

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	500 Tulip Ave., Takoma Park	Meeting Date:	5/24/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/17/17
Applicant:	William and Hillary Henning	Public Notice:	5/10/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-17HH	Staff:	Dan Bruechert
Proposal:	Patio Installation		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Foursquare - Craftsman
DATE: 1920

The subject property is located at the corner of Tulip Ave. and Spruce Ave. and is highly visible along both streets. The primary elevation on Tulip Ave. is a two-story, stucco and wood-sided, asphalt-shingled, pyramidal-roofed foursquare house with exposed rafter tails under the eaves. Six-over-one sash windows are found throughout the house. There is a one-story, full-width, brick and wood porch, with a hipped roof that has had the right side enclosed and covered in stucco. A hipped dormer with a pair of four lite windows faces the front of the house.

The secondary elevation along Spruce Ave. has a stucco first floor and a clapboard second story. There is a large, centrally-located rectangular bay with a tripled set of windows with a shed roof with exposed rafter tails. There is a side entrance (labeled "7203") with a clapboard pediment that provides access to a lower unit. To either side of this lower entrance are two small garden beds; the right one is bordered by small fieldstones, and the one to the left uses a wood border (see Circle ____).

PROPOSAL

The applicant is proposing to remove a garden bed from the Spruce Ave. side of the house and construct a four and a half foot by nine and a half foot (4' 6" × 9' 6") patio in its place.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Takoma Park Historic District Design 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 at 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 district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping,

and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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;

STAFF DISCUSSION

The proposed changes will not have a significant impact to the historic features or appearance of the house.

The applicant's proposal will remove the garden bed to the left of the side entrance (facing Spruce Ave.), expand it slightly, and cover it with pavers over a bed of sand. This change to the hardscaping around the historic house will only have a minimal impact on the environmental setting of the house and will not substantially alter the exterior of the house (24A-8(b)(1)). While this house is located on a corner lot, the side facing Spruce Ave. is of secondary importance, so slightly more latitude to changes should be given. Lastly, this proposed change does not alter the relationship between the historic resource and the surrounding district (see: *Design Guidelines*) and should be approved.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. 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 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: LNW1225@msn.com Contact Person: LOIS N. WEINBERG
Daytime Phone No.: 240-838-6063
Tax Account No.: Joshua Castleman
Name of Property Owner: Lois Weinberg, Rajni Doshi Daytime Phone No.: 240-838-6063
Address: 500 Tulip Ave. Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Home owner Phone No.: —
Contractor Registration No.: —
Agent for Owner: — Daytime Phone No.: —

LOCATION OF BUILDING/PREMISE

House Number: 500 Street: TULIP AVE.
Town/City: TAKOMA PARK Nearest Cross Street: SPRUCE AVE
Lot: 617 Block: 7 Subdivision: —
Liber: 19188 Folio: 336 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: PATIO

1B. Construction cost estimate: \$ 400.

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

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.

Lois N. Weinberg
Signature of owner or authorized agent

5/3/17
Date

Approved: — For Chairperson, Historic Preservation Commission

Disapproved: — Signature: — Date: —

Application/Permit No.: — Date Filed: — Date Issued: —

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**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:

7203 Spruce Avenue is the address of the basement apartment on the side of the relevant property - 500 Tulip Avenue. There is currently a small garden bed against the wall of the house. Although the house is a contributing resource in the historic district, there are no historical features, and there is no particular significance to the yard, or the wall on the lower part of the building.

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

This request is for permission to build a small patio to replace the garden bed. The dimensions would be approximately 4'5" x 9'5" with a beveled corner. The patio would be composed of pavers in a bed of sand, and slightly graded away from the house. There would be no effect on the historic resource, or the environmental

2. **SITE PLAN** setting of the historic district.

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

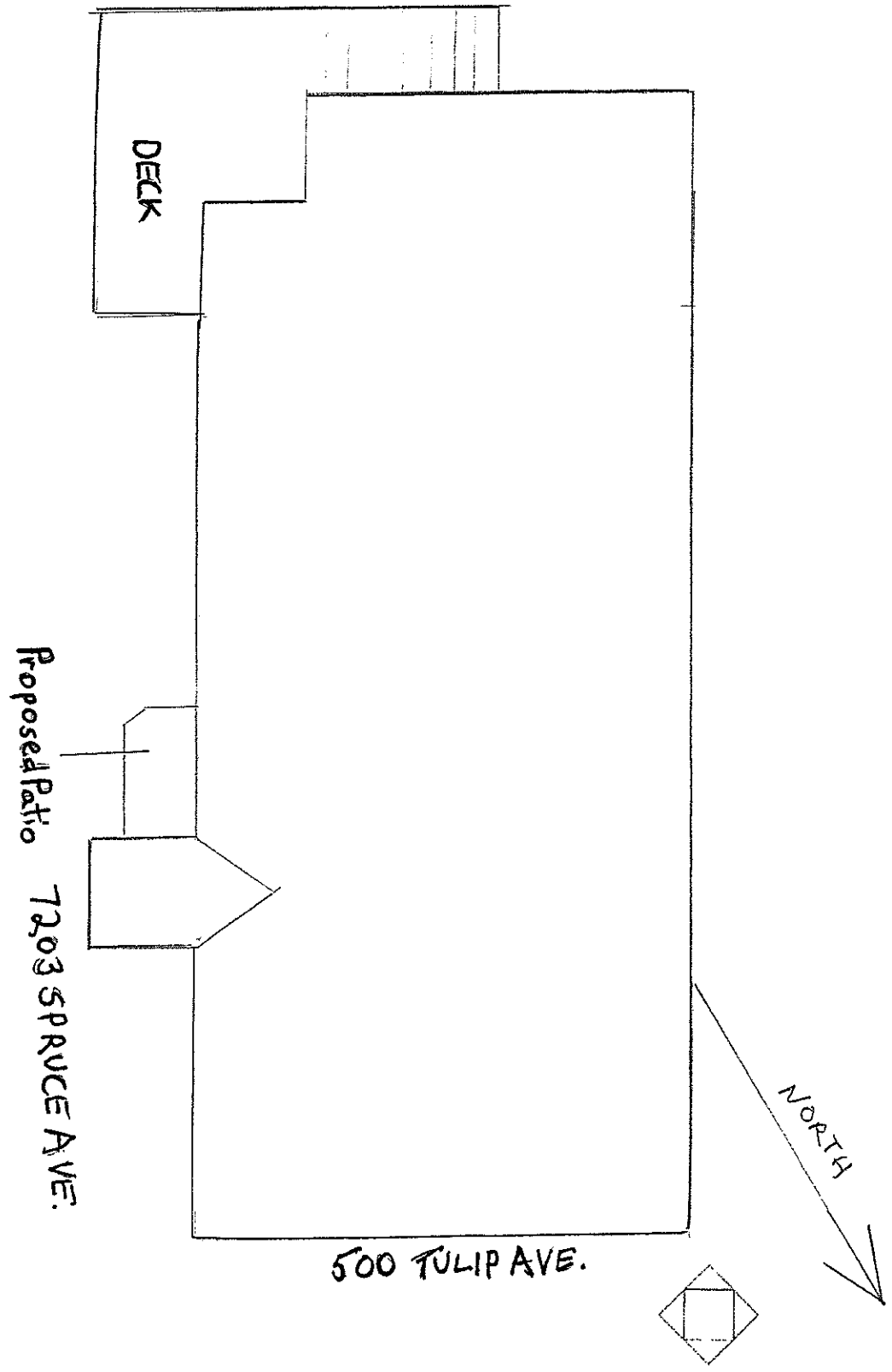
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

Lois N. Weinberg

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Site Plan



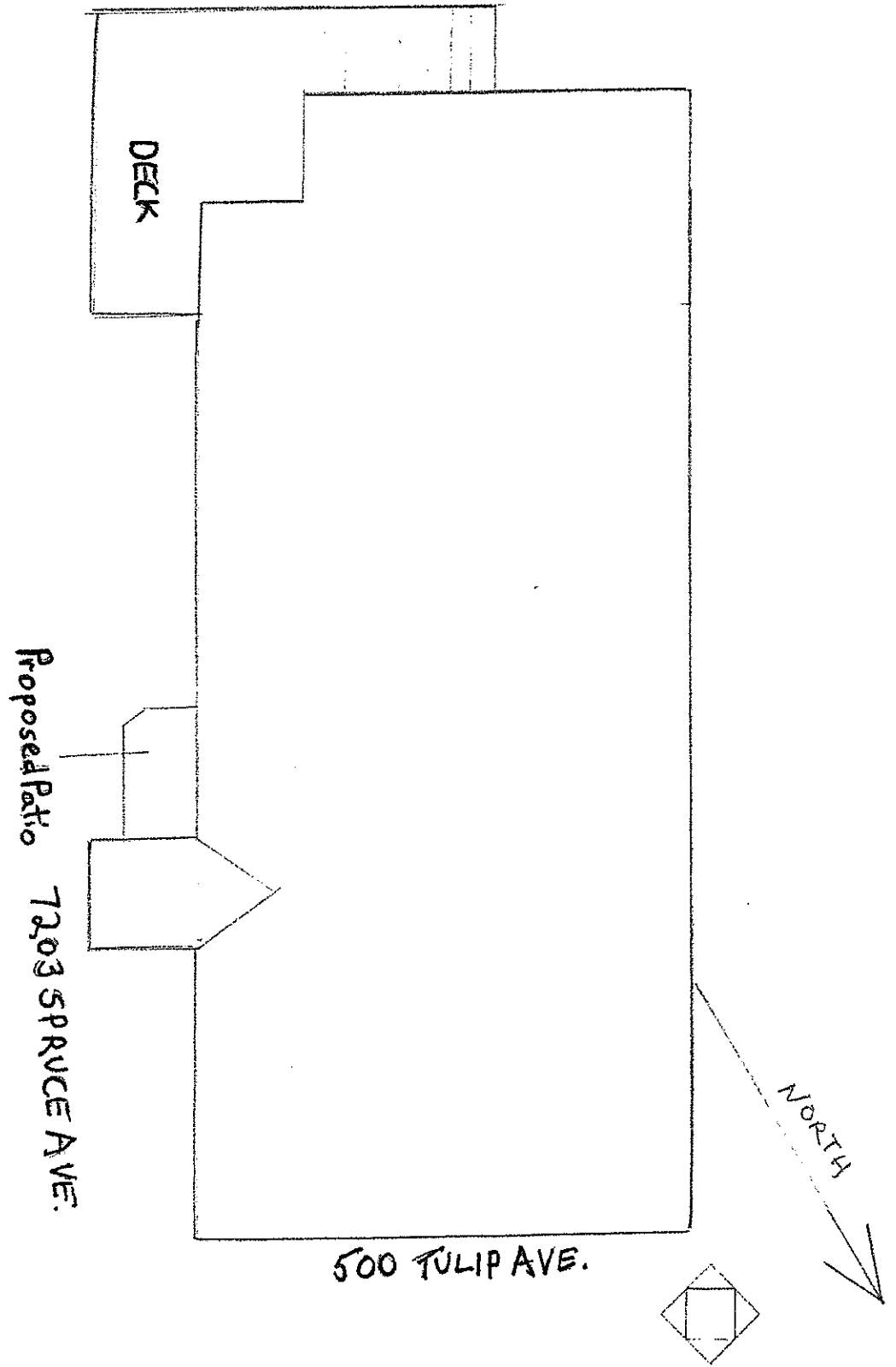
Shade portion to indicate North

Applicant: Lois N. Weinberg

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Site Plan

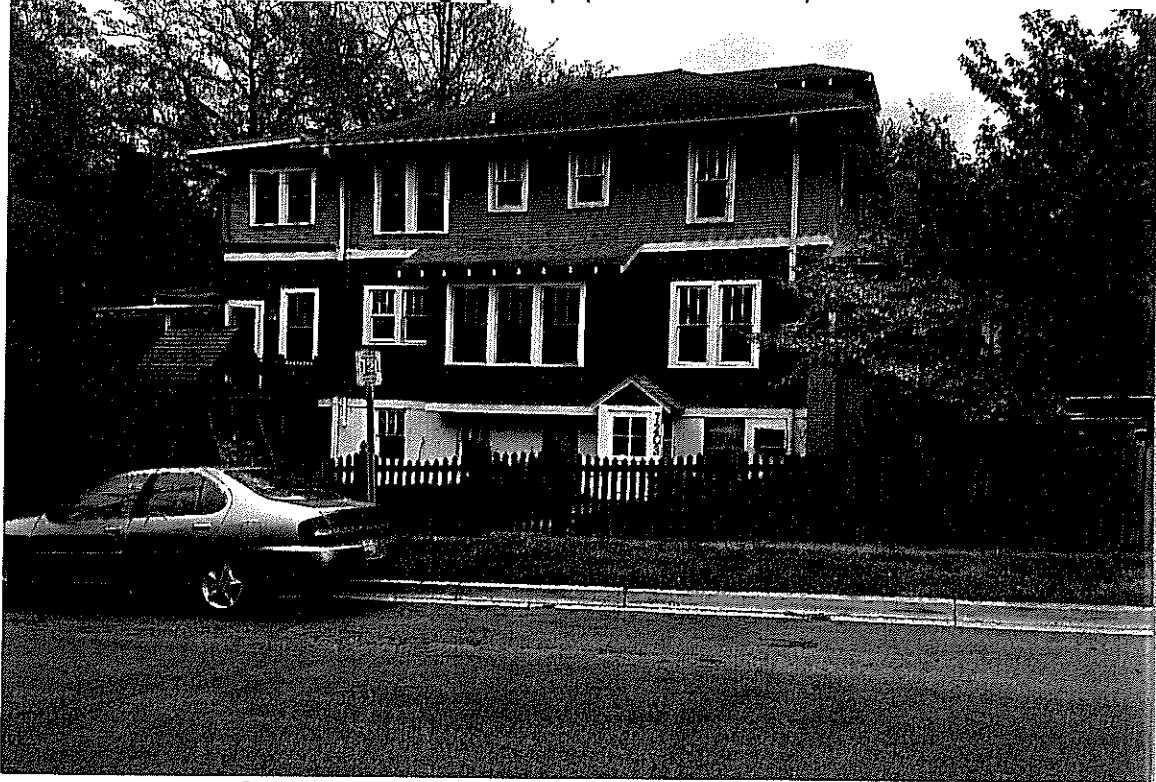


Shade portion to indicate North

Applicant: Lois N. Weinberg

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Existing Property Condition Photographs (duplicate as needed)



Detail: View From across the street (Spruce Ave.)



Detail: Proposed patio area to left of entrance

Applicant: Lois N. Weinberg

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

Owner's mailing address	Owner's Agent's mailing address
Lois N. Weinberg 500 Tulip Ave. Takoma Park, MD 20912	/
Adjacent and confronting Property Owners mailing addresses	
Robert Jones 7205 Spruce Ave. Takoma Park, MD 20912	
James Rettberg 408 Tulip Ave. Takoma Park, MD 20912	

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