

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	511 Albany Ave., Takoma Park	<b>Meeting Date:</b>	6/13/18
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	6/6/18
<b>Applicant:</b>	Deborah Chalfie & Cerinda Loschinkohl	<b>Public Notice:</b>	5/30/18
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-18PP	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Fence Replacement		

**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource to the Takoma Park Historic District  
**STYLE:** Ranch  
**DATE:** 1951

The subject property is brick, one-story house with a gable-L roof and a one-bay attached garage. The lot slopes up from the street.



Figure 1: 511 Albany marked with a red dot.

**PROPOSAL**

The applicant proposes to remove the existing 6' (six foot) wood fence and replace it with a new cedar fence in the same location. The proposed fence is a cedar, vertical board fence with an exposed top rail and caps on the terminal posts.

Staff finds that the dimensions of the proposed fence comply with the HPC's standard guidance; the fence will be 6' (six feet) tall, with a cap that will rise to 6' 6" (six feet, six inches) to the rear of the rear wall plane, and will be unfinished wood. As this is in the rear of the property, it will only be partially visible from the public right-of-way and will not have an impact on the streetscape and, per the Guidelines, should be approved.

**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.



## HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMITContact Email: Crindie@yahoo.com Contact Person: Cerinda LoschinkohDaytime Phone No.: 301-592-1727Tax Account No.: 01061526Name of Property Owner: Deborah Chalfie + Cerinda Loschinkoh Daytime Phone No.: 301-592-1727Address: 511 Albany Ave Takoma Park MD 20912  
Street Number City State Zip CodeContractor: 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:

- ☒ 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: Fence

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

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 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 Loschinkoh  
 Signature of owner or authorized agent

4-30-2018  
 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:

Existing fence is more than 15 years old. It is a spruce 6' tall stockade fence that has been falling apart for years. The recent windstorm blew down a few panels and a neighbors' tree fell in two other panels. It is entirely in the back yard of 511 Albany and is on the side/back yards of 3 neighbors.

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

The fence will be replaced with better wood (cedar) and be the same height and length as the previous fence.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.

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

<b>Owner's mailing address</b>  511 Albany Ave. Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b>    
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Marina Fritz 7415 Buffalo Ave Takoma Park MD 20912	Phil Walker + Wakoko Tokunaga 504 Albany Ave Takoma Park MD 20912
Marge Warner + Brad Blower 7417 Buffalo Ave Takoma Park MD 20912	   

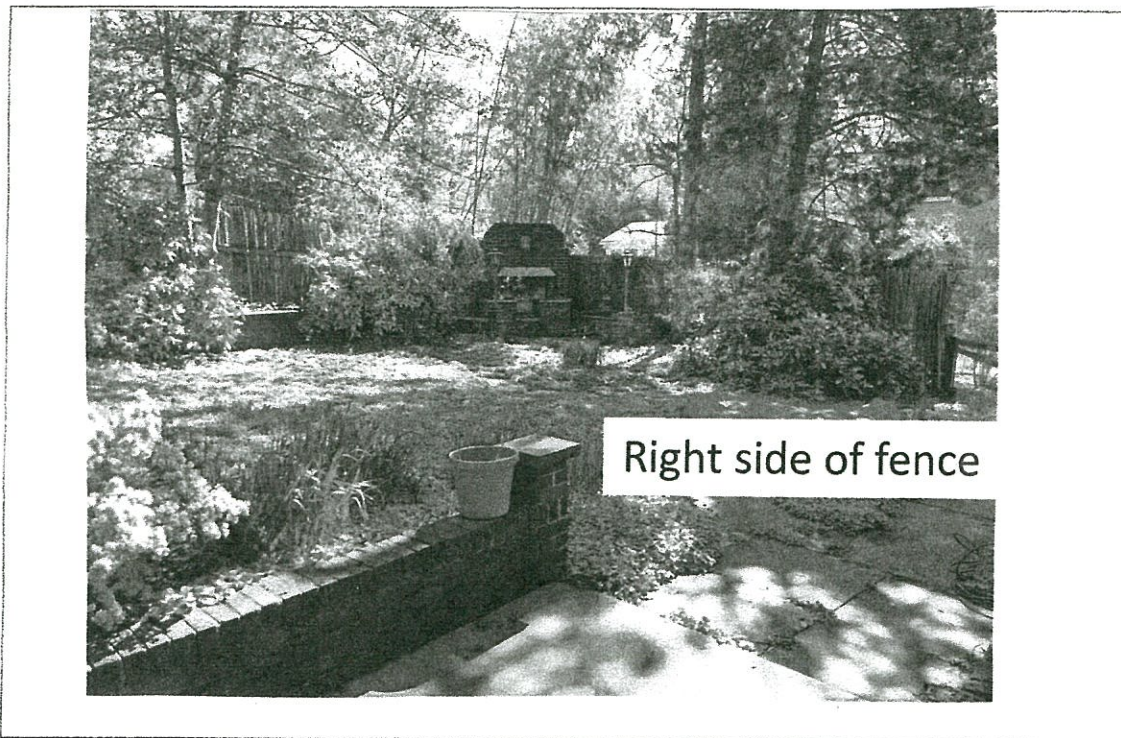
Cerinda Leschinkohl

4/30/2018

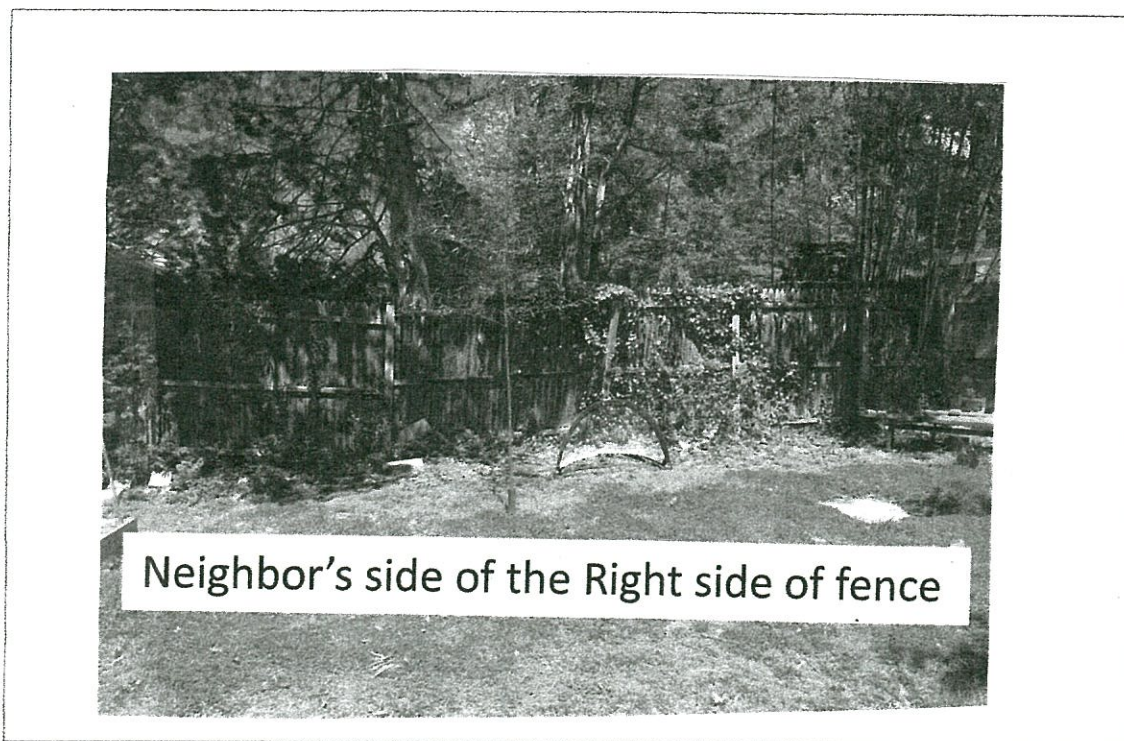
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Existing Property Condition Photographs (duplicate as needed)



Detail: East/Southeast side of fence - ar side



Detail: East/Southeast side of fence - neighbor's side

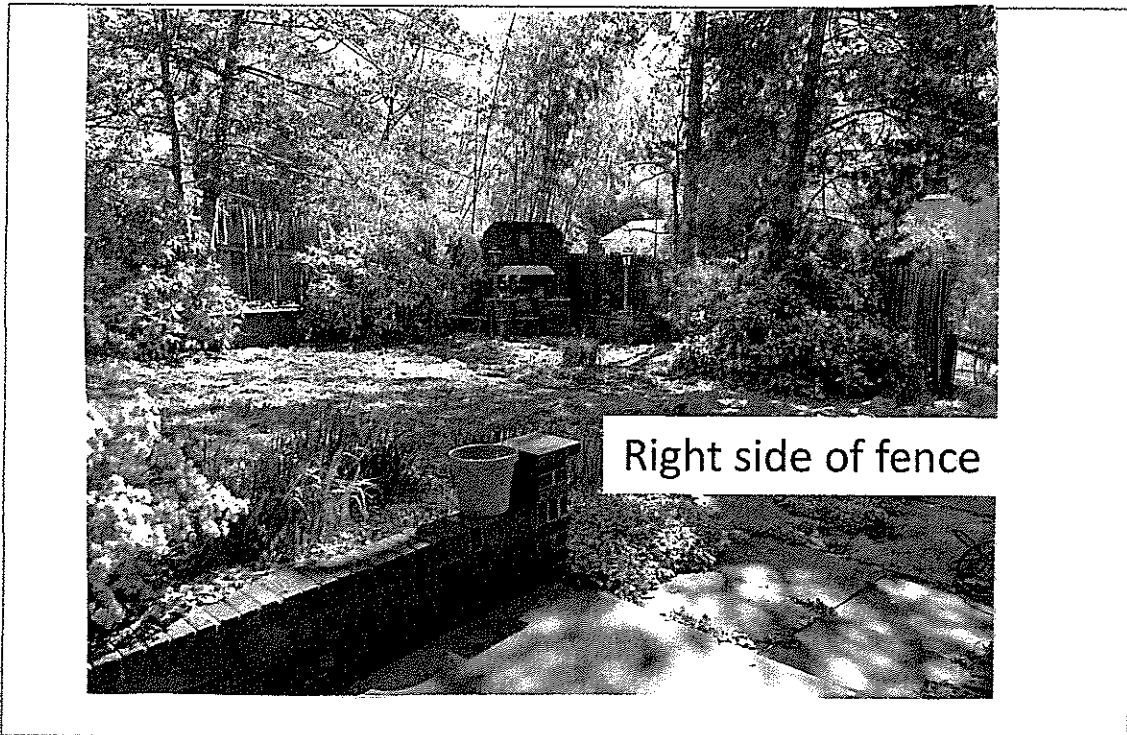
Applicant: Cerinda Loschinkohl

4/30/2018

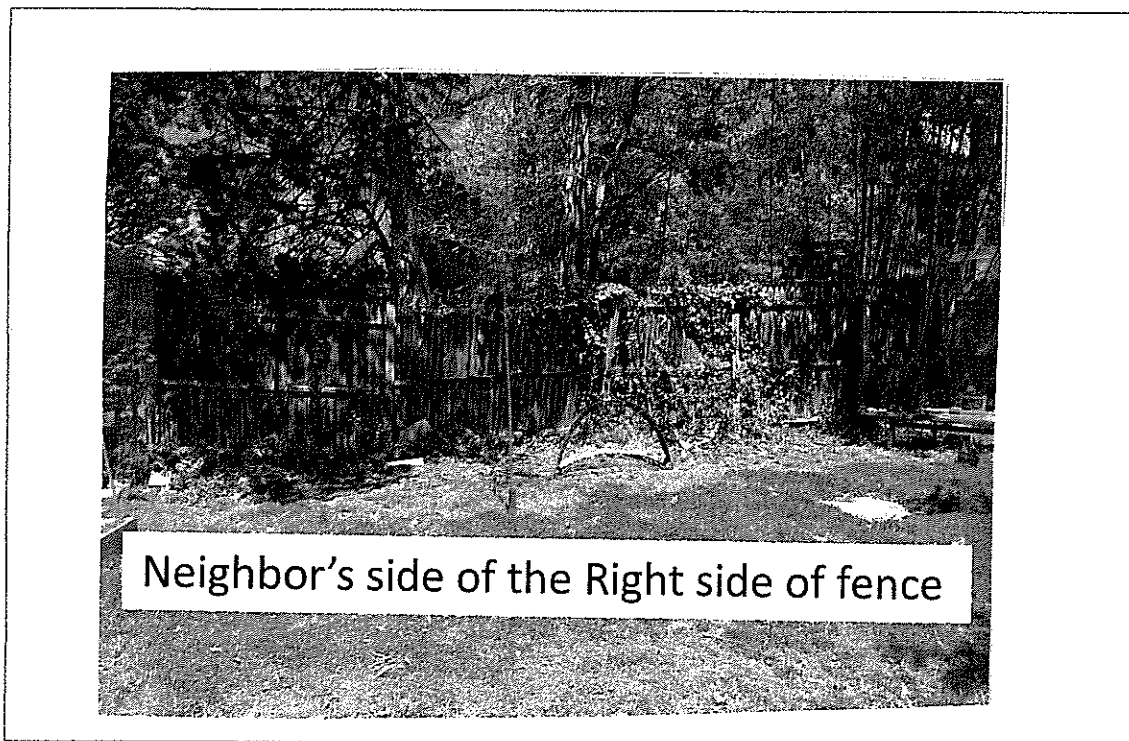
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⑥

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Detail: East/Southeast side of fence - neighbor's side

Applicant: Cerinda Loschinkohl

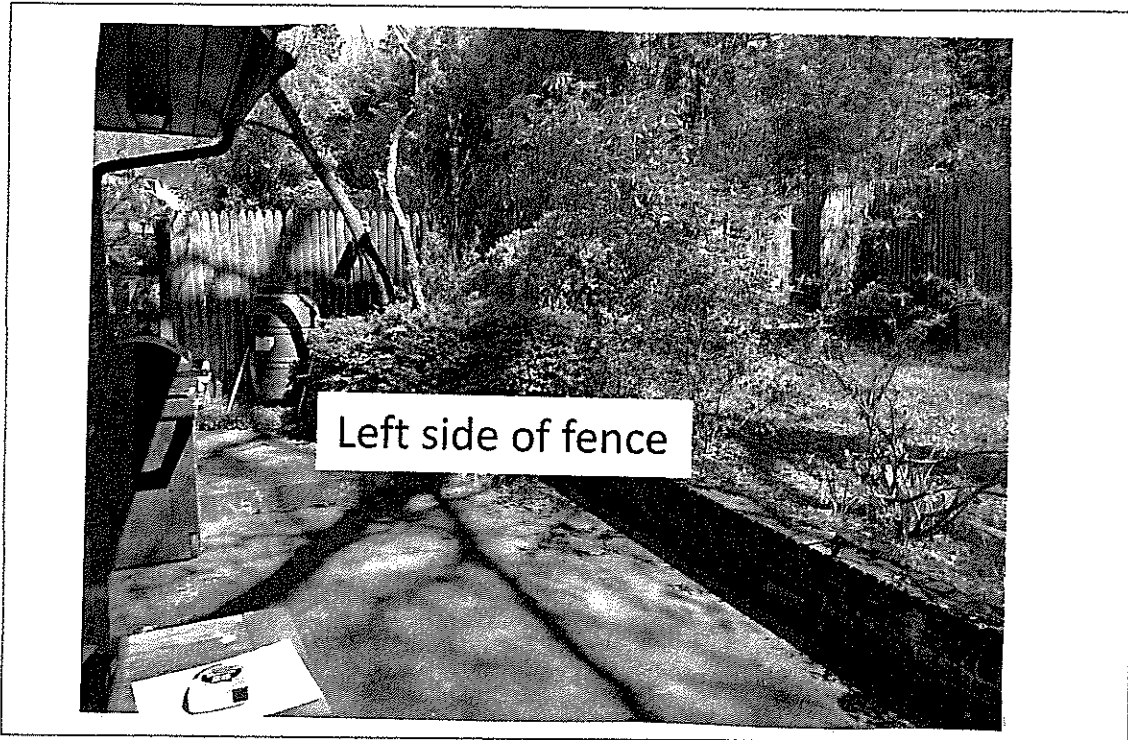
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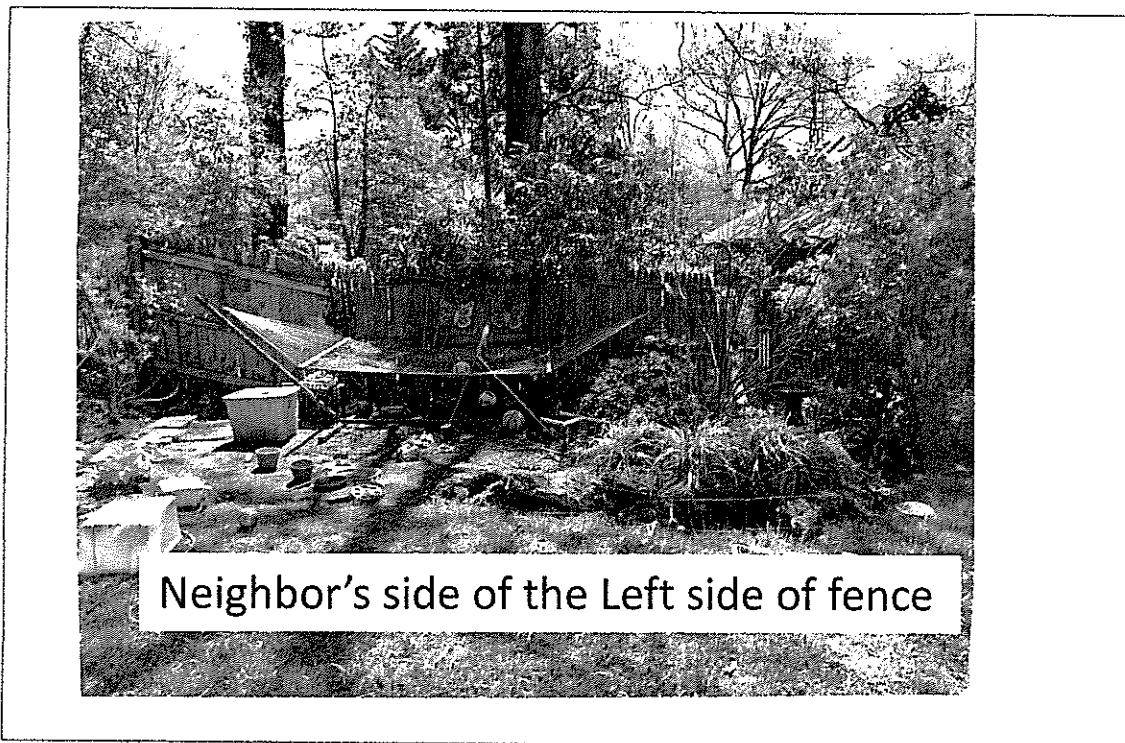
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Existing Property Condition Photographs (duplicate as needed)



Detail: North/Northwest side of fence on our side



Detail: North/Northwest side of fence on neighbor's side

Applicant: Cerinda Loschin Kohl

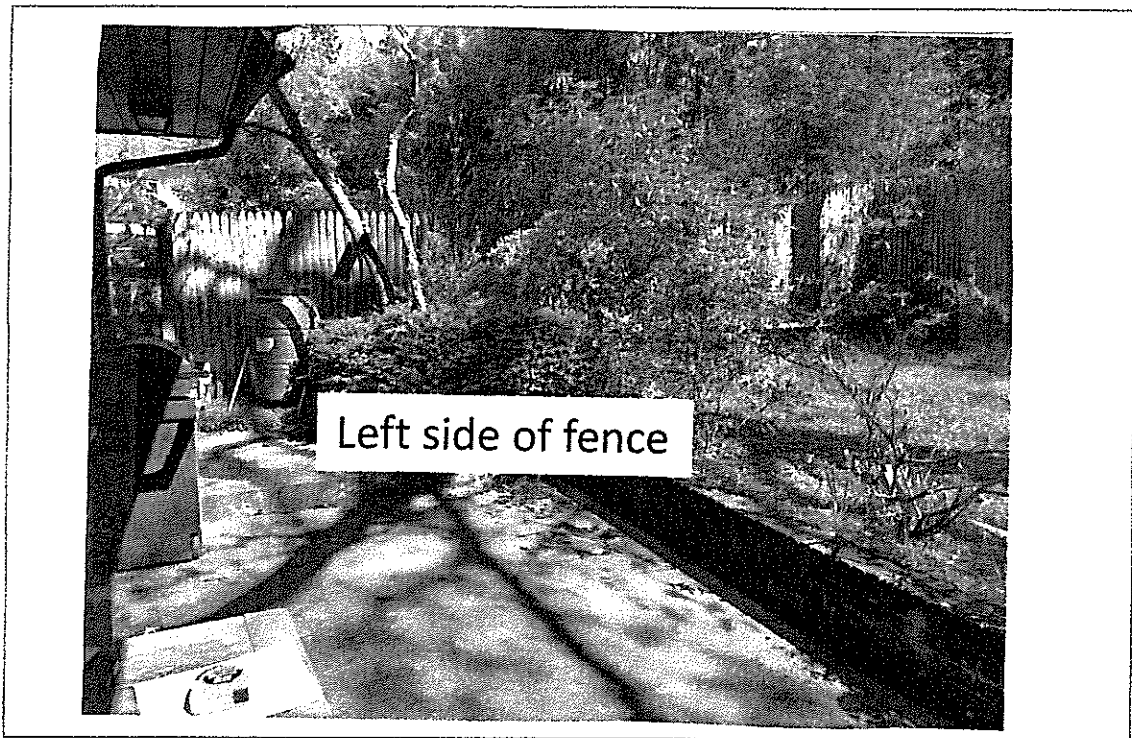
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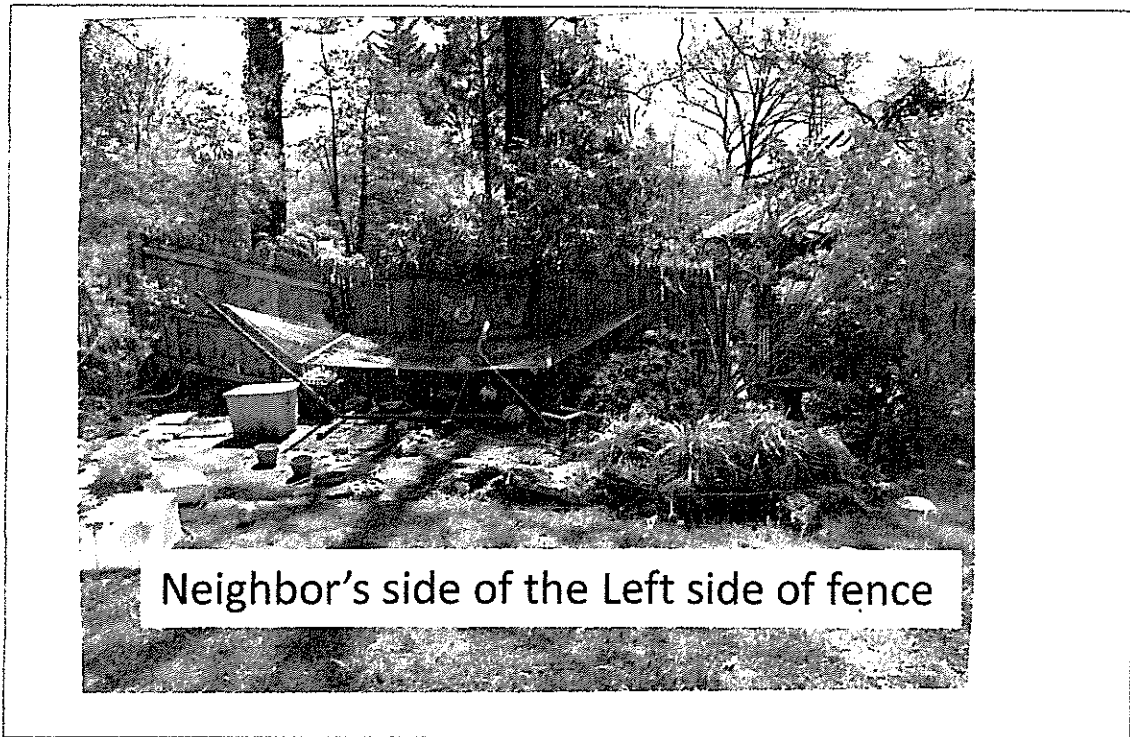
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Existing Property Condition Photographs (duplicate as needed)



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Detail: North/Northwest side of fence on neighbor's side

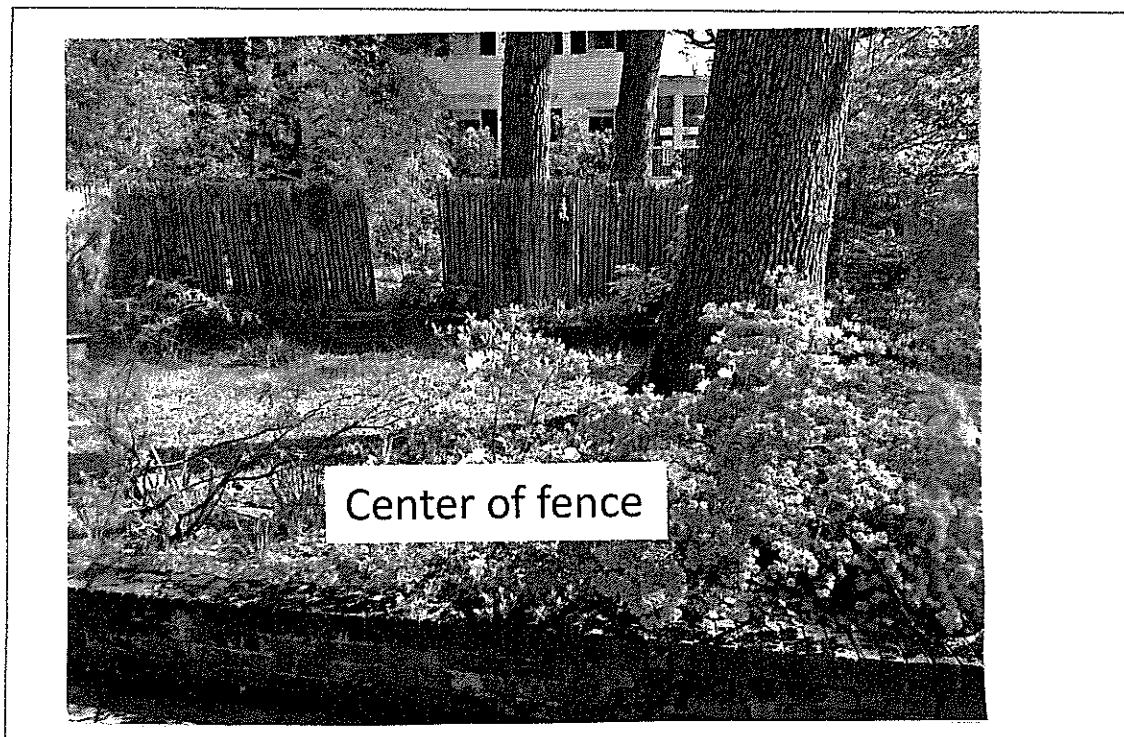
Applicant: Cerinda Loschin Kohl

4/30/2018

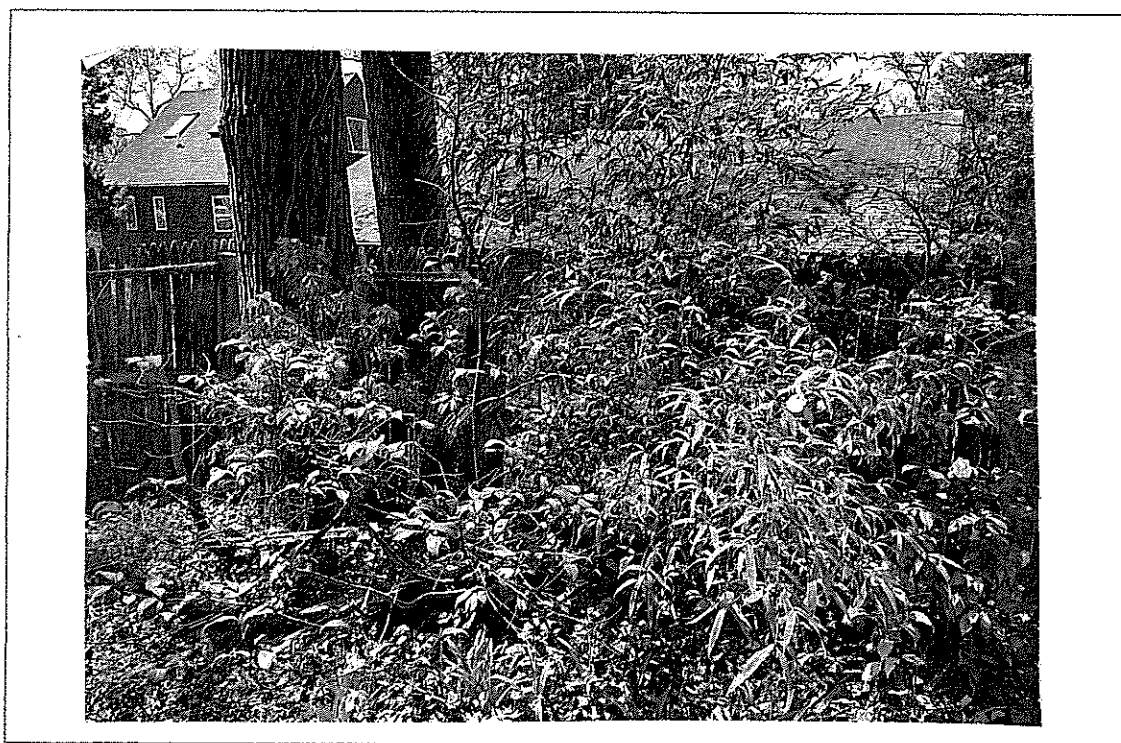
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Existing Property Condition Photographs (duplicate as needed)



Detail: North/North east side of fence - our side



Detail: North/Northeast side of fence - neighbors' side

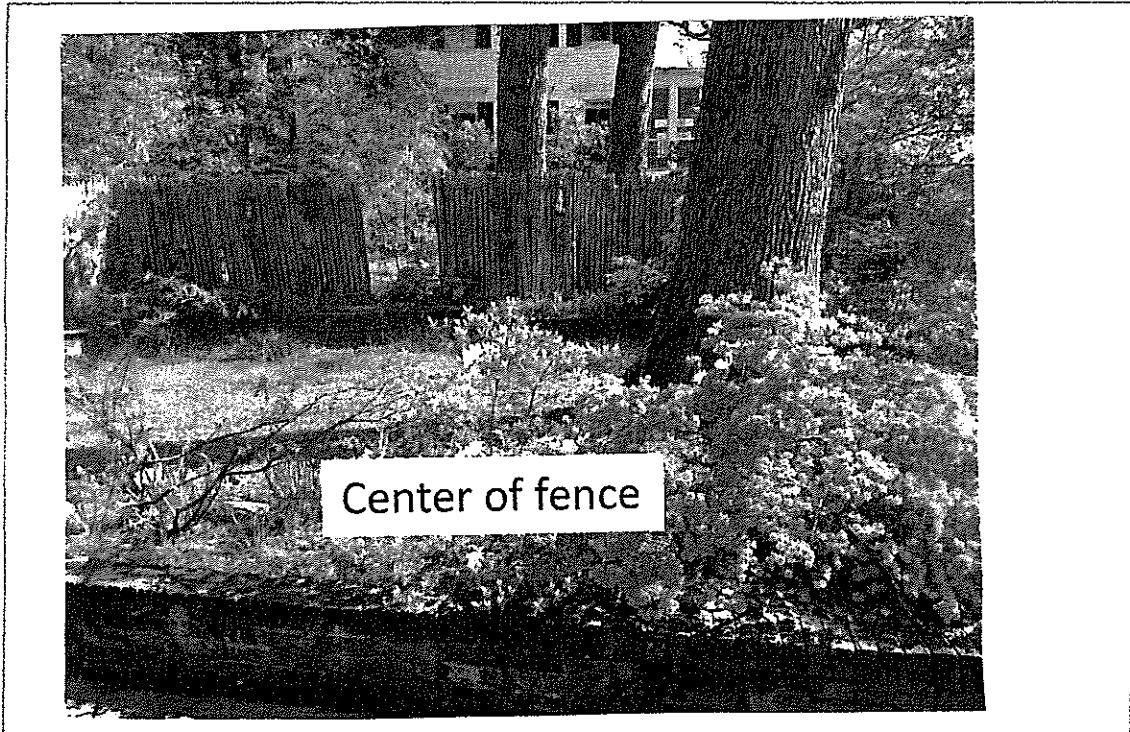
Applicant: Cerinda Loschin Kohl

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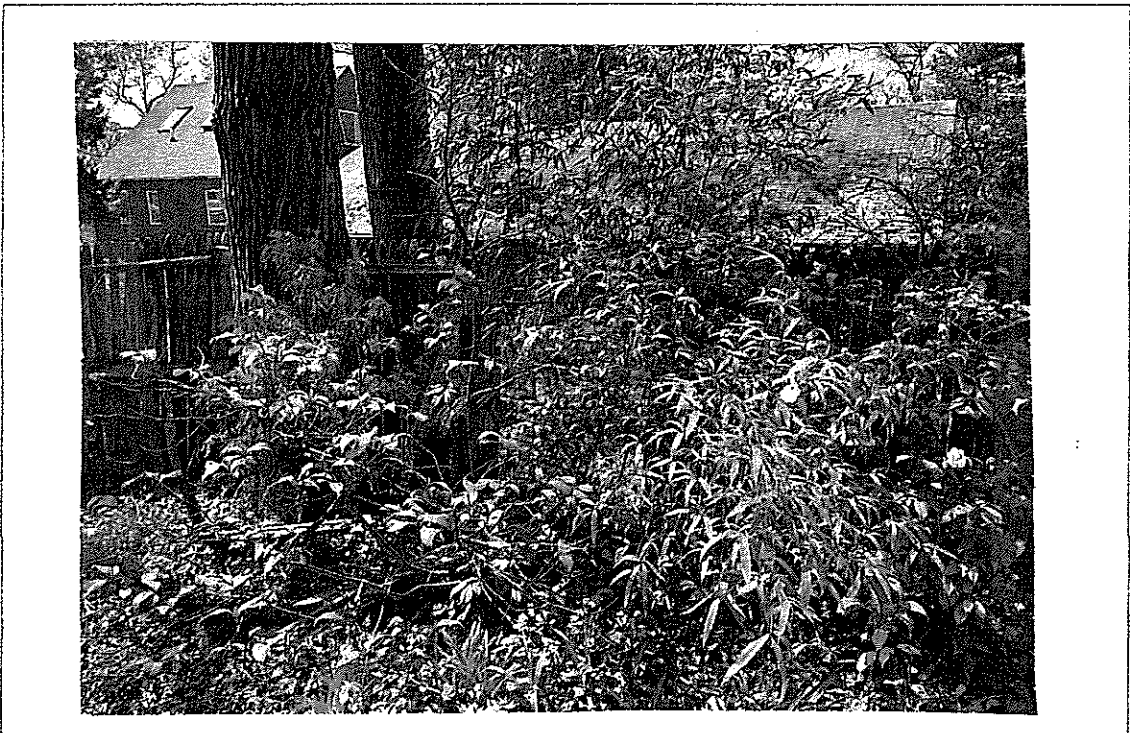
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Existing Property Condition Photographs (duplicate as needed)



Detail: North/North east side of fence - our side



Detail: North/Northeast side of fence - neighbors' side

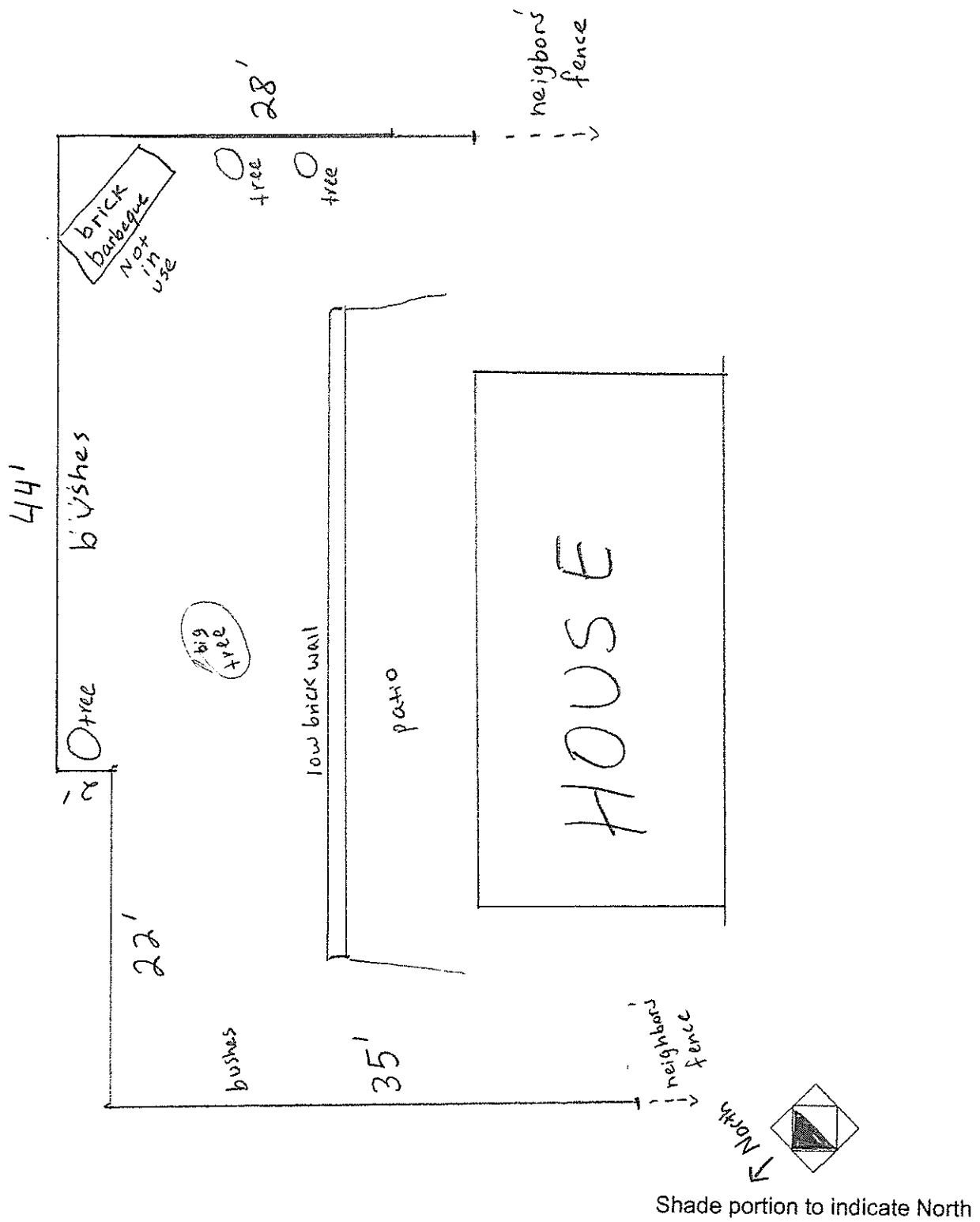
Applicant: Cerinda Loschin Kohl

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Site Plan



Applicant: Cerinda Loschinkohl

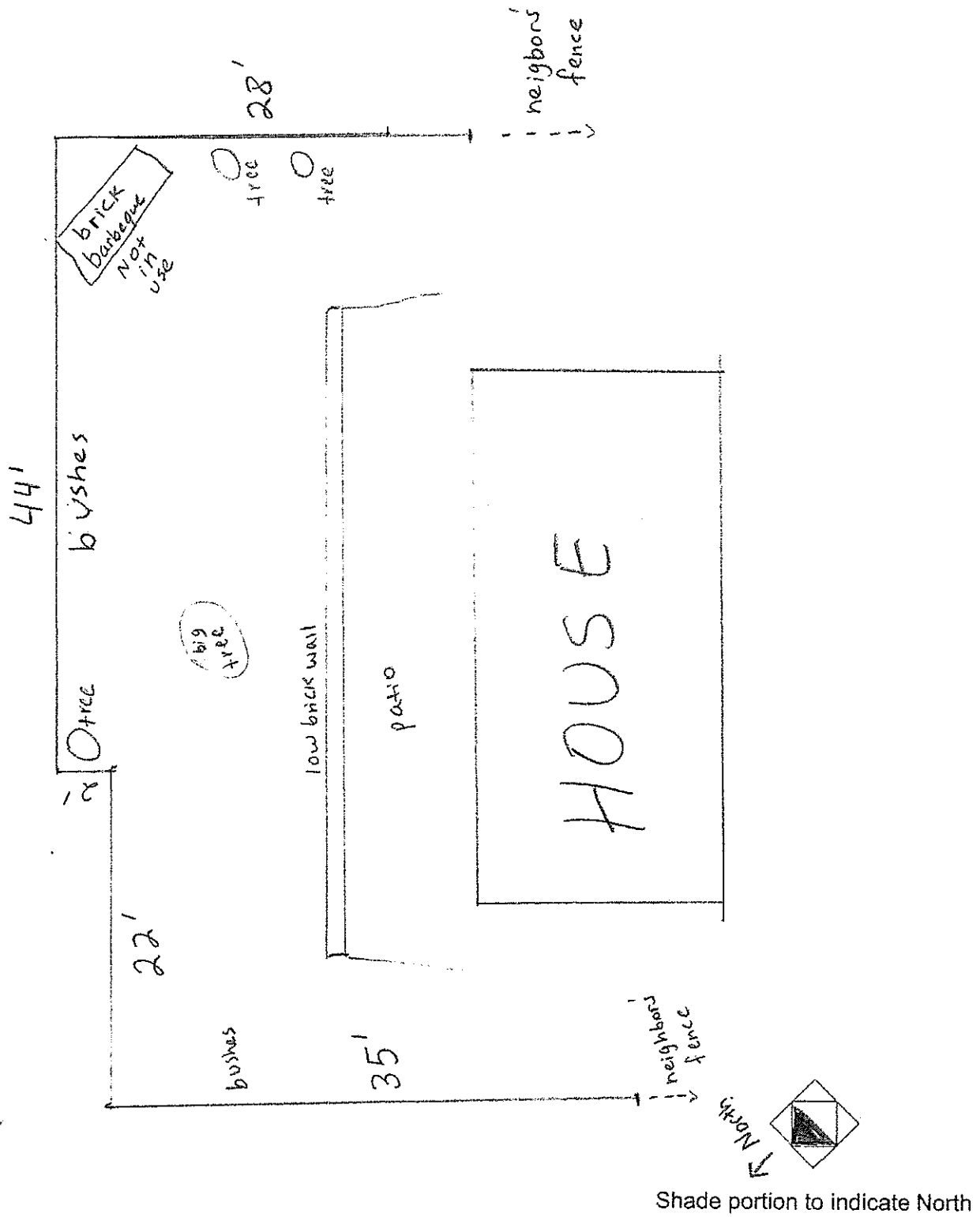
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Site Plan



Applicant: Cerinda Loschinkohl

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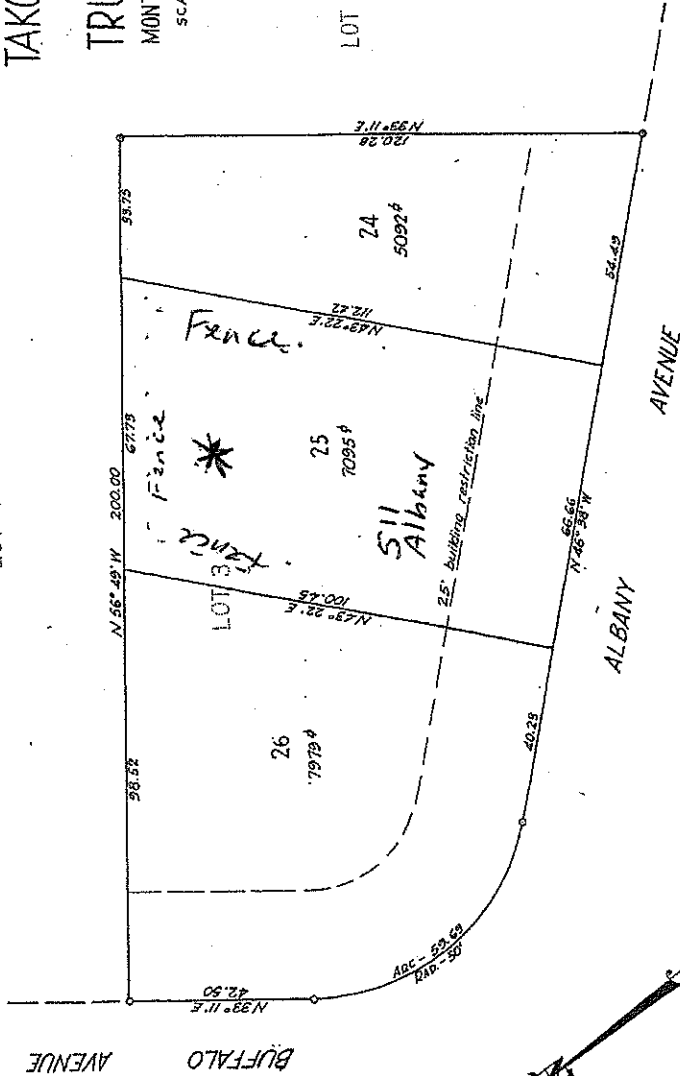
4/30/2018

PLAT No2545

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

TRUST COMPANY  
MONTGOMERY COUNTY, MD.

SCALE 1" = 20'  
APRIL 1950  
GILBERT A. BELL  
CIVIL ENGINEER  
WASHINGTON, D.C.



OWNERS DEDICATION

I, EDITH HEAVER HOLMES, single, owner of the property shown and described herein, hereby adopt this plan of subdivision, establish the minimum building restriction lines. There are no suits of action, 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 been indicated their assent to this plan of subdivision.

WITNESSED:  
Date APRIL 27, 1950  
James H. Hayes, Edith Heaver Holmes

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

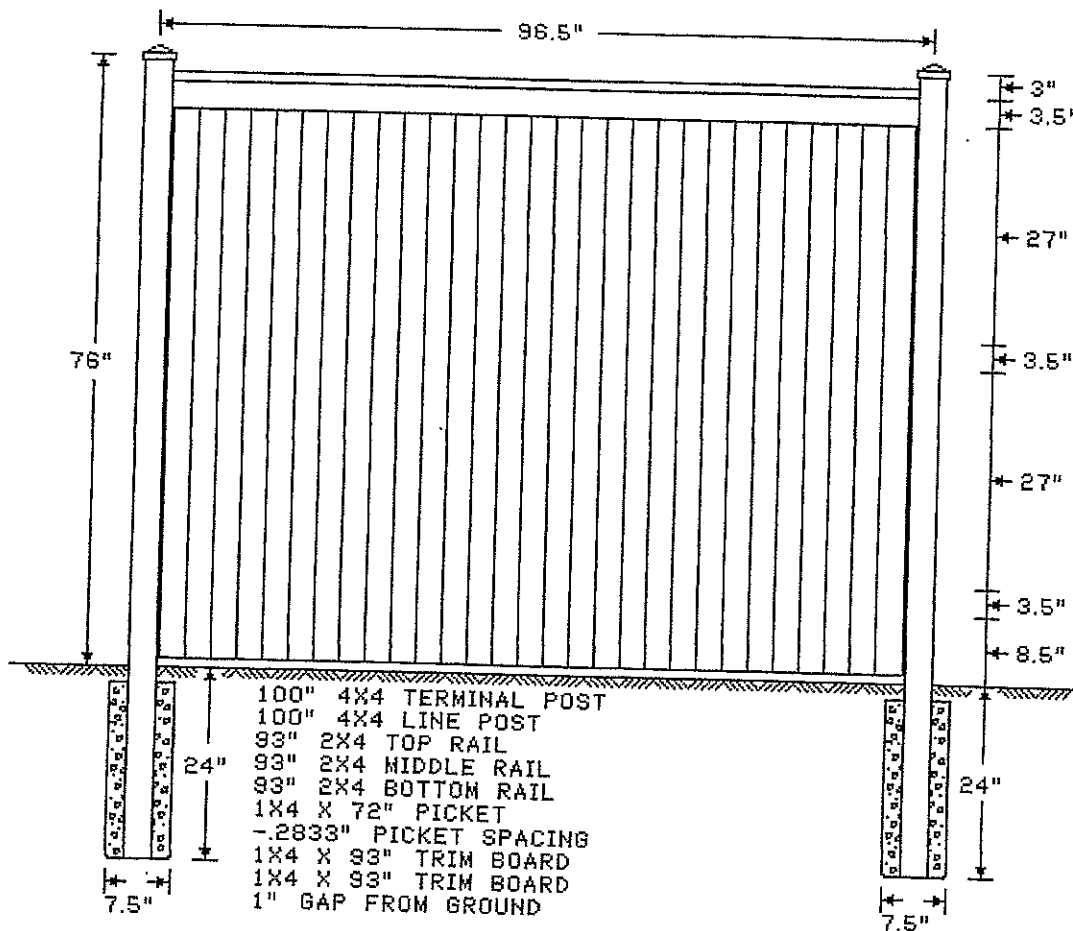
Date APRIL 27, 1950  
J. Donald Smith, Secretary, T. Morgan, Pres.

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown herein is correct; that it is a resubdivision of part of the land conveyed by EDWIN H. GRAHAM et al ELsie M. GRAHAM and JAMES GRAHAM et al HAZEL GRAHAM to EDITH HEAVER HOLMES by deed dated March 31, 1945 and recorded among the Land Records of Montgomery County in Liber 405 Folio 147; and that iron pipe marked thus: "e" have been placed as indicated to the approved finish grade.

Date APRIL 20, 1950  
GILBERT A. BELL, ENGINEER

<p>MARYLAND-NATIONAL CAPITAL PARK &amp; PLANNING COMMISSION APPROVED MAY 17, 1950 DATE Saw: Mary G. Smith MINCER P. RECORDED FILE NO. 152-60</p>	<p>WASHINGTON SANITARY COMMISSION APPROVED MAY 17, 1950 DATE SUITABLE FOR WATER &amp; SEWER DESIGN WITHOUT COMMITMENT AS TO INSTALLATION. CHIEF ENGINEER H. M. M. M.</p>	<p>MAYOR AND COUNCIL CITY OF TAKOMA PARK, MARYLAND APPROVED MAY 17, 1950 DATE J. Donald Smith ORDINANCE NO. 3189</p>
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**BUILDERS FENCE**  
COMPANY

Builders Fence Company  
44330 Mercure Circle, Suite 140  
Dulles, VA 20166  
703-820-0967

6' WRC 1X4 VERTICAL BOARD - CAP & FASCIA

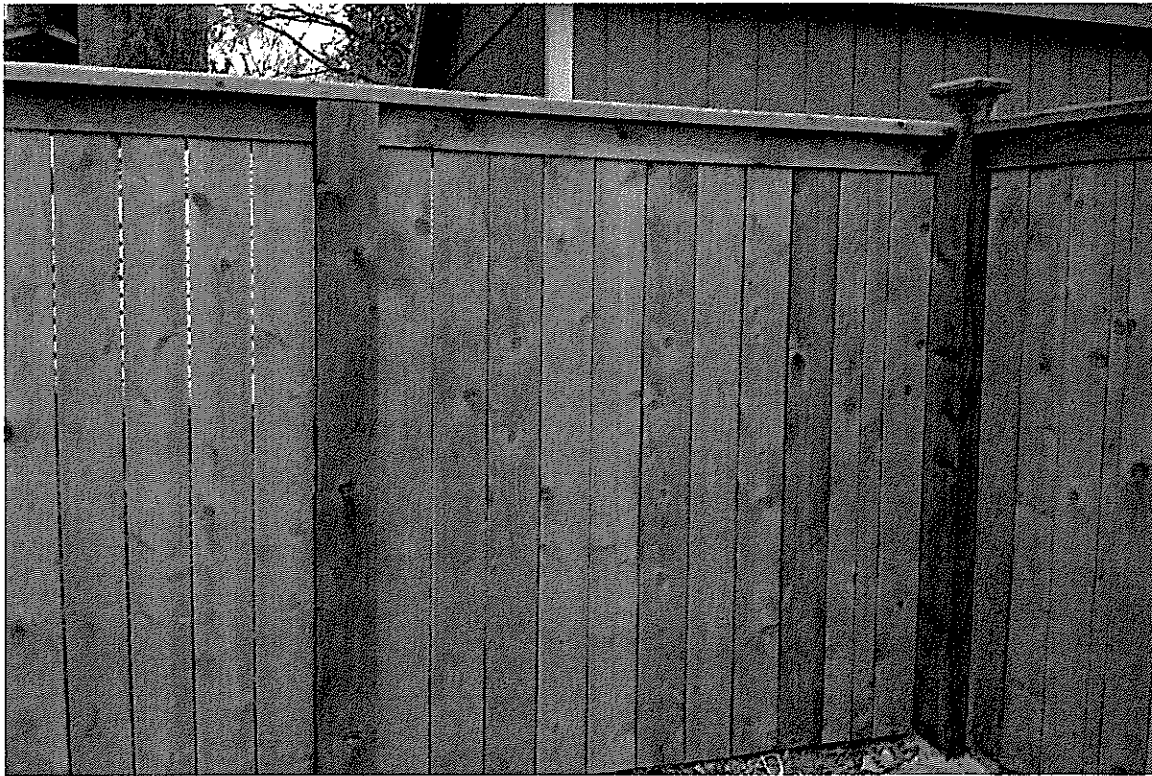
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Cerinda Loschmehl  
4/30/2018

# Proposed Fence



back



Front

Cerinda Loschinkohl

4/30/2018