

511 Albany Avenue, Tokoma Park  
HPC Case # 37/03-10 NN  
Tokoma Park Historic District



## HISTORIC PRESERVATION COMMISSION

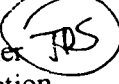
Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: July 19, 2010

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #541262, front walkway and landscape alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the July 14, 2010 meeting.

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

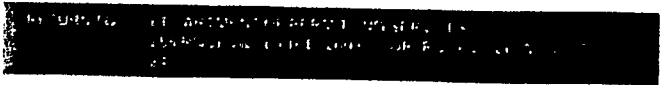
**THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.**

Applicant: Deborah Chalfie and Crindi Loschinkohl

Address: 511 Albany Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Crindi Loschinkohl
Daytime Phone No.: 301-313-9304

Tax Account No.: 01061526
Name of Property Owner: Deborah Chalfie & Crindi Loschinkohl
Address: 511 Albany Ave. Takoma Park MD 20912
Contractor: McHale Landscape Design
Agent for Owner: Carolyn Mullet

LOCATION OF BUILDING/PREMISE

House Number: 511 Street: Albany Ave.
Town/City: Takoma Park Nearest Cross Street: Buffalo Ave.
Lot: 25 Block: 75 Subdivision: 25

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Alter/Renovate, etc.
1B. Construction cost estimate: \$ 20,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height 2 feet inches (planters)
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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

Signature of owner or authorized agent: [Signature] Date: 6/20/10

Approved: 541262 For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 7/20/10
Application/Permit No.: Date Filed: Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

**a. Description of existing structure(s) and environmental setting, including their historical features and significance:**

The existing structure is a 1950s brick rambler. Neither the homeowners' house nor the houses adjacent to it are contributing historical resources and do not have any historical features of significance. There is an approximately 18% slope up from the street to the bottom of the front steps, which has become increasingly more difficult for the homeowners and their guests. There is no separate walkway from the street other than the sloped driveway which, when cars are parked in it, is not only steep but also too narrow to safely navigate. Finally, there is another uphill pathway leading from the driveway to four steep steps up to the front door.

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

The homeowners purchased this single-story rambler in order to facilitate aging in place. The project is intended to make the walk from the street and from the cars parked in the driveway up to the front door less arduous and more accessible for the homeowners and their guests. It will consist of a series of steps with gentle risers, generous landings, and paths wide enough to enable two people to walk abreast if one needs assistance. Pavers will be installed along the side of the driveway to provide enough space to exit the cars. One of the homeowners is an avid gardener and requested small raised beds to make this activity more accessible. We have chosen the location of the beds carefully due to limited availability of sunlight on this otherwise shady site. The walkways and steps will be tinted concrete, and the pavers for the driveway extension will be consistent with the color selected for the walkways. The raised beds will be a similarly tinted stucco, and there will be plantings in front of each bed to minimize their effect from the street.

**2. SITE PLAN**

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

*Survey drawing attached*

- 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.

*2 copies of plan included*

- 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.

*Materials specified in  
1b above and in design plan.*

**5. PHOTOGRAPHS**

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

*Photos of existing resource  
and neighboring properties  
included*

**6. TREE SURVEY**

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

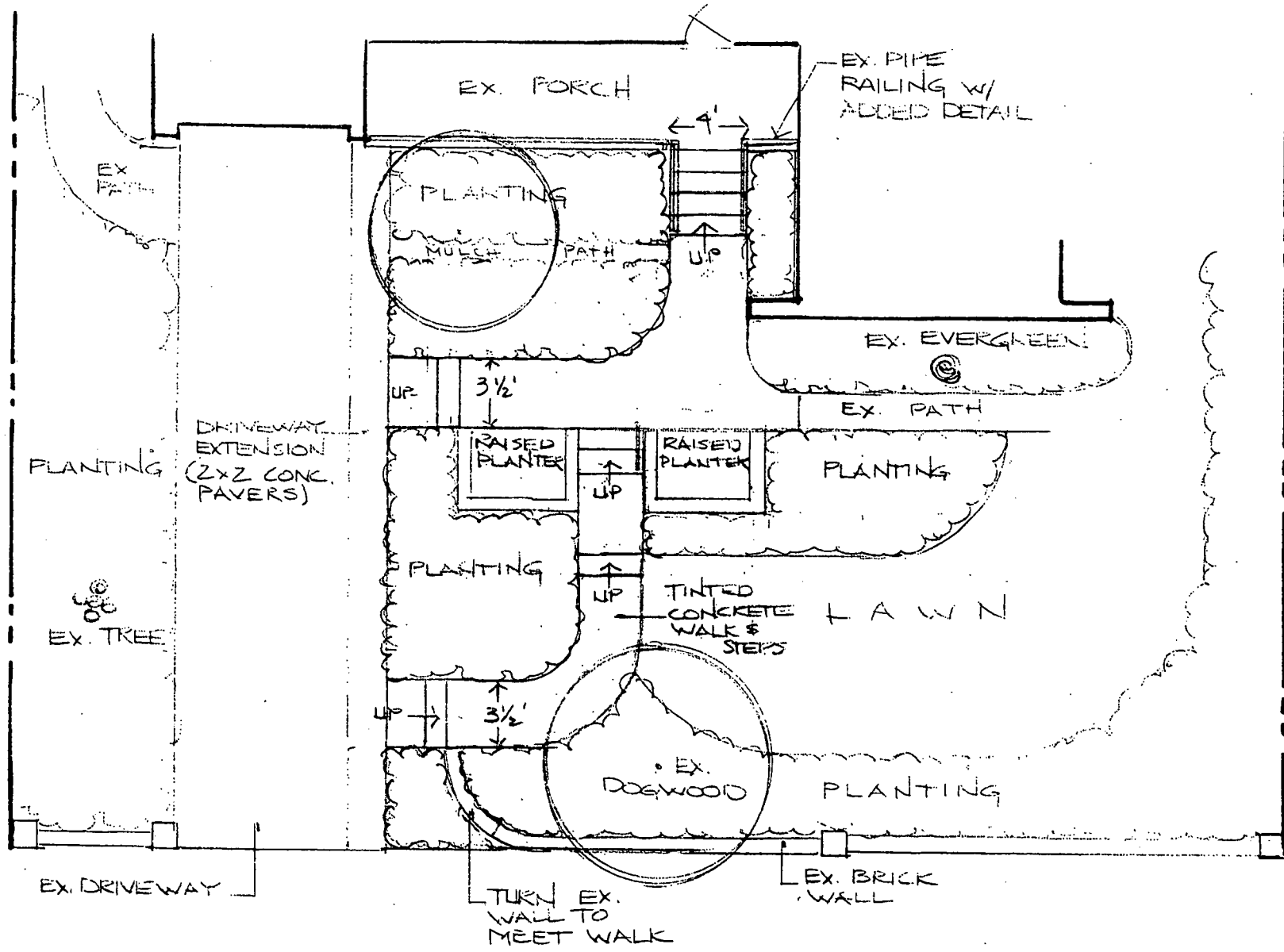
*N/A*

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

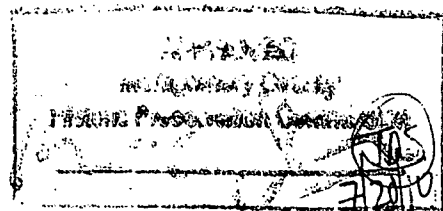
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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).

*See mailing labels page*

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



CHALVIE/LOSCHINKOHL RESIDENCE  
 511 ALBANY AVENUE  
 TAKOMA PARK, MD 20852 20912  
 DATE: JULY 6, 2009 SCALE: 1/8" = 1'-0"



MCHALE LANDSCAPE DESIGN, INC.  
 6212 LEAPLEY ROAD  
 UPPER MARLBORO, MD  
 (301) 599-8300  
 (410) 798-7305  
 (301) 599-6120 (FAX)

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	511 Albany Avenue, Takoma Park	<b>Meeting Date:</b>	7/14/2010
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	7/7/2010
<b>Applicant:</b>	Deborah Chalfie and Crindi Loschinkohl	<b>Public Notice:</b>	6/30/2010
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-10NN	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Front walkway and landscape alterations		

**STAFF RECOMMENDATION:**

- Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Takoma Park Historic District  
**STYLE:** Ranch  
**DATE:** c1940-50s

**PROPOSAL:**

The applicants are proposing to:

Widen the existing concrete driveway by 2' using 2" x 2" tinted concrete pavers  
Widen the existing concrete pathway that traverses the front yard of the property from 2' -to- 3 ½'. The existing concrete will be removed and new tinted concrete will be installed  
Install a 3 ½' wide tinted concrete pathway in the front yard of the property. The proposed pathway will serve as a secondary access point between the driveway and existing upper pathway proposed for expansion  
Turn the existing brick retaining wall that runs parallel with sidewalk in front of the house inward to meet the proposed concrete walkway  
Install two 2' high raised stucco planter beds on both sides of the upper pathway.

**APPLICABLE GUIDELINES:****Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is

sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

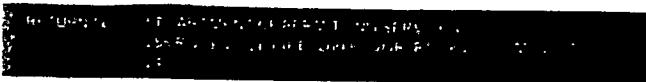
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features 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
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2):

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. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



DPS - #8

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Contact Person: Crindi Loschinkoh
Daytime Phone No.: 301-313-9304

Tax Account No.: 01061526

Name of Property Owner: Deborah Chalfet / Crindi Loschinkoh
Daytime Phone No.:

Address: 511 Albany Ave. Takoma Park MD 20912
Street Number City State Zip Code

Contractor: McHale Landscape Design Phone No.: 301-599-8300 x144

Contractor Registration No.: 29697

Agent for Owner: Carolyn Mullet Daytime Phone No.: 240-508-2692

LOCATION OF BUILDING/PREMISE

House Number: 511 Street: Albany Ave.
Town/City: Takoma Park Nearest Cross Street: Buffalo Ave.
Lot: 25 Block: 75 Subdivision: 25
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, Move, Install, Wreck/Reze, Revision, Repair, Revocable

CHECK ALL APPLICABLE:

- A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: paths, steps, raised planters

1B. Construction cost estimate: \$ 20,000

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 2 feet inches (planters)

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
On party line/property line, Entirely on land of owner, On public right of way/easement

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

Signature of owner or authorized agent

Date: 6/20/10

Approved: 541262 For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:



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*N/A*

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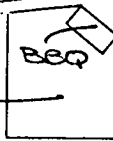
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
Deborah Chalfie and Cerinda Loschinkohl 511 Albany Ave. Takoma Park, MD 20912	Carolyn Mullet 516 Philadelphia Ave. Takoma Park, MD 20912
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<i>Adjacent</i> David and Marina Fritz 7415 Buffalo Ave. Takoma Park, MD 20912	<i>Adjacent</i> Philip & Wakako Tokunaga Walker 509 Albany Ave. Takoma Park, MD 20912
<i>Confronting</i> Lola Smith 514 Albany Ave. Takoma Park, MD 20912	

LOT 4

S. 56° 49' E. - 67.73  
1" N'LY (±1)

ROUGH  
CONC.  
PATIO



LOT 25  
70955\$

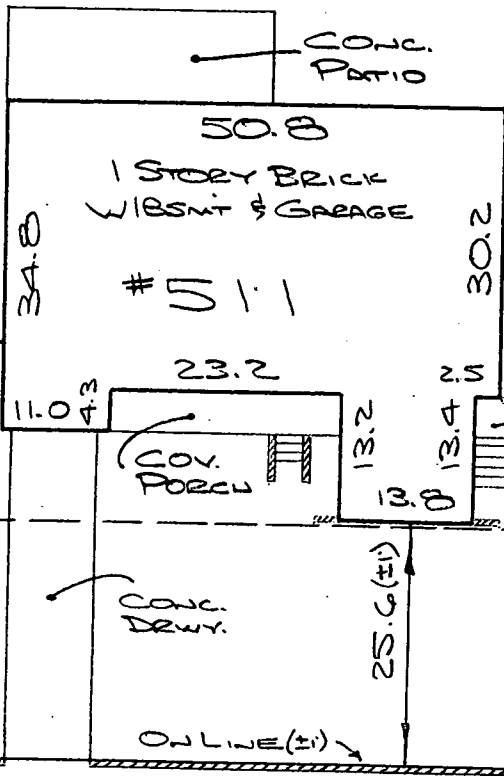
ON LINE (±1)  
112.472

75

LOT 26

100.45  
ON LINE (±1)

N. 43° 22' E.  
ON LINE (±1)



LOT 24

25' B.R.L.

ON LINE (±1)  
S. 43° 25' W.

ON LINE (±1)

0.7 BRICK RET. WALL

N. 46° 38' W. - 66.66

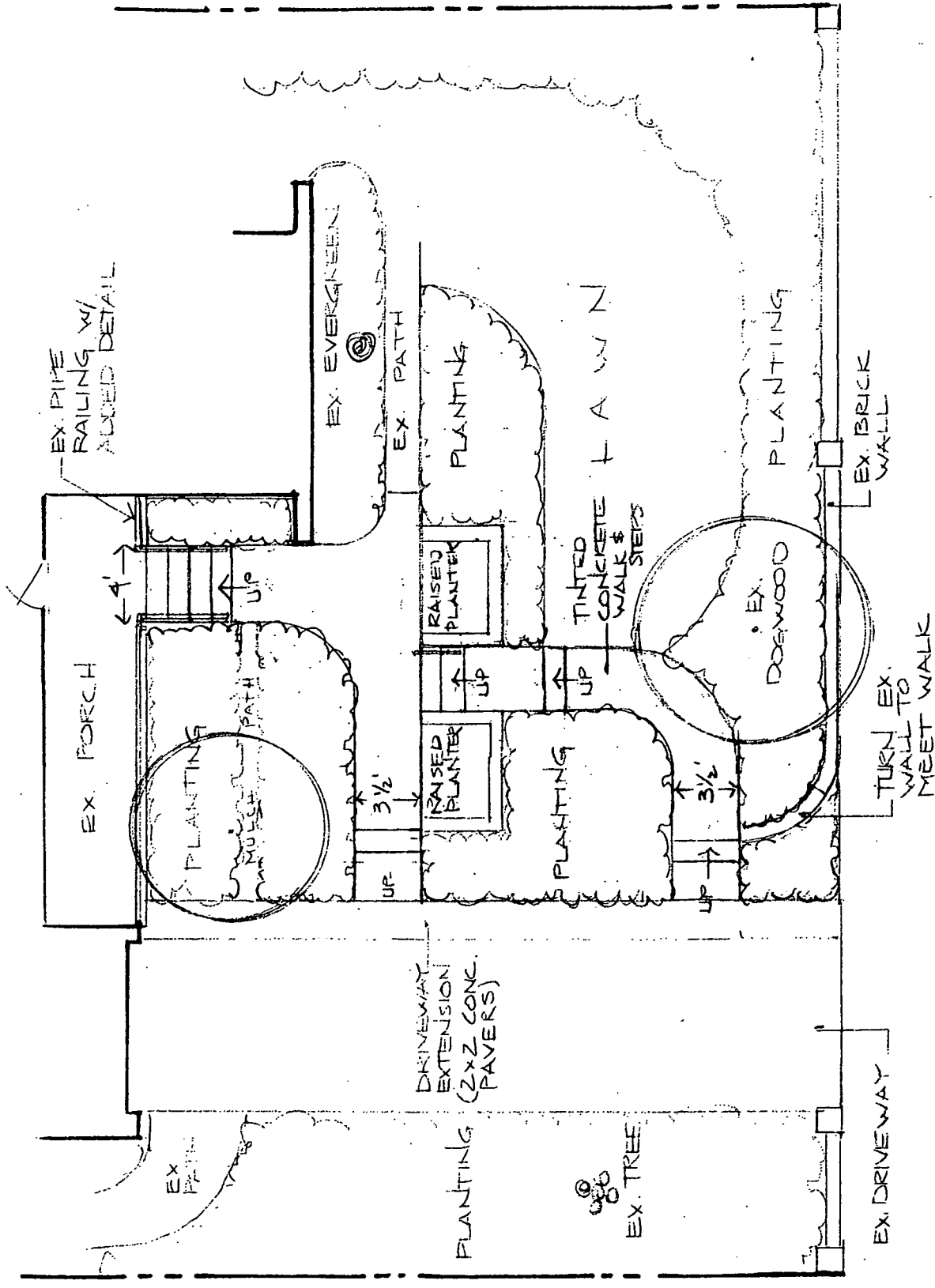
ALBANY AVENUE.

### Capitol Surveys, Inc.


10762 Rhode Island Avenue  
Beltsville, Maryland 20705  
Phone 301-931-1350  
Fax 301-931-1352

NOTES: 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; and 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 refinancing.

6



CHALVIE/LOSCHINKOHL RESIDENCE  
 511 ALBANY AVENUE  
 TAKOMA PARK, MD 20852 20912  
 DATE: JULY 6, 2009  
 SCALE: 1/8" = 1'-0"


 MCHALE  
 LANDSCAPE  
 DESIGN, INC.  
 6212 LEAPLEY ROAD  
 UPPER MARLBORO, MD  
 (301) 599-8300  
 (410) 798-7305  
 (301) 599-6120 (FAX)

7

Existing Property Condition Photographs (duplicate as needed)



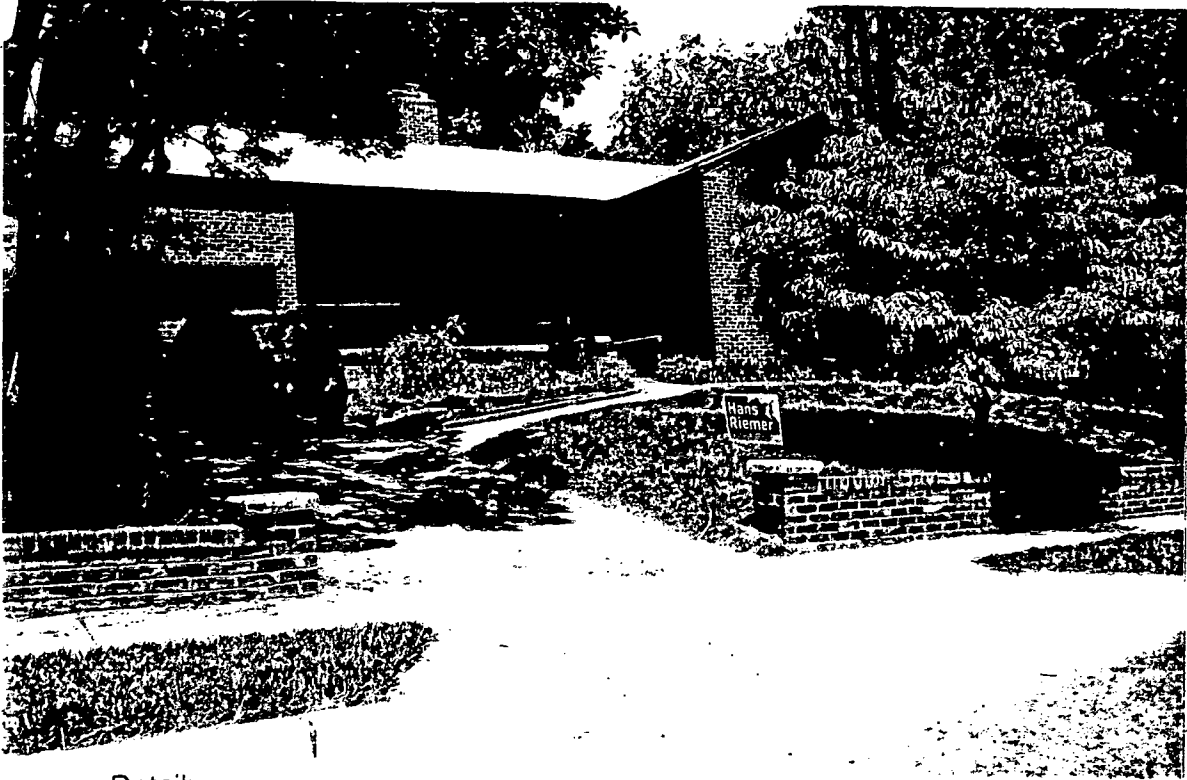
Detail: \_\_\_\_\_



Detail: \_\_\_\_\_

Applicant: Chalfic/Loschinkohl

Existing Property Condition Photographs (duplicate as needed)

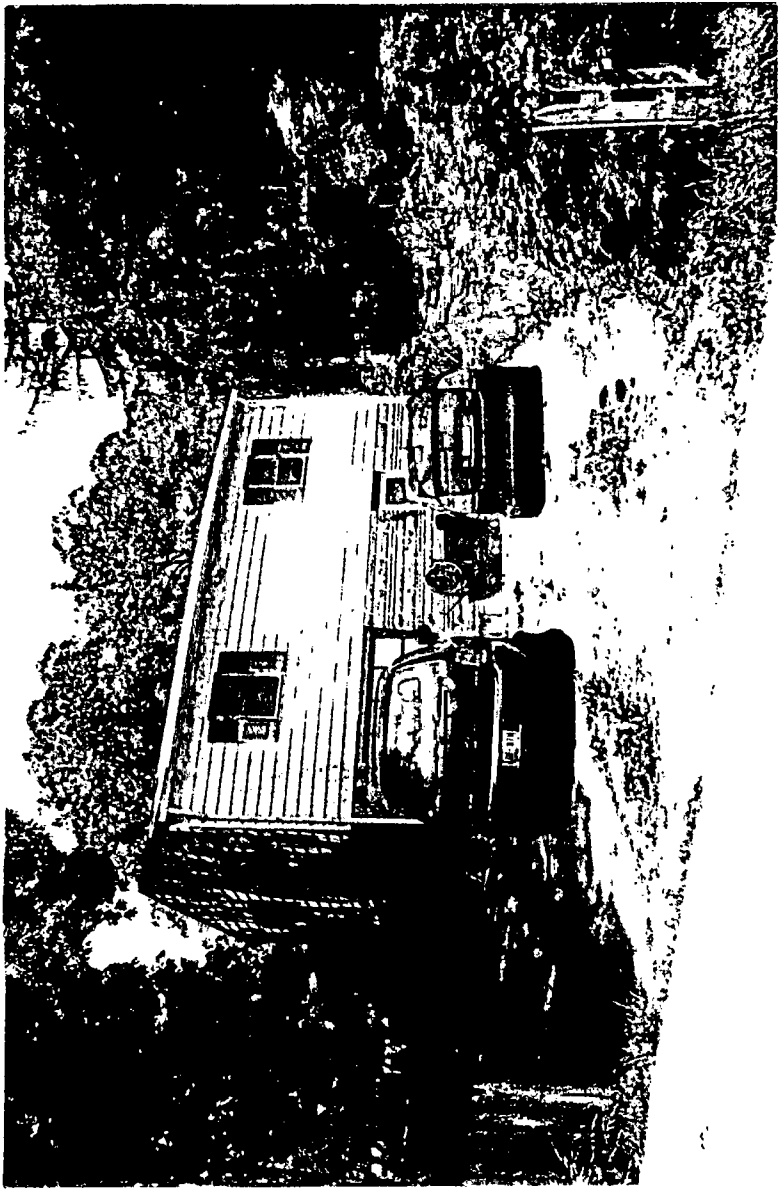


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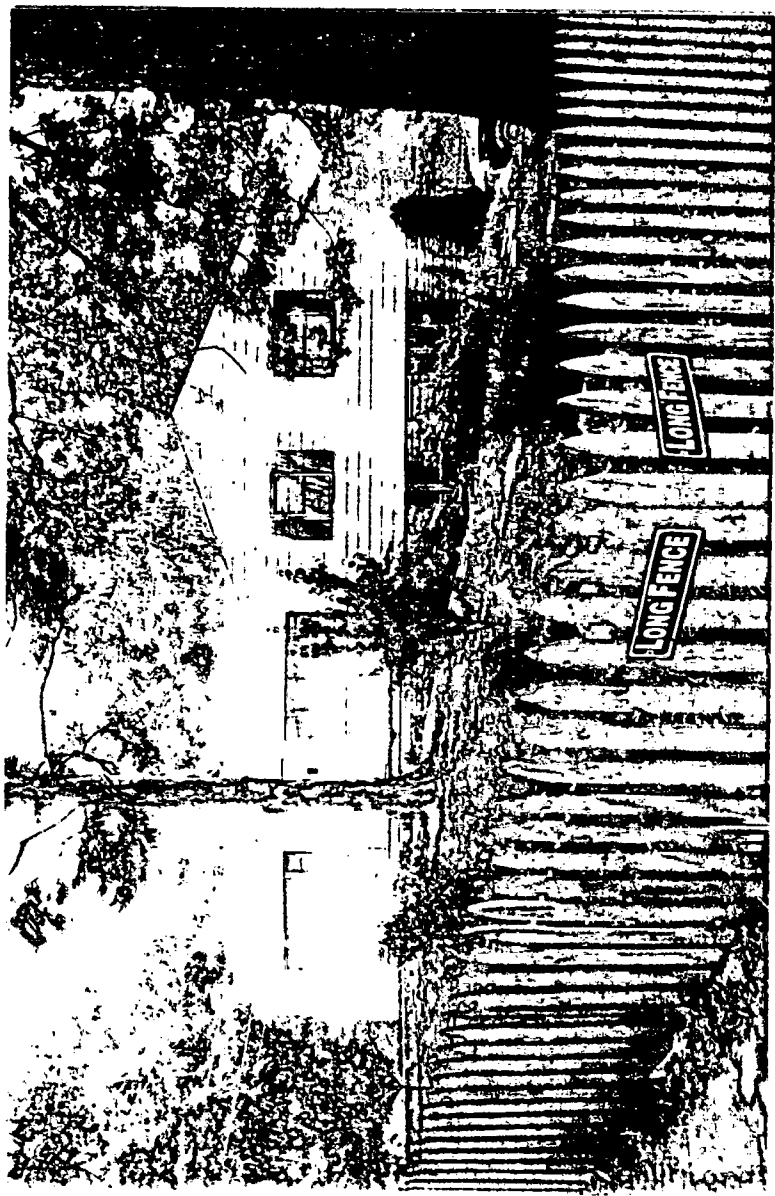
Detail: \_\_\_\_\_

Applicant: Cholfe/Loschinkoh

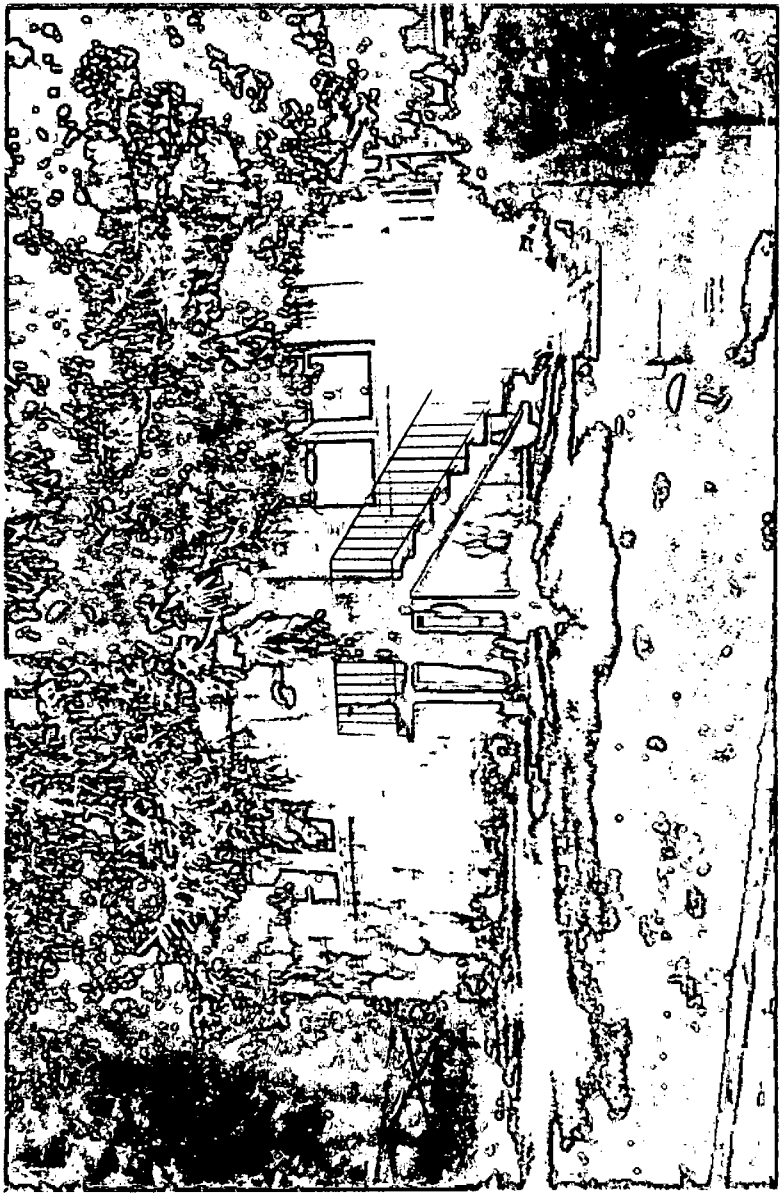


Rear of House, View that is Adjacent to 511 Albany.

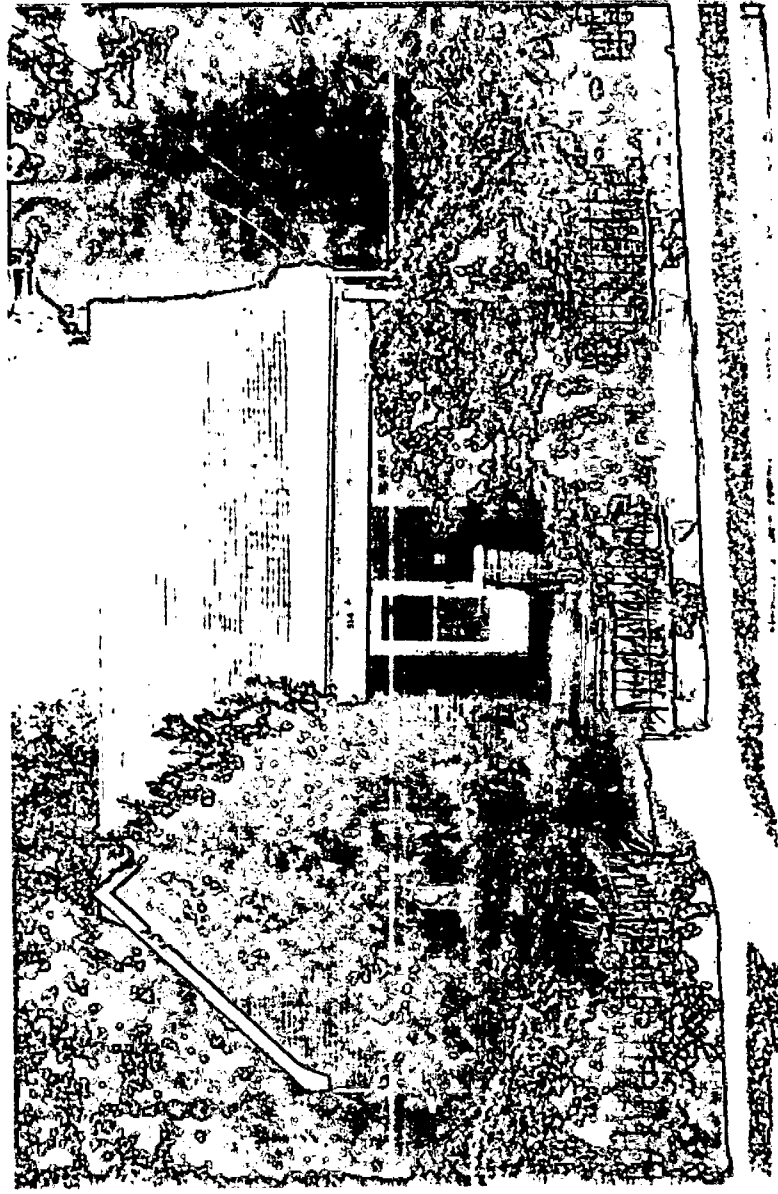
7415 Buffalo (Adjacent)



Front of House, View from Corner of Albany & Buffalo



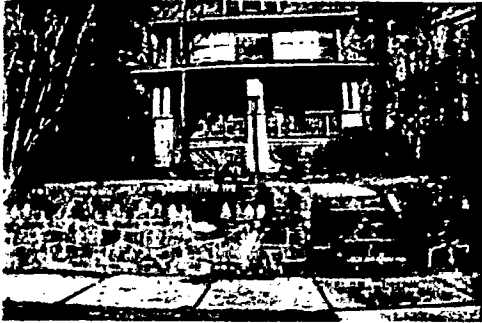
509 Albany Ave. (Adjacent)



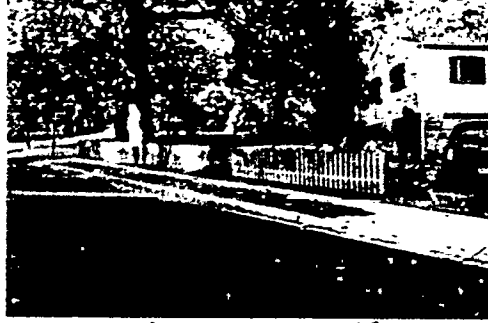
514 Albany Ave. (Comparing)



# Neighborhood Context Chalfie / Loschinkohl Neighbors



501 Albany



7415 Buffalo (Adjacent)



505 Albany Ave.



509 Albany Ave. (Adjacent)



506 Albany Ave.



512 Albany Ave.



510 Albany Ave.



508 Albany Ave.



504 Albany Ave.



507 Albany Ave.



514 Albany (comparting)



501 Albany Ave.

# Neighborhood Context

## Chalfie / Loschinkohl Neighbors



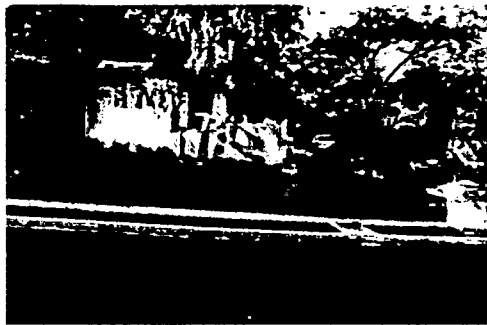
501 Albany



7415 Buffalo (Adjacent)



505 Albany Ave.



509 Albany Ave. (Adjacent)



506 Albany Ave.



512 Albany Ave.



510 Albany Ave.



508 Albany Ave.



504 Albany Ave.



507 Albany Ave.



514 Albany (carporting)



501 Albany Ave.

Investigations (cont)

201 Albany Ave.

(Insects) 201 Albany Ave.

201 Albany Ave.

201 Albany Ave.

201 Albany Ave.

(Insects) 201 Albany Ave.

201 Albany Ave.

201 Albany Ave.

201 Albany Ave.

201 Albany Ave.

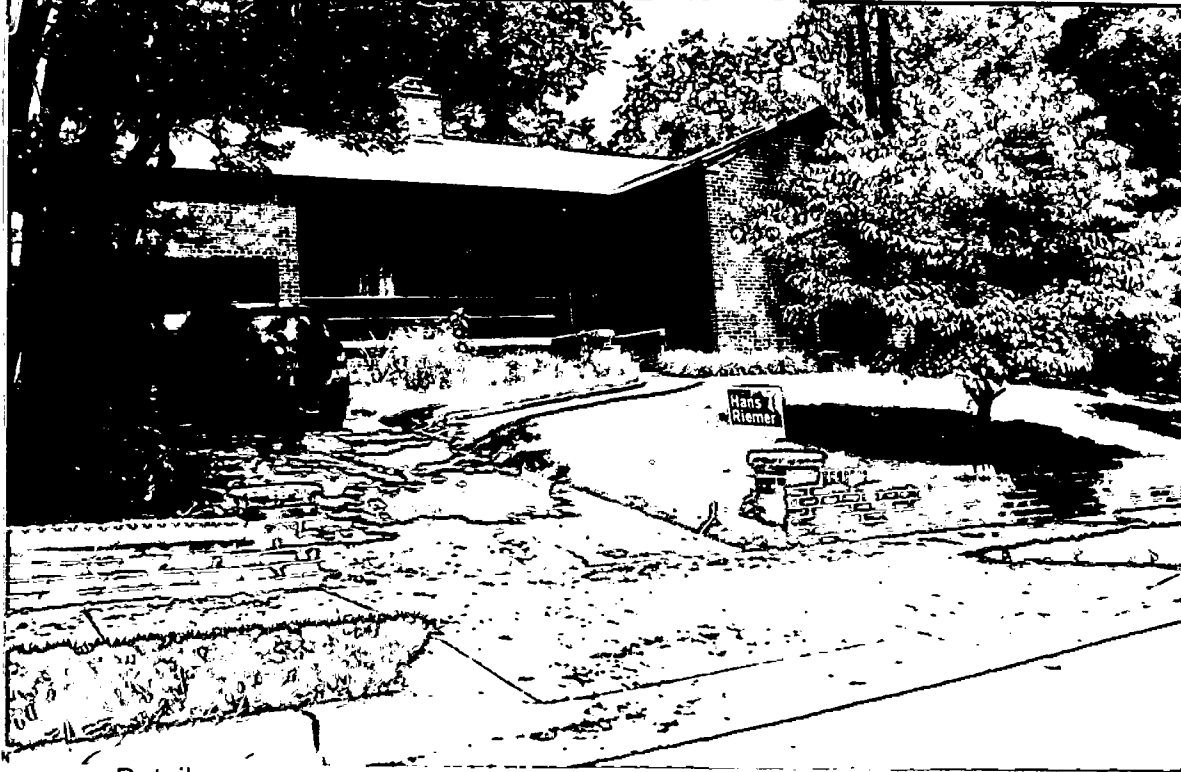
(Insects) 201 Albany Ave.

201 Albany Ave.

Page 2

Investigations

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



Detail: \_\_\_\_\_

Existing Property Condition Photographs (duplicate as needed)

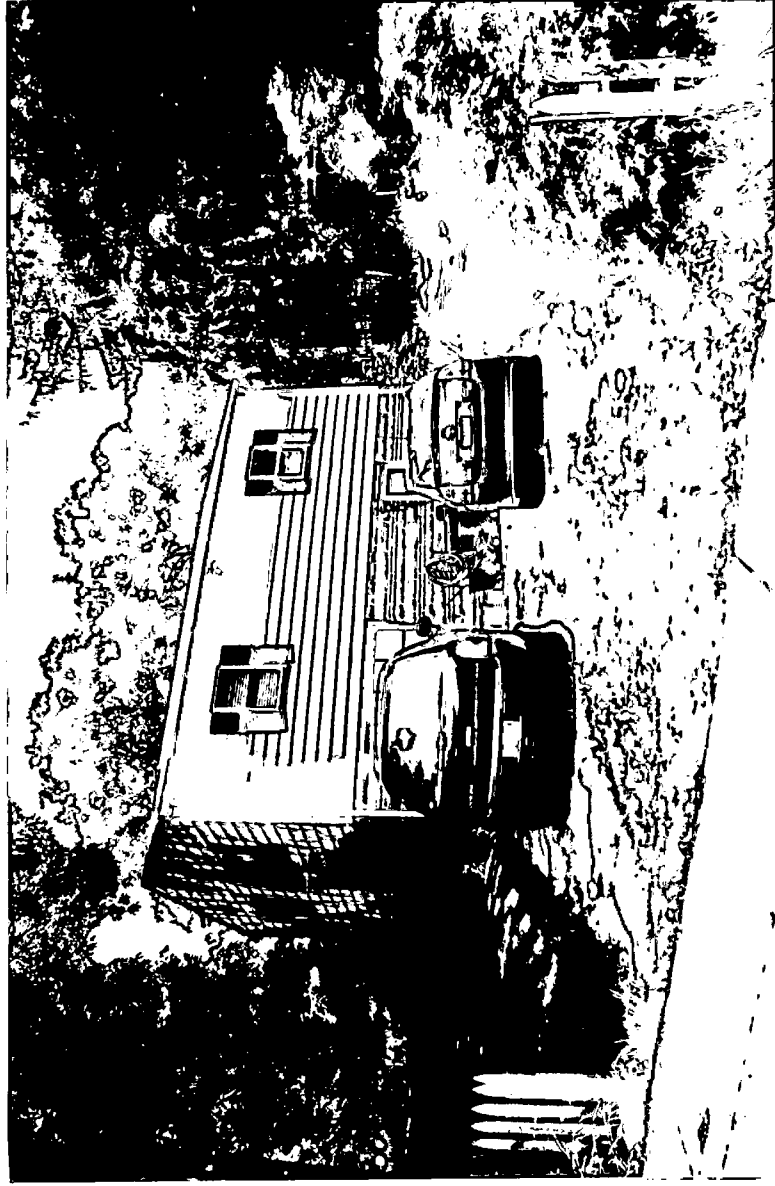


Detail:

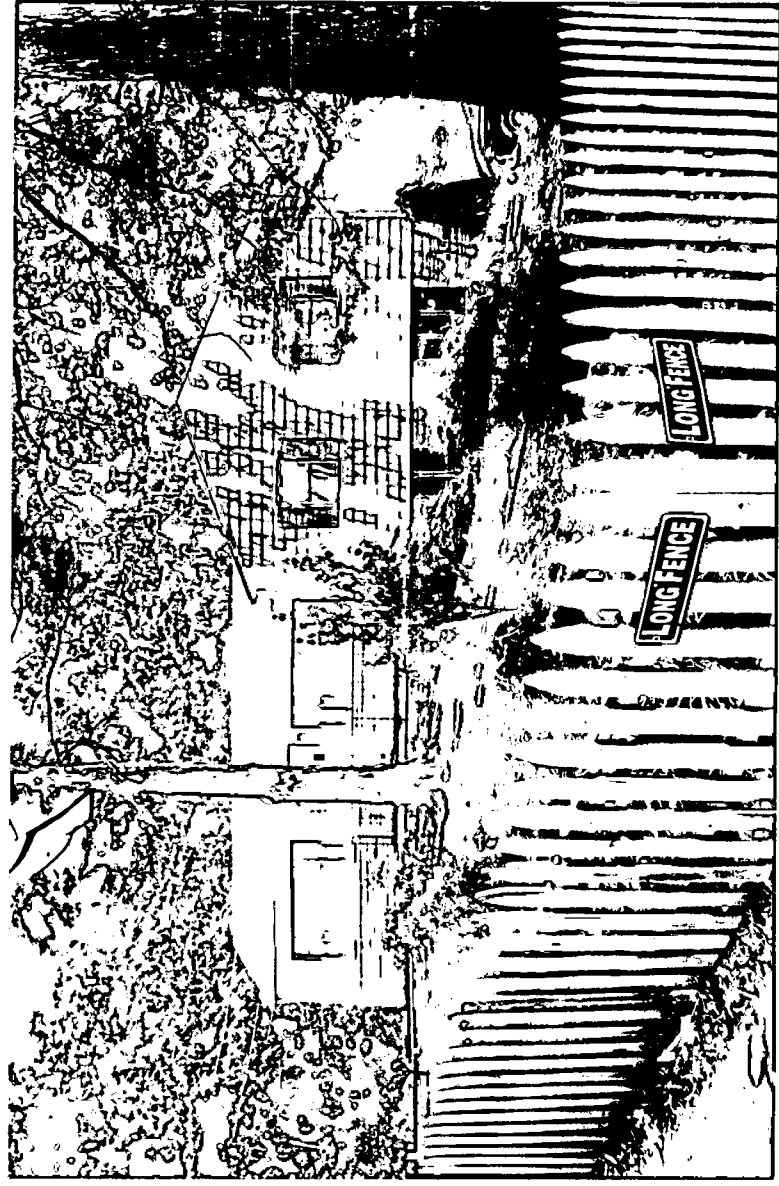


Detail:

7415 Buffalo (Adjacent)



Rear of House, View that is Adjacent to 511 Albany.

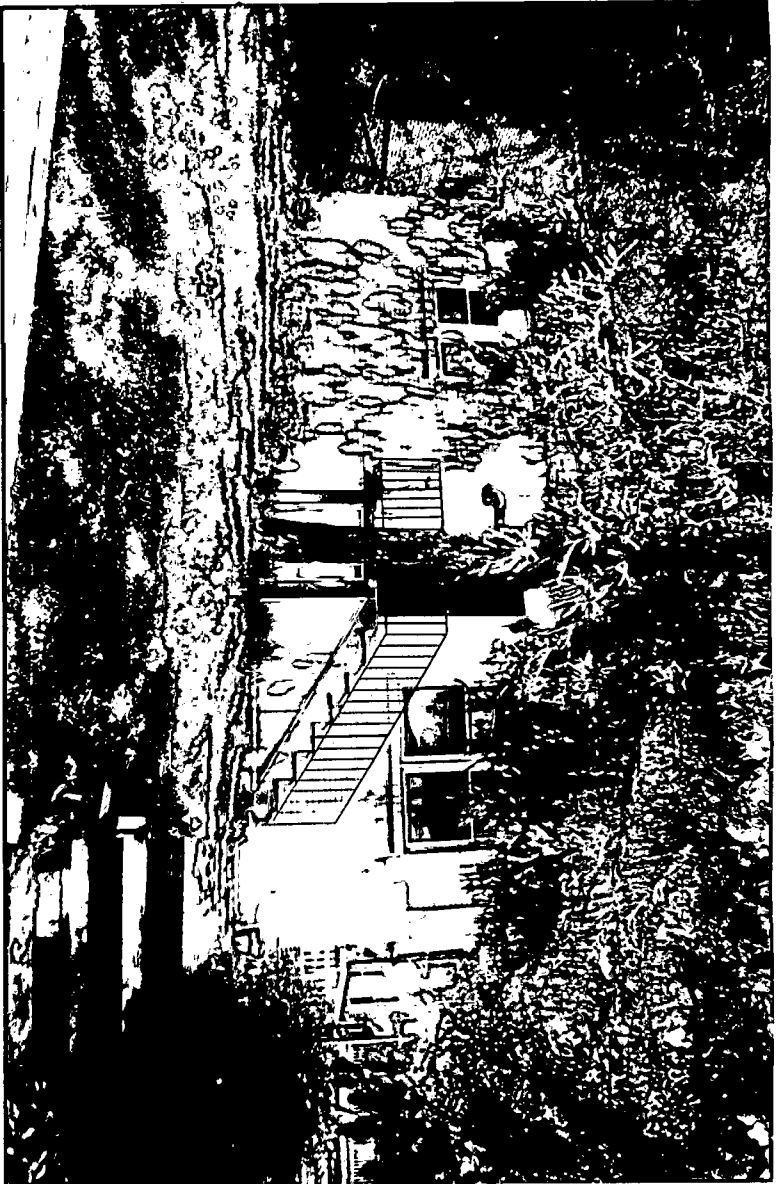


Front of House, View from Corner of Albany & Buffalo

Ergebnis der Klausur: 100%

JM12 Boffe (AVG)

Ergebnis der Klausur: 100%



509 Albany Ave. (Adjacent)



514 Albany Ave. (Conframing)



(Hinschilb) . 2011 gusella P02

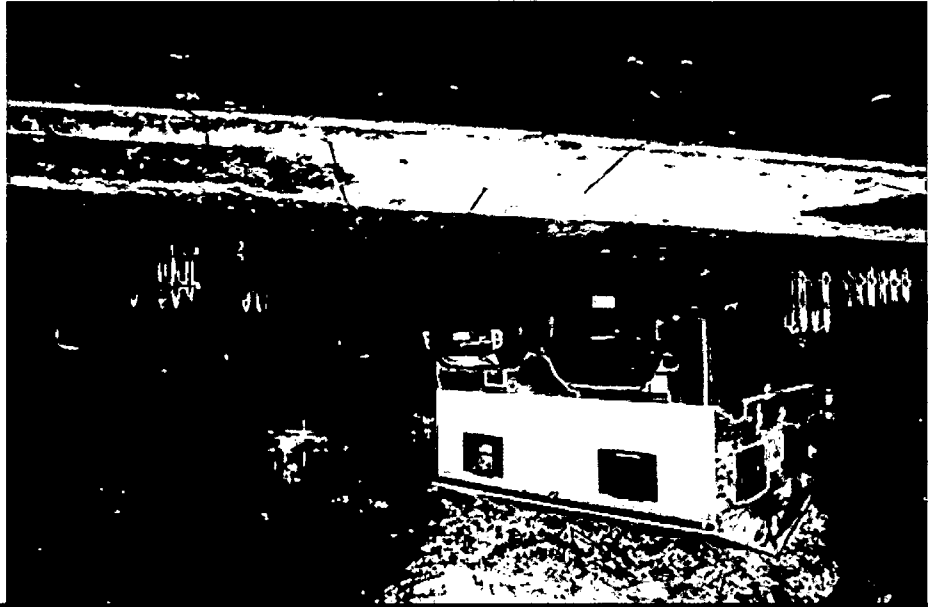
(Pithnora) . 2011 gusella P12

II 9/15/9

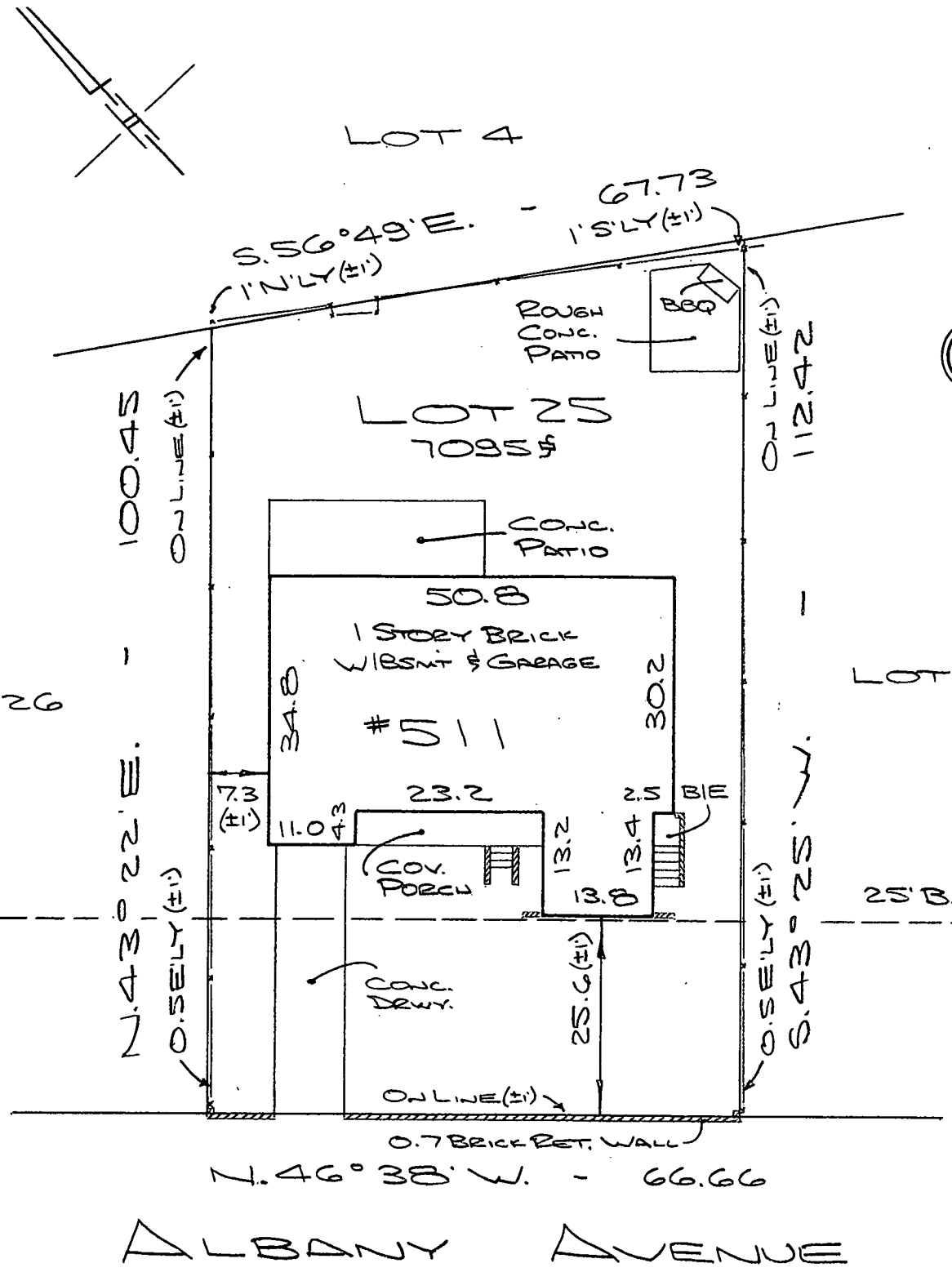
Madri N. 2003 (197) 2/10/03

Chaffin/Losdinkoff Residence  
511 Albany Ave.  
Takoma Park MD 20912









**Capitol Surveys, Inc.**

10762 Rhode Island Avenue  
 Beltsville, Maryland 20705  
 Phone 301-931-1350  
 Fax 301-931-1352

NOTES: 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; and 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 refinancing.