



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

FOR STAFF ONLY:  
HAWP# 1102109  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Emily Hanford & Derek Goldman E-mail: emily.hanford@gmail.com  
Address: 30 Columbia Avenue City: Takoma Park Zip: 20912  
Daytime Phone: cell: 919-423-1299 Tax Account No.: 01058164

**AGENT/CONTACT (if applicable):**

Name: Brian McCarthy E-mail: brian@bfmarch.com  
Bennett Frank McCarthy Architects  
Address: 1400 Spring Street, Suite 320 City: Silver Spring Zip: 20910  
Daytime Phone: 301.602.0115 Contractor Registration No.: \_\_\_\_\_

**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: 30 Street: Columbia Avenue  
Town/City: Takoma Park Nearest Cross Street: Hickory Avenue  
Lot: 7 Block: 19 Subdivision: 0025 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 checked="" type="checkbox"/> Addition           | <input type="checkbox"/> Fence                 | <input type="checkbox"/> Solar                           |
| <input checked="" type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape   | <input type="checkbox"/> Tree removal/planting           |
| <input checked="" type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof       | <input checked="" type="checkbox"/> Window/Door          |
|  |  | <input type="checkbox"/> Other: _____                    |

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

\_\_\_\_\_  
Date 1/22/2025

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

**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:

Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

# BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

## Memorandum

21 January 2025

To: Historic Preservation Commission (HPC)  
Maryland-National Capital Park & Planning Commission  
c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Preliminary Design Consultation  
30 Columbia Avenue, Takoma Park Historic District  
**Written Description of Project**

### **Addendum a.**

The property is a 2-story wood frame Four Square-Colonial Revival style home (with finished cellar) on an 8,100 square foot lot located at 30 Columbia Avenue between Poplar and Hickory Avenues. The site slopes down to the street such that the main level is roughly 14 ft (22 steps) above Columbia. The house, built circa 1916 <sup>1</sup>, is designated as a contributing resource in the Takoma Park Historic District. As one would expect of a four square the basic form of the original resource is two-stories on a square footprint, capped by a hipped roof featuring a single, modest front facing attic dormer.

The original construction also features a one-story covered porch across the front façade. The porch roof is hipped, though shallower than the main roof. The main entrance on the right side of the porch leads to an entry foyer and staircase that ascends along the right/eastern exterior wall. The living room occupies the rest of the front half of the original main floor. The back half features the dining room behind the living room and former kitchen space behind the foyer and stair. The kitchen space was converted to a half bath and closets in 1995 when the Millers (the prior owners) enlarged a previously enclosed former sleeping porch. The addition provided a new kitchen and an adjacent sitting area on the first floor, and a new primary bedroom/bathroom suite above. The addition is capped by a rather unsympathetic, low-sloped roof that drains to the rear.

On the exterior, the house and addition are clad in 4" exposure vinyl siding, installed during remodeling work in 1976 <sup>2</sup> by the Blakes (two owners ago). The vinyl siding on the main house appears to be installed over wood siding; the condition of which is presently unknown. The main roof features enclosed, two-foot deep eaves and architectural fiberglass composition shingles. The windows are typically double hung with a 6 over 1 muntin pattern. The exception is the front living room window which is 12 over 1. The addition windows are non-contextual casements. The addition also features a stout brick chimney at the top end of a fairly steep asphalt driveway that hugs the western edge of the property. The driveway is bracketed by two masonry retaining walls; concrete

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<sup>1</sup> Historic Takoma House and Garden Tour Pamphlet from 2002

<sup>2</sup> Building Permit(s) and Vinyl Siding Brochure

along the left/western property line and a mix of stone and brick on the right. The brick wall is cracked and in the process of failing. The walls are only 9 ft apart – so close in fact the owners almost exclusively park on the street.

The main level of the house is flush with a rear wood deck which in turn is flush with adjacent grade. This zone of deck and grass extends 23.5 ft behind the addition where it resolves at the base of a low stone wall. From that point the back yard gradually rises another 8 ft to the rear property line. A mature, 20” diameter oak tree sits a few feet behind the stone wall in more or less the middle of the yard.

### **Addendum b.**

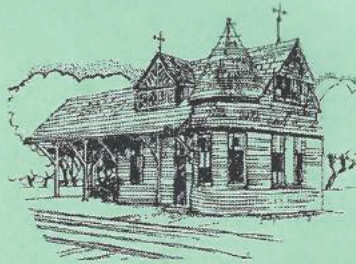
The owners would like to expand the 1995 addition. This would involve extending the kitchen and primary bedroom a bit further (6.5 and 12 feet respectively) into the back yard. The scope also includes enlarging the small sitting area into a more graciously proportioned family room, and adding a screen porch and side entrance. In deference to the oak tree the proposed family room/screen porch portion of the addition is positioned off the NW corner of the house rather than directly behind it. So while the two-story portion of the expansion would all be concealed behind the house, some portion of the one-story family room and side entry would be visible at the top of the steep driveway. The family room will project 7.5 feet beyond the side of the house, but behind the back of the original structure. To mitigate the projection the majority of the front wall of the addition will be dedicated to a pair of double hung windows (matching the pair in the dining room), as well as comparably large windows on the western side flanking the new fireplace. And the low hipped roof form will be relatively inconspicuous while also matching the front porch roof. The new gas fireplace will be direct vented to the exterior to avoid a chimney.

As suggested above, visible new roofs will be hipped like the four square, though with somewhat shallower eaves (18” vs 24”) and at a lower pitch so they’re subordinate to the original structure. New roofing will be laminated fiberglass composition shingles to match the existing. New windows will be a mix of aluminum clad wood double hungs (6 over 1) and a casement (where necessary for egress). New trim and column cladding will be Boral TruExteriors and siding will be 4 inch exposure cement fiberboard Hardie-siding. The owners aspire to remove the vinyl siding and to hopefully restore the original siding underneath if it’s not too far gone.

We feel the proposed expansions are consistent with and sympathetic to the resource, and the historic district at large.

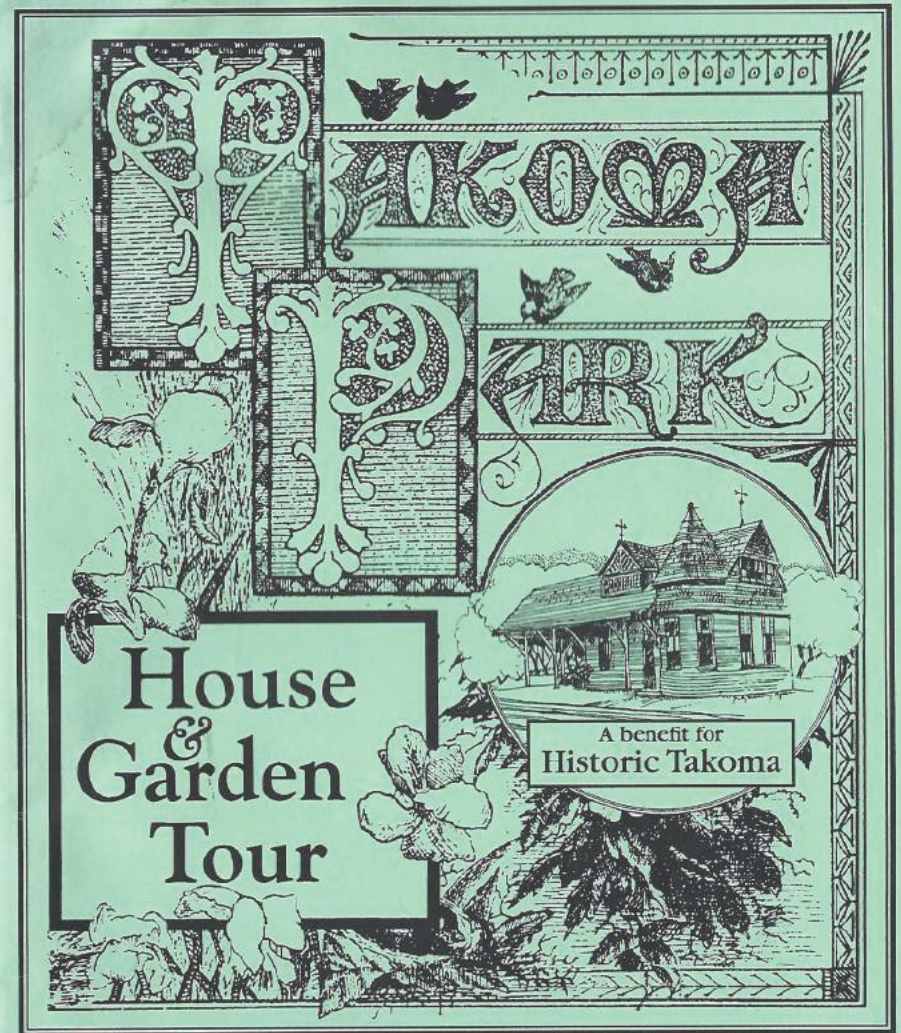
Historic Takoma thanks all the home owners who so graciously opened their homes and gardens for the 2002 House and Garden Tour. We also thank the following businesses and individuals who have contributed to this year's House and Garden Tour:

HTI House and Garden Tour Committee  
Finewares  
Mark's Kitchen  
Now and Then  
Takoma Park Recreation Department  
TPSS Co-Op  
Takoma Park Public Works  
Sligo Creek Tiles  
Shampoo  
Paul Chrostowski  
Paul Long  
The Takoma Voice  
The Takoma Park Gazette  
Takoma Kitchens  
Historic Takoma, Inc. Board of Directors  
Brochure printed by Copy Connection



Historic Takoma Inc.  
P. O. Box 5781  
Takoma Park, MD 20912  
[www.historictakoma.org](http://www.historictakoma.org)

## B. F. Gilbert's New Takoma



Sunday, May 5, 2002  
1 - 5 pm



were removed. Please note the old stone work and terraces in the backyard that the owners plans to use for the foundation of future landscaping.



**14**

**7118 Poplar Avenue**  
**Judy Kirpich and David Pollock**  
(First and Second Floor and Garden)

This lovely "Craftsman-style home was built in 1918. Before Judy and David bought it in 1979, two sleeping porches had been added to the back of the house.

In 1988, Judy and David added a large eat-in kitchen and wrapped the porch around the house. In 1992 they reconfigured the upstairs and added an outside deck. They have accomplished a significant amount of work on the house by adding tile, redoing the kitchen and bathrooms, totally reconfiguring the upstairs, and turning a small bedroom and sleeping porch into their bedroom. The decorating is an eclectic mix of new and old with many interesting collections. Their teenage son's bedroom contains a large microbrewery beer bottle collection!

Over the years, the owners have worked on the outside gardens. With the exception of the old oak tree on the side and the azaleas in the front, all plantings have been planted and moved at least 3 times!



**15**

**32 Columbia Avenue**  
**Jan Stovall**  
(House and Garden)

This warm and inviting Craftsman-style house, constructed of stucco and clapboard, was built in 1917. Not long after it was built, an addition expanded the kitchen, added a small bath and music room on the first floor, and a sleeping porch on the second floor. Please note the

wonderful period windows in the sleeping porch!

In 2000, the current owner added a deck and screened-in back porch. Other recent modifications in 2001 include renovation of the upstairs bathroom that retained the original claw foot tub, light fixtures and medicine cabinet. In the downstairs bathroom, the shower was recently updated, but the original toilet and sink fixtures remain. The prior owners (Tom Anastacio and Virginia Scott Jenkins) posted the latitude and longitude of the house at the entrance!

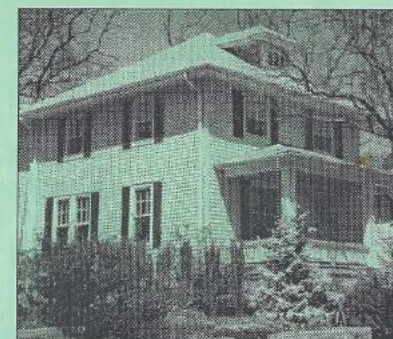
The back yard is abundant with old azaleas, and contains a pond. Last year, Jan changed the natural area in the back to grass and added flowerbeds alongside the house and fence. A flagstone patio was also constructed in the side yard next to the kitchen. Landscaping is in progress and an herb garden is underway! Note the flowering shrubs and bushes in the front yard including the large black fig tree planted by Tom and Virginia.

**16**

**30 Columbia Avenue**  
**Patricia and Jack Miller**  
(First Floor and Gardens)

Pat and Jack have lived in this wonderful 1916 Colonial Revival home with a foursquare floor plan for 22 years. In 1994-95, the house was remodeled with additions of a family room, a new kitchen and guest bathroom on the first floor, and a bedroom and master bathroom on the second floor. Primary objectives included merging indoors and outdoors through the addition of a large kitchen picture window along with the glass sliding door and window in the family room, and creation of the feeling of spaciousness. The original portion of the house on the main floor retains the chestnut molding and oak floors that Pat and Jack stripped and finished upon moving in. The warm and interesting decor of the house reflects the owners travels around the world.

The abundance of stonework in the front and rear gardens lends a special beauty to this home. JMC Masonry completed the masonry, and Holt Jordan of Takoma Park supervised the exterior landscape design and implementation critical to the project's success. Exterior work involved the installation of front and side walkway flagstone steps, porch steps and railings (done by Heritage Building and Renovation), and the installation of



plants and trees (Evergro Landscaping). Enjoy the large beautiful cypress trees in the backyard.



**17**  
**18 Hickory Avenue**  
**Susan Hearn and Michael Desautels**  
(First and Second Floor)

Since moving into their 1888 folk Victorian home last March, Susan and Michael have been busy renovating and decorating. They call it a work in progress. Underneath wall-to-wall shag carpets,

linoleum, and even paint, they discovered oak and heart pine floors in pristine condition. They installed a central air conditioning system that includes tiny 2.5" diameter ducts.

The homeowners are doing most of the work themselves one room at a time. Many of the rosettes around the windows suffering damage from nailed in curtain and valance hardware will be replaced. The kitchen and bathrooms will most likely be redone when a rear addition is built at the back of the house. Queen Anne stained glass windows, a few original ornate hinges, large attic and a double lot are some of the amenities of this wonderful old home.



**18**  
**20 Hickory Avenue**  
**Julie and Pepe Coronado**  
(First Floor, Garden)

This charming folk Victorian house with Gothic design elements was built in 1909 by Albert Burdette, a Mt. Rainier carpenter who preferred a location close to the Adventist church for his family.

Extensive renovations had already been completed prior to its purchase by Julie and Pepe who have lived in their home for less than a year. A former owner converted the house back to a single-family dwelling and removed the asbestos siding that was installed over the original clapboard in the 1930s. A breakfast room and office addition took place in the 1970s, and in the late 1980s, a county kitchen was added. The current owners enjoy the open floor plan that creates a spacious, breezy feeling. Pepe is an

artist whose work reflecting the influence of his Caribbean heritage is displayed throughout the house.

**19**  
**28 Hickory Avenue**  
**Nancy Atwell and Tim Dowd**  
(First and Second Floors)

The Ferry family constructed this light-filled Craftsman-style in 1921. When Mrs. Ferry could no longer comfortably navigate the very vertical home, it was sold and passed through several owners before Nancy and Tom purchased the house in 1999. They have been improving and expanding the house since then.

In April of 2002, Heritage Building and Renovation completed a two-story side addition. The design and construction complement the house beautifully, and the addition appears as though it always existed. The original heartwood pine floors have been uncovered and refinished, and remilled heartwood pine was used in the new family room floor to be consistent with the rest of the house. The three-piece window and door moldings of the existing house were also carefully copied in the addition. The new floor plan is in keeping with the modern preference for more open living space, yet it retains many of the lovely interior details of an older home.



#### *2002 House & Garden Tour Committee*

Lorraine Pearsall, Chair  
Kathy Brooks-Denny, Co Chair

Jan Schwartz  
Lisa Bentley  
Judy Luther  
Gloria Pasternak  
Susan Schulken

MONTGOMERY COUNTY, MARYLAND  
Department of Environmental Protection

# Building Permit

Number \_\_\_\_\_ Date Aug 25, 1975 Authorizing  
at \_\_\_\_\_ at

Lot 7, Block 19, Subdivision BFG

Town Tak Plk., Street No. 30 Columbia Ave

has been issued to L.T. Blake, Owner

Dunn, Builder

  
Chief, Division of Construction Permits

  
DIRECTOR

## NOTICE

During construction operations this card must be displayed on premises where it is clearly visible from street or road.

July 1976

# CERTAIN-TEED Vinyl Siding PRO-RATED WARRANTY

Certain-teed Vinyl Siding is warranted to be free from material and manufacturing defects. When applied according to Certain-teed instructions, and under normal and proper use, it is further warranted against peeling, flaking, rusting, blistering and corroding. Certain-teed Vinyl Siding need not be grounded, and will not support combustion in accordance with ASTM Test D-568.

If Certain-teed Vinyl Siding proves defective in one of the foregoing respects due to a material or manufacturing defect within a period of 20 years from the date of application, Certain-teed will make an allowance towards the labor and material costs of repair or replacement (at its option) of such defective material on the following basis: During the first 5 years after the date of application, Certain-teed will assume 100% of the labor and material for repair or replacement in order to remedy the defect. From the 6th through the 10th year, Certain-teed will assume 50% of such cost. From the 11th year through the 20th year, the portion of the repair or replacement cost assumed by Certain-teed shall be 50% reduced by 5% per year after the 10th year.

Certain-teed shall not be liable for and this Warranty does not apply to any failure, defects or damages resulting from or connected with misuse, neglect, improper storage, improper or faulty application, impact of foreign objects, fire, hurricane, tornado or other violent storm or casualty, or Acts of God, or if any failure of the substrate wall on which the siding was applied involves movement or settling thereof; or from

any other cause not involving inherent manufacturing defect of the material supplied by Certain-teed Products Corporation. This Warranty covers unpainted material only. In no event shall Certain-teed be liable for any consequential or indirect damage.

The Warranty expressed herein shall be valid only if the postage prepaid postcard section attached hereto is completed and mailed to Certain-teed within thirty (30) days following completion of the siding application. Any claims for breach of this Warranty must be submitted in writing (complete with the registration number listed below) to Certain-teed Products Corporation, Shelter Materials Group, P. O. Box 860, Valley Forge, Pennsylvania 19482, promptly after the event or condition giving rise to such claim, and Certain-teed shall be given an opportunity to investigate the claim and examine the siding on the building.

This Warranty is in lieu of all other guarantees, warranties, liabilities or obligations of Certain-teed, expressed or implied. No representative of Certain-teed or its distributors or dealers is authorized to make any change in or modification to the Warranty. In no event shall Certain-teed be liable for consequential or incidental damages of any kind.



CERTAIN-TEED PRODUCTS CORPORATION  
P.O. BOX 860, VALLEY FORGE, PA. 19482

CERTIFICATE NO. SMG-VS: N<sup>o</sup> 98377



*Certain-teed 8-inch Vinyl Siding gives a classic clapboard appearance.*

THE FIRST COST IS YOUR LAST COST WITH  
**vinyl siding**

PERMANENTLY BEAUTIFUL! VIRTUALLY MAINTENANCE FREE!



**CERTAINTEED**

# Warranty

Limited  
Transferable Pro-Rated

**MASTIC CORPORATION**  
a wholly-owned subsidiary of  
**Bethlehem Steel Corporation**

ORIGINAL PURCHASER Mr. & Mrs. Joseph T. Blake  
Takoma Pk.  
ADDRESS 30 Columbia Ave STATE Ind  
PRODUCT INSTALLED Durath 4 - Single-Grain COLOR Gray

Mastic Corporation, a leading siding manufacturer since 1932, produces the largest line of residential siding in the world. Our years of experience in the siding industry is your assurance of quality and service.

CONTOUR T-lok® siding is a solid vinyl product. It does not have a painted or coated surface, so it will never require repainting or recoating. This solid vinyl siding is warranted against peeling, blistering, flaking and corroding. Being a non-conductor of electricity, it does not require grounding.

Mastic's liability is limited to manufacturing defects in Mastic Vinyl Siding and Mastic Vinyl Accessories. Mastic cannot be held responsible for damages resulting when accessories are used which do not properly receive or secure T-lok panels. This warranty does not include faulty installation or damages caused intentionally, by fire or Acts of God; e.g., Wind, Floods, etc.

As the purchaser, your warranty protection procedure is simple. If you feel that the siding is defective, simply write to the Customer Service Department of Mastic Corporation, 131 South Taylor Street, South Bend, Indiana 46624 outlining your complaint. Mastic Corporation will reply within two weeks of receipt of your letter advising the necessary physical evidence it requires to support your claim. If Mastic Corporation determines that the material is defective in accordance with the terms of this warranty, it will repair or replace (at its option) the faulty material on the following basis:

Mastic will assume 100% of the cost of repair or replacement within the first two years from the date of this warranty; 90% of such cost during the third year; and for each additional year thereafter through the 10th year from the date of this warranty. Mastic's proportion of such cost shall be reduced 10% each year.

From the 10th year through the 19th year, the portion of repair or replacement cost assumed by Mastic will remain the same as for the 10th year. Starting with the 20th year from the date of this warranty, the cost of repair or replacement assumed by Mastic shall be reduced to 10% and shall continue at this percentage for the life of the original purchaser, or such shorter period as is hereinafter provided in the event of title transfer.

The basis for establishing the above cost is as follows: The current prevailing cost of repair in the area; in the event of replacement — the area installed price of comparable sidings of Mastic at time of settlement or original purchase price — all at the discretion of Mastic.

The owner's share of the cost of the work to be performed, if any, will be computed by Mastic, using the pro-rata provisions and terms of this warranty. An invoice for such amount will be prepared and sent to the owner in duplicate. The owner, by signing one copy of the invoice and returning it along with payment for the amount shown thereon, will automatically start Mastic's field service organization to proceed with the work to be performed.

Mastic reserves the right to discontinue and/or make changes in any of its products. In the event the siding referred to in this warranty is not available, Mastic shall have the right to substitute a siding product that in Mastic's sole discretion is of equal quality or price.

THIS WARRANTY IS TRANSFERABLE TO A NEW OWNER IN ACCORDANCE WITH THE FOLLOWING CONDITIONS: Mastic must be notified in writing, within thirty (30) days after date of title transfer, if the warranty is to be transferred. The warranty is limited to 30 years from the date of original issuance below, if it is so transferred. In the event Mastic is not notified in writing, Mastic shall be relieved of all obligations hereunder.

This warranty shall be valid only after the registration certificate is filled in by dealer, signed by original purchaser, and mailed to Mastic Corporation within thirty (30) days after completion of installation.

MASTIC CORPORATION MAKES NO EXPRESS WARRANTIES, EXCEPT AS ARE SET FORTH HEREIN AND SHALL NOT BE LIABLE FOR ANY INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES WITH RESPECT TO THE MASTIC SIDEWALL PRODUCTS AND MASTIC ACCESSORIES COVERED BY THIS WARRANTY, ITS COMPLETE LIABILITY AND THE OWNERS EXCLUSIVE REMEDY BEING LIMITED TO REPAIR OR REPLACEMENT ON THE BASIS STATED HEREIN.

MASTIC CORPORATION



Charles J. Strids  
issued this 27<sup>th</sup> day of July '76 at South Bend, Indiana

V-72 (10/75) : : :  
Printed in U.S.A.

# MONTGOMERY COUNTY, MARYLAND

Department of Environmental Protection

PERMIT NO. **17870**

## ELECTRICAL PERMIT

Pole No. \_\_\_\_\_

Montgomery County Office Building, Rockville, Maryland

May 27, 19 76

THIS IS TO CERTIFY THAT **Joseph T. Blake - owner**  
 30 Columbia Avenue  
 Takoma Park, Md. 20012

has permission to install **42 Rough Wiring**  
**10 Fixtures**  
**5 Electric Heaters**

Location of Work: **Old Dwelling**

Street Number **30 Columbia Avenue** Lot **7** Block **19**

Subdivision **B. F. Gilbert** Town **Takoma Park**

### NO WORK SHALL BE CONCEALED BEFORE INSPECTED & APPROVED

Above work to be done in accordance with application and plans submitted, and subject to the Electrical Code for Montgomery County, Maryland, the right being reserved to enter and inspect all work under authority of this permit. All permits shall expire and be null and void unless the work authorized thereunder is commenced within six months from the date of issuance, provided that the Department may upon good cause shown extend a permit one or more times for periods not exceeding sixty days.

FEE \$ 16.00

*[Signature]*  
 DIRECTOR

LEVY FOR THE FISCAL YEAR BEGINNING JULY 1, <b>19 78</b>		<b>MONTGOMERY COUNTY, MD.</b>				<b>73217770</b>	
		STATE, COUNTY, AND MUNICIPAL CONSOLIDATED TAX BILL				<b>73217770</b>	
BILL TYPE <b>FULL YEAR</b>		HOMESTEAD ALLOWANCE INCLUDED					
LIBER	FOLIO	LOT	BLOCK	ACRES/FEET	LAND	IMPROVEMENTS	TOTAL ASSESSMENTS
3039	312		719	8100F	5220	13200	18420
				MORTGAGE CO. NO.	TAX CLASS	DIST.	SUB.
					74	13	25
						ACCOUNT NO.	1058164
<b>B F G</b>							
<b>TAXPAYER'S COPY</b>		<b>JOSEPH &amp; C J BLAKE</b>					
DO NOT RETURN WITH PAYMENT		<b>30 COLUMBIA RD</b>					
		<b>TAKOMA PARK MD</b>					
<b>NOTICE:</b>		THIS BILL MUST BE PAID BY <b>SEPTEMBER 30 1978</b> OR A PENALTY OF <b>2/3 %</b> PER MO. OR ANY FRACTION THEREOF WILL BE ADDED.					
		POSTMARK WILL BE CONSIDERED AS THE DATE OF PAYMENT					

TAXES	
STATE TAX	3684
COUNTY TAX INCLUDING EDUCATION	47892
SPECIAL AREA	17831
<b>TOTAL TAX</b>	<b>69407</b>
SERVICE CHARGES	
REFUSE	00
W. S. C.	00
F. F. B. C.	00
MUNICIPAL F. F. B. C.	00
<b>PAY THIS AMOUNT</b>	<b>69407</b>
INTEREST	
ADV. CHG.	
<b>GRAND TOTAL</b>	

MCG 048

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

BUILDING PERMIT

Permit No. 069616

County Office Building, Rockville, Maryland

AUGUST 25 1975

THIS IS TO CERTIFY THAT  
30 COLUMBIA RD

JOSEPH & C J BLAKE  
TAKOMA PARK MD

has permission to ALTER ONE FAMILY HOUSE

Election District 13

Street No. 00030 COLUMBIA AVE Zone R60 Lot 7 Block 19

Subdivision B F G Town TAKOMA PARK

Building Width 0024 Depth 0012 Height 018 Estimated Cost \$ 3,500

Contractor N/A Address 00000 N/A

Town N/A Phone N/A

REGARDLESS OF SET BACK SHOWN, THIS BUILDING MUST NOT EXTEND BEYOND ESTABLISHED BUILDING LINE.

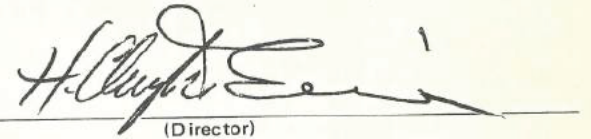
24 HOUR NOTICE REQUIRED ON TRENCH INSPECTION.

Above to be constructed in accordance with application and plans submitted, and subject to the Building Code of Montgomery County, Maryland, the right being reserved to enter and inspect all operations conducted under authority of this permit, and to require any change in construction that may be necessary to insure sufficient structural strength or safety from fire, or that may be necessary to secure compliance with the provisions of said building code.

Any permit issued shall become invalid if the authorized work is not commenced within six months of date of issuance or is suspended or abandoned for a period of six months provided that the Building Inspector may upon good cause shown within either of said six months periods extend a permit for an additional period not exceeding six months.

FEE \$ 10.00

SIGNED

  
(Director)

This approval does not include Plumbing and Gas Piping.

This approval does not include construction in any dedicated right-of-way. Apply to Department of Transportation.



# HANFORD-GOLDMAN

30 Columbia Ave, Takoma Park, Maryland 20912 Project #2437

## PROJECT DESCRIPTION

THE PROJECT INCLUDES A ONE-STORY FAMILY ROOM / KITCHEN EXTENSION, SCREEN PORCH AND SIDE ENTRY AS WELL AS A SMALLER SECOND FLOOR EXTENSION OF THE PRIMARY BEDROOM. REMODELING SCOPE INCLUDES THE KITCHEN AND EXPANDING THE POWDER ROOM TO A FULL BATH.

## BENNETT FRANK MCCARTHY

architects, inc.

1400 Spring Street, Suite 320  
Silver Spring, Maryland 20910-2755  
www.bfmarch.com  
(301) 585-2222

### OWNER

Emily Hanford & Derek Goldman  
30 Columbia Ave.  
Takoma Park, Maryland 20912 (301) xxx-xxxx

### STRUCTURAL ENGINEER

Robert Wixson, APAC Engineering, Inc  
8555 16th St, Suite 200  
Silver Spring, Maryland 20910 (301) 565-0543

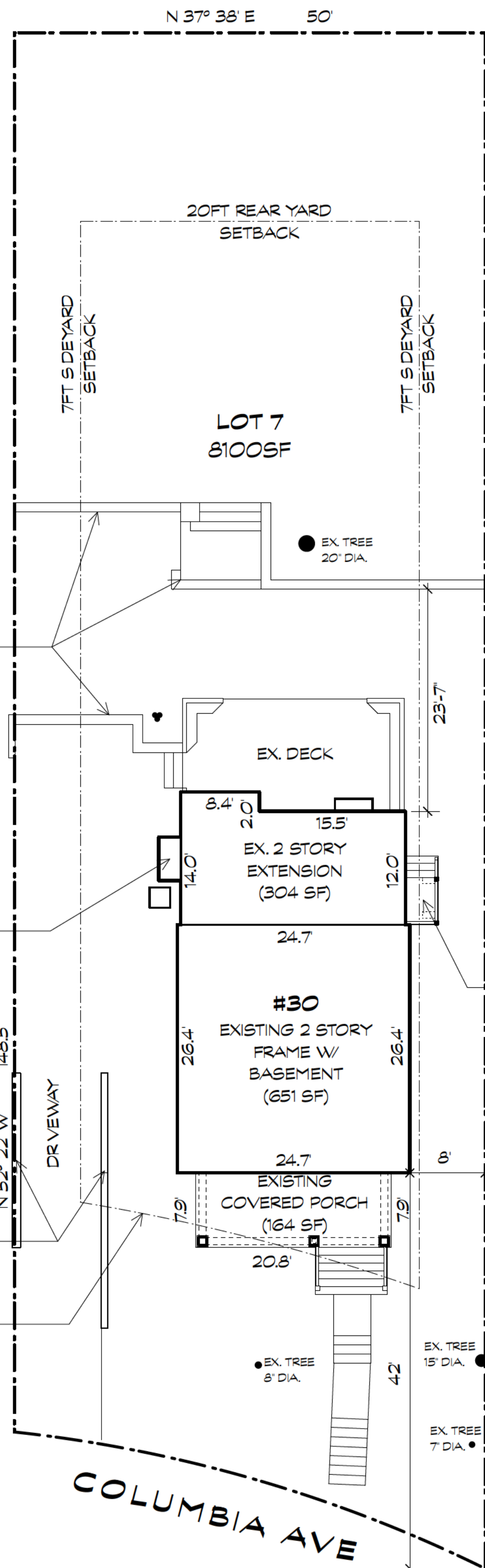
### MECHANICAL CONSULTANT

Gallant Mechanical  
13001 Cleveland Drive  
Rockville, Maryland 20850 (240) 750-4988

## SPECIFICATIONS

## EXISTING ZONING SITE PLAN

Scale: 1/10" = 1'-0"



### BUILDING FLOOR AREA - STORIES

LEVEL	EX. AREA	ALTERED AREA	NEW AREA	TOTAL AREA
BASEMENT	840 SF	0 SF	0 SF	840 SF
FIRST	855 SF	387 SF	494 SF	1448 SF
SECOND	855 SF	136 SF	177 SF	1122 SF
TOTALS	2550 SF	523 SF	671 SF	3221 SF

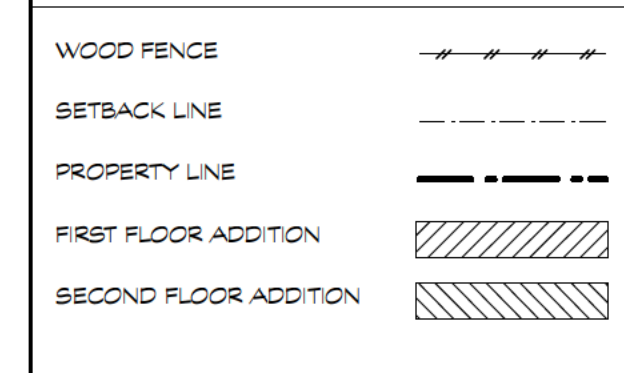
### BUILDING HEIGHT (ABOVE AVE. FRONT GRADE: XXX'XX")

	EXISTING	ADDITION
RIDGE	30'-3 1/4"	27'-2"
MEAN	25'-5 1/8"	23'-10 1/2"
EAVE	20' 7"	20' 7"

### SITE PLAN SUMMARY- LOT COVERAGE

	EXISTING LOT COVERAGE	PROPOSED INCREASE	PROPOSED LOT COVERAGE
TOTAL LOT AREA	8100.0 SF	518.0 SF	8618.0 SF
EXISTING LOT COVERAGE	1188.0 SF		13.6%
FOOTPRINT OF EXISTING HOUSE	855.0 SF		
EXISTING COVERED PORCH	164.0 SF		
EXISTING OUTBUILDINGS	0.0 SF		
PROPOSED INCREASE		518.0 SF	6.4%
1-STORY ADDITION		285.0 SF	
SCREEN PORCH ADDITION		209.0 SF	
COVERED SIDE STOOP		24.0 SF	
PROPOSED LOT COVERAGE	1697.0 SF		20.2%

### LEGEND

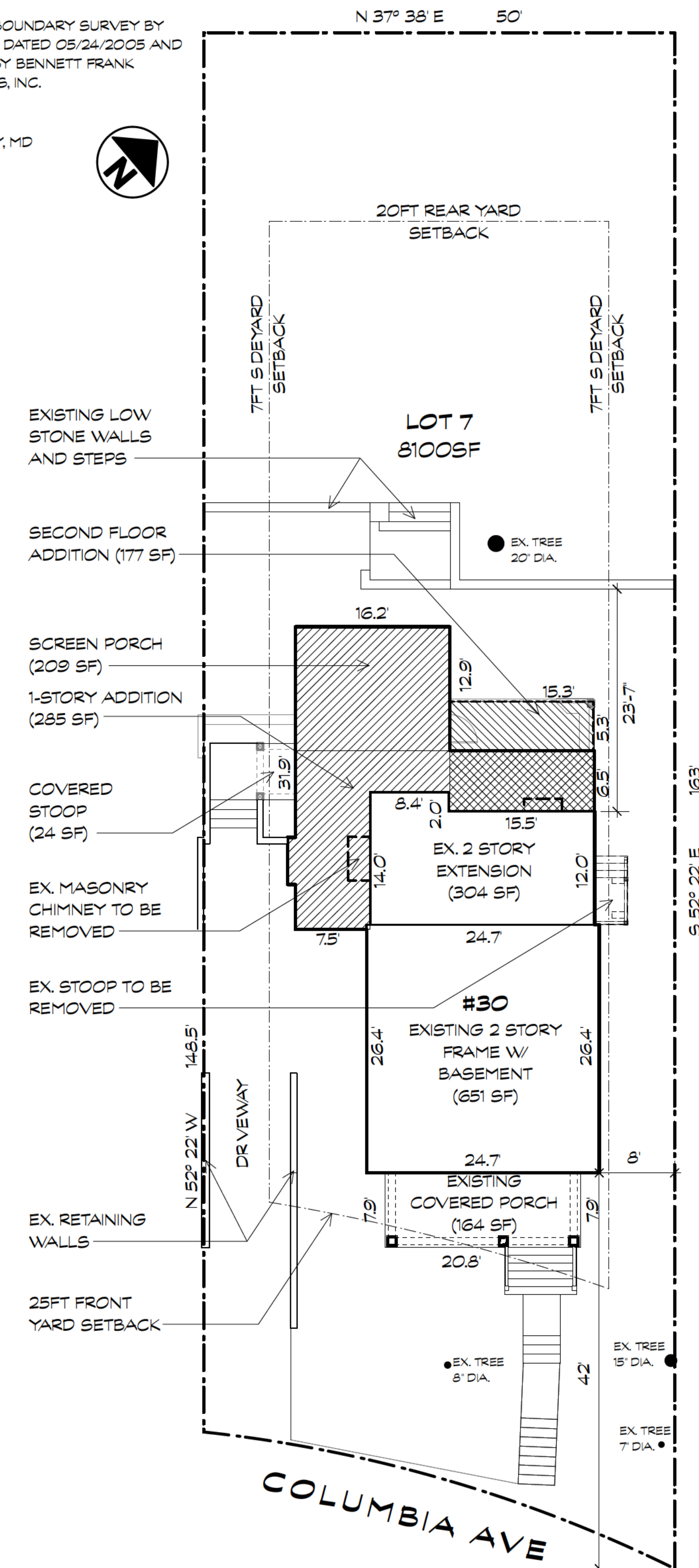


## PROPOSED ZONING SITE PLAN

Scale: 1/10" = 1'-0"

SITE PLAN BASED ON BOUNDARY SURVEY BY CAPITOL SURVEYS, INC. DATED 05/24/2005 AND FIELD OBSERVATIONS BY BENNETT FRANK MCCARTHY ARCHITECTS, INC.

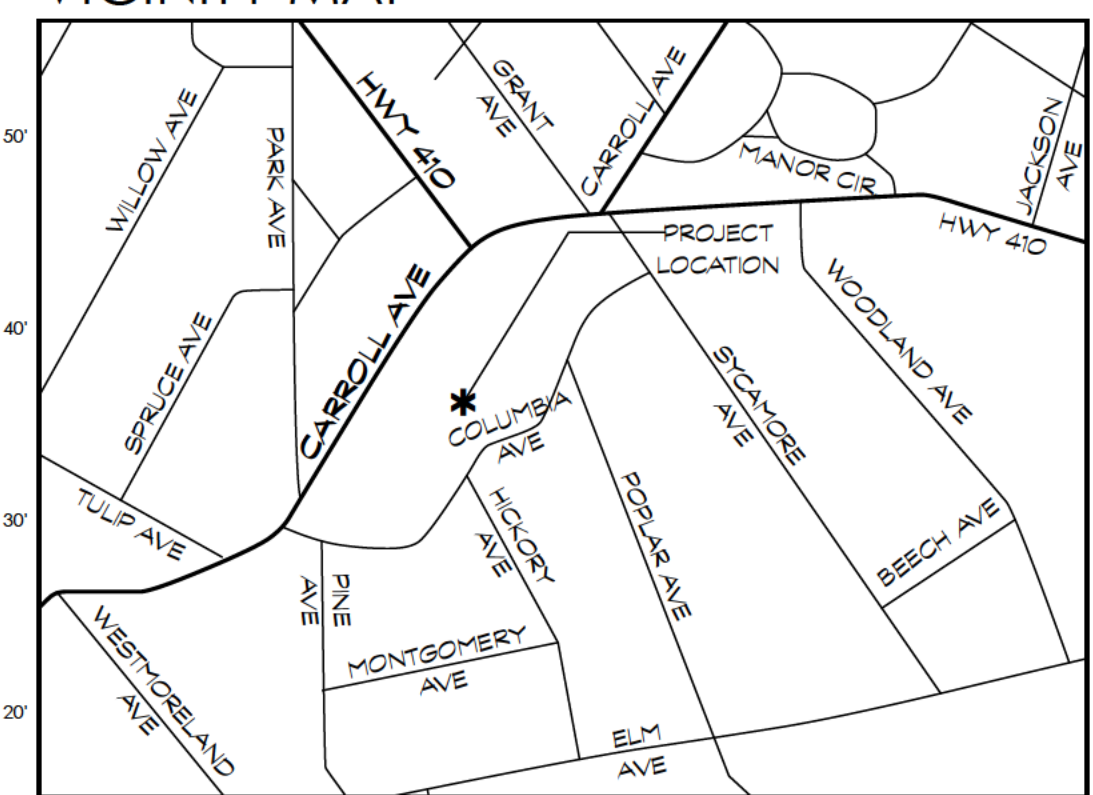
LOT 7, BLOCK 19  
MONTGOMERY COUNTY, MD  
SUBDIVISION:  
ZONE: R-60



### DRAWING LIST

REV.	SHEET	TITLE
	0000	COVER SHEET
	EC000	EXISTING ELEVATIONS
	EC200	EXISTING ELEVATIONS
	HP000	DEMOLITION & SCHEMATIC FLOOR PLANS
	HP101	DEMOLITION & SCHEMATIC FLOOR PLANS
	HP200	DEMOLITION & SCHEMATIC ELEVATIONS
	HP201	DEMOLITION & SCHEMATIC ELEVATIONS

### VICINITY MAP



DATE	ISSUE
1/22/2025	SCHEMATIC

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### ABBREVIATIONS

£	AND	D	DRYER	EQ	EQUAL	LVL	LAMINATED VENEER	OSB	ORIENTED STRAND BOARD	SPRK	SPRINKLER
⊕	AT	DH	DOUBLE HUNG	ETR	EXISTING TO REMAIN	MARB	MARBLE	PLAM	PLASTIC LAMINATE	STL	STEEL
AFF	ABOVE FINISHED FLOOR	DIA	DIAMETER	EX	EXISTING	MATL	MATERIAL	PLYWD	PLYWOOD	TBD	TO BE DETERMINED
APT	APARTMENT	DIM	DIMENSION	FF	FINISH FLOOR	MAX	MAXIMUM	PT	PRESSURE TREATED	TEMP	TEMPER
BLDG	BUILDING	DN	DOWN	FN	FINISH	FLR	FLOOR	R	RISER	T&G	TONGUE AND GROOVE
BSMT	BASEMENT	DR	DOOR	FLR	FLOOR	MDO	MEDIUM DENSITY OVERLAY	R	RISER	TOS	TOP OF SLAB
CJ	CONTROL JOINT	DS	DOWNSPOUT	GA	GAUGE	REF	REFRIGERATOR	RO	ROUGH OPENING	TYP	TYPICAL
CAB	CABINET	DTL	DETAIL	GWB	GYPSPUM WALL BOARD	MIN	MINIMUM	RO	ROUGH OPENING	UNO	UNLESS NOTED OTHERWISE
CL	CENTER LINE	DW	DISHWASHER	HB	HOBE BB	MANU	MANUFACTURER	RGD	REQUIRED	VIF	VERIFY IN FIELD
CLS	CELING	DWS	DRAWING	HC	HOLLOW CORE	MTL	METAL	RF	ROOM	W	WASHER
CLR	CLEAR	EFS	EXTERIOR INSULATION FINISHING SYSTEM	HT	HEIGHT	MECH	MECHANICAL	SC	SOLID CORE	W	WITH
CMU	CONCRETE MASONRY UNIT	ELEV.	ELEVATION	HDWR	HARDWARE	NIC	NOT IN CONTRACT	SHT	SHEET	WC	TOILET / WATER CLOSET
COND	CONDITION	ELEC	ELECTRICAL	JB	JUNCTION BOX	NTS	NOT TO SCALE	SHWR	SHOWER	WO	WOOD
CONC	CONCRETE	EXP	EXPANSION	LB	LOAD BEARING WALL	OC	ON CENTER	SIM	SIMILAR	W/O	WITHOUT
CONT	CONTINUOUS			LBW	LOAD BEARING WALL	OH	OPPOSITE HAND	SPEC	SPECIFICATION	W/W	WELDED WIRE MESH

### SYMBOLS

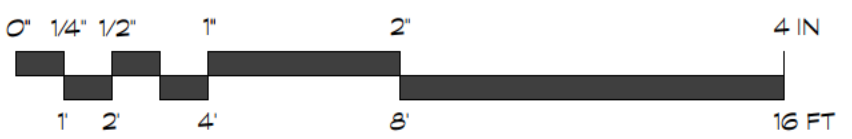
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⊕	CENTERLINE	X	ELEVATION CALL-OUT: VIEW DIRECTION	●	SPOT LOCATION
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DATE	ISSUE - REMARKS
mm/dd/2023	Issue Name

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

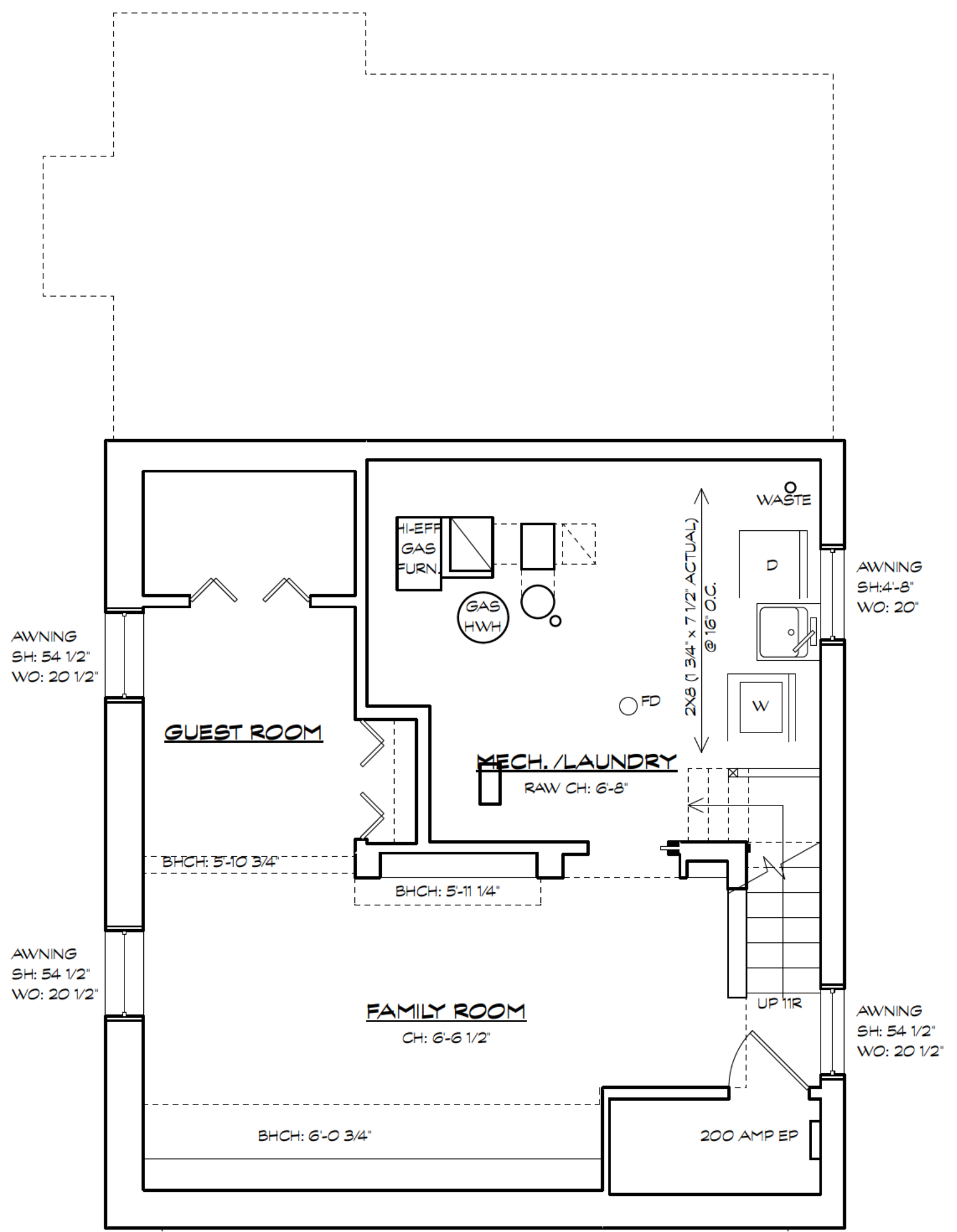
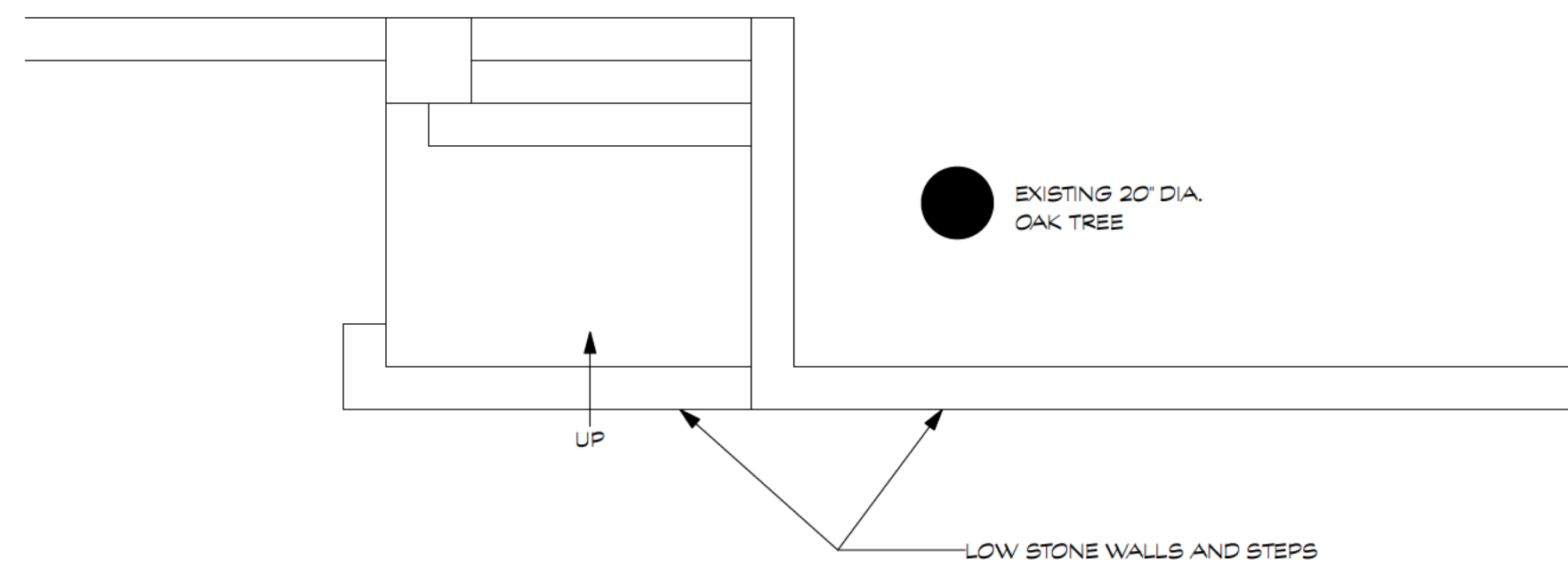
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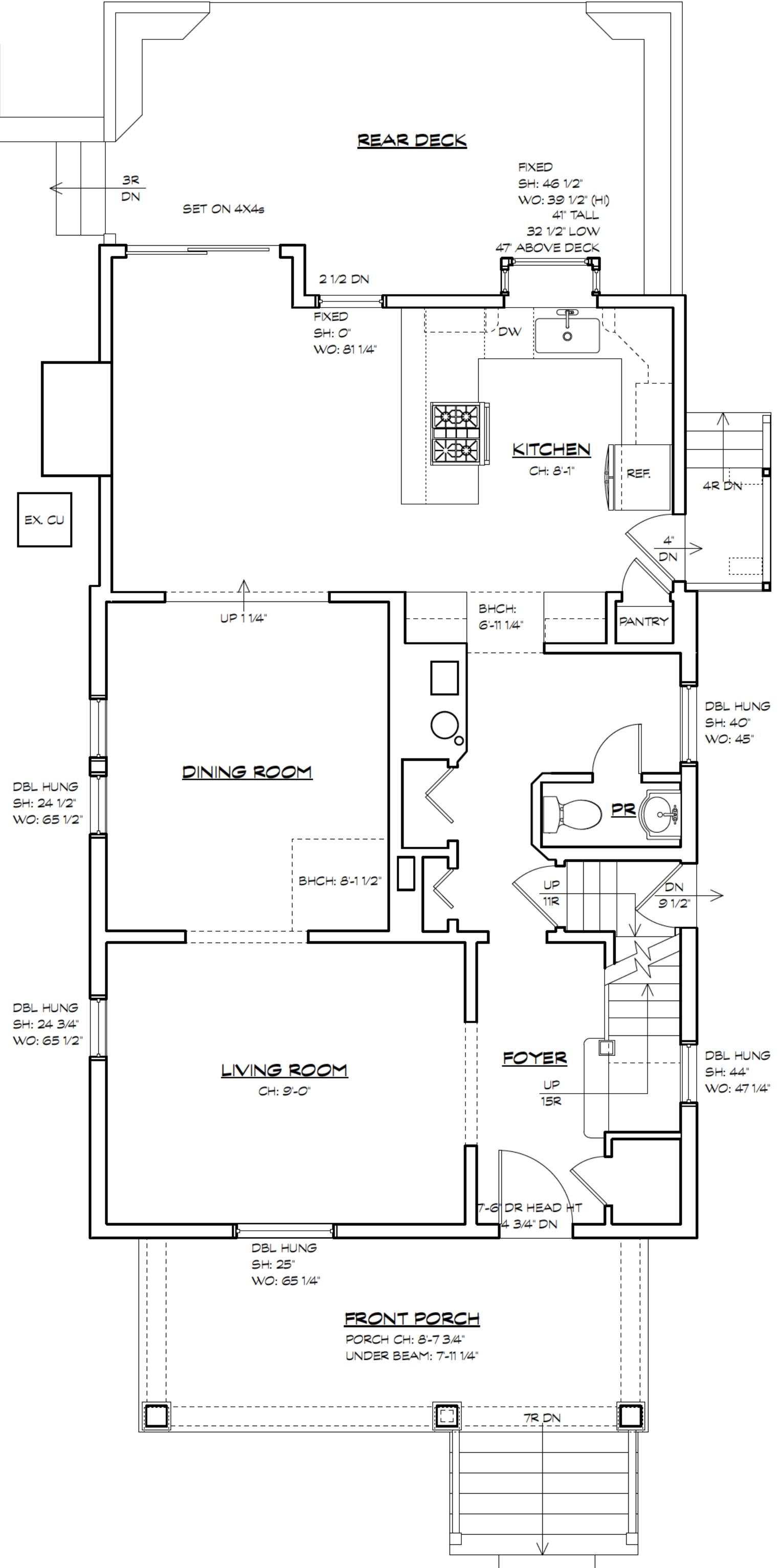
**WALL LEGEND**

- EXISTING WALLS AND PARTITIONS TO REMAIN
- EXISTING WALLS AND PARTITIONS TO BE REMOVED
- NEW WOOD FRAMED WALLS AND PARTITIONS
- NEW LOW WALLS
- NEW CMU WALLS

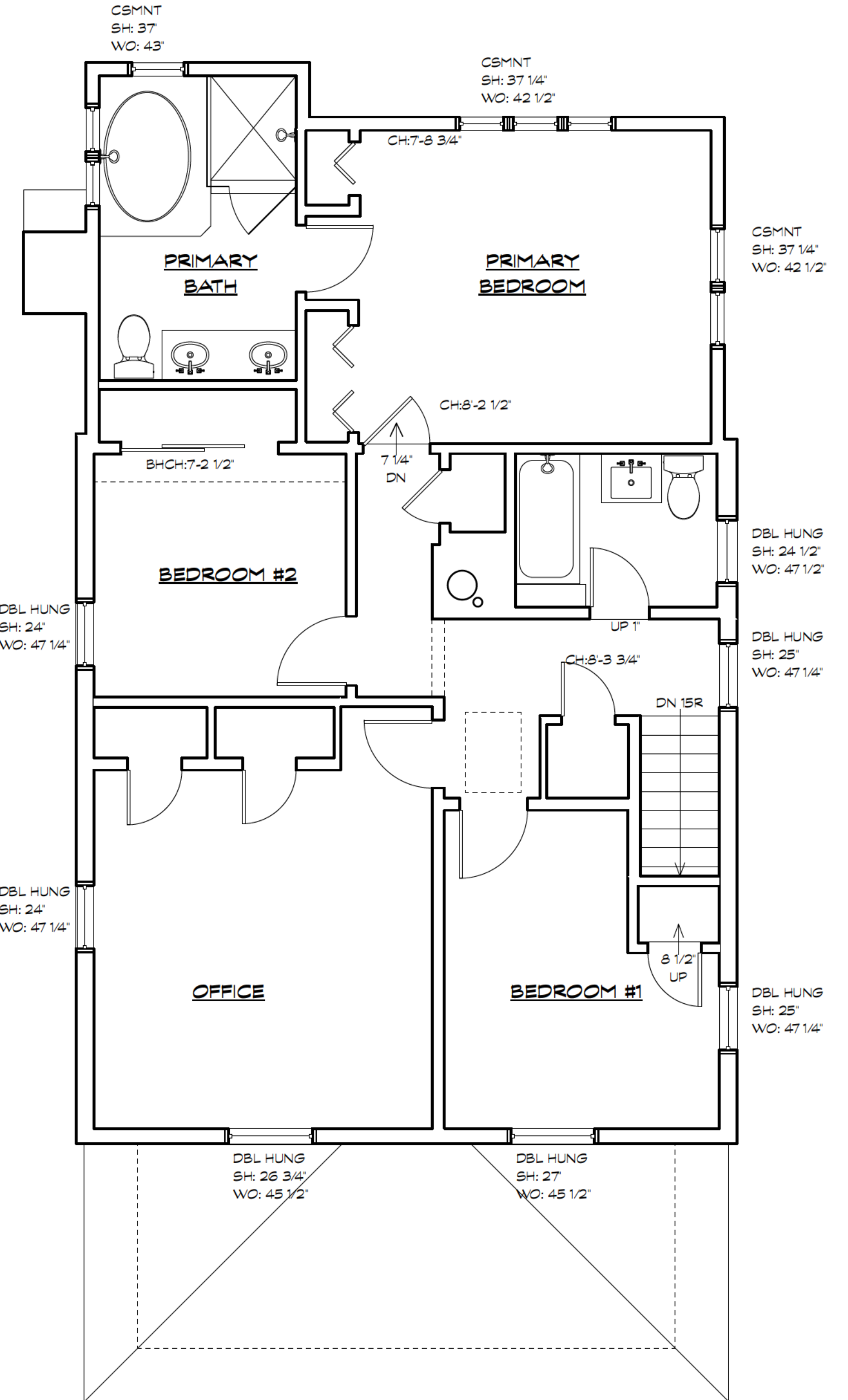
- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
  - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
  - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)



**1** EXISTING CELLAR PLAN  
Scale: 1/4" = 1'-0"



**2** EXISTING FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



**3** EXISTING SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

**HANFORD-GOLDMAN**  
30 Columbia Ave, Takoma Park, Maryland 20912  
#2437

SCHEMATIC

22 JANUARY 2025

EXISTING PLANS

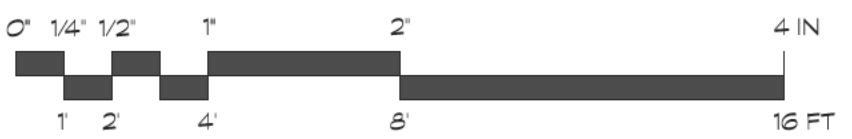
**EC100**

DATE	ISSUE - REMARKS
mm/dd/2023	Issue Name

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1 EXISTING FRONT (SOUTH) ELEVATION  
Scale: 1/4" = 1'-0"



2 EXISTING SIDE (EAST) ELEVATION  
Scale: 1/4" = 1'-0"



3 EXISTING REAR (NORTH) ELEVATION  
Scale: 1/4" = 1'-0"



4 EXISTING SIDE (WEST) ELEVATION  
Scale: 1/4" = 1'-0"

**HANFORD-GOLDMAN**  
30 Columbia Ave, Takoma Park, Maryland 20912  
#2437

SCHEMATIC

22 JANUARY 2025

EXISTING ELEVATIONS

# EC200

DATE	ISSUE - REMARKS
mm/dd/2023	Issue Name

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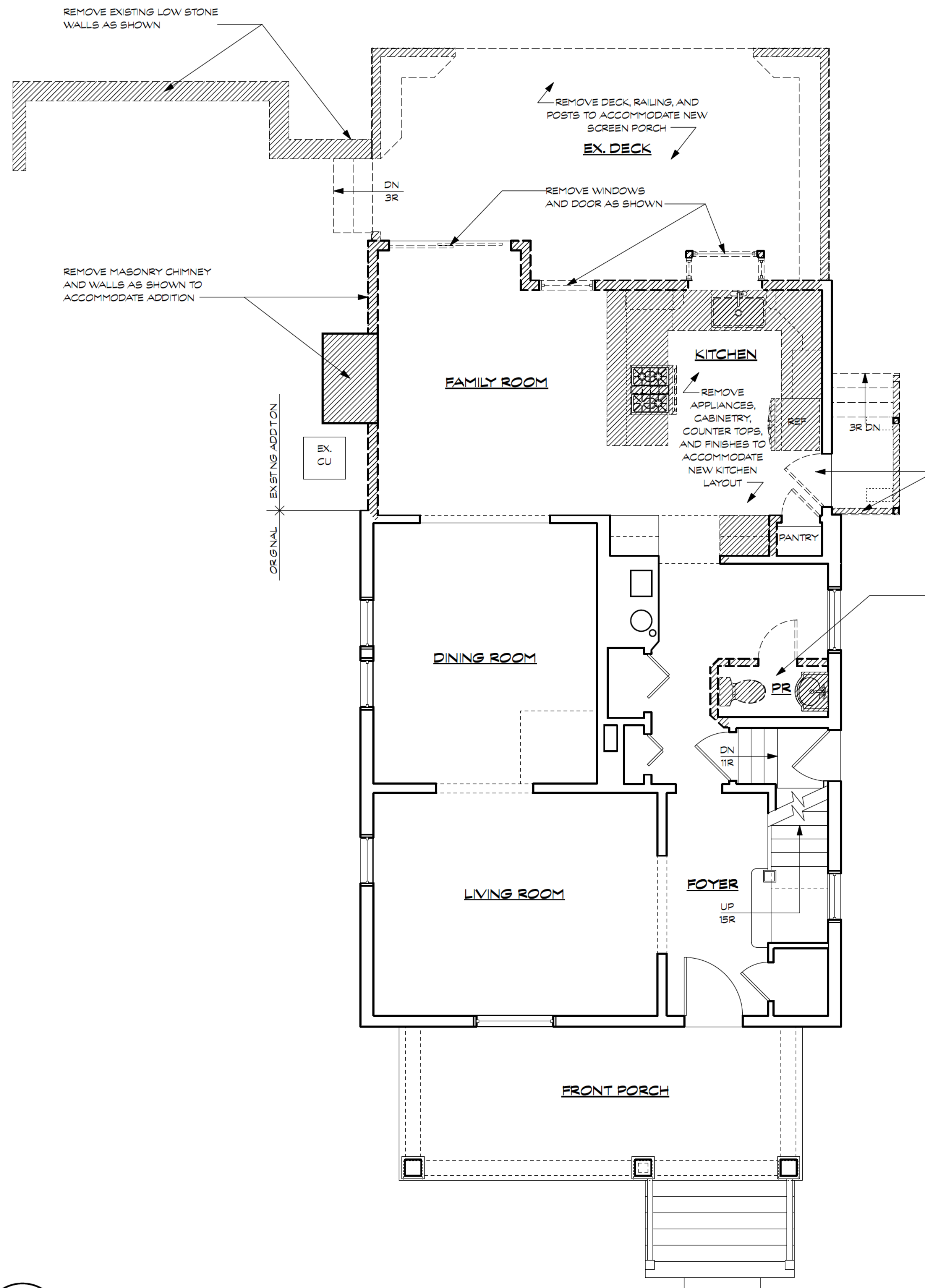
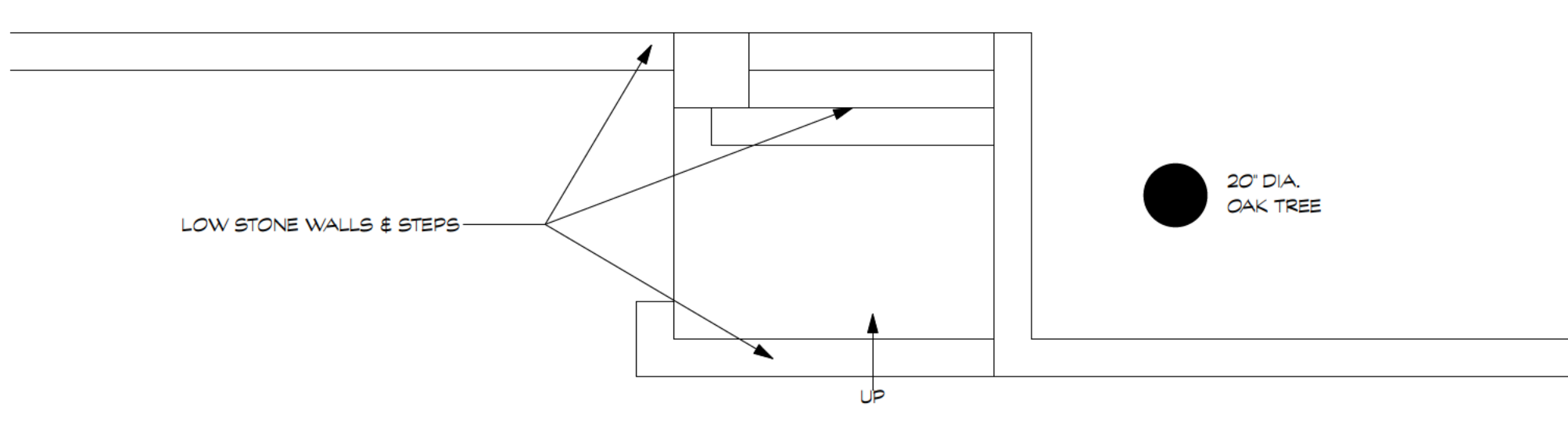
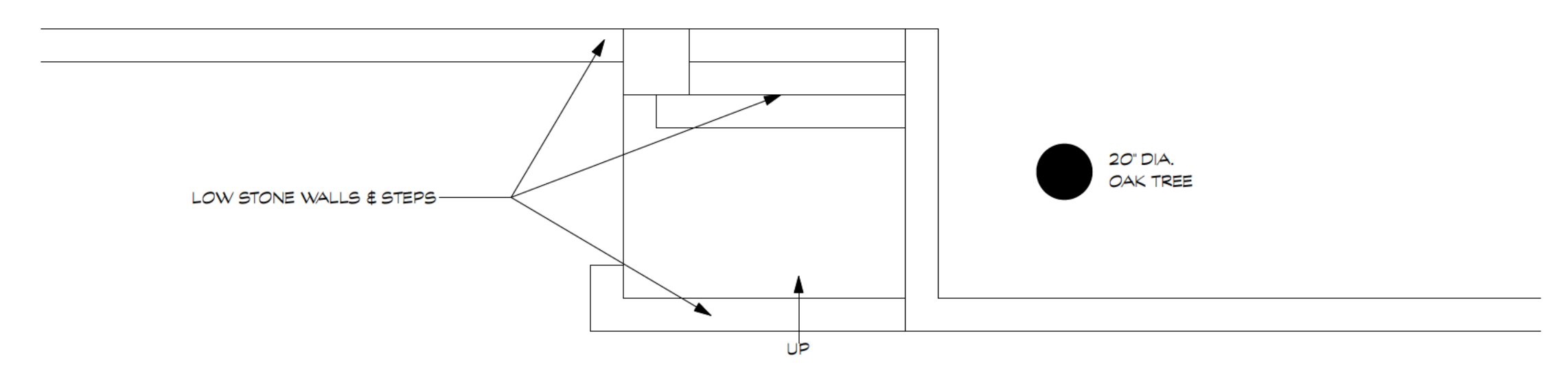
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**WALL LEGEND**

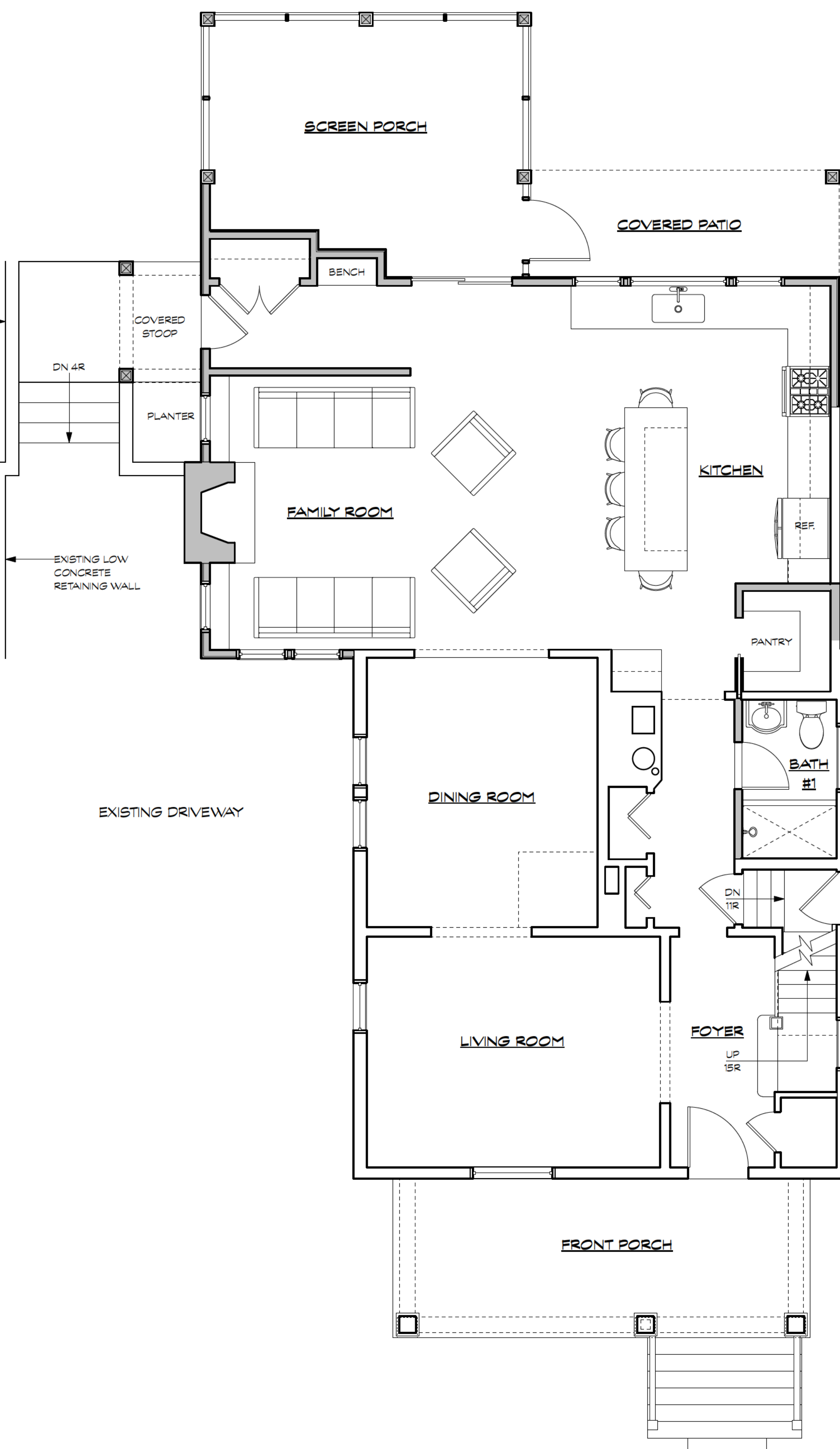
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- EXISTING WALLS AND PARTITIONS TO BE REMOVED
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- NEW LOW WALLS
- NEW CMU WALLS

**GENERAL NOTES:**

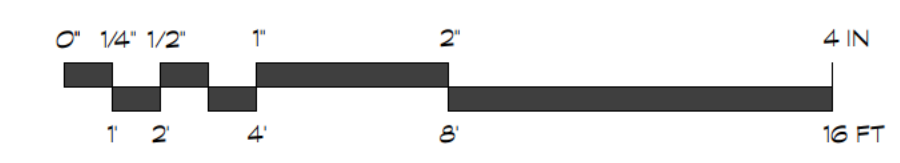
- DO NOT SCALE THE DRAWINGS
- NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
- EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)



**1** FIRST FLOOR DEMOLITION PLAN  
Scale: 1/4" = 1'-0"



**2** SCHEMATIC FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"



**HANFORD-GOLDMAN**  
30 Columbia Ave, Takoma Park, Maryland 20912  
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SCHEMATIC

22 JANUARY 2025

DEMOLITION & SCHEMATIC 1ST FLOOR PLANS  
**HP100**

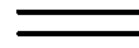



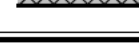
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mm/dd/2023	Issue Name

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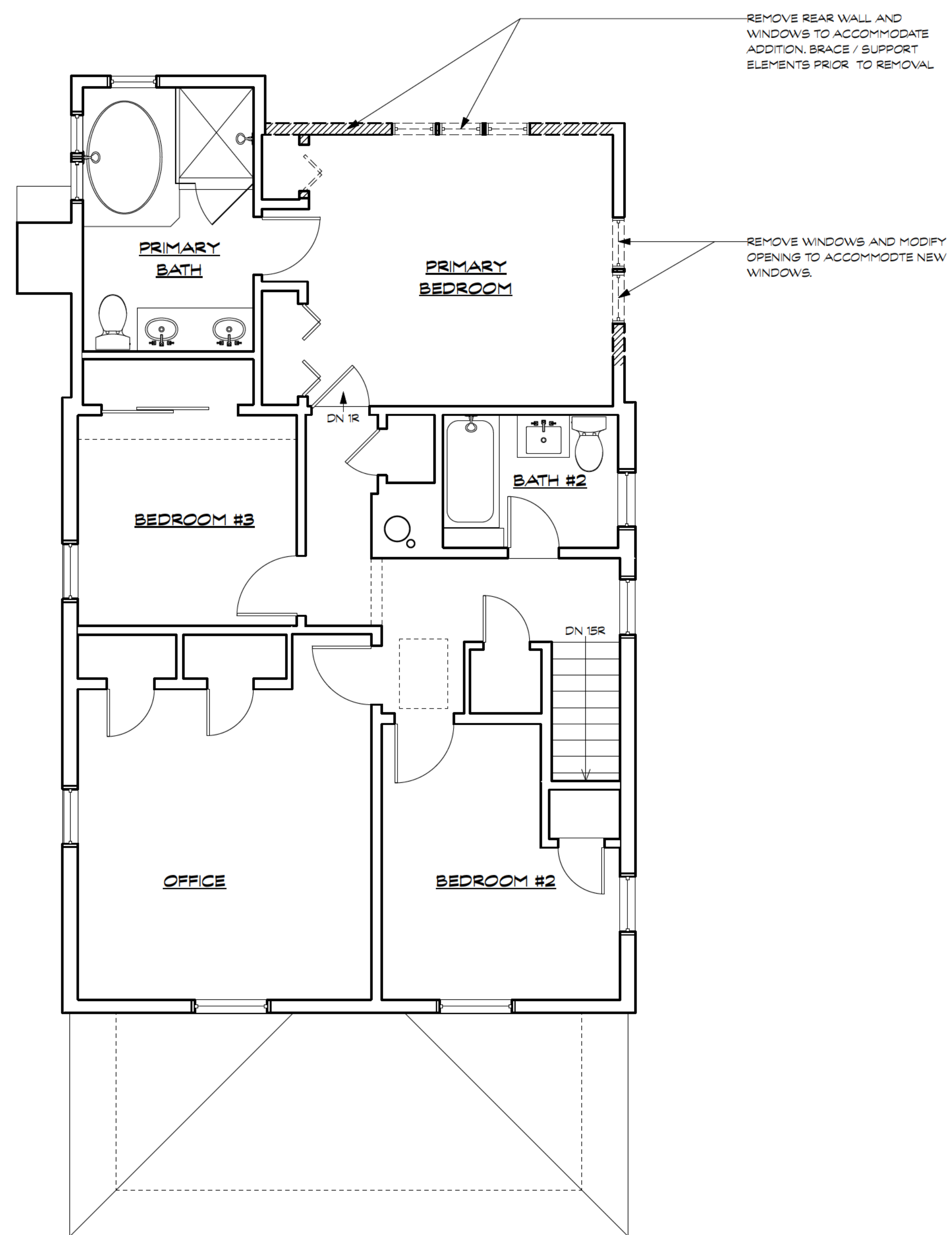
LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

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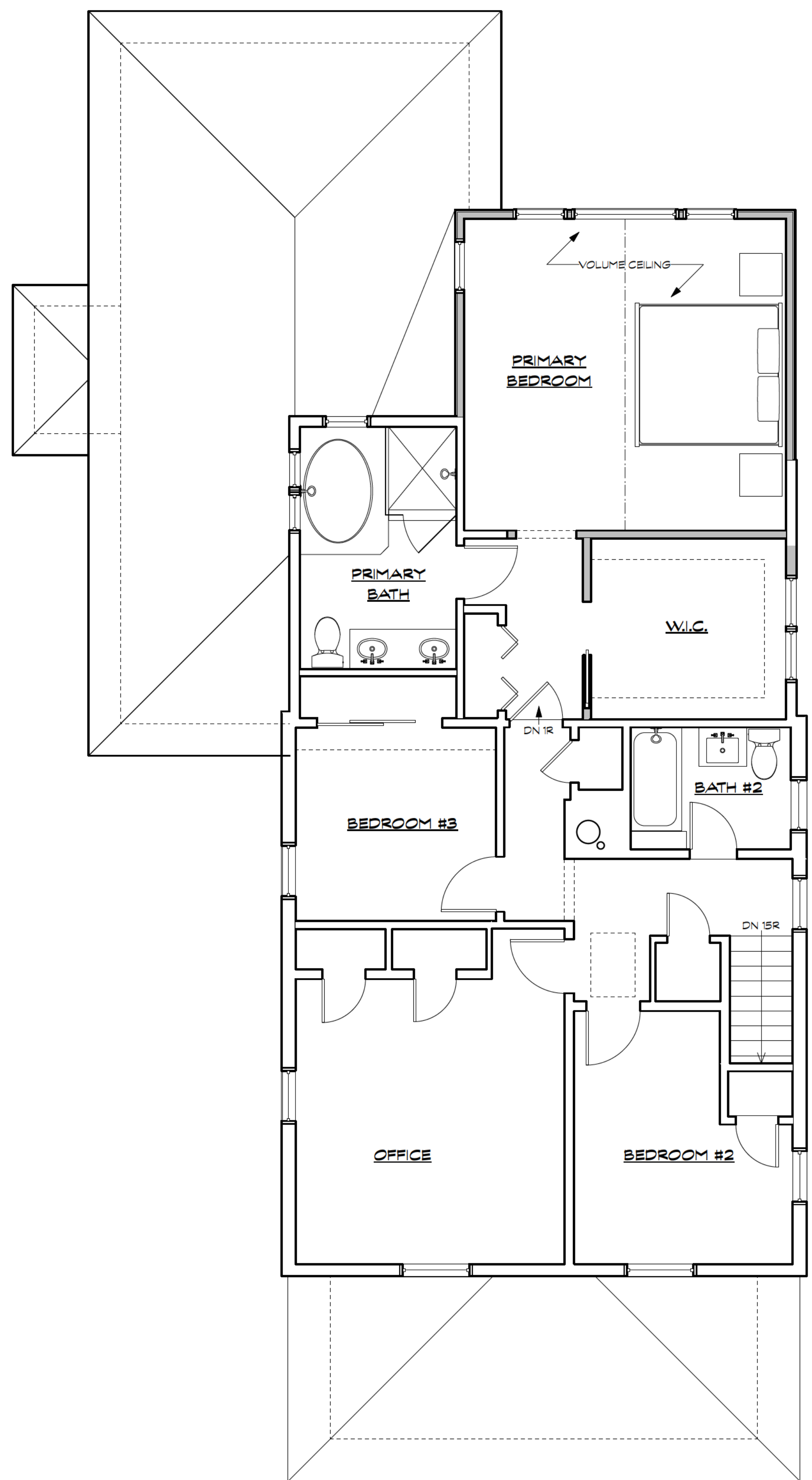
**WALL LEGEND**

-  EXISTING WALLS AND PARTITIONS TO REMAIN
-  EXISTING WALLS AND PARTITIONS TO BE REMOVED
-  NEW WOOD FRAMED WALLS AND PARTITIONS
-  NEW LOW WALLS
-  NEW CMU WALLS

- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
  - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
  - EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)



1 SECOND FLOOR DEMOLITION PLAN  
Scale: 1/4" = 1'-0"



2 SCHEMATIC SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"



**HANFORD-GOLDMAN**  
30 Columbia Ave, Takoma Park, Maryland 20912  
#2437

SCHEMATIC

22 JANUARY 2025

DEMOLITION & SCHEMATIC 2ND FLOOR PLANS  
**HP101**

DATE	ISSUE - REMARKS
mm/dd/yyyy	Issue Name

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

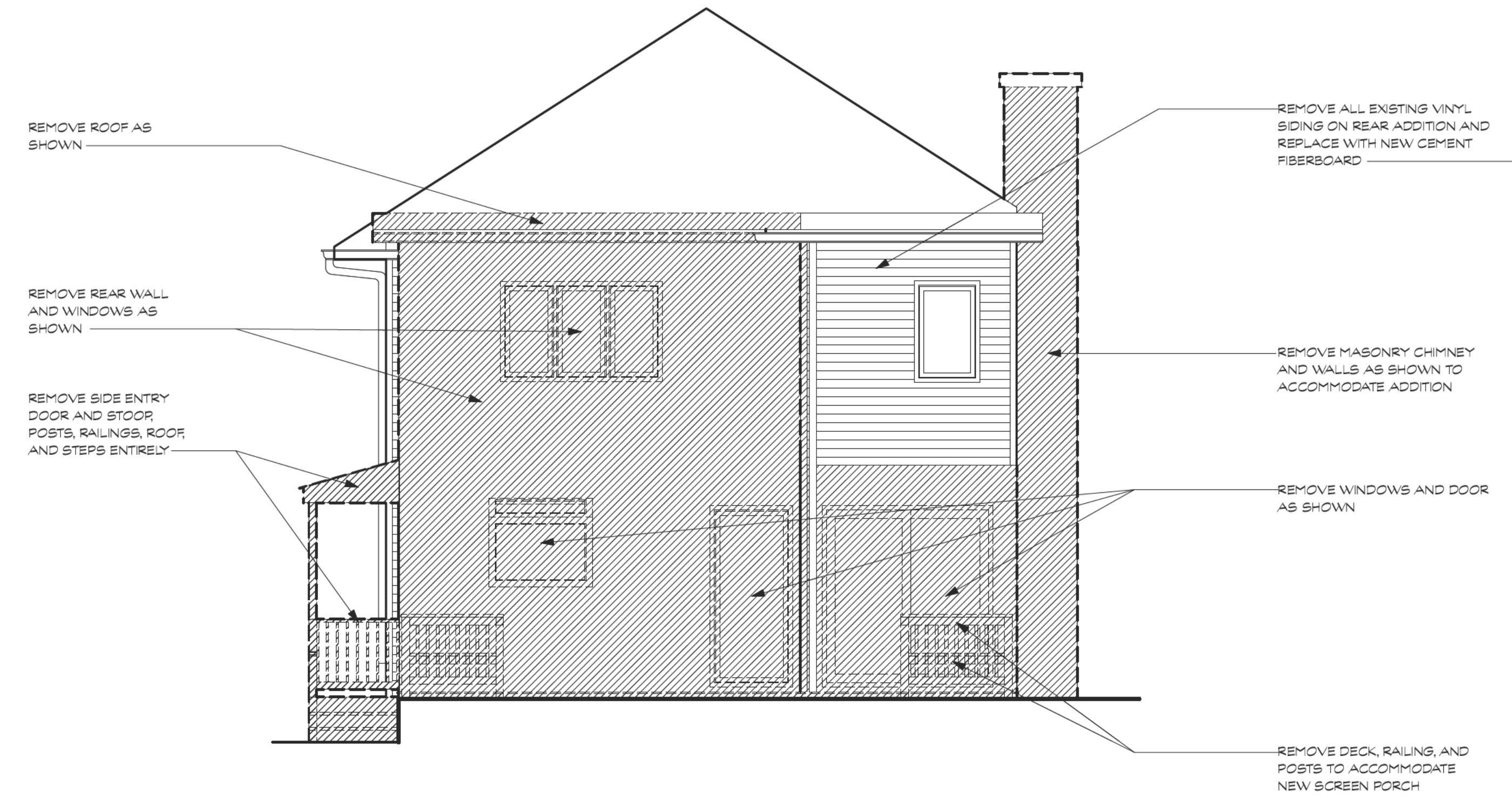
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① FRONT (SOUTH) DEMOLITION ELEVATION  
 Scale: 1/4" = 1'-0"



② SCHEMATIC FRONT (SOUTH) ELEVATION  
 Scale: 1/4" = 1'-0"



③ REAR (NORTH) DEMOLITION ELEVATION  
 Scale: 1/4" = 1'-0"



④ SCHEMATIC REAR (NORTH) ELEVATION  
 Scale: 1/4" = 1'-0"



**HANFORD-GOLDMAN**  
 30 Columbia Ave, Takoma Park, Maryland 20912  
 #2437

SCHEMATIC

22 JANUARY 2025

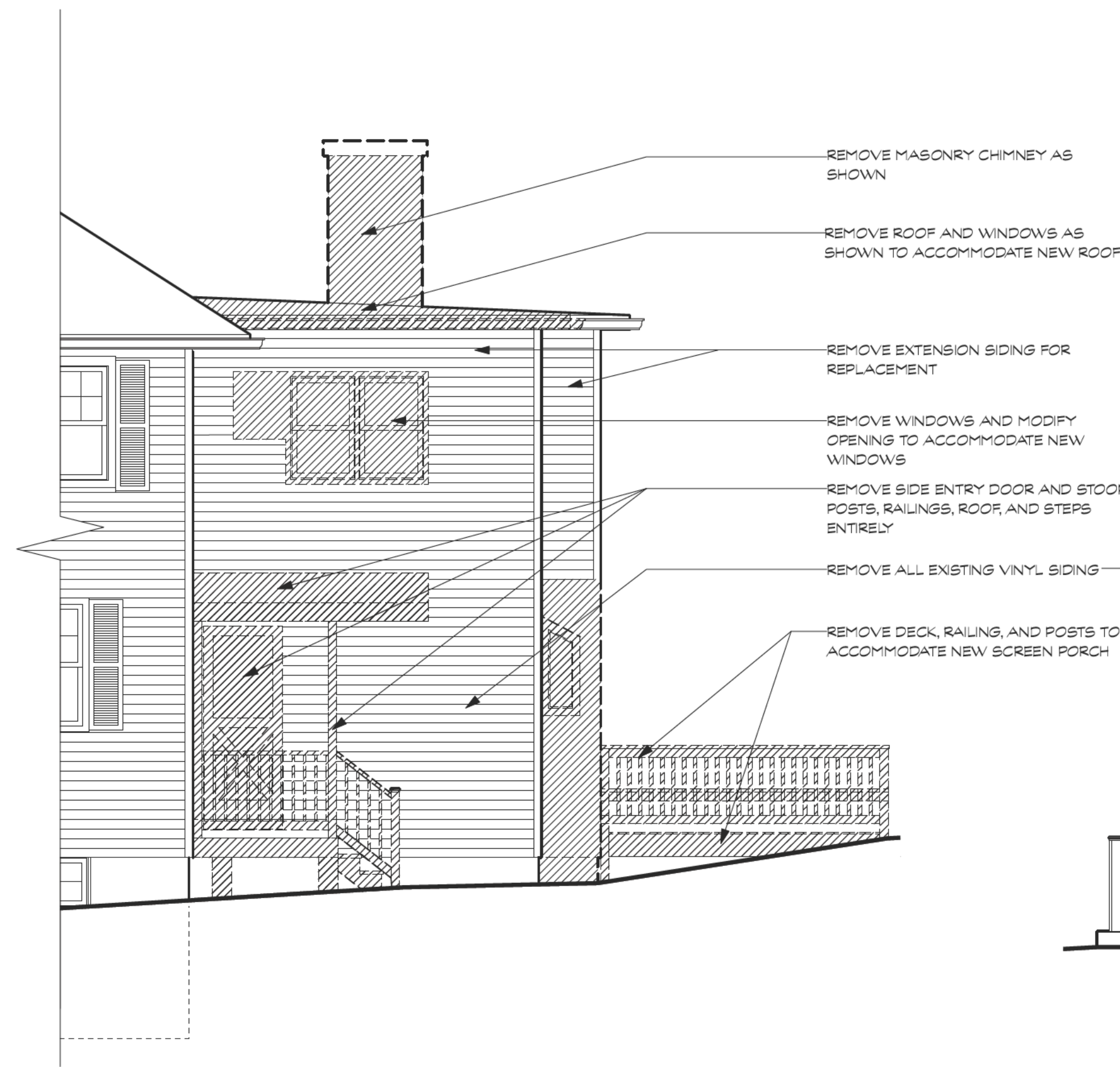
DEMOLITION &  
 SCHEMATIC  
 ELEVATIONS  
**HP200**

DATE	ISSUE - REMARKS
mm/dd/2023	Issue Name

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

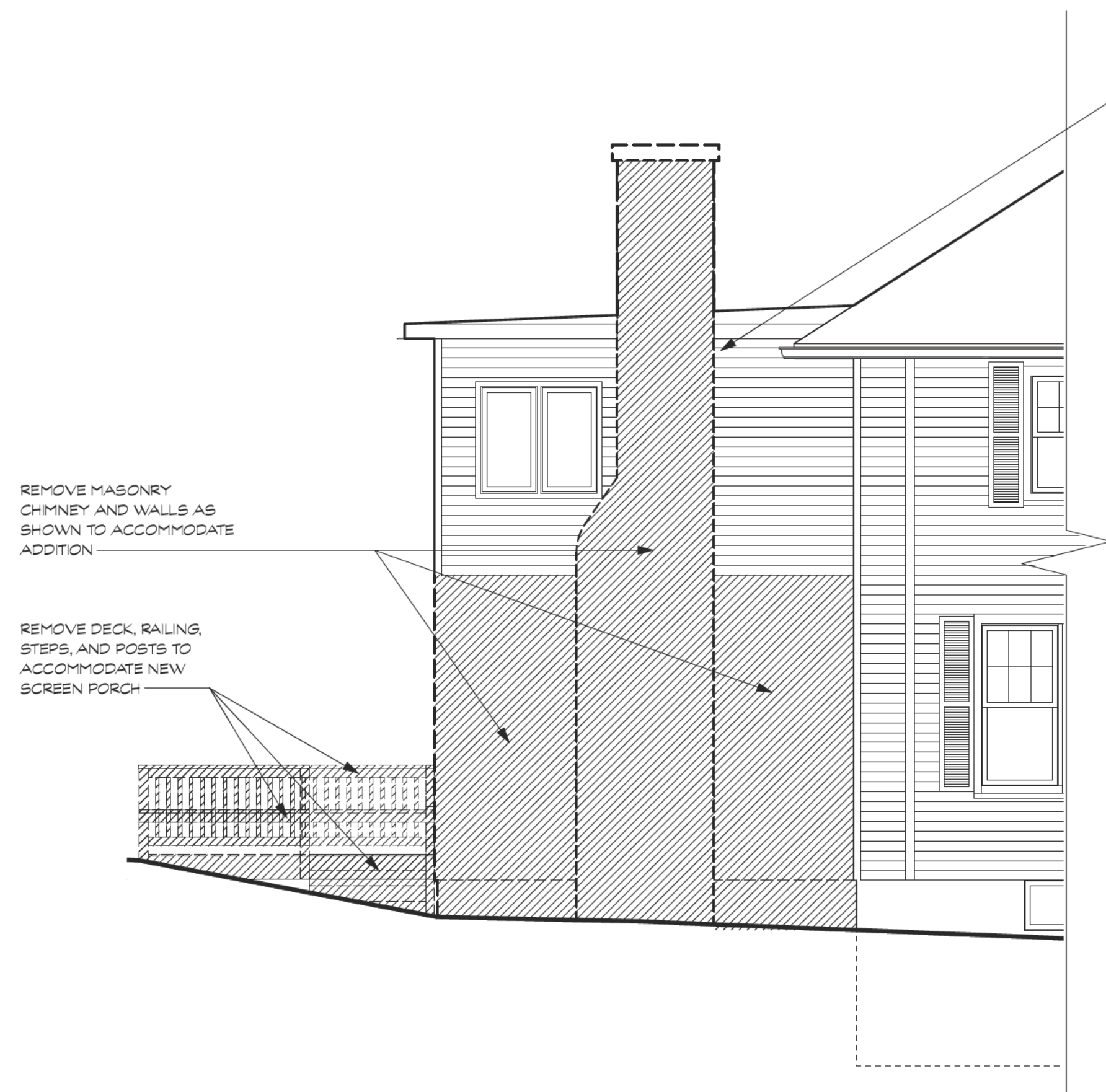
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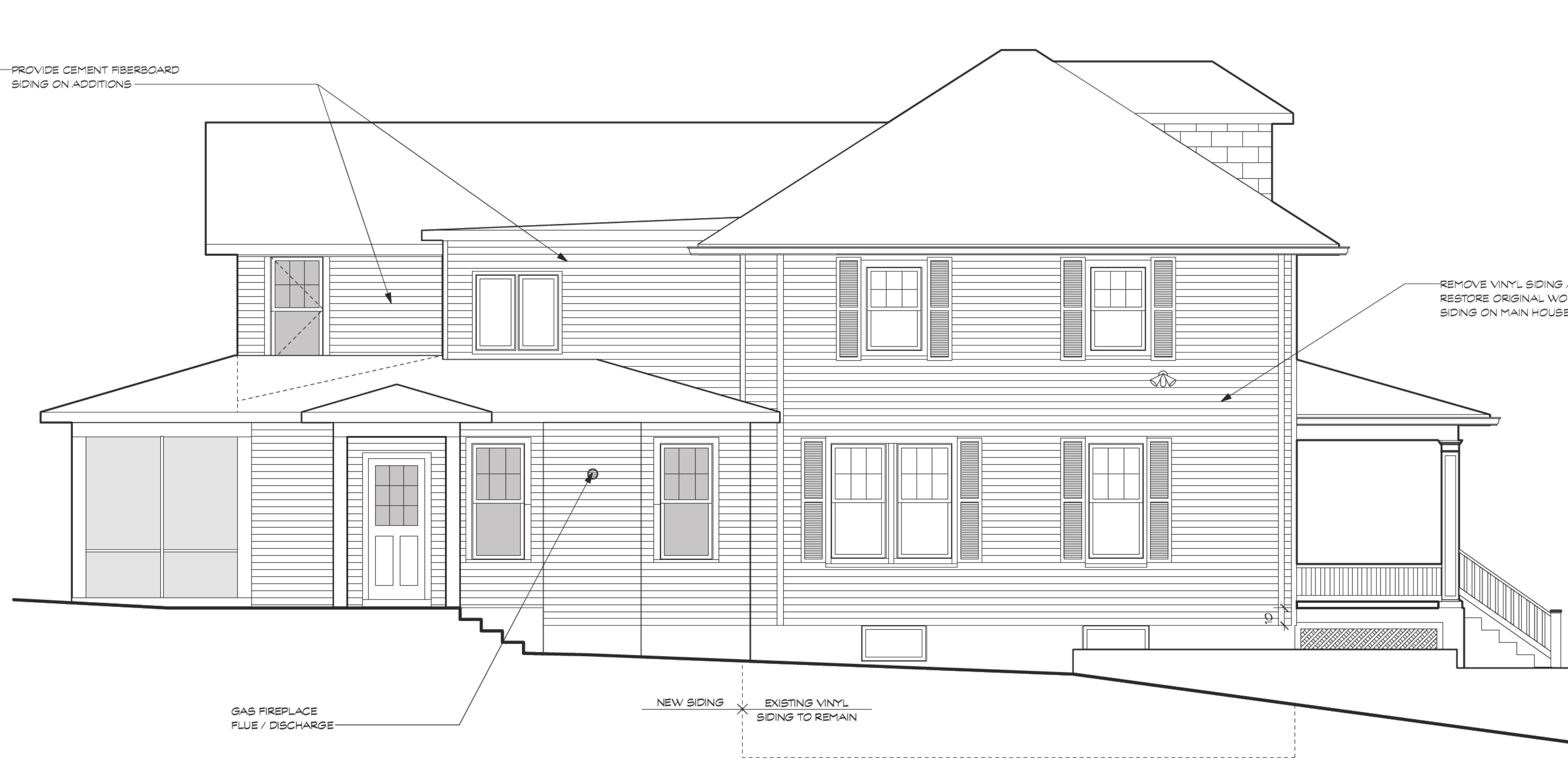
**1** SIDE (EAST) DEMOLITION ELEVATION  
 Scale: 1/4" = 1'-0"



**2** SCHEMATIC SIDE (EAST) ELEVATION  
 Scale: 1/4" = 1'-0"



**3** SIDE (WEST) DEMOLITION ELEVATION  
 Scale: 1/4" = 1'-0"



**4** SCHEMATIC SIDE (WEST) ELEVATION  
 Scale: 1/4" = 1'-0"



**HANFORD-GOLDMAN**  
 30 Columbia Ave, Takoma Park, Maryland 20912  
 #2437

SCHEMATIC

22 JANUARY 2025

EXISTING &  
 SCHEMATIC  
 ELEVATIONS  
**HP201**

**Existing Property Condition Photographs (duplicate as needed)**



Detail: 30 COLUMBIA AVE. FRONT

---



Detail: 30 COLUMBIA AVE. WEST CORNER

---



Existing Property Condition Photographs (duplicate as needed)



Detail: 30 COLUMBIA AVE. STONE GARDEN WALL

---



Detail: 30 COLUMBIA AVE. STONE GARDEN WALLS

---

Existing Property Condition Photographs (duplicate as needed)



Detail: 30 COLUMBIA AVE. GARDEN WALLS

---



Detail: 30 COLUMBIA AVE. BRICK RETAINING WALL

---

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 28 COLUMBIA AVE.



Detail: CONTEXT: 28 COLUMBIA AVE.

Existing Property Condition Photographs (duplicate as needed)



Detail: CONTEXT: 32 COLUMBIA AVE.



Detail: CONTEXT: 4 HICKORY AVE.

**Existing Property Condition Photographs (duplicate as needed)**



Detail: CONTEXT: 33 COLUMBIA AVE.



Detail: CONTEXT: 35 COLUMBIA AVE.