MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 500 Tulip Ave., Takoma Park  
Meeting Date: 5/24/17

Resource: Contributing Resource  
Report Date: 5/17/17
Takoma Park Historic District

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 Person: LOIS N. WEINBERG
Contact Email: LNW1225 @ msn.com
Daytime Phone No.: 240-838-6063

Tax Account No.: Joshua Castileman
Name of Property Owner: LOIS WEINBERG, RAJIN JOSHI
Daytime Phone No.: 240-838-6063
Address: 500 Tulip Ave, Takoma Park, MD 20912

Contractor: Home owner
Contractor Registration No.: ______________________
Agent for Owner: ______________________ Daytime Phone No.: ______________________

LOCATION OF BUILDING PROJECT
House Number: 500
Street: Tulip Ave.
Town/City: Takoma Park
Nearest Cross Street: Spruce Ave
Lot: 617
Block: 7
Subdivision: ______________________
Lot: 19158
Folio: 336
Parcel: ______________________

PART A: PRELIMINARY INFORMATION
1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ AC ☐ Stab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ 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 B: COMPLETION OF 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 C: 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/assessment

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
5/18/17 Date

Approved: ______________________ For Chairperson, Historic Preservation Commission
Disapproved: ______________________ Signature: ______________________ Date: ______________________
Application/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:

   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' 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
setting or the historic district.

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 displease 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 label.

Lois N. Weinberg
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]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lois N. Weinberg</td>
<td></td>
</tr>
<tr>
<td>500 Tulip Ave.</td>
<td></td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Jones</td>
</tr>
<tr>
<td>7205 Spruce Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>

| James Retberg                                             |
| 408 Tulip Ave.                                           |
| Takoma Park, MD 20912                                     |