

37/03-06NN 44 PHILADELPHIA AV  
Takoma Park Historic District



## HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: July 31, 2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #426265, basement window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the July 26, 2006 meeting.

1. *Window replacements will actually be sash replacements with all exterior trim and historic jambs retained.*
2. *The "grilles" will be simulated divided lights meaning that the muntins are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.*

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

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

Applicant: Erin Holve & Greg Castano

Address: 44 Philadelphia Ave, Takoma Park

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





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
355 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ERIN HOLVE  
Daytime Phone No.: 703.725.0555

Tax Account No.: 01068538  
Name of Property Owner: ERIN HOLVE/GREG CASTANO Daytime Phone No.: \_\_\_\_\_  
Address: 44 Philadelphia Ave Takoma Park MD 20912  
Street Number City Street Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 44 Sheet: PHILADELPHIA AVE  
Town/City: TAKOMA PARK Nearest Cross Street: MAPLE AVE  
Lot: 8 Block: 88 Subdivision: 025  
Liber: 14936 Folio: 460 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/Tear  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Walk (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 200  
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.

Erin Holve Signature of owner or authorized agent 7/2/06 Date

Approved: WTH Corp. For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 7/26/06  
Application/Permit No.: 4262658 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:

See Attached

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

See Attached

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**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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 effected 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 - Not Applicable**

If you are proposing construction adjacent to or within the canopy 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).

## **Application for Historical Area Work Permit**

44 Philadelphia Ave.

Takoma Park, MD 20912

### **1. WRITTEN DESCRIPTION OF THE PROJECT**

- a. The existing structure is a 1923 bungalow with a semi above-ground basement. The basement has 1 door and 5 existing windows (3 large, 2 small) around the side and rear perimeter of the property, none visible from the public right of way. All large windows and doors have top grills; small windows have grills across them.

Neighbors to the north of the property do not see any of these features since the door is located under a deck on one side of the house and the small window is located in an area where trash cans are stored. Neighbors to the south see two windows – one large and one small. Neighbors to the rear (east) of the property see two large windows. Their view of these features is partly obscured by a stand of young trees and other back yard vegetation. The distance from the back of the house to the rear neighbor's property is approximately 40'.

There is no additional historical significance of the property so far as we have been able to assess in conversation with the Takoma Park historical society.

- b. As part of a basement renovation, we plan to:

- replace existing windows with newer, energy-efficient windows
- replace existing door
- replace existing large south facing window with a door.

There is no anticipated impact on the historic resource of the house, the environmental setting, or the historic district for two reasons:

- i. Every effort will be made to replicate the existing look and feel of the property using upgraded, energy-efficient materials.
- ii. Changes to the exterior of the property will not be visible from the public right of way.

### **2. SITE PLAN**

See Attached

### **3. PLANS AND ELEVATIONS**

See Attached

### **4. MATERIALS SPECIFICATIONS**

Permit Application: Holve & Castano  
44 Philadelphia Ave.  
Takoma Park, MD 20912

Windows will be replaced with windows from the Andersen 400 Series Tilt-wash Double-hung series, including top grills to match the existing windows. These windows are EnergyStar compliant yet will closely approximate the existing original windows. Windows have been ordered to exactly match the current dimensions of the window frame. For the large windows the dimensions are 31"x65", the small window dimensions are 36"x24". Attached are specifications for the Andersen 400 series.

Existing north facing door will be replaced with a nearly identical, 6-lite door. The door that will replace the existing south facing large window is an alder door from home depot, dimensions 31"x81.5". The door is a 12-lite door, with glass panels approximately matching the dimensions of the existing window. This door must be special ordered, therefore specifications are not attached with this application.

5. PHOTOGRAPHS

See Attached

6. TREE SURVEY

Not Applicable.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTIES

<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b> [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
<b>Owner's mailing address:</b> Erin Holve & Greg Castano 44 Philadelphia Avenue Takoma Park, MD 20912	<b>Owner's Agent's mailing address:</b> TBD
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<b>Adjacent (north)</b> David Bates 46 Philadelphia Avenue Takoma Park, MD 20912	<b>Confronting (west)</b> Brenda Platt 45 Philadelphia Avenue Takoma Park, MD 20912
<b>Adjacent (south)</b> Carlos Sejas 42 Philadelphia Avenue Takoma Park, MD 20912	<b>Adjacent (east)</b> 130 Grant Avenue Takoma Park, MD 20912

Permit Application: Holve & Castano  
44 Philadelphia Ave.  
Takoma Park, MD 20912

The plat 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 re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat 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 re-financing.

NOTES:

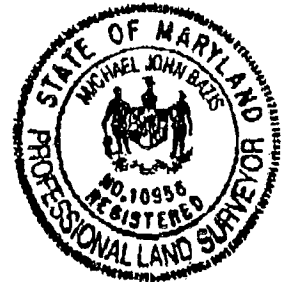
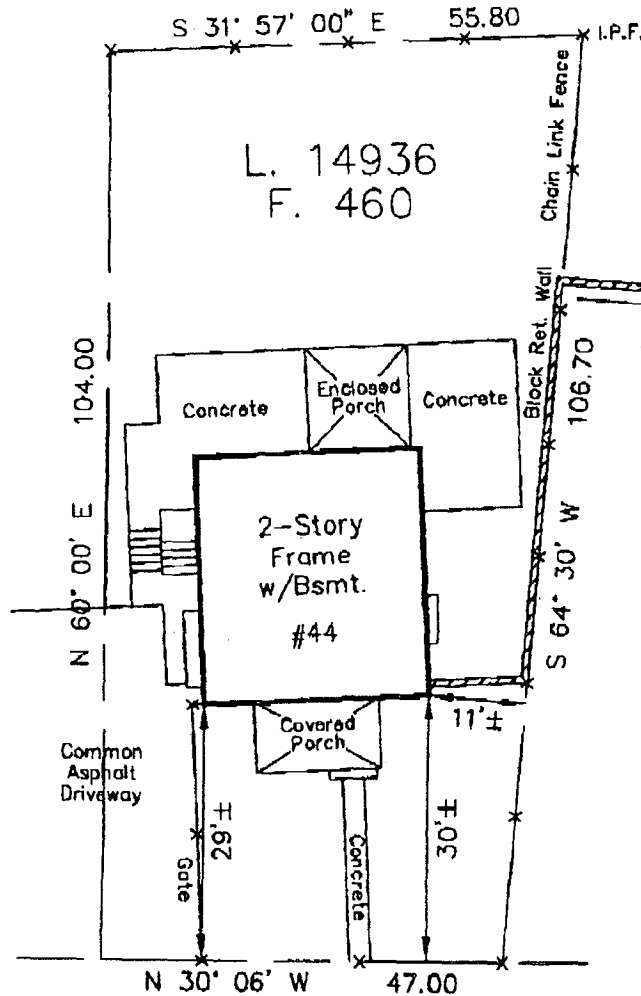
(1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200

Date of Map: 8-5-81

Flood Zone: "C"

(2) No property corners found or set unless otherwise noted.

(3) The accuracy of this survey and the apparent setback distances is 3'±



**SURVEYOR'S CERTIFICATE**

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This plat is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

LOCATION DRAWING  
BERTHA, PROPERTY  
LIBER 14936 FOLIO 460  
MONTGOMERY COUNTY MARYLAND









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You are here > Home > Shop > Browse Store > Windows > Replacement > Double Hung > 400 Series 1 White (Nat Interior) 3052 TW HP 4/9/16

## Browse Store: Hyattsville

Hyattsville Map  
 3301 E West Highway Cha  
 Hyattsville, MD 20782 Sho  
 (301) 891-1106

Search This Store:

# 400 Series 1 White (Nat Interior) 3052 TW HP 4/9/16 EJ Nc

PRODUCT IMAGE	SPECIFICATIONS	WARRANTY
ADA? (Y,N):	N	
Assembled Depth (In Inches):	5.875	
Assembled Height (In Inches):	64.875	
Assembled Weight (In LBS):	76	
Assembled Width (In Inches):	37.625	
Callout Size Height (In.):	65 In.	
Callout Size Width (In.):	30 In.	
Construction Type:	Both	
EnergyStar Compliant:	Y	

### Andersen® 400 Series Tilt-Wash Double-Hung 400 Series 1 White (Nat Interior) 3052 TW HP Screen Model TW3052

This window offers traditional styling, natural pine interior attractive low-maintenance exteriors. Tilt the sash in conveniently wash the window's exterior. High-Performance glass creates optimum temperature control any time covered by the renowned Andersen limited warranty one of the largest service networks in the industry. A fit nearly any opening. Unit comes with Classic Series hardware in stone finish.

- Available in a wide range of sizes to fit nearly replacement, remodeling or new construction
- Covered by the renowned Andersen limited warranty
- Backed by one of the largest service networks in the industry
- Easy cleaning from the inside; just tilt the sash the window's exterior.
- Energy efficient, High-Performance Low-E glass for temperature control any time of year.
- Offered with a natural pine interior.
- Energy efficient features help keep homes cool in summer and warm in winter.
- Classic Series lock and keeper hardware in stone finish.

**\$ 419.28**

Store SKU #427462

Store Price: **\$309.00** Qty:

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44 Philadelphia



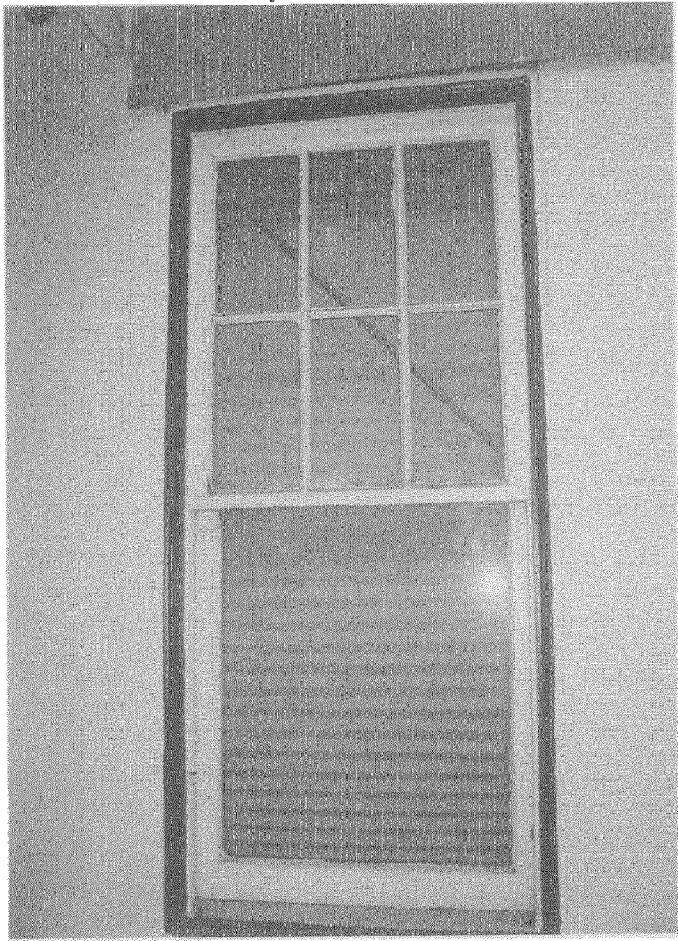
View from Public Right of way  
(west facing)

44 Philadelphia



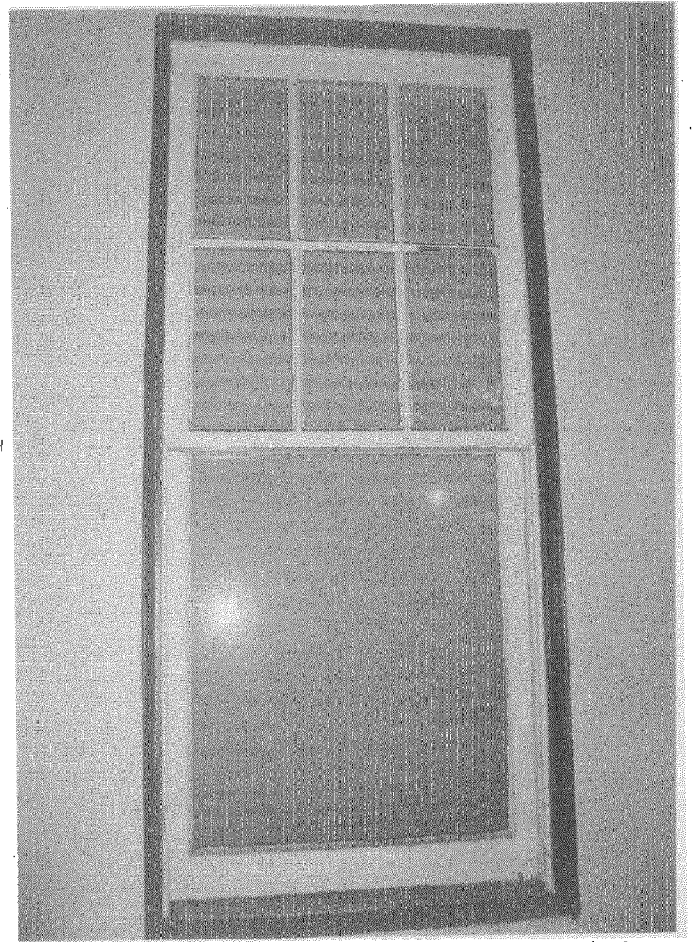
East facing - 2 large windows

44 Philadelphia Ave.



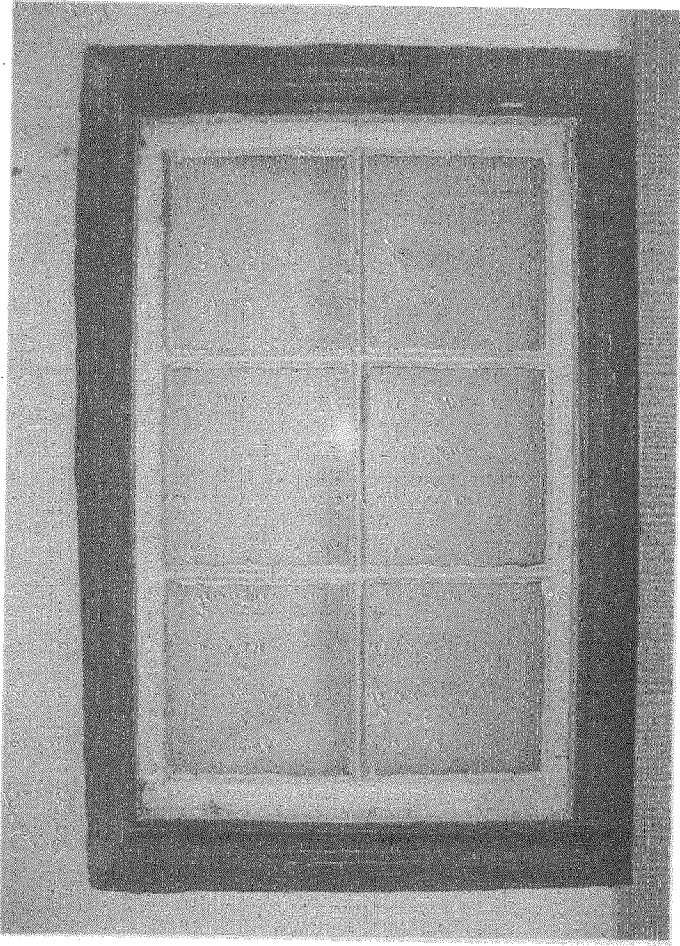
East facing - Right large window

44 Philadelphia



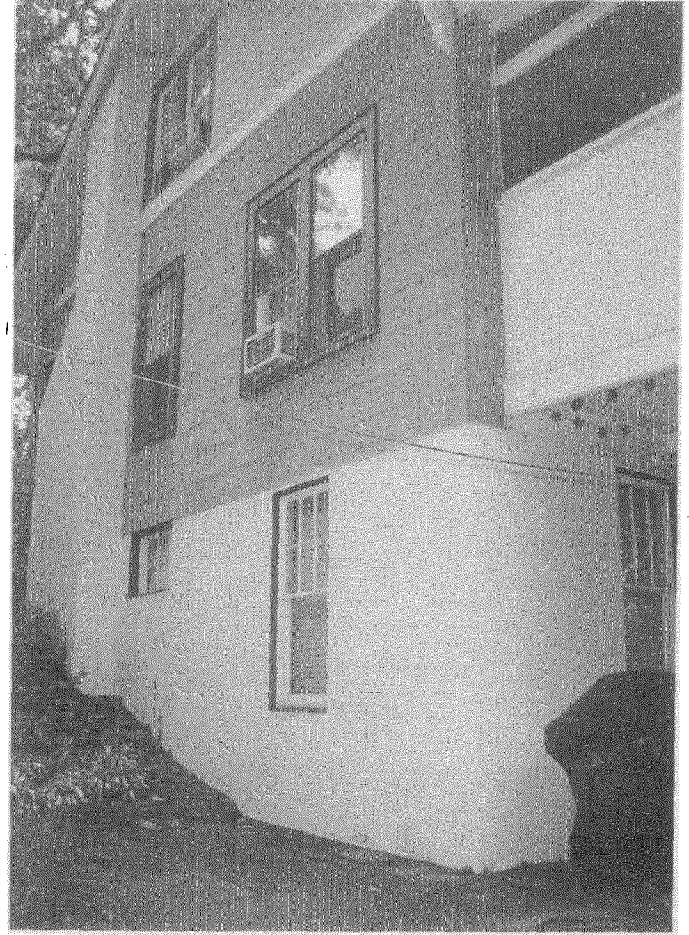
East facing - Left large window

44 Philadelphia



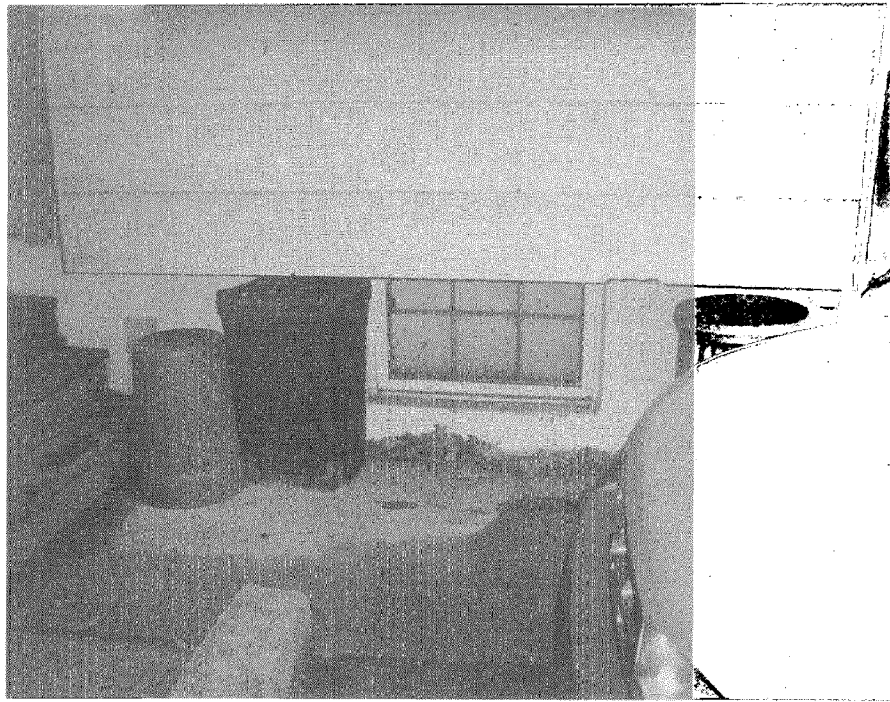
South facing - small window

44 Philadelphia



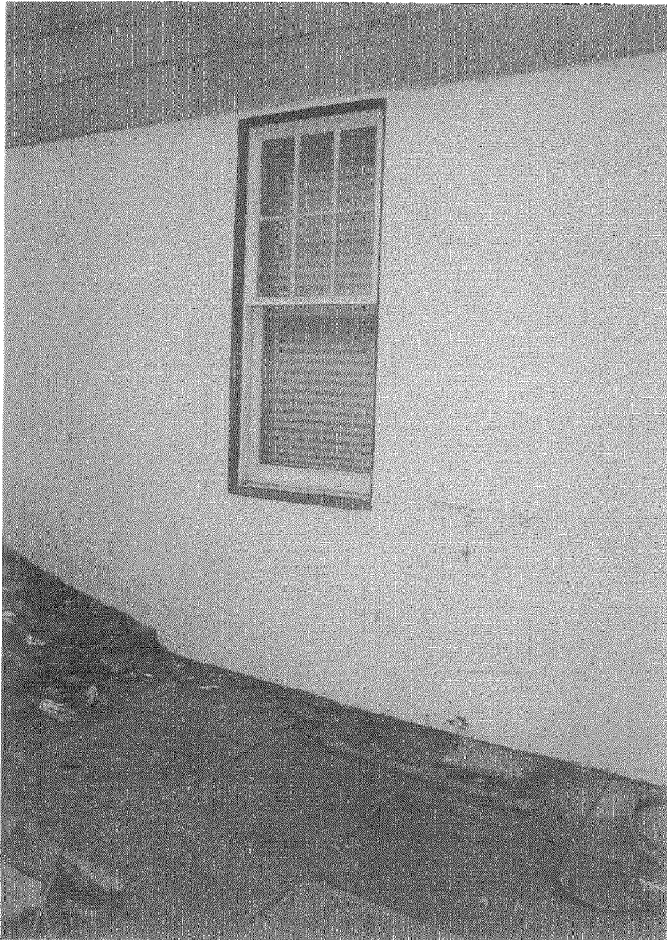
South facing - small & large window

44 Philadelphia



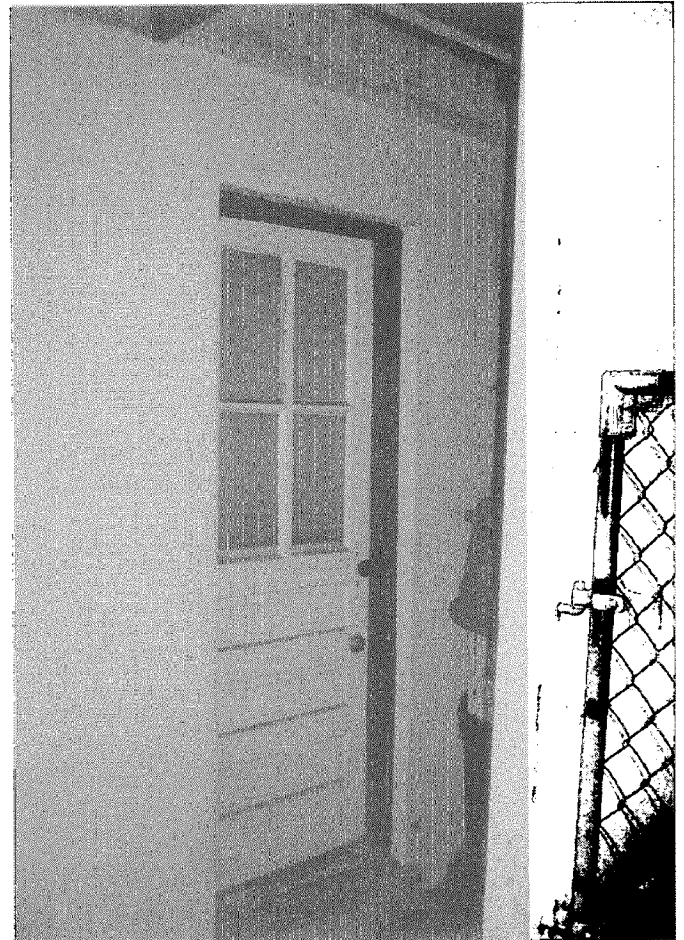
North facing - small window

44 Philadelphia



South facing - large window (to be converted to a door)

44 Philadelphia



North facing - door under porch

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	44 Philadelphia Ave,	<b>Meeting Date:</b>	7/26/2006
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	7/19/2006
<b>Applicant:</b>	Erin Holve & Greg Castano	<b>Public Notice:</b>	7/12/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-06NN	<b>Staff:</b>	Tania Tully

**PROPOSAL:** basement window replacement

**RECOMMENDATION:** Approve with Conditions

**STAFF RECOMMENDATION:**

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

1. Window replacements will actually be sash replacements with all exterior trim and historic jambs retained.
2. The "grilles" will be simulated divided lights meaning that the muntins are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource Within The Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c1915-25

This is a 1-½ story side-gable bungalow with a shed dormer on the front. The front porch has battered piers, open rafters, and a gable front.

**PROPOSAL:**

The applicants are proposing to replace three windows, one door, and to convert another window into a door. All of these elements are at the foundation level.

## **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. Additional guidance to consider is in the *Approved and Adopted Takoma Park Master Plan (December 2000)* and the City of Takoma Park Façade Ordinances. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

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

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

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

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

### ***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*** (Circle 4)

## **STAFF DISCUSSION**

Replacing windows and window sashes in historic resources is not to be taken lightly. Taken as a whole, they play large part in defining the architectural character of a house. Multi-paned decorative windows are often features and focal points and knowing the number of lights and muntin sizes can help date a resource. The *Secretary's Standards* promote leaving features unaltered and recommend repair over



replacement. In the Takoma Park Historic District, contributing resources are to receive a more lenient review with the focus on impacts to the district as a whole. It is with all of this in mind that staff carefully evaluated this proposal and concluded that it was approvable.

The proposed window and door replacements are part of a basement renovation. As such, all of the alterations are at the foundation level and/or at the rear of the house. Because of the window and locations, and because this property is not an Outstanding Resource, staff is supporting application. The windows will be wood clad and the doors will be wood.

Staff is recommending approval with two clarifying conditions.

**STAFF RECOMMENDATION:**

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

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

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

## Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 proportions, 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.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
243/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ERIN HOLVE  
Daytime Phone No.: 703.725.0555

Tax Account No.: 01068538  
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Address: 44 Philadelphia Ave Takoma Park MD 20912  
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Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 44 Street: PHILADELPHIA AVE  
Town/City: TAKOMA PARK Nearest Cross Street: MAPLE AVE  
Lot: 8 Block: 88 Subdivision: 025  
Liber: 14936 Folio: 460 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Flaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 2000  
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.

Erin Holve  
Signature of owner or authorized agent

7/2/06  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 426265 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**Application for Historical Area Work Permit**  
44 Philadelphia Ave.  
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1. WRITTEN DESCRIPTION OF THE PROJECT

Contrib

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- replace existing windows with newer, energy-efficient windows
- replace existing door
- replace existing large south facing window with a door.

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- i. Every effort will be made to replicate the existing look and feel of the property using upgraded, energy-efficient materials.
- ii. Changes to the exterior of the property will not be visible from the public right of way.

2. SITE PLAN

See Attached

3. PLANS AND ELEVATIONS

See Attached

4. MATERIALS SPECIFICATIONS

Permit Application: Holve & Castano  
44 Philadelphia Ave.  
Takoma Park, MD 20912

Foundation  
Level

6

Must be SDC

Windows will be replaced with windows from the Andersen 400 Series Tilt-wash Double-hung series, including top grills to match the existing windows. These windows are EnergyStar compliant yet will closely approximate the existing original windows. Windows have been ordered to exactly match the current dimensions of the window frame. For the large windows the dimensions are 31"x65", the small window dimensions are 36"x24". Attached are specifications for the Andersen 400 series.

Existing north facing door will be replaced with a nearly identical, 6-lite door. The door that will replace the existing south facing large window is an alder door from home depot, dimensions 31"x81.5". The door is a 12-lite door, with glass panels approximately matching the dimensions of the existing window. This door must be special ordered, therefore specifications are not attached with this application.

5. PHOTOGRAPHS

See Attached

6. TREE SURVEY

Not Applicable.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTIES

<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b> [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
<b>Owner's mailing address:</b> Erin Holve & Greg Castano 44 Philadelphia Avenue Takoma Park, MD 20912	<b>Owner's Agent's mailing address:</b> TBD
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<b>Adjacent (north)</b> David Bates 46 Philadelphia Avenue Takoma Park, MD 20912	<b>Confronting (west)</b> Brenda Platt 45 Philadelphia Avenue Takoma Park, MD 20912
<b>Adjacent (south)</b> Carlos Sejas 42 Philadelphia Avenue Takoma Park, MD 20912	<b>Adjacent (east)</b> 130 Grant Avenue Takoma Park, MD 20912

William Oaks  
124 Grant

Permit Application: Holve & Castano  
44 Philadelphia Ave.  
Takoma Park, MD 20912

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The plat 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 re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat 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 re-financing.

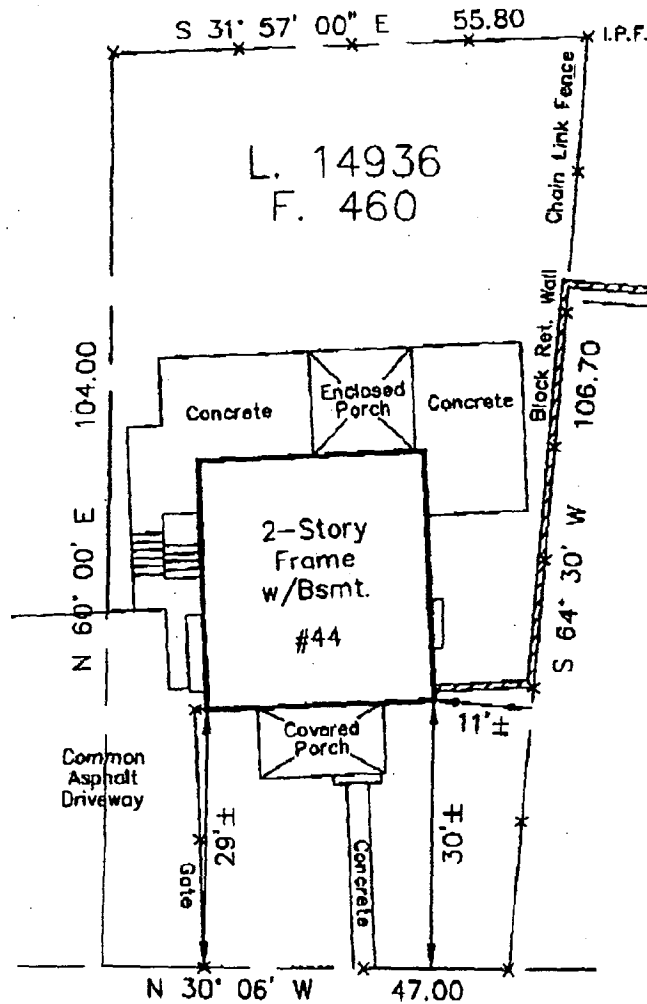
NOTES:

(1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200

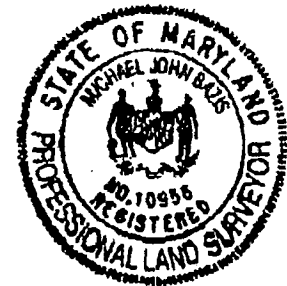
Date of Map: 8-5-91  
Flood Zone: "C"

(2) No property corners found or set unless otherwise noted.

(3) The accuracy of this survey and the apparent setback distances is 3'±



PHILADELPHIA AVENUE



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This plat is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them warrant the accuracy of this plat.

LOCATION DRAWING  
BERTHA PROPERTY  
LIBER 14936 FOLIO 460  
MONTGOMERY COUNTY MARYLAND

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**DESCRIPTION OF WORK: BASEMENT RENOVATION TO EXG. SFD**

NO CHANGE IN USE. ALL CHANGES INTERIOR & BASEMENT ONLY.

CREATE BEDROOM, BATH, AND COMMON AREA IN CURRENTLY UNFINISHED BASEMENT. UTILIZE EXG. PLUMBING AND ELECTRICAL.

ALL WINDOWS EXG. TO REMAIN. CREATE NEW DOOR TO BACKYARD FROM EXG. WINDOW OPENING. NO CHANGE IN M.O.

RELOCATE W/D TO UTILITY ROOM






APPLY LEVELING & NEW FINISHED FLOORING OVER EXISTING SLAB. NO CHANGES TO EXG. SLAB OR STRUCTURAL WORK.

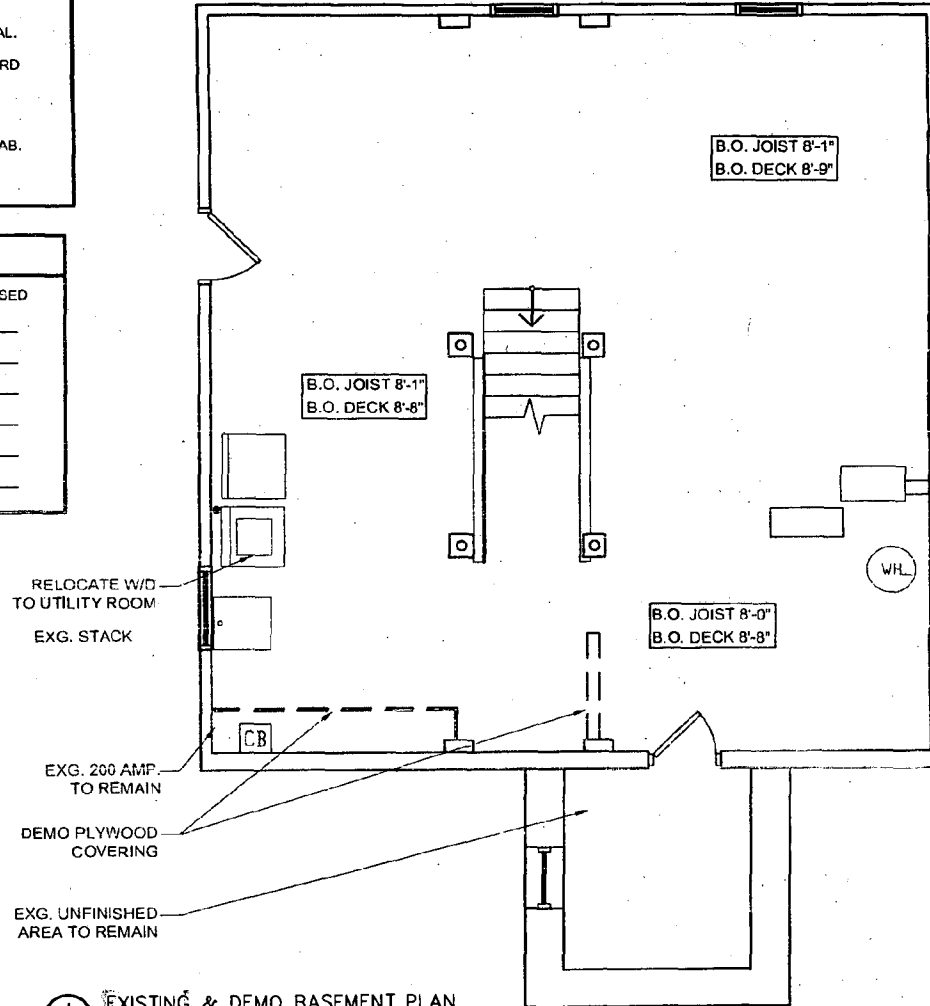
OTHER COSMETIC ALTERATIONS AS NOTED IN DRAWINGS

**CODE ANALYSIS**

	EXISTING	PROPOSED
USE GROUP	R4	R4
CONSTRUCTION TYPE	5B	5B
HEIGHT / # STORIES	21/1.5	21/2
HIGH RISE? (Y/N)	N	N
FULLY SUPPRESSED (SPRINKLERED)?	N	N
GROSS FLOOR AREA (SQ. FT.)	782	782

**LEGEND**

-  DEMO
-  NEW OR EXG. TO REMAIN
-  OPENING
-  EXG. DOOR
-  NEW DOOR



**EXISTING & DEMO BASEMENT PLAN**  
A2.1 1/4"=1'-0"

**DRAWING INDEX**

A2.1	EXISTING & DEMO PLANS
A2.2	PROPOSED PLANS
E1.1	PROPOSED LIGHTING PLAN
E1.2	PROPOSED POWER PLAN
P1.1	PLUMBING RISER DIAGRAMS

**COVER, EXISTING & DEMO BASEMENT PLAN**  
 HOLVE & CASTANO RESIDENCE  
 44 PHILADELPHIA AVE, TAKOMA PARK, MD 20912  
**BASEMENT RENOVATION**  
 44 PHILADELPHIA AVE  
 TAKOMA PARK, MD 20912

REVISIONS

NO.	DATE	DESCRIPTION

**A2.1**

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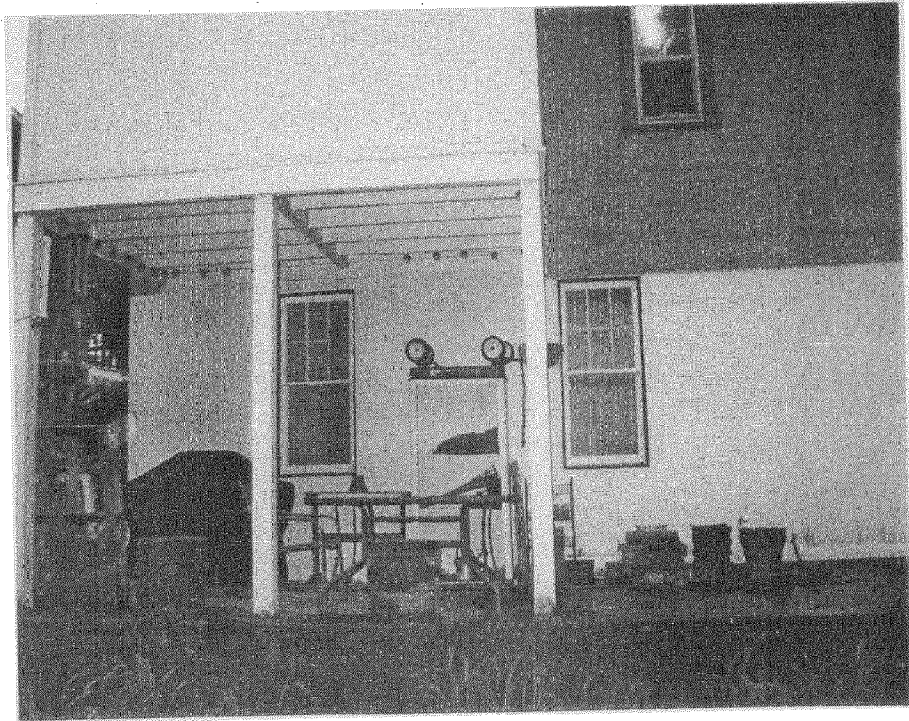


44 Philadelphia



View from Public Right of Way  
(west facade)

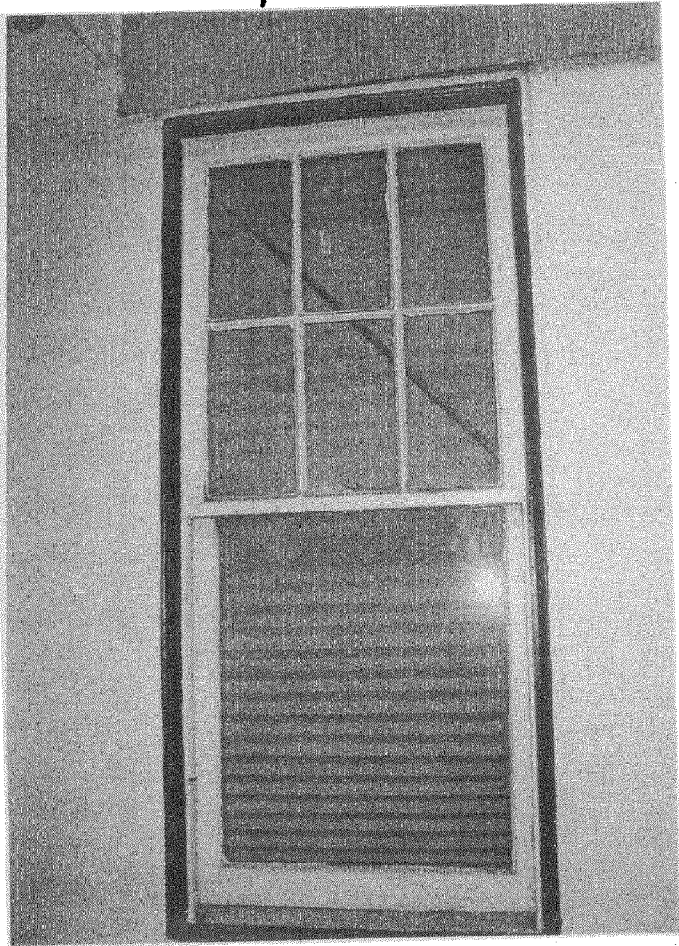
44 Philadelphia



East facade - 2 large windows

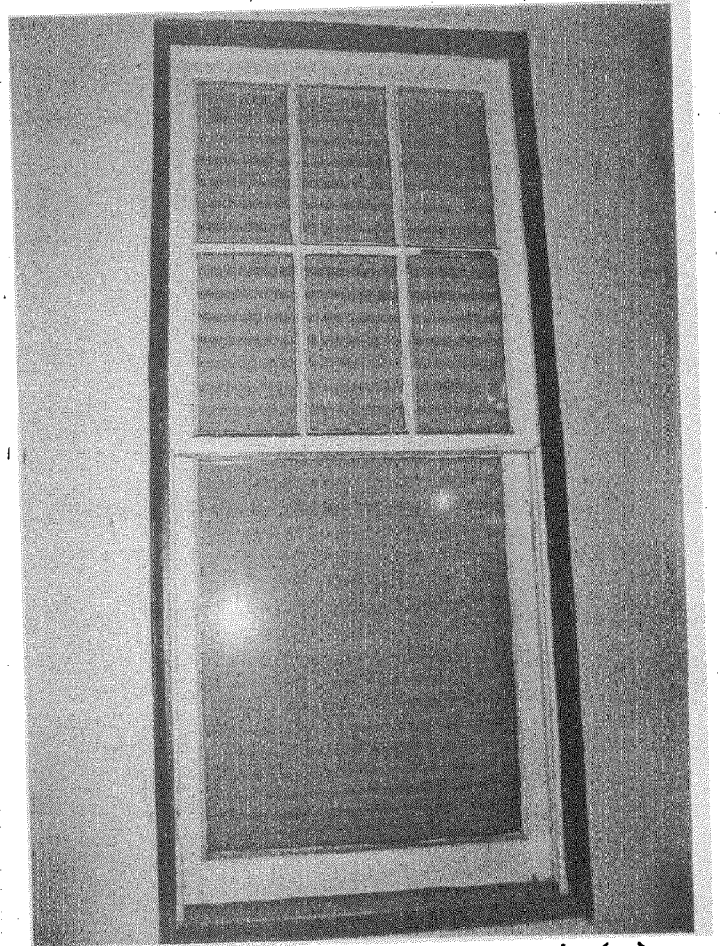
(=)

44 Philadelphia Ave.



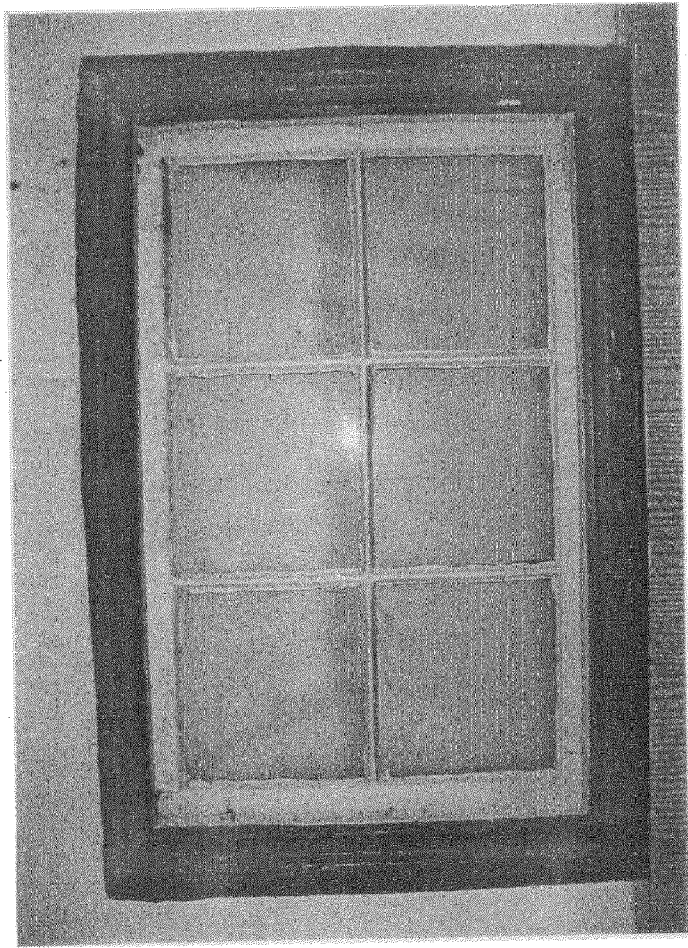
East facing - Right large window

44 Philadelphia



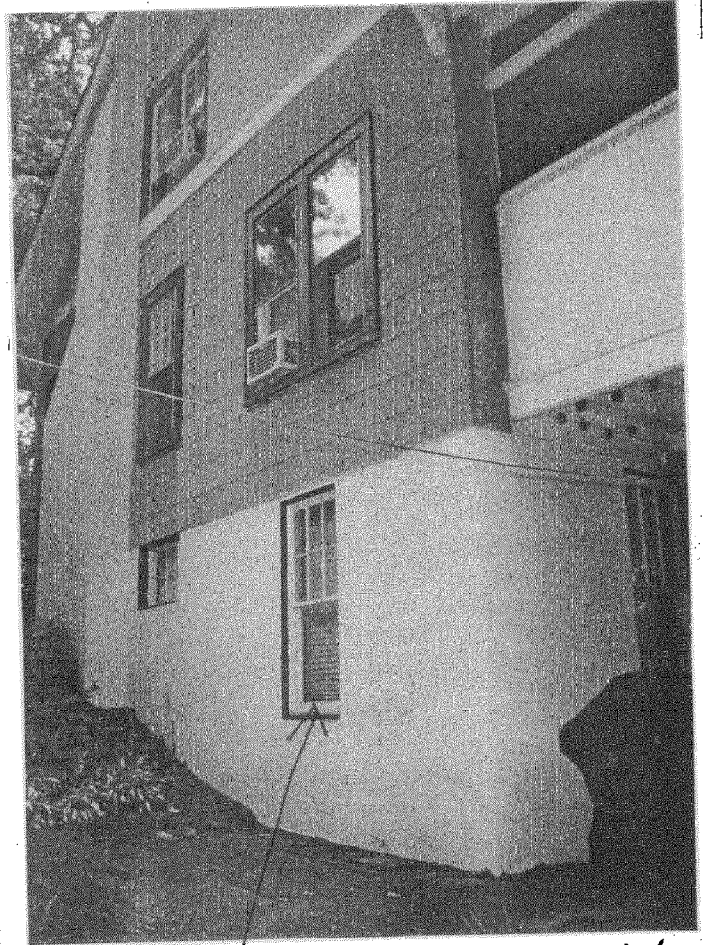
East facing - Left large window

44 Philadelphia



South facing - small window

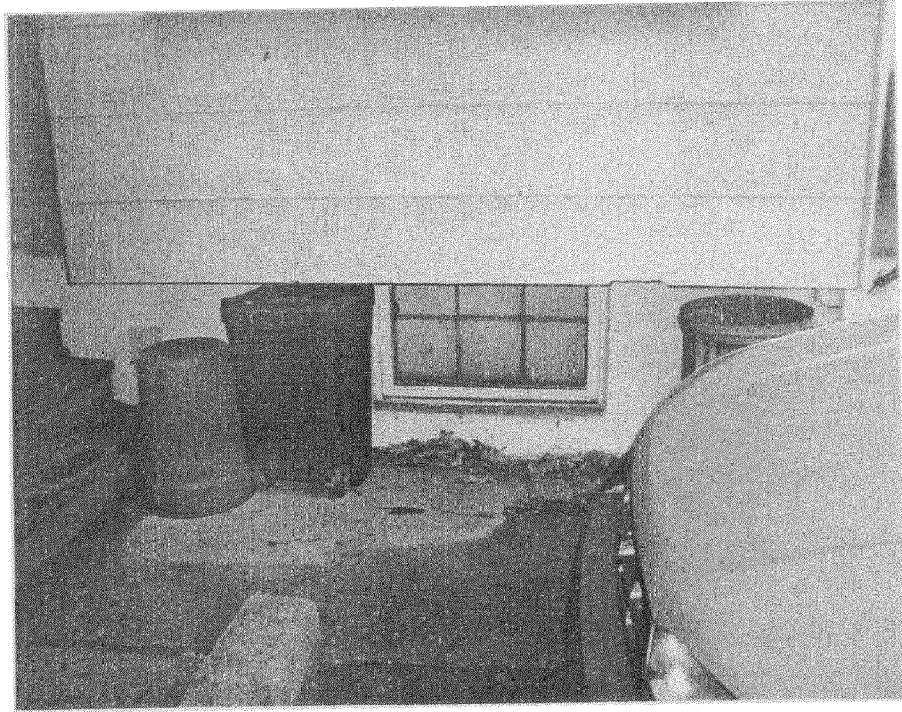
44 Philadelphia



South facing - Small & large window

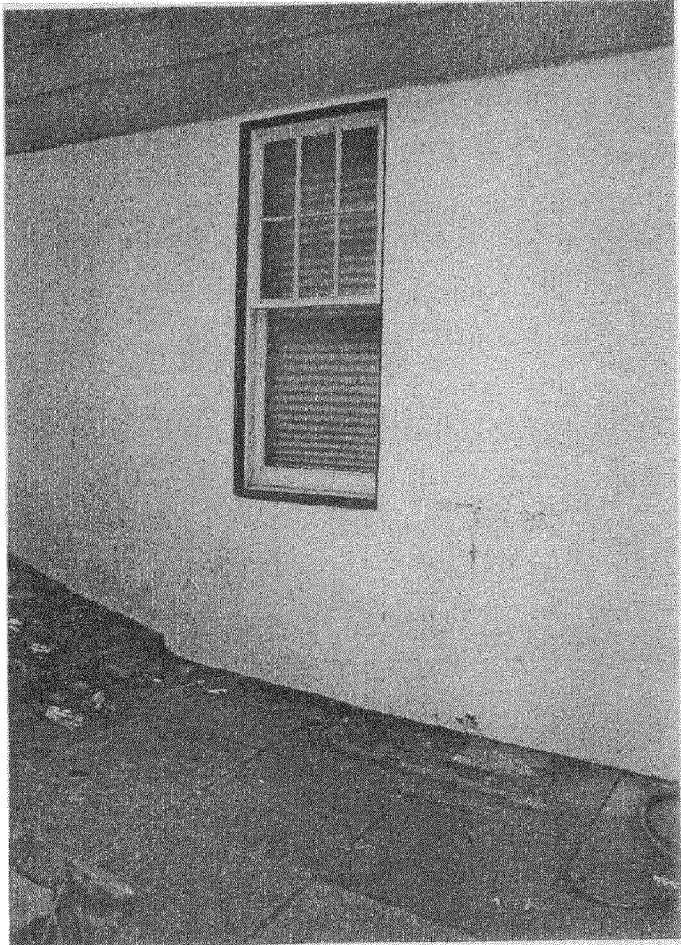
Convert to  
door

44 Philadelphia



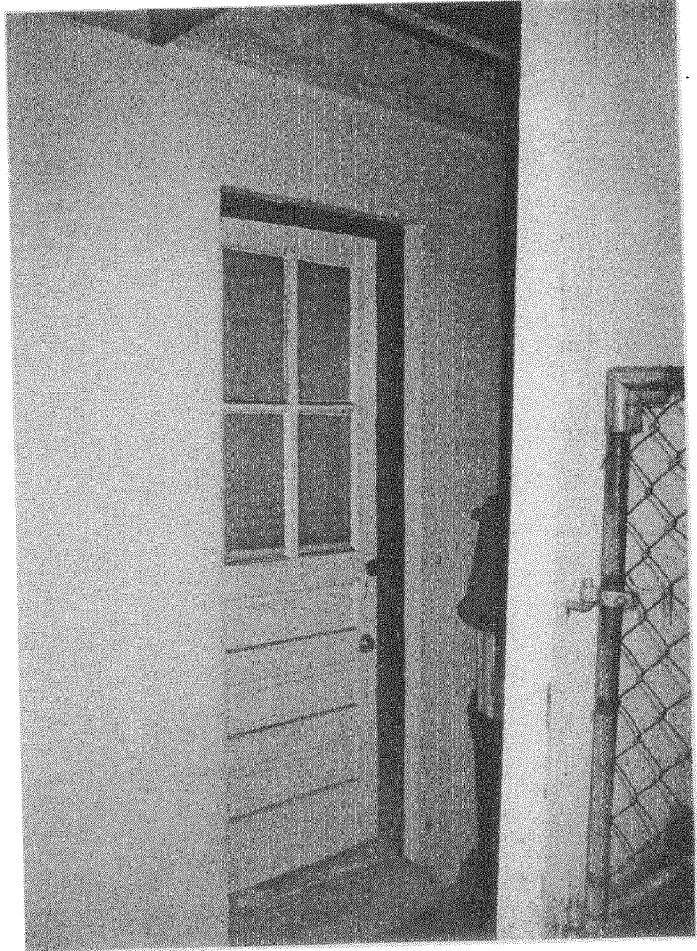
North facing - small window

44 Philadelphia



South facing - large window (to be converted to a door)

44 Philadelphia



North facing - door under porch



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(301) 891-1106

Search This Store:

### 400 Series 1 White (Nat Interior) 3052 TW HP 4/9/16 EJ Nc

PRODUCT IMAGE	SPECIFICATIONS	WARRANTY
ADA? (Y,N):	N	
Assembled Depth (In Inches):	5.875	
Assembled Height (In Inches):	64.875	
Assembled Weight (In LBS):	76	
Assembled Width (In Inches):	37.625	
Callout Size Height (In.):	65 In.	
Callout Size Width (In.):	30 In.	
Construction Type:	Both	
EnergyStar Compliant:	Y	

**Andersen® 400 Series Tilt-Wash Double-Hung 400 Series 1 White (Nat Interior) 3052 TW HP - Screen Model TW3052**

This window offers traditional styling, natural pine interior, attractive low-maintenance exteriors. Tilt the sash in to conveniently wash the window's exterior. High-Performance glass creates optimum temperature control any time covered by the renowned Andersen limited warranty one of the largest service networks in the industry. A fit nearly any opening. Unit comes with Classic Series hardware in stone finish.

- Available in a wide range of sizes to fit nearly replacement, remodeling or new construction
- Covered by the renowned Andersen limited warranty
- Backed by one of the largest service networks in the industry
- Easy cleaning from the inside; just tilt the sash the window's exterior.
- Energy efficient, High-Performance? Low-E glass for temperature control any time of year.
- Offered with a natural pine interior.
- Energy efficient features help keep homes cool in summer and warm in winter.
- Classic Series? lock and keeper hardware in stone finish.

**\$ 419.28**

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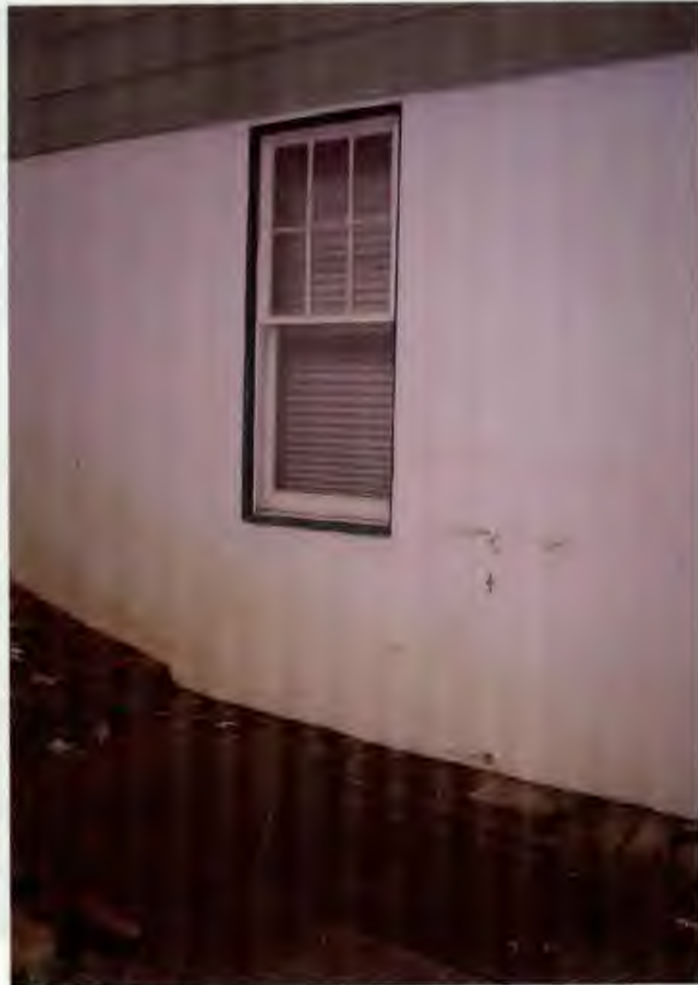
Photographs for  
Historic Area Work Permit  
44 Philadelphia Ave  
Takoma Park MD 20912

44 Philadelphia



North facing - door under porch

44 Philadelphia



South facing - large window (to be converted to a door)



North facing - small window



44 Philadelphia

East facing - 2 large windows



44 Philadelphia

View from Public Right of Way  
(west facade)



44 Philadelphia

44 Philadelphia



East facing - Left large window

44 Philadelphia Ave.



East facade - Right large window

44 Philadelphia



South facing - small window

44 Philadelphia



South facade - Small square window