

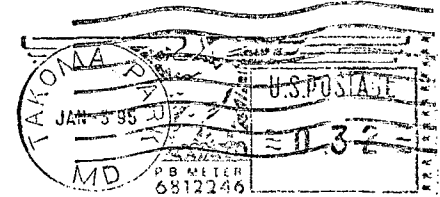
37/3-94MM 201 Tulip Avenue

Takoma Park Historic District

City of Takoma Park, Maryland

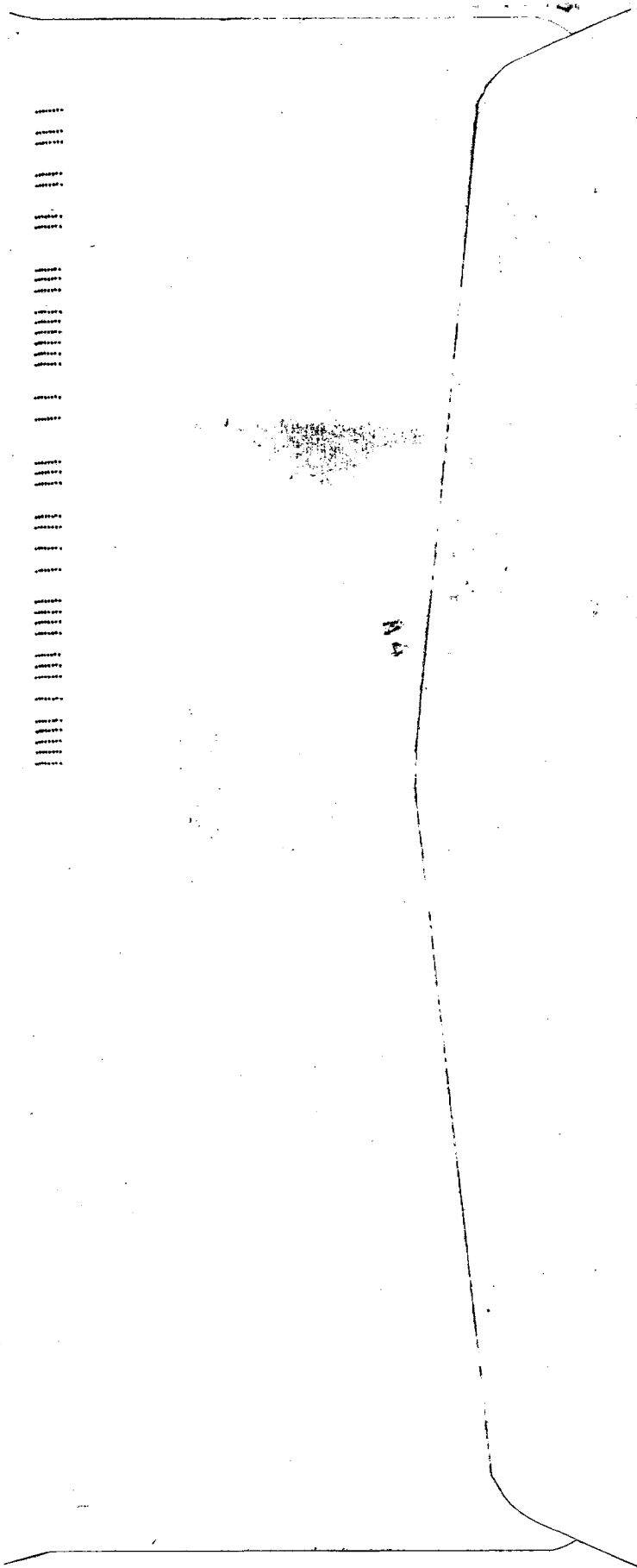
7500 MAPLE AVENUE
TAKOMA PARK, MARYLAND 20912

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT



Mr. David Berg, Preservation Planner
Maryland - National Capital
Park and Planning Commission
Historic Preservation Section
8787 Georgia Avenue
Silver Spring, MD 20910





City of Takoma Park, Maryland

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
TELEPHONE 301-270-5900
FAX 301-270-8794



7500 MAPLE AVENUE
TAKOMA PARK, MD 20912

January 5, 1995

David Berg, Preservation Planner
Maryland - National Capital
Park and Planning Commission
Historic Preservation Section
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Thomas/Siegler Gardens - PEPCO Pole Location

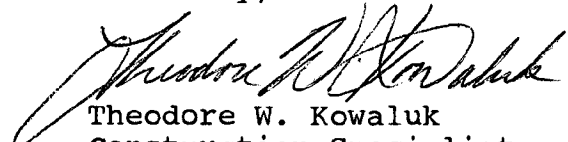
Dear Mr. Berg:

Please find enclosed a copy of the site plan for the above referenced property. Noted on the site plan are two possible locations for the temporary PEPCO pole which will be used to provide a service drop to supply electricity to the Carriage House. The electrical service supplied by PEPCO will come in overhead to the pole and a meter and main disconnect will be placed the pole allowing the service to be run underground to the Carriage House. No electrical equipment will be placed on the outside of the Carriage House.

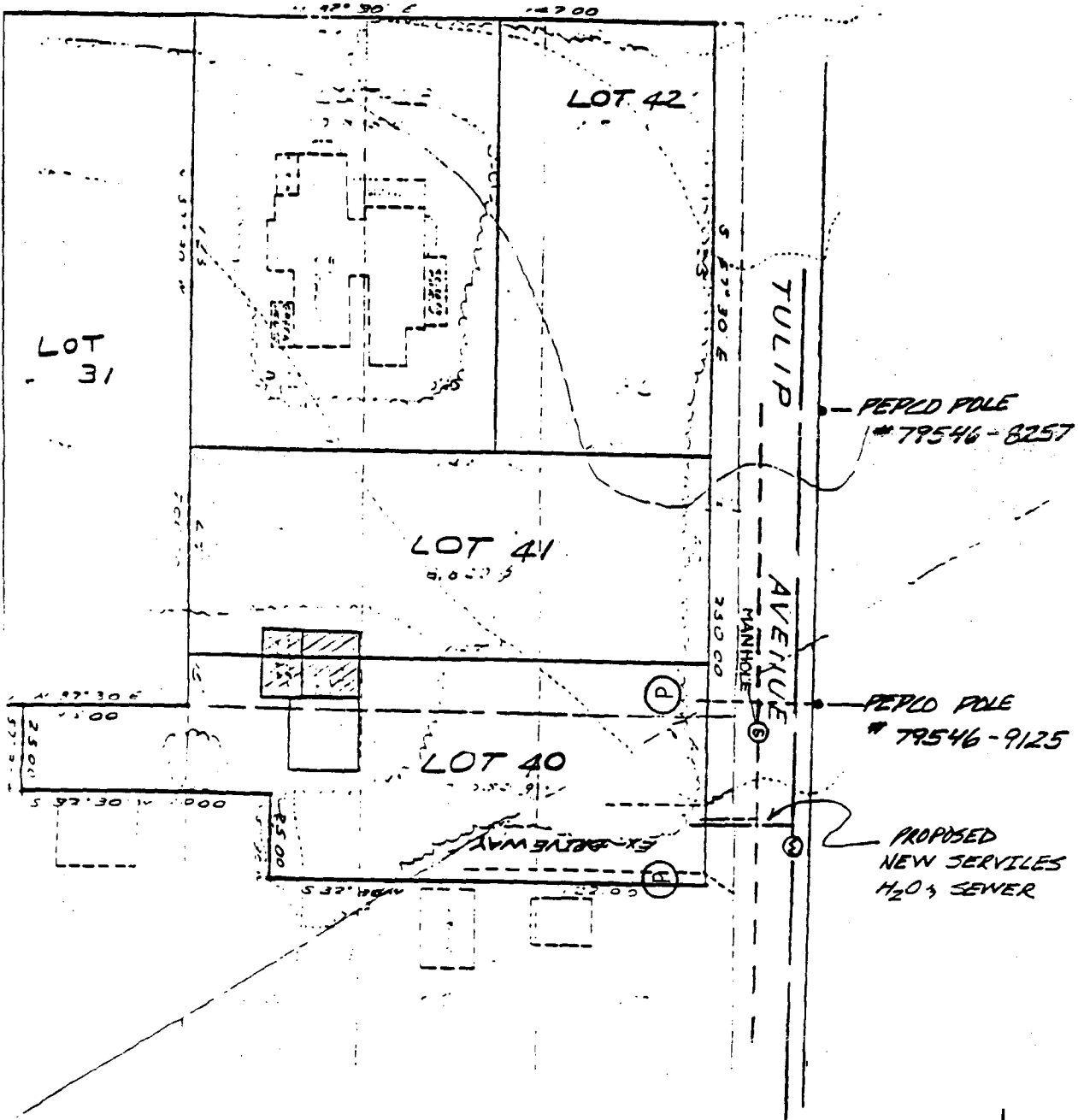
I would appreciate it if M-NCPPC staff could review the enclosed site plan and provide me with a recommendation as to which location for the pole would be most acceptable in accordance with the Master Plan for Historic Preservation.

Thank you for your time and effort involved in this matter. If you have any questions or need additional information please do not hesitate to call me at (301) 270-5900.


Sincerely,

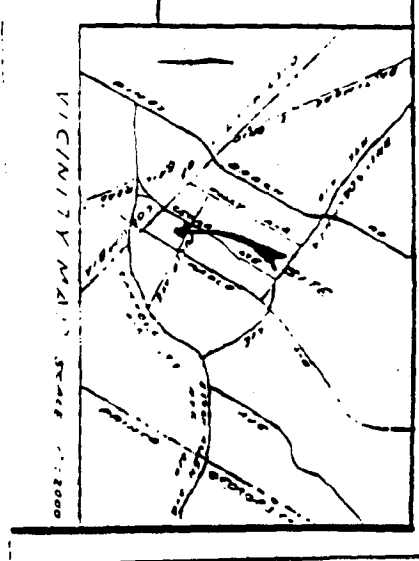

Theodore W. Kowaluk
Construction Specialist

SITE PLAN
CEDAR AVENUE



 CARRIAGE HOUSE

 Temporary Pole



City of Takoma Park, Maryland

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
TELEPHONE 301-270-5900



7500 MAPLE AVENUE
TAKOMA PARK, MD, 20912

FAX TRANSMISSION SHEET

DATE : Jan 5th 1995
TO : David Berg
DEPT : Historic Preservation Section
FAX # : (301) 495-1307

FROM : TED KOWALUK
DEPT : DHCD
FAX # : (301) 270-8794

This transmission is 3 pages including the cover page. If you do not receive the complete transmission or have any questions please call:

NAME: TED
PHONE: (301) 270-5900 Ext. 231

City of Takoma Park, MarylandDEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENTTELEPHONE 301-270-5900
FAX 301-270-87847500 MAPLE AVENUE
TAKOMA PARK, MD 20912

January 5, 1995

David Berg, Preservation Planner
Maryland - National Capital
Park and Planning Commission
Historic Preservation Section
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Thomas/Siegler Gardens - PEPCO Pole Location

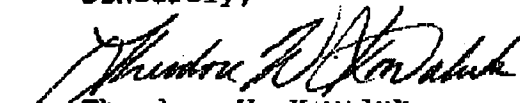
Dear Mr. Berg:

Please find enclosed a copy of the site plan for the above referenced property. Noted on the site plan are two possible locations for the temporary PEPCO pole which will be used to provide a service drop to supply electricity to the Carriage House. The electrical service supplied by PEPCO will come in overhead to the pole and a meter and main disconnect will be placed the pole allowing the service to be run underground to the Carriage House. No electrical equipment will be placed on the outside of the Carriage House.

I would appreciate it if M-NCPPC staff could review the enclosed site plan and provide me with a recommendation as to which location for the pole would be most acceptable in accordance with the Master Plan for Historic Preservation.

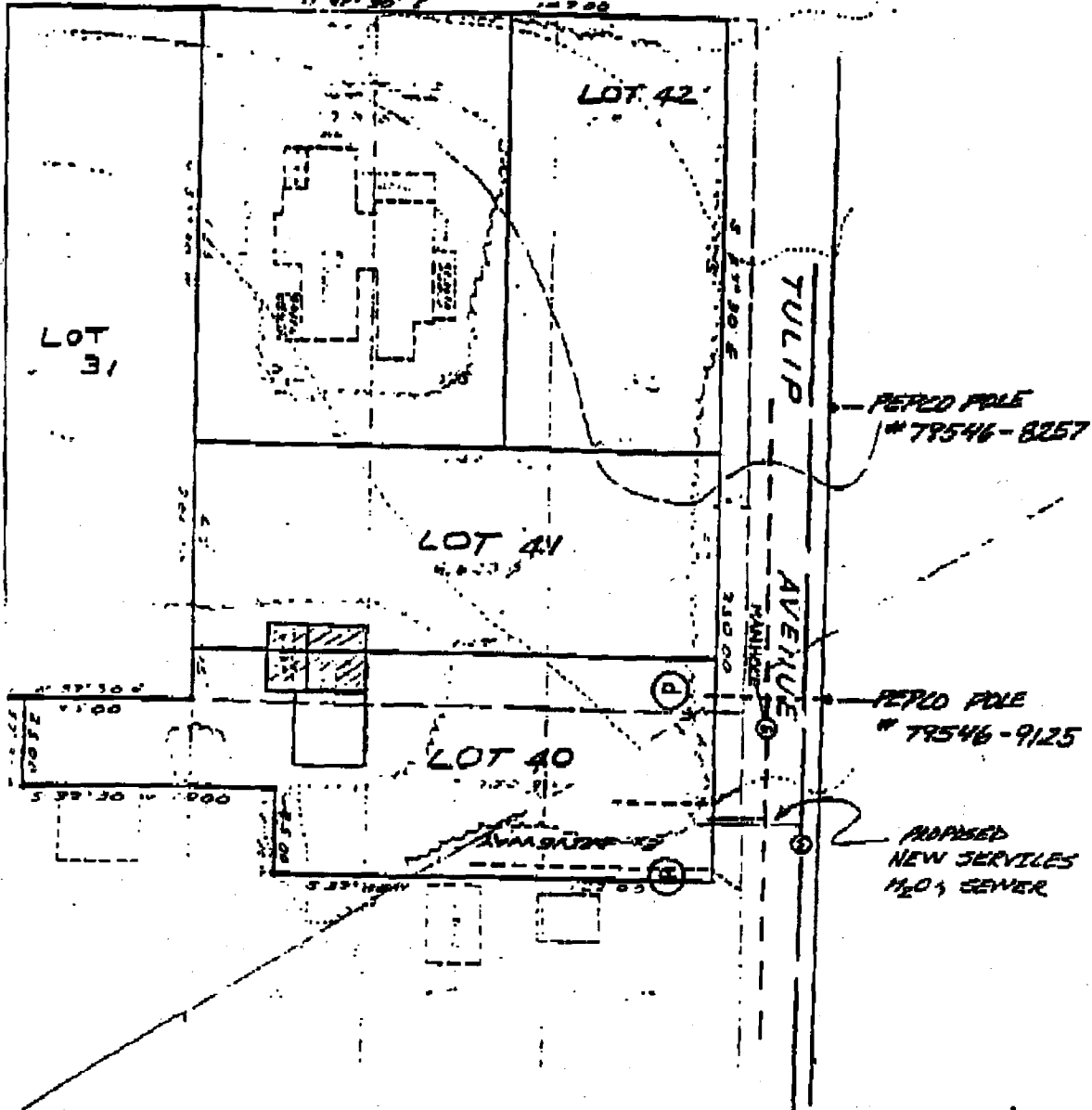
Thank you for your time and effort involved in this matter. If you have any questions or need additional information please do not hesitate to call me at (301) 270-5900.

Sincerely,



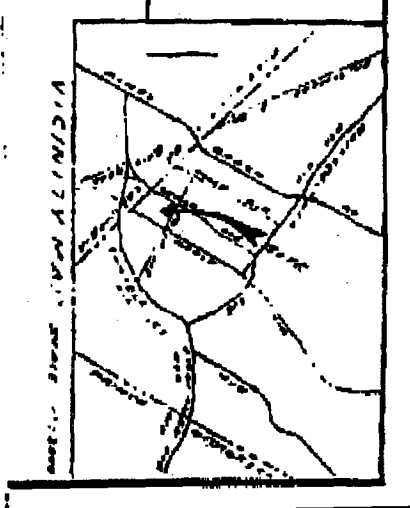
Theodore W. Kowaluk
Construction Specialist

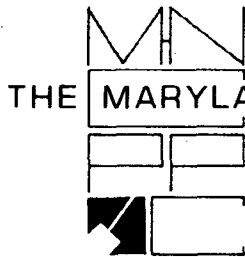
CEDAR AVENUE



 CARRIAGE HOUSE

 Temporary Pole





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

January 9, 1995

Theodore W. Kowaluk
Construction Specialist, DHCD
7500 Maple Avenue
Takoma Park, 20912

RE: PEPCO pole location
Thomas/Siegler House
201 Tulip Avenue

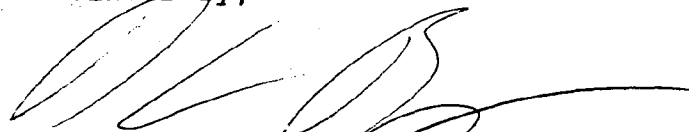
Dear Mr. Kowaluk:

We have reviewed the site plan for the possible locations for the temporary PEPCO utility pole and forward the following observations:

- 1) The Historic Preservation Commission does not normally review the location of utility installations. Staff is, however, willing to comment upon such installations.
- 2) Since the HPC does not exercise jurisdiction over the placement of these utilities, you are free to place the pole at either proposed location. However, the installation to the left (East) of the Tulip Avenue entrance seems most logical since it is at the corner of the property and would most likely have less visual impact upon the resource, and intrude less upon the historic landscaping.

If you have any other questions concerning this, or other projects, feel free to contact me at (301) 495-4570.

Sincerely,



David C. Berg
Historic Preservation
Planner



1884 - 1994

Ribbon Cutting and
Celebration of the Restoration
of the Carriage House and Garage of the
First Home Completed in Takoma Park

and the 1994 Annual Meeting of
HISTORIC TAKOMA, INC.

Sunday, October 16, 1994

*Tulip and Cedar Avenues
Takoma Park, Maryland*

THOMAS-SIEGLER CARRIAGE HOUSE RESTORATION RIBBON CUTTING

and the 1994 Annual Meeting of

HISTORIC TAKOMA, INC.

*Sunday, October 16, 1994
2 to 4 pm*

1:50 pm	Pipes	Jack Amick
2:00 pm	Welcome	Doug Harbit President, Historic Takoma
	Recognition of Guests	Ed Sharp Mayor of Takoma Park
	HISTORIC TAKOMA Annual Meeting <i>(Brief meeting to elect new members to the Board of Directors -- please see list of nominees at the back of this program. Additional nominations will be accepted from those who are in attendance.)</i>	Doug Harbit
	History of the Carriage House	Caroline Alderson
	Awards <i>Certificates of Appreciation</i>	Doug Harbit
	Ribbon Cutting	Mayor Ed Sharp
Until 4 pm	Tour of Carriage House	
	Refreshments <i>(Special thanks to EVERYDAY GOURMET for provided our refreshments below cost.)</i>	
	Music <i>The Slim Jims</i>	



NATIONAL NOTES

Takoma Park, MD

* At the corner of Tulip and Cedar Avenues, just a few blocks from the Metro station linking suburban Takoma Park, Maryland with Washington D.C., sits the historic Thomas/Siegler property. Located in the Takoma Park Historic District, which is listed in the National Register of Historic Places, the one-acre parcel is adjacent to many of the Victorian frame houses that characterize this picturesque community. For more than a century the property's large white oaks and their understory of dogwood, magnolia, laurel and azalea have been the setting for the Thomas house and a scenic amenity for Takoma Park.

But a 1984 plan proposed to divide the grounds into four additional homesites, which would have substantially altered the parklike character of the land. The landowner's intent to sell the property to meet financial needs conflicted with the desire of residents to protect the land's historic and natural values.

A satisfactory resolution to this community controversy began to take shape a year ago when Takoma Park residents enlisted the help of TPL project manager Rose Harvey. Working with the landowners, the Old Takoma Park Citizens' Association, and Takoma Park city officials, Harvey arranged for the Trust to option the four lots until funding became available. TPL transferred the option to Takoma Park last summer, when the state of Maryland's Program Open Space allocated the necessary funds for the creation of a much-needed city park.

According to Daniel Neal, City coordinator for this project, neighbors and residents of Old Takoma will have a say in the plans for their newest city park. The land ultimately may be managed and maintained by a local land trust which TPL has agreed to incorporate and train. The landscaped lawn and gardens and the park's wooded areas will remain undisturbed,



Photo by Daniel Neal

and a carriage house that would have been razed now will be restored as a community center. And the Trust for Public Land's first conservation project in Maryland will keep the woods and gardens near Tulip and Cedar Avenues looking much as they have for the last hundred years.

State aid settles Takoma land fight

By BEN L. HERRING
Journal staff writer

In Takoma Park there are azaleas. And then there are azaleas. In this case the flowering shrubs survived a battle between preservationists and developers.

Takoma Park officials and residents are delighted about their newest city park, a wooded Victorian wonderland with plants that barely escaped the bulldozers.

So is the previous owner of the property, who at first wanted to build a subdivision on the lot.

It was a classic conflict for Takoma Park, which in the past has attacked such global issues as nuclear warfare. The issue, after much Sturm und Drang, was peacefully resolved.

The preservationists galvanized a coalition of residents, city and state officials and a national historical land trust. And they armed themselves with cold, hard cash.

The debate was over the Thomas-Siegler property at 721 I Cedar Ave., also the site of the oldest home in the city.

The farmhouse and Victorian-styled carriage house were built by Takoma Park's first postmaster, Isaac Thomas, in 1884.

The house is protected from developers, since it lies in the city's historical district, said Daniel Neal, economic development coordinator.

But the E. Horace Siegler family, owners of the property since the 1930s, wanted to sell an adjacent wooded lot. They filed an application for a subdivision in December 1983.

That raised a storm among city preservationists, who said the land had historical value.

They prepared an extensively detailed report with the aid of an expert horticulturist, saying the land contained plants — azaleas, in particular — of priceless historical value.

The report says that on that very lot Benjamin Y. Morrison, the founder and first director of the National Arboretum, crossbred different azalea strains to create the Glendale breed, which "are seen today throughout the eastern United States."

Morrison, who lived nearby on Piney Branch Road, had been a friend and colleague of E. Horace Siegler, a prominent official with the U.S. Agriculture Department, said Takoma Park historian Ellen Marsh.

And, the report says, the lot contains "rare examples of second growth hardwood," not to mention "extensive plantings of Mountain Laurel, Wysteria, Magnolia, Winter Daphne, Virginia Bluebells, and Trillium."

The Siegler family wanted to sell the land because only the elderly widow of E. Horace Siegler still lived in the house; the son had moved to Connecticut.



Geoffrey S. Baker/Journal

Enjoying Takoma Park's newest park are (from left) Daniel Neal, economic development director for the city; Carl Iddings, a member of the City Council; Ed McMahon, an open-space advocate, and citizen activist Dolores Milmos, with her son Christopher.

"The Siegler family was simply trying to sell the extra land to raise money to take care of Mrs. Siegler," said Charles Richards, attorney for the family. The elderly woman died this year.

Although Richards acknowledges the friendship of the elder Siegler with Morrison, he denies any amazing azaleas were ever planted on the grounds.

"We produced affidavits which proved there were never any such plants or shrubs planted there."

"We've pretty much debunked that," said resident Ed McMahon, a law professor at Georgetown University and leading force behind the effort to save the land.

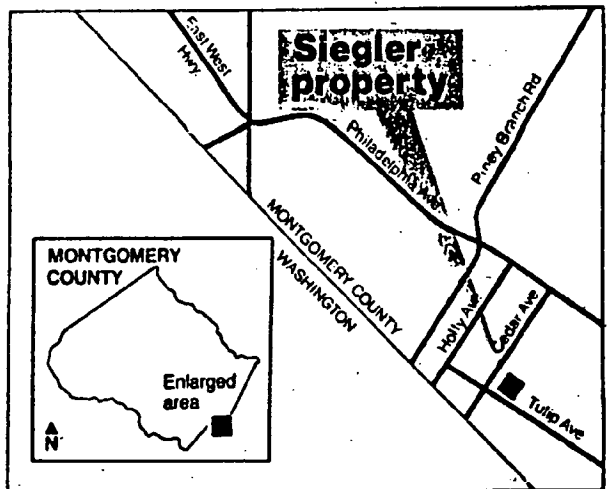
In 1984 McMahon asked the Trust for Public Land in New York City for help.

The trust, a national non-profit preservationist group, wanted to help, but the \$112,000 price for the land was going to take some creative financing.

Then Takoma Park city officials got involved, said Neal, who learned of a possible grant by the Maryland State Program Open Space, which also buys valuable woodlands.

"We knew we could get money from them, but we didn't know when or how much," Neal said.

Early this year the city and the Trust for Public Land together put



Jennifer McDonald/Journal

up \$6,000 to buy an option on the property.

And last August, the state came through: Program Open Space will foot the entire bill for the land.

City officials are pleased. So is the Siegler family.

"We feel that the settlement is fair, and that it worked out to everyone's benefit," attorney Richards said.

Neal said he is thankful for the cooperation of so many parties, and

for Project Open Space.

"Not many states have such a program," he said. "This will provide us with a new community park, the only one easily accessible to that neighborhood. It's a migratory stop for birds, and an enticing tuft of green amidst the more developed areas of the community."

"This was a classic example of public versus private interests, and everyone came out a winner."

Reprinted from the Montgomery County Journal, 19 Sept., 1985

Restored Historic Carriage House Opens October 16

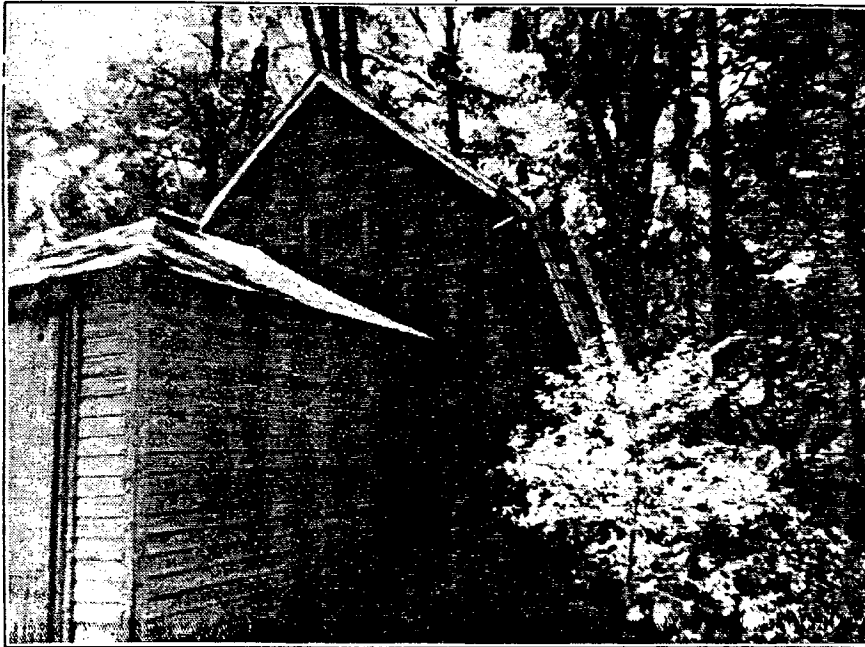


Photo by Clyde Lassell

Last minute sprucing up and painting of the carriage house in preparation for the Oct. 16 opening

The 110-year-old Thomas-Siegler Carriage House will open to the public for the first time Oct. 16 in a ribbon-cutting ceremony and open house that will run from 2 p.m. to 4 p.m.

The festivities will be sponsored by Historic Takoma, Inc., a nonprofit historic preservation organization that has been instrumental in restoring the carriage house at Tulip and Cedar Avenues.

The main house was the first home completed in Takoma Park in 1884.

Historic Takoma recently raised \$3,000 as part of a \$30,000 restoration of the carriage house. Other funds came from the city of Takoma Park and a grant from the state Program Open Space. The property will serve as a historic community resource and educational center.

The carriage house will be more than a point of interest, less than a museum.

"We hope to make it an exhibit space so people can see what life was like in Takoma Park 100 years ago," Historic Takoma President Doug Harbit said. Exhibits will include original gardening equipment of the period.

Another \$15,000 to \$20,000 will be needed to make the city-owned building useable, Mr. Harbit said in a telephone interview.

Mayor Edward F. Sharp and numerous local politicians have been invited to attend the ribbon-cutting ceremony. A tour of the carriage house, refreshments and music will be provided. The event is free to the public.

For further information about the event or for information about Historic Takoma, call Mr. Harbit at 270-6979.

RESTORATION OF THE THOMAS-SIEGLER CARRIAGE HOUSE AND GARAGE by Caroline Alderson

The Thomas-Siegler carriage house and garage survive today as unique relics of Takoma Park's transition from a pastoral 19th century suburb accessible only by railroad, horse, and foot, to an early 20th century community linked to the Capital City by trolley cars and automobiles.

About the Buildings

Both structures are representative of the wooden outbuildings that predominated in areas where finished lumber was readily available by rail. Until the 1930's, construction in Takoma Park was almost exclusively wood frame with clapboard siding and double hung sash windows. The plain clapboard visible on the carriage is typical; the German, or beveled, siding on the garage became increasingly popular during the first quarter of the 20th century.

Prior to the turn of the century, many residential properties in Takoma Park included a carriage house and stable, often under one roof, but few survive today. Carriage houses were generally tall enough to include a second story loft for hay. The use of old-style machine cut nails dates the carriage house to sometime before 1890; in all likelihood, it was erected when the house was built, in 1884. Early photographs of the property show the carriage house with its southern porte-cochere.

After about 1910, homeowners in Takoma Park began to supplement the carriage house with a garage. Early auto garages were only one story tall, and smaller than carriage houses, since hay storage was unnecessary and vehicles were fairly small and one to a family. The Thomas-Siegler carriage house and garage is unusual among local outbuildings in that the two structures share a common wall. This wall remains visible inside the garage. Still painted in pale grey that covered the exterior of the carriage house at the time the garage was added, this wall features a raised panel Victorian door with an ornate cast bronze knob, key escutcheon plate and finial tipped hinge.

Restoring the Carriage House and Garage

During the fall of 1993, a site survey, conservation analysis, and paint seriation analysis were conducted to determine the original appearance of the buildings so that they could be restored as accurately as possible.

Over the years, numerous alterations have been undertaken for maintenance purposes, primarily to keep water out of the building. Plywood patches were installed in place of deteriorated clapboard along the base of the building. The original roofs were replaced with modern asphalt shingles. By 1993, these roofs were at the end of their lives and the supporting wood roof structure was seriously decayed.

More visible, and equally vulnerable, were the buildings' double hung windows. Some had been removed and boarded over. Sill moldings on the northwest facade of the carriage house had disappeared, probably the victim of deterioration. During the 1990's

RESTORATION OF THE CARRIAGE HOUSE AND GARAGE
Continued

the garage windows had to be covered with plywood to secure the building from vandals. Fortunately, the original carriage house and garage doors remained intact with their original hardware, despite occasional break ins.

The buildings had been repainted several times over the years. The carriage house's original beige walls and dark brown trim were repainted uniform brown, then light grey. The garage was added, painted matching grey, then cream for a number of years. At the time the restoration project began, both buildings were painted light brown, with no differentiation between the walls and trim.

Interior locks were discretely installed on the vulnerable sliding garage doors, leaving the original tracks, rollers, and cast handles intact. (The handles bear the manufacturers stamp and a patent date of 1901; the garage was probably constructed a decade later). Hastily installed plywood patches on the exterior walls have been replaced with siding matching the original clapboard. A missing window sash was located on the property and has been reinstalled. Missing window elements have been replicated.

The Roof and Paint Color Selections

Interior inspection of the carriage house roof revealed a nail spacing pattern indicating that the original roof was probably metal, a common choice for outbuildings of the late 19th century. Inspection of the garage roof revealed that it too may have been metal, but no metal remnants could be located to verify this evidence. Asbestos and asphalt shingles were also widely available at the time the garage was constructed. In the absence of definitive evidence, a decision was made to re-roof the carriage house in standing seam metal and roof the garage in high quality asphalt shingles colored red similar to red asphalt shingles available in the early decades of the 20th century. This approach provides a historically plausible way to distinguish the two structures as separate buildings, each roofed in its original style.

Next a decision had to be made on the correct period of significance for repainting the structures--the completion date of the carriage house, or that of the garage? Similar to the conclusions reached for the roof, it became clear that the best way to enable visitors to visualize each of the structures as products of their own time would be to repaint each building as it had been painted at the time of its completion. So the carriage house has been repainted as it had first been painted in the 1880's, beige with brown trim--a very popular combination for houses and outbuildings of the day. The garage has been repainted in its original light grey.

Only the interiors of the buildings retain their true, original finishes. The carriage house still has its original finish coat of an old time whitewash, the dominant choice for utilitarian surfaces. This rare original finish has been left in place for posterity. The interior of the garage was never finished and remains so today. These original interior finishes will provide an excellent backdrop for displaying the agricultural implements discovered in the building after the purchase of the land for public use as a park in 1985.

We hope you will enjoy this rare slice from Takoma Park's past.

City of Takoma Park, Maryland

OFFICE OF CITY ADMINISTRATOR
TELEPHONE (301) 270-1700



7500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

RESOLUTION #1993 - 76

Resolution setting forth the Responsibilities for the Historic Thomas-Siegler Carriage House and Garden in Takoma Park, Maryland

WHEREAS, *the City of Takoma Park owns the Thomas-Siegler property which is located at the intersection of Tulip and Cedar Avenues having the approximate street address of 215 Tulip Avenue; AND*

WHEREAS, *this property is public land with historical, horticultural, educational, and recreational value and includes the original carriage house and gardens of the first house completed in the City of Takoma Park in 1884, and many of the original plantings and plantings by B. Y. Morrison, the noted horticulturalist from Takoma Park; AND*

WHEREAS, *Historic Takoma, Incorporated, has stated their desire and intention to:*

- *encourage and organize the activities of citizen volunteers, organizations, or other individuals who wish to provide support for the uses of the property;*
- *provide historic interpretation of the property, educational exhibits, and printed material on the property and the history of Takoma Park;*
- *solicit funds from both public and private sources in support of the use of the property and spend these funds on the property in coordination with the City.*

NOW, THEREFORE, BE IT RESOLVED *that the City of Takoma Park, Maryland, hereby states its intention to:*

- *encourage and ensure the access to the property by all members of the public;*
- *maintain the property in a safe, secure and accessible fashion;*
- *insure the property against loss or damage;*
- *serve as a conduit for grants and other funds which may be available for the property because it is owned by a municipality; AND*

BE IT FURTHER RESOLVED that the City states its desire to preserve the Carriage House in such a manner to reflect the building's and Takoma Park's history, and provide for educational and recreational use which does not damage its historical significance; **AND**

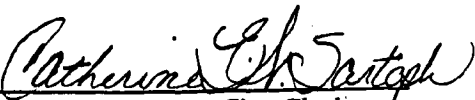
BE IT FURTHER RESOLVED that the Gardens will be maintained for educational purposes and recreational activity which does not damage their historic and horticultural significance; **AND**

BE IT FURTHER RESOLVED that this endeavor will be aided by the solicitation of funds, organization of volunteer efforts, and planning of historical exhibits and informational publications by Historic Takoma, Incorporated; **AND**

BE IT FURTHER RESOLVED that the City of Takoma Park endorses and supports the efforts of Historic Takoma, Incorporated, on behalf of this historic site.

Adopted this 26th day of July, 1993.

ATTEST:


Catherine Sartoph, City Clerk

Special Thanks

Many people are owed special thanks for their help in preserving the Thomas-Siegler Carriage House and Garden. At the risk of overlooking someone, here are a few who deserve recognition.

The **Maryland Program Open Space** provided the **City of Takoma Park** with the funds for the acquisition of the property in 1985, and most recently provided the bulk of the funds for the restoration of the carriage house. This program saved the carriage house from being demolished and has conserved the open space as a tranquil garden escape for the citizens of Takoma Park.

The **Friends of the Thomas-Siegler Garden, Inc.** was a citizens group which rallied to save this property from demolition and development. Supporters of the Friends are too numerous to mention, but some of the key early activists included **Frank and Angela Bednarczyk, Mary Dean, Jim Douglas, Bob Friedman, Roland Halstead, Carl Iddings, Herb Kaufman, Ed McMahon, Dolores Milmo, and Laurie Palmer.** The Friends transferred their remaining funds to Historic Takoma in 1993 and disbanded.

In addition to **Historic Takoma**, several other organizations and individuals have given gifts which have exceeded \$1,000. These patrons are the **Trust for Public Land**, the **National Trust for Historic Preservation**, the **Takoma Park House and Garden Tour**, the **Takoma Park Horticultural Club**, and **Kristina Kiehl.**

For more than a year, several unheralded volunteers have helped to reclaim the gardens from poison ivy. Led by **Jack and Susan Amick**, others who have helped return the grounds to a more usable state have included **Michelle Morgan, Clair Garman, Mike Tidwell, and Laura diCurcio.** Laura also designed the beautiful invitation for this event. More volunteers are needed. If you are interested in spending an hour, an afternoon, or more, please sign up at the information table.

Without a doubt, the person who has worked the hardest to find public funds, navigate the permitting process, attend long meetings after regular working hours, develop the specifications for the building's restoration, and supervise the contractors who worked on the building is **Ted Kowaluk** with the **City of Takoma Park, Department of Housing and Community Development.** Without his help, today would not have been possible.

Discovering long-lost details of a historic building require the skills of both **Sherlock Holmes and Dr. Watson.** Architectural conservators like **Caroline Alderson** are few and far between. Using her nights and weekends she was able to piece together enough physical evidence to document the original roofing materials and paint colors for the two separate sections of the carriage house and garage. Her historic structures report was used to guide the restoration of both parts of the building to their original appearance.

We mourn the passing of **Marty Moskowitz.** Marty was the **City of Takoma Park's** arborist. He immediately recognized the **Thomas-Siegler Garden** as a horticultural gem. Through his guidance and support, the gardens received the careful attention from City crews. He will be greatly missed.

HISTORIC TAKOMA, INC.
Board of Directors and Nominees

Historic Takoma is a membership-based, nonprofit, volunteer organization dedicated to preserving the history and community of Takoma Park and the Takoma neighborhood of Washington, DC. Membership is open to the public. Members elect the Board of Directors to three-year terms. The Board elects its officers who serve annual terms.

Current Officers

Doug Harbit, President
708 Auburn Avenue
Takoma Park, MD

Rev. Trevor Delafield, Vice President
2707 Falling Brook Terrace
Adelphi, MD

Karen Fishman, Secretary
7103 Cedar Avenue
Takoma Park, MD

Phil Vogel, Treasurer
7117 Garland Avenue
Takoma Park, MD

Candidates for the Board

Terms will expire at the end of 1997

Caroline Alderson
7137 Maple Avenue
Takoma Park, MD

Steve Hoffman
406 Tulip Avenue
Takoma Park, MD

Holt Jordan [currently serving an interim term]
6811 Westmoreland Avenue
Takoma Park, MD

Renata Ketch [currently serving an interim term]
8115 Roanoke Avenue
Takoma Park, MD

[Additional nominations will be accepted from the membership of Historic Takoma who are in attendance at the meeting.]

HISTORIC TAKOMA, INC.
P. O. Box 5781
Takoma Park, MD 20913
301/270-6979

Historic Takoma is a membership-based, nonprofit, volunteer organization dedicated to preserving the history and community of Takoma Park, Maryland and the Takoma neighborhood of Washington, DC. Membership is open to the public.
Join today.



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

DATE: 10/13/94

MEMORANDUM

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

FROM: 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: CITY OF TAKOMA PARK

Address: 201 Tulip Avenue Takoma Park 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.



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13-25-2528331
13-25-1523343

NAME OF PROPERTY OWNER CITY OF TAKOMA PARK TELEPHONE NO. (301) 270-5900
 (Contract/Purchaser) (Include Area Code)

ADDRESS 7500 MAPLE AVENUE, TAKOMA PARK, MD 20912
 CITY STATE ZIP

CONTRACTOR N/A TELEPHONE NO. N/A

PLANS PREPARED BY DAVE HARRIS CONTRACTOR REGISTRATION NUMBER N/A
 TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number N/A Street THOMAS/STELLER GARDENS TULIP AVENUE

Town/City TAKOMA PARK Election District _____

Nearest Cross Street MAPLE AVENUE

Lot 41 Block 4 Subdivision B.F. GILBERTS

Libert 6849 Folio 987 Parcel _____

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 2,500

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY N/A

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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] 9/22/94
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature [Signature] Date 10/13/94

APPLICATION/PERMIT NO: 9409230062 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: 201 Tulip Avenue Meeting Date: 10/12/94
Resource: Takoma Park Historic District Review:HAWP/Signage
Case Number: 37/3-94MM Tax Credit: No
Public Notice: 9/28/94 Report Date: 10/5/94
Applicant: City of Takoma Park Staff: David Berg
PROPOSAL: Install 4 signs RECOMMEND: Approve

BACKGROUND

Completed in 1884, the Thomas-Siegler house was the first house to be finished in the new suburb of Takoma Park. It is a Victorian era Vernacular house that is an individually listed Master Plan site as well as an Outstanding Resource in the Takoma Park Historic District. The grounds have a rich landscaping reflecting the botanical interests of one time residents E. Horace and Eugene Siegler, who both worked at the Department of Agriculture. The site consists of the main house, a carriage house, and the landscaped grounds.

When threatened by development in 1984, the property was saved through the combined efforts of local citizens, the Trust for Public Land, the Maryland Open Space Program, and the City of Takoma Park.

The City of Takoma Park proposes to erect four signs on the property. The first sign will identify the property. It will read:

**"Historic Thomas-Siegler
Carriage House and Garden**

City of Takoma Park
Open Daily - Dawn to Dusk"

The second sign will simply identify a "private residence," and the two remaining signs will say, "Please Leash Your Dog."

The signs will feature 4x4 posts with pointed finials, raised borders and text, and finish and colors matching the previously renovated carriage house.

STAFF DISCUSSION

Staff finds the proposed signs to be compatible with the historic resource and resources within the Takoma Park Historic District.

STAFF RECOMMENDATION

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

and with Standard 1:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

and provided the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

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:

*Approximately 1888 Carriage House with
1920's attached garage surrounded by
a historical garden.*

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

*The project involves the installation
of signage to identify the property
of adjacent residence, and (2) please
leash your dog reminders. The
signs will be done in period
style & color.*

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:

Please see attached drawings

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

Please see attached site plan

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

The signs will be done in period style and color.

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 IMOGENE H. KITTLAWS
 Address 7122 MAPLE AVENUE
 City/Zip TAKOMA PARK 20912
2. Name JAMES O. SALOMA
 Address 7124 MAPLE AVENUE
 City/Zip TAKOMA PARK 20912

3. Name LAURA DICURSIO
Address 201 TULIP AVENUE
City/Zip TAKOMA PARK 20912

4. Name KATE PERRY
Address 7119 CEDAR AVENUE
City/Zip TAKOMA PARK 20912

5. Name CATHY S. SURACE
Address 210 TULIP AVENUE
City/Zip TAKOMA PARK 20912

6. Name _____
Address _____
City/Zip _____

7. Name HERB KAUFMAN
Address 214 TULIP AVENUE
City/Zip TAKOMA PARK 20912

8. Name RICHARD SELTZER
Address 212 TULIP AVENUE
City/Zip TAKOMA PARK 20912

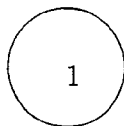
1757E

HISTORIC THOMAS-SIEGLER CARRIAGE HOUSE AND GARDEN

City of Takoma Park

OPEN DAILY - DAWN to DUSK

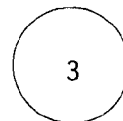
The development and preservation of this property was made possible through the Maryland Department of Natural Resources Program Open Space, the City of Takoma Park, and Historic Takoma, Inc.



State of Maryland
Board of Public Work



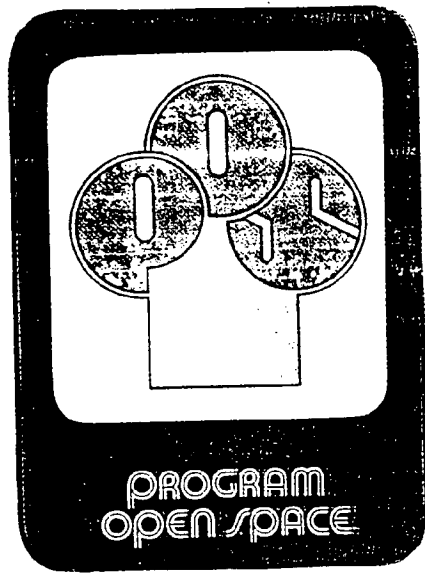
William Donald Schaefer
Governor

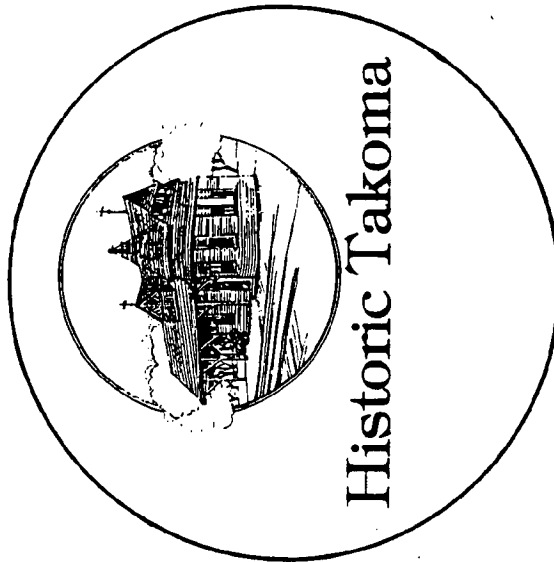


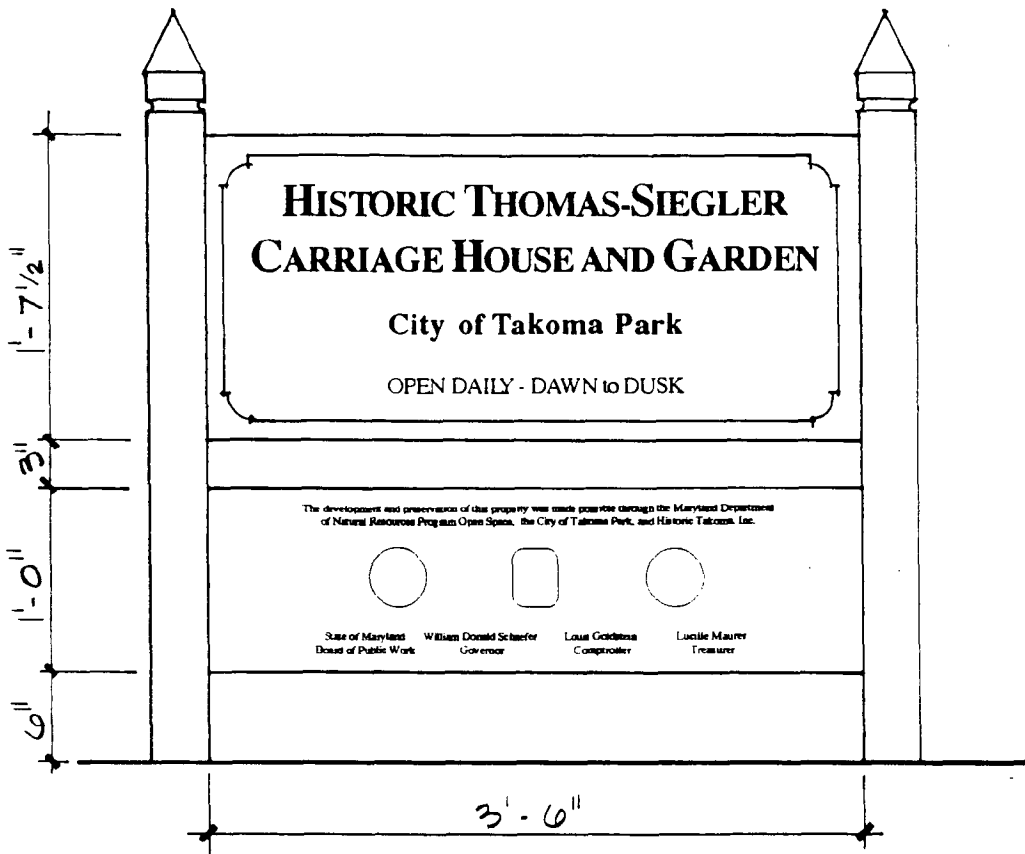
Louis Goldstein
Comptroller

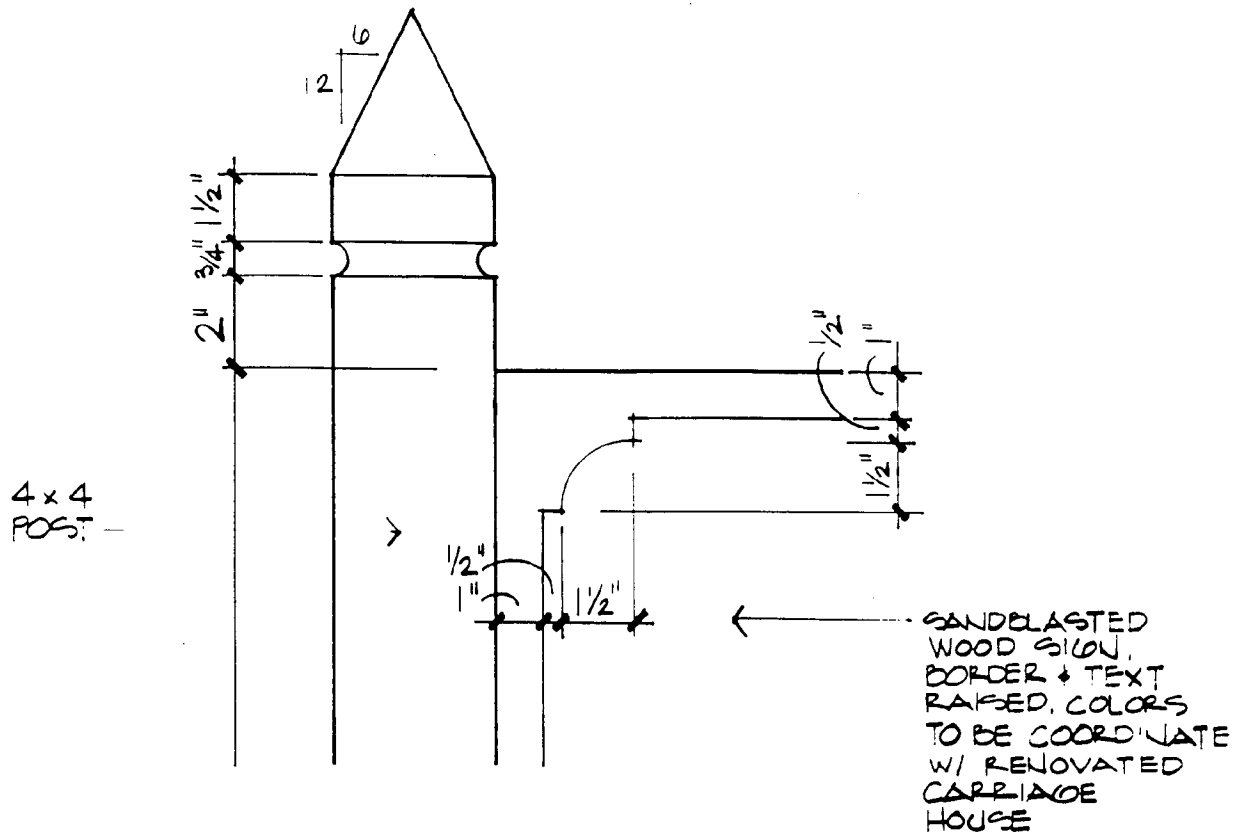
Lucille Maurer
Treasurer



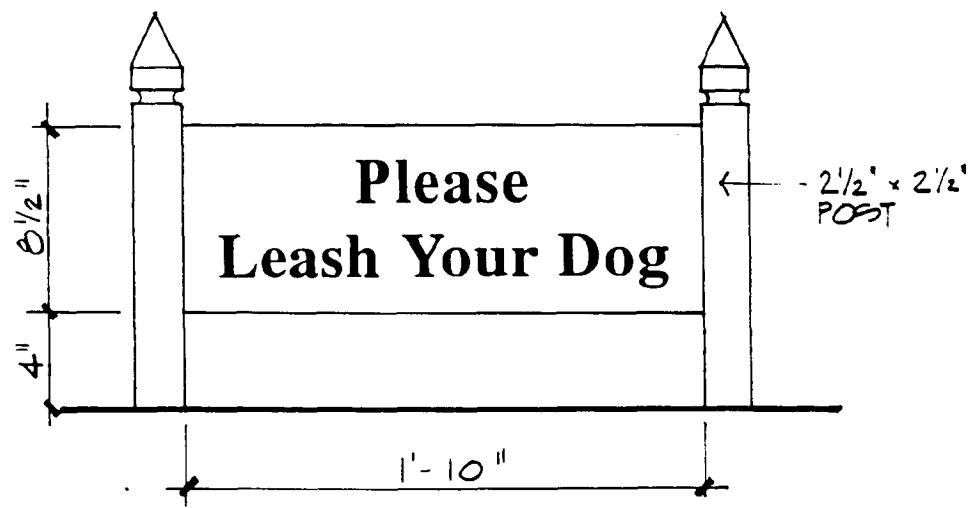
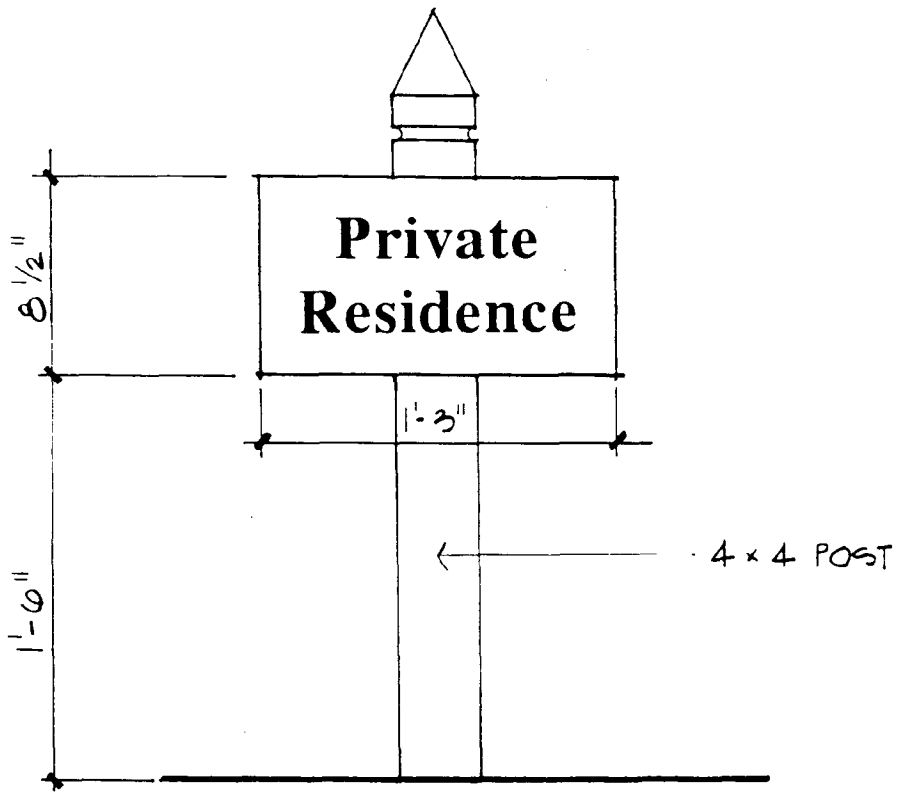




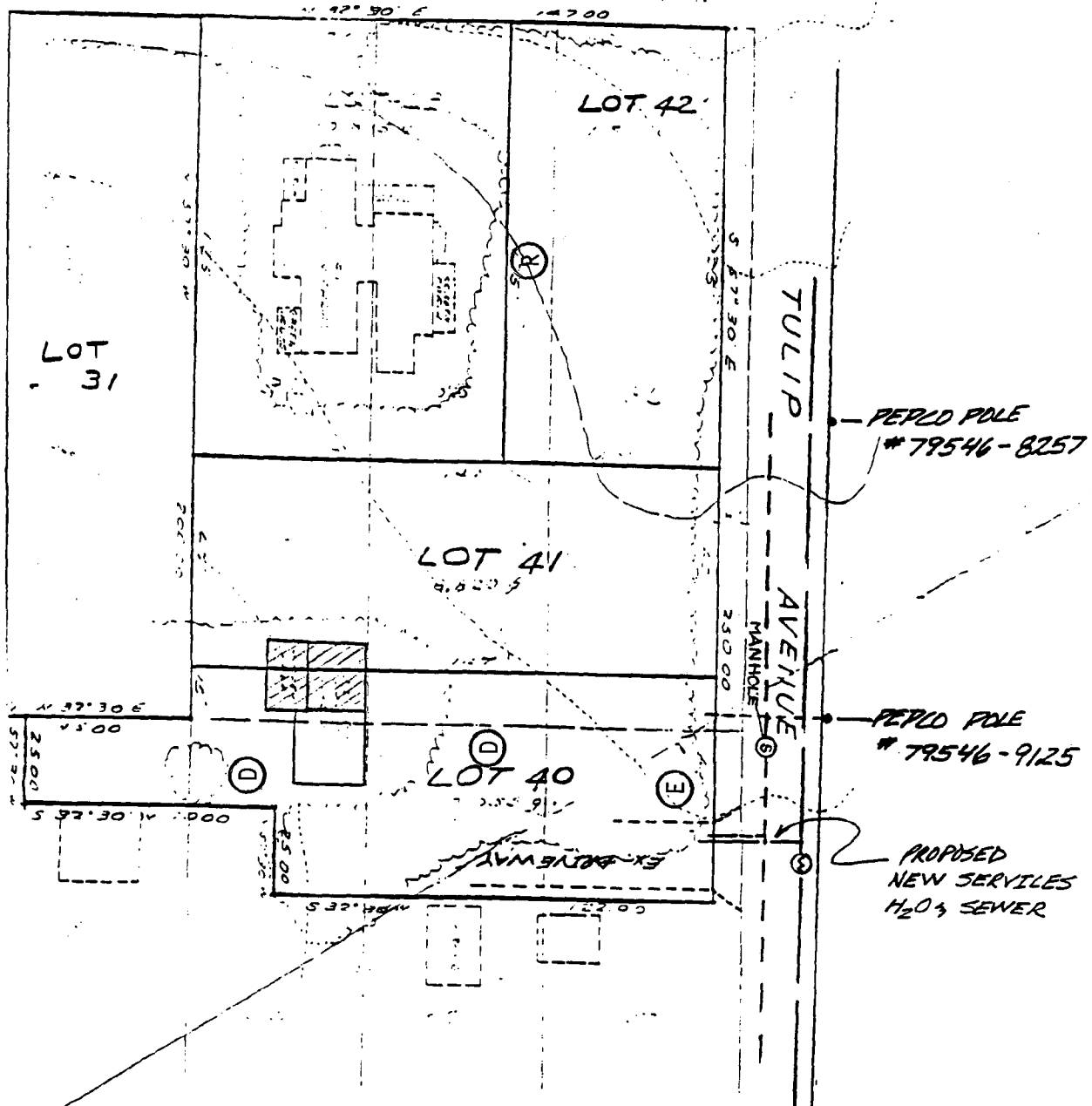




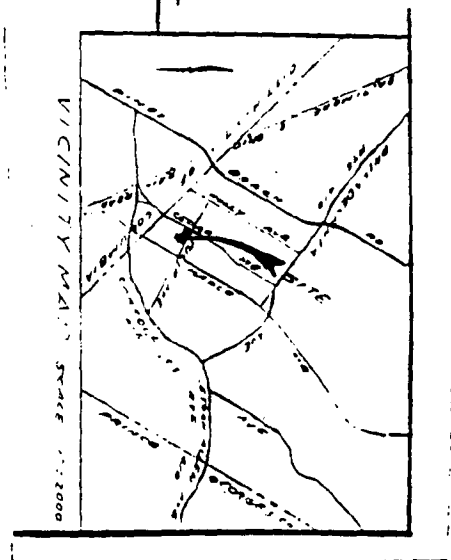
DETAIL



SITE PLAN
CEDA AVENUE



-  CARRIAGE HOUSE
-  Entrance Sign
-  Private Residence Sign
-  Lease Your Dog Sign



SITE LOCATION MAP

