

37/3-97RR 311 Tulip Avenue  
(Takoma Park Historic District)

**GENERAL NOTES:**

- Demolition:**
  - Demolish existing back porch enclosure and haul as debris.
  - Shore up existing floors in areas to be affected and demolish the existing kitchen and living room exterior walls as per plans. Haul all debris.
  - Remove existing kitchen cabinets and appliances and save.
  - Remove existing radiators in affected areas and save.
  - Demo kitchen flooring and underlayment and haul as debris.
- No change to existing subfloor.
- No change to the existing exterior A/C condenser location.
- No change to the existing brick chimney in the kitchen.

- Landscaping:**
  - Removal of any trees to be by owners.
  - Landscaping and sod restoration to be by owners.
  - Flagstone, walk, or patio work in not included.

- Foundation:**
  - Excavate for new footings and new basement areaway. Excess dirt to be hauled away.
  - Dig and pour continuous concrete footings 30" below grade. Footings to be 16" wide x 8" deep minimum, reinforced with rebar.
  - Install 8" block foundation walls with 1/2" thick parged stucco finish. Waterproof exterior of the foundation in areas that are below grade.
  - Tie in new block walls to the existing structure with rebar.
  - Basement areaway to have dirt floor and 8" block walls. Tie in new areaway to the existing basement areaway and door.
  - Pour a 5" concrete stoop at sitting room doorway.

- Rough Carpentry:**
  - **Floors:**
    - Set 2x6 sill plates over foundation walls.
    - 1st floor to have 2x10 ledger board bolted to the house, with 2x10 joists @ 16" on center. Subfloor to be 3/4" tongue and groove plywood.
    - 2nd floor to have 2x8 ledger board bolted to the house, with 2x8 joists @ 16" on center. Subfloor to be 3/4" tongue and groove plywood.
    - Finished flooring on 1st level to be sheet vinyl over 1/4" luaun underlayment. Exact selection of vinyl to be by owners. 2nd level to have carpet and pad over subfloor in bedroom extension and closets. Refinishing of the existing pine floors is not included.

- **Exterior Walls:**
  - 1st floor and 2nd floor walls to be 2x4 studs @ 16" on center, with 1/2" OSB sheathing and Tyvek (or equal) house wrap on the exterior. Interior finish to be drywall.

- **Interior Walls:**
  - All interior walls to be 2x4 studs @ 16" on center, finished with 1/2" drywall.

- **Roof/ ceiling:**
  - Main roof to be 2x10 rafters @ 16" on center, with 1/2" plywood sheathing and 15# felt paper. Bedroom extension to have 2x6 ceiling joists @ 16" o.c., to match existing ceiling lines.
  - Shed roof to be 2x8 rafters with 2x6 ceiling joists @ 16" o.c..
  - Roof overhangs to be created with 2x4 and 2x6 rafters, as necessary, to match existing structure.
  - Roofing to be Certainteed (or equal) 25 year fiberglass shingles. Exact color to be approved by owners.
  - Install aluminum flashing and vents, and white aluminum seamless gutters and downspouts. Set splashblocks at each downspout end.

- Plumbing:**
  - Re-rough waste, vent, and water lines for new bathroom and kitchen sink.
  - Extend gas lines to new range location.
  - Rework radiator heat lines as necessary for new radiator locations, and reset radiators. (Verify with owners as to where each radiator is to be reset)
  - Provide and install additional radiators, if necessary.
  - Install new single bowl sink, faucet, disposal, and dishwasher. No separate icemaker line is included.
  - No change to the existing hot water heater or washer and dryer is assumed or included.
  - No change to the existing water service is included.

- Electrical:**
  - Make electrical changes as specified on plans.
  - Move existing electrical meter to the side of the new addition, as necessary.
  - All work to conform to NEC and local codes.
  - Exact location of lights and switches is subject to site conditions and existing structure.
  - No change to the electrical service is anticipated.

- HVAC:**
  - Extend ductwork from the existing system to cool new spaces.
  - No change to air handler is anticipated or included.

- Mechanical:**
  - Vent new exhaust hood directly through frame wall, and finish with aluminum vent cap.
  - Vent new bath fan to the exterior, finish with aluminum cap.

- Insulation:**
  - Exterior walls: 3 1/2", R-13 batts.
  - 1st Floor: 9", R-30 batts.
  - Roof: 9", R-30 batts.
  - Install styro-vent panels in cathedral ceiling areas.

- Interior trim:**
  - Base trim: 1x6 with ogee cap finger jointed pine, paint grade, to match existing trim throughout the house.
  - Window and door casing: 3 3/4" two piece, finger jointed, paint grade pine trim to match existing trim throughout the house.

- Kitchen specifications:**
  - **Cabinets:** Merrilat stock cabinets. Reset existing saved cabinets and add new cabinets as needed. Match existing cabinetry.

- **Countertops:** Tops to be Wilsonart (or equal) laminate over particle board substrate. Tops to have a wood edge molding (to match cabinetry). Backsplash to be 4" high laminate.

- **Appliances:** Appliances to be selected by owners. See contract for specifics.

**WINDOW SCHEDULE**

sym	manfgr	description	rough opening size	head height
(A)	Andersen DH3042	Single double hung	3'-2 1/8" x 4'-5 1/4"	6'-8"
(B)	Andersen DH2832	Single double hung	2'-10 1/8" x 3'-5 1/4"	6'-8"
(C)	Andersen C12	Single casement	2'-0 5/8" x 2'-0 5/8"	6'-8" 1st fl. 6'-0" 2nd. flr.
(D)	Andersen DH2442	Single double hung	2'-6 1/8" x 4'-5 1/4"	6'-0"
(E)	Existing, No change.			

\*Note: Windows to be Andersen <sup>POZE OR EQUIV.</sup> narrowline double hung windows (except window C), with high performance insulated glass, white vinyl on the exterior, unfinished pine on the interior, with standard hardware, snap-on interior grilles, insect screens, and without exterior grilles. <sup>SINGLE-PANE W/ ENERGY PANEL</sup>

**DOOR SCHEDULE**

sym	Style	description	unit size
(1)	Morgan or equal	Half-lite exterior pre-hung door with snap-on wood grilles.	3/0 x 6/8
(2)	Stock	Five panel solid pine single pre-hung door	2/6 x 6/8
(3)	Stock	Five panel solid pine single pre-hung door	2/0 x 6/8
(4)	Stock	Six panel hollow core double pre-hung door	3/0 x 6/8
(5)	Stock	Flush hollow core double pre-hung door, cut down	3/0 x 6/8
(6)	Stock	Six panel hollow core double pre-hung door	4/0 x 6/8
(7)	Stock	full-view aluminum screen/ storm door	3/0 x 6/8

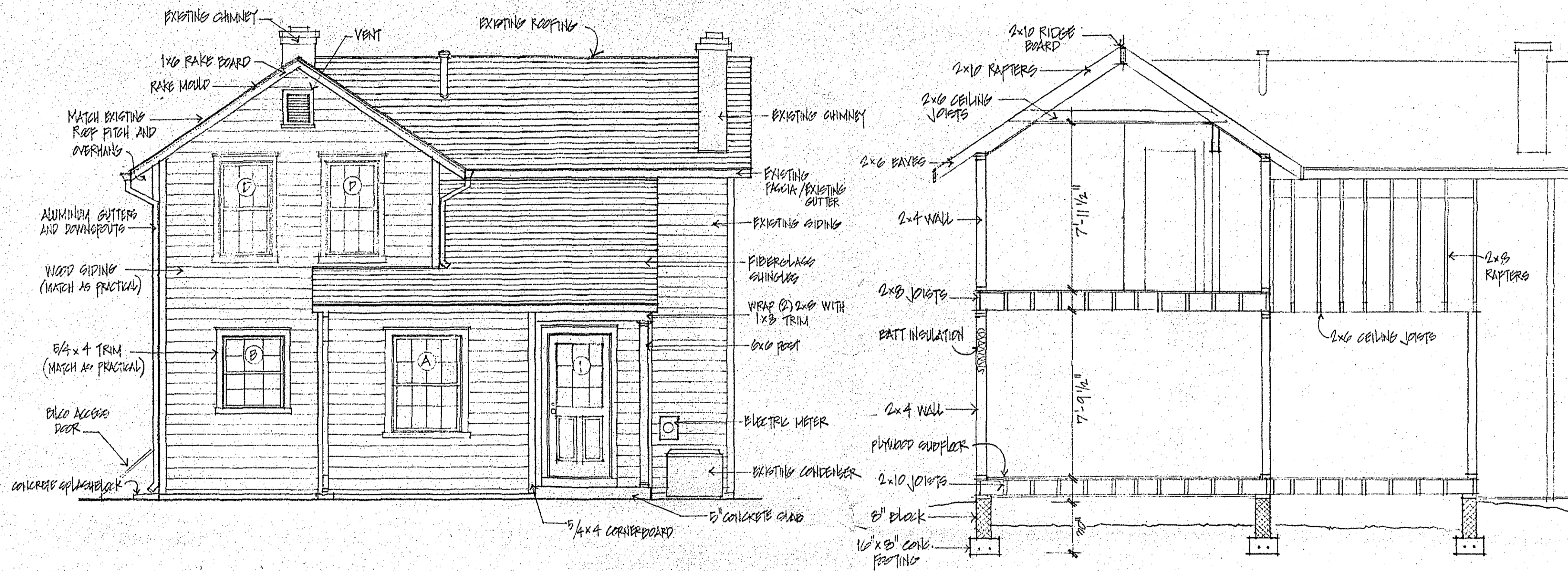
\*Note: All doors to be pre-hung and with bright brass hardware.



**Heritage**  
Building and  
Renovation, Inc.

208 Manor Circle Takoma Park, MD 20912  
(301) 270-4799

• SCHEIDER RESIDENCE •  
311 Tulip Avenue  
Takoma Park, Maryland 20912

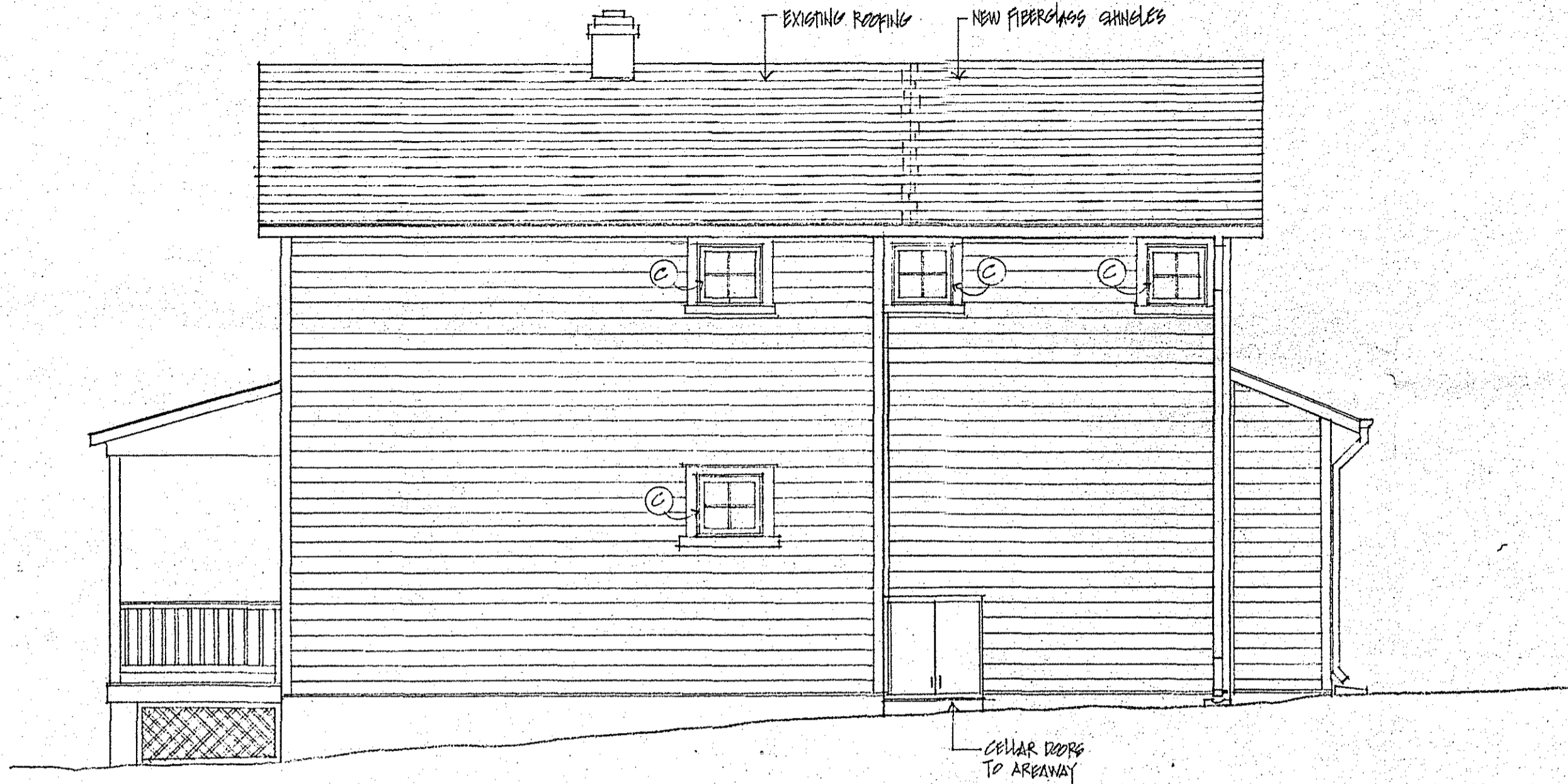


REAR ELEVATION

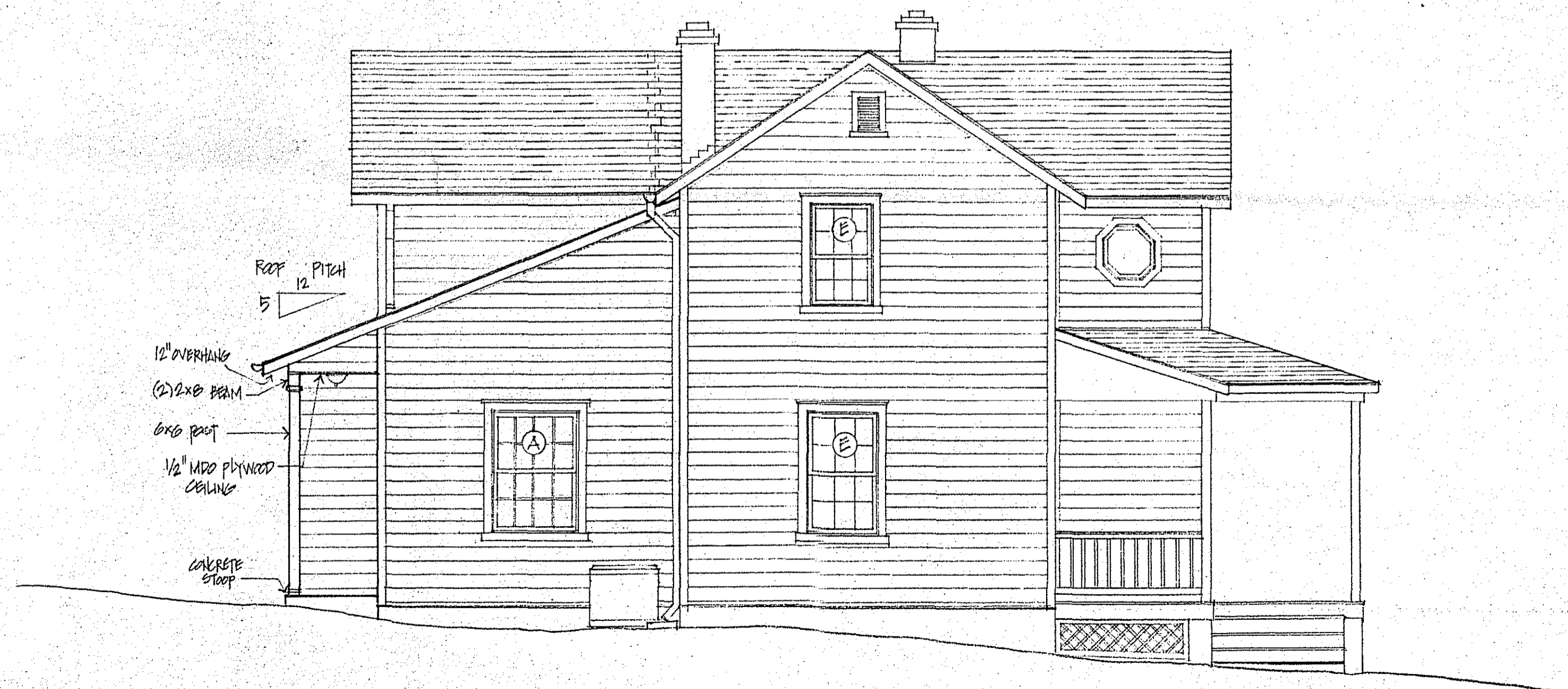
SECTION

**Heritage**  
 Building and  
 Renovation, Inc.  
 208 Manor Circle Takoma Park, MD 20912  
 (301) 270-4799

• SCHEIDER RESIDENCE •  
 311 Tulip Avenue  
 Takoma Park, Maryland 20912



RIGHT SIDE ELEVATION



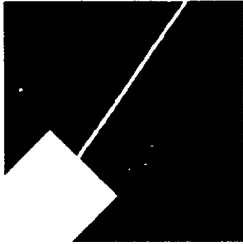
LEFT SIDE ELEVATION



**Heritage**  
Building and  
Renovation, Inc.

208 Manor Circle Takoma Park, MD 20912  
(301) 270-4789

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

November 19, 1997

Rick Leonard  
Heritage Building & Renovation  
208 Manor Circle  
Takoma Park, MD 20912

Dear Rick:

I am sorry I wasn't available when you came by with the permit set for the Scheider Residence at 311 Tulip Avenue. (HPC Case #37/3-97RR). As you know, the HPC approved the project based on the proposed use of matching materials.

The permit set indicated, on Sheet 1, the use of windows with "white vinyl on the exterior...", which would not comply with the HPC decision. We spoke on the phone about this, and you indicated that this was an oversight, and that the proposed Pozzi or equivalent windows would be wood windows (inside and out).

In addition, on the Door Schedule, item #1, the use of "snap-on wood grilles" is indicated. This also is not in accordance with the HPC decision and should not be used.

Finally, you have included a note on Sheet 5 that the new wood siding and the new trim around the windows should "match as practical." The HPC reviewed a proposal to "match existing materials." If there is a problem with this, please call the office. Otherwise, the HPC expects that the project will be built as approved.

To reflect this in the stamped set, I am annotating the approval set to reflect the use of wood windows, that snap-on muntins will not be used on either the windows or the doors, and that the siding and trim will match existing. I will put the stamped annotated sheet with the project file, which will reflect the HPC approvals.

Please replace the previously stamped sheet with the newly annotated one. I hope this is not confusing, but please do not hesitate to call me with any questions at 301-495-4570.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robin D. Ziek', is written over the typed name.

Robin D. Ziek  
Historic Preservation Planner

cc: John and Lynn Scheider

**WINDOW SCHEDULE**

sym	manfgr	description	rough opening size	head height
(A)	Andersen DH3042	Single double hung	3'-2 1/8" x 4'-5 1/4"	6'-8"
(B)	Andersen DH2832	Single double hung	2'-10 1/8" x 3'-5 1/4"	6'-8"
(C)	Andersen C12	Single casement	2'-05/8" x 2'-05/8"	6'-8" 1st fl. 6'-0" 2nd. flr.
(D)	Andersen DH2442	Single double hung	2'-6 1/8" x 4'-5 1/4"	6'-0"
(E)	Exsting, No change			

\*Note: Windows to be Andersen Narrowline double hung windows (except window C), with high performance insulated glass, ~~white vinyl on the exterior, unfinished pine on the interior, with standard hardware, snap-on interior grilles, insect screens, and without exterior grilles.~~ <sup>PORE OR EQUIV.</sup> *SINGLE PANE W/ ENERGY PANEL*

**DOOR SCHEDULE**

sym	Style	description	unit size
(1)	Morgan or equal	Half-lite exterior pre-hung door with <del>snap-on wood grilles.</del>	3/0 x 6/8
(2)	Stock	Five panel solid pine single pre-hung door	2/6 x 6/8
(3)	Stock	Five panel solid pine single pre-hung door	2/0 x 6/8
(4)	Stock	Six panel hollow core double pre-hung door	3/0 x 6/8
(5)	Stock	Flush hollow core double pre-hung door, cut down	3/0 x 6/8
(6)	Stock	Six panel hollow core double pre-hung door	4/0 x 6/8
(7)	Stock	full-view aluminum screen/ storm door	3/0 x 6/8

\*Note: All doors to be pre-hung and with bright brass hardware.

*[Signature]* 1/19/97

APPROVED  
Montgomery County  
Historic Preservation Commission

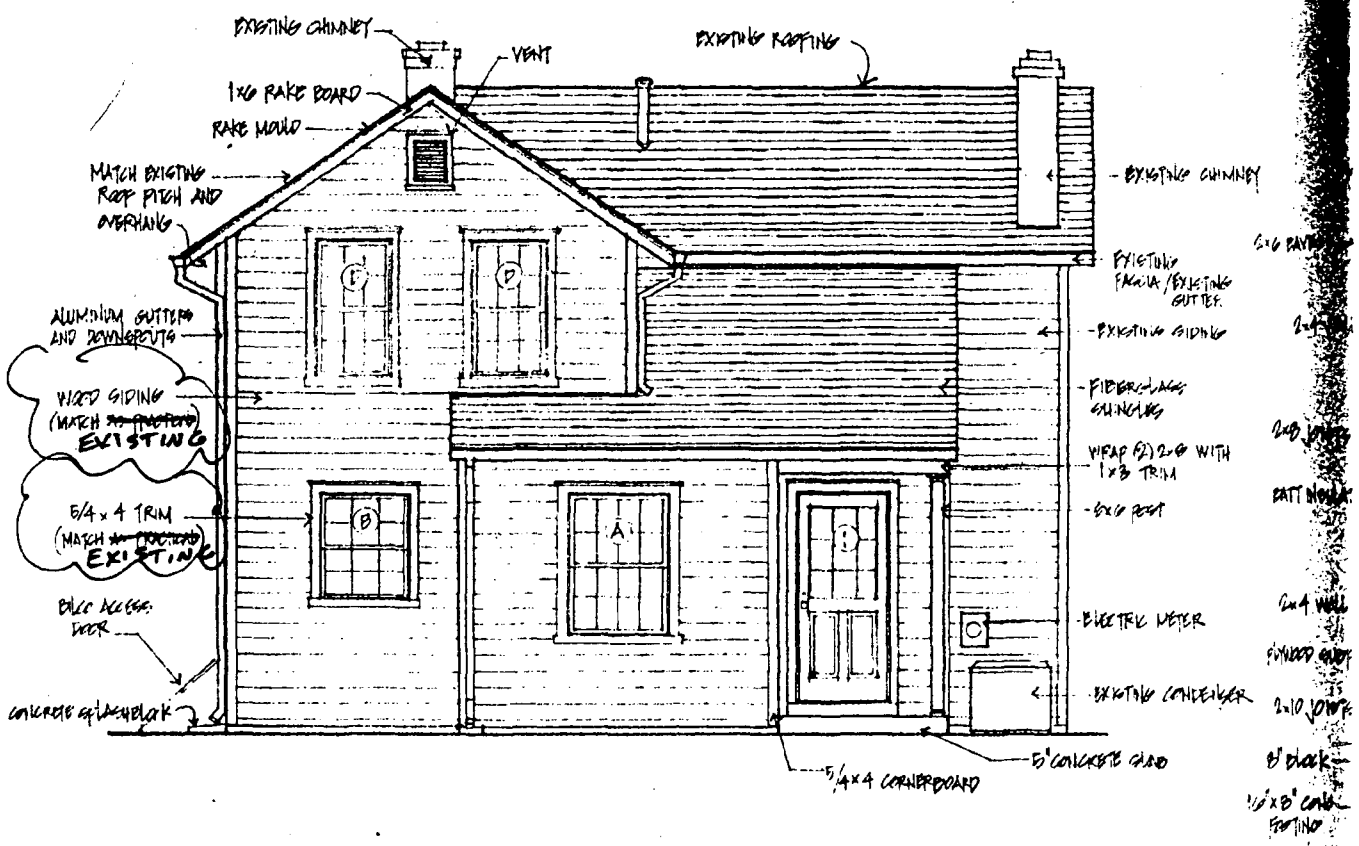
tion, as  
aces.  
d finish  
cap.  
ade, to match edsting  
d, paint grade pine trim  
binets and add new  
ver particle board  
binetry).  
tract for specifics.



**Heritage**  
Building and  
Renovation, Inc.

• SCHEIDER RESIDENCE •  
311 Tulip Avenue  
Takoma Park, Maryland 20912

SHEET 1



**REAR ELEVATION**

*[Signature]* 7/6/97

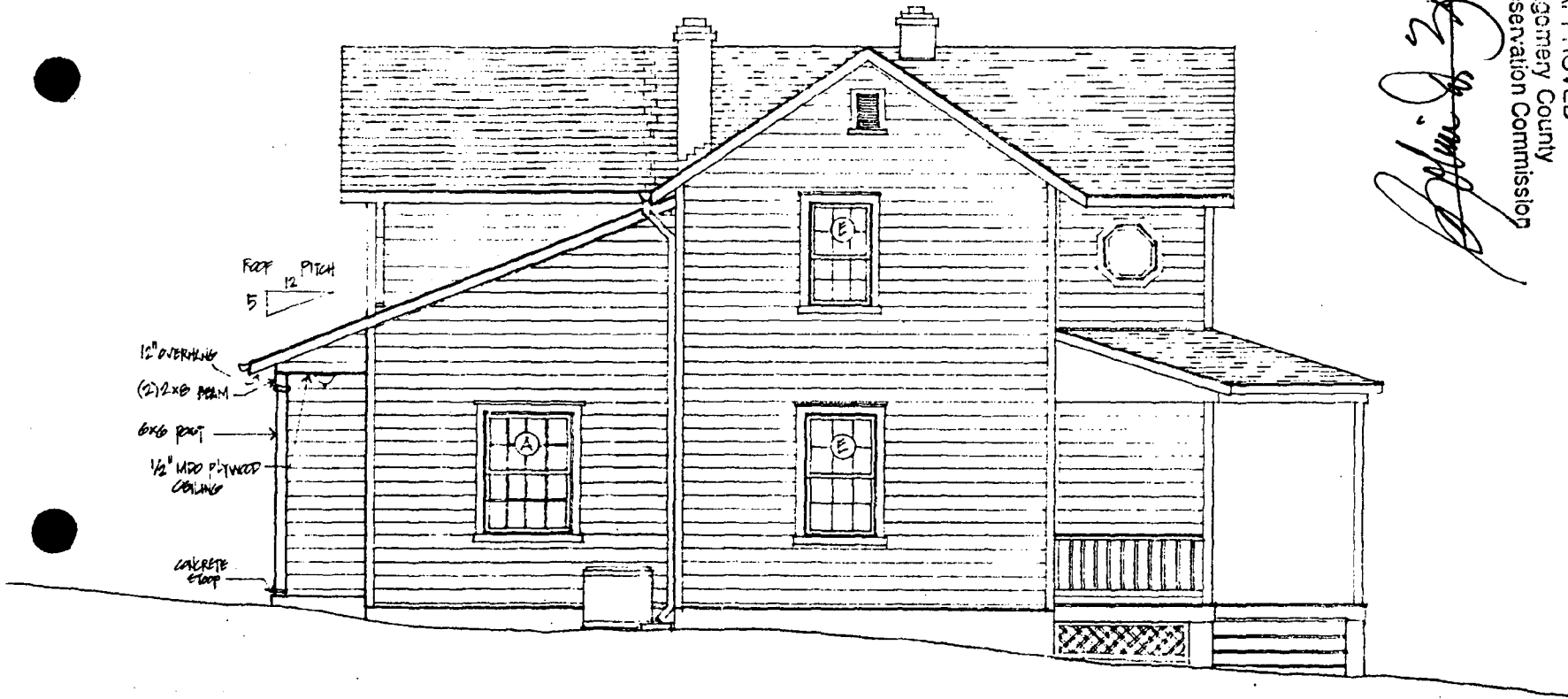
APPROVED  
Montgomery County  
Historic Preservation Commission





CEMENT DECK  
TO ARBWAY

**E ELEVATION**



**LEFT SIDE ELEVATION**

*7/6/11*  
*John J. [Signature]*

APPROVED  
Montgomery County  
Historic Preservation Commission

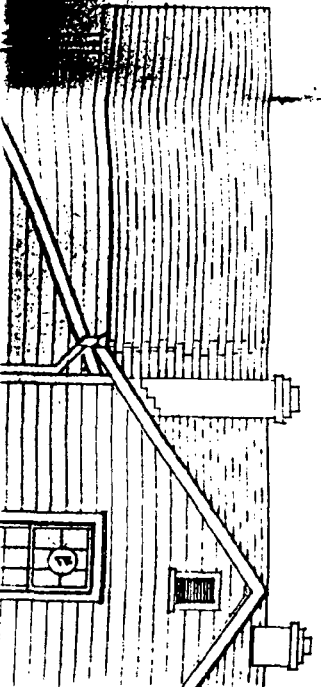


RIGHT SIDE ELEVATION

CELLAR DOOR  
TO ARSENAL

EXISTING ROOFLINE

NEW FIBERGLASS SHAKES



*Robert D. Zick*  
7/21/97

APPROVED  
Montgomery County  
Historic Preservation Commission

owners.  
ided.

ent areaway. Excess dirt to

s 30" below grade. Footings  
ed with rebar.

" thick parged stucco finish.  
eas that are below grade.  
cture with rebar.

3" block walls. Tie in new  
nd door.  
oorway.

to the house, with 2x10  
tongue and groove

to the house, with 2x8 joists  
e and groove plywood.  
vinyl over 1/4" luam  
e by owners. 2nd level to  
om extension and closets.  
t included.

ids @ 16" on center, with  
ouse wrap on the exterior.

on center, finished with 1/2"

nter, with 1/2" plywood  
xtension to have 2x6 ceiling  
lines.

ing joists @ 16" o.c.  
nd 2x6 rafters, as necessary, to

year fiberglass shingles. Exact

and white aluminum  
lashblocks at each downspout

for new bathroom

for new radiator  
with owners as to where

, if necessary.  
posal, and dishwasher. No

- **Mechanical:**
- Vent new exhaust hood directly through frame wall, and finish with aluminum vent cap.
- Vent new bath fan to the exterior, finish with aluminum cap.

- **Insulation:**
- Exterior walls: 3 1/2", R-13 batts.
- 1st Floor: 9", R-30 batts.
- Roof: 9", R-30 batts.
- Install styro-vent panels in cathedral ceiling areas.

- **Interior trim:**
- Base trim: 1x6 with ogee cap finger jointed pine, paint grade, to match existing trim throughout the house.
- Window and door casing: 3 3/4" two piece, finger jointed, paint grade pine trim to match existing trim throughout the house.

- **Kitchen specifications:**
- **Cabinets:** Merrilat stock cabinets. Reset existing saved cabinets and add new cabinets as needed. Match existing cabinetry.

- **Countertops:** Tops to be Wilsonart (or equal) laminate over particle board substrate. Tops to have a wood edge molding (to match cabinetry). Backsplash to be 4" high laminate.

- **Appliances:** Appliances to be selected by owners. See contract for specifics.

(D)	Andersen DH2442	Single double hung	4-0 1/0 1-7-0 1/2	0-0
(E)	Existing, No change.			

\*Note: Windows to be Andersen Narroline double hung windows (except window C), with high performance insulated glass, white vinyl on the exterior, unfinished pine on the interior, with standard hardware, snap-on interior grilles, insect screens, and without exterior grilles.

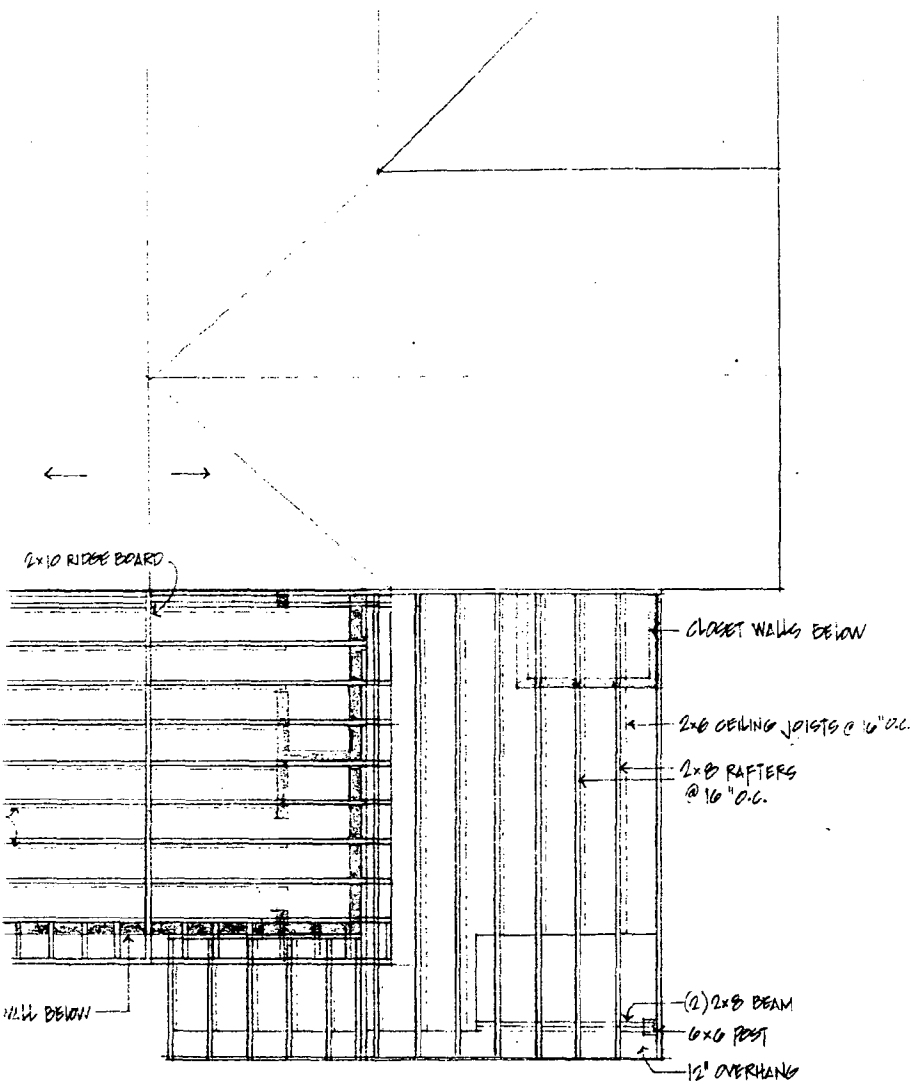
**DOOR SCHEDULE**

sym	Style	description	unit size
①	Morgan or equal	Half-lite exterior pre-hung door with snap-on wood grilles.	3/0 x 6/8
②	Stock	Five panel solid pine single pre-hung door	2/6 x 6/8
③	Stock	Five panel solid pine single pre-hung door	2/0 x 6/8
④	Stock	Six panel hollow core double pre-hung door	3/0 x 6/8
⑤	Stock	Flush hollow core double pre-hung door, cut down	3/0 x 6/8
⑥	Stock	Six panel hollow core double pre-hung door	4/0 x 6/8
⑦	Stock	full-view aluminum screen/ storm door	3/0 x 6/8

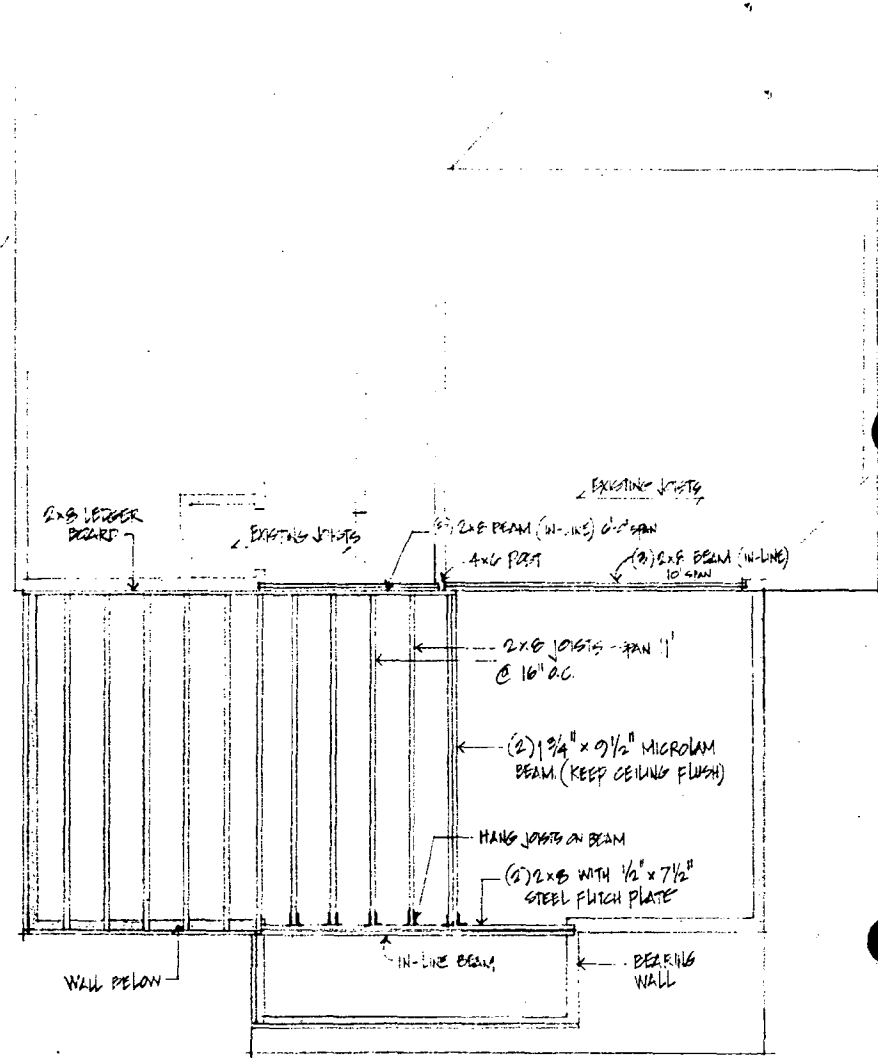
\*Note: All doors to be pre-hung and with bright brass hardware.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 11/19/97

See 11/19/97  
Stamped set.



ROOF FRAMING

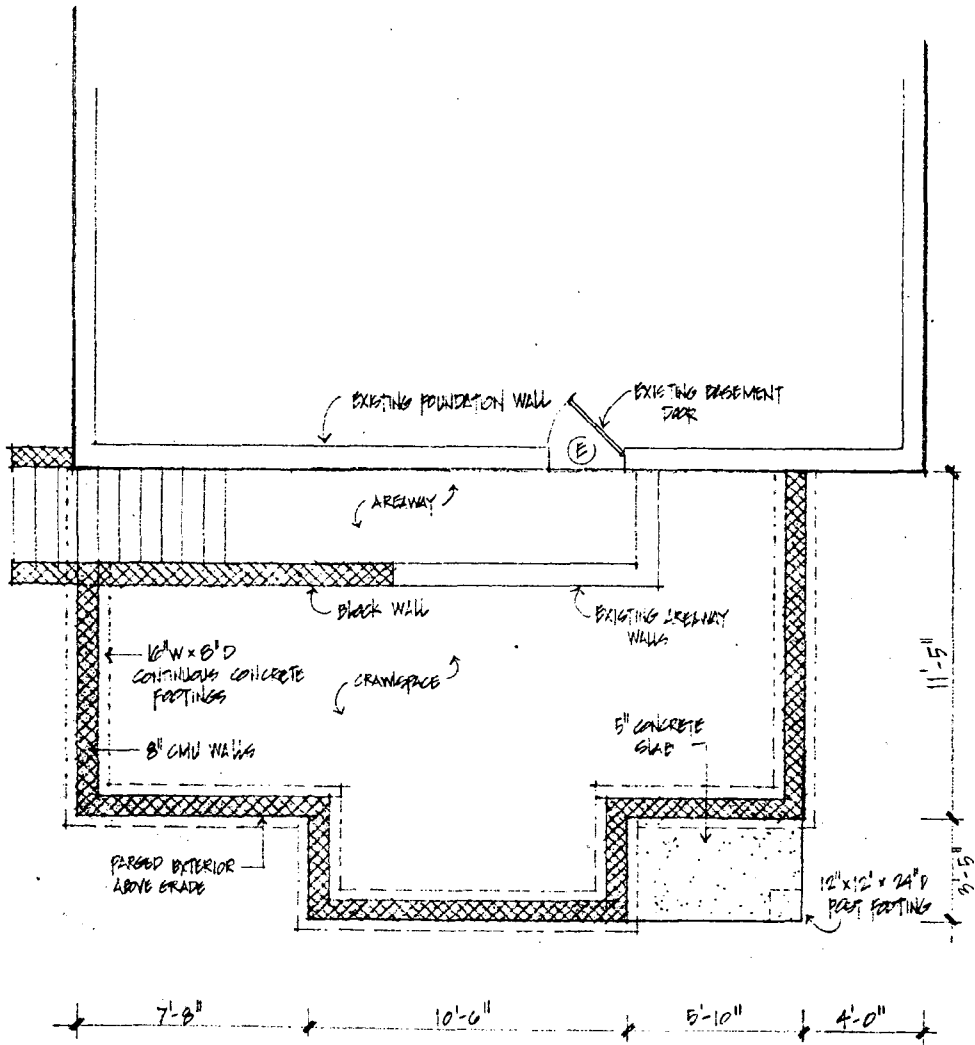


2nd FLOOR FRAMING

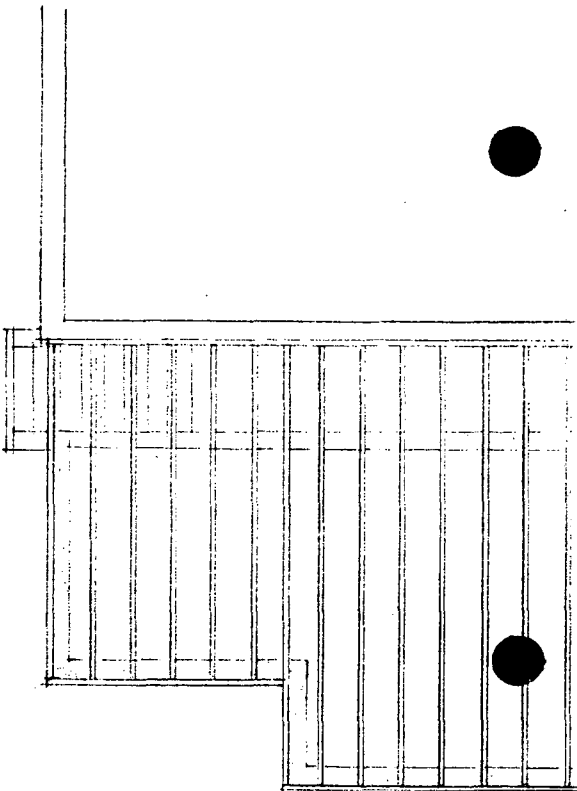
g and  
tion, Inc.

APPROVED  
Montgomery County  
Historic Preservation Commission

• SCHEIDER RES  
311 Tulip Av

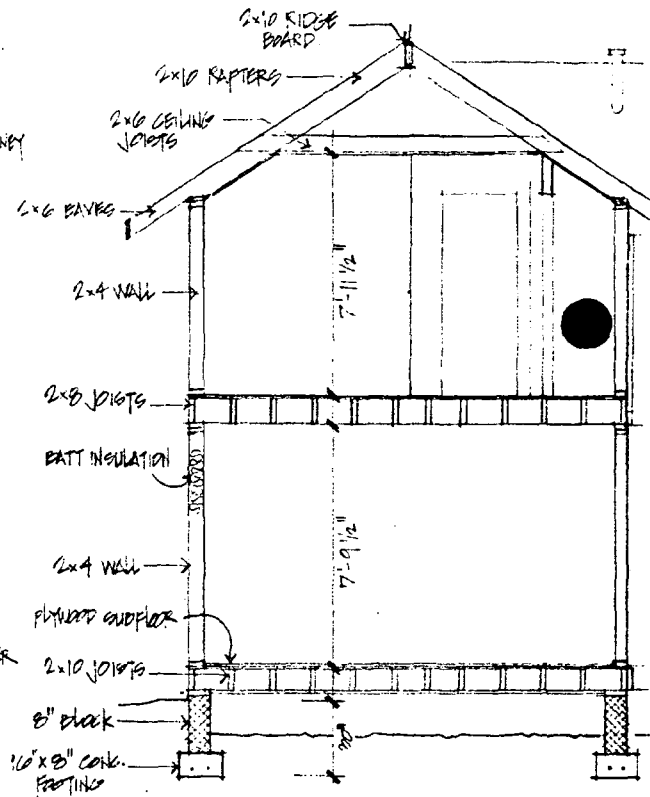
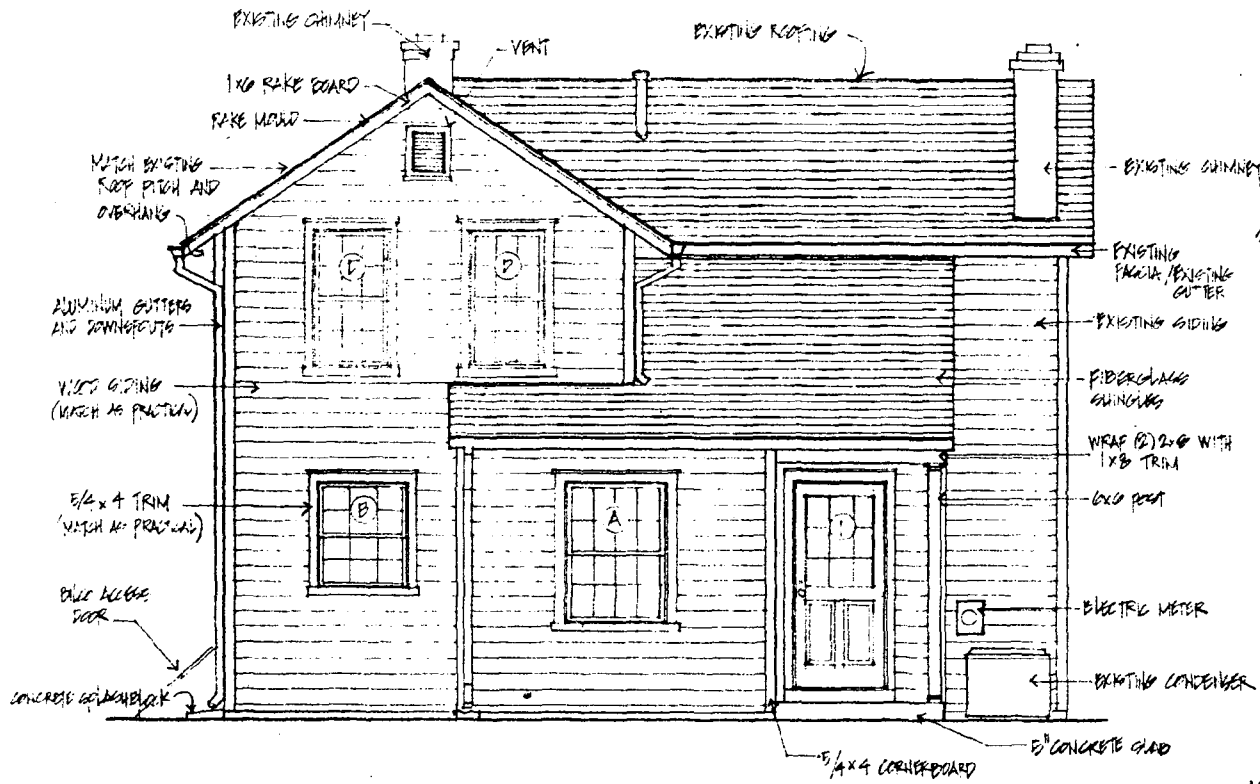


**FOUNDATION LAYOUT**



**1st FLOOR FRAME**

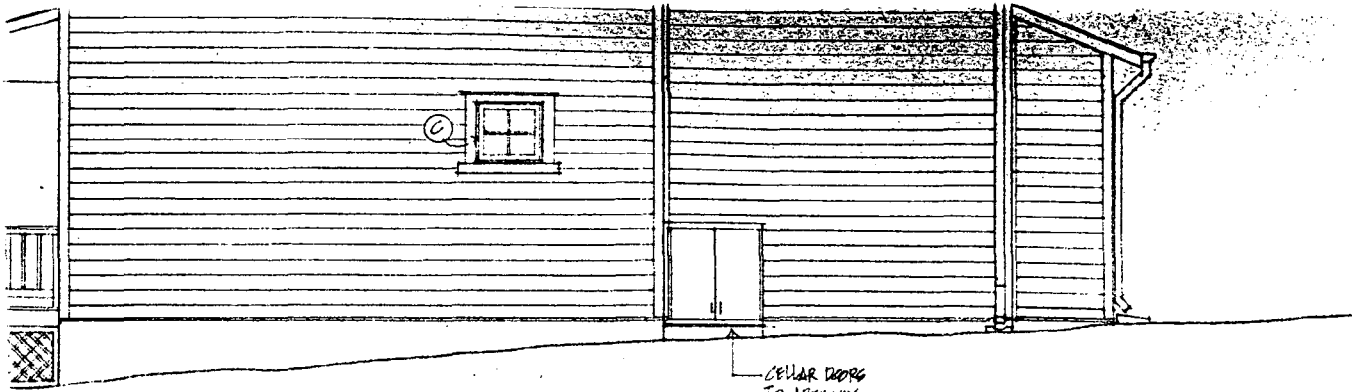
APPROVED  
 Montgomery County  
 Historic Preservation Commission



**REAR ELEVATION**

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 11/15/07





RIGHT SIDE ELEVATION

CELLAR DOORS  
TO ARBWAY

ROOF PITCH  
12  
5

12" OVERHANG

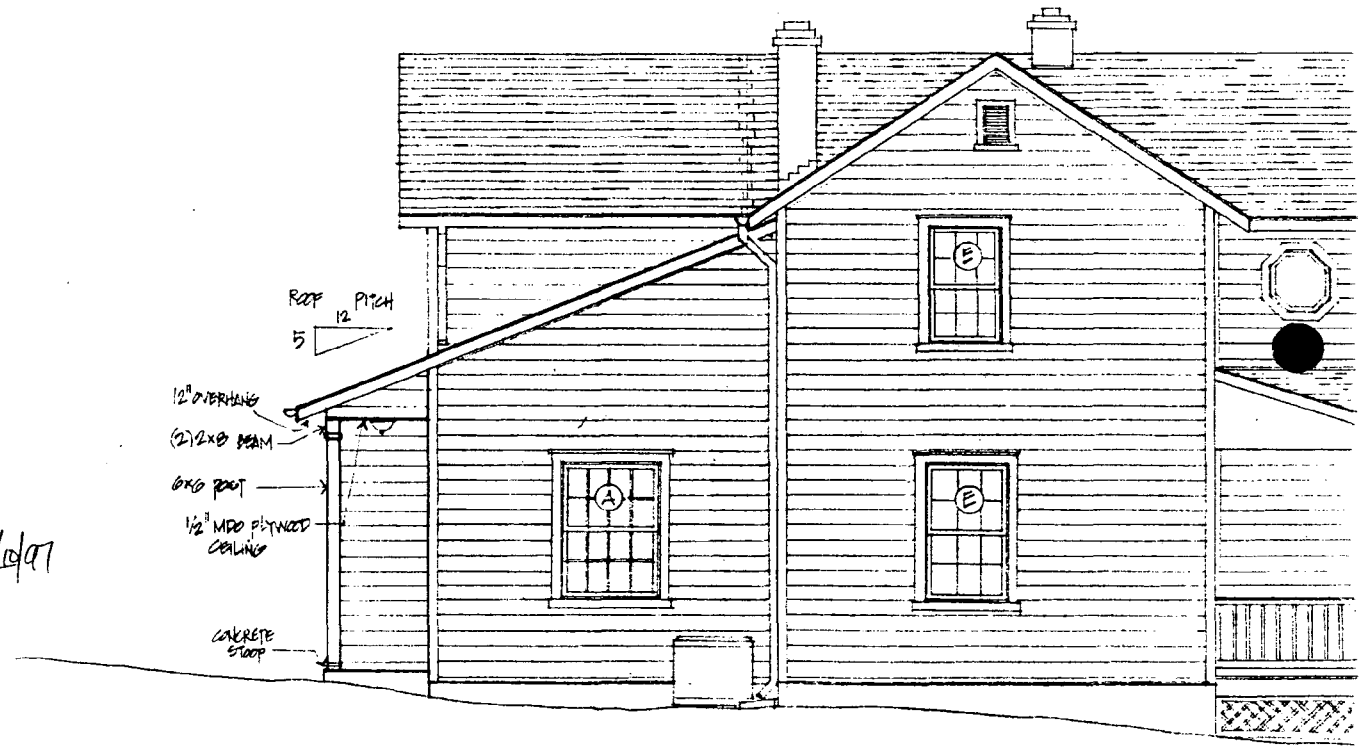
(2) 2x8 BEAM

6x6 POST

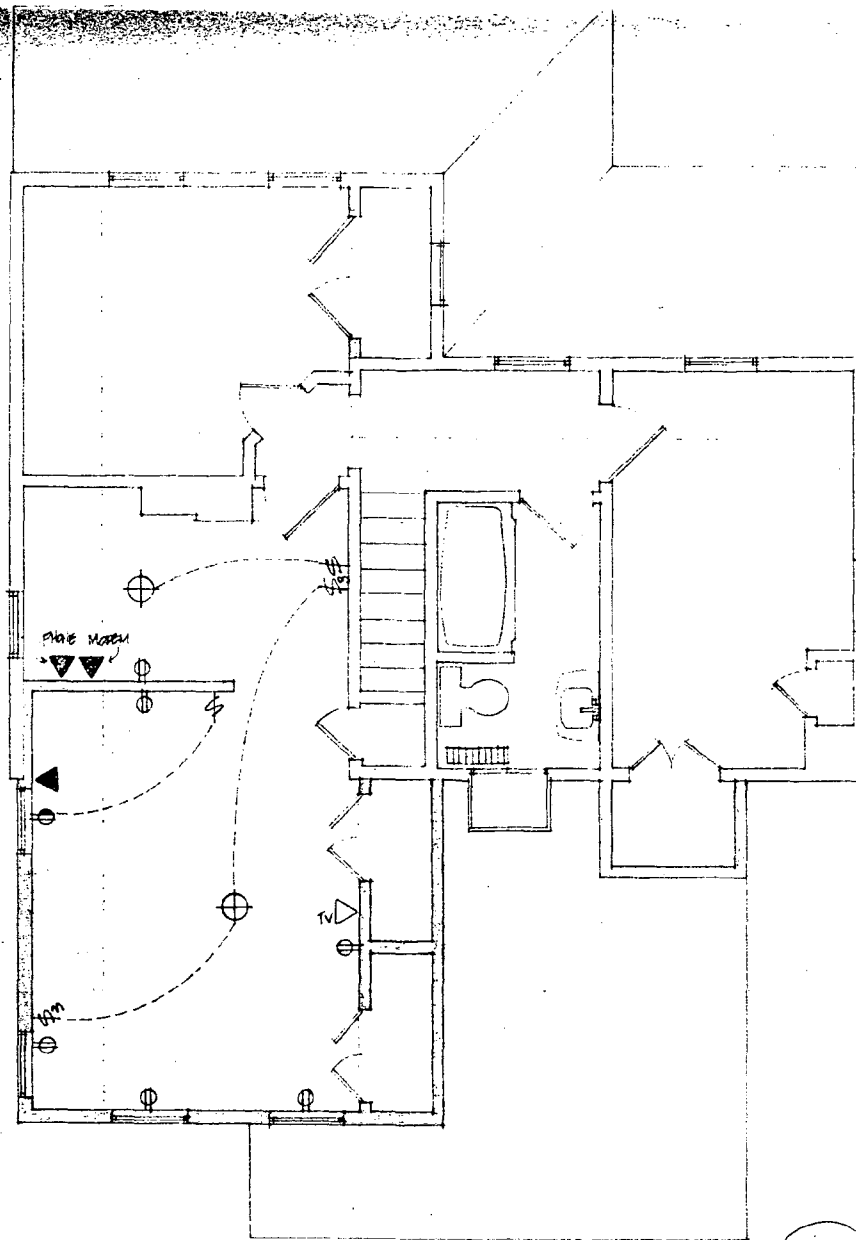
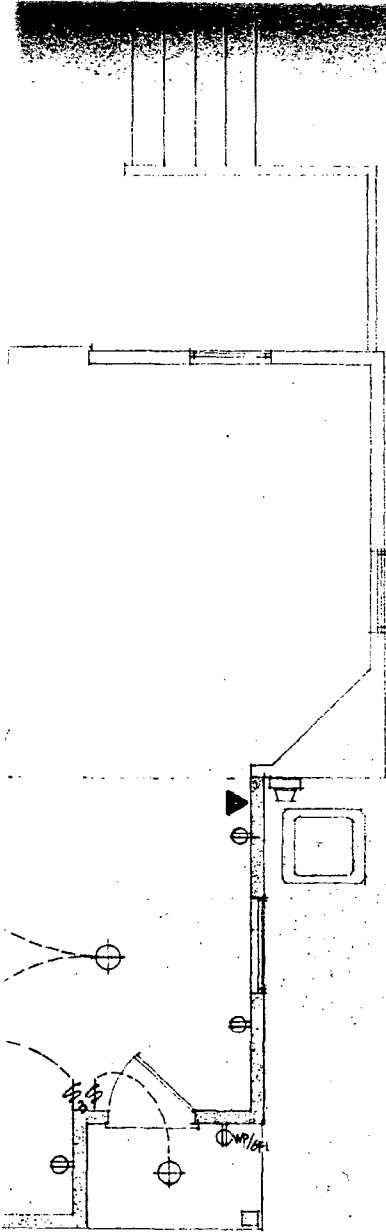
1/2" MDO FINISHED  
CEILING

CONCRETE  
SLOOP

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 11/10/07



**Heritage**  
Building and  
Renovation, Inc.



NOTE: NEW RADIATOR LOCATIONS  
NOT SHOWN.

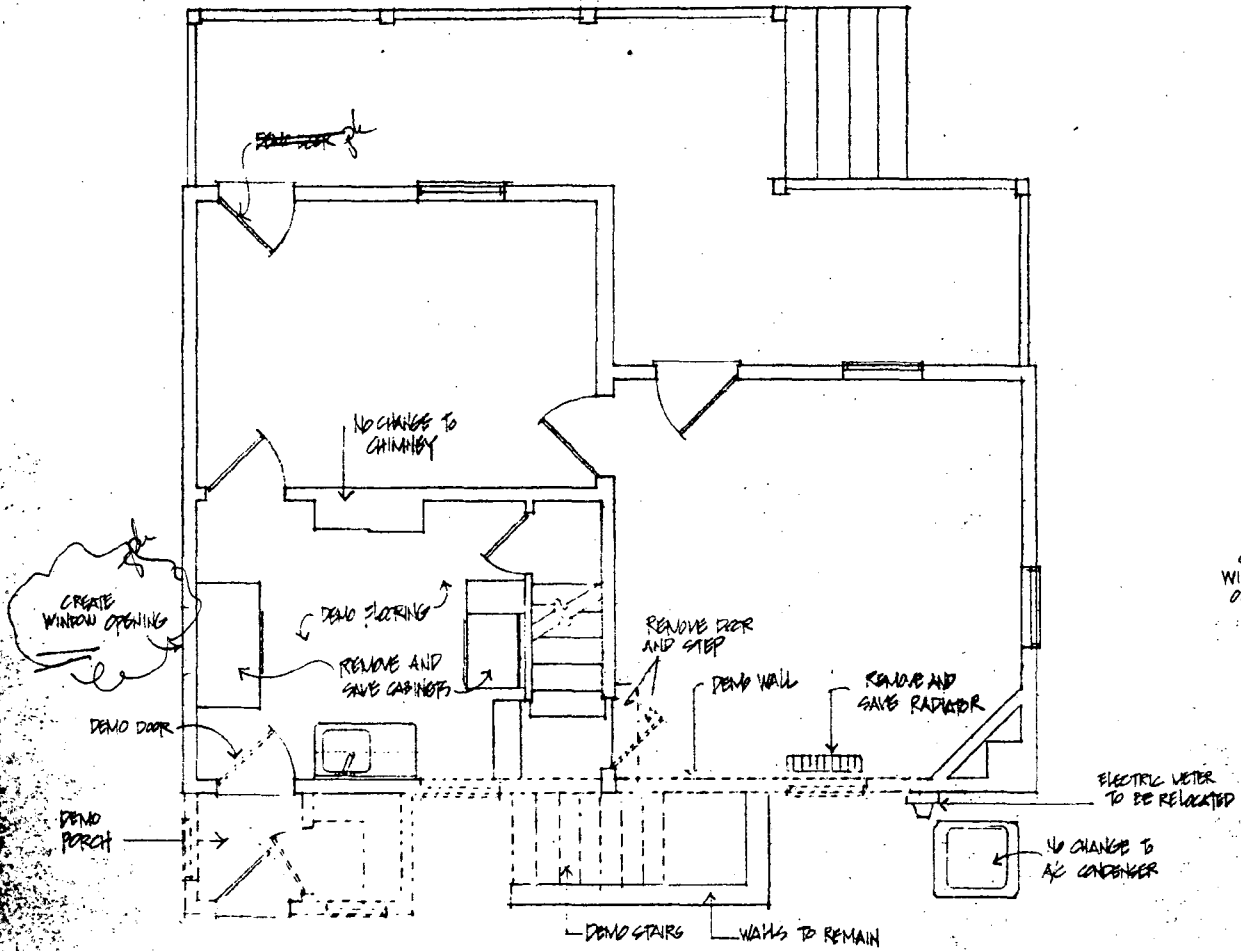
APPROVED  
Montgomery County  
Historic Preservation Commission  
*Larry Cohen 11/2/97*

**ELECTRICAL PLAN**

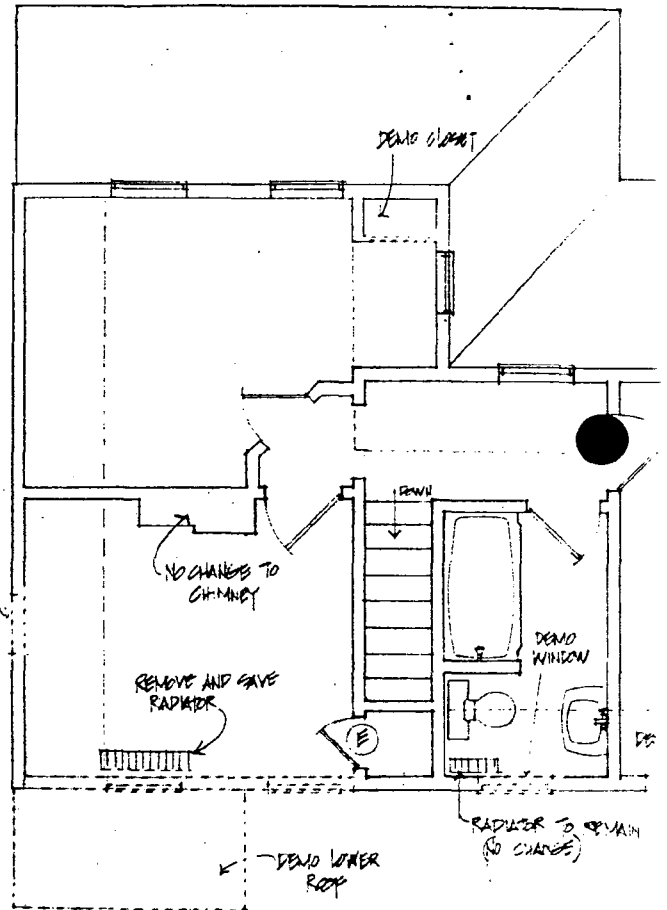
**2nd FLOOR ELECTRICAL PLAN**





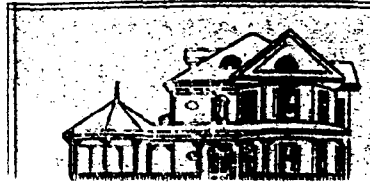


**EXISTING 1st FLOOR PLAN  
DEMOLITION PLAN**



**EXISTING 2nd FLOOR  
DEMOLITION PLAN**

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*



**Heritage**  
Building and  
Renovation, Inc.

• SCI

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

FROM: <sup>RJZ</sup> Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved  Denied

Approved with Conditions: \_\_\_\_\_

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: John & Lynn Scheider

Address: 311 Tulip Ave, Takoma Park, MD 20912

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



URN TO. DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/495-4570

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Rick LEONARD  
Daytime Phone No.: 301-270-4799

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: JOHN & LYNN SCHEIDER Daytime Phone No.: 301-  
Address: 311 TULIP AVE TAKOMA PARK MD 20912  
Street Number City Street Zip Code  
Contractor: HERITAGE BUILDINGS & RENOVATION, INC Phone No.: 301-270-4799  
Contractor Registration No.: MHC 32422  
Agent for Owner: RICK LEONARD (NRE) Daytime Phone No.: 301 270 4799

LOCATION OF BUILDING/PREMISE

House Number: 31 Street: TULIP AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: MAPLE AVE.  
Lot: P/O 11/213A Block: 3 Subdivision: S.S. OTTERBACH PROPERTY  
Liber: 3019 Folio: 213 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Raze  
 Revision  Repair  Revocable

CHECK ALL APPLICABLE:

- A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 7500.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

Signature of owner or authorized agent: [Signature] Date: 9-16-97

Approved: [Signature] Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 10/18/97  
Application/Permit No.: 9709170085 Date Filed: 9-17-97 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**



**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

2 STORY VERNACULAR, 1850-1900, ON A  
LARGE LOT. VIEW FROM ADJACENT FLOODED  
IS DIFFICULT - REAR AND ONE SIDE DUE TO  
DISTANCE AND VEGETATION, SOME BLOCKED VIEW ON  
OTHER SIDE.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

REAR ADDITION - PART TWO STORY, PART ONE STORY  
COMPATIBLE MASSING, MATCHING MATERIALS AND  
TRIM DETAILS.  
WINDOWS - WOOD SINGLE-PANE TDL W/ ENERGY PANEL  
REUSE EXISTING WINDOWS ON SIDES IF POSSIBLE

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

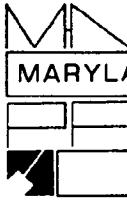
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



DATE: 10-8-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, <sup>PAC</sup> Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 311 Tulip Avenue

Meeting Date: 10/8/97

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-97RR

Tax Credit: No

Public Notice: 9/24/97

Report Date: 10/1/97

Applicant: John & Lyn Scheider

Staff: Robin D. Ziek

PROPOSAL: Rear addition

RECOMMENDATIONS:  
APPROVAL

---

### PROJECT DESCRIPTION

RESOURCE: Outstanding Resource in Takoma Park Historic District

STYLE: Vernacular Farmhouse

DATE: c1850 - 1900

The subject property appears to be one of the earlier houses in Takoma Park, probably pre-dating B.F. Gilbert's subdivision of the Victorian community. The wood frame house is a small side-gable form with a front-gable addition projecting forward of the plane of the main house on the right side of the front facade. The two small front porches wrap along the front elevation, providing cover for the two front doors. This house sits on part of three lots, and has 100' of road frontage along Tulip Avenue. The house is sited at the NE corner of the first lot (see site plan, Circle ①), and therefore has a generous side lot and rear yard. There is an existing frame garage to the rear of the house.

### PROJECT PROPOSAL

The applicant proposes to build a new addition at the rear of the house in order to provide more living space. The addition adds approximately 300 sf. on the first floor, and approximately 160 sf on the second floor. The design of new work is scaled to match the original house, in terms of massing and materials. The new proposed work consists of a two story piece projecting back from the original front-gable addition which is differentiated from the existing structure through the retention of the original cornerboard and an offset of the new addition by the dimension of the cornerboard (ca. 4"). The rooflines are proposed to match because the existing house is low, and there is little leeway for dropping the roof of the addition in terms of headroom. The second portion of the addition consists of a one-story portion with a shed roof, which is offset from the original house by approximately 4'.

Several windows will be removed off the rear elevation to build the new addition. The applicant proposes to reuse the old windows on the side elevations of the addition so that they would be on the public view side. All of the windows and doors on the rear elevation would be new. The doors and windows would be wood, true-divided light with single glazing with an energy panel [the storm panel is set in the routed out window sash itself to provide an air space ].

①

## STAFF COMMENTS

Staff has met with the applicant's agent on site prior to this HAWP submission to review the parameters of the proposal. The proposed addition appears to be suitably sited to minimize the effect on the historic district. This is achieved through the use of offsets, and by keeping the massing of the proposed addition small and in-keeping with the original structure. The single story section has a substantial offset on the driveway side, which is actually the side most visible from the public right-of-way. The two story segment will be less noticeable from the street as it is placed on the side with the wide sideyard. While this segment superficially appears to blend in with the existing structure, it is differentiated from the original through the retention of the original cornerboard and an offset to that dimension (ca.4").

This is an Outstanding Resource, and the HPC is directed to consider compatibility in terms of massing, height, setbacks and materials. In addition, preservation of original building materials is encouraged, and "all changes and additions should respect existing environmental settings, landscaping, and patterns of open space." (Takoma Park Guidelines, page 15).

Staff feels that this addition is sensitive both to the original structure and to the historic district. The proposed use of matching materials, and the proposed reuse of original windows is both appropriate and commendable. Staff notes that all the work entailed in the reuse of any existing windows would qualify for the county tax credit program even though new construction does not qualify under that program.

## STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

and that it meets the Takoma Park Guidelines for Outstanding Resources that state:

- o all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.
- o emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Rick Leonard

Daytime Phone No.: 301-270-4799

Tax Account No.: \_\_\_\_\_

Name of Property Owner: JOHN & LYNN SCHEIDER Daytime Phone No.: 301-

Address: 311 TULIP AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: HERITAGE BUILDING & RENOVATION, INC Phone No.: 301-270-4799

Contractor Registration No.: MHC 32422

Agent for Owner: RICK LEONARD Daytime Phone No.: 301 270 4799

**LOCATION OF BUILDING/PREMISE**

House Number: 311 Street: TULIP AVE.

Town/City: TAKOMA PARK Nearest Cross Street: MAPLE AVE.

Lot: P/O 11/12/13A Block: 3 Subdivision: S.S. OTTERBACH PROPERTY

Liber: 3019 Folio: 213 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- |                                                          |                                                   |
|----------------------------------------------------------|---------------------------------------------------|
| 1A. CHECK ALL APPLICABLE:                                | CHECK ALL APPLICABLE:                             |
| <input type="checkbox"/> Construct                       | <input checked="" type="checkbox"/> Extend        |
| <input checked="" type="checkbox"/> Alter/Renovate       | <input type="checkbox"/> A/C                      |
| <input type="checkbox"/> Move                            | <input type="checkbox"/> Slab                     |
| <input type="checkbox"/> Install                         | <input checked="" type="checkbox"/> Room Addition |
| <input type="checkbox"/> Wreck/Raze                      | <input type="checkbox"/> Porch                    |
| <input type="checkbox"/> Revision                        | <input type="checkbox"/> Deck                     |
| <input type="checkbox"/> Repair                          | <input type="checkbox"/> Shed                     |
| <input type="checkbox"/> Revocable                       | <input type="checkbox"/> Solar                    |
| <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Fireplace                |
| <input type="checkbox"/> Other: _____                    | <input type="checkbox"/> Woodburning Stove        |
|                                                          | <input type="checkbox"/> Single Family            |

1B. Construction cost estimate: \$ 75000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line       Entirely on land of owner       On public right of way/easement

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

[Signature]  
 Signature of owner or authorized agent

9-16-97  
 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

3



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

2 STORY VERNACULAR. 1850-1900 ON A  
LARGE LOT. VIEW FROM ADJACENT HOUSES  
IS DIFFICULT - REAR AND ONE SIDE DUE TO  
DISTANCE AND VEGETATION, SAME BLOCKS VIEW ON  
OTHER SIDE.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

REAR ADDITION - PART TWO STORY, PART ONE STORY  
COMPATIBLE MASSING, MATCHING MATERIALS AND  
TRIM DETAILS.  
WINDOWS - WOOD SINGLE PANE TDL W/ENERGY PANEL  
REUSE EXISTING WINDOWS ON SIDES IF POSSIBLE

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

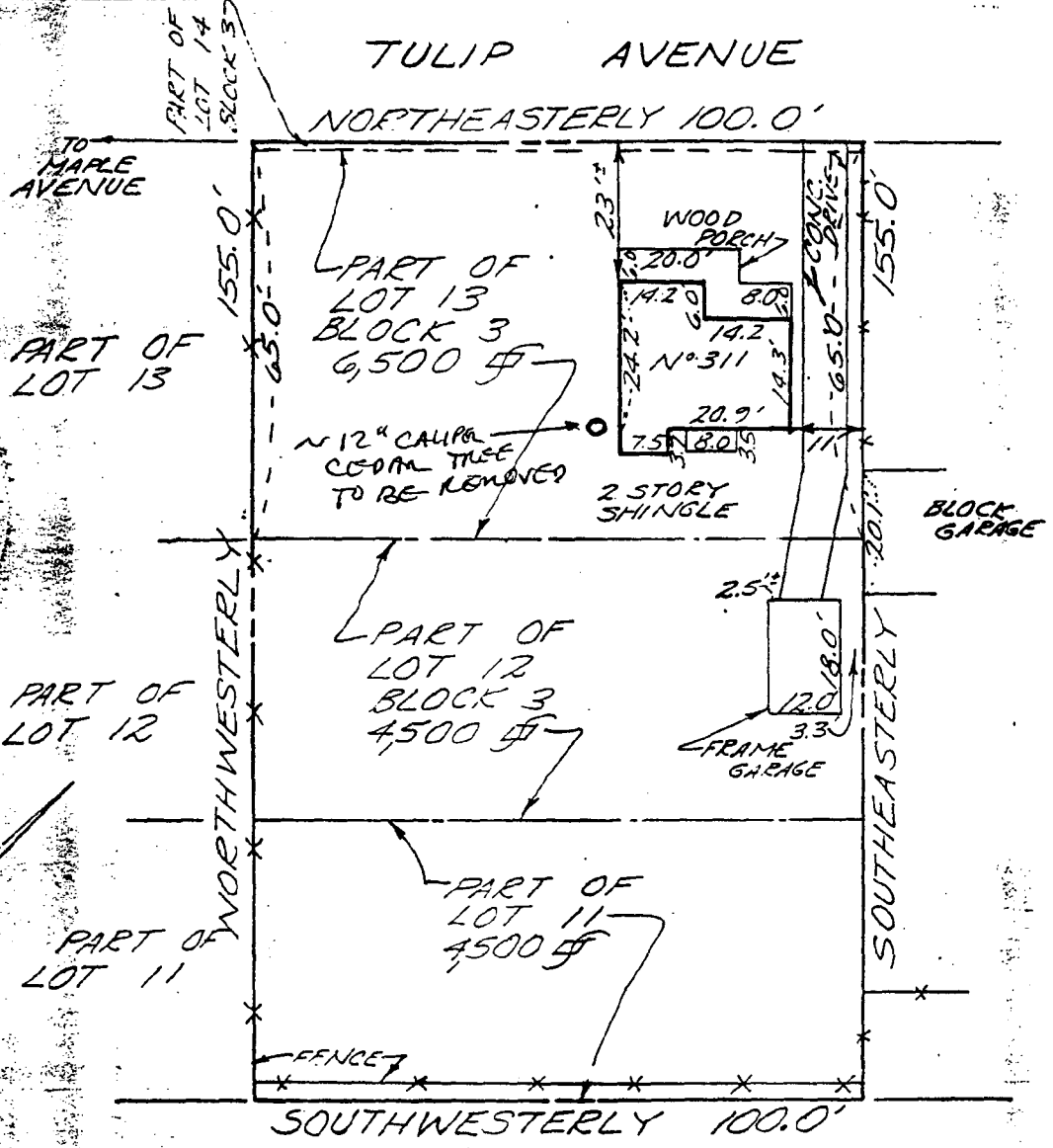
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

Adjacent/Confronting Property Owners:


1. Judy and David Aaronson  
312 Tulip Avenue  
Takoma Park, MD 20912
2. Caroline and Thomas Alderson  
7139 Maple Avenue  
Takoma Park, MD 20912
3. Lisa J. Sommers, et al  
7135 Maple Avenue  
Takoma Park, MD 20912
4. Elizabeth Cook, et al  
7130 Willow Avenue  
Takoma Park, MD 20912

# TREE SURVEY

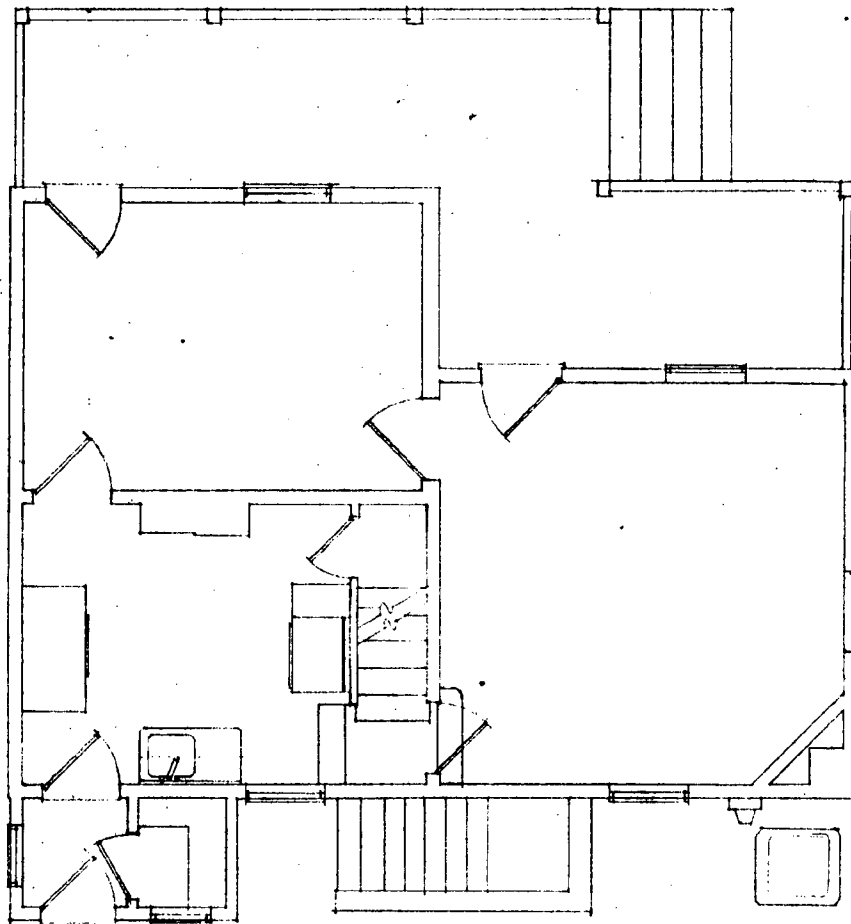
NOTE: This survey for title purposes only. To be used for determining property lines. Property Corner Markers Not guaranteed by this survey.



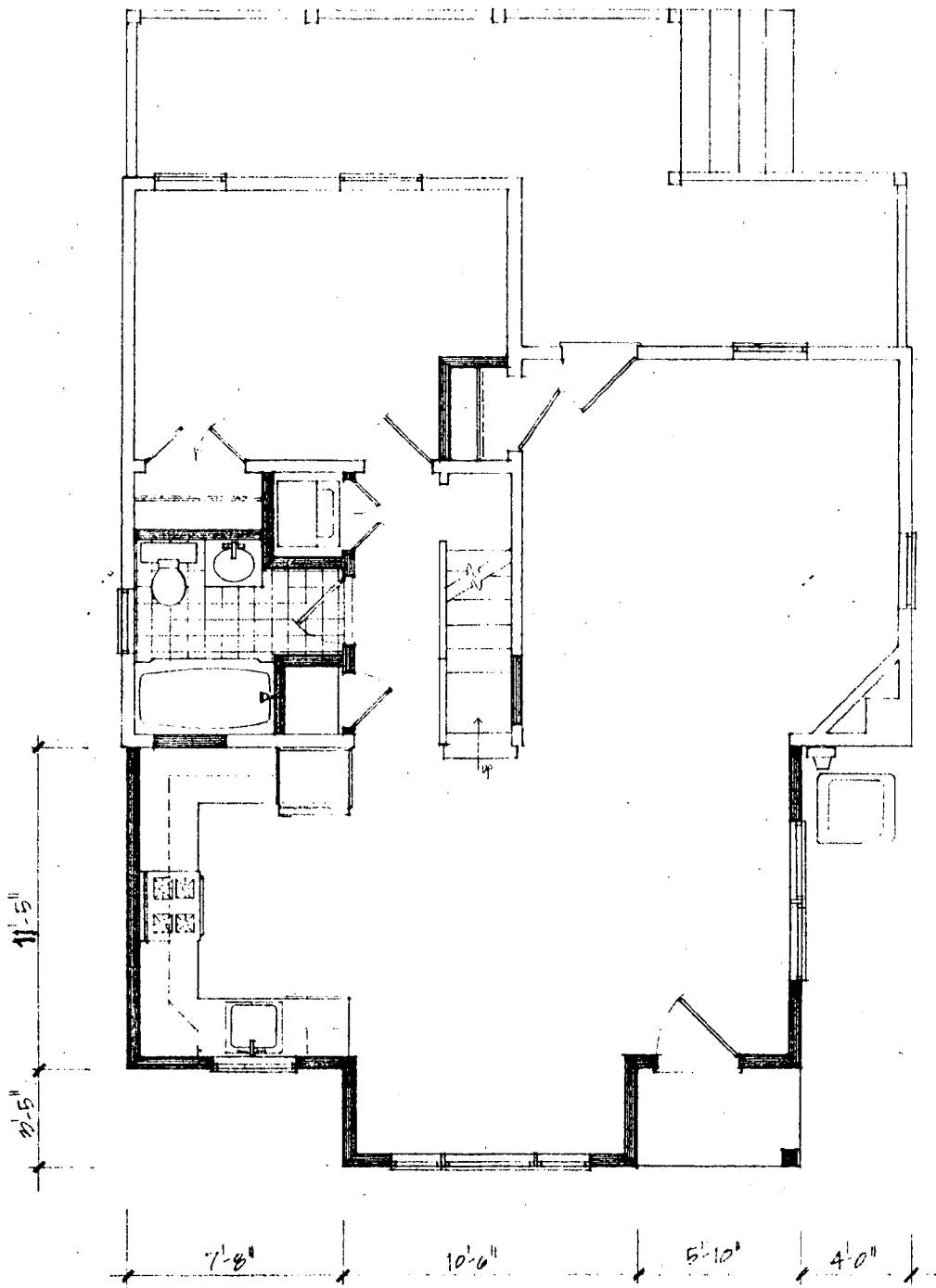
LOCATION OF HOUSE  
PART OF LOTS 11, 12, 13, 14-BLOCK 3  
TAKOMA PARK  
S.S. OTTERBACH  
PROPERTY  
LIBER-3019 FOLIO-213  
MONTGOMERY COUNTY,  
MARYLAND

SURVEYOR'S CERTIFICATE	REFERENCES		ELDON E. SNIDER & ASSOCIATES	
HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.	PLAT BK. A	 LAND SURVEYORS LAND PLANNING CONSULTANTS 2 PROFESSIONAL DRIVE, SUITE 216 GAITHERSBURG, MD. 948 5100		
<i>Henry Y. Blanchard</i>	PLAT NO. 3		DATE OF SURVEYS	SCALE: 1"=30'
REGISTERED LAND SURVEYOR MD. # 7180	LIBER 3019	WALL CHECK:	DRAWN BY: R.T.B.	
	FOLIO 213	HSE. LOC.: 6-13-77	JOB NO. 77-1007	

6



EXISTING 1st FLOOR PLAN

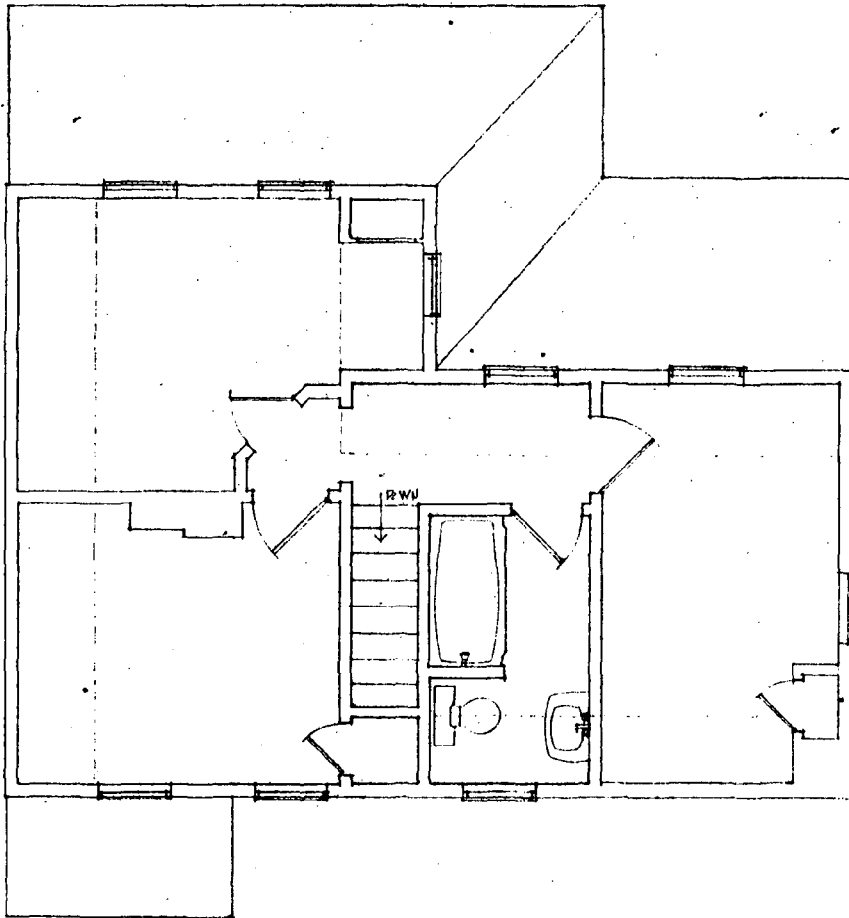


PROPOSED

1ST FLOOR PLAN

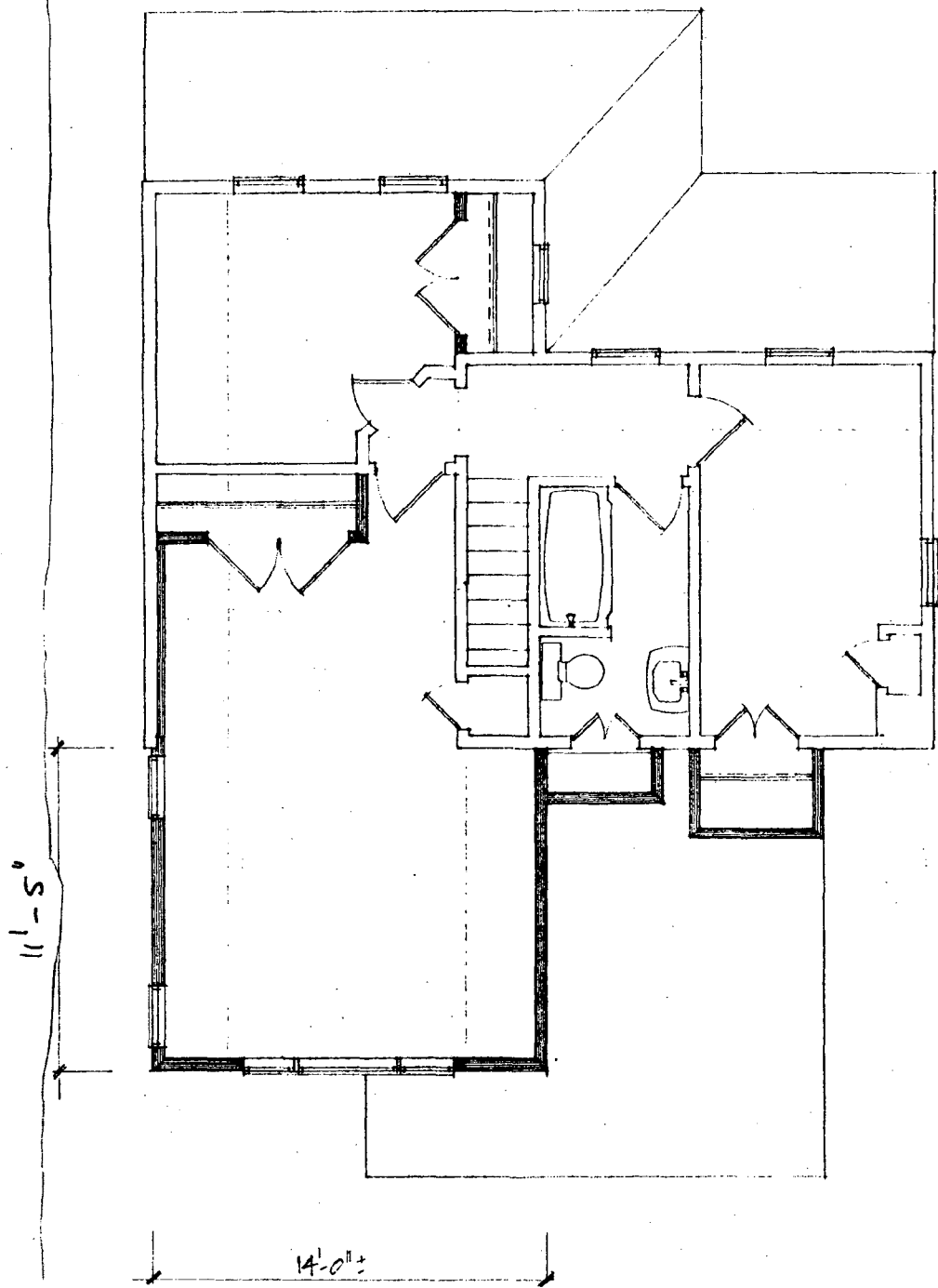
8

SCHIEDER RESIDENCE  
311 Tullip Avenue  
Takoma Park, MD 20912



EXISTING 2nd FLOOR PLAN

9



PROPOSED

2nd FLOOR PLAN

10

SCHNEIDER RESIDENCE

311 TULIP AVE

TAKOMA PARK, MD

20912



EXISTING FRONT ELEVATION

11



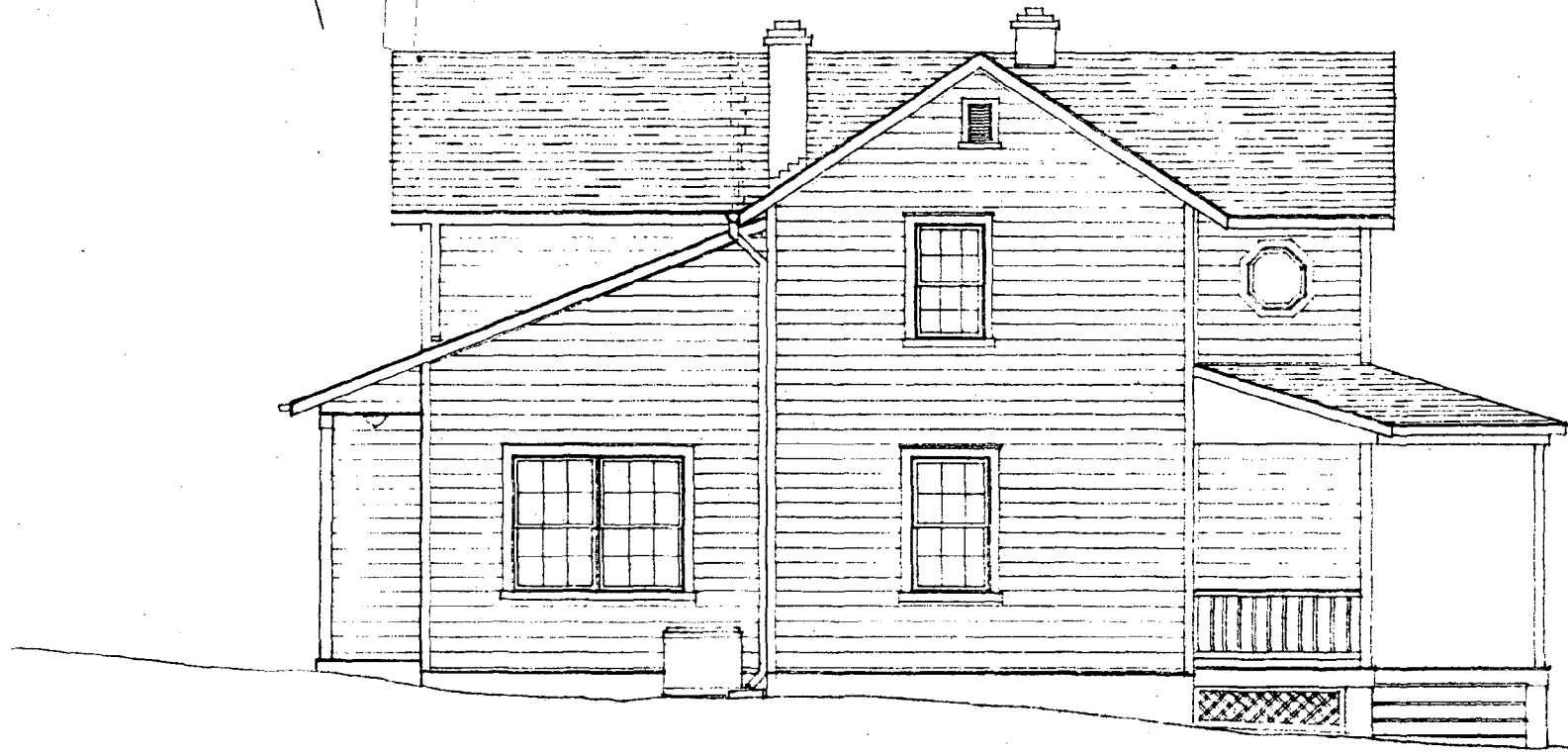
SCHEIDER RESIDENCE  
311 Tullp Avenue  
Takoma Park, MD 2091:



EXISTING LEFT SIDE ELEVATION

12

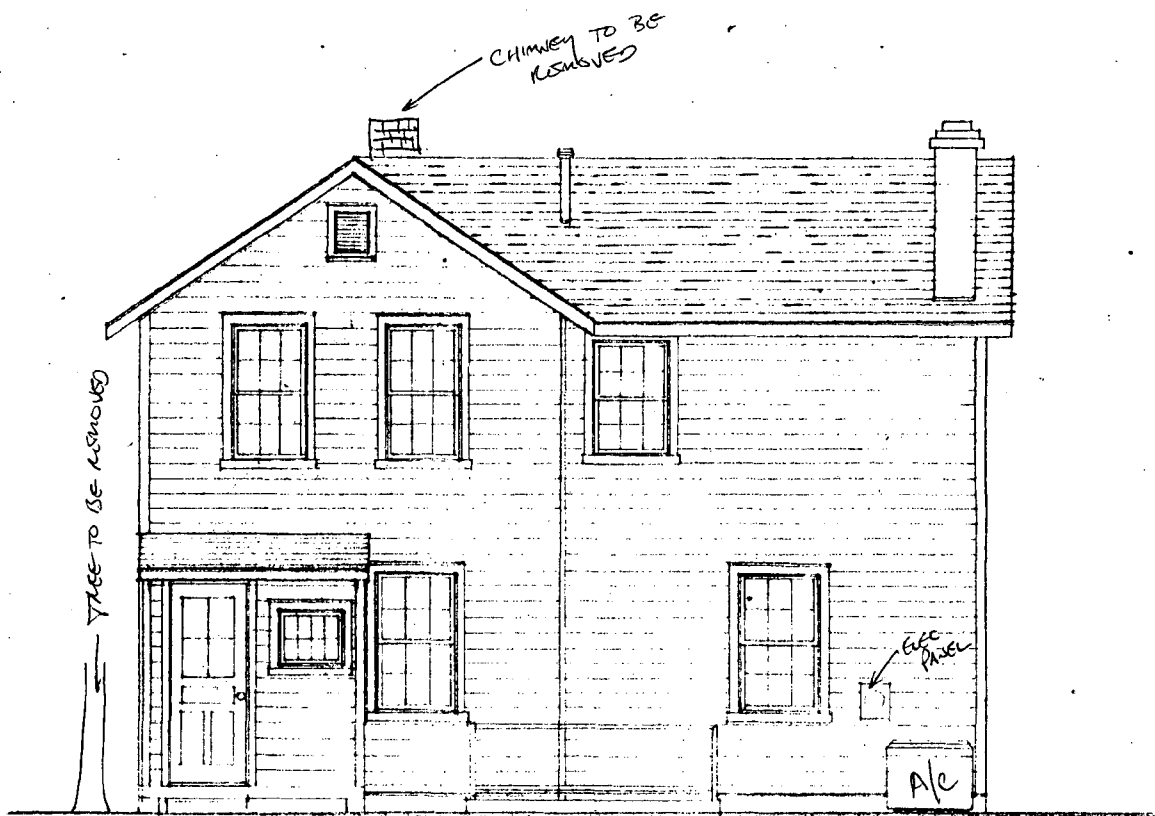
PROPOSED | EXISTING



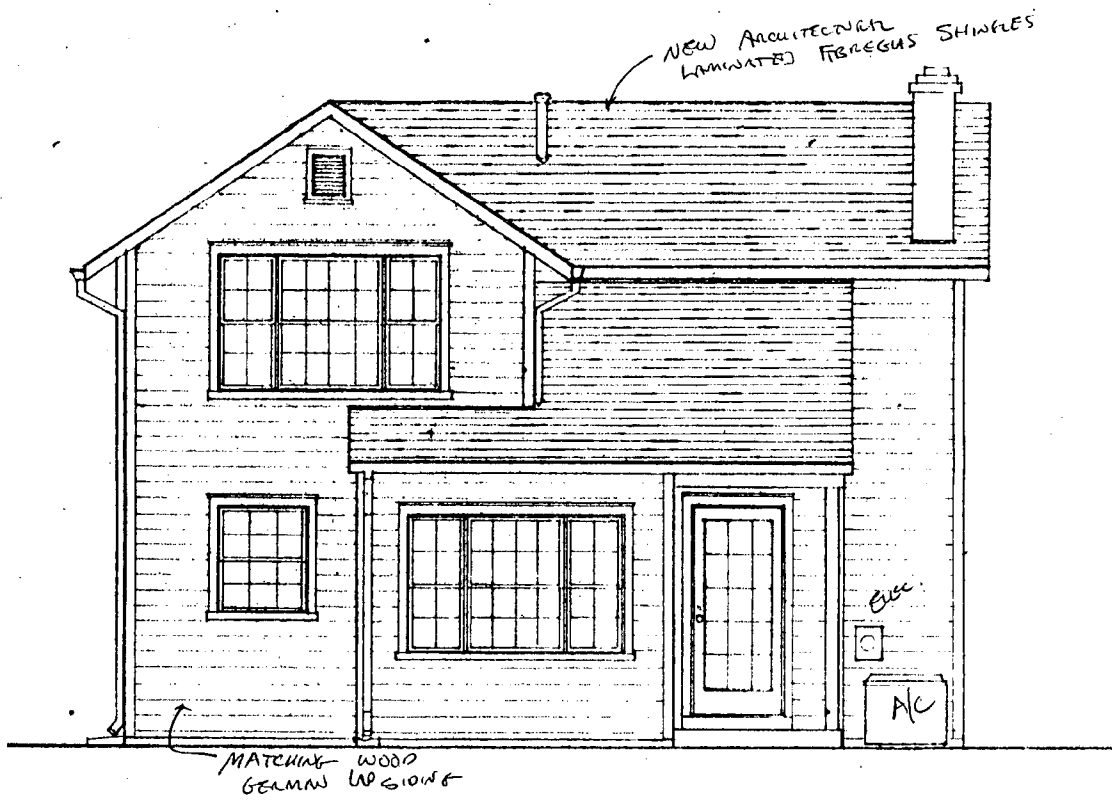
STREET

PROPOSED LEFT SIDE ELEVATION

13



EXISTING REAR ELEVATION

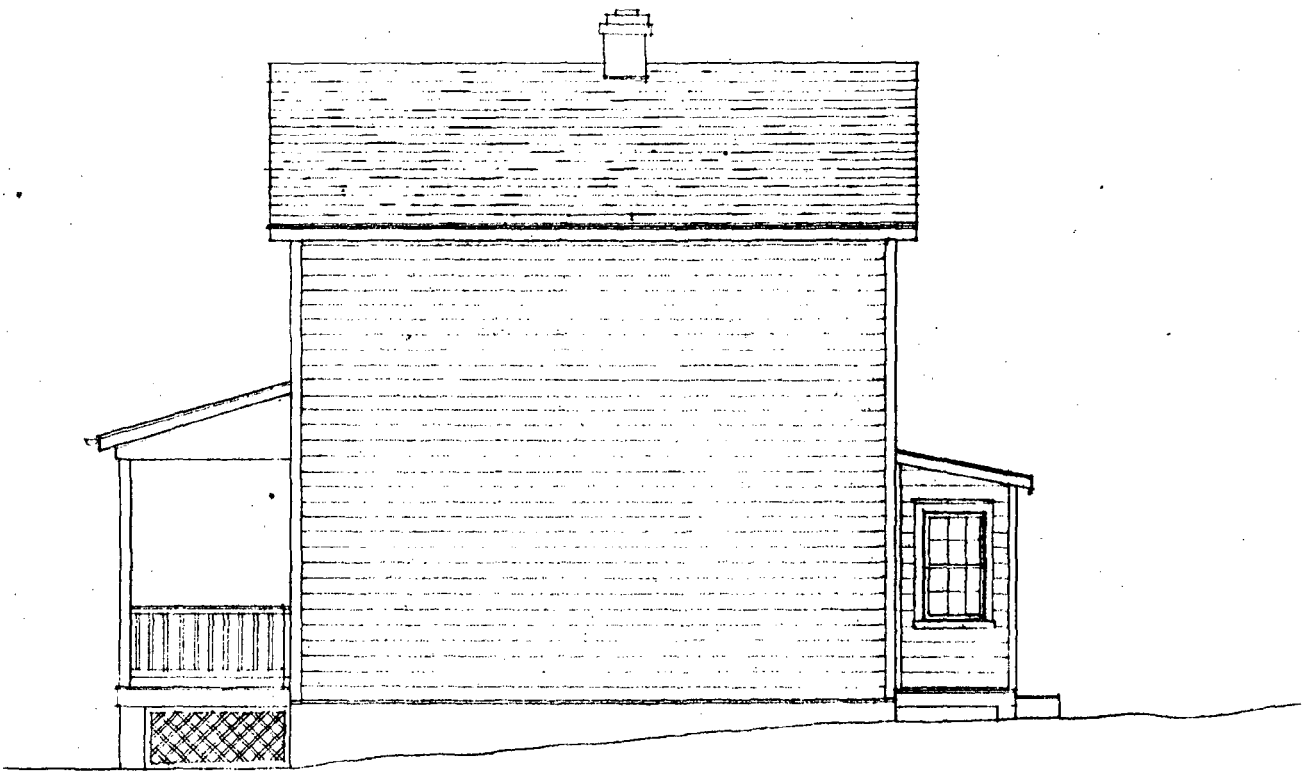


PROPOSED

REAR ELEVATION

15

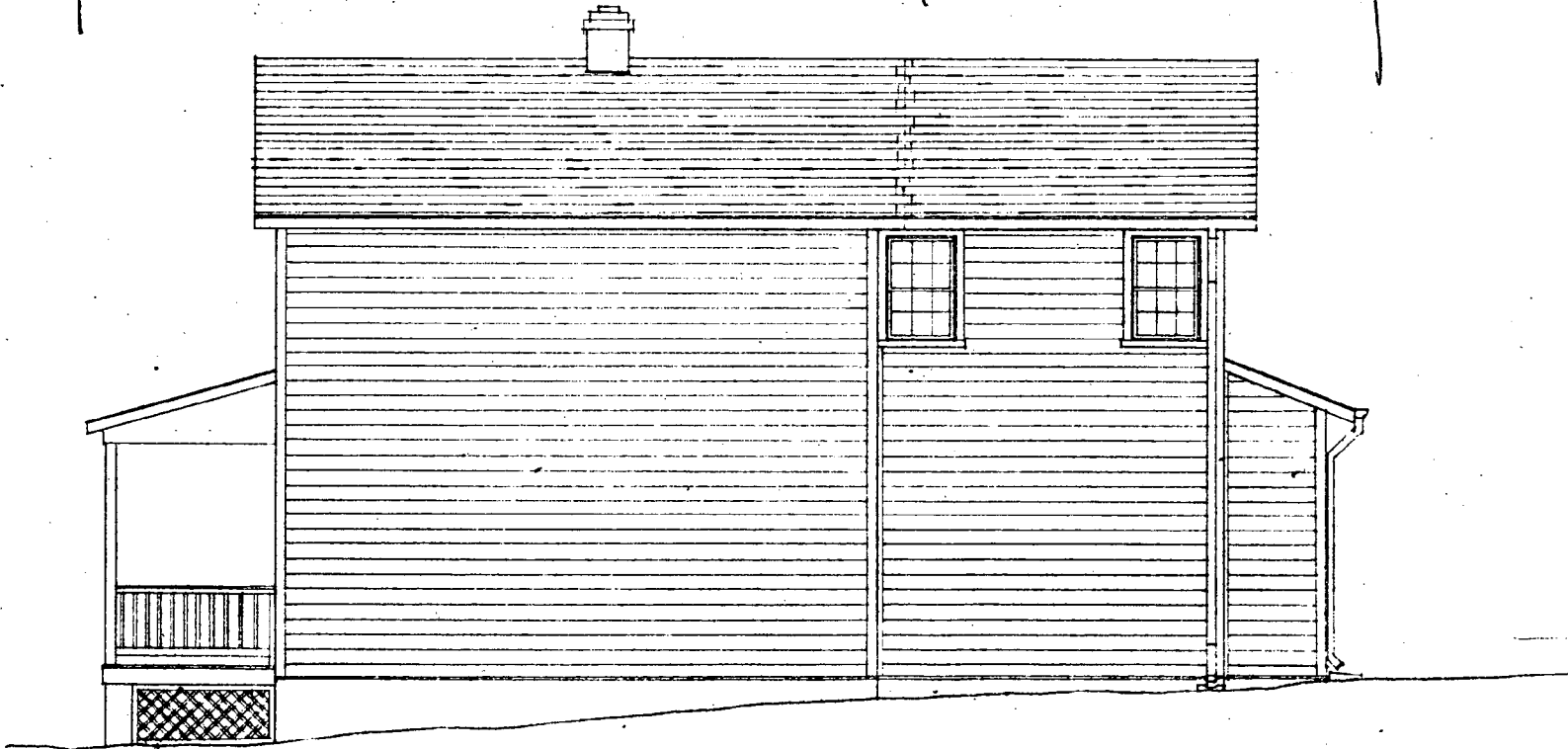
SCHEIDER RESIDENCE  
311 Tullip Avenue  
Takoma Park, MD 20912



EXISTING RIGHT SIDE ELEVATION

EXISTING

PROPOSED



PROPOSED

RIGHT SIDE ELEVATION

17

311 TULIP AVE.



FRONT / LEFT SIDE



REAR

18

371 TULIP AVE.

TREE TO BE REMOVED



REAR / RIGHT SIDE



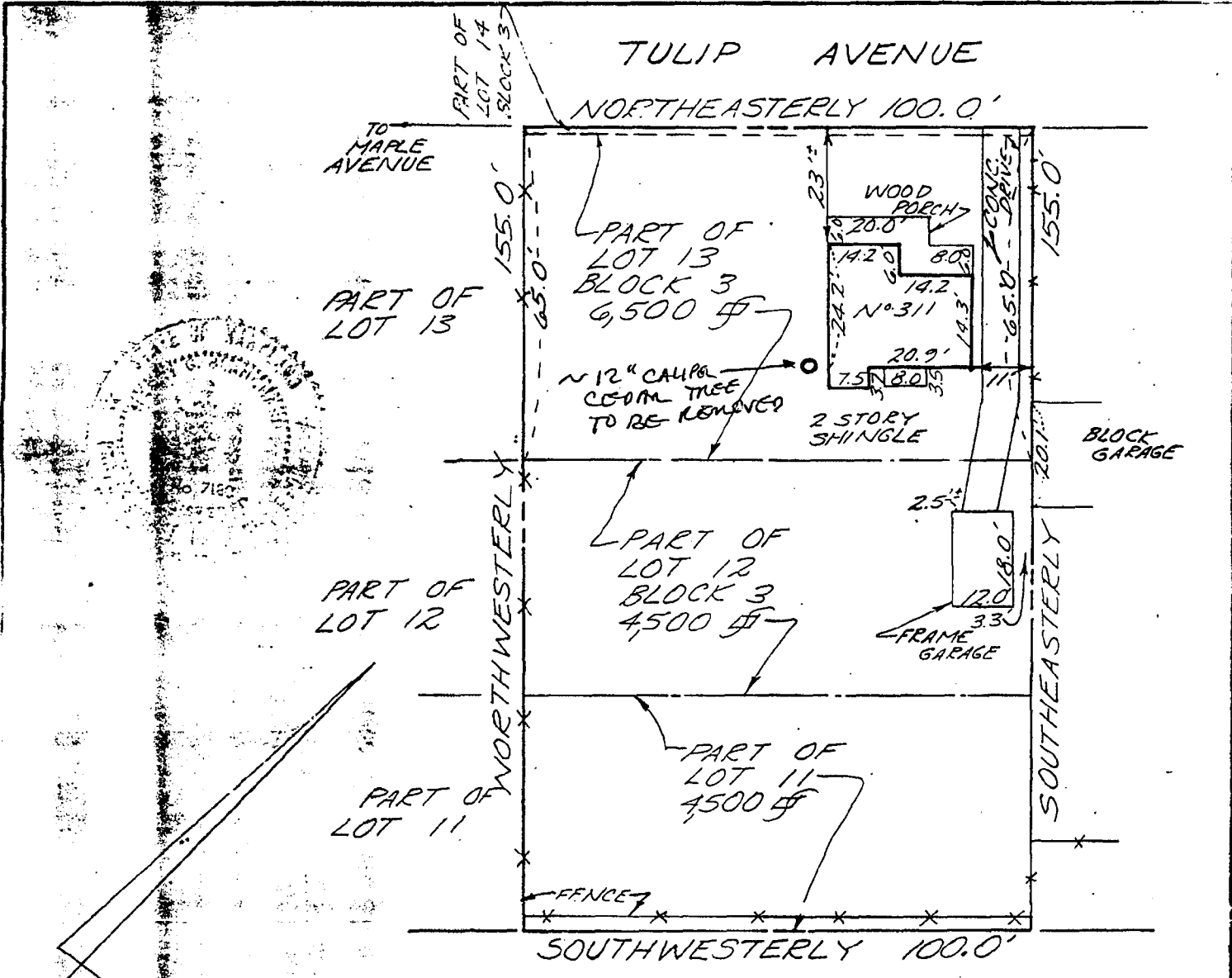
RIGHT SIDE

19



# TREE SURVEY

NOTE: This survey for title purposes only - to be used for determining property lines. Property Corner Markers Not guaranteed by this survey.



LOCATION OF HOUSE  
 PART OF LOTS 11, 12, 13, 14-BLOCK 3  
 TAKOMA PARK  
 S.S. OTTERBACH  
 PROPERTY  
 LIBER-3019, FOLIO-213  
 MONTGOMERY COUNTY,  
 MARYLAND

<b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.  <i>Henry Y. Blanchard</i> REGISTERED LAND SURVEYOR MD. # 7180	<b>REFERENCES</b> PLAT BK. A PLAT NO. 3	<b>ELDON E. SNIDER &amp; ASSOCIATES</b> LAND SURVEYORS LAND PLANNING CONSULTANTS 2 PROFESSIONAL DRIVE, SUITE 216 GAITHERSBURG, MD. 948 5100
	LIBER 3019 FOLIO 213	

311 TULIP AVE.



FRONT / LEFT SIDE



REAR

311 TULIP AVE.

TREE TO BE REMOVED



REAR / RIGHT SIDE



RIGHT SIDE