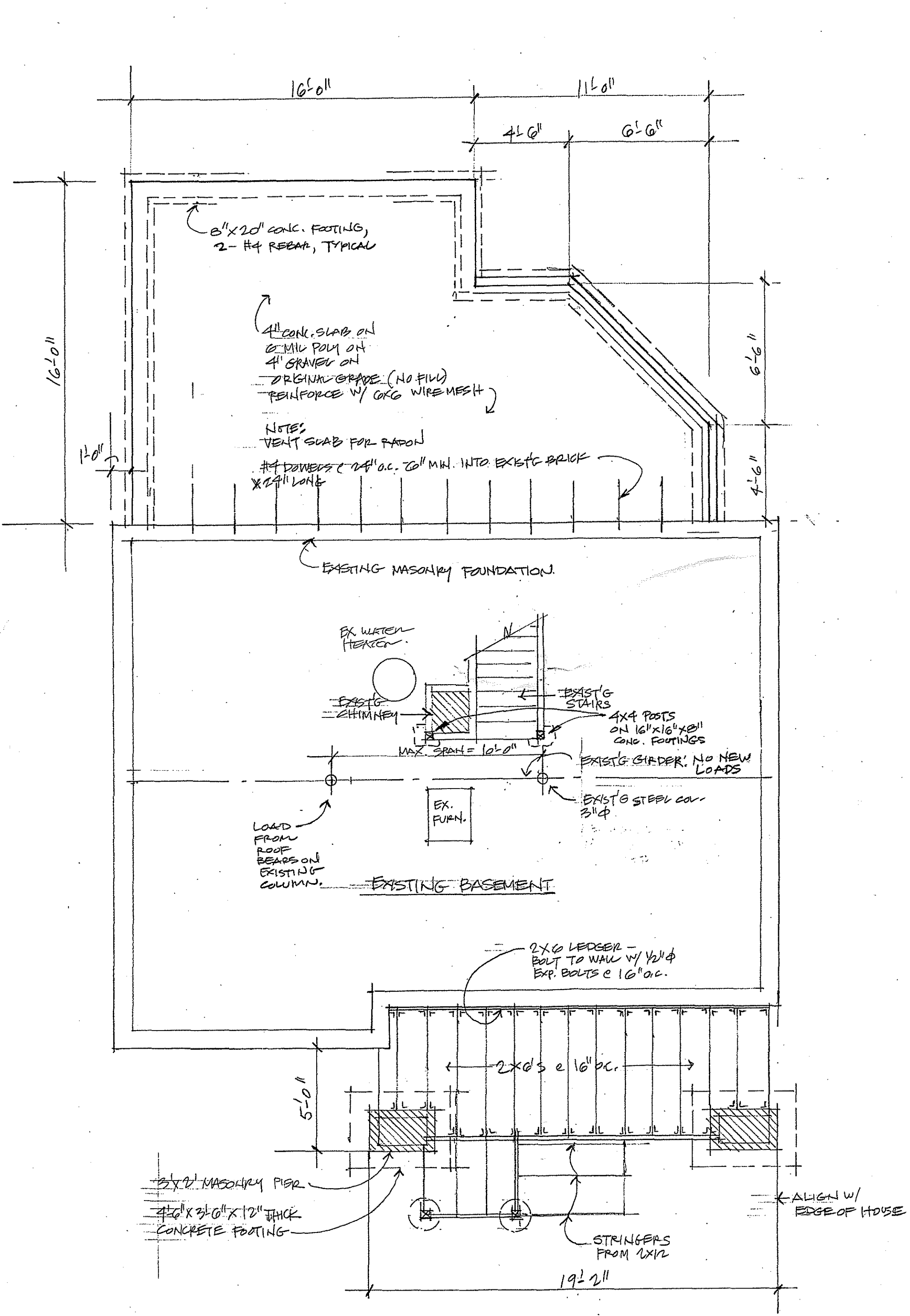


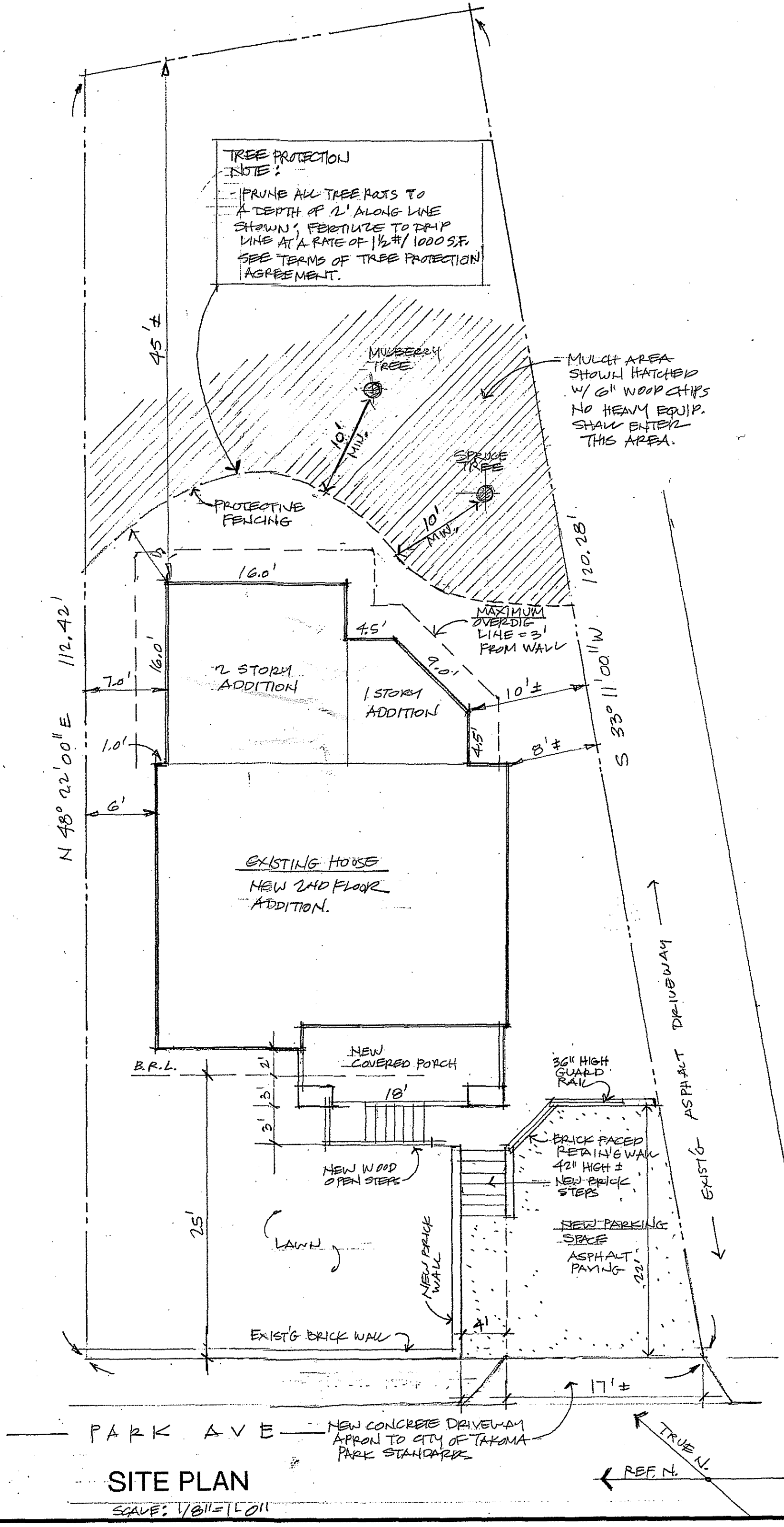
37/03-06AAA 509 ALBANY AVE

Takoma Park Historic District

11/2
Michelle
from Paul
Ineseda



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

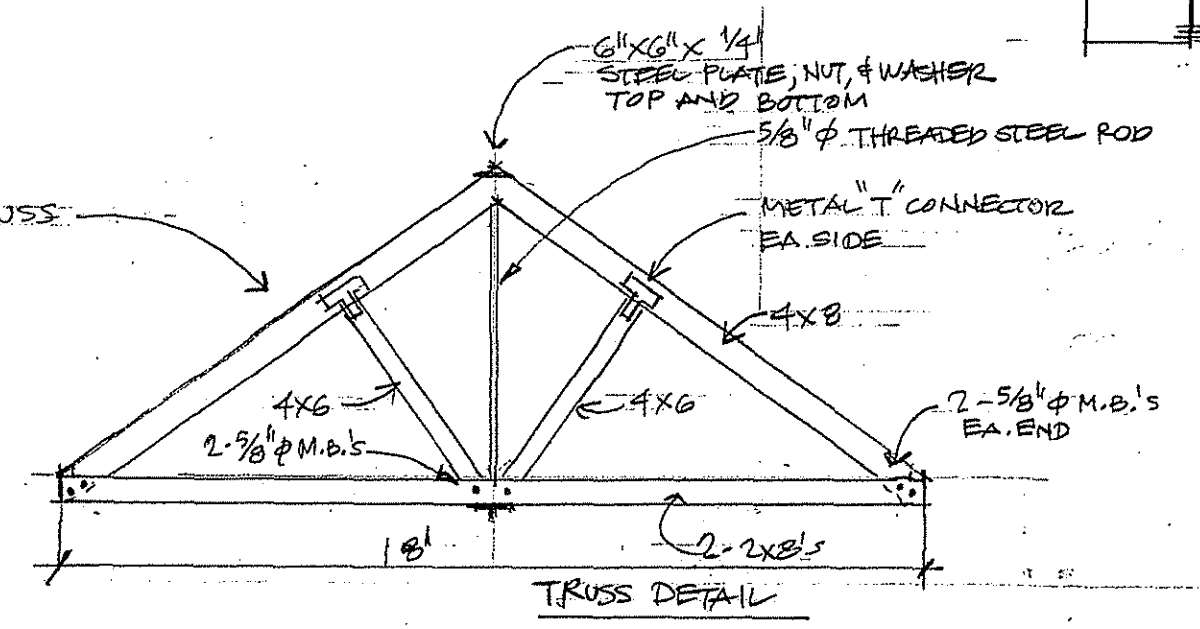
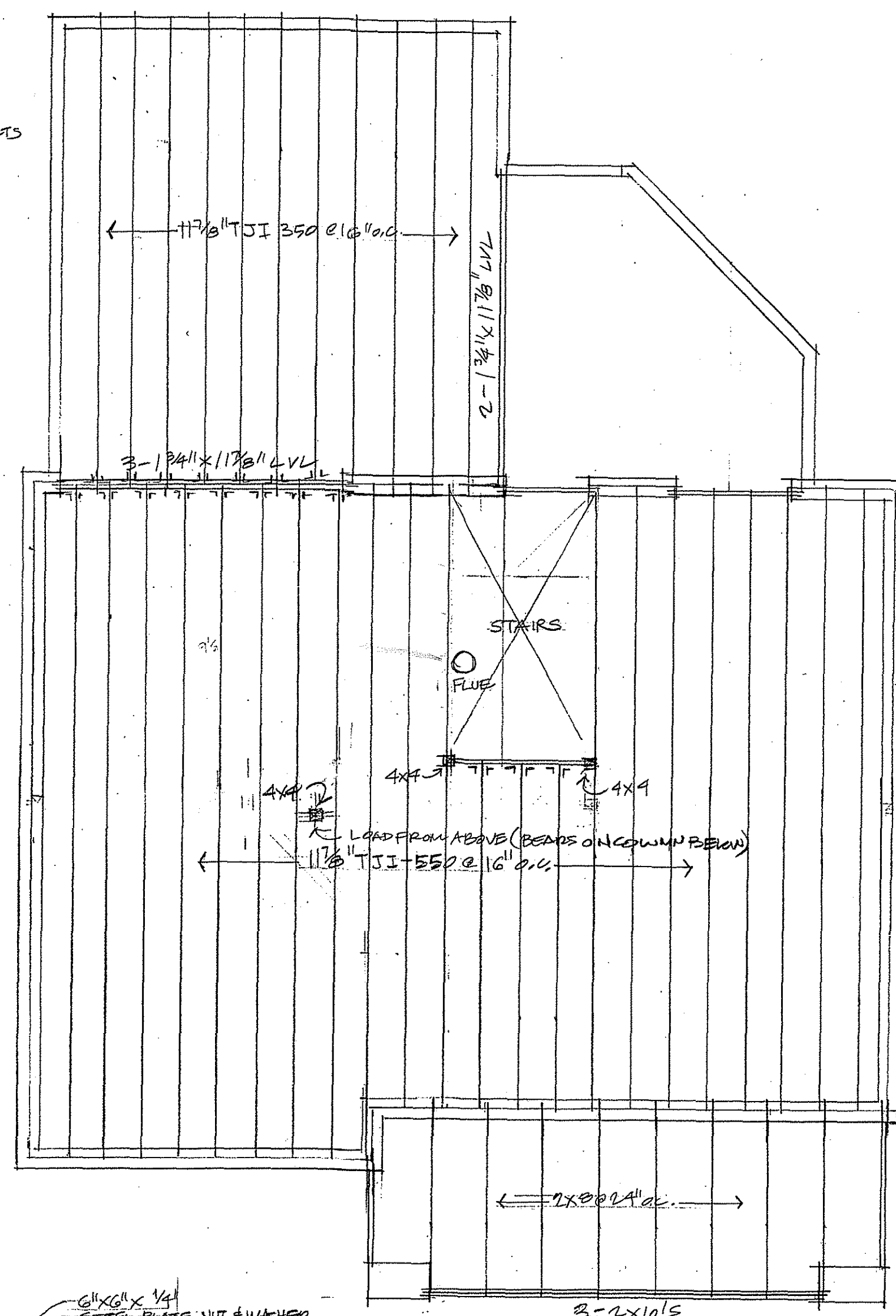
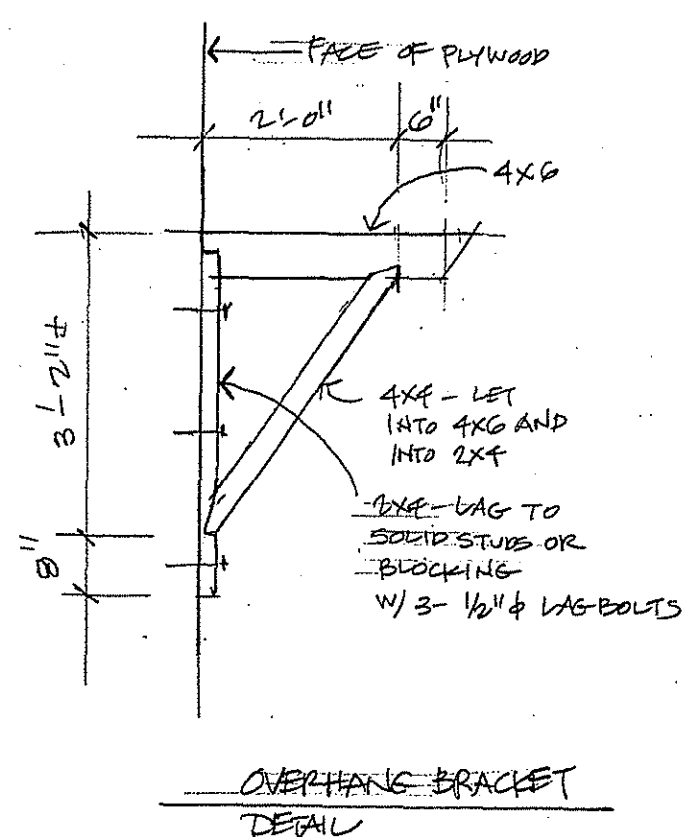
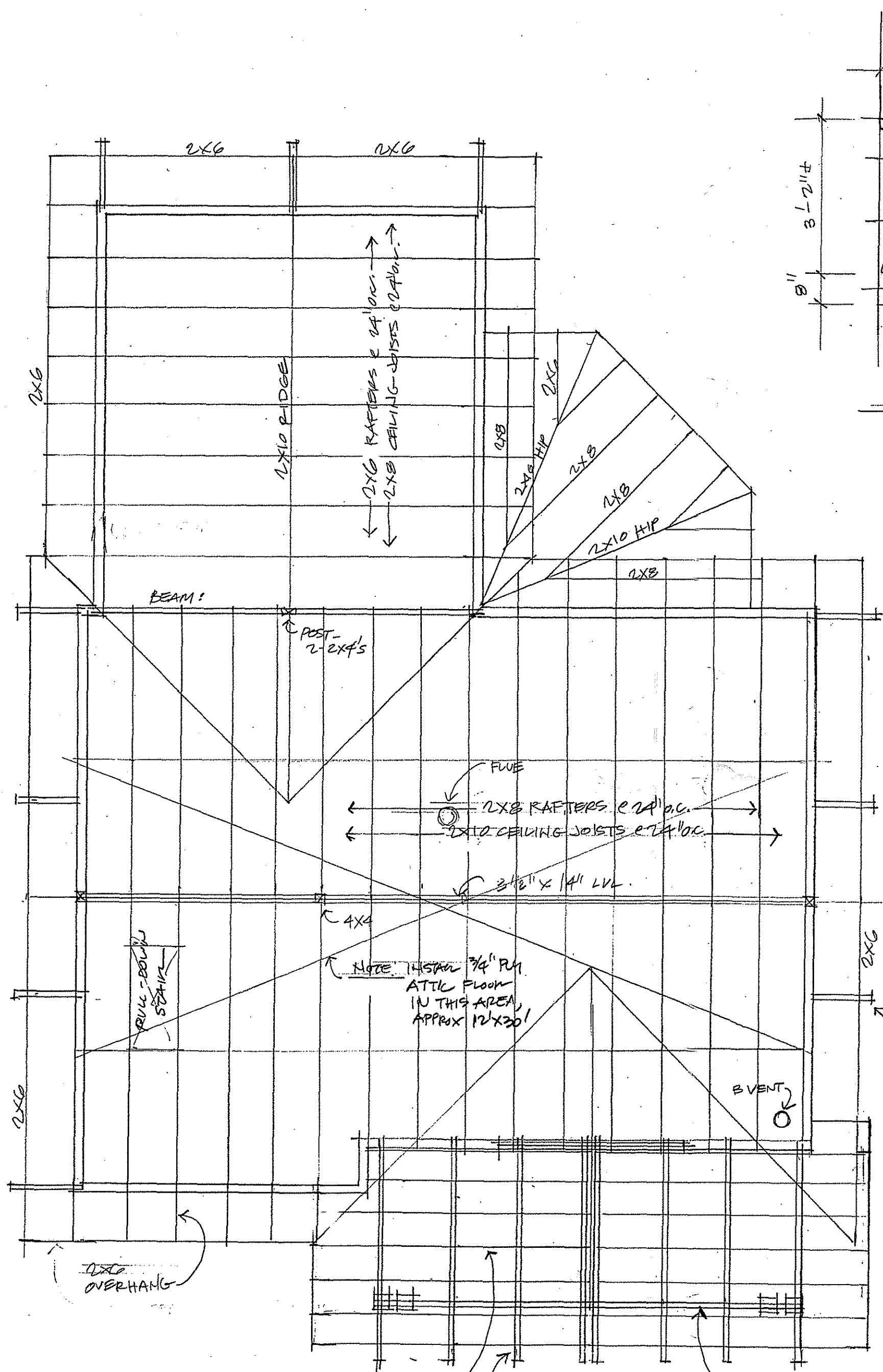


SITE PLAN
SCALE: 1/8" = 1'-0"

ADDITIONS TO THE QUEEN RESIDENCE
509 ALBANY AVENUE
TAKOMA PARK, MARYLAND

Paul Tresseler
ARCHITECT AIA
6320 Wisconsin Road, Bethesda, MD, 20816
PAUL TRESSLER
(301) 320-1580

Date	10-3-01
Scale	
Drawn	
Job	QUEEN
Sheet	1
Of	Sheets



ROOF FRAMING

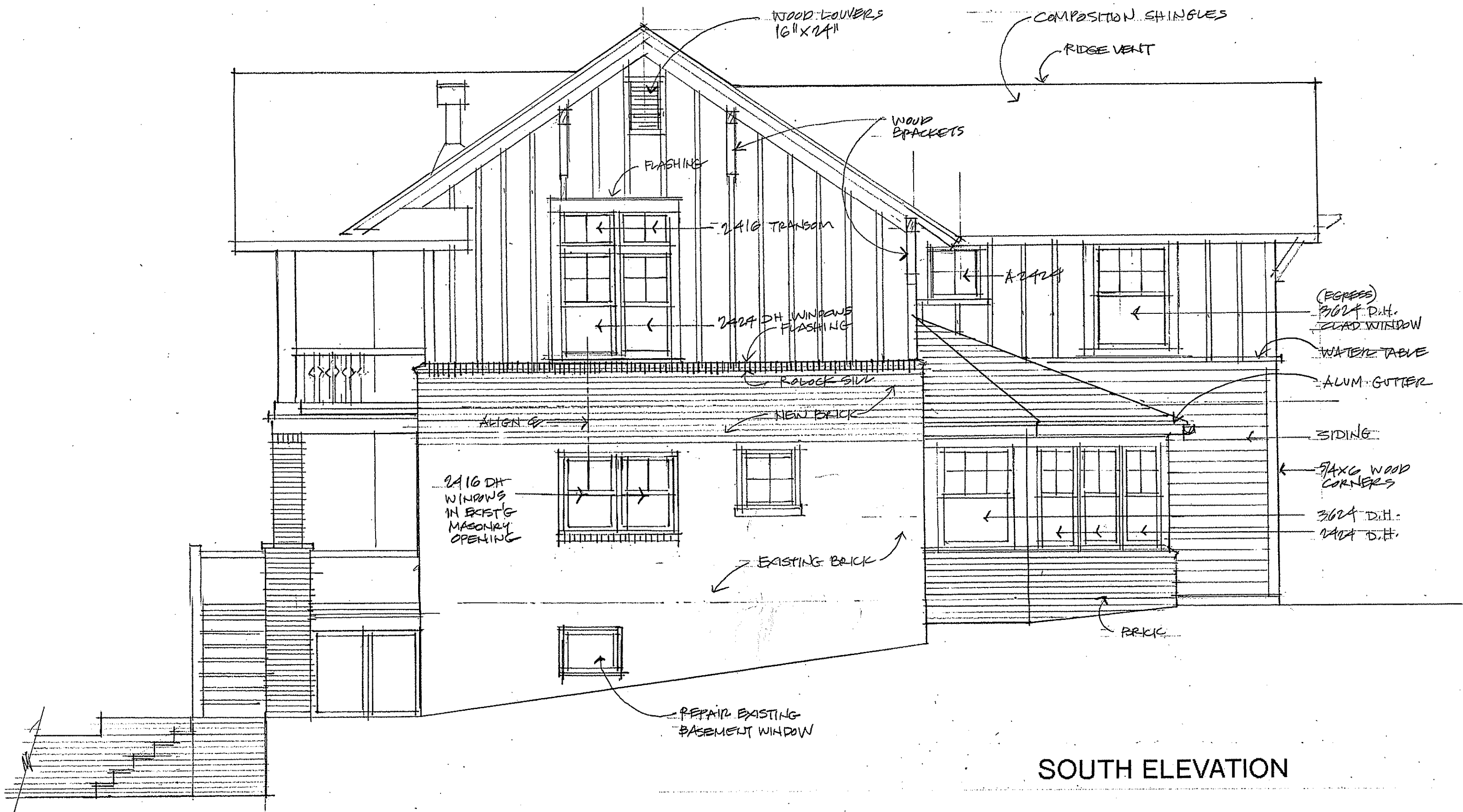
SECOND FLOOR FRAMING

Paul Tresseder
 ARCHITECT A I A
 6320 Wiscasset Road, Bethesda, MD, 20816

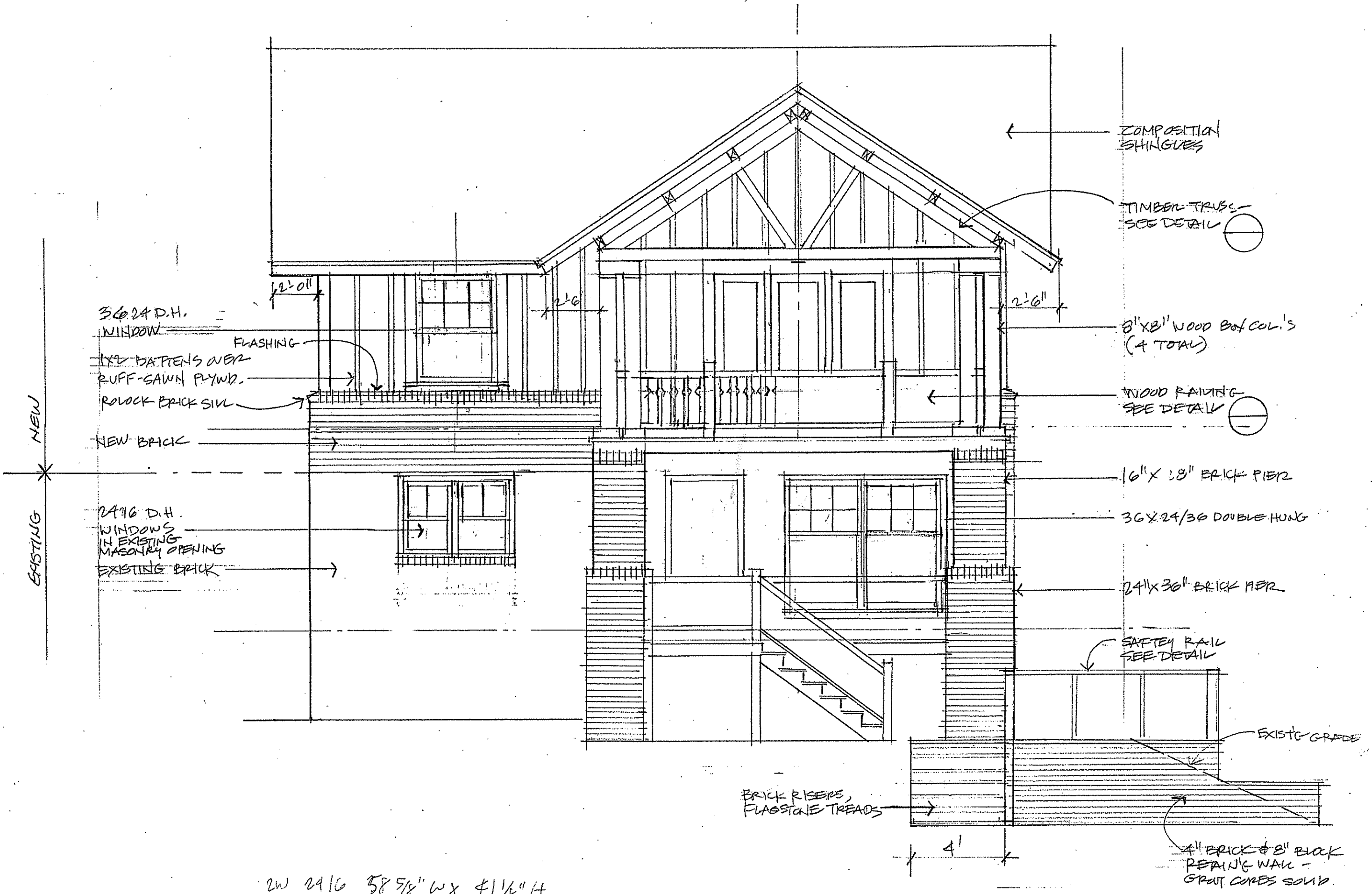


(301) 320-1580

Date	
Scale	
Drawn	
Job	
Sheet	3
Of	Sheets



SOUTH ELEVATION



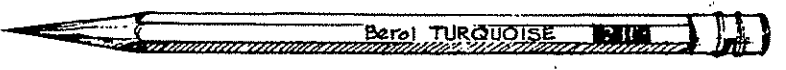
WEST ELEVATION

2w 2416 58 5/8" W X 4 1/8" H
 + 2"
 600%

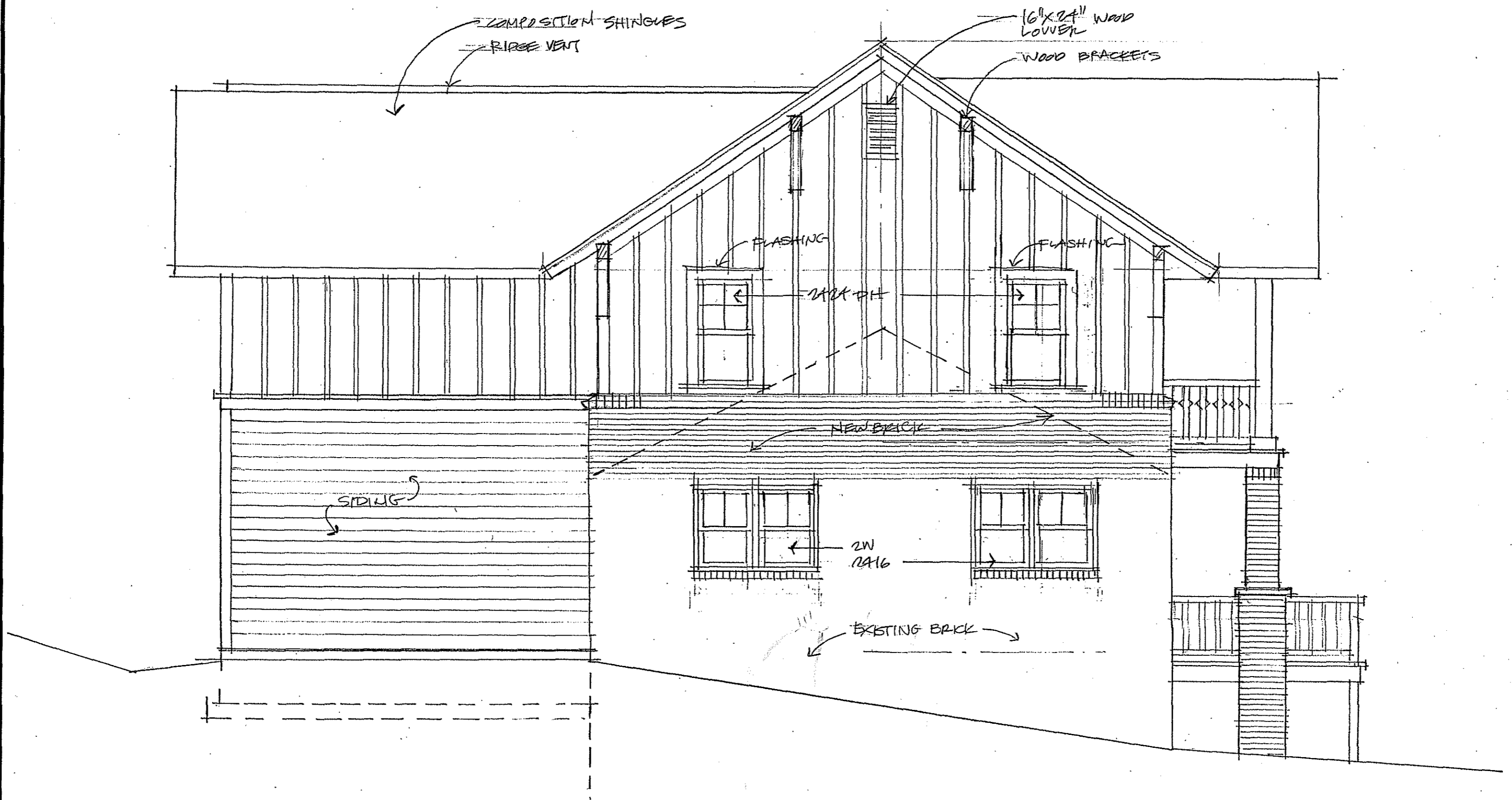
Of Sheets	Sheet 1	Job	Drawn	Scale	Date
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Paul Treseder

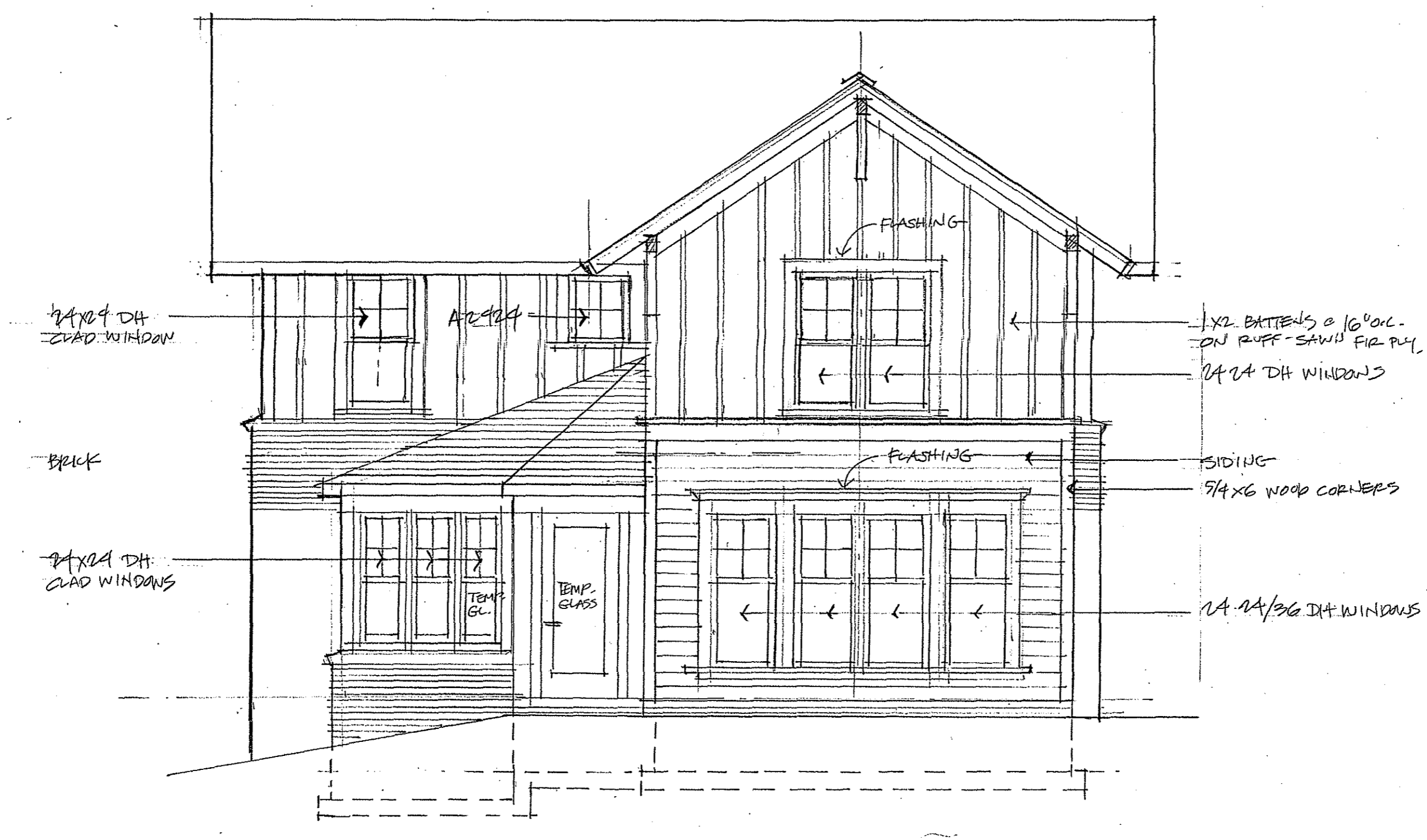
ARCHITECT AIA
 6320 Wiscasset Road, Bethesda, MD. 20816



(301) 320-1580



NORTH ELEVATION

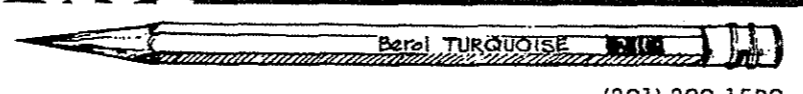


EAST ELEVATION

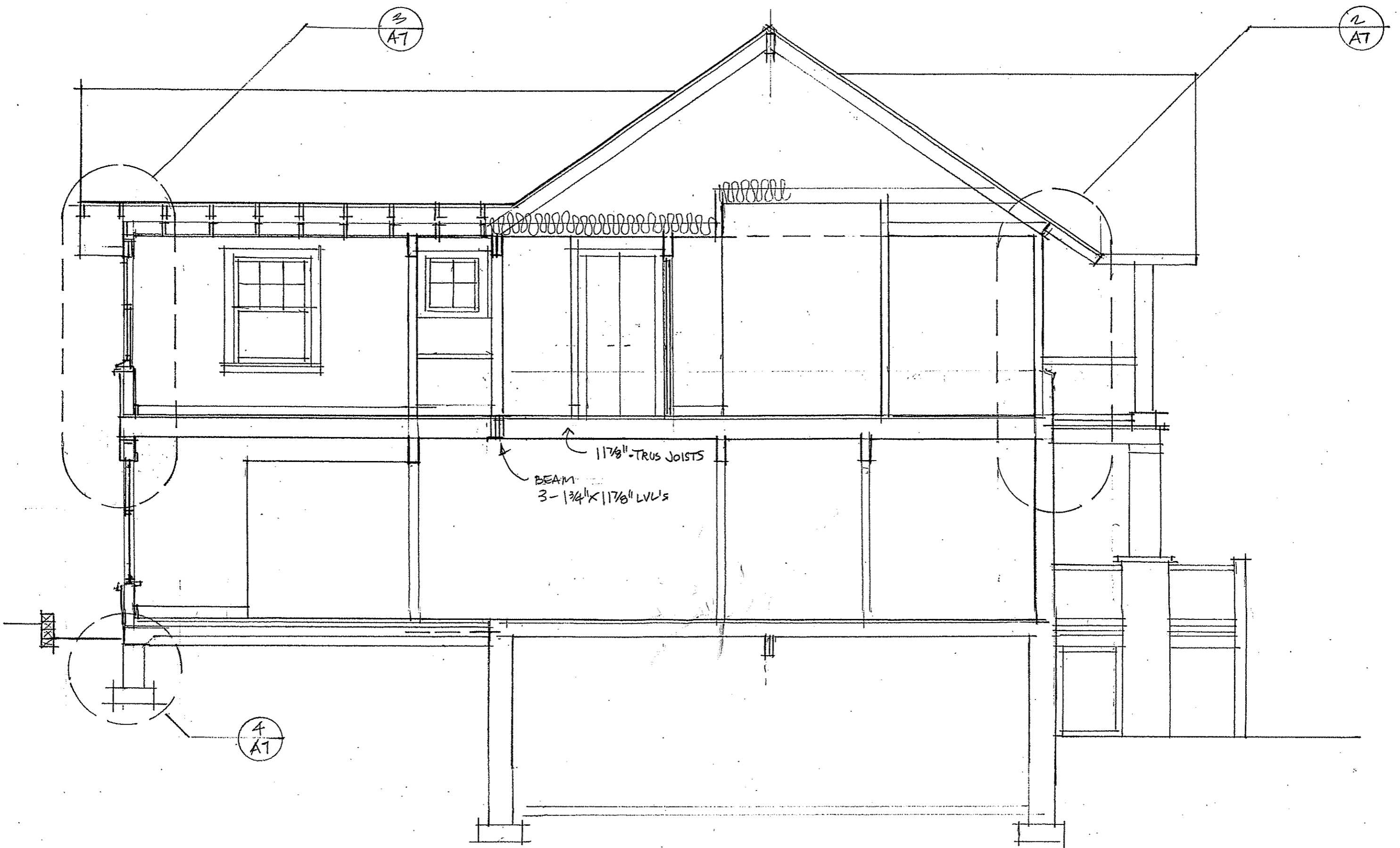
01	Sheet	Job	Drawn	Scale	Date

Paul Treseder
 ARCHITECT AIA

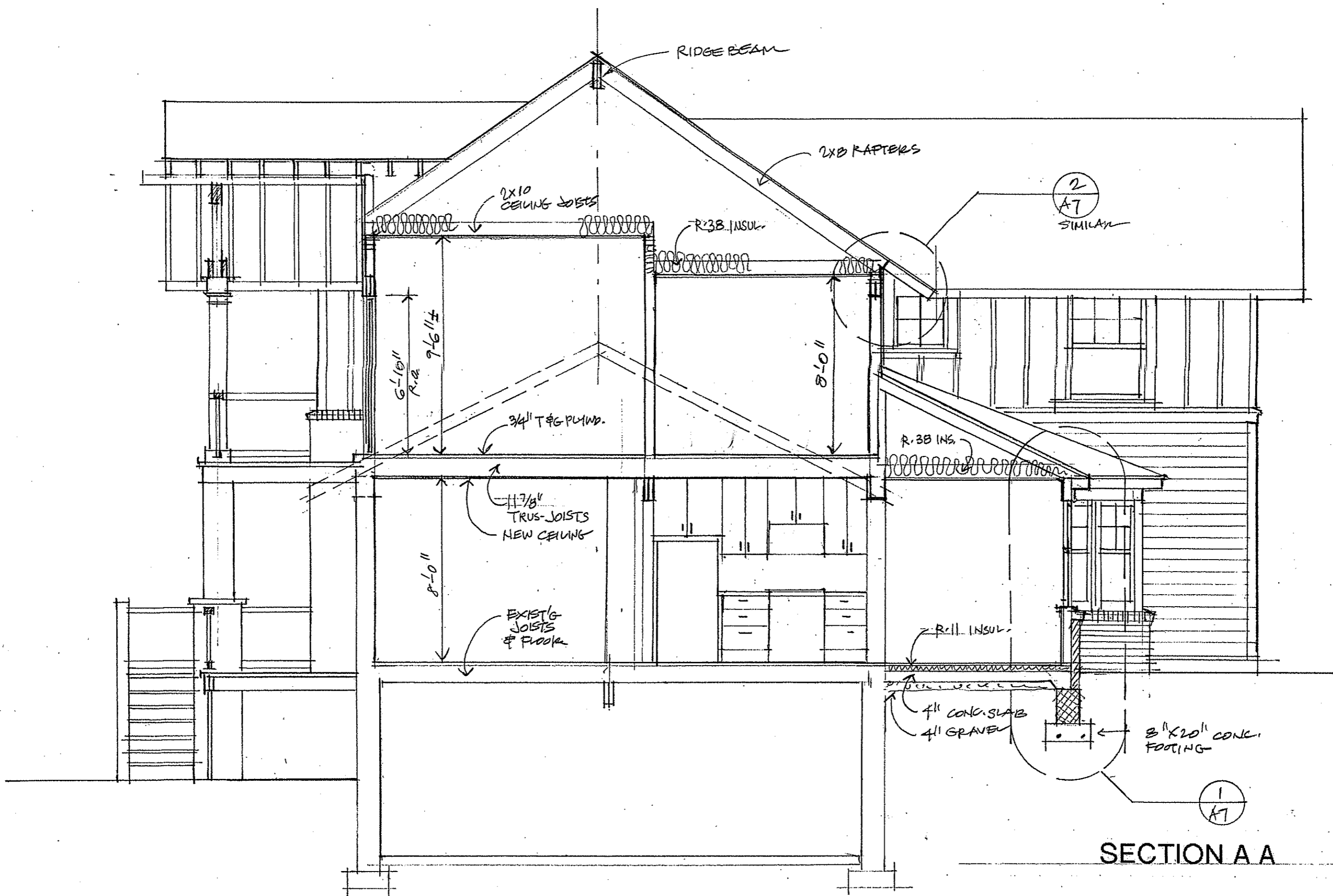
6320 Wiscasset Road, Bethesda, MD. 20816



(301) 320-1580



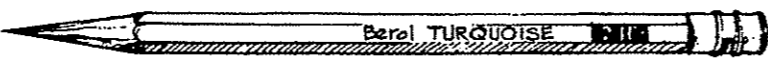
SECTION B B

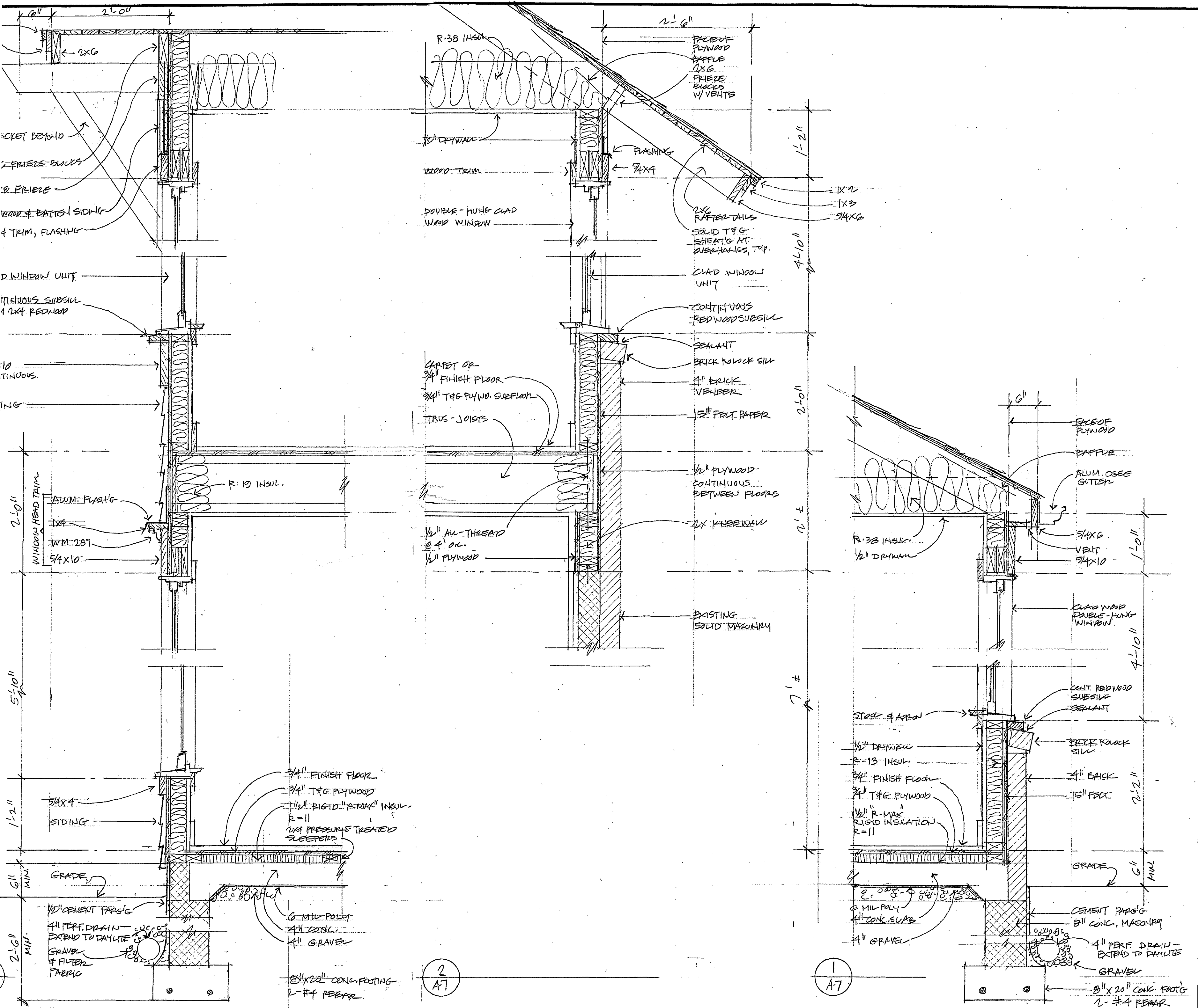


SECTION A A

01	Sheet	Job	Drawn	Scale	Date

Paul Treseder
 ARCHITECT AIA
 6320 Wiscasset Road, Bethesda, MD. 20816
 (301) 320-1580



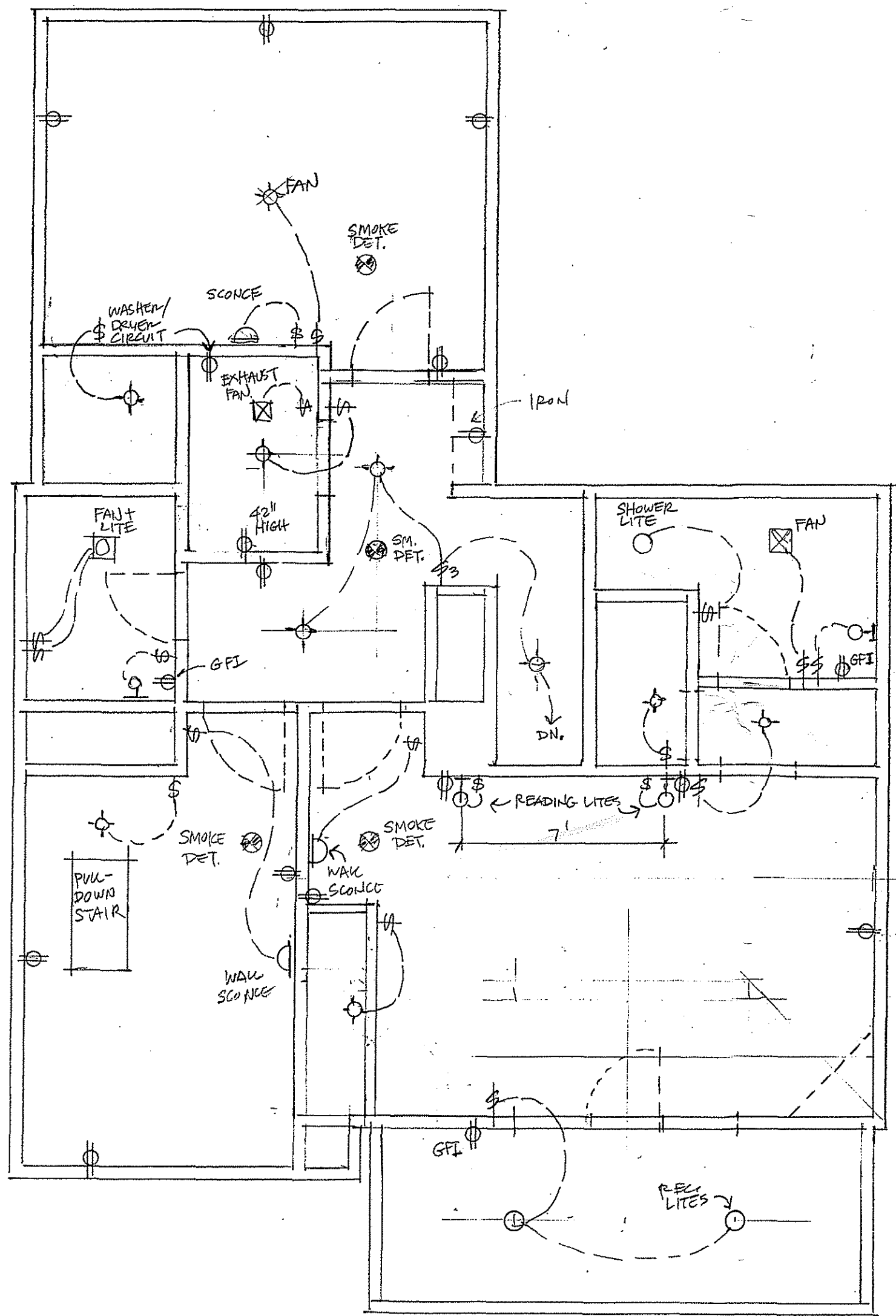


Paul Preseder
 ARCHITECT AIA
 6320 Wiscasset Road, Bethesda, MD, 20816
 (301) 320-1580

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

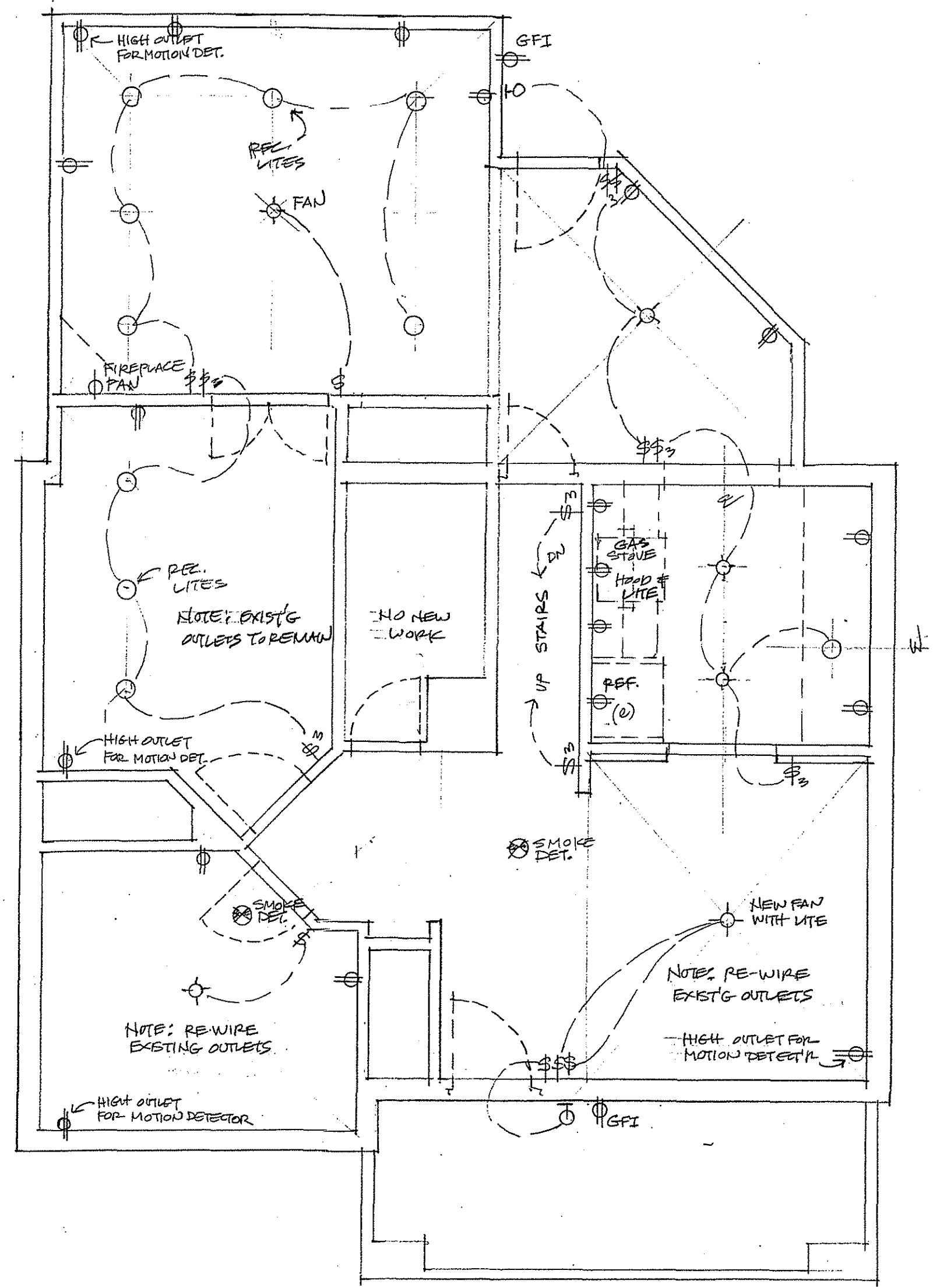
2
A7

1
A7



NOTE: WIRE IN ATTIC FOR:
 HEAT PUMP
 SWITCH & LIGHTS
 VENT FAN.

SECOND FLOOR ELECTRICAL



NOTES:
 ALL PHONE, ALARM, & LOW VOLTAGE
 WIRING BY OTHERS
 ADD SUB-PANEL IN BASEMENT
 AS NECESSARY -

FIRST FLOOR ELECTRICAL

Paul Breseder
 ARCHITECT AIA
 6320 Wiscasset Road, Bethesda, MD, 20816
 (301) 320-1680

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

FILE



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: October 12, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Tania Tully, Senior Planner ^{TGT}
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #433474, fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approved at the October 11, 2006 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Phillip & Wakako Tokunga Walker

Address: 509 Albany Ave, 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.





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

433474 T
DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

AUG 30 2006

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Phil Walker
 Daytime Phone No.: 202-320-3643
 Tax Account No.: 01063057
 Name of Property Owner: Philip G. Walker + Wakako Tokunaga Walker Daytime Phone No.: 202-320-3643
 Address: 509 Takoma Park Albany Ave. 20912
Street Number City Street Zip Code
 Contractor: LongFence Phone No.: 301-252-9111
 Contractor Registration No.: _____
 Agent for Owner: Joe Rafferty Daytime Phone No.: 301-252-9111

LOCATION OF BUILDING/PREMISE

House Number: 509 Street: Albany Avenue
 Town/City: Takoma Park Nearest Cross Street: Buffalo
 Lot: 24 Block: 75 Subdivision: 025
 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: \$ 3,000-

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 6 feet 0 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.

Phil Walker 8/28/06
 Signature of owner or authorized agent 8/28/06
 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 10/11/06
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

EXP.

(4)

**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:

Existing home (509 Albany) is 1-story painted brick home, built in 1953, the home has
been designated a non-contributing structure by Montgomery County Historic Commission.
The backyard is currently open on 3 sides- project proposes enclosing open sides of
backyard with wood fence.

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

Project proposes wood fence to enclose backyard. Fence style on south and west side of
house to be 5' spaced wood picket style. Fence style on north side to be 6' solid wood space
board style (matching style and height of adjoining neighbor's fence.) There are numerous
examples of similar fences in the neighborhood- materials and style are appropriate to the
area.

2. SITE PLAN

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

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

- 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

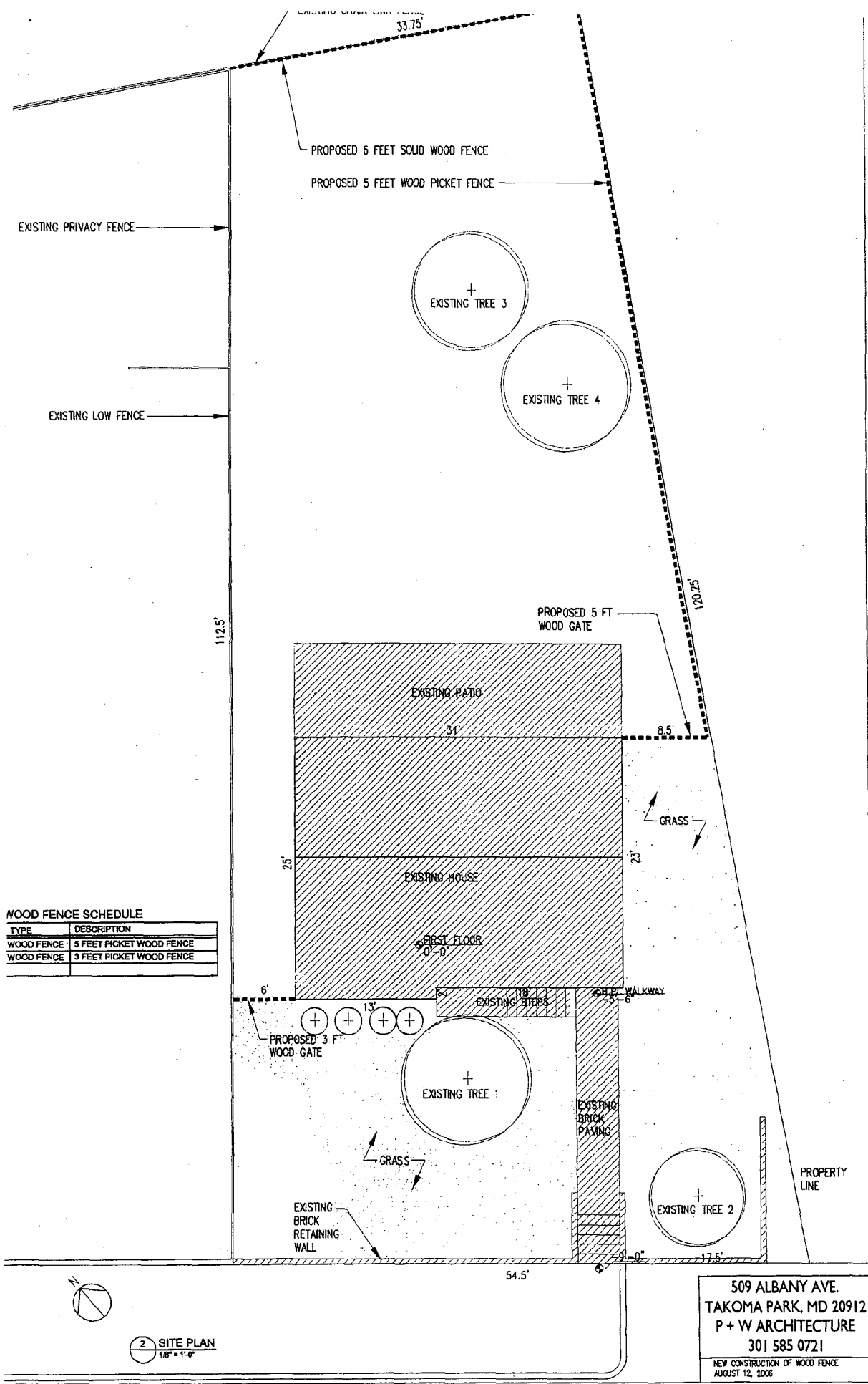
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5



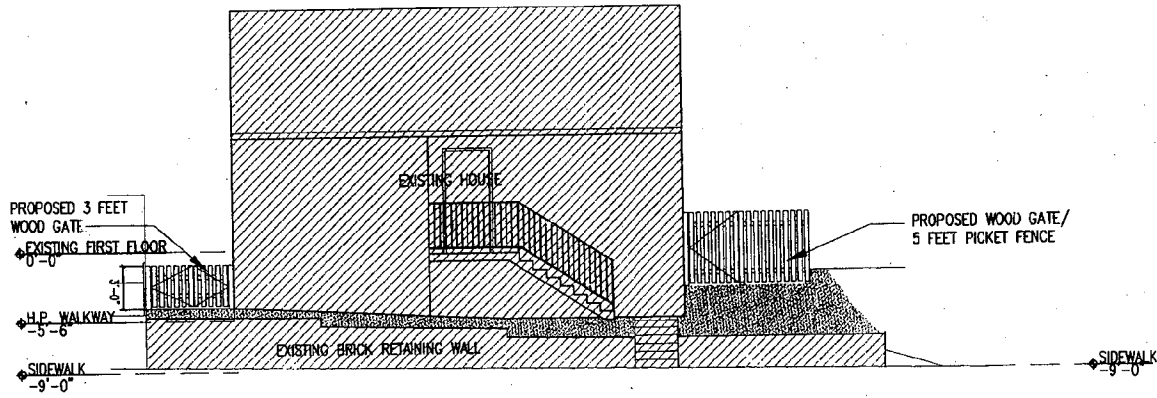
WOOD FENCE SCHEDULE

TYPE	DESCRIPTION
WOOD FENCE	5 FEET PICKET WOOD FENCE
WOOD FENCE	3 FEET PICKET WOOD FENCE

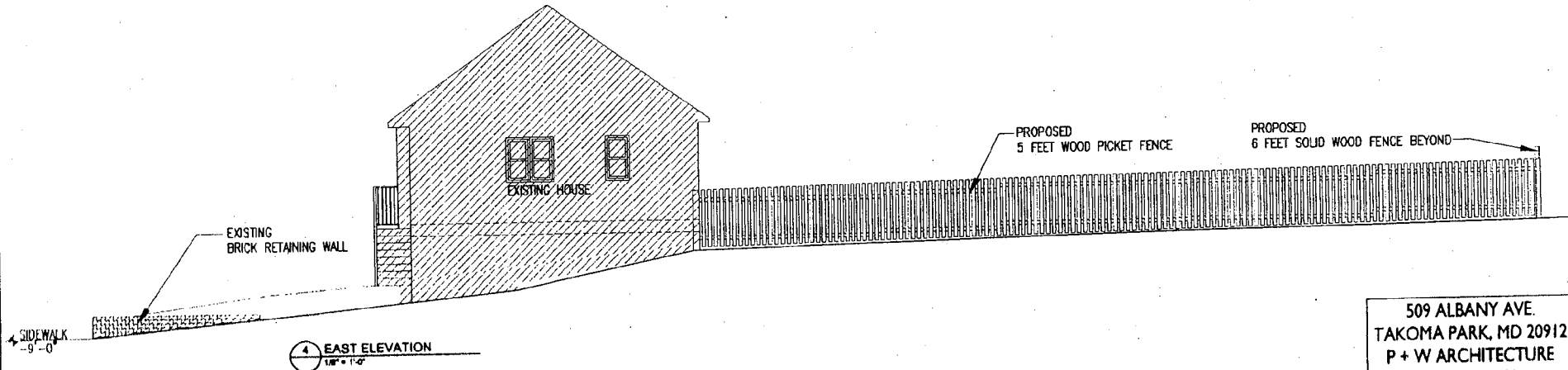
APPROVED
 [Signature]
 10/12/06

509 ALBANY AVE.
 TAKOMA PARK, MD 20912
 P + W ARCHITECTURE
 301 585 0721
 NEW CONSTRUCTION OF WOOD FENCE
 AUGUST 12, 2006

2 SITE PLAN
 1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

509 ALBANY AVE.
TAKOMA PARK, MD 20912
P + W ARCHITECTURE
301 585 0721
NEW CONSTRUCTION OF WOOD FENCE
MAY 14, 2006

2

NEW COUNTY
Planning Commission
Paul Kelly 10/12/06

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	509 Albany Ave, Takoma Park	Meeting Date:	10/11/2006
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	10/03/2006
Applicant:	Phillip Walker & Wakako Tokunaga Waker	Public Notice:	9/27/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06AAA	Staff:	Tania Tully
PROPOSAL:	Fence Installation		
RECOMMENDATION:	Approve		

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the **Takoma Park Historic District**
STYLE: Modern Ranch
DATE: c1940s

PROPOSAL:

Construct 4 sections of wood fencing.

- Approximately 33' of 6' high privacy fencing along rear property line.
- Approximately 120' of 5' high picket fencing along east property line.
- Approximately 8.5' of 5' high picket fencing with a gate at the rear plane of the house.
- Approximately 6 of 3' high picket fencing with a gate at the front plane of the house.

STAFF RECOMMENDATION:

- Approval**
 Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic

resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done with out a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
 4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
 5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 6. Signs that are in conformance with all other County sign regulations.
 7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
 8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
 9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
 10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
 11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
 12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
 13. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
 14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



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

433474 T
DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Phil Walker
Daytime Phone No.: 202-320-3643
Tax Account No.: 01063057
Name of Property Owner: Philip G. Walker + Wakako Tokunaga Walker
Daytime Phone No.: 202-320-3643
Address: 509 Takoma Park Albany Ave. 20912
Street Number City State Zip Code
Contractor: LongFence Phone No.: 301-252-9111
Contractor Registration No.:
Agent for Owner: Joe Rafferty Daytime Phone No.: 301-252-9111

LOCATION OF BUILDING/PREMISE

House Number: 509 Street: Albany Avenue
Town/City: Takoma Park Nearest Cross Street: Buffalo
Lot: 24 Block: 75 Subdivision: 025
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 3,000-
1C. If this is a revision of a previously approved active permit, see Permit #

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

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3A. Height 6 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[X] 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: [Signature] Date: 8/28/06
8/28/06

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

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

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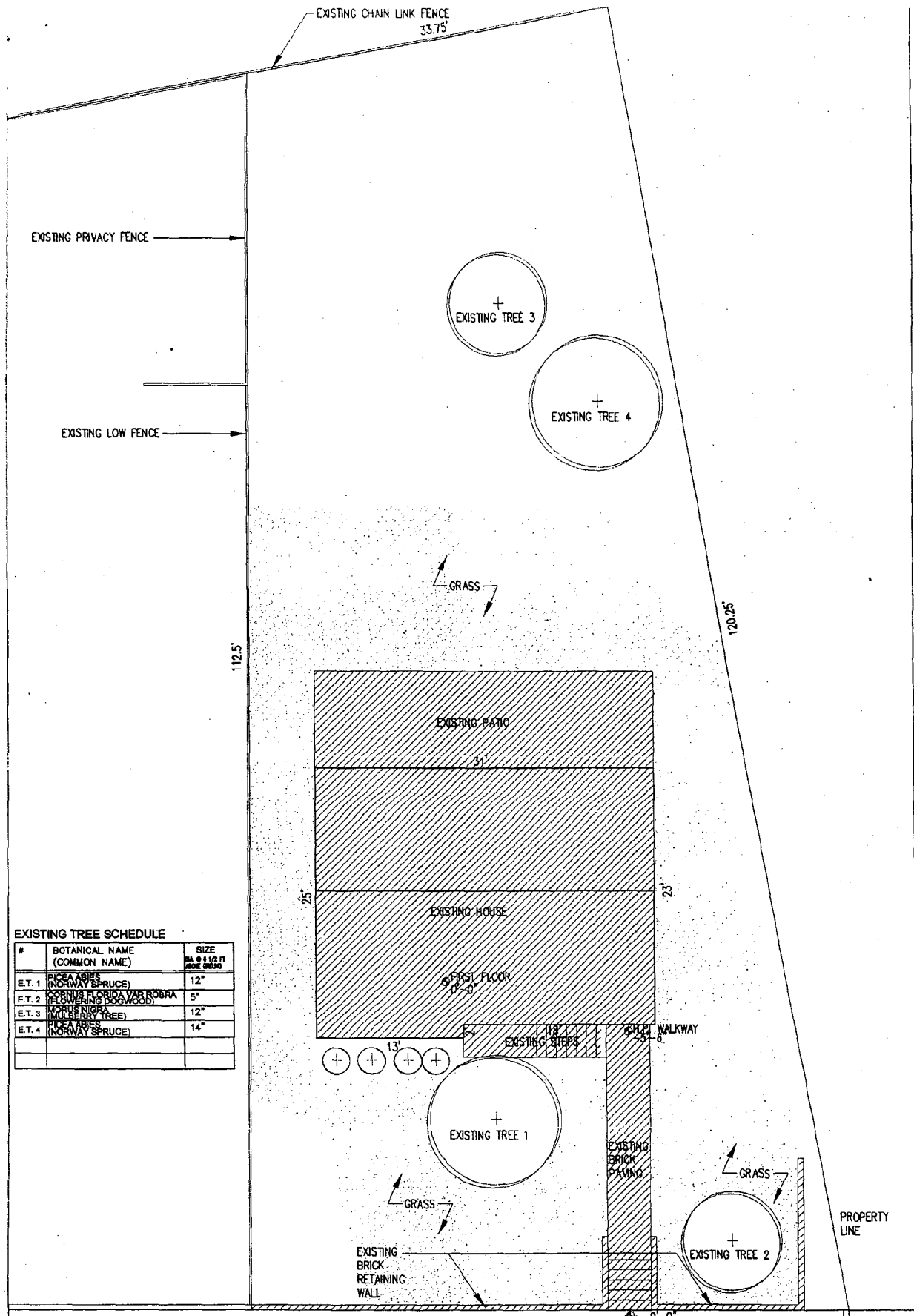
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5



EXISTING TREE SCHEDULE

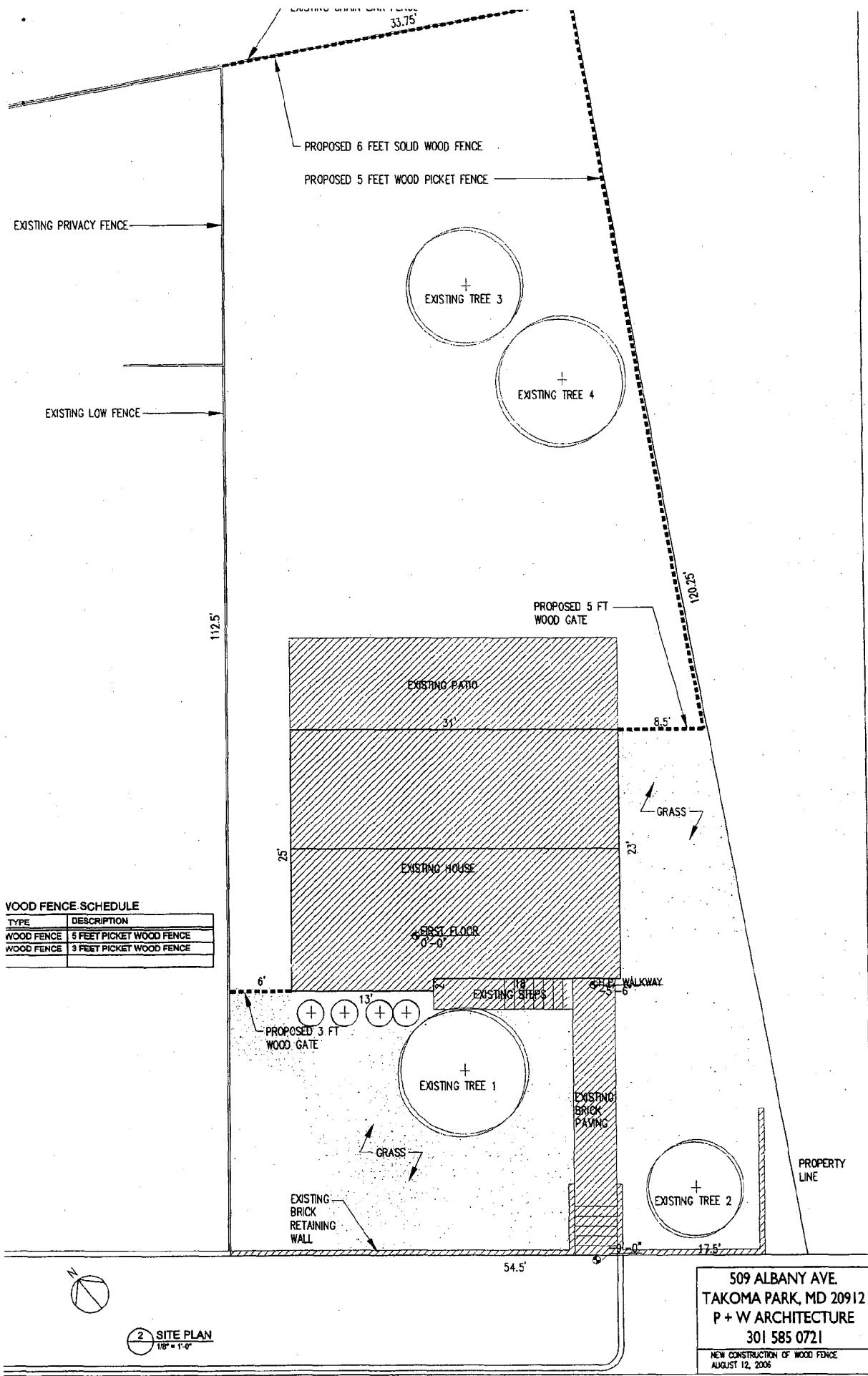
#	BOTANICAL NAME (COMMON NAME)	SIZE DIA. @ 4 1/2 FT HIG. @ 4.50
E.T.1	PICEA ABIES (NORWAY SPRUCE)	12"
E.T.2	QUERCUS FLORIDA VAR ROBURA (FLORIANING POSTWOOD)	5"
E.T.3	MORUS NIGRA (MULBERRY TREE)	12"
E.T.4	PICEA ABIES (NORWAY SPRUCE)	14"



1 EXISTING SITE PLAN
1/8" = 1'-0"

509 ALBANY AVE.
TAKOMA PARK, MD 20912
P + W ARCHITECTURE
301 585 0721
NEW CONSTRUCTION OF WOOD FENCE
NOV 21 12 2008

(6)



WOOD FENCE SCHEDULE

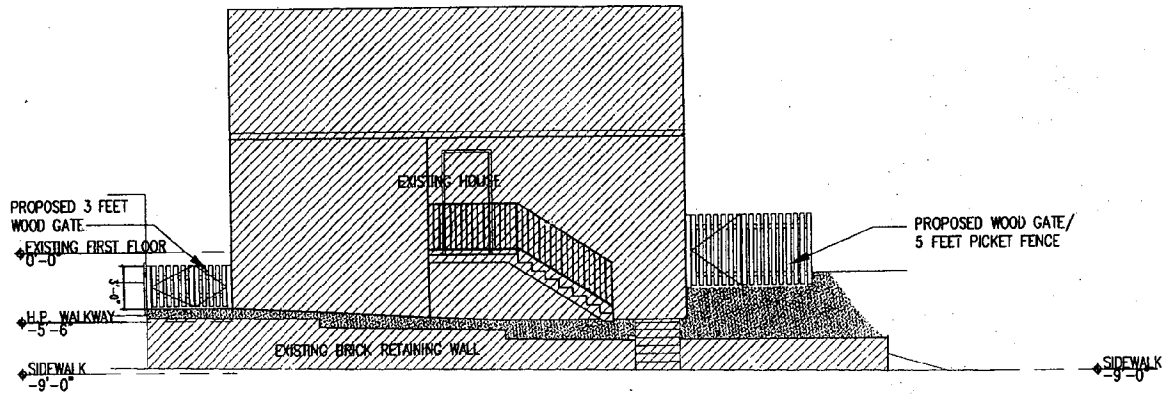
TYPE	DESCRIPTION
WOOD FENCE	5 FEET PICKET WOOD FENCE
WOOD FENCE	3 FEET PICKET WOOD FENCE

509 ALBANY AVE.
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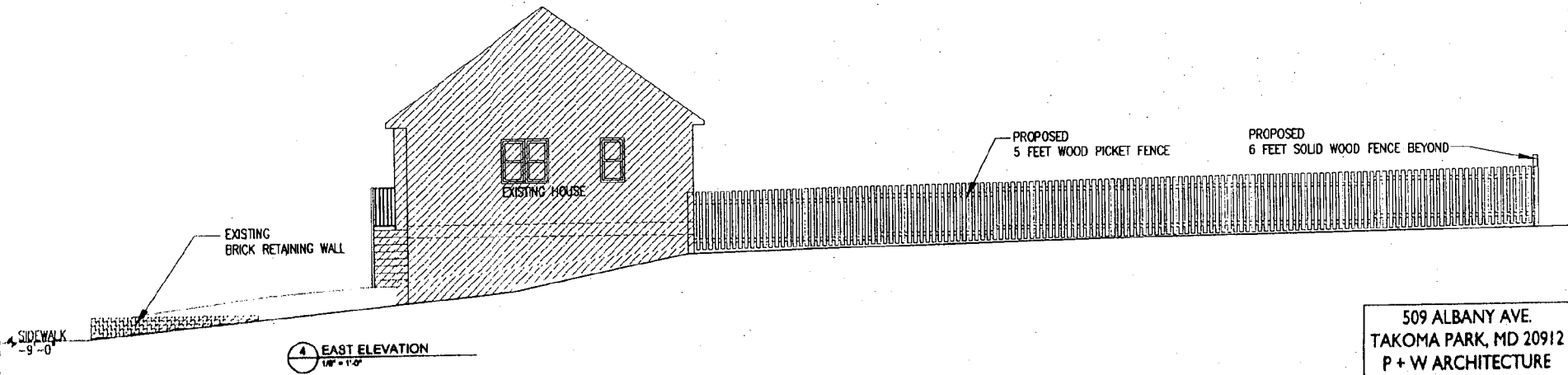
NEW CONSTRUCTION OF WOOD FENCE
 AUGUST 12, 2006

2 SITE PLAN
 1/8" = 1'-0"

7



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

509 ALBANY AVE.
TAKOMA PARK, MD 20912
P + W ARCHITECTURE
301 585 0721
NEW CONSTRUCTION OF WOOD FENCE
AUGUST 18, 2009

2

Existing Property Condition Photographs (duplicate as needed)



Detail: View of house looking north from Albany Ave. (Fence to be located in rear of house, in background on far right side of photo)



Detail: View of rear of house looking south from backyard (Fence to be located around backyard, far right and left sides of photo)

Existing Property Condition Photographs (duplicate as needed)

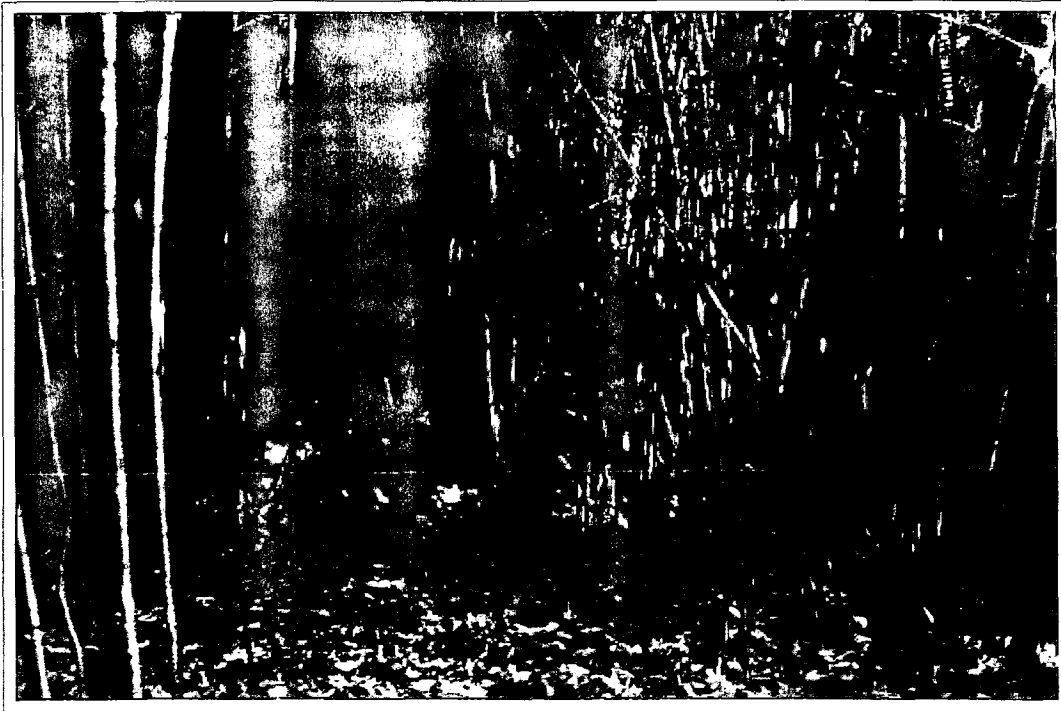


Detail: View of backyard looking north east. (Fence to located along north and east sides of backyard, center background and right side of photo.)

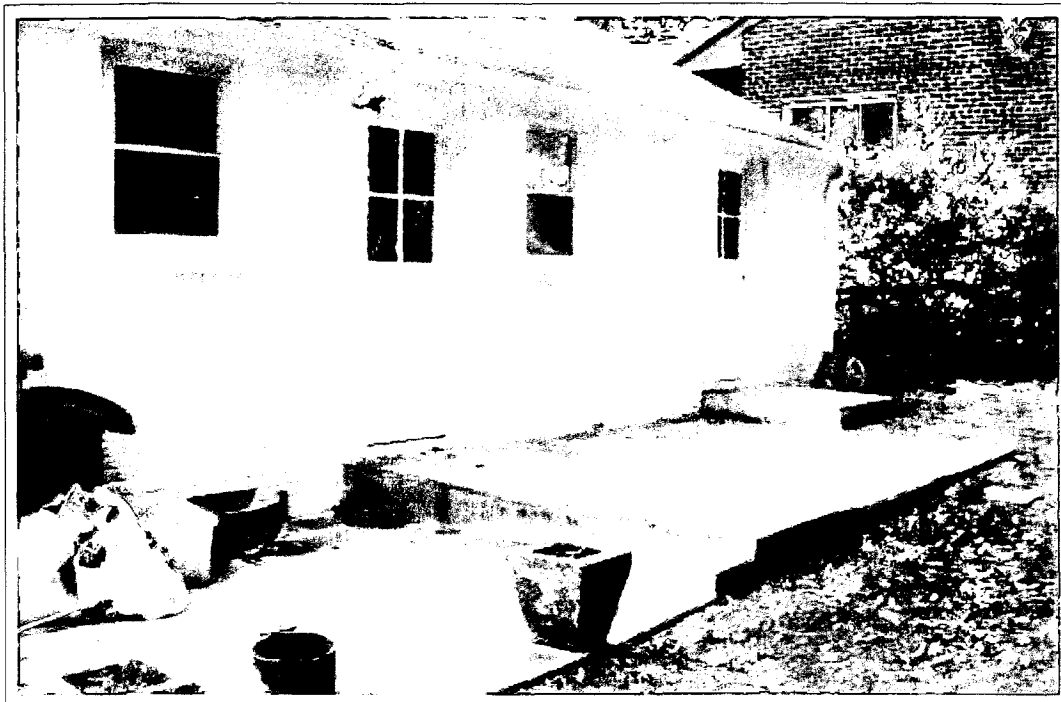


Detail: View of backward looking north west. (Fence to be on north side in center right of photo. Exist. neighbor's fence on left to remain, new north side fence to match)

Existing Property Condition Photographs (duplicate as needed)



Detail: View of backyard looking north east. (New fence to be located on north and east sides of backyard, in background of photo from left to right.)

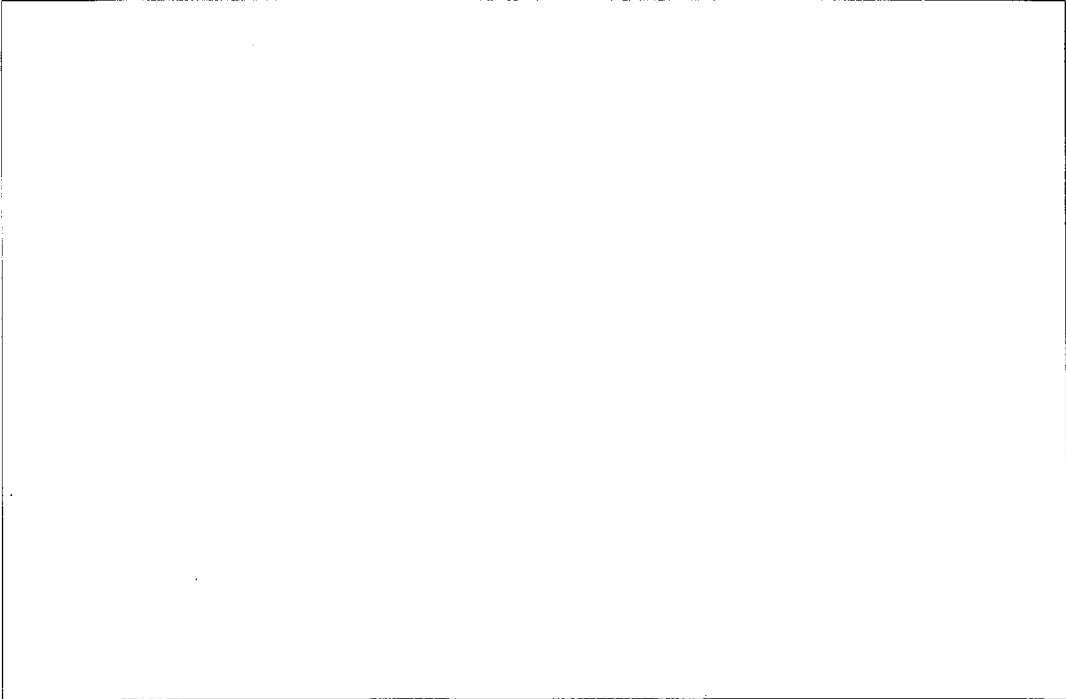


Detail: Rear of house looking south west. (New 3' high fence section w/ gate to be located on right side of photo, existing adjoining neighbor's fence to remain.)

Existing Property Condition Photographs (duplicate as needed)



Detail: Additional view of backyard looking north east. (Fence to located along north and east sides of backyard, center background and right side of photo.)



Detail: _____

List of Properties Adjoining/ Confronting 509 Albany:

Alison Raphael & Victor A. Vockerodt
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Takoma Park MD 20912

Deborah M Chalfie
511 Albany Avenue
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Takoma Park MD 20912

Bradley and Margaret Blower-Warner
7417 Buffalo Avenue
Takoma Park MD 20912

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	509 Albany Ave, Takoma Park	Meeting Date:	10/11/2006
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	10/03/2006
Applicant:	Phillip Walker & Wakako Tokunaga Waker	Public Notice:	9/27/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06AAA	Staff:	Tania Tully
PROPOSAL:	Fence Installation		
RECOMMENDATION:	Approve		

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the **Takoma Park Historic District**
STYLE: Modern Ranch
DATE: c1940s

PROPOSAL:

Construct 4 sections of wood fencing.

- Approximately 33' of 6' high privacy fencing along rear property line.
- Approximately 120' of 5' high picket fencing along east property line.
- Approximately 8.5' of 5' high picket fencing with a gate at the rear plane of the house.
- Approximately 6 of 3' high picket fencing with a gate at the front plane of the house.

STAFF RECOMMENDATION:

- Approval**
 Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic

resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done with out a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
 4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
 5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 6. Signs that are in conformance with all other County sign regulations.
 7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
 8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
 9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
 10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
 11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
 12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
 13. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
 14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

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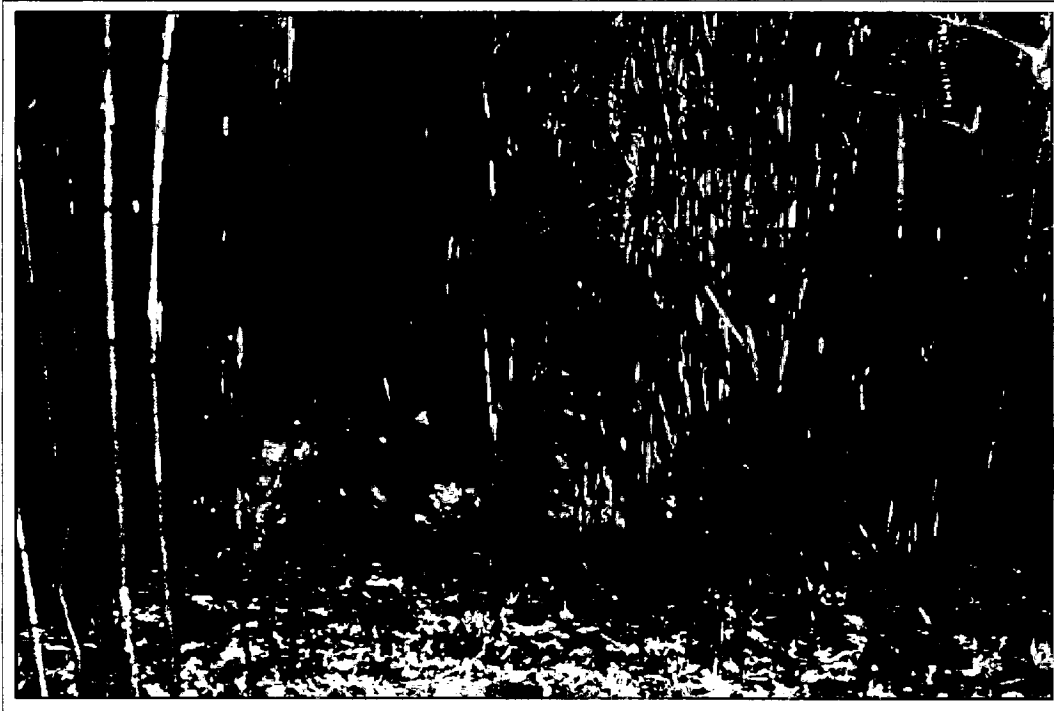


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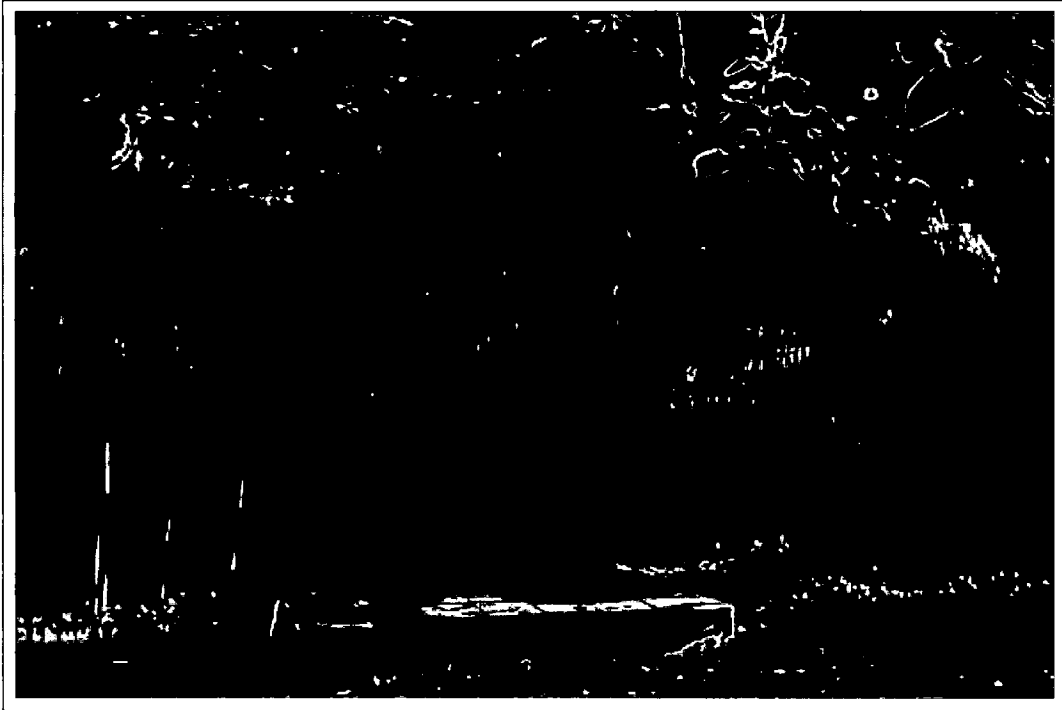


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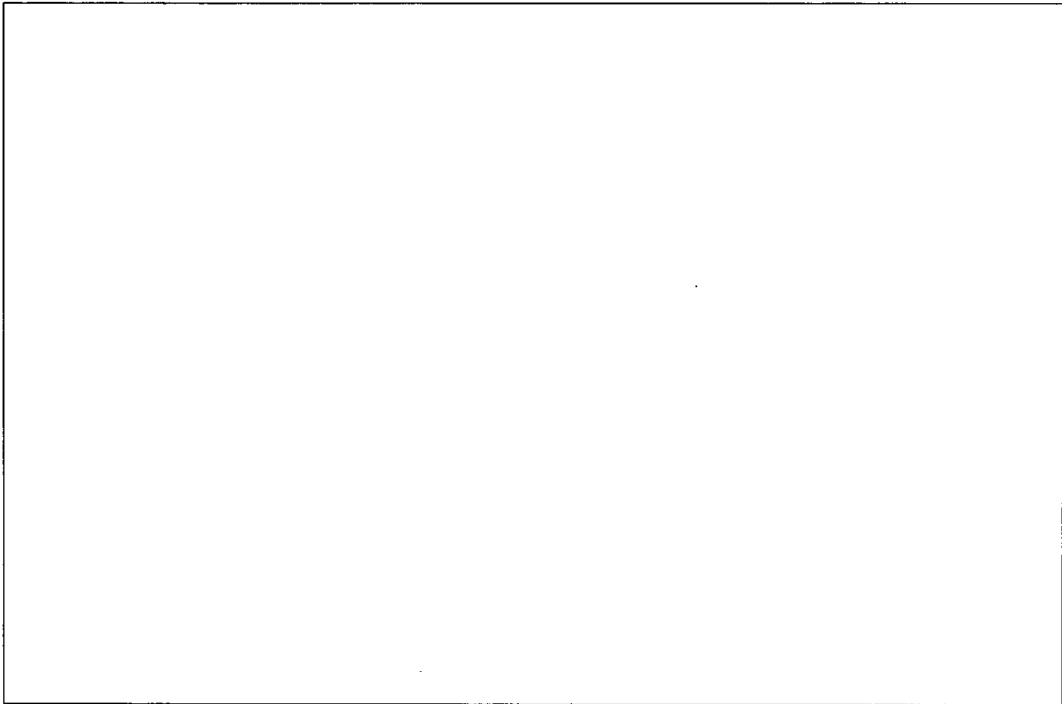


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