

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	508 Tulip Ave., Takoma Park	Meeting Date:	4/25/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/18/18
Applicant:	Ken Quinto & Suzanne Berman	Public Notice:	4/11/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18Y	Staff:	Dan Bruechert
Proposal:	Construction of a screened in porch, partial demolition, and Tree Removal		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1911-1915

The subject property is a two-story, four square house with a pyramidal asphalt shingle roof, with hipped dormers, and six over one windows throughout. The full-width front porch has a hipped roof and is supported by four wooden columns.

PROPOSAL

The applicant proposes to construct an enclosed porch with a small projecting landing off of the non-historic, rear addition, and to remove one tree from the back yard.

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 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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

While additions should be compatible, they are not required to be replicative of earlier architectural styles.

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

Alterations to features that are not visible at all 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; or

STAFF DISCUSSION

The applicant proposes two work items under this HAWP: remove a tree and construct a screened-in rear porch. Staff finds that both of these alterations will have a minimal impact to the historic house and surrounding district.

Tree Removal

In the rear yard of the subject property there is a mature, 27" d.b.h white oak. The Takoma Park Arborist, Jan van Zutphen, has examined the tree and determined that the tree was suffering from armillaria fungal root rot. To Staff's knowledge, the applicants have not had a 3rd party arborist examine the tree.¹ The canopy of this tree is visible from the public right-of-way and contributes to the park-like setting and overall tree canopy of the surrounding district. Despite this finding, Staff further finds that the removal of this single tree will not have a detrimental impact on the streetscape of the historic district, and supports approval of the proposed removal. As a mitigating measure, the City of Takoma Park has conditioned approval of their tree removal permit on the re-planting of four trees in the rear of the yard.

Screened-in Porch

The applicant proposes to construct a 16' × 18'9" (sixteen feet deep by eighteen feet, nine inch wide) screened in porch off of the non-historic addition to the rear in the location of the existing rear deck. The porch will be framed in wood with a rear facing gable roof and Hardiboard panel at the foundation. The porch will have a combination of fixed glass panels and Eze Breeze windows similar to the image shown in Fig. 1. This window system will introduce a gridded appearance to the screened-in porch; while still creating a structure that is still transparent. Staff finds that the form and detail are compatible with the resource and Staff supports approval.

¹ An examination by a 3rd party licensed arborist stating the tree was dead, dying, or an immediate hazard would have triggered the administrative approval and a HAWP would not be necessary.

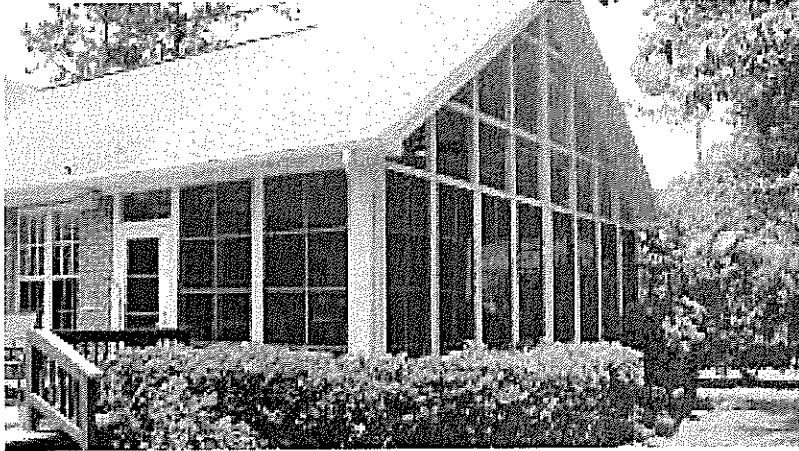


Figure 1: Example of an Eze Breeze window system

Staff finds the proportions and placement of the screened-in porch are in an appropriate location. The placement at the rear, inset from the historic massing of the house are consistent with the *Guidelines* that additions be placed to the rear so that they are less visible from the public right-of-way. Due in large part to the side setback of the house, the right side of the proposed porch will be partially visible from the public right-of-way; however, it will be identifiable as new construction and will not obstruct the view of the historic one-car garage to the rear.

Staff finds that the simple design and compatible materials will not have a negative impact on the historic house or the surrounding district and supports approval of this HAWP.

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: LISA@RIGAZIODESIGNS.COM Contact Person: LISA RIGAZIO
 Daytime Phone No.: 240-350-0532
 Tax Account No.: 01079703
 Name of Property Owner: KEN QUINTO & SUZANNE BERMAN Daytime Phone No.: 415-999-0339
 Address: 508 TULIP AVE, TAKOMA PARK, MD 20912
Street Number City Street Zip Code
 Contractor: Manuel Bermudez Phone No.: 240-506-9085
 Contractor Registration No.: MH1C100212
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 508 Street: TULIP AVE
 Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVE.
 Lot: P3 Block: 7 Subdivision: 0025
 Liber: JN41 Folio: N/A Parcel: N/A

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Revolute
- 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: _____

1B. Construction cost estimate: \$ _____
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION

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] _____ Date: 3/20/2018
 Signature of owner or authorized agent 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:

The existing home is located in the Takoma Park Historic District. It is a single family detached home surrounded by similar sized homes on similar sized properties. The primary structure built in 1913 is masonry and frame. A small two story rear addition was added at some point. There is also an existing garage on the rear of the property.

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

The existing home has an unroofed deck on the rear. The new proposal removes this deck and replaces it in the same location with a screened porch and small landing. The screened porch is inset from the original home and aligns with the existing rear addition. The proposed scale, materials and design of the porch will match the existing structure. The proposed railing will match design of the existing front rails.

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.

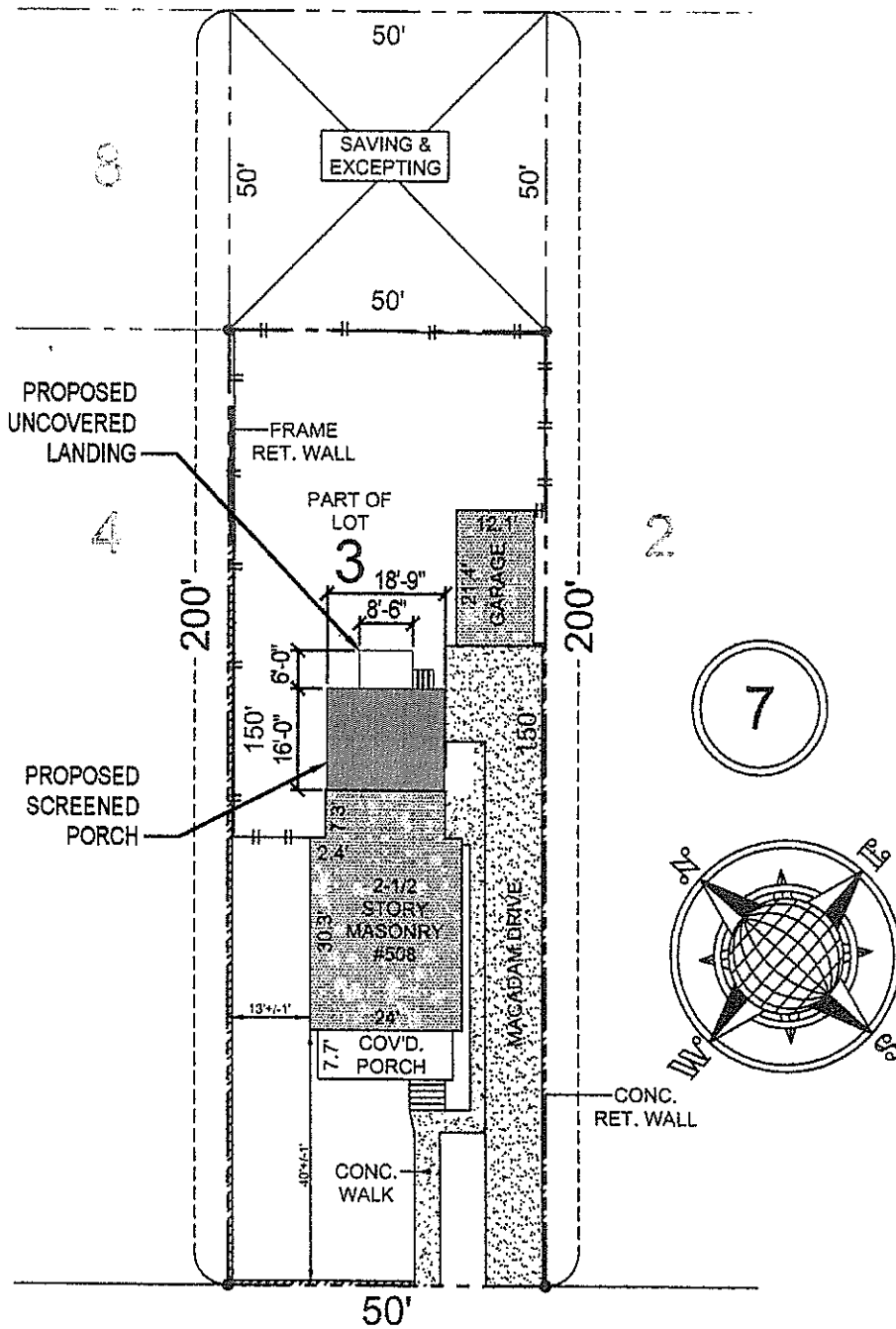
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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]

Owner's mailing address	Owner's Agent's mailing address
KENNETH QUINTO 508 TULIP AVE TAKOMA PARK MD 20912	LISA RIGAZIO 1622 BELVEDERE BLVD SILVER SPRING, MD 20902
Adjacent and confronting Property Owners mailing addresses	
LARRY RAVITZ & MARIKA PARTRIDGE 506 TULIP AVE TAKOMA PARK MD 20912	JENNIFER STELLOH 512 TULIP AVE TAKOMA PARK MD 20912
CHITAYPUTAGUL SAMCHAI TAKOMA OLD TOWN AUTO SERVICE 7060 CARROLL AVE TAKOMA PARK MD 20912	



Tulip Avenue

SITE PLAN
SCALE: 1" = 30'

1

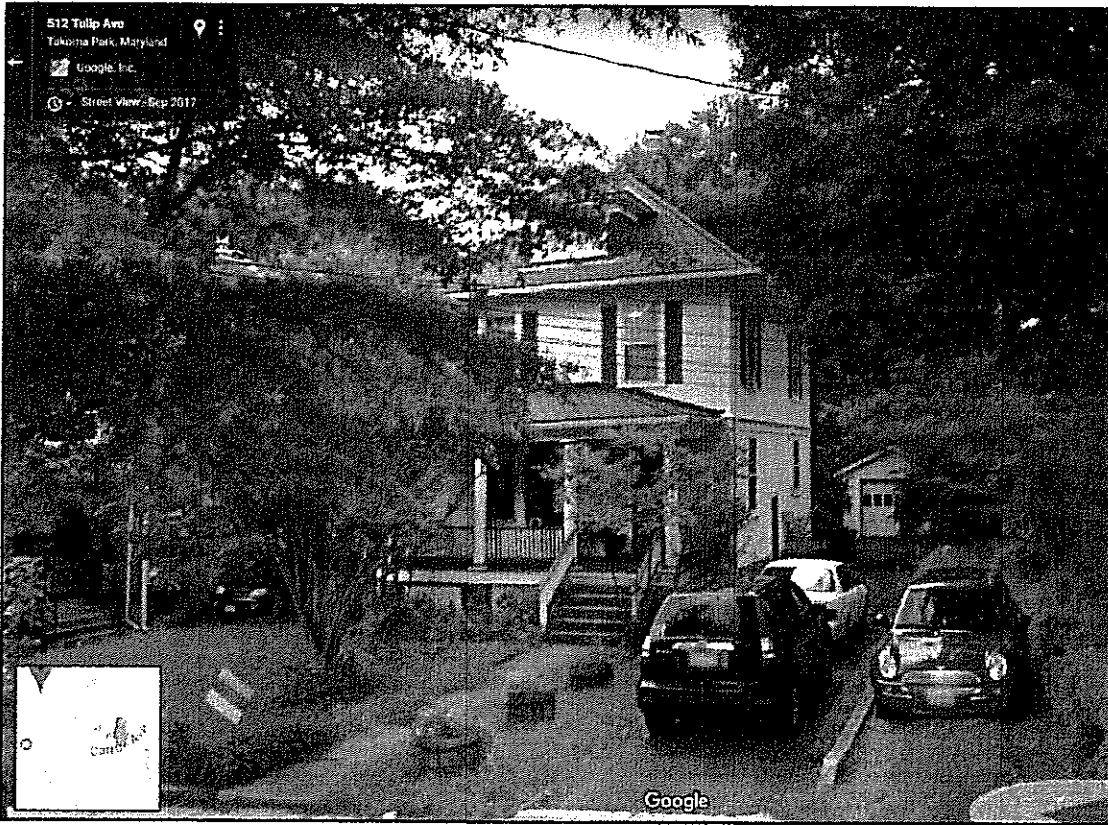
pg. 6

SCHEMATIC DESIGN | 03.06.18

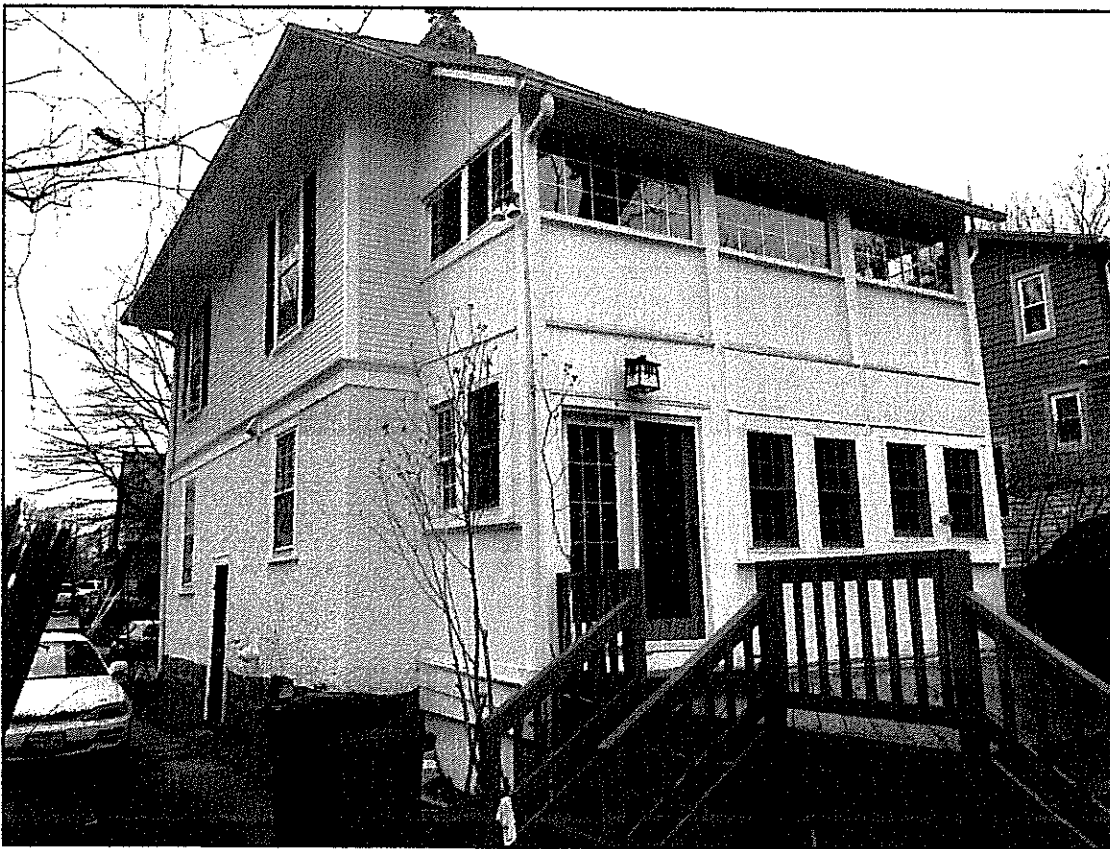
SUZANNE & KEN RESIDENCE

508 TULIP AVE
TAKOMA PARK, MD 20912

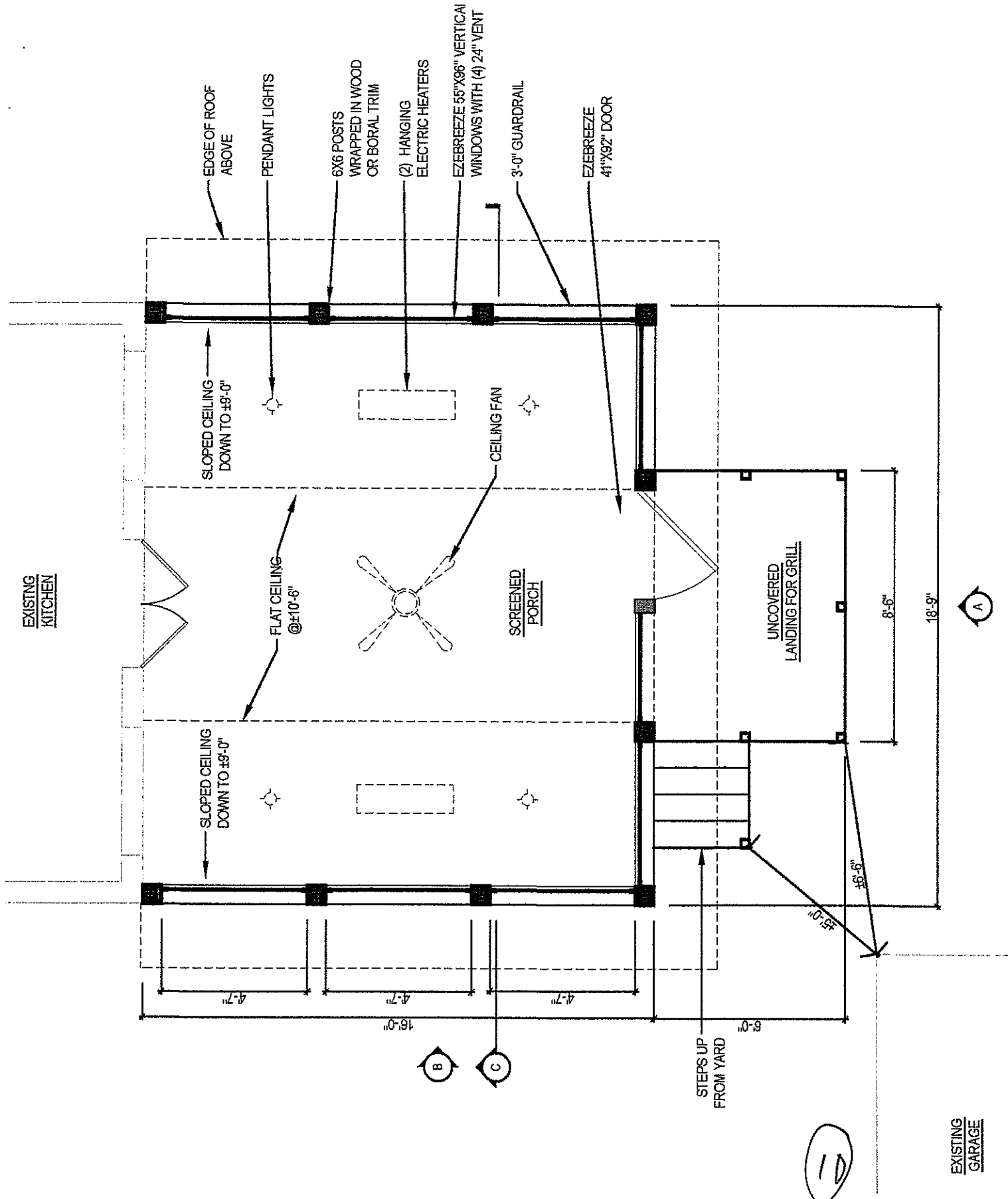




EXISTING FRONT



EXISTING REAR



EXISTING
KITCHEN

A

B

C

10

EXISTING
GARAGE

3

PL 6

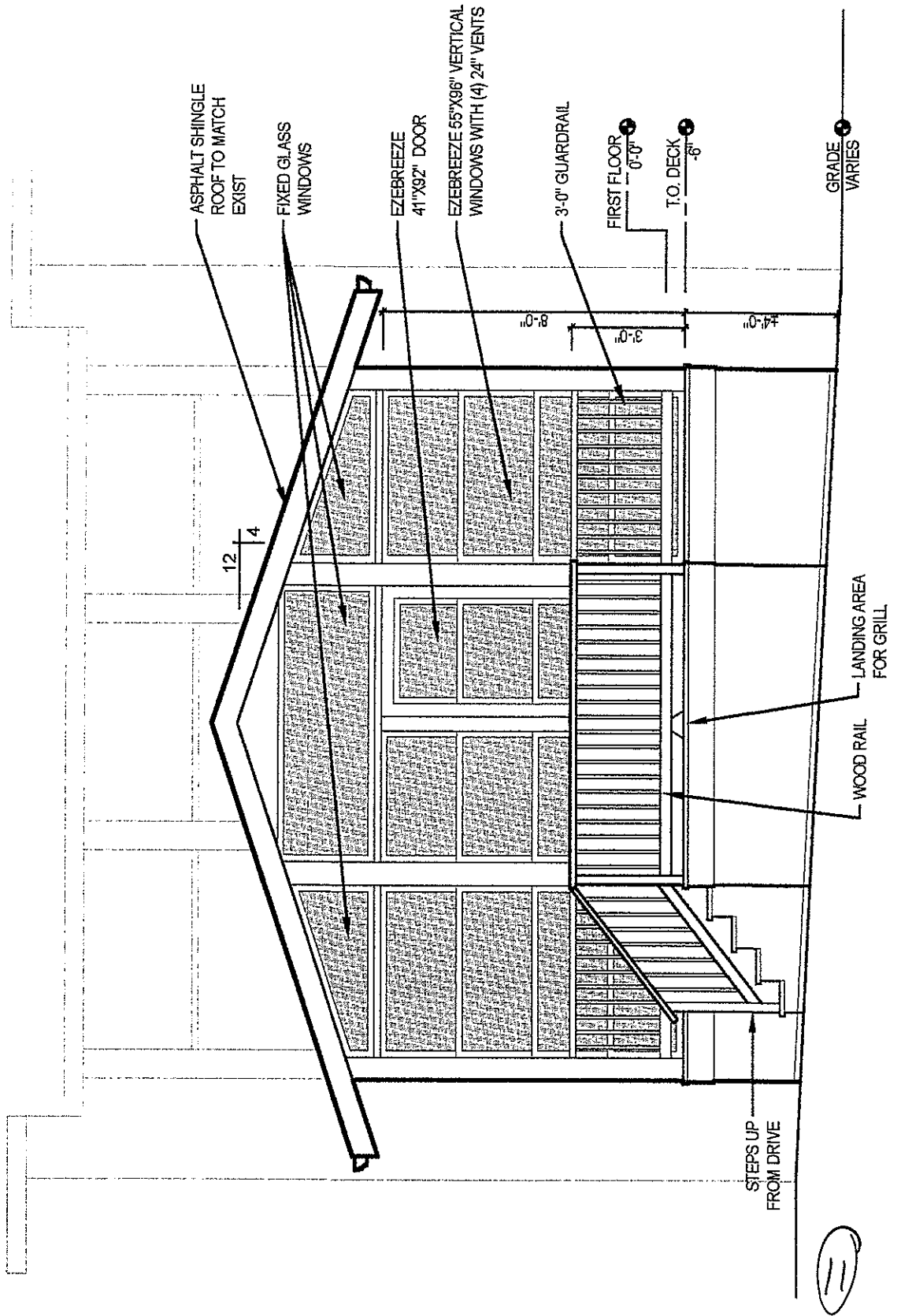
SCHEMATIC DESIGN | 03.06.18

SUZANNE & KEN RESIDENCE

508 TULIP AVE
TAKOMA PARK, MD 20912

PROPOSED PLAN

SCALE: 1/4" = 1'-0"



4

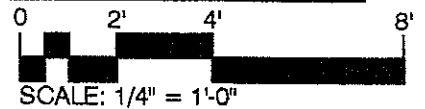
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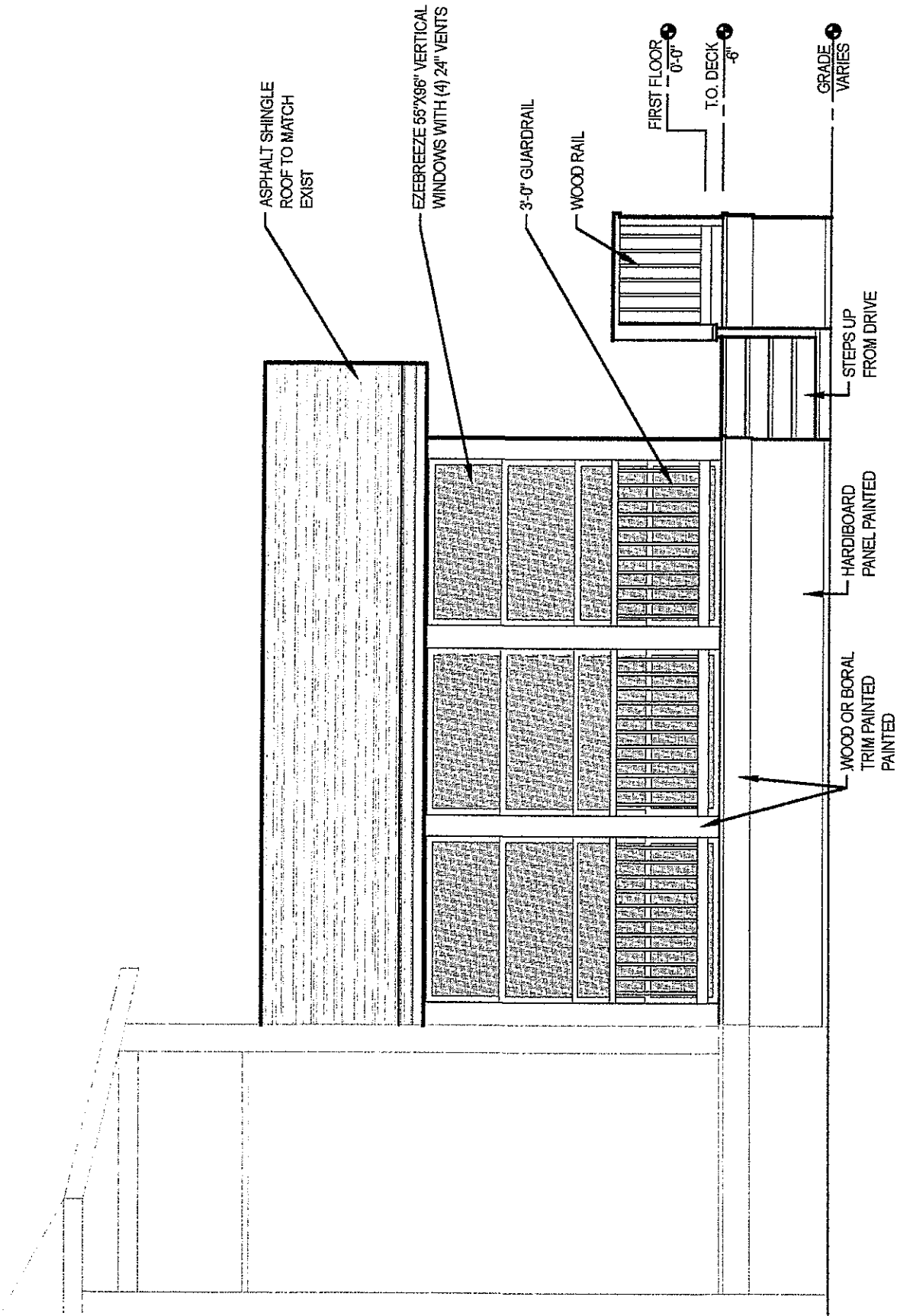
SCHEMATIC DESIGN | 03.06.18

SUZANNE & KEN RESIDENCE

508 TULIP AVE
TAKOMA PARK, MD 20912

FRONT ELEVATION - A





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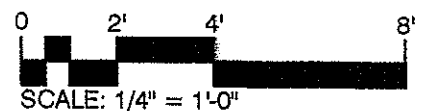
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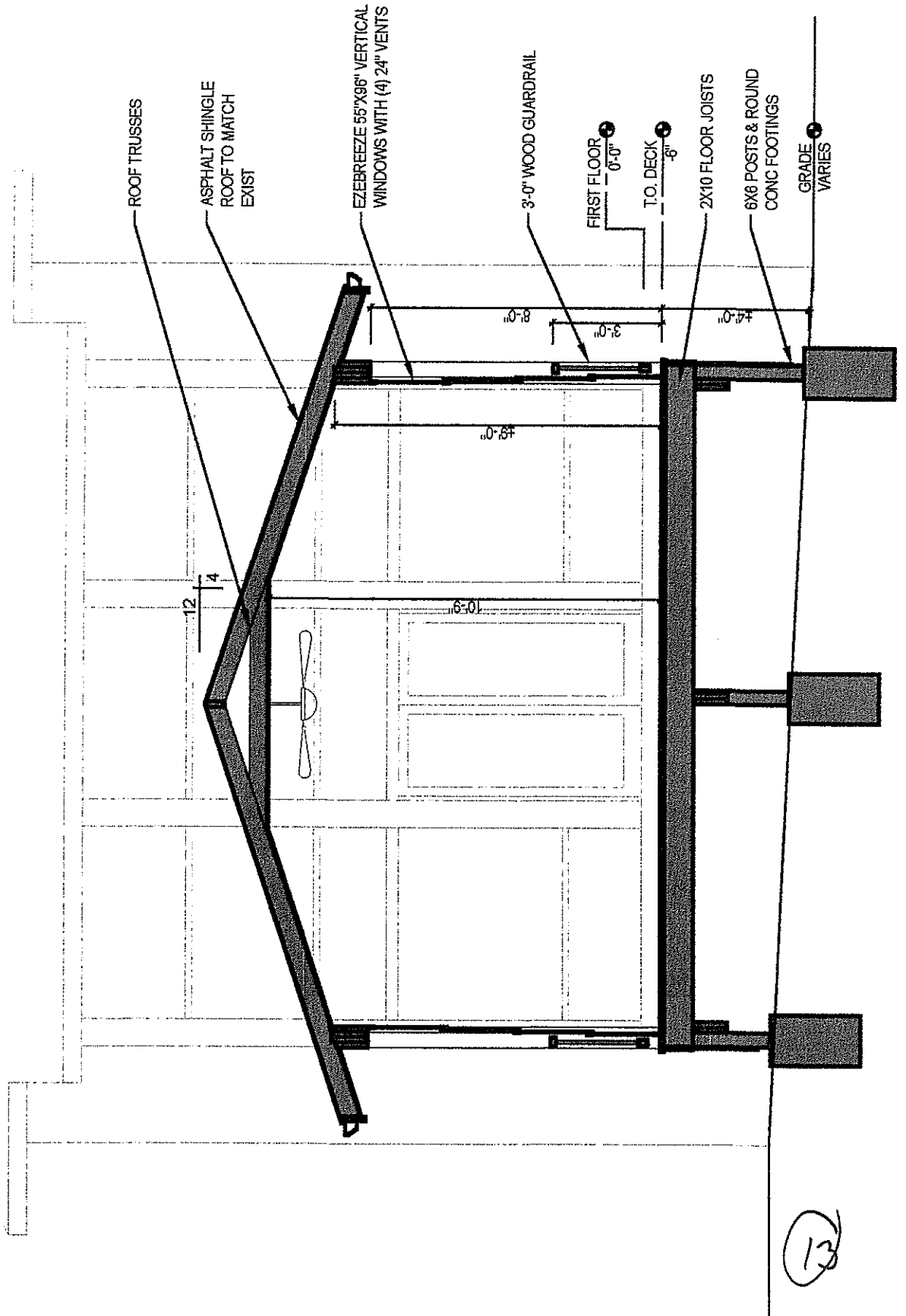
SCHEMATIC DESIGN | 03.06.18

SUZANNE & KEN RESIDENCE

508 TULIP AVE
TAKOMA PARK, MD 20912

SIDE ELEVATION - B





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6

Bl 6

SCHEMATIC DESIGN | 03.06.18

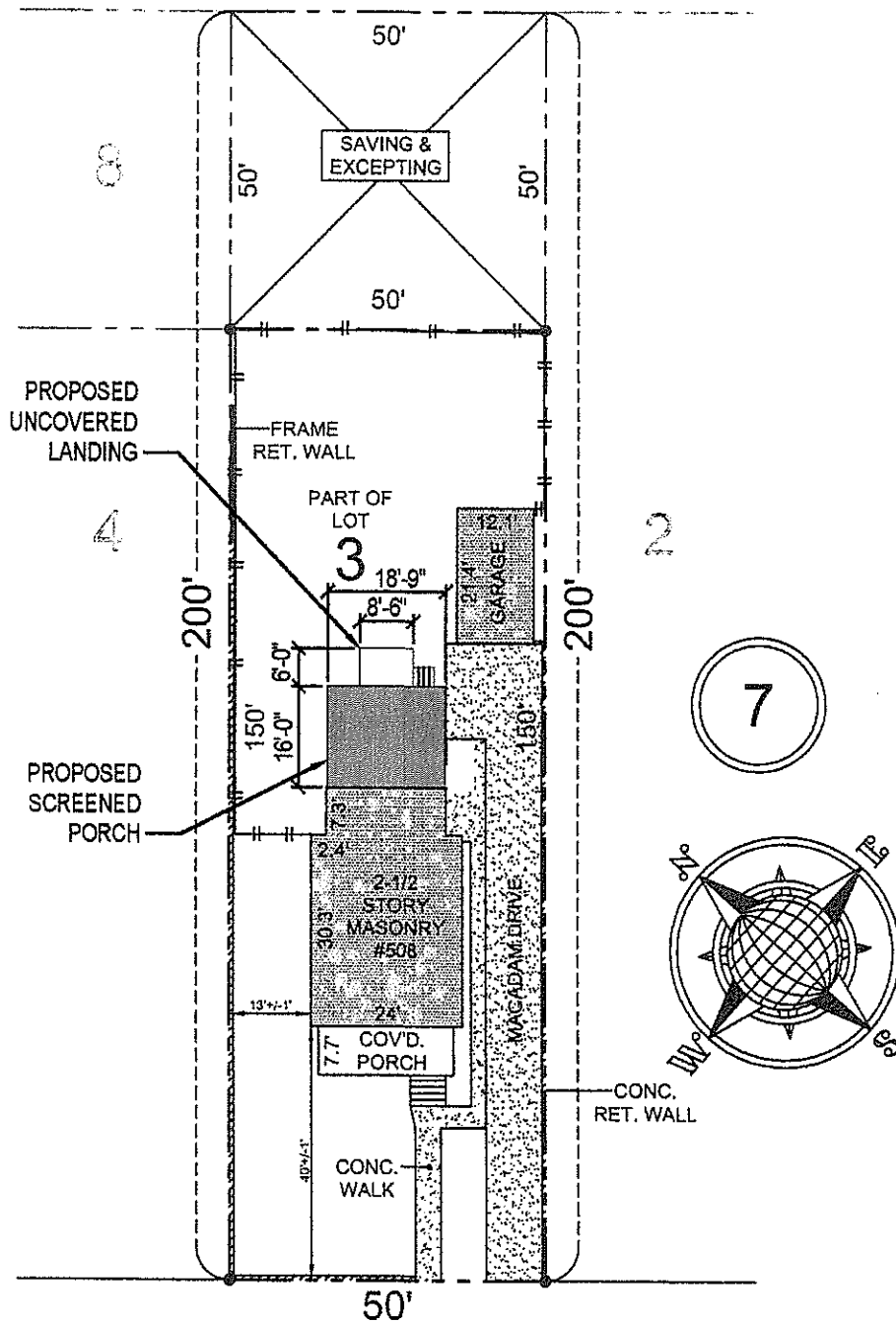
SUZANNE & KEN RESIDENCE

508 TULIP AVE
TAKOMA PARK, MD 20912

BUILDING SECTION - C



SCALE: 1/4" = 1'-0"



Tulip Avenue

SITE PLAN
 SCALE: 1" = 30'

14

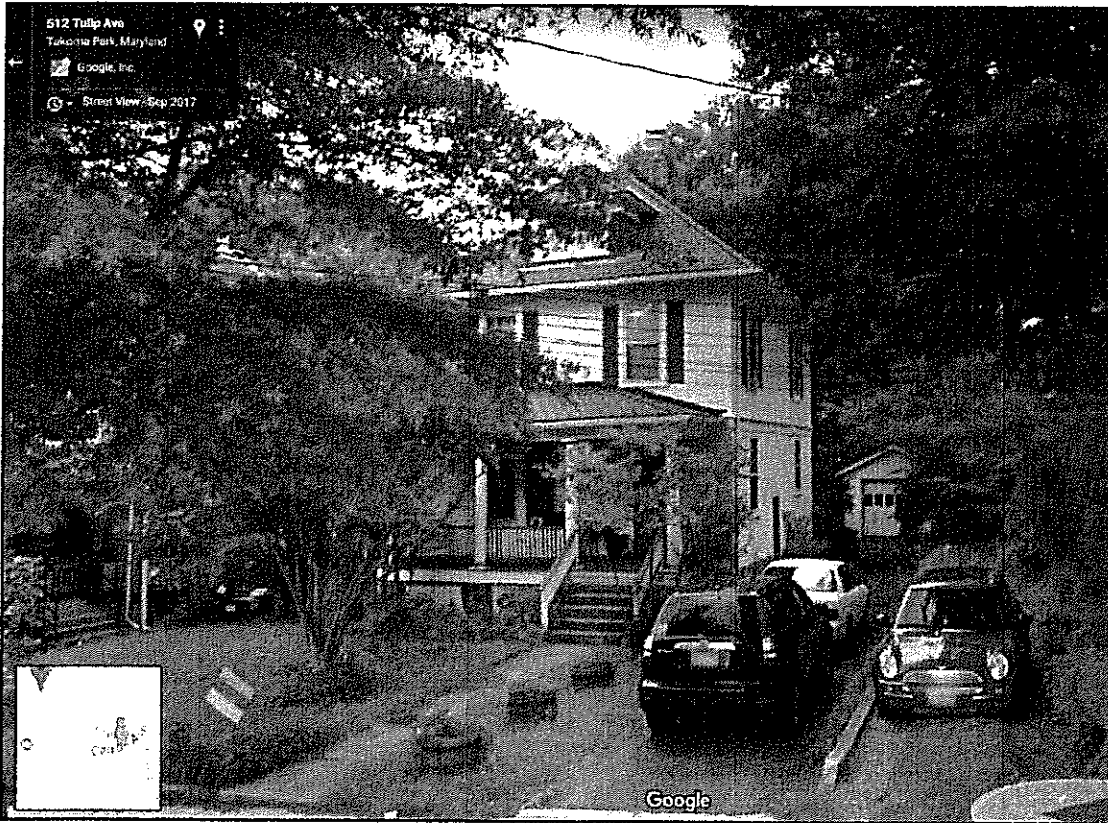
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PL 6

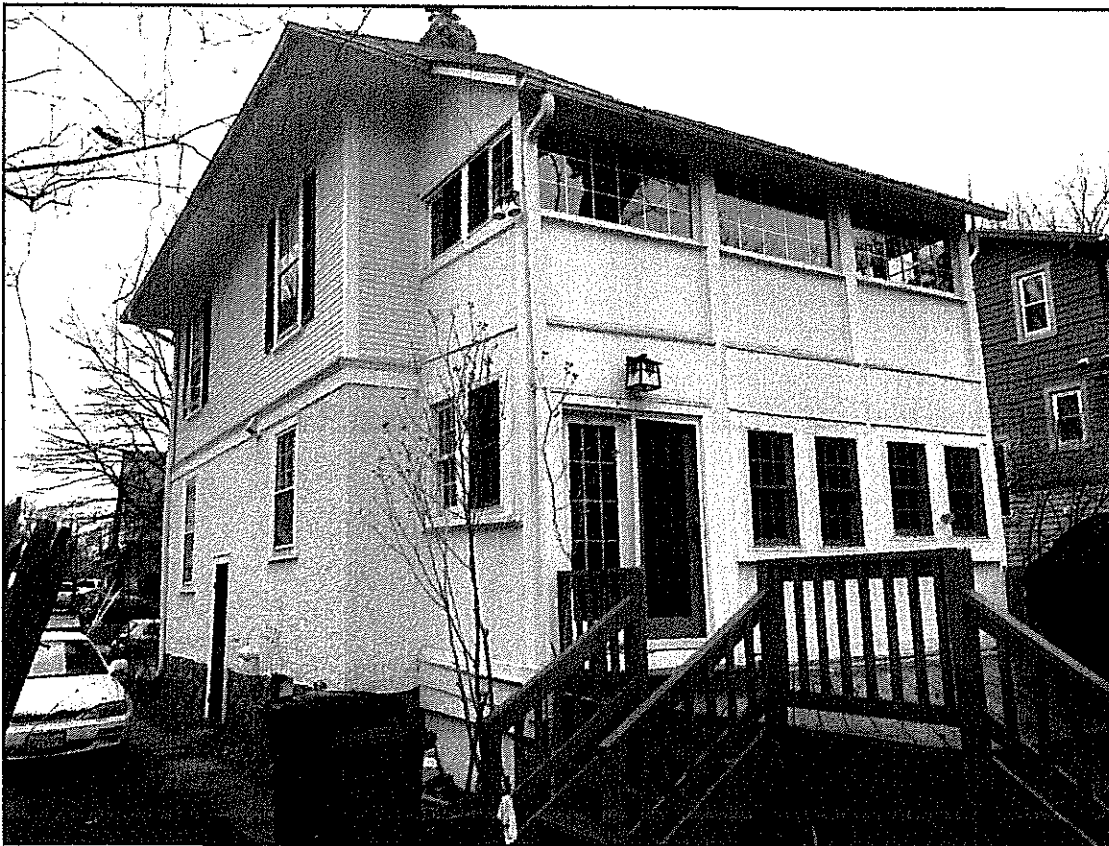
SCHEMATIC DESIGN | 03.06.18

SUZANNE & KEN RESIDENCE

508 TULIP AVE
 TAKOMA PARK, MD 20912

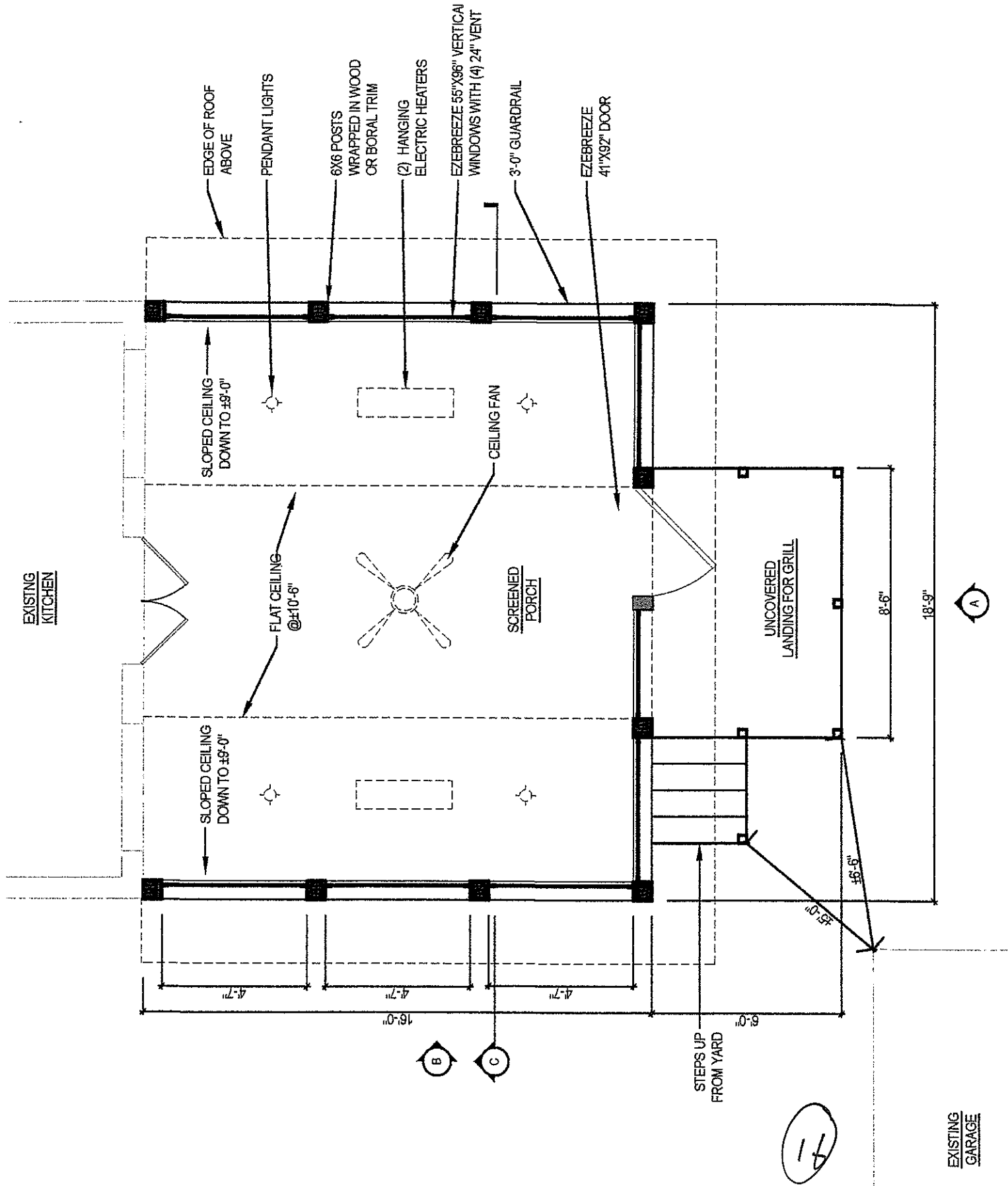


EXISTING FRONT



EXISTING REAR

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3

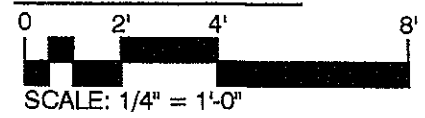
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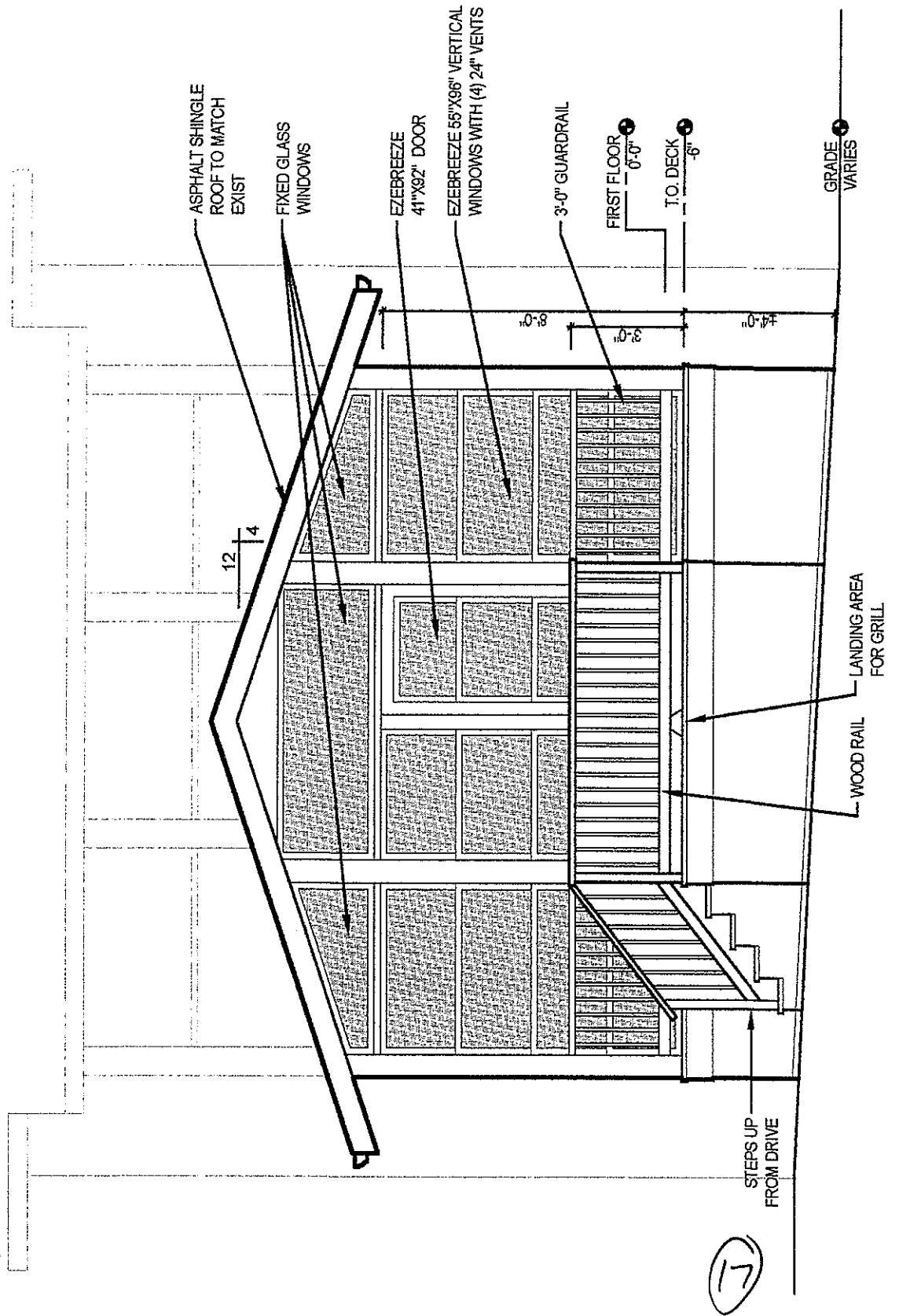
SCHEMATIC DESIGN | 03.06.18

SUZANNE & KEN RESIDENCE

508 TULIP AVE
TAKOMA PARK, MD 20912

PROPOSED PLAN





(17)

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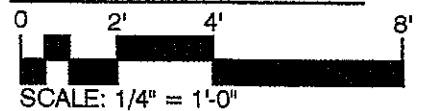
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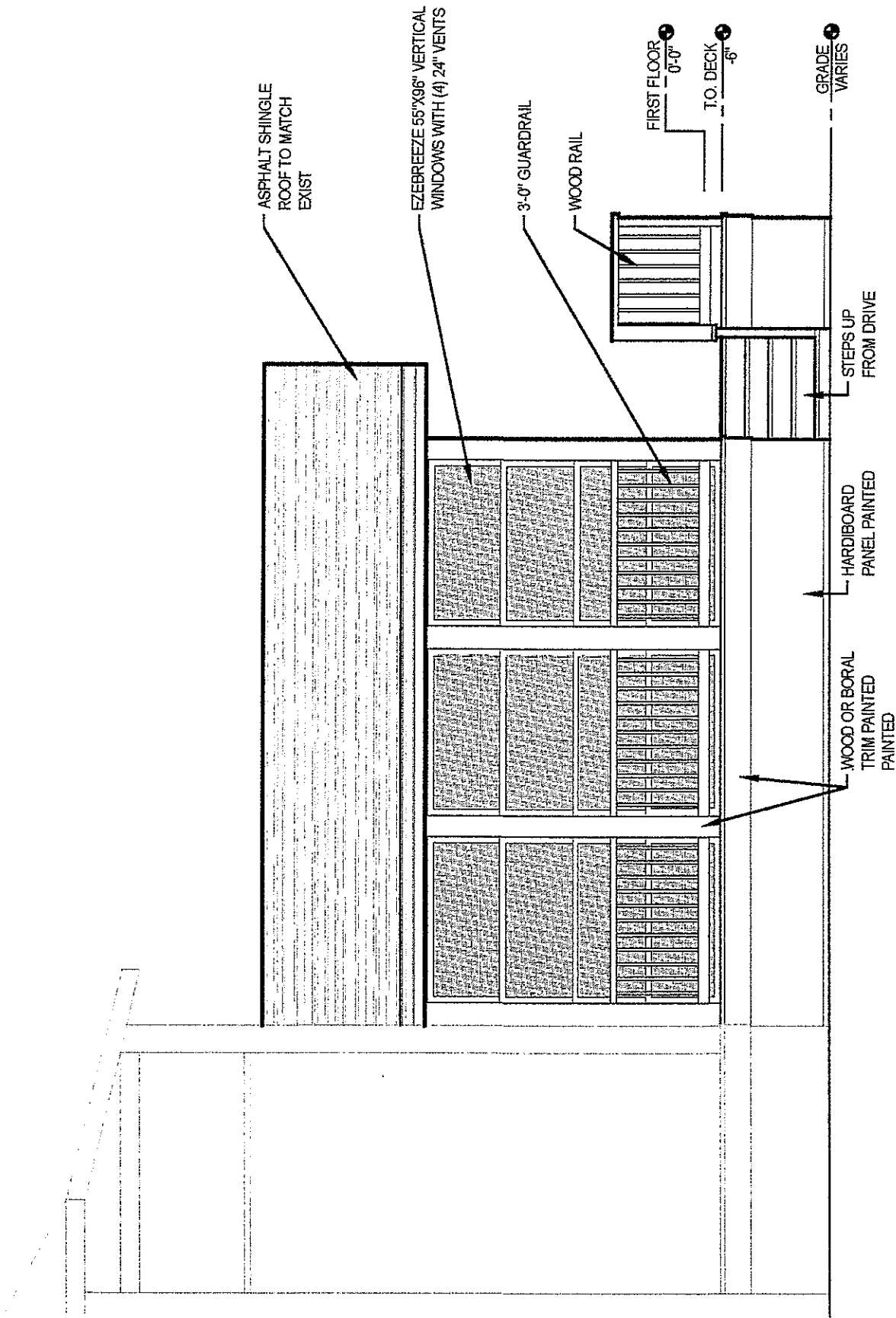
SCHEMATIC DESIGN | 03.06.18

SUZANNE & KEN RESIDENCE

508 TULIP AVE
TAKOMA PARK, MD 20912

FRONT ELEVATION - A





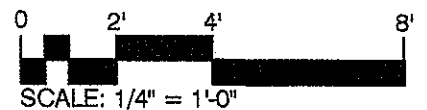
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SCHEMATIC DESIGN | 03.06.18

SUZANNE & KEN RESIDENCE

508 TULIP AVE
TAKOMA PARK, MD 20912

SIDE ELEVATION - B



**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 home is located in the Takoma Park Historic District. It is a single family detached home surrounded by similar sized homes on similar sized properties. The primary structure built in 1913 is masonry and frame. A small two story rear addition was added at some point. There is also an existing garage on the rear of the property. There is one large 3-story tall white oak tree centrally located in the rear yard.

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

The 27" diameter at breast height white oak in the rear yard is afflicted with armillaria fungal root rot. The Takoma Park arborist, Jan van Zutphen, has concluded that the white oak poses a danger to life and property and has granted preliminary approval of the tree removal permit (see attached letter). The proposed work will cut down the compromised white oak.

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.
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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.

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Existing Property Condition Photographs (duplicate as needed)



Detail: View from rear yard of 506 Tulip Ave



Detail: View from rear yard of 512 Tulip Ave

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City Of Takoma Park
Public Works Department



31 Oswego Avenue, Silver Spring, Maryland 20910
Office: 301-891-7633 Fax: 301-585-2405
www.takomaparkmd.gov

March 21, 2018

Kenneth Quinto
508 Tulip Avenue
Takoma Park, MD 20912

Re: same

Dear Kenneth Quinto,

The City of Takoma Park has granted preliminary permit approval for you to remove the 27" d.b.h. Oak tree (4 replants) from the rear center of your property.

Preliminary approval means that the City will post your property for a 15 day period beginning 03/20/18 and ending 04/04/18 for public comment. **You will be granted a permit to remove the tree(s) pending the City's receipt of your signed agreement to adhere to the City's tree replacement requirements.** Additionally, since your property is located within the Historic District, you are required to receive a **HISTORIC AREA WORK PERMIT**. To apply for a HAWP, contact Montgomery County Department of Permitting Services at 240-777-3400 or online at: <http://permittingservices.montgomerycountymd.gov/dps/building/HistoricAreaWorkPermit.aspx>.

Please submit both the signed replanting agreement and a copy of your HAWP to Takoma Park Public Works, in order to be issued a tree removal permit.

The replacement agreement is enclosed, the terms of which require you to replant FOUR 1 ½ inch caliper category 4 deciduous tree(s), or make a contribution of \$700.00 to the City's tree fund.

Please contact me at 301-891-7612 if you have any questions.

Sincerely,

Jan van Zutphen
Urban Forest Manager

Enclosure

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