

37/3-92I 212 Tulip Avenue
Takoma Park Historic District



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1062678

NAME OF PROPERTY OWNER MICHELLEN F TELEPHONE NO. _____
 (Contract/Purchaser) OSHALE LOPEZ (Include Area Code) _____
 ADDRESS 312 TULIP AVE TARANT PARK MD 20712
 CITY STATE ZIP
 CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY PAUL REEBER A.I.A. CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. _____
 (Include Area Code) _____
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 312 Street TULIP AVE

Town/City TARANT PARK Election District _____

Nearest Cross Street CEDAR

Lot 11 Block E Subdivision B.F. CLUBERT
 Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
				Fence/Wall (complete Section 4)	Other				

1B. CONSTRUCTION COSTS ESTIMATE \$ 75,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic
03 () Other	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> 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:

- On party line/Property line _____
- Entirely on land of owner _____
- 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 10-30-92

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 11-18-92

APPLICATION/PERMIT NO: 9210300063 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 212 Tulip Avenue Meeting Date: 11/18/92
Resource: Takoma Park Historic District Review: HAWP/Alt.
Case Number: 37/3-92I Tax Credit: No
Public Notice: 11/4/92 Report Date: 11/10/92
Applicant: Rick Selzer/Grace Lopes Staff: Nancy Witherell
PROPOSAL: REAR ADDITION AND DECK RECOMMENDATION: APPROVE

The applicants propose a one-story frame addition at the rear of a bungalow listed as a contributing structure in the Takoma Park Historic District.

The addition is composed of three intersecting rooms, two with flat-roofed decks with a wooden railing, and the third with a taller hip roof. The exterior wall surfaces would be characterized by painted wooden panels, full glass doors, and wooden casement windows.

A low wooden deck would lead to a flagstone terrace.

STAFF RECOMMENDATION

At one-story in height, limited to the width of the existing house, and designed to reduce the scale and massing relative to the bungalow, the addition is well-designed and meets the design guidelines contained within the Master Plan amendment:

all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited

In addition, the proposal is consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1062678

NAME OF PROPERTY OWNER RICKSELEN & TELEPHONE NO. _____
(Contract/Purchaser) GRACE LOPES (Include Area Code) _____

ADDRESS 212 TULIP AVE CITY TAKOMA PARK STATE MD ZIP 20912

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY PAUL TRESSEMAN A.I.A. CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. _____ (Include Area Code) _____

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 212 Street TULIP AVE

Town/City TAKOMA PARK Election District _____

Nearest Cross Street CEPAP

Lot PT. 2, 3, & 4 Block E Subdivision B.F. GUBERT

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one) Circle One: A/C Slab Room Addition
 Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 75,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PERCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY

01 WSSC 02 () Septic 01 WSSC 02 () Well

03 () Other _____ 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

10-30-92

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9210300062
DATE FILED: _____

FILING FEE: \$ _____
PERMIT FEE: \$ _____

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SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

THE EXISTING HOUSE IS A 2½ STORY WOOD FRAME SINGLE-FAMILY RESIDENCE ON A STREET OF SINGLE FAMILY RESIDENCES, ALL OF A SIMILAR SCALE & VINTAGE, ALTHOUGH THE HOUSE IS NOT OUTSTANDING, IT IS PART OF A CONTINUOUS STREETScape OF A CONSISTANT STYLE. THERE ARE MANY MATURE OAK TREES ON THIS AND NEIGHBORING LOTS, AND ON THE STREET THERE IS AN HISTORIC SITE ACROSS THE STREET, AT THE CORNER OF TULIP & CEDAR

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

THE ADDITION IS ENTIRELY IN THE BACKYARD OF THE PROPERTY. SINCE IT CANNOT BE SEEN FROM THE STREET, THE IMPACT ON THE NEIGHBORHOOD IS MINIMAL. NO TREES WILL BE AFFECTED BY THIS PROJECT. (THE HOUSE IS ON A DEEP LOT) THE IMPACT OF THE ADDITION ON THE EXIST'G HOUSE IS ALSO MINIMAL, IN THAT NO PART OF THE EXISTING HOUSE IS BEING ALTERED, EXCEPT THE AREA WHERE THE ADDITION JOINS. SINCE THE ADDITION HAS A FLAT ROOF, AND IS TREATED AS A GLASS-ED-IN PORCH, IT DOES NOT 'BECOME THE ORIGINAL LINES OF THE HOUSE', RATHER, IT ACTS AS A FILL.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

THE DESIGN IS A ONE-STORY ADDITION TO A 2 1/2 STORY HOUSE; ITS MASSING IS TREATED AS "PORCHLIKE", USING GLASS AND WHITE-PAINTED INFILL PANELS TO MINIMIZE ITS BULK. THE "TOWER" (1 1/2 STORY) PUNCTUATES IT AT THE END, SERVING AS A FOCUS TO AN OTHERWISE SIMPLE RECTANGLE. NO TREES WILL BE DISTURBED BY THIS WORK.

- b. the relationship of this design to the existing resource(s):

THE ADDITION IS A TRANSITION FROM THE TOWN HOUSE TO ITS BACKYARD, OPENING THE BACK OF THE HOUSE TO THE TREES + VIEW. THE TOWER ELEMENT HAS BEEN HELD "FREE" OF THE EXISTING HOUSE, SO THAT THE ORIGINAL LINES OF THE HOUSE CAN STILL BE CLEARLY READ. THE MATERIALS HAVE BEEN CHOSEN TO CONNOTE A CLOSED-IN PORCH, SINCE THE EXIST'G HOUSE HAS BEEN SHEATHED IN VINYL SIDING, IT WAS DECIDED NOT TO MATCH THIS MATERIAL.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

THE WORK HAS BEEN CONFINED TO THE REAR YARD; IT HAS BEEN DESIGNED TO COMPLEMENT THE MASS OF THE EXISTING HOUSE, USING DESIGN ELEMENTS APPROPRIATE TO THE ERA OF THE HOUSE.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- ✓ a. the scale, north arrow, and date;
 - ✓ b. dimensions and heights of all existing and proposed structures;
 - ✓ c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
 - d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
 - e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.
4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name LAURIE PALMER & HERB KAUFMAN ✓
 Address 214 TULIP AVE
 City/Zip TAKOMA PARK MD. 20912
2. Name ANDY PENN & KATHI SURACE
 Address 210 TULIP AVE
 City/Zip TAKOMA PARK, MD. 20912

3.

Name LAURA DECURSIO

Address 201 TULIP AVE

City/Zip TAKOMA PARK, MD.

4.

Name _____

Address _____

City/Zip _____

5.

Name _____

Address _____

City/Zip _____

6.

Name _____

Address _____

City/Zip _____

7.

Name _____

Address _____

City/Zip _____

8.

Name _____

Address _____

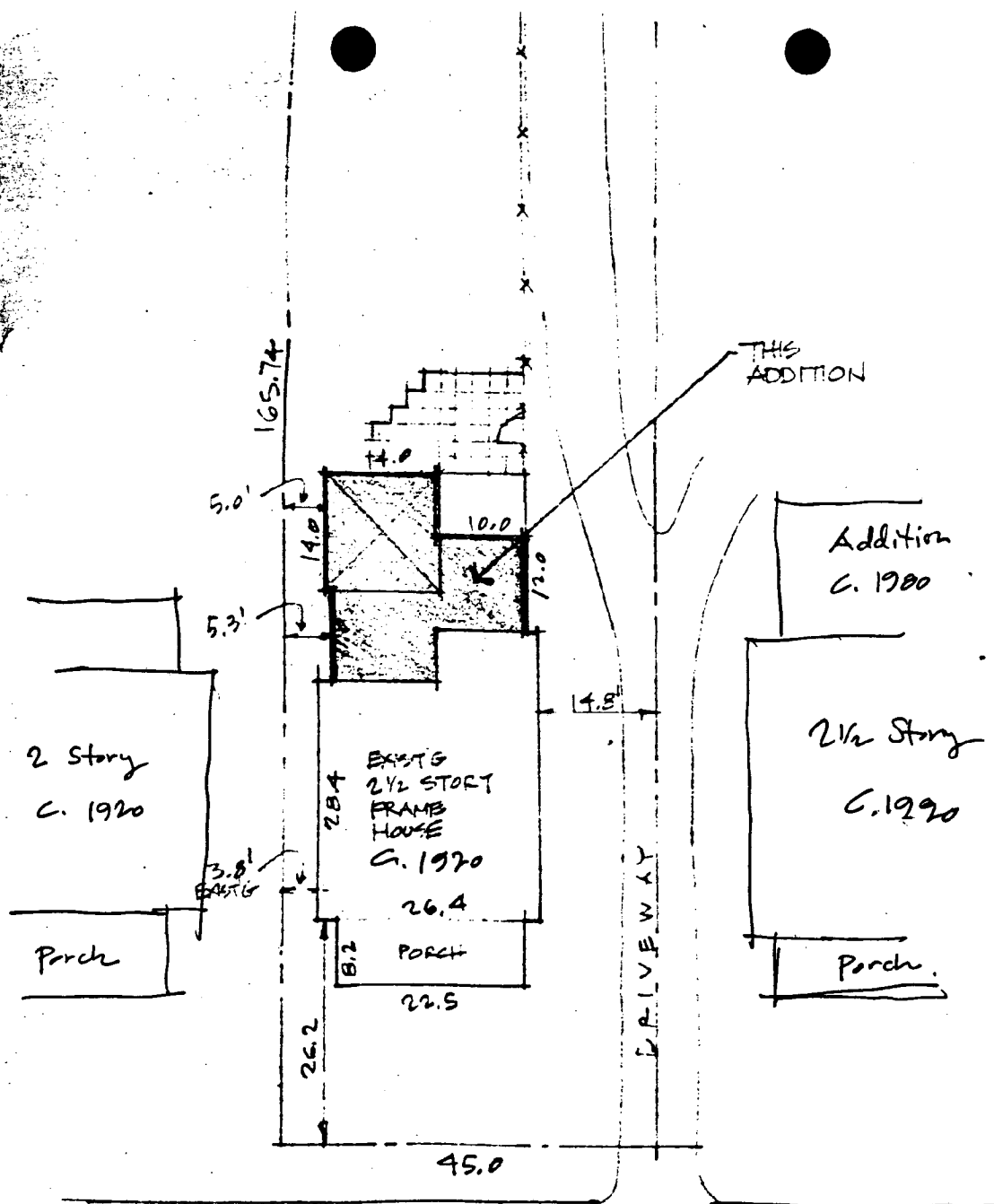
City/Zip _____

1757E

(7)

25'-0"

11'-0"



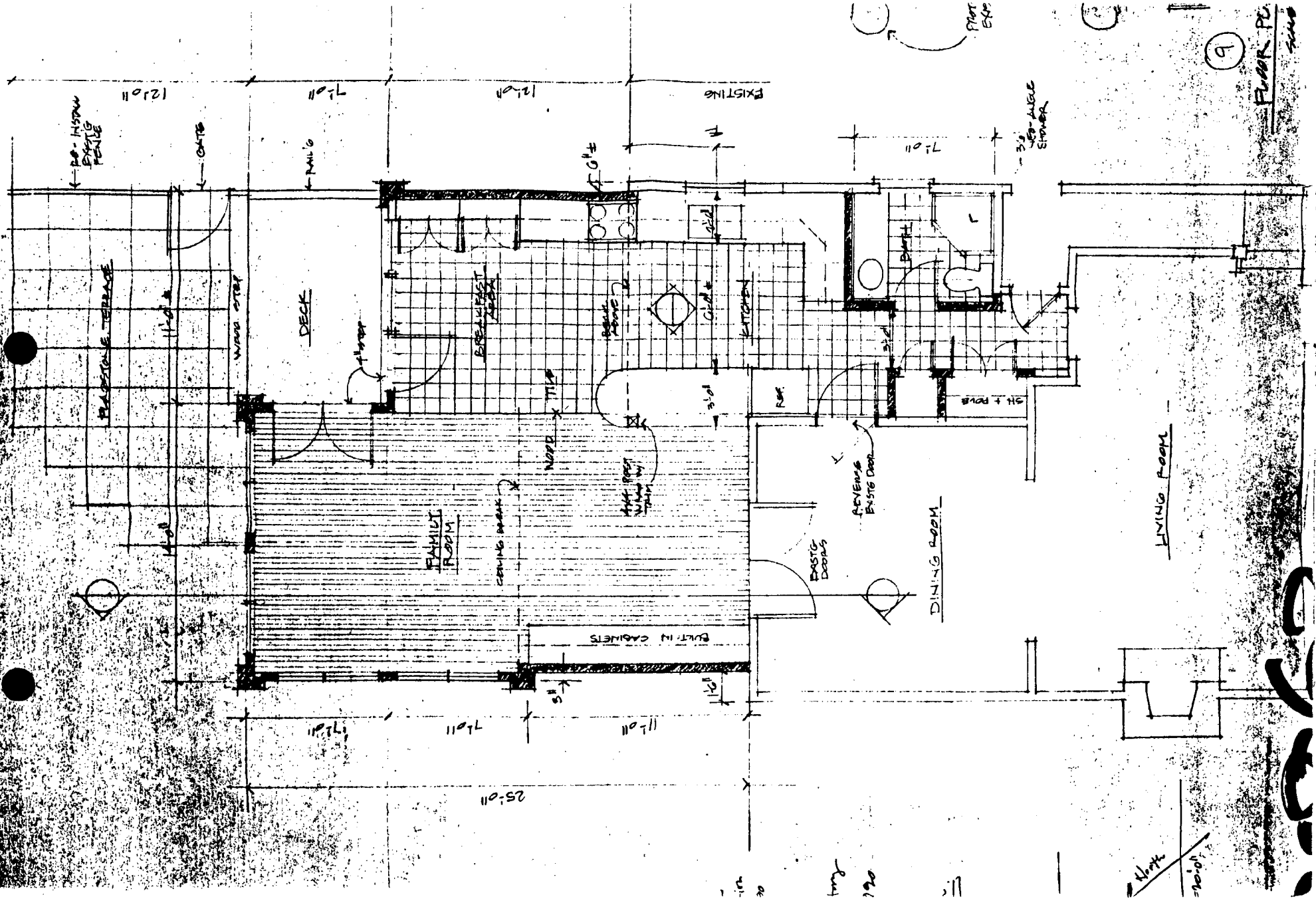
TULIP AVENUE



Scale: 1" = 20'-0"

PT. LOTS 2, 3, & 4 Block B
 B.F. GILBERT'S SUBDIVISION
 OF TAKOMA PARK, MARYLAND

92 10 30 00 (8)



9

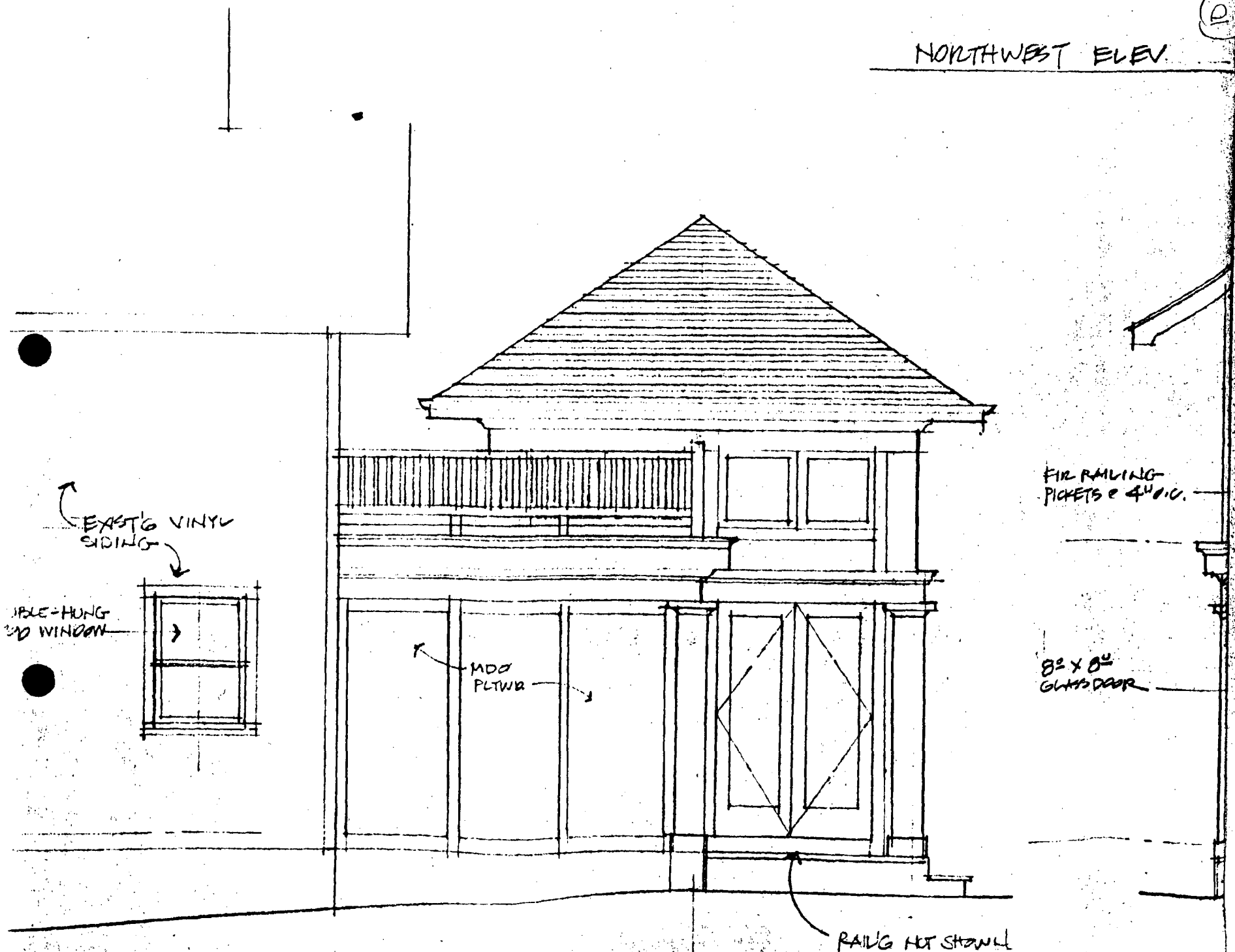
FLOOR PLAN

1/2" = 1'-0"

1/2" = 1'-0"

Ⓟ

NORTHWEST ELEV.



EXIST'G VINYL SIDING

DOUBLE-HUNG WINDOW

100' PLTW

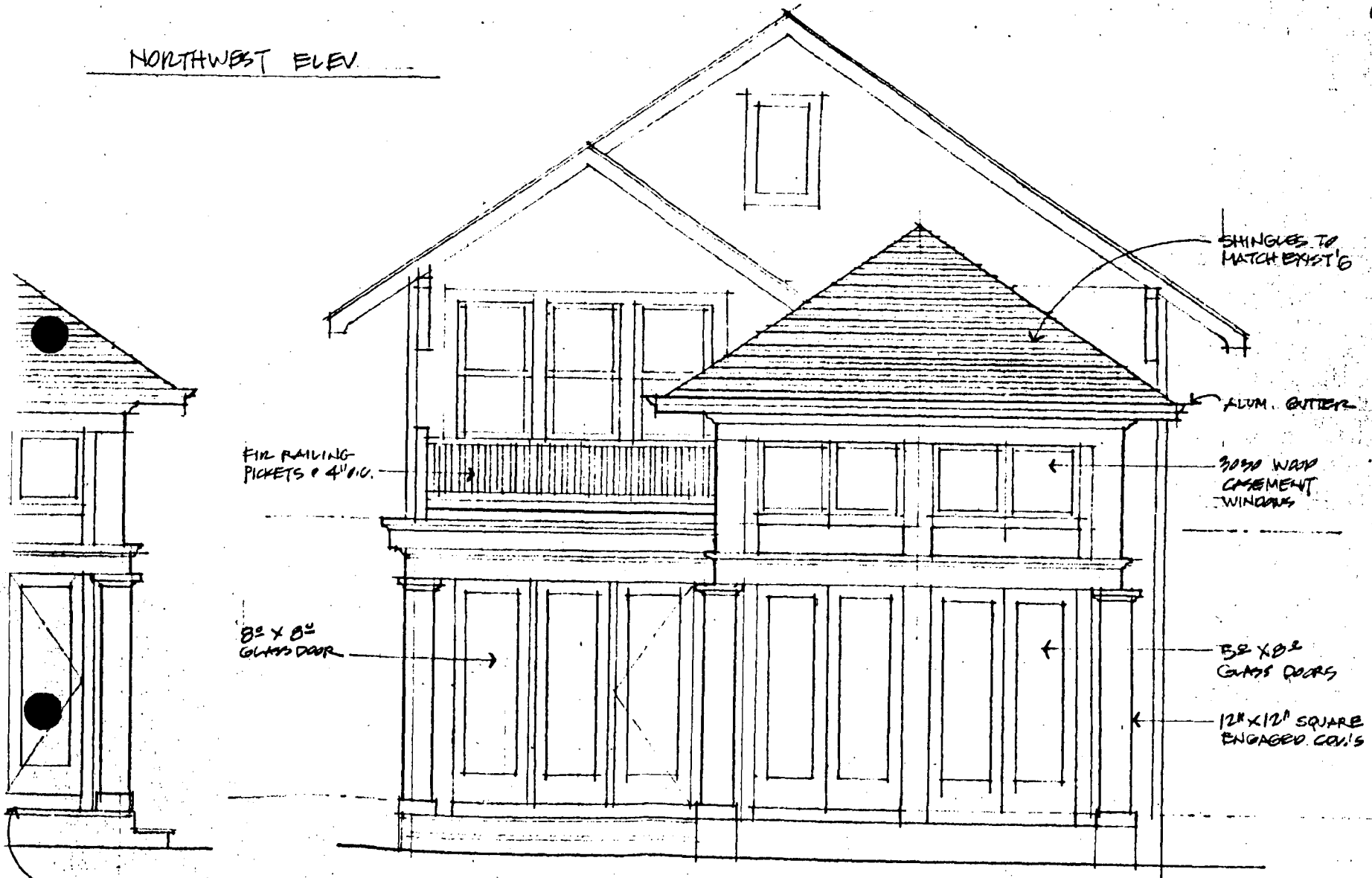
FIR RAILING PICKETS @ 4" O.C.

8' x 8' GLASS DOOR

RAILG NOT SHOWN

SOUTHEAST ELEVATION

NORTHWEST ELEV.



SHINGLES TO MATCH EXIST'G

ALUM. GUTTER

30\"/>

FIR RAILING PICKETS @ 4\"/>

82 X 82 GLASS DOOR

82 X 82 GLASS DOOR

12\"/>

RAILG NOT SHOWN

VATION

NORTHEAST ELEVATION

Design



NEW 2'-0" X 6'-0"
GLASS DOOR IN PLACE
OF EXISTING WINDOW

TEMPERED
GLASS

100
PLYWOOD

NORTHWEST ELEVATION

NORTHWEST ELEVATION



212 TULIP - FRONT



212 DOLLID -

PSARL

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**



VIEW FROM ~~THE~~ WEST (TULIP AVE)

WIS 21486 (HRRHH+04 029



VIEW FROM NORTH

MIS 21+88 HHHH+00 827

9210300062



VIEW FROM EAST

MIS 21-00 HMMH+13 029



VIEW FROM ~~NORTH~~ SOUTH
(TUMPAVE)

MIS 21+88 NNNNN-01 B29



VIEW FROM ~~SE~~ NORTH EAST

013 01+08 110000+09 029