

316 Tulip Avenue (Takoma Park HD)
(Preliminary Consultation)

37/3-980 316 Tulip Avenue
(Takoma Park Historic District)

37/3-98II 316 Tulip Avenue
(Takoma Park Historic District)



front facade



rear

facade

316 Tulip



(Rear) facade

316 Tulip



Side (side) facade



316 Tulip

(Front)

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

Date: 7.22.98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

_____ Approved _____ Denied

Approved with Conditions: _____

1) Permit set of drawings to be stamped by HPC (staff) as approved

2) The porch bracing is to be redesigned & new design to be submitted for HPC staff approval

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

Applicant: Kurt Lawson & Jill Fealey

Address: 316 Tulip Avenue, Takoma Park

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

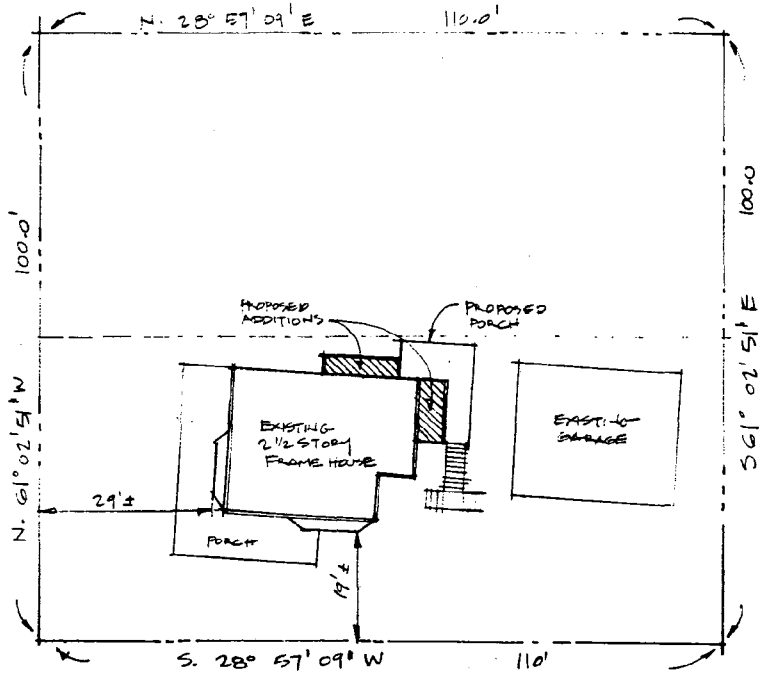
Adjacent owners for 316 Tulip Avenue, Takoma Park

312 Tulip Ave
David and Judy Aaronson

7201 Willow Ave
Nellie Wade

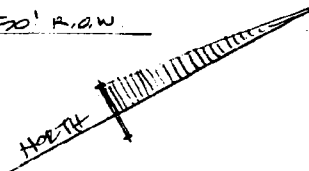
7130 Willow Ave
Liz Cook and Kathleen Welsh

TULIP AVENUE 45' R.O.W.



WILLOW AVENUE 50' R.O.W.

SITE PLAN



SCALE: 1" = 20'-0"

APPROVED
 Prince Georges County
 Planning and Zoning Commission
 1/22/98
 Permit ask to be stamped

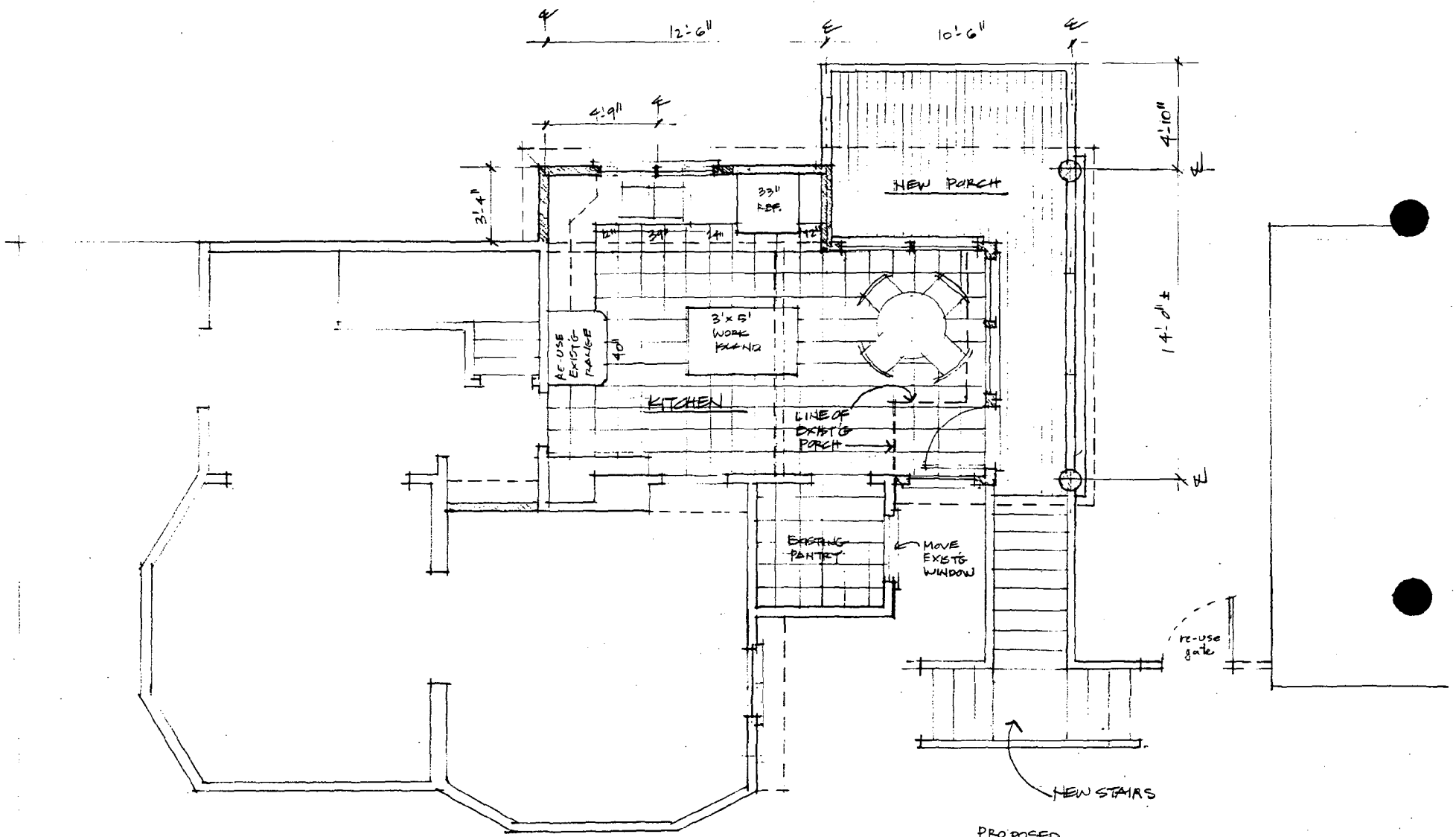
LAWSON / FEASAY RESIDENCE

316 TULIP AVENUE, TAKOMA PARK, MD.

PT. LOTS 1 & 2, BLOCK 9
 LIPS COMB & EARLIEST ADDITION
 TO TAKOMA PARK

APRIL 8, 1998

PAUL TREEDER, AIA, ARCHITECT
 6320 WISCASSET ROAD · PETHESDA, MD 20816
 301. 370-1580

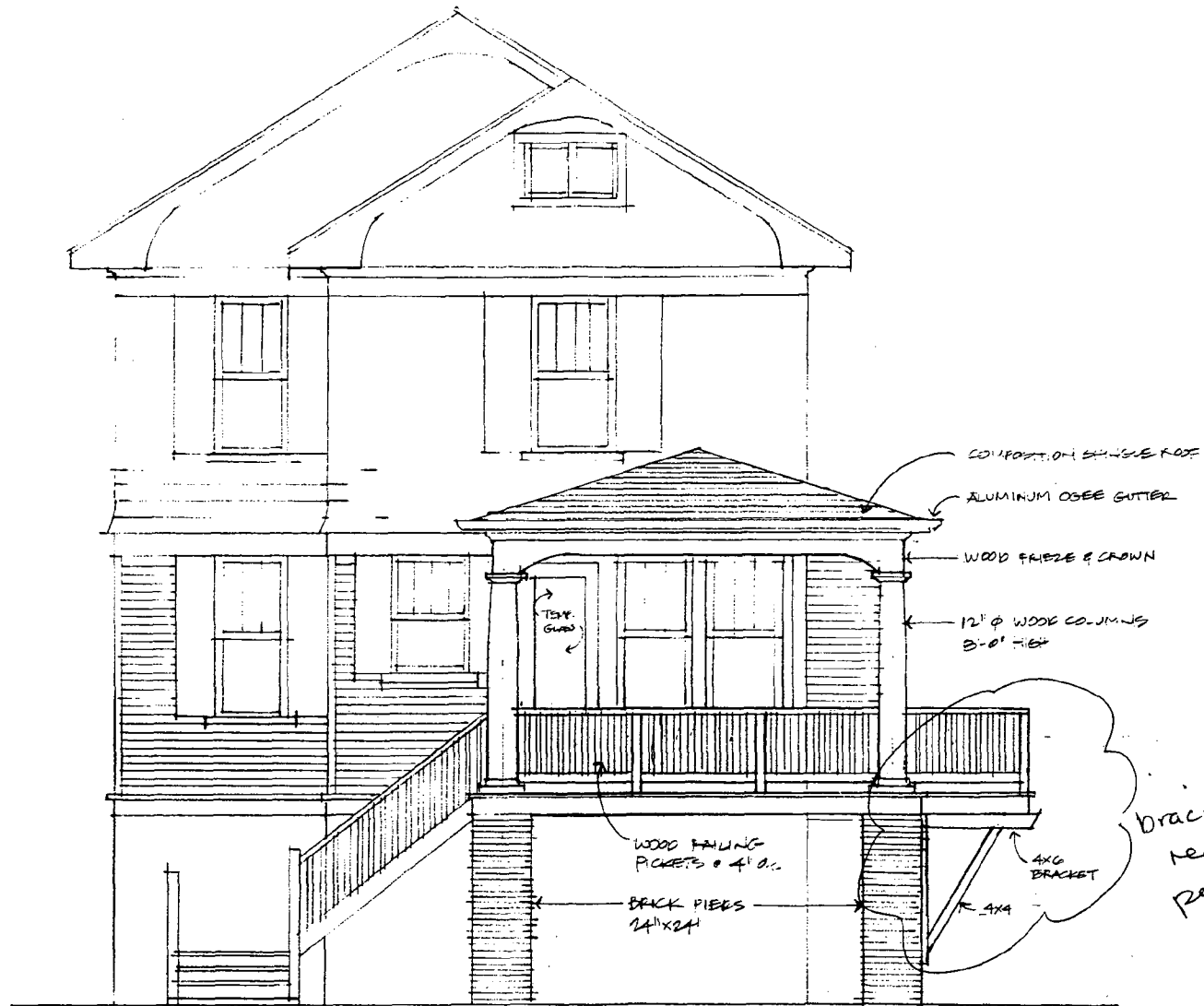


PROPOSED
 FLOOR PLAN



PROPOSED

SOUTH ELEVATION



bracing to be
redesigned
per HPC 7/22/08

EAST ELEVATION



PROPOSED

NORTH ELEVATION



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungertord Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON JILL FEASLEY
 DAYTIME TELEPHONE NO. (301) 270-0275
 TAX ACCOUNT # 1767614
 NAME OF PROPERTY OWNER KURT L. LAWSON & JILL C. FEASLEY DAYTIME TELEPHONE NO. (301) 270-0275
 ADDRESS 316 TULIP AVE., TAKOMA PARK, MD, 20912
 CITY STATE ZIP CODE
 CONTRACTOR RICK LEONARD TELEPHONE NO. (301) 278-4799
 CONTRACTOR REGISTRATION NUMBER # 32422
 AGENT FOR OWNER Paul Treseder DAYTIME TELEPHONE NO. (301) 320-1580

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 316 STREET TULIP AVE.
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET WILLOW AVE.
 LOT P1 BLOCK 9 SUBDIVISION 25-Lipscomb & Earnest Addition
 LIBER 11003 FOLIO 562 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 CIRCLE ALL APPLICABLE: Slab Room Addition
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No

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.

Jill Feasley Signature of owner or authorized agent July 6, 1998 Date

APPROVED W/conditions For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 7-22-98

APPLICATION/PERMIT NO: _____ DATE FILED: _____ 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:

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

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, (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.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7-22-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 316 Tulip Avenue **Meeting Date:** 07/22/98
Resource: Takoma Park Historic District **Review:** HAWP
Case Number: 37/3-98II **Tax Credit:** None
Public Notice: 07/08/98 **Report Date:** 07/15/98
Applicant: Katherine & Dennis Desmond **Staff:** Perry Kephart
PROPOSAL: Rear Addition and Rear Porch **RECOMMEND:** Approve
With Conditions

DATE OF CONSTRUCTION: ca. 1895-1905

SIGNIFICANCE: Outstanding Resource in Takoma Park Historic District.

ARCHITECTURAL DESCRIPTION

Two and a half story, front-gabled frame residence in Early Colonial Revival Style with Queen Anne influences. House has a two story angular bay side wing with a gabled roof to match those at the front and rear. All the gable pediments, including the front portico have a curved verge board and molded cornice. The asymmetrical portico and wraparound, hipped roof front porch with classic columns clearly differentiate the front facade. There is a first floor three sided bay window and a Adamesque front door with sidelights. Windows are for the most part shuttered, vertical 3 or 4 lights over 1 light. A small second-story, hipped-roof bumpout sits at the center of the side facade. There is a rear, one-story shed roof entry/pantry area with beaded vertical (boxcar) siding and with steps leading to the ground level. The house is set above on sloping ground with a walk-in basement at the rear. The foundation and the porch column piers are of painted brick. The house is sheathed in rolled lapped siding with differentiation in the width of the siding between the three levels.

There is an early 20th century three bay Craftsman Style side-gabled garage connected to the house by a trellis work fence and garden gate.

BACKGROUND

The house is set on a double lot at the corner of Willow and Tulip Avenues in an early section of the historic district.

(1)

PROPOSAL

Applicant proposes to remove the shed roof rear addition and stairs and replace them with a rear corner addition, a hipped roof back porch with Doric columns set on brick piers, and steps leading in a divided flight to the ground level. The porch deck is to extend beyond its roof line and overhang the side yard with knee braces attached to the brick piers. The porch and stair are proposed to have inset picket railings to match the front porch.

The addition is proposed to have rolled wood siding and 3/1 true divided light windows to match the existing material on the historic resource. Under the windows of the new addition vertical (boxcar) siding is proposed.

A new wood and glass door with wood steps is proposed to be installed in the existing north (side) elevation beneath the bumpout.

STAFF DISCUSSION

Outstanding Resources in the historic district are subject to the highest level of architectural review, but it is within the district guidelines to make sympathetic alterations, changes, or additions to outstanding resources within the parameters of the Secretary of the Interior's "Standards for Rehabilitation".

The proposed alterations to the historic resource are as much to the rear of the structure and out of sight of the public right-of-way as is possible on a corner site. They are also sympathetic to the existing architectural character, including massing, height, setbacks, and materials. Appropriate new materials are being proposed.

Staff is of the opinion that the suggested changes are designed to be compatible with the existing resource and with the other historic structures in the vicinity.

The two north side windows being removed are 1/1 that do not appear to be original to the house, although their shutters and sills appear to be original. Reuse of the shutters might be integrated into the project, for example, in areas where replacement shutters are clearly not functional and are not in scale with the historic resource.

The features proposed for the rear porch evoke the front entry design although the use of a simpler roof and column design for the rear porch, and the omission of a portico serve to differentiate the front and rear entries. It should be noted that the simple 19th century back stoop is replaced with a garden entrance, and the clear differentiation between the elegant front and the humble rear of the house that is characteristic of the period is blurred.

The extension of the porch deck into the garden area beyond both the porch roof line and the new side addition is compatible with the new identity of the entrance as a secondary entrance and as a living space rather than a rear stoop. As discussed at the Preliminary Consultation, the proposed use of the knee braces rather than brackets or another bracing technique that is more in

keeping with the design of the house continues to be problematic. Staff would suggest that a different bracket design be submitted for staff approval as a condition for approval.

The installation of a side door and the addition on the north side take away from the simple architectural interest of the second story bumpout that "floats" above a bare wall, but staff feels that the changes to the wall are otherwise appropriate to the style of the house.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with 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 the Secretary of the Interior's Standards for Rehabilitation #10:

New additions and adjacent or related new construction shall 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,

with the condition:

1. The porch bracing is to be redesigned and the new design is to be submitted for staff approval.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall present the permit set of drawings to HPC staff for review and stamping prior to submission for permits and shall 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 JILL FEASLEY
 DAYTIME TELEPHONE NO. (301) 270-0275
 TAX ACCOUNT # 1067614
 NAME OF PROPERTY OWNER KURT L.P. LAWSON & JILL C. FEASLEY DAYTIME TELEPHONE NO. (301) 270-0275
 ADDRESS 316 TULIP AVE., TAKOMA PARK, MD, 20912
CITY STATE ZIP CODE
 CONTRACTOR RICK LEONARD TELEPHONE NO. (301) 278-4799
 CONTRACTOR REGISTRATION NUMBER # 32422
 AGENT FOR OWNER Paul Treseeder DAYTIME TELEPHONE NO. (301) 320-1580

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 316 STREET TULIP AVE.
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET WILLOW AVE.
 LOT P1 BLOCK 9 SUBDIVISION 25 - Lipscomb & Earnest Addition
 LIBER 11003 FOLIO 562 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Alter/Renovate Repair Move Wreck/Raze
 Construct Extend Install Revocable Revision
 A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No

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 _____

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 BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Jill Feasley Signature of owner or authorized agent July 6, 1998 Date

_____ FOR Chairperson, Historic Preservation Commission
 _____ Signature _____ Date _____

(4)

Description of existing structure and environmental setting

This is a prominent corner house on a double lot in the Takoma Park Historic District. Several large, mature trees are close by. The house faces Tulip Avenue; a three car garage which is original to the house faces Willow Avenue. The rear of the house has a walkout basement level with Willow Avenue and the garage.

The house has several outstanding features. One is the porch which wraps around the house on the sides facing the streets, with large round columns. Another is the original condition of the trim, windows and siding, which show the rich detail of the early 20th century. The curved eave detail especially stands out.

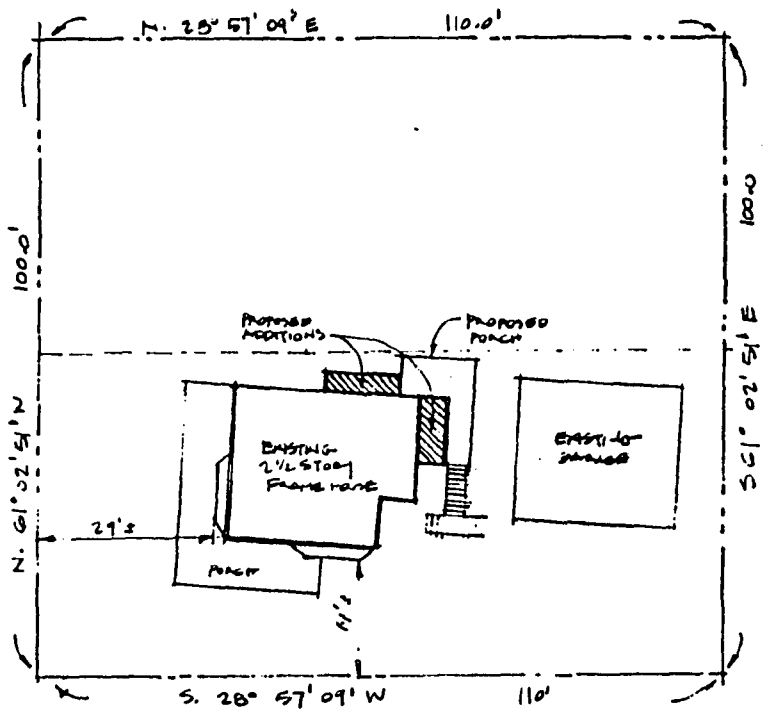
The neighboring houses on Willow and Tulip Avenues are of varying styles dating from before WWII. The Thomas-Siegler historic house and garden is down the street on Tulip Avenue.

Description of the project

The proposed project is an addition and porch of the rear of the house which replaces a small existing back porch and stair. It is an extension of the existing kitchen on the first floor. It is designed with a shallow pitched hip roof which matches the roofs over the existing porches and round columns which echo the porch columns. The substantial brick support pillars are intended to anchor the structure to the site and tie in visually with the brick basement walls. The size of the addition was kept small to avoid crowding the adjacent garage and to maintain the proportions of the existing porches. Windows will be "three over one" true divided lite type to match the distinctive windows on the existing house. The proposed siding, a "rolled" style clapboard, is also a replication of the existing first floor siding. The area under the large windows of the breakfast bay is to be vertical "beaded" siding which will recall the siding of the old pantry/porch being removed.

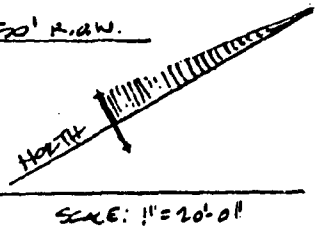
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TULIP AVENUE 45' R.O.W.



WILLOW AVENUE 50' R.O.W.

SITE PLAN



LANSON, SEASTON RESIDENCE
 316 TULIP AVENUE, TAKOMA PARK, MD.

PT. LOTS: #2, BLOCK 9
 LIPS COMB & BARRETT, ADDITION
 TO TAKOMA PARK

FEB 12, 1978

PAUL TREESLER, AIA, ARCHITECT
 6720 WILCASSSET ROAD · BETHESDA, MD. 20816
 TEL. 320-1580

Heritage Building and Renovation, Inc.

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

Exterior Material Specifications

Kurt Lawson and Jill Feasley
316 Tulip Avenue
Takoma Park, MD 20912

June 27, 1998
MHIC. Lic. #32422

Roof -- Fibreglas shingles. Match existing main roof.

Exterior trim -- clear, finger-jointed, preprimed fir. Note: This is more expensive material than the #2 pine which is often used for exterior trim. However, it is knot free and fir is a denser, more stable and longer lasting material than pine. All surfaces are primed before installation.

Siding -- Preprimed yellow pine to match existing -- This style of siding is still made, but only in yellow pine.

Beaded ceiling and vertical tongue and groove siding -- fir

Columns -- Structural Fibreglas/marble

Exterior floor joists -- pressure-treated pine

Decking -- 5/4" Ironwood -- I recommend substituting this for the pressure-treated pine called for in the plan as the surface area is not that large and Ironwood is a superior material. (See brochure)

Exterior 4x exposed beam, and brackets -- Western Red Cedar or Heart Redwood depending on availability -- Large dimension lumber will have some knots, but these will be filled before painting.

Stair treads -- Ironwood -- two (2) pieces 5-1/2" wide per step. If you want to paint the treads, you can substitute clear All Heart Redwood 2" x 6". The cost will be marginally higher, but the painting will add substantially and be an ongoing maintenance issue.

Stair Stringers -- Rough sawn Western Red Cedar -- 2' x 12" (Measures 1-3/4" x 12")

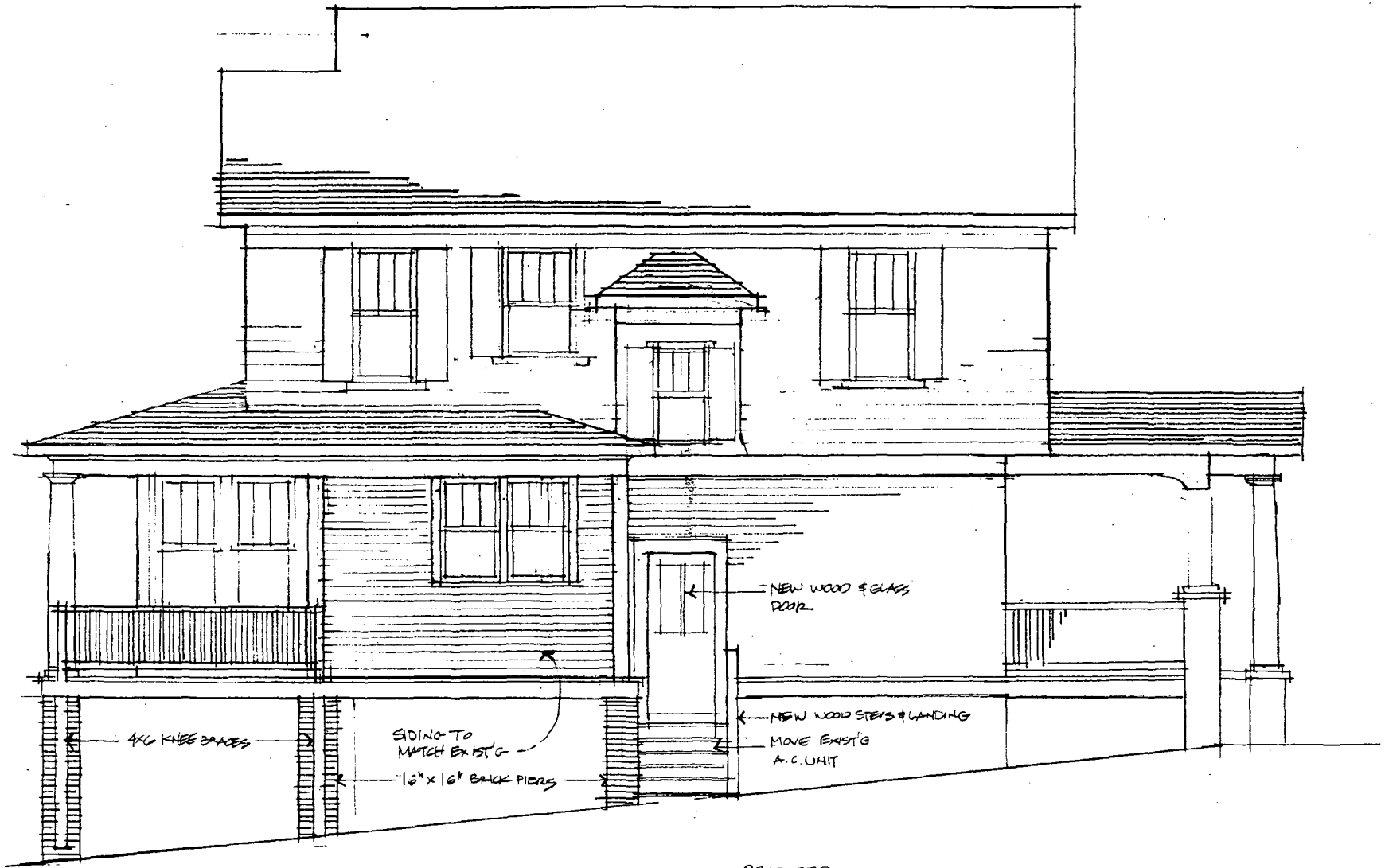
Stair risers -- none

Stair and porch railings -- Stock traditional fir railing -- WM 8840/41 primed before installation with Clear Redwood 1-1/4" square balusters.

Note: All exterior trim to be nailed with stainless steel nails. (Galvanized nails usually rust within 2-5 years and also react with the tannin in Cedar and Redwood causing dark streaks below each nail.) Stair treads to be installed with countersunk stainless steel screws.

Windows -- Weathershield doublehung, primed wood, three over one true divided light, clear insulated glass. Exterior window trim sized to match existing.

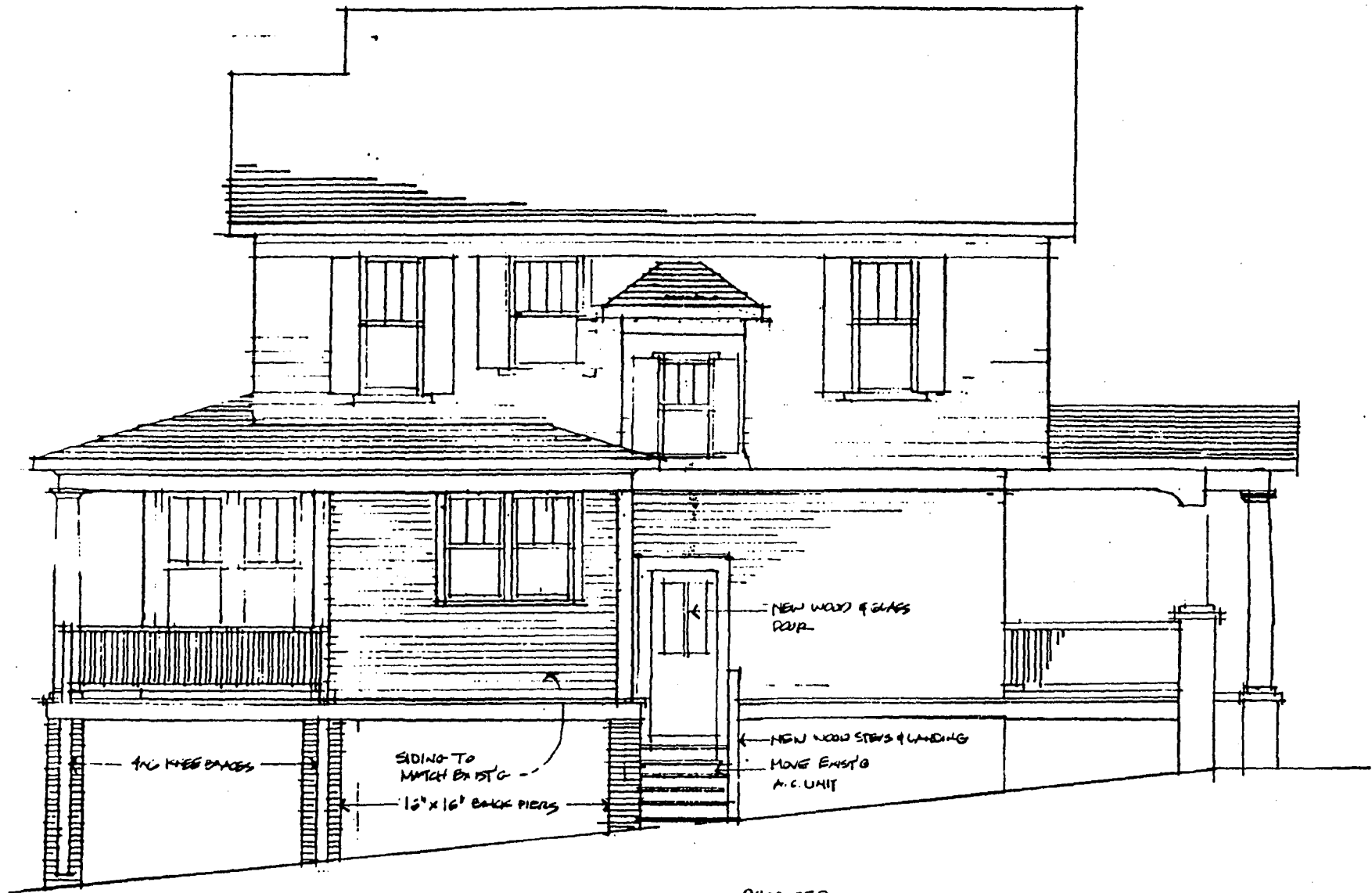
Doors -- One (1) full insulated glass door by Huttig or equal, one 4-lite, 2-panel wood door by Huttig or equal. Both doors to be fully Weather-stripped with adjustable sill, double keyed Schlage deadbolt and lockset. Both doors to be keyed alike.



PROPOSED
NORTH ELEVATION

Previous Proposal

10



PROPOSED

NORTH ELEVATION

CURRENT PROPOSAL

11



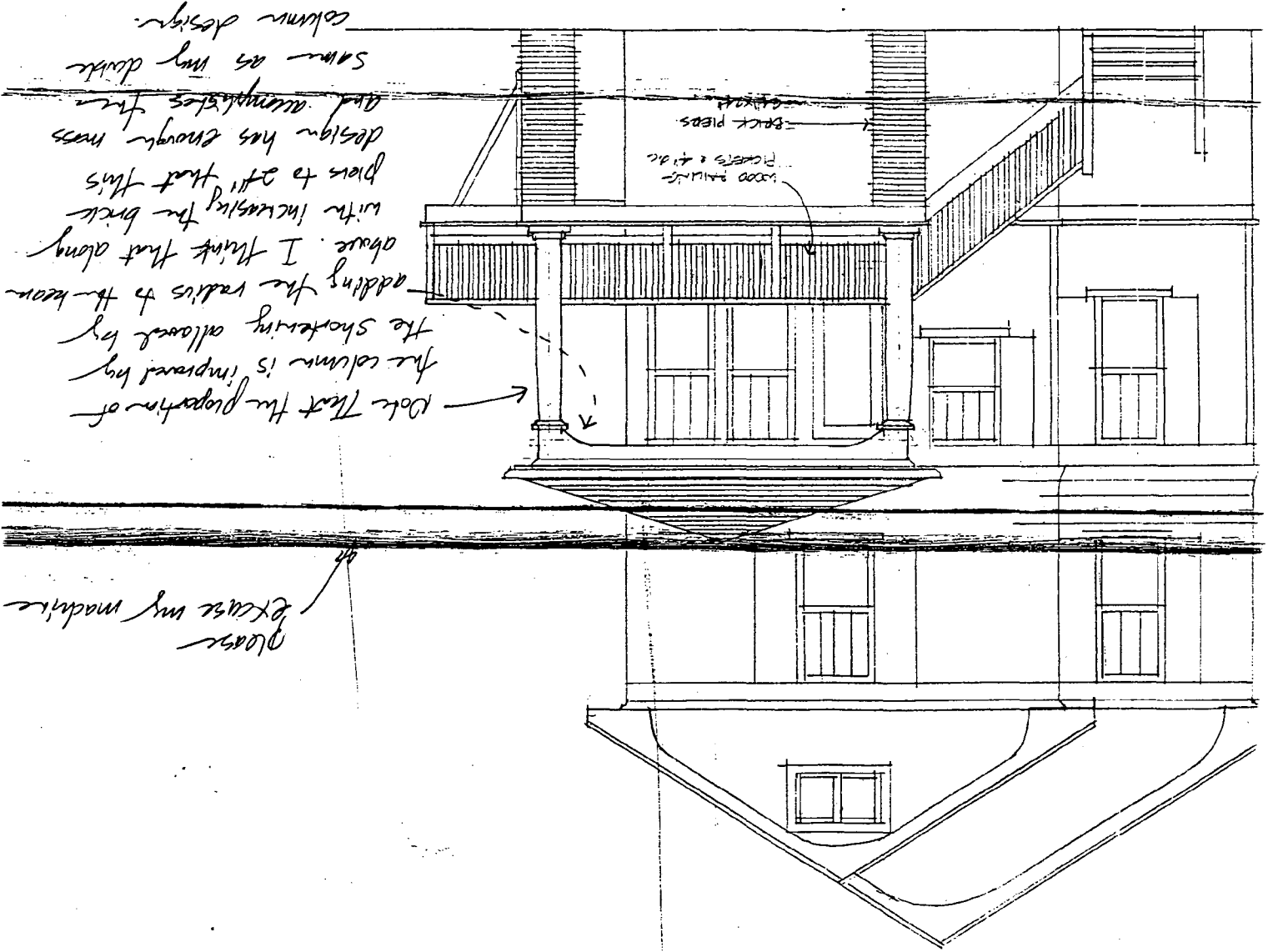
PROPOSED
EAST ELEVATION
PREVIOUS
PREPOSAL

12

CONCRETE PROPOSAL

— JAM

REVERSED EAST ELEVATION





PROPOSED

SOUTH ELEVATION

Previous Proposal

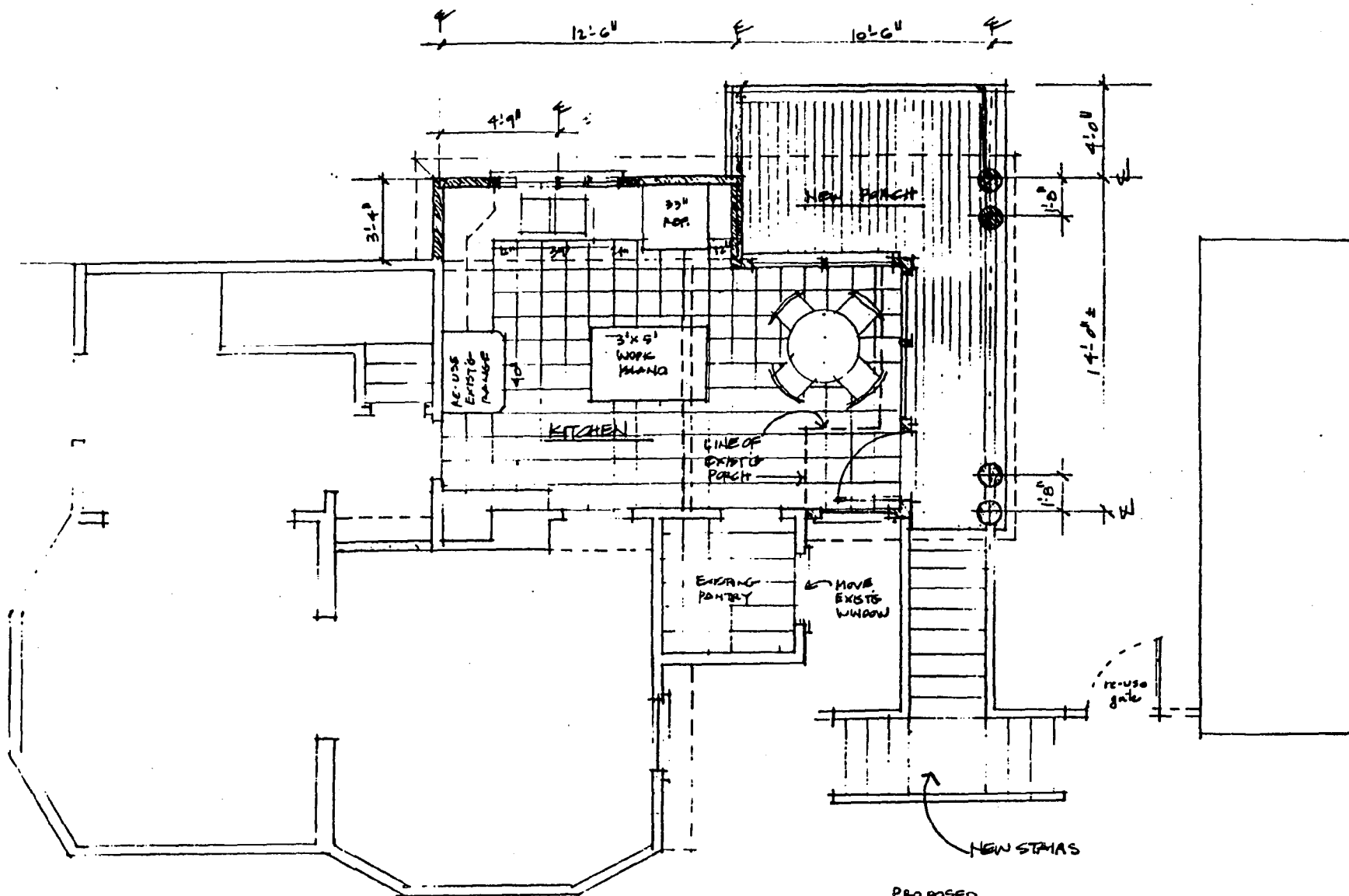




SOUTH ELEVATION

CURRENT PROPOSAL

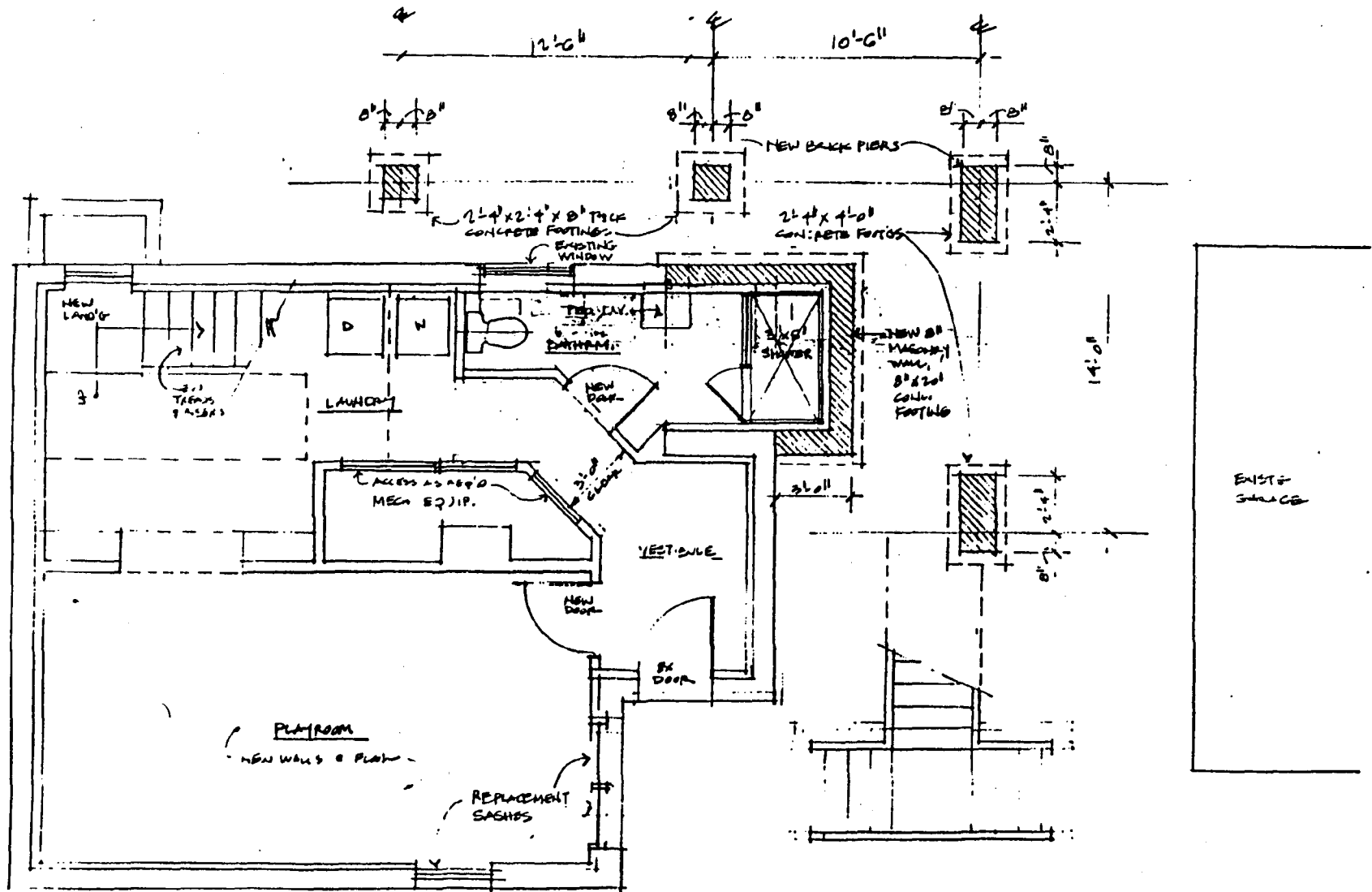
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PROPOSED
FLOOR PLAN

PREVIOUS PLAN w/ Double column

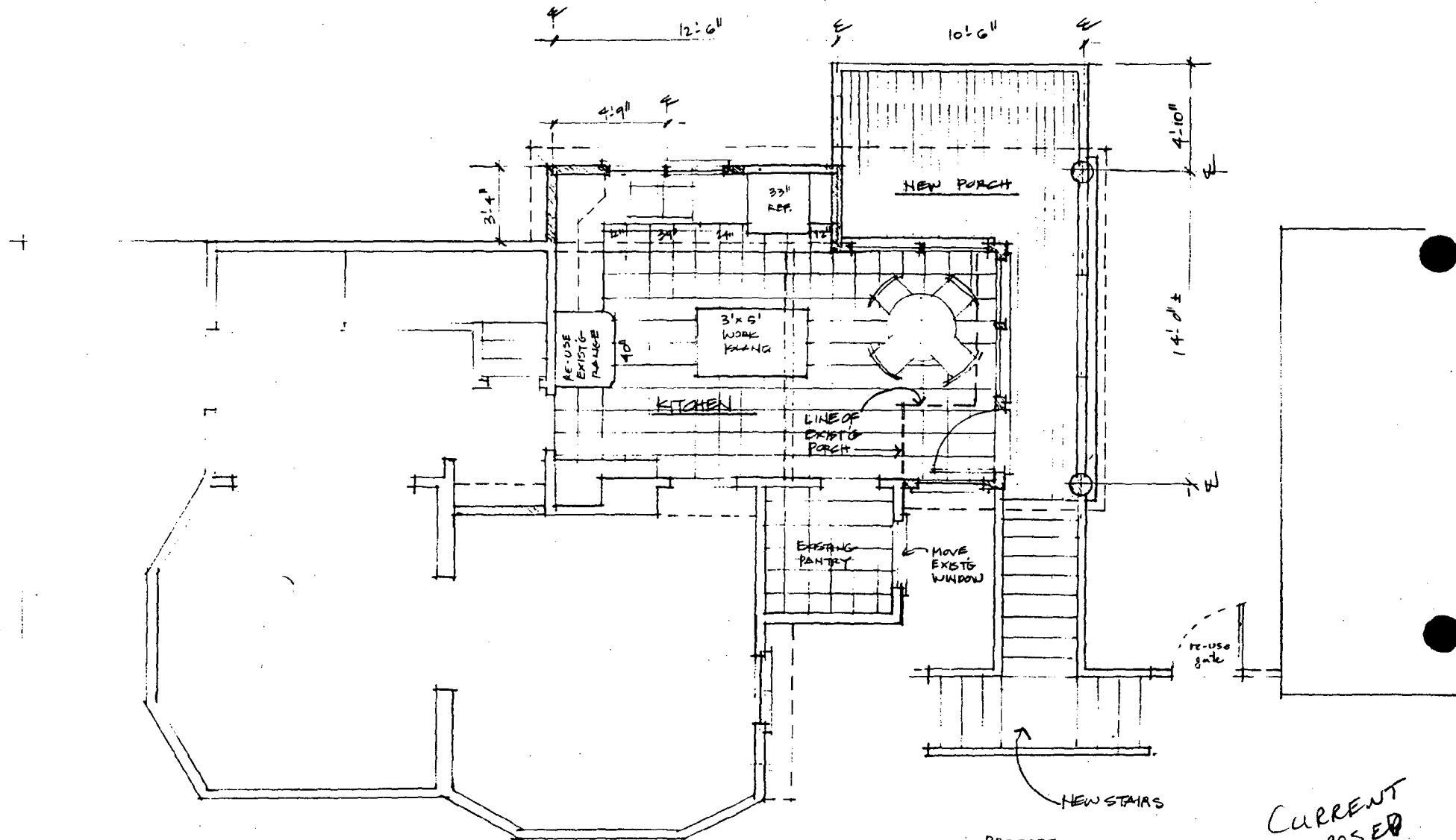
16



BASEMENT PLAN #
 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

PREVIOUS PLAN
 W/ DOUBLE COLUMN

(17)



PROPOSED
FLOOR PLAN

CURRENT
PROPOSED
PLAN

100



(Rear) East facade



PROPOSED
EAST ELEVATION

20

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER KURT LAWSON & JILL SEARAY TELEPHONE NO. 301-270-0275
 (Contract/Purchaser) (Include Area Code)
 ADDRESS 316 TULIP AVE TAKOMA PARK MD. STATE _____ ZIP _____
 CITY _____
 CONTRACTOR _____ TELEPHONE NO. _____
 _____ CONTRACTOR REGISTRATION NUMBER _____
 PLANS PREPARED BY PAUL TRESSEDER TELEPHONE NO. 301-320-1580
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE
 House Number 316 Street TULIP AVE
 Town/City TAKOMA PARK MD. Election District _____
 Nearest Cross Street WILLOW
 Lot PT. 122 Block 9 Subdivision LIPSCOMB & EARNEST ADDITION
 Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair
 Wreck/Raze Move Install Revocable Revision
 Circle One: A/C _____ Slab _____ Room Addition _____
 Porch Deck Fireplace Shed Solar Woodburning Stove _____
 Fence/Wall (complete Section 4) Other _____
 1B. CONSTRUCTION COSTS ESTIMATE \$ 50,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____
 1E. IS THIS PROPERTY A HISTORICAL SITE? _____

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

4A. HEIGHT _____ feet _____ inches
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

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 (agent must have signature notarized on back) _____ Date 3-6-98

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

(4)

Description of existing structure and environmental setting

This is a prominent corner house on a double lot in the Takoma Park Historic District. Several large, mature trees are close by. The house faces Tulip Avenue; a three car garage which is original to the house faces Willow Avenue. The rear of the house has a walkout basement level with Willow Avenue and the garage.

The house has several outstanding features. One is the porch which wraps around the house on the sides facing the streets, with large round columns. Another is the original condition of the trim, windows and siding, which show the rich detail of the early 20th century. The curved eave detail especially stands out.

The neighboring houses on Willow and Tulip Avenues are of varying styles dating from before WWII. The Thomas-Siegler historic house and garden is down the street on Tulip Avenue.

Description of the project

The proposed project is an addition and porch of the rear of the house which replaces a small existing back porch and stair. It is an extension of the existing kitchen on the first floor. It is designed with a shallow pitched hip roof which matches the roofs over the existing porches and round columns which echo the porch columns. The substantial brick support pillars are intended to anchor the structure to the site and tie in visually with the brick basement walls. The size of the addition was kept small to avoid crowding the adjacent garage and to maintain the proportions of the existing porches. Windows will be "three over one" true divided lite type to match the distinctive windows on the existing house. The proposed siding, a "rolled" style clapboard, is also a replication of the existing first floor siding. The area under the large windows of the breakfast bay is to be vertical "beaded" siding which will recall the siding of the old pantry/porch being removed.

Adjacent owners for 316 Tulip Avenue, Takoma Park

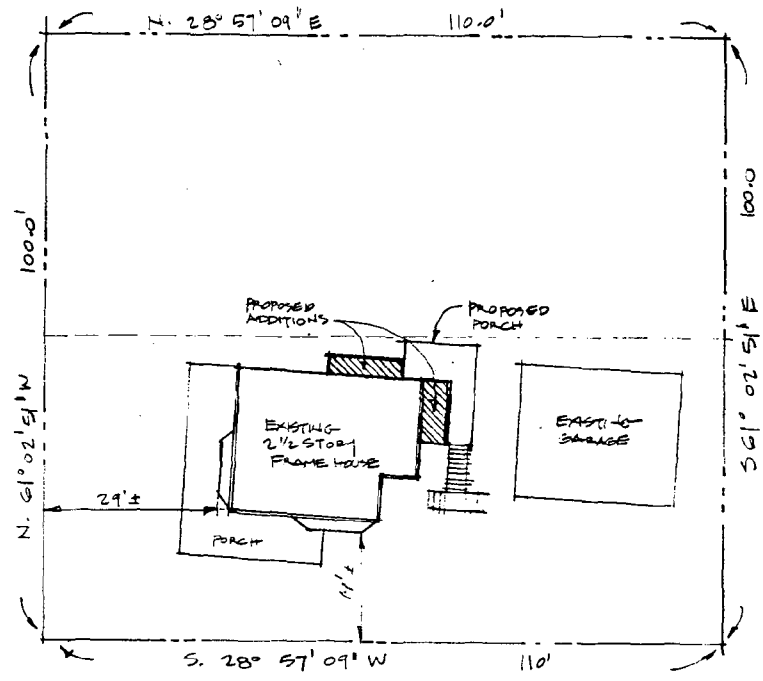
312 Tulip Ave
David and Judy Aaronson

7201 Willow Ave
Nellie Wade

7130 Willow Ave
Liz Cook and Kathleen Welsh

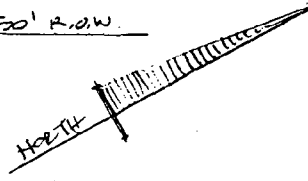
(1)

TULIP AVENUE 45' R.O.W.



WILLOW AVENUE 50' R.O.W.

SITE PLAN



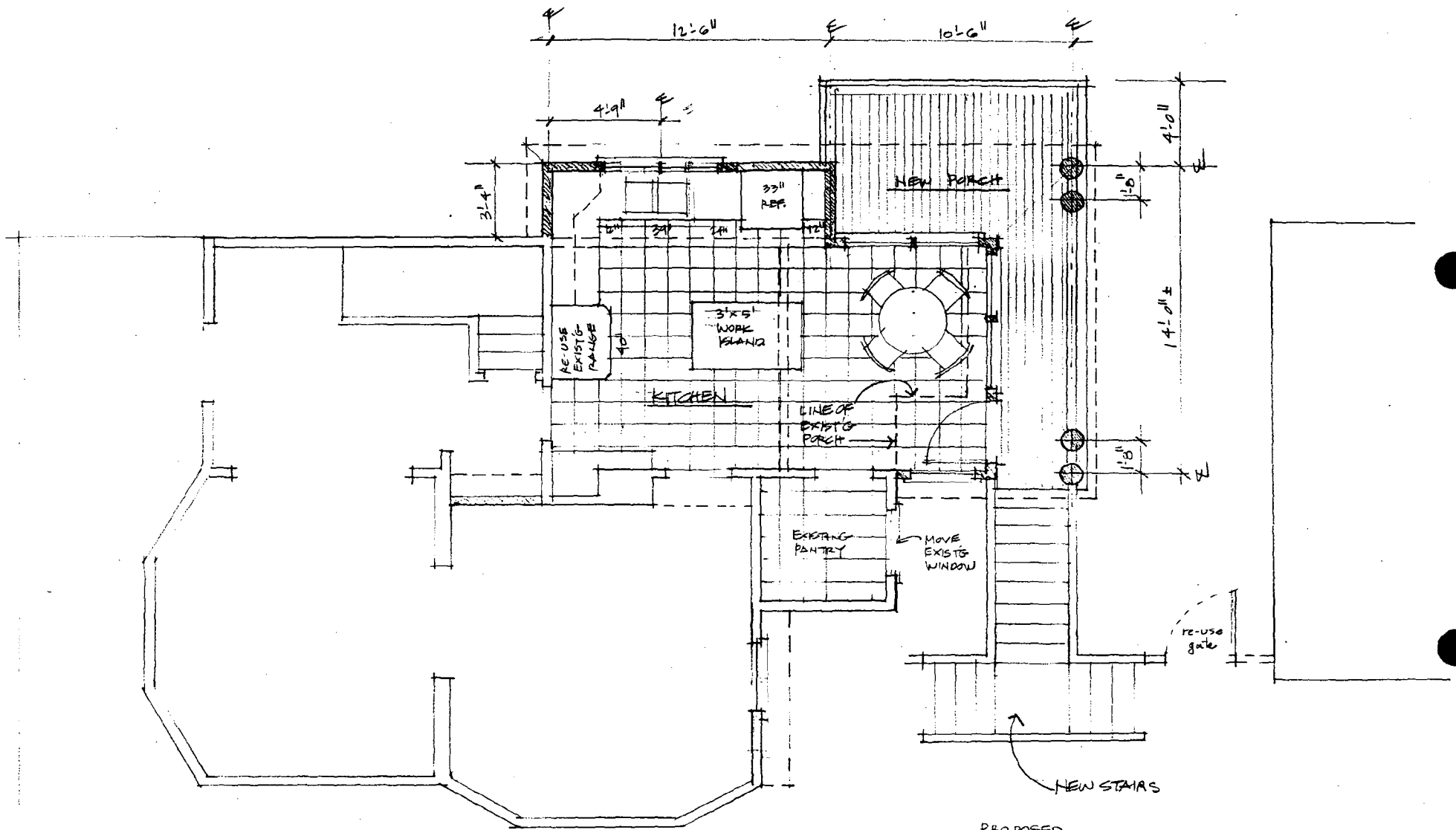
SCALE: 1"=20'-0"

LANSON, SEASIDE RESIDENCE
 310 TULIP AVENUE, TAKOMA PARK, MD.

PT. LOTS 1 & 2, BLOCK 9
 U.S. COND. 9 EARLIEST ADDITION
 TO TAKOMA PARK

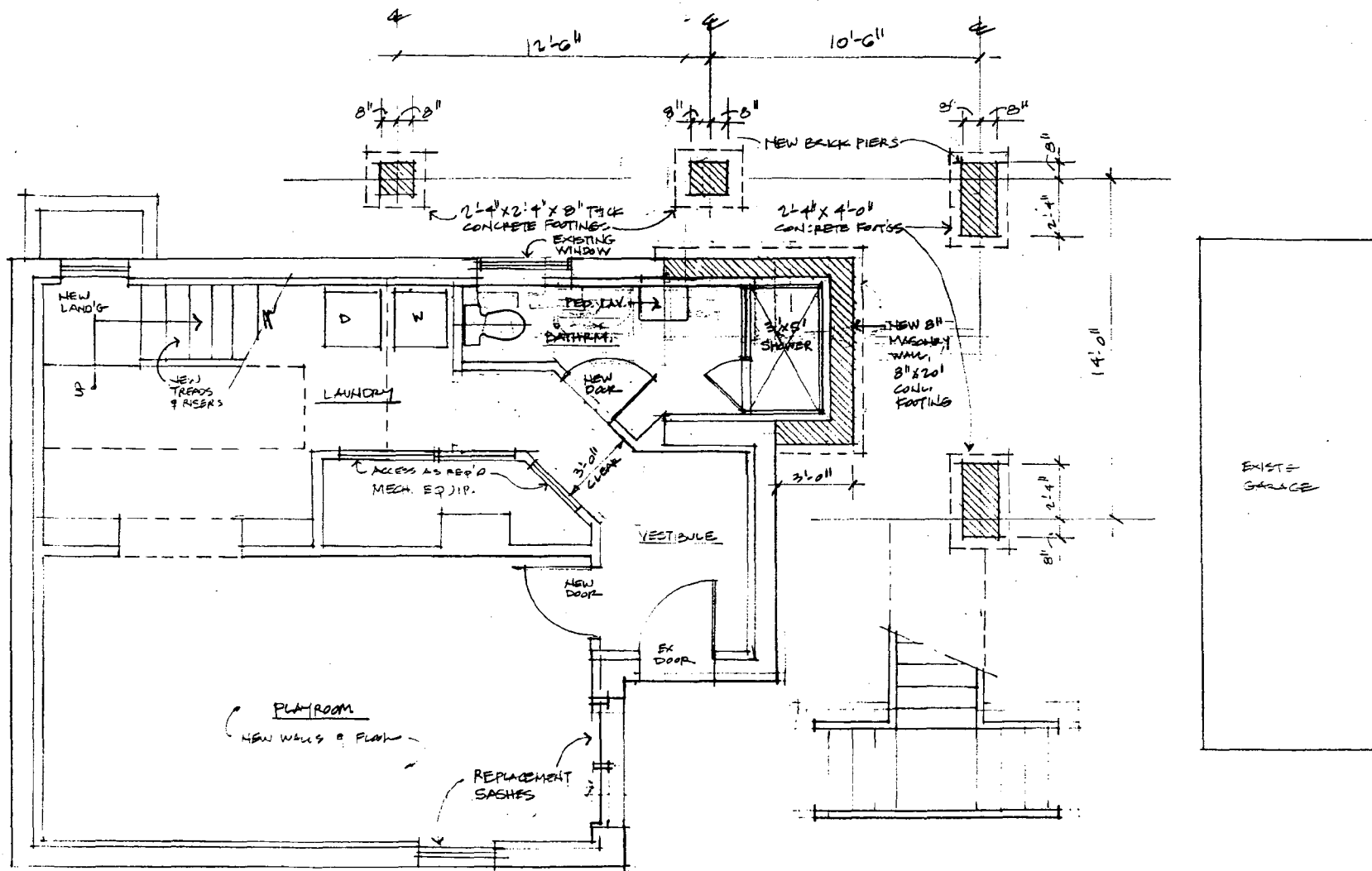
FEB 12, 1998

PAUL TREEDER, AIA, ARCHITECT
 6320 WISCONSIN ROAD - BETHESDA, MD 20816
 301. 270-15



PROPOSED
FLOOR PLAN

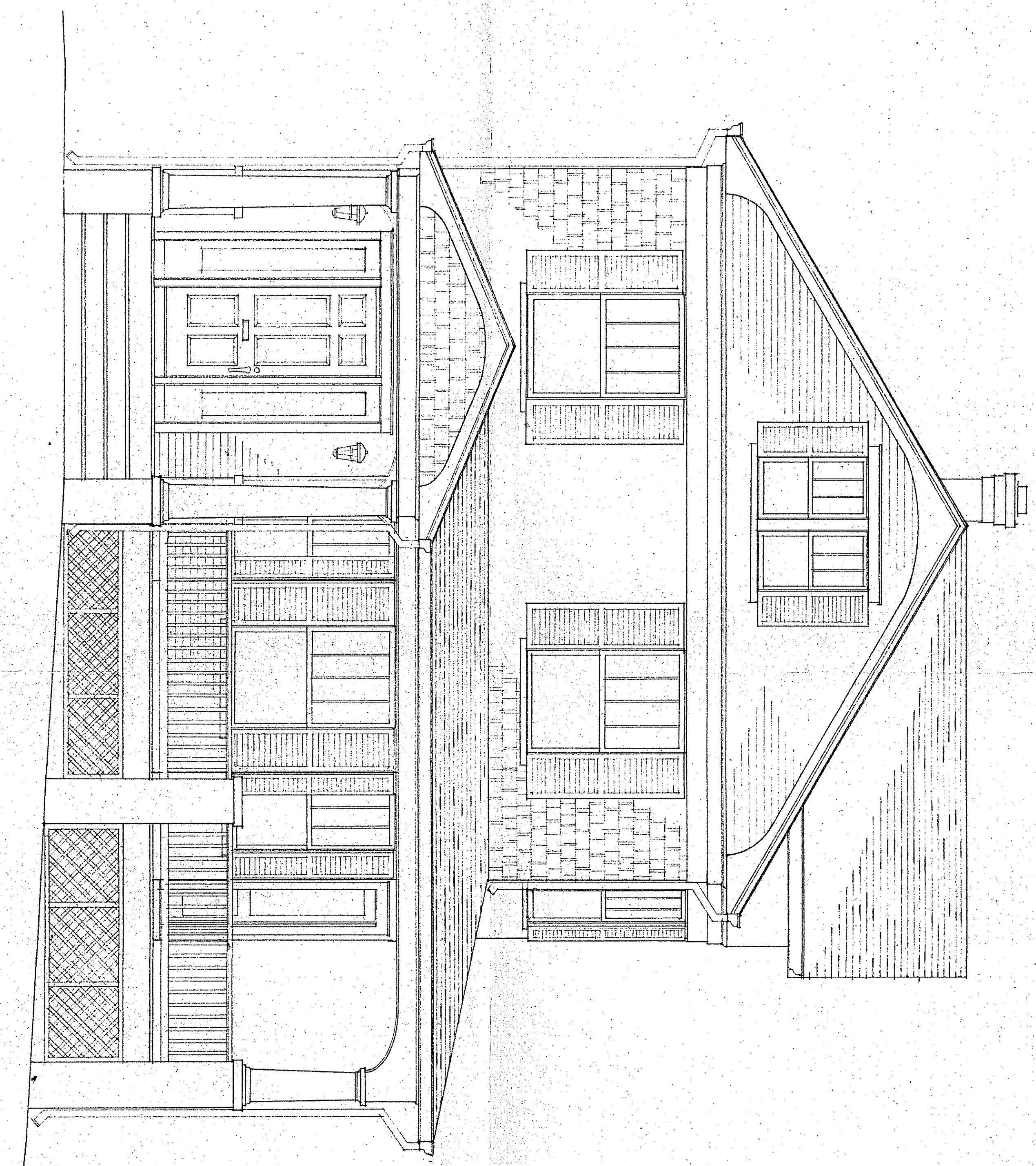
80



BASEMENT PLAN &
 FOUNDATION PLAN
 Scale: 1/4" = 1'-0"

9

FRONT ELEVATION
SCALE: 1/8" = 1'-0"

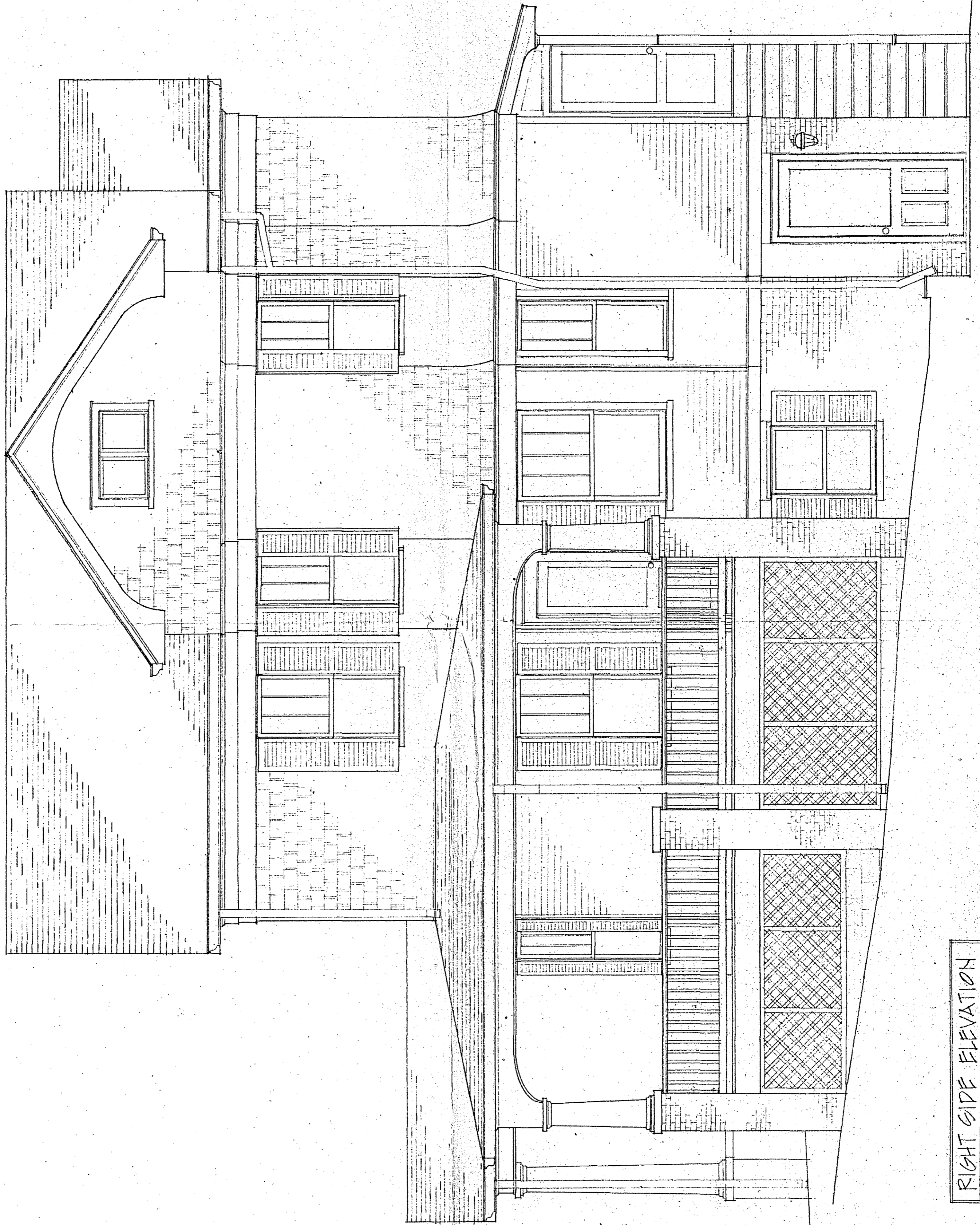




LEFT SIDE ELEVATION
SCALE: 3/8" = 1'-0"



REAR ELEVATION
SCALE: 3/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 316 Tulip Avenue **Meeting Date:** 03/25/98
Resource: Takoma Park Historic District **Review:** preliminary Consultation
Case Number: N/A **Tax Credit:** None
Public Notice: 03/11/98 **Report Date:** 03/18/98
Applicant: Katherine & Dennis Desmond **Staff:** Perry Kephart
PROPOSAL: Rear Addition and Rear Porch **RECOMMEND:** Proceed to
HAWP

DATE OF CONSTRUCTION: ca. 1895-1905

SIGNIFICANCE: Outstanding Resource in Takoma Park Historic District.

ARCHITECTURAL DESCRIPTION

Two and a half story, front-gabled frame residence in Early Colonial Revival Style with Queen Anne influences. House has a two story angular bay side wing with a gabled roof to match those at the front and rear. All the gable pediments, including the front portico have a curved verge board and molded cornice. The asymmetrical portico and wraparound, hipped roof front porch with classic columns clearly differentiate the front facade. There is a first floor three sided bay window and a Adamesque front door with sidelights. Windows are for the most part shuttered, vertical 3 or 4 lights over 1 light. A small second-story, hipped-roof bumpout sits at the center of the side facade. There is a rear, one-story shed roof entry/pantry area with beaded vertical (boxcar) siding and with steps leading to the ground level. The house is set above on sloping ground with a walk-in basement at the rear. The foundation and the porch column piers are of painted brick. The house is sheathed in rolled lapped siding with differentiation in the width of the siding between the three levels.

There is an early 20th century three bay Craftsman Style side-gabled garage connected to the house by a trellis work fence and garden gate.

BACKGROUND

The house is set on a double lot at the corner of Willow and Tulip Avenues in an early section of the historic district.

PROPOSAL

Applicant proposes to remove the shed roof rear addition and stairs and replace them with a rear corner addition, a hipped roof back porch with paired columns on brick piers, and steps leading in two flights to the ground level. The porch deck is to extend beyond its roof line and overhang the side yard with knee braces attached to the brick piers. The porch and stair are proposed to have inset picket railings to match the front porch.

The addition is proposed to have matching rolled wood siding and 3/1 true divided light windows to match the existing material on the historic resource. Under the windows of the new addition vertical (boxcar) siding is proposed.

A new wood and glass door with wood steps is proposed to be installed in the existing north (side) elevation beneath the bumpout.

STAFF DISCUSSION

Outstanding Resources in the historic district are subject to the highest level of architectural review, but it is within the district guidelines to make sympathetic alterations, changes, or additions to outstanding resources within the parameters of the Secretary of the Interior's "Standards for Rehabilitation".

The proposed alterations to the historic resource are as much to the rear of the structure and out of sight of the public right-of-way as is possible on a corner site. They are also sympathetic to the existing architectural character, including massing, height, setbacks, and materials. Compatible new materials are being used.

Staff is of the opinion that the suggested changes are designed to be compatible with the existing resource and to the other historic structures in the vicinity.

The two north side windows being removed are 1/1 that do not appear to be original to the house, although their shutters and sills appear to be original. Reuse of the shutters might be integrated into the project, for example, in areas where replacement shutters are clearly not functional and are not in scale with the historic resource.

The features proposed for the rear porch evoke the front entry design although the use of a simpler roof and column design for the rear porch, and the omission of a portico serve to differentiate the front and rear entries. However, the simple 19th century back stoop is replaced with a garden entrance, and the clear differentiation between the elegant front and the humble rear of the house that is characteristic of the period is blurred.

The extension of the porch deck beyond both the porch roof line and the new side addition, and the use of the knee braces could be the subject of discussion with the applicant.

The installation of a side door and the addition on the north side take away from the

simple architectural interest of the second story bumpout that “floats” above a bare wall, but staff feels that the changes to the wall are otherwise appropriate to the style of the house.

A drawing of the front elevation will be requested of the applicant in order to determine the impact of the proposed rear porch overhang and knee braces, and the new side addition. It appears that these changes are currently heavily screened by landscaping.

STAFF RECOMMENDATION

Staff recommends that the applicant proceed to a HAWP application subject to any conditions that may be forthcoming in the preliminary consultation.