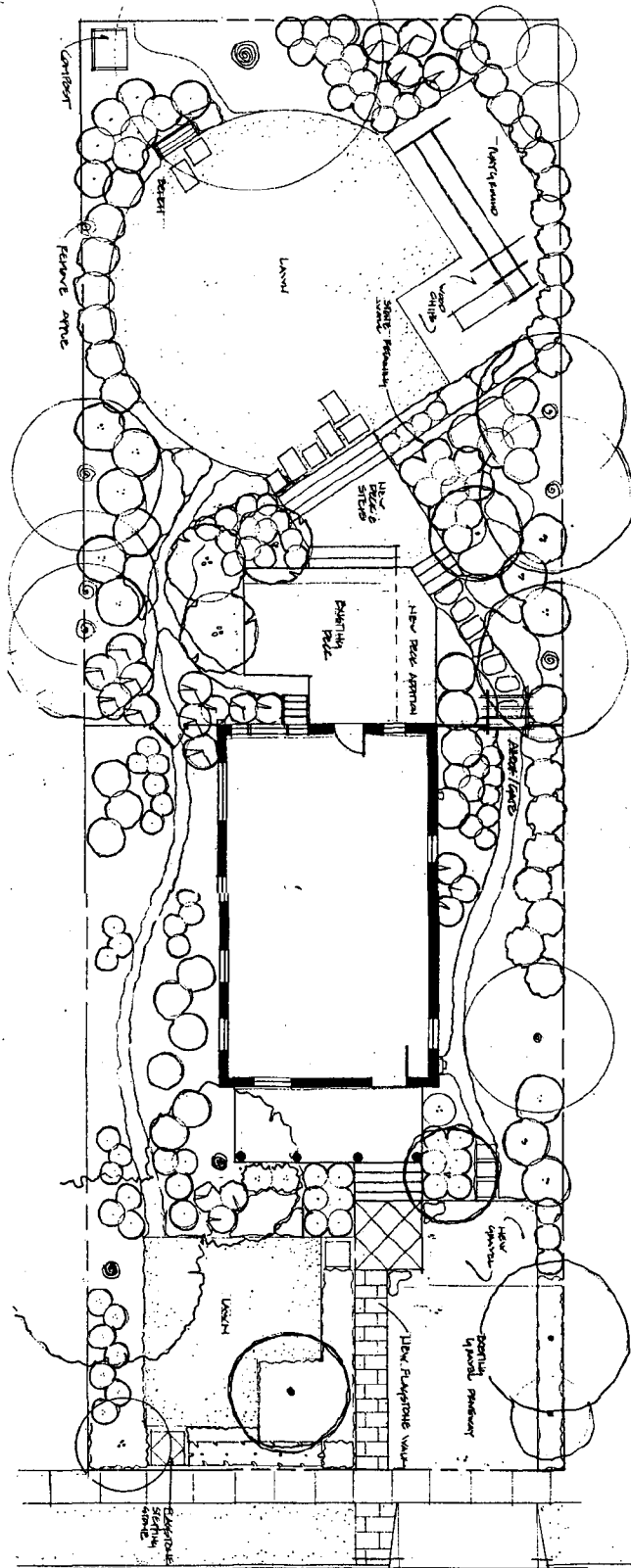


37/3-98P 504 Tulip Avenue  
(Takoma Park Historic District)

deck enlarge  
front wall -  
change



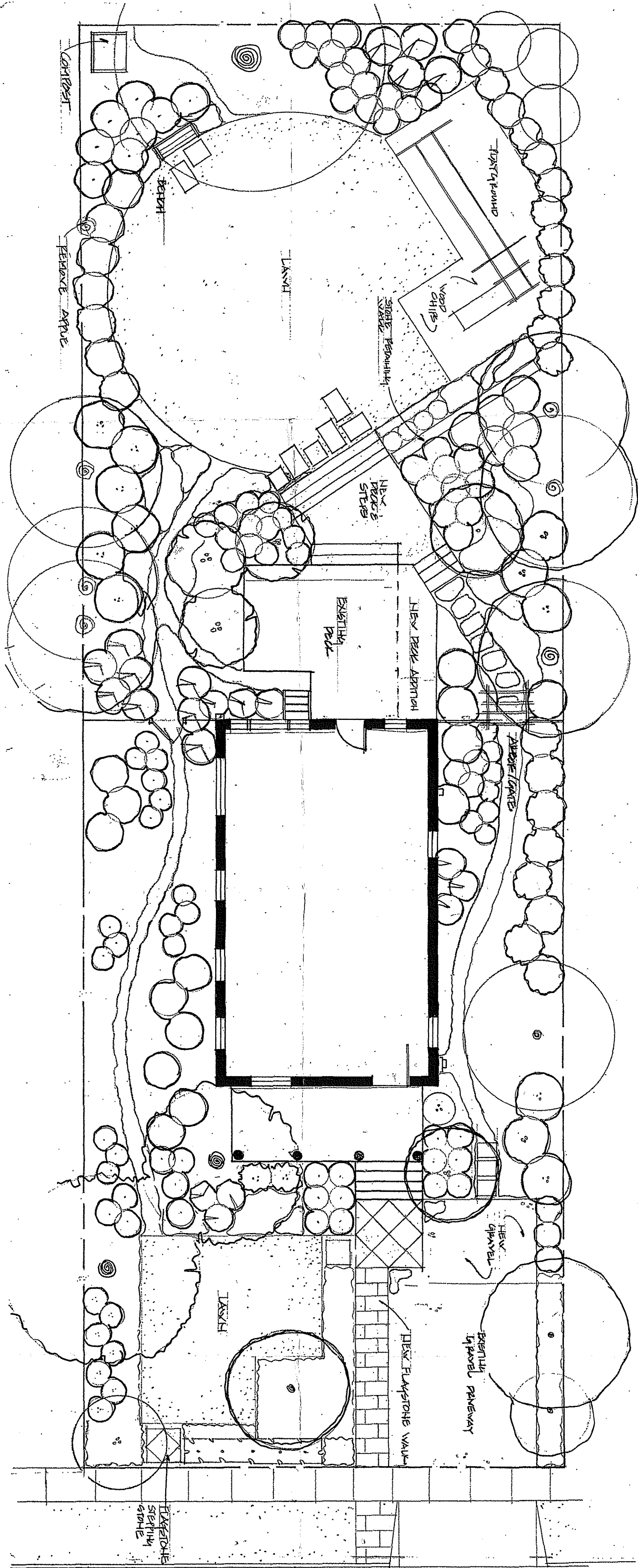


1  
Master Planting Plan

Dembling/Fields Residence  
504 Tulip Avenue  
Takoma Park, MD 20912

DATE: 7/11/97  
SCALE: 1/8" = 1'-0"

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Landscape  
1000 F  
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Wash  
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300.71



1

Master Planting Plan

Dembling/Fields Residence  
 504 Tulip Avenue  
 Takoma Park, MD 20912

DATE: 7/11/97

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



**JORDAN HONEYMAN**  
 Landscape Architecture  
 1003 K Street NW  
 Suite 840  
 Washington DC 20001  
 202.737.0451  
 202.737.0452 FAX

**Expedited  
Historic Preservation Commission Staff Report**

<b>Address:</b> 504 Tulip Avenue, Takoma Park	<b>Meeting Date:</b> 04/22/98
<b>Resource:</b> Takoma Park Historic District	<b>Public Notice:</b> 04/08/98
<b>Case Number:</b> 37/30-98P	<b>Report Date:</b> 04/15/98
<b>Review:</b> HAWP	<b>Tax Credit:</b> None
<b>Applicant:</b> Doug Dembling	<b>Staff:</b> Perry Kephart

---

**DATE OF CONSTRUCTION:** Circa 1915.

**SIGNIFICANCE:**

Individual Master Plan Site  
 Within a Master Plan Historic District  
 Primary Resource  
 Contributing Resource  
 Non-contributing/Out-of-Period Resource

**ARCHITECTURAL DESCRIPTION:** Four Square-Colonial Revival.

**PROPOSAL:**

1. Install new front flagstone walk to street.
2. Extend front gravel drive along side of new walk from corner of house to existing drive and regravell the existing drive.
3. Remove existing rear patio and extend existing rear deck. Add wood chip playground area and bench seating at rear corners of lot.
4. Install a 3' 8" picket fence and arbor gate from the rear corners of the house out to the side property lines.

**RECOMMENDATION:**

Approval  
 Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or

①

historic resource within an historic district; or

- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

### **Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
  5. Removal of accessory building that are not original to the site or otherwise historically significant.
  6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  7. Signs that are in conformance with all other County sign regulations.



8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON HOLT JORDAN  
DAYTIME TELEPHONE NO. (202) 737 0451

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER DOUG DEMBLING DAYTIME TELEPHONE NO. (202) 273 5618

ADDRESS 504 TULIP AVE TAKOMA PARK MD  
CITY STATE ZIP CODE

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. ( ) \_\_\_\_\_

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. (202) 737 0451

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 504 STREET TULIP AVENUE

TOWN/CITY Takoma Park NEAREST CROSS STREET Carroll Ave.

LOT 5 BLOCK 7 SUBDIVISION ADDITION TO TAKOMA PARK

LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
Construct Extend Alter/Renovate Repair Move Porch (Deck) Fireplace Shed Solar Woodburning Stove  
Wreck/Raze Install Revocable Revision 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 # \_\_\_\_\_

## 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 2' feet 0" 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 X 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

3/31/98  
Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9804010128 DATE FILED: 4-1-98 DATE ISSUED: \_\_\_\_\_

(5)

**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:

Arts & Crafts

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

LANDSCAPING, rear deck addition, and new front  
walk & recycled driveway

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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**

6

March 31, 1998

Historic Preservation Commission  
Montgomery County, MD  
250 Hungerford Drive  
Rockville MD 20850



**JORDAN  
HONEYMAN**  
Landscape Architecture

1003 K Street NW  
Suite 840  
Washington DC 20001  
202.737.0451  
202.737.0452 FAX

Re: Dembling / Fields Residence  
504 Tulip Avenue  
Takoma Park, MD 20912

Dear Commissioners & Staff:

Below is the project description for the Dembling / Fields Residence in Takoma Park Historic District. It is as follows:

1. Provide new access from the exiting deck to the rear yard by constructing a new deck and steps. New handrail / guardrails will be inset 2"x 2" pickets spaced with a maximum space of 4". Guardrails on the lower new deck will not be needed.
2. Replace existing front concrete walk with a flagstone walk.
3. Expand existing gravel drive 8' into property. The existing drive is approximately 18' deep. We are proposing to replace the existing gravel with Delaware River gravel to match color of the new flagstone walk.
4. 2' stone retaining wall adjacent to the proposed new deck.
5. Play area
6. Landscaping

Thank you for your consideration.

Sincerely,  
Jordan Honeyman  
Landscape Architecture

Paxton Holt Jordan, ASLA  
Partner

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

Howard Schneider & Eleanor Landstreet  
502 Tulip Avenue  
Takoma Park, MD 20912

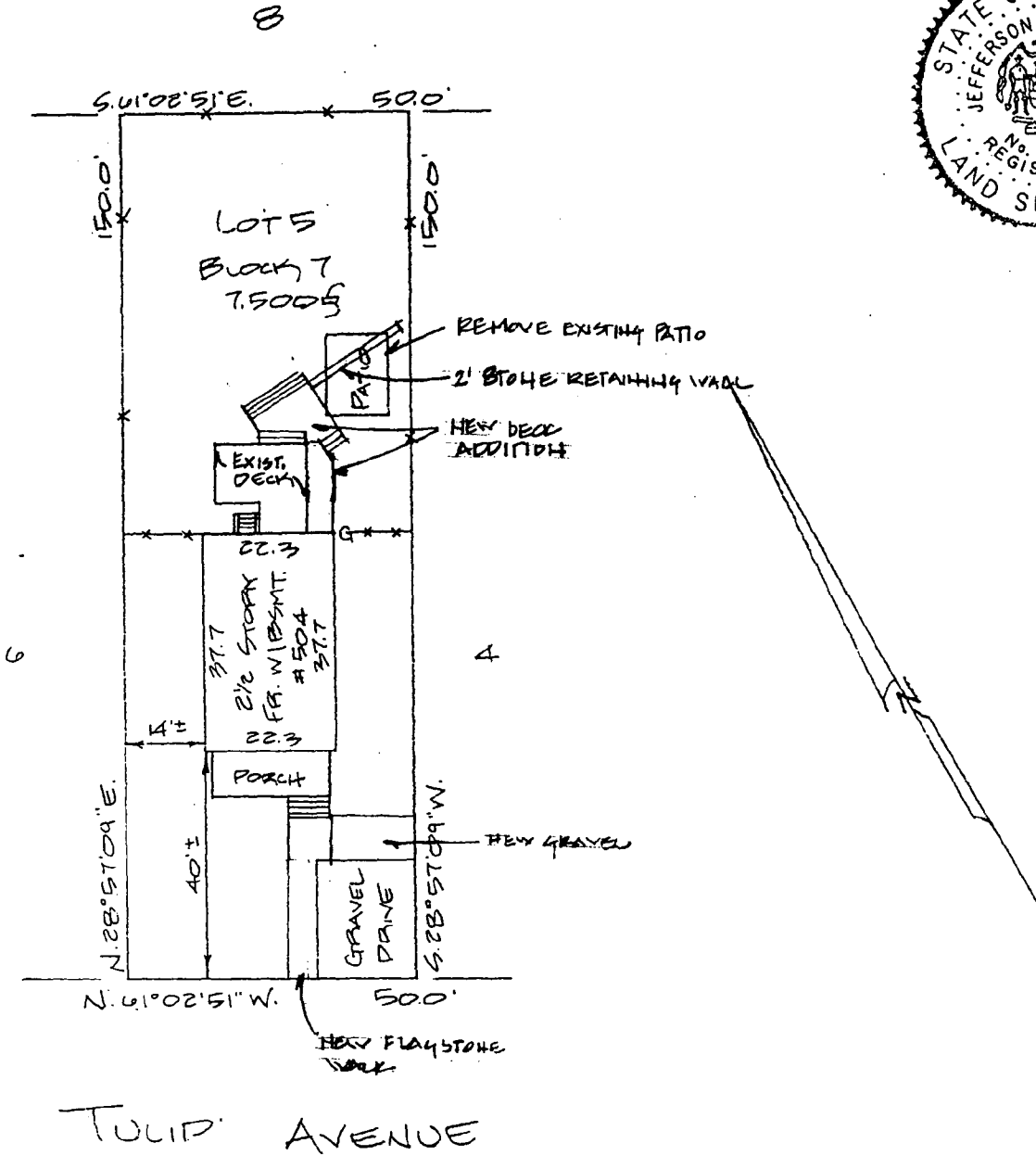
Lisa & Mitchell Max  
503 Tulip Avenue  
Takoma Park, MD 20912

B. Bruce  
505 Tulip Avenue  
Takoma Park, MD 20912

Larry Ravitz & Marika Partridge  
506 Tulip Avenue  
Takoma Park, MD 20912

Ed & Leticia Read  
7307 Tulip Avenue  
Takoma Park, MD 20912

?  
7305 Tulip Avenue  
Takoma Park, MD 20912 (Owner Unknown)



912060

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 30'  
RECORDED IN:  
AT BOOK: 1  
AT: 46

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect monuments from information contained in this drawing.

**HOUSE LOCATION**

LOT 5 BLOCK 7  
LIPSCOMB AND EARNEST, TRUSTEES: ADDITION TO  
TAKOMA PARK  
MONTGOMERY COUNTY, MD

9

I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.

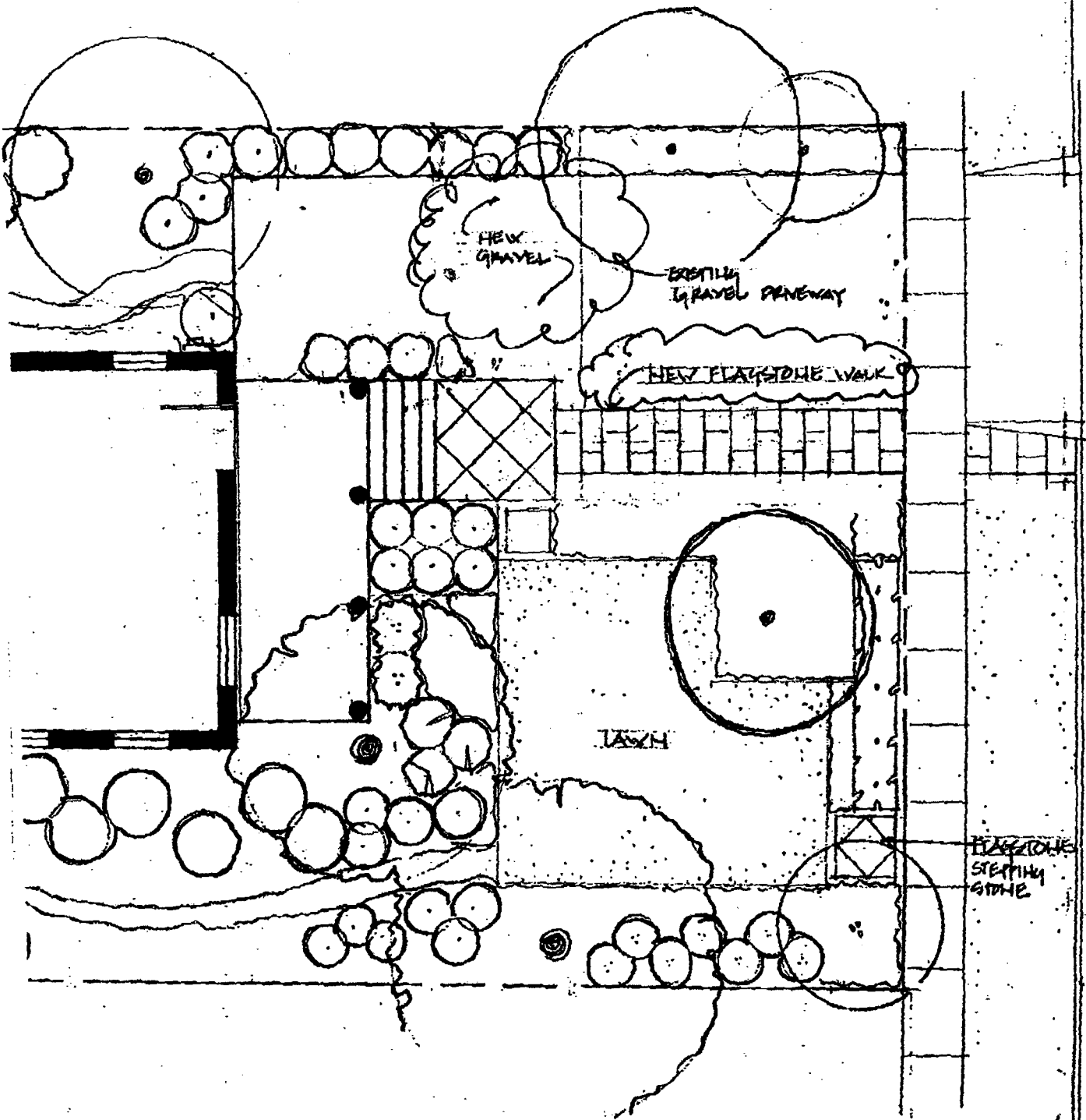
Date: November 18, 1991

*Jefferson D. Lawrence*  
JEFFERSON D. LAWRENCE,  
PROFESSIONAL LAND SURVEYOR #5216









13

3'-8"

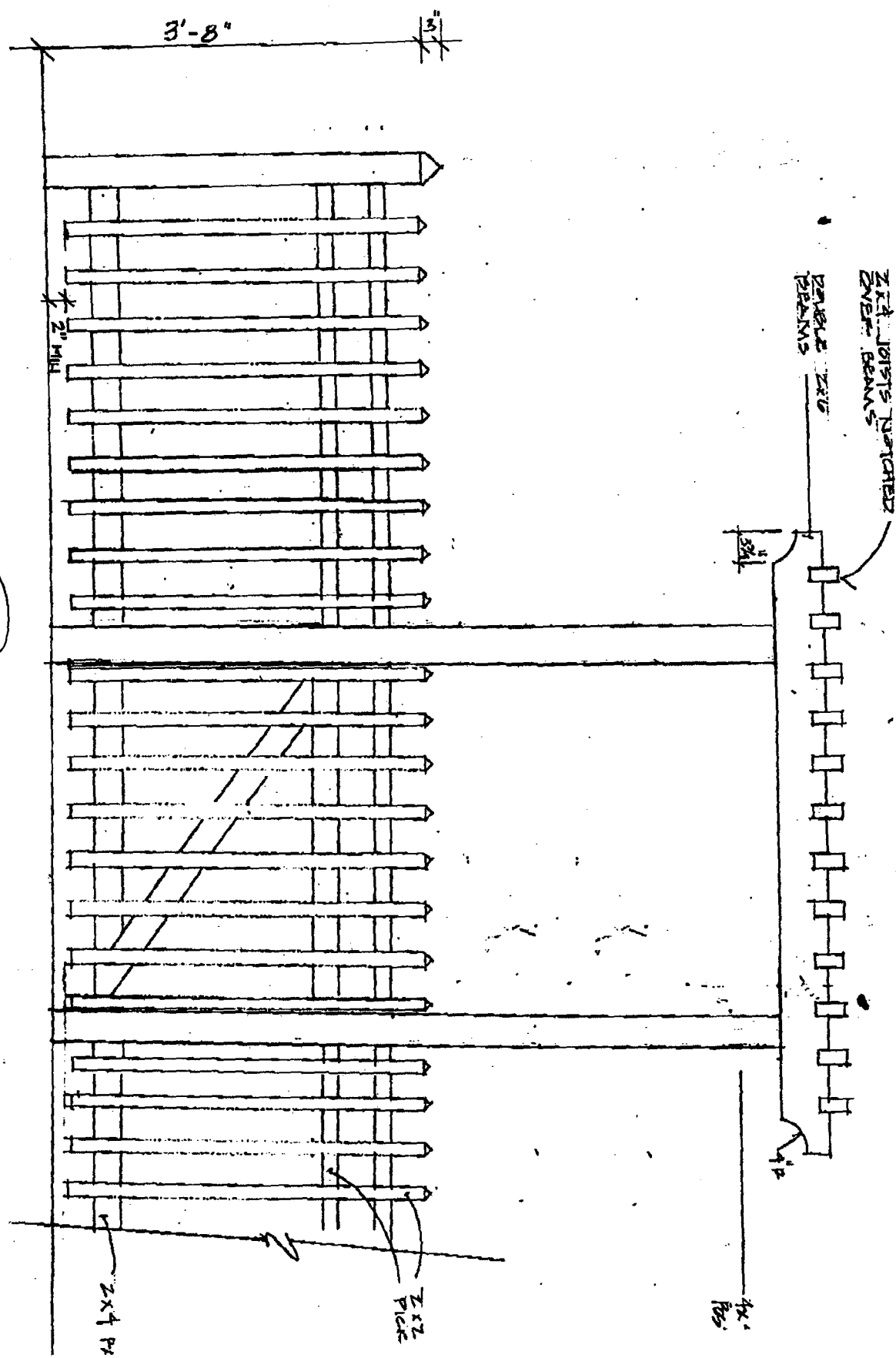
3"

2" MIN

3"

ZED JOISTS NUTCHED OVER BEAMS

Proposed Fence & gate



Front



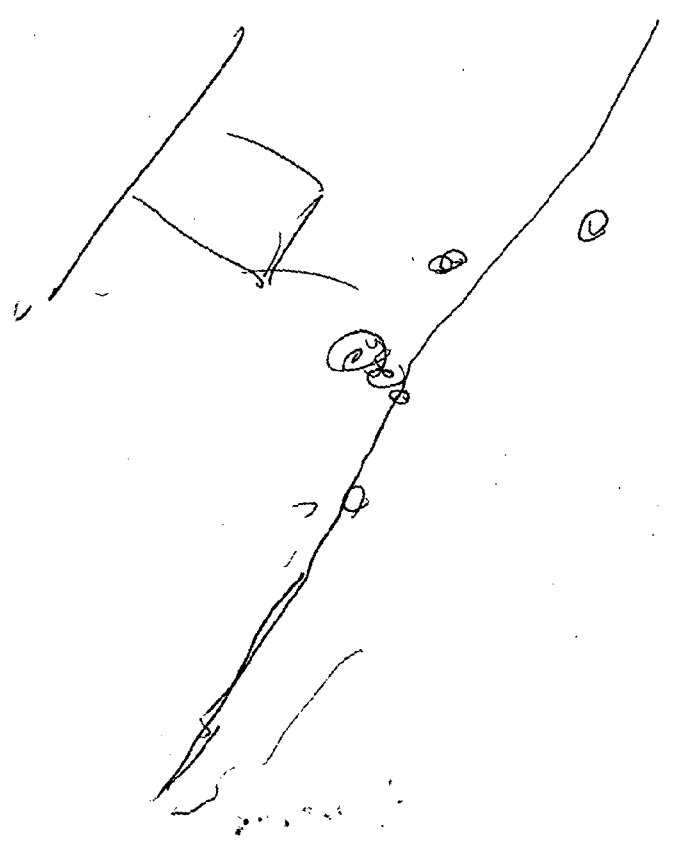
504 Tulip Avenue

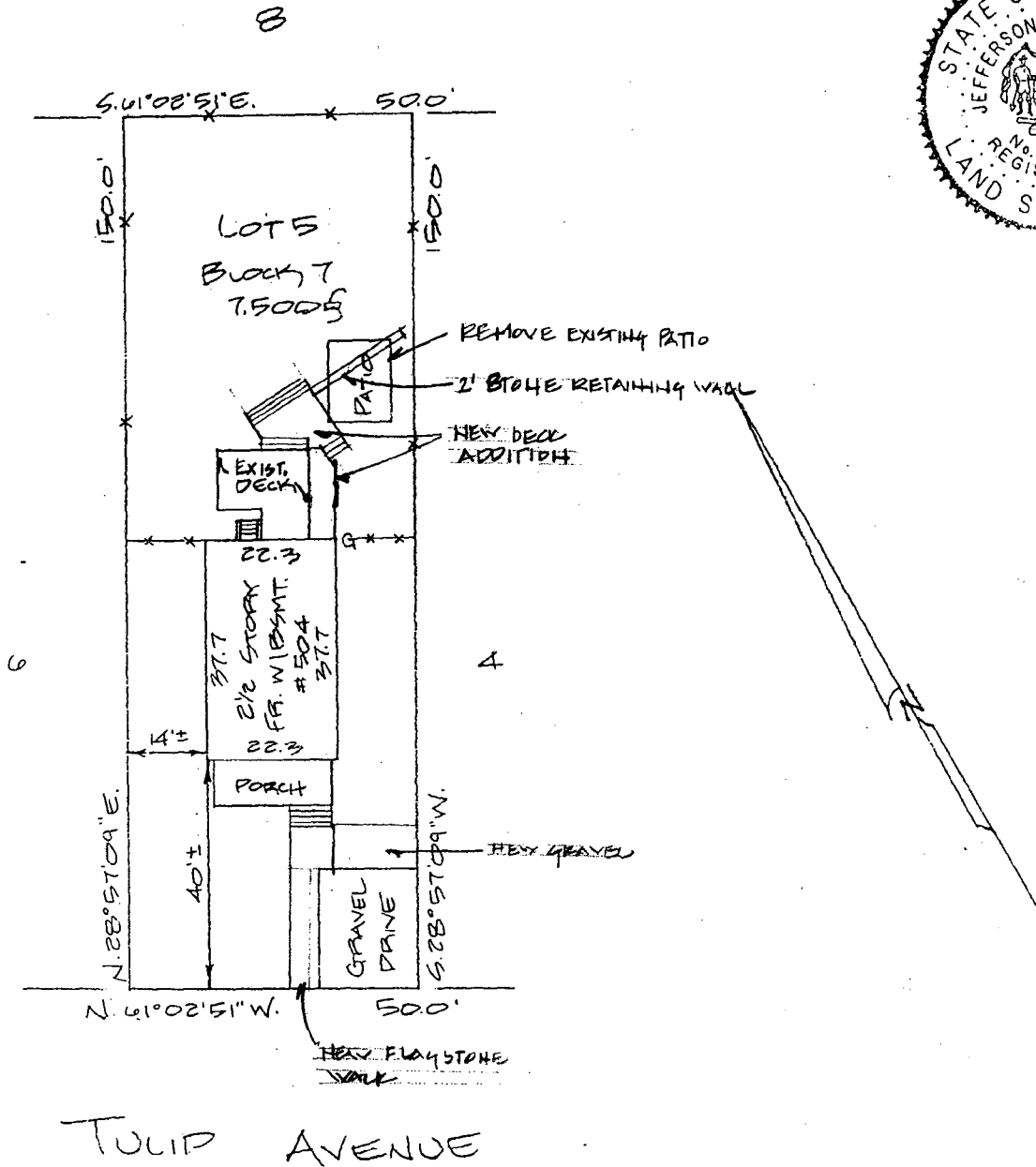


Rear

1000

1000





TULIP AVENUE

912060

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 30'  
 RECORDED IN:  
 PLAT BOOK: 1  
 PLAT: 46

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

**HOUSE LOCATION**

LOT 5 BLOCK 7  
 LIPSCOMB AND EARNEST, TRUSTEES: ADDITION TO  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MD

I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.

Date: November 18, 1991

*Jefferson D. Lawrence*  
 JEFFERSON D. LAWRENCE,  
 PROFESSIONAL LAND SURVEYOR #5216