



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Karen Burditt**  
*Chair*

January 9, 2026

### **MEMORANDUM**

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Laura DiPasquale  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1135035 – Revisions to previously-approved HAWP for porch modifications

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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 January 7, 2026 HPC meeting.

The HPC staff has reviewed and stamped the attached submission materials.

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: Shanna and Michael Hirsch; Wakako Tokunaga, Architect  
Address: 507 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 work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.



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

This application proposes exterior alterations to the residence at 507 Albany Avenue, a non-contributing resource constructed in the 1980s. Its non-contributing status allows for substantial alteration without negatively affecting the historic character of the district. The house sits significantly farther back from both the street and its neighboring homes.

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

The existing porch will be removed and replaced with a new porch. The proposed porch has been designed to remain in scale with the existing house and is proportionate to its overall form and massing. Importantly, because the house sits significantly farther back from both the street and its neighboring homes, the porch will not intrude visually into the streetscape. Instead, it will provide a modest, well-proportioned entry element that enhances the appearance of the residence while maintaining compatibility with the district. All existing windows will be replaced with new units that maintain the current size of the openings. Existing siding will be replaced with new siding, ensuring no change to the scale or massing of the structure. Existing gutters and downspouts will be replaced, ensuring no change to the scale or massing of the structure.

**REVIEWED**

By Laura DiPasquale at 11:35 am, Jan 09, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission



## Work Item 1: New Front Porch

### Description of Current Condition:

The current front porch is deteriorated and in need of replacement. The railings and steps are in poor condition, and the structure as a whole is dilapidated and falling apart.

### Proposed Work:

The existing porch will be removed and replaced with a new porch. The proposed design has been carefully scaled to complement the proportions of the house and remain consistent with its overall form and massing. The new porch will feature a rebuilt roof, wood decking, wood railing, and new siding to provide a cohesive and updated appearance.

## Work Item 2:

### Description of Current Condition:

### Proposed Work:

**REVIEWED**

By Laura DiPasquale at 11:35 am, Jan 09, 2026

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Montgomery County  
Historic Preservation Commission



## Work Item 3:

### Description of Current Condition:

### Proposed Work:

**507 ALBANY AVENUE  
TAKOMA PARK, MD 20912**

**HAWP APPLICATION  
12/17/2025  
WAK TOK architects**

**Scope of Work**

**Front Porch Repairs:**

The existing front porch will remain in its current location, footprint, and structural configuration. No expansion or alteration to the porch's massing, scale, or relationship to the house or streetscape is proposed. The scope of work is limited to the repair and replacement of deteriorated porch finishes, including new clad columns, new railings, new stair treads, and new decking. These improvements are intended to maintain the existing character of the porch while enhancing its durability and appearance. Because the porch footprint and structure are unchanged, the work will not impact the visual rhythm of the streetscape and will remain fully compatible with the surrounding historic district.

**Siding:**

Existing siding will be replaced with new siding, ensuring no change to the scale or massing of the structure.

**Gutters and Downspouts:**

Existing gutters and downspouts will be replaced, ensuring no change to the scale or massing of the structure.

**REVIEWED**

*By Laura DiPasquale at 11:35 am, Jan 09, 2026*

**APPROVED**

Montgomery County

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STREETSCAPE STUDY | PLAN

**REVIEWED**

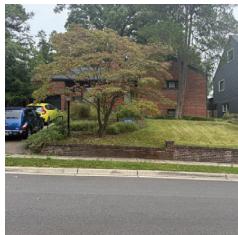
By Laura DiPasquale at 11:35 am, Jan 09, 2026

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Montgomery County  
Historic Preservation Commission

*Karen Bendit*

507 ALBANY AVENUE  
TAKOMA PARK, MD 20912

HAWP APPLICATION  
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511



509



505



501



514



512



510



508



506



504

STREETSCAPE STUDY | ELEVATION

**REVIEWED**

*By Laura DiPasquale at 11:35 am, Jan 09, 2026*

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507 ALBANY AVENUE  
TAKOMA PARK, MD 20912

HAWP APPLICATION  
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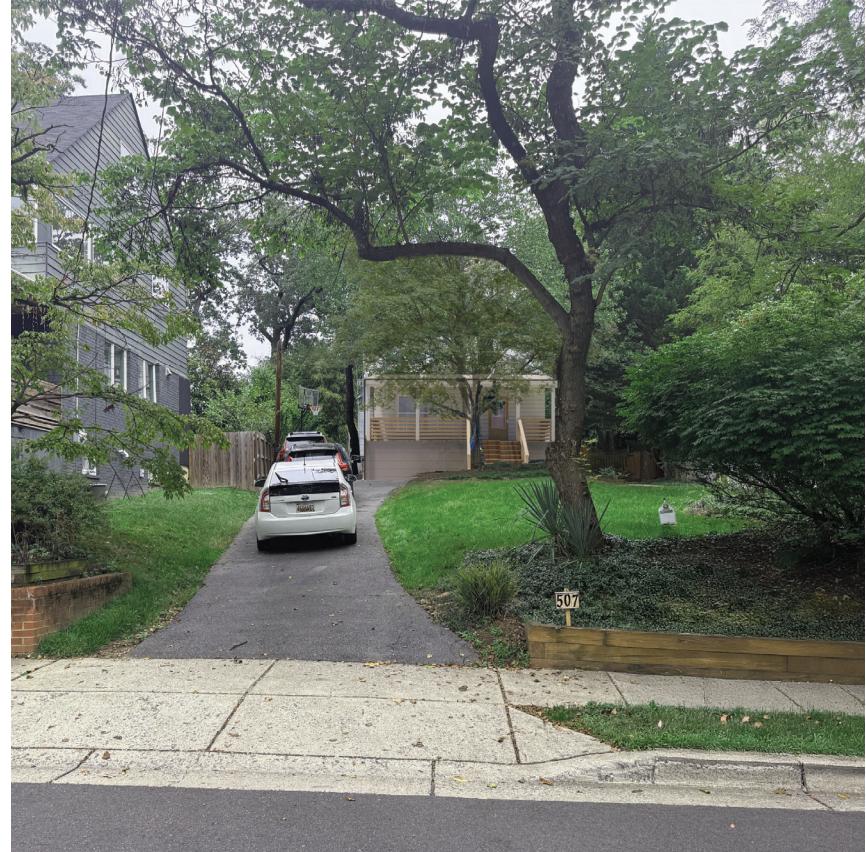


EXISTING

STREETSCAPE STUDY | EXISITING VS. PROPOSED

**REVIEWED**

*By Laura DiPasquale at 11:35 am, Jan 09, 2026*



PROPOSED

APPROVED

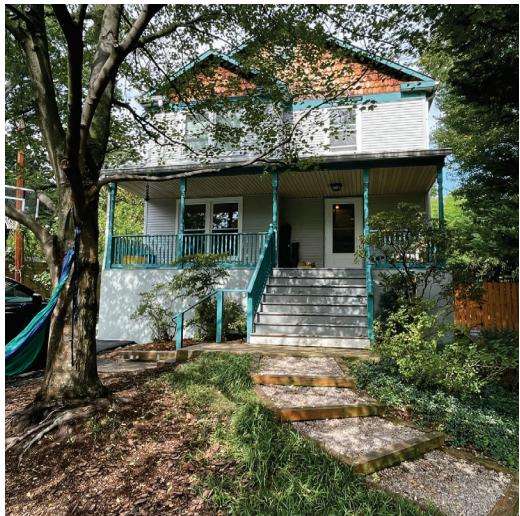
Montgomery County

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*Karen Boulit*

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HAWP APPLICATION  
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EXISTING PHOTOS | ELEVATIONS

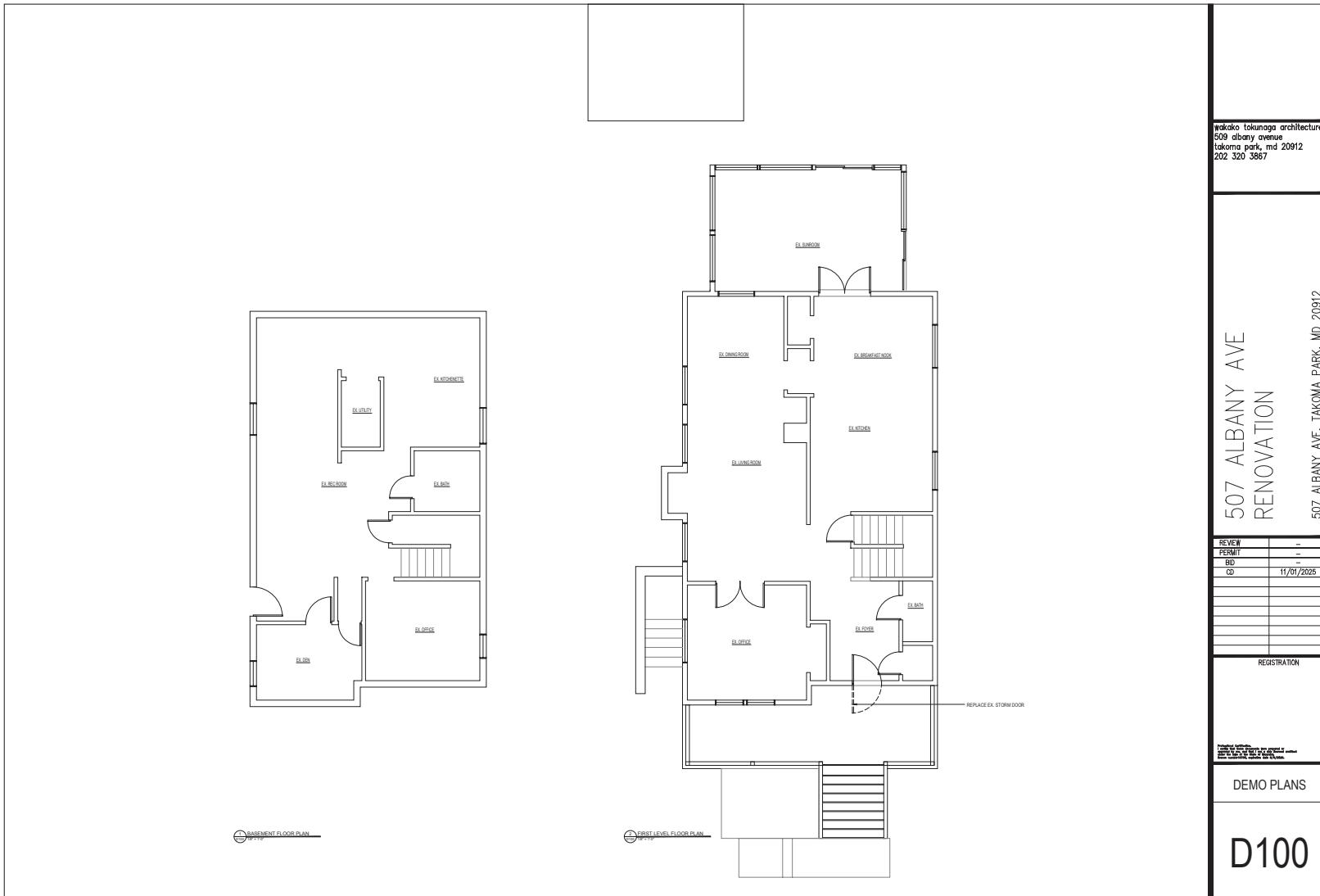
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By Laura DiPasquale at 11:35 am, Jan 09, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Boulit*

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TAKOMA PARK, MD 20912

HAWP APPLICATION  
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## DEMO PLANS

## REVIEWED

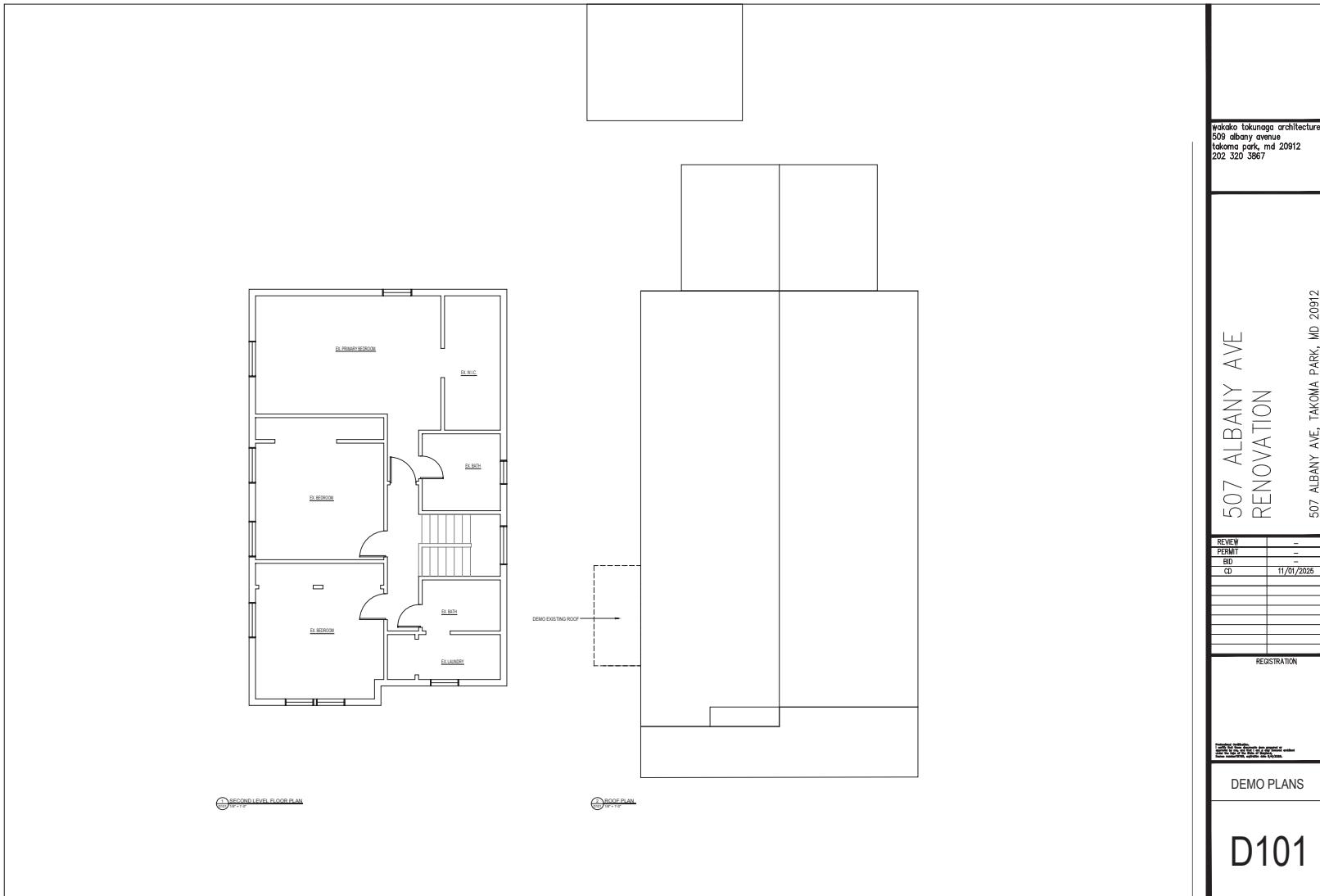
By Laura DiPasquale at 11:35 am, Jan 09, 2026

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HAWP APPLICATION  
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## DEMO PLANS

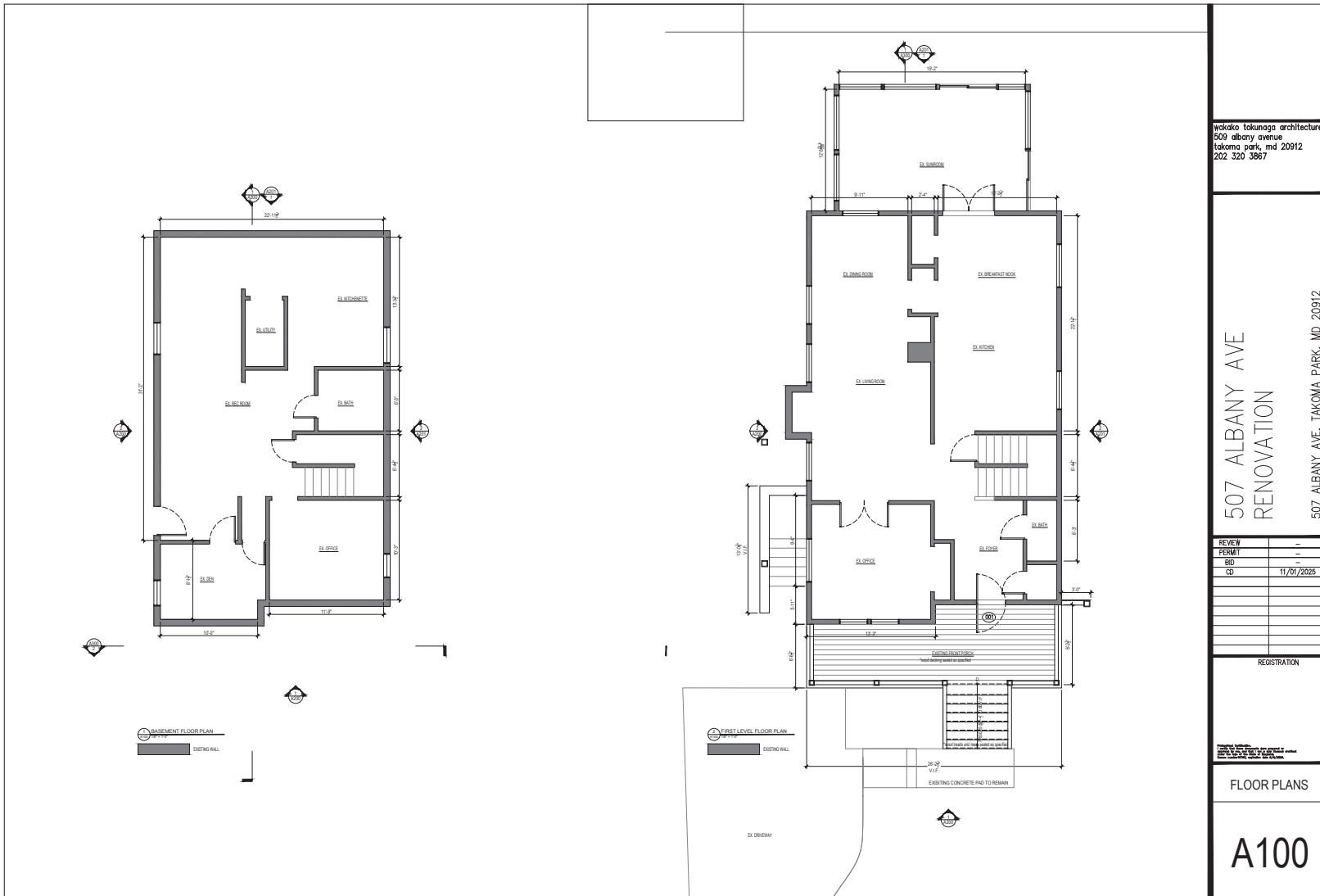
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By Laura DiPasquale at 11:35 am, Jan 09, 2026

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Montgomery County  
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507 ALBANY AVENUE  
TAKOMA PARK, MD 20912

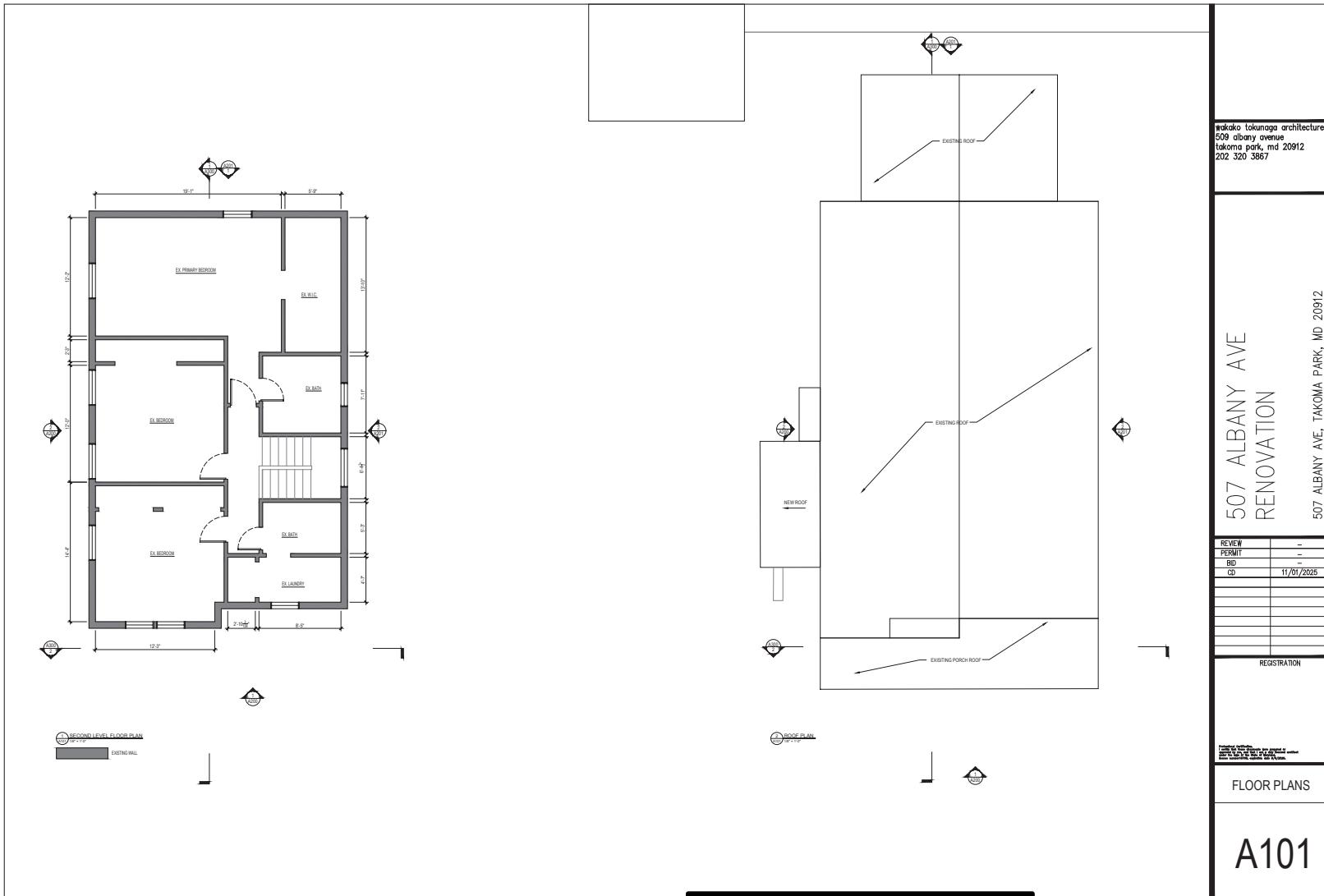
HAWP APPLICATION  
WAK TOK architects



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Montgomery County  
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*Karen Bulut*

507 ALBANY AVENUE  
TAKOMA PARK, MD 20912

HAWP APPLICATION  
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PROPOSED | PLANS

**REVIEWED**

By Laura DiPasquale at 11:35 am, Jan 09, 2026

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Montgomery County  
Historic Preservation Commission  
*Karen Berlin*

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TAKOMA PARK, MD 20912

HAWP APPLICATION  
WAK TOK architects



PROPOSED | ELEVATIONS

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**APPROVED**  
**Montgomery County**  
**Historic Preservation Commission**

*Karen Bunkit*

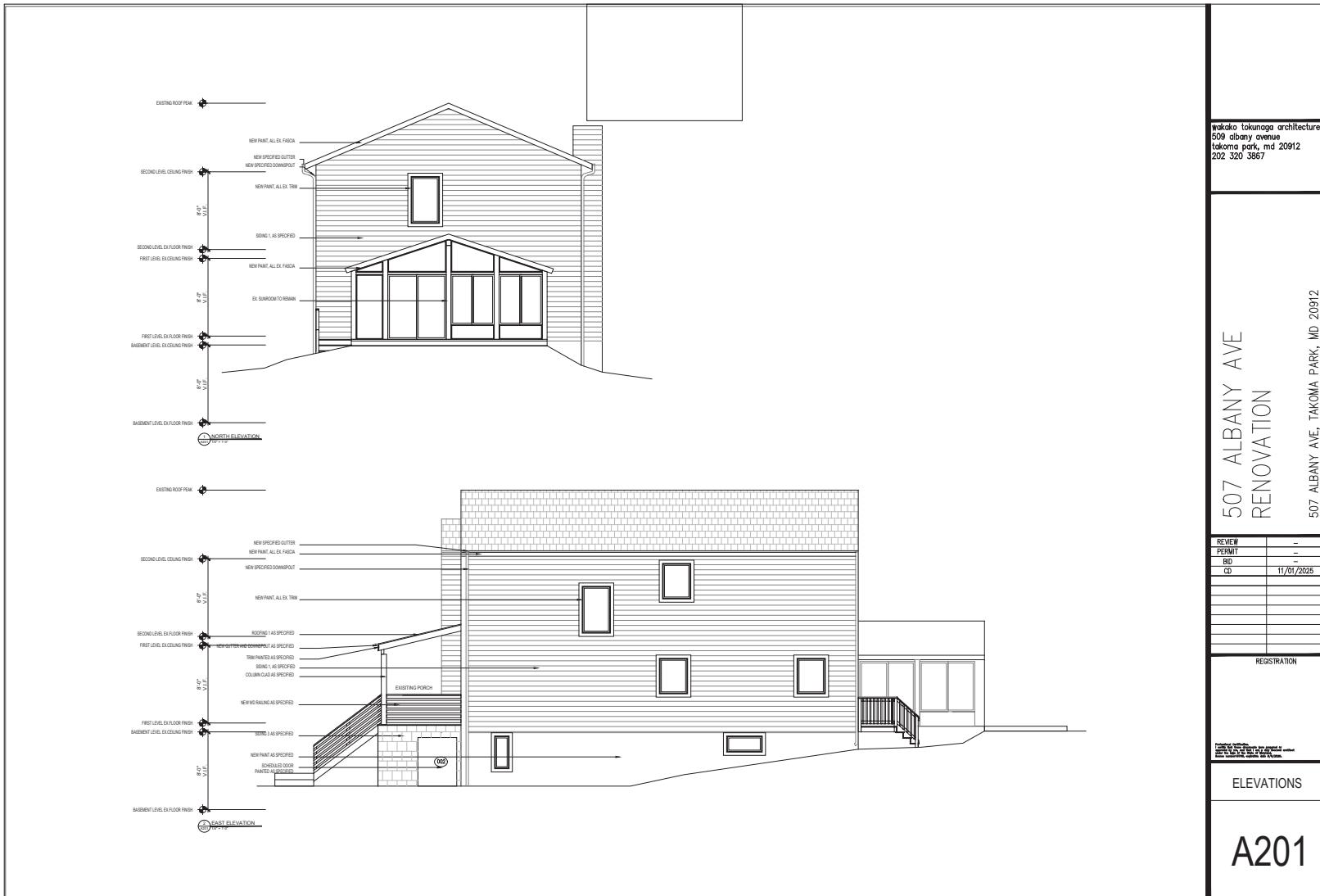
507 ALBANY AVENUE  
TAKOMA PARK, MD 20912

HAWP APPLICATION  
WAK TOK architects

wakato tokunaga architecture  
509 albany avenue  
takoma park, md 20912  
202 320 3867

507 ALBANY AVE  
RENOVATION

507 ALBANY AVE, TAKOMA PARK, MD 20912



PROPOSED | ELEVATIONS

**REVIEWED**

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507 ALBANY AVENUE  
TAKOMA PARK, MD 20912

HAWP APPLICATION  
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PROPOSED | RENDERINGS

**REVIEWED**

By Laura DiPasquale at 11:36 am, Jan 09, 2026

APPROVED  
Montgomery County  
Historic Preservation Commission

*Karen Buleit*

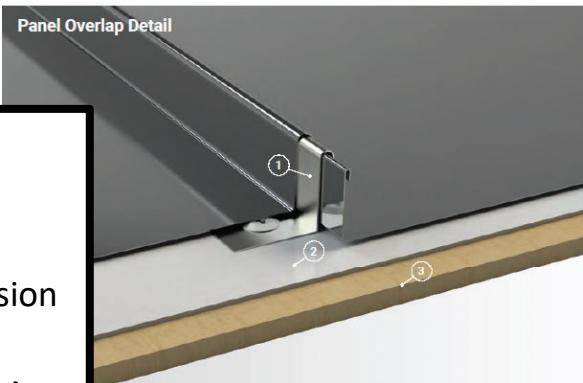
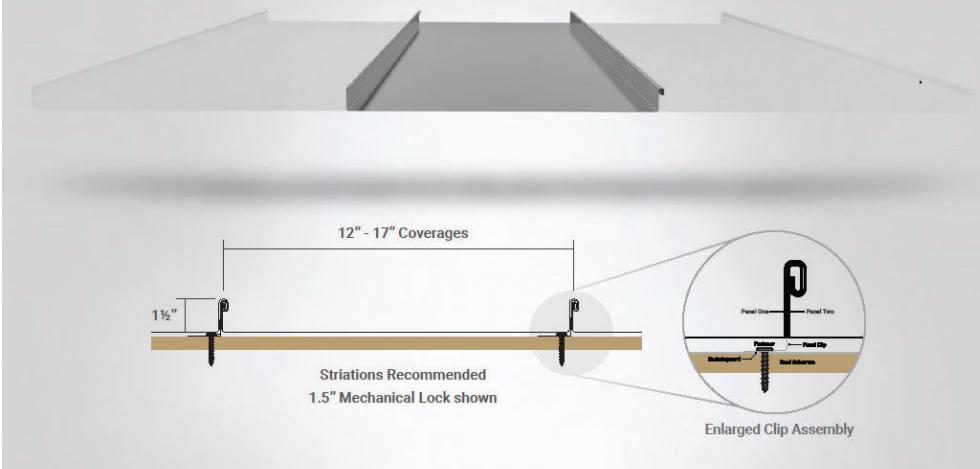
507 ALBANY AVENUE  
TAKOMA PARK, MD 20912

HAWP APPLICATION  
10/01/2025  
WAK TOK architects



## MECHANICAL LOCK

### METAL STANDING SEAM ROOF



**APPROVED**

Montgomery County  
Historic Preservation Commission

*Karen Bensel*

Item: Fixed clip system shown, Floating clip systems available

Substrate: Plywood substrate material shown

3. Underlayment: High Temp Ice & Water

**Roof Coverage** 12"-17"

**Radius Panel** Available

**Panel Gauges** 22\*, 24\*, 26

**Fastener Options** Concealed Clip System

**Panel Length** 3' to 100'+

**Rib Height** 1", or 1.5"

**Roof Slope** Minimum 1:12 or Greater with Mastic

**Impact Rating** UL 2218

**Wind Uplift Rating** ASTM E1592

**Warranty** Based on Paint System

**For more information** 1.877.783.3568

**REVIEWED**

By Laura DiPasquale at 11:36 am, Jan 09, 2026



[Responding to COVID-19. Learn More.](#)

MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE™ ULTIMATE > ULTIMATE CASEMENT NARROW FRAME

## ULTIMATE CASEMENT NARROW FRAME

Previously Known as Clad Ultimate Replacement Casement/Contemporary Casement



The Marvin Signature™ Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb ideal for frame-in-frame replacement, allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views. With many design options, including round top shapes, the Ultimate Casement Narrow Frame window is a flexible option that can be sized to complement the most expansive views.



INTERIOR EXTERIOR

### Features of the Ultimate Casement Narrow Frame Window

- Available in heights up to 8 feet or widths up to 3.5 feet
- Contemporary-style window with sleek design and square profiles
- Narrow jamb for replacement applications that minimizes tear-down of existing frame and walls
- Unique wash mode allows access to both sides of glass from indoors
- Retractable screen option is nearly invisible when the screen is not in use

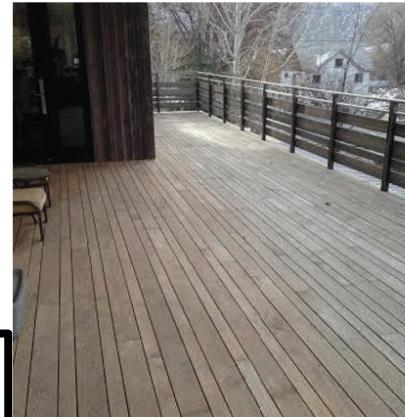
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## Decking



"Forever Decking" - a decking product so long-lasting and maintenance-free you will forever thank yourself for installing this decking over pressure-treated, cedar, or composite products.

Call Now: (832) 800-4MBL or (608) 218-4582  
**Decking**

Midwest Black Locust offers its "Forever Decking" in two stock widths, 3 1/2" or 5", and custom widths and lengths. We will tailor the product to fit your particular aesthetic needs and design. Like all black locust products from Midwest Black Locust, this product is naturally decay, water, and UV resistant. Without the need for any type of waterproofing or sealing, "Forever Decking" weathers to a beautiful grey color, and when wet, produces a natural anti-skid surface under foot. It is a superior choice for pool decks, walkways, piers and boardwalks, stair treads, and any place you don't want the slick feel of wet pressure-treated decking - think especially about those areas where children or commercial activities require additional precautions against slips and falls. "Forever Decking" is also extremely hard and wears well even in heavy-traffic areas like commercial walkways, marine settings, or storage facilities. "Forever Decking" will perform like an exotic hardwood such as teak or ipe without the high cost or environmental consequences of a rain-forest harvested product. Midwest Black Locust's "Forever Decking" starts at \$2.25 / lineal foot.

Our decking material as compared to pressure-treated pine.

# Hardie® Plank Lap Siding

## Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBER CEMENT SIDING

### HARDIE® PLANK LAP SIDING

#### Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

#### Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

#### Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

#### Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

#### Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

#### Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

\*HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight: 2.31 lbs. per square foot

#### Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

#### Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



The JHInsite® Team James Hardie Building Products [www.jhinsite.com](http://www.jhinsite.com)

P1

SIDING 1: HARDIE PLANK LAP SIDING, COLOR TBD

# Hardie® Shingle Siding

## Specification Sheet

03

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBER CEMENT SIDING

### HARDIE® SHINGLE SIDING

#### Manufacturer

James Hardie Building Products Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

#### Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

#### Features

- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

#### Use

James Hardie fiber-cement cladding shingles are used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

#### Description

Hardie® Shingle siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Shingle siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

#### Available Sizes

Product	Width (in)	Height (in)	Thickness (in)
Shingle Panel 5 inch exposure (Straight edge)	48	14	1/4
Shingle Panel 6 inch Exposure (Staggered Edge)	48	15-1/4	1/4
Shingle Panel 7 inch exposure (Straight Edge & Half Round)	48	15-1/4	1/4
Individual shingles 5 inch exposure	3-1/2, 4-1/2, 5-1/2, 7, 8-3/4	14	1/4
Individual shingles 7 inch exposure	4-3/16, 5-1/2, 6-3/4, 7-1/4, 10	15-1/4	1/4

Weight: 2.12 lbs. per square foot

#### Texture & Finish

Hardie® Shingle siding is available in wood grain texture. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color and exposure availability varies by region.

#### Engineered for Climate®

Hardie® Shingle siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



SS2003 02/24 PAGE 1 OF 2

The JHInsite® Team James Hardie Building Products [www.jhinsite.com](http://www.jhinsite.com)

P1

SIDING 2: HARDIE SHINGLE SIDING, COLOR TBD

SIDING 3: HARDIE SHINGLE SIDING, COLOR TBD

APPROVED

Montgomery County

Historic Preservation Commission

*Karen Buntin*

REVIEWED

By Laura DiPasquale at 11:36 am, Jan 09, 2026

**HARDIE® TRIM****Manufacturer***James Hardie Building Products Inc.*

The products are manufactured at the following locations, which receive regular quality control inspections by ICC-ES:

- Cleburne, Texas
- Prattville, Alabama
- Plant City, Florida
- Peru, Illinois
- Reno, Nevada

For more information about compliances, refer to Intertek Spec ID# 39758.

**Features**

- Class-A Fire Rated
- Flood Damage Resistant
- Dimensionally Stable
- Resists damage from pests
- Zero Flame Spread
- Engineered for Climate®
- Weather Resistant
- Impact resistant
- Sustainable

**Use**

Hardie® fiber cement trim is used as an exterior wall accessory. The product complies with 2024 IBC Section 1403.9; 2018, 2021 IBC Section 1403.10; 2012, 2015 IBC Section 1404.10.

**Description**

Made from durable fiber cement, Hardie® Trim comes in a variety of textures and are available primed and ready for paint, or pre-finished with ColorPlus® Technology, providing the perfect finishing touch to your project. Hardie® Trim complies with ASTM C186, Type A; and Class A Fire Rated per ASTM E84, with a flame spread index / smoke developed index of less than 0/5.

**Engineered for Climate®**

Hardie® Trim is engineered for performance to specific weather conditions by climate zones as identified by the following map.



COLUMN CLADDING

**REVIEWED***By Laura DiPasquale at 11:36 am, Jan 09, 2026***APPROVED**

Montgomery County

Historic Preservation Commission