

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	501 Tulip Avenue, Takoma Park	Meeting Date:	12/4/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/27/2024
Applicant:	Matt Graham & Sally Tracy Richard Vitullo, Architect	Public Notice:	11/20/2024
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1092690	Staff:	Dan Bruechert
Proposal:	Fenestration Alteration		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one condition** the HAWP application:

1. Final window specifications must be submitted to Staff for final review and approval before the release of the final HAWP approval. Approval authority to verify the window is compatible with the character of the house is delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Vernacular
DATE: 1925

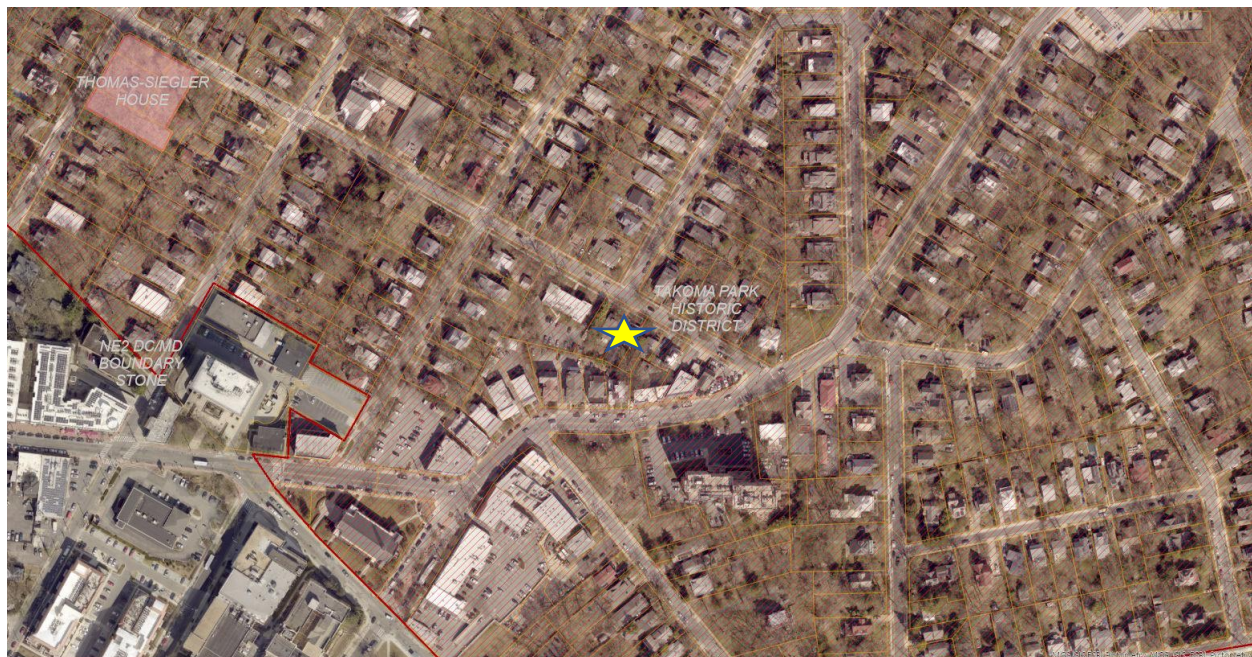


Figure 1: The subject property is located near the intersection of Tulip Ave. and Carroll Ave.

PROPOSAL

The applicant proposes to enlarge one opening and install an additional window in the non-historic addition.

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*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*).

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.

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

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

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

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
- (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; 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.

(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 the Interior's Standards for Rehabilitation

- 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 DISCUSSION

The subject property is a two-and-a-half story, front gable, vernacular house. At the rear, there is a two-story addition, constructed sometime after 1959 and modified in the late 1970s when the subject property was divided into multiple apartments. The applicant proposes to enlarge a rear window opening on the rear elevation; and install a new window opening on the right elevation. Staff finds the proposal will not impact any historic fabric and is generally compatible with the historic character of the house and recommends the HPC approve the HAWP.

Rear Window

On the addition's rear elevation, there is a small one-over-one wood sash window in the southwest corner (see *Fig. 2*, below). The applicant proposes to remove the existing window, enlarge the opening, and install a larger one-over-one aluminum-clad SLD window. Window trim will match the dimensions of the historic windows; however, the trim will be a synthetic material.

Staff finds the existing window is not historic and its removal will not be detrimental to the historic character of the house or the surrounding district. Staff additionally finds the proposed enlarged window is generally compatible with the historic one-over-one windows in the original portion of the house. Staff notes the HPC has consistently determined aluminum clad windows are an appropriate substitute material for wood windows on additions and new construction in the Takoma Park Historic District. Additionally,

Staff finds that the *Design Guidelines* state that alterations to features that are not visible from the public right-of-way should be approved as a matter of course.



Figure 2: Photo of the rear elevation with the window to be altered circled in yellow.

However, Staff finds that detailed window specifications are required as part of a HAWP to alter a building's fenestration. Staff recommends the HPC add a condition to the approval of this HAWP requiring the applicant to provide detailed window specifications to Staff for review and approval before issuing the final HAWP approval documents. With the recommended condition, Staff finds the rear window alteration is appropriate and recommends the HPC approve the HAWP under the *Design Guidelines*, 24A-8(b)(2) and (d), and Standard 2.

Side Window

On the right (west) elevation of the non-historic addition, the applicant proposes to add a single-light casement window with wood trim.

Staff finds the proposed blank wall on the first floor of the addition does not contribute to the overall character of the house or surrounding district; and that installing a window in this location will not have a detrimental impact on the character of the site or district. Staff additionally finds that while a sash window may be more compatible with the overall character of the house, the single-light casement is not incompatible with the character of the house and recommends the HPC approve the window installation.

As with the rear sash window, discussed above, Staff finds that detailed window specifications are required as part of a HAWP to alter a building's fenestration. Staff recommends the HPC add a condition to the approval of this HAWP requiring the applicant to provide detailed window specifications to Staff for review and approval before issuing the final HAWP approval documents. With the recommended condition, Staff finds the rear window alteration is appropriate and recommends the HPC approve the HAWP under the *Design Guidelines*, 24A-8(b)(2) and (d), and Standard 2.



Figure 3: The right (west) elevation with the approximate location of the proposed casement window highlighted.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one condition** the HAWP application:

1. Final window specifications must be submitted to Staff for final review and approval before the release of the final HAWP approval. Approval authority to verify the window is compatible with the character of the house is delegated to Staff;

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 an electronic set 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:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
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: Street:

Town/City: Nearest Cross Street:

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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

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.

Signature of owner or authorized agent

Date

Sally Tracy
Matt Graham
501 Tulip Ave.
Takoma Park, MD 20912

AGENT FOR OWNER:
Richard J. Vitullo AIA
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Adjoining Property Owners

HAWP

500 Tulip Ave.
Takoma Park, MD 20912

503 Tulip Ave.
Takoma Park, MD 20912

506 Tulip Ave.
Takoma Park, MD 20912

411 Tulip Ave.
Takoma Park, MD 20912

502 Tulip Ave.
Takoma Park, MD 20912

7044 Carroll Avenue
Takoma Park, MD 20912

7040 Carroll Avenue
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:

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

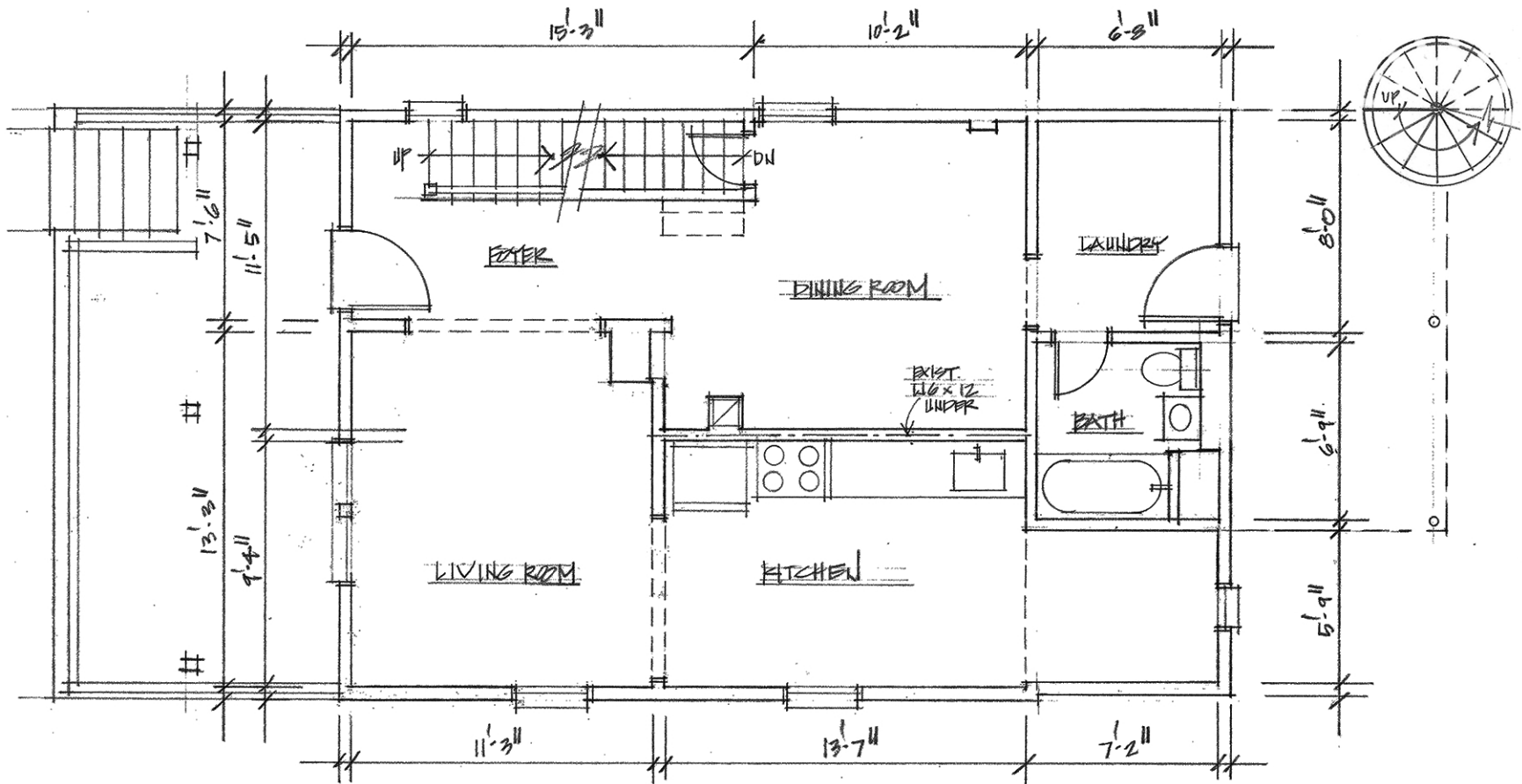
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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	I. 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	*	*	*	*	*		*



EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"

TRACY/GRAMM RESIDENCE
 501 TULIP AVE.
 TAKOMA PARK, MD



EXISTING REAR ELEVATION
1/4" = 1'-0"









501

DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

501 Tulip Avenue, Takoma Park, MD 20912

This is an "Contributing Resource" 2 ½ -story "Vernacular" house with full basement, built in 1925, and it is located in the Takoma Park Historic District, and is near the corner of Tulip Avenue where Spruce Avenue intersects. There is a large garage on-site at the rear, right side.

It is rectangular in shape with a front-facing gable; the original house is 22'-0" wide x 26'-0" long, with a 22'-0" wide x 10'-6" deep partially-covered front porch and a 22'-0" wide x 7'-0" deep 2-story addition (probably a sleeping porch) at the rear. The floor level of the 2nd floor of this later addition is 18" lower than the main 2nd floor level which is a clear indication of not being original to the house circa 1925. A later 16'-0" wide x 8'-0" deep steel-framed deck and steel spiral stair was added in the rear as well.

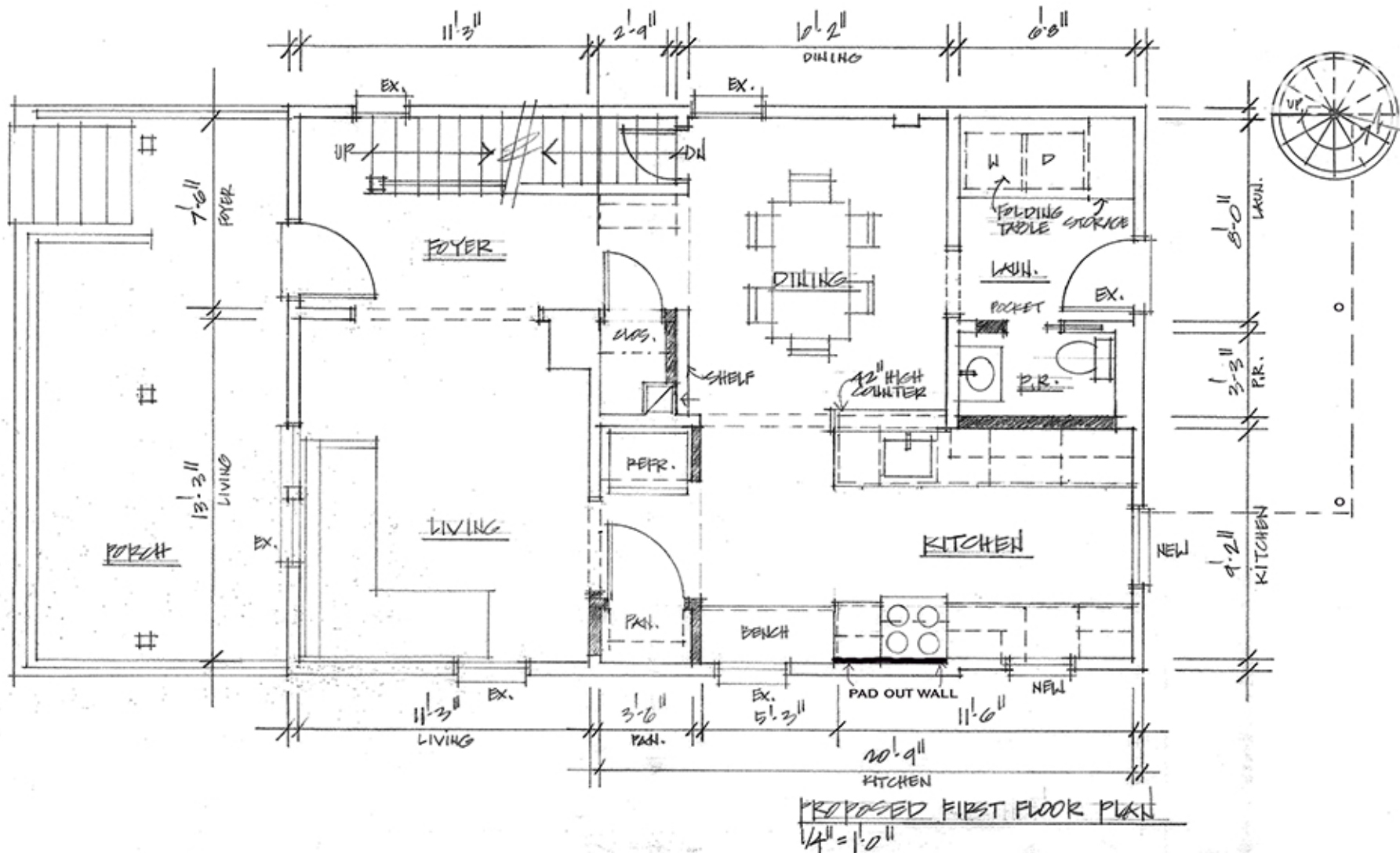
- a. Original House Structure:** *The main house structure is wood framed and is gabled (8:12 slope, +/-), with the ridge perpendicular to Tulip Ave.. There is a shed roof over the later rear addition (3:12 slope).*
- b. Original Garage:** *The 23'-0" wide x 35'-0" garage structure is at rear of property. It is wood-framed with a gable roof.*
- c. Foundation:** *The original house foundation is solid brick, painted, with the later rear addition using parged CMU, painted.*
- d. Exterior Finish:** *The original exterior finish of the **original house** is probably wood lap siding but it is covered with 8"-exposure aluminum siding, as is the later rear addition.
Exterior jamb trim at **doors and windows** is a painted wood 1 x 4 with a 1 x 6 as the head trim.*
- e. Windows and Doors:** **Original house-***There are original painted wood windows, predominantly 1-over-1 double hung. **Rear addition-** All windows are a combination of painted wood windows and vinyl-replacement windows. There are aluminum storm windows on all windows.*

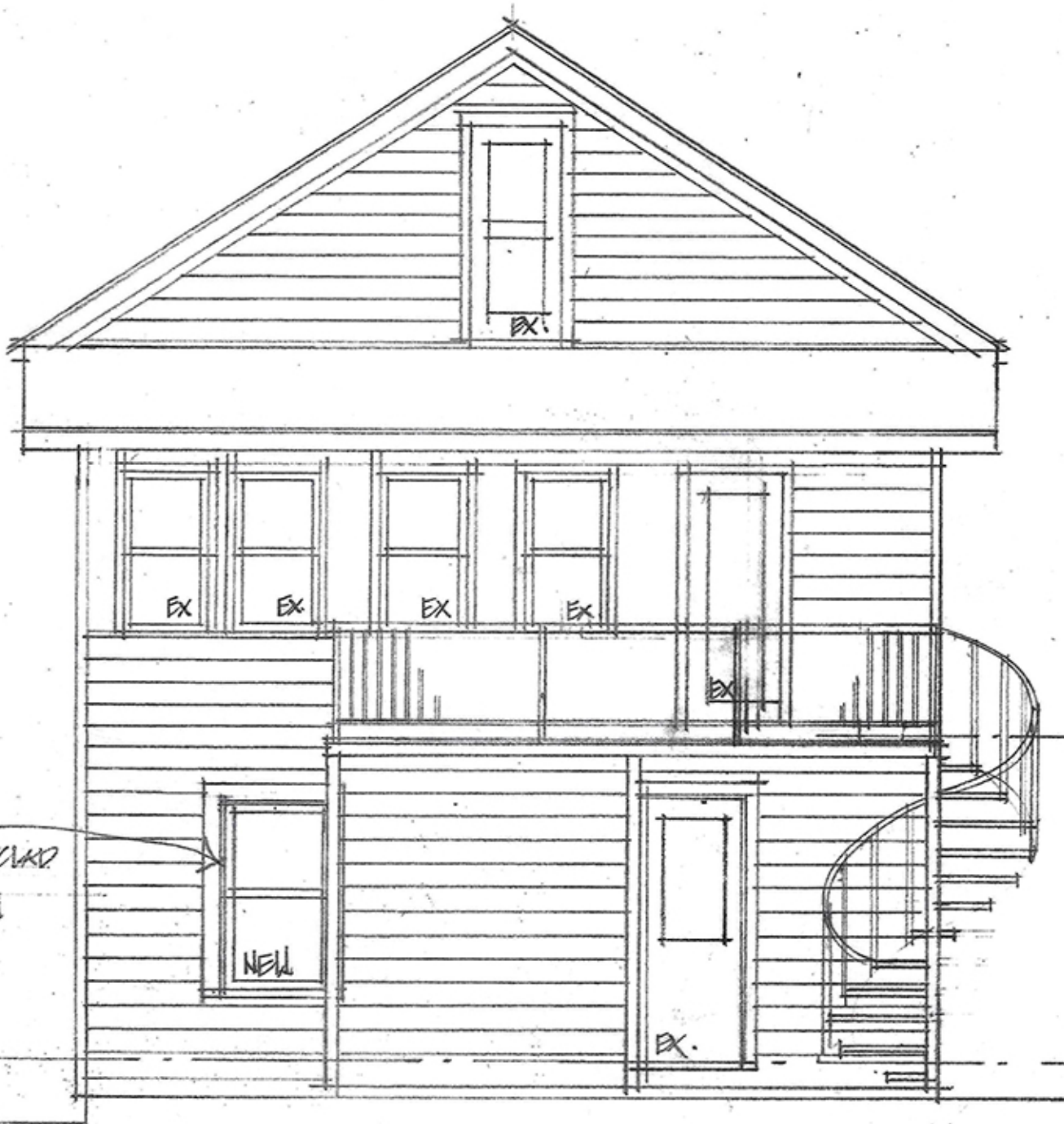
DESCRIPTION OF THE *PROPOSED* PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:

501 Tulip Avenue, Takoma Park, MD 20912

1st Floor, Rear: There will be two new windows added to the later rear addition; one will be on the side, and one will be on the rear. The rear window will be an aluminum-clad wood double-hung sash windows (1-over-1 SDL). The new side window will be a aluminum-clad wood casement window.

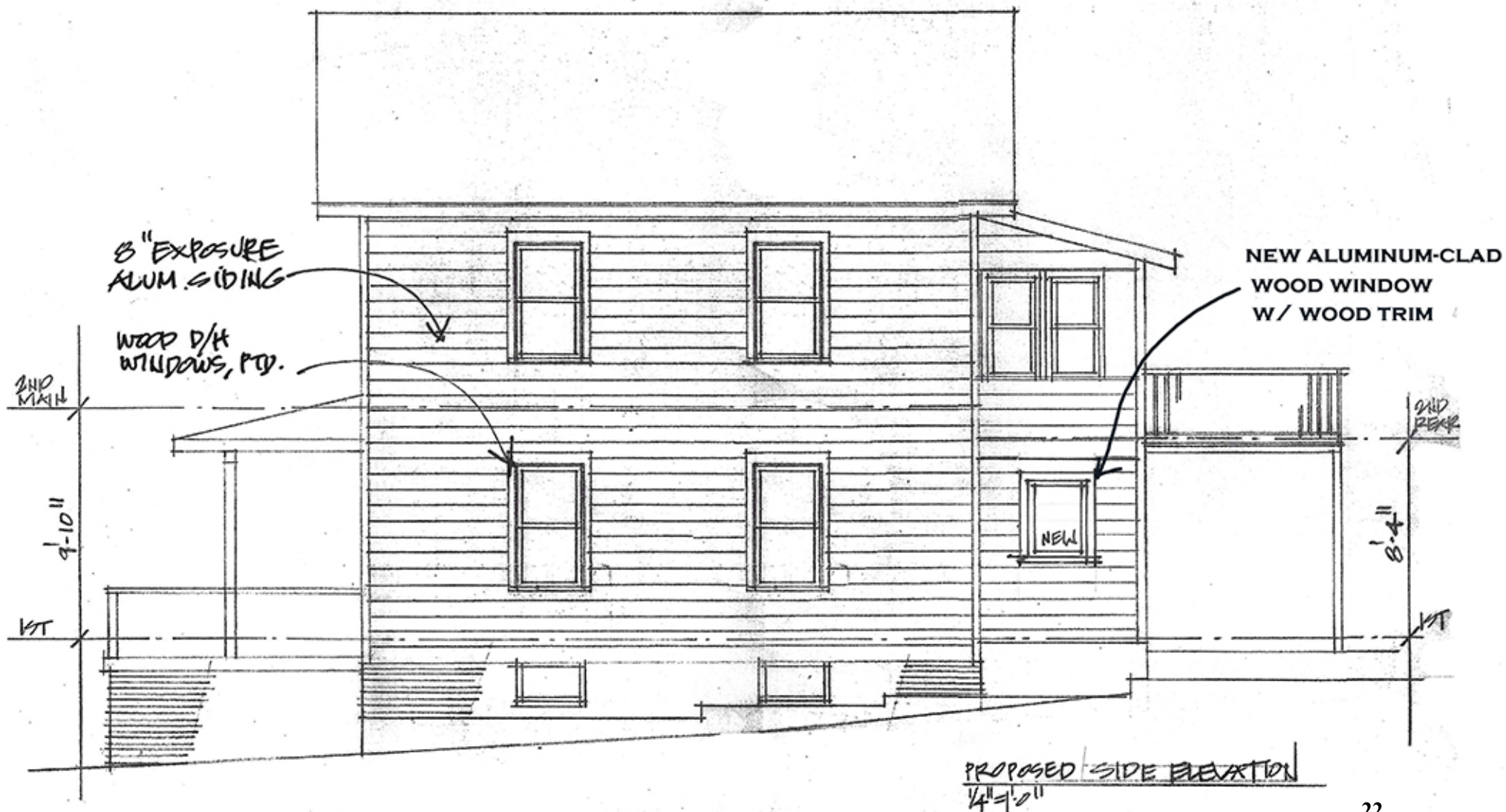






NEW
ALUM.-CLAD
WOOD
WINDOW

PROPOSED REAR ELEVATION
 $\frac{1}{4}'' = 1'-0''$









DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 11/7/2024

Application No: 1092690
AP Type: HISTORIC
Customer No: 1506705

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 501 TULIP AVE
TAKOMA PARK, MD 20912

Othercontact VITULLO

Homeowner Graham (Primary)

Historic Area Work Permit Details

Work Type ALTER

Scope of Work Install 2 new aluminum-clad windows at side and rear.