

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	506 Tulip Ave., Takoma Park	Meeting Date:	12/2/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/25/2020
Applicant:	Larry Ravitz	Public Notice:	11/18/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-20VVVV	Staff:	Dan Bruechert
PROPOSAL:	Skylight Installation		

STAFF RECOMMENDATION



Approve



Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1923

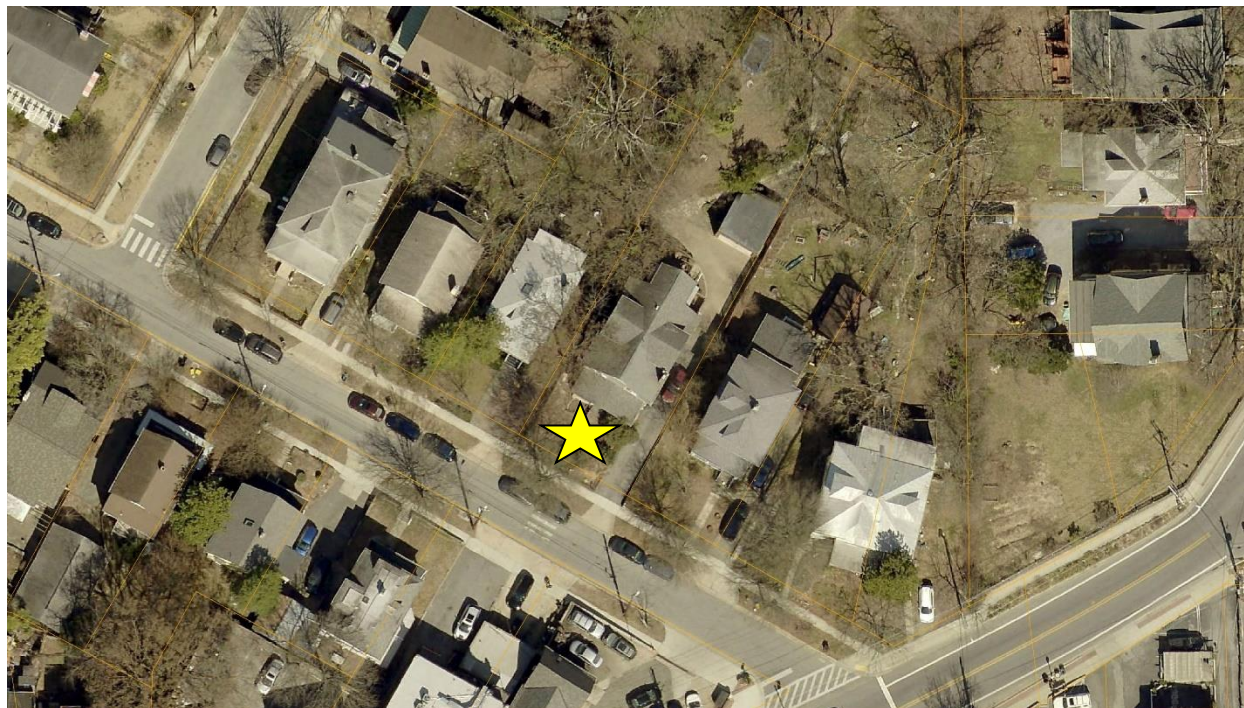


Figure 1: 506 Tulip Avenue.

PROPOSAL

The applicant proposes to install a Velux Cabrio skylight on the left side of the front-facing gable roof, towards the rear. Staff finds this will have a minor impact on the roofline or historic character of the house. Additionally, the *Takoma Park Design Guidelines* state that minor modifications, including skylights, should be approved as a matter of course where they do not front a right-of-way. Staff recommends the HPC approve the HAWP. The applicant has also proposed to replace the roof with like asphalt shingles, and this was approved with an in-kind letter from staff.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

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
- (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.” The relevant *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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in

Chapter 24A-8(b)(1), (2), and (d), having found that the proposal 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, 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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: Larry Ravitz

E-mail: Larry@Ravitz.com

Address: 506 Tulip Ave

City: Takoma Park Zip: 20912

Daytime Phone: (301)332-3622

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☒ Yes/District Name Takoma Park
_____ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 506 Street: Tulip Avenue

Town/City: Takoma Park Nearest Cross Street: Carroll Avenue

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Skylight</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Larry Ravitz
Signature of owner or authorized agent

11-10-20
Date

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

Owner's mailing address

Larry Ravitz
506 Tulip Ave
Takoma Park, MD
20912

Owner's Agent's mailing address

same

Adjacent and confronting Property Owners mailing addresses

Takoma Auto Clinic
7221 Carroll Ave
Takoma Park, MD 20912

Doug Dembling +
Rebecca Fields
504 Tulip Ave.
Takoma Park, MD
20912

Ken Quinto and
Suzanne Quinto
508 Tulip Ave.
Takoma Park, MD
20912

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

506 Tulip avenue is a 3 story, single family home. It is over 100 years old. It is an "arts and crafts" style victorian home. It has a detached garage.

Description of Work Proposed: Please give an overview of the work to be undertaken:

We would like to install 1 Velux Cabrio ^{Balcony} Skylight on the back left side of the house, as viewed from the street. We will cut a hole through the roof, install the skylight, and then seal the skylight edges with propper water-proofing.

The roof has asphalt shingles.

The rough opening size for the skylight is $39\frac{3}{8}" \times 101"$ with flashing. The color of the skylight will be a neutral brown.

The Velux Cabrio balcony opens to go from a roof window to a balcony. It sits flushed when it's closed. The exterior cover is colored aluminum, which will be gray.

Balcony

Work Item 1: Skylight Installation

Description of Current Condition:

The roof is in good condition. It is less than 6 months old.

Proposed Work:

Cut hole in the roof
install skylight
re-seal edges around
skylight
make sure roof and
skylight are water-proof

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

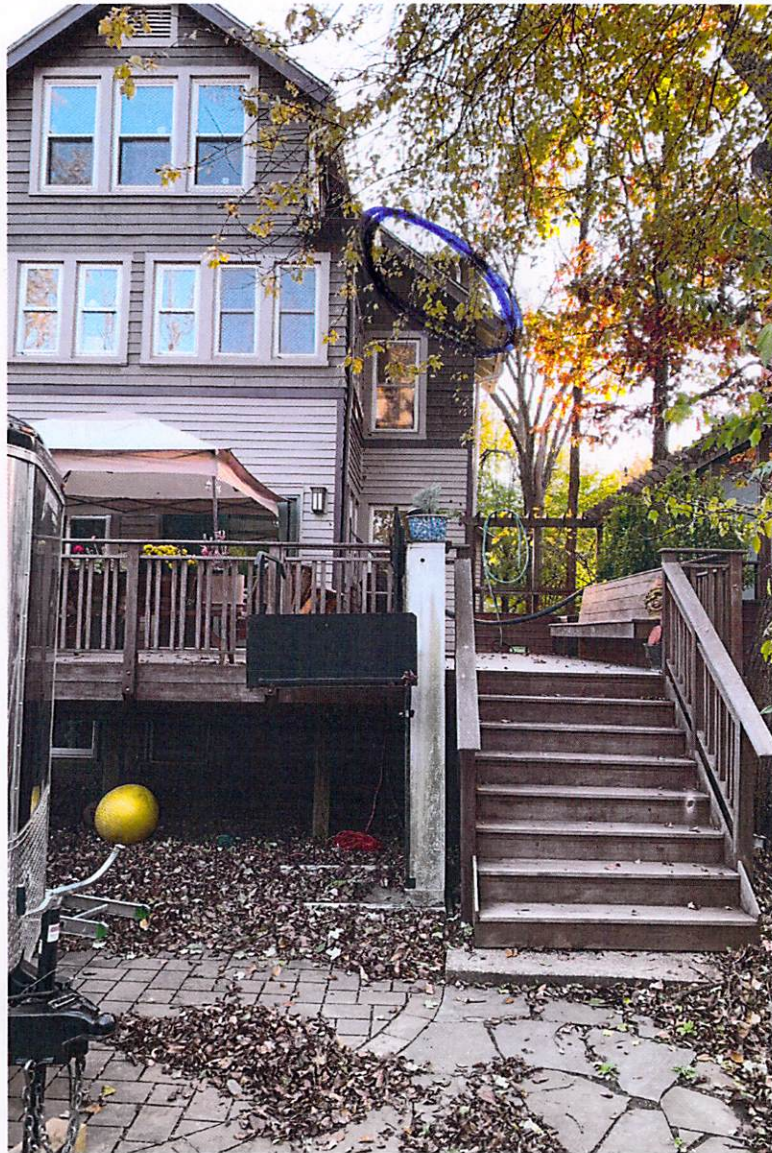
Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

where skylight will be as
seen from the rear of
the house.



where skylight will be as seen
from the front of the house.



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VELUX Cabrio - This photo (from the manufacturer) shows two skylights, one closed and one open. I would use only one skylight.