

512 Albany Avenue, Takoma Park

[HRC 3/03-13 y]

TAKOMA PARK H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: June 14, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #634635, storm window installation

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 June 12, 2013 meeting.

Applicant: Brian Harris

Address: 512 Albany Avenue, Takoma Park





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: tobrianh@gmail.com Contact Person: Brian Harris
 Tax Account No.: 01079315 Daytime Phone No.: 443-778-3903
 Name of Property Owner: Brian Harris Daytime Phone No.: 443-778-3903
 Address: 512 Albany Ave Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: American Home Center, Inc Phone No.: 301-220-1144
 Contractor Registration No.: MHIC # 37401
 Agent for Owner: Robert Willett Daytime Phone No.: 301-220-1144

LOCATION OF BUILDING/PLANS

House Number: 512 Street: Albany Ave
 Town/City: Takoma Park Nearest Cross Street: Buffala Ave
 Lot: 11C Block: 76 Subdivision: 0025
 Liber: _____ Folio: _____ Parcel: _____

RECEIVED
 MAY 06 2013
 By AR

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input checked="" type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>Windows</u>			

1B. Construction cost estimate: \$ 2500.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

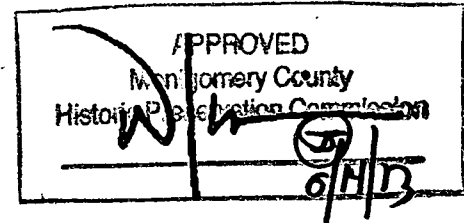
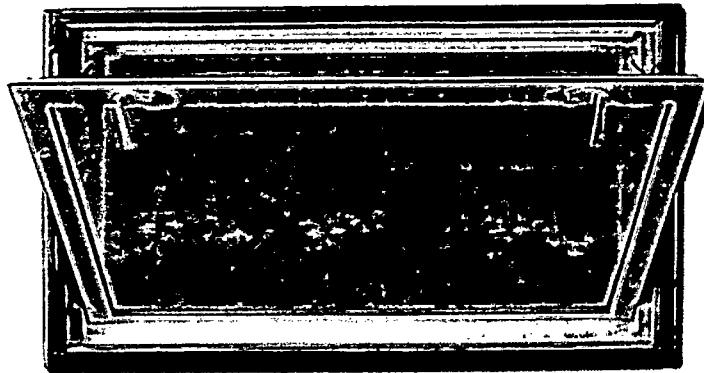
3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Brian W. Harris Signature of owner or authorized agent
April 29, 2013 Date

Approved: [Signature] or Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 6/14/13
 Application/Permit No.: 634635 Date Filed: 5/10/13 Date Issued: _____

Replacement Windows



- Vinyl Replacement Windows
- "Thermal Industries" brand
- Internal Grid to match existing 3 pane design
- Beige color to match existing exterior trim/window color
- Hopper style to match current windows.
- Warm-Edge Technology reduces condensation and seal failures.
- Dual Glazed 13/16" Insulating Glass.
- Hopper - Cam Handle Lock Heavy Duty, Stainless Steel Bead Chain with Stainless Steel Barrel Clasp Foam-Tite™ and Woolpile Weather Stripping.

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	512 Albany Avenue, Takoma Park	Meeting Date:	6/12/2013
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	6/5/2013
Applicant:	Brian Harris	Public Notice:	5/29/2013
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-13Y	Staff:	Josh Silver
PROPOSAL:	Foundation-level window replacement		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Cottage
DATE: 1940s

PROPOSAL:

The applicant is proposing to remove and replace seven, metal frame, vertical 3 light, hopper style, foundation level windows with vinyl frame, vertical 3 light (with internal grids), hopper style windows in the same openings.

There are no other changes proposed as part of this HAWP application.

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 under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. 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** to schedule a follow-up site visit.

Date Received in DPS

Mail Log # 303858

MAY 8 2013

Assigned To: _____



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: tobrianh@gmail.com Contact Person: Brian Harris
Daytime Phone No.: 443-778-3903

Tax Account No.: 01079315

RECEIVED
MAY 06 2013
AR

Name of Property Owner: Brian Harris Daytime Phone No.: 443-778-3903
Address: 512 Albany Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: American Home Center, Inc Phone No.: 301-220-1144

Contractor Registration No.: MHIC #37401

Agent for Owner: Robert Willett Daytime Phone No.: 301-220-1144

LOCATION OF BUILDING/SITES:

House Number: 512 Street: Albany Ave
Town/City: Takoma Park Nearest Cross Street: Buffala Ave
Lot: 11C Block: 76 Subdivision: 0025
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 2500.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITION

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

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3A. Height _____ feet _____ inches
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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.

Brian W. Harris Signature of owner or authorized agent
April 29, 2013 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 634635 Date Filed: 5/10/13 Date Issued: _____

(5)



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.

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 lots or parcel(s) which lie directly across the street/highway from the parcel in question.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

6. TREE SURVEY

- 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.

5. PHOTOGRAPHS

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.

4. MATERIALS SPECIFICATIONS

- 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.

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.

3. PLANS AND ELEVATIONS

- 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.

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

2. SITE PLAN

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

1936 Cape Cod, block and brick construction.
 Takoma Park Historic District
 Non-contributing resource

Replace basement windows, Foundation level, paper style, 3 panel, Change frame metal frame to vinyl or fiberglass.

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

1. WRITTEN DESCRIPTION OF PROJECT

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

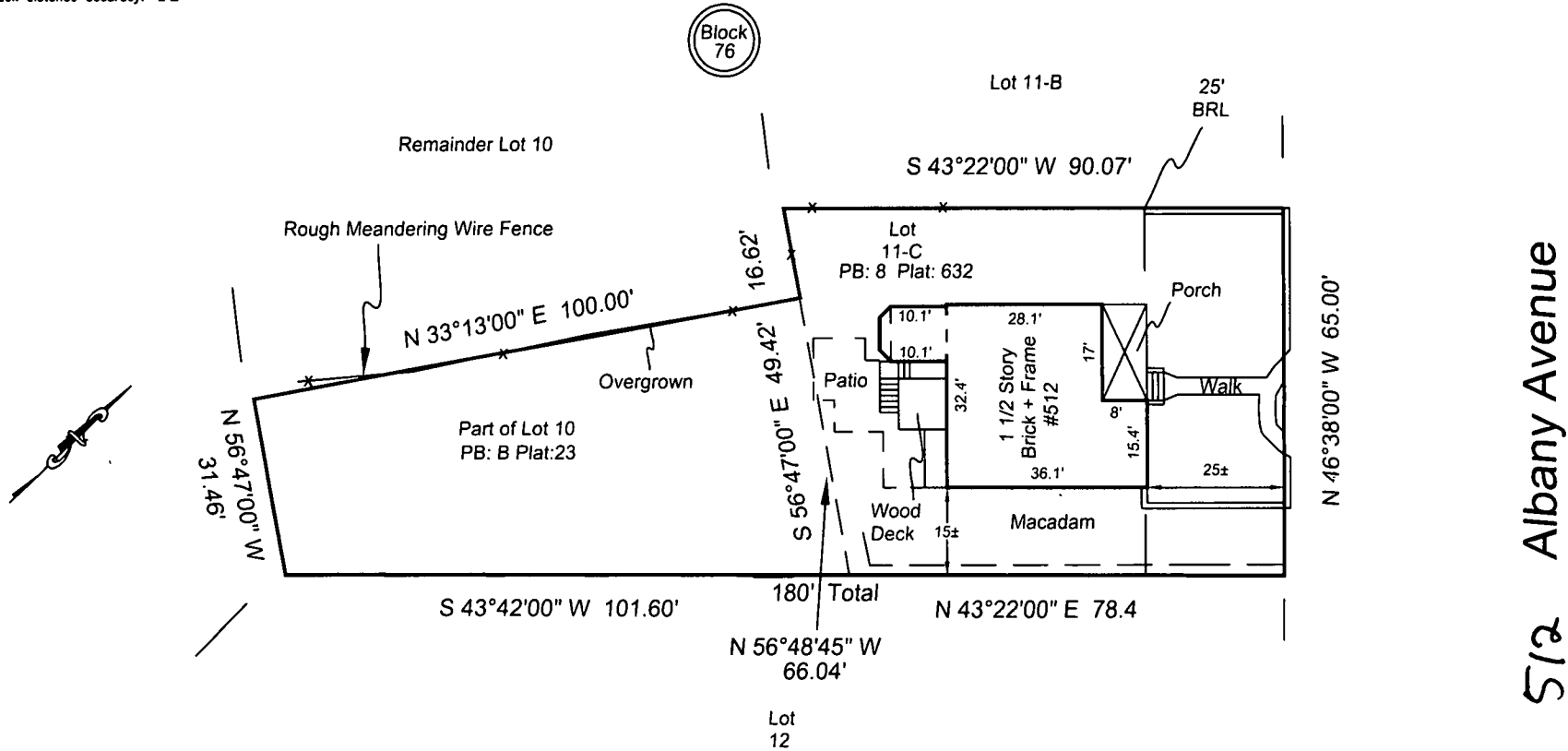
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Brian Harris 512 Albany Ave Takoma Park, MD 20912	American Home Center, Inc Attn: Robert Willett 10778 Tucker St, Beltsville, MD 20705
Adjacent and confronting Property Owners mailing addresses	
Lola Smith 514 Albany Ave Takoma Park, MD 20912	
George French 510 Albany Ave Takoma Park, MD 20912	
Philip Walker 509 Albany Ave Takoma Park, MD 20912	

12

NOTES:

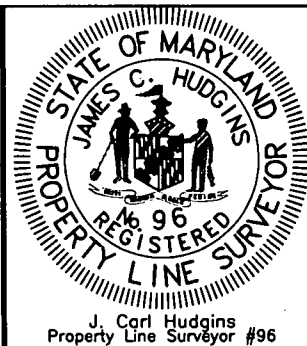
- 1) B.R.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
- 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
- 3) NTT, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Setback distance accuracy: 2 ±



Subject property is shown in Zone X on the FIRM Map of MONTGOMERY County, Maryland on Community Panel # 24031C 0460D. Effective 9-29-06

This is to certify that I have surveyed the property shown hereon, being known as Lot 11-C, and Part of Lot 10, Block 76, Takoma Park Loan and Trust Companys Subdivision Takoma Park and recorded among the land records of MONTGOMERY County, Maryland in Liber 5752, folio 668 See Notations Above. for the purpose of locating the improvements thereon.

- * This plat is of benefit to the 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 refinancing purposes.
- * This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- * This 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 for securing financing or refinancing.



LOCATION DRAWING
512 Albany Avenue
Montgomery County, Maryland
Election District No.13

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

Scale: 1" = 30'
Date: 1-16-09
Field By: Don
Drawn By: Don
Drawing # ATG08-118

Site Plan

Brian Harris

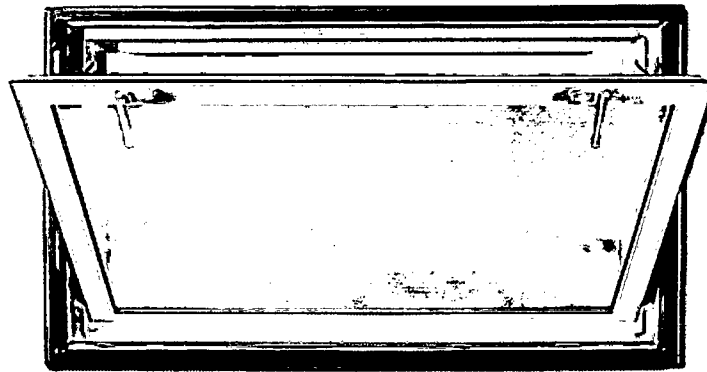
Material Specifications

Applicant: Brian Harris, 512 Albany Ave, 20912

Page: 5

7

Replacement Windows



- Vinyl Replacement Windows
- “Thermal Industries” brand
- Internal Grid to match existing 3 pane design
- Beige color to match existing exterior trim/window color
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- Warm-Edge Technology reduces condensation and seal failures.
- Dual Glazed 13/16" Insulating Glass.
- Hopper - Cam Handle Lock Heavy Duty, Stainless Steel Bead Chain with Stainless Steel Barrel Clasp Foam-Tite™ and Woolpile Weather Stripping.

Photographs

Existing Property Condition

Existing Property Condition



Existing windows are 32" x 22.5", metal framed, 3 single pane, glazed, bottom-pivoting/hopper style. Several windows have broken glass. All frames are rusted, some have holes. Glaze failing on all windows.

Existing Property Condition



Front of house from street. Double casement window at ground level



Close up of broken casement window, front of house.

Existing Property Condition



Front of house, looking west.

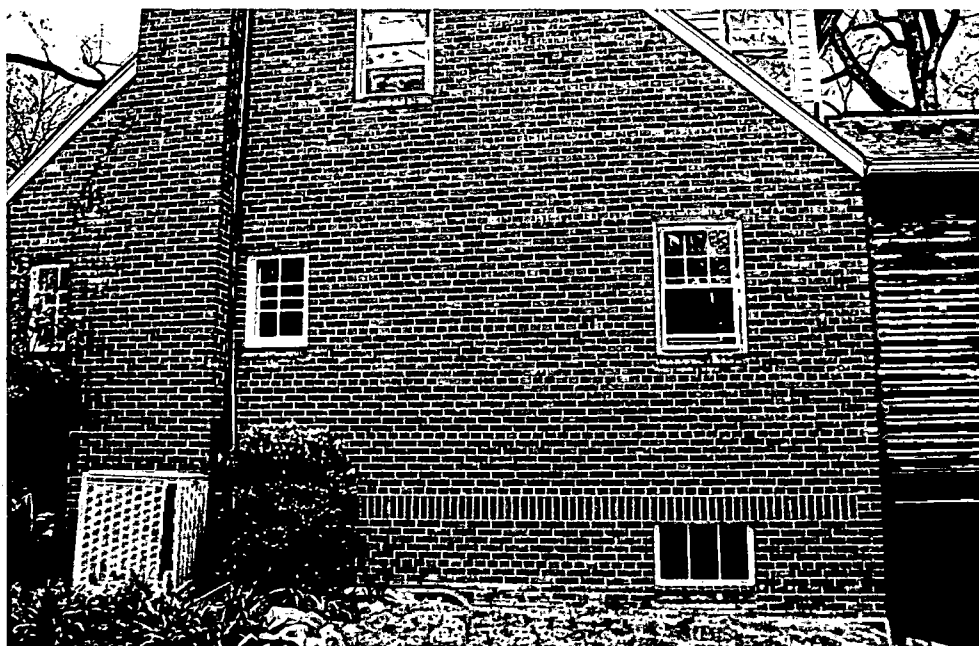


Driveway side of house. 3 casement windows.

Existing Property Condition



Northwest side of house, 2 casement windows



Northwest side of house, 2 casement windows.
1 window obstructed by holly bush.

Existing Property Condition



Casement window behind holly bush.



Rear of house, no casement windows.