



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: November 23, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Winnie Cargill
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1011647 - Fence Replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC Staff.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Larry Ravitz
Address: 506 Tulip Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Winnie Cargill at 301-495-2108 or winnie.cargill@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1011647 at: 506 Tulip Ave.

submitted on: 10/28/2022

has been reviewed and determined that the proposal fits into the following category/categories:

- Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;
Installation of vents or venting pipes in locations not visible from the public right-of-way;
New gutters and downspouts;
Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;
Removal of accessory buildings that are not original to the site or non-historic construction;
Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;
Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;
Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;
Installation of storm windows or doors that are compatible with the historic resource or district;
Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;
Construction of fences that are compatible with the historic site or district in material, height, location, and design;
[X] Fence is lower than 48" in front of rear wall plane;

- Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;
Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;
Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;
Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;
Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);
Installation of car charging stations in any location on a property or in the right-of-way;
Installation of satellite dishes;
Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.
Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;
Replacement tree required as a condition; and,
Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Christina Cargill on 11/23/2022. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1011647 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: Mattingly Fencing, Inc.

E-mail: Larry@Ravitz.com

Address: P.O. Box 54

City: Lothian Zip: 20711

Daytime Phone: 301-627-2528

Contractor Registration No.: 30624

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 Ave

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

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: Larry Ravitz Date: 10-27-22

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 20901

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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

Ken + Suzanne Quinto
508 Tulip Ave
Takoma Park, MD 20912

Takoma Auto Clinic
7221 Carroll 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 with a detached garage.

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

We will install approximately 156' of 42" 2x2 spindled fencing with 1" to 1 1/2" spacing. It will include 2 walk gates. The fence will be built with cedar-STK (select tight knot.) Fence materials: Runners-2x4x8/2x6x8, Fascial boards 1x4x8/1x6x8, Spindles 2x2x42", Capboard 2x6x8 (roof top). Posts/Wall: Posts will be 5x5x8' set in concrete to include cedar Pyramid Caps. Post/Wall material will be pressure treated. Fence to be built as a stepdown. Sections will be level, 5x5 (wall undersections) installed to close any gaps created by stepdowns.



REVIEWED

By Winnie Cargill at 12:16 pm, Nov 23, 2022

Work Item 1: _____

Description of Current Condition:

Fence

Proposed Work:

see previous page, or
attached contract.



Work Item 2: _____

REVIEWED

By Winnie Cargill at 12:16 pm, Nov 23, 2022

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

CONTRACT

Page No. / of / Pages

D.C. LIC.# 2902
MD LIC.# 30624

MATTINGLY FENCING, INC T/A MATTINGLY FENCE & DECK

Office: 301-627-2528
Cell: 240-304-7727

BUSINESS ADDRESS:
3507 PUMPHREY DRIVE
FORESTVILLE, MD 20747

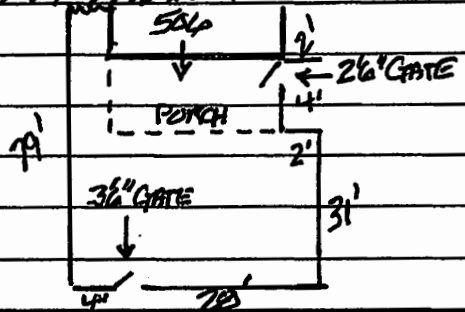
MAILING ADDRESS:
P.O. Box 54
Lothian, MD 20711

CONTRACT SUBMITTED TO MARIKA PARTRIDGE/LARRY RAVITZ	PHONE (301) 332-3622 (M) 240-355-3622	DATE 10/8/2022
STREET 506 TULIP AVENUE	JOB NAME	
CITY, STATE, AND ZIP CODE TRIUMPH PARK, MD 20912	JOB LOCATION	JOB PHONE

WORK TO BE STARTED ON OR BEFORE _____ AND BE SUBSTANTIALLY COMPLETED ON OR BEFORE _____

DESCRIPTION OF WORK TO BE PERFORMED:
 - TO INSTALL APPROXIMATELY 156' OF 42" 2X2 SPINDLER FENCING WITH 1" TO 1 1/2" SPACING. TO INCLUDE (2) WALK GATES.
 - FENCE TO BE BUILT WITH CEDAR - 5TK (SELECT TIGHT KNOT)
 - FENCE MATERIALS - RUNNERS 2X4X8 / 2X6X8, FASCIAL BOARDS 1X4X8 / 1X6X8, SPINDLES 2X2X42"
 - POSTS/WALL - POSTS WILL BE 5X5X8' SET IN CONCRETE, TO INCLUDE CEDAR PYRAMID CAPS. POSTS/WALL MATERIAL WILL BE PRESSURE TREATED
 - FENCE TO BE BUILT AS A STEPDOWN, SECTIONS WILL BE LEVEL, 5X5 (WALL UNDER SECTION) INSTALLED TO CLOSE ANY GAPS CREATED BY STEPDOWNS.
 - PRICE INCLUDES TEAR/DOWN OF EXISTING FENCE.
 - CUSTOMER RESPONSIBLE FOR ANY NECESSARY BUILDING PERMIT.

TOTAL COST - 19,000.00
 DISCOUNT (500.00)
 TOTAL COST - 18,500.00



BUYERS RIGHT TO CANCEL

IF THIS AGREEMENT WAS SOLICITED AT OR NEAR YOUR RESIDENCE AND YOU DO NOT WANT THE GOODS OR SERVICES, YOU MAY CANCEL THIS AGREEMENT BY MAILING A NOTICE TO THE SELLER. THE NOTICE MUST SAY THAT YOU DO NOT WANT THE GOODS OR SERVICES AND MUST BE MAILED BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER YOU SIGNED THIS AGREEMENT. THE NOTICE MUST BE MAILED TO (MATTINGLY FENCE & DECK—P.O. BOX 971, COLLEGE PARK, MD 20741-0971) IF YOU CANCEL, THE SELLER MAY NOT KEEP ANY OF YOUR CASH DOWN PAYMENT.

TOTAL AMOUNT \$18,500.00	BALANCE OF PAYMENT TO BE MADE AS FOLLOWS:
DEPOSIT 1/2 DOWN PAYMENT OF \$9,250.00 , REMAINDER OF \$9,250.00 PAID IN (2) DRAWS 1/4 @ 25% (DRAW - OFFICIAL PAYMENT)	
BALANCE SIGN & RETURN WHITE COPY WITH DOWN PAYMENT UPON RECEIPT. MAIL TO P.O. BOX.	

DO NOT SIGN IN BLANK. HOMEOWNER IS ENTITLED TO A COPY OF THE CONTRACT (INCLUDING ANY ADDENDA) AT THE TIME HE OR SHE SIGNS. THE FOREGOING TERMS, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND HEREBY AGREED TO. YOU ARE AUTHORIZED TO WORK AS SPECIFIED AND PAYMENT WILL BE MADE AS OUTLINED ABOVE. UPON SIGNING THIS AGREEMENT, THE HOMEOWNER REPRESENTS AND WARRANTS THAT HE OR SHE IS THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER OF THE AFORESAID PREMISES AND THAT HE OR SHE HAS READ THIS AGREEMENT.

SALESPERSON	DATE 10/8/2022	HOMEOWNER	DATE
SALESPERSON'S LIC.#		HOMEOWNER	DATE

THIS CONTRACT MAY BE WITHDRAWN IF NOT ACCEPTED BY CONTRACTOR WITHIN 3 DAYS.

CONTRACTOR'S ACCEPTANCE <i>[Signature]</i>	HOMEOWNER'S ACCEPTANCE <i>[Signature]</i>	DATE 10/27/22
BY: (TITLE)	HOMEOWNER'S ACCEPTANCE	DATE

**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	*	*	*	*	*		*



These show what the fence will look like when completed.



These show what the fence will look like when completed.



This is the fence to be replaced.



This is the fence to be replaced.