

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address:	527 Albany Avenue, Takoma Park	Meeting Date:	8/12/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/5/2020
Applicant:	Michael Shoenthal	Public Notice:	7/29/2020
Review:	HAWP	Tax Credit:	n/a
Case No.:	37/03-20DDD	Staff:	Dan Bruechert
Proposal:	Rear deck construction and door installation		

RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application:

1. The railing for the deck needs to be constructed out of wood. Final approval authority is delegated to Staff to verify conformance with this condition.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
 STYLE: Craftsman
 DATE: 1923



Figure 1: The subject property is on a narrow lot with small setbacks to either side.

PROPOSAL

The applicant proposes to construct a rear deck and replace a single window with a set of sliding glass doors.

APPLICABLE GUIDELINES

Takoma Park

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

Takoma Park Historic District Guidelines

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

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

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

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

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

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

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of

a structure are discouraged, but not automatically prohibited

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

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

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

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) 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 an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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.

STAFF DISCUSSION

The applicant proposes to construct an Azek rear deck, measuring approximately 16' × 22' (sixteen feet by twenty-two feet) with a composite railing. Additionally, the applicant proposes removing an existing window and installing a pair of sliding glass doors in its place.

Rear Deck Construction

At the rear of the house, the applicant proposes to construct a new rear deck. The deck will be approximately 336 ft² (three hundred thirty-six square feet) and will be covered in Azek decking with a vinyl railing. The proposed deck includes two sets of stairs, one providing access to the driveway, the

other to the rear yard. The footprint of the deck is designed to avoid an existing tree. The Takoma Park Urban Forest Manager determined did not require a Tree Protection Permit.

Staff finds that the proposed deck will not be visible from the right-of-way due to the rise in grade from Albany Ave. and the deck's placement directly behind the house. Staff additionally finds that the size and height of the deck are compatible with the size of the house and will not detract from its historic character.



Figure 2: Front elevation of 527 Albany Ave.

Ordinarily, decks added to Contributing Resources in Takoma Park need to be wood. The exception is when the proposed deck will not be at all visible from the right of way. In those instances, the HPC has approved composite decking. Staff finds that a composite deck surface would be appropriate because of the visibility – or lack thereof – of the proposed deck. The HPC has not determined what an appropriate composite material would be when applied as a railing. The reason for this is that the railing is physically manipulated, so in addition to its visual characteristics, which remain shiny and do not develop a patina, the material does not feel like a traditional building material. While Staff finds the design and proportions of the proposed railing to be appropriate, Staff does not find the materials appropriate and recommends the HPC include a condition on the HAWP that the railing being constructed out of wood with final approval authority delegated to Staff to ensure conformance with this condition.



Figure 3: View of the rear of the house from the property boundary.

Door Installation

At the rear, the applicant proposes to remove the left sash window on the rear elevation and replace it with a sliding glass door. The six-over-one sash window appears to be historic, though Staff has been unable to confirm this is the case.

The *Design Guidelines* state both that original window openings should be maintained and that changes to the rear of the property that are not visible from the right-of-way should be allowed as a matter of course. Despite this apparent conflict, Staff finds the proposed change will not have a substantial impact on the character of the resource or surrounding district and recommends the HPC approve the window removal.

Staff finds that the proposed sliding glass door is an acceptable new feature for the rear of the house for two primary reasons. The first is the wide latitude the *Design Guidelines* provide for alterations on the rear of properties (discussed above). The second reason Staff finds the sliding glass door acceptable is that the rear of the house has already lost its integrity. The small kitchen window and rear door have already been removed and replaced with contemporary materials. Staff finds the proposed door is appropriate and recommends the HPC approve the HAWP.



Figure 4: Current rear elevation, note tree to the right will be avoided.



Figure 5: Detail of the rear corner of the subject property with window proposed for removal.

STAFF RECOMMENDATIONS

Staff recommends that the Commission approve the HAWP application with one condition:

1. The railing for the deck needs to be constructed out of wood. Final approval authority is

delegated to Staff to verify conformance with this condition;
under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; and with the Secretary of the Interior's Standards for Rehabilitation #2 and #5;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 916397
DATE ASSIGNED _____

APPLICANT:

Name: Michael Shoenthal E-mail: mshoenthal@gmail.com
Address: 527 Albany Ave City: Takoma Park Zip: 20912
Daytime Phone: 202-288-4806 Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Prime Construction Corp E-mail: Info@primeconstructioncorp.com
Address: 24525 Woodfield Rd City: Grittsburg Zip: 20882
Daytime Phone: 301-253-4300 (office) Contractor Registration No.: 126887
240-793-7044 (cell)

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☒ Yes/District Name Takoma Park
☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 527 Street: Albany Ave
Town/City: Takoma Park Nearest Cross Street: Fenton St & Takoma Ave
Lot: 31 Block: 71 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Deck/Porch	<input type="checkbox"/> Shed/Garage/Accessory Structure
<input type="checkbox"/> Addition	<input type="checkbox"/> Fence	<input type="checkbox"/> Solar
<input type="checkbox"/> Demolition	<input type="checkbox"/> Hardscape/Landscape	<input type="checkbox"/> Tree removal/planting
<input type="checkbox"/> Grading/Excavation	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Window/Door <u>Rear Patio Door</u>
		<input type="checkbox"/> Other: <u>Go New Deck</u>

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent ANNEK AGOSTINHO

Date 07/09/20

8

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

Owner's mailing address 527 Albany Ave Takoma Park MD 20912	Owner's Agent's mailing address 24525 Woodfield Rd Gaithersburg, MD 20882
Adjacent and confronting Property Owners mailing addresses	
525 Albany Ave Takoma Park MD 20912	531 Albany Ave Takoma Park MD 20912
7607 Takoma Ave Takoma Park MD 20912	

Work Item 1: Composite Deck

Description of Current Condition:

Open Grade Area -
landing & stairs off
Rear to be removed

Proposed Work:

Build new 18' X 16' Composite
Deck approximately 30" from
Grade white railing with black
round balusters.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

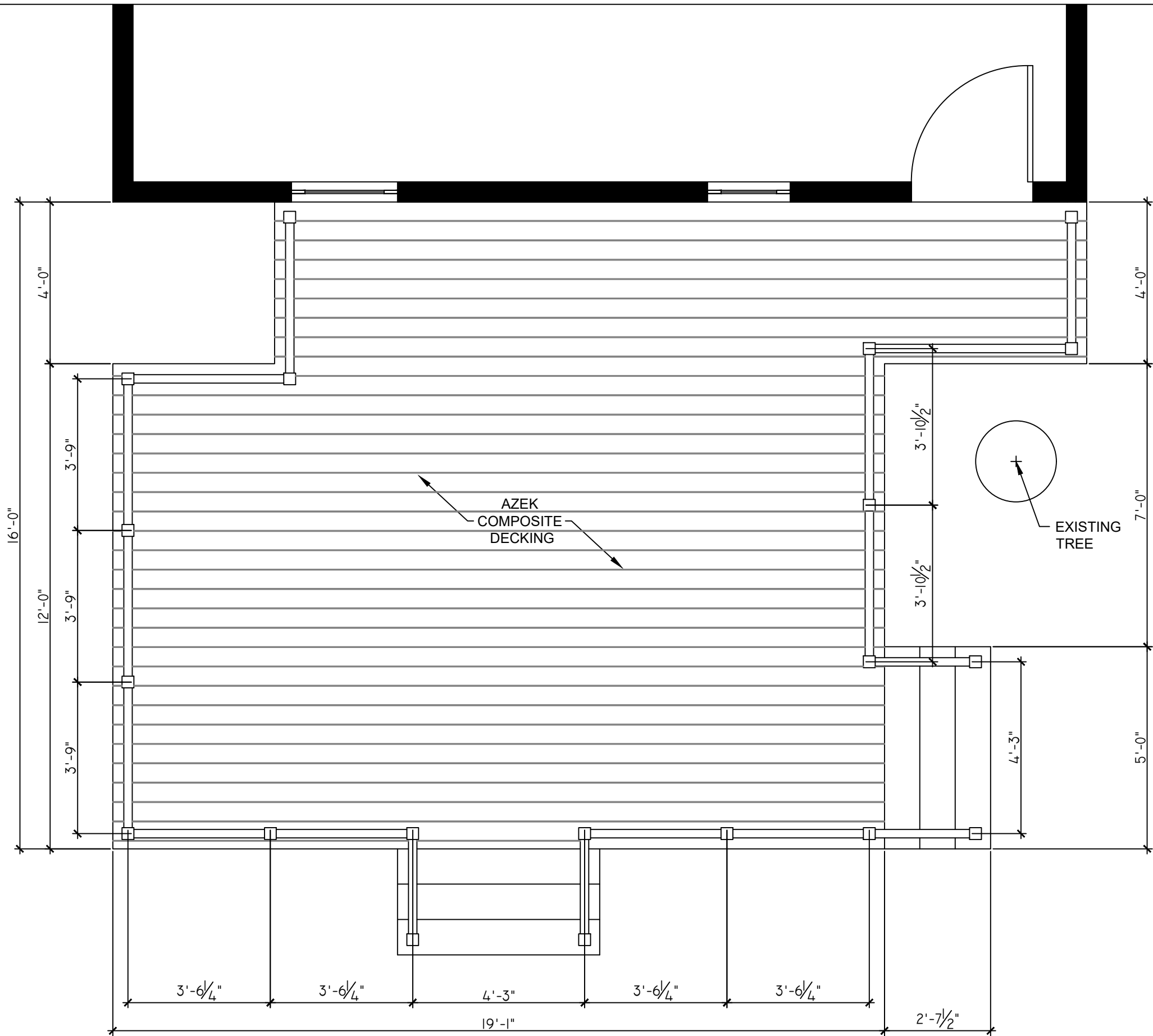
Description of Current Condition:

Proposed Work:

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Build New composite Deck as shown on Attached drawings. New Deck is approximately 32' OF grade with two sets of stairs to ground. Railing around perimeter of Deck using white Vinyl system with black round balusters. Azek Composite decking. Replace Existing window with new sliding patio door. Trim exterior using PVC materials to match siding color.



1
A1 PROPOSED DECK PLAN
SCALE: 3/8" = 1'-0"

PRIME CONSTRUCTION CORP.
24525 WOODFIELD RD., GAITHERSBURG, MD 20882

PRIME
Construction Corp.
"Where Quality comes first"

PROJECT:
RESIDENTIAL DECK ADDITION

OWNER
527 ALBANY AVENUE, TAKOMA PARK, MD 20912

SHEET TITLE:
PROPOSED DECK PLAN

SCALE
AS NOTED

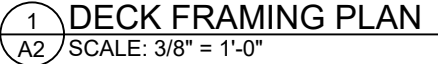
DATE
06/12/20

DRAWN BY
Haytham Younis
18228 Fifeshire Drive
Montgomery Village, MD 20886
Tel. (240) 899 - 2165

SHEET NO.

A1

12



PRIME CONSTRUCTION CORP.
24525 WOODFIELD RD., GAITHERSBURG, MD 20882



PROJECT:
RESIDENTIAL DECK ADDITION

OWNER
527 ALBANY AVENUE, TAKOMA PARK, MD 20912

SHEET TITLE:
DECK FRAMING PLAN

SCALE
AS NOTED

DATE
06/12/20

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SHEET NO.

A2



1 FRONT ELEVATION
A3 SCALE: 3/8" = 1'-0"

PRIME CONSTRUCTION CORP.
24525 WOODFIELD RD., GAITHERSBURG, MD 20882



PROJECT:
RESIDENTIAL DECK ADDITION

OWNER
527 ALBANY AVENUE, TAKOMA PARK, MD 20912

SHEET TITLE:
FRONT ELEVATION

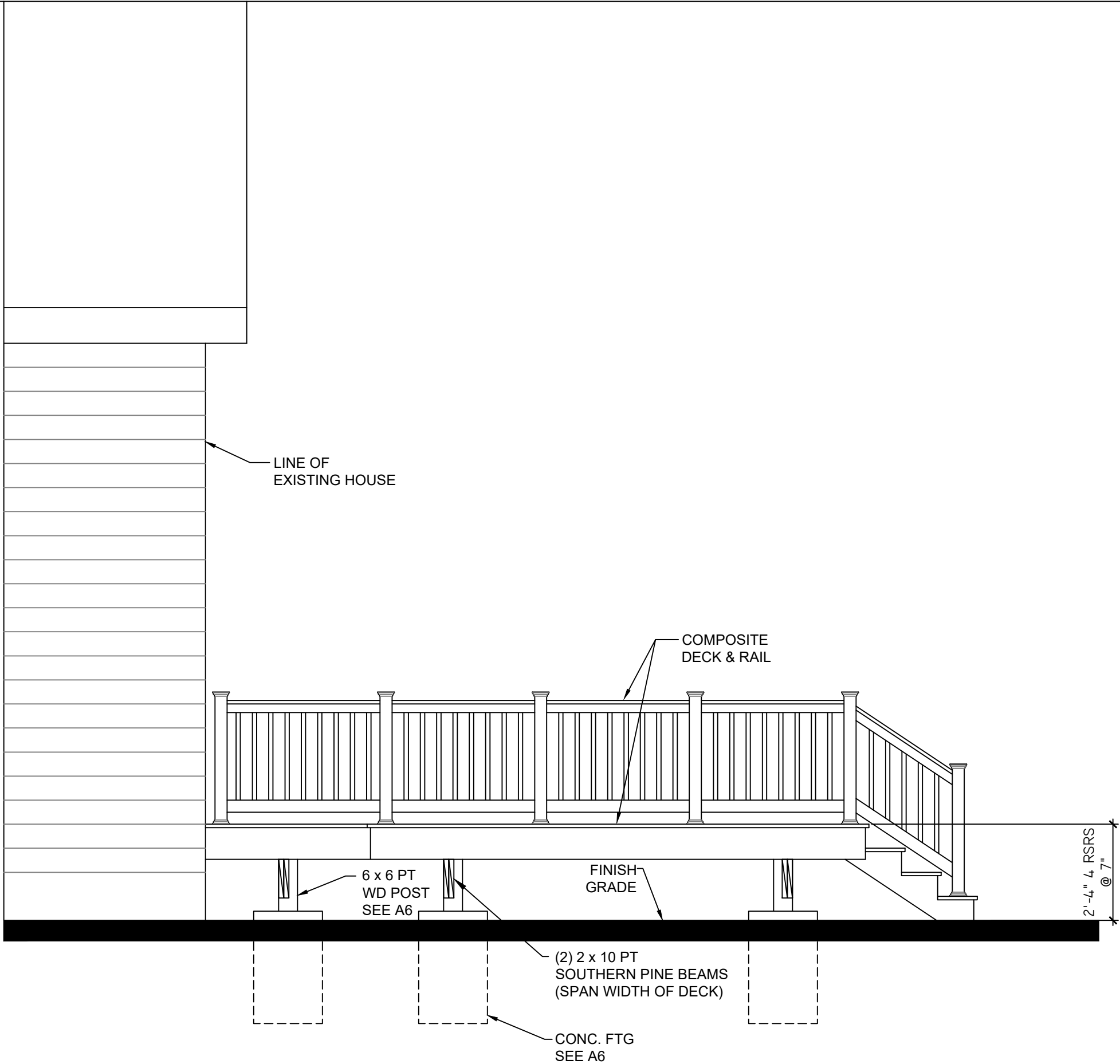
SCALE
AS NOTED

DATE
06/12/20

DRAWN BY
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Tel. (240) 899 - 2165

SHEET NO.

A3



1 LEFT SIDE ELEVATION
A4 SCALE: 3/8" = 1'-0"

PRIME CONSTRUCTION CORP.
24525 WOODFIELD RD., GAITHERSBURG, MD 20882



PROJECT:
RESIDENTIAL DECK ADDITION

OWNER
527 ALBANY AVENUE, TAKOMA PARK, MD 20912

SHEET TITLE:
LEFT SIDE ELEVATION

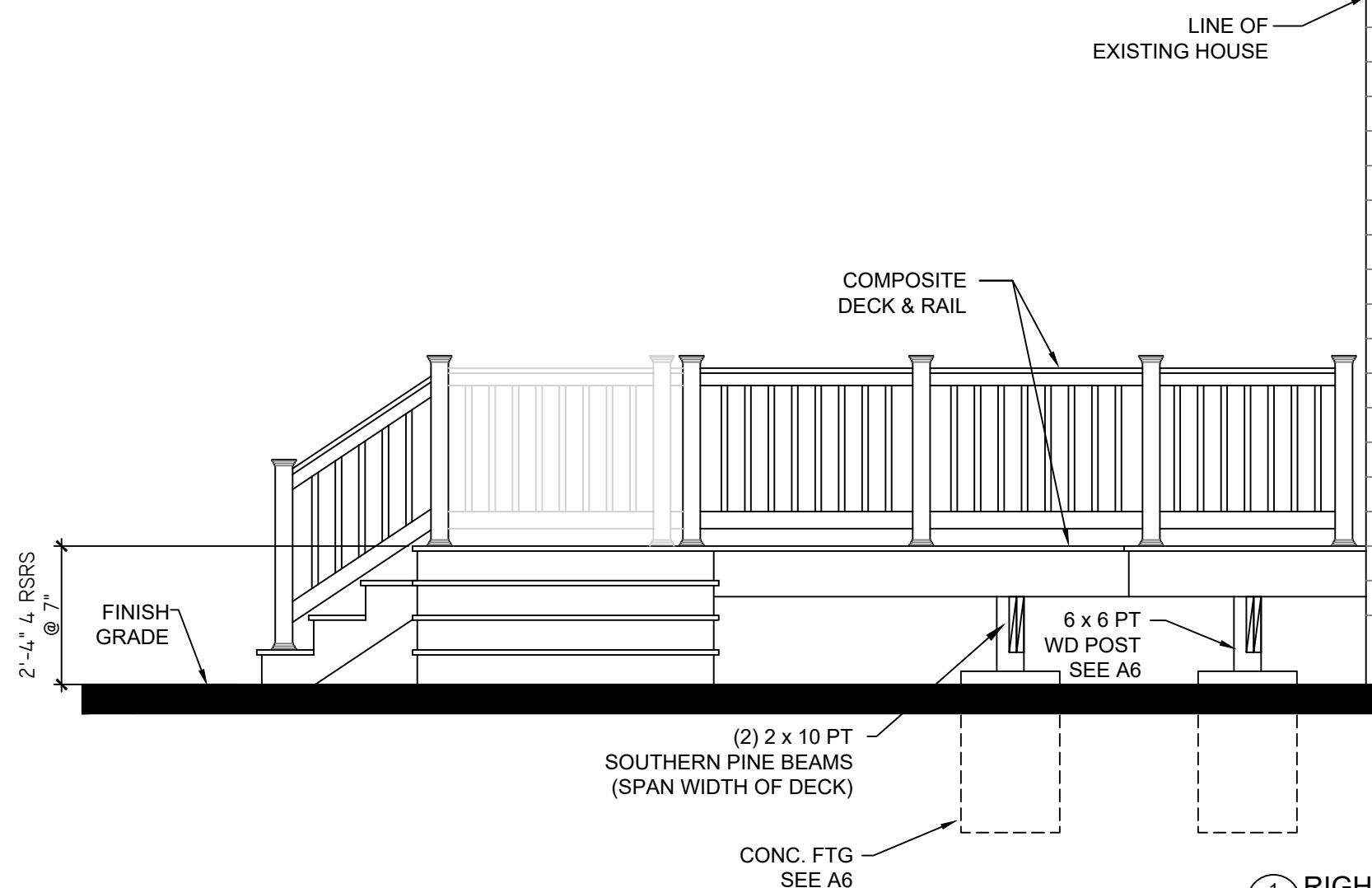
SCALE
AS NOTED

DATE
06/12/20

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SHEET NO.

A4



PROJECT:
RESIDENTIAL DECK ADDITION

OWNER
527 ALBANY AVENUE, TAKOMA PARK, MD 20912

SHEET TITLE:
RIGHT SIDE ELEVATION

SCALE
AS NOTED

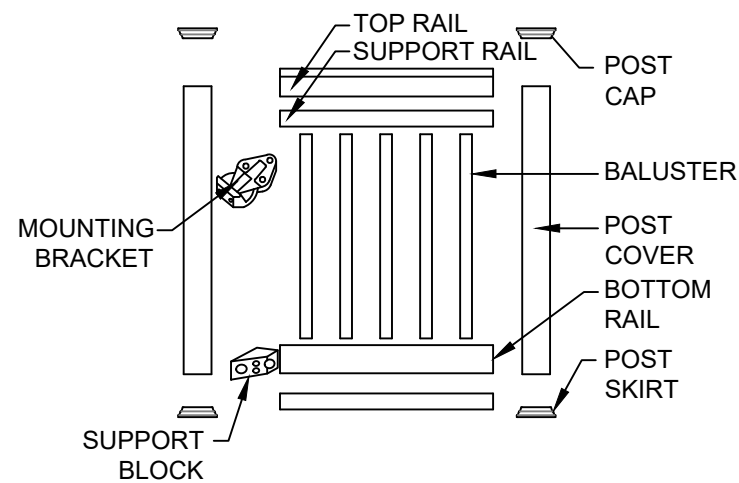
DATE
06/12/20

DRAWN BY
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Montgomery Village, MD 20886
Tel. (240) 899 - 2165

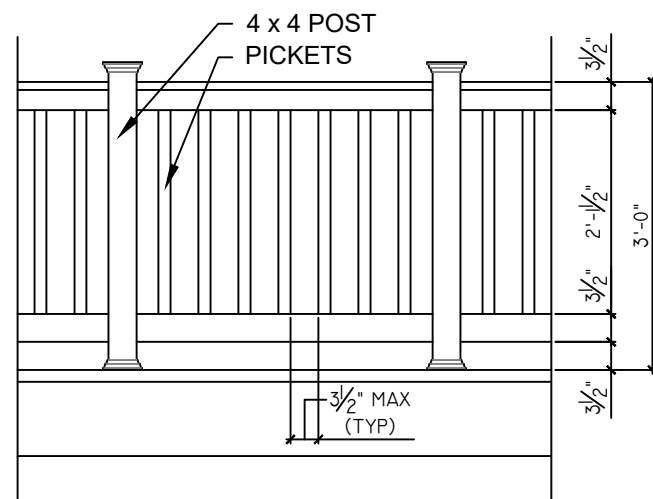
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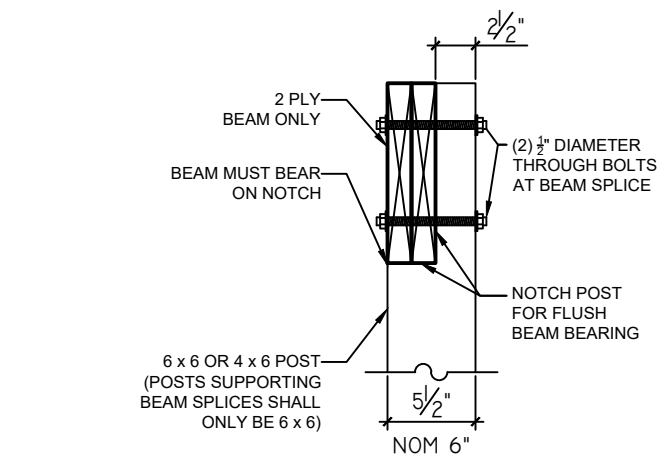
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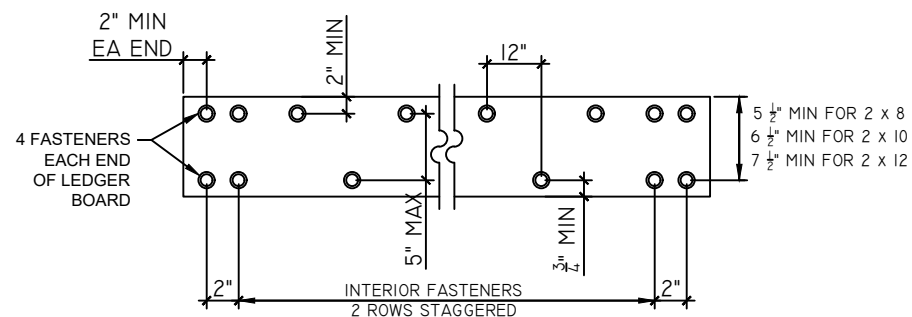
8 PARTS DETAIL
A6 SCALE: 1/2" = 1'-0"



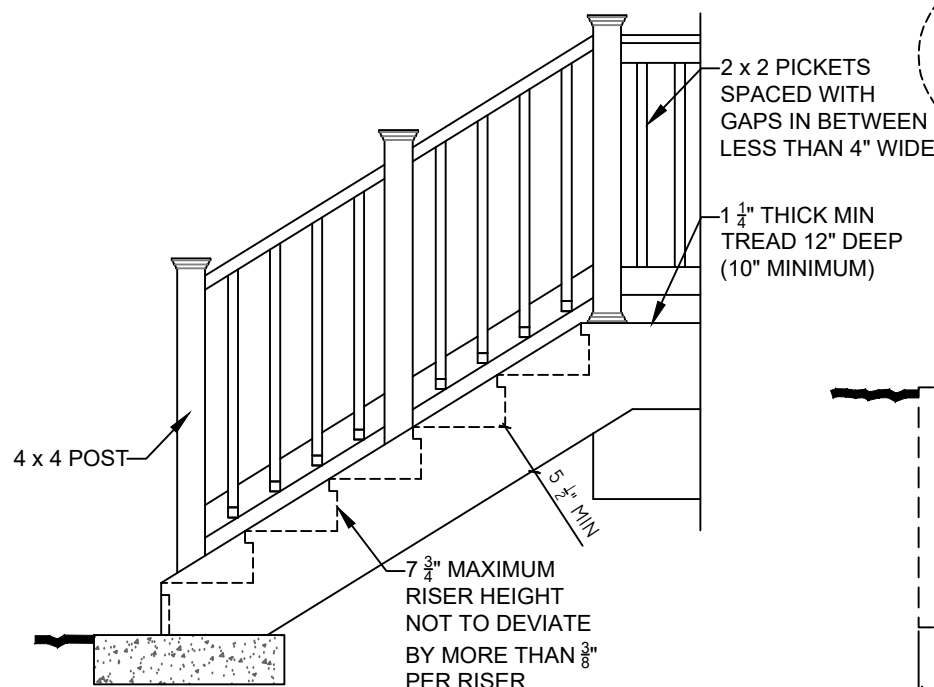
7 ELEVATION DETAIL
A6 SCALE: 1/2" = 1'-0"



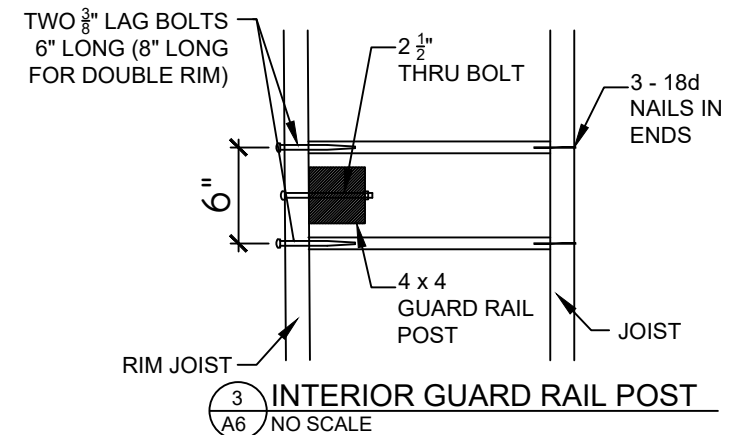
6 NOTCHED POST DETAIL
A6 SCALE: 1" = 1'-0"



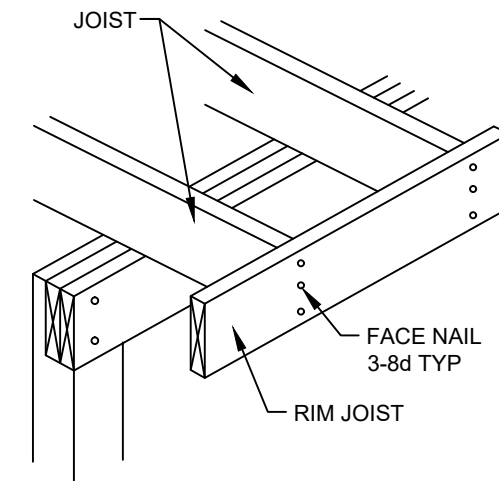
5 LEDGER BOARD DETAILS
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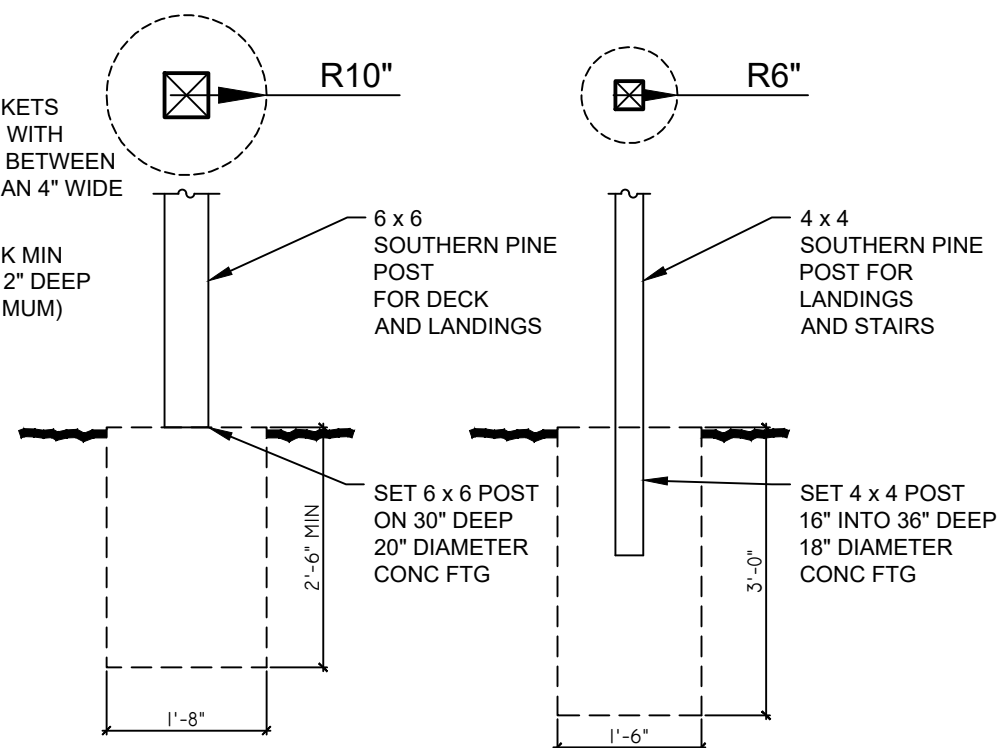
4 STAIR DETAIL
A6 SCALE: 1/2" = 1'-0"



3 INTERIOR GUARD RAIL POST
A6 NO SCALE



2 RIM JOIST CONNECTION
A6 NO SCALE



1 POST & FOOTING DETAILS
A6 SCALE: 1/2" = 1'-0"

PRIME CONSTRUCTION CORP.
24525 WOODFIELD RD., GAITHERSBURG, MD 20882



PROJECT:
RESIDENTIAL DECK ADDITION

OWNER
527 ALBANY AVENUE, TAKOMA PARK, MD 20912

SHEET TITLE:
TYPICAL DETAILS

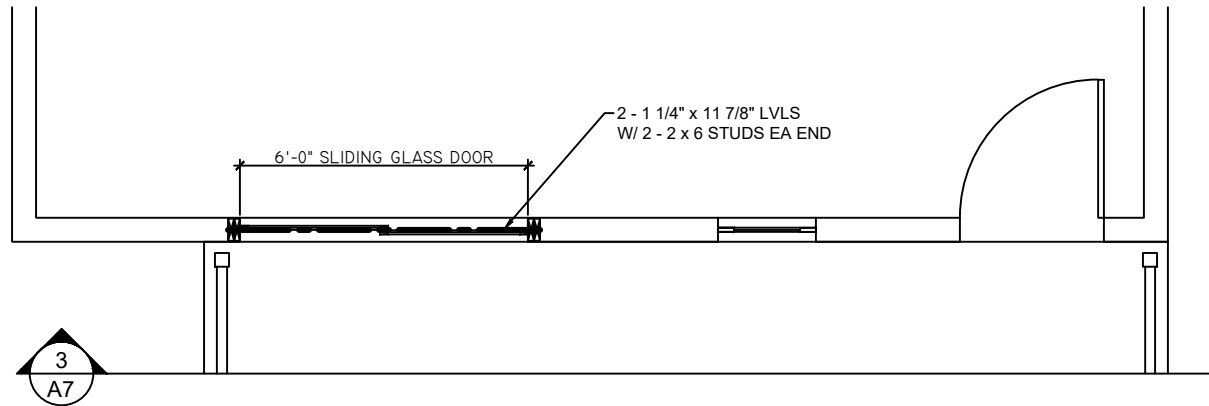
SCALE
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DATE
06/12/20

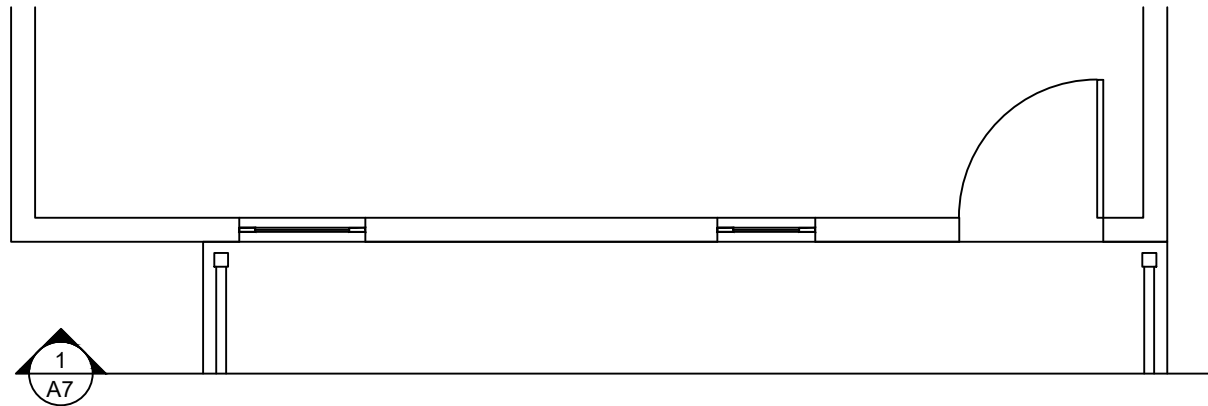
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SHEET NO.

A6



4 PROPOSED PLAN
SCALE: 3/8" = 1'-0"



2 EXISTING PLAN
SCALE: 3/8" = 1'-0"



3 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"



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

PRIME CONSTRUCTION CORP.
24525 WOODFIELD RD., GAITHERSBURG, MD 20882



PROJECT:
RESIDENTIAL DECK ADDITION

OWNER
527 ALBANY AVENUE, TAKOMA PARK, MD 20912

SHEET TITLE:
PROPOSED SLIDING DOOR

SCALE
AS NOTED

DATE
06/12/20

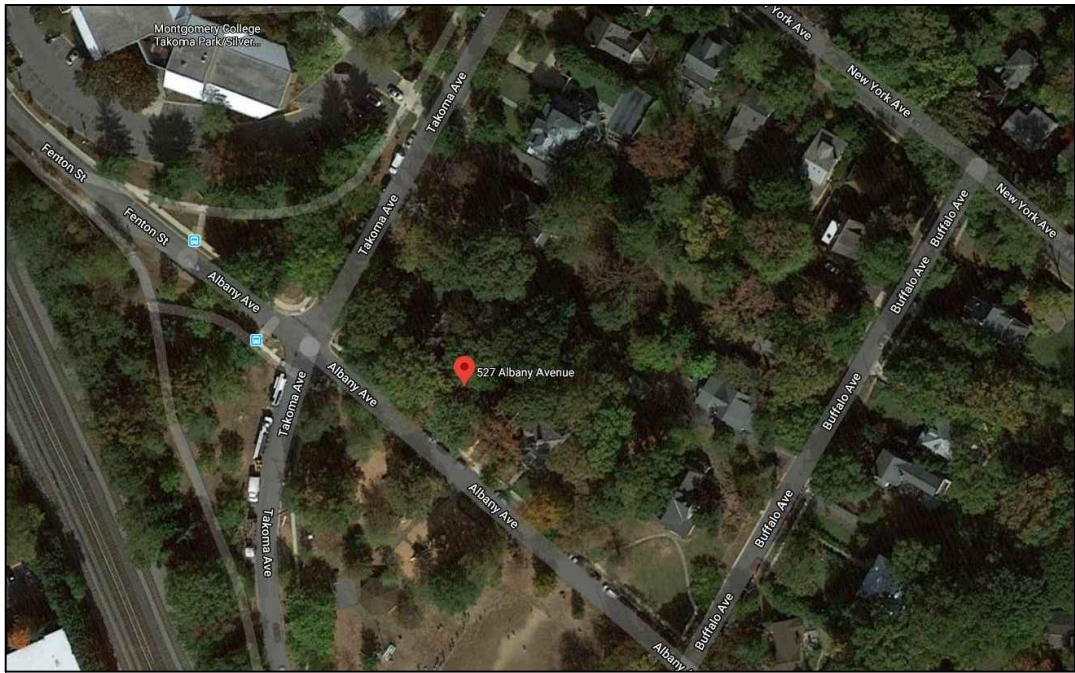
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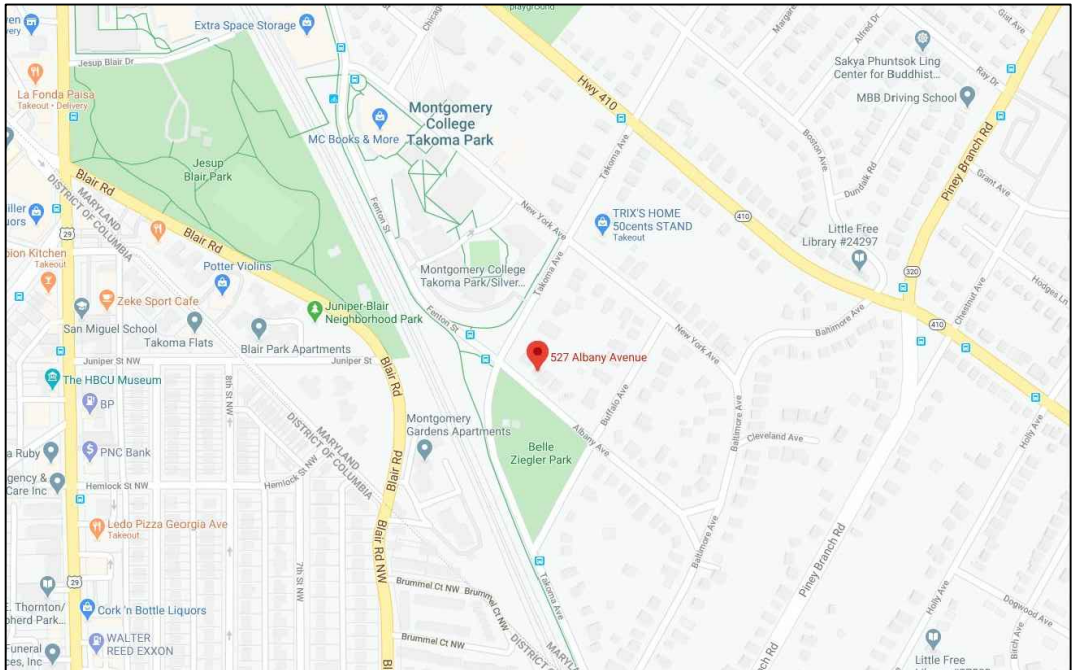
A7

RESIDENTIAL DECK ADDITION

527 ALBANY AVENUE, TAKOMA PARK, MD 20912



 **SITE MAP**
NOT TO SCALE



 **LOCATION MAP**
NOT TO SCALE

SHEET LIST:

- C1 COVER SHEET
- A1 PROPOSED DECK PLAN
- A2 DECK FRAMING PLAN
- A3 FRONT ELEVATION
- A4 LEFT SIDE ELEVATION
- A5 RIGHT SIDE ELEVATION
- A6 TYPICAL DETAILS

PRIME CONSTRUCTION CORP.
24525 WOODFIELD RD., GAITHERSBURG, MD 20882



PROJECT: RESIDENTIAL DECK ADDITION	
OWNER 527 ALBANY AVENUE, TAKOMA PARK, MD 20912	
SCALE AS NOTED	DATE 06/12/20
DRAWN BY Haytham Younis 18228 Fifeshire Drive Montgomery Village, MD 20886 Tel. (240) 899 - 2165	
SHEET NO. C1 19	

City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119
Fax 301-270-4568
www.takomaparkmd.gov



7500 Maple Avenue
Takoma Park, MD 20912

MUNICIPALITY LETTER

June 23, 2020

To: Michael Shoenthal
527 Albany Ave,
Takoma Park, MD 20912

To: Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative/email: Agustin Fuentes / Afuentes@primeconstructioncorp.com

Location of Project: 527 Albany Ave, Takoma Park, MD 20912

Proposed Scope of Work: Deck in the rear of the property with dimensions of 18' x 16' and 2 sets of stairs. One set of stairs will be to the side driveway and the other to the back yard.

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

City Of Takoma Park



The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 5/8" in diameter or greater), located on the property or on an adjacent property, may require a Tree Impact Assessment and Tree Protection Plan. Make sure to submit a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree will be impacted by the proposed construction. The removal of any urban forest tree will require a tree removal application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits/> The City's Urban Forest Manager can be reached at 301-891-7612 or janvz@takomaparkmd.gov

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required at 301-891-7620.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see <https://takomaparkmd.gov/services/permits/> or contact the Takoma Park Department of Public Works at 301-891-7633.

Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.



Public Works Department
Tree Impact Assessment Response

Date: October 11, 2019

Michael Shoenthal
527 Albany Avenue
Takoma Park, MD 20912

Re: Same
Takoma Park, MD 20912

Dear Michael Shoenthal,

The City received your request for a Tree Impact Assessment on October 04, 2019. The work requested does not require a Tree Protection Permit, however, there are several measures you need to implement to ensure the trees are not impacted. The work is approved as you have listed it on the application with the following requirements.

Requirement:

- Air Spade (performed by Licensed Tree Expert) or hand dug
- Do not cut roots greater than 1" diameter, move post location if 1" diameter or larger roots are found
- During excavation smaller roots that are discovered should be cut at the edge of the hole with a sharp implement perpendicular to root growth
- Photos of excavated post holes need to be emailed to Ian Chamberlain (lanc@takomaparkmd.gov), City Construction Manager before pouring or backfilling for deck support

If you have any questions, please contact the Urban Forest Manager at;
JanvZ@TakomaParkMD.gov

DATE: 10/11/19

Jan van Zutphen IC for JZ
Urban Forest Manager



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HAWP APPLICATION

Application Date: 6/11/2020

Application No: 916397
AP Type: HISTORIC
Customer No: 1276284

Comments

All work will be on rear of property.

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 527 ALBANY AVE
TAKOMA PARK, MD 20912
Othercontact Prime Construction Corp (Primary)

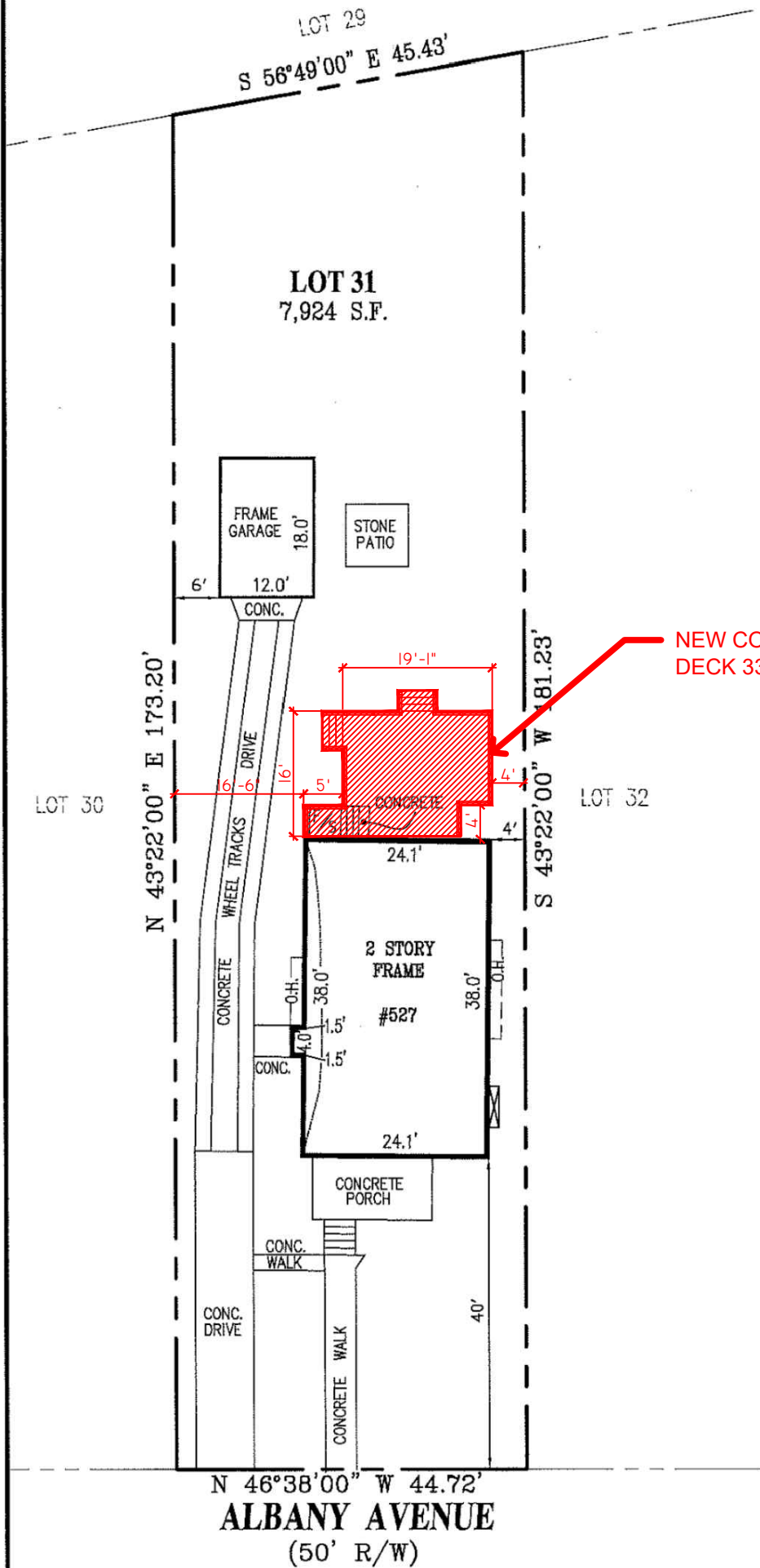
Historic Area Work Permit Details

Work Type ALTER
Scope of Work Build new rear composite deck on rear of property. Replace window with new sliding patio door.


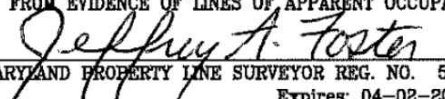
- CONSUMER INFORMATION NOTES:
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 3. This plan 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.
 4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
 5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet.
2. Fences, if shown, have been located by approximate methods.
3. No property corners confirmed.



LOCATION DRAWING
LOT 31, BLOCK 74
TAKOMA PARK LOAN
&
TRUST COMPANY'S SUBDIVISION
OF NORTH TAKOMA
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		 <div>SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100 Fax 301/948-1288</div>	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."  MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587 Expires: 04-02-2019		PLAT BK.	2		
		PLAT NO.	103		
		LIBER	11737		
		FOLIO	460	DATE OF LOCATIONS	SCALE: 1" = 20'
				WALL CHECK:	DRAWN BY: K.D.S.
				HSE. LOC.: 08-02-2017	JOB NO.: 17-02893