EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 511 Albany Ave., Takoma Park
Resource: Non-Contributing Resource
Takoma Park Historic District
Applicant: Deborah Chalfie & Cerinda Loschinkohl
Review: HAWP
Case Number: 37/03-18PP
Proposal: Fence Replacement

Meeting Date: 6/13/18
Report Date: 6/6/18
Public Notice: 5/30/18
Tax Credit: n/a
Staff: Dan Bruechert

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:

_X_ 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:

_x_ 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

_x_ 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 therto 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Cerinda Loschinkohl
Contact Email: Cerinda@yahoo.com

Tax Account No.: 01061526
Daytime Phone No.: 301-592-1727

Name of Property Owner: Deborah Chaffee & Cerinda Loschinkohl
Daytime Phone No.: 301-592-1727

Address: 511 Albany Ave Takoma Park MD 20912

Construction: Builders Fence
Phone No.: 703-820-0967

Contractor Registration No.: 
Agent for Owner: 
Daytime Phone No.: 

LOCATION OF BUILDING PREMISES

House Number: 511
Street: Albany Ave.

Town/City: Takoma Park
Nearest Cross Street: 

Lot: 25
Block: 147
Subdivision: 

PARTE I - THE PERMIT APPLICATION

1A. CHECK ALL APPLICABLE: 
☐ Construct ☐ Move ☐ Revision
☐ Extend ☐ Install ☐ Repair
☐ Alter/Remodel ☐ Wreck/Remove
☐ A/C ☐ Oak ☐ Room Addition
☐ Slab ☐ Fireplace ☐ Porch
☐ Room Addition ☐ Woodburning Stove ☐ Deck
☐ Room Addition ☐ Shed
☐ Single Family

1B. Construction cost estimate: $3,825.00

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

PART II: COMPLETION OF NEW CONSTRUCTION AND ADJUSTMENTS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART III: COMPLETE FOR FENCE OR 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.

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

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:

Applications/Permit No.: Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
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 sparse, 6' tall, stockade fence that has been falling apart for years. The recent windstorm blew down a few panels on a neighbor's tree and in two other panels. It is entirely in the back yard of still Albany and is on the side/hex yard of 5 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 plan. 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, pools, 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 lots 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]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>511 Albany Ave.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Takoma Park, MD</strong></td>
<td><strong>504 Albany Ave</strong></td>
</tr>
<tr>
<td><strong>20912</strong></td>
<td><strong>Takoma Park, MD</strong></td>
</tr>
<tr>
<td><strong>20912</strong></td>
<td></td>
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#### Adjacent and confronting Property Owners mailing addresses

<table>
<thead>
<tr>
<th>Marina Fritz</th>
<th>Phil Walker + Wakako Tokunaga</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>7415 Buffalo Ave</strong></td>
<td><strong>504 Albany Ave</strong></td>
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*Cerinda Leschinkohl*

4/30/2018
Existing Property Condition Photographs (duplicate as needed)

Detail: East/Southeast side of fence - our side

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

Applicant: Cerinda Loschke Kohl

4/30/2018
Existing Property Condition Photographs (duplicate as needed)

Right side of fence

Detail: East/Southeast side of fence - car side

Neighbor’s side of the Right side of fence

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

Applicant: Cerinda Loschnekohl

4/30/2018
Existing Property Condition Photographs (duplicate as needed)

Left side of fence

Detail: North/Northwest side of fence on our side

Neighbor's side of the Left side of fence

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

Applicant: Cerinda Loschin Kohl

4/30/2018
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

4/30/2018
Existing Property Condition Photographs (duplicate as needed)

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

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

Applicant: Cerinda Loschin Kohl
4/30/2018
Proposed Fence

Cerinda Loschinkohl

4/30/2018