

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	500 Tulip Ave., Takoma Park	<b>Meeting Date:</b>	4/10/2019
<b>Resource:</b>	<b>Contributing Resource</b> Takoma Park Historic District	<b>Report Date:</b>	4/3/2019
<b>Applicant:</b>	Joshua Castleman	<b>Public Notice:</b>	3/27/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-19P	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Door and window alterations		

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**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Foursquare/Craftsman  
**DATE:** 1920



***Fig. 1: Subject property.***

## **PROPOSAL**

The applicant proposes the following work items:

- Raise the floor of an existing two-story rear addition to be level with the historic house.
- Raise an existing door on the west (left) side of the addition to accommodate the new floor height.
- Reduce the height of an existing window on the west (left) side of the addition to accommodate interior alterations; this alteration would be achieved by raising the existing sill and installing a new, smaller window. Details of the window and further discussion may be found below in Circle 10 of the staff report.

## **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.

A majority of structures in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

The *Guidelines* that pertain to this project are as follows:

- 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.

***Sec. 24A-8. Same-Criteria for issuance.***

- (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
  - (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; [emphasis added] 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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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 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.” Standards 2, 9, and 10 most directly apply to the application before the Commission:

#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.

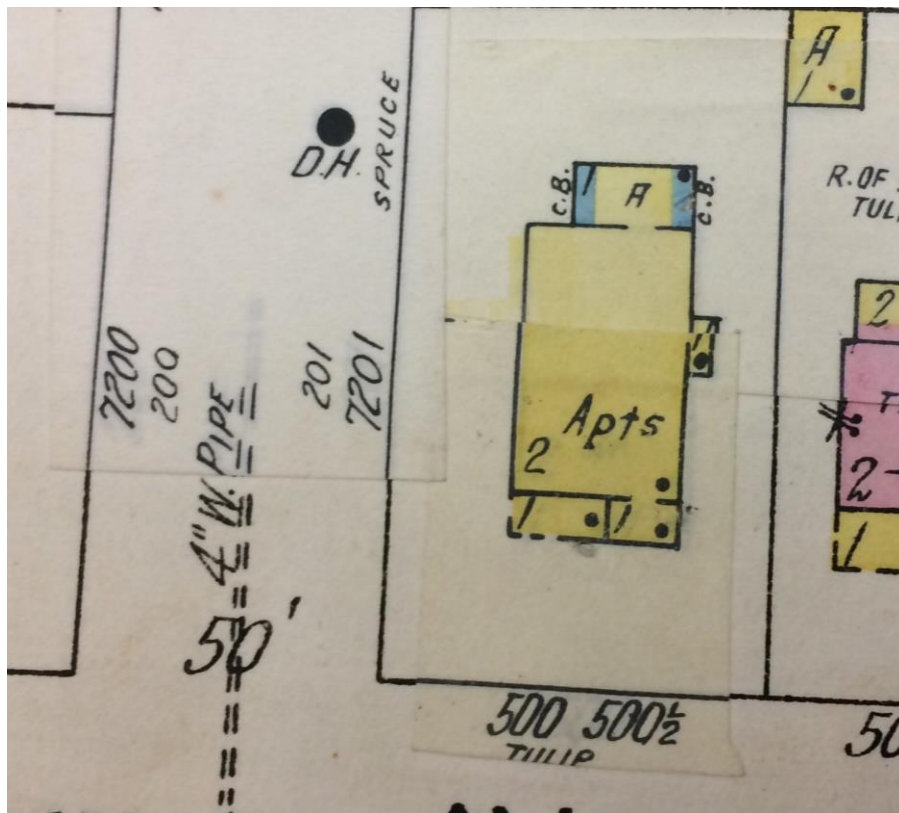
#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**STAFF DISCUSSION:**

The subject property is located on a corner lot, with Tulip Avenue to the south (front) and Spruce Avenue

to the west (left). The house retains architectural integrity, although it has experienced previous alterations. Aside from four original windows on the front elevation, all of the windows in the house have been previously replaced. The house has been broken up into several different apartments since at least the 1950s.

The proposed alterations will affect the west (left) side of an existing two-story rear addition. The date of construction for the existing addition is unknown, but the 1953 Sanborn Insurance Map suggests that it was constructed adjacent to/on top of a previous one-story attached garage at the north side (rear) of the house. Physical evidence supports this finding, suggesting numerous alterations having previously occurred on the north side (rear) of the house. The garage depicted in the 1953 Sanborn Insurance Map appears to have been extended, with a new one-story addition constructed above the extension.



**Fig. 2: 1953 Sanborn Insurance Map (colors and coding indicate a 1-story attached concrete block garage at the rear).**



*Fig. 3: Photograph from under the existing deck at the northwest corner (rear/left) of the house, looking toward the rear of the house. The concrete block wall of the attached garage is depicted to the left. The location where the alterations will occur is directly above the partially open areaway. Note that the concrete block transitions to parging where the garage was extended.*

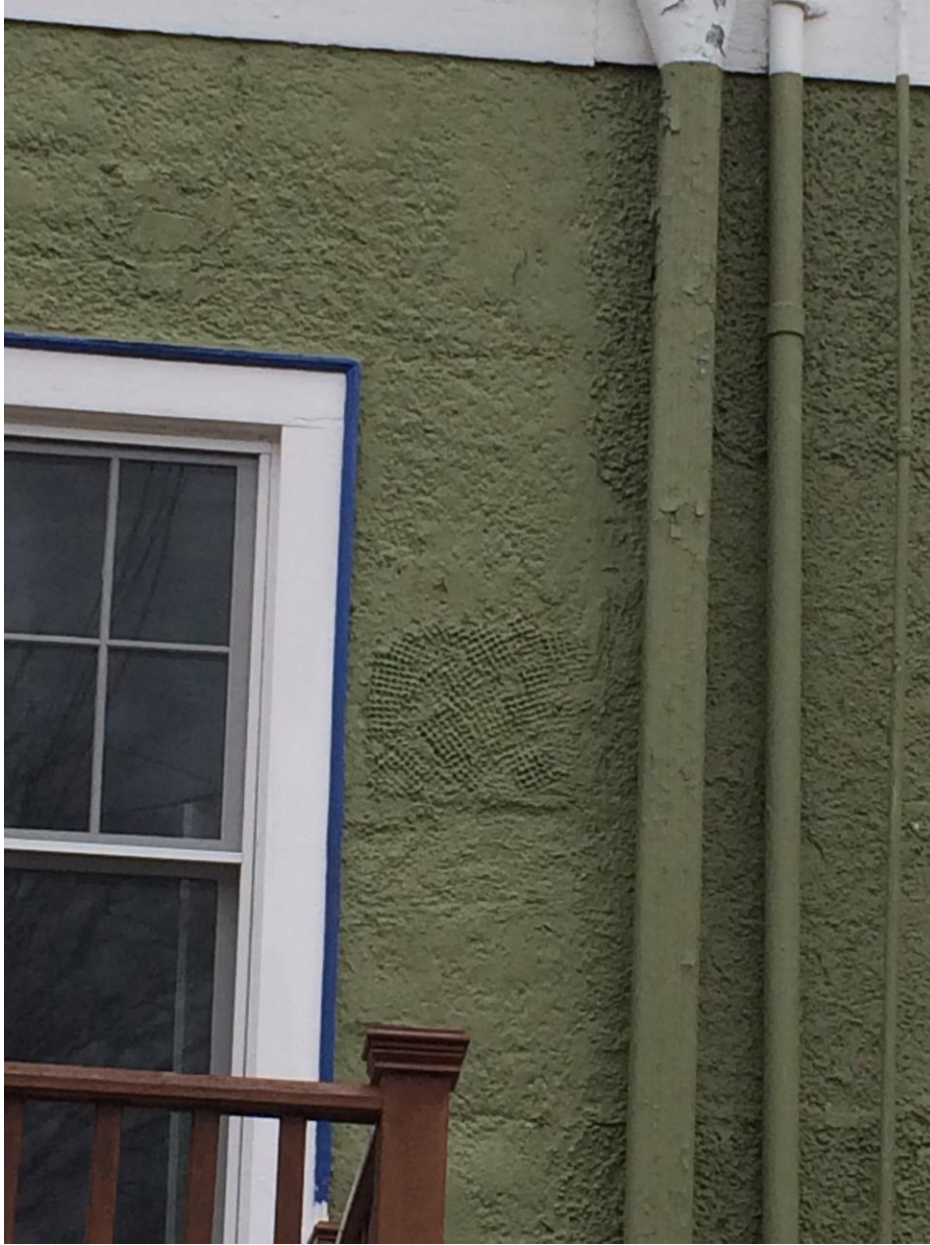




***Fig. 4: Photograph from the northwest corner (rear/left) of the house, looking under the existing deck (opposite angle from Fig. 3).***



*Fig. 5: Roofline of the existing two-story rear addition, depicting how the addition was connected to the historic house.*



*Fig. 6: Transition from the stucco of historic house (right) to the stucco of the existing two-story rear addition (left).*





*Fig. 7: An original corner board at shown at the transition from the historic house (right) to second-floor of addition (left).*

Staff notes that the submitted drawings inaccurately depict the rooflines of the historic house and addition, showing the hipped roof extending to cover both. In actuality, the historic hipped roof transitions to a shed roof on the addition in the approximate location depicted in the image below.



**Fig. 8: Transition from the eaves of the historic hipped roof to the shed roof on the addition, as indicated by the red line.**

Staff supports the applicant's proposal, finding the proposed alterations compatible with the historic house and the surrounding streetscape. The proposed window alteration will maintain the existing head height, which is consistent with that of the original window openings. Additionally, the proposed new window dimensions are generally consistent with the paired original windows directly to the right. The existing window in the existing opening is a non-original six-over-one double-hung wood SDL window. The proposed replacement window will be of the same style and be provided by the same manufacturer. Staff is not concerned with raising the head height of the existing door, as the resulting head height will be generally consistent with existing the fenestration on the historic house and addition.

Staff finds that the proposed alterations are generally consistent with the predominant style of the resource, in accordance with the *Guidelines*, and that the proposal will not remove or alter historic character-defining features, in accordance with the *Standards*.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Takoma Park Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: tonycastleman@hotmail.com Contact Person: Joshua Castleman  
Tax Account No.: 022-60-0004 (SSN) Daytime Phone No.: 301-792-2715  
Name of Property Owner: Joshua Castleman Daytime Phone No.: 301-792-2715  
Address: 500 Tulip Avenue Takoma Park, MD 20912  
Contractor: Woodpak Builders Inc. Phone No.: 301-924-1503  
Contractor Registration No.: MHIC # 45018

Agent for Owner: UPTON ARCHITECTURE: 301-646-3606 Daytime Phone No.: ---  
LOCATION OF BUILDING/PREMISE

House Number: 500 Street: TULIP AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: SPRUCE  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ 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: \_\_\_\_\_

1B. Construction cost estimate: \$ 47,000

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.

Josh Castleman  
Signature of owner or authorized agent

March 14, 2019  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

869283



**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 structure is a multi-unit, Craftsman style house. It is located in the historic district of Takoma Park and is classified as a Contributing Resource. It was built in 1922. With the exception of the four front-facing windows all of the original windows have been replaced with Hurd double-hung, 6-over-1, all-wood sash kits, following approval of a HAWP in 2013.

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

We propose to renovate our kitchen by combining our existing kitchen (12'x8') with the adjacent breakfast room (10'x9'). Because the floor of the breakfast room is lower than the floor of the kitchen, we need to raise the floor of the breakfast room. Therefore, we need to move the door from the breakfast room to the door up by approx. 6 inches. We will keep the same door and have it up.

**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; will also be changed slightly, with the opening matching the adjacent windows in the kitchen. Note these are not original windows; after receiving approval in 2013 we changed.
- 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.

Existing Property Condition Photographs (duplicate as needed)

Attached

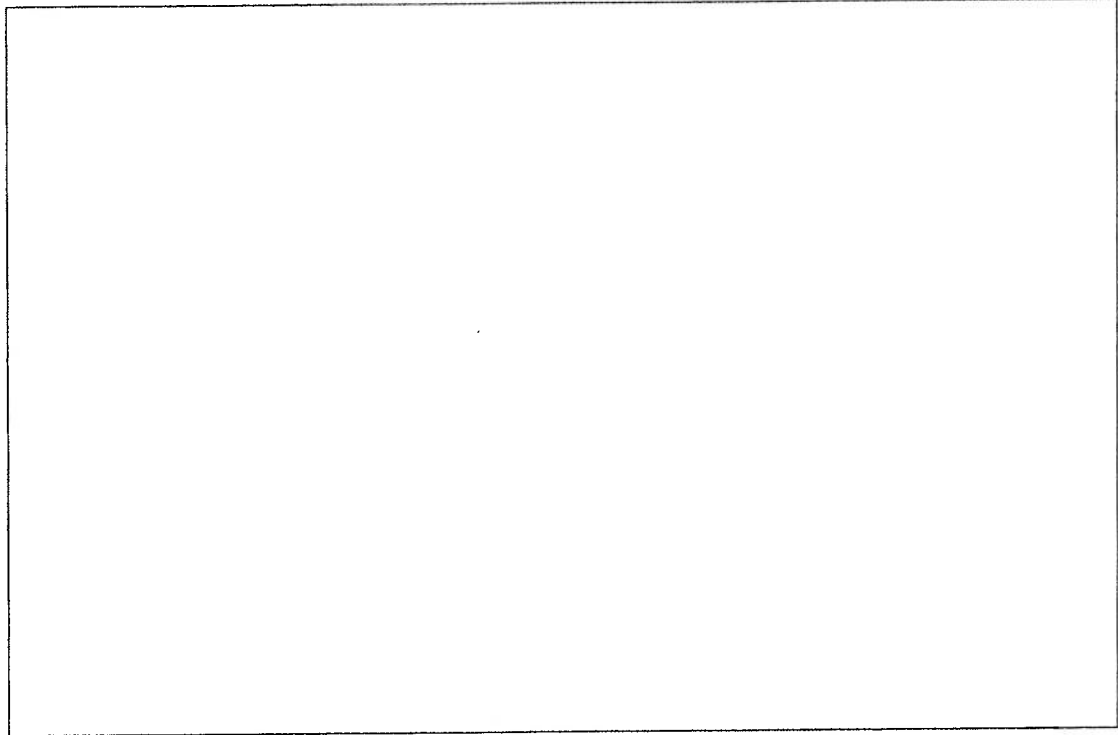
Photo A - Left side elevation

Photo B - Door, window, two adjacent windows

Photo C - Door and window

Photo D - Window and adjacent windows

Detail: \_\_\_\_\_



Detail: \_\_\_\_\_

Applicant: Joshua Castanon

Page: \_\_

PHOTO A





PHOTO B





PHOTO C

door  
↓

window  
↓





PHOTO R

Window



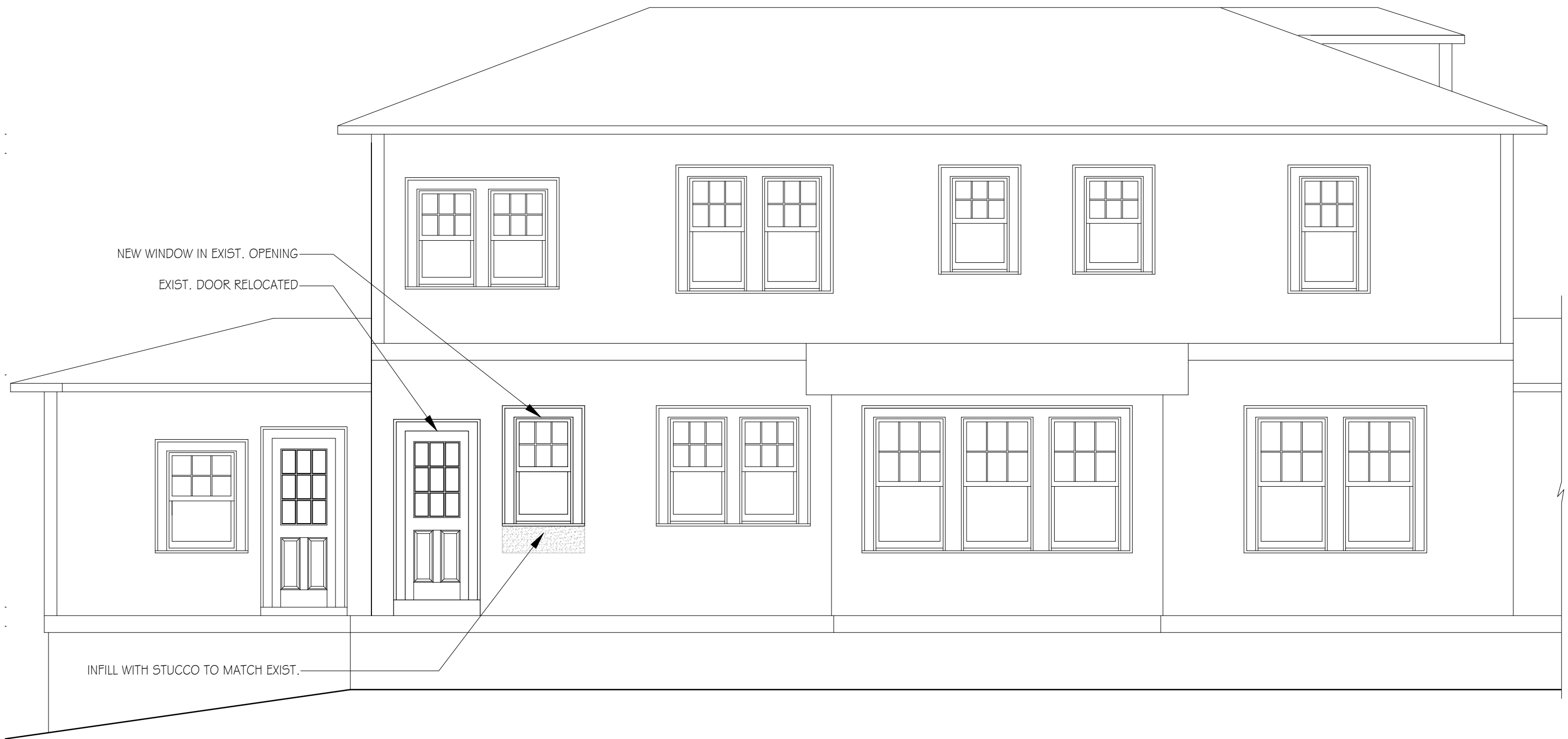


EXISTING LEFT SIDE ELEVATION

PROJECT: 18078  
SCALE: 1/4" = 1'-0"  
DATE: 2-28-19

CASTLEMAN RESIDENCE  
500 TULIP AVE, TAKOMA PARK, MD 20912

**upton**  
ARCHITECTURE  
4524 Saul Road  
Kensington, MD 20895  
301-646-3606  
mgu@uptonarchitecture.com



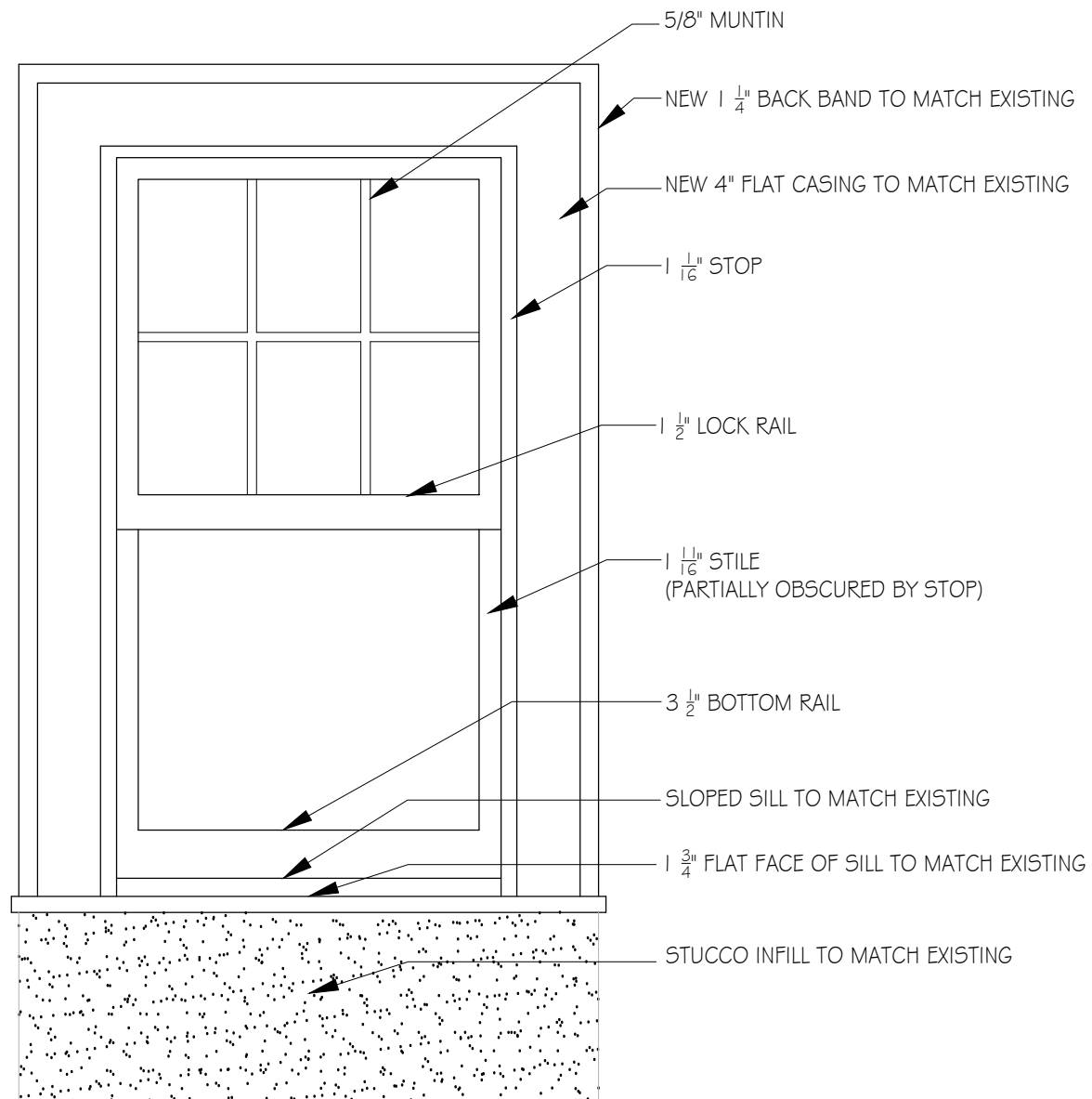
PROPOSED LEFT SIDE ELEVATION - OPTION A

PROJECT: 18078  
SCALE: 1/4" = 1'-0"  
DATE: 2-28-19

CASTLEMAN RESIDENCE  
500 TULIP AVE, TAKOMA PARK, MD 20912

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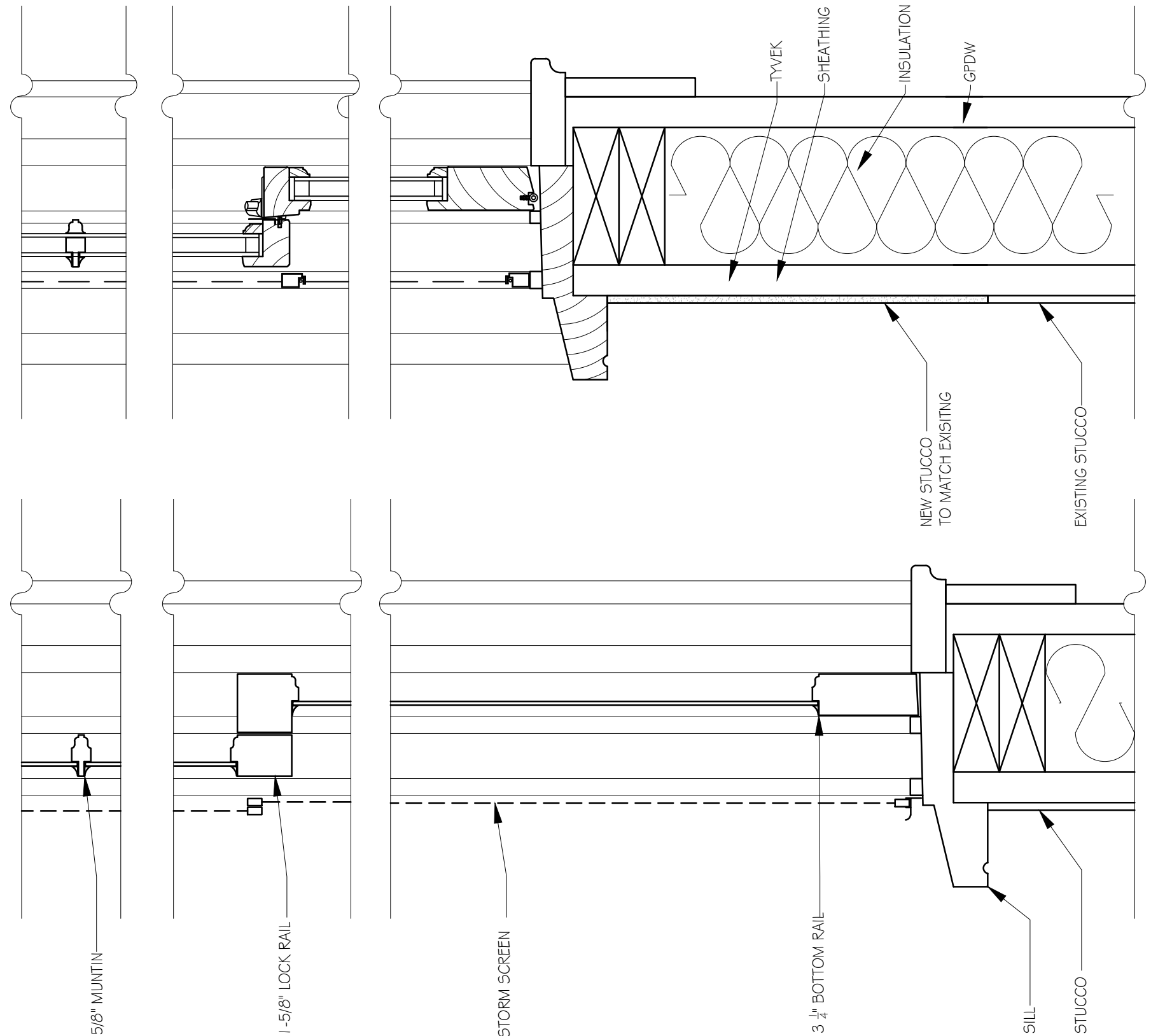
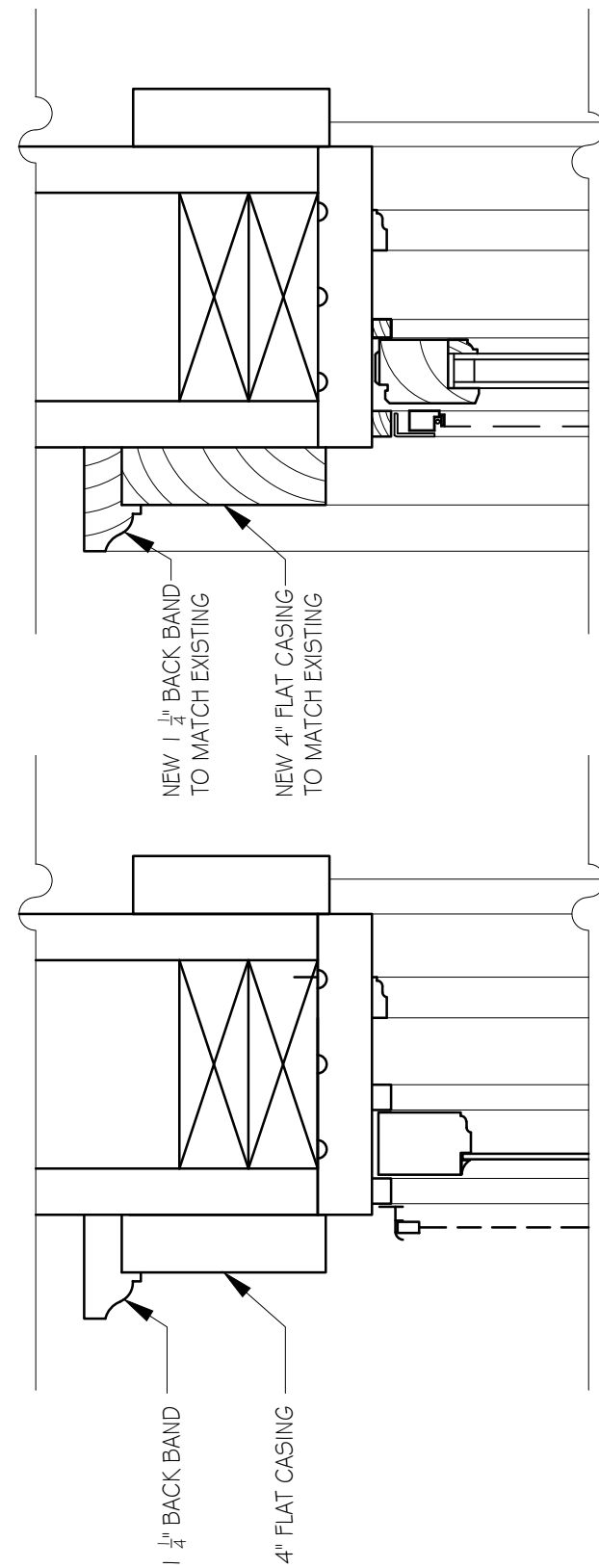
SINGLE WINDOW W/ STUCCO INFILL - OPTION A

ALL-WOOD, HURD, TILT DOUBLE HUNG SASH KIT  
WINDOW IN EXISTING FRAMED OPENING

PROJECT: 18078  
SCALE: 1" = 1'-0"  
DATE: 2-28-19

CASTLEMAN RESIDENCE  
500 TULIP AVE, TAKOMA PARK, MD 20912

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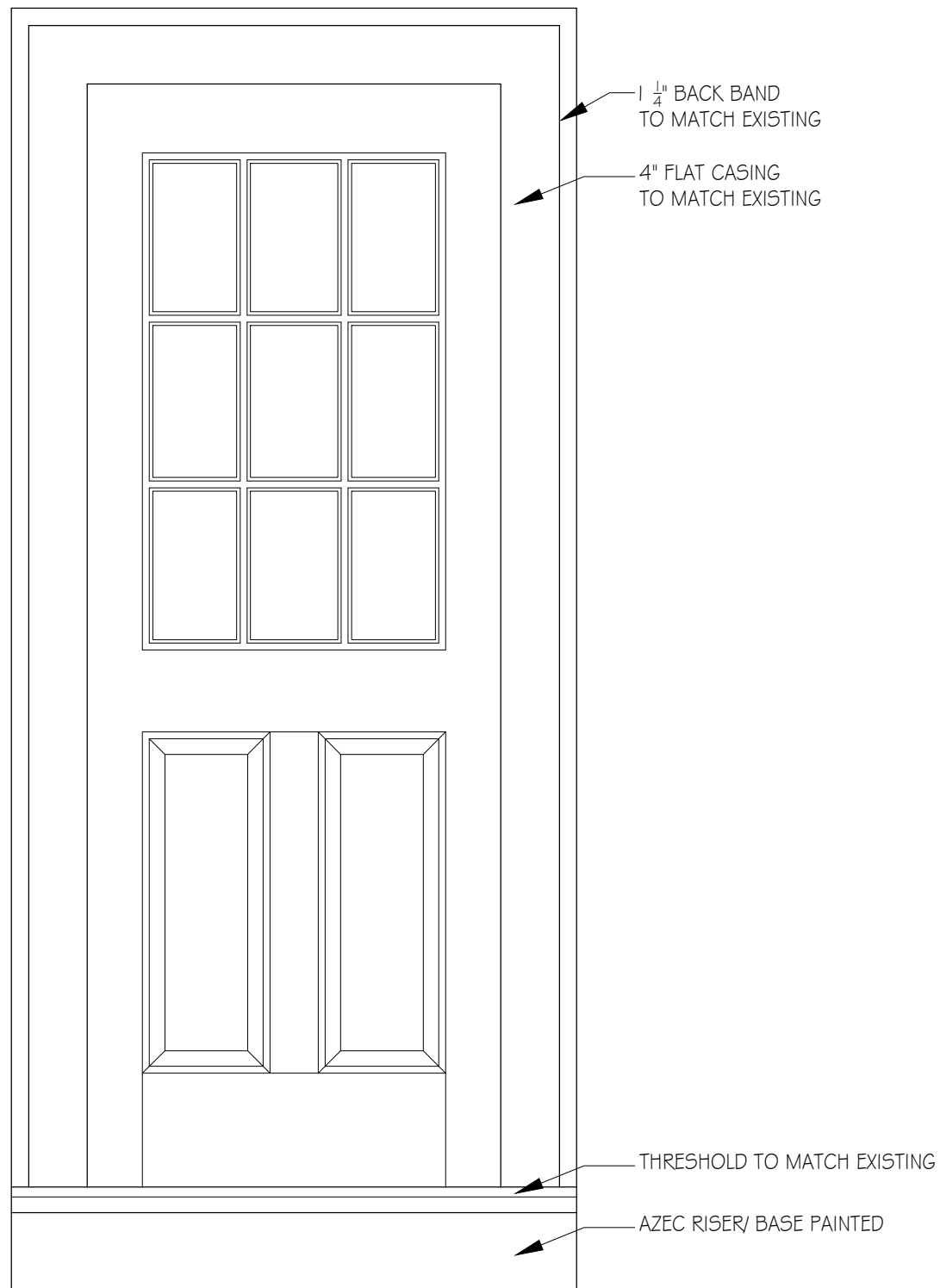
PROPOSED WINDOW REPLACEMENT - OPTION A  
HEAD & SILL DETAILS

EXISTING WINDOW  
HEAD & SILL DETAILS

PROJECT: 18078  
SCALE: 3" = 1'-0"  
DATE: 2-28-19

CASTLEMAN RESIDENCE  
500 TULIP AVE, TAKOMA PARK, MD 20912

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4524 Saul Road  
Kensington, MD 20895  
301-646-3606  
mgu@uptonarchitecture.com

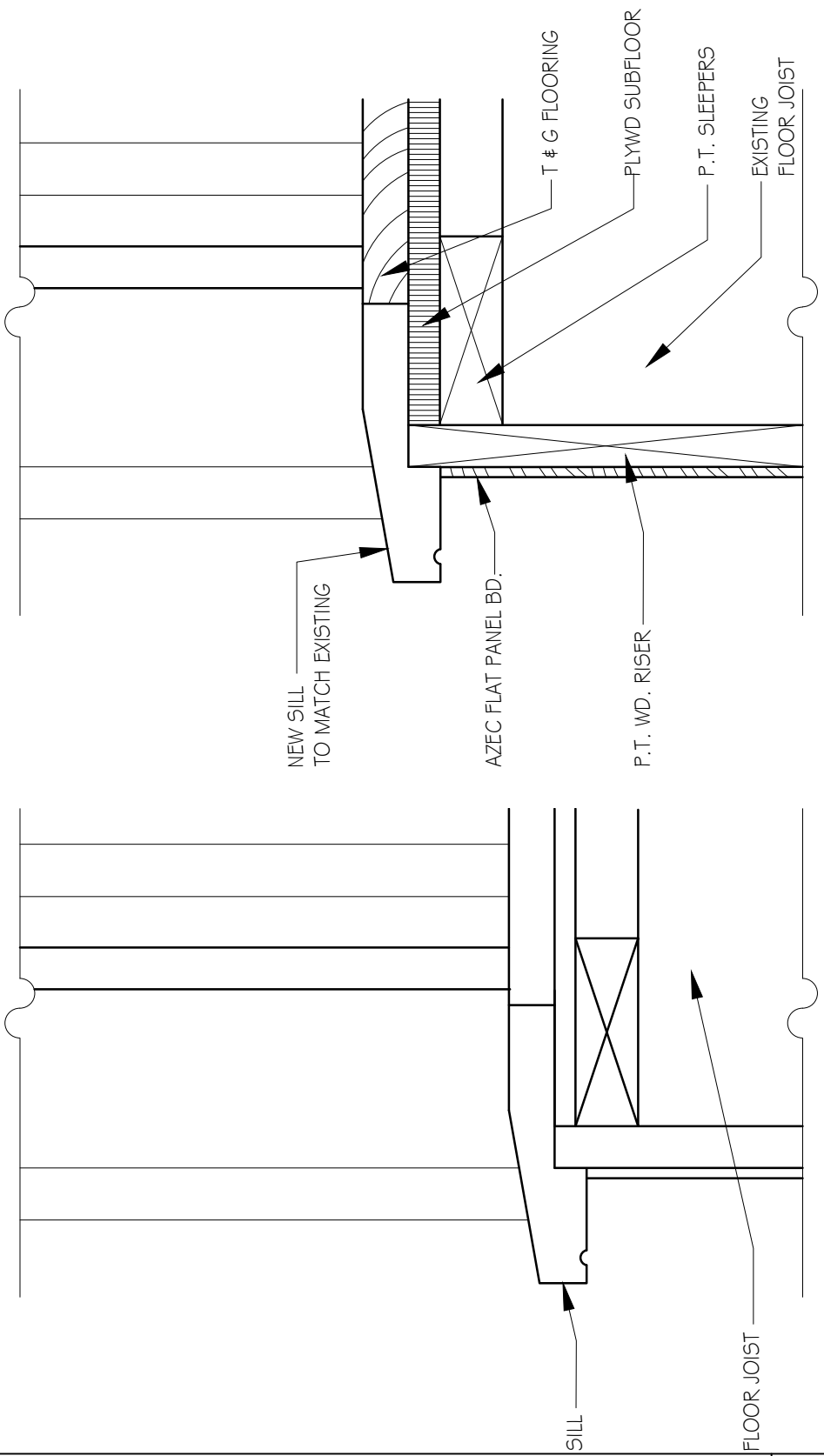
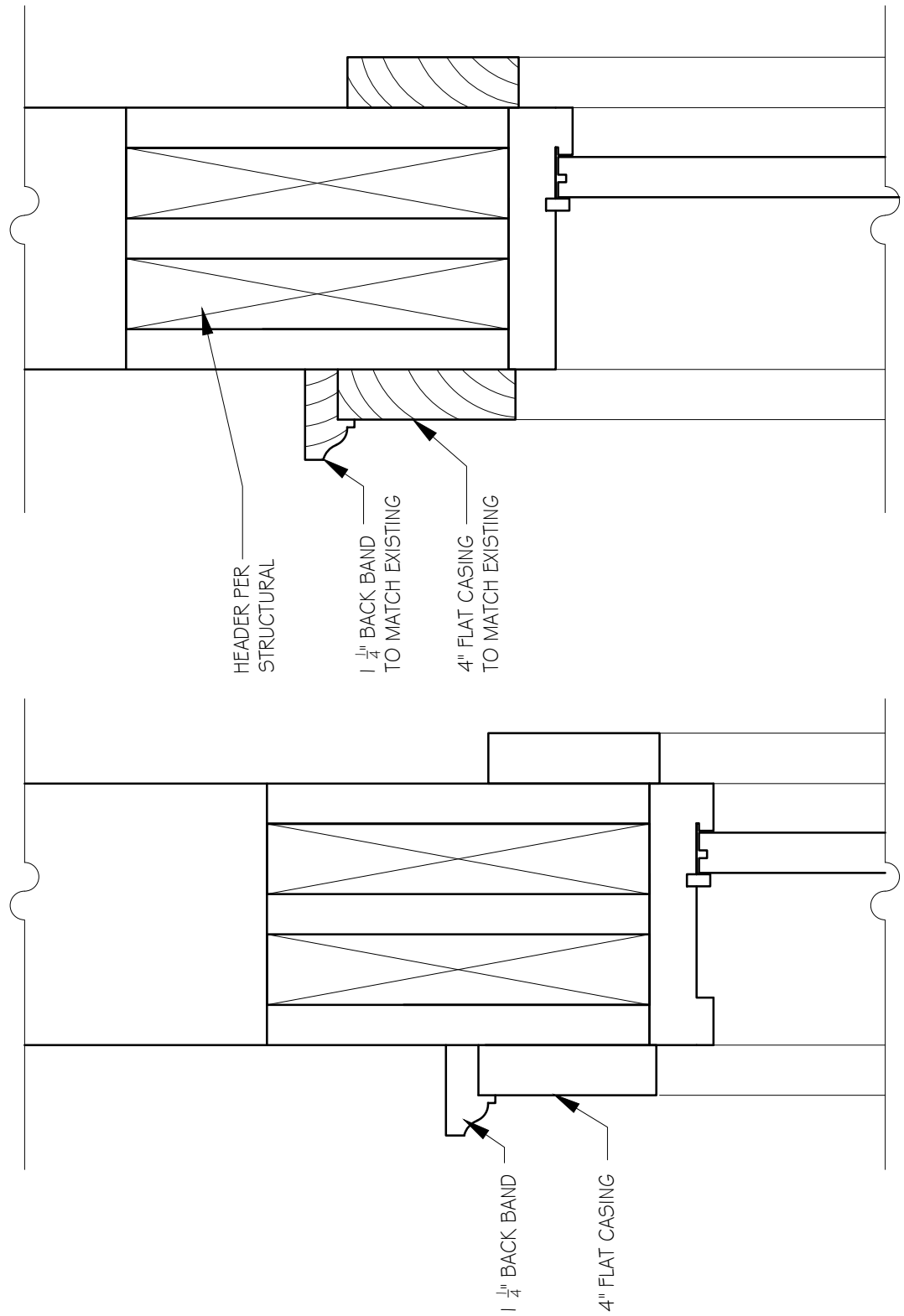


EXISTING DOOR RELOCATED

PROJECT: 18078  
SCALE: 1" = 1'-0"  
DATE: 2-28-19

CASTLEMAN RESIDENCE  
500 TULIP AVE, TAKOMA PARK, MD 20912

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ARCHITECTURE  
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Kensington, MD 20895  
301-646-3606  
mgu@uptonarchitecture.com



PROPOSED DOOR RELOCATION  
HEAD & SILL DETAILS

EXISTING DOOR  
HEAD & SILL DETAILS

PROJECT: 18078  
SCALE: 3" = 1'-0"  
DATE: 2-28-19

CASTLEMAN RESIDENCE  
500 TULIP AVE, TAKOMA PARK, MD 20912

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July 2, 2013

Tony Castleman  
500 Tulip Ave  
Takoma Park, MD  
(301) 792-2715

MHIC License #50355  
VA Class A License #2705042074A  
DCHIC License #4152  
EPA certification #NAT-21025-0

### SALES & INSTALLATION AGREEMENT

Quality Window & Door, Inc. the "Contractor" and "the Owner" hereby agree to the following terms and conditions for the improvements located at: 500 Tulip Ave

### THE WORK

The work to be performed by the contractor including a list of specified materials described below:

Remove existing sash and jamb hardware. Install new sash replacement kits in existing openings.  
Install custom screens. Remove all job related debris.

INSTALLERS TO USE HEPA VAC WHEN CLEANING UP.

### GENERAL SPECIFICATIONS: WINDOWS

**manufacturer:** Hurd

**exterior:** wood primed

**interior:** wood primed, natural pine on Living room 1st Floor

**glass:** Low E double pane thermal insulated with Argon gas, tempered or obscure where noted

**grilles:** 5/8" simulated divided lite (colonial inside & outside)

**screens:** full charcoal fiberglass mesh with white frames

**hardware:** white

**jamb liner color:** wood primed

**interior trim:** existing

**exterior trim:** existing

location	qty	size	unit description	lite cut
1st Fl Living Rm LS	2	28 1/2 x 62 1/4	sash replacement kit, 6 degrees	3 wide x 2 high over 1
1st Fl Living Rm LS	3	34 1/2 x 62 1/4	sash replacement kit, 6 degrees	3 wide x 2 high over 1
1st Fl Kitchen LS	2	28 1/2 x 46	sash replacement kit, 6 degrees	3 wide x 2 high over 1
2nd Fl BR LS	1	28 1/2 x 62 1/4	sash replacement kit, 9 degrees	3 wide x 2 high over 1
2nd Fl Kitchen LS*	2	28 1/2 x 46	sash replacement kit, 9 degrees	3 wide x 2 high over 1
2nd Fl Living Rm LS	2	28 1/2 x 62 1/4	sash replacement kit, 9 degrees	3 wide x 2 high over 1
<b>TOTAL UNITS</b>	12			

6700 Distribution Drive, Beltsville, MD 20705 800-595-9991  
2820 Dorr Ave, Merrifield, VA 22031 703-204-1032