

21 Columbia Avenue, Takoma Park
(HPC Case 37103-0812)
Takoma Park Historic District



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 19, 2008

Ms. Karen Donfried
21 Columbia Avenue
Takoma Park, Maryland 20912

Re: Roof replacement, 21 Columbia Avenue, Takoma Park Historic District (#37/3)

Dear Ms. Donfried:

This letter is in response to your proposal to replace the roof at 21 Columbia Avenue, an Outstanding Resource within the Takoma Park Historic District (#37/3). Your request to remove the existing pressed metal shingles and replace them with Berridge Victorian (pressed metal) Shingles is considered an in-kind replacement, and as such, your request is **approved**.

Any changes to the approved work, such as selection of alternative materials, project revisions, or additional exterior alterations to this site, must be reviewed by the Historic Preservation Commission prior to the project's commencement.

This letter will serve as your official approval for the above referenced roof replacement on the subject property. If you have any additional questions, please do not hesitate to contact me at 301-563-3400 or scott.whipple@mncppc-mc.org. Thank you for your cooperation and assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Whipple", written over a large, stylized circular flourish.

Scott Whipple, Supervisor
Historic Preservation Section

cc: Carla Reid Joyner, Department of Permitting Services
Sabrina Baron, President, Historic Takoma, Inc.

Nov. 16, 2008

Dear Josh,

I finally completed the tax credit application this weekend and dropped it in the mailbox to the Maryland Historical Trust. While I'm focused on the roof project, I wanted to send you the material you need for the historic commission to approve it as well. I've enclosed a copy of the proposal from the roofer which gives lots of good details, together with a sheet about the metal shingles he intends to use and a sample. Do let me know if there is anything else you need. Look forward to hearing back from you.

All best,

Karen

KAREN DONFRIED

21 COLUMBIA AVE.

TAROMA PARK, MD 20912

Tel: 301-270-7611 (h)

202-683-2601 (w)



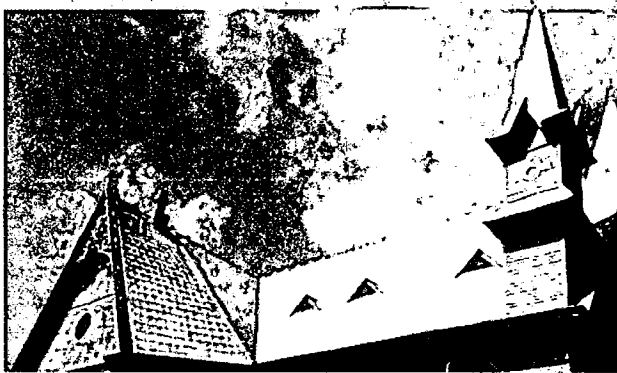
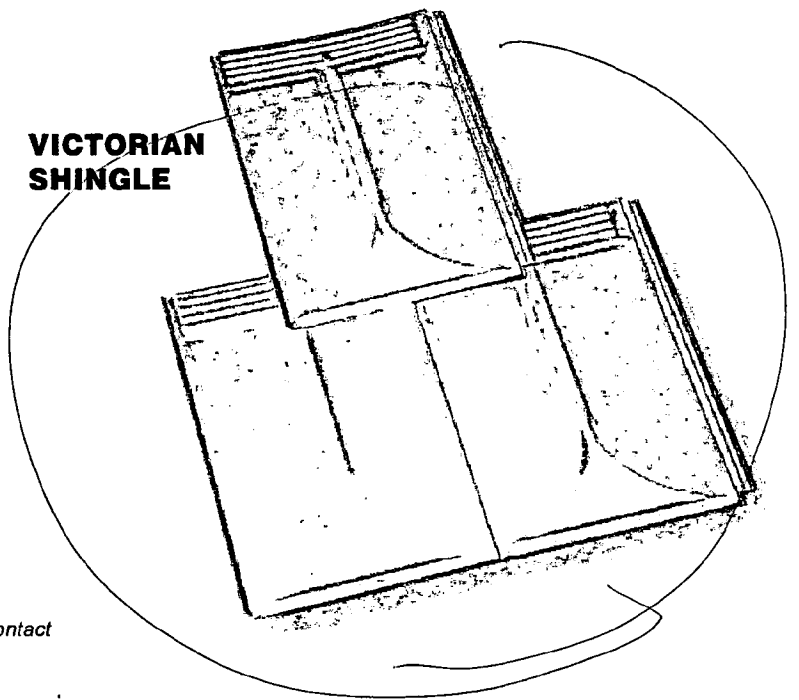
Berridge Victorian & Classic Shingles

Prefinished Kynar 500® , Hylar 5000™ or
Satin Finish Galvalume® shingle for
restoration, residential and commercial
construction with solid sheathing.

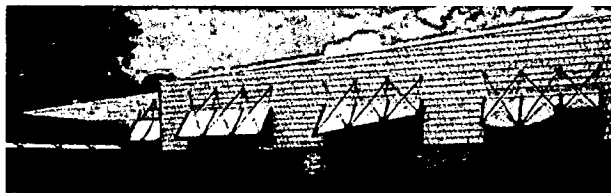
- Traditional Appearance
- Hidden Fasteners

*For specific job application recommendations, please contact
Berridge Technical Department 1-800-231-8127*

VICTORIAN SHINGLE

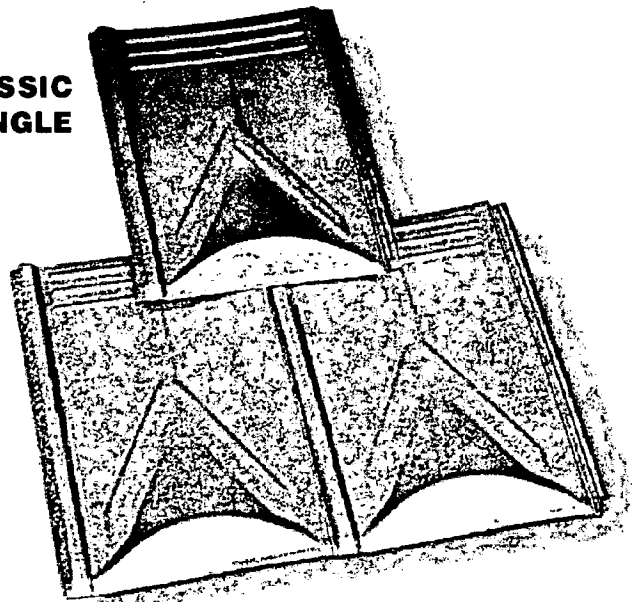


*Berridge Classic Shingles faithfully replicate turn-of-the-century
shingle patterns and designs.*



*Classic or Victorian Shingles provide a unique texture for many
applications.*

CLASSIC SHINGLE



SPECIFICATIONS

(Request complete specifications from factory)

Furnish and install Berridge Victorian or Classic Shingles as
manufactured by Berridge Manufacturing Co., San Antonio, Texas.

MANUFACTURE:

Each shingle shall have a stamped design with a 9" x 12" exposure
to the weather.

MATERIAL AND FINISH

(See "Specifications" on web site: www.berridge.com)

CONSTRUCTION DETAILS

(See web site: www.berridge.com)



*Roofs of
Distinction*

Berridge Manufacturing Co.
6515 Fratt Rd., San Antonio, TX, 78218 | www.berridge.com
Sales: 800-669-0009 | Technical Assistance: 800-231-8127



GOTCHA COVERED ROOFING & SHEET METAL LLC

19605 ISLANDER STREET * OLNEY, MARYLAND 20832
301-774-7563 (OFFICE) * 301-774-2021 (FAX)
WWW.GOTCHACOVEREDROOFING.COM
LICENSED & INSURED * MHIC 87685

CONTRACT

On This 2nd day of October, 2008, Gotcha Covered Roofing & Sheet Metal, herein called the Contractor, and Allan Untereiner, herein called the Owner(s), agree to the following:

The Contractor agrees to furnish all the material and labor necessary to complete the following at 21 Columbia Avenue, Takoma Park, MD 20912, in conformity with the job description which shall be considered part of this contract.

The Owner(s) shall pay the Contractor, for performance of the work and furnishings of the material under this contract, the sum of \$ 29,970.00 (Twenty Nine Thousand Nine Hundred Seventy Dollars).

The schedule of payment is as follows:

<u>First Payment</u>	<u>Deposit at Signing of Contract :</u>	<u>\$ 11,500.00</u>
<u>Second Payment</u>	<u>Halfway Through Project:</u>	<u>\$ 9,235.00</u>
<u>Final Payment</u>	<u>Completion of Project :</u>	<u>\$ 9,235.00</u>

Job Description - See Attached

When this contract is signed by the Owner(s), it becomes an irrevocable offer by the Owner(s) subject to final acceptance by the Contractor. The Owner(s) will be notified of the Contractor's acceptance by receiving a copy of the contract signed by the Contractor, or by starting the work.

Approximate starting date: (Pending on the signing of contract & down payment)

Approximate completion date:

The terms listed on the reverse side of this contract are part of the contract. In the event the Owner(s) do not adhere to the payment terms, 21% annual rate interest may be added to the unpaid balance. In the event collection becomes necessary, the Owner(s) will pay all collection costs, including attorney's fees.

If the proposal is not accepted within 30 days, it will be considered void. Please return a signed contract to the Contractor as soon as possible. After the Contractor signs, a copy will be mailed to you and the work will commence.

Homeowner entitled to copy of contract at time he signs it. You may cancel this transaction without any penalty or obligation within three business days of this transaction. See attached sheet.

Accepted By: Gotcha Covered Roofing
Michael Koczot

Accepted By: Allan Untereiner

Signature: _____

Signature: _____

Date: _____

Date: _____

"The time to repair the roof is when the sun is shining"
-John F. Kennedy

PERMITS: The Contractor shall obtain and pay for all permits required by the State, County, City or District of Columbia. The Owner(s) shall furnish necessary surveys and/or building location plat and shall assume responsibility for property markers.

INSURANCE: The Contractor shall maintain insurance required under Workmens' Compensation Law as well as public liability insurance. The Owner(s) shall maintain full insurance for fire protection and extended coverage to cover both the Owner and Contractor.

JOB DESCRIPTION & CHANGE ORDERS: The work under this contract shall be performed in strict accordance with the Job Description. Any work requested by the Owner(s) and not specified in the Job Description shall be completed only upon written agreement between the Owner(s) and the Contractor. The Owner(s) and Contractor shall agree in writing on the amount of the additional charge. The Contractor assumes no responsibility or obligation for work performed that was agreed to by and between parties other than the Contractor and the Owner(s).

SUB-SURFACE CONDITIONS: Any cost developing from abnormal sub-surface conditions resulting in added materials and/or labor shall be the Owner(s) responsibility unless a sub-surface exploration has been specified by the Contractor which shall be included and considered part of the Job Description.

MATCHING MATERIALS: The Contractor shall make every effort to match existing materials, textures, colors and shapes; however, an exact duplication cannot be guaranteed.

SURPLUS MATERIALS: All surplus materials delivered to the job site will remain the property of the Contractor.

ACCESS TO WORK: The Owner(s) shall grant free access to the work areas for workmen and vehicle and shall allow areas for storage of materials, as well as an area for a trash container if needed.

SUSPENSION OF WORK: The Contractor may suspend work without breaking the agreement, should the Owner(s) default in agreed payments.

WORK STOPPAGE: Should the work be stopped by any public authority for a period of thirty (30) days or more, through no fault of the Contractor, or should work be stopped through an act of negligence of the Owner(s) for a period of ten (10) days, then the Contractor may terminate this Agreement and recover from the Owner(s) payment for all materials purchased, work performed and any loss sustained, including reasonable profit.

COMPLETION: The Contractor shall notify the Owner(s) of the completion of work under this contract. The Owner(s) shall pay the Contractor in full within ten (10) days of such notification. Completion shall be determined when all terms and conditions as described in the Job Description have been fulfilled.

GUARANTEE: All full replacement work covered by this contract, including Change Orders issued under this contract, is guaranteed for five year following substantial completion, excluding any manufactured items not covered by the manufacturer's guarantee. All repair work covered by this contract, including Change Orders issued under this contract, is guaranteed for one year following substantial completion, excluding any manufactured items not covered by the manufacturer's guarantee.

SCOPE OF CONTRACT: This contract and Job Description when accepted by both parties shall constitute the entire agreement between the Contractor and the Owner(s), and no oral, verbal or implied agreement or understanding shall cancel or vary the terms as written.

I have read, understand and agree to the above terms of this contract between myself and Gotcha Covered Roofing & Sheet Metal LLC.

Signature

Date

GOTCHA COVERED ROOFING & SHEET METAL LLC

19605 ISLANDER STREET * OLNEY, MARYLAND 20832
301-774-7563 (OFFICE) * 301-774-2021 (FAX)
WWW.GOTCHACOVEREDROOFING.COM
LICENSED & INSURED * MHIC 87685

October 2, 2008

Allan Untereiner
21 Columbia Avenue
Takoma Park, Md 20912

Job Description

A. To remove existing metal shingle and standing seam at front porch. Replace with Galvalume Metal Shingles and Galvalume Standing Seam at porch.

1. To remove all existing roofing from main roof and dormers, front porch and right side-bay window , sweep decking of loose debris
2. To perform inspection of existing wood sheathing condition. Replace as necessary if found rotted or damaged.

NOTE: Any structural damage found will be an extra charge of \$85.00 per 4'x8' sheet of plywood installed.

3. To furnish and install eve flashing at bottom of roof at all perimeters.
4. To furnish and install 30lb Felt paper and fasten with plastic cap nails for water tight conditions.
5. To furnish and install 20 Square of Victorian Shingle Satin Finish Galvalume at main home, bay window and dormers, fasten with stainless steel nails
6. To furnish and install hips, valleys and rake with galvalume and seal all connections with premium caulk
7. To furnish and install galvalume snap lock standing seam roofing at front porch and fasten with cleat and screw

"The time to repair the roof is when the sun is shining"

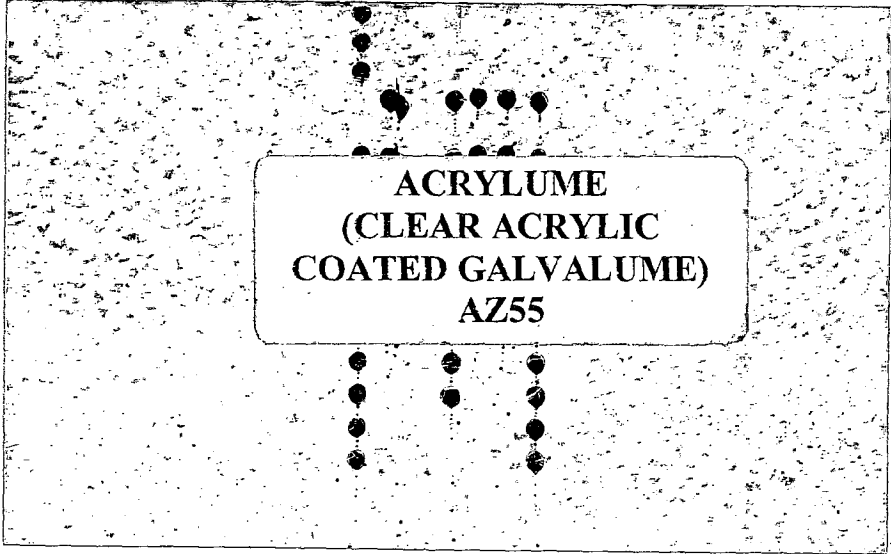
-John F. Kennedy

8. To furnish and install all flashing necessary at sucko walls and seal with premium caulk
 9. To furnish and install (1) Pipe Collars
 10. To clear yard of any loose debris found from roof and use rolling magnetic bar to pick up any stray nails
- ** All work, weather permitting should take approx. 2 weeks and approx. 2 weeks to deliver.

For the sum of \$ 29,970.00

Gotcha Covered Roofing & Sheet Metal LLC 5 Year Quality Workmanship Warranty

Gotcha Covered Roofing & Sheet Metal LLC, will conform to the requirements of the manufacturer's warranty and installation instructions and provide a 5 Year Warranty for such Quality Workmanship required by the manufacturer . Gotcha Covered Roofing & Sheet Metal LLC will provide any repairs or replacements to include labor and material at no cost to owner if defects are discovered to be caused by application not in accordance with manufacturer's current written installation instructions.



ACRYLUME
(CLEAR ACRYLIC
COATED GALVALUME)
AZ55

Silver, Joshua

From: Karen Donfried [KDonfried@gmfus.org]
Sent: Tuesday, September 16, 2008 7:18 PM
To: dalesuder; Silver, Joshua
Subject: RE: Garage approval

Hi Josh, sorry to be slow in responding and delighted to see that Dale and you connected today. We are absolutely amenable to installing a square window. The problem was that I no longer had that version of the plans and, to be honest, I forgot about marking the change in window design. Really appreciate your patience with me on this and apologies for making work for you. I'll let Dale and you take it from here, but don't hesitate to engage me if I can be helpful. Thanks much, Karen

From: dalesuder [mailto:dalesuder@verizon.net]
Sent: Tuesday, September 16, 2008 7:10 PM
To: 'Silver, Joshua'
Cc: Karen Donfried
Subject: RE: Garage approval

Hello Josh,

It was nice to meet you today, I will be anxious to receive the newly stamped plans and the site plans. Any notes, including the gable window (square instead of round) which are a part of your original decision may be added to these plans. Does it matter to you if the windows/doors are single pane, wood, true divided lite, which are more accurate w/ the original period? I am thinking that the single pane glass will be much less expensive and the garage will not be heated anyway.

Thanks,

Dale Suder

From: Silver, Joshua [mailto:Joshua.Silver@mncppc-mc.org]
Sent: Tuesday, September 16, 2008 9:24 AM
To: Karen Donfried
Cc: dalesuder
Subject: RE: Garage approval

Hi Karen,

I did receive the new set of plans. I will stamp them sometime this week and call Dale when they can be picked up. I noticed the window detail was left off the new plans i.e., installing a round vs. square window. Unless you object, I am willing to note on the plans the front window above the garage door will be square. Please let me know if your still amenable to installing a square window in this location.

Regards,
Josh

p.s. were you successful in getting a variance to retain the same approximate location as the original garage?

From: Karen Donfried [mailto:KDonfried@gmfus.org]
Sent: Monday, September 15, 2008 9:51 PM
To: Silver, Joshua

> Property Owner did not pursue variance.

Cc: dalesuder

Subject: Garage approval

Hi Josh,

You worked with us in the Spring and helped us secure the Commission's approval for construction of a new garage. Our contractor, Dale Suder, has misplaced the original set of plans which you stamped. He stopped by the Commission and dropped another copy off at the end of last week for approval. He was having trouble getting through to the Commission by phone today so I thought I would connect the two of you by e-mail. Dale's cell phone number is 240-508-4879. Apologize for coming back to you on this, but, as always, appreciate your help. If you have any questions, please don't hesitate to contact Dale or me.

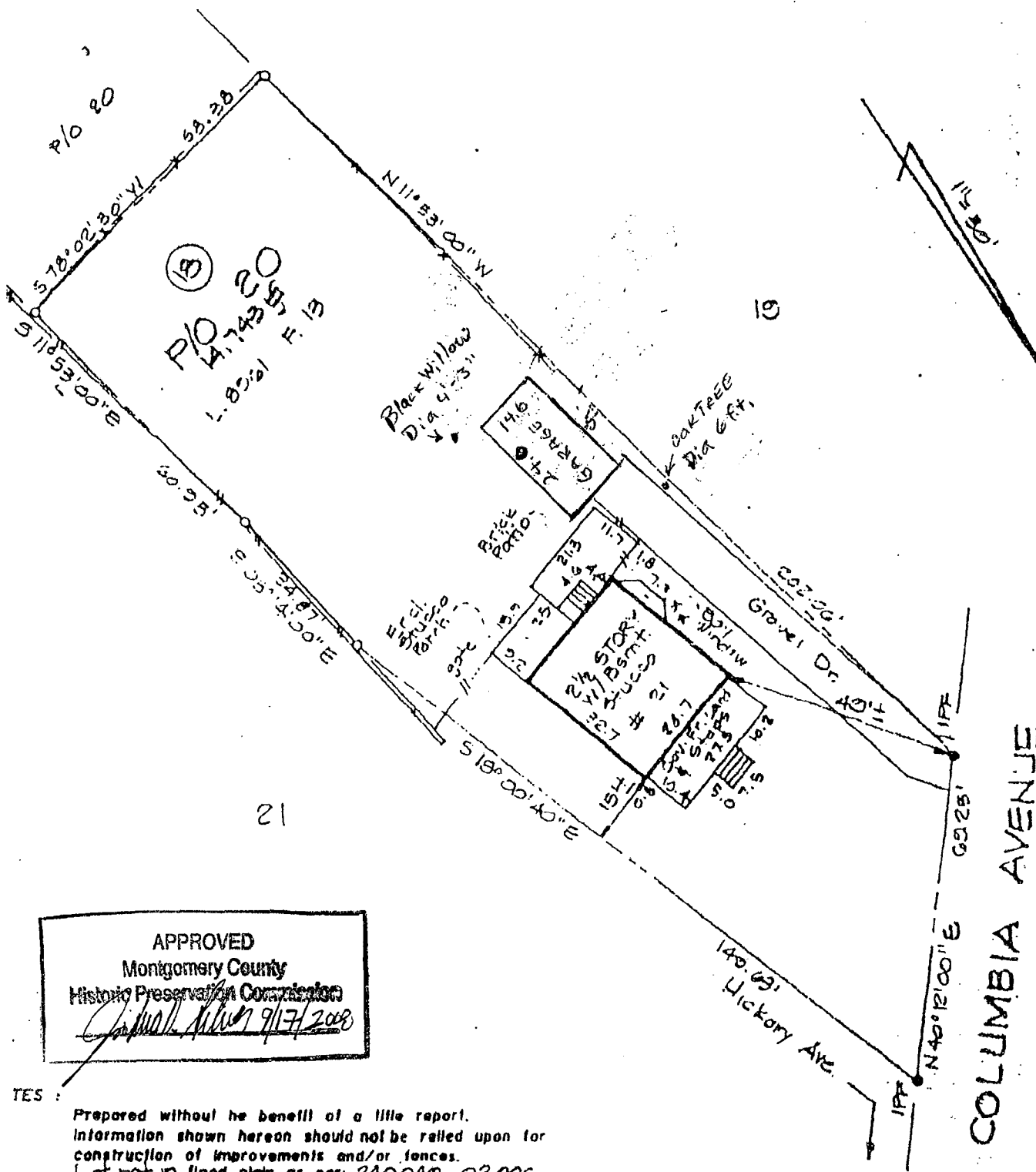
Thanks much,
Karen

Karen Donfried
21 Columbia Avenue
Takoma Park, MD 20912
Tel.: 301-270-7611 (h)
202-683-2601 (w)

No virus found in this incoming message.


Checked by AVG - <http://www.avg.com>

Version: 8.0.169 / Virus Database: 270.6.21/1673 - Release Date: 9/15/2008 6:49 PM



APPROVED
 Montgomery County
 Historic Preservation Commission
Signature: [Handwritten] 9/17/2008

NOTES:
 Prepared without the benefit of a title report.
 Information shown hereon should not be relied upon for
 construction of improvements and/or fences.
 Lot not in flood plain as per: 200049 02000
 Lot corners have not been set by this survey unless otherwise indicated.

<p>SURVEYOR'S CERTIFICATE</p> <p><i>[Illegible text]</i></p> <p>REGISTERED</p>	<p>LIGHT, ELLIOTT & ASSOCIATES, Inc.</p>  <ul style="list-style-type: none"> • ENGINEERS • PLANNERS • SURVEYORS <p>ADELPHI 422-6080 WALDORF 643-4927</p>	<p>HOUSE LOCATION SURVEY 21 Columbia Avenue LOT P/020 BLOCK 18 SECTION - B.F. GILBERT'S ADDITION TO TAKOMA PARK Wheaton Montgomery</p> <p>ELECTION DISTRICT COUNTY, MARYLAND</p>
Book 2046-04 CK. by R Job No. MB447 Cont. no. - Dwg. By JOK Crescent	PLAT A PAGE 2	File No. 9H75883

ARCH / INTERIOR ABBREVIATIONS

Table listing architectural abbreviations such as AB (ANCHOR BOLT), AC (AIR CONDITIONING), and others, organized in columns.

GENERAL NOTES

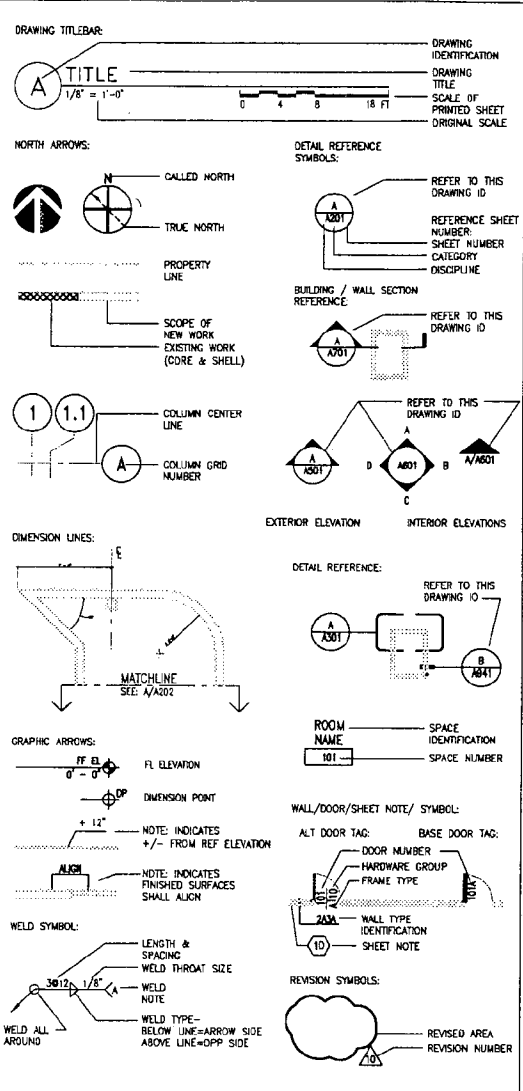
- GENERAL NOTES: THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.

Table with columns Dwg Cat, C, L, S, A/I, O, F/P/M, E/T, listing drawing categories and their corresponding sheet numbers.

MATERIAL INDICATIONS

Table showing material symbols and their corresponding names, such as EARTH, GRAVEL STONE, CONCRETE, etc.

DRAWING ANNOTATIONS



LEGAL DISCLAIMERS

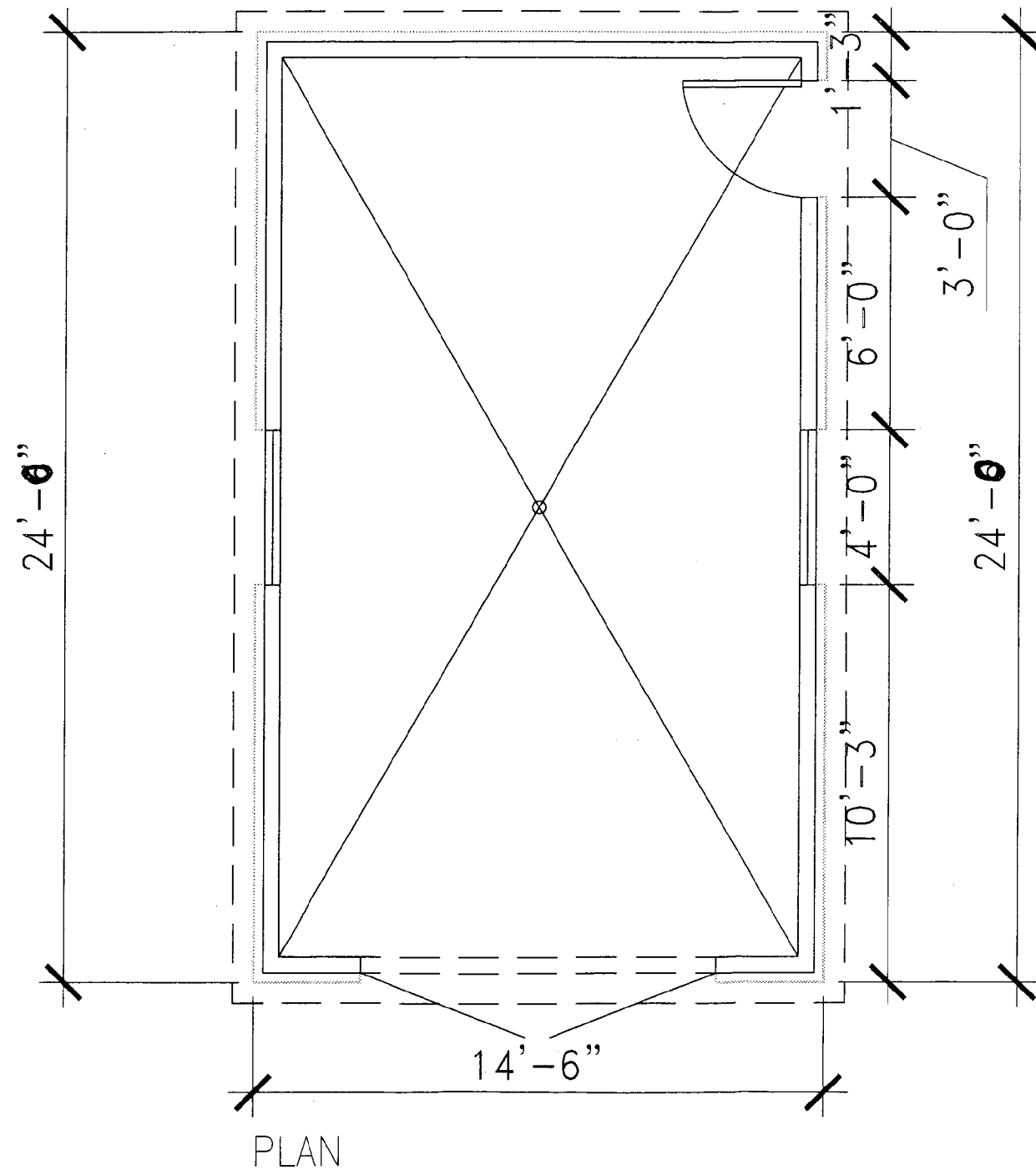
ESSEX
BY PURCHASING THIS CONSTRUCTION SET, YOU ARE PURCHASING A LICENSE FROM HARKEN HOME, LLC TO CONSTRUCT EXACTLY ONE HOME FROM THIS SET.

BUILDING SUMMARY

1. PROJECT ADDRESS: TBD
2. APPLICABLE CODES & ORDINANCES:
A. BUILDING CODES
2000 (& 2003) INTERNATIONAL BUILDING CODE

IN THE EVENT THAT THERE ARE CONFLICTING CODE PROVISIONS, THE MOST STRINGENT CODE APPLIES
WARNING: THESE DOCUMENTS DO NOT CONTAIN SITE PLANS.

Includes M+L Architecture Interiors Graphics Consulting logo, address (300 Peachtree St NE, Ste 19G), contact information, and an 'APPROVED' stamp from the Montgomery County Historic Preservation Commission dated 9/17/2008.



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 9/17/2008

Harken Home

HARKEN HOME, LLC
 GARAGE PLANS

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M+L ARCHITECTURE
 INTERIORS
 GRAPHICS
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300 PEACHTREE ST NE
 SUITE 19G
 ATLANTA, GA 30308
 Voice: | 678 | 508 - 9872
 Fax: | 413 | 674 - 3371
 WEB: <http://www.meharrylynette.com>

Project No.
 R-0000-01

Scale
 TYPICALLY 1/4" = 1'

Issue

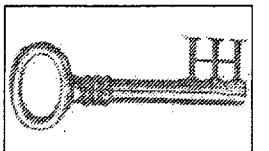
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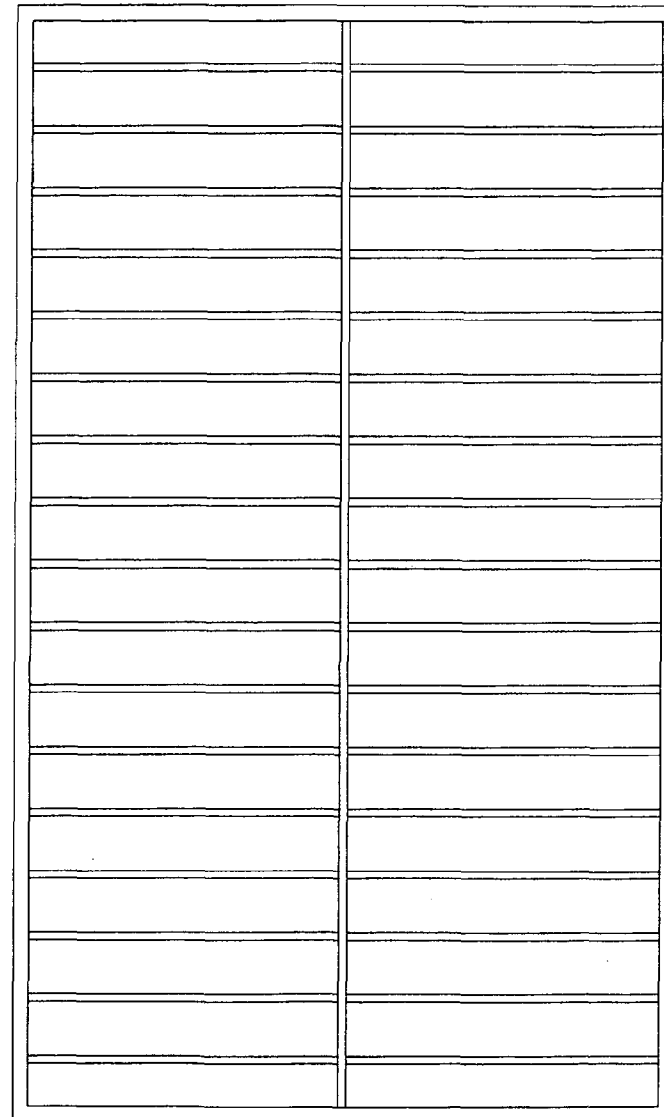
Date
 12.08.2004

ESSEX FLOOR PLAN

Original drawing is 17" x 11".
 Scale entities accordingly if reduced.

A201





FRAMING PLAN

APPROVED
 Montgomery County
 Historic Preservation Commission
Charles L. Lewis 9/17/2008

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 GARAGE PLANS

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Project No.
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Issue

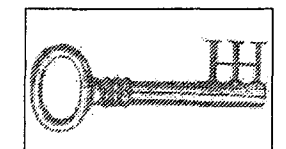
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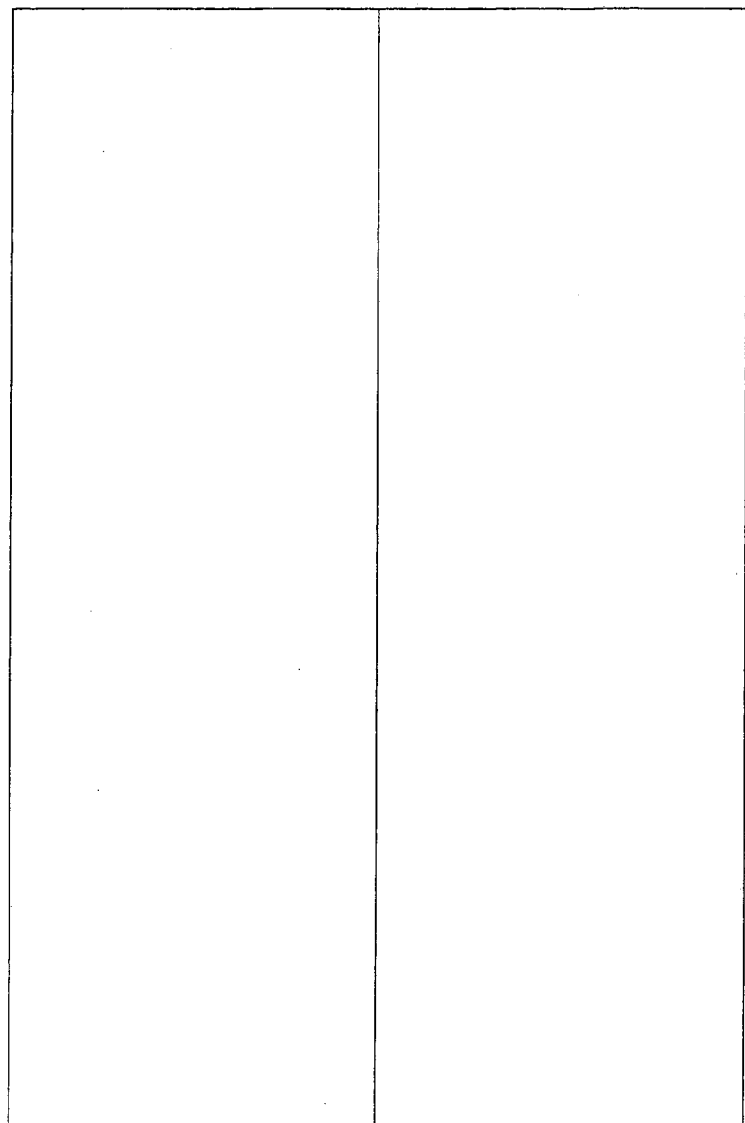
Date
 12.08.2004

ESSEX
 FRAMING PLAN

Original drawing is 17" x 11".
 Scale entities accordingly if reduced

A202





ROOF PLAN

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 9/17/2008

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Fax: | 413 | 674 - 3371
WEB: <http://www.meharrylynette.com>

Project No.
R-0000-01

Scale
TYPICALLY 1/4" = 1'

Issue

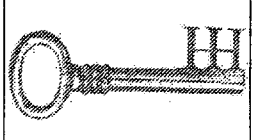
Reference No.

Date
12.08.2004

ESSEX
ROOF PLAN

Original drawing is 17" x 11".
Scale entities accordingly if reduced.

A203



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GARAGE PLANS

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Fax: | 413 | 674 - 3371
WEB: <http://www.meharrylynette.com>

Project No.
R-0000-01

Scale
TYPICALLY 1/4" = 1'

Issue

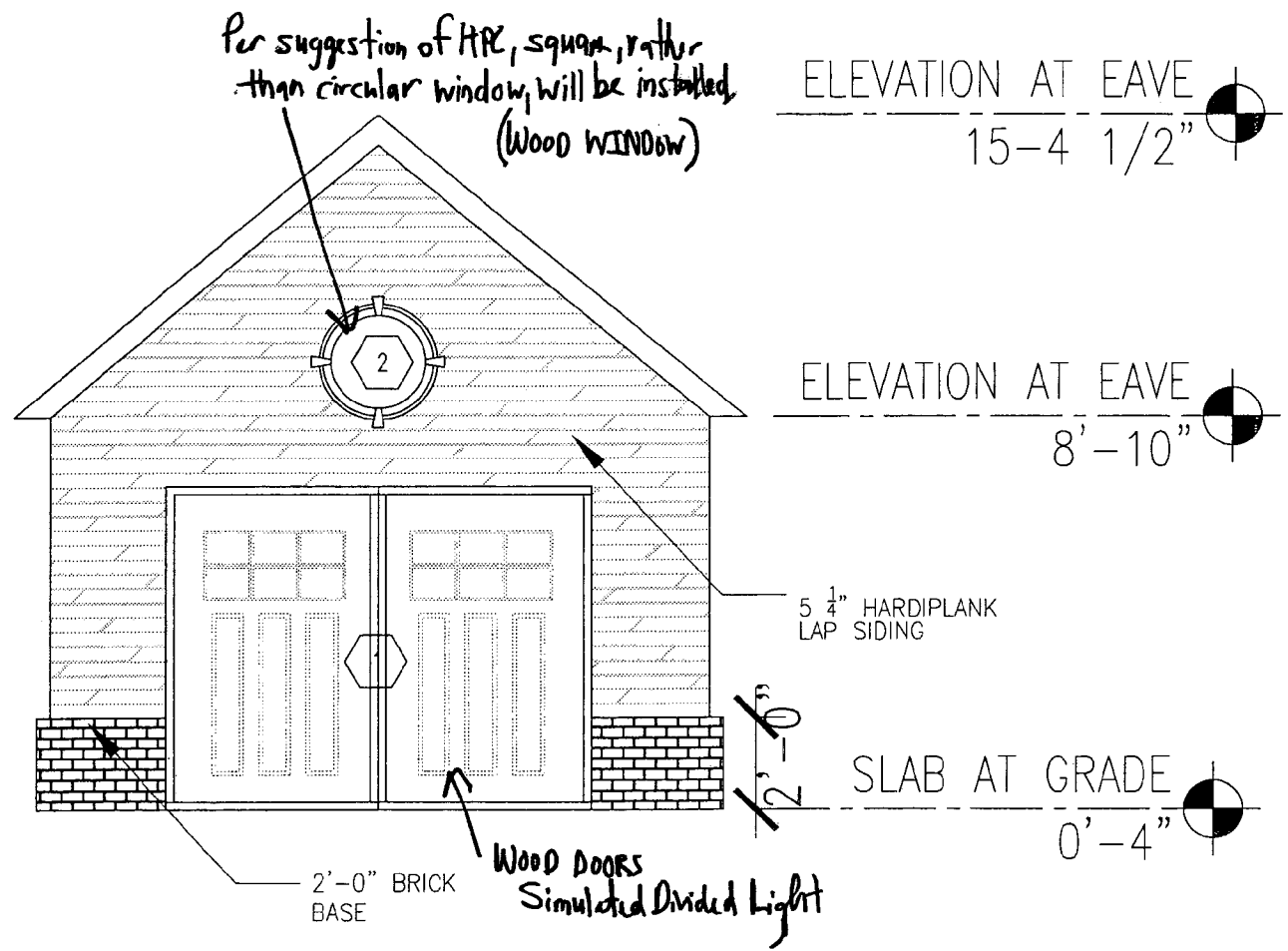
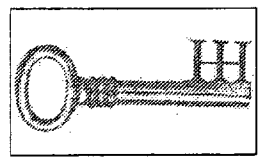
Reference No.

Date
12.08.2004

ESSEX
FRONT ELEVATION

Original drawing is 17" x 11".
Scale entities accordingly if reduced

A501



- 1 OWNER SPECIFIED DOUBLE GARAGE DOORS (7'-0" x 9'-0")
- 2 24" ROUND GABLE WINDOW

ESSEX DOUBLE DOOR, 1-CAR GARAGE

APPROVED
Montgomery County
Historic Preservation Commission
Charles W. Kilmer 9/17/2008

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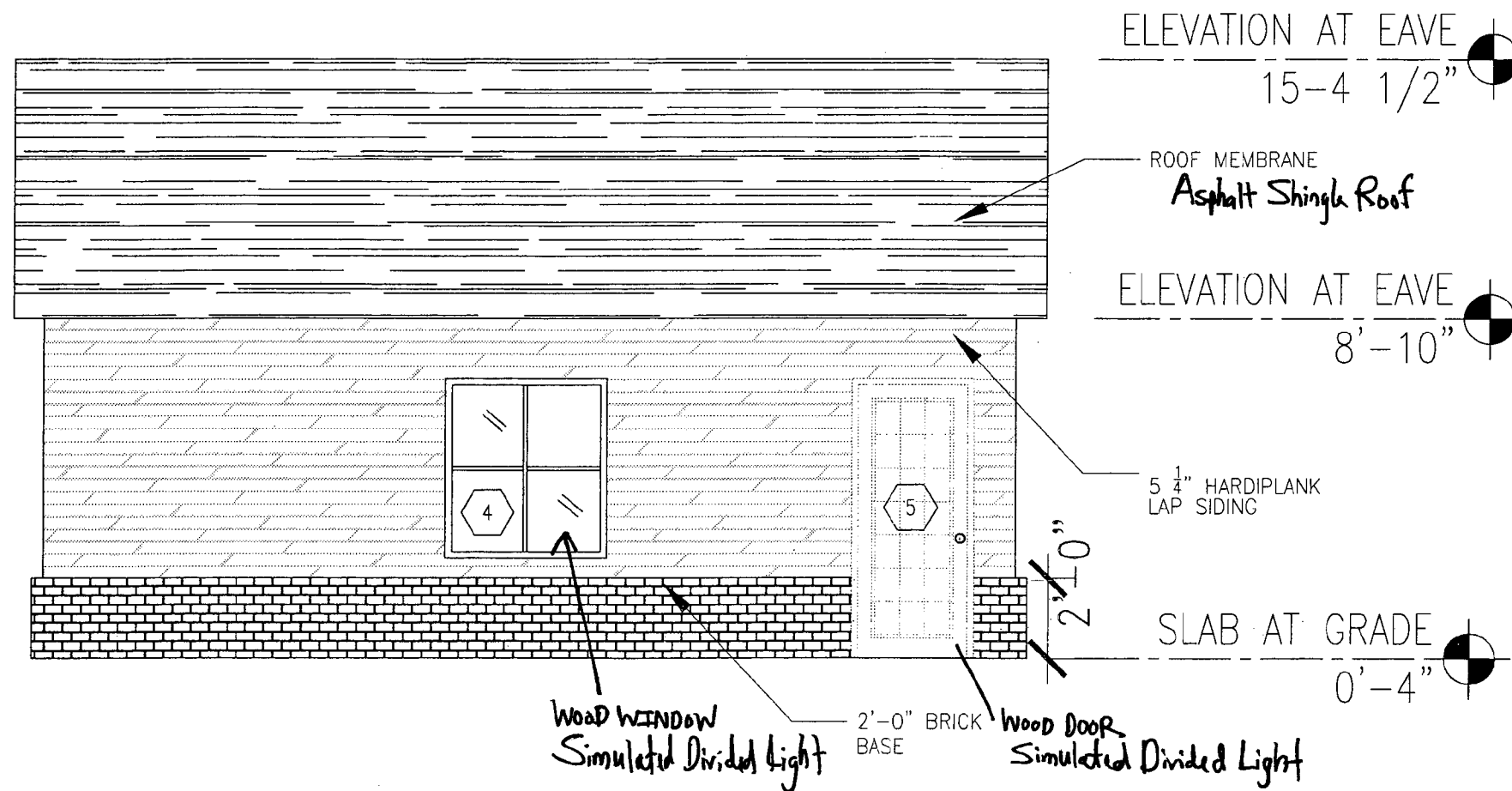
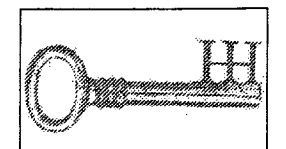
Reference No.

Date
12.08.2004

ESSEX
SIDE ELEVATION

Original drawing is 17" x 11".
Scale entities accordingly if reduced.

A502

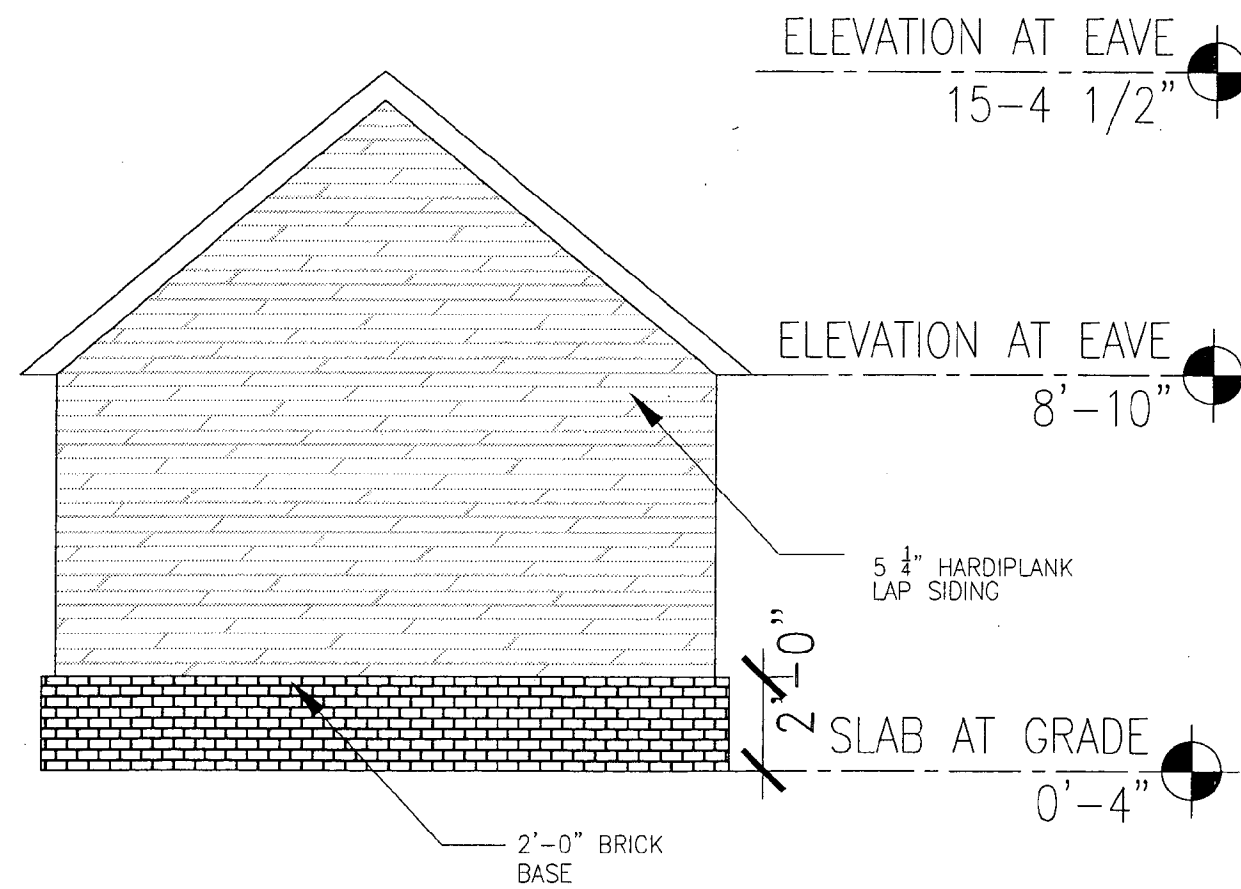


4 52" X 48" WINDOW

5 36" FRENCH DOOR

ESSEX DOUBLE DOOR, 1-CAR
GARAGE

APPROVED
Montgomery County
Historic Preservation Commission
Charles L. Miller 1/17/2008



ESSEX DOUBLE DOOR, 1-CAR GARAGE

APPROVED
 Montgomery County
 Historic Preservation Commission
Charles H. Adams 9/17/2008

Harken Home

HARKEN HOME, LLC
 GARAGE PLANS

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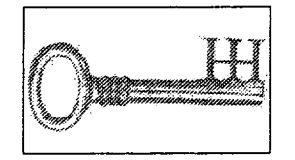
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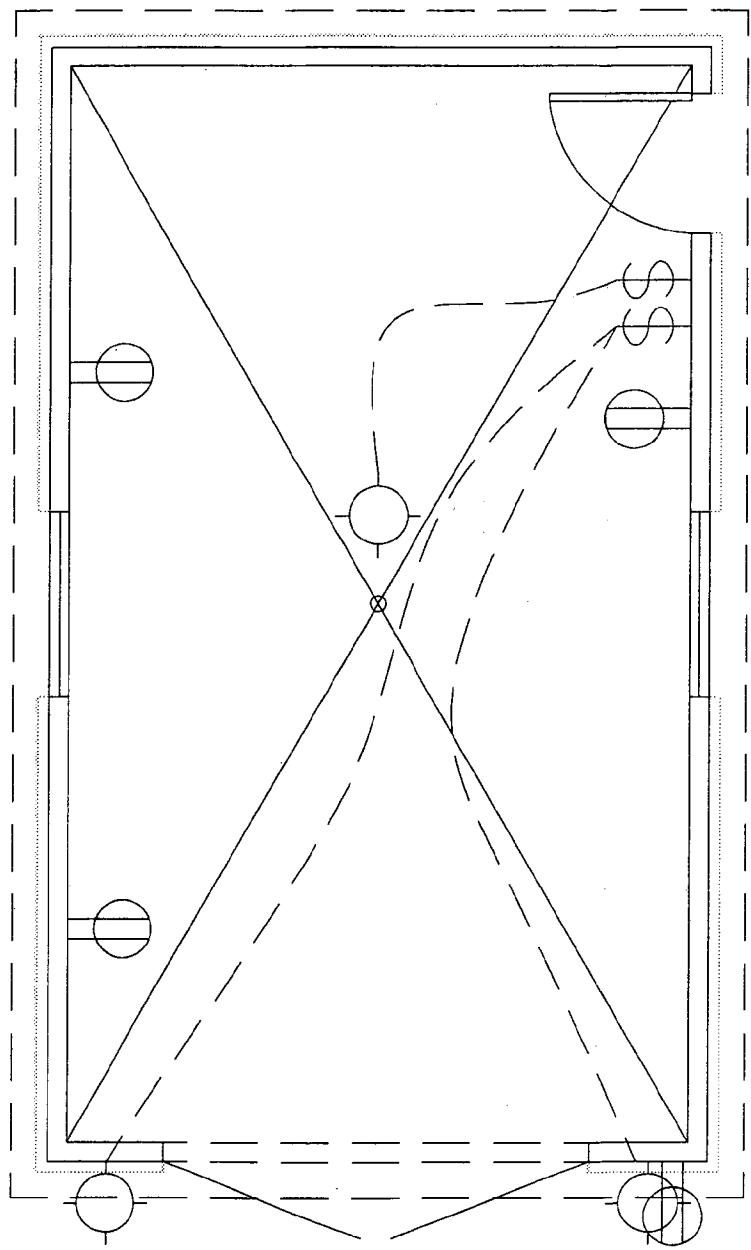
Date
 12.08.2004

ESSEX
 BACK ELEVATION

Original drawing is 17" x 11".
 Scale entities accordingly if reduced.

A503





ELECTRICAL SCHEMATIC

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 9/17/2008

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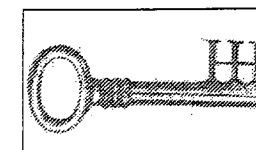
Reference No.

Date
 12.08.2004

ESSEX
 ELECTRICAL
 SCHEMATIC

Original drawing is 17" x 11".
 Scale entities accordingly if reduced

E101





MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 23, 2008

Carla Reid, Director
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850

Re: HAWP #478727, Garage removal and new garage construction

Dear Ms. Reid:

This letter is in response to the owners of 21 Columbia Avenue, Takoma Park request for a variance to construct a new garage at their property.

On March 26, 2008 the Historic Preservation Commission reviewed and approved a Historic Area Work Permit application for the removal of a 17'8" x 8'1" garage and construction of a new 24'6" x 14'6" garage at the location of the former garage. Since this meeting the property owners have indicated construction of the new garage as proposed does not comply with the side yard setback requirements stipulated in the county code.

The Historic Preservation Section is requesting consideration be given by the Department of Permitting Services to allow construction of the new garage in the location of the former garage. A goal of new building construction within a historic district is to retain the spatial relationship between the main building and any ancillary structures on a property. Furthermore, the Secretary of the Interior's Standards for Rehabilitation recommend new construction should be compatible with the historic character of the setting in terms of size, scale and design. If the new garage is subject to comply with the current side yard setback requirements for this property it may alter the historic relationship between the main house and garage on the property. Allowing the construction of the new garage in the location of the former garage would help preserve the historic relationship of these buildings on the property while minimizing any potential impacts to the streetscape of the historic district.

Thank you for consideration of this request. If you have any questions please do not hesitate to contact me directly.

Sincerely,

Joshua Silver, Senior Planner
Countywide Planning Division, Historic Preservation Section
Maryland-National Capital Park and Planning Commission
(301) 563-3400 (phone)
(301) 563-3412 (fax)
1109 Spring Street, Suite 801
Silver Spring, MD 20910
www.MontgomeryPlanning.org

Cc: Karen Donfried



F

HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: March 27, 2008

MEMORANDUM

TO: Carla Joyner, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *(JDS)*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #478727, garage removal and new garage construction

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 March 26, 2008 meeting.

- 1. The applicants will utilize simulated divided light wooden windows and doors. (Detail to be shown on permit set of drawings)*
- 2. The applicants will contact the Takoma Park arborist to determine if a tree protection plan is required for this project. If required, the applicant will implement the tree protection plan prior to construction of the new garage.*

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: Karen Donfried and Alan Untereiner

Address: 21 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.





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

478727

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: KAREN DONFRIED

Daytime Phone No.: 202-745-3890

Tax Account No.: 01067294

Name of Property Owner: Karen Donfried + Alan Untereiner Daytime Phone No.: 202 745 3890 / 202 775 4505

Address: 21 COLUMBIA AVE TAKOMA PARK COLUMBIA AVE 20912
Street Number City State Zip Code

Contractor: DALE SUDER Phone No.: 240-508-4879

Contractor Registration No.: MHIC # 8072

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

LOCATION OF BUILDING/PREMISE

House Number: 21 Street: COLUMBIA AVE.

Town/City: TAKOMA PARK Nearest Cross Street: HICKORY

Lot: P20 Block: 18 Subdivision: 25

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: GARAGE

1B. Construction cost estimate: \$ 26,000

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: N/A

2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

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.

Karen E. Donfried
Signature of owner or authorized agent

2-16-08
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 3/28/08

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:

The existing structure is a decades-old garage with an aluminum roof and aluminum siding. It has two windows (one in the back and one on the side). Two aluminum doors swing out for the entrance. The garage is not in good repair.

I do not think the structure is of historical significance.

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

We would like to replace what is a dilapidated structure with a new garage in keeping with the character of the historic district. The new structure would have swing-out doors in the front of the garage (visible from the street) to keep that design feature. It will also have craftsman-style plank siding.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY (noted on site plan)

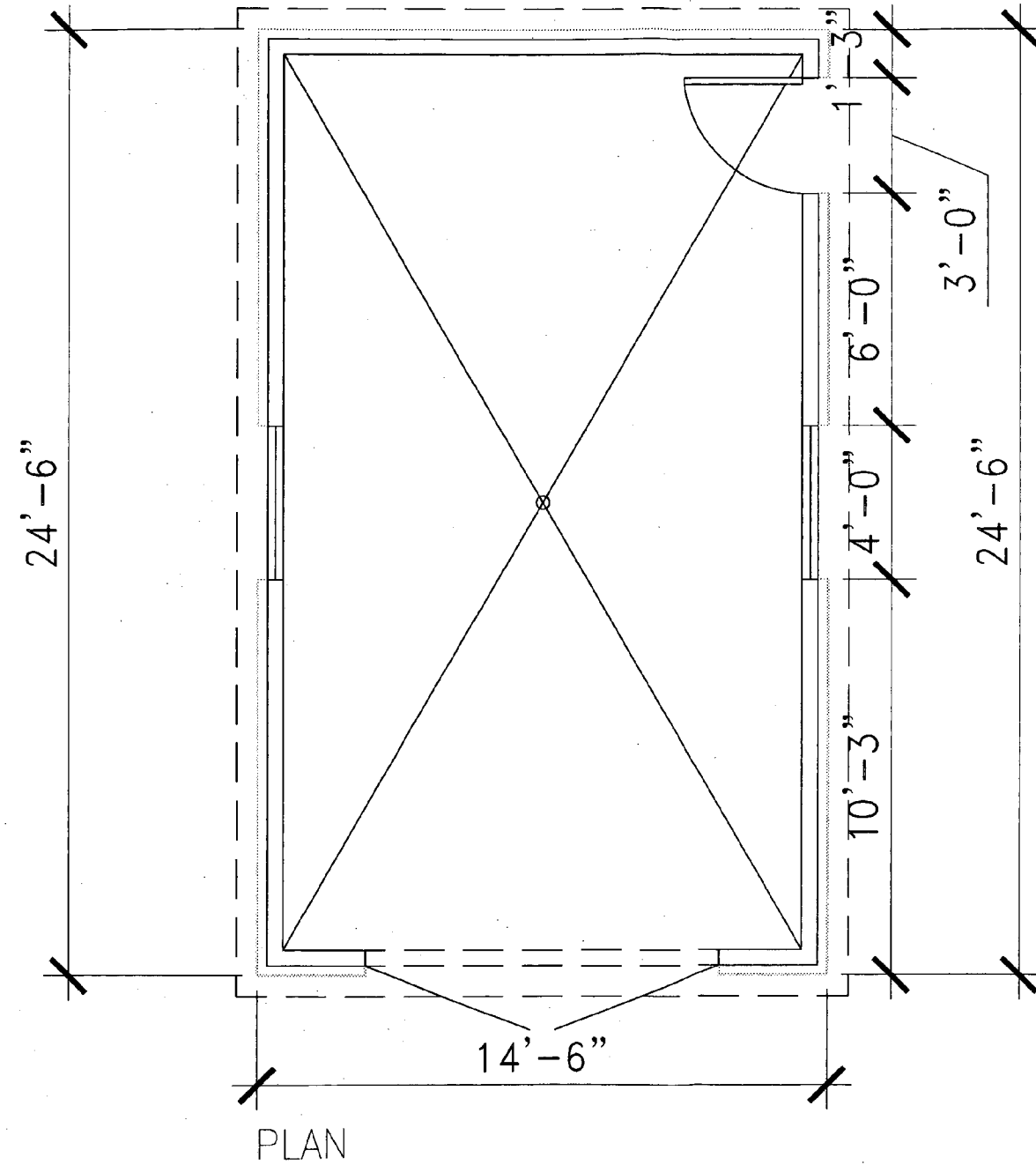
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

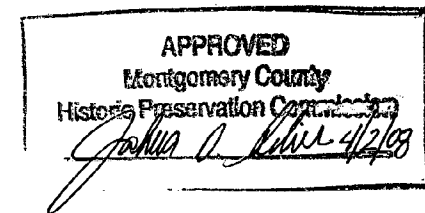
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

C:\trt\HH\HHEssex.dwg Dec 12, 2004 08:20pm t.tesfamichael



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



Harken Home

HARKEN HOME, LLC
GARAGE PLANS

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INTERIORS
GRAPHICS
CONSULTING

300 PEACHTREE ST NE
SUITE 19G

ATLANTA, GA 30308

Voice: | 678 | 508 - 9872

Fax: | 413 | 674 - 3371

WEB: <http://www.meharrylynette.com>

Project No.

R-0000-01

Scale

TYPICALLY 1/4" = 1'

Issue

Reference No.

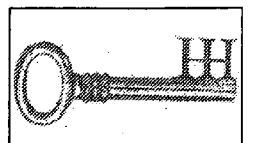
Date

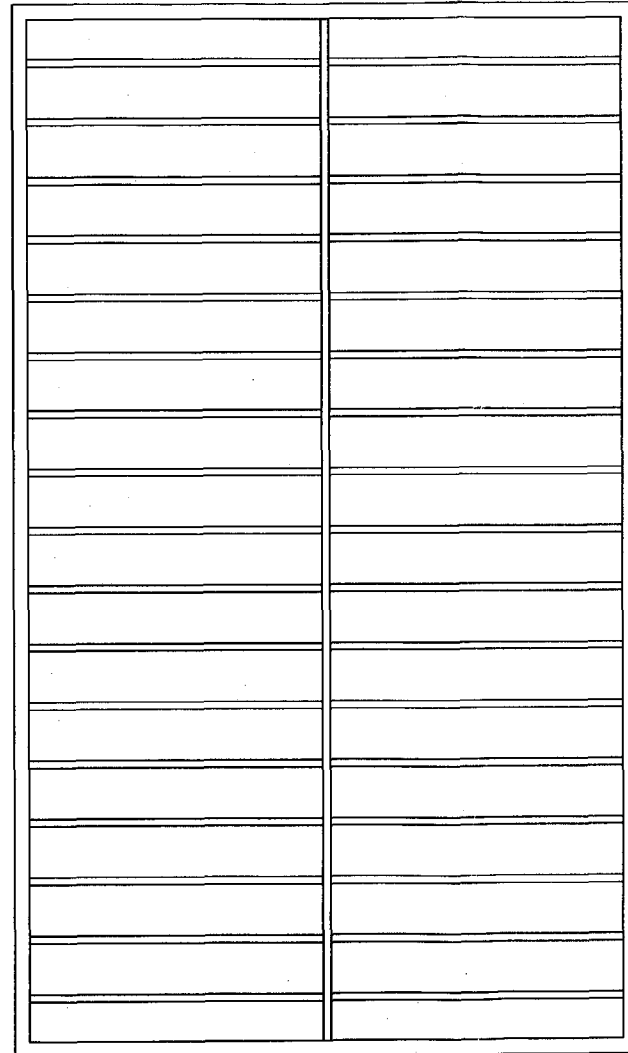
12.08.2004

ESSEX FLOOR PLAN

Original drawing is 17" x 11".
Scale entities accordingly if reduced.

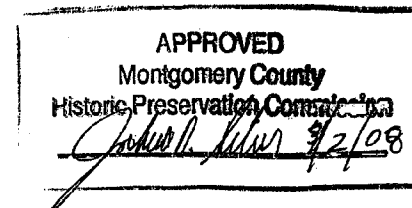
A201





FRAMING PLAN

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Project No.
R-0000-01

Scale
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Issue

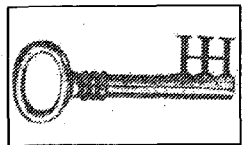
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Date
12.08.2004

ESSEX
FRAMING PLAN

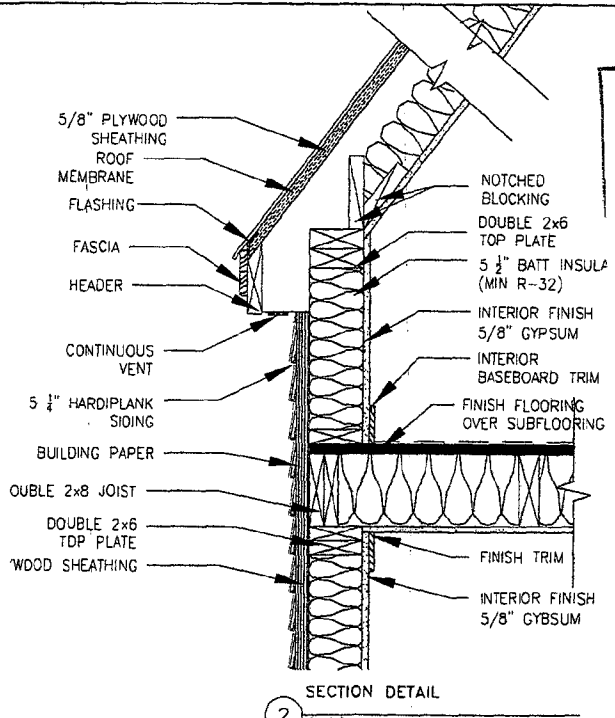
Original drawing is 17" x 11".
Scale entities accordingly if reduced.

A202

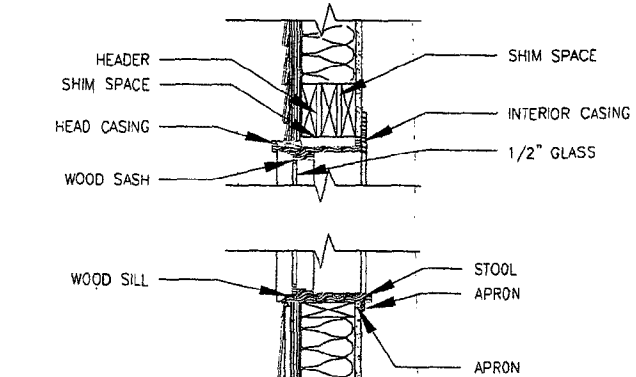


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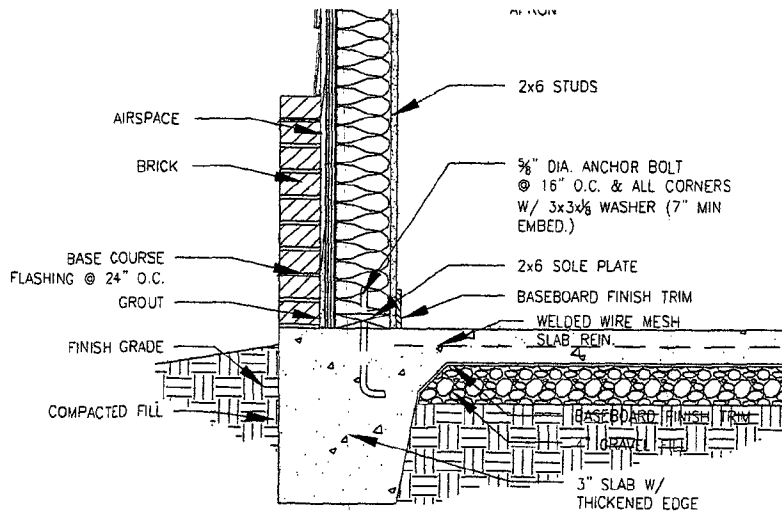
APPROVED
Montgomery County
Historic Preservation Commission
John A. Silver 4/2/08



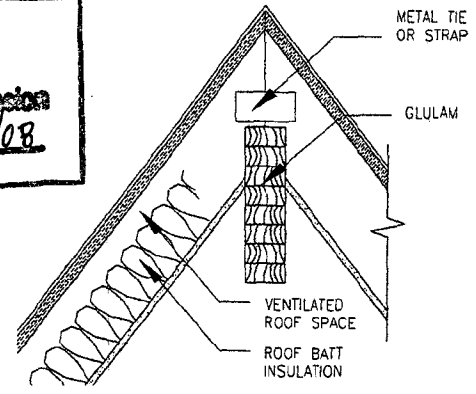
2 SECTION DETAIL



3 SECTION DETAIL



4 SECTION DETAIL



5 SECTION DETAIL

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Project No. R-0000-01

Scale
 TYPICALLY 1/4" = 1'

Issue

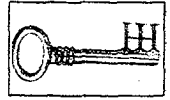
Reference No.

Date 12.08.2004

WALL SECTIONS

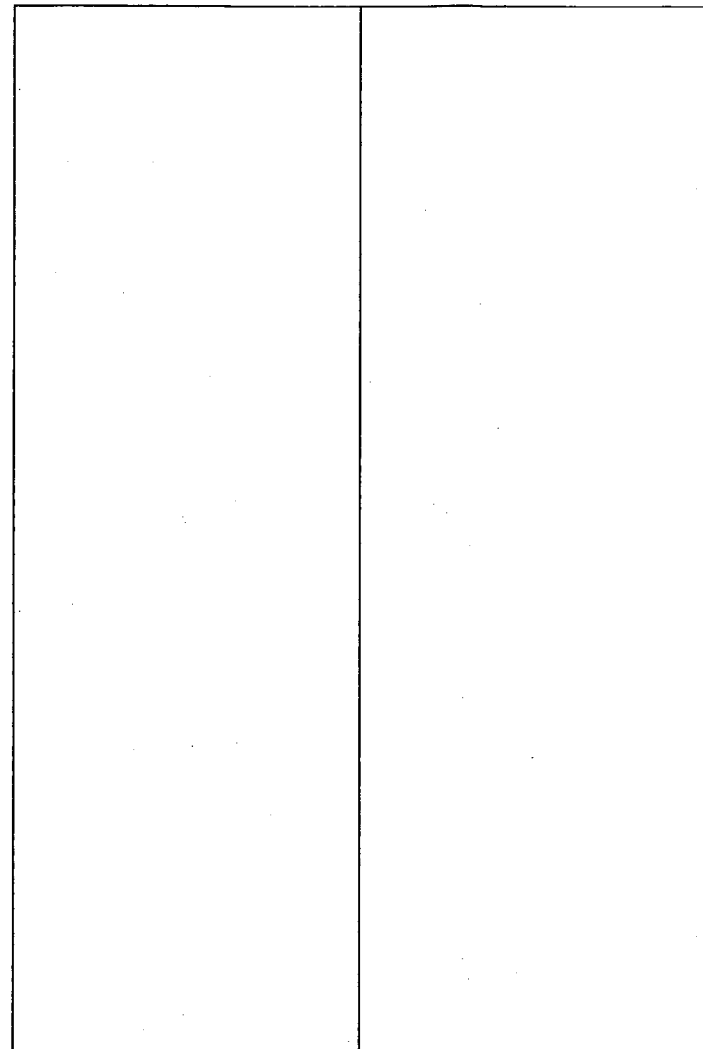
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 Scale entities accordingly if reduced.

A702



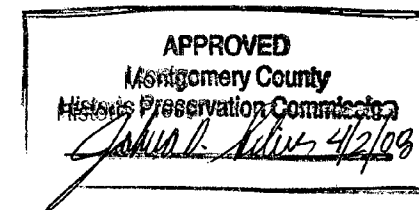
C:\Users\meherrynette\Documents\A702.dwg Dec 12, 2004 07:55:00m lles@hcnicholai

C:\trt\HH\HHLssex.dwg Dec 12, 2004 08:20pm t.lesfamichael



ROOF PLAN

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Project No.
R-0000-01

Scale
TYPICALLY 1/4" = 1'

Issue

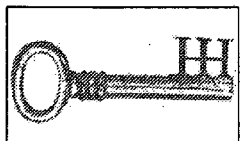
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Date
12.08.2004

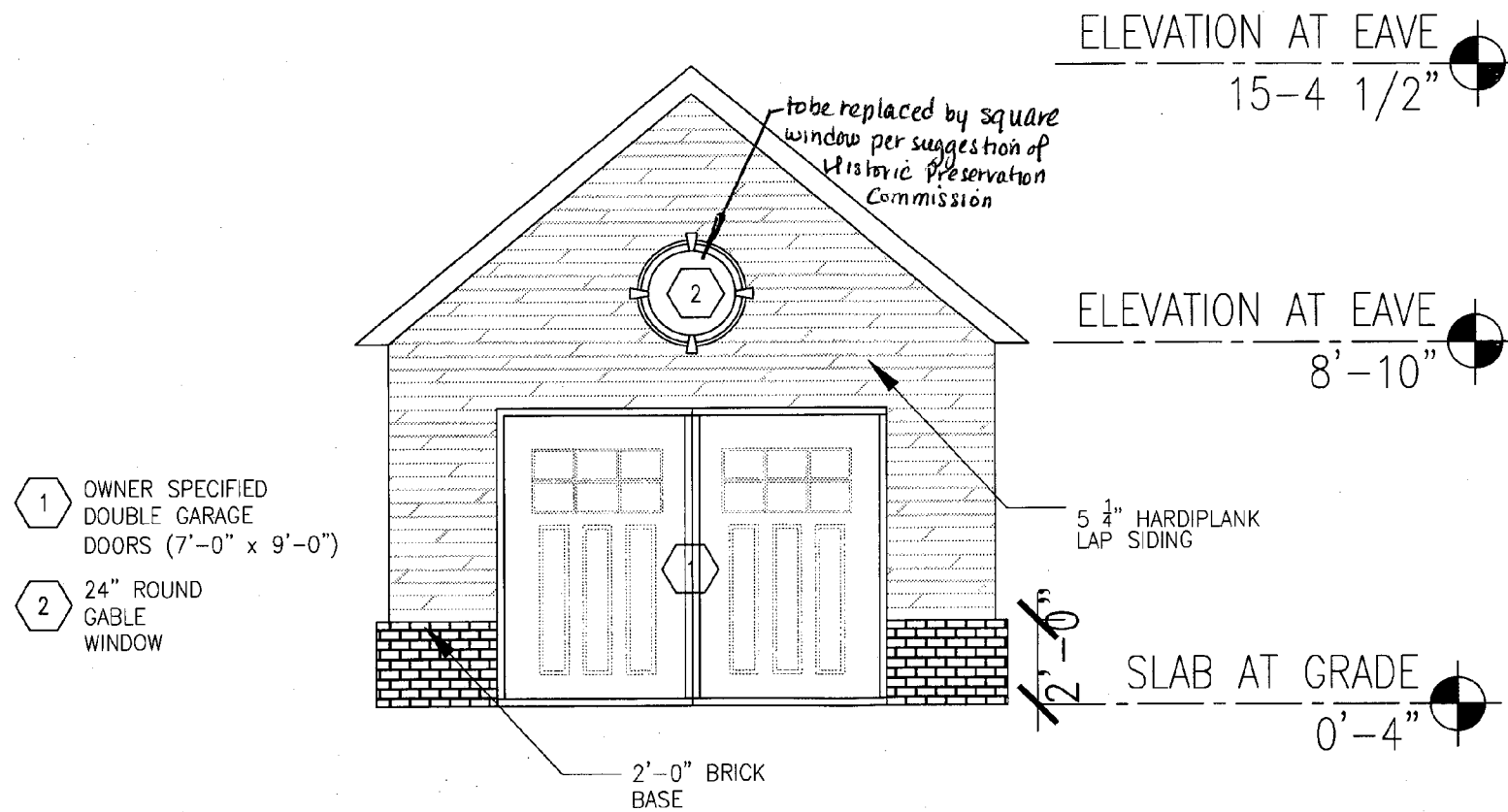
ESSEX
ROOF PLAN

Original drawing is 17" x 11".
Scale entities accordingly if reduced.

A203



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ESSEX DOUBLE DOOR, 1-CAR GARAGE

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Project No.
R-0000-01

Scale
TYPICALLY 1/4" = 1'

Issue

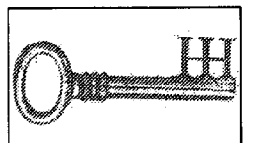
Reference No.

Date
12.08.2004

ESSEX
FRONT ELEVATION

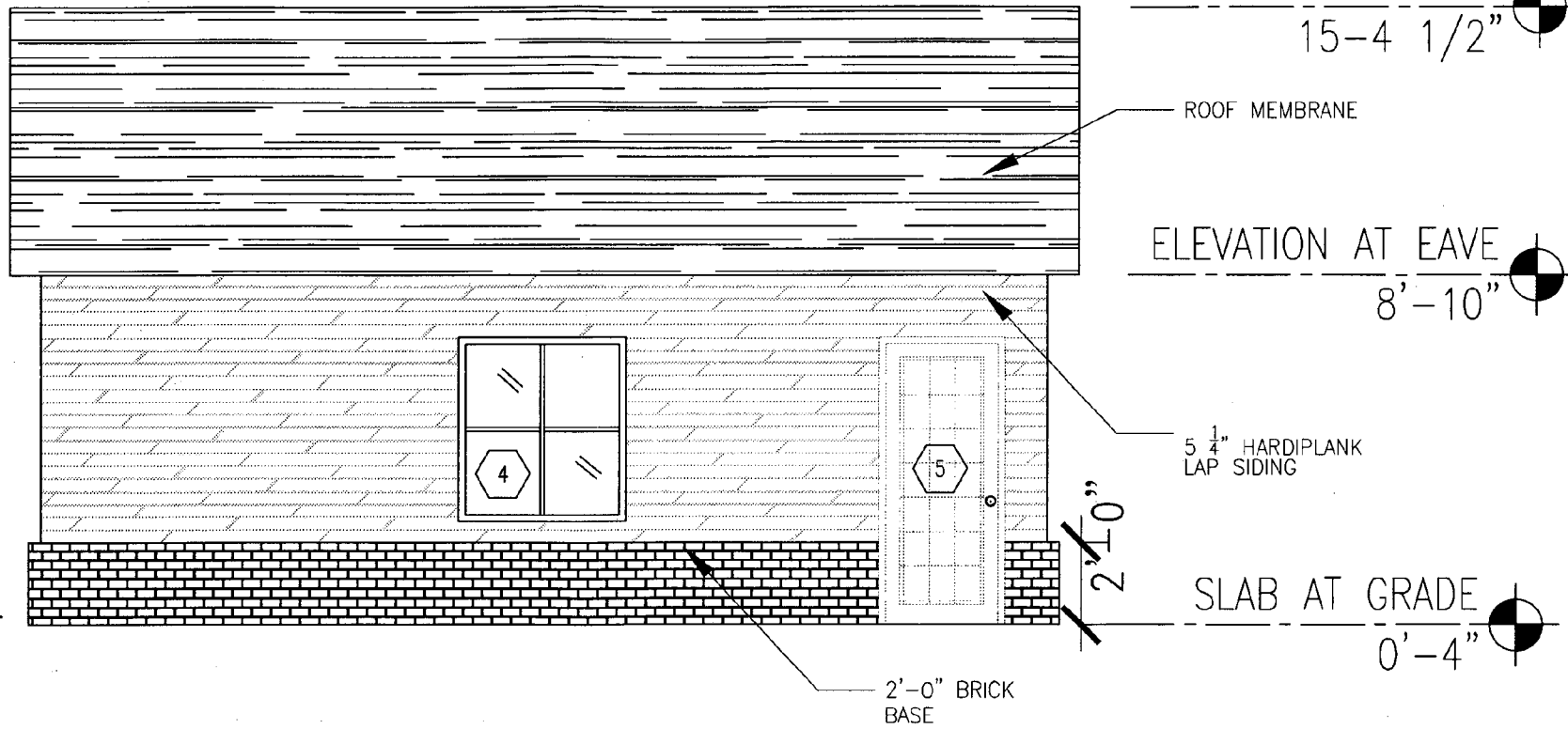
Original drawing is 17" x 11".
Scale entities accordingly if reduced.

A501



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4 52" X 48" WINDOW *
5 36" FRENCH DOOR *
* simulated divided light wooden windows and doors will be used throughout



ESSEX DOUBLE DOOR, 1-CAR GARAGE

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



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Project No.
R-0000-01

Scale
TYPICALLY 1/4" = 1'

Issue

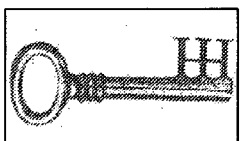
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Date
12.08.2004

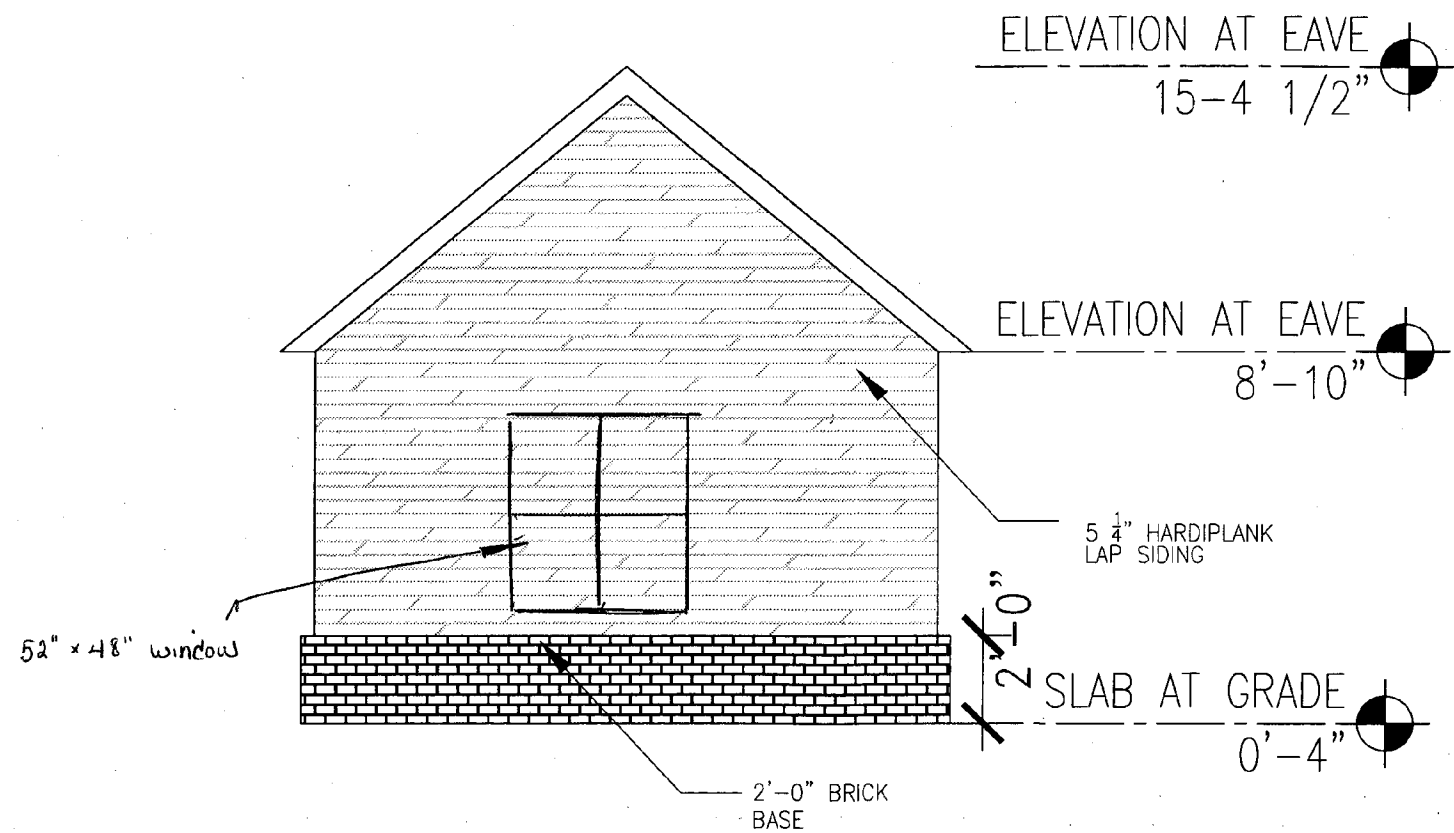
ESSEX SIDE ELEVATION

Original drawing is 17" x 11".
Scale entities accordingly if reduced.

A502



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ESSEX DOUBLE DOOR, 1-CAR GARAGE

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

APPROVED
 Montgomery County
 Historic Preservation Commission
Carla H. Smith 4/2/09

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Project No. R-0000-01

Scale TYPICALLY 1/4" = 1'

Issue

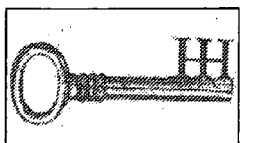
Reference No.

Date 12.08.2004

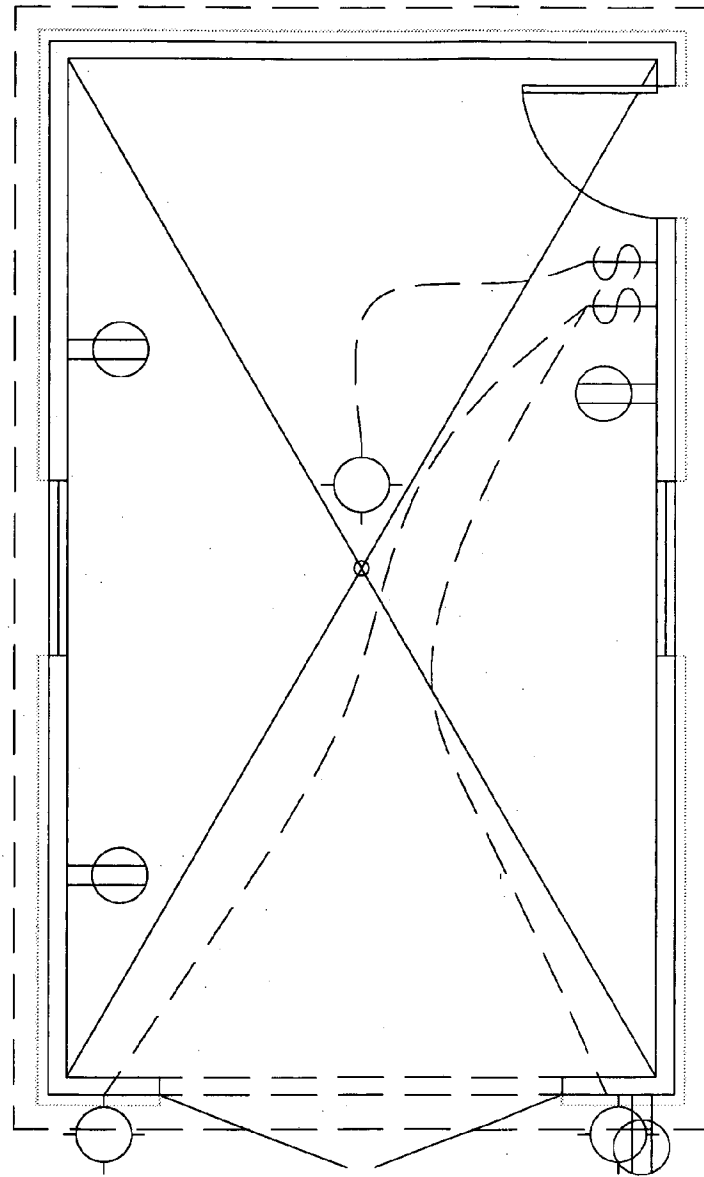
ESSEX
BACK ELEVATION

Original drawing is 17" x 11".
Scale entities accordingly if reduced

A503



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ELECTRICAL SCHEMATIC

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] 4/2/09

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Project No.

R-0000-01

Scale

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Issue

Reference No.

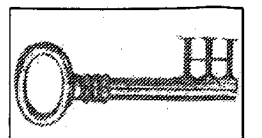
Date

12.08.2004

ESSEX
ELECTRICAL
SCHEMATIC

Original drawing is 17" x 11".
Scale entities accordingly if reduced.

E101



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	21 Columbia Avenue, Takoma Park	Meeting Date:	3/26/2008
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	3/19/2008
Applicant:	Karen Donfried and Alan Untereiner	Public Notice:	3/12/2008
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-08K	Staff:	Josh Silver
PROPOSAL:	Garage removal and new garage construction		

STAFF RECOMMENDATION:

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

1. The applicants will utilize simulated divided light wooden windows and doors. (*Detail to be shown on permit set of drawings*)
2. The applicant will contact the Takoma Park arborist to determine if a tree protection plan is required for this project. If required, the applicant will implement the tree protection plan prior to construction of the new garage.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource Within The Takoma Park Historic District
STYLE: Four Square/Colonial Revival
DATE: 1908

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted 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. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

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 first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

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. 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.

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 applicants are proposing to remove a severely deteriorated 17'8" x 8'1", one-car corrugated metal garage from the property and construct a 24'6" x 14'6", one-car garage in the same location. The garage will be clad with Hardi-plank siding, contain a brick coursed base and sheathed with asphalt shingles.

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 4A)*, 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

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation".

The *Guidelines* that pertain to this project are as follows:

- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
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; or

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 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 supports the removal of the corrugated metal garage and construction of the new garage. The proposed design is consistent with the style of the house and other one-car garages within the Takoma Park Historic District. Staff recommends the applicants utilize simulated divided light wooden windows and doors for the proposed garage as this property is an outstanding resource.

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 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

HISTORIC PRESERVATION COMMISSION
301/563-3400

478727

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: KAREN DONFRIED
Daytime Phone No.: 202-745-3890

Tax Account No.: 01067294

Name of Property Owner: Karen Donfried + Alan Untereiner Daytime Phone No.: 2027453890 / 2027754505

Address: 21 COLUMBIA AVE TAKOMA PARK COLUMBIA AVE 20912
Street Number City Street Zip Code

Contractor: DALE SUDER Phone No.: 240-508-4879

Contractor Registration No.: MHIC # 8072

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

LOCATION OF BUILDING/PREMISE

House Number: 21 Street: COLUMBIA AVE.
Town/City: TAKOMA PARK Nearest Cross Street: HICKORY
Lot: P20 Block: 18 Subdivision: 25
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 26,000

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: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

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.

Karen P. Donfried 2-16-08
Signature of owner or authorized agent 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:

The existing structure is a decades-old garage with an aluminum roof and aluminum siding. It has two windows (one in the back and one on the side). Two aluminum doors swing out for the entrance. The garage is not in good repair.

I do not think the structure is of historical significance.

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

We would like to replace what is a dilapidated structure with a new garage in keeping with the character of the historic district. The new structure would have swing-out doors in the front of the garage (visible from the street) to keep that design feature. It will also have craftsman-style plank siding.

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of wells, 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** (noted on site plan)

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

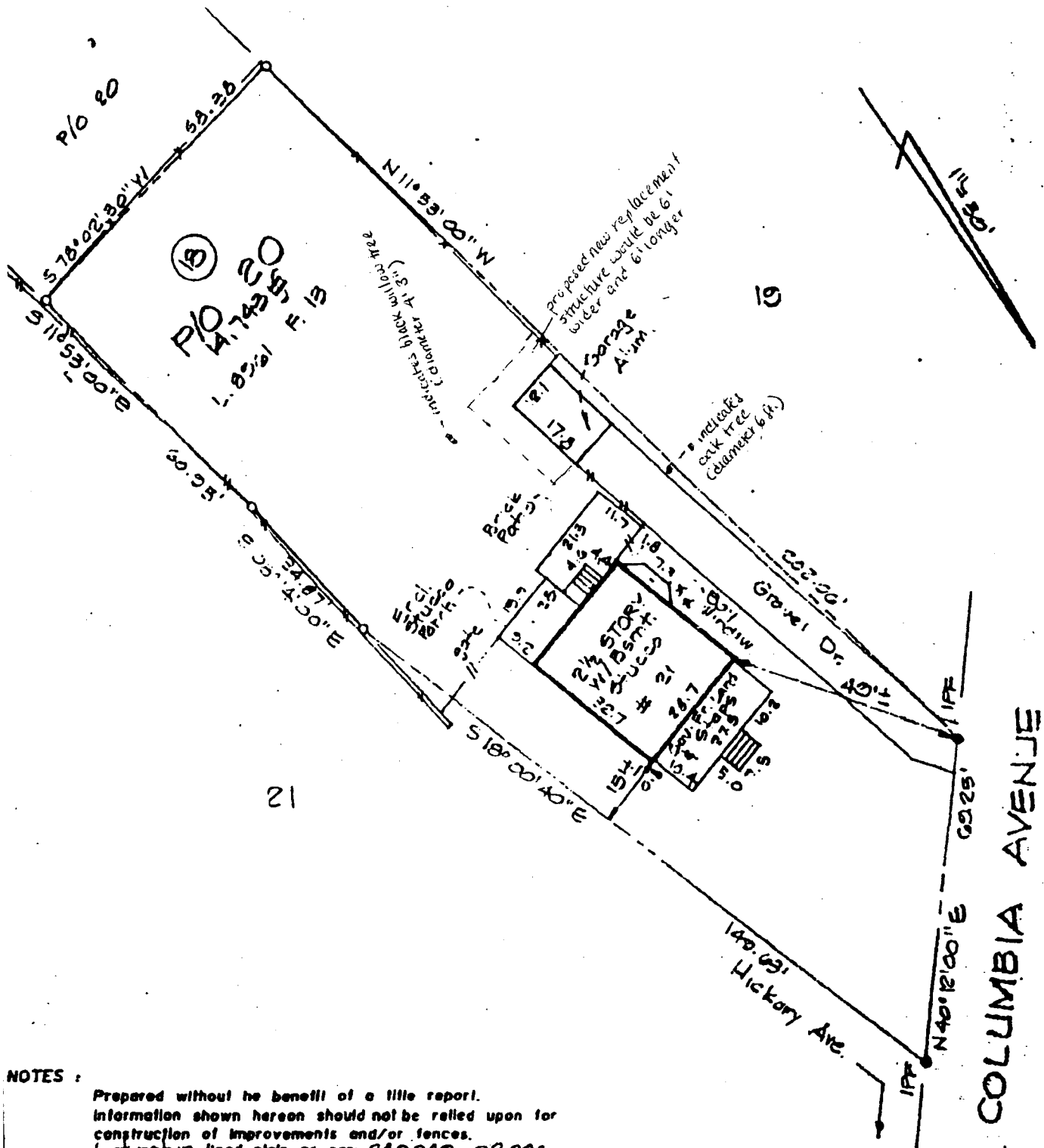
IIAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address	Owner's Agent's mailing address
Karen Donfried/Alan Untereiner 21 Columbia Ave. Takoma Park, MD 20912	N/A
Adjacent and confronting Property Owners mailing addresses	
Novella CAIN 19 Columbia Ave. Takoma Park, MD 20912	Lisi Kiely 3 Hickory Ave. Takoma Park, MD 20912
Karl Ruth Pitt 23 Columbia Ave. Takoma Park, MD 20912	Teresa Smith 7 Hickory Ave. Takoma Park, MD 20912
Ken Gelding 20 Columbia Ave. Takoma Park, MD 20912	
Jeff Whalen + Stephanie Siegel 5 Hickory Ave. Takoma Park, MD 20912	

DONFRIED



21

NOTES :
 Prepared without the benefit of a title report.
 Information shown hereon should not be relied upon for construction of improvements and/or fences.
 Lot not in flood plain as per: 2A0049 0200C
 Lot corners have not been set by this survey unless otherwise indicated.

COLUMBIA AVENUE

<p>SURVEYOR'S CERTIFICATE</p> <p>I hereby certify that I have surveyed the premises shown hereon for the purpose of locating the improvements only, and the improvements shown hereon are correct. Each property corner has been established or marked. We assume no responsibility or liability for any rights or easements recorded or unrecorded appearing on the record plat of the land in this title book prepared by this office.</p> <p>9.9.92 REGISTERED</p> <p>Surveyor A. H. Hill Maryland Registration No. 15899</p>	<p>LIGHT, ELLIOTT & ASSOCIATES, Inc.</p> <p>LEA</p> <ul style="list-style-type: none"> • ENGINEERS • PLANNERS • SURVEYORS <p>ADELPHI 422-6080 WALDORF 843-4927</p> <p>Book 2646-04 CK. by <input checked="" type="checkbox"/> Crescent Job No. M3447 Cont. No. - Dwg. By JCK</p>	<p>HOUSE LOCATION SURVEY 21 Columbia Avenue LOT P/O 20 BLOCK 18 SECTION - B.F. GILBERT'S ADDITION TO TAKOMA PARK Wheaton MONTGOMERY ELECTION DISTRICT COUNTY, MARYLAND</p> <table border="1"> <tr> <td>PLAT</td> <td>A</td> <td>File No.</td> <td>9H75883</td> </tr> <tr> <td>PAGE</td> <td>2</td> <td></td> <td></td> </tr> </table>	PLAT	A	File No.	9H75883	PAGE	2		
PLAT	A	File No.	9H75883							
PAGE	2									

DONFRIED

(4) (8)

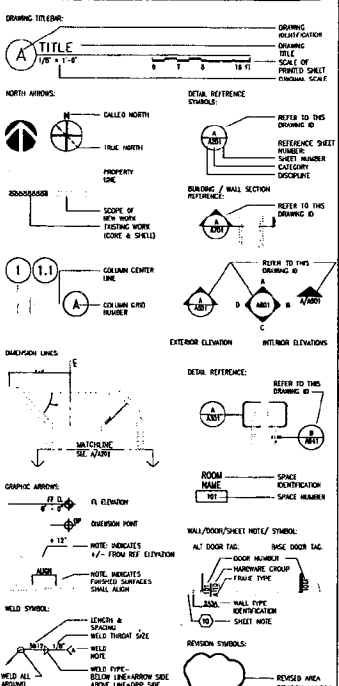
ARCH / INTERIOR ABBREVIATIONS

Table listing architectural and interior abbreviations from AC to FPM. Includes categories like ANCHOR BOLT, AIR CONDITIONING, ACCESSIBLE, and structural elements like CONCRETE and MASONRY.

GENERAL NOTES

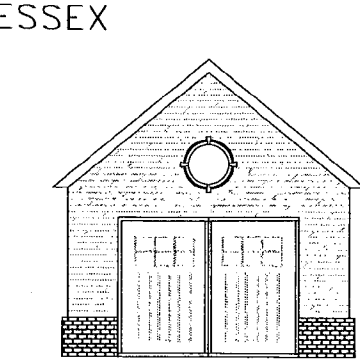
- 1. CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COORDINATE WITH ALL APPLICABLE BUILDING CODE, REGULATION, AND ORDINANCE REQUIREMENTS.
3. VERIFY FIELD CONDITIONS AND CORROBORATE WITH THE PROJECT DOCUMENTS PRIOR TO CONSTRUCTION OF THE PROJECT.
4. CORROBORATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
6. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS, AND SYSTEMS PROVIDED BY THE OWNER.

DRAWING ANNOTATIONS



LEGAL DISCLAIMERS

BY PURCHASING THIS CONSTRUCTION SET, YOU ARE PURCHASING A LICENSE FROM HARKEN HOME, LLC TO CONSTRUCT EXACTLY ONE HOME FROM THIS SET. THE CREATION OF MORE THAN ONE HOME FROM THIS SET, WHETHER BY THE INDIVIDUAL PURCHASING THE SET OR ANY THIRD PARTY, IS IN VIOLATION OF THE COPYRIGHT AGREEMENT AND WILL BE PROSECUTED.
THIS SET OF CONSTRUCTION PLANS MAY NOT BE COPIED, EDITED, DUPLICATED, OR REPRODUCED IN ANY WAY, EITHER IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF HARKEN HOME, LLC.



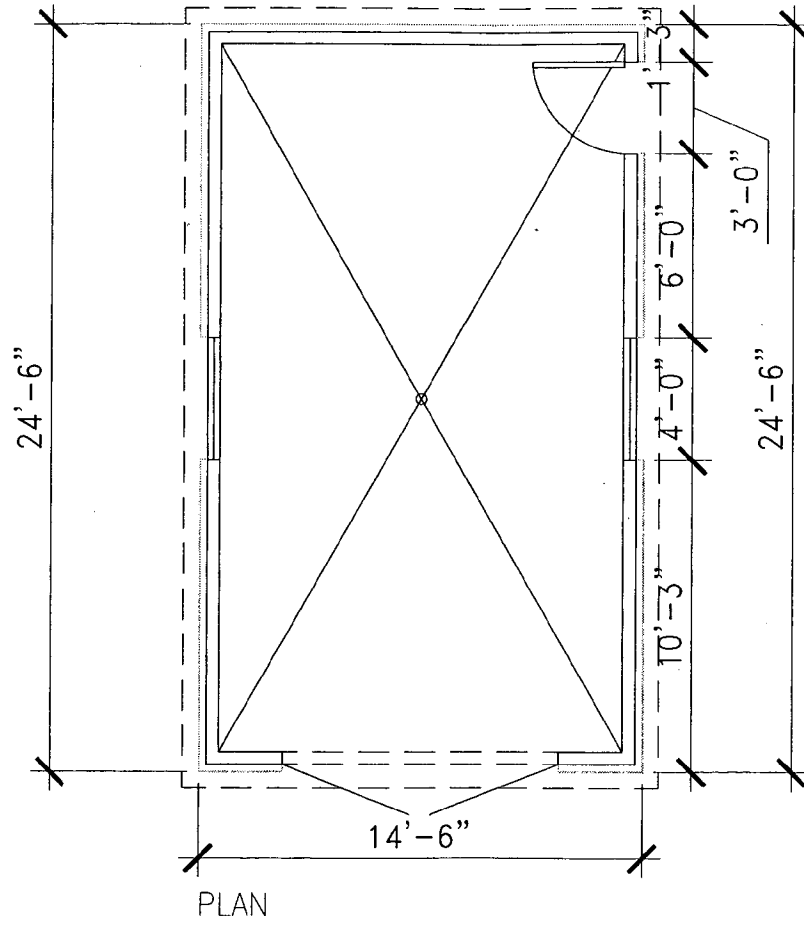
BUILDING SUMMARY

Table with 3 columns: (1) Project Address, (2) Applicable Codes & Ordinances (International Building Code, etc.), and (3) Contractor responsible for local and state provisions.

MATERIAL INDICATIONS

Table mapping material names (e.g., EARTH, GRANITE, CONCRETE, MASONRY) to their corresponding hatching or shading patterns used in the drawings.

MATERIALS : PLANK SIDING + ASPHALT ROOF SKINGLES



10

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HARKEN HOME, LLC
GARAGE PLANS

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300 PEACHTREE ST NE
SUITE 19G
ATLANTA, GA 30308
Voice: | 678 | 508 - 9872
Fax: | 413 | 674 - 3371
WEB: <http://www.meharrylynette.com>

Project No.
R-0000-01

Scale
TYPICALLY 1/4" = 1'

Issue

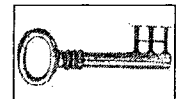
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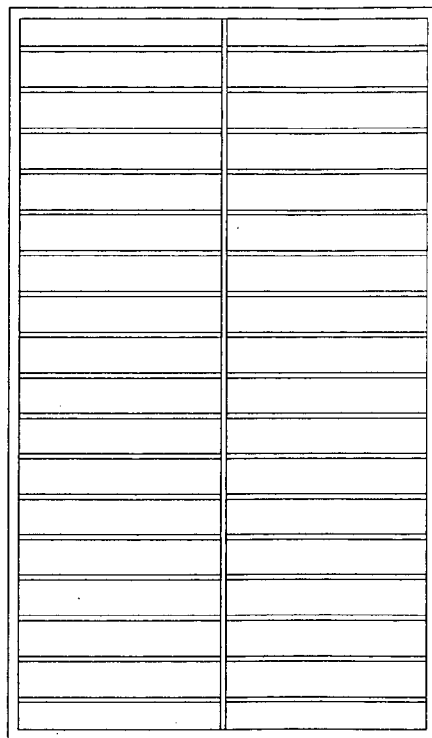
Date
12.08.2004

ESSEX FLOOR PLAN

Original drawing is 17" x 11".
Scale entities accordingly if reduced.

A201





FRAMING PLAN

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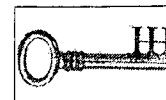
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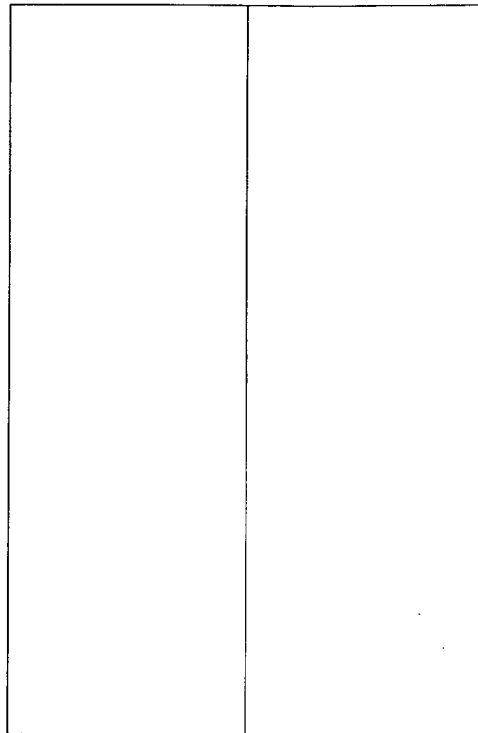
ESSEX
FRAMING PLAN

Original drawing is 17" x 11".
Scale entities accordingly if reduced.

A202



11



ROOF PLAN

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Scale

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Issue

Reference No.

Date

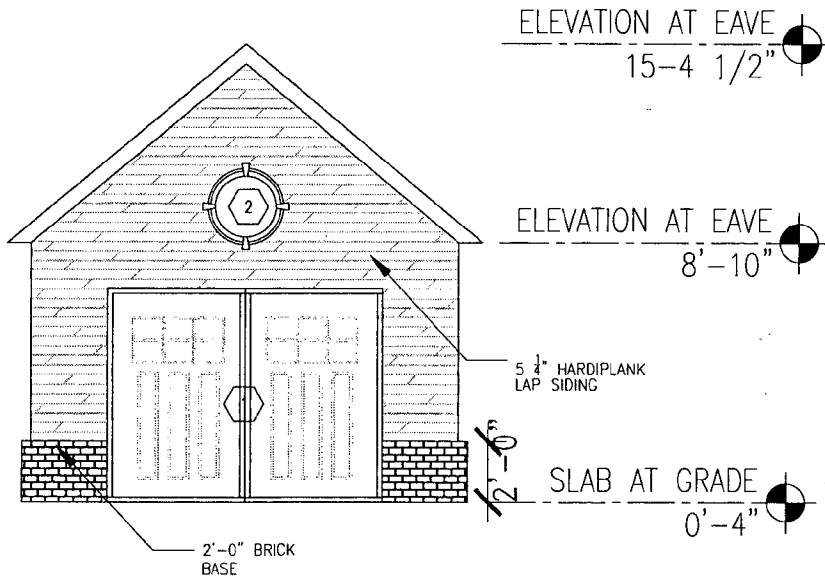
12.08.2004

ESSEX
ROOF PLAN

Original drawing is 17" x 11".
Scale entities accordingly if reduced

A203

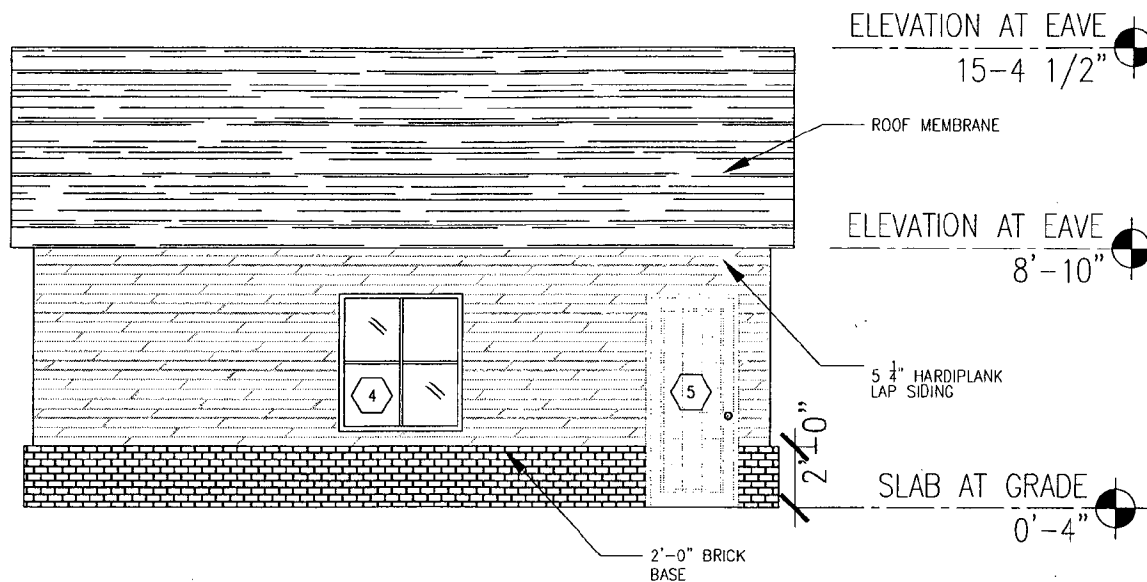
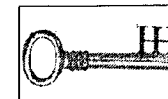




- 1 OWNER SPECIFIED DOUBLE GARAGE DOORS (7'-0" x 9'-0")
- 2 24" ROUND CABLE WINDOW

ESSEX DOUBLE DOOR, 1-CAR GARAGE

13

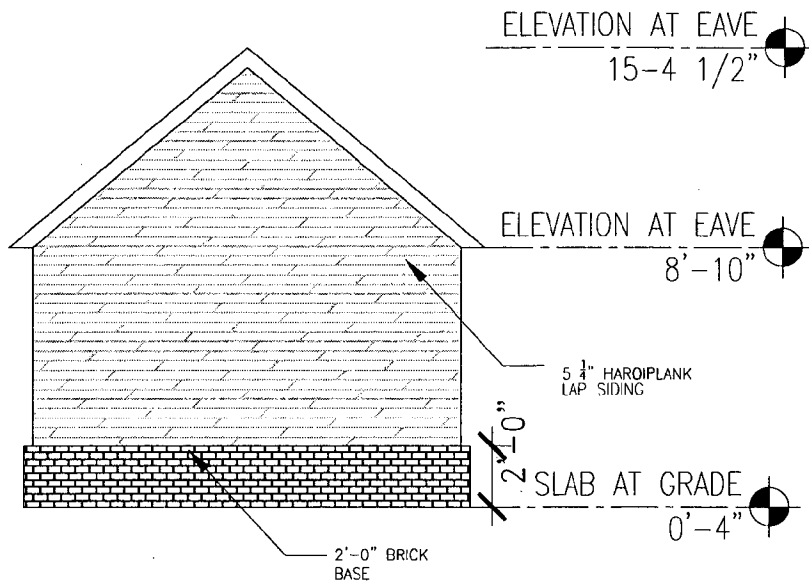


4 52" X 48" WINDOW

5 36" FRENCH DOOR

ESSEX DOUBLE DOOR, 1-CAR
GARAGE

113



ESSEX DOUBLE DOOR, 1-CAR GARAGE

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Project No.

R-0000-01

Scale

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Issue

Reference No.

Date

12.08.2004

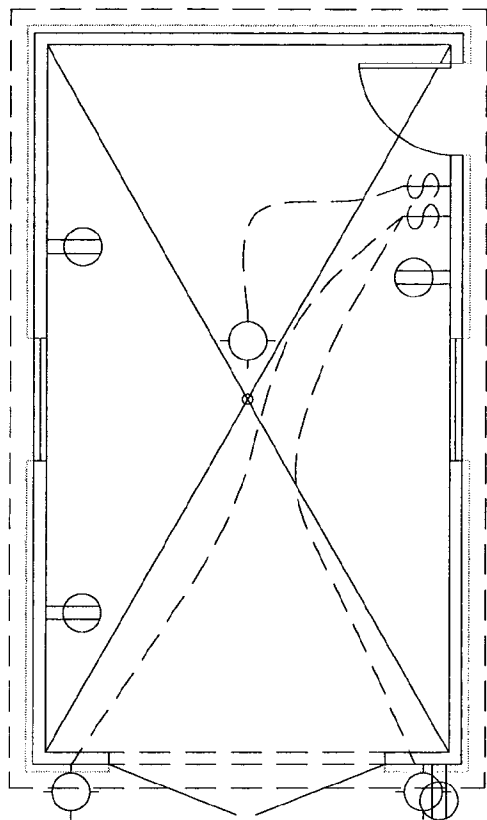
ESSEX
BACK ELEVATION

Original drawing is 17" x 11".
Scale entities accordingly if reduced.

A503



13



ELECTRICAL SCHEMATIC

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Issue

Reference No.

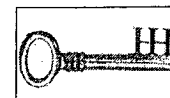
Date

12.08.2004

ESSEX
ELECTRICAL
SCHEMATIC

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Scale entities accordingly if reduced

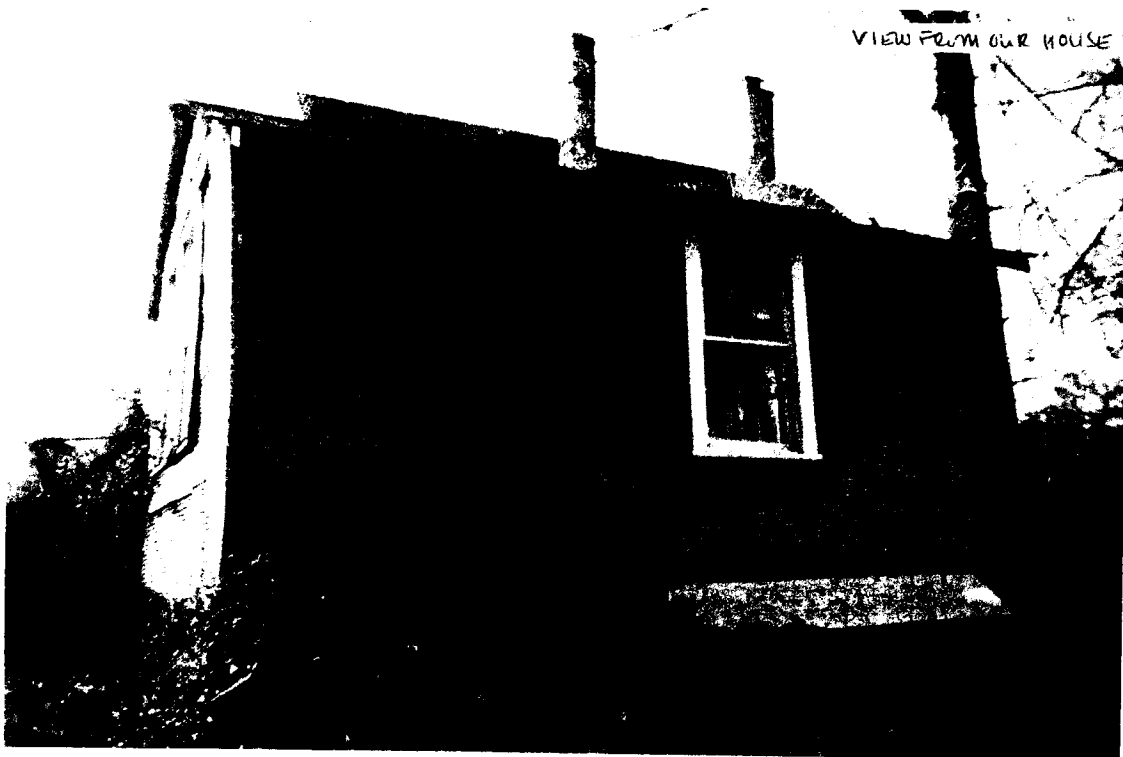
E101



Existing Property Condition Photographs (duplicate as needed)



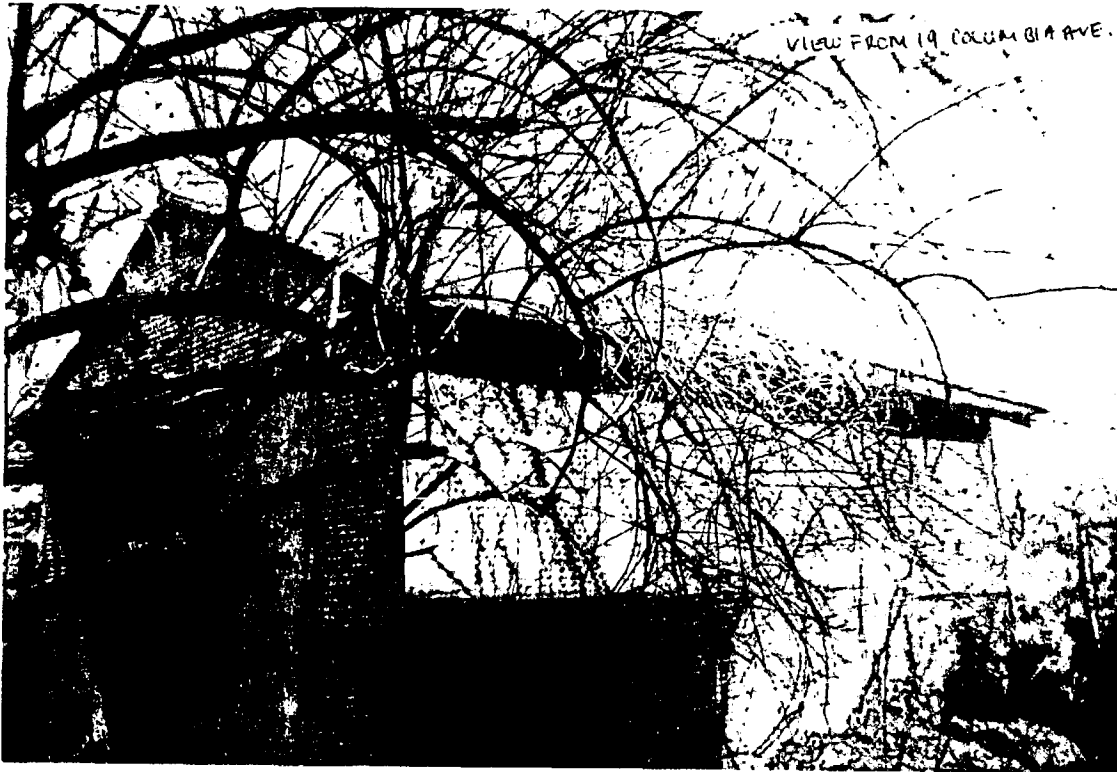
Detail: VIEW OF EXISTING GARAGE AS SEEN FROM STREET



Detail: SIDE OF GARAGE FACING OUR PROPERTY

Applicant: DONFRIED

Existing Photographs (duplicate as needed)



VIEW FROM 19 COLUMBIA AVE.

De: SIDE OF GARAGE FACING NEIGHBOR AT 19 COLUMBIA AVE.



VIEW FROM BACK

De: BACK OF GARAGE

Applicant: DONFRIED

Existing Property Condition Photographs (duplicate as needed)

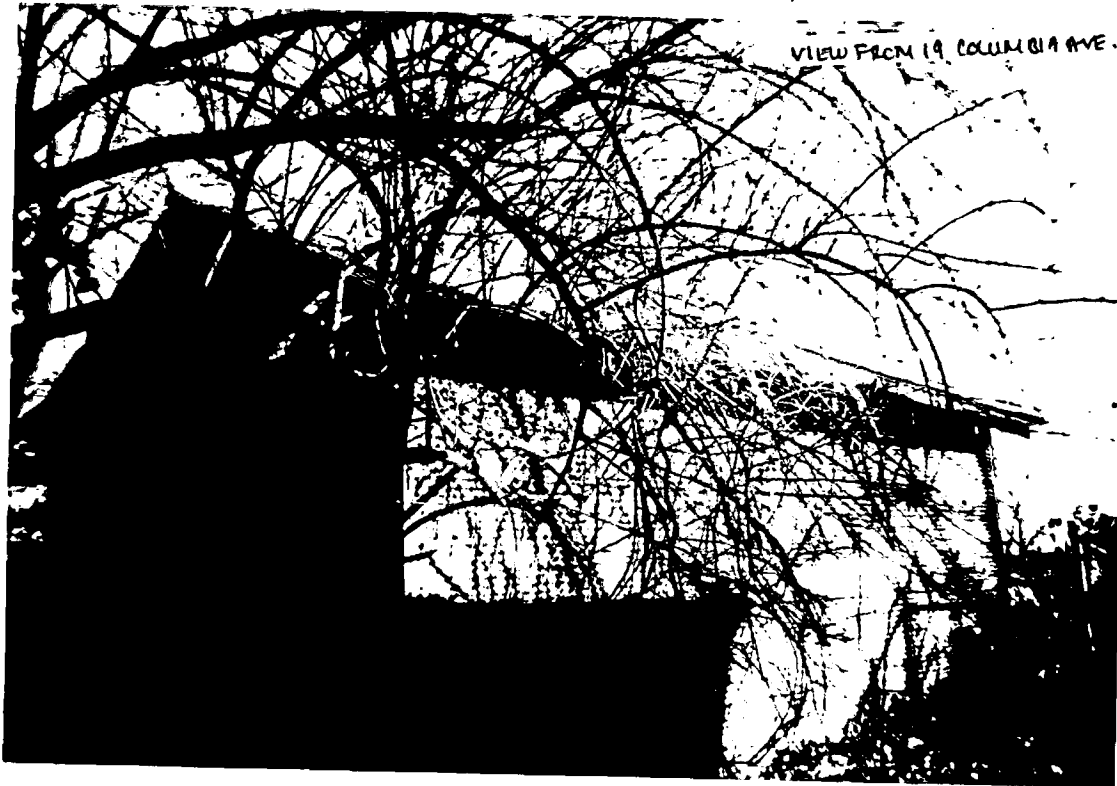


Detail: VIEW OF EXISTING GARAGE AS SEEN FROM STREET



Detail: SIDE OF GARAGE FACING OUR PROPERTY

Existing Property Condition Photographs (duplicate as needed)



VIEW FROM 19 COLUMBIA AVE.

Detail: SIDE OF GARAGE FACING NEIGHBOR AT 19 COLUMBIA AVE.



VIEW FROM BACK

Detail: BACK OF GARAGE

Applicant: DONFRIED