

Montgomery County Historic Preservation

Staff Report

<p>ADDRESS: 512 Tulip Avenue, Takoma Park</p> <p>RESOURCE: Takoma Park Historic District</p> <p>APPLICANT: Hunter Smith and Zorka Milin (Eric Saul, Architect)</p> <p>REVIEW: HAWP</p> <p>CASE NO.: 1157176</p> <p>PROPOSAL: Hardscape alterations, retaining wall construction, and roof replacement</p>	<p>MEETING DATE: 5/27/2026</p> <p>REPORT DATE: 5/20/2026</p> <p>PUBLIC NOTICE: 5/13/2026</p> <p>TAX CREDIT ELIGIBLE: Partial</p> <p>STAFF: Devon Murtha</p>
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Staff Recommendation

Staff recommends the HPC approve the HAWP application.

Architectural Description

Significance: Contributing Resource within the Takoma Park Historic District

Date: c.1910s

Style: American foursquare / duplex



Figure 1: The location of the subject property (outlined in blue) within the Takoma Park Historic District (outlined and hatched in red).



Figure 2: View of the front elevation of 512 Tulip Avenue (Montgomery County Planning).

Proposal

The applicants propose to

- install a new eight inch (8") concrete retaining wall with a brick cap,
- widen the existing driveway by two feet (2'),
- install a new parking pad that measures 24' by 14'; and,
- install a new standing seam metal roof.

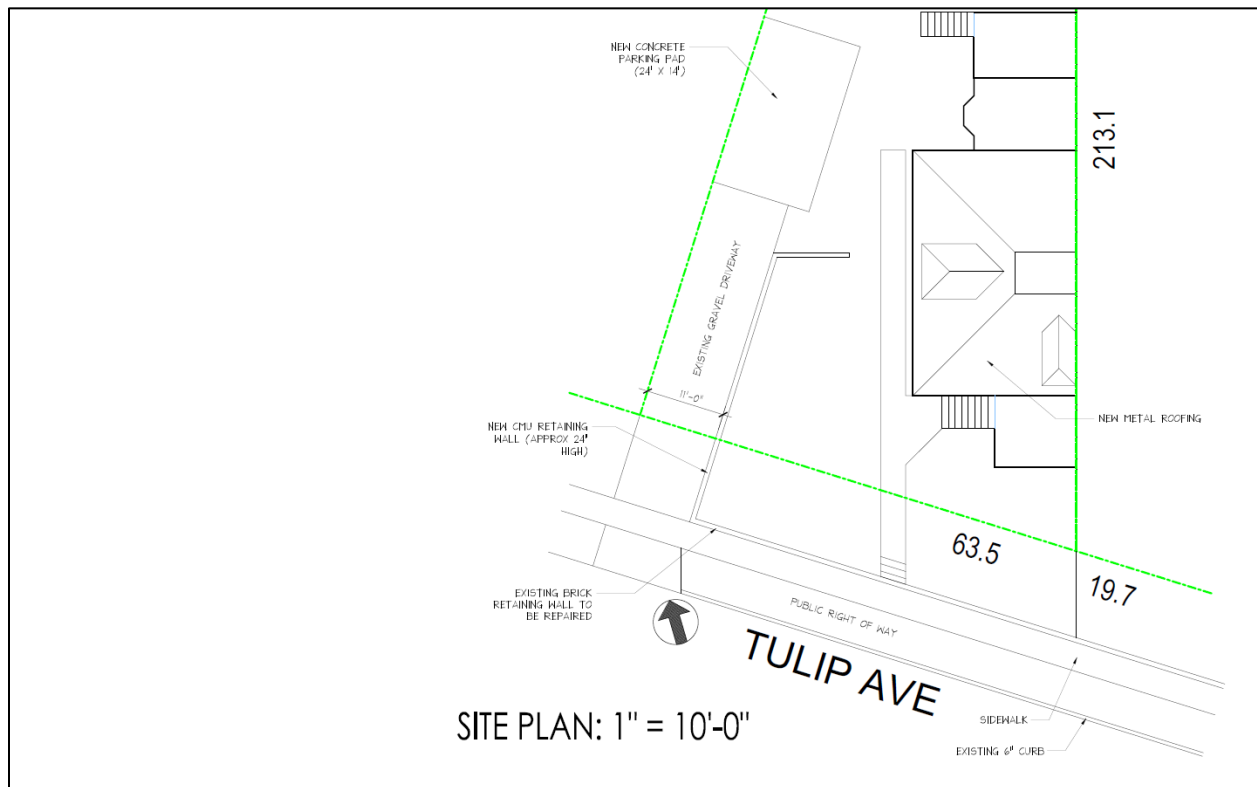


Figure 3: Partial site plan showing extent of proposal.

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.

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.

Takoma Park Historic District Guidelines

There are two 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.

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.

Relevant 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 right-of-way which involve the replacement of or damage 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

- second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing
- original size and shape of window and door openings should be maintained, where feasible; some non-original building materials may be acceptable on a case-by-case basis
- artificial siding on areas visible from 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

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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 will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Staff Discussion

The subject property is located on a triangular lot and contains half of a two-story American Foursquare duplex. It features a standing seam metal roof and a one-story front porch. The applicant is proposing to make some modifications to the driveway and retaining wall on the west side of the property, and to replace the existing standing seam metal roof with a standing seam new metal roof.

Staff is supportive of the proposal and recommends approval. The hardscaping alterations respect the existing environmental setting and pattern of open space, per the *Guidelines*. Many of the driveways in the district, and along this block, contain wide private or shared driveways similar to the proposal (*Figures 4 and 5*). The retaining walls along this block are a mix of stone, brick, wood, and concrete, and Staff finds that the proposed parged concrete and brick retaining wall is generally compatible with the character of the resource and the streetscape. Staff finds that the new parking pad is also compatible and will have no meaningful impact on the district.



Figure 4: Driveways at 505 Tulip Avenue (left) and 502 Tulip Avenue (right).



Figure 5: Driveways at 504 Tulip (left) and 507 Tulip (right).

The proposed metal roof replacement is an in-kind repair, and Staff finds that this work can be approved without an Historic Area Work Permit. This work is eligible for the Montgomery County Historic Preservation tax credit.

Staff Recommendation

Staff recommends the HPC **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), 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;

The Takoma Park Historic District Guidelines;

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

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 devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.

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:

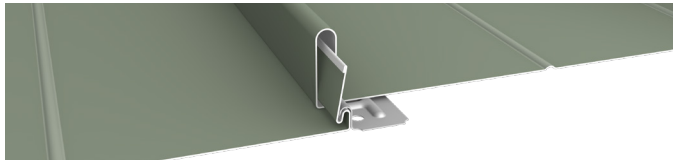
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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**

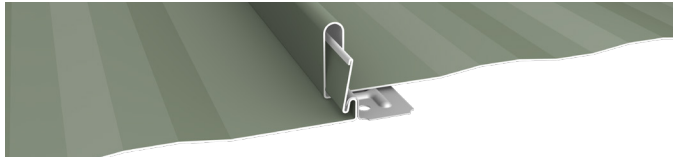
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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



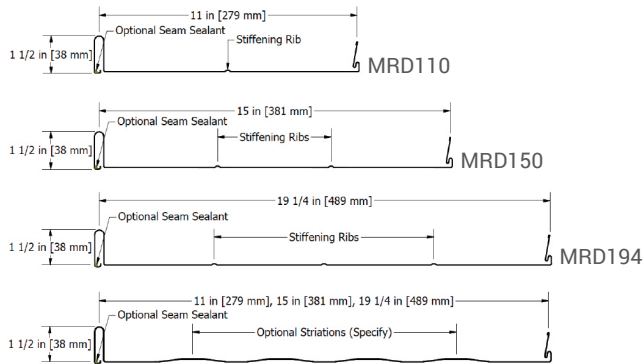
Stiffening Ribs



Without Ribs



Striations



DUTCH SEAM®

SKU: MRD110, MRD150, MRD194

MATERIAL

.032, .040 aluminum
 24, 22* ga. metallic coated steel
 24 ga. 55% Al-Zn alloy coated steel with acrylic coating
 16, 20 oz. copper*
 .8 mm zinc* (MRD110 only)

PANEL SPECS

Coverage: 11", 15", 19 1/4"
 (stiffening ribs standard, specify without ribs or with striations)
 Minimum Length: 2'-0"
 Seam Height: 1 1/2"

AVAILABLE

Tapered

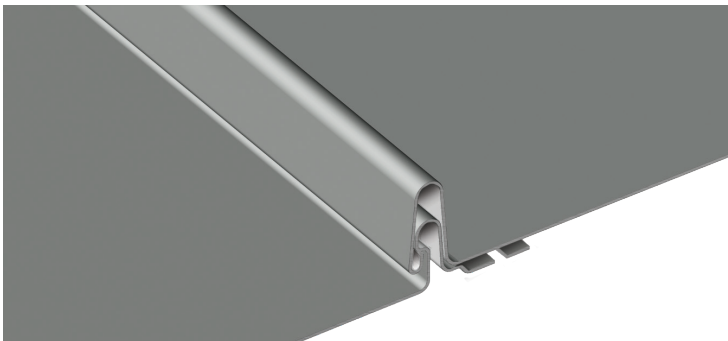
TEXTURE

Smooth or Stucco Embossed

MINIMUM SLOPE

2:12

www.atas.com/dutchseam



COLONIAL SEAM®

SKU: HCS120, HCS160, HCH110, HCH150

MATERIAL

.032 aluminum
 24 ga. metallic coated steel

PANEL SPECS

Coverage: 11 3/8", 12 3/8", 15 3/8", 16 3/8" (plank ribs or striations optional)
 Minimum Length: 2'-0"
 Maximum Length: 20'-0" for aluminum, 25'-0" for steel
 Seam Height: 1", 1 1/2"

AVAILABLE

Factory panel pre-notching available.
 Contact ATAS for specifics.

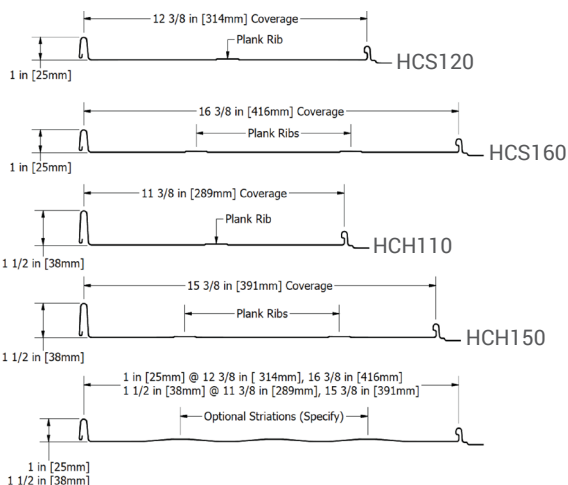
TEXTURE

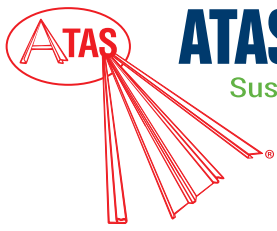
Smooth or Stucco Embossed

MINIMUM SLOPE

3:12

www.atas.com/colonialseam





1. PRODUCT NAME

COLONIAL SEAM® PANEL
HCS120, HCS160, HCH110, HCH150

2. MANUFACTURER

ATAS INTERNATIONAL, INC.
Website: www.atas.com
Email: info@atas.com
Corporate Headquarters:
Allentown, PA 18106
Phone: (800) 468-1441

3. PRODUCT DESCRIPTION

Basic Uses:
Colonial Seam panels are used for roofing on both new construction and re-roof applications.

Composition and Materials:
Standard Offerings: Colonial Seam panels are roll-formed from .032 aluminum or 24 gauge metallic coated steel.

Sizes and Profiles:
Colonial Seam panels are 12 3/8" wide (HCS120), 16 3/8" wide (HCS160), 11 3/8" wide (HCH110), or 15 3/8" wide (HCH150). Panel lengths are cut to customer specifications, with a minimum of 2', maximum of 20'-0" for aluminum, 25'-0" for steel. Specify with or without plank ribs or striations.

Color and Finish:
A choice of over 40 stock colors is available in 70% PVDF finish (request color chart or chips). Texture may be smooth or stucco embossed.

4. TECHNICAL DATA

70% PVDF based finishes tested by paint supplier for:

- Dry Film Thickness: ASTM D 1005, ASTM D 1400, ASTM D 4138 or ASTM D 5796
- Specular Gloss: ASTM D 523
- Pencil Hardness: ASTM D 3363
- T-Bend Flexibility: ASTM D 4145
- Mandrel Bend Flexibility: ASTM D 522
- Impact Resistance: ASTM D 2794
- Adhesion: ASTM D 3359
- Water Immersion Resistance: ASTM D 870
- Abrasion Resistance: ASTM D 968
- Acid Resistance: ASTM D 1308
- Acid Rain Resistance (Kesternich): ASTM G 87 or DIN 50018
- Salt Spray: ASTM B 117
- Cyclic Salt Spray: ASTM D 5894
- Humidity Resistance: ASTM D 2247
- Accelerated Weathering: ASTM D 822 and ASTM G 155, ASTM G 151 or ASTM G 153

- Color Retention, Florida Exposure: ASTM D 2244
- Chalking Resistance – ASTM D 4214
- Cleveland Condensing Cabinet: ASTM D 4585
- Cure Test, MEK Resistance: ASTM D 5402
- Alkali Resistance, Sodium Hydroxide: ASTM D 1308, Procedure 7.2
- Organic coatings meet requirements of AAMA 2605 when applied to aluminum.

Panel testing/ratings:

- UL580 Class 90 (24-gauge only)
- Galvanized Steel: ASTM A 653
- 55% Al-Zn alloy coated Steel: ASTM A 792
- Aluminum: ASTM B 209
- Coil Coating: ASTM A 755

5. INSTALLATION

Colonial Seam is a standing seam panel with an integral seam designed for roof slopes 3:12 and greater. Installation details and hands-on training via seminars are available through ATAS. Visit www.atas.com for more information.

6. AVAILABILITY AND COST

Availability:
Colonial Seam panels are readily available through ATAS product distributors. A complete line of related components and trim accessories is available to complete the roof system. Flat sheet and/or coil stock in matching color is also available for fabrication of related accessories by the installing contractor.

Cost:
Contact ATAS product distributors for current pricing.

7. WARRANTY

Products coated with a fluoropolymer, 70% PVDF finish carry a limited warranty against chalking and fading.

8. MAINTENANCE

Colonial Seam panels require minimal maintenance. Surface residue is easily removed by conventional cleaning methods. For painted products, minor scratches should be touched up with matching paint, available from the manufacturer.

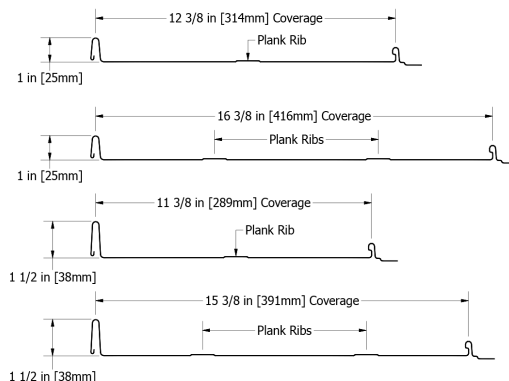
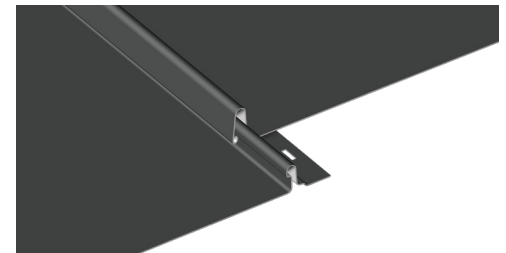
9. TECHNICAL SERVICES

Complete technical information and literature are available at www.atas.com. ATAS will assist with design ideas and shop drawings.

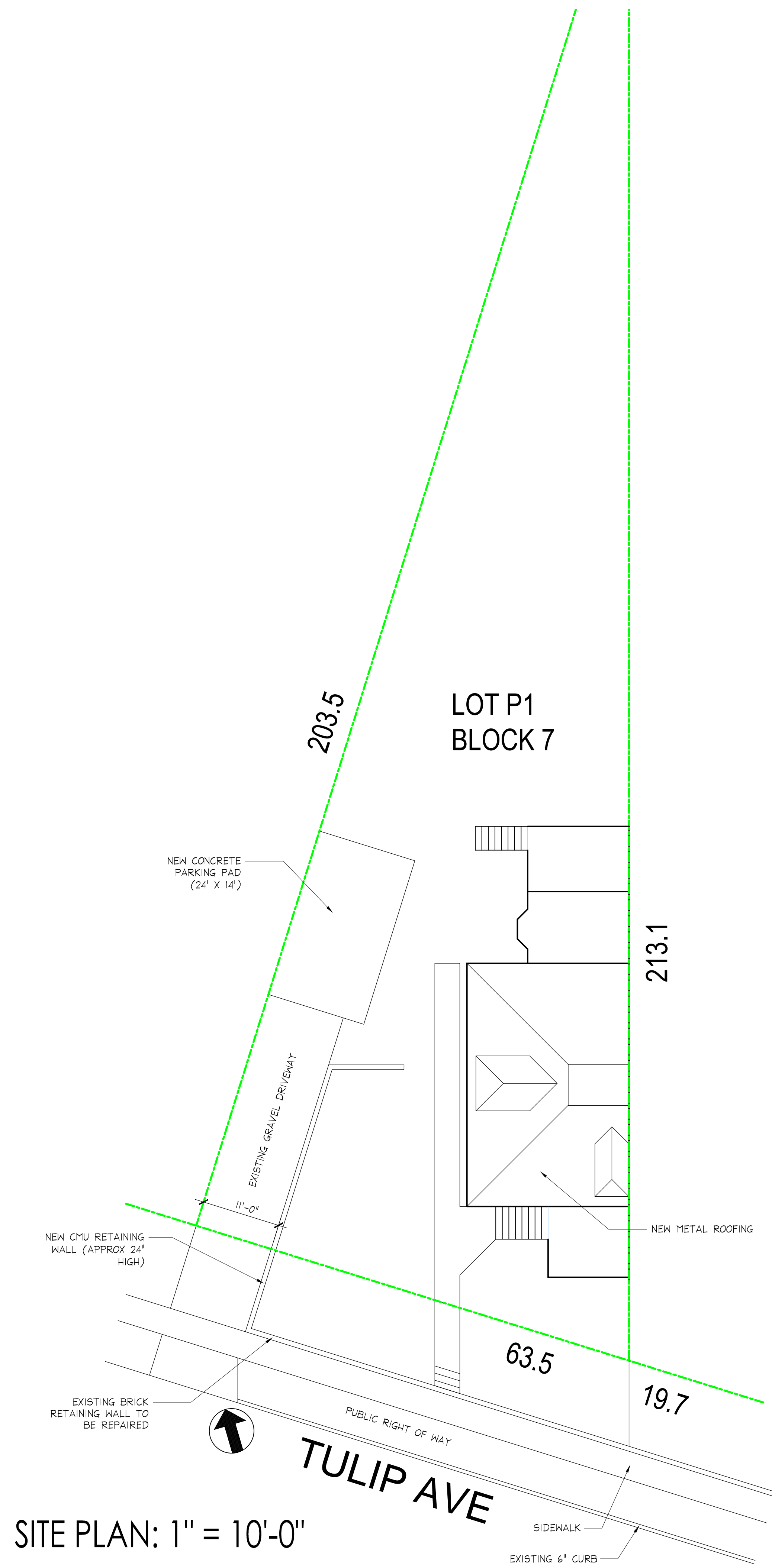
10. FILING SYSTEM

- www.atas.com
- Additional product information is available from the manufacturer upon request.

ATAS International, Inc., has the ability to customize panels per specific projects. Please contact the factory to discuss options for your project.



MUNICIPAL STAMPS



SITE PLAN: 1" = 10'-0"

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

REVISIONS

SMITH-MILIN RESIDENCE
 HISTORIC AREA WORK PERMIT
 512 TULIP AVENUE | TAKOMA PARK, MD 20912

DO NOT SCALE DRAWINGS. THE ORIGINAL SET OF PLANS IS A COPY OF THE ORIGINAL SET OF PLANS. SCALE DRAWINGS ARE FOR REFERENCE ONLY. ANY CHANGES TO THE ORIGINAL SET OF PLANS MUST BE APPROVED BY SAUL ARCHITECTS. ANY CHANGES TO THE ORIGINAL SET OF PLANS MUST BE APPROVED BY SAUL ARCHITECTS. ANY CHANGES TO THE ORIGINAL SET OF PLANS MUST BE APPROVED BY SAUL ARCHITECTS.



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: 26013

PRINTING LOG	
DATE	PURPOSE
05.06.26	HAWP SUBMITAL

SITE PLAN

A1





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WE RECYCLE















