sears kit houses have been identified in the proposed historic district, including the turreted 7303 Takoma Avenue."

"Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976."

PROPOSAL:

The applicant proposes adding a staircase to the north side of the existing first story rear porch using materials for the stair and rails to match those existing on the rear porch. Installation of the stair will require the removal of two Juniper bushes.

APPLICABLE GUIDELINES:

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

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff recognizes the desirability of locating additions so as to reduce their visibility from the public right-of-way, and discussed with the applicant the possibility of other locations for the staircase. Placing the stairs at the south end of the porch, a potentially less visible location, is unfeasible because such placement would obstruct access to the basement stairs, and because of this orientation's proximity to a parking area. Front loading the stairs at the south end of the west elevation of the porch (in essence the mirror image of the orientation of the stairs to the front porch) was also considered. The applicant felt that such a placement would be a safety risk as the stairs would lead directly into the parking area. In addition, the applicant believed that the stairs would be very visible from Carroll Avenue as the height of the rear porch would require more stairs than required to access the front porch. The applicant has indicated that she would be amenable to an alternative location to the one she proposes. The applicant has offered to screen the stairs with plantings, but is concerned that plantings might be a traffic hazard for pedestrians if the stairs are sited in a location other than the north elevation.

Given these considerations, staff is, in general, supportive of the applicant's proposal to add a new staircase at the north end of the first story of the rear porch, using materials for the stairs and railing that match those of the existing porch.

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
240/777-6376

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Maraline Trager
Daytime Phone No.: 301-613-6133

Tax Account No.: 01079075

Name of Property Owner: Maraline Trager Daytime Phone No.: 301-613-6133

Address: 7113 Millwood Road, Bethesda, Maryland 20817
Street Number City Street Zip Code

Contractor: Kelly Home Improvement Phone No.: 301-831-7525

Contractor Registration No.: M.H.I.C. #15703

Agent for Owner: William Kelly Daytime Phone No.: 301-514-3661

LOCATION OF BUILDING/PREMISE

House Number: One Street: Columbia Avenue

Town/City: Takoma Park, Md. Nearest Cross Street: Carroll Avenue

Lot: Part 4 of 3 & 4 Block: 16 Subdivision: B. F. Gilbert's Addition to Takoma Park

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|----------------------------------|---|--|--|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input checked="" type="checkbox"/> Stab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input 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 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>Stairs</u> | | | | |

1B. Construction cost estimate: \$ 2500.00

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.

Maraline Trager
Signature of owner or authorized agent

10/22/07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 900-090-11020-001 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:

Existing two story brick and wood frame structure with first floor front porch and first and second floor porches on rear of structure. Presently there is no access to rear porches from grade level.

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

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2. **SITE PLAN** corner of the porch. Environmentally it is safer to remove the bush so a burglar cannot hide behind them.
Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5 Pine Avenue
Takoma Park, Maryland 20912

Owners: Anne Sergeant
Wayne Harvey

5 Columbia Avenue
Takoma Park, Md. 20912

Owners: Thos Branch
Po Branch

7105 Carroll Avenue
Takoma Park, Md. 20912

Owner: Mark D. Rockman

7071 Carroll Avenue
Takoma Park, Md. 20912

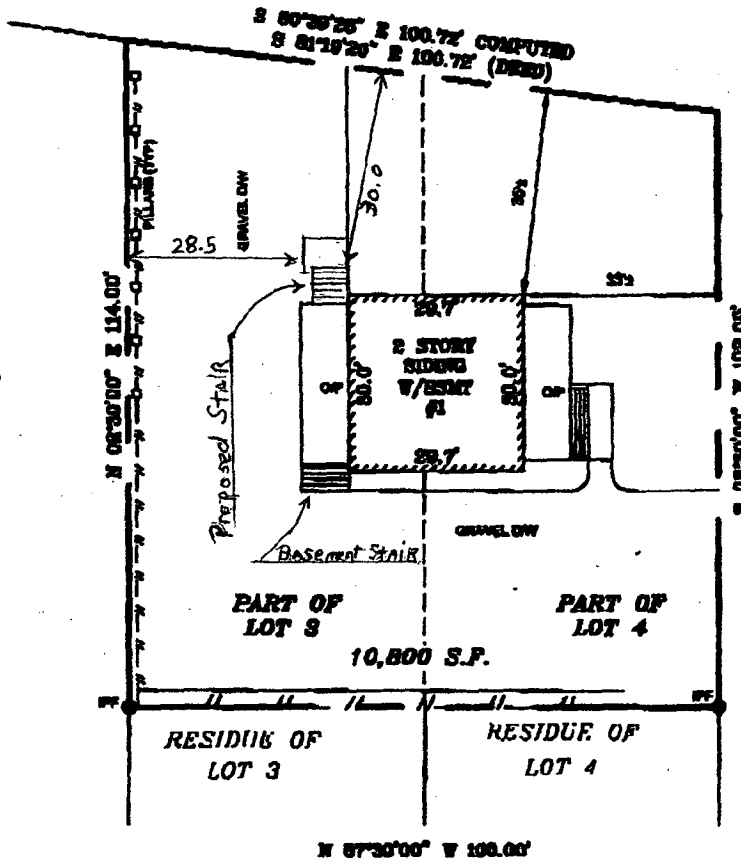
Owner: Gilberts Gift LLC
5301 Ijamsville Road
Ijamsville, Md. 21754-9716

ADDRESS: 1 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

COLUMBIA AVENUE

LOT 2

PINE 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;
 - IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND
 - 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.
- THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
- SUBJECT TO ALL EASEMENTS ON RECORD.

DRAWN BY: BF

FILE: 618202_0007-0011

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 AS SHOWN.



FITZROY J. BERTRAND
SURVEYOR

10/11/07
DATE

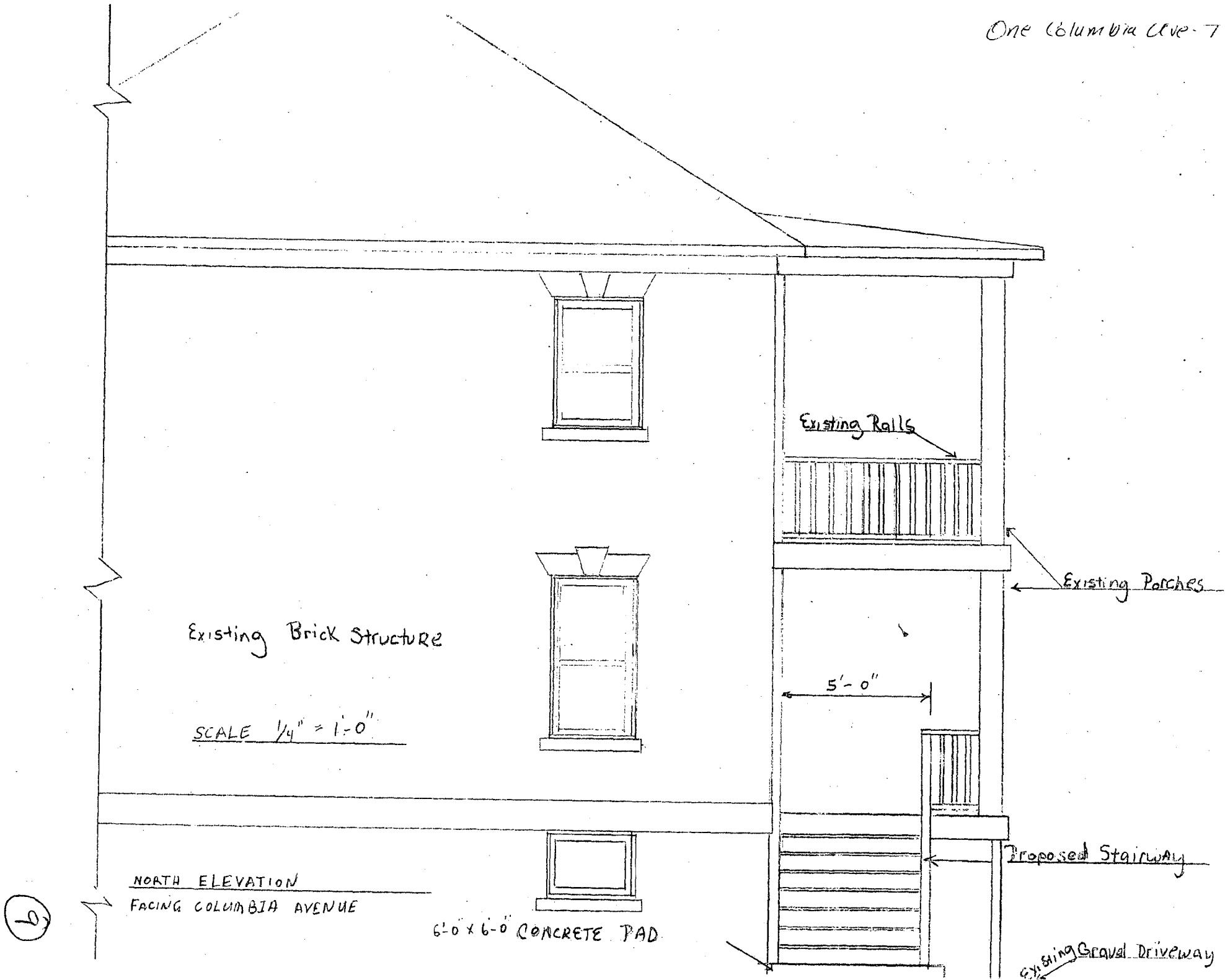
LOCATION DRAWING
PART OF LOTS 3 & 4 BLOCK 16
BOOK 16937 PAGE 531

B F GILBERT'S ADDITION TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: 10/11/07

REAL ESTATE SURVEYORS & DEVELOPERS, LLC

Residential, Commercial, Industrial and Land
WWW.REALESTATESURVEYORS.NET
CALVERTON TOWERS
11786 BELTSVILLE DRIVE, SUITE 150
BELTSVILLE, MARYLAND 20705
TEL: (301)572-9618 FAX: (301)572-0019

One Columbia Ave - Trujillo



Existing Brick Structure

SCALE 1/4" = 1'-0"

NORTH ELEVATION
FACING COLUMBIA AVENUE

6'-0" x 6'-0" CONCRETE PAD

Existing Rails

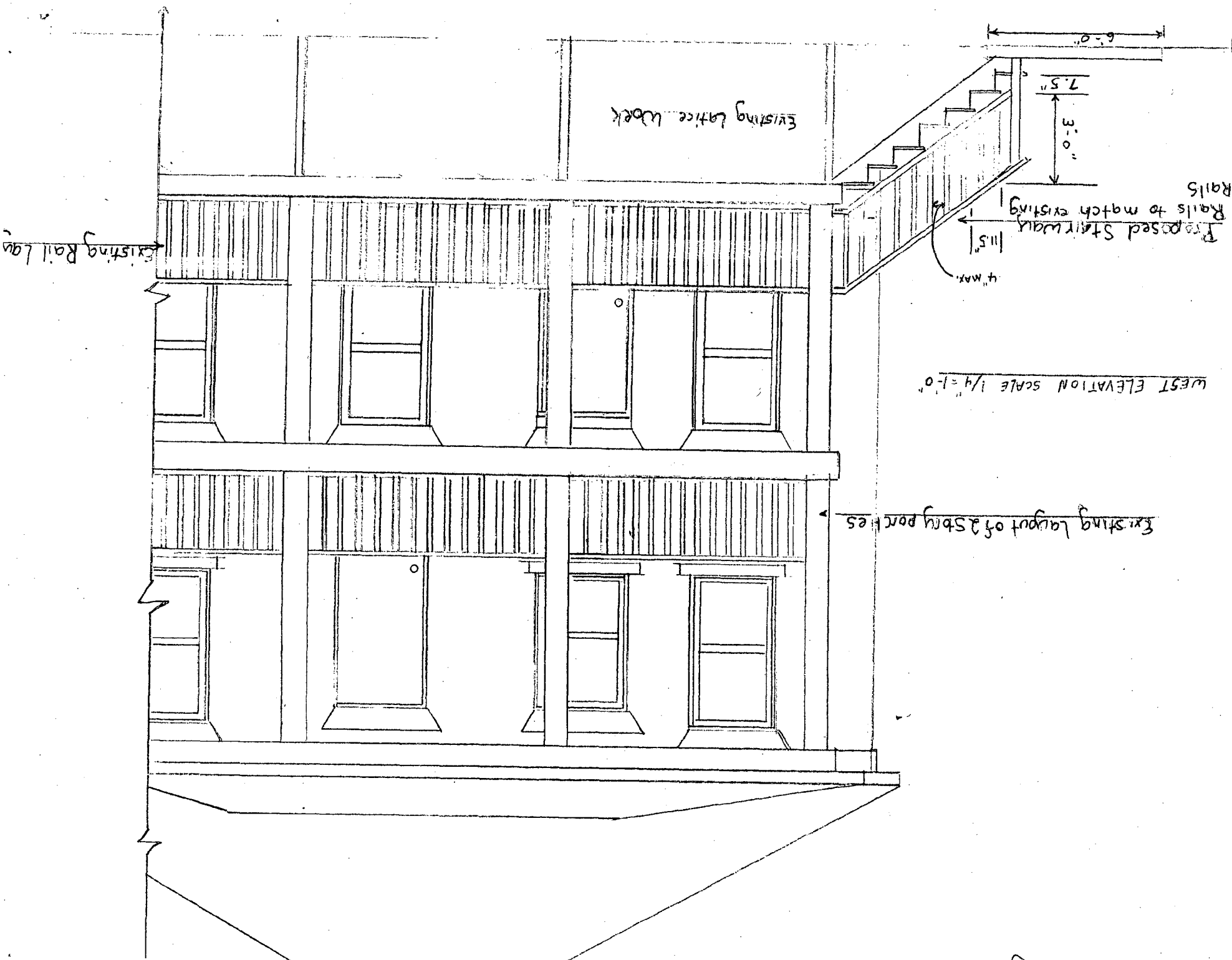
Existing Porches

5'-0"

Proposed Stairway

Existing Gravel Driveway

6



Existing Lattice Work

Existing Rail Low

Proposed Stairway
Rails to match existing

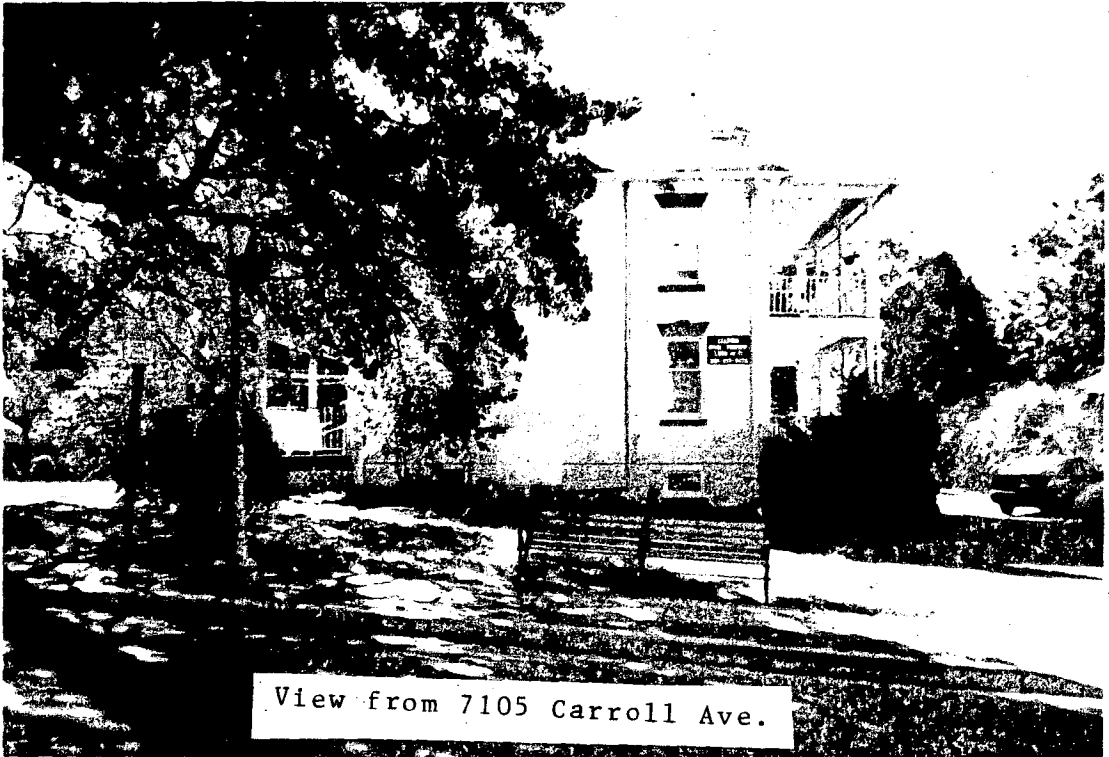
WEST ELEVATION SCALE 1/4"=1'-0"

Existing layout of a story portches

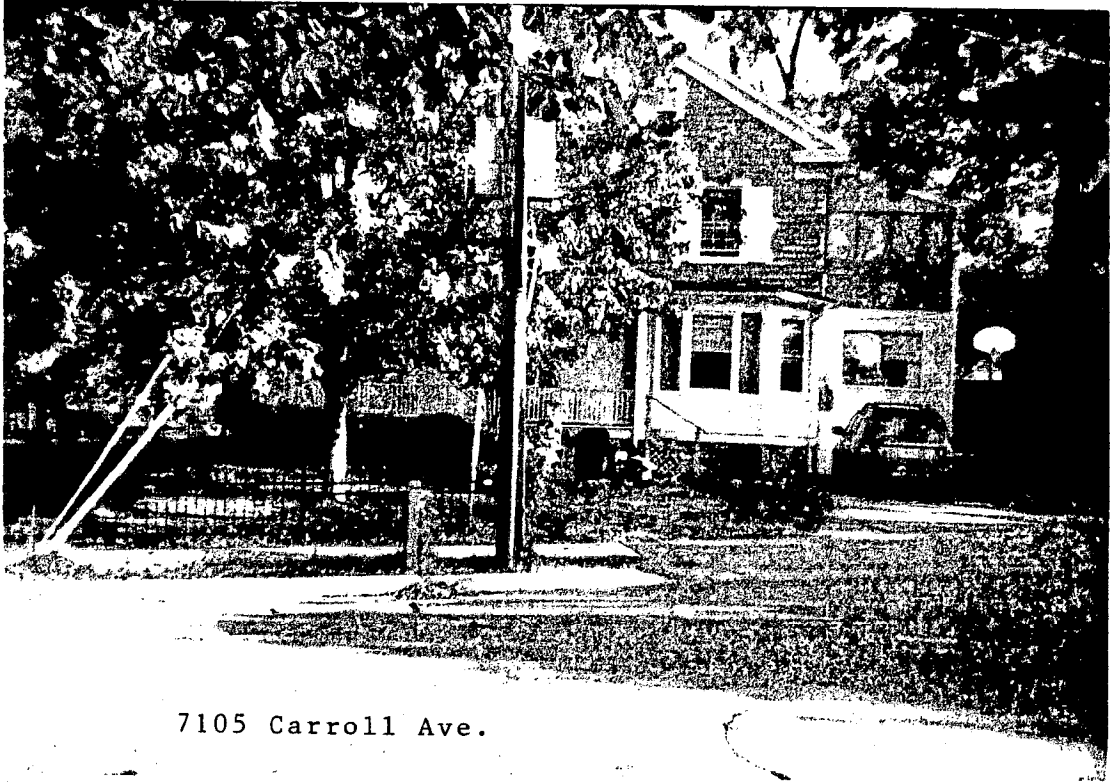
Lincoln University



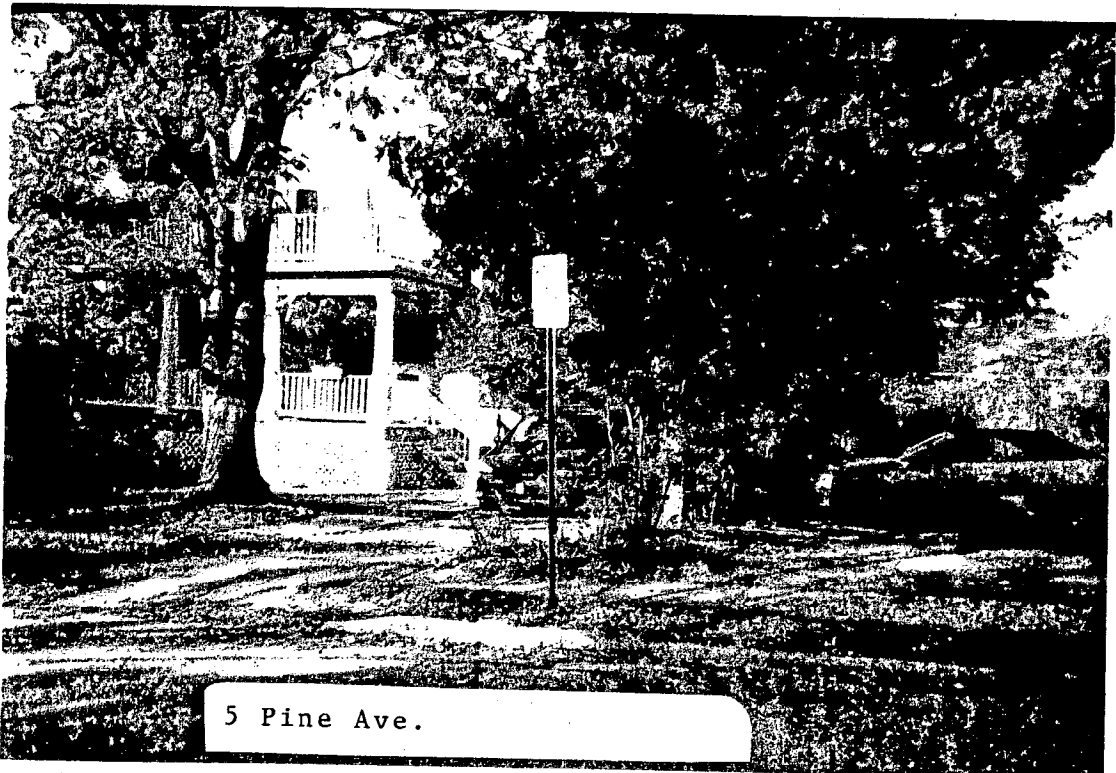
View from 7105 Carroll Ave.



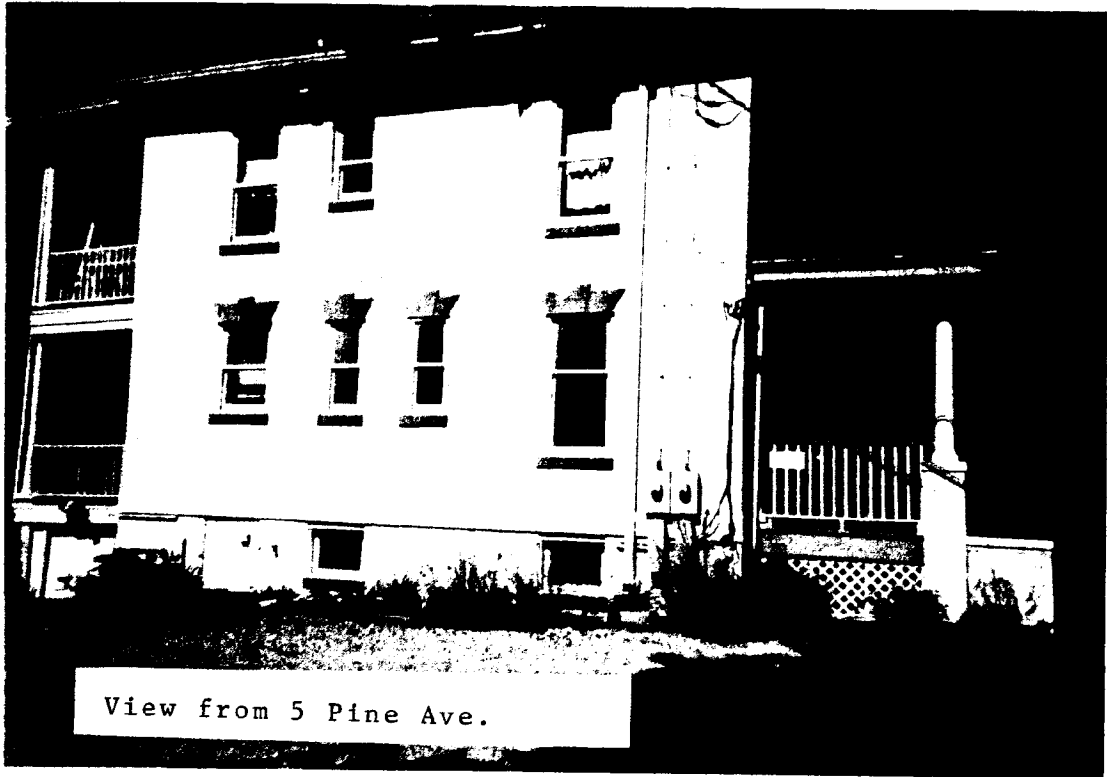
View from 7105 Carroll Ave.



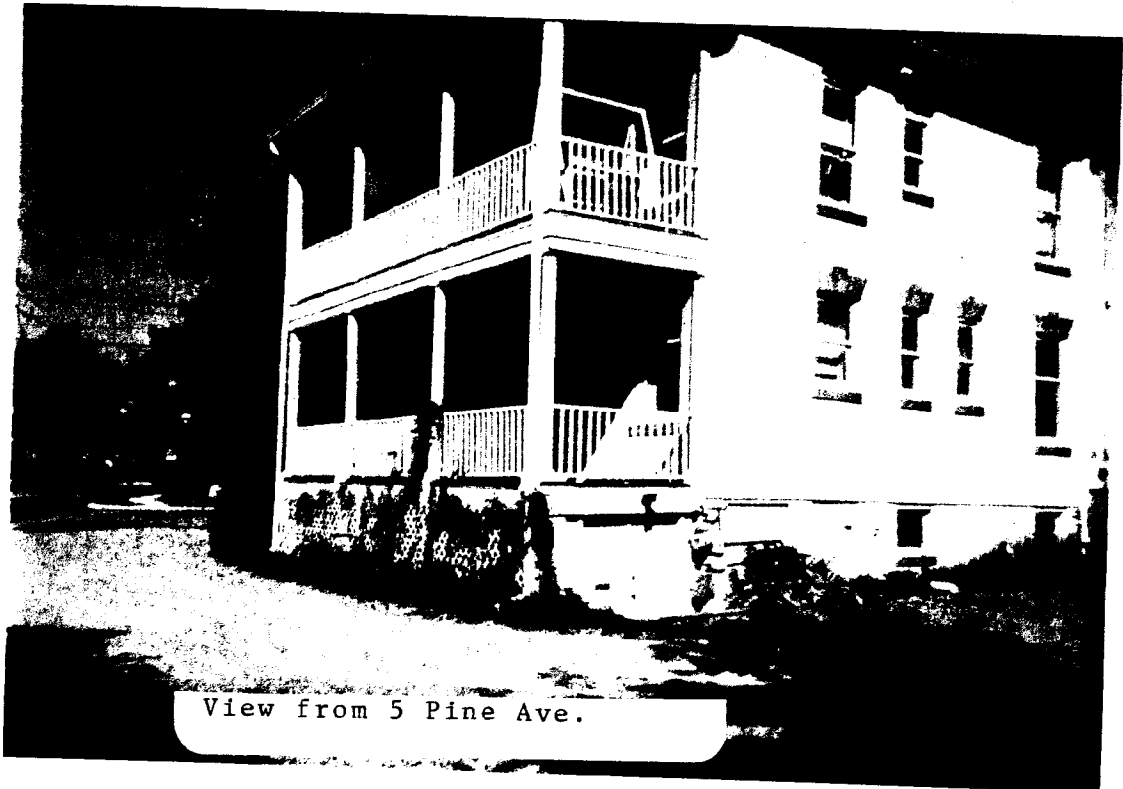
7105 Carroll Ave.



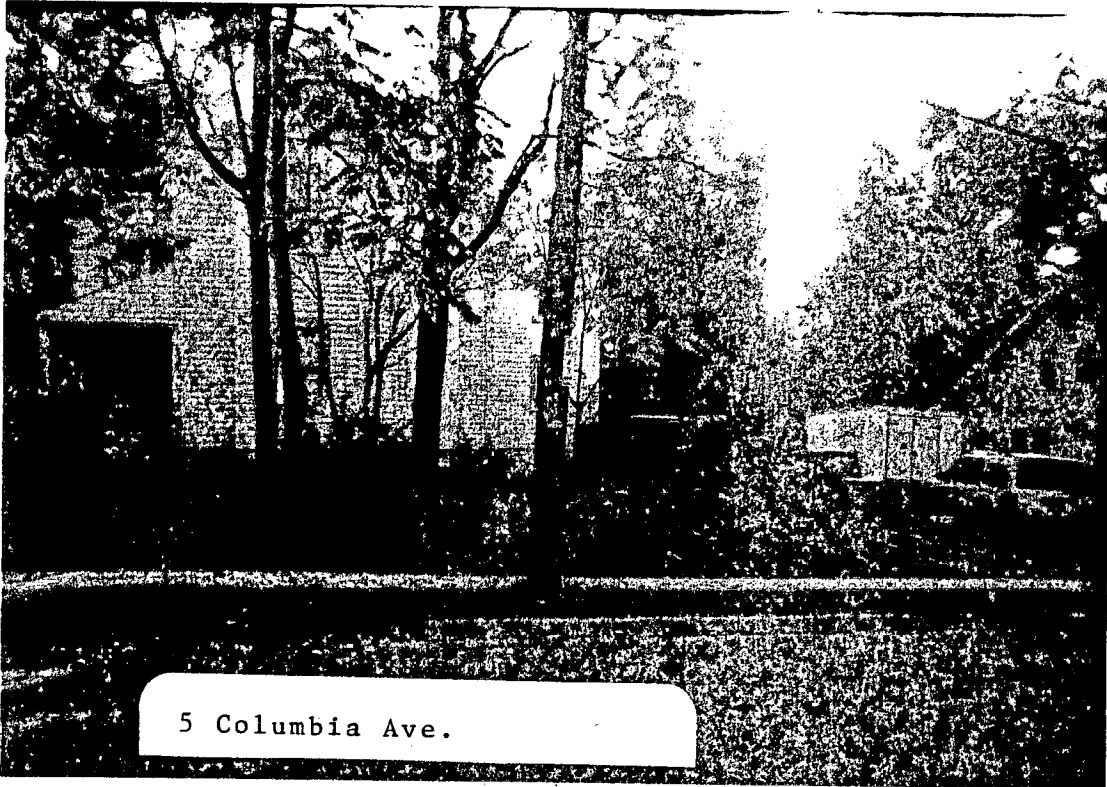
5 Pine Ave.



View from 5 Pine Ave.



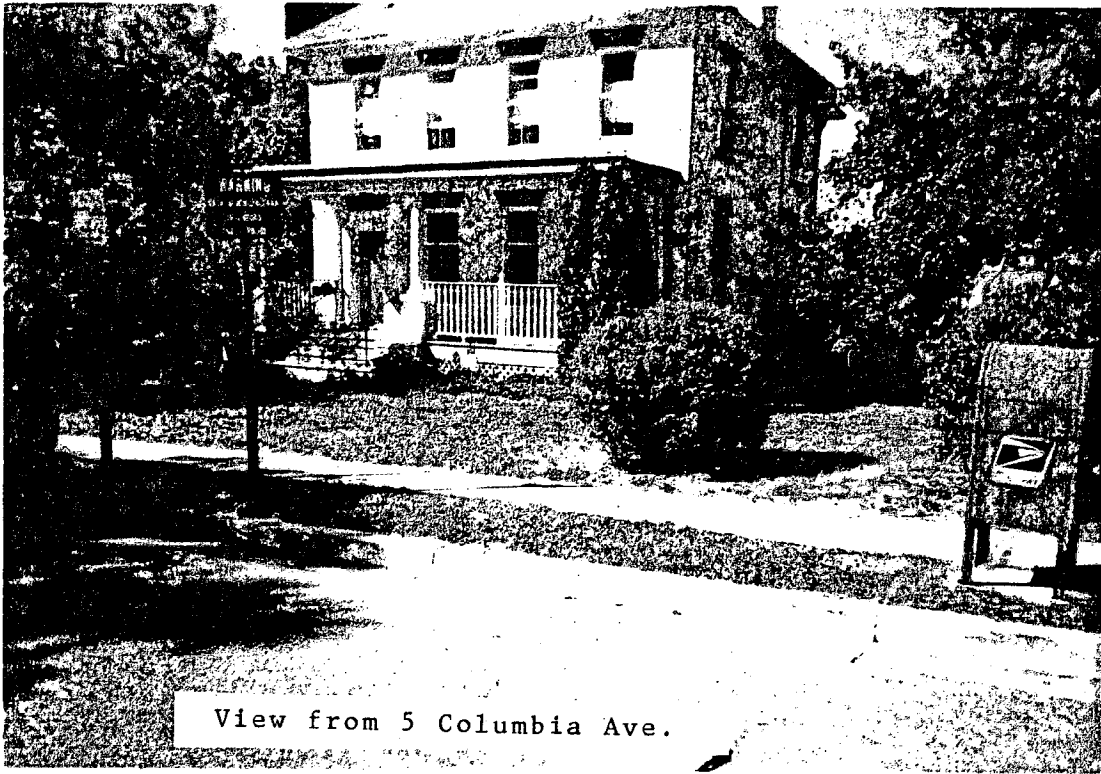
View from 5 Pine Ave.



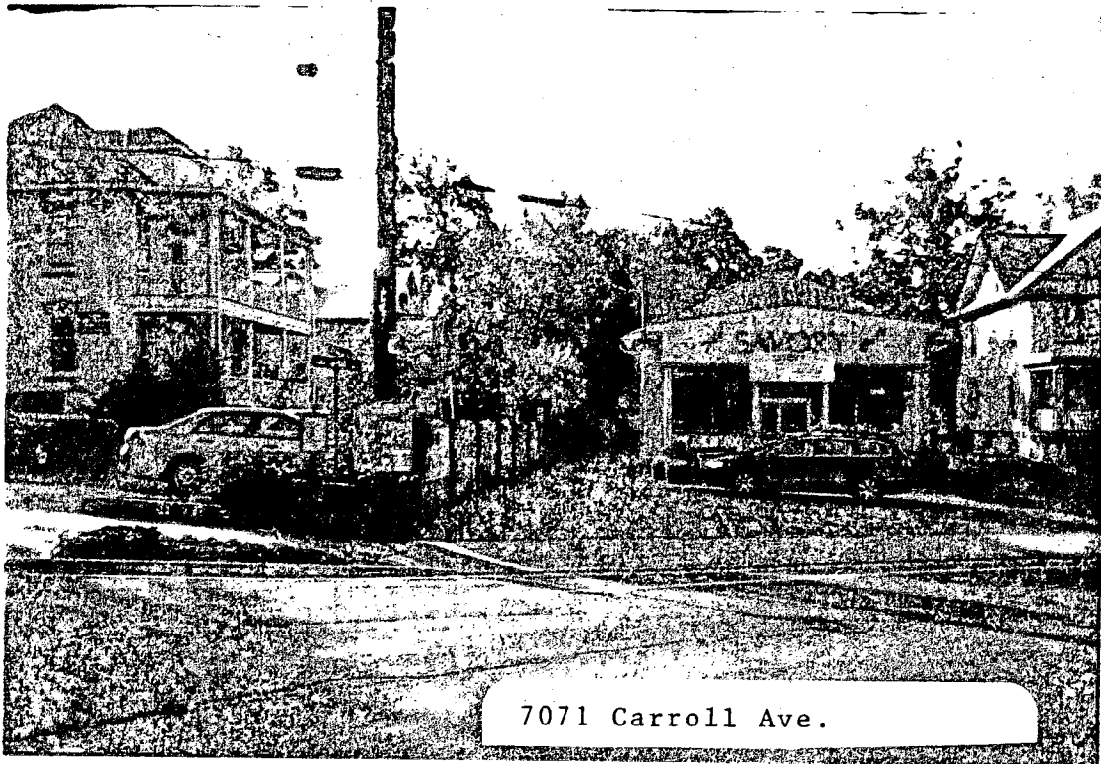
5 Columbia Ave.



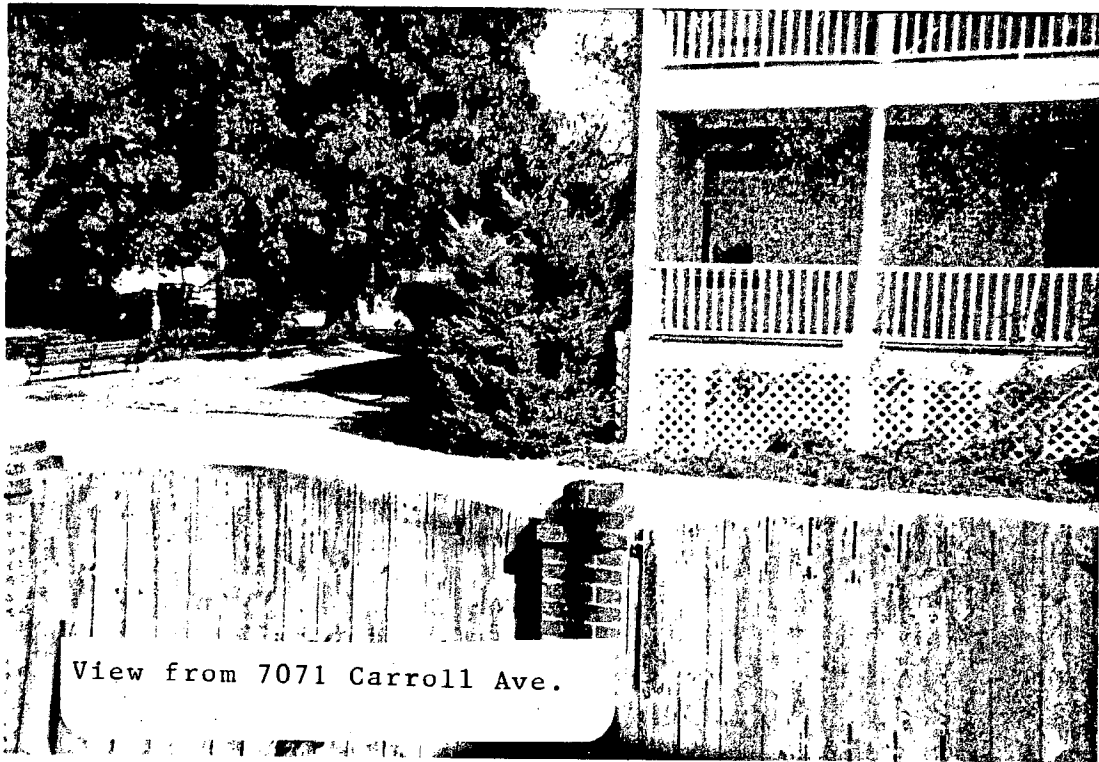
View from 5 Columbia Ave.



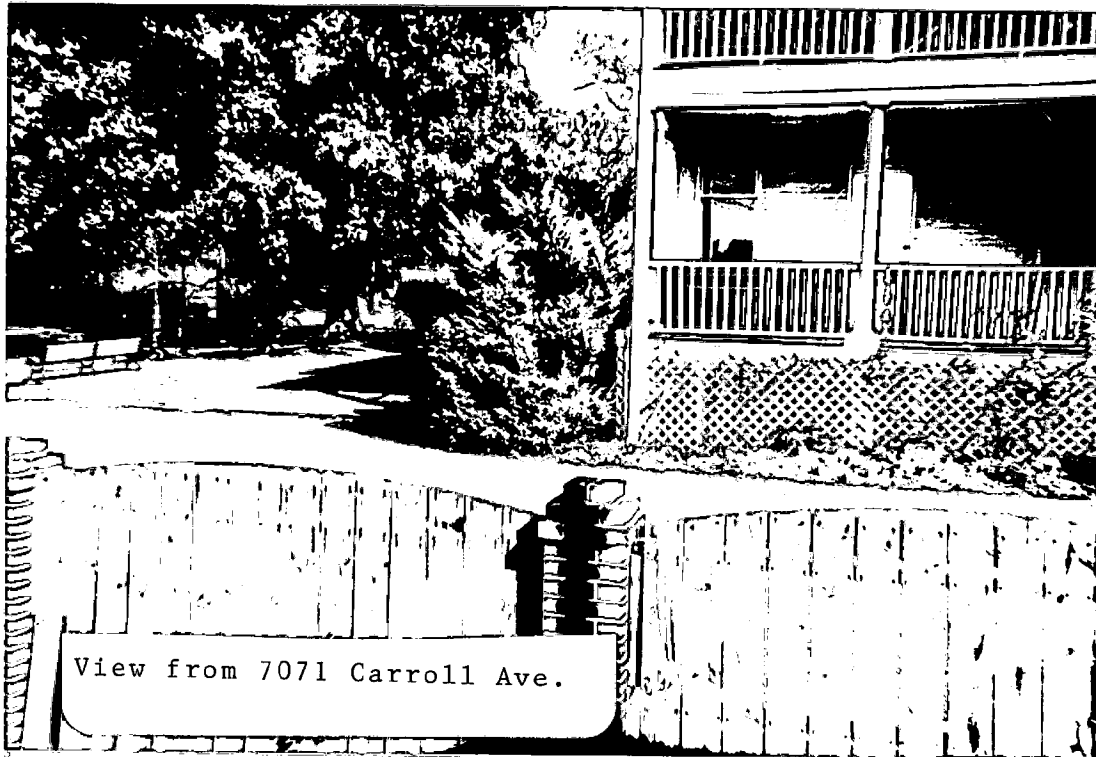
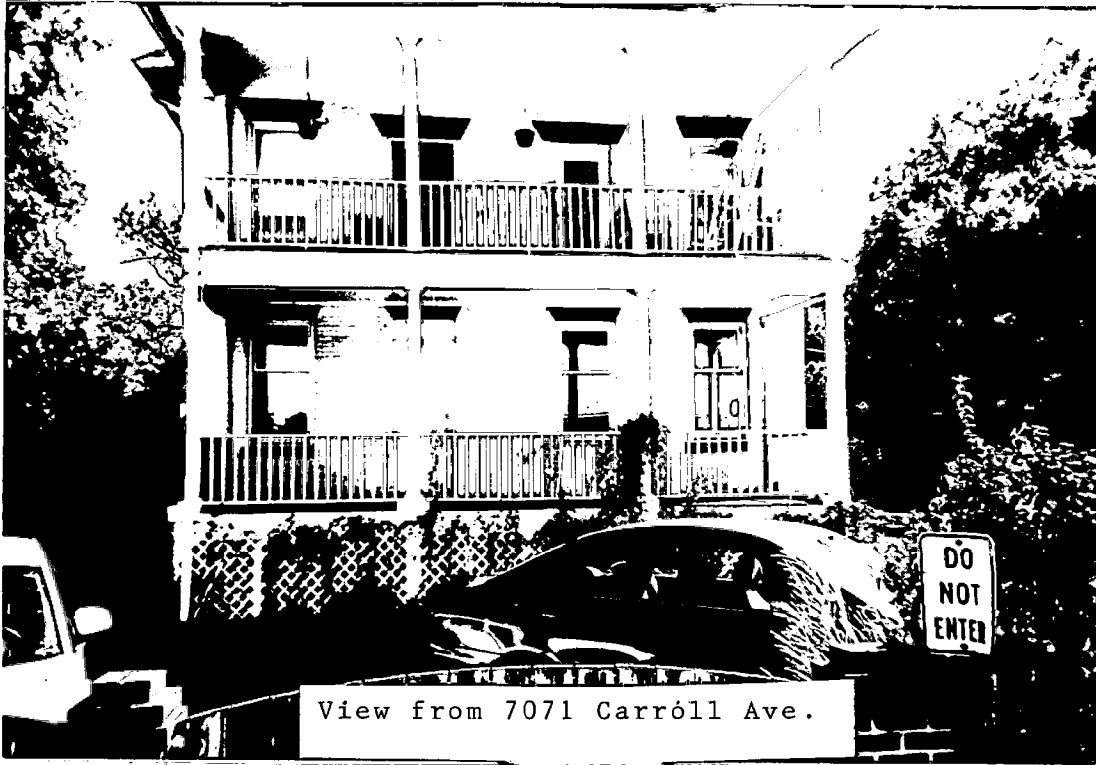
View from 5 Columbia Ave.



7071 Carroll Ave.





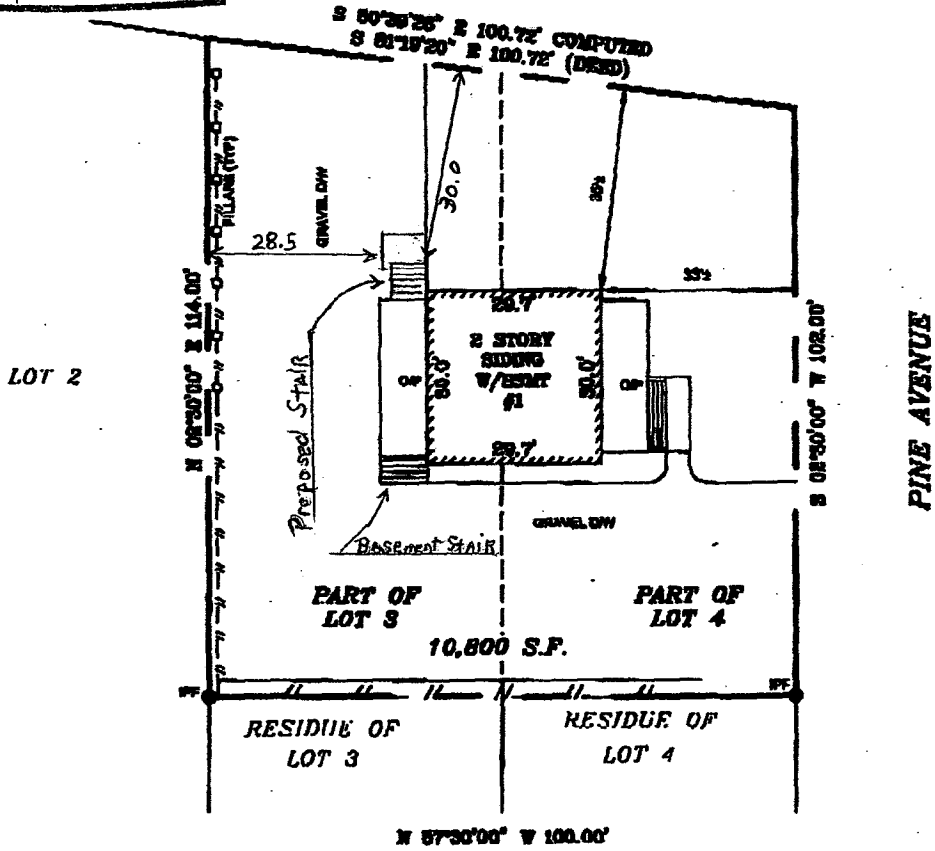


ADDRESS: 1 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission

COLUMBIA AVENUE

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 11.19.07



NOTES:

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 - IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND
 - 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.
- THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
- SUBJECT TO ALL EASEMENTS ON RECORD.

DRAWN BY: BF

FILE: 012120C_2007-0011

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

STATE OF MARYLAND
FITZROY JERRY BERTRAND
REGISTERED PROFESSIONAL SURVEYOR
No. 566
REGISTERED
[Signature]
FITZROY J. BERTRAND
SURVEYOR

10/11/07
DATE

LOCATION DRAWING
PART OF LOTS 3 & 4 BLOCK 16
BOOK 16987 PAGE 531
B F GILBERT'S ADDITION TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 10/11/07

REAL ESTATE SURVEYORS & DEVELOPERS, LLC

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