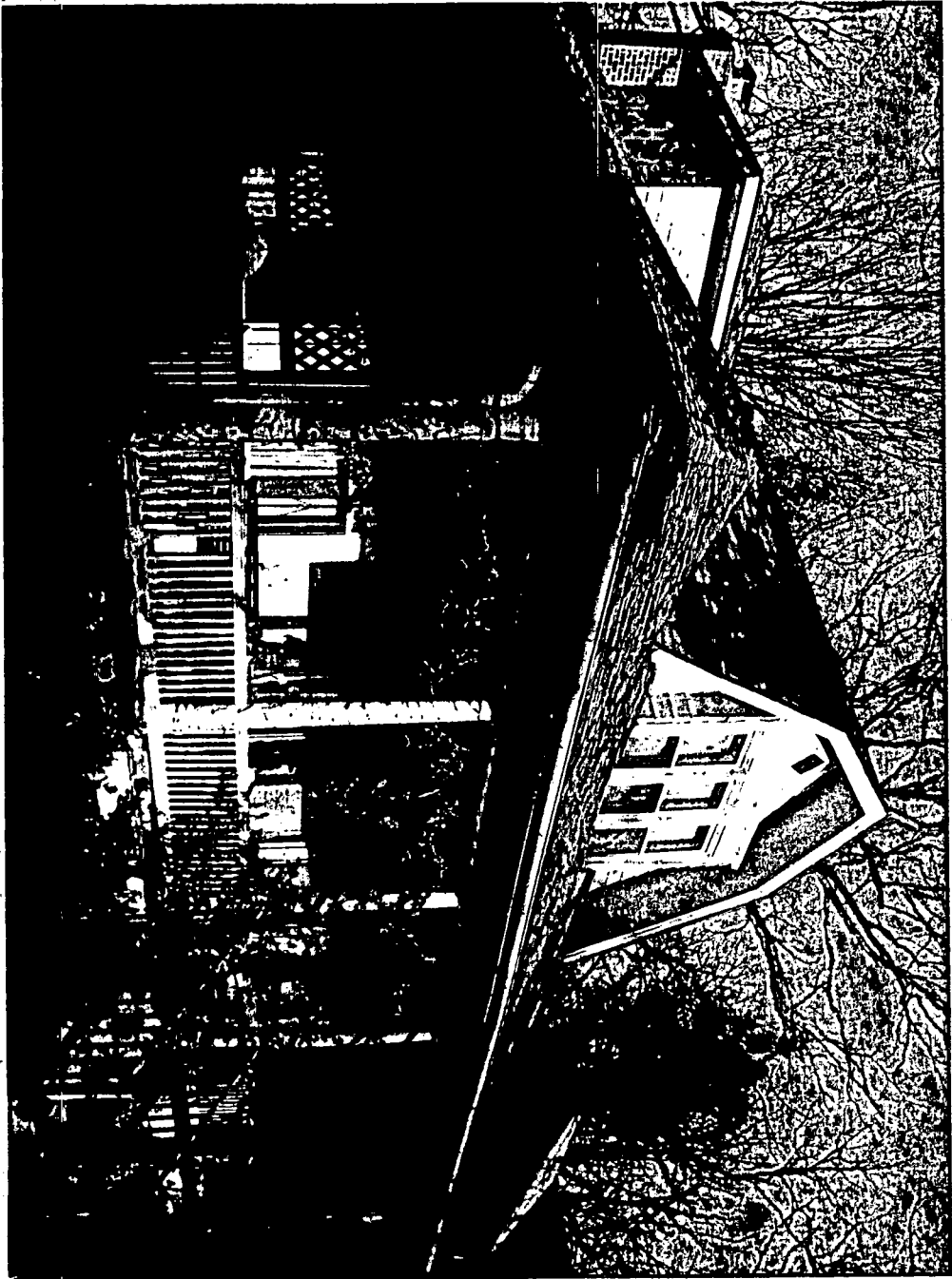


CSI MOUNT 3/28/07 PRELIMINARY



PEAR



FRONT
(MANSARD AVE)



FRONT
(ALBANY AVENUE)

STAFF

STAFF ITEM

STAFF MEMBER: JOSH SILVER

SUBJECT: Revision to approved HAWP (Case 37/03-08EEE), for construction of a rear addition at 531 Albany Avenue, Takoma Park, an Outstanding Resource within the **Takoma Park Historic District**

DATE: November 4, 2009

BACKGROUND: On September 10, 2008 the HPC reviewed and approved the construction of an approximately 1,066 s.f., one-story addition at the rear of the subject property.

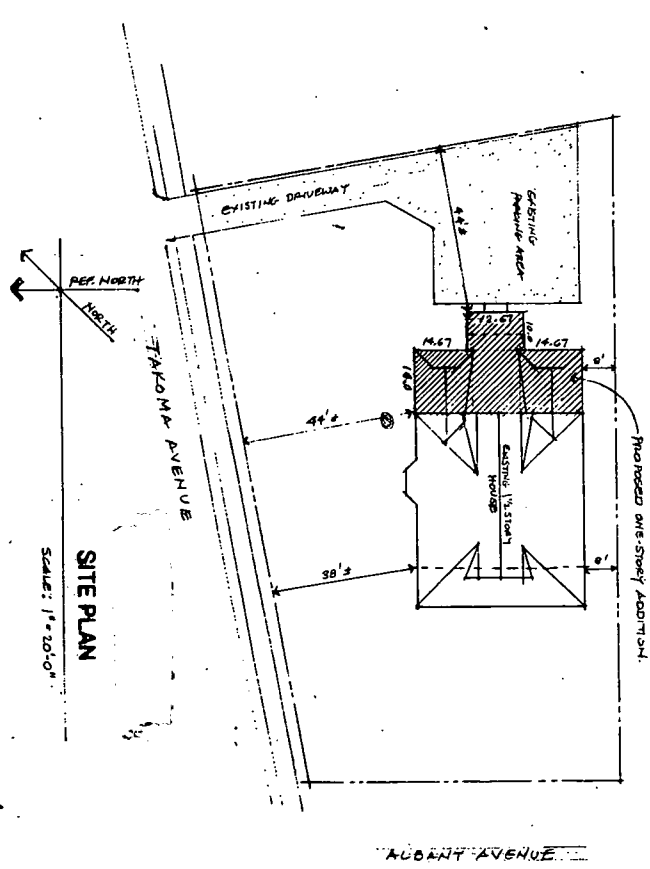
REVISED PROPOSAL: Construct an approximately 331 s.f., one-story addition at the rear of the subject property. Materials for the addition remain similar to the HPC approved design and include appropriate alternative treatments where changes are proposed.

STAFF RECOMMENDATION: Staff is recommending that the HPC approve the revised proposal.

HPC DECISION: **APPROVE**

FR

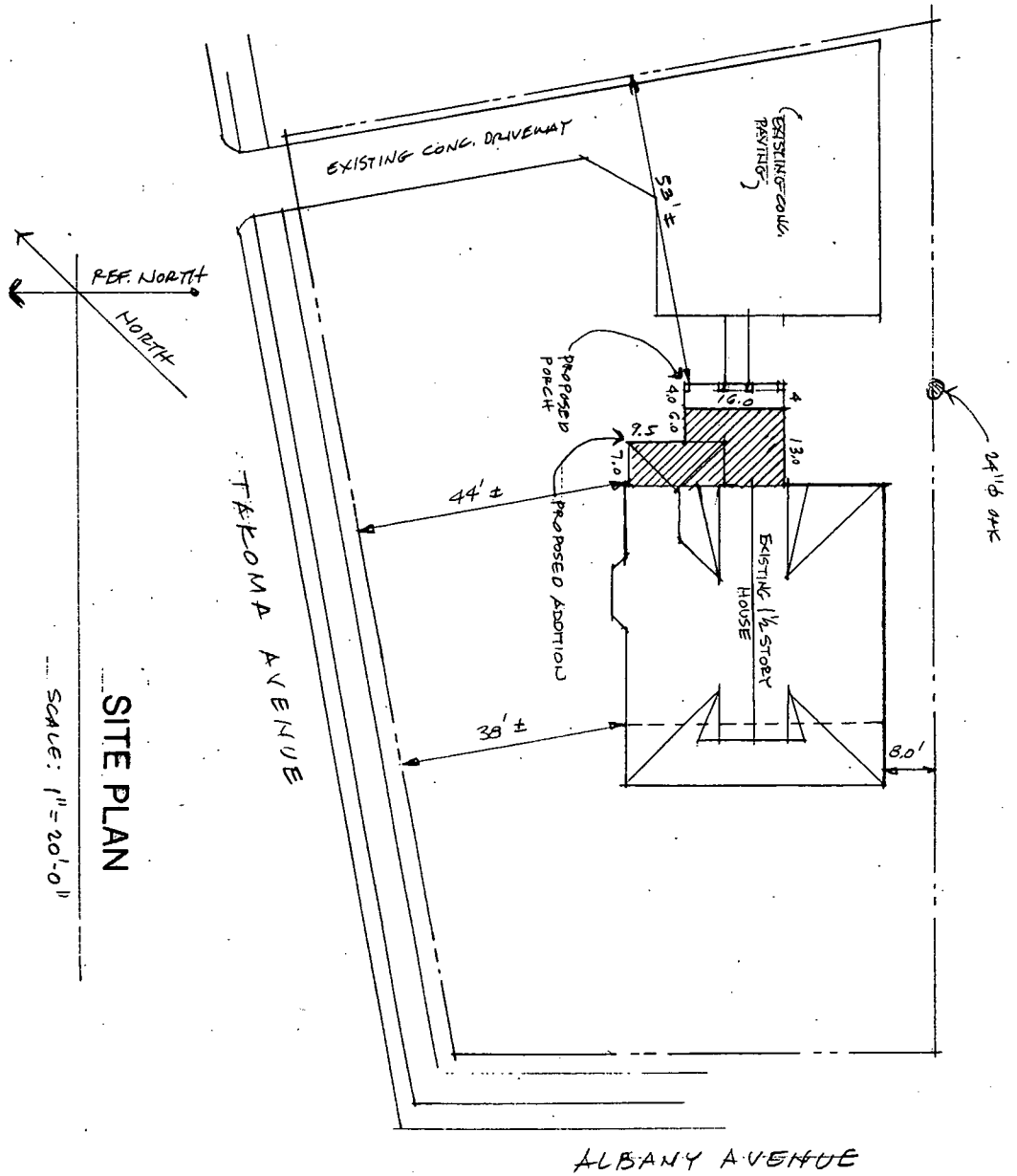
ORIGINAL PLAN



01	Sheet	Job: GUEHS	Date: 7.30.08	Scale:	Drawn:	Check:		8320 Wilkeswood Road Bethesda, MD 20816 301-320-1580 Fax: 301-320-1581 Paul.Treseder@wtv.com.net
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ADDITION to the GUEHS/FITZGERALD HOUSE
 531 ALBANY AVE., THKOMA PARK, MD.

REVISED PLAN

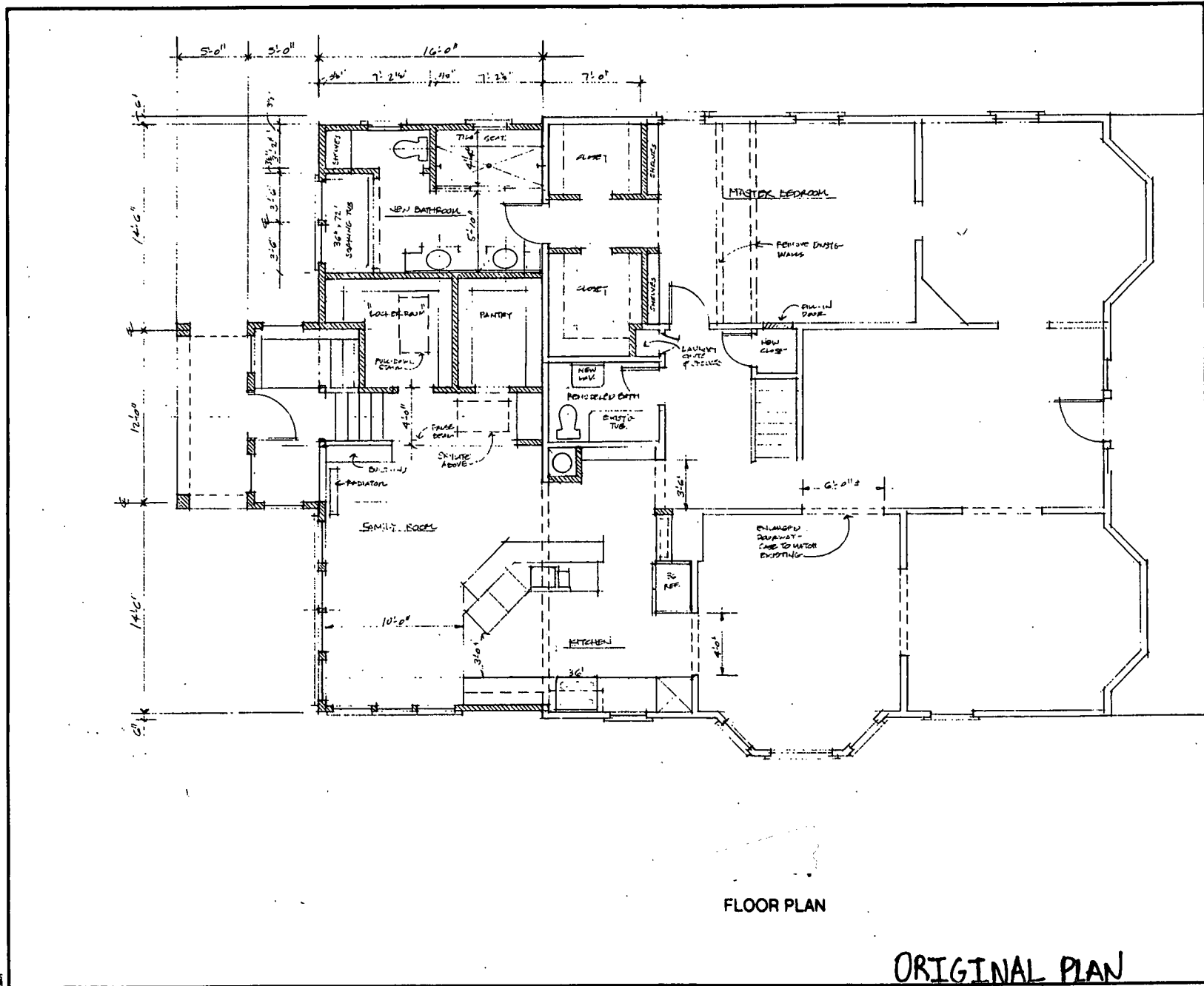


Paul Treseder
Architect AIA

6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Treseder@verizon.net



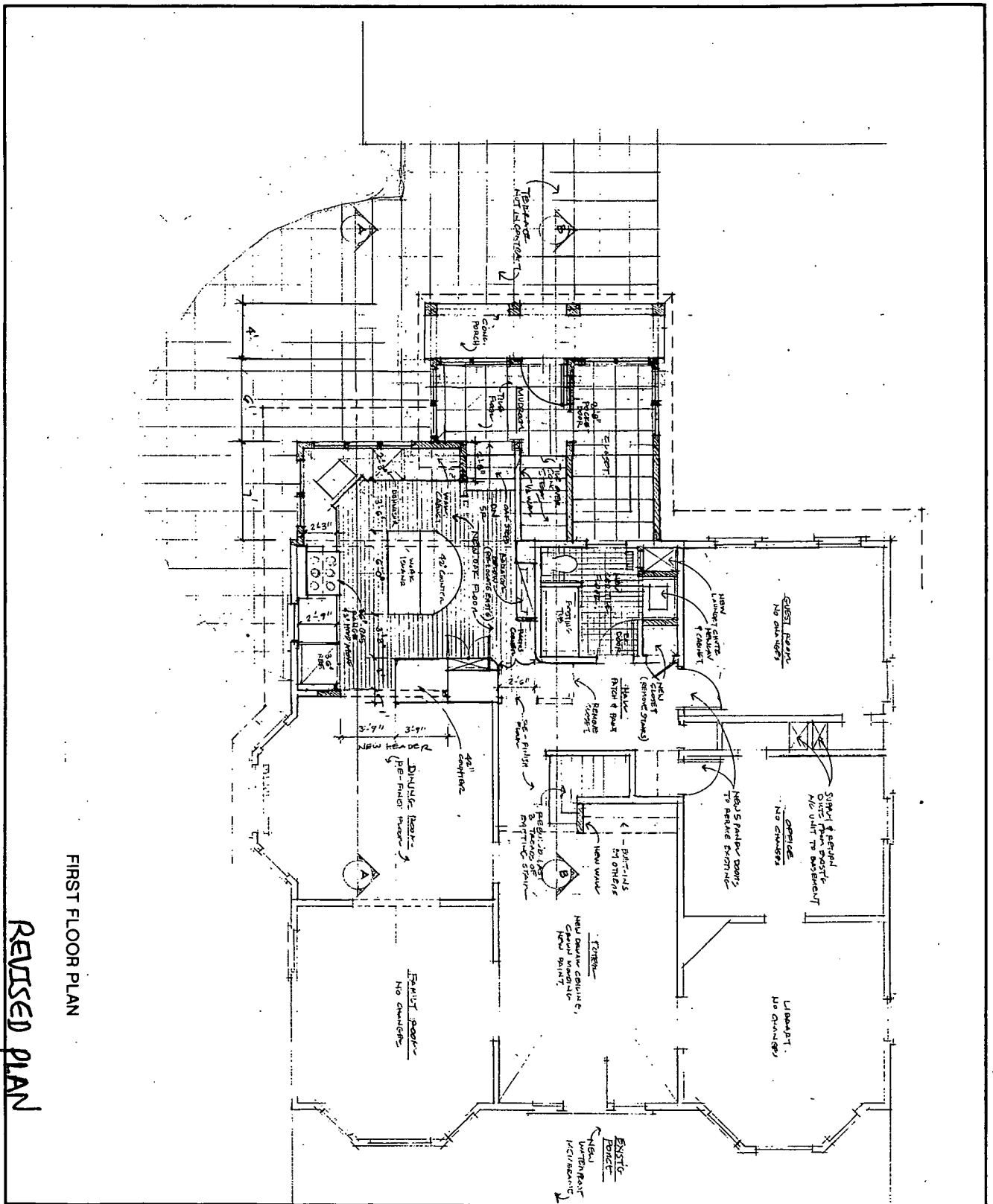
GIVENS-FITZGERALD HOUSE
531 ALBANY AVENUE
TAKOMA PARK, MD.



600 Westwood Road
 Bethesda, MD 20816
 Tel: 301-229-1100
 Fax: 301-229-1101
 Paul Treseder, AIAA
 Paul Treseder, AIAA

Paul Treseder
 Architect AIAA

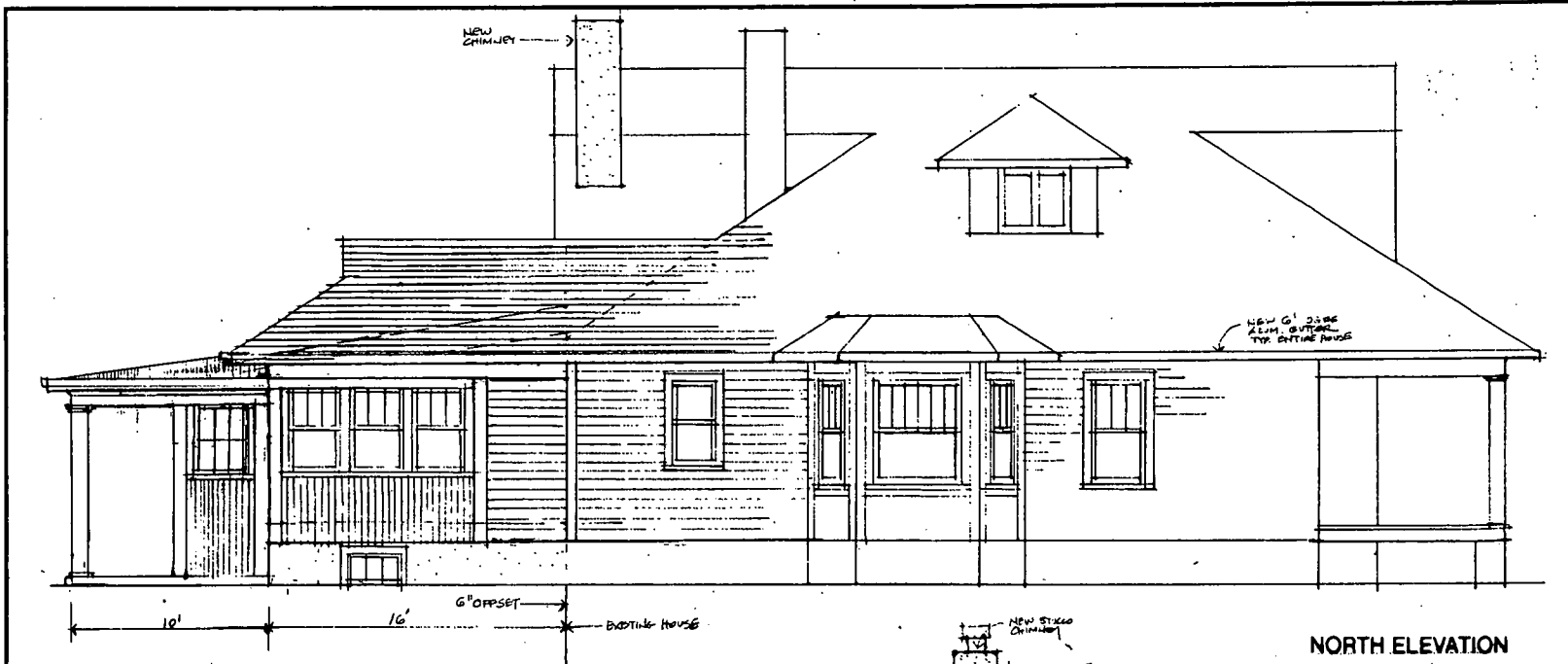
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Sheet	2
01	Sheets



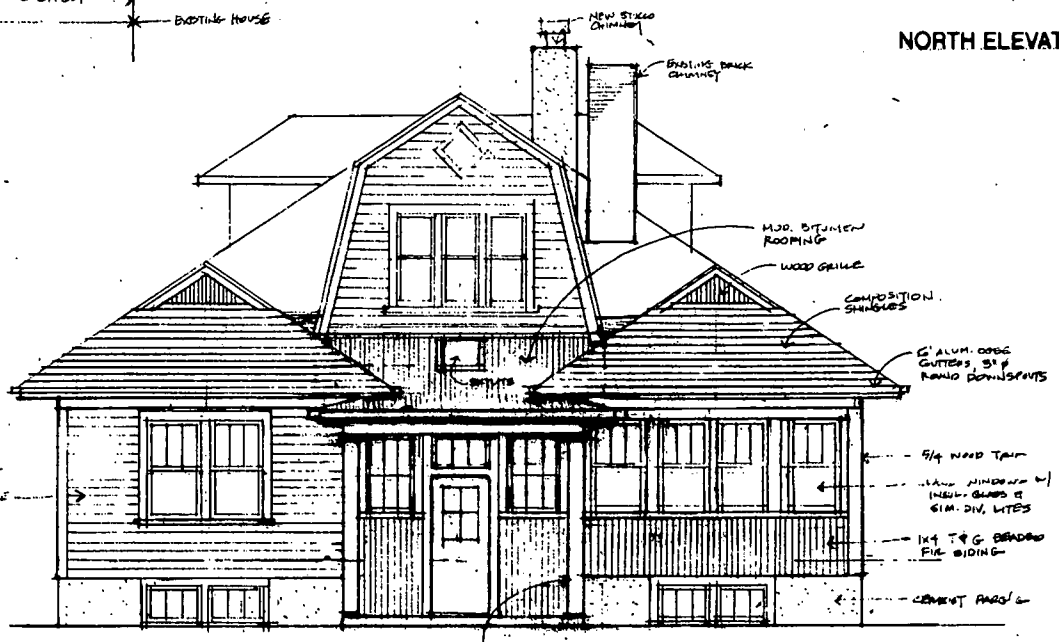
FIRST FLOOR PLAN

REVISED PLAN

	6320 Whittaker Road Bethesda, MD 20816 301-320-1590 Fax - 301-320-1591 Paul.Tresseder@netcom.net
Date: 7-17-01 Scale: 1/8" = 1'-0" Drawn: PT Check: JCS	Sheet: 01 Sheets: 08



NORTH ELEVATION



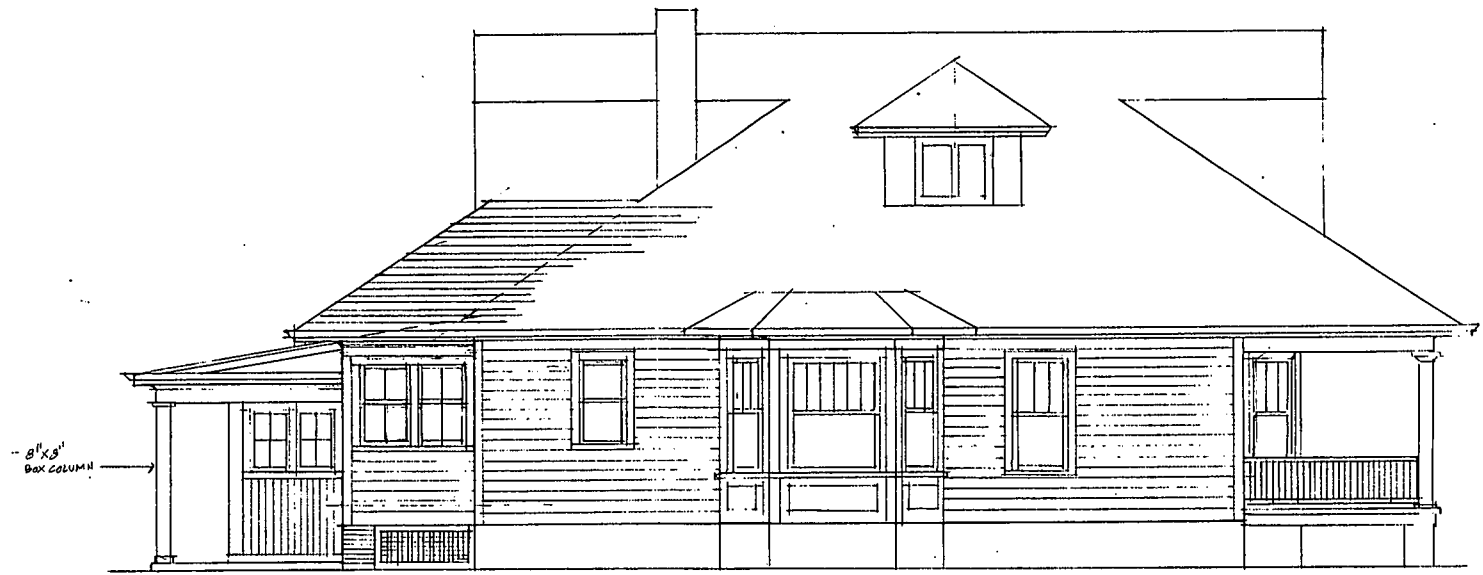
ORIGINAL PLAN EAST ELEVATION



1000 Westwood Road
 Bethesda, MD 20814
 Tel: 301.229.1500
 Fax: 301.229.1501
 Paul.Tresseder@atg.com

Paul Tresseder
 Architect, AIA

Date: 7-30-08
 Scale: 1/4" = 1'-0"
 Drawn: PT
 Job: 616513
 Sheet: 5
 Of: 5



NORTH ELEVATION



EAST ELEVATION

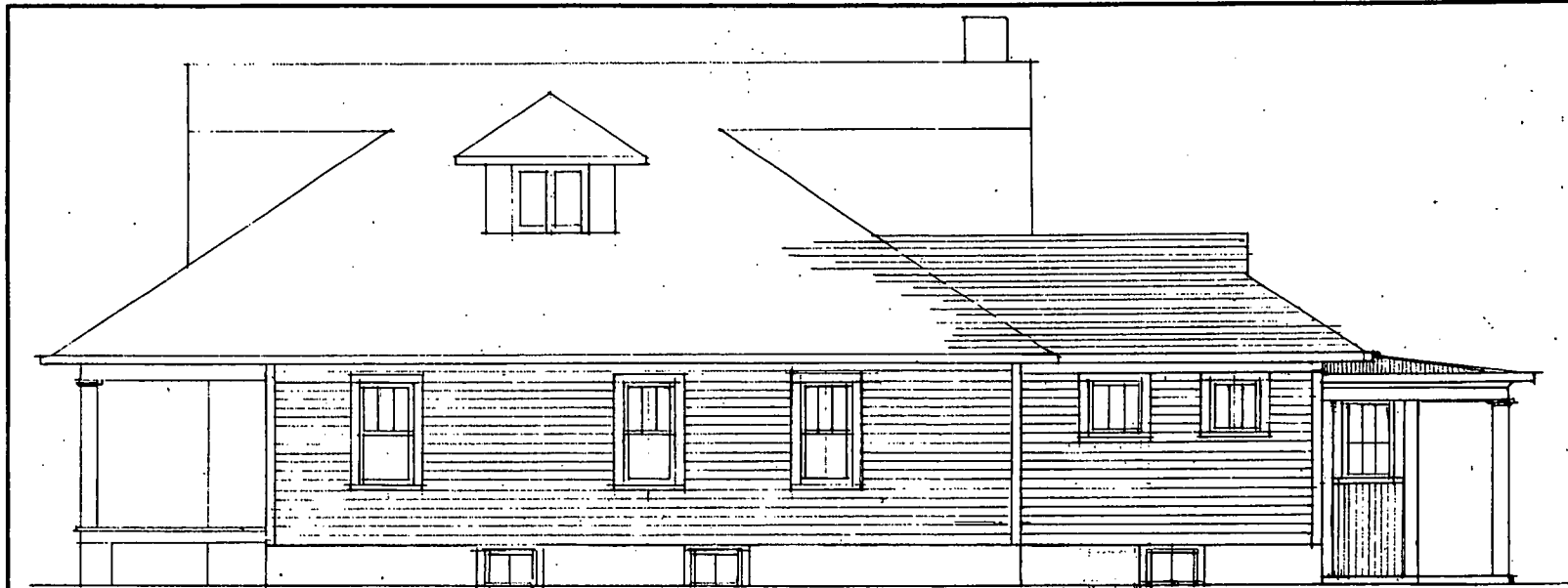
REVISED PLAN



1000 Williams Road
 Solomons, MD 20688
 301-320-1590
 Fax: 301-320-1591
 Paul.Treseder@att.net

Paul Treseder
 ARCHITECT AIA

Date	
Scale	
Drawn	
Job	
Sheet	5
Of	Sheets



EXISTING ——— * ——— PROPOSED
 ← 6" OFFSET →

SOUTH ELEVATION

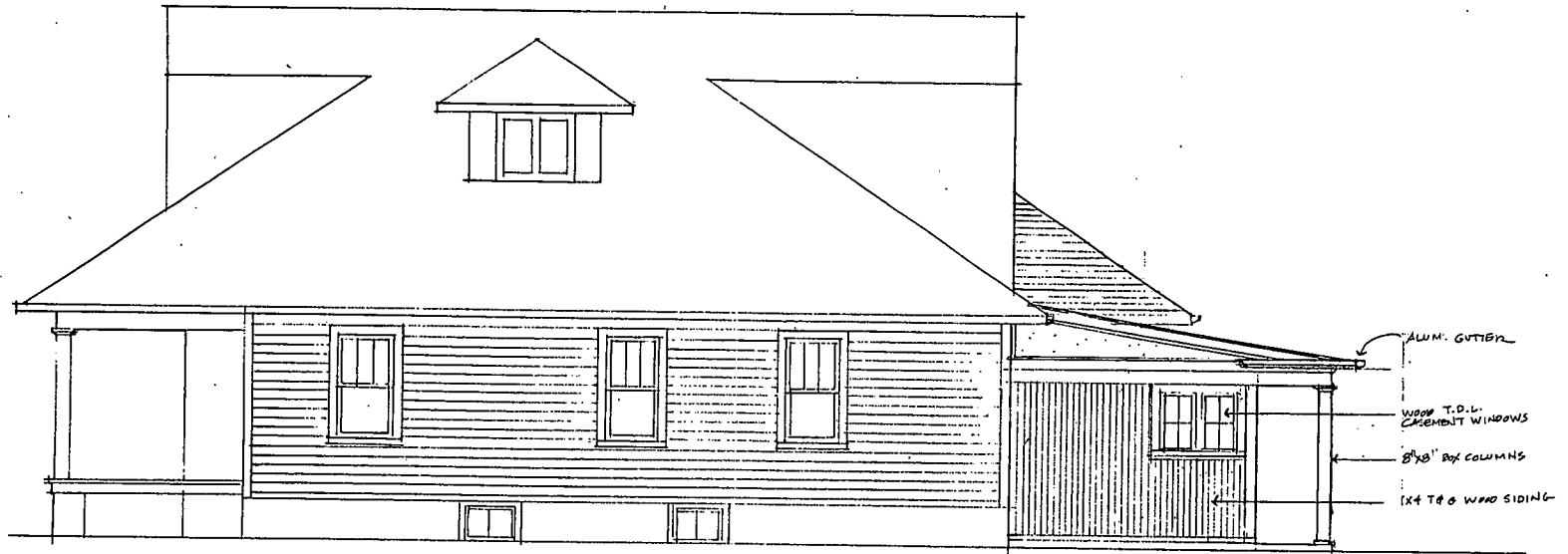


1500 Westwood Park
 Bethesda, MD 20816
 301-530-1180
 Fax: 301-530-1180
 Paul Treseder Architect AIA

Paul Treseder
 ARCHITECT AIA

Date	
Scale	
Drawn	
Job	
Sheet	6
Of	Sheets

ORIGINAL PLAN



SOUTH ELEVATION

REVISED PLAN



8200 Woodcrest Road
 Bethesda, MD 20816
 Tel: 301-530-1500
 Fax: 301-530-1501
 Paul Treseder
 Architect AIA

Paul Treseder
 Architect AIA

Date

Scale

Drawn

Job

Sheet

Of

Sheets



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	531 Albany Ave, Takoma Park	Meeting Date:	3/28/2007
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	3/21/2007
Applicant:	Eileen Fitzgerald & Andrew Givens (Paul Treseder, Architect)	Public Notice:	3/14/2007
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michele Oaks

PROPOSAL: Major addition to dwelling

RECOMMENDATION: Proceed to HAWP

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the
Takoma Park Historic District

STYLE: Colonial Revival Bungalow

DATE: 1908

The house is a three-bay, wood frame bungalow with a central, gambrel roofed dormer projecting from the second story roof detailed with a projected, tripartite window and a diamond window. The main hip roof extends to form the ceiling for the covered front porch, which is detailed with Doric columns and a simple square picket balustrade. The house is clad in horizontal, wood siding and the roof is sheathed in asphalt shingles. The windows are a collection of 2/2, 3/1, true-divided light, wood windows and 1/1-replacement windows.

The subject property is located at a prominent corner across the street from a city park within the historic district. The house is sited on 2, 452 SF of land and contains many mature trees.

HISTORIC CONTEXT

An excerpt from Places from the Past:

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop

during this period.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicant proposes to change the existing house by constructing a one-story, rear addition.

The proposed materials are:

- Windows: wood, true divided light
- Roofing: asphalt to match existing
- Siding: wood horizontal with a profile to match the siding profile on the main massing.

APPLICABLE GUIDELINES:

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

Takoma Park Historic District

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters etc. is encouraged
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

Montgomery County Code; Chapter 24Ab

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

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 proposed addition is sympathetic to the style, scale and massing of this outstanding historic resource. Staff feels that by recessing the elevations of the addition, having the open porch be the only projection and maintaining a lower roofline, there is a clear delineation between the historic fabric and the proposed new construction. Although the rear addition will alter the first floor of the main massing, it retains the second floor of the house's original fabric on the rear elevation. Furthermore, the solid mass of the addition will be completely located at the rear maintaining the existing integrity of the original massing and the Albany Avenue streetscape. Since this property is a corner lot, the side elevation of the house and the future addition will be visible from the Takoma Avenue public right-of-way, however, limiting the roofline to one-story, and sighting the screen porch on the visible façade, provides a sense of openness. It is for these reasons staff feels this proposal meets the above criteria outlined in the *Takoma Park Guidelines*.

STAFF RECOMMENDATION:

Proceed to HAWP.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESEDER
Daytime Phone No.: 301-320-1580

Tax Account No.: _____
Name of Property Owner: EILEEN FITZGERALD & ANDREW GIVEN S. Daytime Phone No.: _____
Address: 531 ALBANY AVE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
House Number: 531 ALBANY AVE Street _____
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE
Lot: 30 Block: 74 Subdivision: TPLT SUB. OF TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 200,000
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: WSSC Septic Other: _____
2B. Type of water supply: WSSC Well 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.
[Signature] 3-08-07
Signature of owner or authorized agent Date

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

Owners Name:

Eileen Fitzgerald and Andrew Givens
531 Albany Avenue
Takoma Park, MD 20912

Adjacent and Confronting:

Doug and Stacy Gurian-Sherman
527 Albany Avenue, Takoma Park, MD 20912

Leon and Peggy Robbins
7607 Takoma Avenue, Takoma Park, MD 20912

Montgomery College

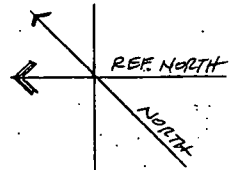
531 Albany Avenue, Takoma Park, Maryland

a.) Description of existing resource:

The existing house is a category one bungalow located on a prominent corner across the street from a city park. The most prominent feature of the house is its broad hipped roof featuring gambrel dormers front and back, along with a front porch extending the full width of the front of the house. The house retains its original windows and siding.

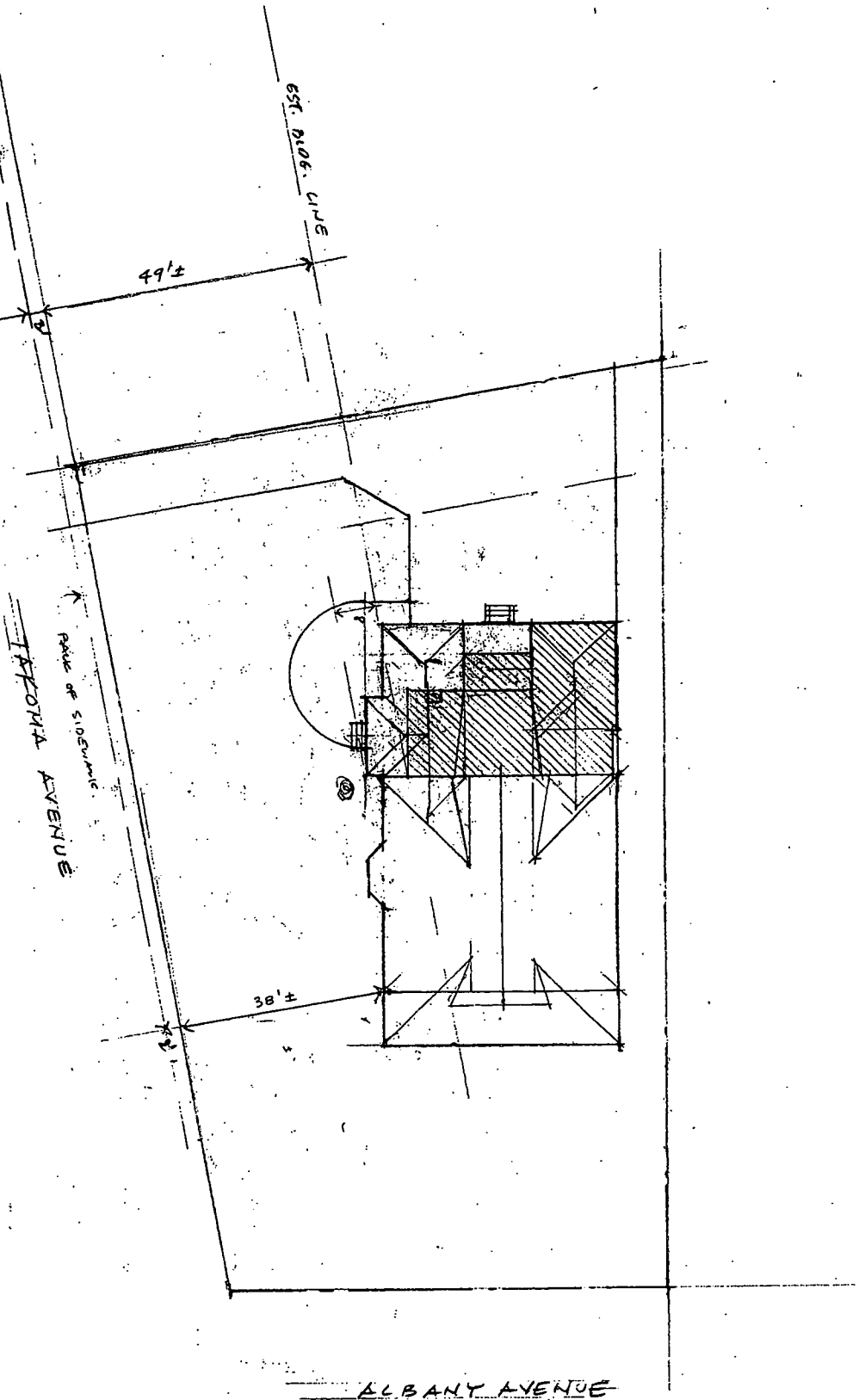
b.) Description of the project and its impact:

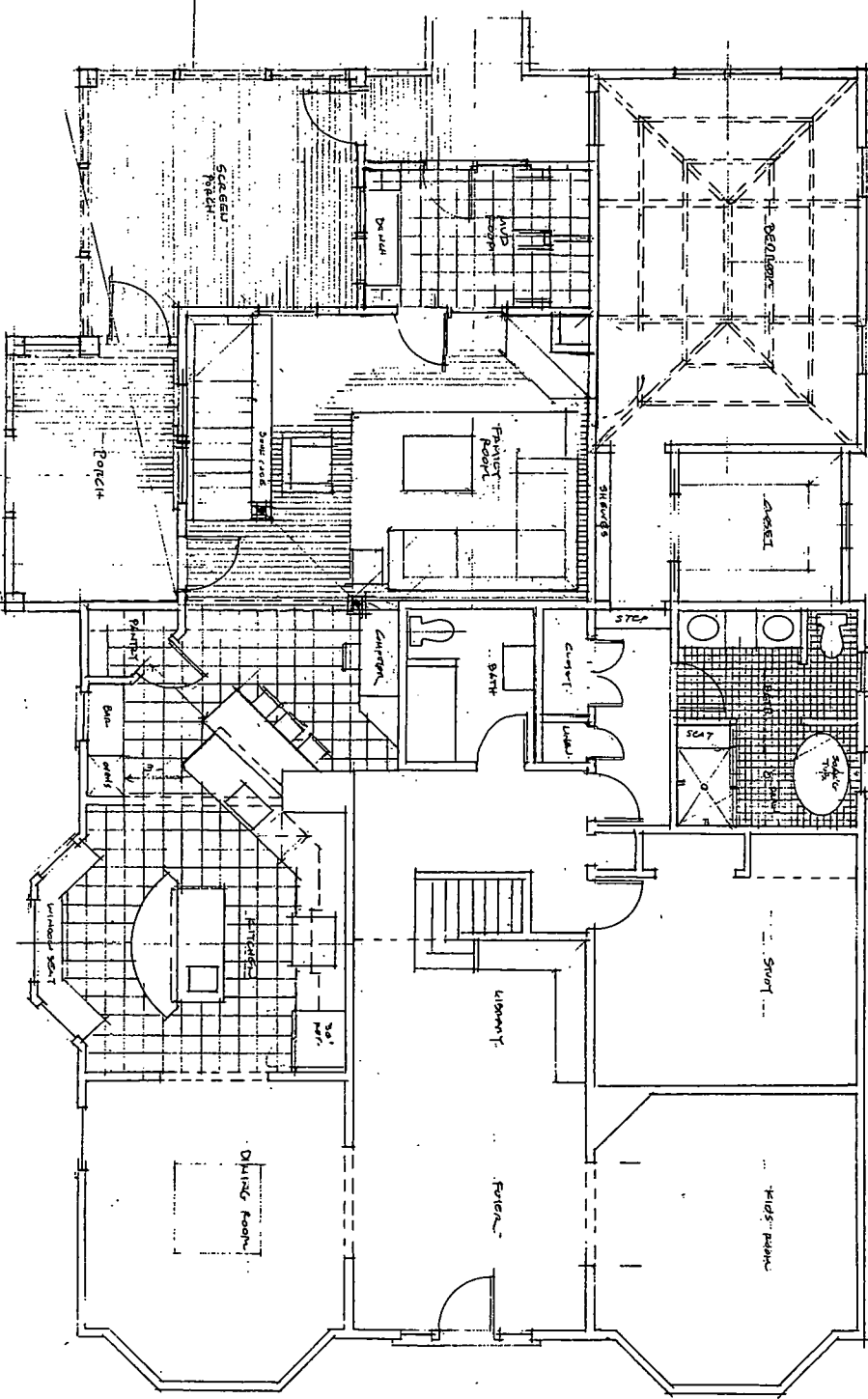
The project consists of a one-story addition on the rear of the bungalow, which will be quite visible from the street because of its corner lot. The design strategy was first to limit the addition to one story. Then the addition was divided into three components, two wings with hipped roofs flanking a low-pitched center section. The hipped wings match the existing roof slope, but the peaks are only 6' above the eave because of the above-mentioned breakdown, and the rear gambrel dormer is left unobscured. In addition, the wing which presents to Takoma Avenue is primarily porches, further reducing the mass of the addition and recalling historical additions. Exterior windows, roof and siding will match the existing house.



SITE PLAN

SCALE: 1" = 20'-0"





Proposed

EXISTING

Proposed

EXISTING

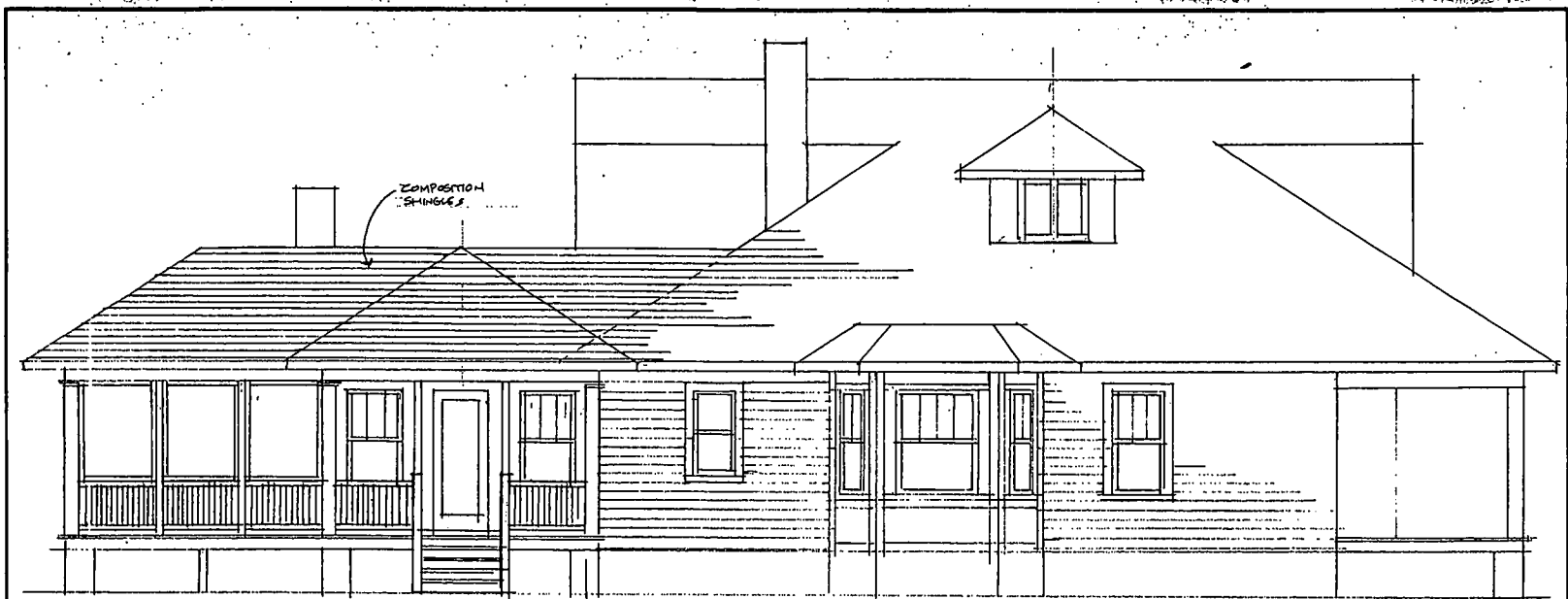
1st FLOOR PLAN 2-14-03

DATE	2-14-03
SCALE	1/8" = 1'-0"
DRAWN	PT
JOB	
SHEET	62
OF SHEETS	62

Paul Treseder
Architect AIA

6320 Woodcrest Road
Bethesda, MD 20816
301-320-1580
301-320-1581
Paul.Treseder@verizon.net





NORTH ELEVATION

PROPOSED * EXISTING



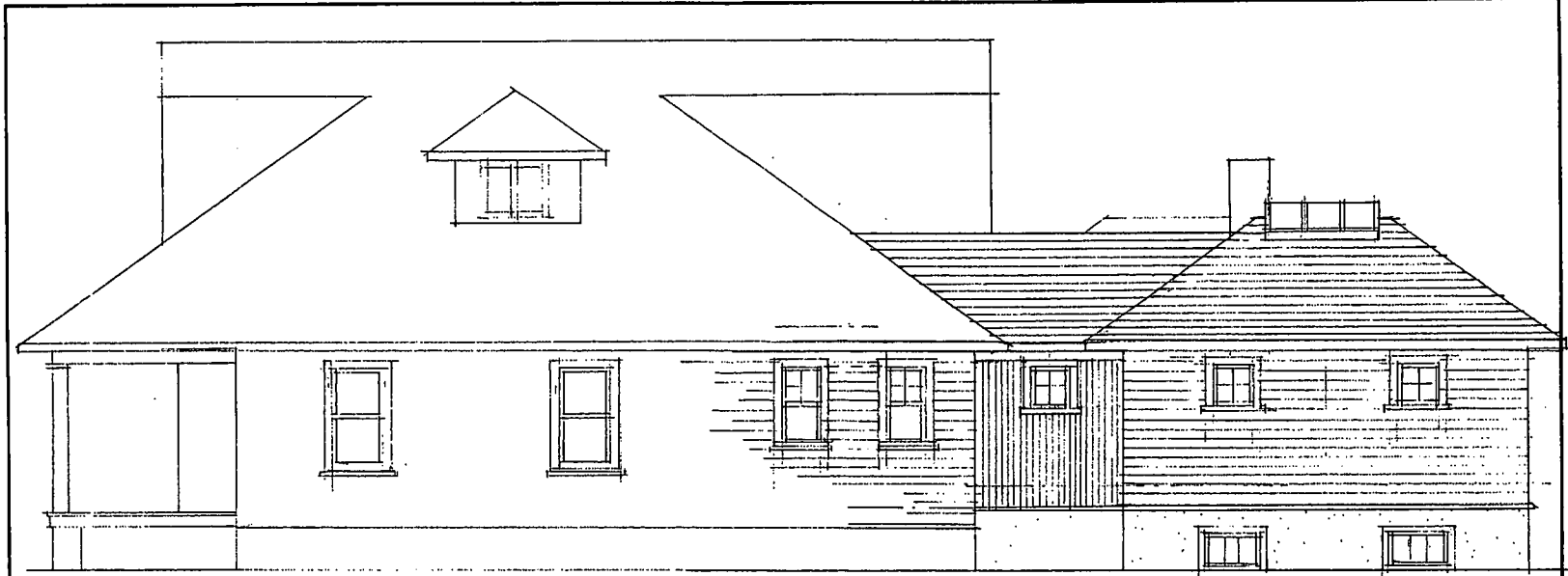
WEST ELEVATION



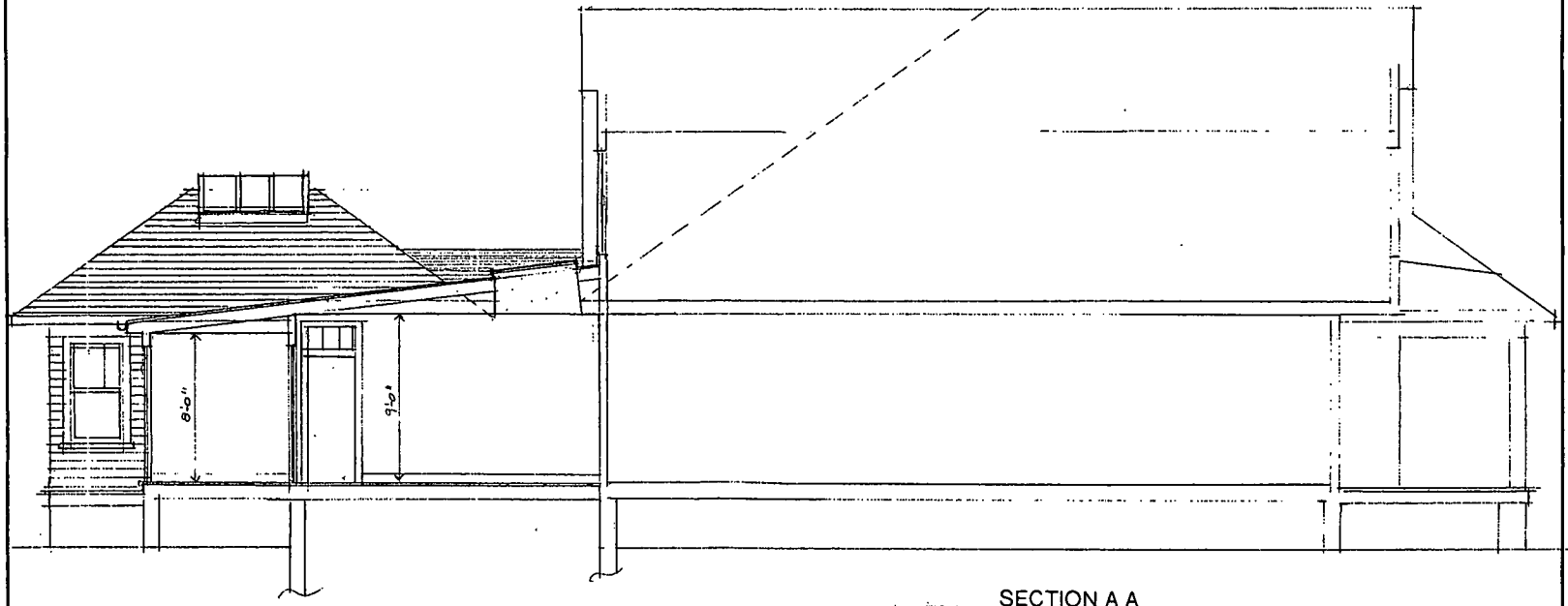
6320 Westcott Road
Bethesda, MD 20816
Phone: 301-320-1800
Fax: 301-320-1801
Paul.Treseder@architect.com

Paul Treseder
ARCHITECT AIA

Date
Scale 1/4" = 1'-0"
Drawn
Job
Sheet
OI Sheets



SOUTH ELEVATION



SECTION A A



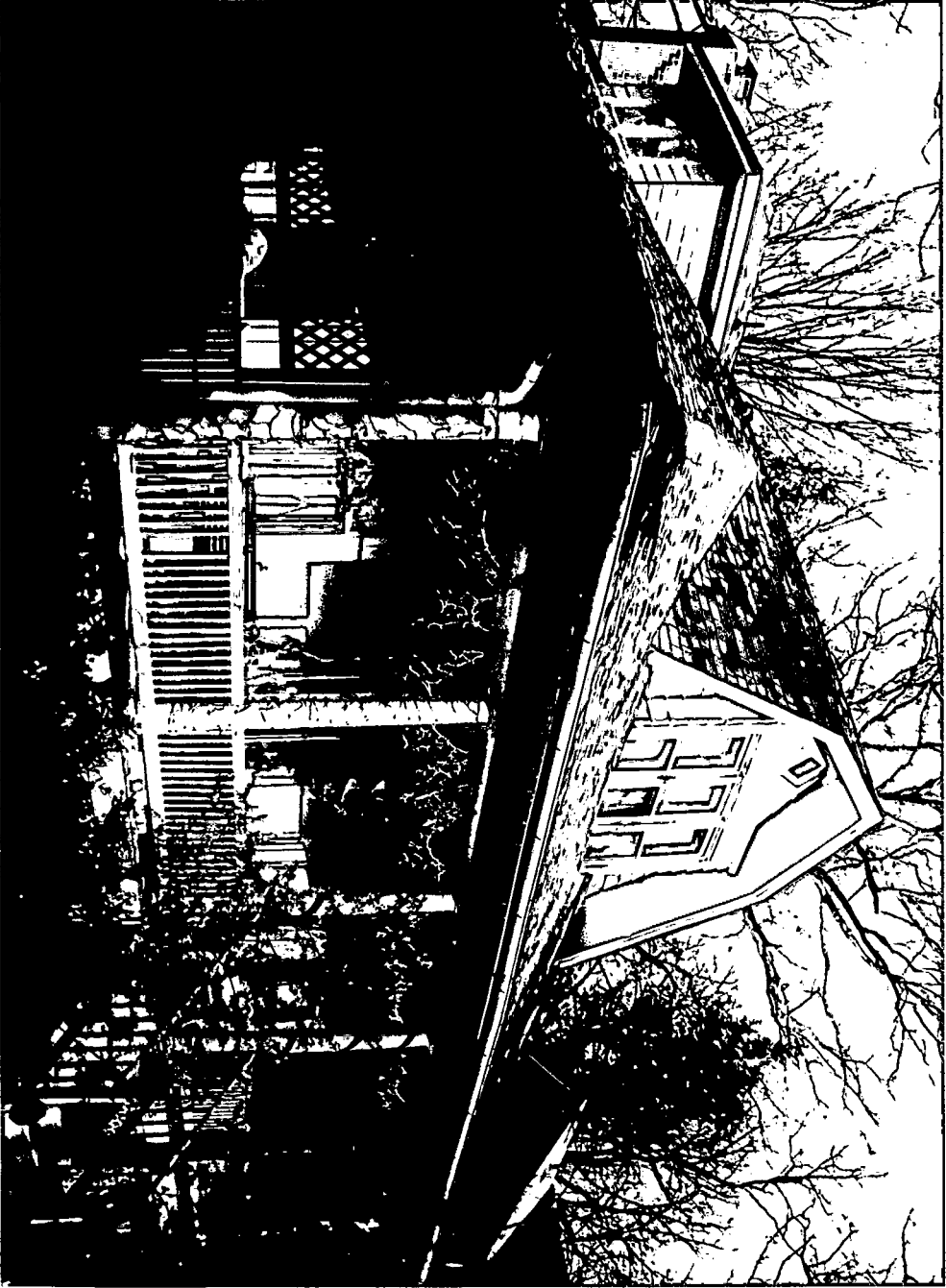
620 Worcester Road
 Berlin, MA 01820
 Tel - 301-320-1581
 Fax - 301-320-1581
 Paul.Tresseder@ttdan.net

Paul Tresseder
 ARCHITECT AIA

Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	4
Of	Sheets



FRONT
(ALBANY AVENUE)



FRONT
(MANSURY AVE)



REAR
(TAKOMA AVE)

PCAR





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE MD 20850
240177-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESEDEA
Daytime Phone No.: 301-320-1580

Tax Account No.: _____
Name of Property Owner: EILEEN FITZGERALD & ANDREW GIVENS. Daytime Phone No.: _____
Address: 531 ALBANY AVE TAKOMA PARK MD. 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 531 ALBANY AVE Street _____
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE
Lot: 30 Block: 7F Subdivision: TPLT SUB. OF TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 200,000
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: WSSC Septic Other: _____
2B. Type of water supply: WSSC Well 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.

[Signature] Signature of owner or authorized agent 3-08-07 Date

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

Owners Name:

**Eileen Fitzgerald and Andrew Givens
531 Albany Avenue
Takoma Park, MD 20912**

Adjacent and Confronting:

**Doug and Stacy Gurian-Sherman
527 Albany Avenue, Takoma Park, MD 20912**

**Leon and Peggy Robbins
7607 Takoma Avenue, Takoma Park, MD 20912**

Montgomery College

531 Albany Avenue, Takoma Park, Maryland

a.) Description of existing resource:

The existing house is a category one bungalow located on a prominent corner across the street from a city park. The most prominent feature of the house is its broad hipped roof featuring gambrel dormers front and back, along with a front porch extending the full width of the front of the house. The house retains its original windows and siding.

b.) Description of the project and its impact:

The project consists of a one-story addition on the rear of the bungalow, which will be quite visible from the street because of its corner lot. The design strategy was first to limit the addition to one story. Then the addition was divided into three components, two wings with hipped roofs flanking a low-pitched center section. The hipped wings match the existing roof slope, but the peaks are only 6' above the eave because of the above-mentioned breakdown, and the rear gambrel dormer is left unobscured. In addition, the wing which presents to Takoma Avenue is primarily porches, further reducing the mass of the addition and recalling historical additions. Exterior windows, roof and siding will match the existing house.



PEAN
(TAKOMA AVE)

Summary of Case:

Preliminary Consultation on 3/28/07 (see attached minutes). Commission supported design they felt that it was in scale with the existing massing and did not overpower the house. They supported the design as is and recommended that the applicant proceed to applying for a HAWP.

1 VOTE.

2 MS. O'MALLEY: Those opposed raise your right
3 hand.

4 VOTE.

5 MS. O'MALLEY: So it's 4 to 2. The two opposed
6 are Commissioner Fuller and Commissioner O'Malley. So that
7 passes.

8 MR. WAGNER: Perfect. It passes with the
9 condition?

10 MS. OAKS: It passes minus the first condition,
11 which was lower the height of the ridge.

12 MR. WAGNER: Perfect. Thank you.

13 MS. O'MALLEY: We'll move on to the preliminaries.
14 The first one is at 531 Albany Avenue in Takoma Park.

15 MS. OAKS: 531 Albany Avenue is an outstanding
16 resource within the Takoma Park Historic District. The
17 applicant is proposing a large addition onto the rear of the
18 dwelling. The existing resource is a three bay wood frame
19 bungalow with a very interesting central gabled roof dormer
20 projecting from the second story.

21 The main hip roof extends to form the ceiling for
22 the covered porch, which is detailed with dork columns and a
23 simple square picket. The house is clad in horizontal wood
24 siding, and the roof is sheathed in asphalt shingles. The
25 windows are a collection of two over two and three over one
26 true divided light windows, and there is some one over one

1 replacement.

2 An important site note is that this property is
3 located on a prominent corner across the street from a city
4 park, and at the intersection of Albany and Takoma Avenue.
5 As I said, the applicant is proposing a rear addition. The
6 proposed materials are wood true divided light windows,
7 siding to match the existing profile, and asphalt roofing.

8 We feel that the proposed addition is very
9 sympathetic to the style, scale and massing of the resource.

10 We feel that by the recessing of the elevations of the
11 addition and having the open porch be the only projecting
12 element on it, and maintaining a lower roof line, is a clear
13 delineation between the historic fabric and the proposed new
14 construction.

15 We do note that the rear addition will alter the
16 first floor of the main massing, but I will note that we
17 will retain the second floor of the original house's fabric
18 on the rear elevation. And the Takoma Park Guidelines do
19 support rear additions. And we are encouraged that they are
20 retaining 50 percent of the fabric on the rear elevation.

21 I will note again that this property is on a
22 corner lot, and the side elevation of the house and the
23 future addition will be visible from Takoma Avenue, but we
24 feel that by siding the screen porch on this facade, it
25 helps to give a sense of openness on that side and really
26 does not give a lot of mass. And it's for all of those

1 reasons that we feel that this is a successful proposal and
2 we are supporting it to proceed to a historic area work
3 permit.

4 I did get a email from the architect who,
5 unfortunately, could not be here this evening, but the owner
6 will be here. I hope she is. I haven't met her yet. I've
7 been working with the architect. And he has said to me that
8 it looks like they will be making a smaller, about five foot
9 change to, shorter change to the addition. So there might
10 be a slight modification when you see this as a historic
11 area work permit. And with that said, the applicant is
12 here, and I'll be happy to entertain any questions you might
13 have.

14 MS. O'MALLEY: Any questions for staff?

15 MR. BURSTYN: Yes. The front rear gables, do you
16 believe that those are original construction?

17 MS. OAKS: Yes. Definitely. It's a very unique
18 property. We're really, I think, fortunate to have this
19 unique building in the district.

20 MS. O'MALLEY: Could the applicant come up to the
21 table, please. State your name, please.

22 MS. FITZGERALD: Eileen Fitzgerald.

23 MS. O'MALLEY: Did you want to make any comments?

24 MS. FITZGERALD: No, not really. I mean, we've
25 worked really, really hard to try to give us, to make
26 something that would fit within your requirements and be

1 consistent with the house. Obviously, we wouldn't own this
2 house if we didn't value it. We're trying to make sure that
3 whatever we do does not detract from it.

4 MR. FULLER: I think that you and your architect
5 and staff have done an excellent job. I mean, I like the
6 fact that the addition is sympathetic to and smaller than,
7 and definitely in scale of and not overpowering the old
8 house. I concur with everything people have said about it's
9 a very unique resource, and you know, it's a shame to do
10 anything, but to the extent that there's an addition being
11 done, it's very sympathetic and from my perspective very
12 supportable to move into a HAWP.

13 MS. ALDERSON: I completely agree. I'd like to
14 comment on the context. This is a block of, well, the
15 whole, that particular subdivision of varied heights, one to
16 story, in between, massing, shakes, windows, details, lots
17 of greenery. No one is going to notice this, and it's very
18 sympathetic and we commend all the effort you put in to
19 making it easy.

20 MS. FITZGERALD: Thank you.

21 MS. O'MALLEY: Any questions for the applicant? I
22 think your next step is to come back with your HAWP. As
23 long as it's pretty similar to this, it should be an easy
24 time.

25 MS. FITZGERALD: Thank you very much.

26 MS. O'MALLEY: Thank you for all your work. The

1 next one is B, 22022 Dickerson Road in Dickerson.

2 MS. TULLY: 2202 Dickerson road is a contributing
3 resource in the Dickerson Locational Atlas District. It's a
4 one story pyramidal bungalow, pyramidal roof bungalow that
5 sits at the front southeast corner of a one acre lot behind
6 a tall fence. There are existing additions and a rear deck,
7 as well as an attached single car garage and a small shed.

8 This is the second time you've seen this project.
9 This is the second preliminary consultation. And this is a
10 Locational Atlas District so I will just remind the
11 commission and the audience, you know, what that entails.
12 Under 24(a)(1) of the Historic Preservation Ordinance,
13 property owners who wish to demolish or substantially alter
14 a resource within a Locational Atlas Historic District have
15 two options.

16 They can have their request reviewed under the
17 historic area work permit provision of the ordinance, or
18 they may file for a permit which would trigger an expedited
19 evaluation of the entire district. So that is what we are
20 working under this evening is reviewing this preliminarily
21 as though it were a historic area work permit application.

22 And I will remind you of the site. Here is
23 Dickerson Road. There's the house. This is the Methodist
24 Episcopal Church south. This pyramidal form and peak^(DSR1)
25 porch are the main character defining features of this
26 property, and what the commission at the last preliminary

Jeff - Great
Caroline - Block is a married -
this addition will fit in -
Consensus: proceed to HAWP -

III-A

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 531 Albany Ave, Takoma Park **Meeting Date:** 3/28/2007
Resource: Outstanding Resource **Report Date:** 3/21/2007
 Takoma Park Historic District
Applicant: Eileen Fitzgerald & Andrew Givens **Public Notice:** 3/14/2007
 (Paul Treseder, Architect)
Review: Preliminary Consultation **Tax Credit:** N/A
Case Number: N/A **Staff:** Michele Oaks
PROPOSAL: Major addition to dwelling
RECOMMENDATION: Proceed to HAWP

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the
 Takoma Park Historic District
STYLE: Colonial Revival Bungalow
DATE: 1908

The house is a three-bay, wood frame bungalow with a central, gambrel roofed dormer projecting from the second story roof detailed with a projected, tripartite window and a diamond window. The main hip roof extends to form the ceiling for the covered front porch, which is detailed with Doric columns and a simple square picket balustrade. The house is clad in horizontal, wood siding and the roof is sheathed in asphalt shingles. The windows are a collection of 2/2, 3/1, true-divided light, wood windows and 1/1-replacement windows.

The subject property is located at a prominent corner across the street from a city park within the historic district. The house is sited on 2, 452 SF of land and contains many mature trees.

HISTORIC CONTEXT

An excerpt from Places from the Past:

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop

during this period.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicant proposes to change the existing house by constructing a one-story, rear addition.

The proposed materials are:

- Windows: wood, true divided light
- Roofing: asphalt to match existing
- Siding: wood horizontal with a profile to match the siding profile on the main massing.

APPLICABLE GUIDELINES:

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

Takoma Park Historic District

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters etc. is encouraged
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

Montgomery County Code; Chapter 24Ab

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

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 proposed addition is sympathetic to the style, scale and massing of this outstanding historic resource. Staff feels that by recessing the elevations of the addition, having the open porch be the only projection and maintaining a lower roofline, there is a clear delineation between the historic fabric and the proposed new construction. Although the rear addition will alter the first floor of the main massing, it retains the second floor of the house's original fabric on the rear elevation. Furthermore, the solid mass of the addition will be completely located at the rear maintaining the existing integrity of the original massing and the Albany Avenue streetscape. Since this property is a corner lot, the side elevation of the house and the future addition will be visible from the Takoma Avenue public right-of-way, however, limiting the roofline to one-story, and sighting the screen porch on the visible façade, provides a sense of openness. It is for these reasons staff feels this proposal meets the above criteria outlined in the *Takoma Park Guidelines*.

STAFF RECOMMENDATION:

Proceed to HAWP.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESEDA
Daytime Phone No.: 301-320-1580

Tax Account No _____

Name of Property Owner: EILEEN FITZGERALD & ANDREW GIVENS
Daytime Phone No.: _____

Address: 531 ALBANY AVE TAKOMA PARK MD. 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 531 ALBANY AVE Street

Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE

Lot: 30 Block: 74 Subdivision: TPLT SUB. OF TAKOMA PARK

Liber _____ Folio _____ Parcel _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Stab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input 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 type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 200,000

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: 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.

[Signature]
Signature of owner or authorized agent

3-08-07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Owners Name:

Eileen Fitzgerald and Andrew Givens
531 Albany Avenue
Takoma Park, MD 20912

Adjacent and Confronting:

Doug and Stacy Gurian-Sherman
527 Albany Avenue, Takoma Park, MD 20912

Leon and Peggy Robbins
7607 Takoma Avenue, Takoma Park, MD 20912

Montgomery College

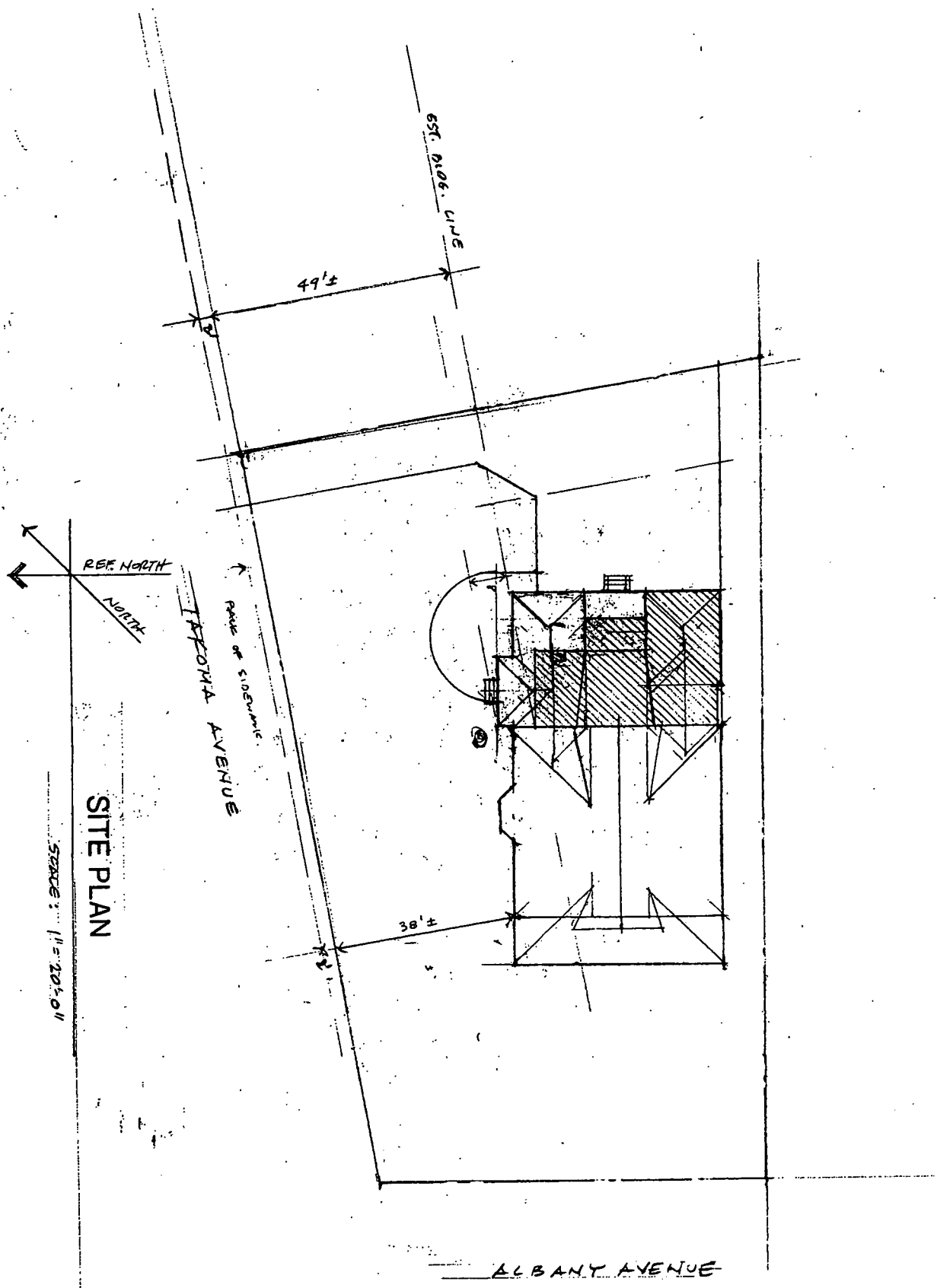
531 Albany Avenue, Takoma Park, Maryland

a.) Description of existing resource:

The existing house is a category one bungalow located on a prominent corner across the street from a city park. The most prominent feature of the house is its broad hipped roof featuring gambrel dormers front and back, along with a front porch extending the full width of the front of the house. The house retains its original windows and siding.

b.) Description of the project and its impact:

The project consists of a one-story addition on the rear of the bungalow, which will be quite visible from the street because of its corner lot. The design strategy was first to limit the addition to one story. Then the addition was divided into three components, two wings with hipped roofs flanking a low-pitched center section. The hipped wings match the existing roof slope, but the peaks are only 6' above the eave because of the above-mentioned breakdown, and the rear gambrel dormer is left unobscured. In addition, the wing which presents to Takoma Avenue is primarily porches, further reducing the mass of the addition and recalling historical additions. Exterior windows, roof and siding will match the existing house.



SITE PLAN

SCALE : 1/4" = 20'-0"

REF. NORTH
NORTH

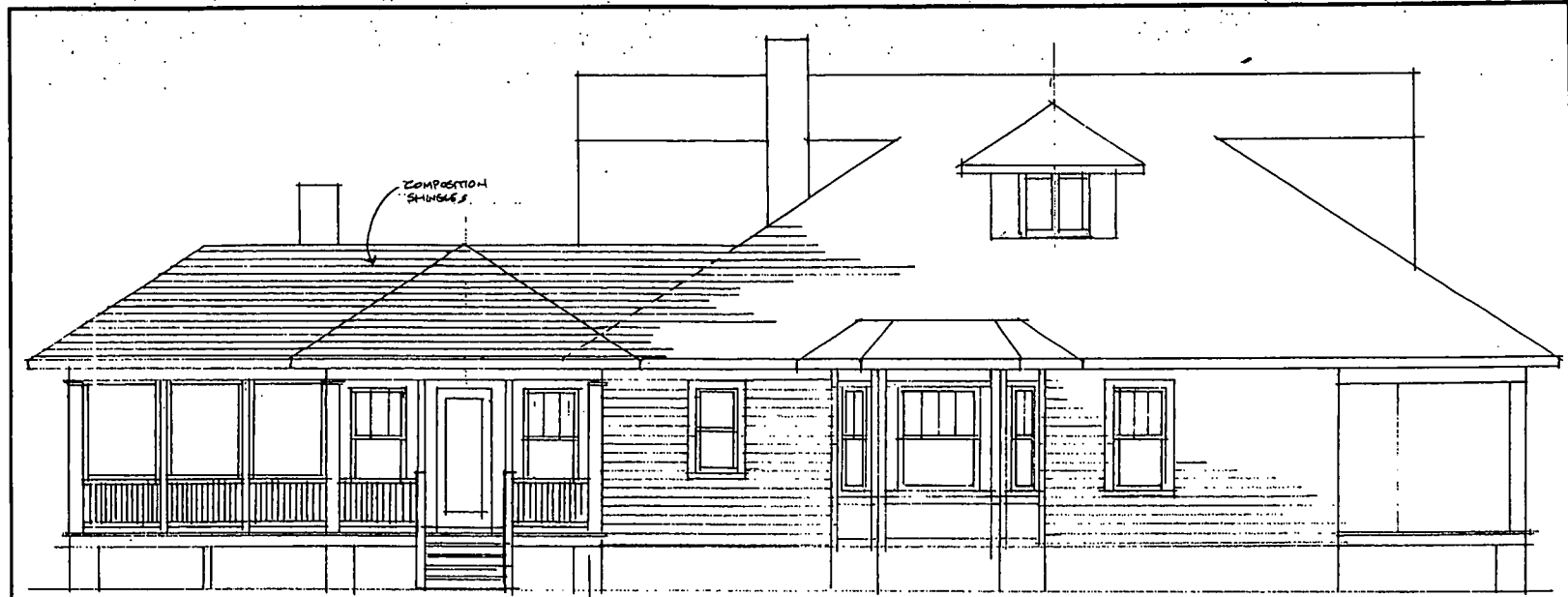
ILLINOIS AVENUE
PART OF SIDEWALK

EST. DISE. LINE

49'±

38'±

ALBANY AVENUE



PROPOSED — * — EXISTING

NORTH ELEVATION

WOOD
CLAPBOARD
SIDING
WOOD
DOUBLE-HUNG
WINDOWS



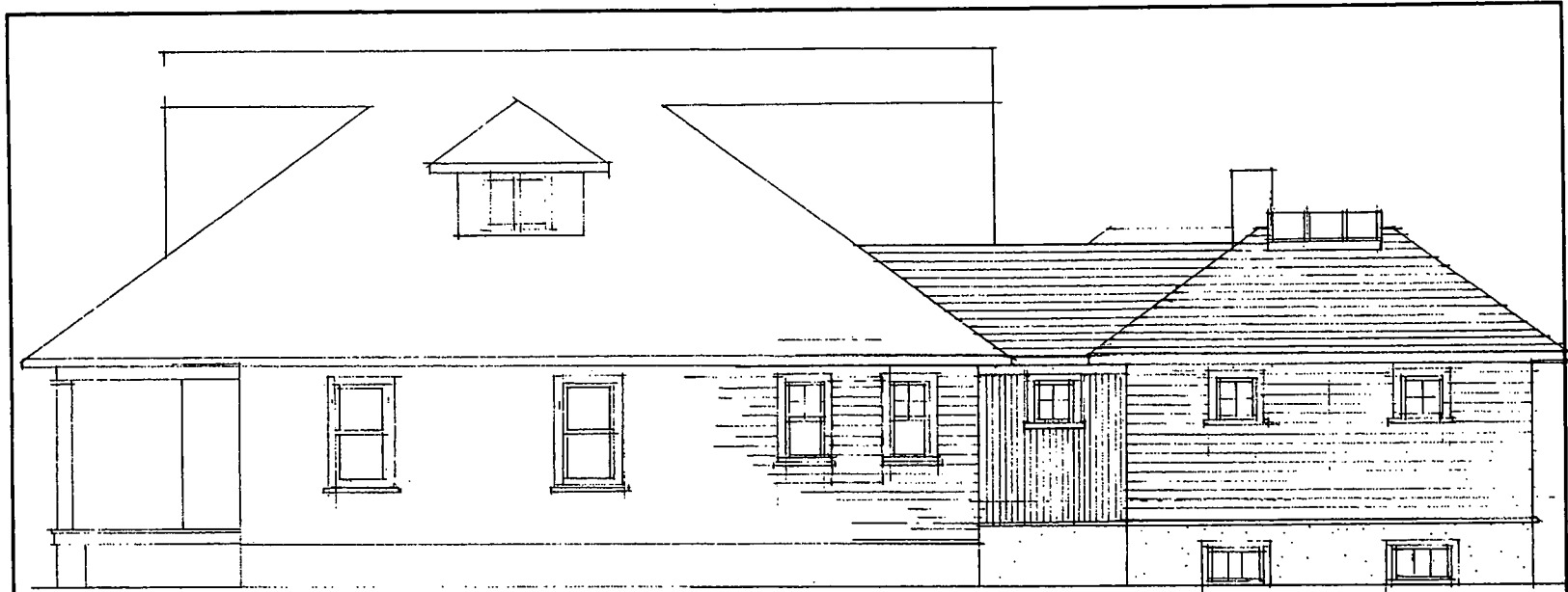
WEST ELEVATION



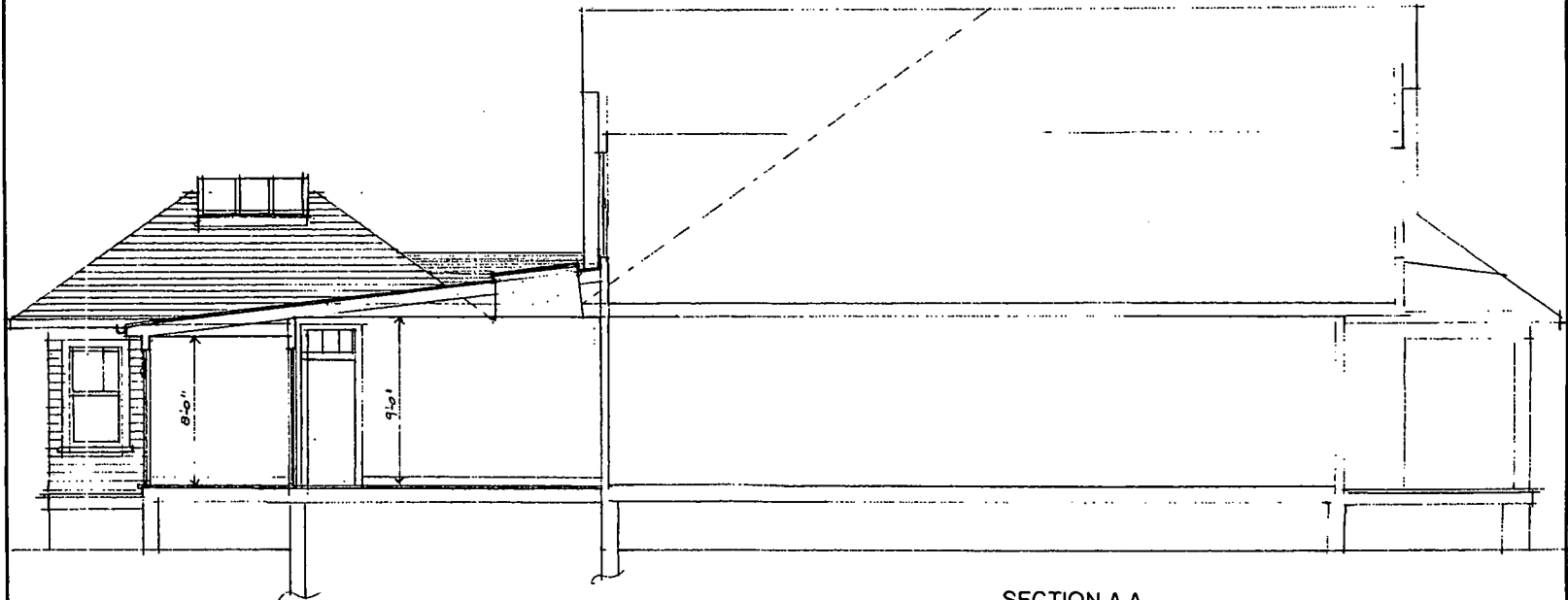
6330 Wisconsin Road
Bellevue, MO 63011
314-635-1500
Fax: 314-635-1501

Paul Tracader

Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	3
Of	Sheet



SOUTH ELEVATION



SECTION A A



Daniel Treacder
 6330 Wilkesport Road
 Bethesda, MD 20815
 301-208-1500
 Fax: 301-208-1501

Daniel Treacder

Date _____
 Scale 1/4" = 1'-0"
 Drawn _____
 Job _____
 Sheet _____
 Of _____





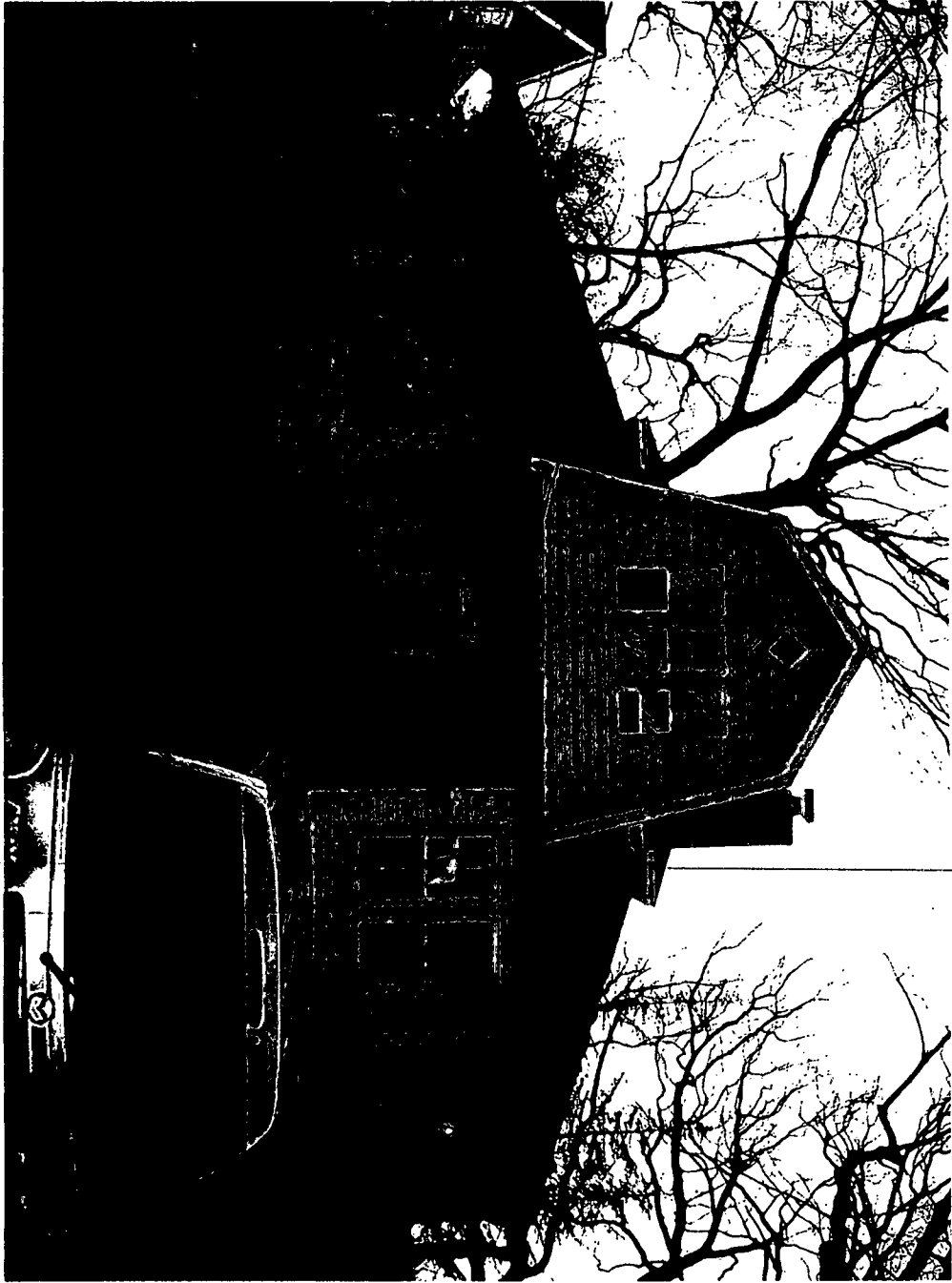
FRONT
(ALBANY AVENUE)



FRONT
(MANSARY AVE)



REAR
(TAFENNA AVE)



PERN

531 Albany Avenue, Takoma Park, Maryland

a.) Description of existing resource:

The existing house is a category one bungalow located on a prominent corner across the street from a city park. The most prominent feature of the house is its broad hipped roof featuring gambrel dormers front and back, along with a front porch extending the full width of the front of the house. The house retains its original windows and siding.

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Owners Name:

**Eileen Fitzgerald and Andrew Givens
531 Albany Avenue
Takoma Park, MD 20912**

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**Doug and Stacy Gurian-Sherman
527 Albany Avenue, Takoma Park, MD 20912**

**Leon and Peggy Robbins
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Montgomery College



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: PAUL TRESEDA
 Daytime Phone No.: 301-320-1580

Tax Account No.: _____
 Name of Property Owner: EILEEN FITZGERALD & ANDREW GIVENS Daytime Phone No.: _____
 Address: 531 ALBANY AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 531 ALBANY AVE Street: _____
 Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE
 Lot: 30 Block: 7F Subdivision: TPL&T SUB. OF TAKOMA PARK
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 200,000
 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: WSSC Septic Other: _____
 2B. Type of water supply: WSSC Well 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.

[Signature] Signature of owner or authorized agent 3-08-07 Date

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

Montgomery County Code; Chapter 24Ab

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

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STAFF DISCUSSION

The proposed addition is sympathetic to the style, scale and massing of this outstanding historic resource. Staff feels that by recessing the elevations of the addition, having the open porch be the only projection and maintaining a lower roofline, there is a clear delineation between the historic fabric and the proposed new construction. Although the rear addition will alter the first floor of the main massing, it retains the second floor of the house's original fabric on the rear elevation. Furthermore, the solid mass of the addition will be completely located at the rear maintaining the existing integrity of the original massing and the Albany Avenue streetscape. Since this property is a corner lot, the side elevation of the house and the future addition will be visible from the Takoma Avenue public right-of-way, however, limiting the roofline to one-story, and sighting the screen porch on the visible façade, provides a sense of openness. It is for these reasons staff feels this proposal meets the above criteria outlined in the *Takoma Park Guidelines*.

STAFF RECOMMENDATION:

Proceed to HAWP.

during this period.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

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PROPOSAL:

The applicant proposes to change the existing house by constructing a one-story, rear addition.

The proposed materials are:

- Windows: wood, true divided light
- Roofing: asphalt to match existing
- Siding: wood horizontal with a profile to match the siding profile on the main massing.

APPLICABLE GUIDELINES:

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

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- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	531 Albany Ave, Takoma Park	Meeting Date:	3/28/2007
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	3/21/2007
Applicant:	Eileen Fitzgerald & Andrew Givens (Paul Treseder, Architect)	Public Notice:	3/14/2007
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michele Oaks

PROPOSAL: Major addition to dwelling

RECOMMENDATION: Proceed to HAWP

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the
Takoma Park Historic District

STYLE: Colonial Revival Bungalow

DATE: 1908

The house is a three-bay, wood frame bungalow with a central, gambrel roofed dormer projecting from the second story roof detailed with a projected, tripartite window and a diamond window. The main hip roof extends to form the ceiling for the covered front porch, which is detailed with Doric columns and a simple square picket balustrade. The house is clad in horizontal, wood siding and the roof is sheathed in asphalt shingles. The windows are a collection of 2/2, 3/1, true-divided light, wood windows and 1/1-replacement windows.

The subject property is located at a prominent corner across the street from a city park within the historic district. The house is sited on 2, 452 SF of land and contains many mature trees.

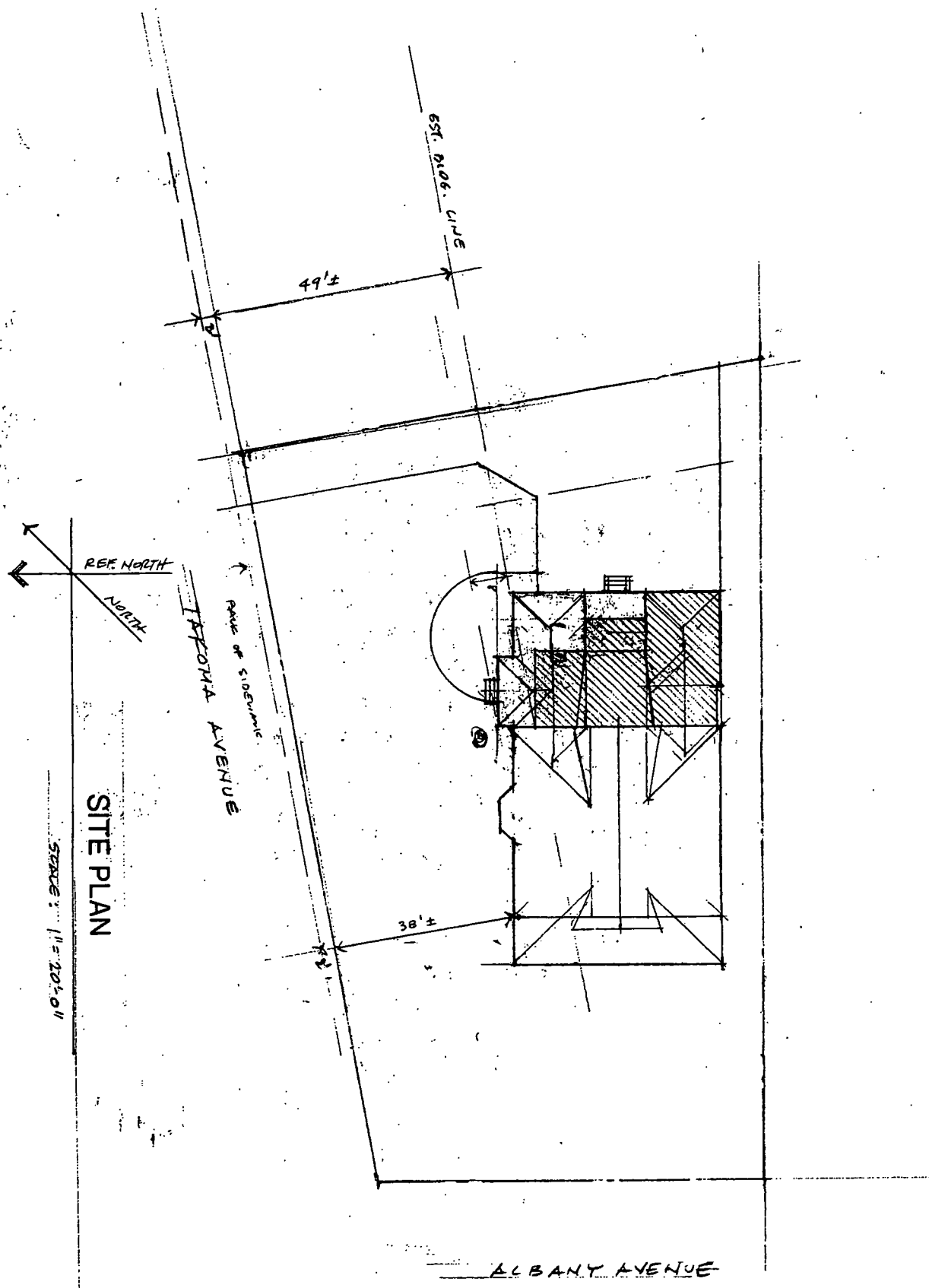
HISTORIC CONTEXT

An excerpt from Places from the Past:

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

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By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop



SITE PLAN

SCALE: 1/4" = 20'-0"

ALBANY AVENUE

IROQUOIA AVENUE

EST. 0206. CURVE

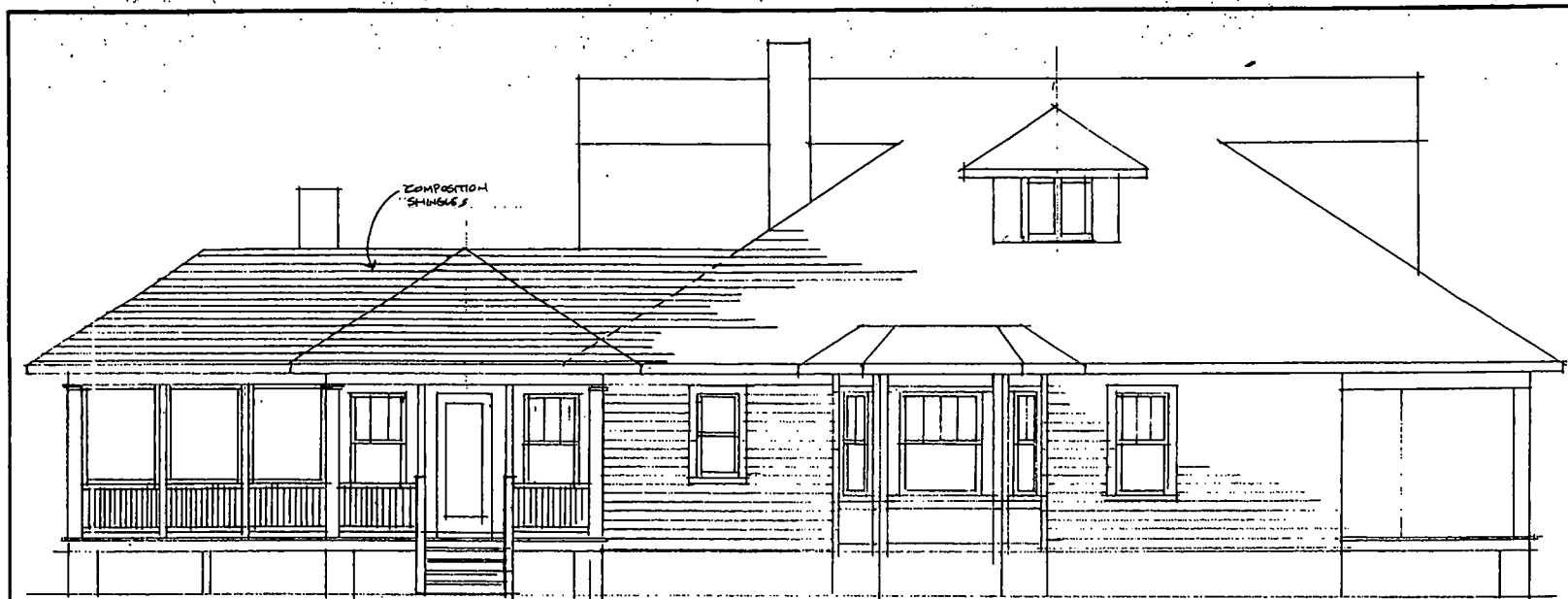
49'±

38'±

REF. NORTH

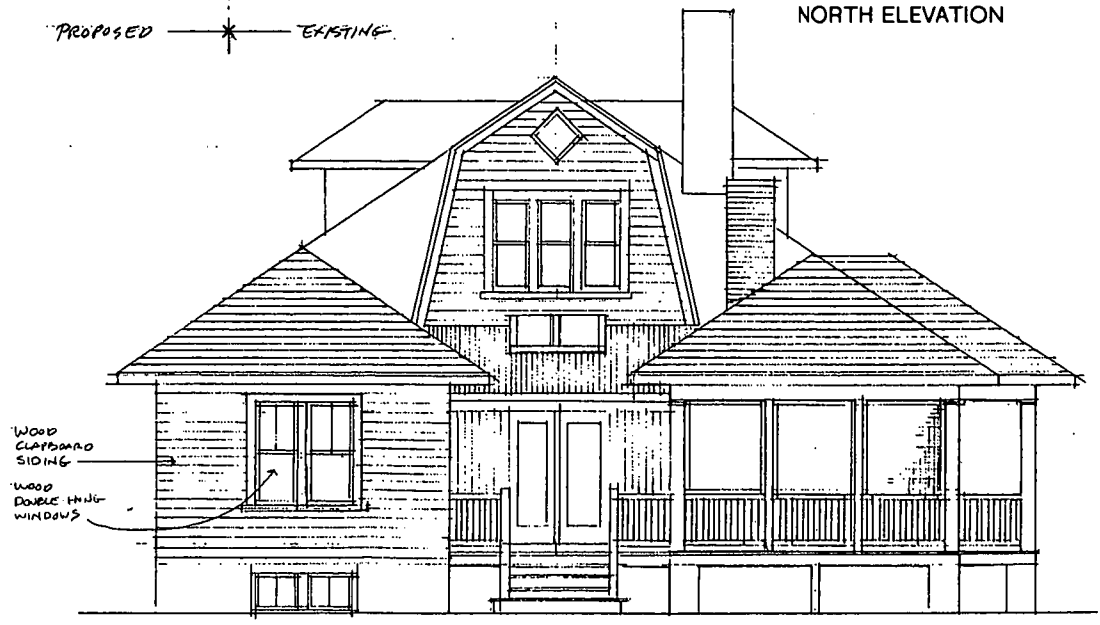
NORTH

PAVE. of SIDEWALK



PROPOSED * EXISTING

NORTH ELEVATION



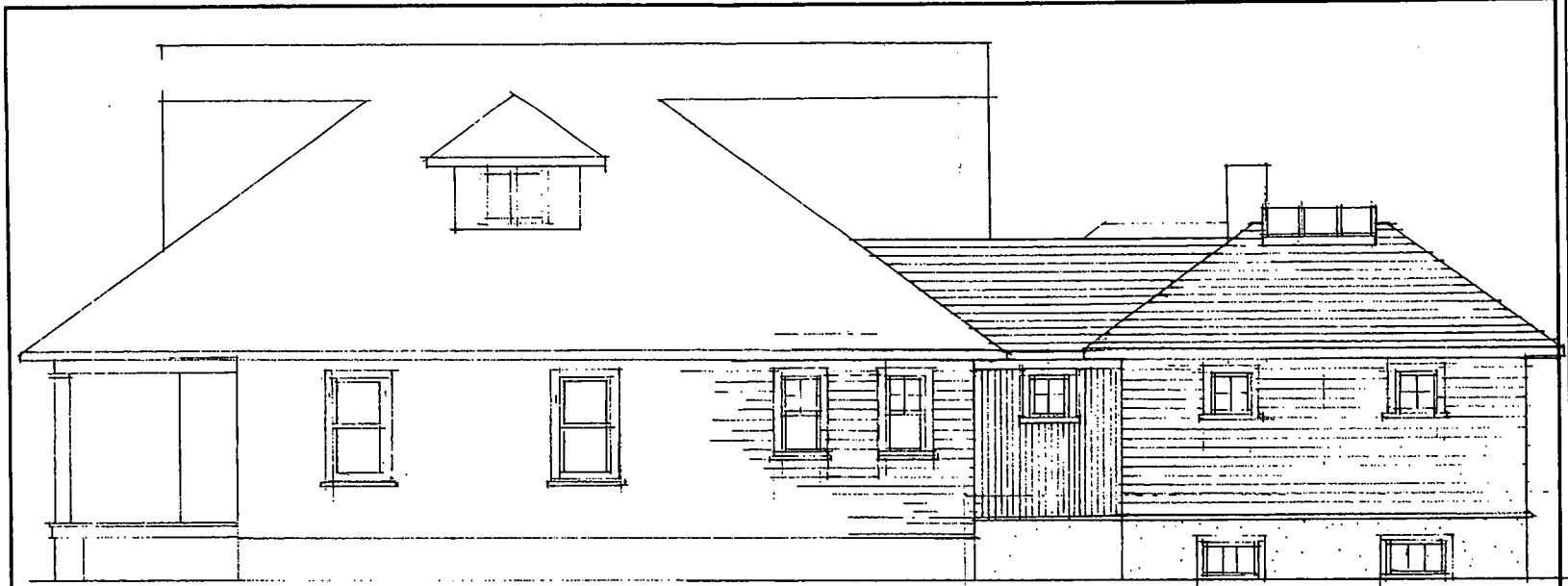
WEST ELEVATION



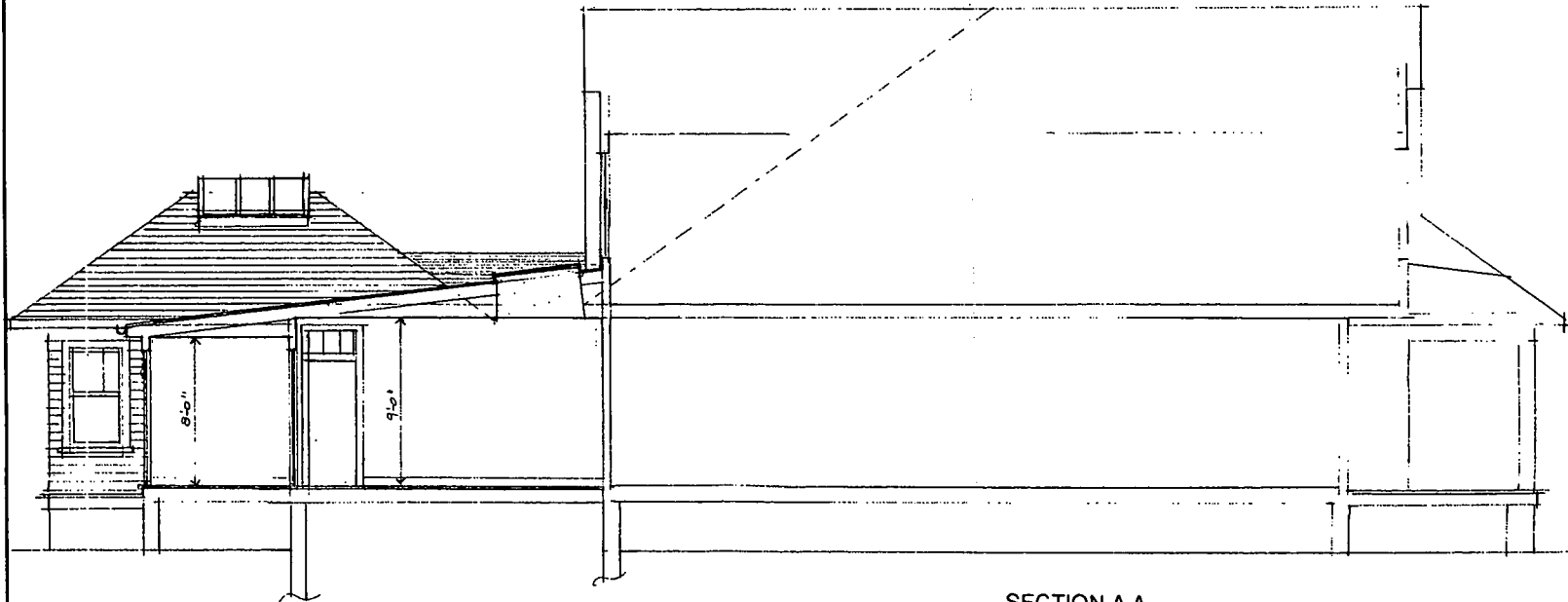
1000 Westwood Road
Bethesda, MD 20815
301-320-1500
Fax - 301-320-1501

Daniel Trecoates

Date	
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Job	
Sheet	3
Of	Sheet



SOUTH ELEVATION



SECTION A



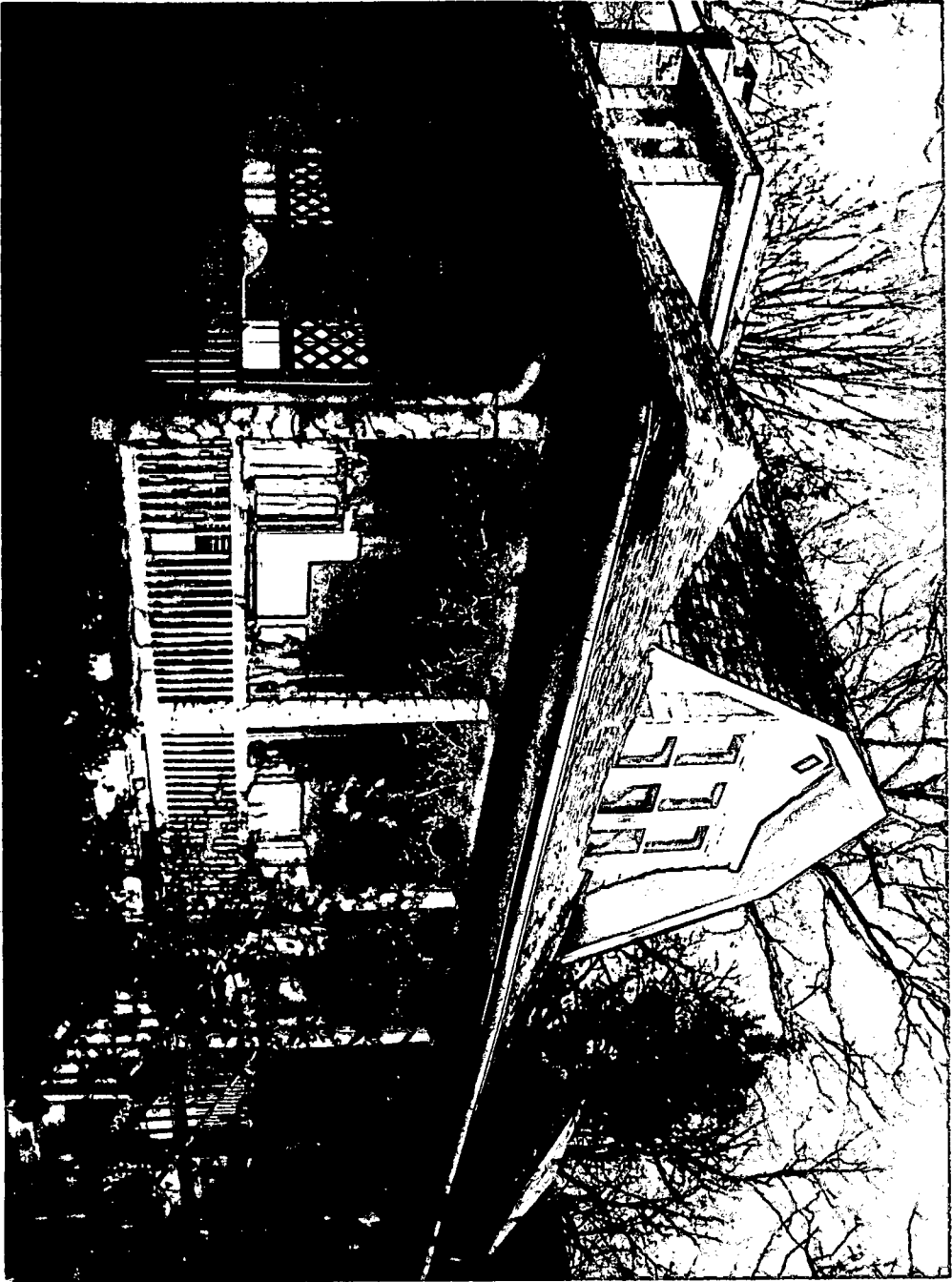
6320 Wilkeswood Road
Beltsville, MD 20815
301-330-1500
Fax - 301-330-1501

Danl Tracer

Date
Scale $\frac{1}{4}'' = 1'-0''$
Drawn
Job
Sheet
4
Of
Sprints



FRONT
(ALBANY AVENUE)



FRONT
(MANSARY AVE)

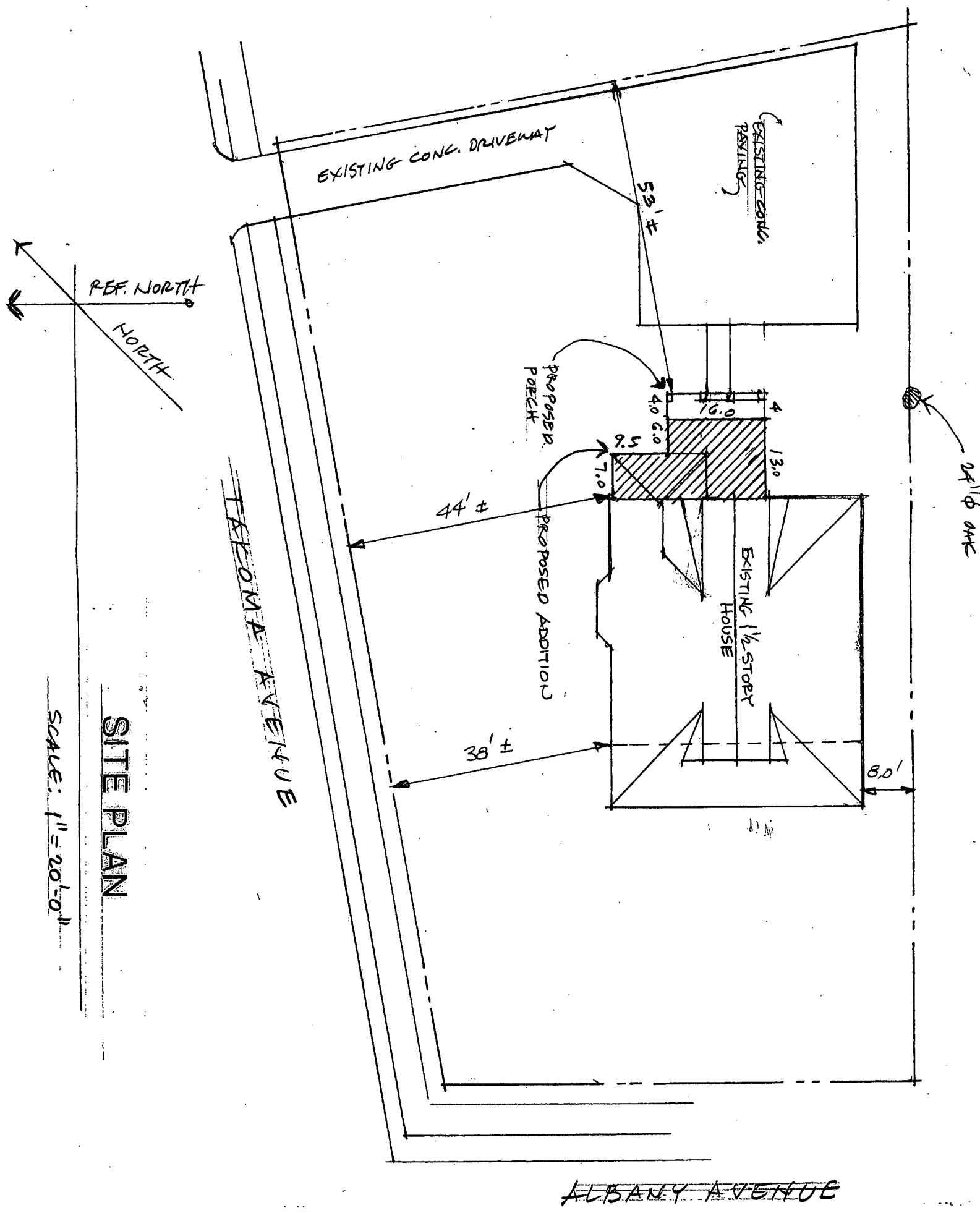


PEAM
(TAKOMA AVE)



1

REAR

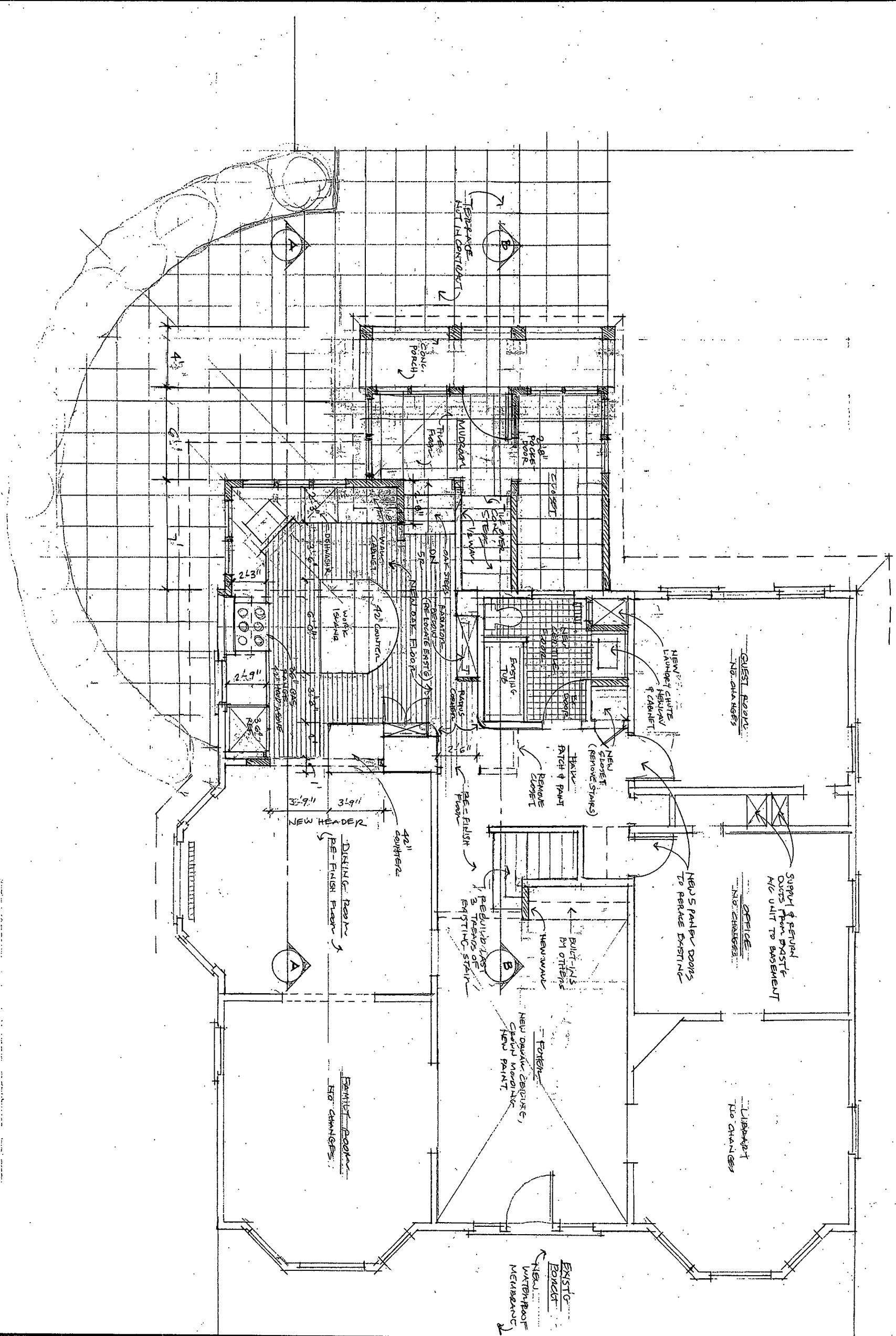


Paul Treseder
Architect AIA

6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Treseder@verizon.net



GIVENS-FITZGERALD HOUSE
531 ALBANY AVENUE
TAKOMA PARK, MD.



FIRST FLOOR PLAN

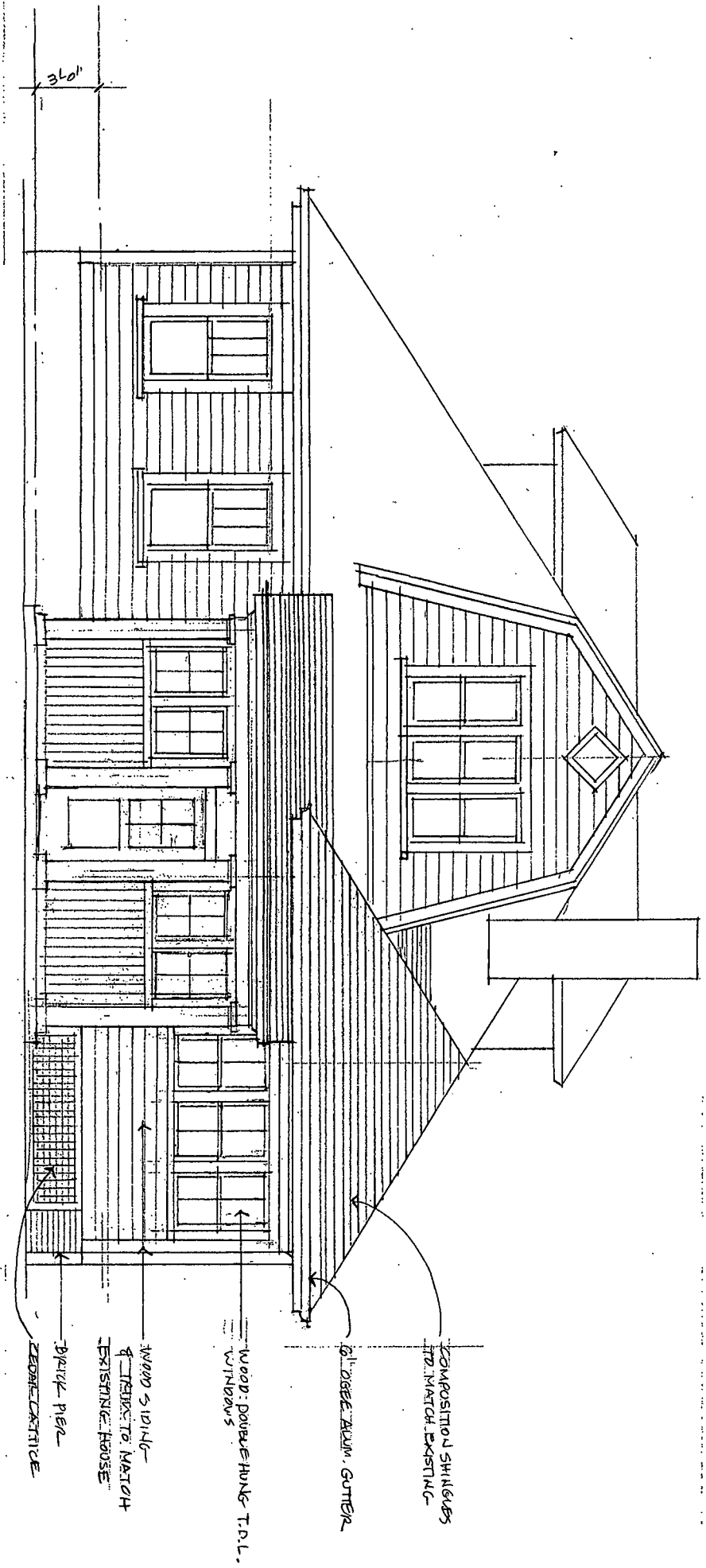
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Job	GENS
Sheet	01

Paul Treseder
Architect AIA

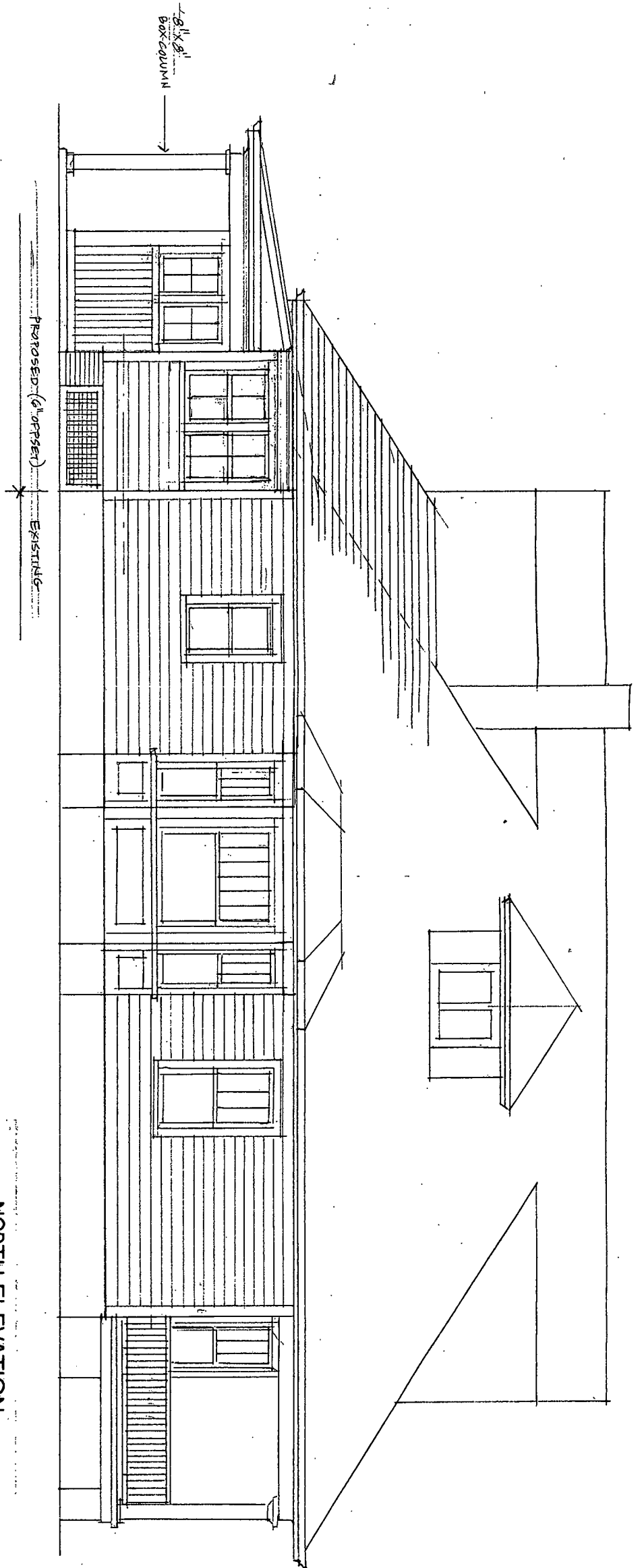
6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax - 301-320-1581
Paul.Treseder@verizon.net



EAST ELEVATION



NORTH ELEVATION

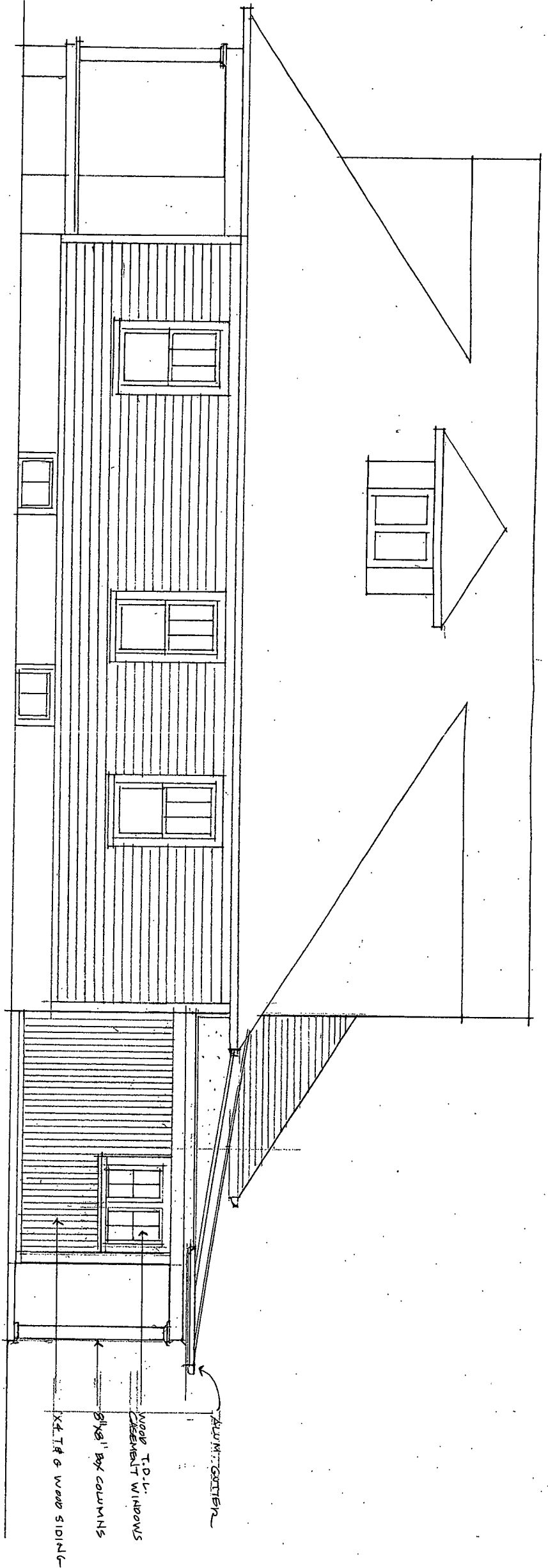


Date	
Scale	
Drawn	
Job	
Sheet	3
Of	Sheets

Paul Treseder
Architect AIA

6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax- 301-320-1581
Paul.Treseder@verizon.net





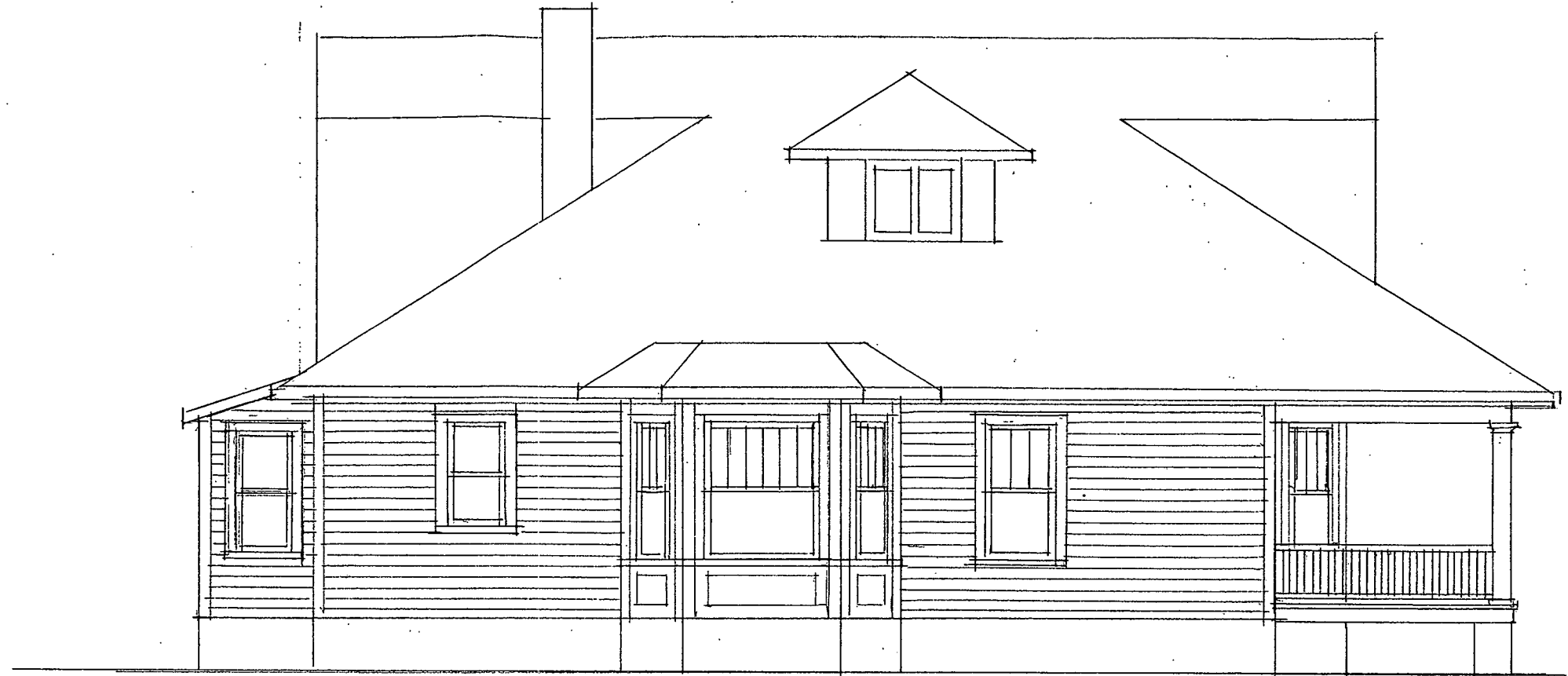
SOUTH ELEVATION

Sheet	01
Job	
Drawn	
Scale	
Date	

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 Paul.Treseder@verizon.net





EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION

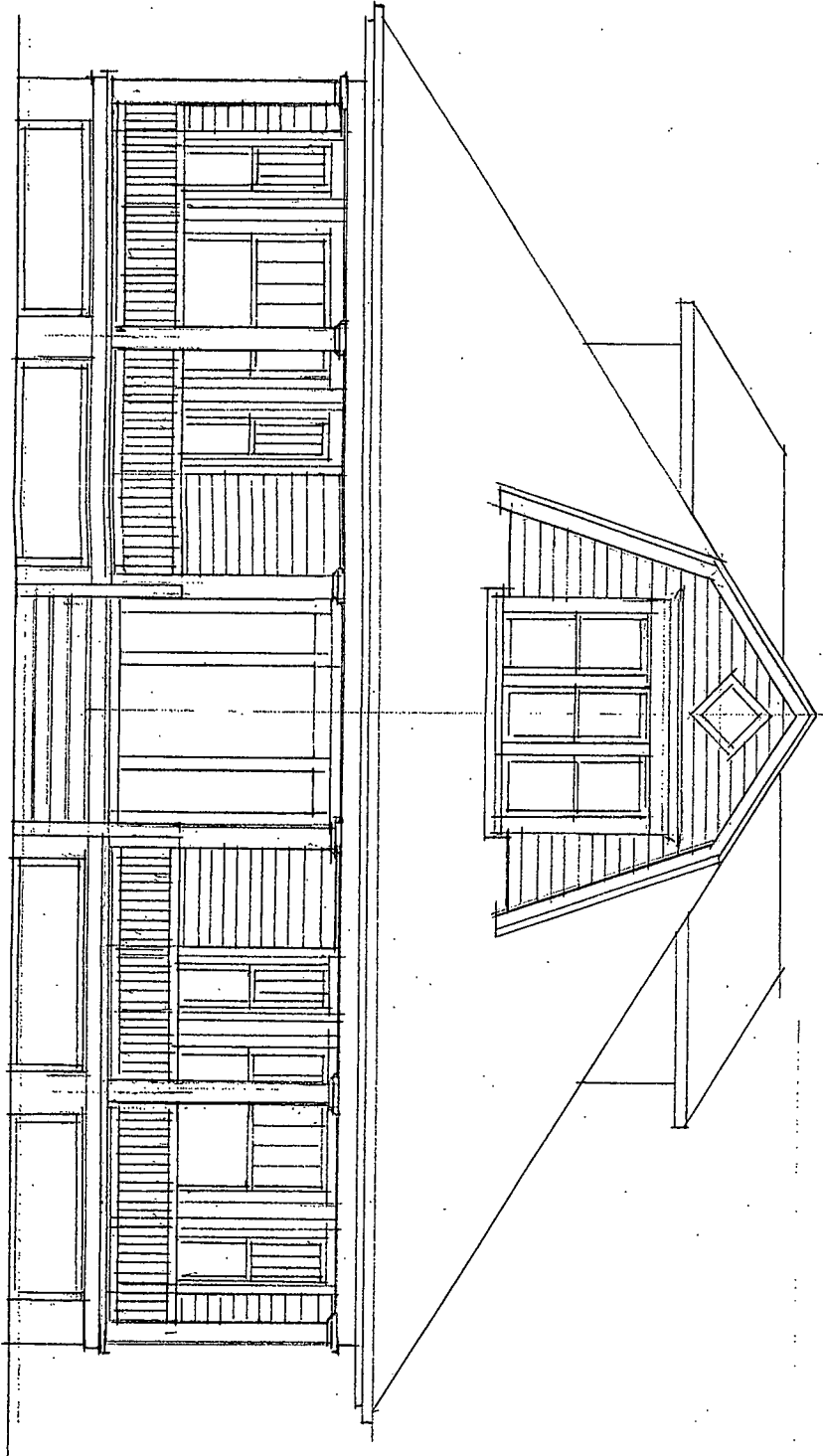


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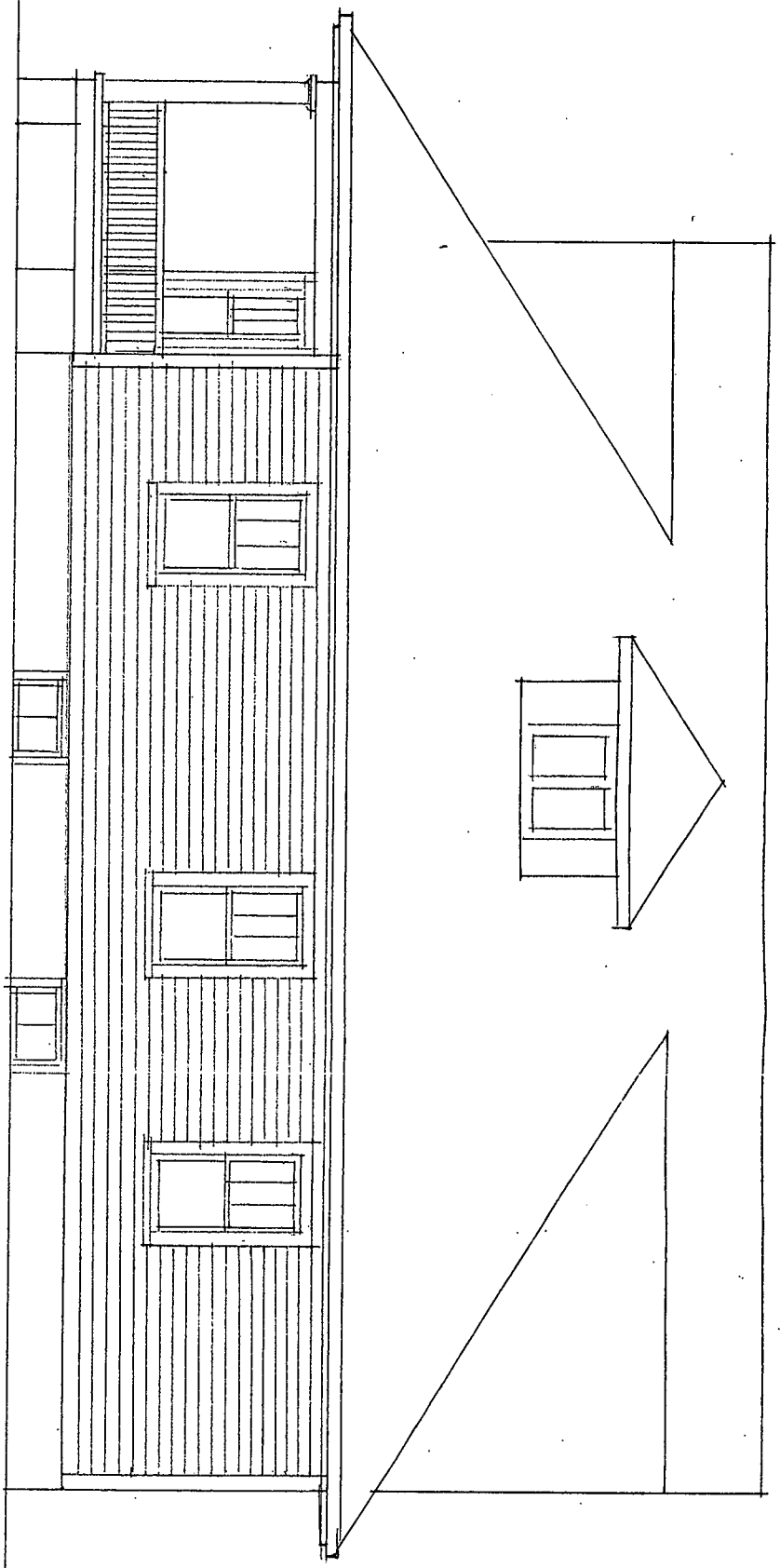
Paul Treseder
 Architect AIA

Date	
Scale	
Drawn	
Job	
Sheet	1 of 3
Of	Sheets

EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

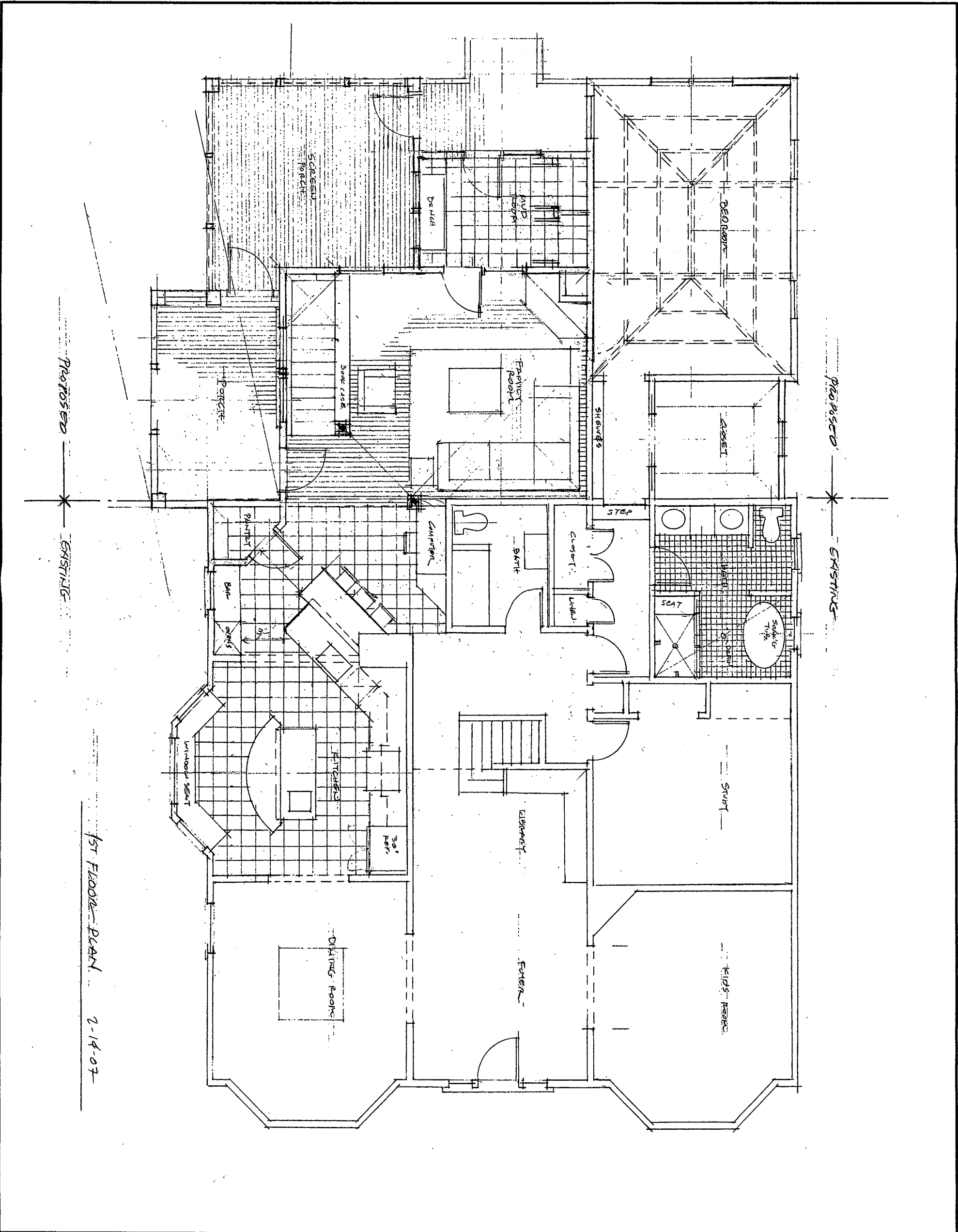


Sheet	01
Job	
Drawn	
Scale	
Date	

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1st FLOOR PLAN 2-14-07

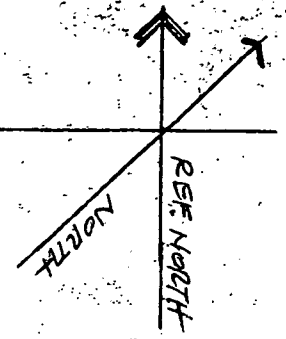
Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	2
Of	Sheets

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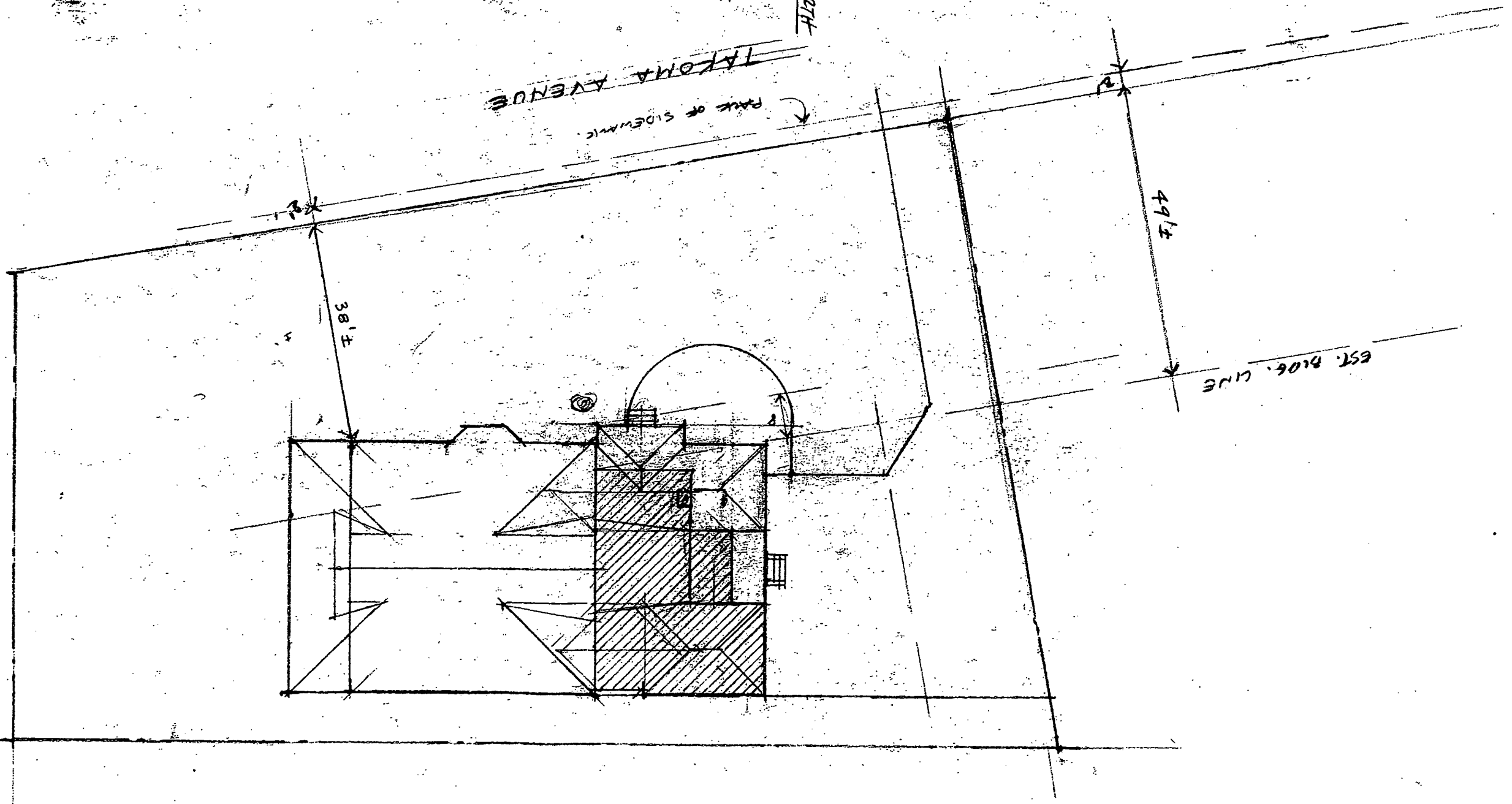
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SITE PLAN

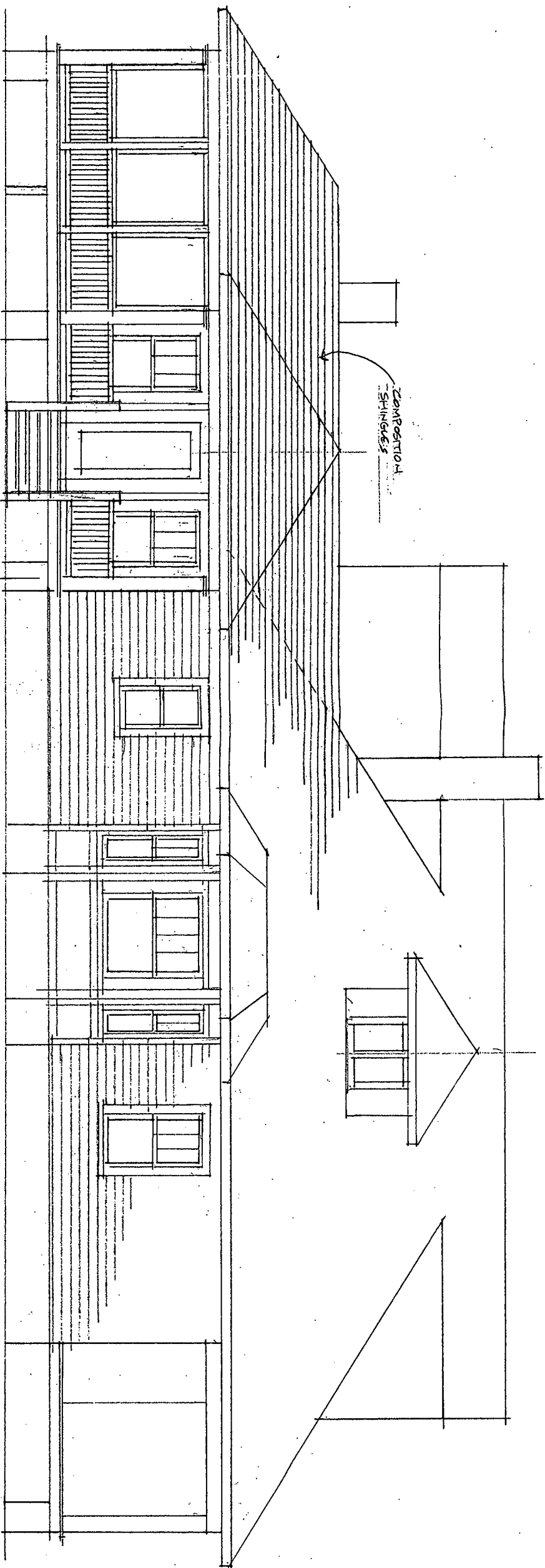


TAKOMA AVENUE
PAVE OF SIDEWALK

ALBANY AVENUE



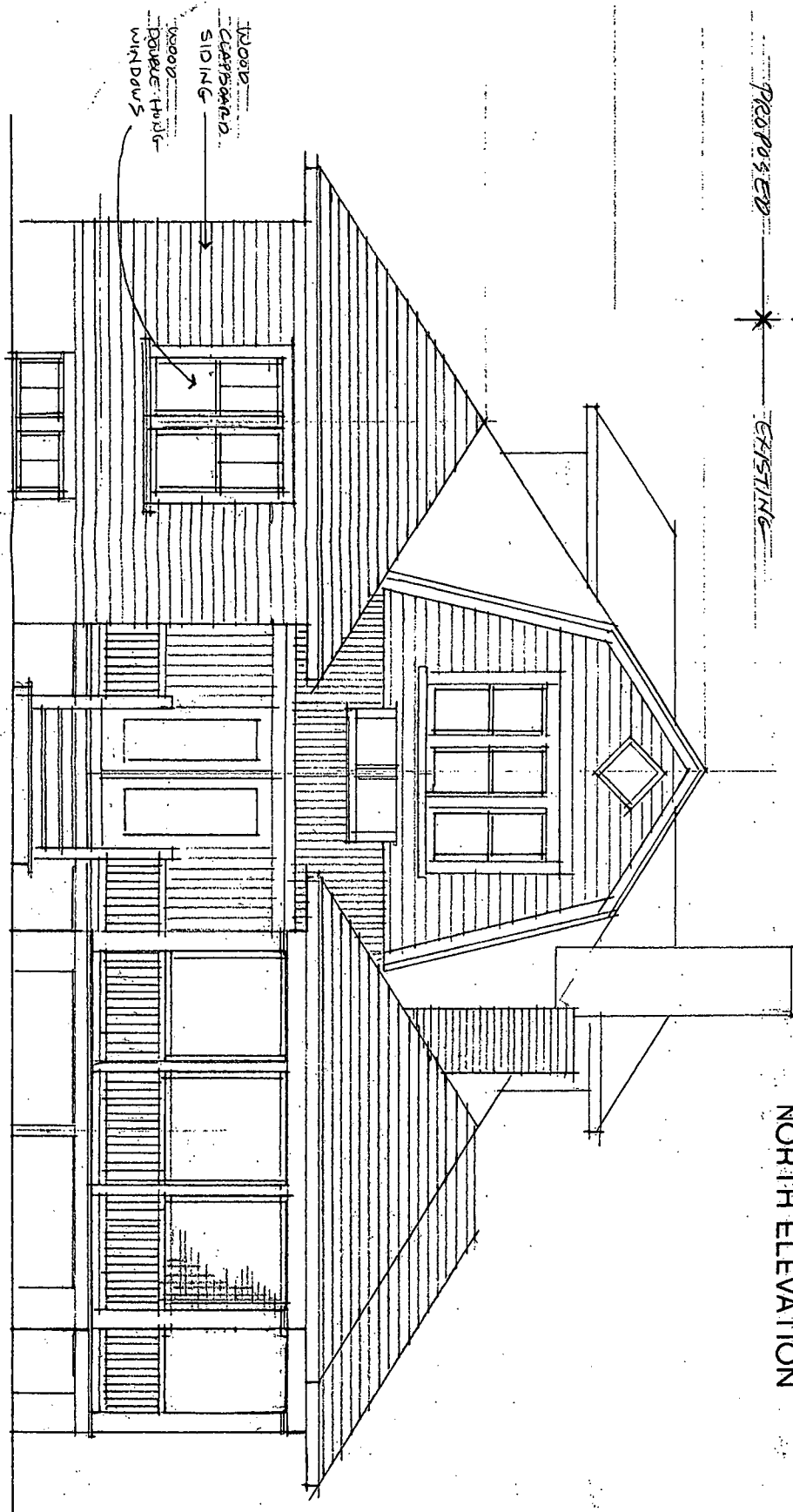
EST. PROP. LINE



PROPOSED

EXISTING

NORTH ELEVATION



DOORS
 CEDAR BOARD
 SIDING
 DOUBLE-HUNG
 WINDOWS
 WOOD

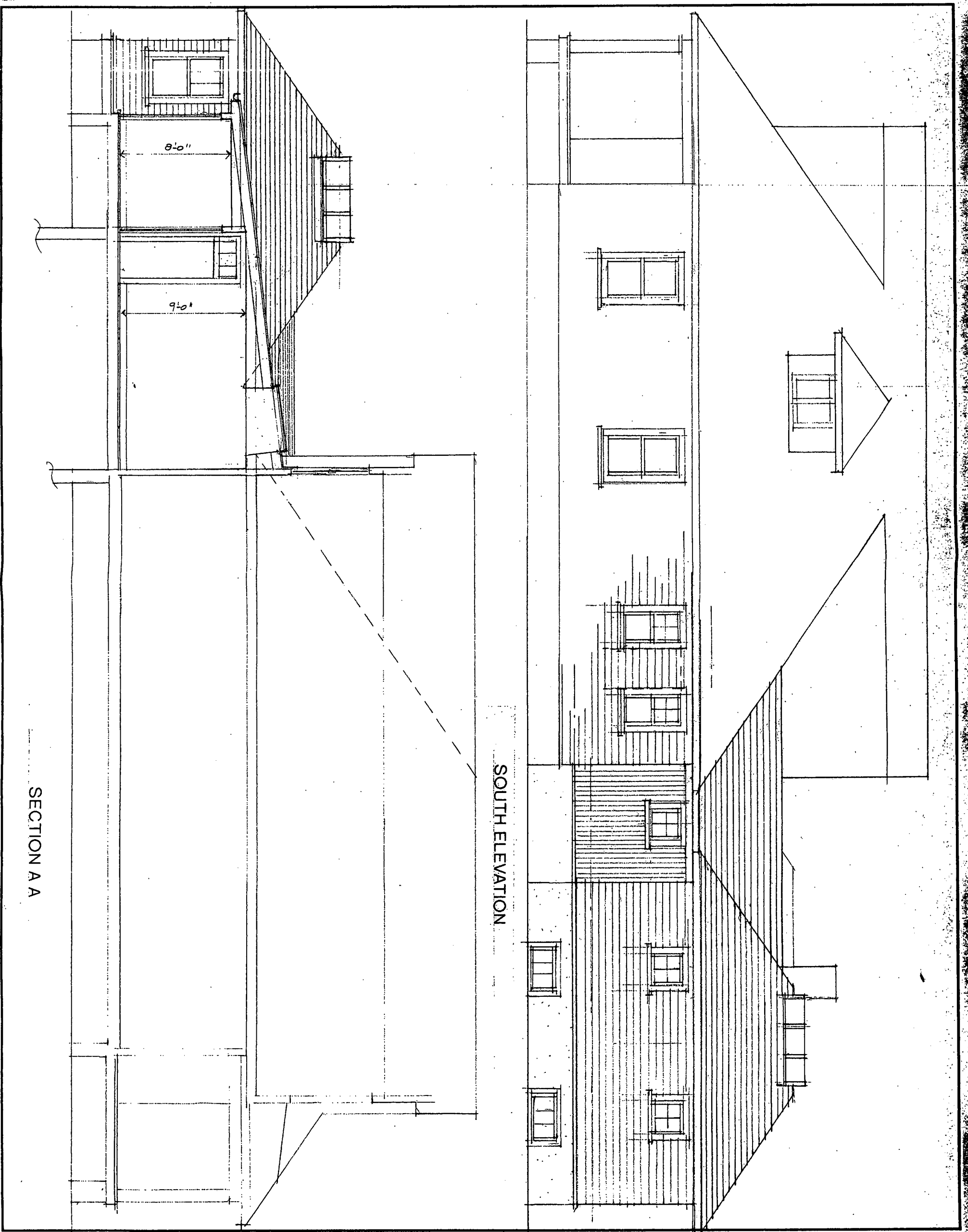
WEST ELEVATION

Date
 Scale 1/4" = 1'-0"
 Drawn
 Job
 Sheet
 01
 Sheets

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SECTION A A

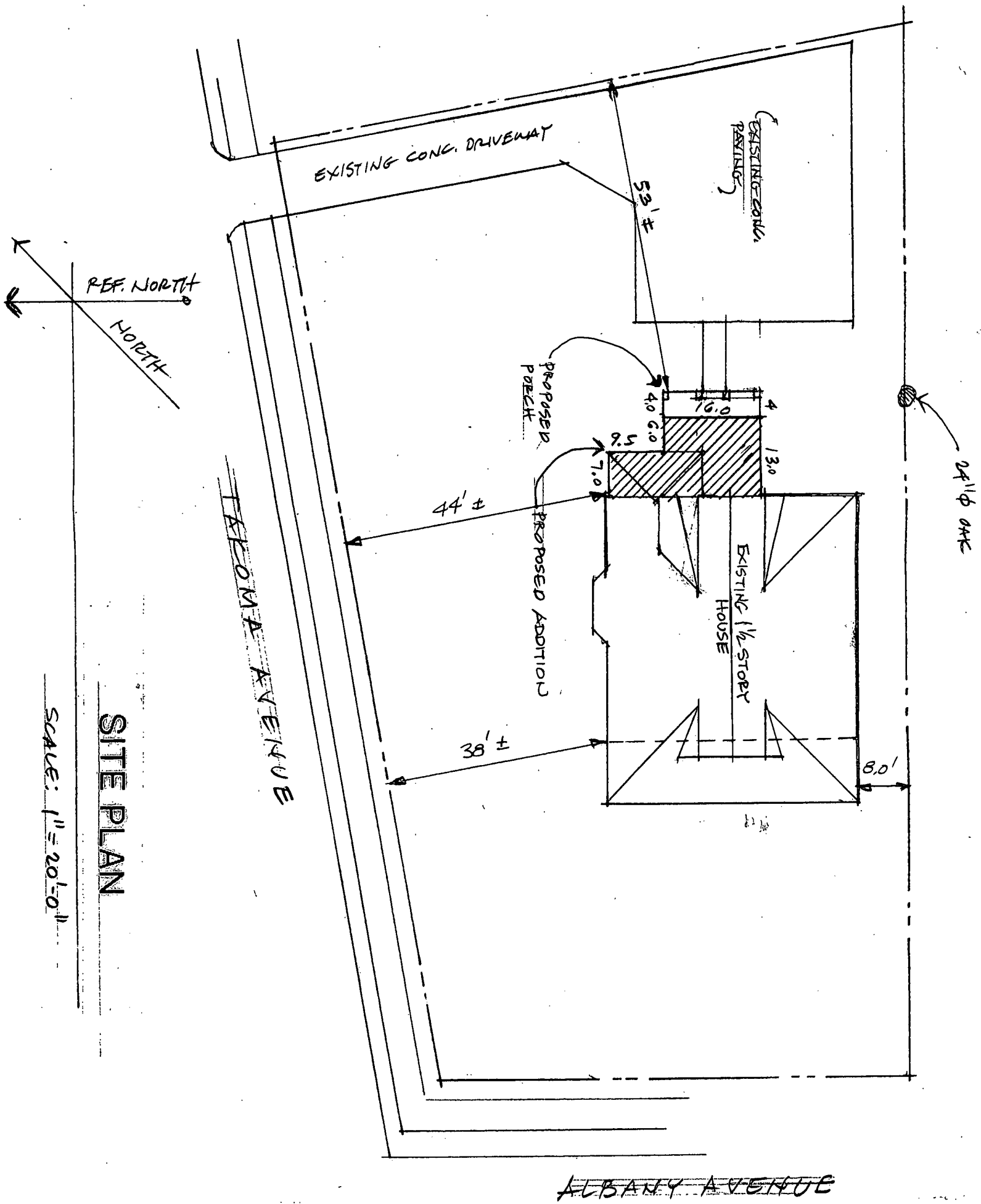
SOUTH ELEVATION

01	Sheets
1	Sheet
Job	
Drawn	
Date	
Scale	1/4" = 1'-0"

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SCALE: 1" = 20'-0"

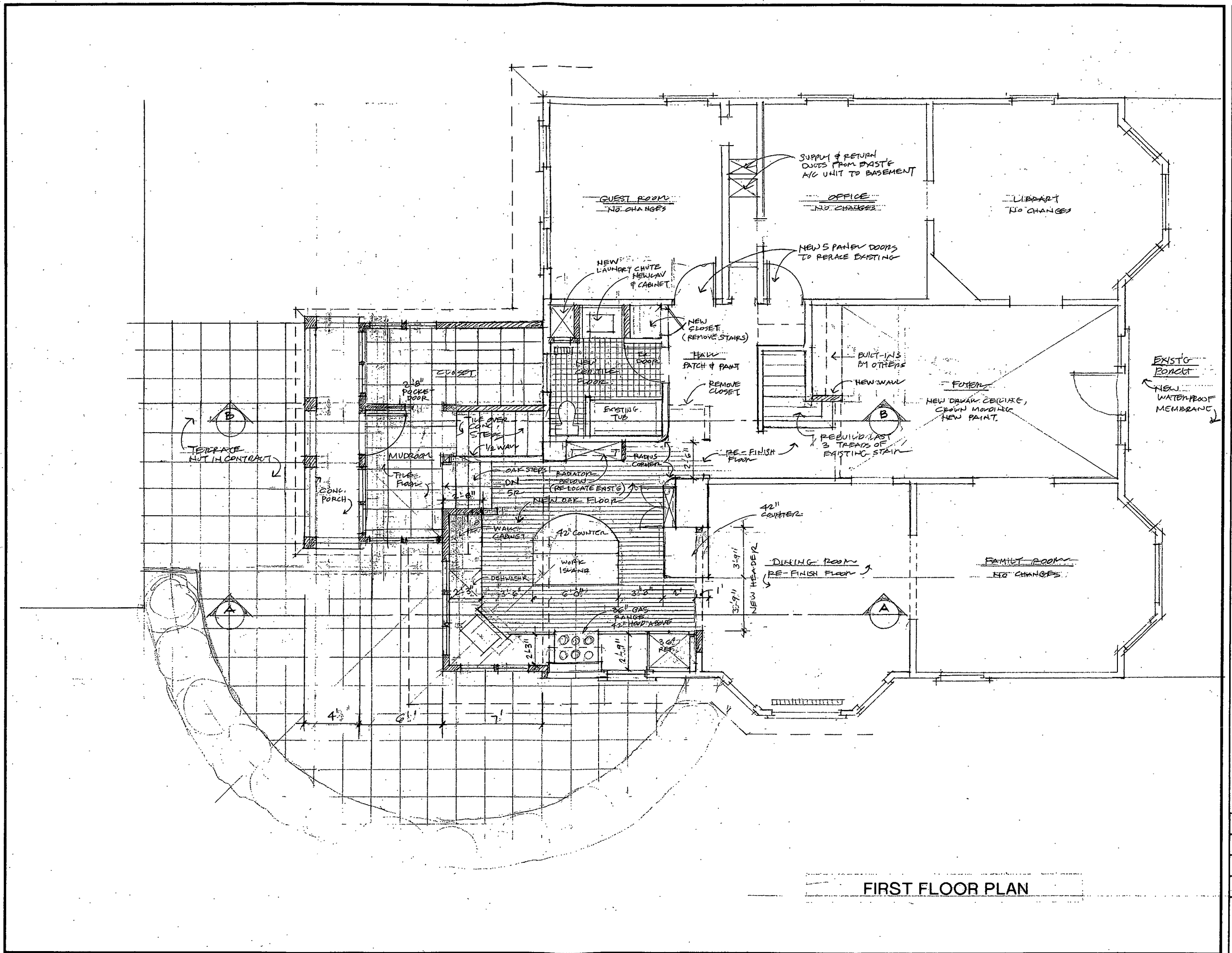
SITE PLAN

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GIVENS-FITZGERALD HOUSE
531 ALBANY AVENUE
TAKOMA PARK, MD.



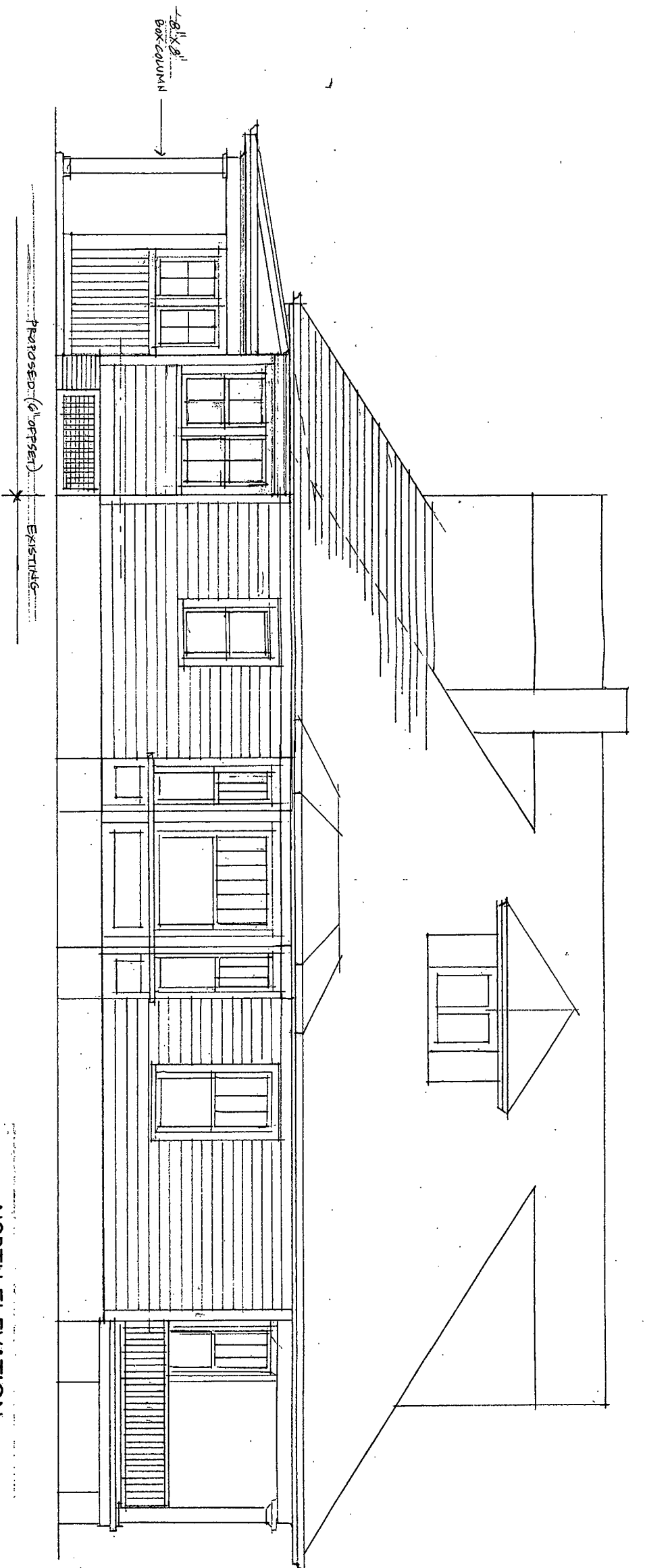
FIRST FLOOR PLAN



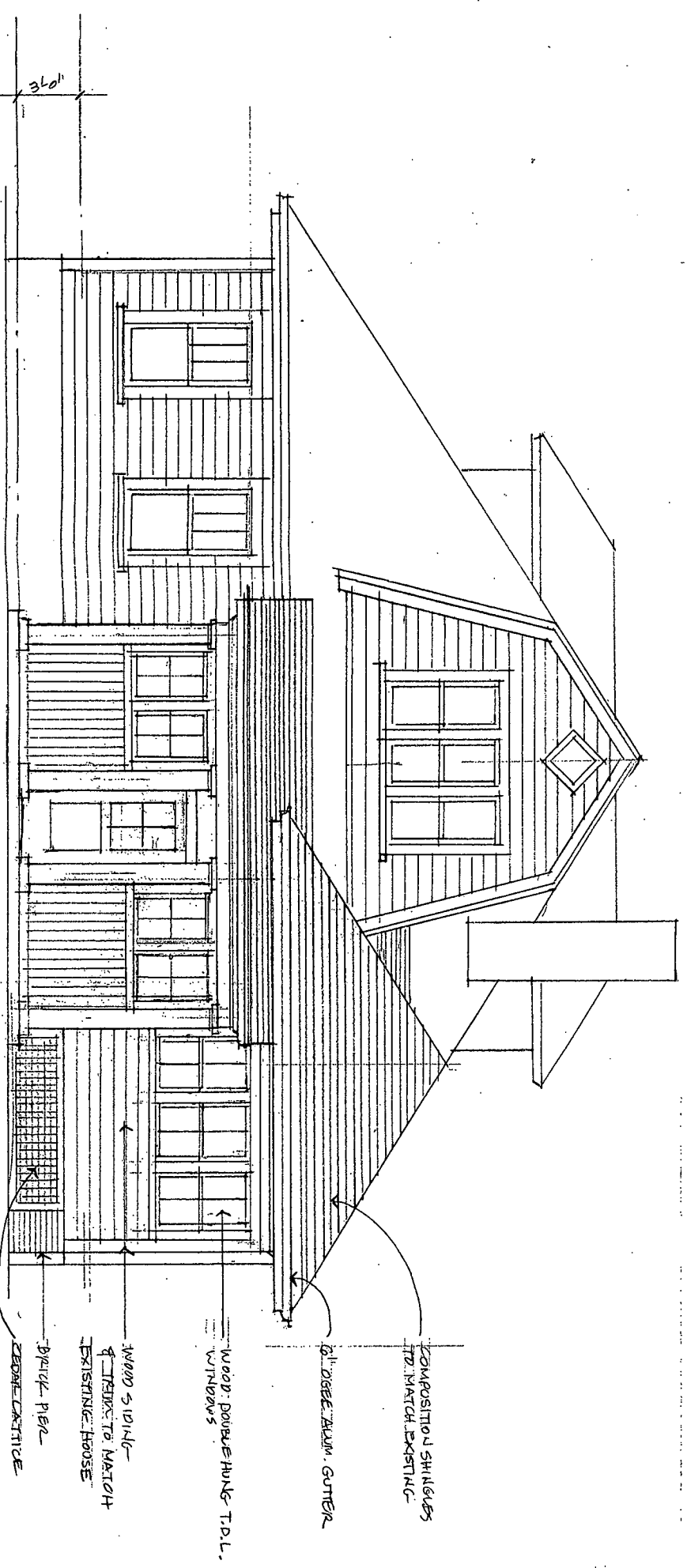
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 Paul.Tresseder@verizon.net

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Date	9-18-09
Scale	1/4" = 1'-0"
Drawn	PT
Job	GIVENS
Sheet	2
Of	Sheets



NORTH ELEVATION



EAST ELEVATION

WOOD SHINGLES
 COMPOSITE SHINGLES
 TO MATCH EXISTING

2" DEEP ALUM. GUTTER

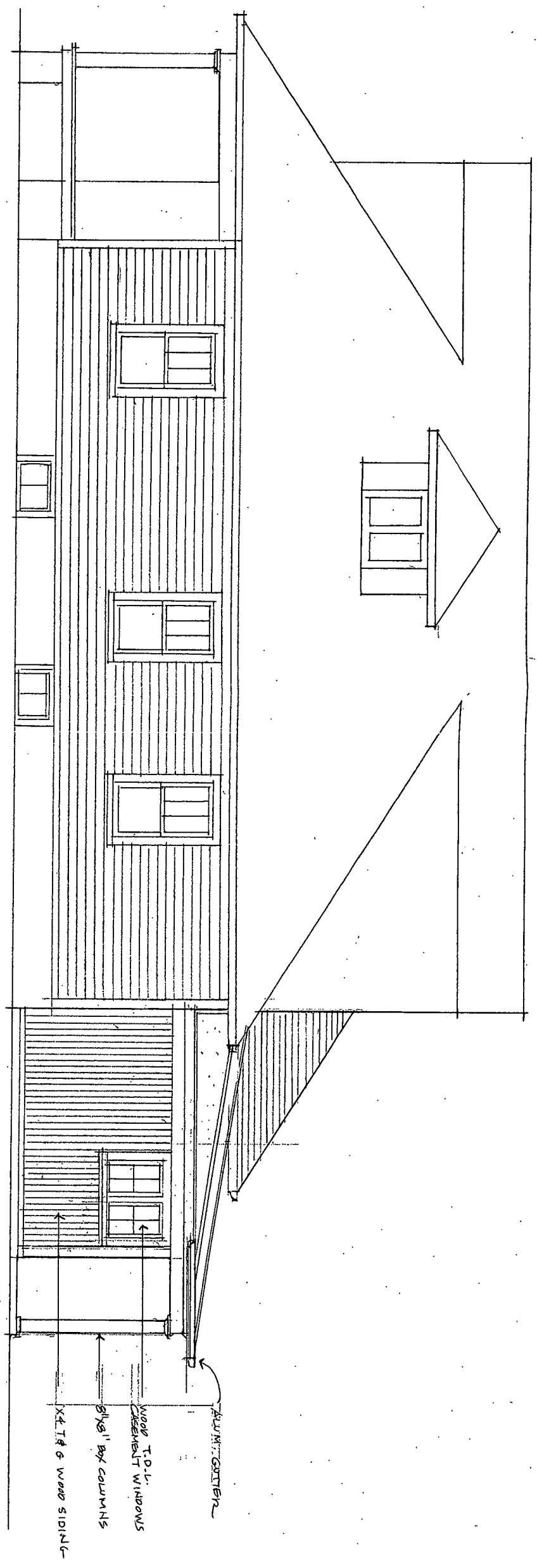
WOOD DOUBLE HUNG T.O.L.
 WINDOWS

BRICK PILE
 ZEPH. CRATICE

Date	
Scale	
Drawn	
Job	
Sheet	01

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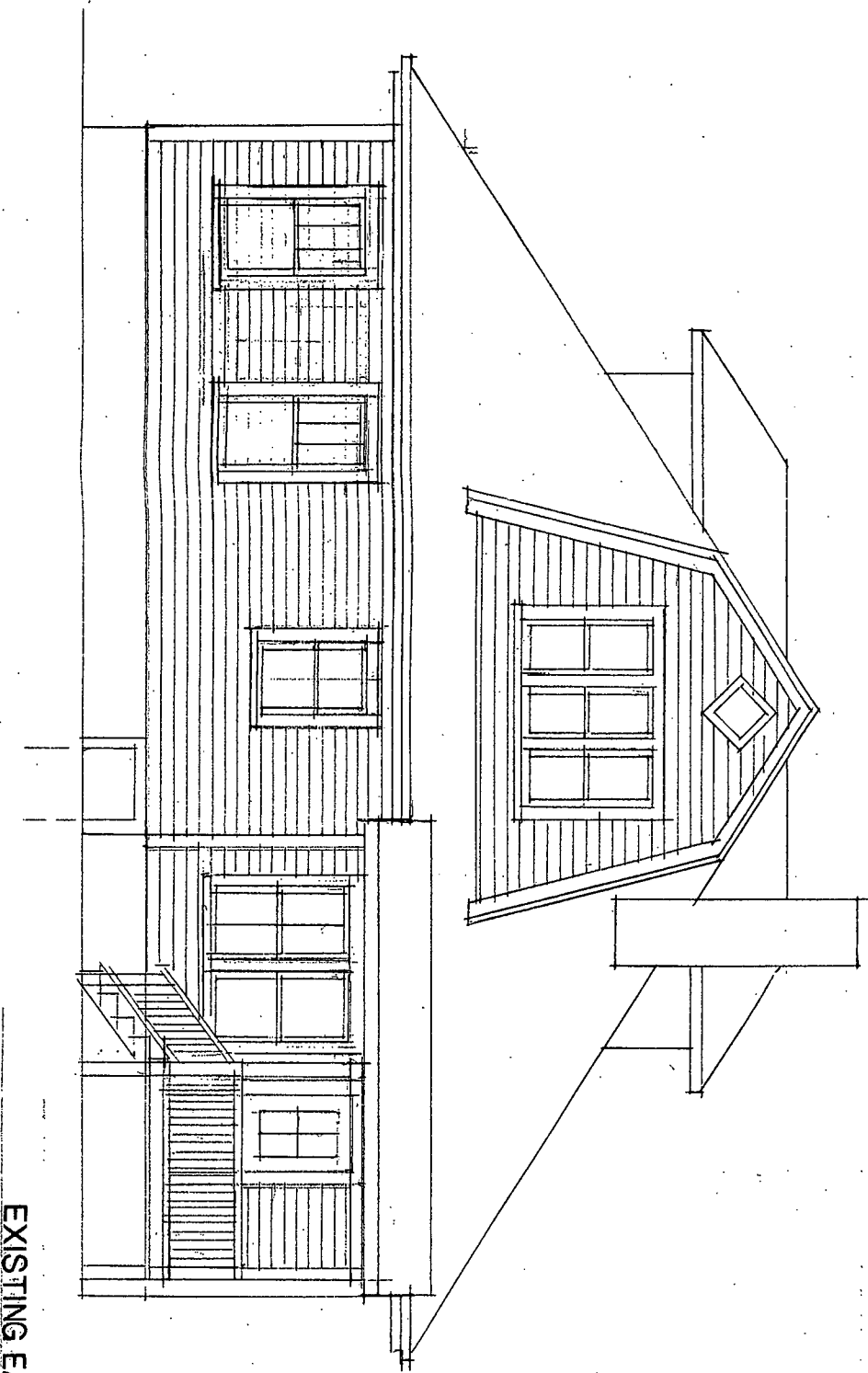
SOUTHELEVATION

Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets

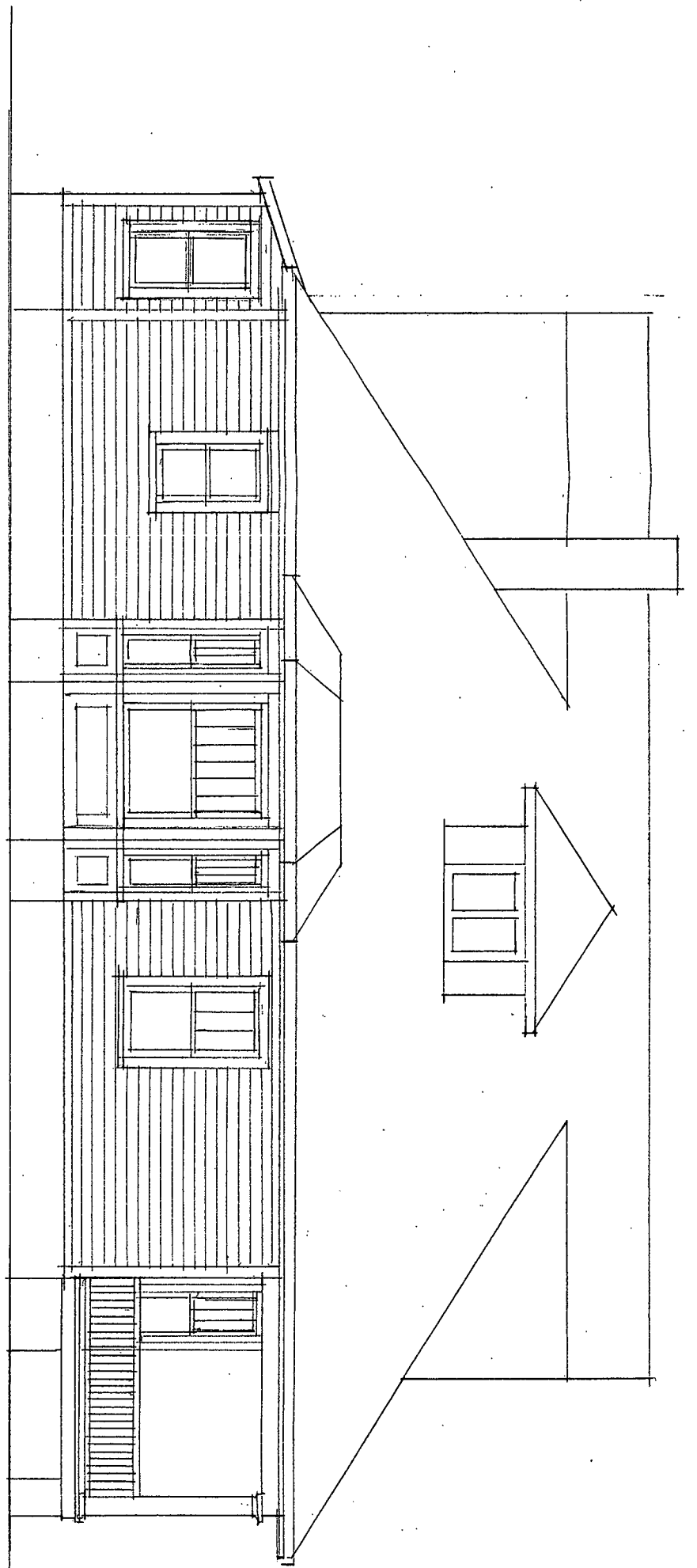
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EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

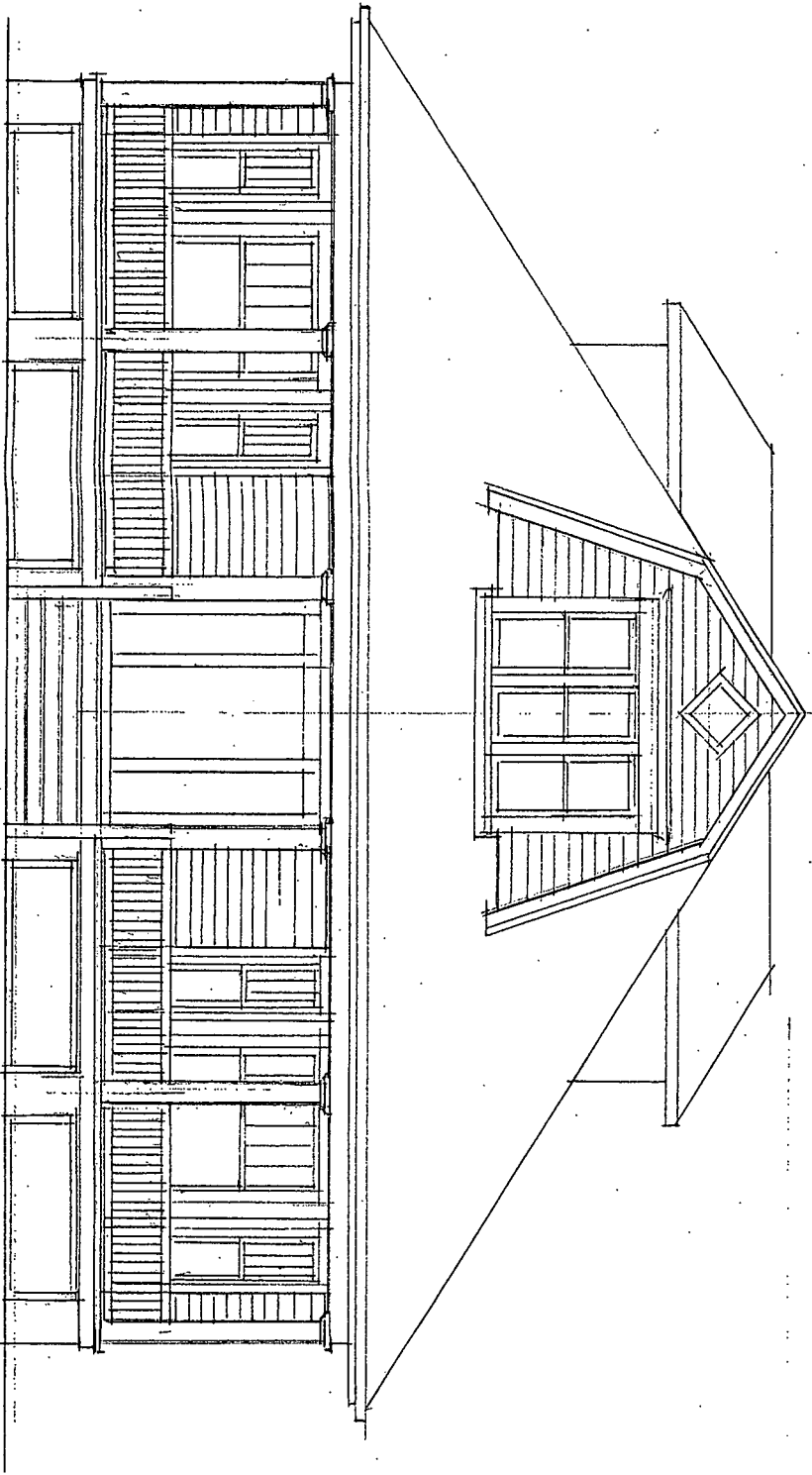
Date	
Scale	
Drawn	
Job	
Sheet	
Of	7

Paul Treseder
 ■ ■ ■ ■ ■ Architect AIA ■ ■ ■ ■ ■

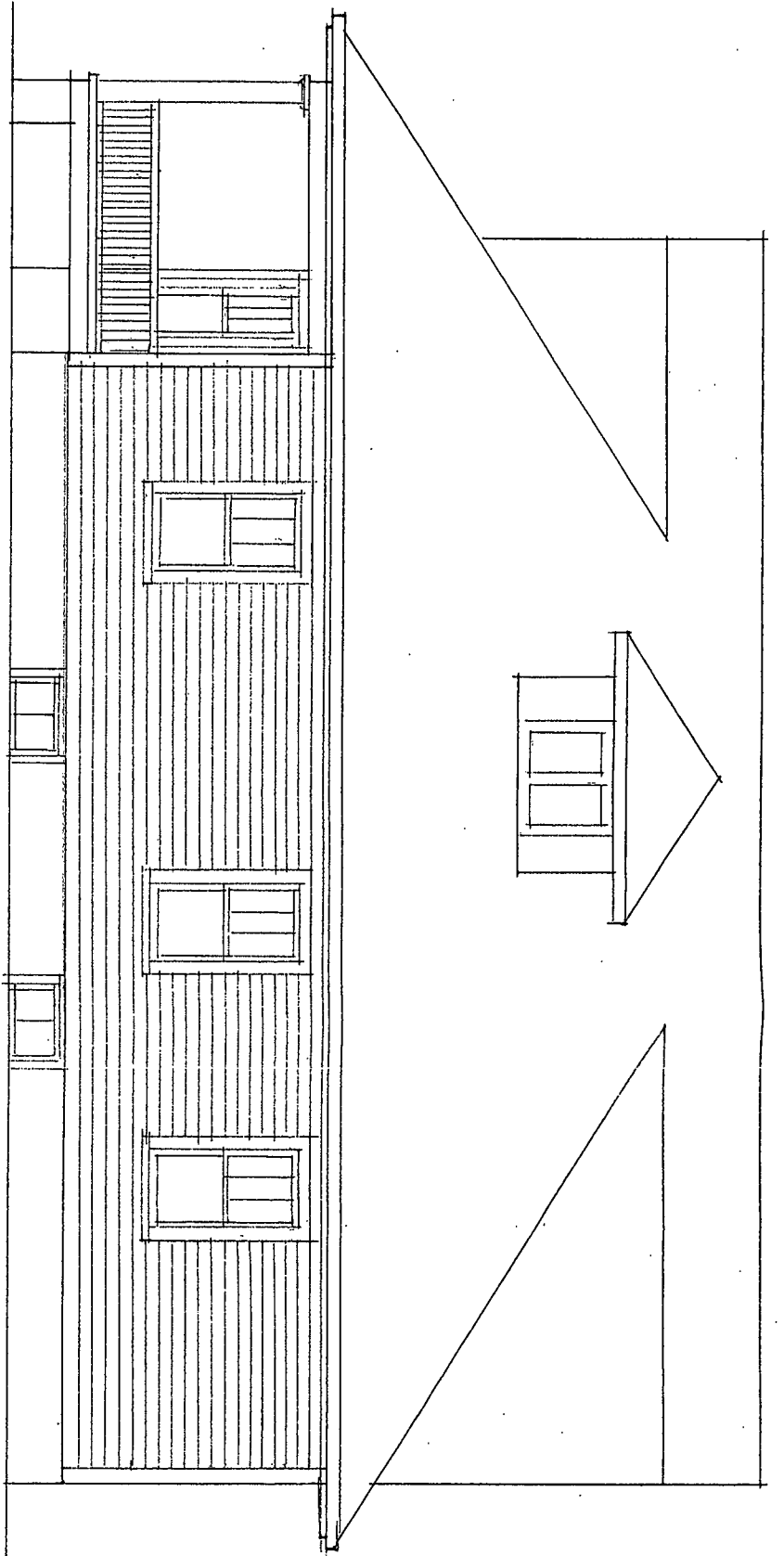
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 Paul.Treseder@verizon.net



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



Sheet	
Job	
Drawn	
Scale	
Date	
01	Sheets

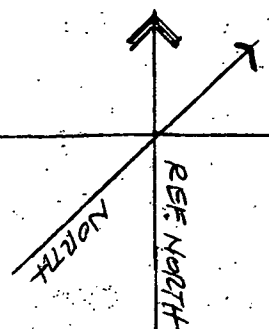
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SCALE: 1" = 20'-0"

SITE PLAN



YAKOMA AVENUE

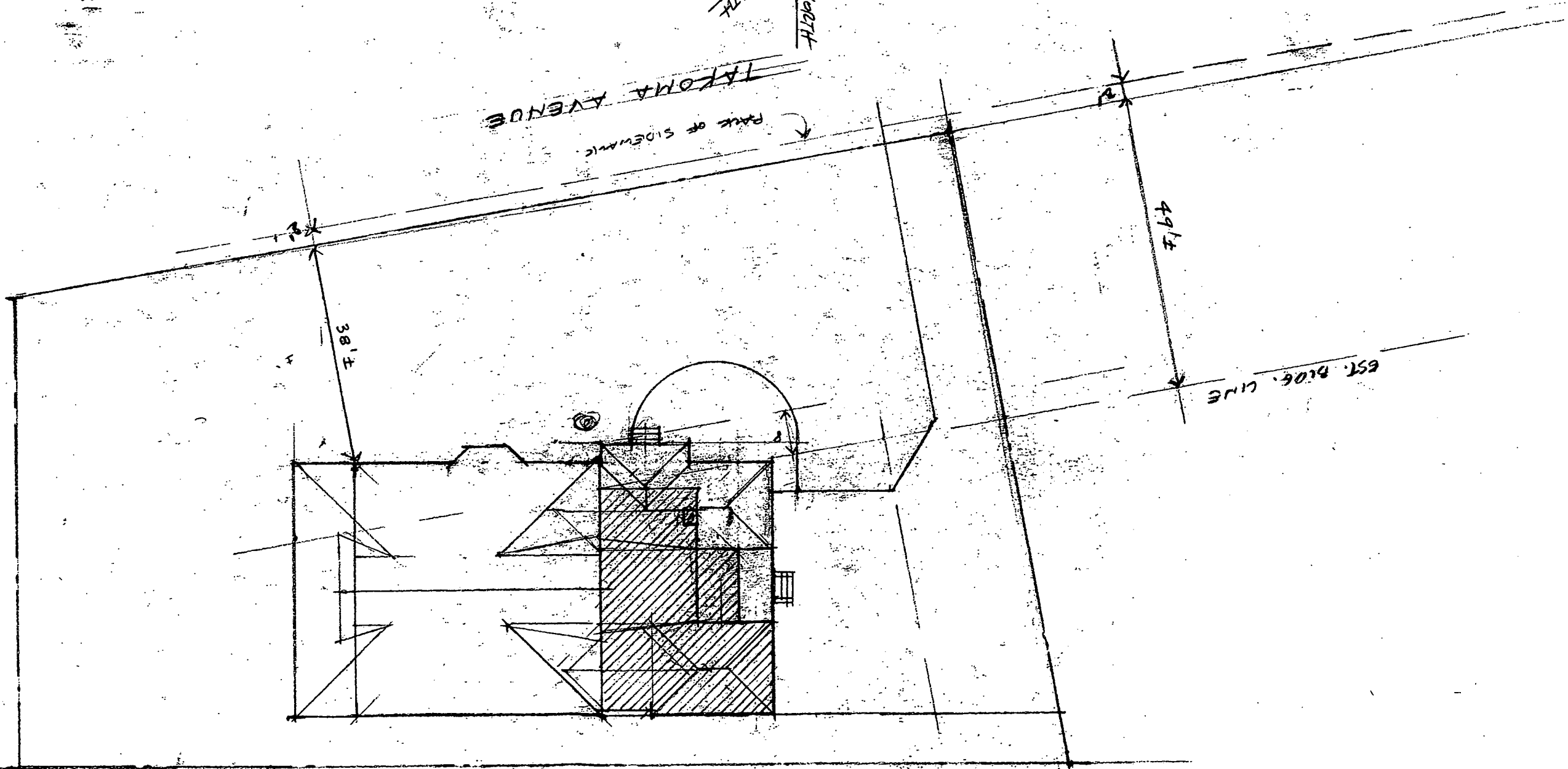
PAVE OF SIDEWALK

49'±

EST. BLDG. LINE

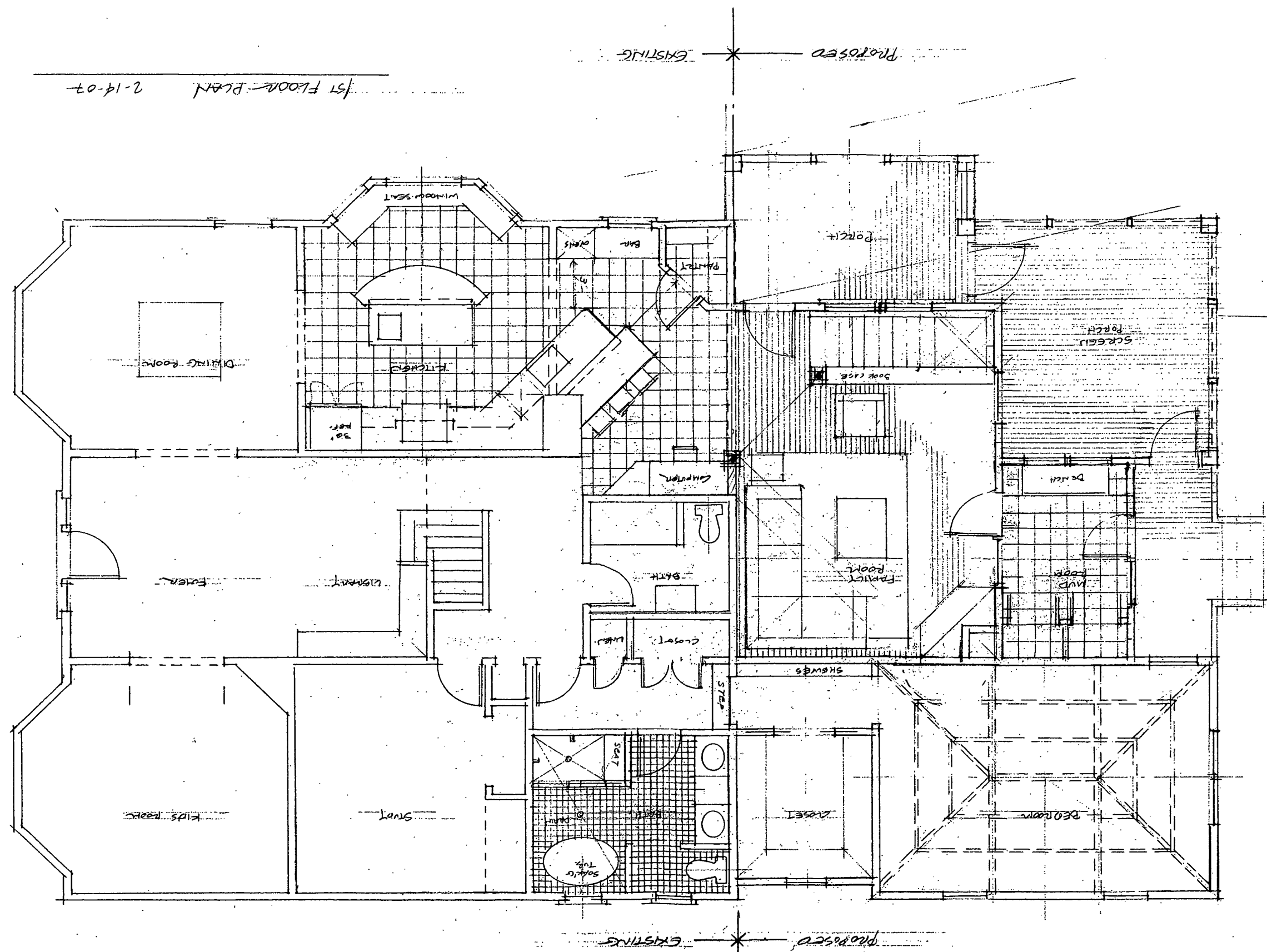
38'±

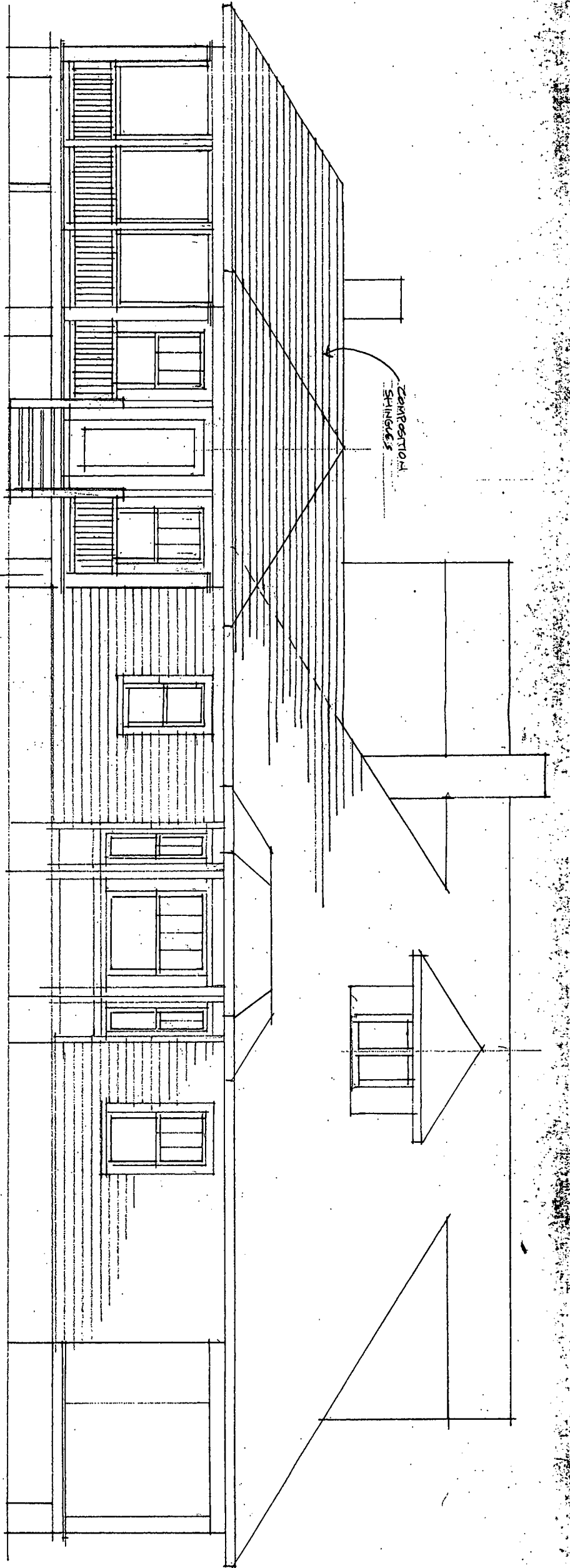
ALBANY AVENUE



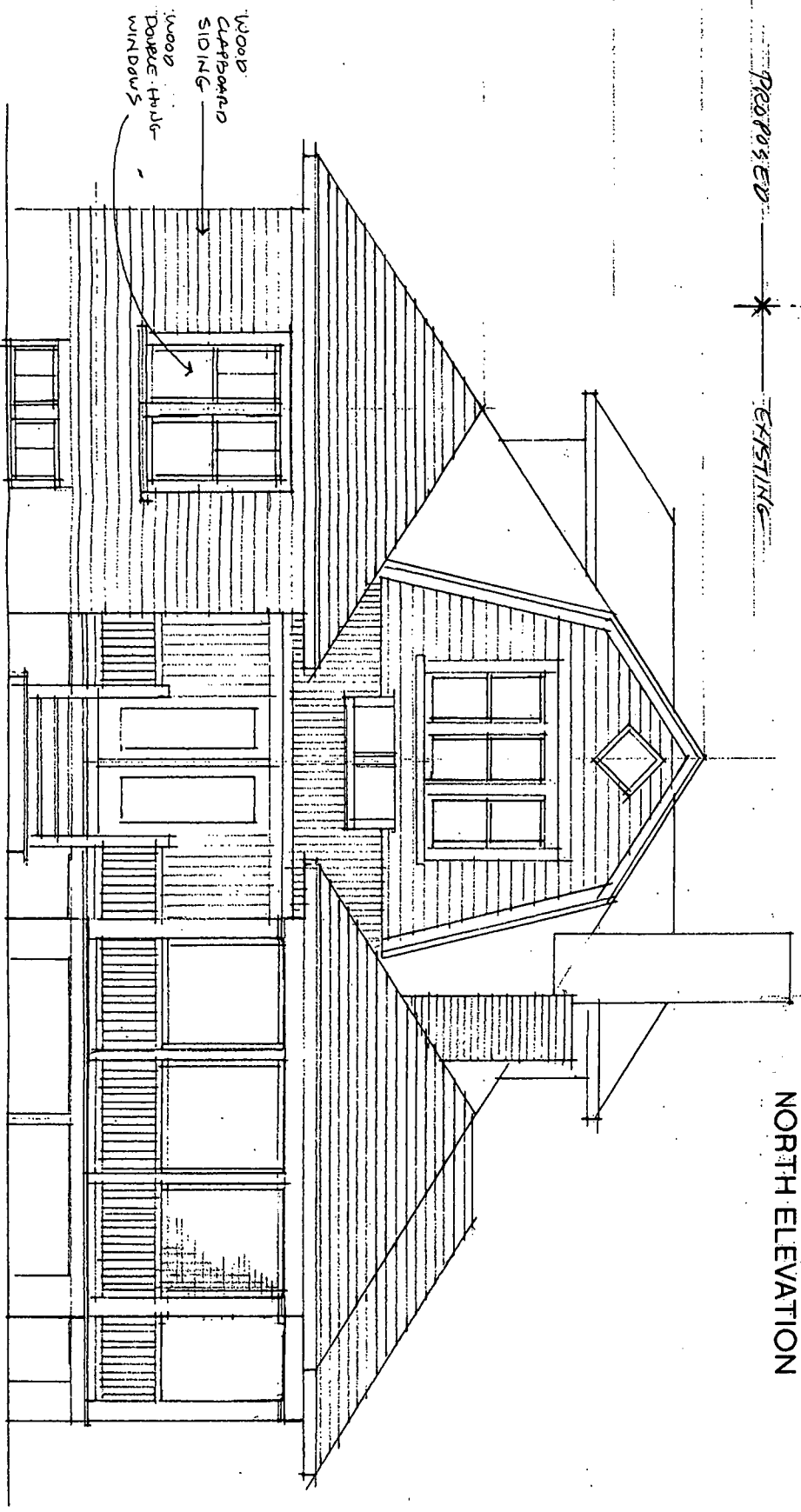
Date _____
 Scale 1/4" = 1'-0"
 Drawn _____
 Job _____
 Sheet **2**
 Of 2 Sheets

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NORTH ELEVATION



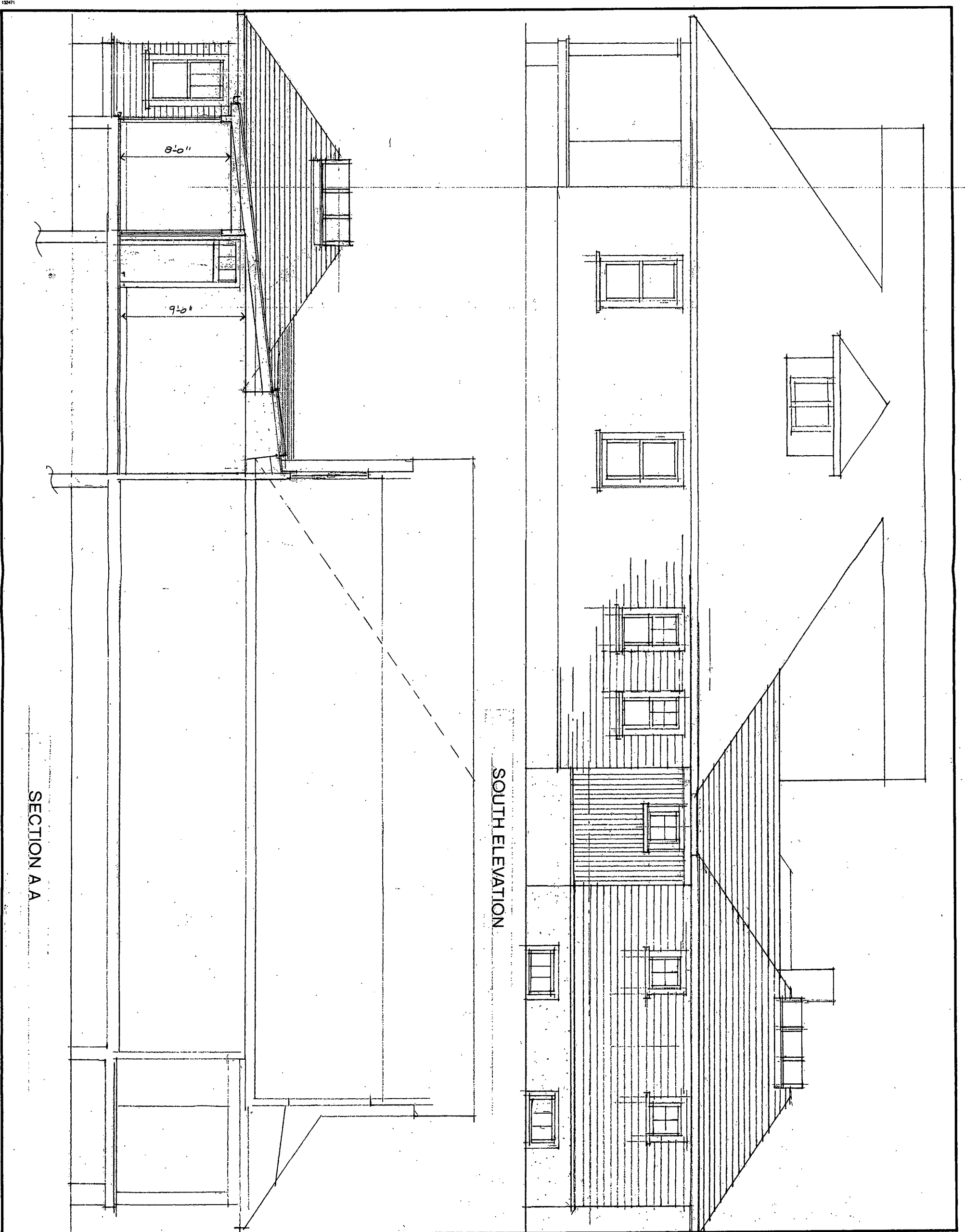
WEST ELEVATION

Date	
Scale	1/4" = 1'-0"
Drawn	
Job	
Sheet	01
Sheets	3

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SECTION A-A

SOUTH ELEVATION

Sheet	1
Job	
Drawn	
Date	
Scale	1/4" = 1'-0"
01	Sheets

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