

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	511 Albany Avenue	Meeting Date:	7/25/2018
Resource:	Non-Contributing Resource (Takoma Park Historic District)	Report Date:	7/18/2018
Applicant:	Cerinda Loschinkohl & Deborah Chalfie	Public Notice:	7/11/2018
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-18AAA	Staff:	Rebecca Ballo
PROPOSAL:	Roof replacement		

STAFF RECOMMENDATION:

- Approve**
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Ranch
DATE: c. 1940s-50s

PROPOSAL:

The applicant proposes to replace the existing three-tab asphalt shingle roof on the non-contributing ranch house with an architectural asphalt shingle roof, per the attached specifications. There is associated gutter, soffit, and fascia repair work that is shown in the images and specifications; however, this work is completely in-kind and does not require a HAWP.

APPLICABLE GUIDELINES:**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

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.

Montgomery County Code; Chapter 24A-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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation;

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 permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion.

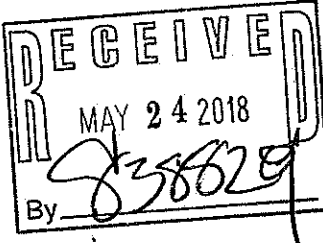
Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Crindie@yahoo.com Contact Person: Cerinda Loschinkohl
 Daytime Phone No.: 301-592-1727
 Tax Account No.: 01061526
 Name of Property Owner: Deborah Chalfie + Cerinda Loschinkohl Daytime Phone No.: 301-592-1727
 Address: 511 Albany Ave Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: Builders Fence Phone No.: 703-820-0967
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____



LOCATION OF BUILDING/PREMISE
 House Number: 511 Street: Albany Ave.
 Town/City: Takoma Park Nearest Cross Street: _____
 Lot: 25 Block: _____ Subdivision: _____
 Liber: 905 Folio: 147 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>Fence & Roof</u>			

1B. Construction cost estimator: \$ 3,825.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

838829

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.

Cerinda Loschinkohl 4-30-2018
 Signature of owner or authorized agent Date

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



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: crindi@yahoo.com Contact Person: Cerinda Loschinkoh
Tax Account No.: 01061526 Daytime Phone No.: 301-592-1727
Name of Property Owner: Deborah Chaffe + Cerinda Loschinkoh Daytime Phone No.: 301-592-1727
Address: 511 Albany Ave. Takoma Park MD 20912
Contractor: Hearn Phone No.: 301-565-9300

LOCATION OF BUILDING/PREMISES

House Number: 511 Street: Albany Ave
Town/City: Takoma Park Nearest Cross Street: Buffalo
Lot: 25 Block: Subdivision:
Liber: 905 Folio: 147 Parcel:

PART ONE TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
Move Install Wreck/Raze
Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
Solar Fireplace Woodburning Stove Single Family
Fence/Wall (complete Section 4) Other: roof

1B. Construction cost estimate: \$ 11,000.00

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

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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.

Cerinda Loschinkoh
Signature of owner or authorized agent

5-2-2018
Date

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.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The existing roof is asphalt shingles more than 20 years old. The soffit and fascia on the back of the house was damaged when a neighbor's tree fell on it in a recent wind storm. Due to the roof's age and condition, we decided to have the shingles and gutters replaced when the soffit is repaired. (The gutters are also old and leaky, and were damaged by the tree.) The house is a non-contributing resource in the historic district.

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

The existing roofing will be removed down to but not including the wood sheathing. Underlayment, new asphalt shingles will be installed. Current gutters will be removed and replaced.
See attached descriptions from contractor's proposal.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

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.

Remove existing roofing down to wood deck on main house
 Inspect and re-nail any loose sheathing any bad wood will be replaced at an extra charge of \$94 per 4' x 8' sheet.
 Furnish and Install all new f-5 aluminum drip edge along entire perimeter of pitched roof areas. Color to be Black.
 Furnish and Install Certain-Teed winter guard ice and water shield along all gutter edges and in all valleys.
 Furnish and Install Certain-Teed Diamond Deck synthetic underlayment over entire roof deck.
 Furnish and Install Certain-Teed Landmark lifetime guarantee shingles. Color to be _____
 Furnish and Install new Easy Sleeve lifetime guarantee vent pipe collars around all vent pipes.
 Furnish and Install new Certain-Teed Air Vent ridge vent over all ridges and install matching Certain-Teed hip and ridge shingles over cap
 Remove all existing gutters and downspouts
 Furnish and Install new 6 inch seamless aluminum k-style gutters and 3" x 4" oversized downspouts color to be black
 Furnish and Install new LeafFree gutter guards color to be black www.leafree.com
 Remove approximately 16LF of fascia board.
 Remove damaged tongue groove soffit.
 Furnish and Install new fascia where removed
 Furnish and Install 2 coats of Sherwin Williams high grade exterior paint.
 Provide Certain-Teed 25-year Sure-Start Warranty.
 Labor and Material is guaranteed for LIFE

Cleanup and Haul away all job debris

Materials carry a Manufacturer's warranty (state year warranty)

Work to start TBD and be substantially completed 15 days from signing contract

BUYER'S RIGHT TO CANCEL

If this agreement was solicited at or near your residence and you do not want the goods or services, you may cancel it by mailing a notice to the seller. If you cancel, the seller may not keep any part of your cash down payment.

You must say, in the cancellation notice, that you do not want the goods or services and mail it before midnight of the 3rd business day after you signed this contract to the address at the top of this form.

Total Amount \$11,000.00	Deposit \$3,000.00	Balance \$8,000.00
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Homeowner will pay balance as follows: Balance due upon completion

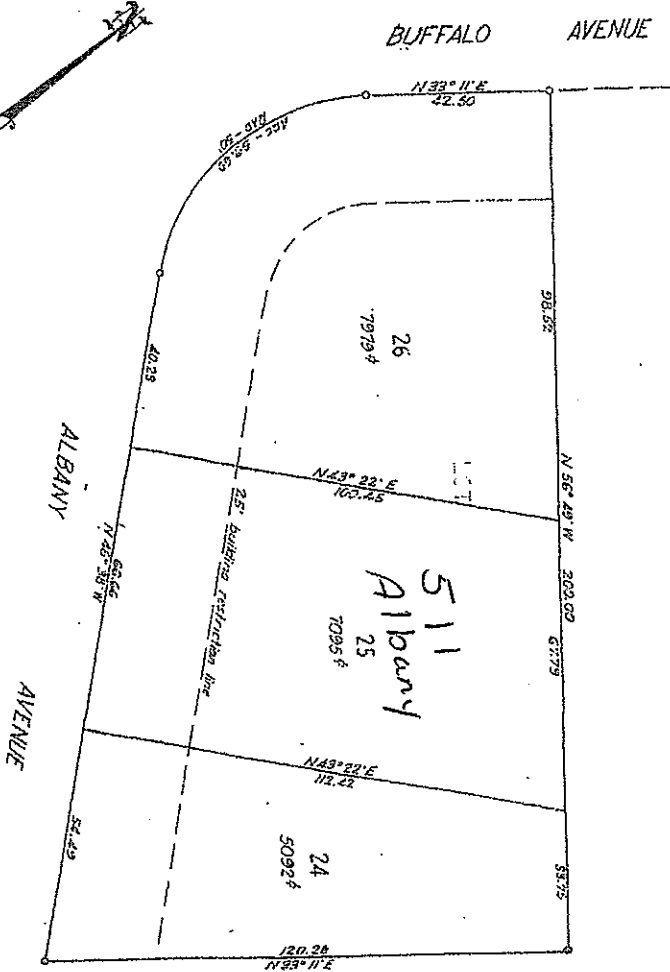
4% surcharge for all payments made via credit cards

Cecilia Loschinski
5-2-2018

PLAT No 2545

LOTS 24, 25 & 26, Block 75
 (RESUBDIVISION OF LOT 3)
 TAKOMA PARK LOAN

TRUST COMPANY
 MONTGOMERY COUNTY, MD.
 SCALE 1" = 30'
 APRIL 1950
 GILBERT A. BELL
 CIVIL ENGINEER
 WASHINGTON, D.C.



ENGINEER'S CERTIFICATE

I hereby certify that the plan shown herein is correct; that it is a resubdivision of part of the lot conveyed by EDWARD H. GARDNER et al; ELsie M. GARDNER and JAMES GARDNER et al; HAZEL GARDNER to EDITH HEWES HOLMES by deed dated March 31, 1949 and recorded among the Land Records of MONTGOMERY COUNTY in Liber 202, Folio 147; and that the same have been finished in accordance with the approved final plan.

DATE: APRIL 27, 1950

GILBERT A. BELL, ENGINEER

OWNER'S DEDICATION

I, EDITH HEWES HOLMES, single owner of the property shown and described herein, hereby grant this plan of subdivision, established the minimum building restriction lines. There are no sons or tenants, leases, liens or trusts on the property included in this plan of subdivision except a certain deed of trust and all parties in interest thereto have hereto indicated their assent to this plan of subdivision.

Witnessed:

EDITH HEWES HOLMES

DATE: APRIL 27, 1950

We assent to this plan of subdivision:
 PROGRESSIVE BLDG. & LOAN ASSN.

DATE: APRIL 24, 1950

APPROVED: *[Signature]*
 GILBERT A. BELL, CIVIL ENGINEER
 WASHINGTON, D.C.

JUN 7 1950

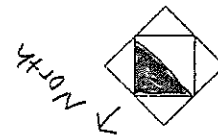
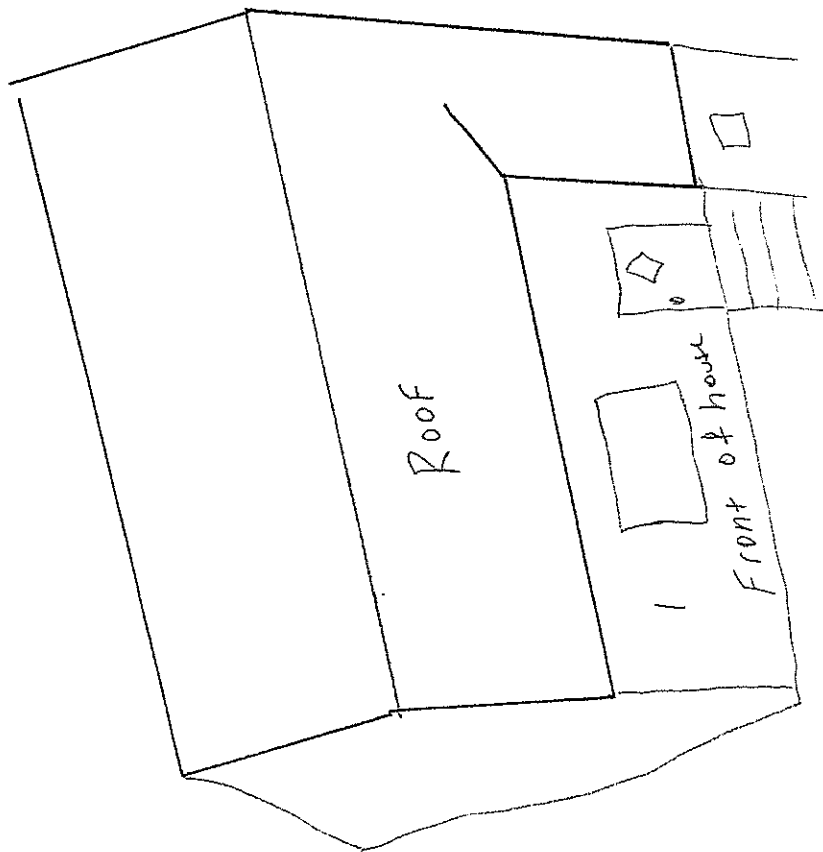
MONTGOMERY COUNTY, COMMISSIONER
 APPROVED: *[Signature]*
 MAY 17, 1950

MONTGOMERY COUNTY, COMMISSIONER
 APPROVED: *[Signature]*
 MAY 12, 1950

MAYOR AND COUNCIL
 CITY OF
 TAKOMA PARK, MARYLAND
 APPROVED: *[Signature]*
 MAY 28, 1950

Cerinda Loschnkehl
~~5/2/2018~~ 5/2/2018

Site Plan



Shade portion to indicate North

Applicant: Cerinda Loschinkohl
5/2/2018

Technical Data Sheet

Landmark® Premium Shingles

Landmark® PRO/Architect 80 Shingles (NW Region only)

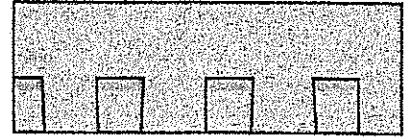
Landmark® PRO Shingles

Landmark® Shingles

CertainTeed
SAINT-GOBAIN

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles have the additional attribute of resisting the growth of algae especially in damp regions. AR shingles are not available in all regions

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved (Regional)

Florida Product Approval # FL5444 (Regional)

TDI Windstorm Resistance (Regional)

Technical Data:

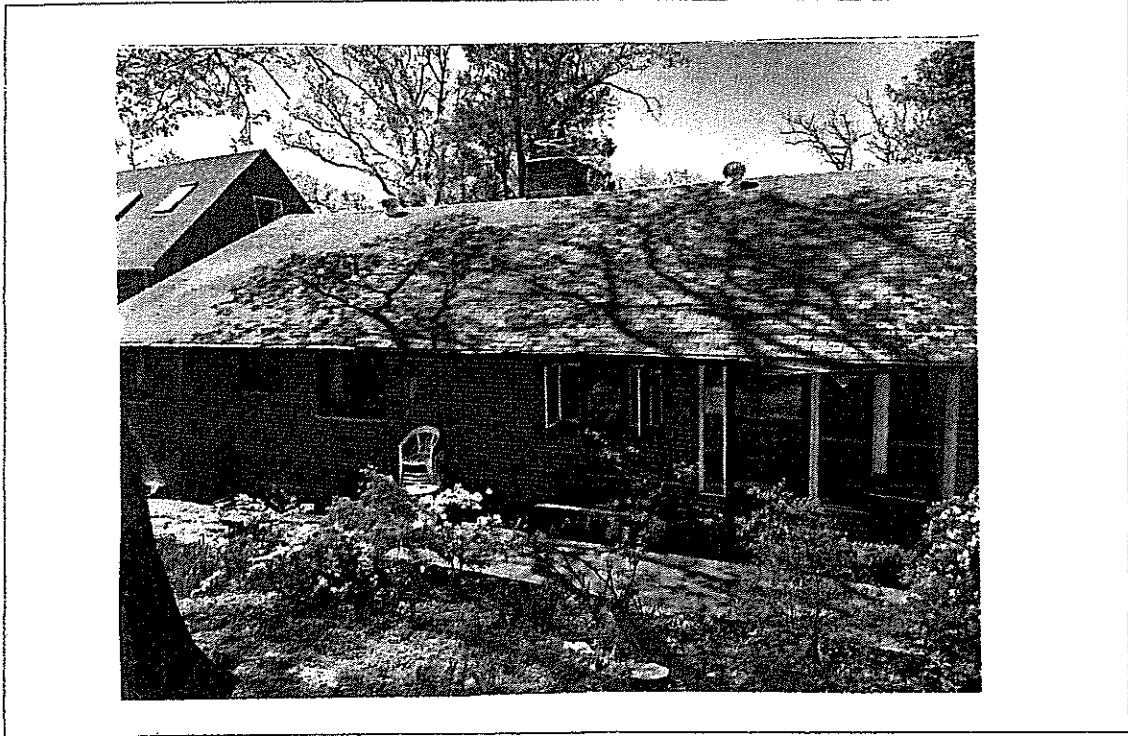
	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	229 / 240 lb.**	250 / 270 lb.**	300 lb.
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	65	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

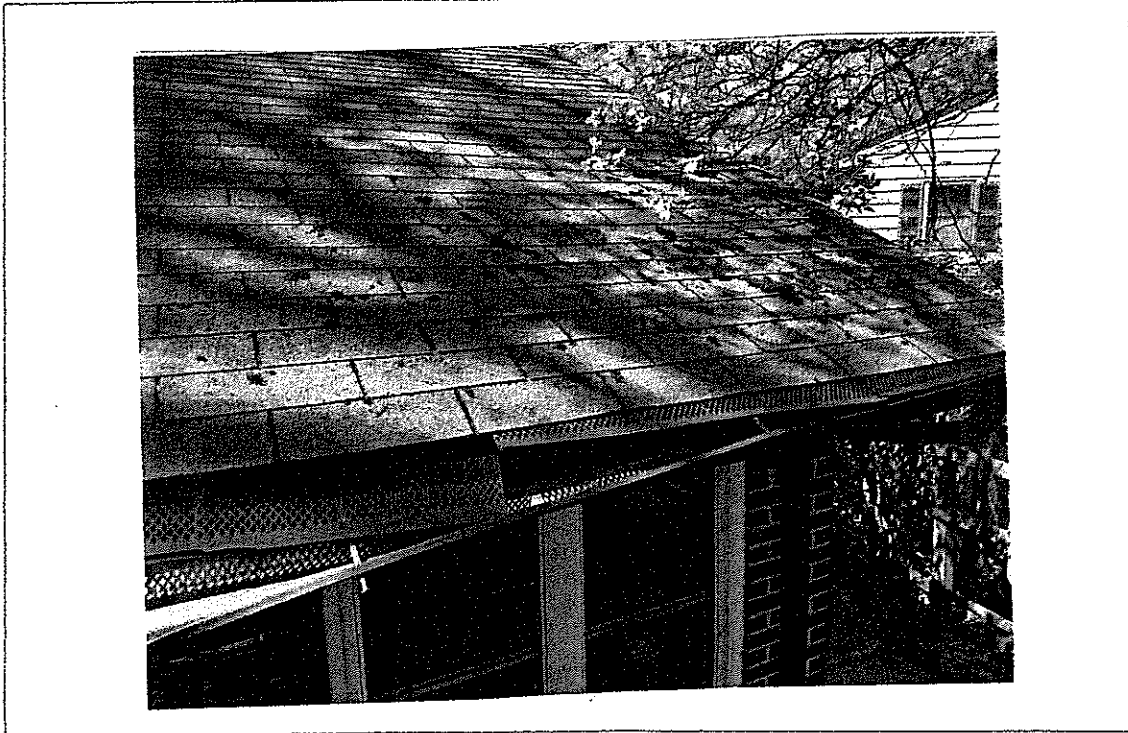
**Dependent on manufacturing location

Cerinda Loschinkohl
5-2-2018

Existing Property Condition Photographs (duplicate as needed)



Detail: Back of house



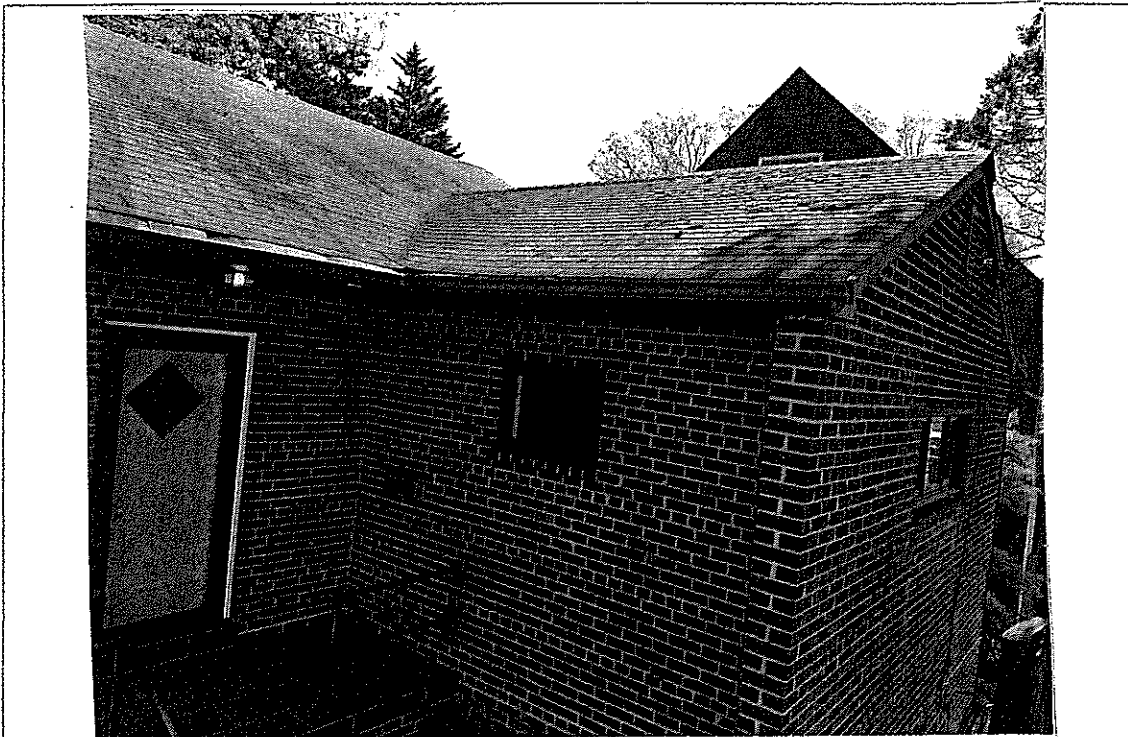
Detail: Back of house showing moss and gutter damage

Applicant: Cecilia Loschinski
5/2/2018

Existing Property Condition Photographs (duplicate as needed)



Detail: House seen as above from Google maps



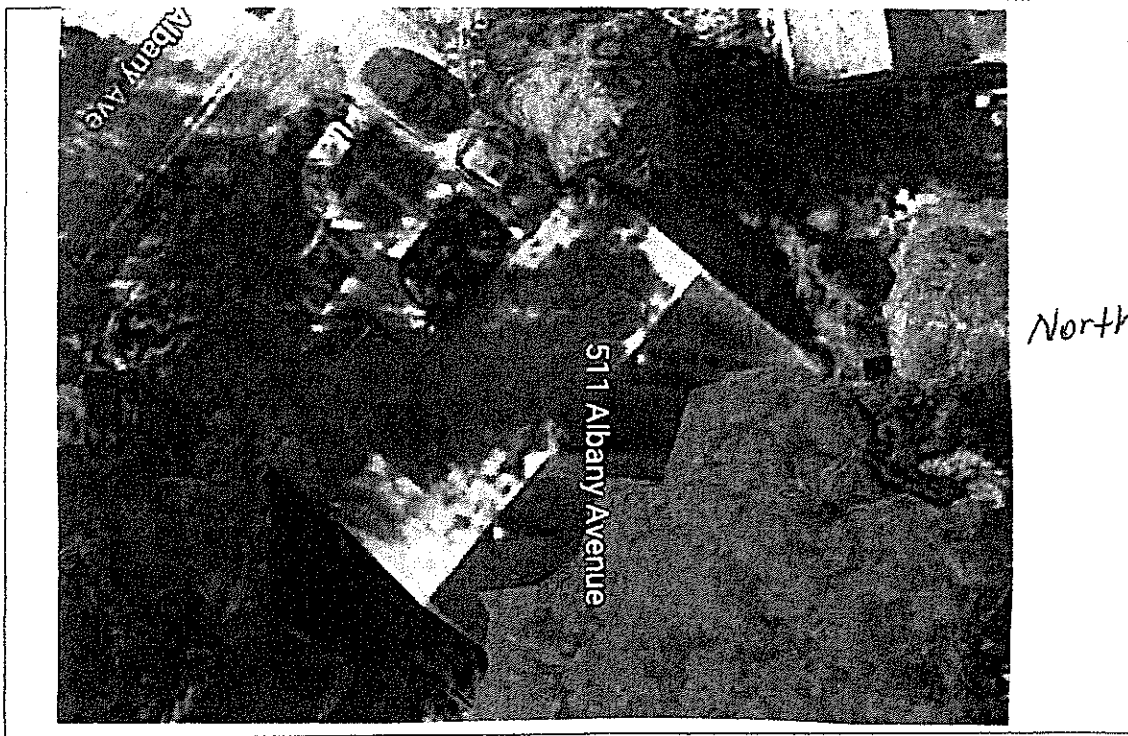
Detail: Front of house showing moss on roof

Applicant: Cerinda Loschinkohl

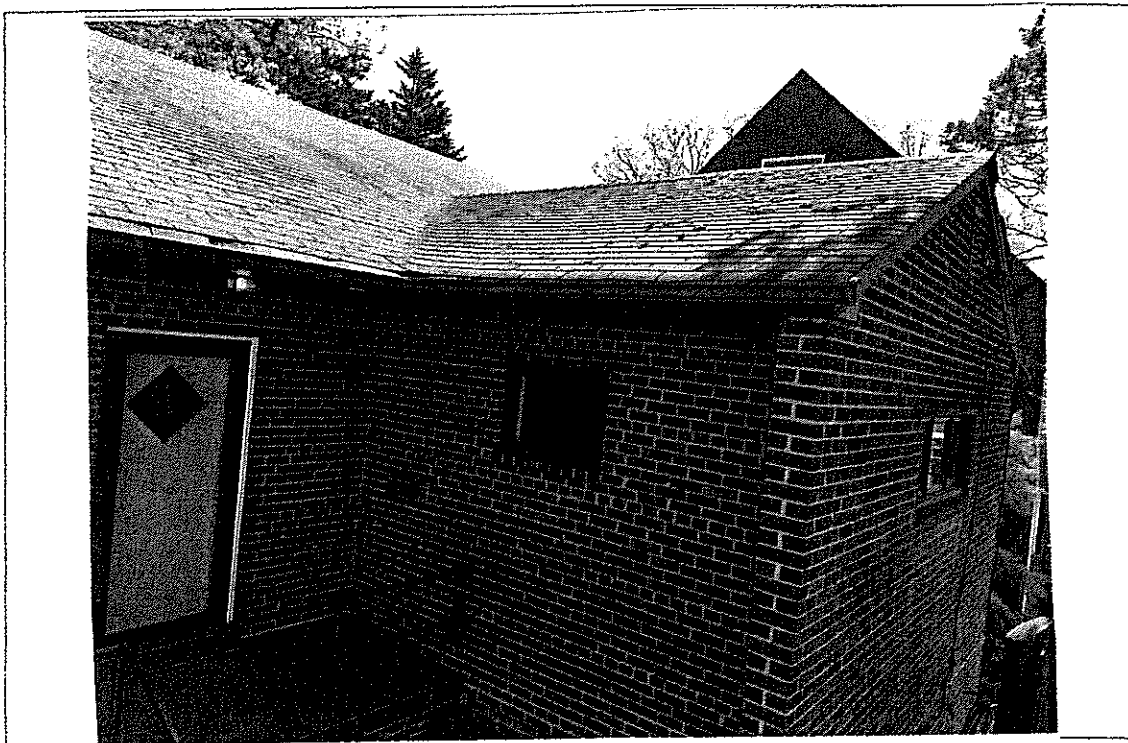
5/2/2018

Page: 1

Existing Property Condition Photographs (duplicate as needed)



Detail: *House seen as above from Google maps*



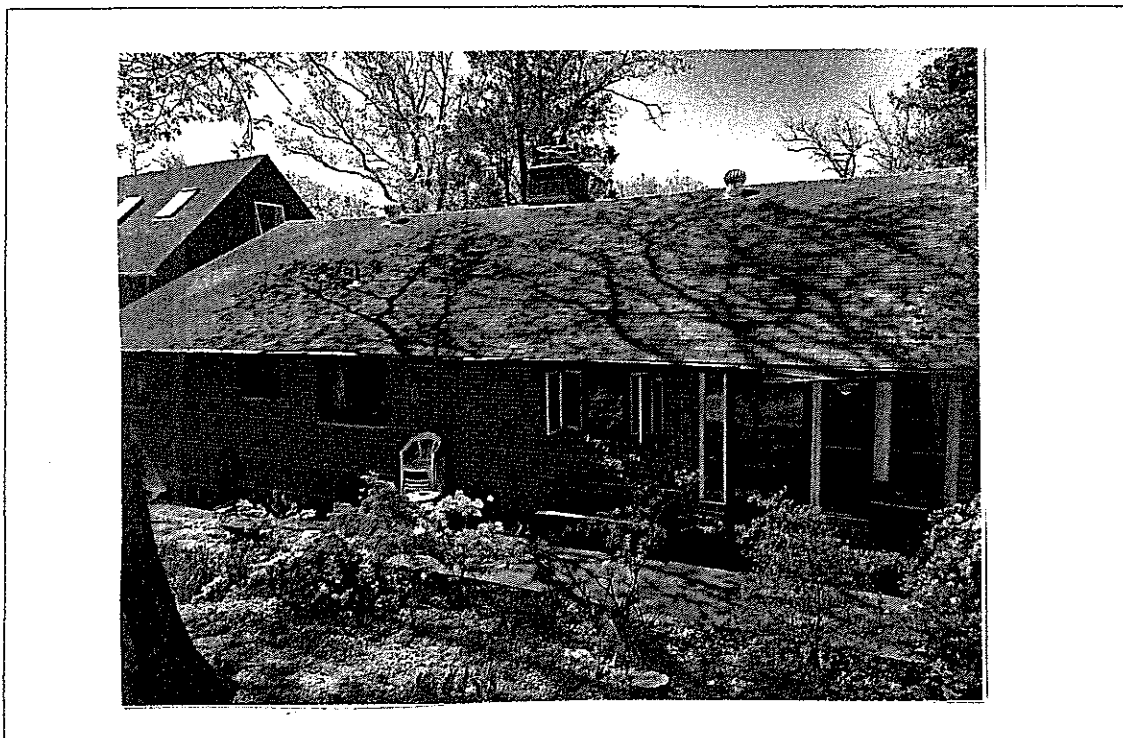
Detail: *Front of house showing moss on roof*

Applicant: Cerinda Loschinkohl

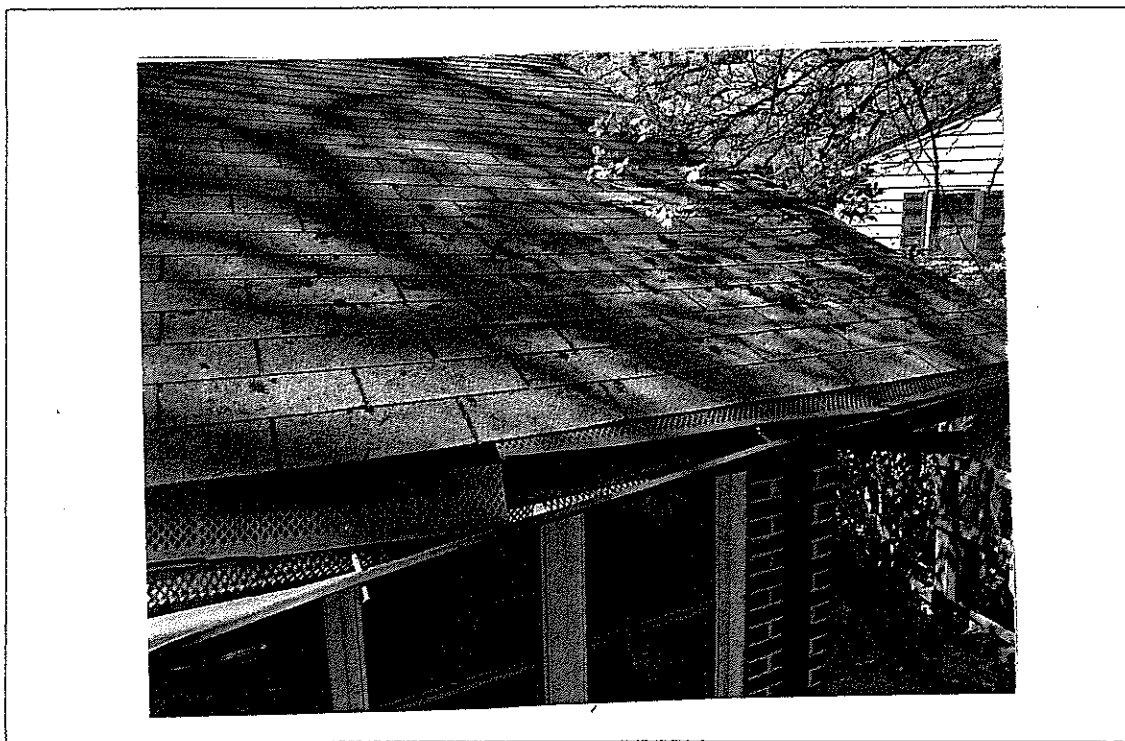
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Existing Property Condition Photographs (duplicate as needed)



Detail: Back of house



Detail: Back of house showing moss and gutter damage

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address 511 Albany Ave Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Marina Fritz 7415 Buffalo Ave Takoma Park, MD 20912</p>	<p>Phil Walker + Wakako Tokunaga 509 Albany Ave. Takoma Park, MD 20912</p>
<p>Margie Warner + Brad Blower 7417 Buffalo Ave. Takoma Park, MD 20912</p>	<p>Miwako + Stephan Felix 514 Albany Ave. Takoma Park, MD 20912</p>

Cerinda Loschnkohl
 5-2-2018