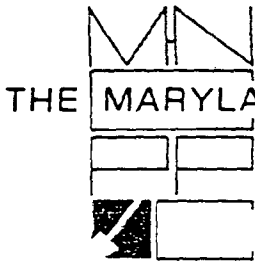


~~Ray~~ - M. Chelo

37/3-01FF 509 Albany Avenue  
(Takoma Park Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 9/14/01

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

HPC # 37/3-01FF DPS # 256232

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

Approved

Approved with Conditions: \_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: GURFORD AND SAIGOFIA QUEEN

Address: 509 ALBANY AVENUE TAKOMA PARK

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

Tax Account No.:
Name of Property Owner: GUN FORD & SAIGOFFA QUEEN Daytime Phone No.: 301-585-9266
Address: 509 ALBANY AVE TAKOMA PARK MD.
Contractor: Phone No.:
Contractor Registration No.:
Agent for Owner: PAUL TRESSEDER, ARCHITECT Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PREMISE

House Number: 509 Street: ALBANY
Town/City: TAKOMA PARK Nearest Cross Street: BUFFALO AVE
Lot: 24 Block: 75 Subdivision: TAKOMA PARK LOAN & TRUST COMPANY
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [ ] Extend [x] Alter/Renovate [x] A/C [ ] Slab [ ] Room Addition [x] Porch [x] Deck [ ] Shed [ ]
Move [ ] Install [ ] Wreck/Raze [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family [x]
Revision [ ] Repair [ ] Revocable [ ] Fence/Wall (complete Section 4) [ ] Other:
1B. Construction cost estimate: \$ 200,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADITIONS

2A. Type of sewage disposal: 01 [x] WSSC 02 [ ] Septic 03 [ ] Other:
2B. Type of water supply: 01 [x] 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: [Signature] Date: 8-15-01

Approved: [X] For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 9/14/01
Application/Permit No.: 256232 Date Filed: 9/15/01 Date Issued:

**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:

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

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**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.

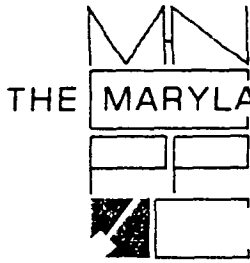
**6. TREE SURVEY**

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.



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

Date: 9/14/01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

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

HPC# 37/3-OIFF DPS# 256232

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Prior to your permit submission, you must present Historic Preservation staff with 3 permit sets of drawings for review and stamping. In addition, please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

<b>Address:</b> 509 Albany Avenue, Takoma Park	<b>Meeting Date:</b> 09/12/01
<b>Resource:</b> Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b> 09/05/01
<b>Review:</b> HAWP	<b>Public Notice:</b> 08/29/01
<b>Case Number:</b> 37/3-01FF	<b>Tax Credit:</b> None
<b>Applicant:</b> Gurford and Saigofia Queen (Paul Treseder, Architect)	<b>Staff:</b> Michele Naru
<b>PROPOSAL:</b> Alterations and Second Story Addition	<b>RECOMMEND:</b> Approval

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PROJECT DESCRIPTION

**SIGNIFICANCE:** Non-Contributing Resource in the Takoma Park Historic District.  
**STYLE:** Modern: Ranch  
**DATE:** 1940's

This one-story, three-bay dwelling is located in the Takoma Park Historic District. The modern, ranch style house is constructed of red brick and sheathed in asphalt shingles. The house sits on a rise from the street, which a pine tree located uncomfortably close to the front steps. The existing front steps are deteriorating, possibly as a result of tree roots. The lot is trapezoidal and narrows toward the back. Houses on either side of this resource are non-contributing.

Existing house is 740 sq. ft. footprint (14% lot coverage)  
Proposed house is approx. 1122 sq. ft. footprint (22% lot coverage)  
Lot is 5092 sq. ft.  
New parking space = 375 sq. ft. ±

PROPOSAL:

This project is a second story addition, a two story front porch, and a two- story rear addition. The existing brick walls are extended upward to the sill line of the new second floor; board and batten style wood siding continues to the eaves. The new roof will have significant overhangs and the porch will have deep recesses. The windows, both new and replacement will be wood double-hung sash with 4 over one and 6 over one-muntin patterns.

This project also includes an off street parking space, which will be integrated into the porch and front step design.

### STAFF DISCUSSION

The HPC considers alterations to Non-Contributing Resources in terms of their impact on the overall streetscape and environmental setting of the historic district. The *Takoma Park Guidelines* state, "Most alterations and additions to non-contributing resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing which will affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole."

Since this is a non-contributing resource within the Takoma Park Historic District, staff is viewing this project as a new construction with regard to its impact on the historic district and the surrounding landscape. The existing house is sited between two non-contributing resources. The majority of the houses on this street are non-contributing resources, with only five, contributing resources located toward the east end of the street. The non-contributing resource to the west of the subject house is a one-story, ranch style house built during the same period (1940s-1950s.) The non-contributing resource to the east of the subject house is a two-story, modern, Queen Anne Revival with front porch, built in the 1980s. This house is considerably set back from the road. The front façade of the house is in line with the rear elevation of the subject house.

The proposed additions to the existing house are sited as to only remove two existing trees, a dogwood and a fir tree. The rest of the trees on the property will not be affected by this new construction.

The house's design is taking details from historic houses in the Takoma Park Historic District, yet is not replicative of any particular style. Staff feels that this provides unity within the streetscape and provides a clear delineation between historic and new construction within the historic district.

Staff feels that generally the applicant's proposal with regard for materials is consistent with the overall historic district. The applicants are proposing the use of wood, simulated divided light windows, wood, board and batten siding, wood, details and trim and vinyl siding on the rear addition. Since this site does participate in the historic context of the district, staff would ask that the applicant revise his design to delete the use of vinyl siding and consider the use of wood, horizontal siding or a painted, wood-substitute cement-fiber material, such as "hardi-plank" or "clem-plank". The Takoma Park Guidelines allow the installation of vinyl siding on non-contributing resources in the district, therefore, staff is not recommending that the Commission make this suggestion as a condition of approval, yet is requesting that the applicant look at alternative options.

Staff feels that generally the alterations and additions to this non-contributing resource are compatible to the historic district and the streetscape. Staff is recommending approval.

## STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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,

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.





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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

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

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: GURU FORD & SPALCOFTA QUEEN Daytime Phone No.: 301-585-9266  
Address: 509 ALBANY AVE TAKOMA PARK MD.  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: PAUL TRESEDER, ARCHITECT Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PREMISE

House Number: 509 Street: ALBANY  
Town/City: TAKOMA PARK Nearest Cross Street: BUFFALO AVE  
Lot: 24 Block: 75 Subdivision: TAKOMA PARK LOAN & TRUST COMPANY  
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: \$ 200,000  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 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 8-15-01 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 256232 Date Filed: 8/15/01 Date Issued: \_\_\_\_\_

**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:

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

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

509 ALBANY AVENUE

NEIGHBORING HOUSES

507 Albany Avenue  
Victor Vockerodt and Allison Raphael

510 Albany Avenue  
George French

511 Albany Avenue  
Lafayette and Bena Cooper

512 Albany Avenue  
Larry and Cornilia Atkins

514 Albany Avenue  
Loioa Smith



BUFFALO AVE  
7415  
7411

NC

NC

NC

NC

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C

ALBANY AVE

514

512

510

508

506

504

511

509

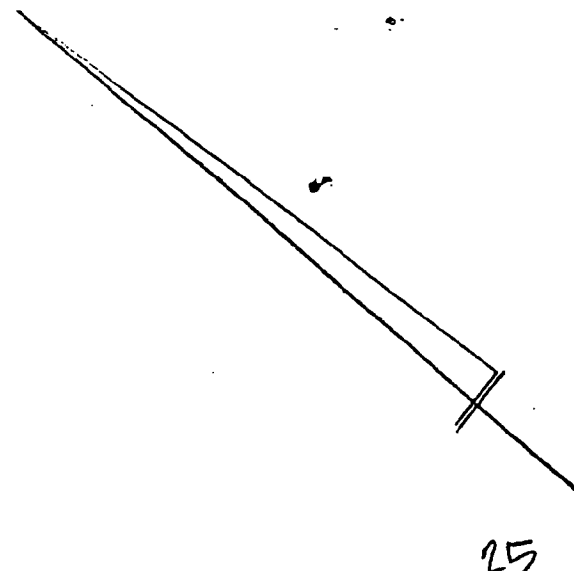
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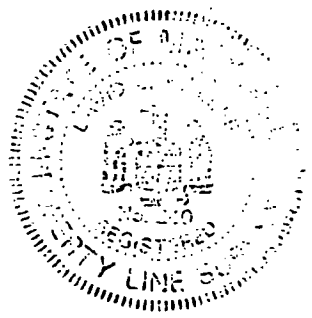
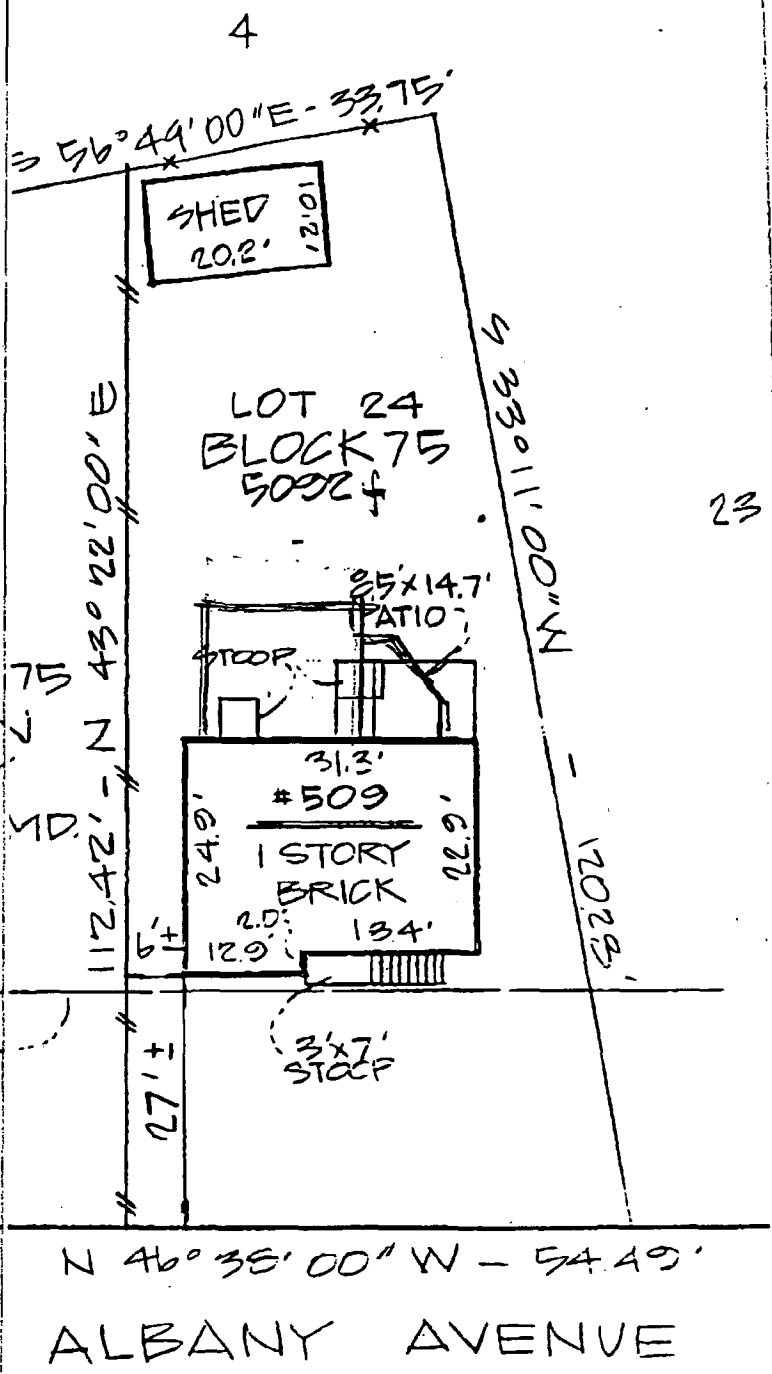
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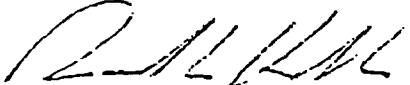
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CASE NO. 5347

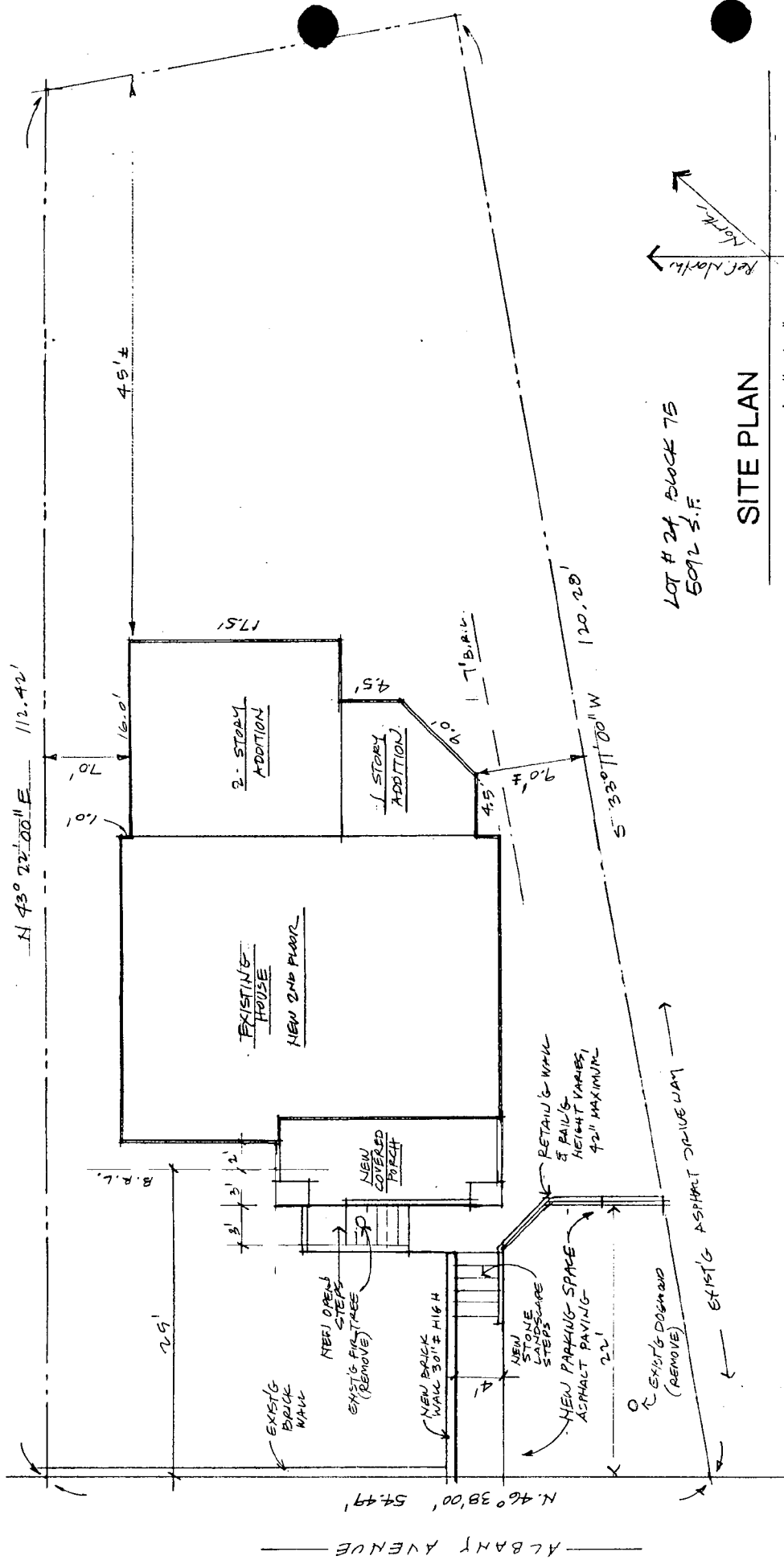


House Location Plat  
 LOT 24 BLOCK 75  
 TAKOMA PARK LOAN  
 TRUST COMPANY  
 MONTGOMERY COUNTY, MD.



<b>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.    DAVID L. HALLER MARYLAND P.L.S. No. 240	<b>REFERENCES</b> PLAT BK. 37 P.P. NO. 1545		<b>W.K. ALLEN &amp; ASSOCIATES</b> P.O. BOX 6263 SILVER SPRING, MARYLAND 20908 301-871-2156		
	LIBER  FOLIO	DATE OF SURVEYS		SCALE: 1" = 20'	
		WALL CHECK:		DRAWN BY: W Δ	
		HSE. LOC.: 5-10-89		JOB NO.: 391126	
BOUNDARY:					

NOTE - This location for title purposes only - not to be used for determining property lines. Property corner markers NOT guaranteed by this location. Property shown hereon is not in a flood plain per existing records unless otherwise indicated.



Per North  
North

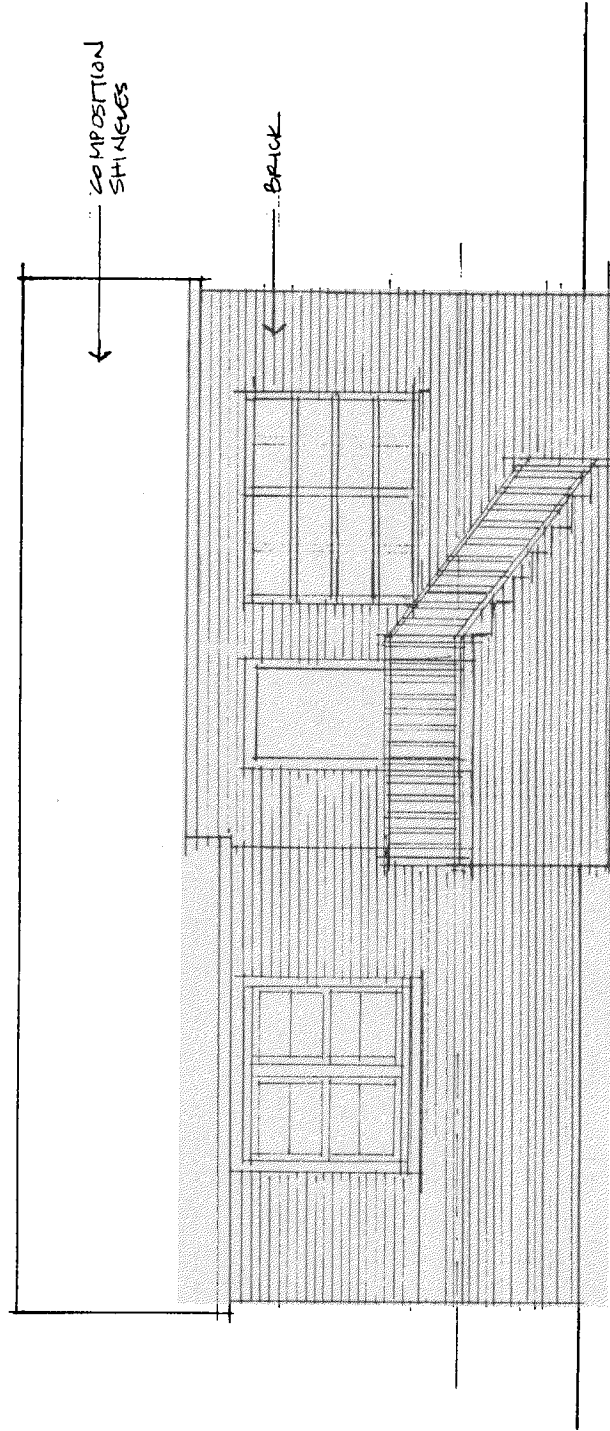
LOT # 24 BLOCK 75  
5092 S.F.

SITE PLAN

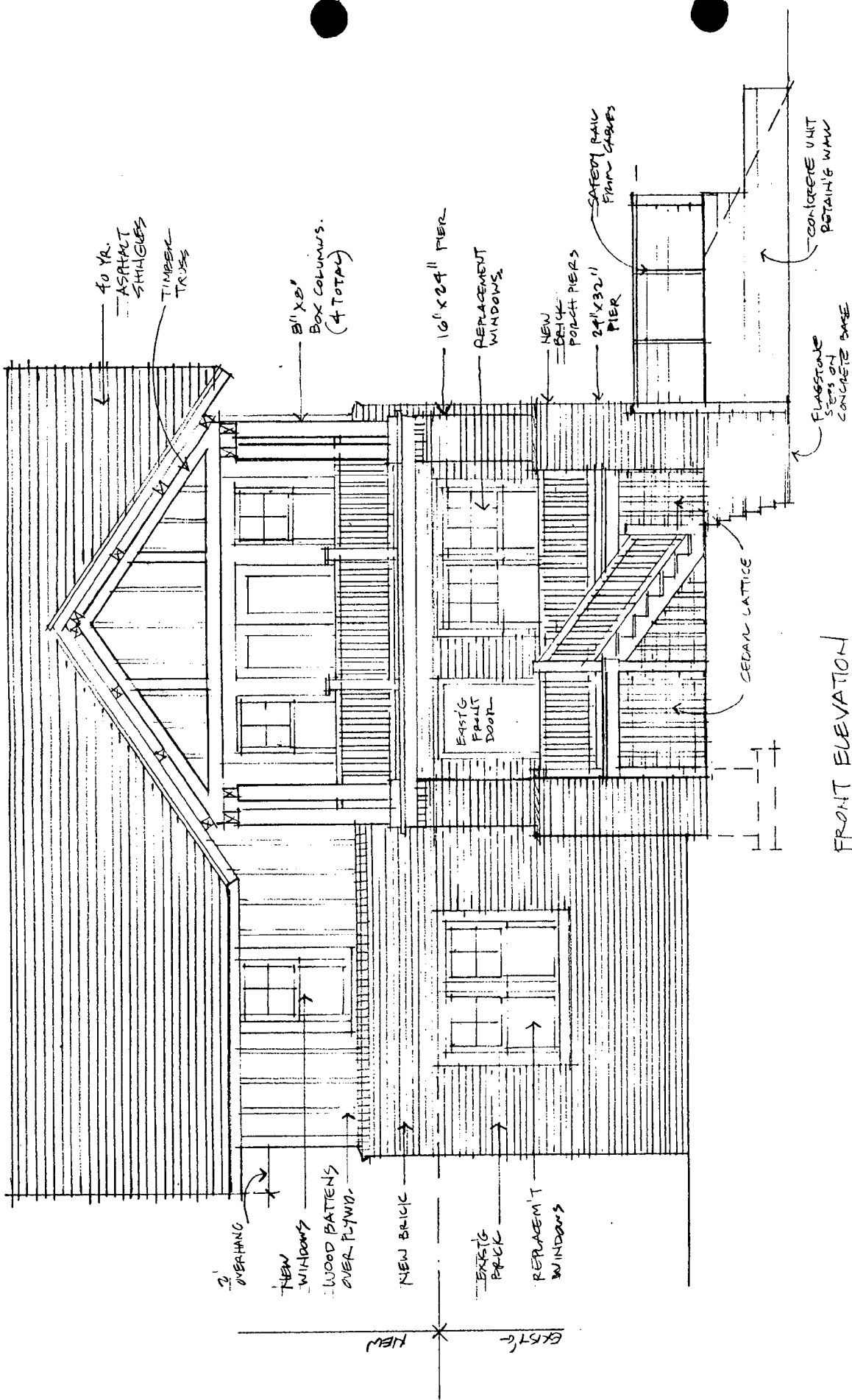
SCALE: 1/8" = 1'-0"

ADDITIONS to the QUEEN RESIDENCE  
509 ALBANY AVE., TAKOMA PARK, MD.

PAUL TRESEDER, ARCHITECT 301.320.1580  
3320 WISCASSET ROAD, BETHESDA, MD. 20816



EXISTING WEST (FRONT) ELEVATION



40 YR.  
ASPHALT  
SHINGLES  
TIMBER  
TRUSSES

8" X 8"  
BOX COLUMNS.  
(4 TOTAL)

16" X 24" PIER  
REPLACEMENT  
WINDOWS

NEW  
BRICK  
POUCH PIERS

24" X 32" PIER  
SAFETY RAIL  
PIERS CHAIRS

CONCRETE UNIT  
RETAIN'S WALL

FLAGSTONE  
STEPS ON  
CONCRETE BASE

EXISTING  
FRONT  
DOOR

CEDAR LATTICE

2'  
OVERHANG

NEW  
WINDOWS  
WOOD BATTENS  
OVER PLYND.

NEW BRICK

EXISTING  
BRICK

REPLACEMENT  
WINDOWS

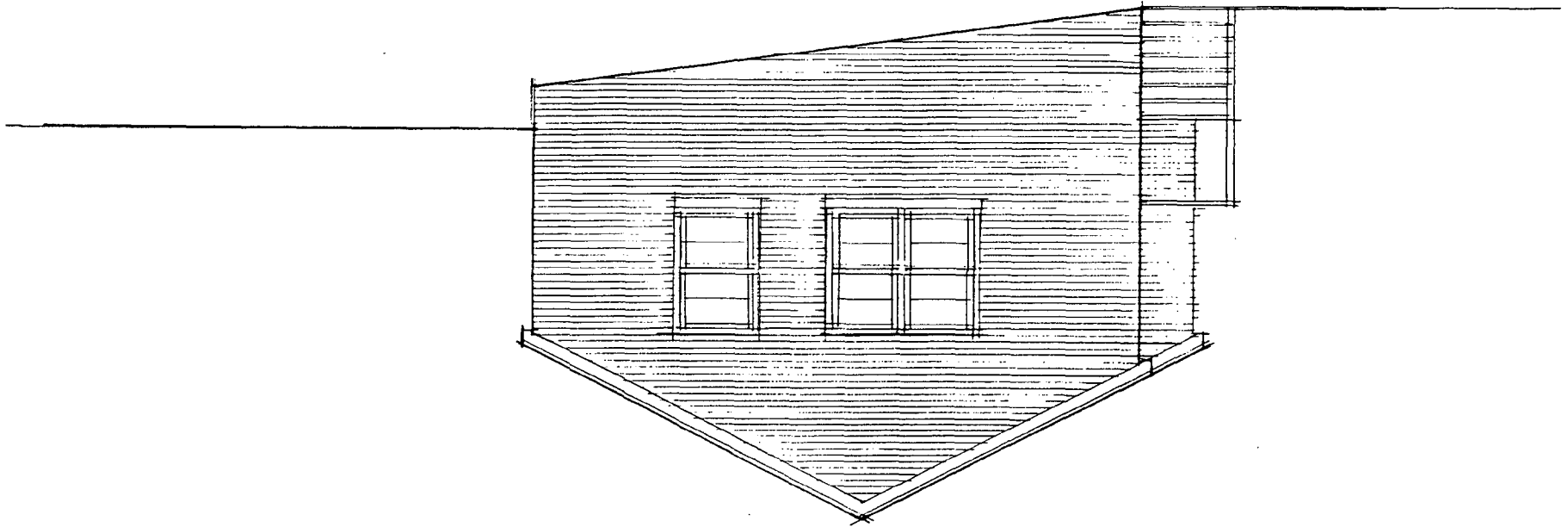
FRONT ELEVATION

1/2" = 1'-0"

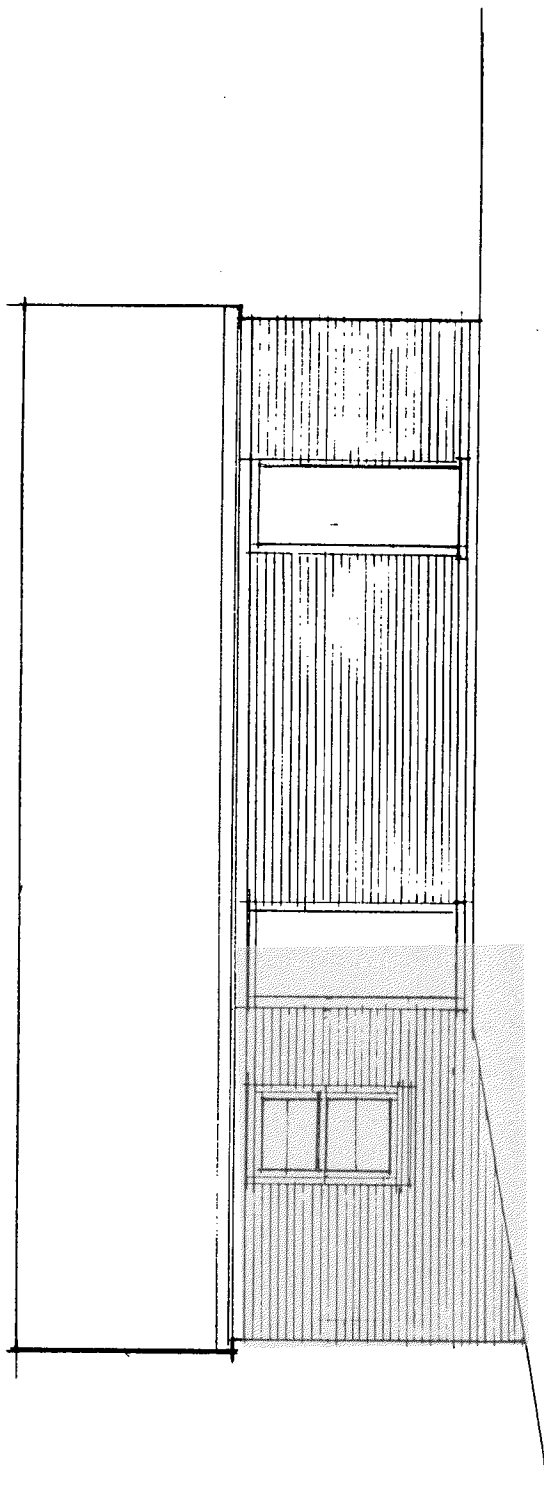
5-14-01



EXISTING SOUTH SIDE ELEVATION





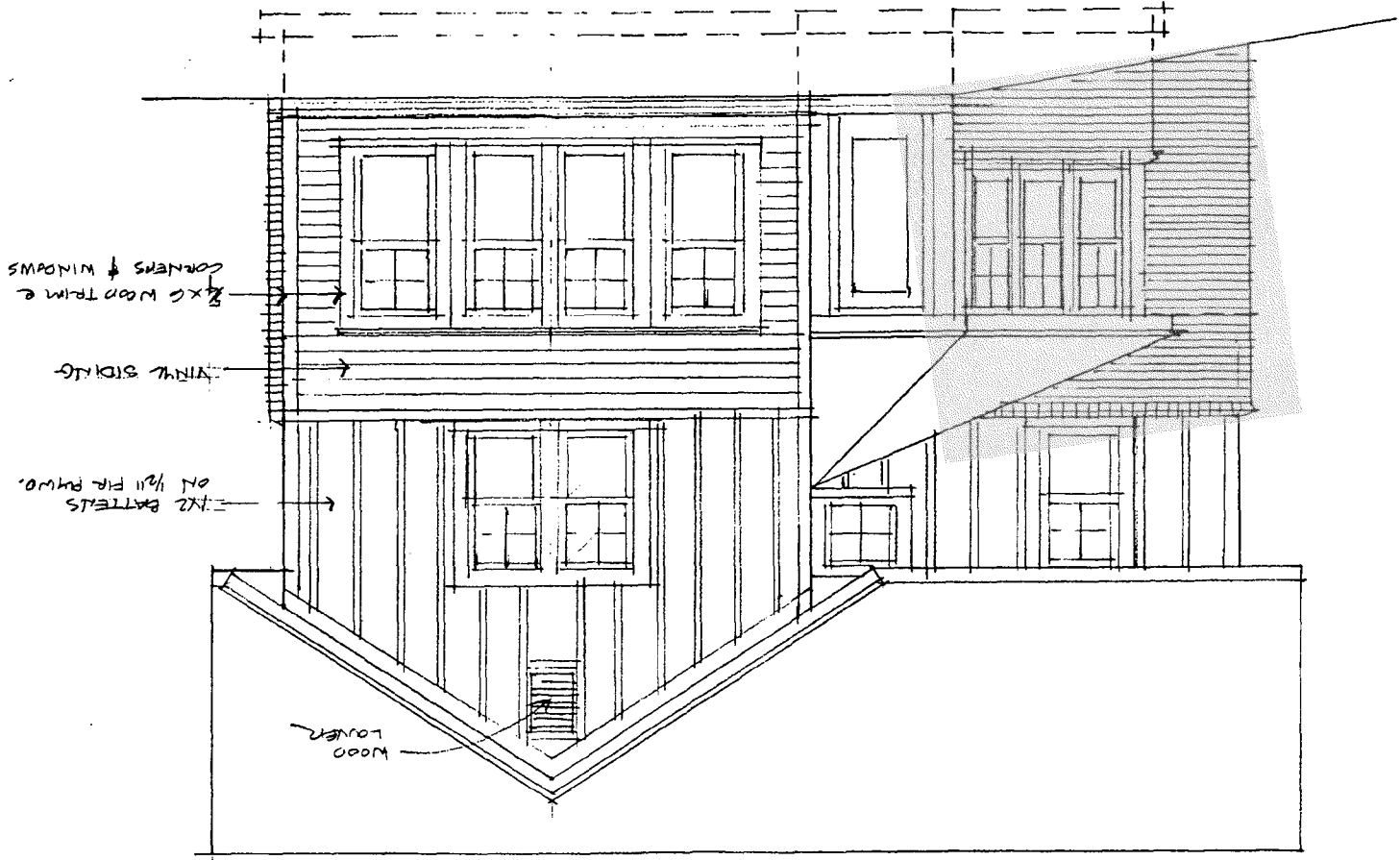


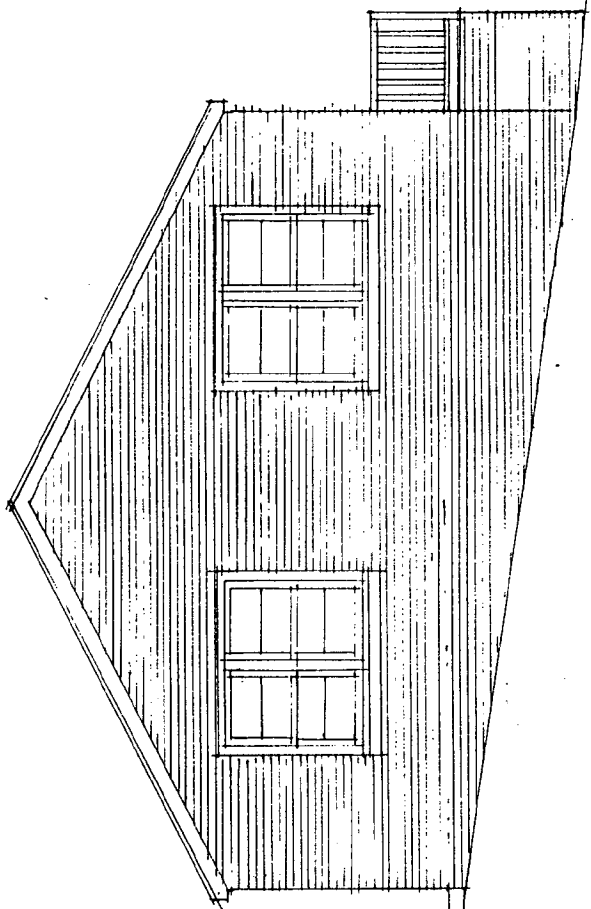
EXISTING EAST (REAR) ELEVATION

5-14-01

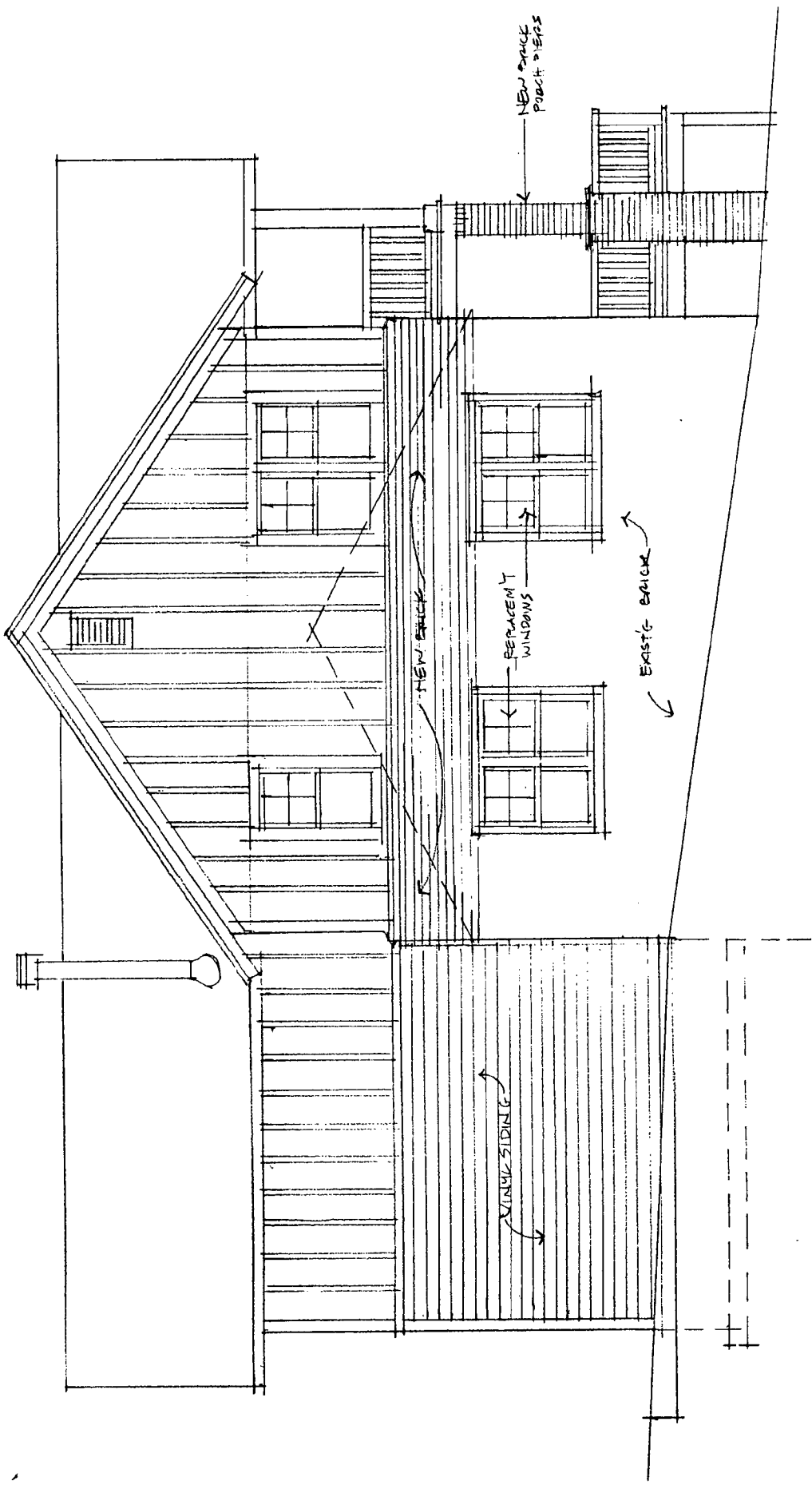
14

REAR ELEVATION





EXISTING NORTH ELEVATION



NEW BRICK  
POURTH PIERS

NEW BRICK

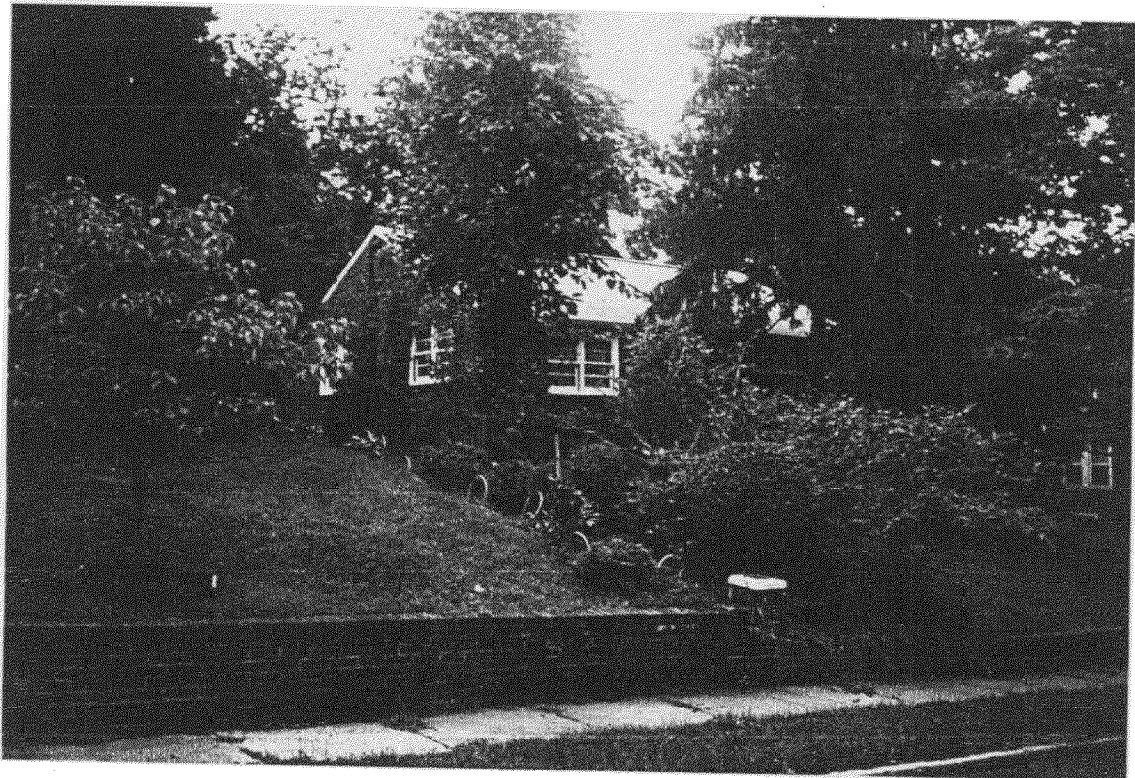
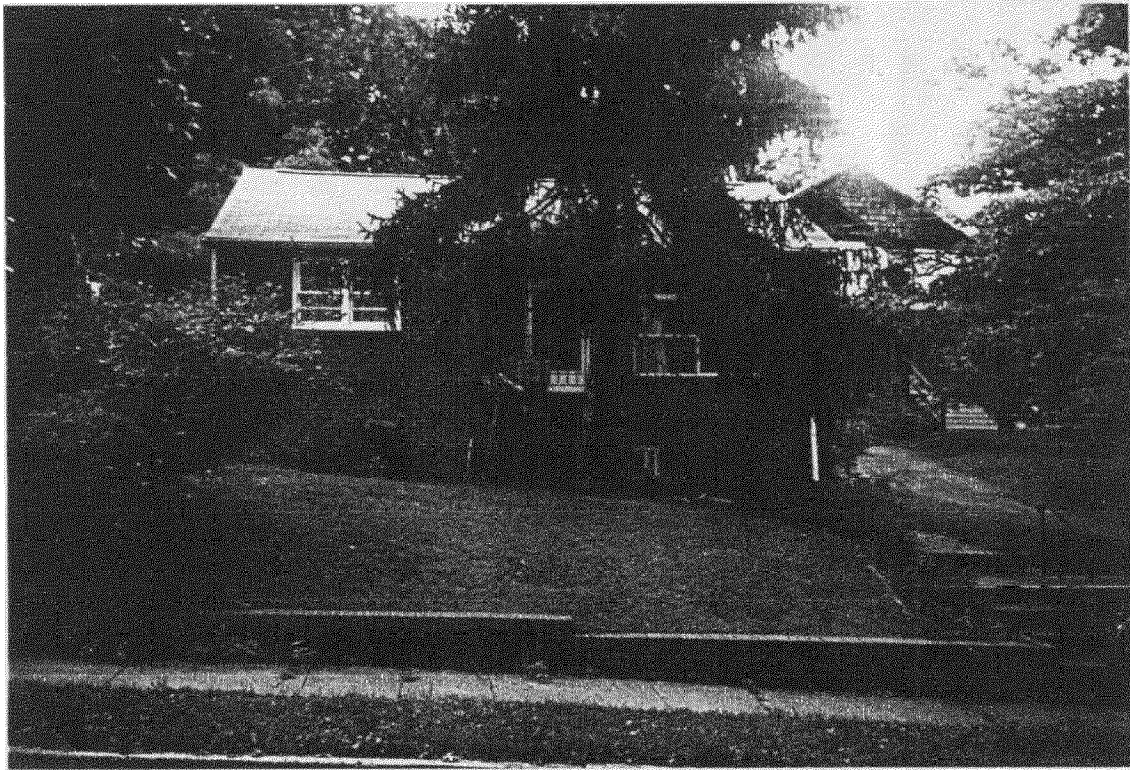
REPLACE  
WINDOWS

EXIST' BRICK

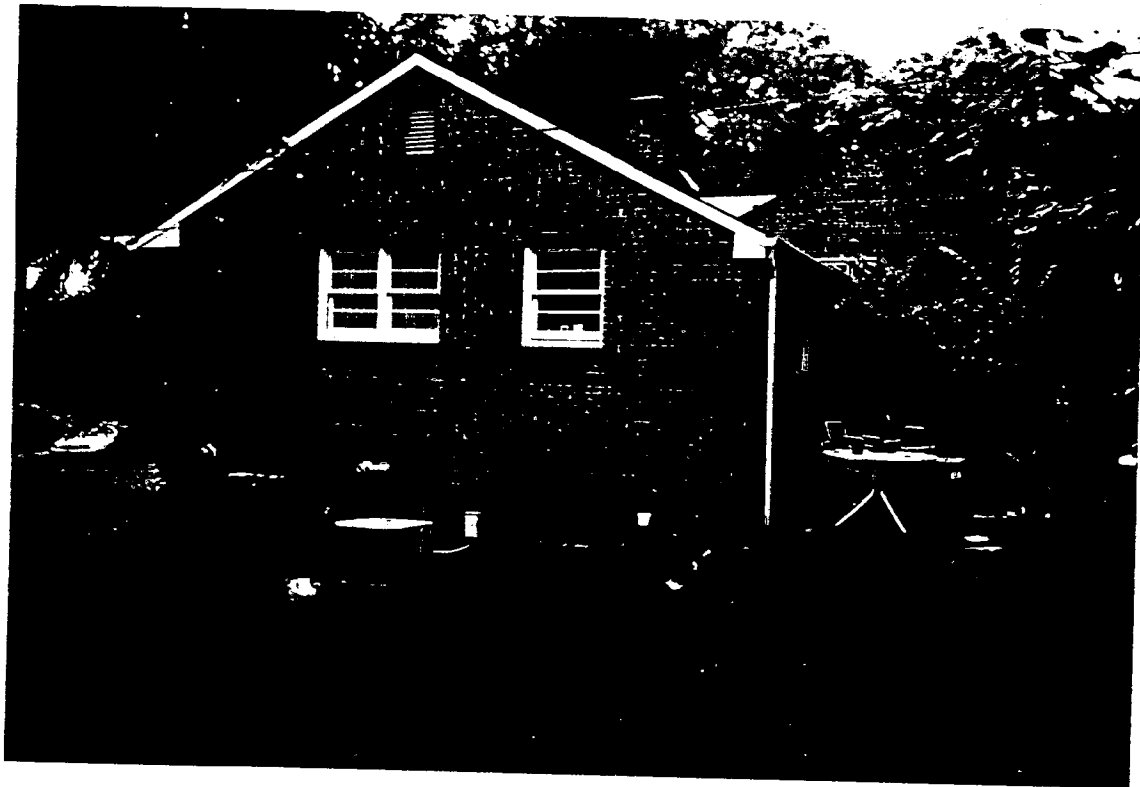
VINYL SIDING

NORTH SIDE ELEVATION

5-14-01

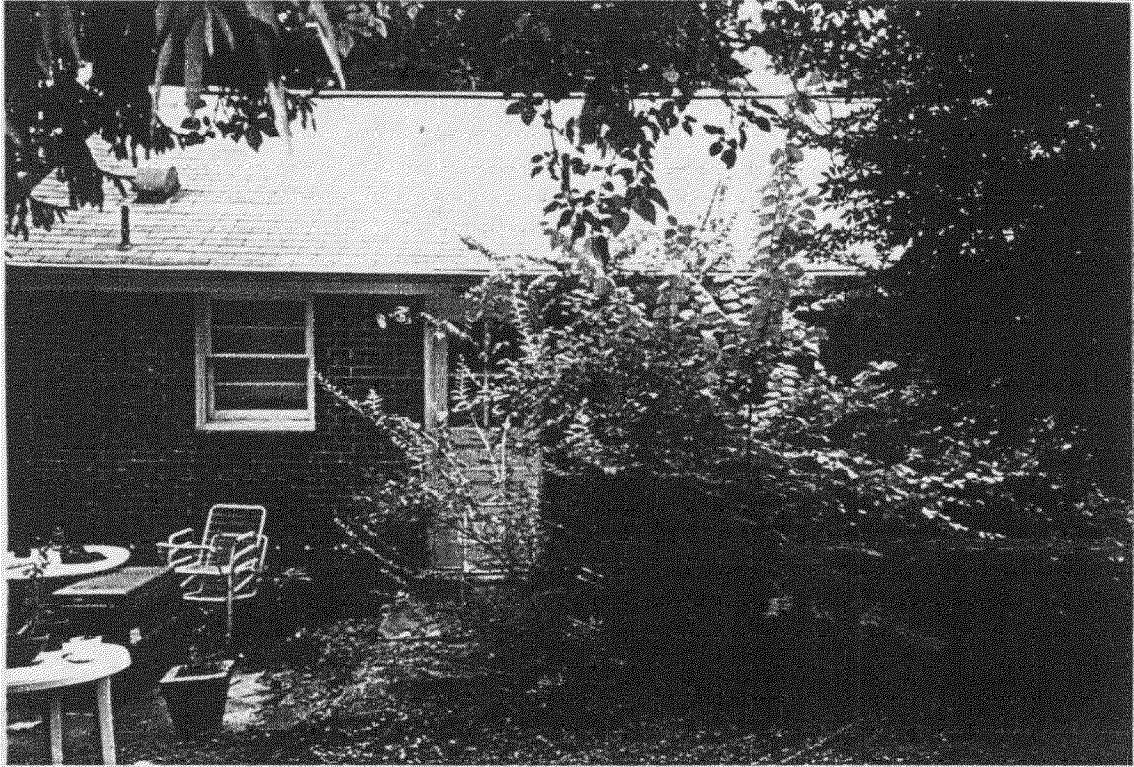


VIEW FROM ALBANY AVENUE



SOUTH SIDE VIEWS

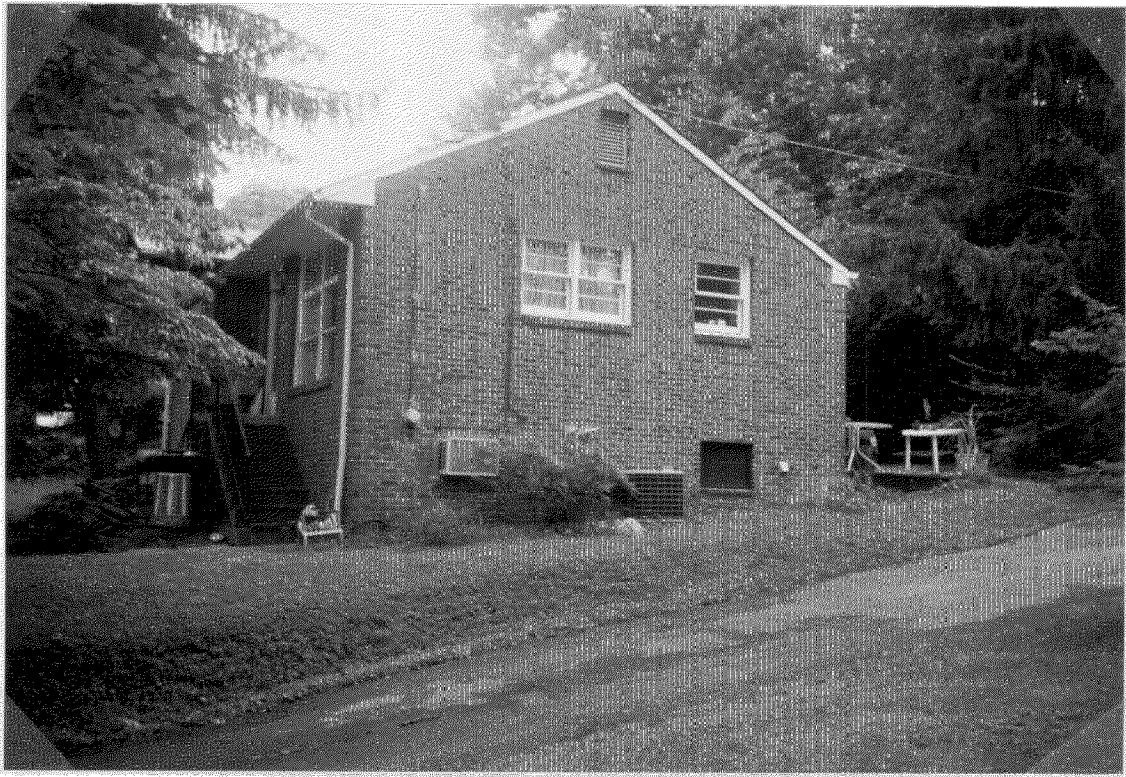




REAR VIEW



VIEW FROM ALBANY AVENUE



SOUTH SIDE VIEWS



REAR VIEW

509 ALBANY AVENUE

RESPONSES TO ITEM 1, WRITTEN DESCRIPTION OF PROJECT

a. The existing house is a one story red brick "rambler" circa 1950, with no distinguishing features. It sits on a rise from the street, with a pine tree located uncomfortably close to the front steps. The existing front steps are deteriorating, possibly as a result of tree roots. The lot is trapezoidal, getting narrower toward the back.

b. This project is a second story addition, a two story front porch, and a two story rear addition. The design is intended to give texture and character to the house, while giving the family living space (the existing house is only 740 gross square feet). The existing brick walls are extended upward to the sill line of the new second floor; board and batten style wood siding continues to the eaves. By this device, it is hoped to avoid the "box on top of a box" effect of some second story additions. The new roof will have significant overhangs, a feature common to bungalows in the immediate neighborhood. The porch, with its deep recesses, will add further detail and shadow to the facade. The windows, both new and replacement, will be wood double-hung sash with 4 over one and 6 over one muntin patterns, which are intended to give variety of scale to the elevations.

This project also includes an offstreet parking space, which will be integrated into the porch and front step design.

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NEIGHBORING HOUSES

507 Albany Avenue  
Victor Vockerodt and Allison Raphael

510 Albany Avenue  
George French

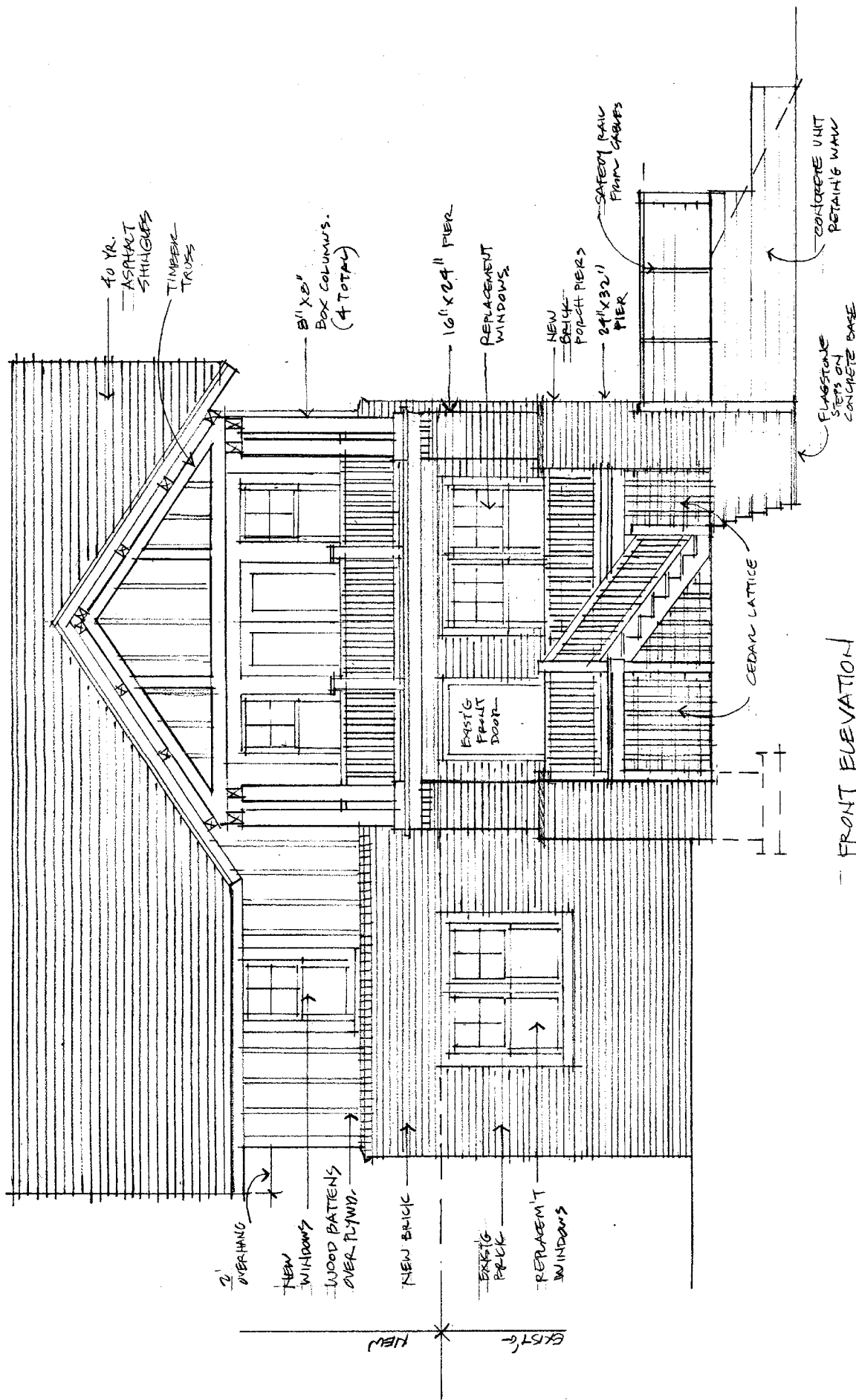
511 Albany Avenue  
Lafayette and Bena Cooper

512 Albany Avenue  
Larry and Cornilia Atkins

514 Albany Avenue  
Loioa Smith







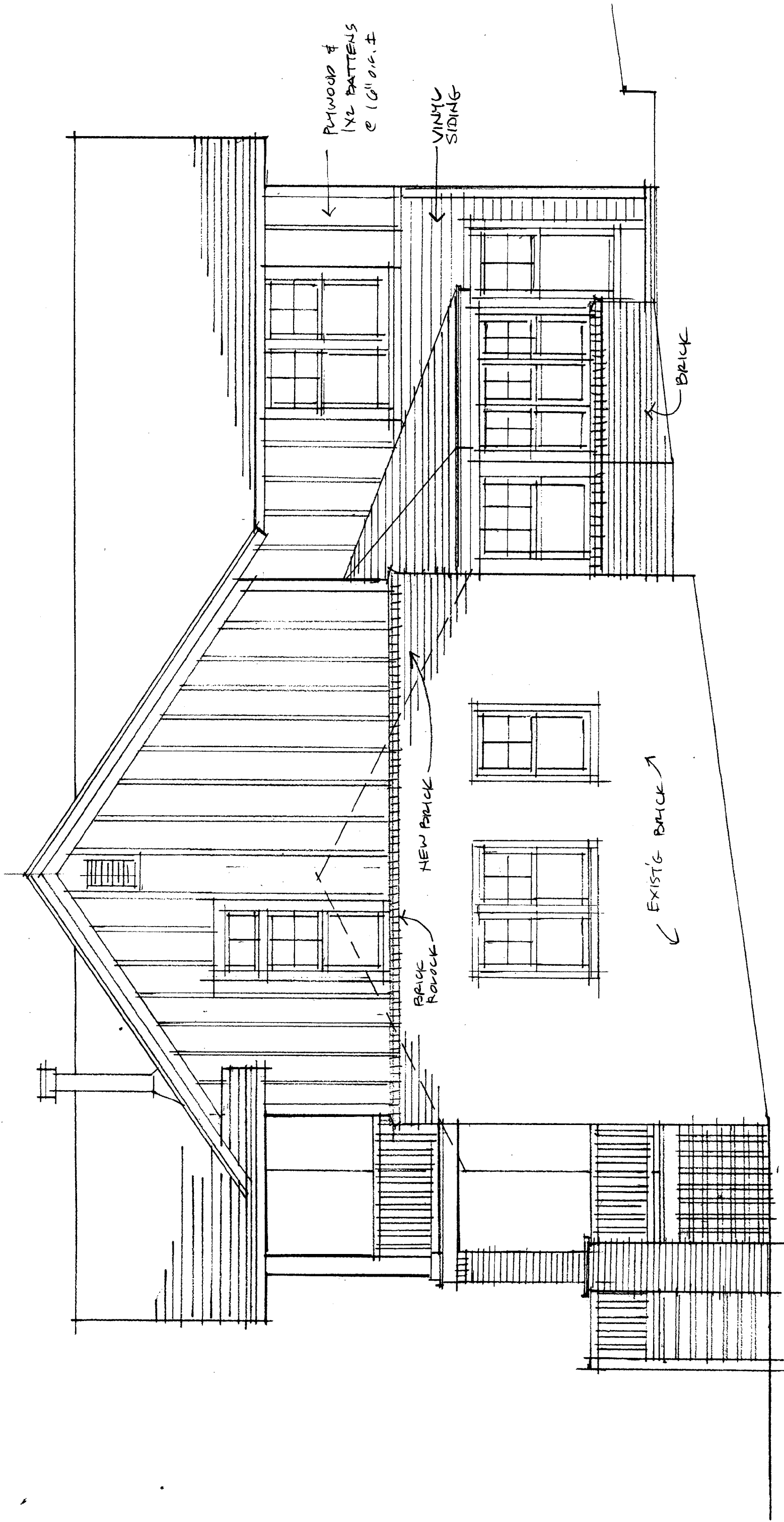
40 YR. ASPHALT SHINGLES  
 TIMBER TRUSS  
 8" X 8" BOX COLUMNS (4 TOTAL)  
 16" X 24" PIER  
 REPLACEMENT WINDOWS  
 NEW BRICK PORCH PIERS  
 24" X 32" PIER  
 SAFETY RAIL FIRM GRABS  
 CONCRETE UNIT RETAINING WALL  
 FLAGSTONE STEPS ON CONCRETE BASE  
 CEDAR LATTICE

FRONT ELEVATION  
 1/4" = 1'-0"

5-14-01

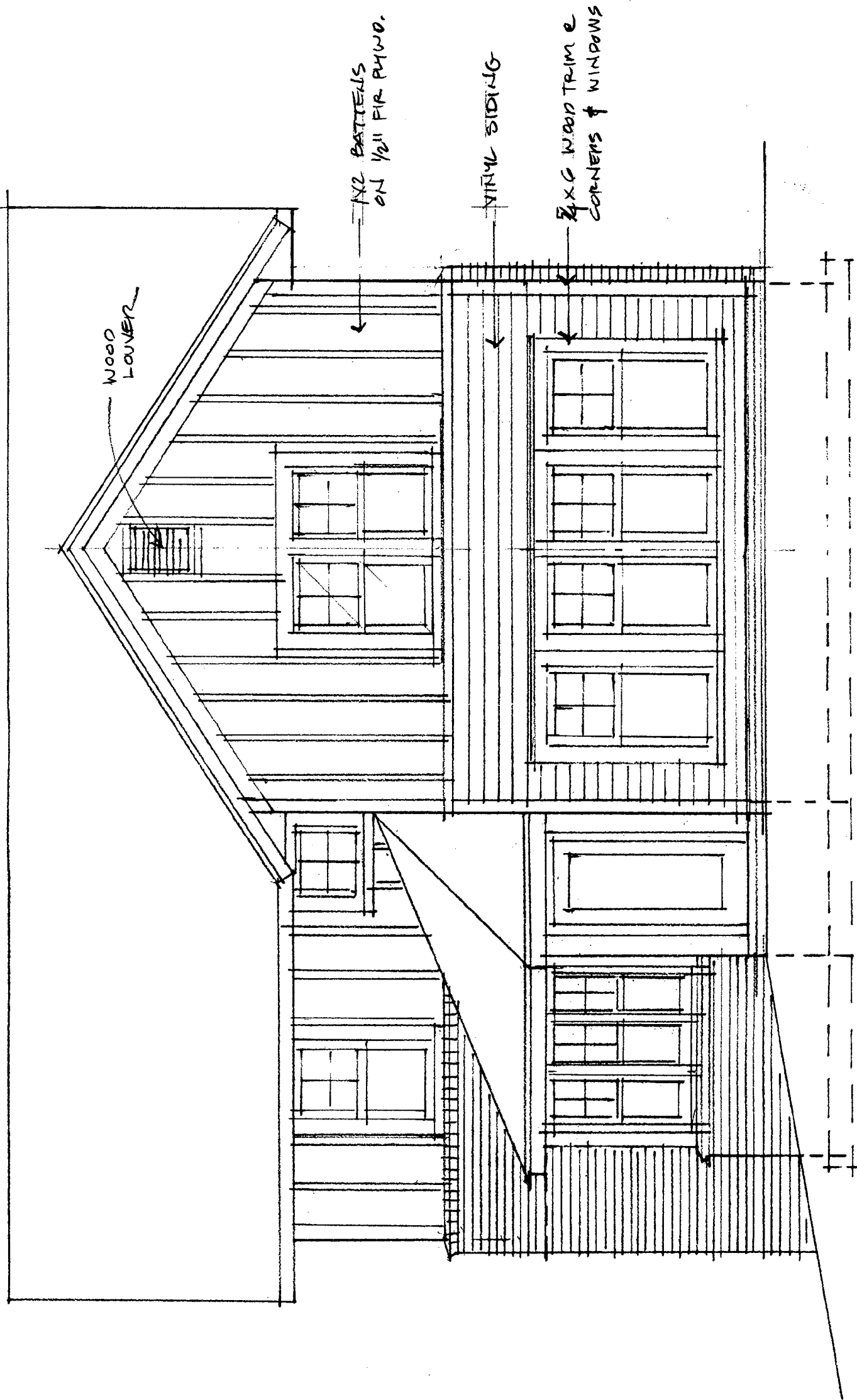
2' OVERHANG  
 NEW WINDOWS  
 WOOD BATTENS OVER PLYND.  
 NEW BRICK  
 EXIST' BRICK  
 REPLACEMENT WINDOWS

EXIST' GROUND  
 NEW

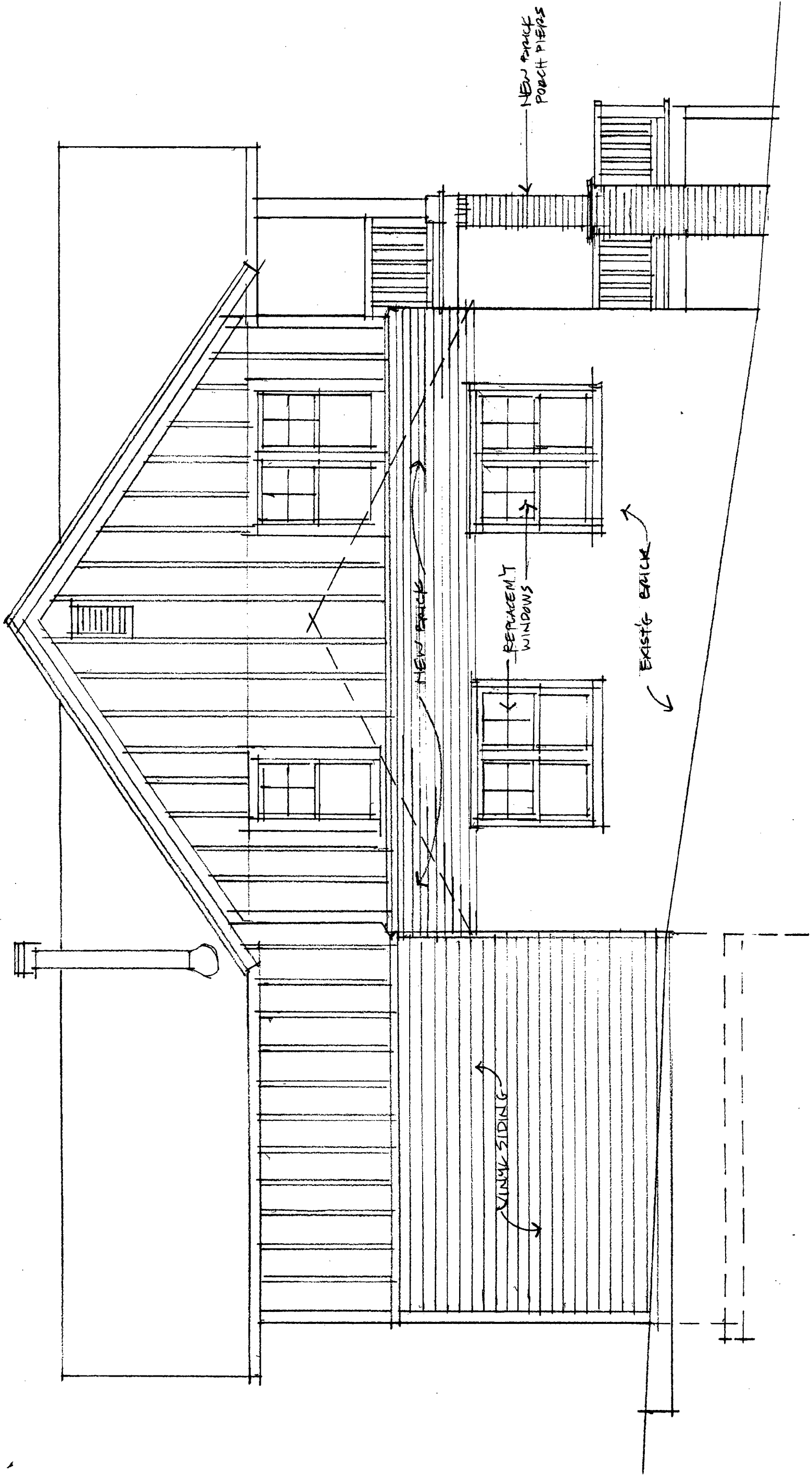


SOUTH SIDE ELEVATION

5-14-01

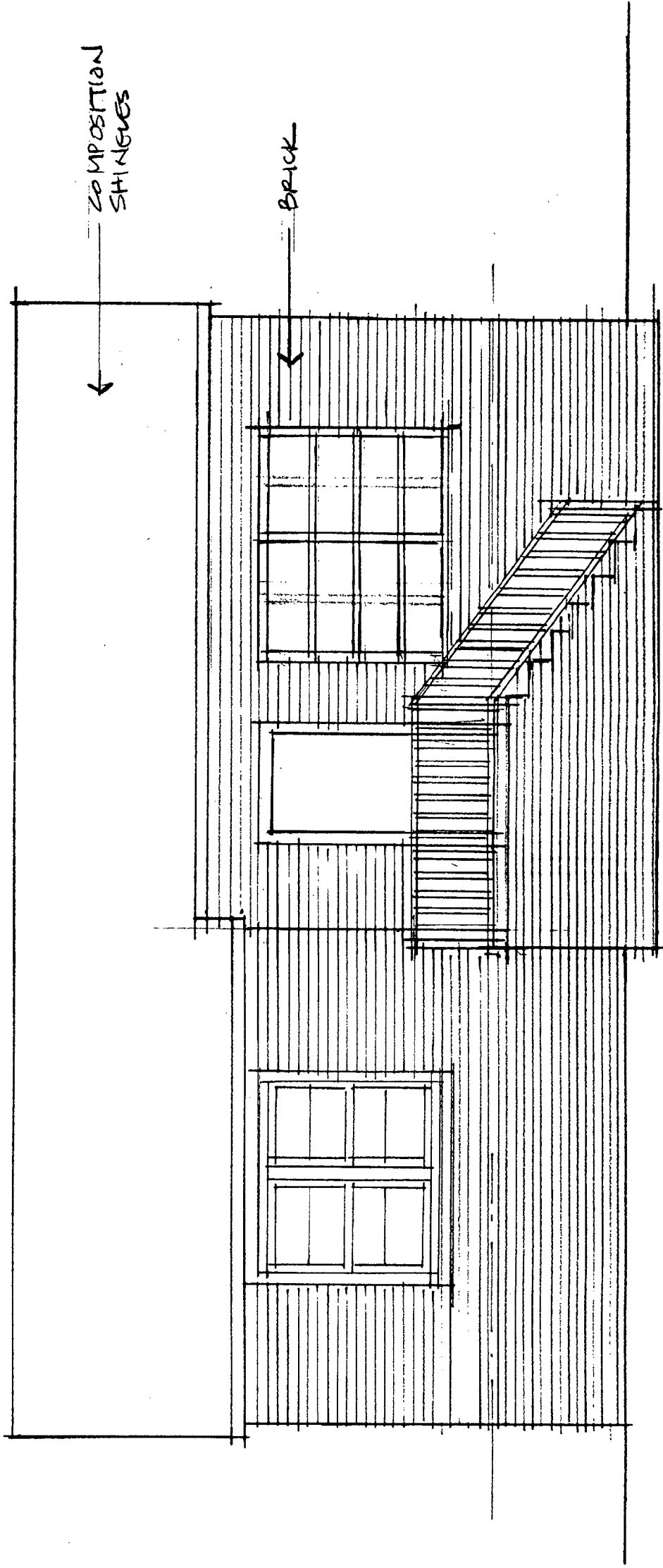


REAR ELEVATION

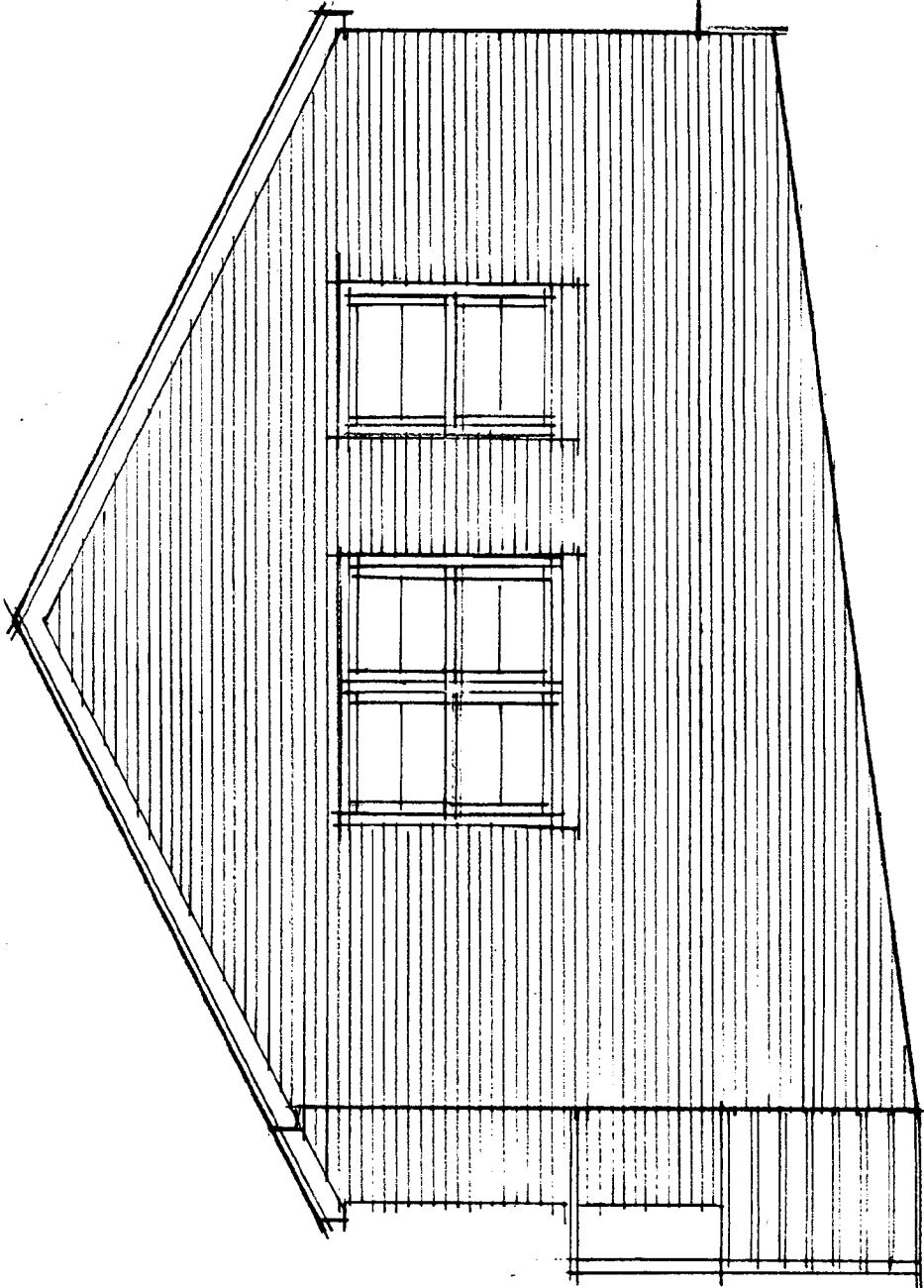


NORTH SIDE ELEVATION

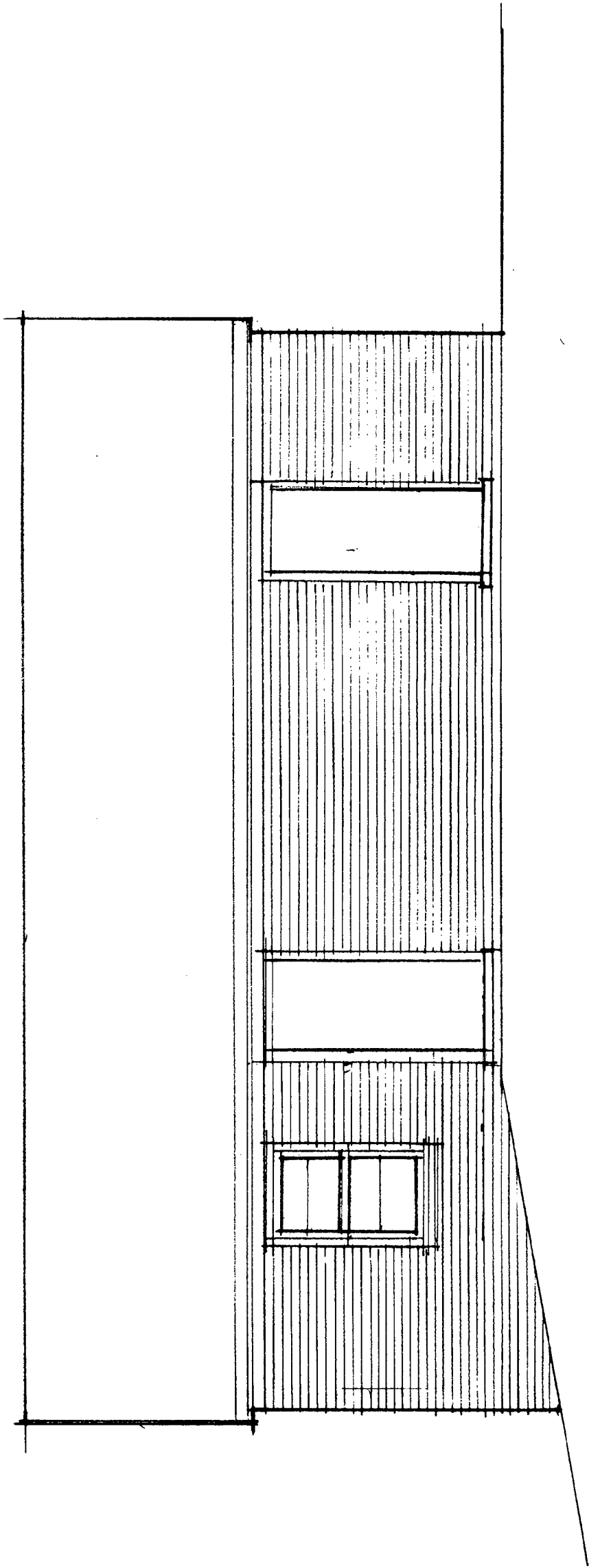
5-14-01



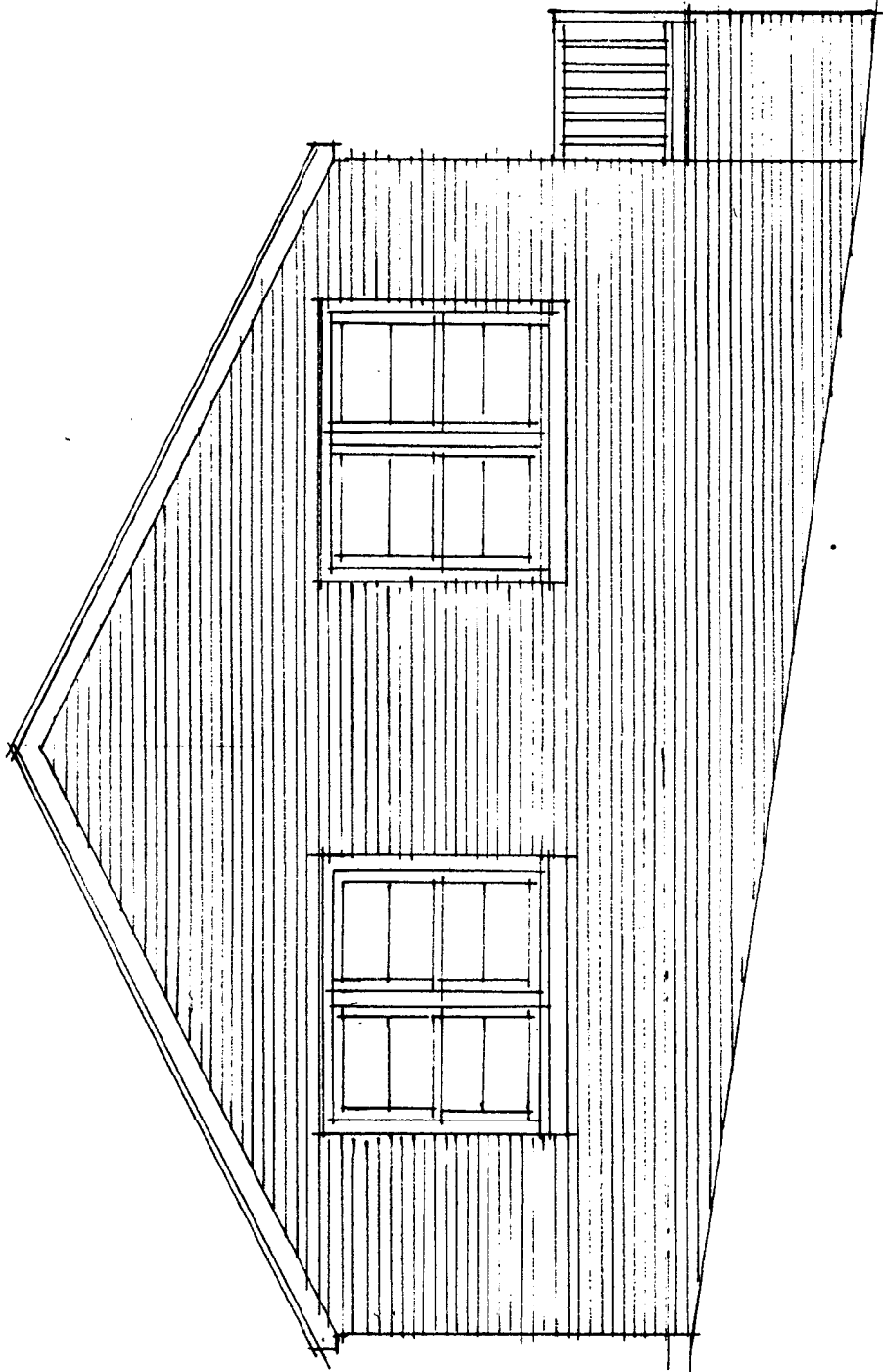
EXISTING WEST (FRONT) ELEVATION



EXISTING SOUTH SIDE ELEVATION



EXISTING EAST (REAR) ELEVATION



EXISTING NORTH ELEVATION