

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	509 Albany Avenue, Takoma Park	Meeting Date:	5/27/2020
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	5/20/2020
Applicant:	Philip Walker and Wakako Tokunaga	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-20DD	Staff:	Dan Bruechert
PROPOSAL:	Rear addition, parking pad		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Minimal Traditional - Contemporary
DATE: 1952 and 2015



Fig. 1: 509 Albany is located mid-block and is the only house on the block without off-street parking.

PROPOSAL

The applicants propose to construct a rear addition with a small deck and install a parking pad at the front with an associated timber frame retaining wall

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

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 ensure 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
- (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.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property was constructed in the 1950s as a one-story, brick, side-gable Minimal Traditional house. In 2015, the HPC approved a HAWP to expand the house to the two-story contemporary-styled house you see today. The applicant proposes to install a new rear addition and to construct a parking pad at the front of the house. Staff finds these changes are minimal and recommends approval under the lenient requirements for non-contributing resources in the Takoma Park Historic District Design Guidelines.

Rear Addition

At the rear of the house, the applicant proposes constructing a 15' 8 1/8" × 15' 8 1/8" (fifteen-foot, eight, and one-eighth inch square) one-story addition. The addition will be placed in the middle of the rear elevation, so it will be minimally visible from the surrounding right-of-way.

The exterior of the rear addition will be covered in vertical stained tongue and groove siding, matching the material and finish of the existing house, but changing the orientation. A large percentage of the rear addition will be several Marvin Scenic sliding glass doors which will provide access to a black locust deck. The proposed deck will be placed just above grade, so a railing is not required. Staff finds that the size, scale, and materials are all appropriate for the house and the surrounding under 24A-8(b)(2). Additionally, as this is at the rear and almost completely obscured by the house, the addition will not impact the surrounding streetscape and, per the *Design Guidelines*, should be approved as a matter of course.

Parking Pad

The subject property is an outlier in the section of the historic district by not having any off-street parking. The applicant proposes to install a new ribbon drive on the left side of the lot. The drive will be 14' × 20' (fourteen feet by twenty feet) and will have a gravel base with concrete ribbons. To accommodate the slope, the applicant proposes installing a timber retaining wall. The height of the wall will vary from approximately 18" – 36" (eighteen to thirty-six inches).

The *Design Guidelines* do not provide specific guidance regarding the introduction of parking pads within the historic district. The *Design Guidelines* for new residential construction in the Takoma Park Historic District, do recommend consideration of the “orientation of driveways and parking areas to the rear and sides of buildings.” The subject property is not wide enough to accommodate a driveway to the side/rear

of the property. However, the proposed parking area is designed to look like a ribbon driveway; and the concrete base with concrete ribbons is a treatment that provides the appropriate color and textural variations that would be encouraged as a driveway throughout the historic district.

Staff finds that off-street parking is a typical element of the streetscape in this section of the historic district. Staff also finds that the proposed location is the only one on the site that can provide the necessary width (the lot is too narrow to the right of the house). Staff recommends the HPC approve the proposed drive as it will not impair the character of the surrounding district per the *Design Guidelines* and Chapter 24A-8(d) and recommends approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application with the condition that the exterior stair railings be constructed out of wood; under the Criteria for Issuance in Chapter 24A-8(b)(2), (3), and (d) having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; the *Takoma Park Historic District Design Guidelines*;

and with the Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10;

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 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;

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: o.ajosega@montgomerycountymd.gov Contact Person: H.O.O. @ 11200
 Daytime Phone No.: 1 812 812 8122
 Tax Account No.: _____
 Name of Property Owner: o.ajosega@montgomerycountymd.gov Daytime Phone No.: 1 812 812 8122
 Address: 1000 1st St NW Street Number City State Zip Code
 Contractor: ajosega@montgomerycountymd.gov Phone No.: 1 812 812 8122
 Contractor Registration No.: _____
 Agent for Owner: H.O.O. @ 11200 Daytime Phone No.: 1 812 812 8122

LOCATION OF BUILDING/PREMISE

House Number: 1000 Street 1st St NW
 Town/City: Washington DC Nearest Cross Street: 1st St NW
 Lot: 1 Block: 1 Subdivision: _____
 Liber: _____ Folio: _____ 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: 1-812-8122

1B. Construction cost estimate: \$ 750000

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 of owner or authorized agent: _____ Date: 5/5/2020

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 structure, a rambler built in 1953, is classified as a non-
contributing resource by the County. It is a 2-1/2 story frame structure with
basement. The top floor and roof was added in 2015 on top of the original
1-story structure.

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

Construction of driveway and one-story sunroom addition in the rear of the
house are proposed. Also a rear wood deck is proposed.

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.

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

<p>Owner's mailing address</p> <p>Phil and Wakako Walker 509 Albany Avenue Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>WT Architecture LLC 509 Albany Avenue Takoma Park, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Deborah Chalfie + Crindi Loschinkohl 511 Albany Avenue Takoma Park, MD 20912</p>	<p>Alison Raphael + Victor Vockerodt 507 Albany Avenue Takoma Park, MD 20912</p>
<p>Bradley + Margaret Blower-Warner 7417 Buffalo Avenue Takoma Park, MD 20912</p>	<p>Brian + Rachel Harris 512 Albany Avenue Takoma Park, MD 20912</p>

509 Albany Avenue, Takoma Park, Maryland
Proposed Rear Sunroom Addition
HAWP Application Supporting Documents
5/3/2020

WT Architecture

Project Description:

The structure at 509 Albany Avenue is a non-contributing resource built originally in 1953 in the Historic District of Takoma Park. It is a 2-story frame structure of which second floor addition was constructed in 2015.

A 1-story sunroom addition (roughly 300 SF) in the rear of the house & a rear deck construction are proposed. A new driveway in the front of the property is also proposed.

The rear addition will mostly be unseen behind the fence/gates from the street.

The front driveway will have lumber log retaining walls and concrete strips to create a softer, welcoming curb appeal. There is a dogwood tree (8" diameter) in the opposite front corner of the lot from the proposed driveway. It is to be preserved and to be protected during construction as per Takoma City Arborist's instruction.



Front (southwest) elevation



side (southeast) elevation



side (northwest) elevation



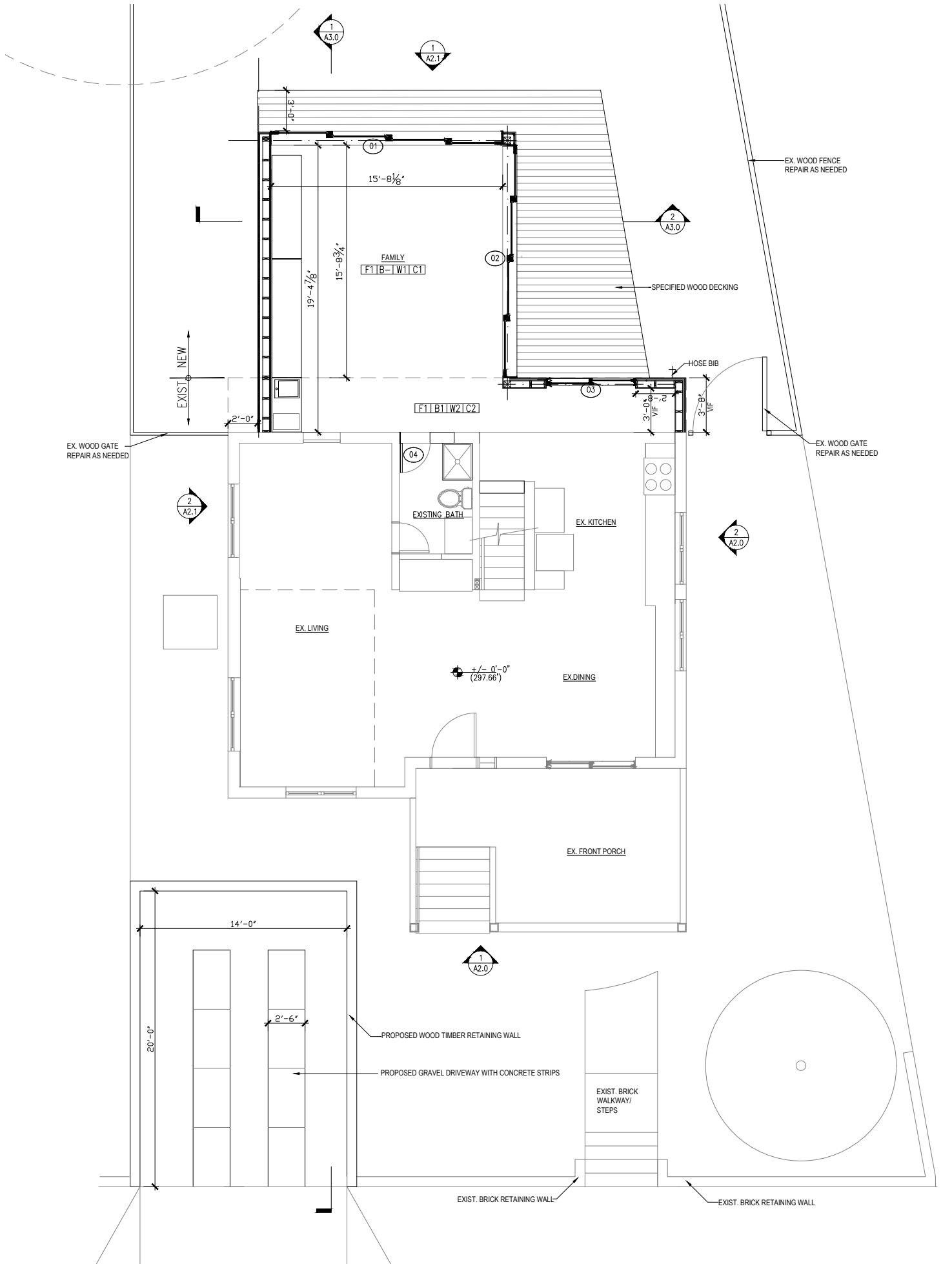
CONFRONTING HOUSE
512 ALBANY AVE - FRONT FACADE

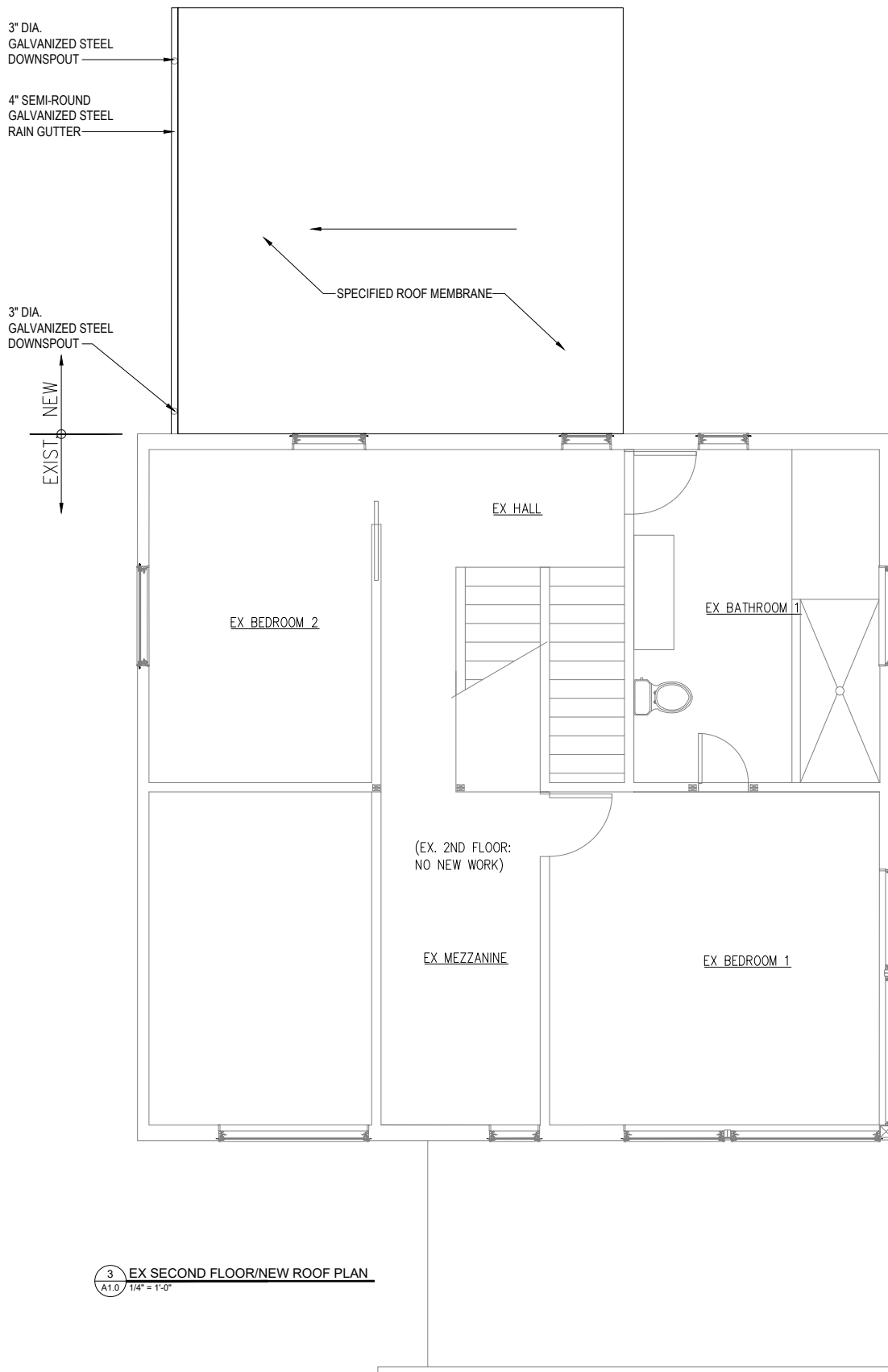


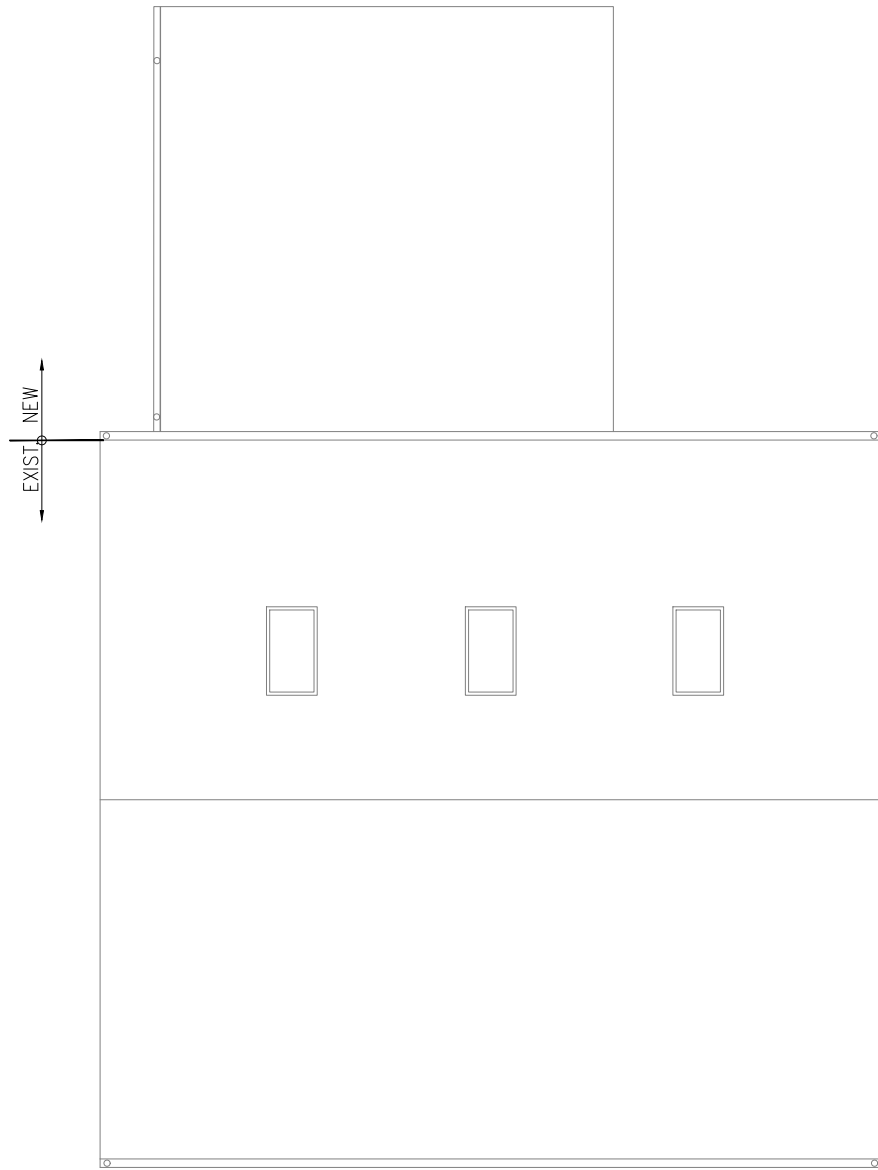
ADJACENT HOUSE
511 ALBANY AVE - FRONT FACADE



ADJACENT HOUSE
507 ALBANY AVE - FRONT FACADE





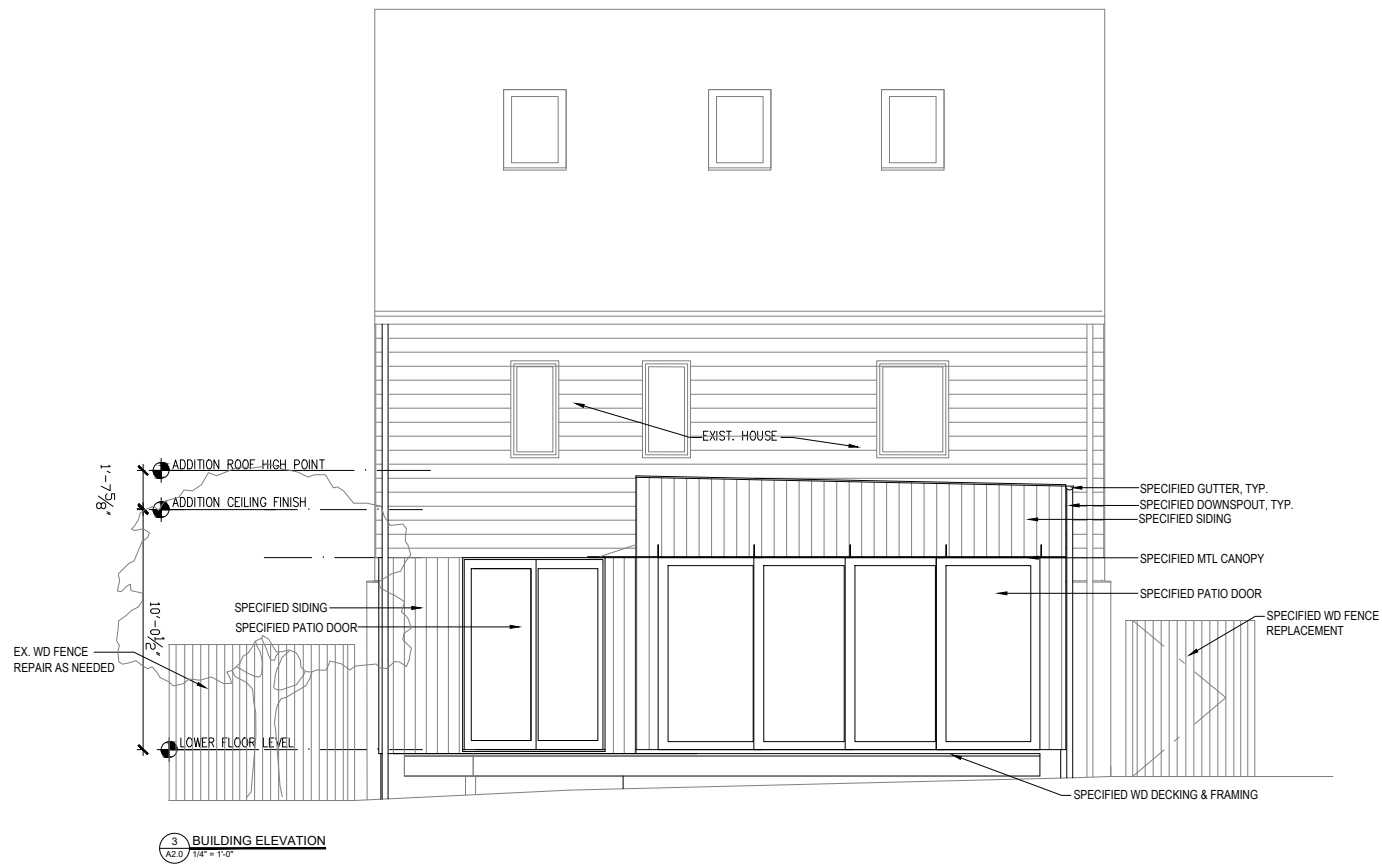


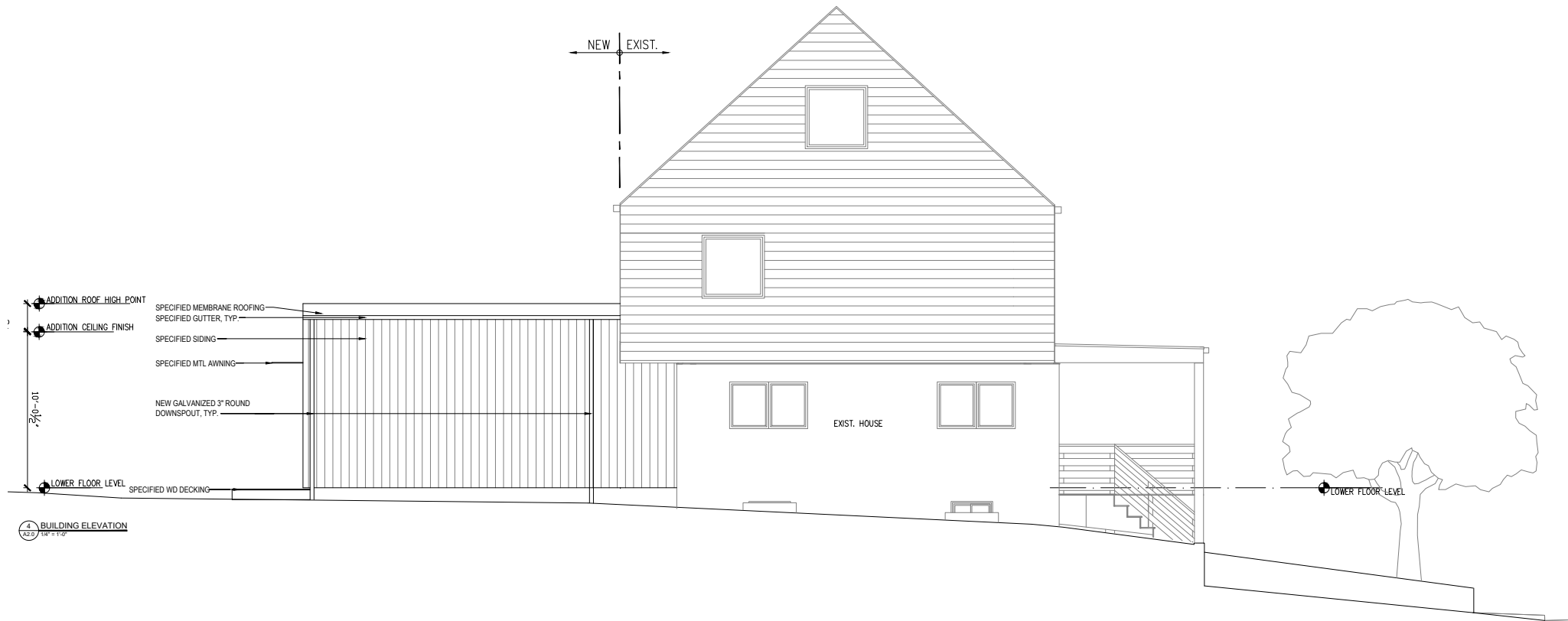
1 EX ROOF PLAN
A1.1 1/4" = 1'-0"













CONCEPTUAL STREET VIEW (SOUTHEAST)



CONCEPTUAL STREET VIEW (SOUTH)



CONCEPTUAL STREET VIEW (SOUTHWEST)



CONCEPTUAL STREET VIEW (WEST)



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PINE TAR VITRIOL

Auson Pine Tar Vitriol is a mixture of Special Pine Tar and high quality Gum Turpentine. The material is especially suitable as wood protection on spruce and pine paneling. Pine Tar Vitriol leaves a beautiful wooden structure with a classy matte warm-gray color.

A great wood protection

Auson Pine Tar Vitriol is a pure natural product for surface treatment of wooden buildings and other outdoor wooden constructions. Pine Tar Vitriol supplies the surface with an outstanding wood protection that allows the wood to breathe. The material can be used on new and untreated wood or wood former treated with Pine Tar Vitriol or Iron Vitriol.



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BIG VIEWS ARE MADE EASY

Marvin® Scenic Doors bring the outdoors in by elegantly and effortlessly connecting your inside space with the environment found right outside your doors. The Ultimate Multi-Slide Door is another option to blend indoor and outdoor living, and the performance ratings of these doors match the exceptional views they frame. They're available in styles up to six panels uni-directional or ten panels bi-parting. Both pocket and stacked designs are available with an optional Scenic Door Ultimate Sliding Screen.



INTERIOR



HARDWARE AND SILL FEATURES

The perfect combination: optimal functionality and modern aesthetics. Pull and latch hardware provides easy operation and squared-off corners for a clean, contemporary look. Available in Satin Nickel^{PVD} and Oil Rubbed Bronze^{PVD} finish. Choose from Flush, Performance and High Performance sill options.



DESIGN FLEXIBILITY

Available for pocket or stacked operation in openings up to 56 feet wide by 12 feet high. Pocket operation shown above. Marvin now offers an option for automated operation. The ultimate convenience, a motorized system can be activated with touchpad controls or a handheld remote.



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THE PATIO DOOR EVERY PATIO DOOR ASPIRES TO BE

Marvin® Windows and Doors' contemporary, dependable Sliding Patio Doors are created for smooth operation, performance and amazing durability. Our tough Ultrex® sill withstands traffic and seasonal changes, contributing to both the door's energy efficiency and incredibly smooth operation. The contemporary 3 inch stiles and rails maximize your view, while the two-point lock system enhances performance.

INTERIOR

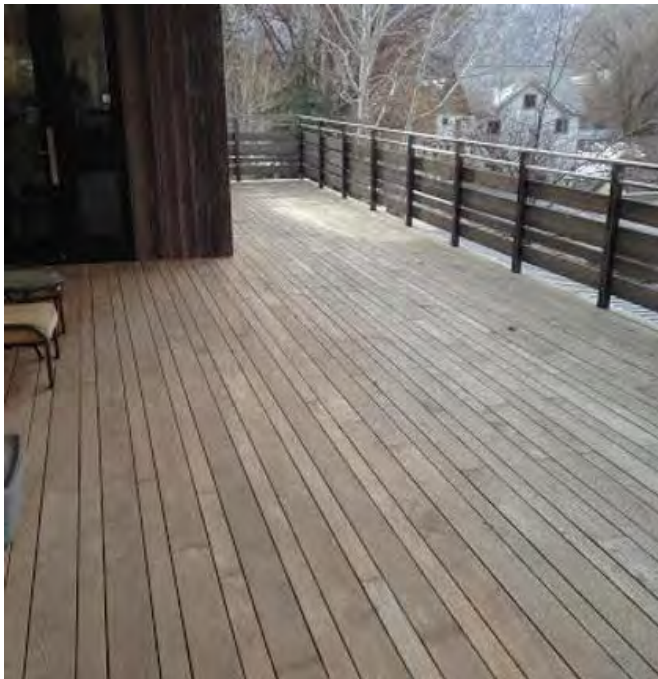


EXTERIOR





Decking



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Decking

Midwest Black Locust offers its "Forever Decking" in two stock widths, 3 1/2" or 5", and custom widths and lengths. We will tailor the product to fit your particular aesthetic needs and design. Like all black locust products from Midwest Black Locust, this product is naturally decay, water, and UV resistant. Without the need for any type of waterproofing or sealing, "Forever Decking" weathers to a beautiful grey color, and when wet, produces a natural anti-skid surface under foot. It is a superior choice for pool decks, walkways, piers and boardwalks, stair treads, and any place you don't want the slick feel of wet pressure-treated decking - think especially about those areas where children or commercial activities require additional precautions against slips and falls. "Forever Decking" is also extremely hard and wears well even in heavy-traffic areas like commercial walkways, marine settings, or storage facilities. "Forever Decking" will perform like an exotic hardwood such as teak or ipe without the high cost or environmental consequences of a rain-forest harvested product. Midwest Black Locust's "Forever Decking" starts at \$2.25 / lineal foot.

Our decking material as compared to pressure-treated pine.

SHOP BY MATERIAL

- Aluminum ▶
- Mill Finish Aluminum ▶
- Copper ▶
- Copper Penny Aluminum ▶
- Euro Copper ▶
- Galvalume ▶
- Galvanized Steel ▶

- Galvanized Steel Gutters
- Galvanized Steel Downspouts
- Galvanized Steel Elbows
- Galvanized Steel Miters
- Galvanized Steel End Caps
- Galvanized Steel Screens/Strainers
- Galvanized Steel Conductor Heads
- Galvanized Steel Hangers
- Galvanized Steel Outlets
- Galvanized Steel Fasteners
- Galvanized Steel Shanks
- Galvanized Steel Downspout Hooks
- Galvanized Steel Drives/Rack & Key
- Galvanized Steel Downspout Pipe Band
- Galvanized Steel Offsets
- Galvanized Steel Flashing
- Galvanized Steel Sheets

- Designer Copper Aluminum ▶
- Freedom Gray Copper ▶
- Paint Grip Steel ▶
- Preweathered Zinc ▶
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- Gutter Machines ▶
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SHOP BY MATERIAL LIST

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SHOP BY PRODUCT LINE



Product Catalog -> Galvanized Steel -> Galvanized Steel Gutters

Galvanized Steel Half Round Gutters, Galvanized Gutters,Rain Gutter Supplies



Image 1



Click for a Larger View

Half Round Galvanized Gutters, Galvanized Gutters, Half Round Gutters,Rain Gutter Supplies

Products In This Category:

Product Code	Description	Material	Retail Price	Qty.
GAH105XG26X	5 Half Round Gutter - 10 ft	Galvanized 26 GA	\$28.50 / 10FT	1 Add To Cart
GAH205XG26X	5 Half Round Gutter - 20 ft	Galvanized 26 GA	\$57.00 / 20FT	1 Add To Cart
GAH106XG26X	6 Half Round Gutter - 10 ft	Galvanized 26 GA	\$38.50 / 10FT	1 Add To Cart
GAH206XG26X	6 Half Round Gutter - 20 ft	Galvanized 26 GA	\$77.00 / 20FT	1 Add To Cart
GAH107XG26X	7 Half Round Gutter	Galvanized 26 GA	\$100.50 / 10FT	1 Add To Cart
GAH108XG26X	8 Half Round Gutter	Galvanized 26 GA	\$108.25 / 10FT	1 Add To Cart

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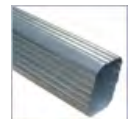
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Galvanized rain gutters are stronger and more durable than...



[Galvanized Steel Downspouts](#)

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[Galvanized Steel Elbows](#)

Galvanized Elbows are fittings that attach to the...



[Galvanized Steel Miters](#)

These galvanized miters are used to connect two lengths of...



[Galvanized Steel End Caps](#)

The end cap is the fitting that closes off the end of the...



[Galvanized Steel Screens/Strainers](#)

We've done the research, so you don't have to! We have the...

SHOP BY MATERIAL

- Aluminum ▶
- Mill Finish Aluminum ▶
- Copper ▶
- Copper Penny Aluminum ▶
- Euro Copper ▶
- Galvalume ▶
- Galvanized Steel ▶
- Designer Copper Aluminum ▶
- Freedom Gray Copper ▶
- Paint Grip Steel ▶

- Paint Grip Steel Gutters
- Paint Grip Steel Downspouts
- K Style Hangers
- Paint Grip Steel Elbows
- Paint Grip Steel Miters
- Paint Grip Steel End Caps
- Half Round Hangers
- Galvanized Steel Outlets
- Galvanized Steel Fasteners
- Galvanized Steel Drives/Rack & Key

- Preweathered Zinc ▶
- Vinyl Gutter Systems ▶

PRODUCTS ON SALE

- Gutter Machines ▶
- Rain Chains 25% Off ▶

SHOP BY MATERIAL LIST

- Quick Shop ▶

BUY MORE, SAVE MORE!

- Buy In Bulk ▶

SHOP BY PRODUCT LINE

- Gutter Machines ▶
- Gutter Guards ▶
- Rain Chains ▶
- Roof Panel Machines ▶
- Snow Guards ▶
- Gutters ▶
- Downspouts ▶
- Leader Heads ▶
- Half Round Gutter Products ▶
- K Style Gutter Products



Product Catalog -> Paint Grip Steel -> Paint Grip Steel Downspouts

Plain Round Downspouts

Image 1



Click for a Larger View

Plain Round Paint Grip Steel Downspout

Plain Round Paint Grip Steel Downspout are available in 3", 4", 5" and 6" diameters.

Products In This Category:

Product Code	Description	Material	Retail Price	Qty.
PSPRD3XS26X	3 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$43.75 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD4XS26X	4 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$56.00 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD5XS26X	5 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$81.75 / 10FT	<input type="text" value="1"/> Add To Cart
PSPRD6XS26X	6 Plain Rnd Downspout	Paint Grip Steel 26 GA	\$93.50 / 10FT	<input type="text" value="1"/> Add To Cart

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Gutter Guards , Gutter...



[Rain Chains](#)

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Rain...



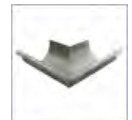
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[Paint Grip Steel Elbows](#)

Paint Grip Steel Elbows are what you attach to the downspout...



[Paint Grip Steel Miters](#)

Miters are the gutter fittings that connect two gutters at a...



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A gutter end cap is a fitting that attaches to as well as closes...



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HAWP APPLICATION

Application Date: 5/5/2020

Application No: 912784
AP Type: HISTORIC
Customer No: 1371614

Comments

The existing house was originally built in 1953 as a one-story brick rambler. The second floor addition was constructed in 2015. The rear sunroom will be mostly invisible from the street, behind the existing fence.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 509 Albany AVE
Takoma Park, MD 20912
Homeowner Walker (Primary)

Historic Area Work Permit Details

Work Type ADD
Scope of Work Construction of a rear sunroom addition, a driveway and a rear deck is proposed to the existing 2-story frame structure that is classified as a non-contributing resource in the Historic District of Takoma Park.