



FOR STAFF ONLY:
HAWP# 1134380
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Joel Rosenberg and Jill Wertheim

E-mail: jrose@alum.mit.edu/jwertheim@gmail.com

Address: 312 Tulip Ave

City: Takoma Park Zip: 20912

Daytime Phone: 617-335-8893

Tax Account No.: 01079634

AGENT/CONTACT (if applicable):

Name: Eric C. Saul/Architect

E-mail: eric@saularchitects.com

Address: 8114 Carroll Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 714-553-1750

Contractor Registration No.: N/A

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

Is the Property Located within an Historic District? x 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: 312 Street: Willow Ave

Town/City: Takoma Park Nearest Cross Street: Spruce Ave

Lot: 3 Block: 9 Subdivision: 0025 Parcel: 0000

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 type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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.

Eric C. Saul

9/25/25

Signature of owner or authorized agent

Date

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

Owner's mailing address

312 Tulip Avenue
Takoma Park, MD 20912

Owner's Agent's mailing address

8114 Carroll Avenue
Takoma Park, MD 20912

Adjacent and confronting Property Owners mailing addresses

316 Tulip Avenue
Takoma Park, MD 20912

310 Tulip Avenue
Takoma Park, MD 20912

7130 Willow Avenue
Takoma Park, MD 20912

7204 Willow Avenue
Takoma Park, MD 20912

7208 Willow Avenue
Takoma Park, MD 20912

311 Tulip 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:

Existing non-contributing resource located in the Takoma Park Historic District. No significant features on the property

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

Replace the existing garage door with a regular door and window on the front elevation. Add a window on the side elevation.

Work Item 1: New front door and window

Description of Current Condition:

Existing garage door

Proposed Work:

New regular entrance door and window

Work Item 2: New side window

Description of Current Condition:

No window

Proposed Work:

New window

Work Item 3: _____

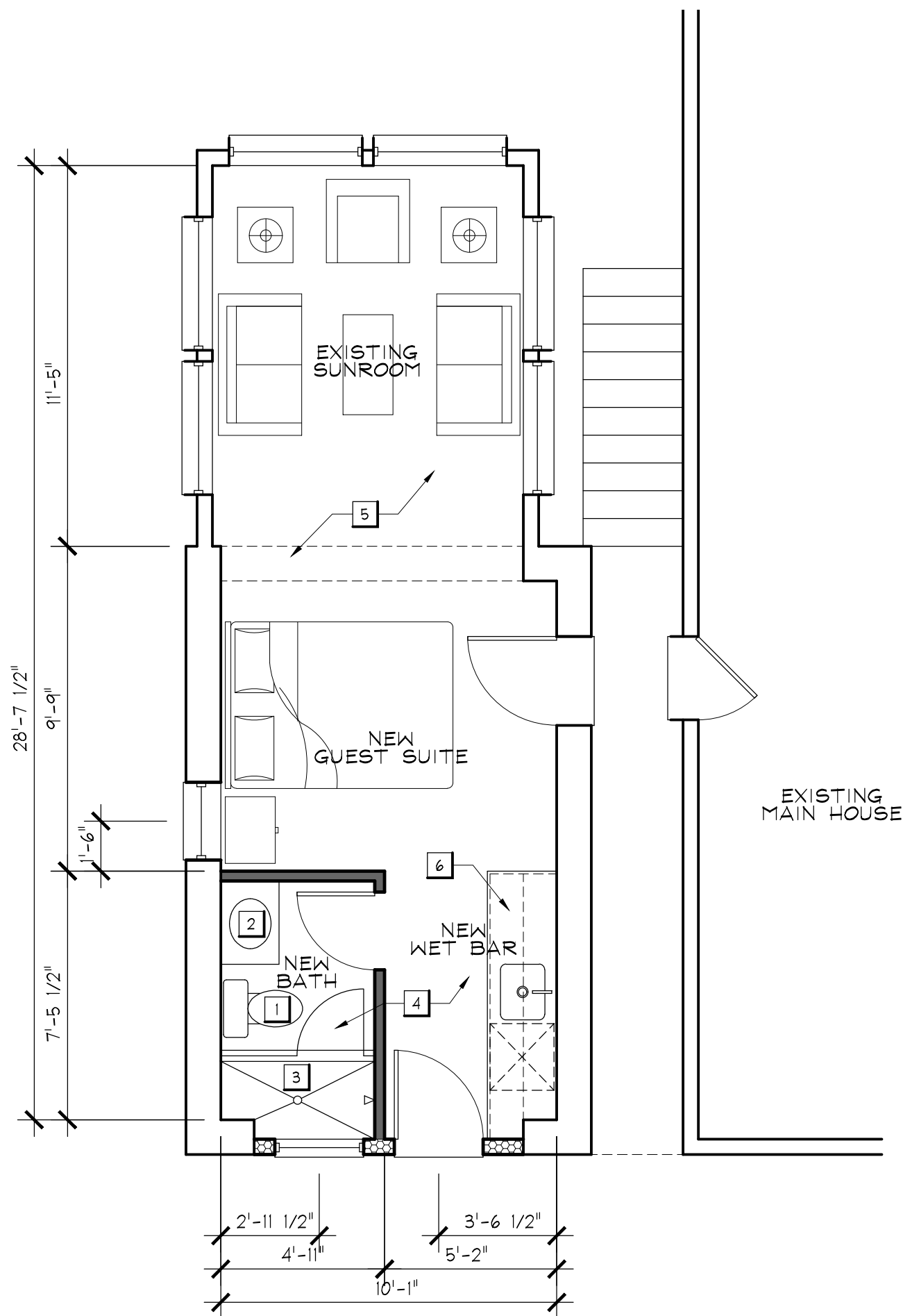
Description of Current Condition:

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 | * | * | * | * | * | | * |

MUNICIPAL STAMPS



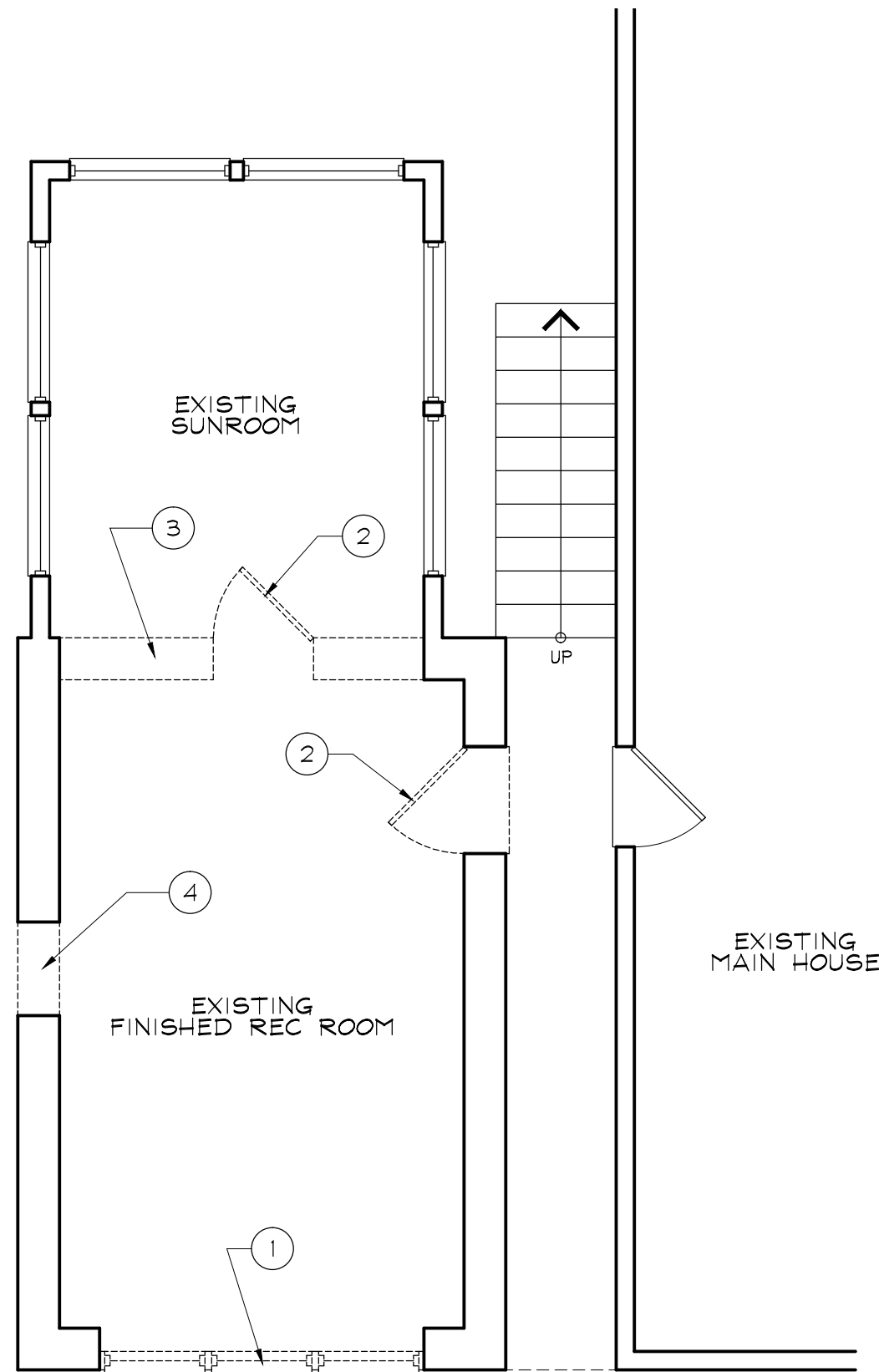
2 PROPOSED FIRST FLOOR PLAN
A1 1/4" = 1'-0"

FLOOR PLAN KEYNOTES:

- 1 NEW TOILET
- 2 NEW 30" VANITY
- 3 NEW CUSTOM TILED SHOWER W/ GLASS ENCLOSURE AND TILED SOAP NICHE
- 4 NEW TILE FLOORING - SELECTED BY OWNER
- 5 NEW LVT FLOORING OVER 3/4" OSB SUBFLOOR OVER NEW 2X6 SLEEPERS WITH R-19 MIN. INSULATION
- 6 NEW KITCHEN CABINETS PER SEPARATE KITCHEN DESIGN DRAWINGS

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY ON NEW WALLS, AND TO FACE OF FINISH OF EXISTING WALLS.
2. ANGLED WALLS ARE 45° TO ADJACENT WALLS, U.N.O.
3. DOORS TO BE LOCATED 4" FROM WALL ON HINGE SIDE OR CENTER OF THE SPACE, U.N.O.



1 EXISTING/DEMO FIRST FLOOR PLAN
A1 1/4" = 1'-0"

DEMOLITION KEYNOTES:

- 1 EXISTING GARAGE DOOR TO BE REMOVED
- 2 EXISTING DOOR TO BE REMOVED
- 3 BEARING WALL TO BE REMOVED - SEE FRAMING PLANS FOR NEW BEAM
- 4 DEMO EXISTING MASONRY WALL FOR NEW OPENING

GENERAL DEMO NOTES

1. DEMOLITION DRAWINGS ARE SCHEMATIC AND ARE INCLUDED TO DESCRIBE THE DEMOLITION WORK IN A GENERAL MANNER.
2. EXISTING CONSTRUCTION SHALL REMAIN UNLESS NOTED OTHERWISE AND SHALL BE PROTECTED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC. ALL DISTURBED EXISTING ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION.
3. SEAL OFF UNDISTURBED AREAS OF THE BUILDING FROM DEMOLITION AREAS TO PREVENT THE INFILTRATION OF DUST AND DEBRIS. SECURE BUILDING TO PREVENT UNWANTED ENTRY THROUGH OPENINGS CREATED DURING CONSTRUCTION.
4. EXISTING CONCEALED ELEMENTS WERE NOT NECESSARILY VERIFIED PRIOR TO DEMOLITION. ALL DISCOVERIES OF UNIDENTIFIED OR INCORRECTLY LOCATED EXISTING ELEMENTS SHALL BE REPORTED TO THE ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSAL.
5. ALL ITEMS DESIGNATED FOR RE-USE TO BE VERIFIED BY OWNER. PROTECT ANY STORED ITEMS TO BE RE-USED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC.
6. ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES AT THE CONTRACTOR'S EXPENSE AND DISPOSED OF ACCORDING TO LOCAL CODES AND GOVERNING AUTHORITIES.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW INT. 2X4 STUD WALL, U.N.O.
- NEW EXT. 2X4 STUD FURRED WALL R-13 MIN. INSULATION
- NEW EXTERIOR 2X6 STUD WALL; R-20 MIN. INSULATION
- NEW 8" CONC. MASONRY WALL
- NEW BRICK MASONRY WALL OR PIER
- EXISTING WALL TO BE REMOVED
- EXISTING ITEM TO BE REMOVED
- 8'-0" CEILING HEIGHT INDICATOR

SAUL ARCHITECTS
8114 CARROLL AVENUE | TAKOMA PARK, MD 20912
P: 3012700395
info@saularchitects.com
www.saularchitects.com

REVISIONS

WERTHEIM/ROSENBERG RESIDENCE
ACCESSORY DWELING UNIT

312 TULIP AVENUE | TAKOMA PARK, MD 20912

DO NOT SCALE THE DRAWINGS. THE ORIGINAL SHEET SET IS TO BE USED AS A COPY OF ANY OTHER SHEET BEING CALLED OUT. ANY CHANGES TO THE ORIGINAL SHEET SET ARE TO BE MADE BY THE ARCHITECT. ANY CHANGES TO THE ORIGINAL SHEET SET ARE TO BE MADE BY THE ARCHITECT. ANY CHANGES TO THE ORIGINAL SHEET SET ARE TO BE MADE BY THE ARCHITECT.



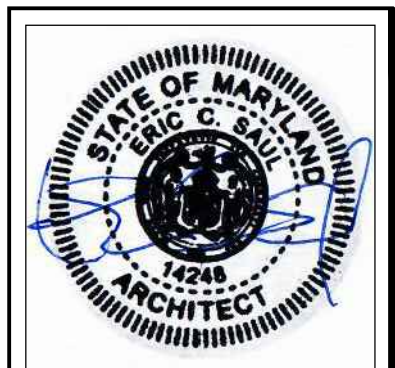
PROFESSIONAL CERTIFICATION:
I, ERIC SAUL, HEREBY CERTIFY
THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.
LICENSE NO. 14248, EXPIRATION
DATE: JUNE 30, 2027

PROJECT NUMBER: 25005

| PRINTING LOG | |
|--------------|-------------------------|
| DATE | PURPOSE |
| 09.05.25 | PRE-DESIGN/SD MEETING 1 |
| 09.25.25 | HAWP SUBMITTAL |

EXISTING/DEMO
FLOOR PLANS

A1

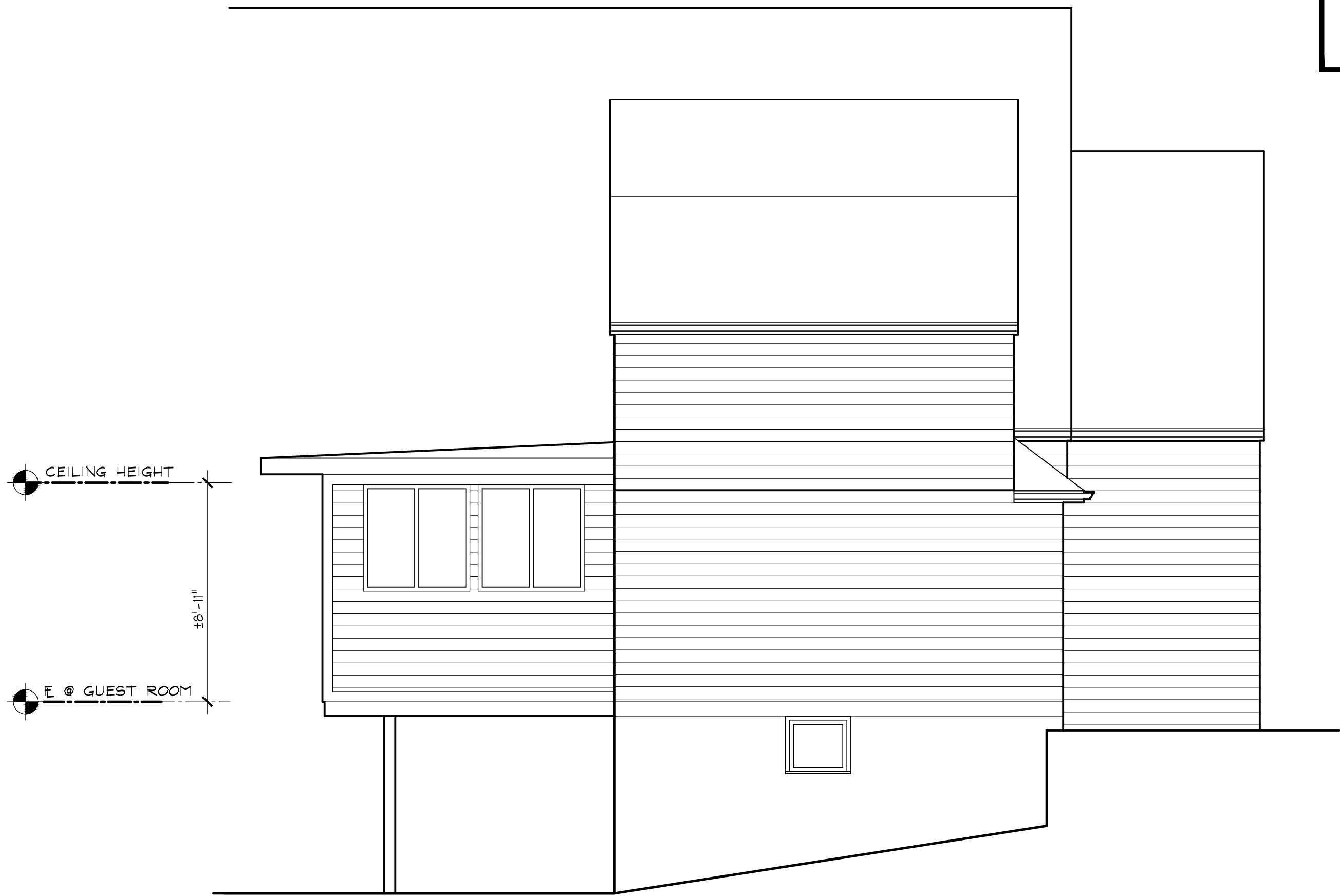


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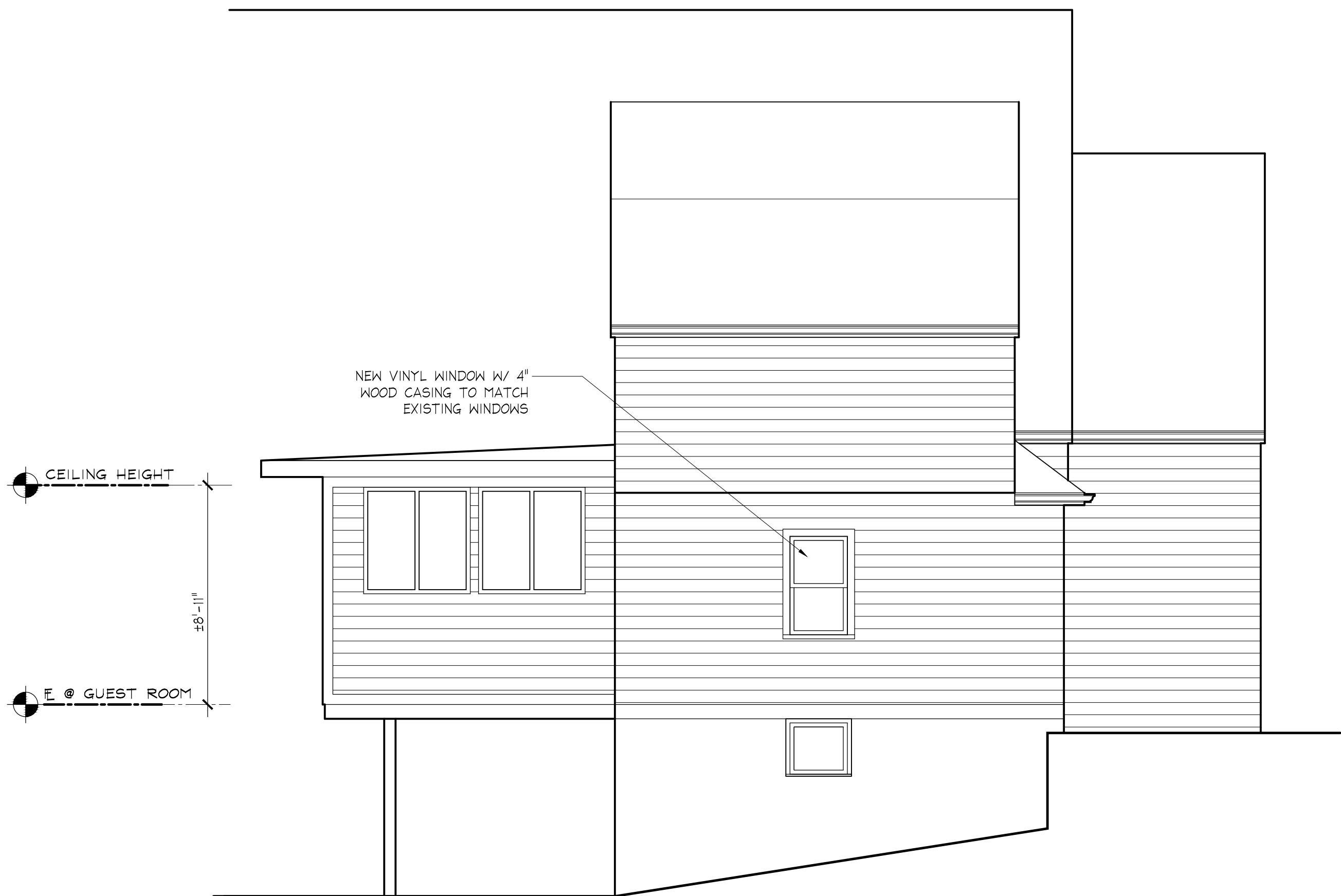
| PROJECT NUMBER: 25005 | |
|-----------------------|-------------------------|
| PRINTING LOG | |
| DATE | PURPOSE |
| 09.05.25 | PRE-DESIGN/SD MEETING 1 |
| 09.25.25 | HAWP SUBMITAL |
| | |
| | |
| | |
| | |
| | |

EXTERIOR
ELEVATIONS

MUNICIPAL STAMPS



4 EXISTING EAST SIDE ELEVATION
A2 1/4" = 1'-0"



2 PROPOSED EAST SIDE ELEVATION
A2 1/4" = 1'-0"



3 EXISTING FRONT ELEVATION
A2 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
A2 1/4" = 1'-0"





CONSUMER INFORMATION NOTES:

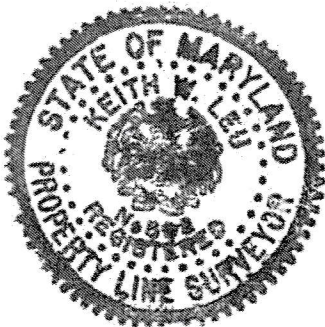
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Any building line and/or Flood Zone information, if shown, is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
2. Fences, as shown, were located by approximate methods.

Abbreviations:

CONC. = Concrete
C/S = Concrete Stoop
O/H = Overhang



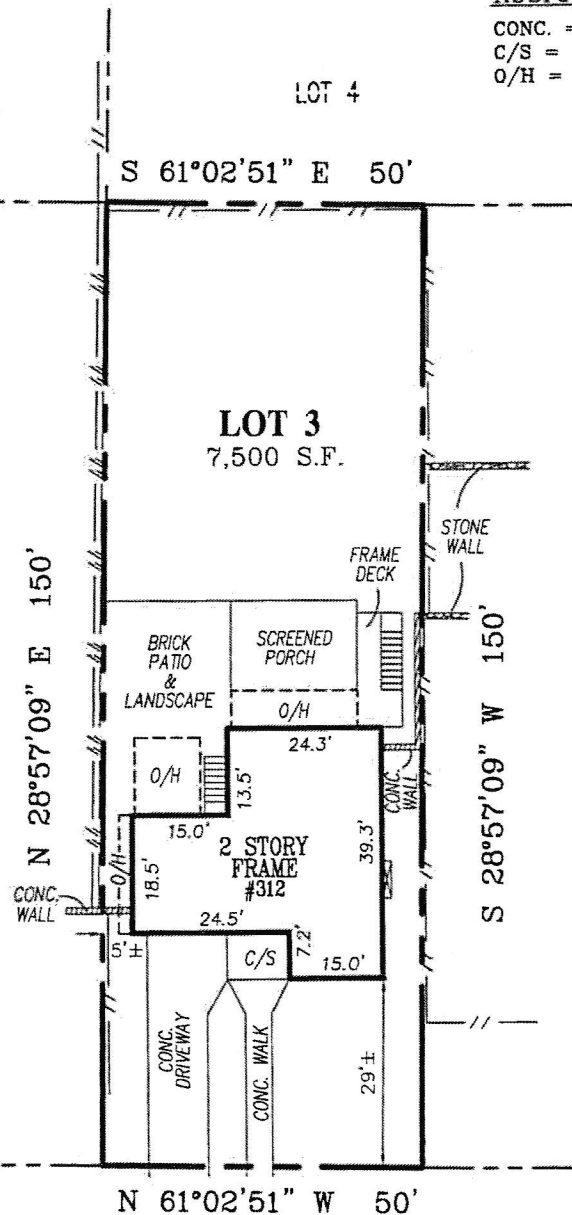
LOCATION DRAWING
LOT 3~BLOCK 9
LIPSCOMB & EARNEST,
TRUSTEES' ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

LOT 18
PB. A P. 3

LOT 4

LOT 39
PB. A P. 36

LOT 2



TULIP AVENUE
(45' R/W)

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

REFERENCES

PLAT BK. 1
PLAT NO. 46

LIBER
FOLIO



SNIDER & ASSOCIATES LAND SURVEYORS

19544 Amaranth Drive
Germantown, Maryland 20874
301/948-5100 Fax 301/948-1286
WWW.SNIDERSURVEYS.COM

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: TON

HSE. LOC.: 02-14-23

JOB NO.: 23-00304-HL

MARYLAND PROPERTY LINE SURVEYOR REG. NO. 592
Expires: 04-07-2023





