


37/3-95KK 521 Albany Avenue  
(Takoma Park Historic District)





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

DATE: December 21, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: 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!

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 521 Albany Avenue

Meeting Date: 12/20/95

Resource: Takoma Park Historic District

HAWP: Alteration

Case Number: 37/3-95KK

Tax Credit: Partial

Public Notice: 12/06/95

Report Date: 12/13/95

Applicant: Eric & Sarah Hertfelder

Staff: Patricia Parker

PROPOSAL: Enlarge window opening;  
construct canted bay

RECOMMEND: Approval w/  
conditions

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This proposal is to enlarge a window opening facing the side yard and within this opening to construct a canted cantilevered bay window. This Four Square Craftsman style house, ca. 1915-1925, is an outstanding resource in the Takoma Park Historic District. It is adjacent to another Four Square, identical in configuration and style. In fact, there are other examples of this style within the Takoma Park Historic District. Slides showing these examples will be available for view by the Commission as part of the discussion of this case. The proposed bay window (36" deep by 81" wide) would appear at the first level above grade and it would be faced with pebble dash stucco, to match the existing wall.

The applicant proposes to re-use an existing kitchen window in the central portion of the new bay window and to install two new wood windows to match the existing kitchen window. Existing trim bands and mouldings would be continue uninterrupted at the basement and first floor level and other trim details, such as rafter tails would be used, reiterative of existing features. The applicant will have a model at the time of hearing on this case for view by Commissioners.

### STAFF DISCUSSION

Staff would recommend that the HPC approve this proposal. The alteration of the window on the south elevation would be visible from the public street; but it would be on a side elevation. No change is proposed for the principal facade.

This is an outstanding resource within the Takoma Park Historic District. The adjacent house is identical in style and it is also an outstanding resource. But staff feels that this proposed change on a house of this style is not incompatible with the resource. The alteration is confined to one level (the basement and upper floor elevation is unchanged) and would occur within one opening. Because the change would be confined to one level, it would not be reiterative of the existing bay window on the opposite elevation. That is, the proposed alteration could be understood as developmental. For these reasons, staff recommends HPC approval.

Staff is pleased that the applicant has chosen to re-use an existing window in the new opening. This window is present in the existing opening. The applicant is reminded to separate cost documentation for the re-use of the existing window. Such expenditures, if properly documented may be eligible for tax credit.

## STAFF RECOMMENDATION

If the following conditions listed below are met, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)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 an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards, particularly #5, #9 and #10:

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved; and

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

New additions and adjacent or related new construction shall 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; and

with Guidelines for the Takoma Park Historic District; and

with the following conditions:

- 1) Roofing material of the bay window shall match that of the main house; and
- 2) The wood windows, in the new bay, shall be trimmed in wood to match existing windows in the house.

and with the General Condition for all Historic Area Work permits:

The applicant shall 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 Eric Hertfelder  
DAYTIME TELEPHONE NO. (202) 624-5465  
TAX ACCOUNT # 1652916  
NAME OF PROPERTY OWNER Eric & Sarah Hertfelder DAYTIME TELEPHONE NO. (202) 624-5465  
ADDRESS 521 Albany Avenue Takoma Park Maryland 20912  
CITY STATE ZIP CODE  
CONTRACTOR DBS TELEPHONE NO. (703) 684-7452  
CONTRACTOR REGISTRATION NUMBER ?  
AGENT FOR OWNER Owner DAYTIME TELEPHONE NO. ( )

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 521 STREET Albany Avenue  
TOWN/CITY Takoma Park NEAREST CROSS STREET Buffalo  
LOT P36 BLOCK 74 SUBDIVISION 25  
LIBER 6606 FOLIO 879 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 \$ 5,000.00
- 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.

Eric Hertfelder Signature of owner or authorized agent 28 November 1995 Date

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

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

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

521 Albany Avenue is a frame, 2 and 1/2 story house built ca. 1909. The house to the northeast, immediately adjacent, is an identical house. The house to the southeast, and separated from 521 Albany by an unbuilt lot, is an earlier frame Victorian house, ca. 1895.

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

Proposed construction of a bay window to add space in kitchen. Bay will be supported cantilever by extending first floor joists. Details will follow existing construction, and existing kitchen window will be reused. Two new wood windows to match existing will be used for other two sides of Bay. Effect on house and district minimal, as Bay will be in character with two

**2. SITE PLAN**

other Bays already existing on first and second floors on two other elevations. Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS NOTE:** Owner has built scale model of Bay addition and has shown it to HPC staff (Robin Zieck). Model is available for commission use.

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

**4. MATERIALS SPECIFICATIONS**

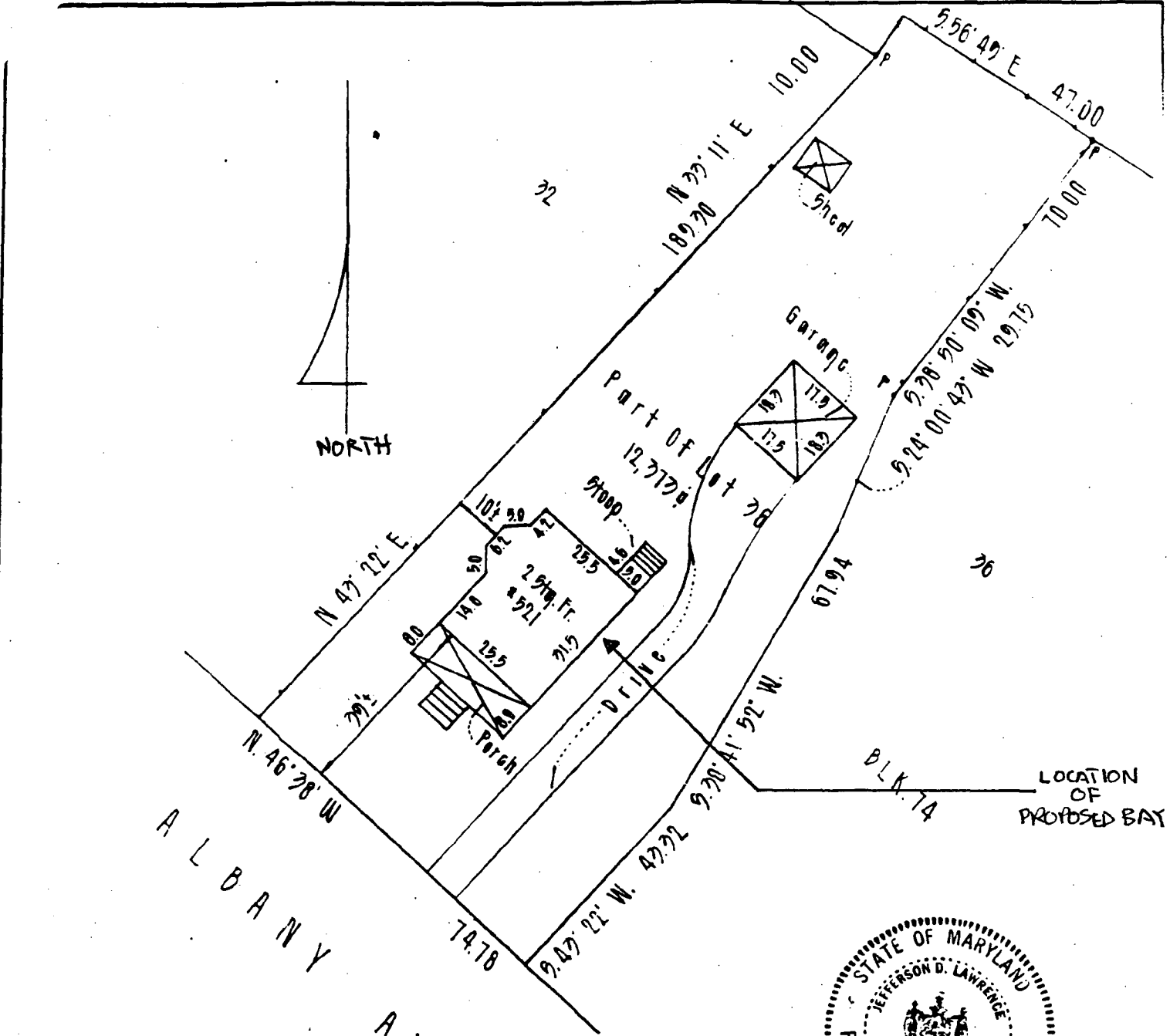
General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS NOTE:** Please return photographs to owner.

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

**6. TREE SURVEY**

\* NOTE: This survey for title purposes only. Not to be used for determining property lines. Property markers not guaranteed by this survey



HOUSE LOCATION  
 PART OF LOT 36, BLOCK 74  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MD



12/12/84

<b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.	<b>REFERENCES</b> PLAT BK. 80 PLAT NO. 0549	<b>ANDJON ASSOCIATES</b> 7 Brookes Avenue Gaithersburg, Maryland 20877 (301) 840-9010	
	LIBER 5532 FOLIO 484	DATE OF SURVEYS WALL CHECK: HSE. LOC.: 12.12.84 BOUNDARY:	SCALE: 1" = 30' DRAWN BY: JOB NO.: 125784

*Jefferson D. Lawrence*  
 JEFFERSON D. LAWRENCE  
 REGISTERED LAND SURVEYOR MARYLAND # 5216



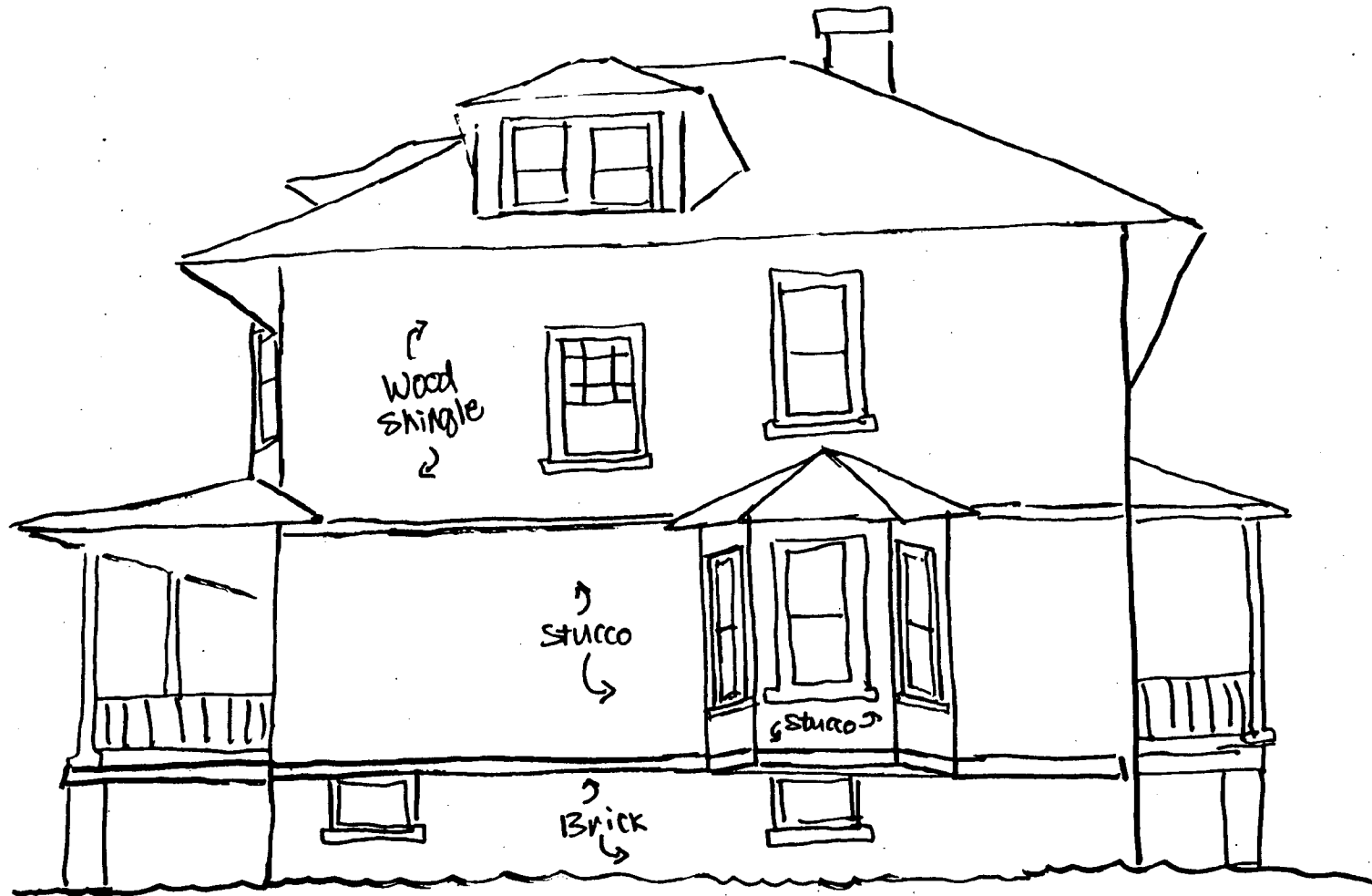




Eric Hertfelder  
521 Albany Avenue  
Takoma Park, Maryland 20912

Existing Facade

11/28/95



Eric Hertfelder  
 521 Albany Avenue  
 Takoma Park, Maryland 20912

11/28/95

Proposed Bay Window Addition

- Existing kitchen window to be reused in Bay; two additional wood one-over-one windows to match existing to be used for remaining two sides of Bay.
- Wall material of Bay will match existing wall material (pebble dash stucco).
- Trim bands and moldings at basement and first floor levels to be continued around Bay.
- Rafter tails will have rounded ends derived from existing details on roof, porche and other bay rafter tails.
- Interior ceiling height continued into Bay.
- Size = 81 " wide, extending out from existing wall 36".

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

For: Eric Hertfelder  
521 Albany Avenue  
Takoma Park, Maryland 20912

11-28-95

Mr. William Ivins  
525 Albany Avenue  
Takoma Park, Maryland 20912

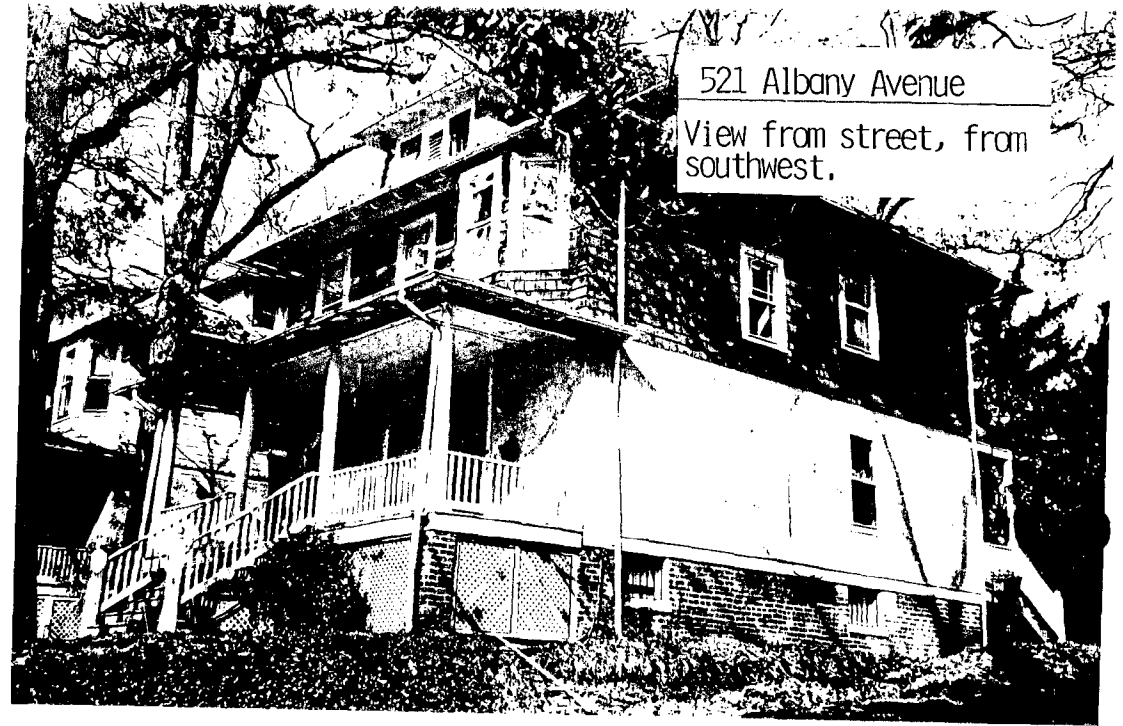
Mr. David Weiman  
517 Albany Avenue  
Takoma Park, Maryland 20912

(neighbor to the north)

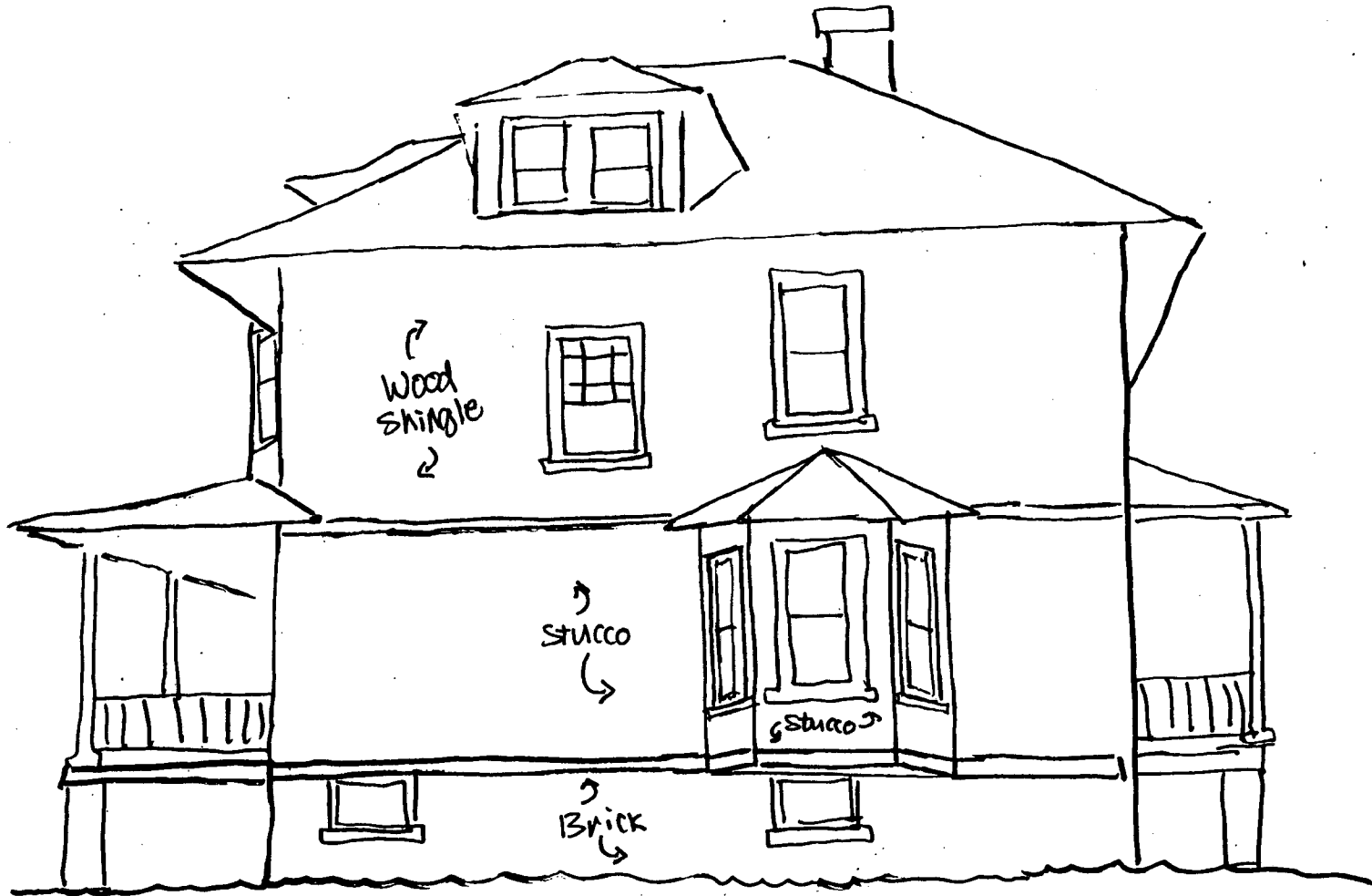
(neighbor to the south)

ETIC HOLDINGS  
521 Albany Avenue  
Takoma Park, MD 20912  
PLEASE RETURN ALL PHOTOS TO OWNER!!!!

01/20/22







Eric Hertfelder  
 521 Albany Avenue  
 Takoma Park, Maryland 20912

11/28/95

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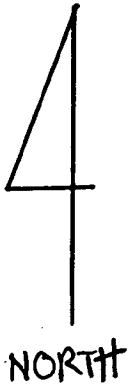
Eric Hertfelder  
521 Albany Avenue  
Takoma Park, Maryland 20912

Existing Facade,

11/28/95



17



0,  
12,373

Stoop

17.22' E

10' 5.0

5.0

14.0

8.0

25.5

25.5  
#521

25.5

25.5

81"

36"

31.5

30'

Porch

DRIVE

Eric Hertfelder 11/28/95  
521 Albany Avenue  
Takoma Park, Maryland 20912

Proposed Bay Window Addition to Kitchen

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