

37/3-97D 506 Albany Avenue  
(Takoma Park Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

May 20, 1997

Mr. Paul Treseder  
6 Montgomery Avenue  
Takoma Park, MD 20912

RE: 5-Valley View; 506 Albany Avenue

Dear Mr. <sup>Paul</sup>Treseder:

Thank you for contacting the Historic Preservation Commission (HPC) with your proposal for consideration of some minor changes to the approved HAWPs for the above addresses.

1) At 5 Valley View, you propose to delete the cupola at the top of the rear addition, and provide light through two extra windows that break through the eaves instead. In addition, you propose to simplify the fenestration of the new rear tower with lower windows of similar size rather than the three different sizes approved.

2) At 506 Albany Avenue, you propose to retain the approved massing, and materials, but request consideration to double up the windows in the second story on the south elevation to provide more interior light. You propose to use two double-hung windows instead of one, and two casement windows (at the location of the existing radiator), instead of one double-hung window.

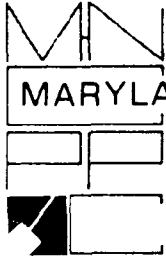
**These proposed changes were reviewed by the Chairman of the HPC, and are considered to be within keeping of the approved HAWP. Because the proposed changes are not substantial, you may proceed with the project without filing for a Revision to the two Historic Area Work Permits. This letter serves as your approval to proceed.**

Please provide this office with a copy of the revised drawings for HPC stamping. If you have any further questions, please do not hesitate to call me at (301) 495-4570.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robin D. Ziek'.

Robin D. Ziek  
Historic Preservation Planner



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

## FAX TRANSMITTAL SHEET

Design, Zoning, & Preservation Division  
(301)495-4570 (Telephone)

(301)495-1307 (Fax Number)

TO: George Kousoulas FAX NUMBER: 301-656-2642

FROM: Robert Zick PHONE NUMBER: 495-4570

DATE: 5-20-97

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 5

NOTE:

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MAY 20, 1997

TO: ROBIN ZIER

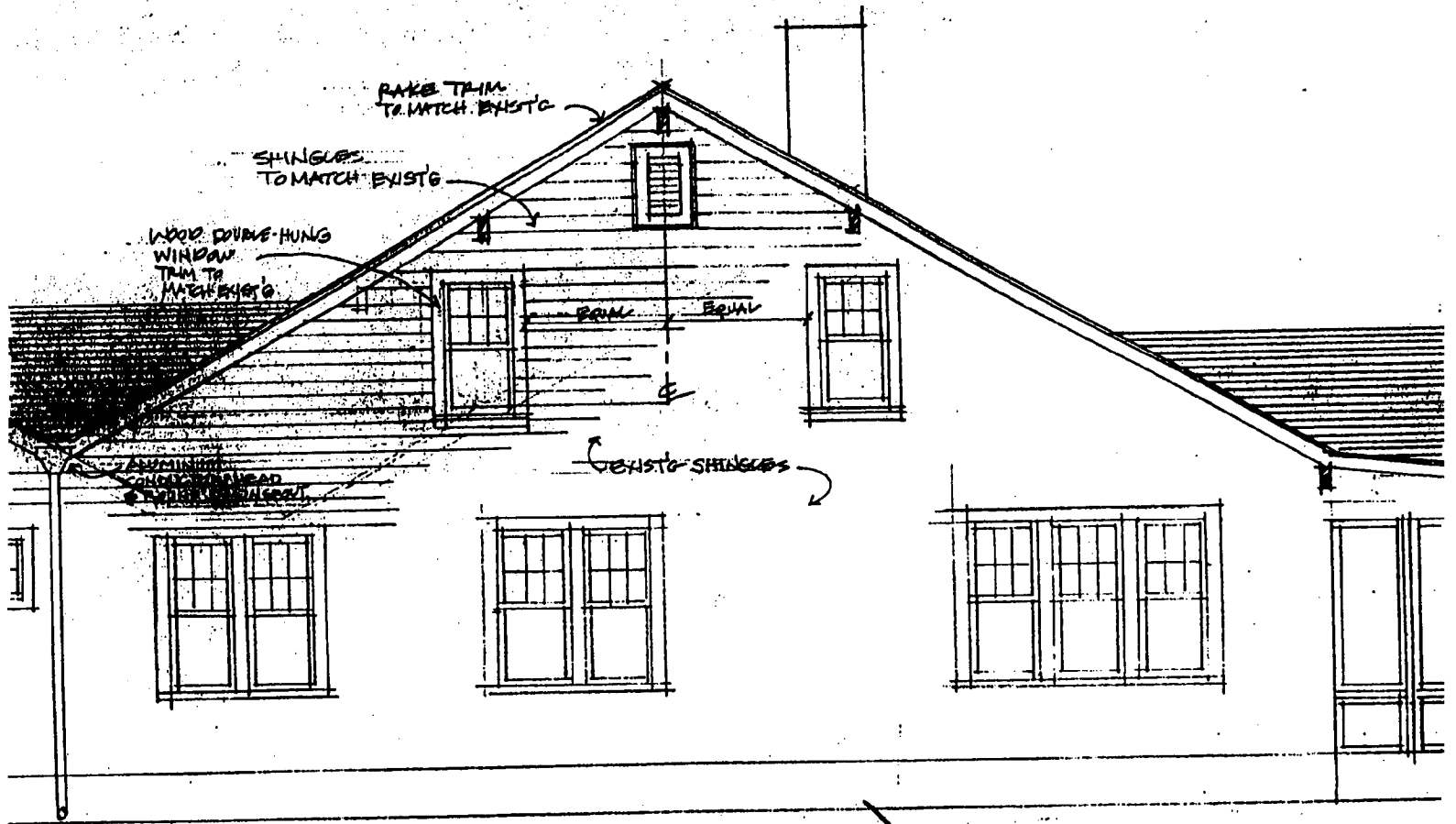
FROM: PAUL TRESNER

RE: CHANGES TO BROWN & GILBERT JOBS

THE FOLLOWING - ELEVATIONS SHOW  
THE CHANGES I'VE MADE TO THESE  
TWO JOBS

1. - BROWN - ADD TWO DOUBLE HUNG  
WINDOWS INSTEAD OF ONE, ADD  
+ { a. DOUBLE CASEMENT IN PLACE OF  
EXISTING - DOUBLE - HUNG  
or b. Double-hung (2)
2. - GILBERT/SCHULTZ  
- REMOVE CUPOLA, ADD 2 TRANSOMS  
AT STAIRWELL  
- MODIFY WINDOW PATTERN AT  
STAIRWELL, REMOVE 1 WINDOW





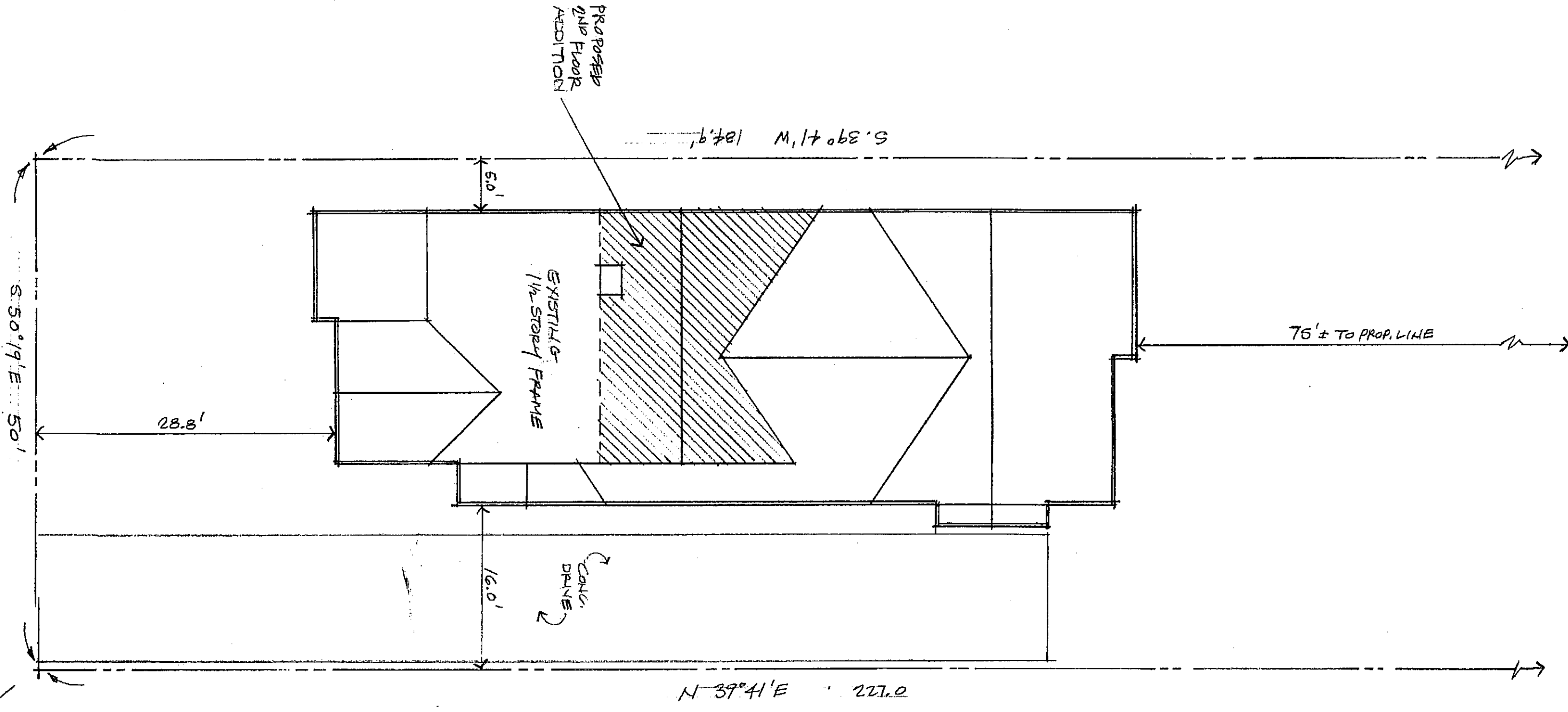
~~PROPOSED~~ SOUTH ELEVATION  
scale: 1/4" = 1'-0"

HPC Approved.

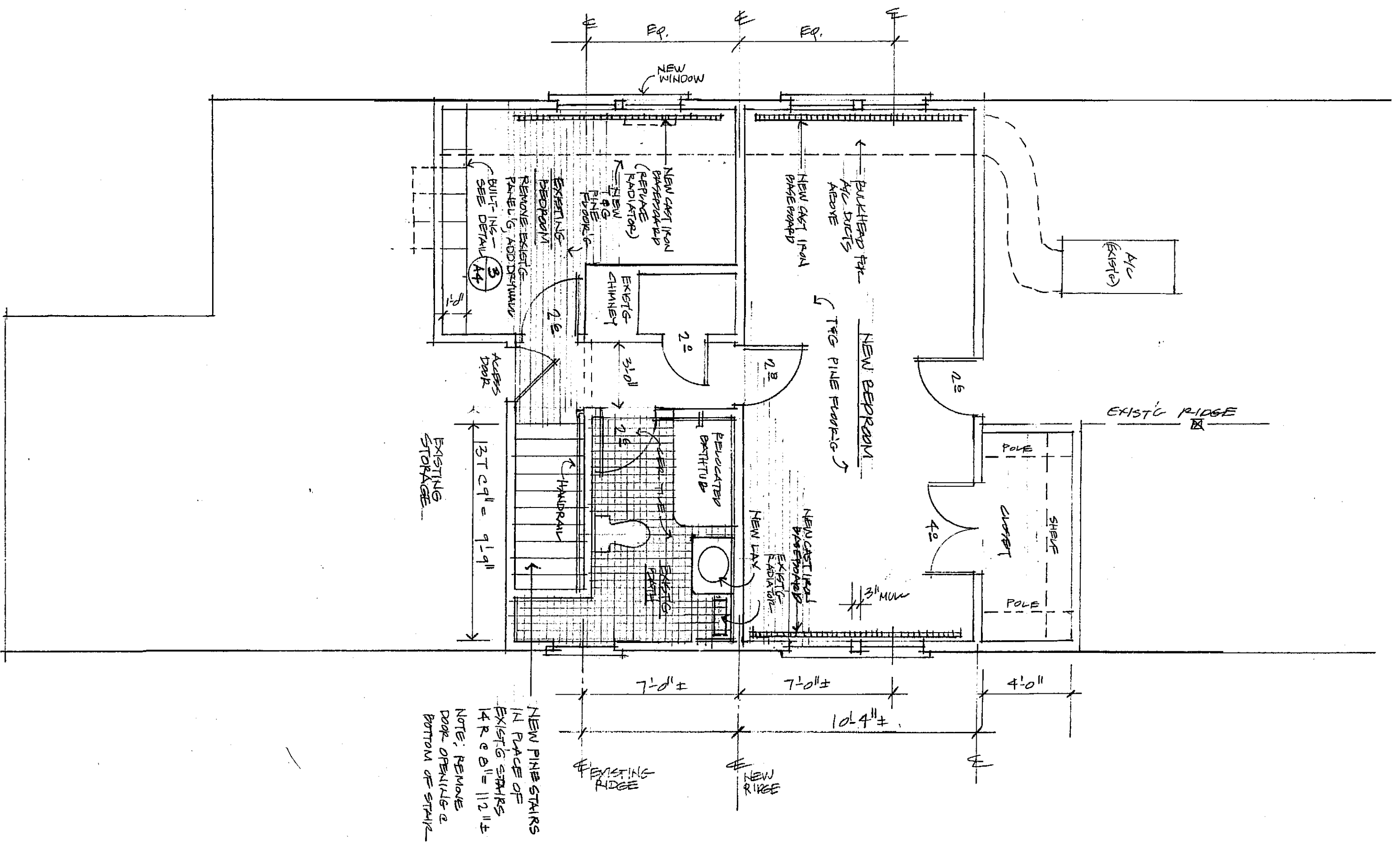
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The  
'to

①

LOT # 24, BLOCK 7C  
T.P.C. & S. DIVISION OF TAKOMA  
PARK  
ALBANY AVE TO A.W.W.  
SITE PLAN  
SCALE: 1/4" = 10'-0"



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

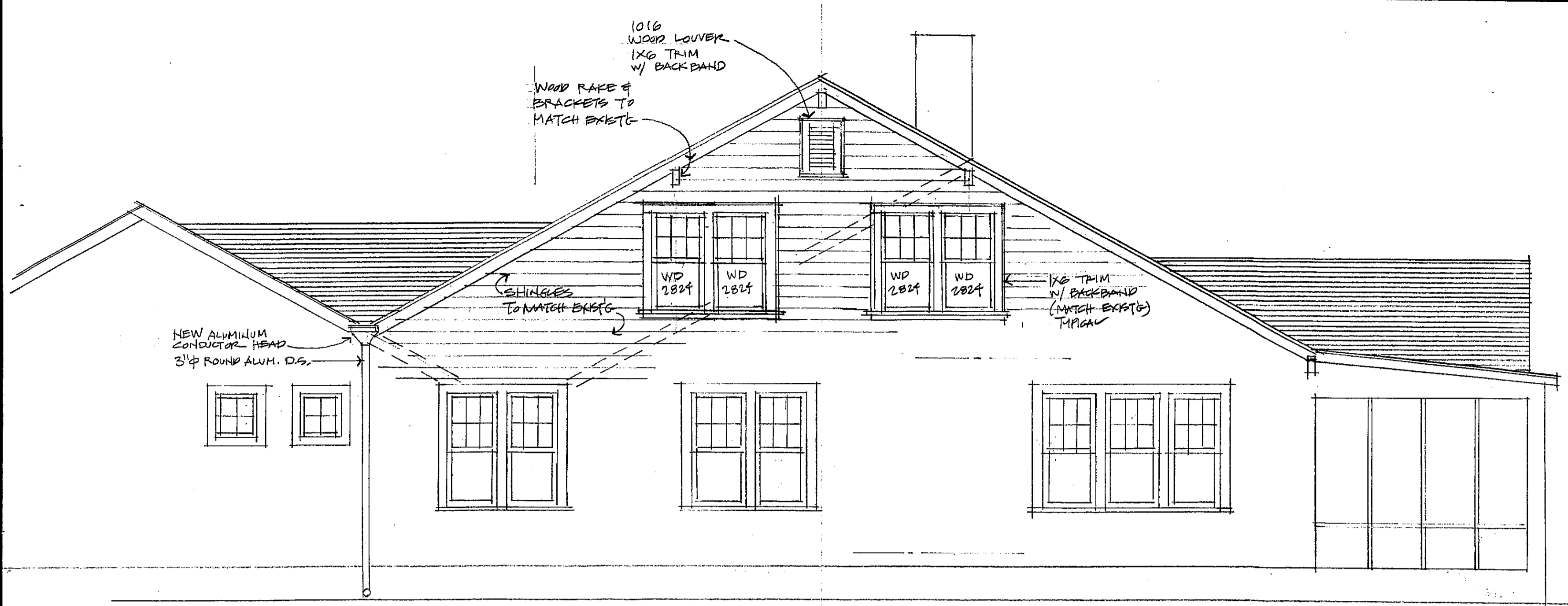


**Paul Treseder**  
ARCHITECT AIA  
6 Montgomery Avenue, Takoma Park, MD 20912  
Barrel TURQUOISE

**BROWN RESIDENCE**  
506 ALBANY AVENUE, TAKOMA PARK, MARYLAND

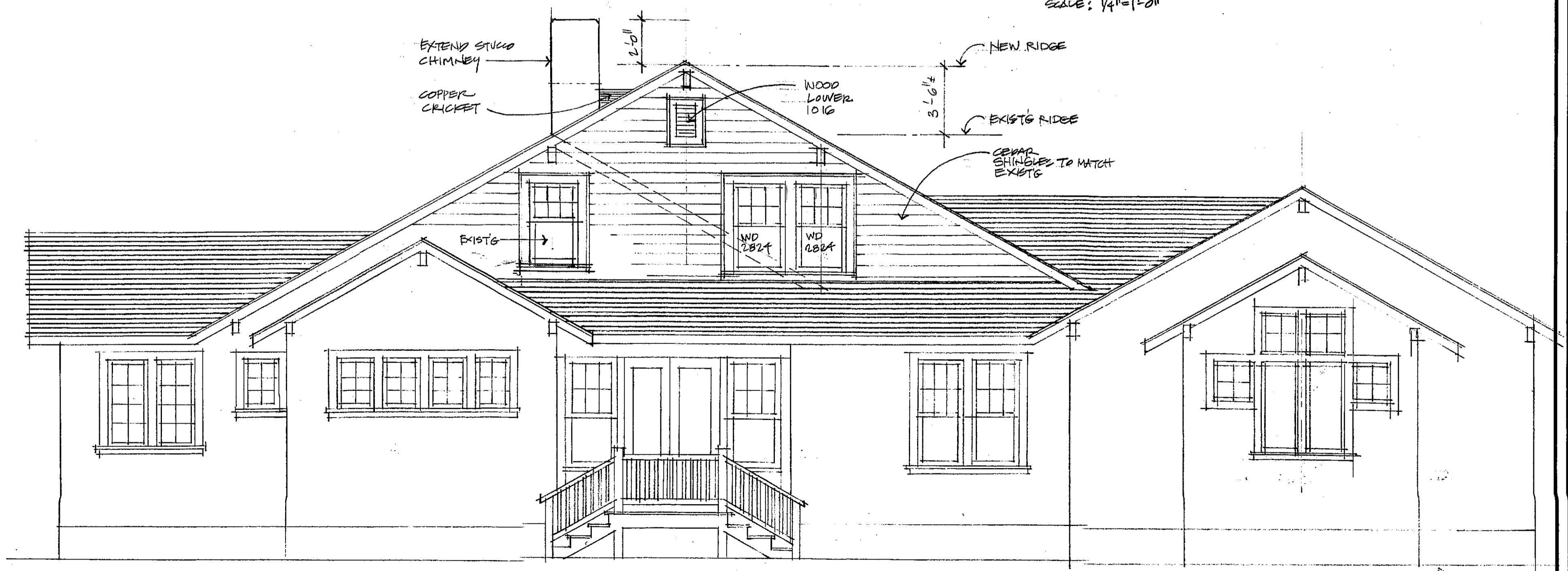
sht. **1**  
of

REVISED AS PER LETTER OF MAY 20



**SOUTHEAST ELEVATION**

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

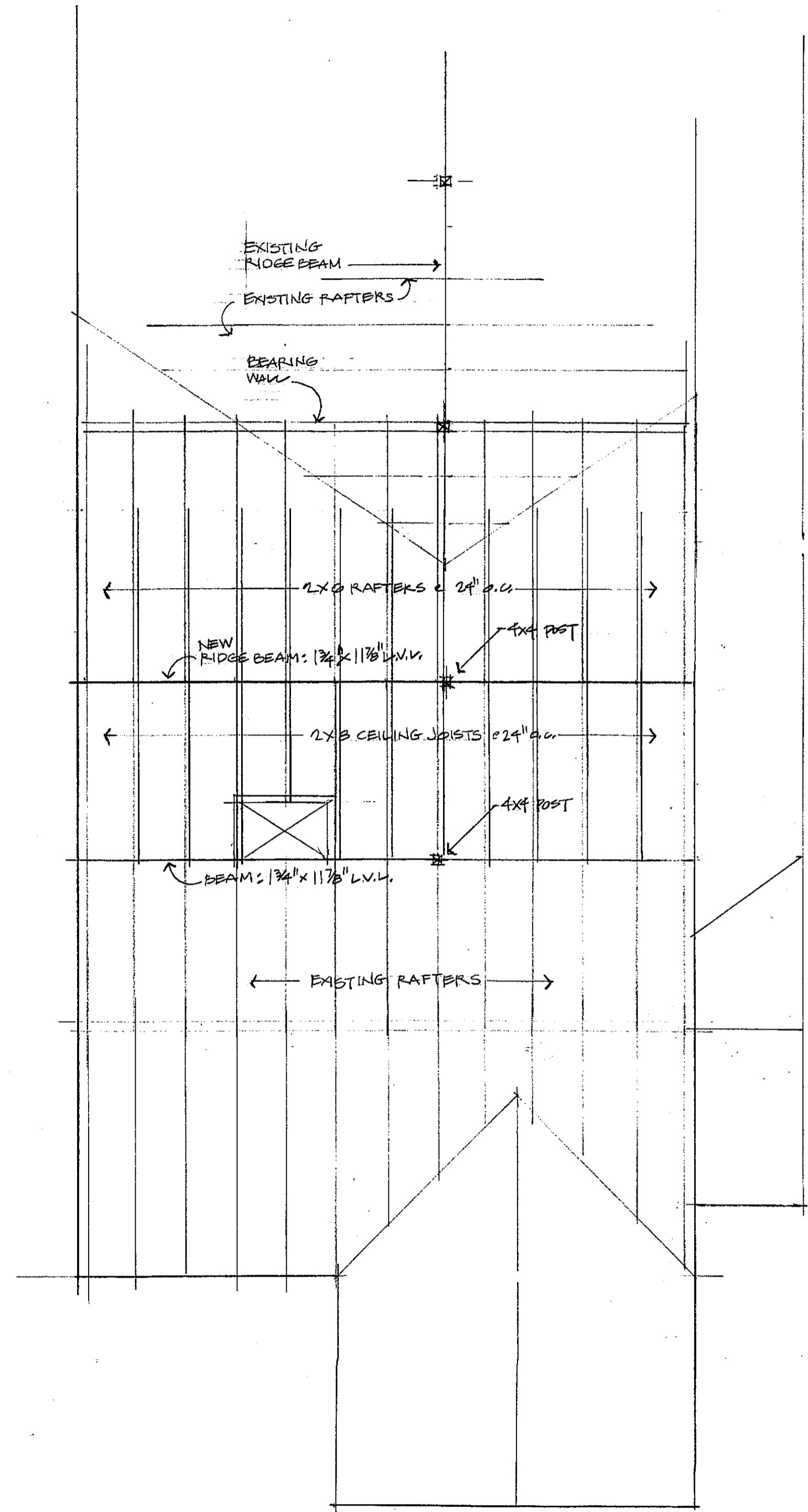


**NORTHWEST ELEVATION**

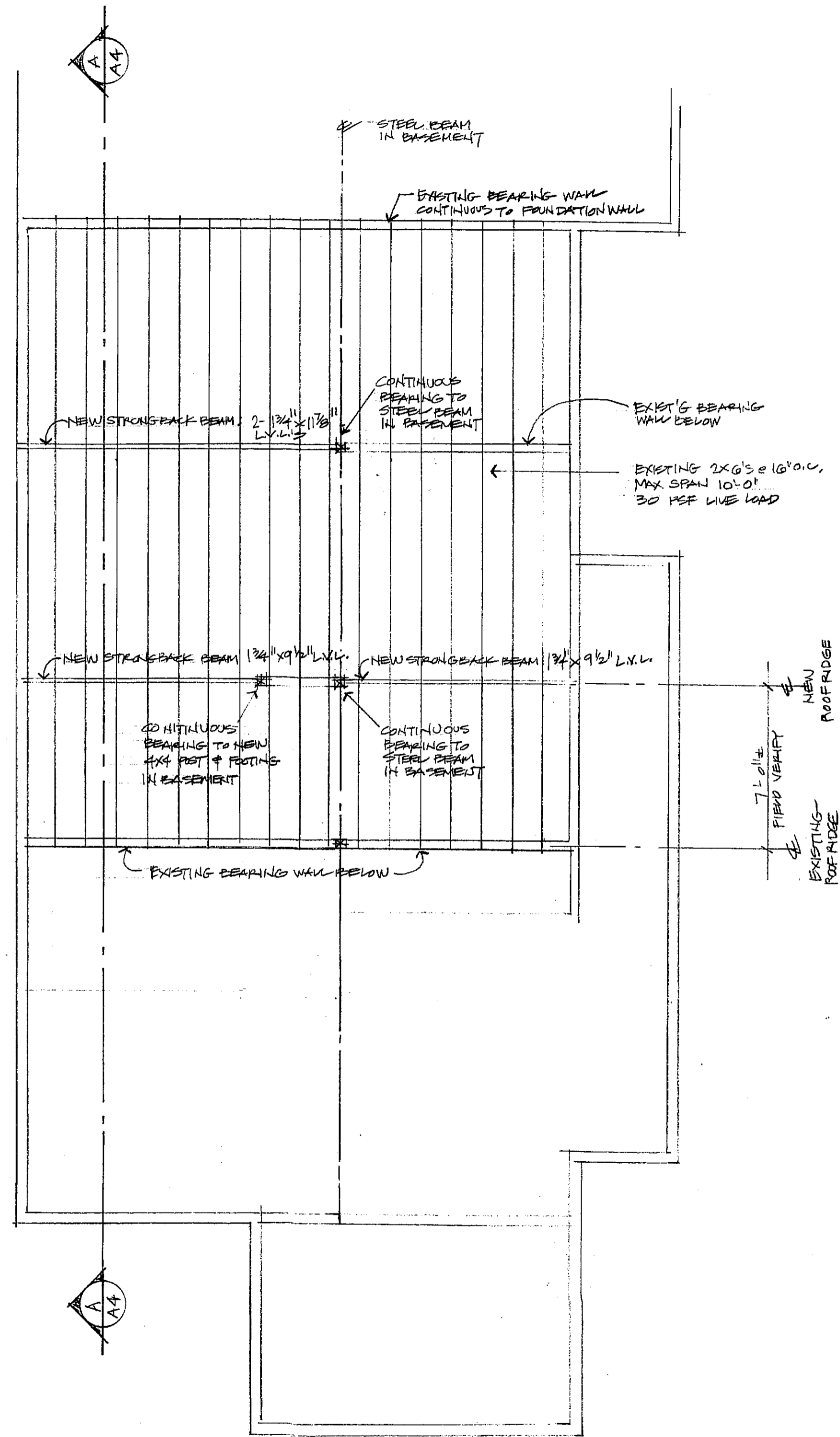
SCALE: 1/4" = 1'-0"

**Paul Breseder**  
 ARCHITECT AIA  
 6 Montgomery Avenue, Takoma Park, MD 20912  
 (301) 891-2911





ROOF FRAMING PLAN



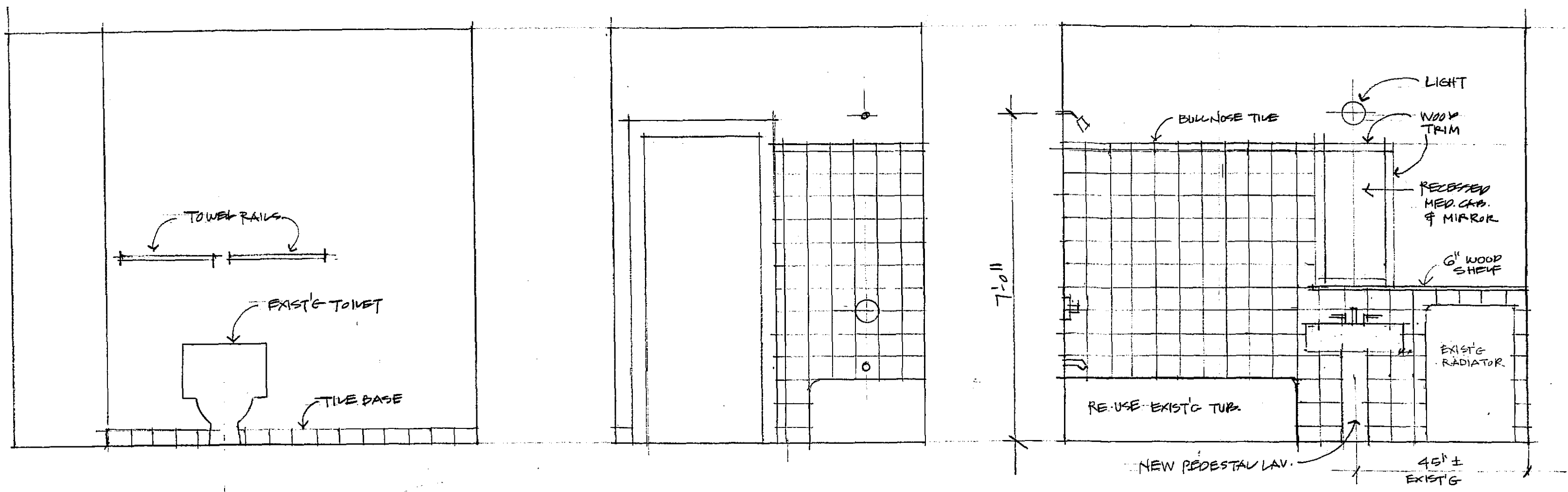
SECOND FLOOR FRAMING PLAN



**Paul Breseder**  
ARCHITECT AIA

6 Montgomery Avenue, Takoma Park, MD 20912  
(301) 891-2911

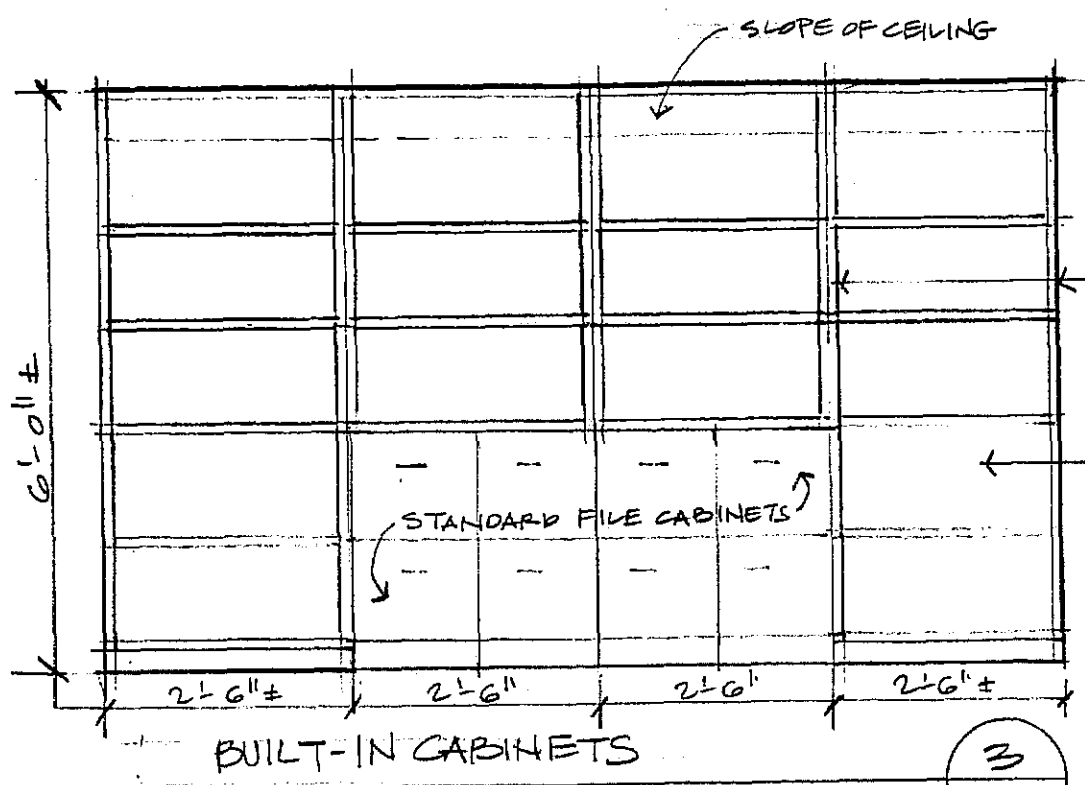
CAD 1 INC. 301-588-1120  
579464



BATHROOM ELEVATIONS

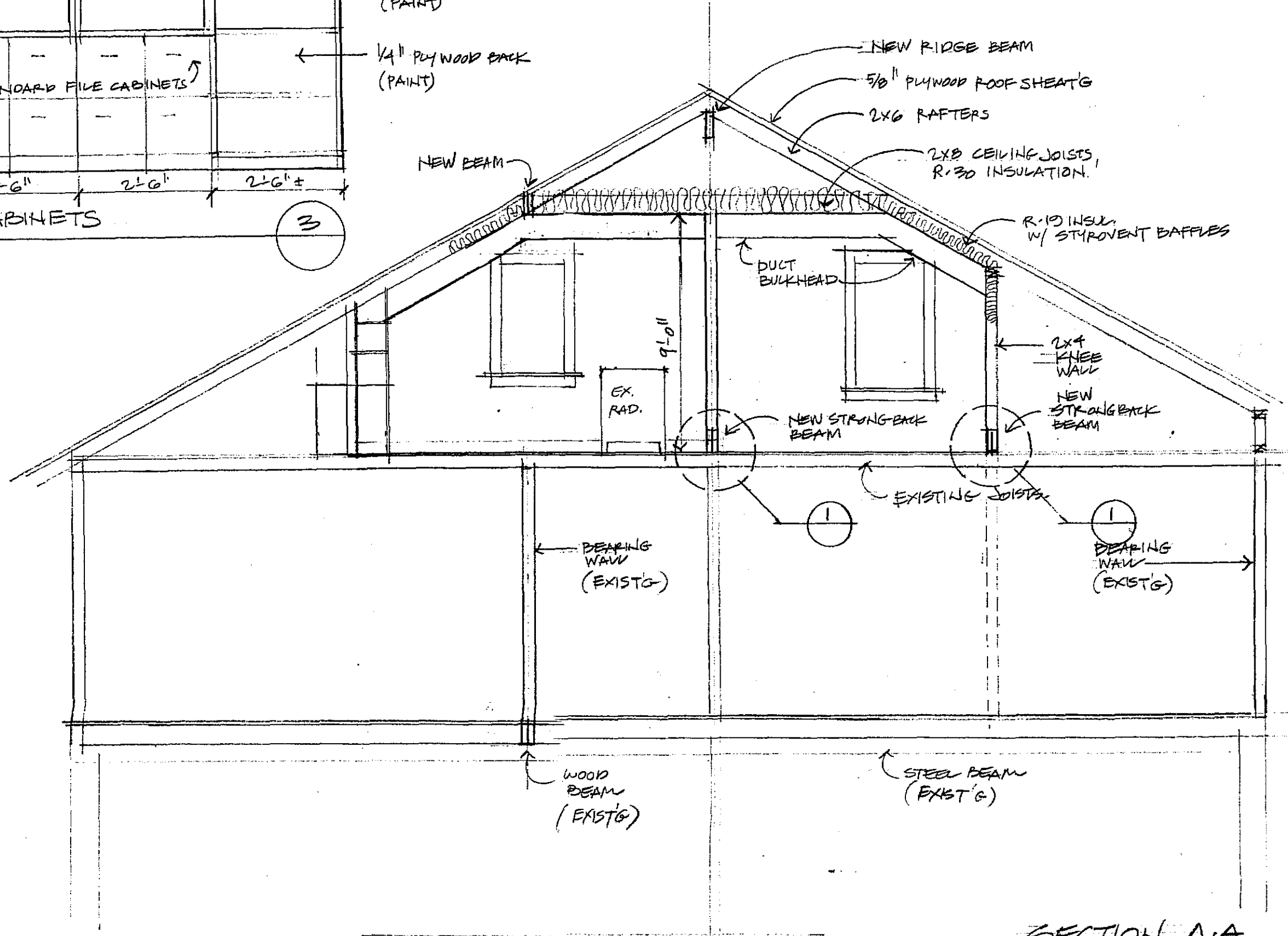
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2



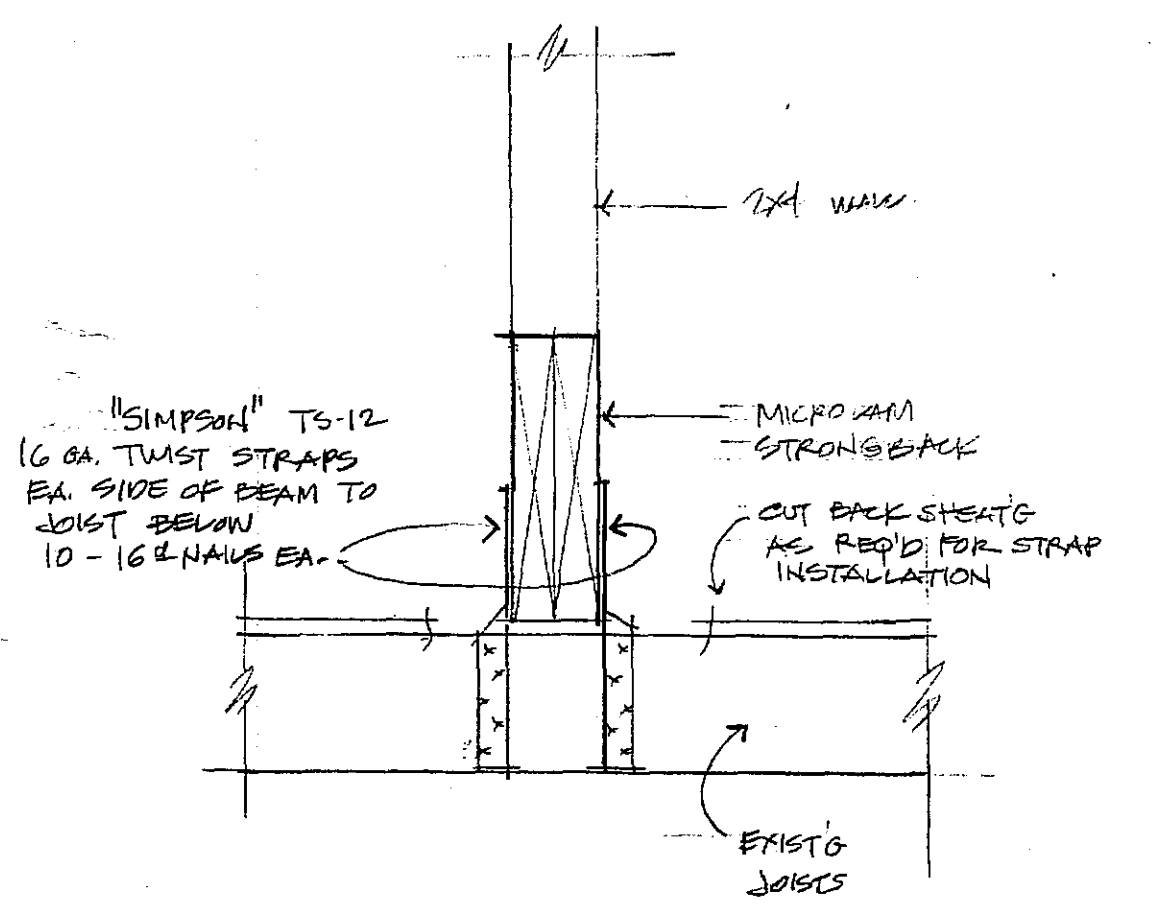
BUILT-IN CABINETS

3



SECTION A-A

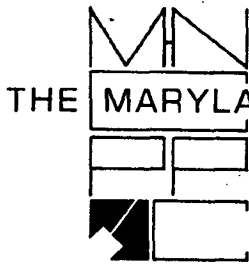
SCALE: 1/4" = 1'-0"



STRONGBACK DETAIL

1/2" = 1'-0"

1



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 2/13/97

MEMORANDUM

TO: Robert Hubbard, Acting Director  
Department of Permitting Services

FROM: <sup>DDZ</sup> Gwen Wright, Historic Preservation Coordinator  
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

X Approved \_\_\_\_\_ Denied  
\_\_\_\_\_ Approved with Conditions: \_\_\_\_\_

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: STEVE & LAURA BROWN

Address: 506 ALBANY AVENUE, TAKOMA PARK 20912

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.\*\*\*



RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

**Historic Preservation Commission**  
 (301) 495-4570

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

TAX ACCOUNT # 1064473 CONTACT PERSON PAUL TRESSEDER  
 NAME OF PROPERTY OWNER STEVE & LAURA BROWN DAYTIME TELEPHONE NO. (301) 891-2911  
 ADDRESS 506 ALBANY AVE, TAKOMA PARK, MD. 20912  
CITY STATE ZIP CODE  
 CONTRACTOR \_\_\_\_\_ TELEPHONE NO. ( ) \_\_\_\_\_  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER PAUL TRESSEDER DAYTIME TELEPHONE NO. (301) 891-2911

**LOCATION OF BUILDING/PREMISE**

HOUSE NUMBER 506 STREET ALBANY  
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET BALTIMORE  
 LOT 29 BLOCK 76 SUBDIVISION T.P.U. & T. CO. SUBDIVISION OF TAKOMA PARK  
 LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
 Construct  Extend  Alter/Renovate  Repair  Move  Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  
 Wreck/Raze  Install  Revocable  Revision  Fence/Wall (complete Section 4)  Single Family  Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ 50,000  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. TYPE OF SEWAGE DISPOSAL 01  WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_  
 2B. TYPE OF WATER SUPPLY 01  WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. HEIGHT \_\_\_\_\_ 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 of owner or authorized agent \_\_\_\_\_ Date Jan 3 1997

APPROVED  \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 2/13/97

APPLICATION/PERMIT NO. 9701030065 DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: <sup>DM</sup>Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

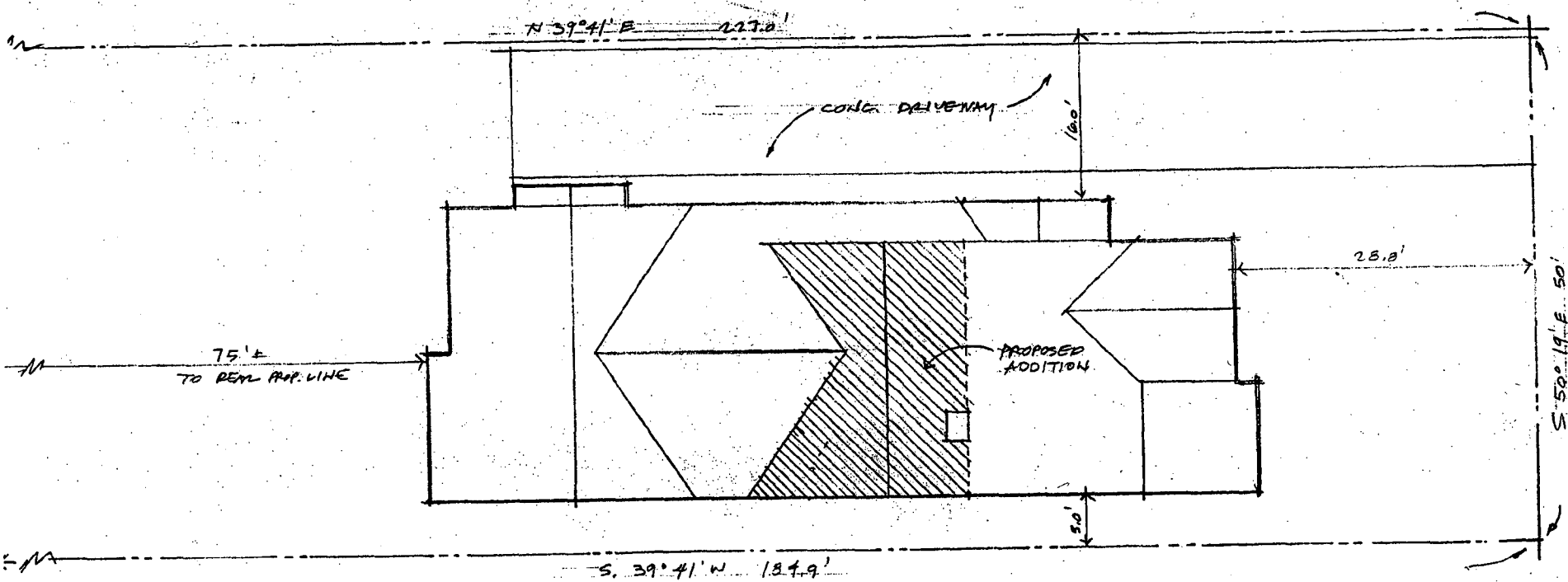
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



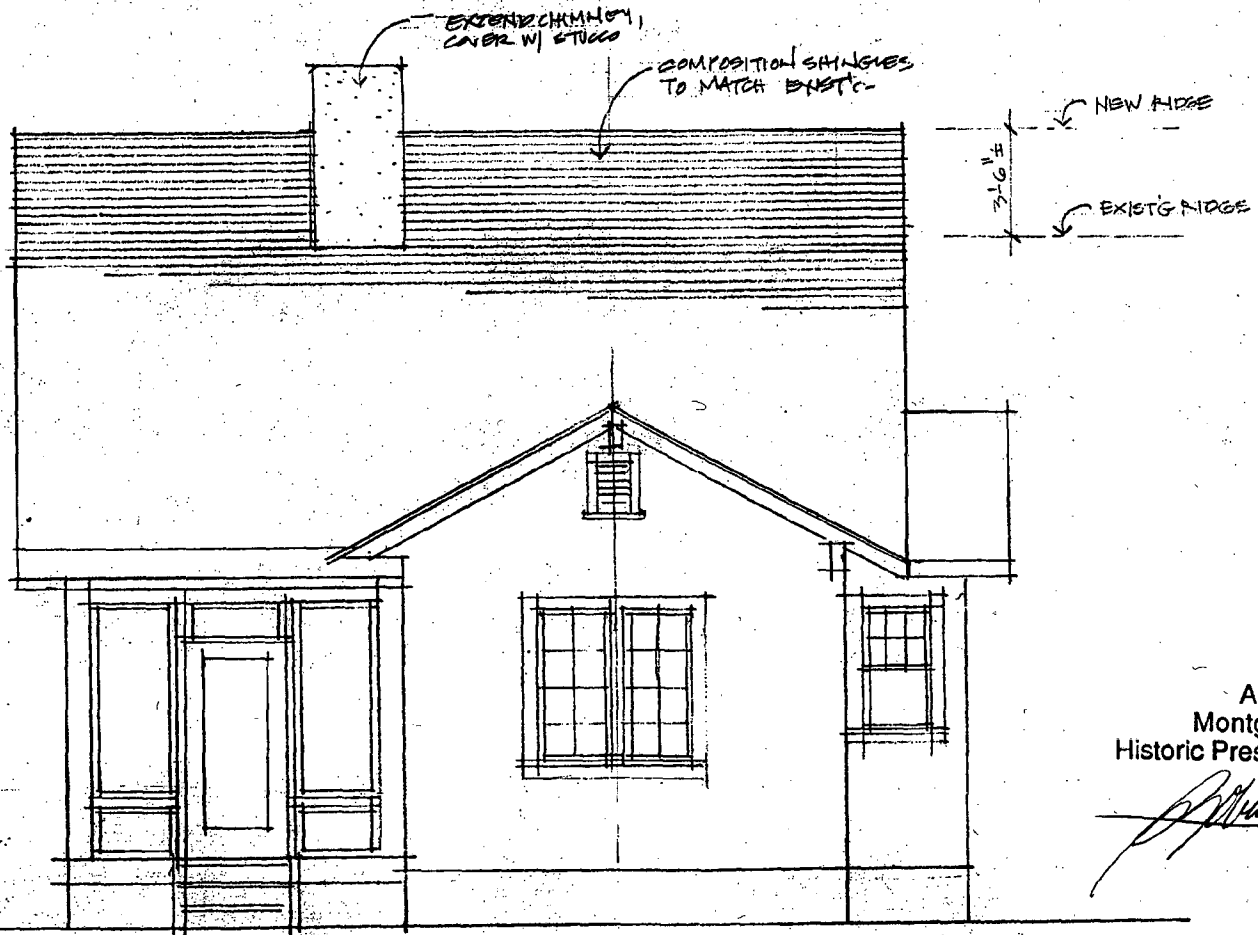
ALBANY AVE TO 506

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 2/13/87

ROOF PLAN & SITE PLAN  
SCALE: 1/8" = 1'-0"

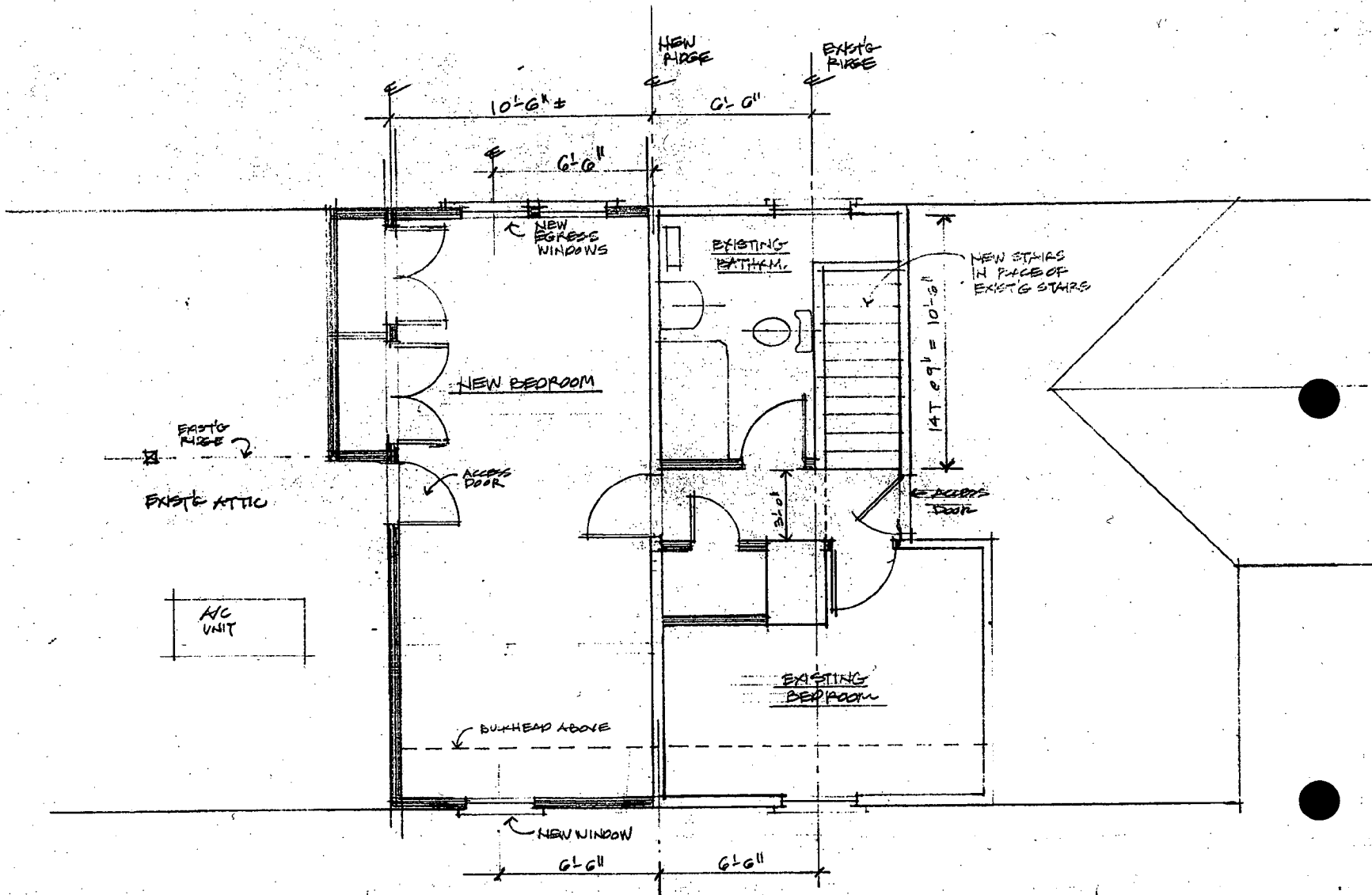
BROWN RESIDENCE · 506 ALBANY AVE, TAKOMA PARK, MD.  
PAUL TRESEDER, AIA, ARCHITECT (301) 891-2911



APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]* 1/13/07

ORIENTATION (EAST)

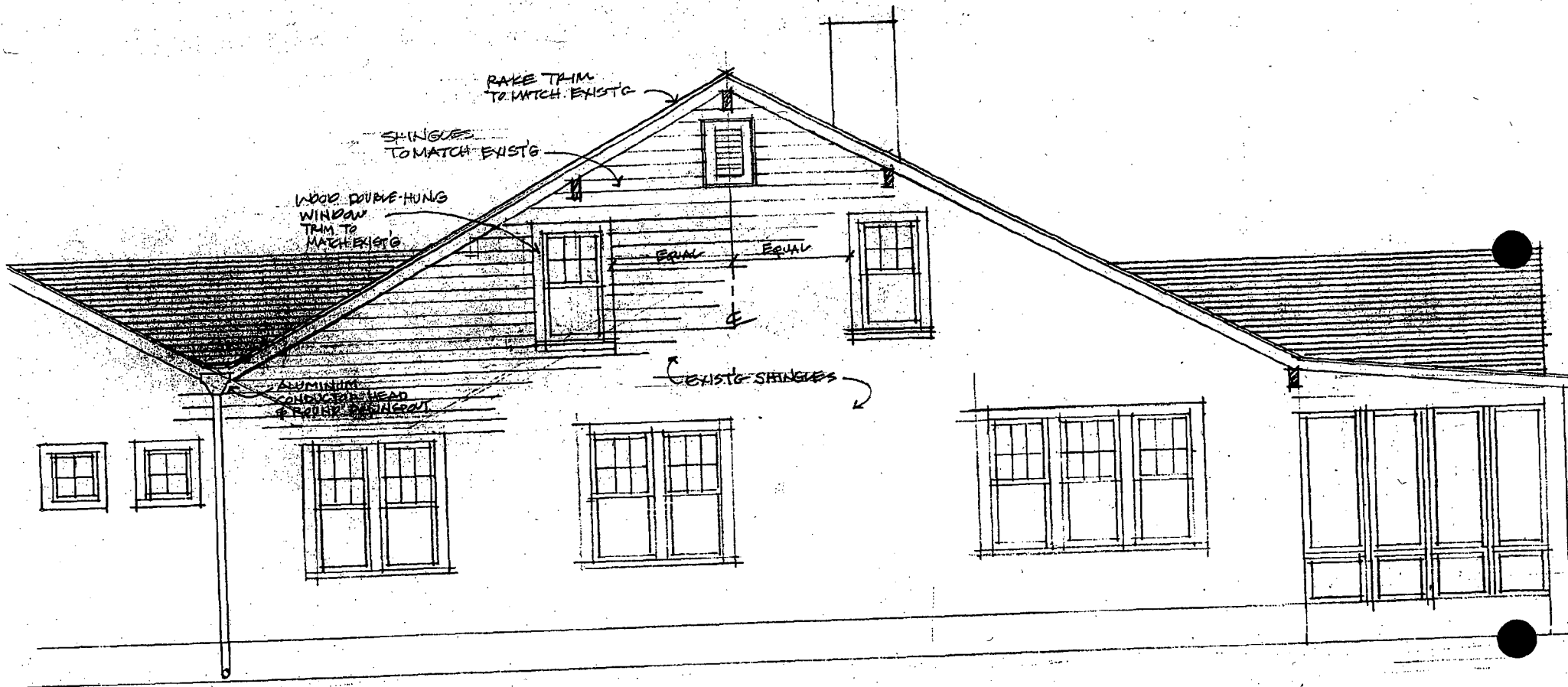


REVISED 2ND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]*  
 2/13/97



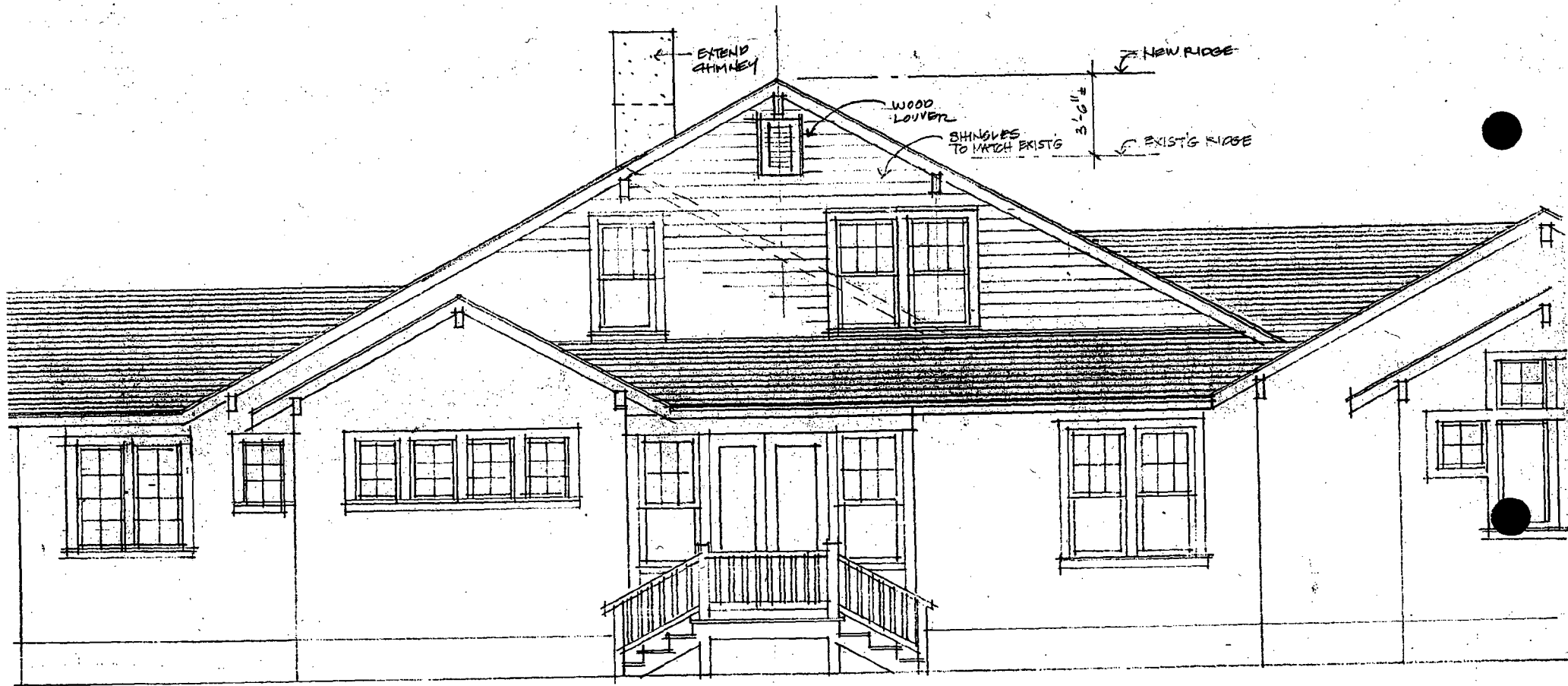


SOUTH ELEVATION

SCALE 1/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 2/13/97



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 2/13/97  
NORTH ELEVATION  
"DRIVEWAY FRONT"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 506 Albany Avenue

Meeting Date: 2/12/97

Resource: Takoma Park Historic District

Review: HAWP/Alteration

Case Number: 37/3-97D

Tax Credit: No

Public Notice: 1/29/97

Report Date: 2/5/97

Applicant: Steve and Laura Brown

Staff: Robin D. Ziek

PROPOSAL: Raise portion of roof

RECOMMENDATIONS: APPROVAL

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RESOURCE SUMMARY

RESOURCE: Takoma Park Historic District

STYLE: Bungalow (1920s)

SIGNIFICANCE: Contributing Resource

PROJECT DESCRIPTION: Raise the roof on the rear portion of the original bungalow

PROJECT DESCRIPTION

The subject project is a small bungalow with an existing rear addition in a prime part of the Historic District in Takoma Park. The neighborhood includes a range of Victorian homes, four squares, bungalows, and more recent in-fill.

The original bungalow measures approximately 25' by 40'. It has a small screened-in porch on the front elevation. As with other bungalows, there is a variety of types and sizes on the original house including 6/1 double-hung sash, 6-light casement, and 8-light casement. There is an existing central chimney.

The addition is a low 1-1/2 story structure, which extends into the rear yard and essentially doubled the size of the original house. It maintains the low height of the original bungalow and utilizes the existing architectural vocabulary in terms of massing, design, and materials. There is also a diversity of window sizes and styles which mimic those of the original bungalow. A new entrance was provided off of the driveway in a narrow segment which wraps around a portion of the original bungalow.

The current proposal is to raise the roof of the original bungalow by approximately 3.5' to accommodate an additional bedroom and bring the stairs and 2nd-floor bathroom up to code. The owner has hired Paul Treseder [the architect who designed the original addition] to design this new project. Thus, all changes are at the roof level, and all new materials would match the existing, including the window trim and the use of wood windows with true-divided lights.

On the front elevation, the roof would appear longer as the ridge line would be raised approximately 3.5'. The roof currently is covered with composition shingles, and the new work would be matched to the existing. On the south elevation, the plane of the building would be maintained, and extended towards the rear to meet the roof line of the new addition. The added space on the second floor would be expressed with an additional window (6/1 to match existing) and attic vent. On the north elevation, the existing plane of the 2nd story is currently behind the plane of the new entrance. The proposed roof-raising would result in extending this second story in the same plane as it is currently, towards the rear. The additional wall space makes possible the addition of a pair of 6/1 windows and an attic vent.

#### GENERAL STAFF COMMENTS

Staff believes that the proposed roof-raising is respectful of the historic district, and is compatible in design with the existing structure. The Takoma Park Guidelines specify leniency in the review of changes proposed at Contributing Resources "which are at all visible from the public right-of-way." Furthermore, the Guidelines specify that "second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource...and should be appropriate to the surrounding streetscape in terms of scale and massing." (P.16)

The proposed roof-raising is modest (3-1/2') and will not alter the general massing of this bungalow. The proposed materials are consistent with those on the existing house.

#### STAFF RECOMMENDATION

Staff recommends that the Commission approve the proposal, finding that it meets the Takoma Park Guidelines for Contributing Resources that state:

all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required;

and, that the proposal is consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON PAUL TRESEDER  
 DAYTIME TELEPHONE NO. (301) 891-2911

TAX ACCOUNT # 1064473

NAME OF PROPERTY OWNER STEVE & LAURA BROWN DAYTIME TELEPHONE NO. (301) 589-5834

ADDRESS 506 ALBANY AVE, TAKOMA PARK, MD. 20912  
CITY STATE ZIP CODE

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. ( ) \_\_\_\_\_

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

AGENT FOR OWNER PAUL TRESEDER DAYTIME TELEPHONE NO. (301) 891-2911

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 506 STREET ALBANY

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET BALTIMORE

LOT 24 BLOCK 76 SUBDIVISION T.P.V. & T. CO. SUBDIVISION OF TAKOMA PARK

LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Repair  Move  Wreck/Raze  Install  Revocable  Revision

CIRCLE ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove  Fence/Wall (complete Section 4)  Single Family  Other \_\_\_\_\_

1B. CONSTRUCTION COST ESTIMATE \$ 50,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01  WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_

2B. TYPE OF WATER SUPPLY 01  WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT \_\_\_\_\_ 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

Jan 3 1997  
 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

3

# Paul Treseder

ARCHITECT AIA

6 Montgomery Avenue, Takoma Park, MD 20912



(301) 891-2911

Addition to 506 Albany Avenue, Takoma Park, Maryland

## Description

This is an enlargement of an existing second floor of a shingle style bungalow. The stairs are being brought up to code, and a portion of the ridge is being extended up to the rear to accommodate one additional bedroom and to bring headroom up to code in the bathroom. ~~Because of the existing asymmetrical front elevation, the roof extension has also been designed to be off center; approximately 40% of the original roof line is maintained by this design. The driveway side elevation of this house is perhaps the most prominent from the street, and is where the layering of the addition to the original is most apparent.~~ Note that the Architect has designed a previous addition in back of this house, which also attempted to replicate the theme of layered roofs. As in the previous addition, finishes, overhangs, and windows will match the original house.

Revised:  
See  
drawing 5

4

5

Brown Residence, 506 Auburn Ave, Takoma Park, MD.  
Paul Treason, AIA, Architect (501) 891-2911

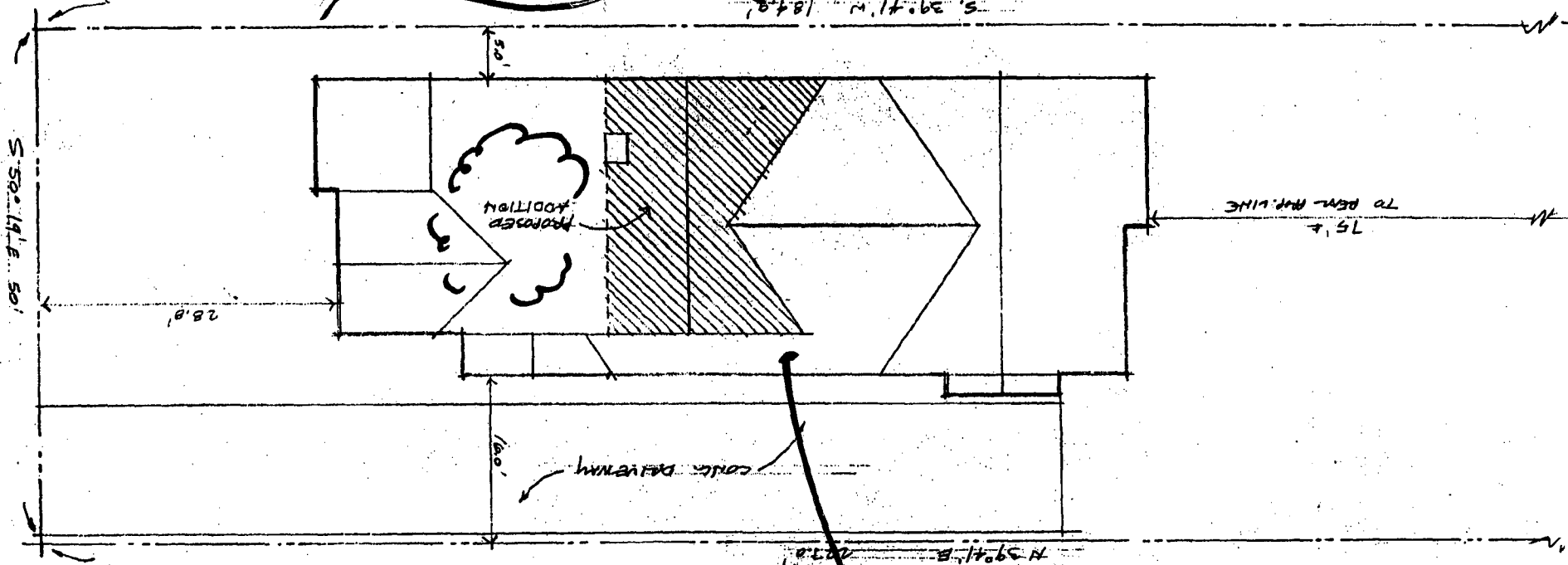
ROOF PART 9 SITE PLAN  
DATE: 10/11/11

NORTH

ORIGINAL BUNGALOW

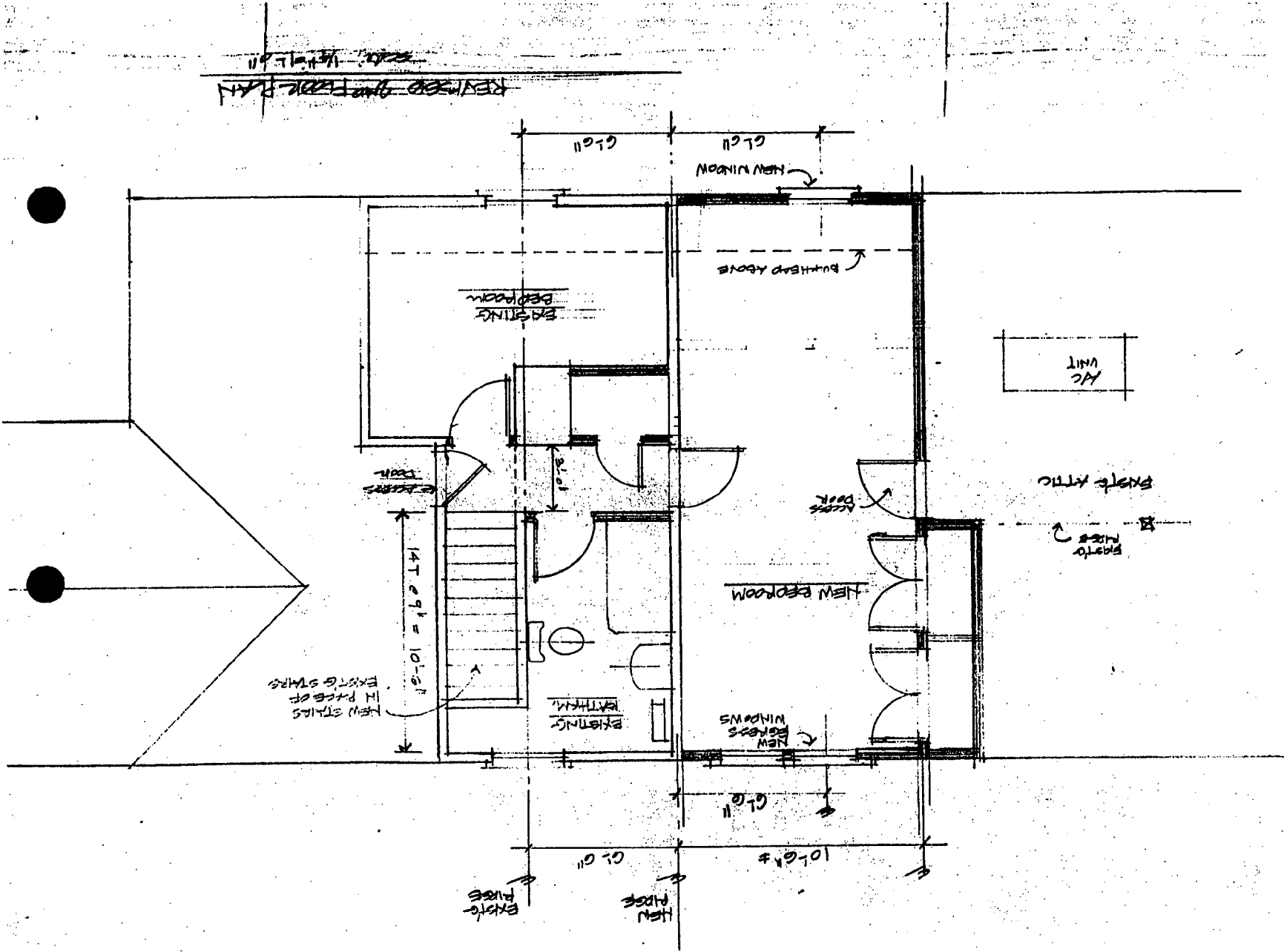
EXISTING ADDITION

AUBURN AVE 40' WIDE



Low Roof Existing Addition

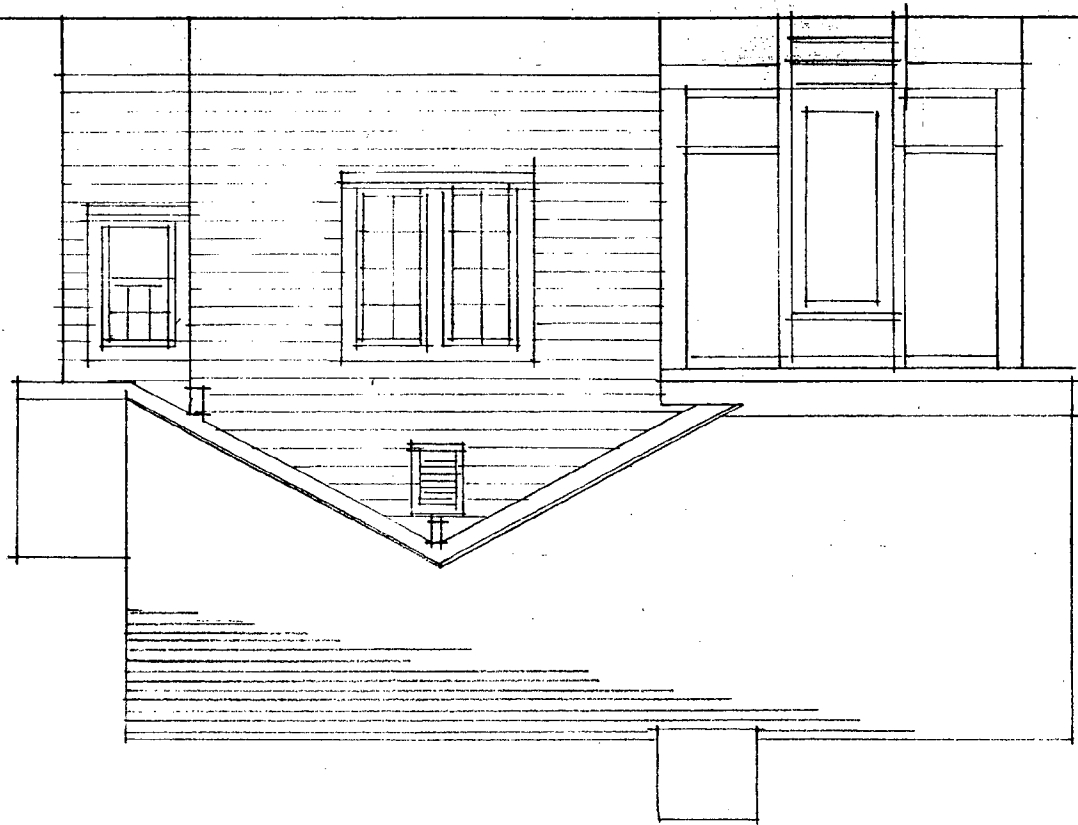
~~REVISIONS SHEET~~





EXISTING FRONT ELEVATION

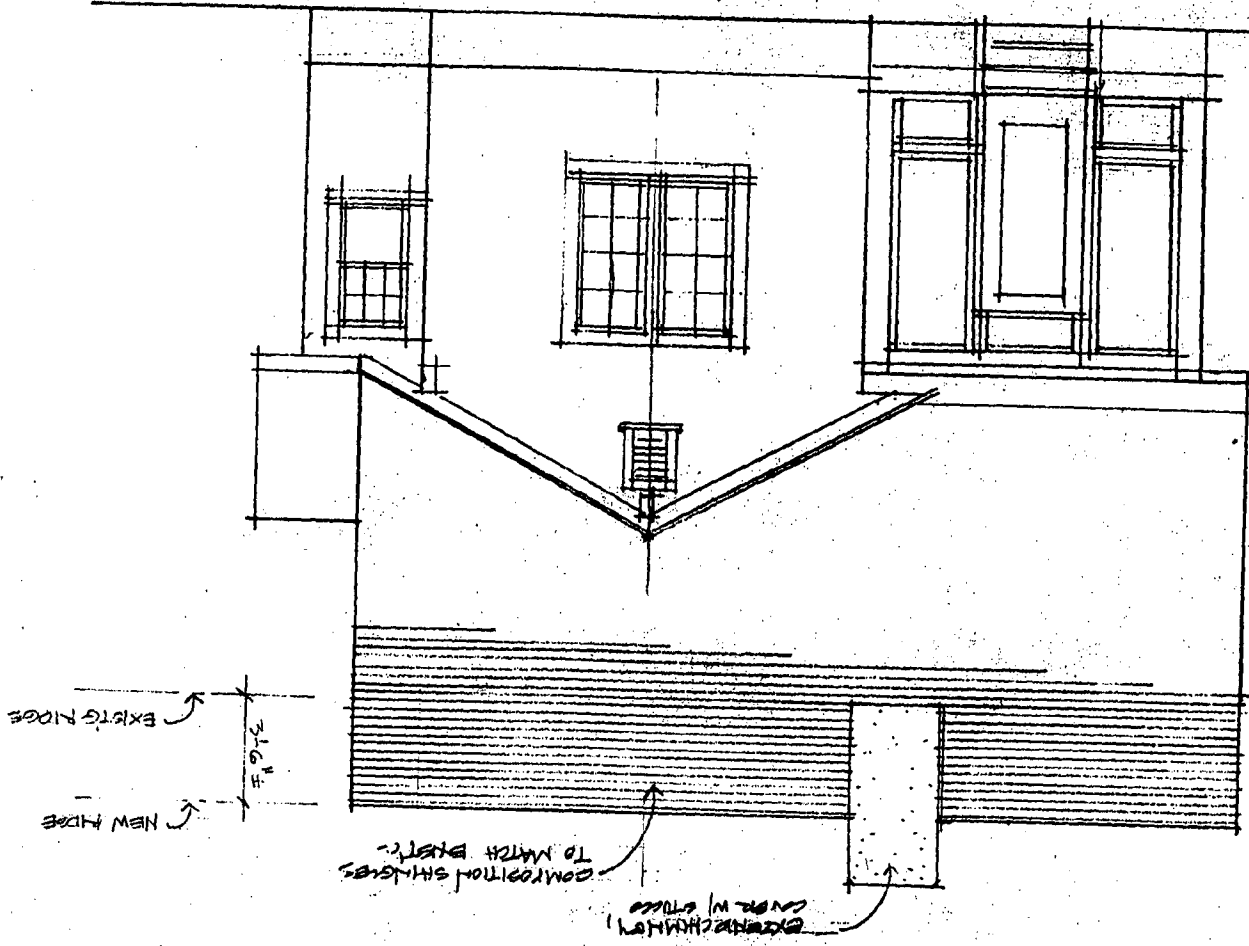
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Proposed

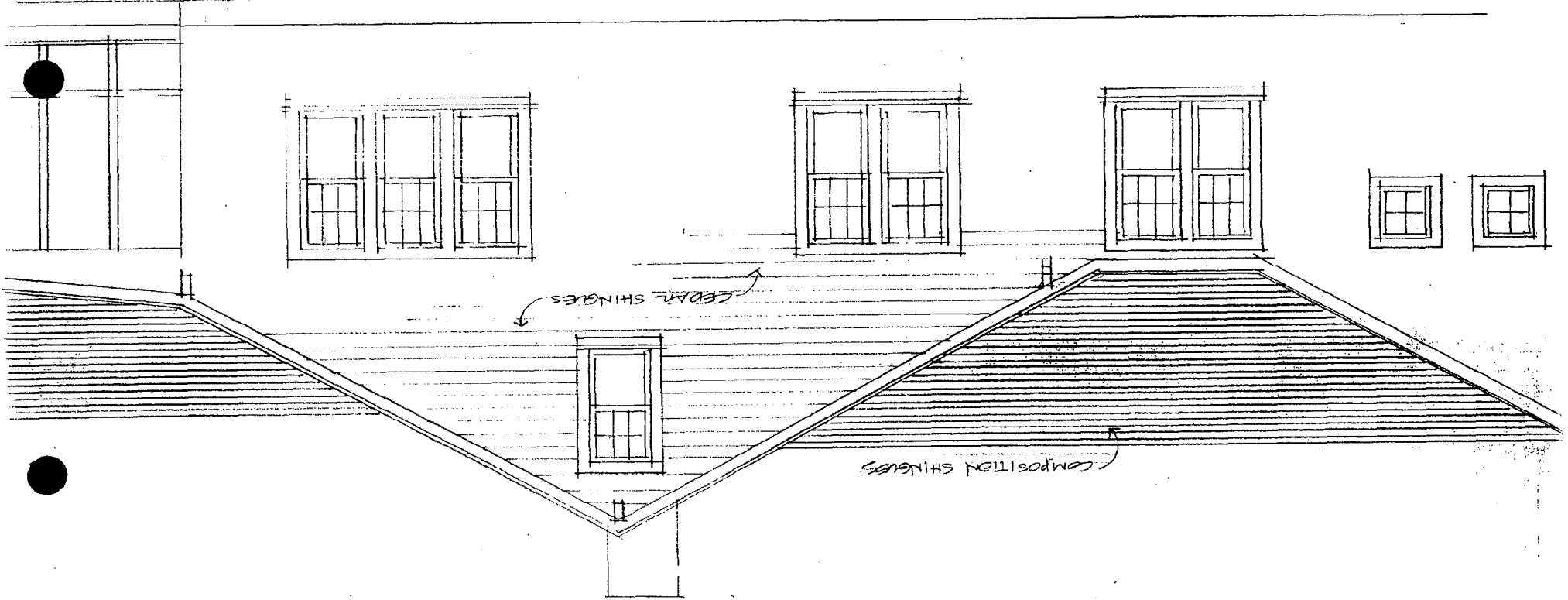
SECTION (PART)

7



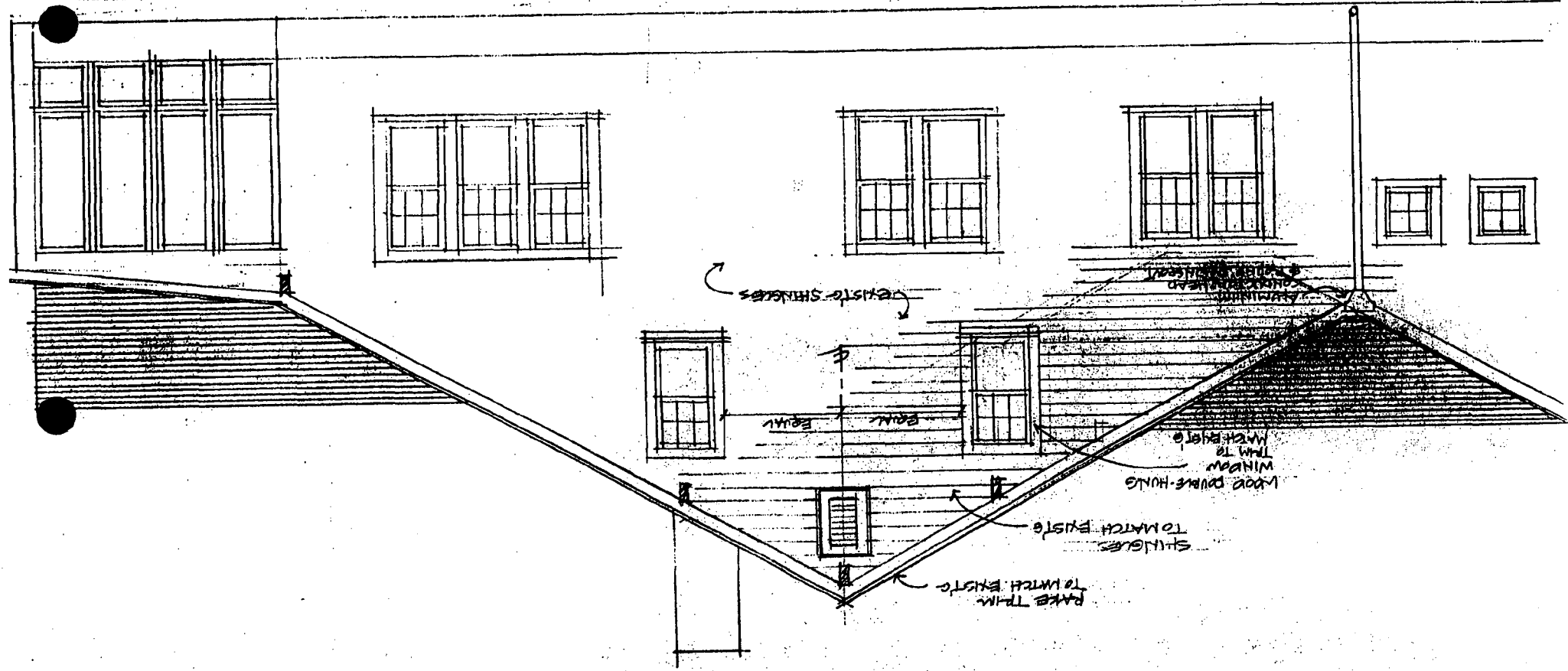
EXISTING SOUTH ELEVATION

8



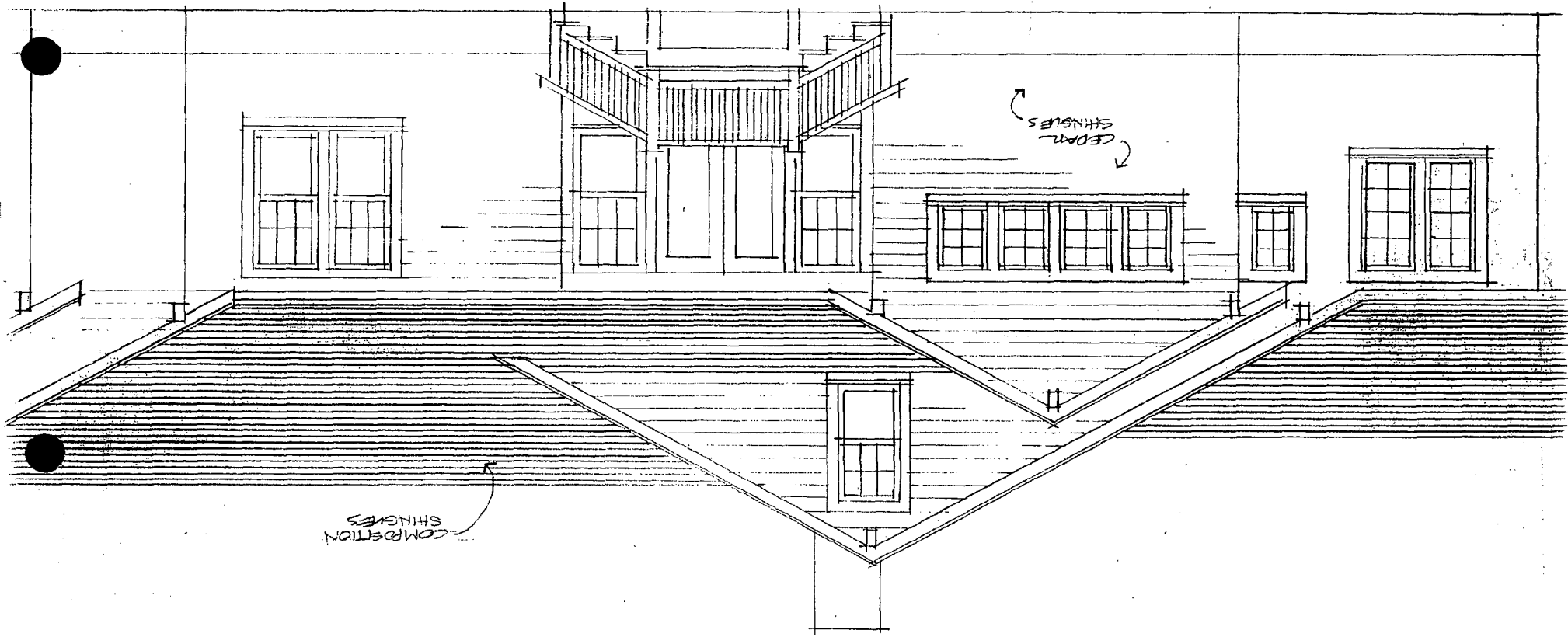
6

PROPOSED  
SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



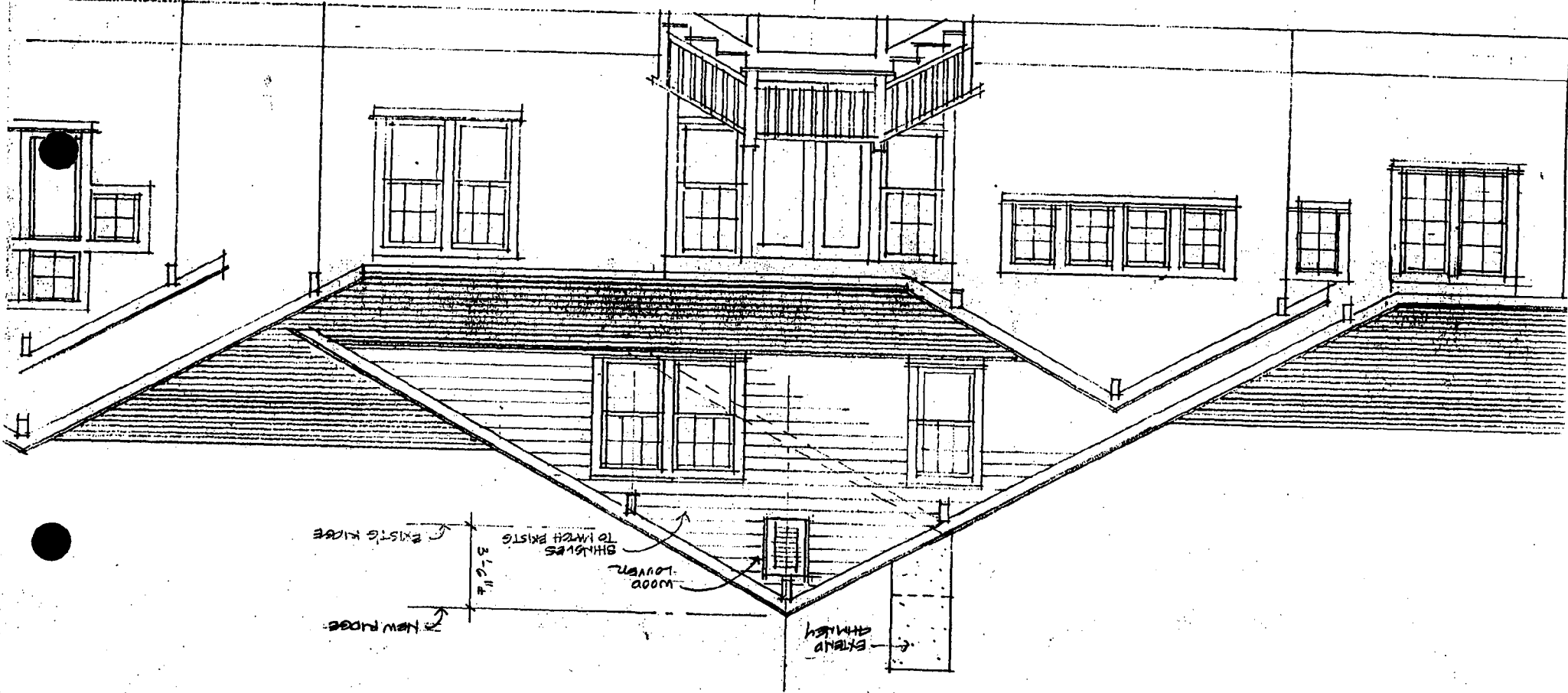
21

EXISTING NORTH ELEVATION



PROPOSED  
FIRST ELEVATION  
"DRIVING VIEW"

11



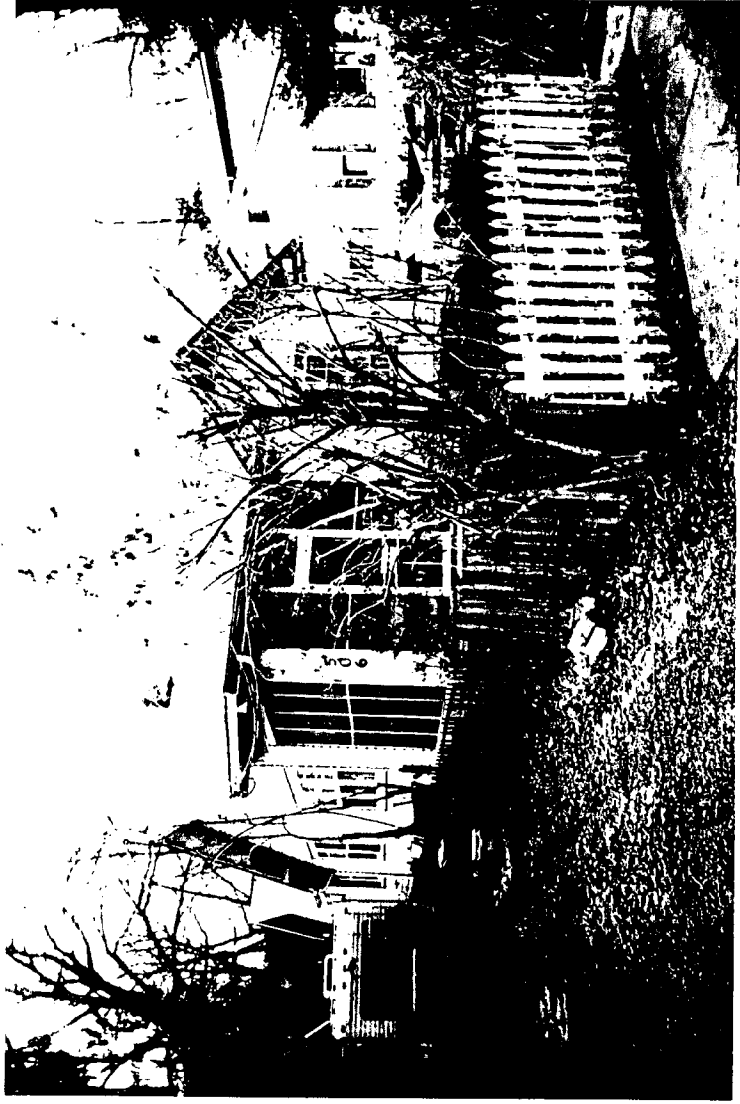
506 ALBANY AVE, TAKOMA PARK

LIST OF ADJACENT & CONFRONTING OWNERS

501 ALBANY NICHOLAS OLCOTT

504 ALBANY MICHAEL FUCHS-CARSCH & ROSE DEPP

508 ALBANY ROYAL & JEANNE HUTCHINSON



13







15

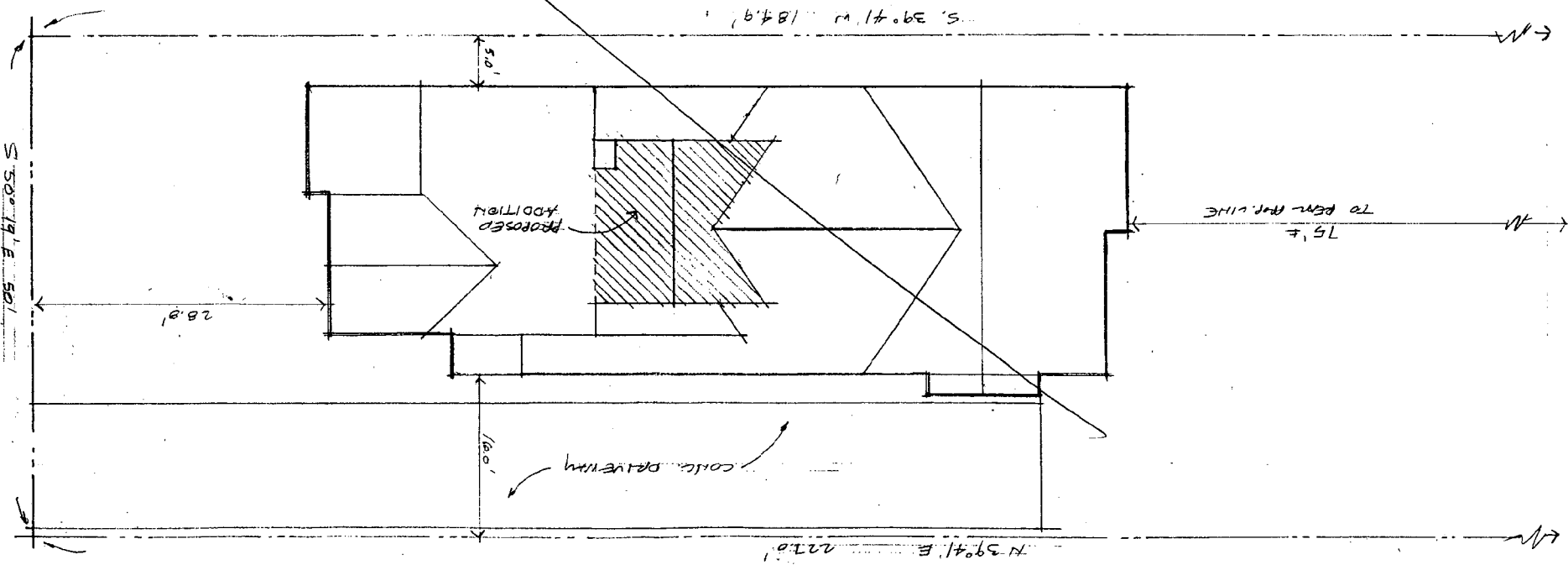
Submitted 11/3/97

OLD SET:  
SAC REVISED

FRONT RESIDENCE - 506 KESBY AVE, TAKOMA PARK, MD.  
PAUL REESOR, M/A, ARCHITECT (301) 891-2911

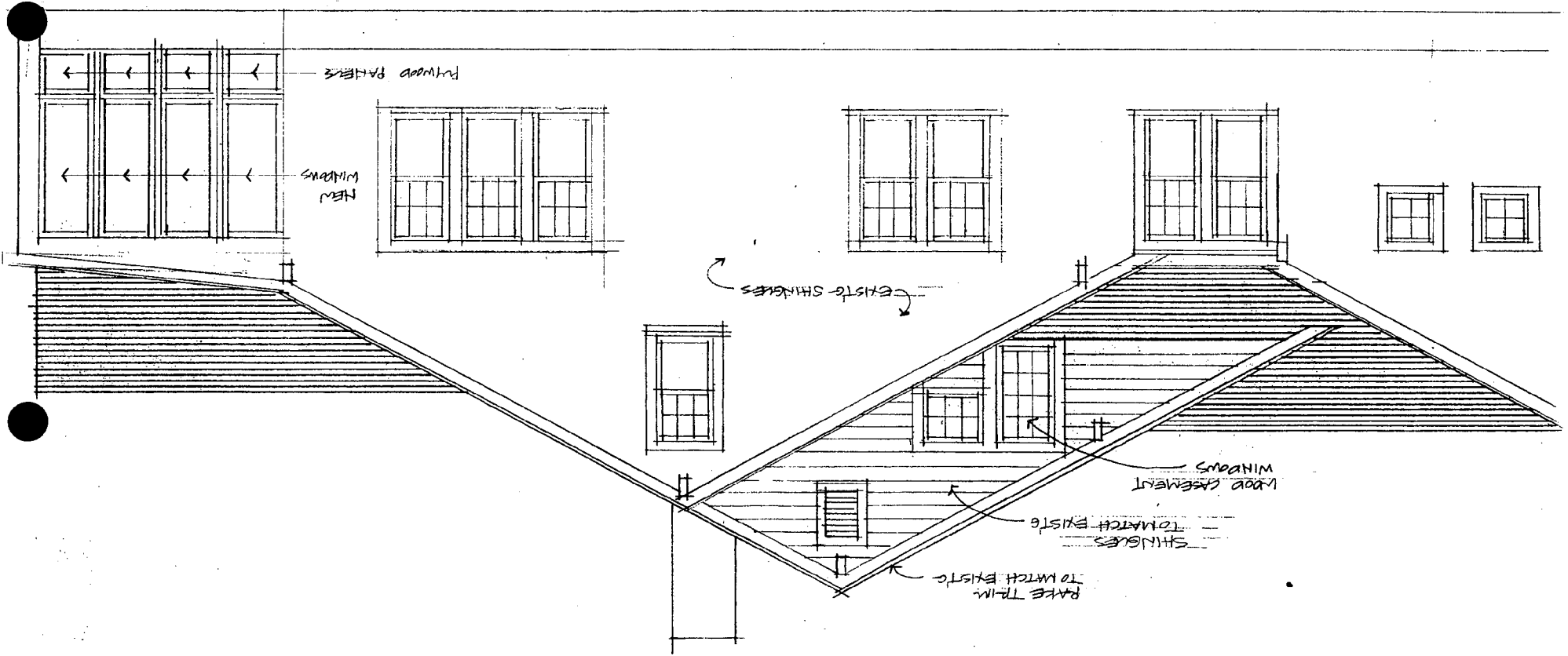
ROOF PLAN & SITE PLAN  
SCALE: 1/8" = 1'-0"

HEIGHT

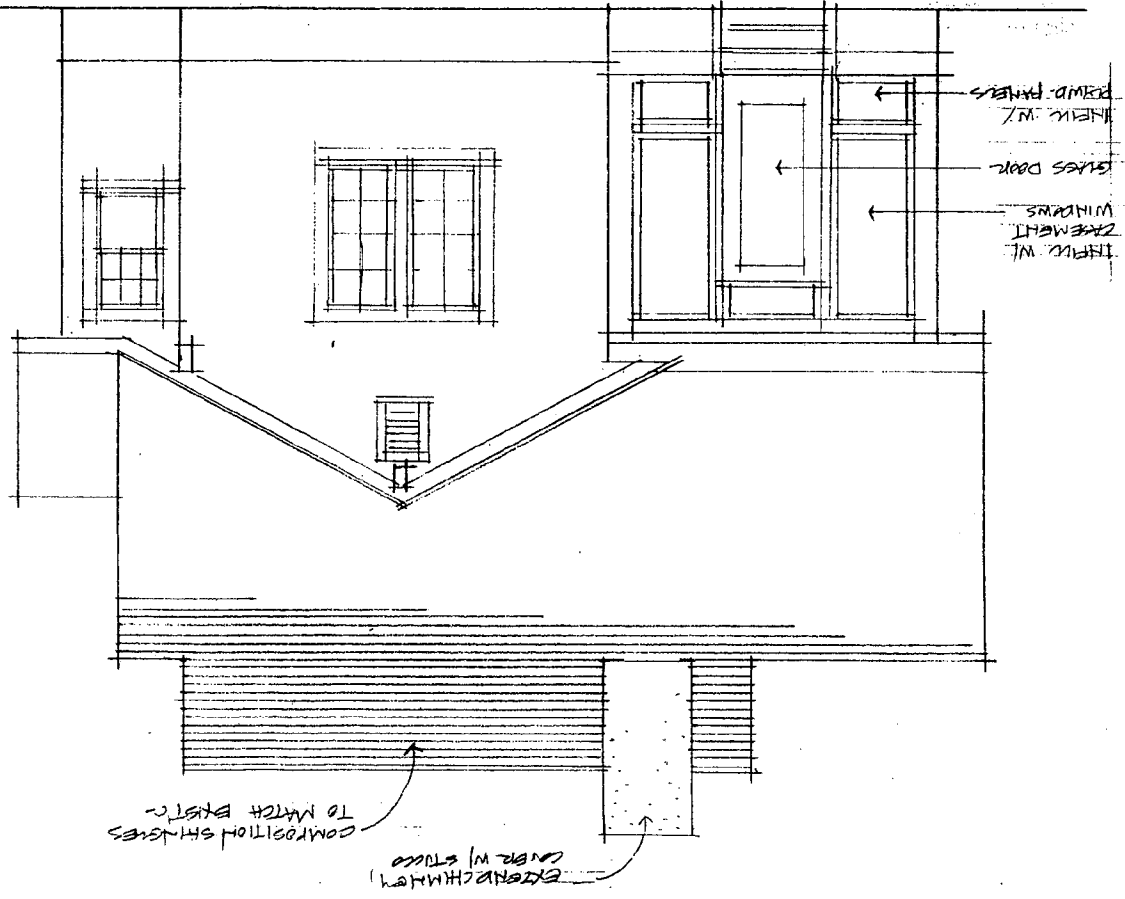


ALPHA AND TO BEAT

SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



~~EXIST. 1/2/10~~  
FRONT ELEVATION (EAST)



~~GENERAL VIEW~~  
ELEVATION

