

37/3-95II 106 Tulip Avenue  
(Takoma Park Historic District)



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

DATE: 12/6/95

MEMORANDUM

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

FROM: Gwen Marcus, <sup>DDP</sup>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

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

(1) No skylight on South elevation. (2) Skylight approved for North elevation; (3) Deck Railing on rear of house to match the railing on South porch entrance, and shall be painted;  
(4) Windows in Car/bunking shall be <sup>steel</sup> approved true divided light or simulated true-divided light.

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

Applicant: Louise Klee

Address: 106 Tulip Avenue, Takoma Park, MD 20912

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



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

**Historic Preservation Commission**  
 (301) 495-4570

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON Louise Klee  
 DAYTIME TELEPHONE NO. (301) 495-0353

TAX ACCOUNT # \_\_\_\_\_  
 NAME OF PROPERTY OWNER Peter Munger/Louise Klee DAYTIME TELEPHONE NO. (201) 495-0353  
 ADDRESS 106 Tulip Ave. TAKOMA PARK, MD 20912  
CITY STATE ZIP CODE  
 CONTRACTOR J+H Contracting TELEPHONE NO. (301) 270-2529  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER \_\_\_\_\_ DAYTIME TELEPHONE NO. ( )

**LOCATION OF BUILDING/PREMISE**

HOUSE NUMBER 106 STREET Tulip Ave  
 TOWN/CITY TAKOMA PARK MD NEAREST CROSS STREET Cedar Ave.  
 LOT 1, 17, 18, 19, 20, 21 BLOCK 6 SUBDIVISION B.F. Gilbert Addition  
 LIBER 9406 FOLIO 673 PARCEL \_\_\_\_\_

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

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Wreck/Raze Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) (Single Family) Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ 95,000  
 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.

Louise Klee Sept. 20, 1995  
 Signature of owner or authorized agent Date

APPROVED  W. Conditos For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 12/6/95

APPLICATION/PERMIT NO: 95-115-1097 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:

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

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**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.



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

DATE: 12/6/95

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

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

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

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

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

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

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

\* Including stamped drawings. See attached drawings.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 106 Tulip Avenue Meeting Date: 12/6/95  
Resource: Takoma Park Historic District Review: HAWP  
Case Number: 37/3-95II Tax Credit: Partial  
Public Notice: 11/22/95 Report Date: 11/29/95  
Applicant: Peter Munger/Louise Klee Staff: Robin D. Ziek  
PROPOSAL: Additions, deck, fence, window changes/replacement RECOMMEND: APPROVAL w/conditions

*OK all pages*

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BACKGROUND

STYLE: Vernacular

DATE: late 19th century

SIGNIFICANCE: Outstanding Resource

The house at 106 Tulip is a small vernacular dwelling set among grander 19th and 20th century homes. It sits at the center of the beginnings of Takoma Park, and is associated with B.F. Gilbert, the developer of Takoma Park. Gilbert's new home (c1884) was built on the corner lot adjacent to this property (corner of Tulip and Cedar). It is said that Gilbert actually lived in the subject property while his new home was under construction.

106 Tulip was built approximately 100' back from Cedar Avenue, but historically, it was oriented to Cedar Avenue. The property now consists of the rear portions of 6 lots which front Cedar Avenue (Lots 1, 21, 20, 19, 18, 17). The property itself is entered from Tulip Avenue, with a long driveway leading up the slope to the house (approximately 177'). The south elevation (historically a side elevation) is now the "front" of the house. The original main entrance is not visible from Tulip Avenue as it faces eastward, and the view of the east facade is obscured from Cedar Avenue by small outbuildings associated with the corner house at 7204 Cedar Avenue. The house is not readily visible from either Cedar or from Tulip Avenue.

The house consists of a rectangular block with a cross-gable roof plan. The large central gable crossing east-west extends over the historic entrance on the east facade, creating an entry porch. The driveway now ends ca. 25' from the house, but it used to lead around the house to the north side and down to the basement level, where there are two large doors; perhaps carriages were originally stored at the ground level. The basement structure utilizes poles for columns, with heavy timber framing.

A basement and one-level addition on the west elevation (at the historic rear) was built as a utility space.

Through the years, the basement of the main house and addition have been modified and integrated into the main residence. The basement now includes a central playroom where the double doors open on to the back yard, and a guest bedroom. The main level of

①

the addition includes the laundry room, and other storage space, as well as the stairs down to the basement.

In addition to the main residence, there is a small outbuilding approximately 18' x 20' at the northeast corner of the property. It has been said that this may at one point have served as a school building. The building sits on a brick foundation, has a variety of wood siding, and an asphalt shingle roof.

### PROJECT DESCRIPTION

The application has three components:

- 1) renovations to main house, including deck addition and extension of east-west cross-gable;
- 2) renovation of outbuilding; and
- 3) modification of fence.

#### Main house

The changes at the main house involve the extension of the east-west cross-gable over the two-story "rear" addition (to the west) for an additional room at the second floor level, and adding a dormer at the second story of the west elevation. The footprint of the building would remain unchanged. New windows and doors are proposed in the north and west facades to accommodate interior changes in the floor plan, and a deck measuring 14' x 14' is proposed on the north elevation.

The internal chimney in the center of the house is proposed to be removed, because the new stairway will be built in that central location. Finally, the applicant proposes to install a skylight on the south elevation where the chimney pierced the roof.

All of the new materials are proposed to match the original materials. The new windows will be 2/2 true-divided light with thermal glazing. The siding on the extended cross gable and on the new dormer will match the existing siding on the main house (5" clapboard.) The deck will have a wood picket railing around its perimeter.

#### Renovation of Outbuilding

The applicant proposes to replace existing windows with thermally-glazed true-divided light wood windows of the same configuration as the existing windows. The goal is to renovate the building for use as an office. There are two different window profiles in this building, and all of the windows are relatively new. The three small windows on the east and west elevations have a very thin and tall mullion profile and are 4/4 light. The two windows on the south elevation facing the main house are singles windows with 9 lights and flat, and wide mullions. These two windows were put together with staples, indicating a very recent date. In addition, there are two additional openings in the gable ends which are closed with board "doors". The applicant proposes to install windows in these two openings.

If the HPC decided not to agree to the replacement of the existing windows, the applicant will consider storm windows, and has received information from staff on manufacturers of storm windows including interior storm windows.

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There is only one door for this building. It is a four panel wood door in poor condition. One of the lower panels has been replaced with plywood, and there is a vertical crack in the door along the line of a left stile. The applicant would like to replace this door with a new wooden door of similar style and size.

Finally, the foundation needs to be repointed, and steps provided to get up to the door. The applicant will provide more information at the hearing about the type of steps which they would prefer to install.

#### Alterations to fence

An existing wood fence which parallels the driveway surrounds the side yard. It meets the house at the middle of the south facade, leaving the entry porch on the south facade outside of the fenced area. It is five-foot high, and consists of a top rail, cross-members, and two lower rails.

The applicant proposes to remove two sections of fencing where it meets the house, and open the fenced area to include the yard in front of the entry porch on the south side of the house. In addition, they would remove a small portion of fencing which extends from the SE corner of their house to the east property line. Finally, they would remove some wire fencing along the north property line and a portion of the east property line (in the north east corner) and replace it with the new four-foot wood fencing similar to the existing.

The proposed new fencing would be only four-feet tall. It would approximate the appearance of the existing fence, although with a compressed profile. The new fencing is proposed to be unpainted to match the existing unpainted fencing.

#### GENERAL STAFF COMMENTS

The subject house is a modest late 19th century vernacular structure. It's primary importance is its association with B.F. Gilbert and the founding of the Takoma Park suburb. While there have been alterations at this house throughout the years, its modest scale and historic main (east) facade have remained unchanged.

1. **The proposed alterations to the house are, for the most part, in-keeping with the character of the building,** and the proposal takes its clues from the existing structure. The east facade (historic front) would remain unchanged. The massing on the building would be modified through the extension of the central cross-gable, and the addition of the 2nd-story dormer. While the extension of the cross-gable to the west would seem to loom over the west addition, this is the existing condition of the original cross-gable as it extends over the east portion of the house. Staff feels, therefore, that this extension is working with the design of the original house and would not seem out of place on this house.

Staff feels that the removal of the central chimney would not substantially alter the house, but that the installation of a skylight in its place would not be appropriate.

The additional dormer at the second floor, as well as the deck and most of the other proposed alterations, would not be visible from the public right-of-way. The site is extremely private due both to the topography and the mature landscape. **Staff feels that this proposed renovation will not alter the character of the resource.**



2. Staff feels that the replacement of non-historic windows in the small **outbuilding** with thermally efficient windows which match the windows currently in the outbuilding in number of lights can be approved. The outbuilding has three different kinds of wood siding, and two different kinds of windows, one of which is not in very good condition. The proposed replacement will not remove original fabric, and the outbuilding will profit by the reuse and attention it will receive as an office space.

Staff has some concerns about the particular window which the applicant proposes to use because of the metal spacer bar which is very visible. Staff would like to work with the applicant to choose a thermally efficient window with a more discrete spacer, if the HPC would so direct.

3. The proposed alterations to the fence are in-keeping with the existing fencing. The use of four-foot rather than five-foot fencing along the front of the driveway happens at a logical break in the fence line, and would not be out of character. The proposed use of the four-foot fencing along the north east perimeter is a break from the five-foot fencing which is already there, and staff suggest that the applicant install five-foot fencing in this corner to provide a continuous fencing line around the property.

However, staff acknowledges that **this part of the yard is not visible at all** from the public right-of-way, and therefore installation of the four-foot fencing in this corner is approvable.

The proposal meets the Takoma Park Guidelines for Outstanding Resources that state:

plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials;

emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way;

preservation of original building materials and use of appropriate, compatible new materials is encouraged.

all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

#### STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Standard 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.

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subject to the following conditions:

- 1) The roof should be patched to match the remainder of the roof in the area of the removal of the chimney. —→ *move skylight to <sup>North</sup> elevation.*
- 2) Staff will work with the applicant to choose a replacement window for the outbuilding which closely approximates the appearance of the single-glazed wooden windows with true-divided light.
- 3) The deck railing will match the wood railing on the entry steps on the south elevation, and be painted to harmonize with the house.

and subject to the general condition that 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.

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

**Historic Preservation Commission**  
 (301) 495-4570

**APPLICATION FOR HISTORIC AREA WORK PERMIT**

CONTACT PERSON Louise Klee  
 DAYTIME TELEPHONE NO. (301) 495-0353  
 TAX ACCOUNT # \_\_\_\_\_  
 NAME OF PROPERTY OWNER Peter Munger/Louise Klee DAYTIME TELEPHONE NO. (301) 495-0353  
 ADDRESS 106 Tulip Ave. TAKOMA PARK, MD 20912  
 CITY STATE ZIP CODE  
 CONTRACTOR J+H Contracting TELEPHONE NO. (301) 270-2529  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER \_\_\_\_\_ DAYTIME TELEPHONE NO. ( )

LOCATION OF BUILDING/PREMISE  
 HOUSE NUMBER 106 STREET Tulip Ave  
 TOWN/CITY TAKOMA PARK MD NEAREST CROSS STREET Cedar Ave.  
 LOT 1, 17, 18, 19, 20+21 BLOCK 6 SUBDIVISION B.F. Gilbert Addition  
 LIBER 9406 FOLIO 673 PARCEL \_\_\_\_\_

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

1A. CIRCLE ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  Repair  Move   
 Wreck/Raze  Install  Revocable  Revision   
 CIRCLE ALL APPLICABLE: A/C  Slab  Room Addition   
 Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove   
 Fence/Wall  (complete Section 4) Single Family  Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ 95,000  
 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.

Louise Klee \_\_\_\_\_ Sept. 20, 1995  
 Signature of owner or authorized agent Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 95-115-1097 DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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Reginald + Yolanda Augustine  
7204 Cedar ave takoma PARK MD  
20912

Polly Hoppin + Bob Thomas Md.  
7212 Cedar ave TAKOMA PK 20912

Wolfgang + Gertrud Mergner  
104 Tulip Ave TAK PK MD 20912

Richard + Diane Munson  
102 Tulip Ave TAK PK MD 20912

Residents  
109 Tulip Ave  
TAK PK MD 20912

NOV. 13, 1995

TO: Historic Preservation Commission  
Re: 106 Tulip Ave, Tacoma Park, MD.

Dear Sirs and Madames,

Please find attached our

application to remove 106 Tulip

Ave. The project is divided into

three parts: renovation/addition to

the main house (the architectural

drawings are in that portion),

renovation of the outbuilding, and

immodifications to the fencing.

We hope that our application

can be considered at your Dec. 6

meeting. Please contact me, Louise

Kee, to let me know if you need

any more information. My number,

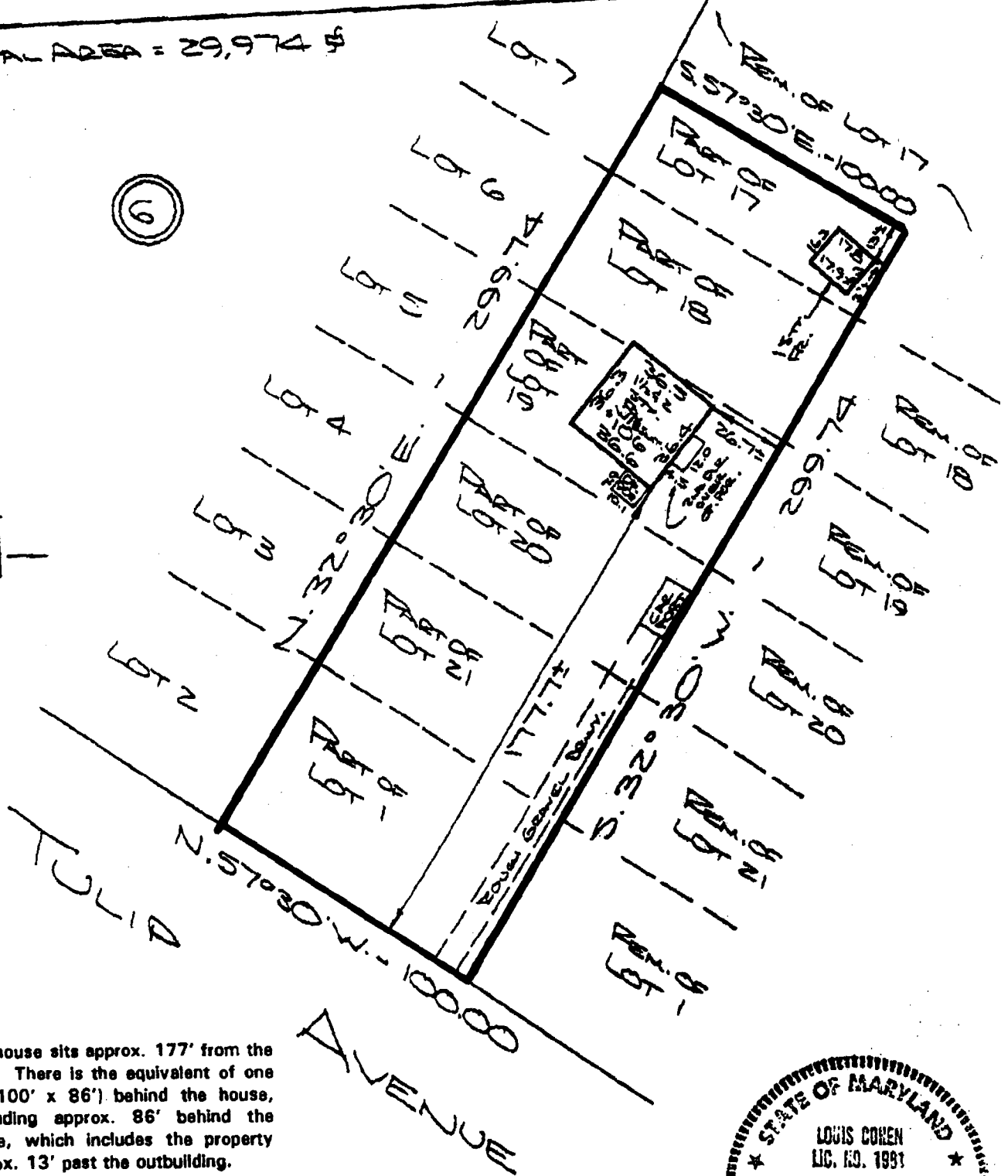
daytime and evening, is ~~111~~ 301-495-0353.

Thank you for your consideration.

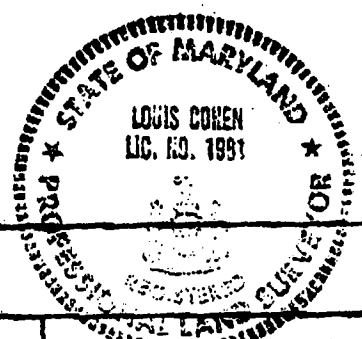
Chauvette Kee

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TOTAL AREA = 29,974 sq



The house sits approx. 177' from the road. There is the equivalent of one lot (100' x 86') behind the house, extending approx. 86' behind the house, which includes the property approx. 13' past the outbuilding.



**CAPITOL SURVEYS**

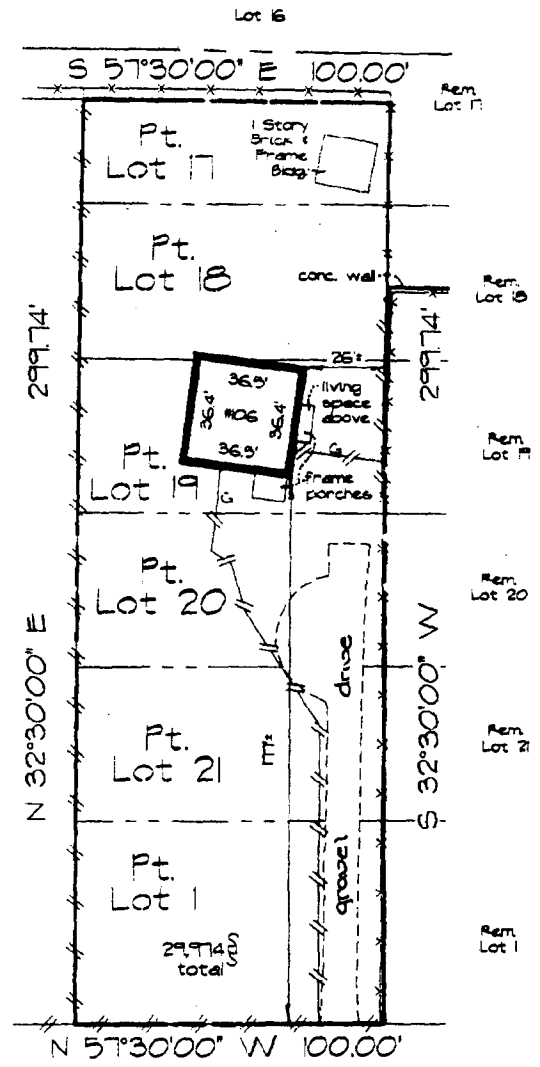
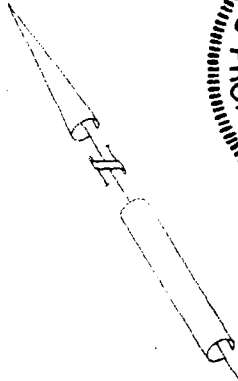
NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the

HOUSE LOCATION  
 PART OF LOTS 1, 2, 19, 18, 17 BLOCK 6  
 B.F. GILBERT'S ADDITION TO  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

I hereby certify that the position of all the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

*[Signature]*

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



Notes:

- 1. Flood zone "C" per HUD. panel no. 0200C.
- 2. House is a 2 Story Frame.

Tulip Avenue  
(30' R/W)

Location of House  
Part of Lots 1, 17, 18, 19, 20 & 21, Block 6  
B.F. Gilbert's Addition to  
**Takoma Park**  
Montgomery County, Maryland

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

|   |  |  |
|---|--|--|
| <p><b>SURVEYOR'S CERTIFICATE</b></p> <p>"I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS."</p> <p><i>Jeffrey A. Foster</i><br/>REGISTERED SURVEYOR MARYLAND NO. <u>587</u></p> | <p><b>REFERENCES</b></p> <p>PLAT BK. <u>A</u></p> <p>PLAT NO. <u>3</u></p> | <p><b>SNIDER &amp; ASSOCIATES</b><br/>SURVEYORS - ENGINEERS<br/>LAND PLANNING CONSULTANTS</p> <p>2 Professional Drive, Suite 216<br/>Gaithersburg, Maryland 20879<br/>301-948-5100</p> |
|   | <p>LIBER <u>3406</u></p> <p>FOLIO <u>673</u></p>                           |  |

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Written Description

Oct. 24, 1995

106 Tulip Ave. TAKOMA PARK, MD.  
MAIN HOUSE

I owner proposes to alter exterior of property as follows:

- (A) South elevation<sup>\*</sup> - no changes
- (B) East elevation<sup>\*</sup> - no changes

<sup>\*</sup>note - either the south or east elevation is the original "front" of the house. The south elevation faces the street, although it is 200 feet back from the road and mostly obscured by large oaks and other trees.

- (C) north elevation - ① add 2 windows and French door as per plans  
② add 14 x 14 foot deck

- (D) west elevation - ① add/alter 5 windows as per plans on basement level and first floor<sup>\*\*</sup>  
② extend bedroom on 3rd story over existing 2 story addition  
③ add dormer next to extension

<sup>\*\*</sup> Please note that existing 2 story addition is unfinished, existing windows are placed haphazardly. Plans also call for structural work to addition, which is falling down. !!



NOV. 13, 1995

Written Description  
106 Tulip Ave. TAKOMA PARK, M.D.

## OUTBUILDING

I Owner proposes to alter exterior of property as follows:

(A) owner's preference is to replace existing windows (which are not judged to be original) with double glass, true divide windows of same size and shape and made with same materials (wood). Please note that this building is behind the main house and is ~~in~~ no way visible from the street. (see site plan)

if permission to replace the windows is ~~denied~~ denied, owner may consider storm windows or may abandon the idea of rehabbing the building. Our intent is to make it usable by insulating and heating it.

(B) owner proposes to replace existing door (which is ~~falling~~ falling apart and does not fit opening and is not original) with new wooden door of similar style and same size.



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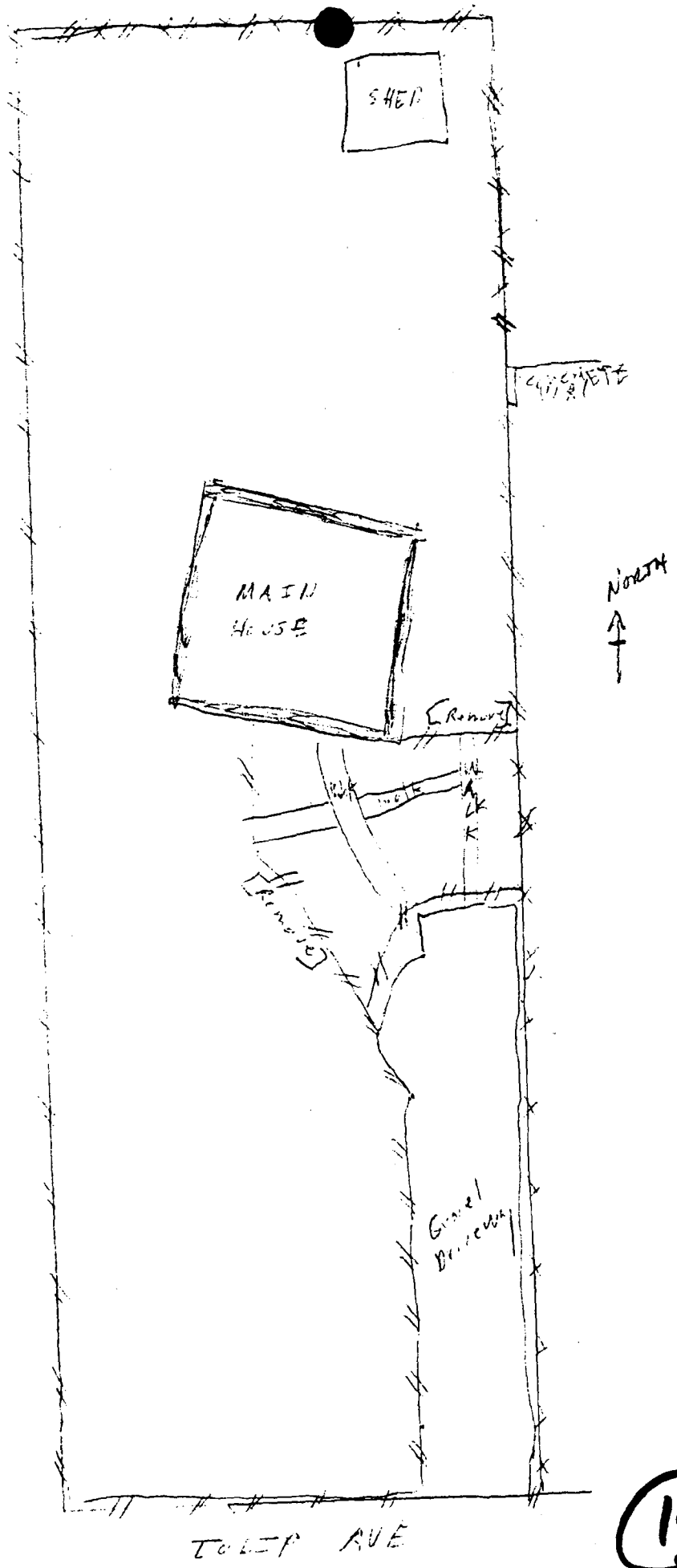
I owner proposes to modify existing fence and add new fence as follows:

- ④ remove a section of <sup>unpainted cedar</sup> fence totaling approximately 30 feet. We don't like the way it cuts up the house and cuts off the house from the yard. fence is 5 foot cedar with wire mesh.
- ⑤ install now 4 foot unpainted cedar fence across driveway in front

- ⑥ remove old wire fence from rear and one rear corner of yard and replace with 4 foot unpainted cedar

## FENCE

Written Description  
1000 Tulip Ave. Takoma Park, MD

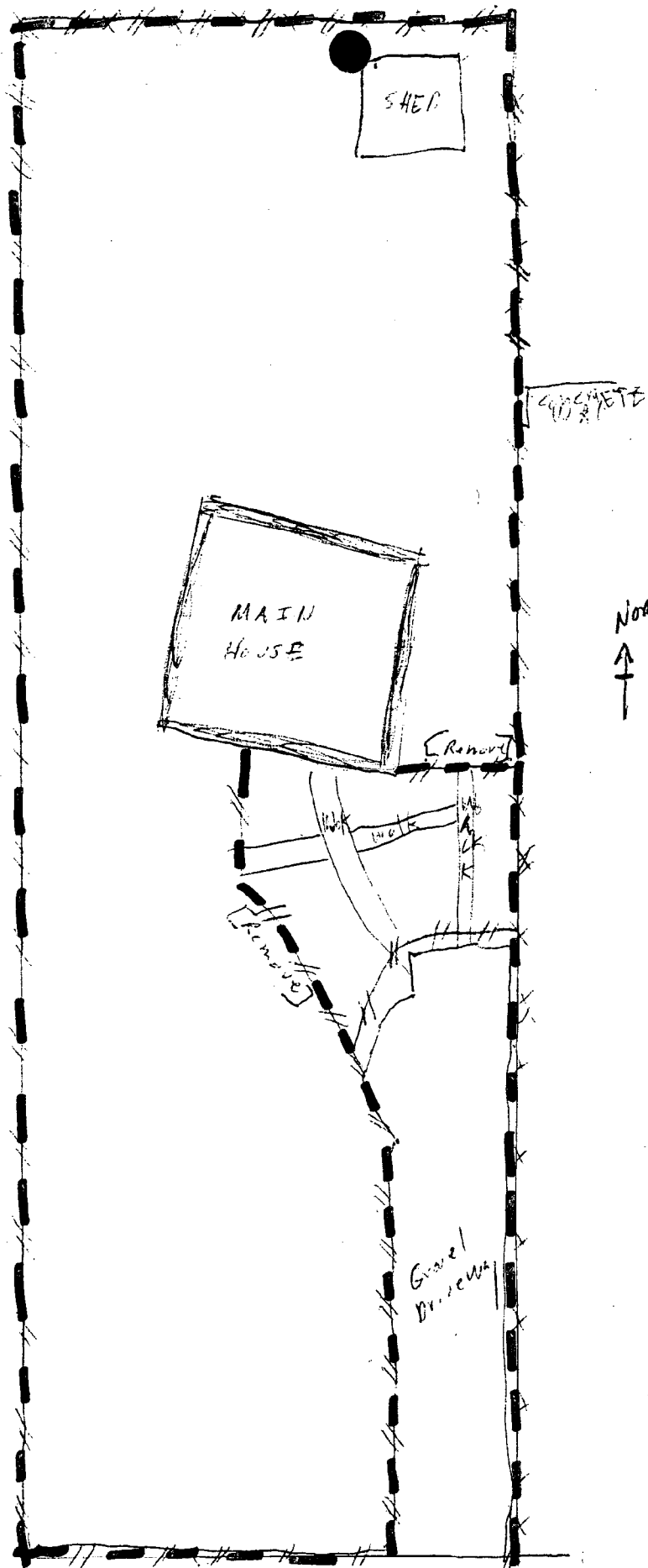


Legend

- H = 5' Oak Fence
- X = Wire Fence

H = Proposed new fence. (replaces wire fence at rear of property)

[Sections of fence connecting to House will be removed]



Legend

|| = 5' Oak Fence

X = Wire Fence

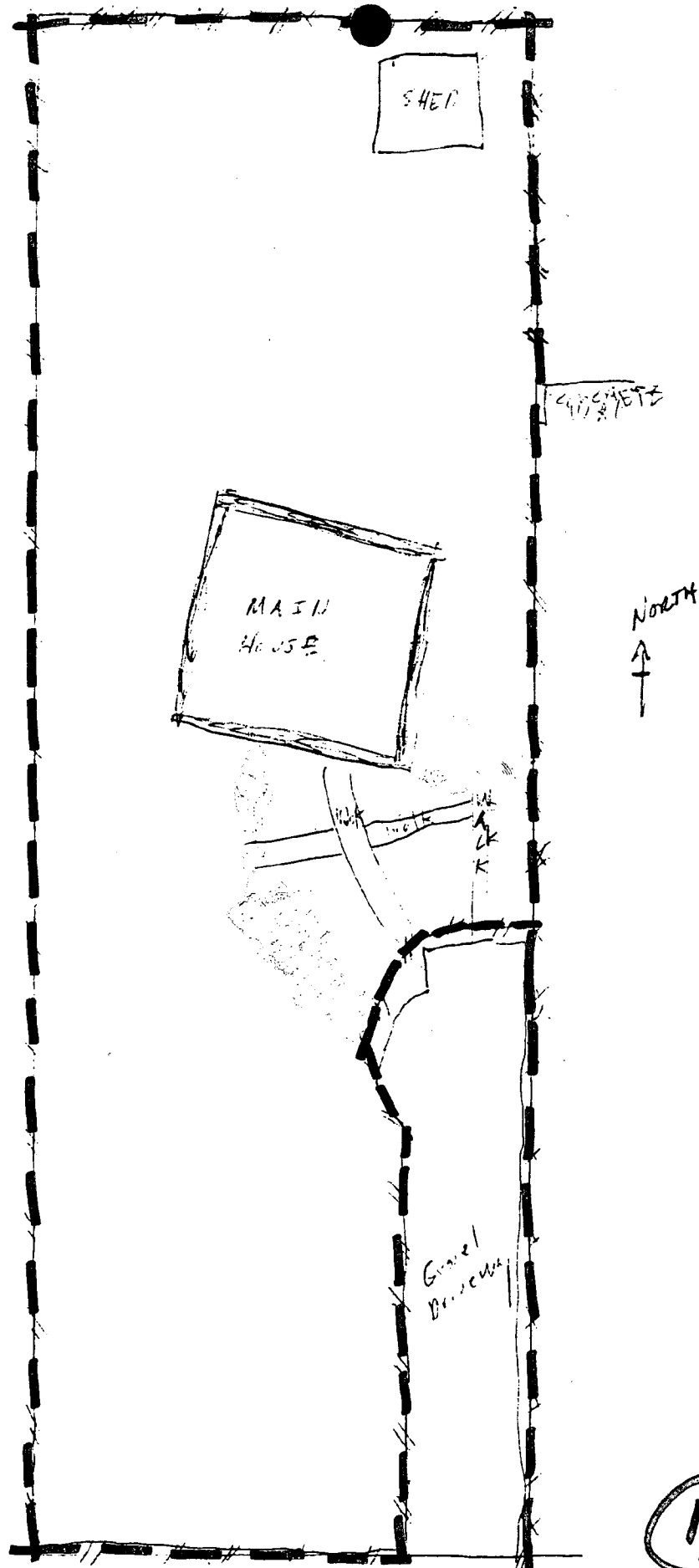
- - - = Proposed new Fence (replaces wire fence at rear of property)

[Sections of fence connecting to House will be removed]

TULIP AVE

EXISTING

15



Legend

--- = 5' Oak Fence

X = Wire Fence

— = Proposed new fence (replaces wire fence at rear of property)

[Sections of fence connecting to house will be removed]

16

TULIP AVE

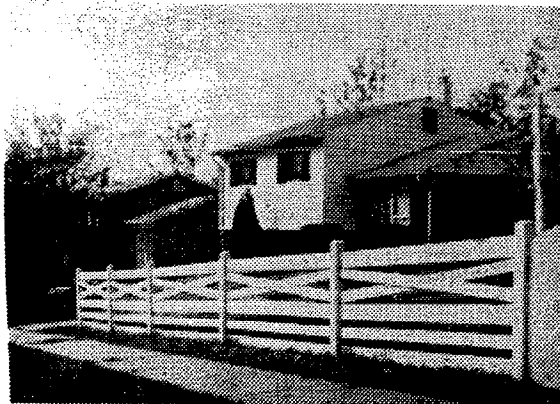
PROPOSED



106 TULIP AVENUE, TAKOMA PARK, MARYLAND 20912

5 foot fence w/ wire mesh

existing fence (5 foot tall)  
(see attached drawing)



proposed new fence (4 foot tall)  
(would be ~~of~~ unpainted <sup>cedar</sup> like  
existing fence) Gates to match existing  
(see attached drawing)

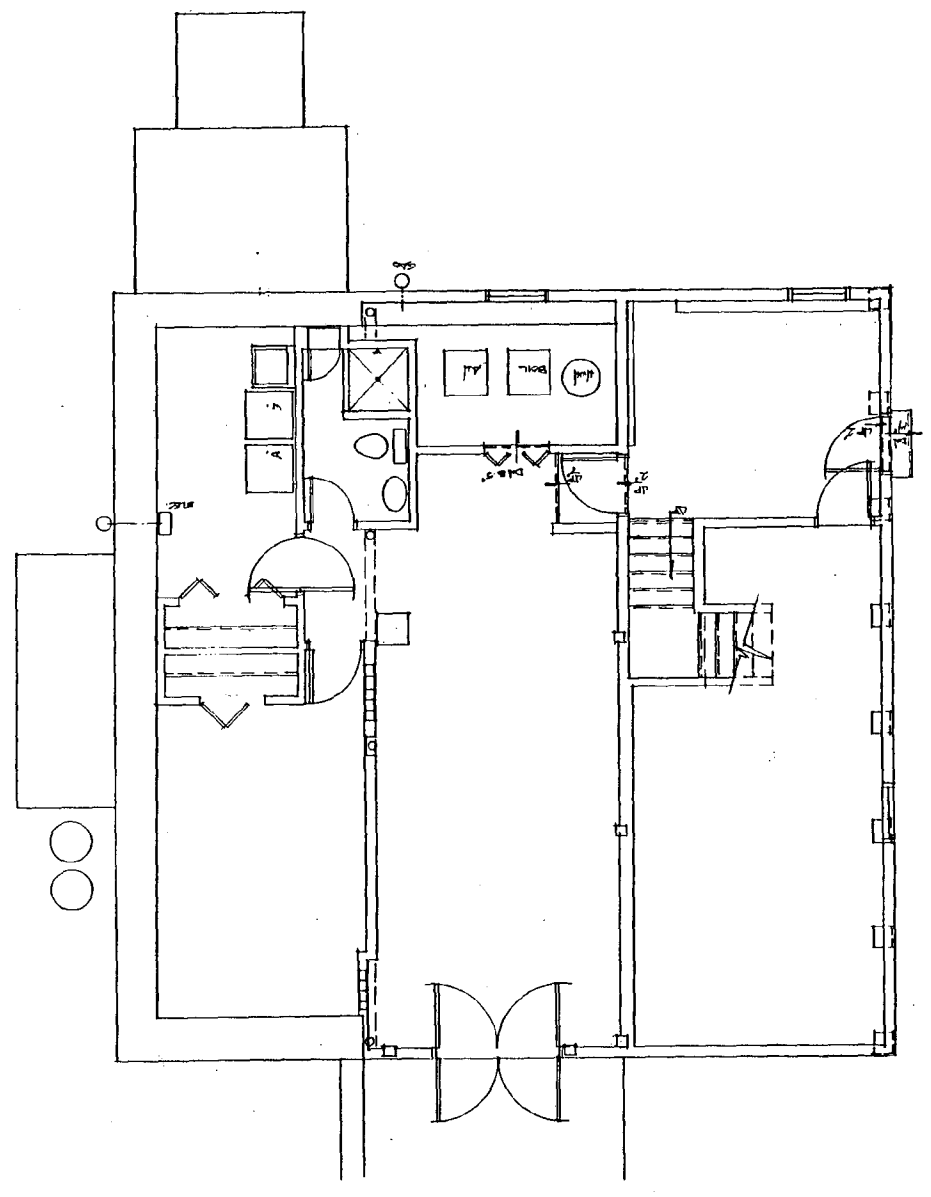
17

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CEM DESIGN  
500 ANNEKON AVENUE  
ROCKVILLE, MARYLAND  
301-294-0692 20930

EXISTING BASEMENT PLAN  
KLEE/MUNGER RESIDENCE  
SCALE: 1/4" = 1'-0" 4/4/15

North  
↓



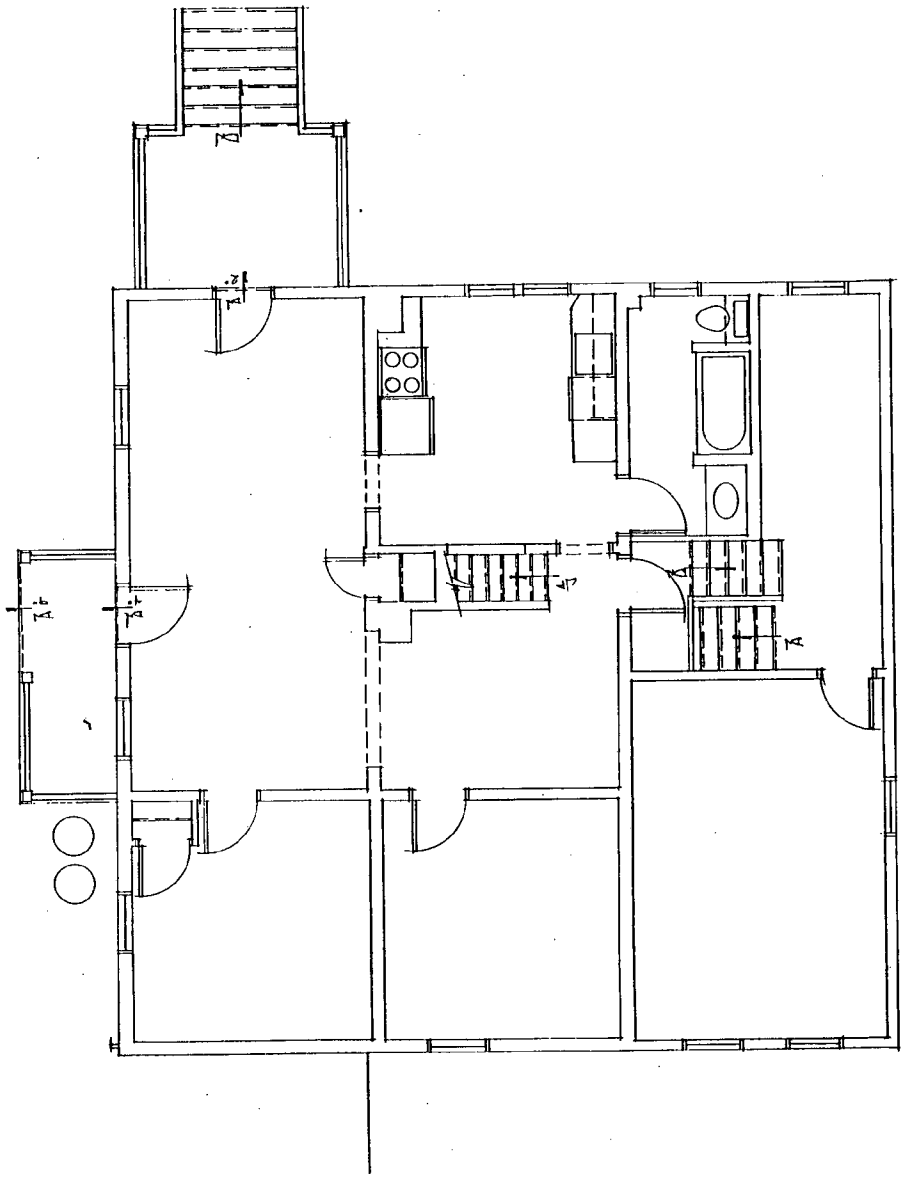
16 Tulip Ave  
Takoma Park

19

CEM DESIGN  
250 ANDERSON AVENUE  
ROCKVILLE, MARYLAND  
301-294-0552

EXISTING 1<sup>ST</sup> FL. PLAN  
KLEE/MUNGER RESIDENCE  
SCALE: 1/4" = 1'-0"  
4/4/75

North  
↓



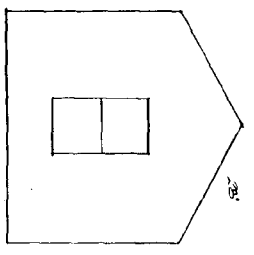
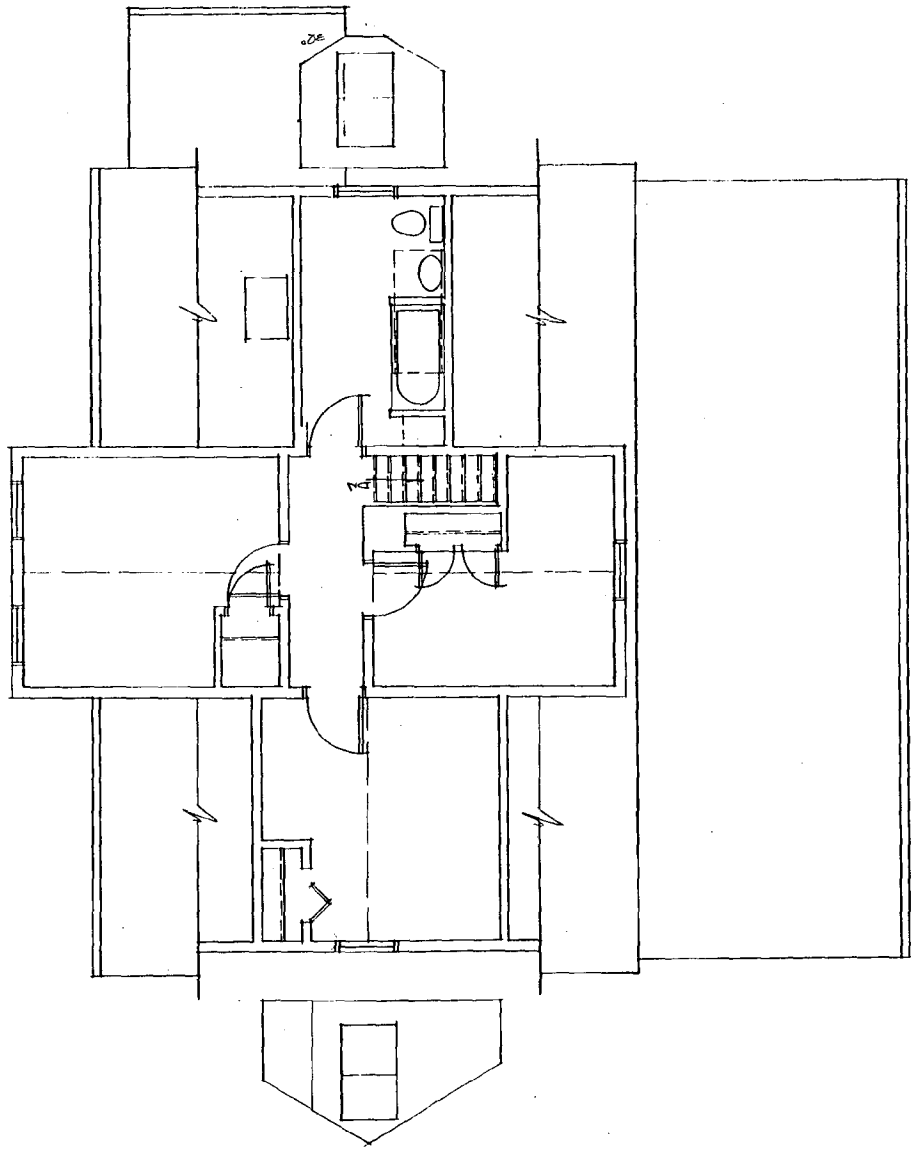
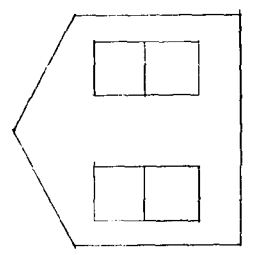


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GEM DESIGN  
850 ANDERSON AVENUE  
ROCKVILLE, MARYLAND  
301-284-0582 20850

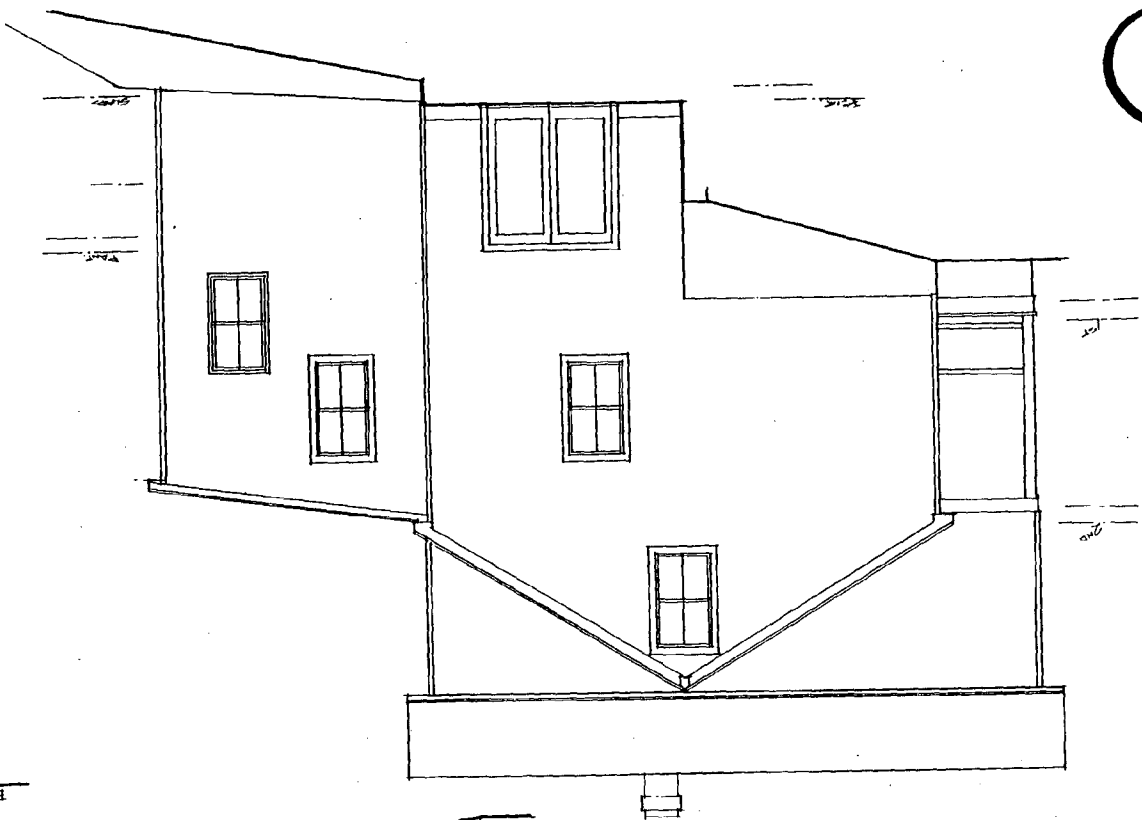
EXISTING 2<sup>D</sup> FL. PLAN  
KLEE/MUNGER RESIDENCE  
SCALE: 1/8" = 1'-0" 4/4/95

North  
↓

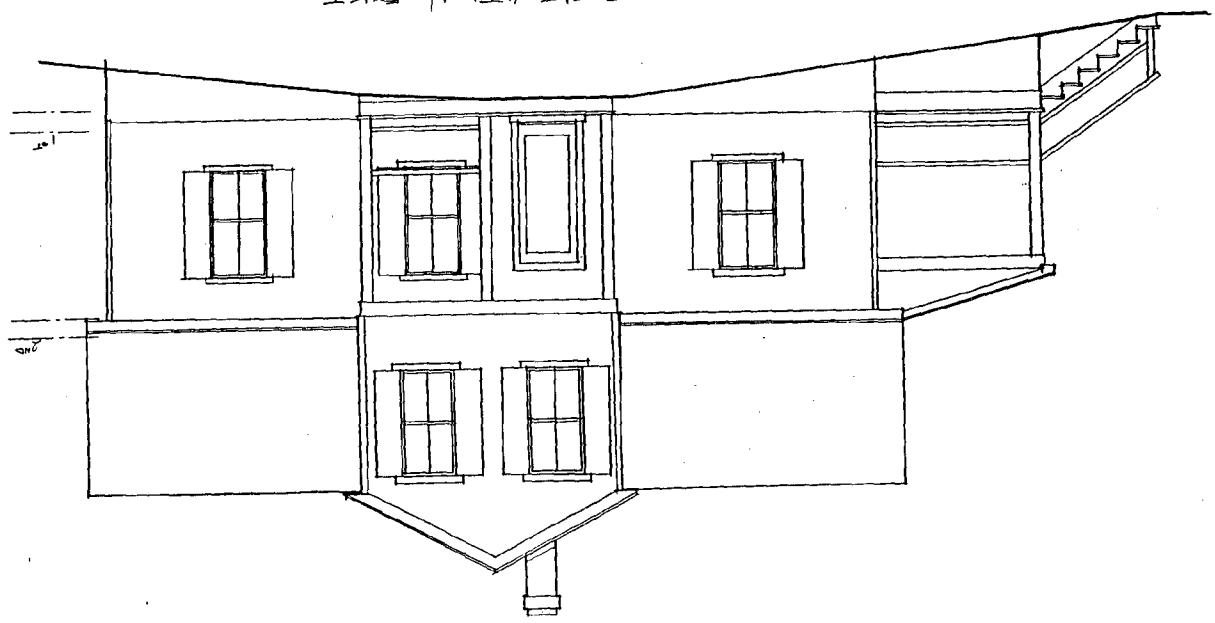


CEM DESIGN  
500 ANDERSON AVENUE  
ROCKVILLE, MARYLAND  
301-284-0982 80000

NORTH ELEVATION - EXIST.  
KLEE/MAKER RESIDENCE  
SCALE: 1/4" = 1'-0"



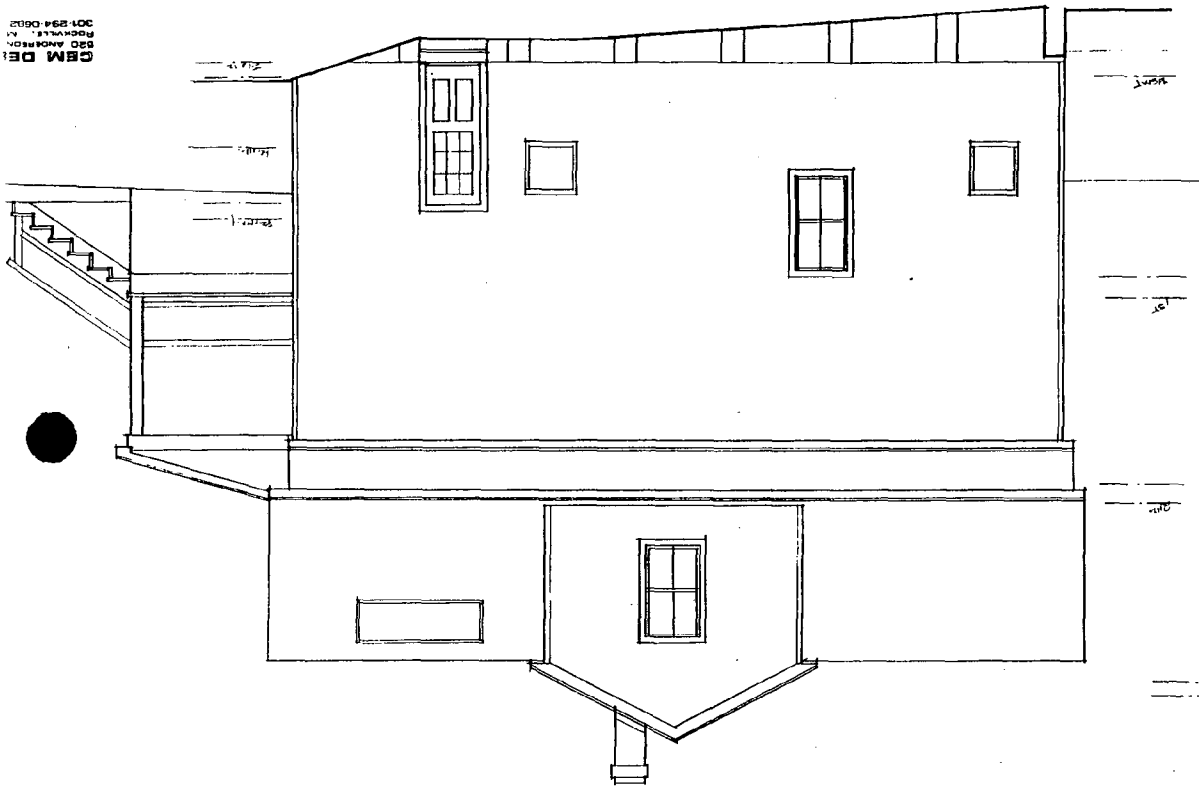
EAST ELEVATION - EXIST.



12

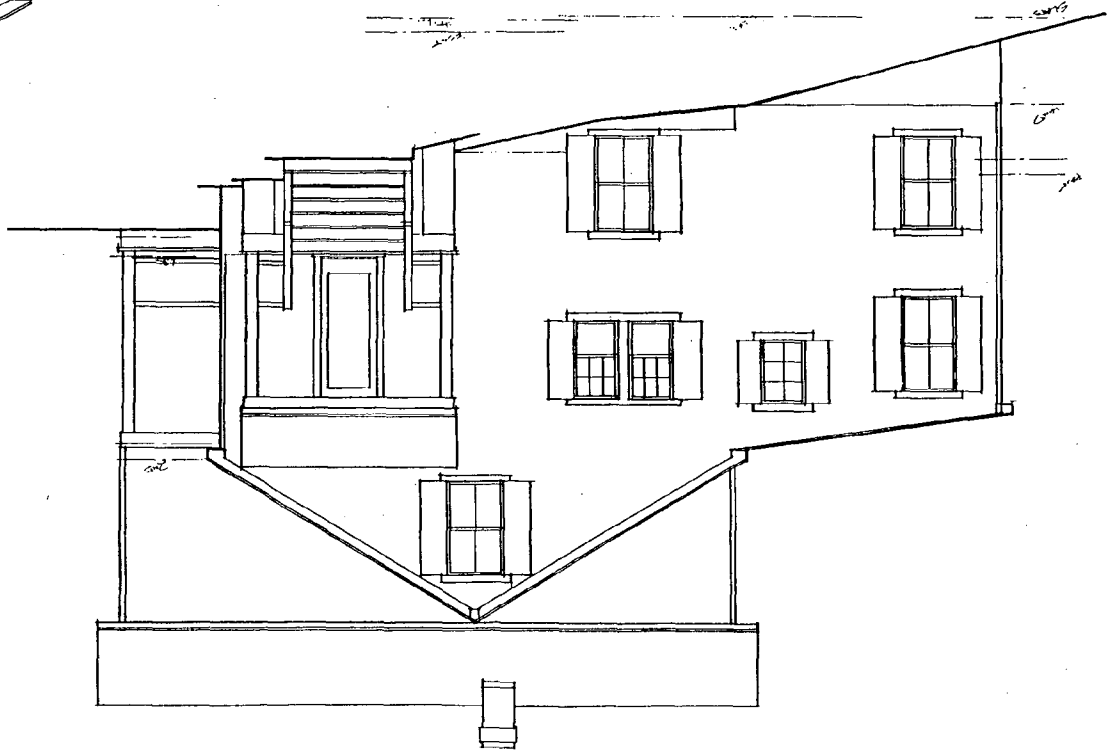
CEM DEL  
820 ANDERSON  
ROCKVILLE, MD  
301-294-0802

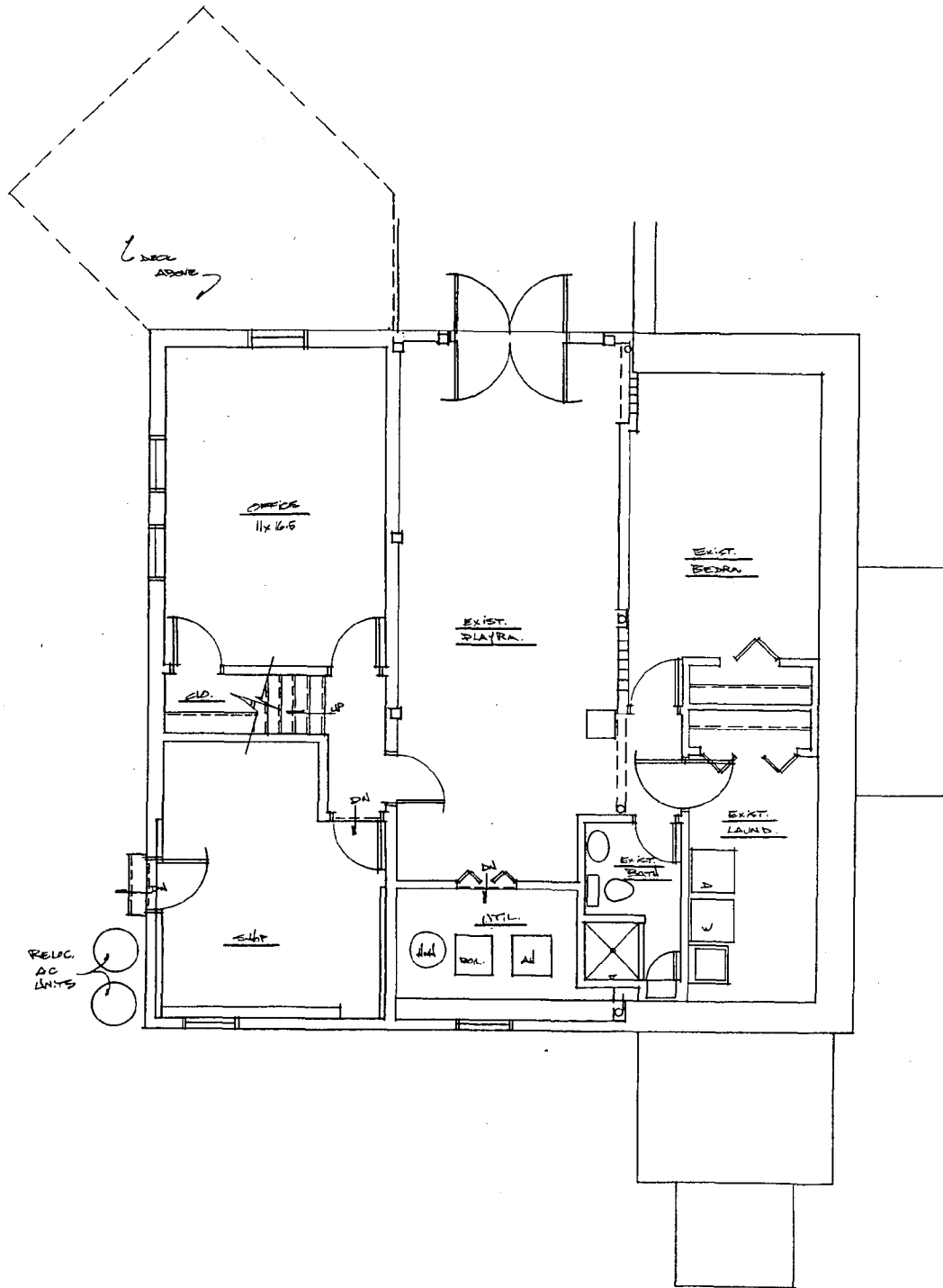
(2)



SOUTH ELEVATION - EXIST.

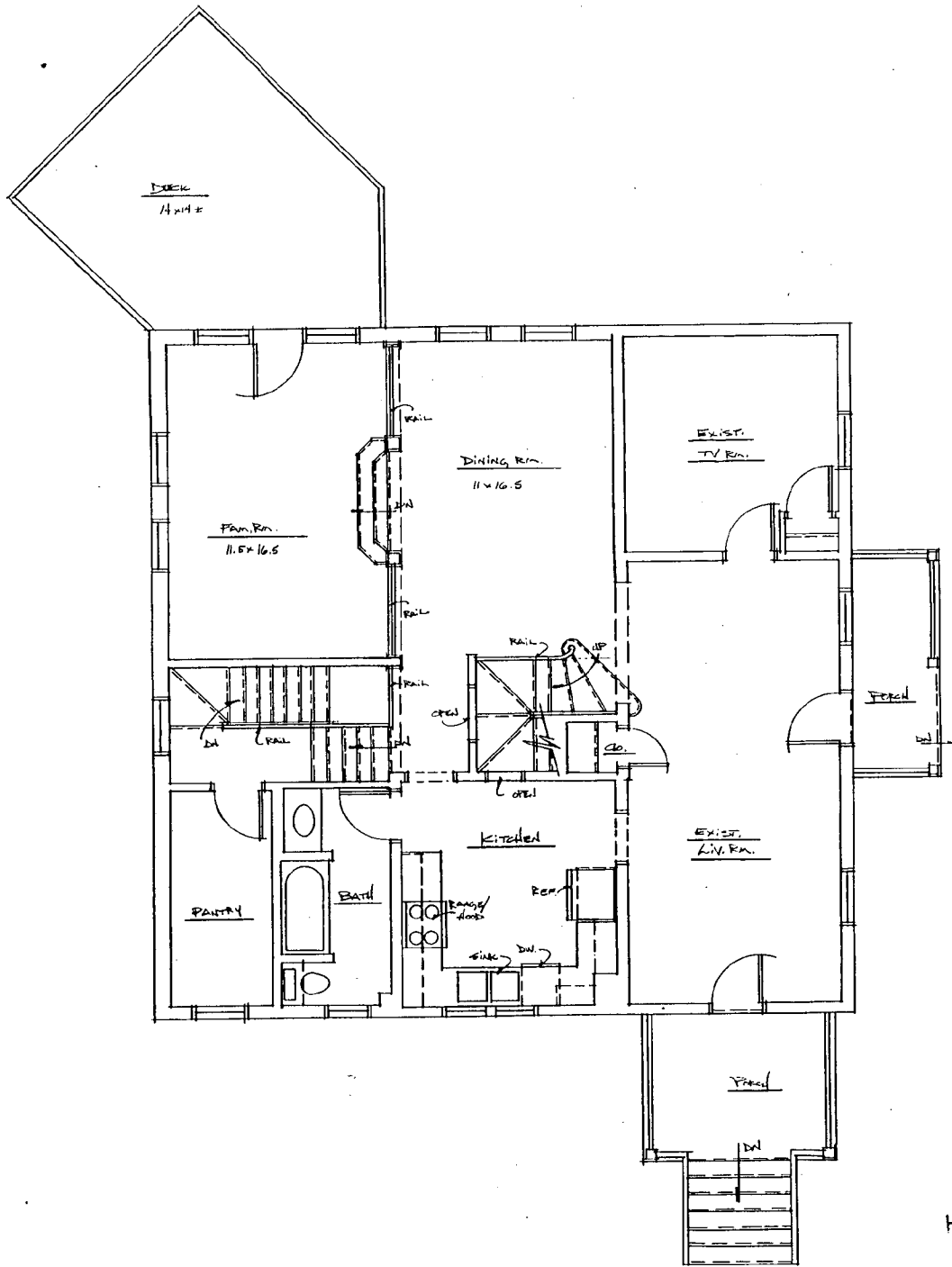
WEST ELEVATION - EXIST.  
KLEB/MINGER RESIDENCE  
SCALE: 1/4" = 1'-0"





BASEMENT PLAN "B"  
 KLEE/MINGER RESIDENCE  
 SCALE: 1/4" = 1'-0"

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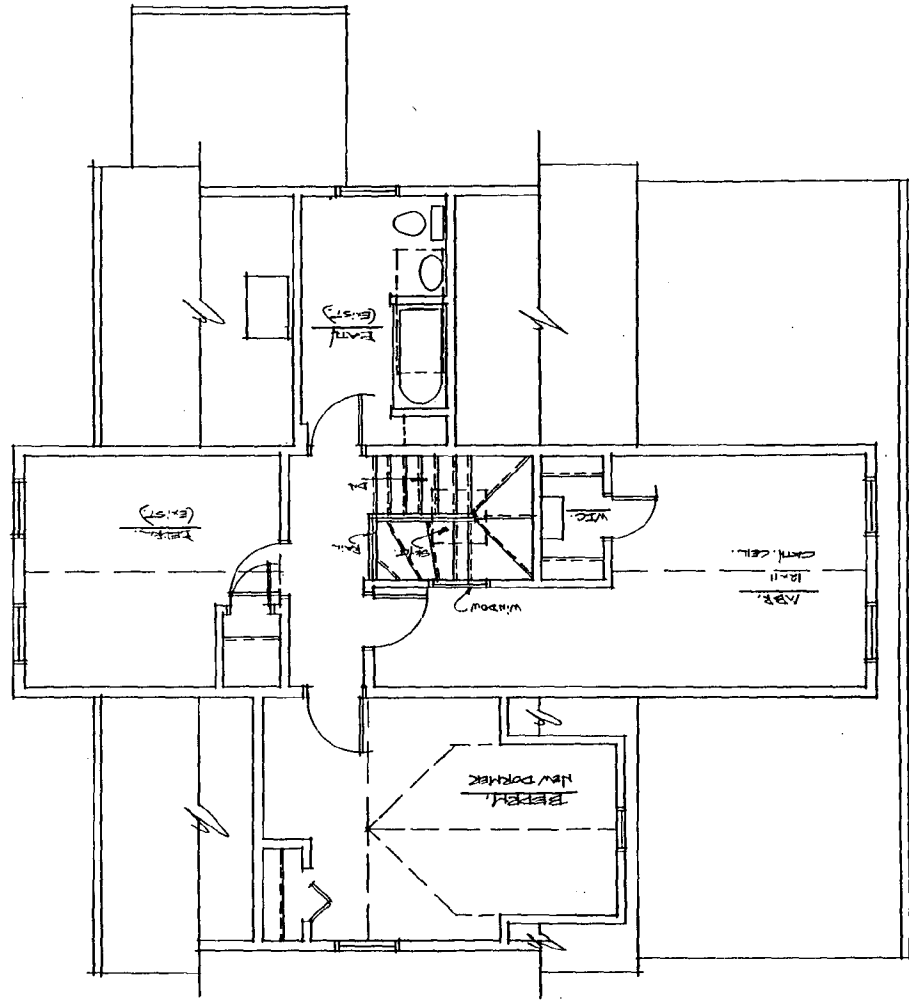
FIRST FL. "B"  
 KLEE/MUNGER RESIDENCE  
 SCALE: 1/4" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission

SEM DESIGN  
 520 ANDERSON AVENUE  
 ROCKVILLE, MARYLAND  
 301-294-0582 20850

he

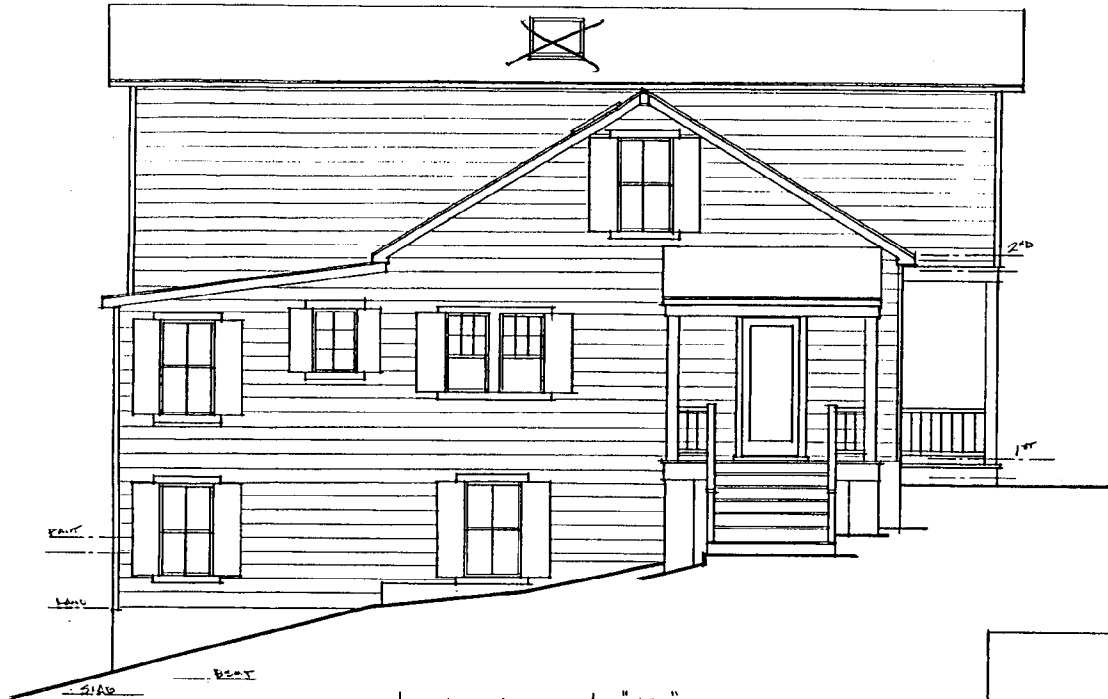
57



SECOND FLOOR - "B"  
LEE/MANAGER RESIDENCE  
SCALE: 1/4" = 1'-0"

CEM DESIGN  
520 ANDERSON AVENUE  
ROCKVILLE, MARYLAND  
301.294.0682 20850

NO skylight on South Elevation



SOUTH ELEVATION "B"



EAST ELEV. "B"

KLEE/MUNGER RESIDENCE

SCALE: 1/4" = 1'-0"

BSG  
SLS

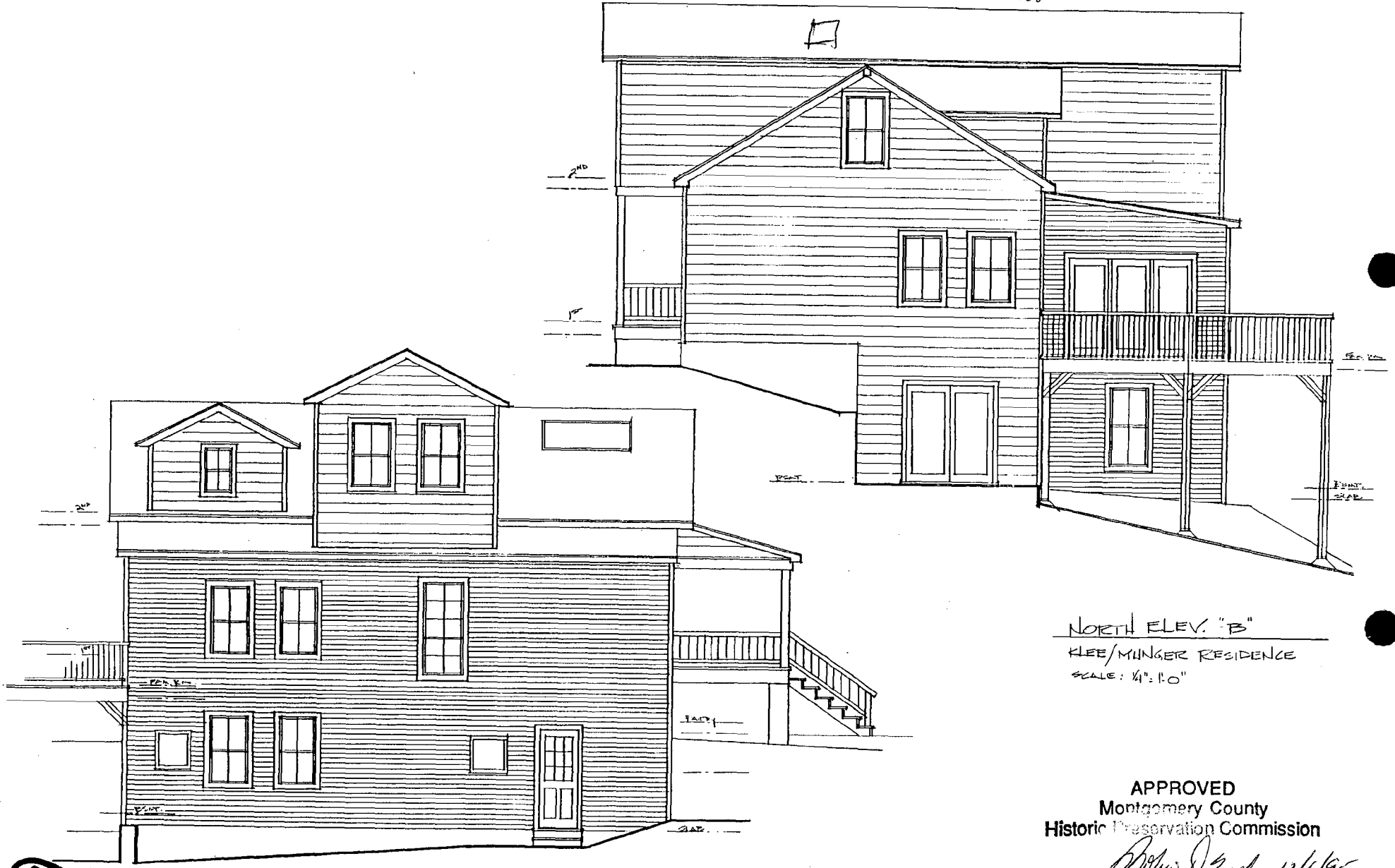
26

APPROVED  
Montgomery County  
Historic Preservation Commission

CBM DESIGN  
850 ANDREWS AVENUE  
ROCKVILLE, MARYLAND  
301-294-0062 0080

*David J. Zick* 12/6/95

skylight approved on North Elevation



NORTH ELEV. "B"  
KLEE/MUNGER RESIDENCE  
SCALE: 1/4" = 1'-0"

WEST ELEV. "B"

APPROVED  
Montgomery County  
Historic Preservation Commission

*Michael J. Galt* 12/6/15

CEM DESIGN  
520 ANDERSON AVENUE  
ROCKVILLE, MARYLAND  
301-424-0622 20850

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**FRENCH CASEMENT**

(A)



3200 KENILWORTH AVENUE  
HYATTSVILLE, MARYLAND 20781

(301) 927-2200  
FAX (301) 927-7270

FAX COVER PAGE

DATE: OCTOBER 25, 1995  
FAX TO: LOUISE  
FROM: ERIC M. OPERCHUCK  
NUMBER OF PAGES TO FOLLOW= 1  
COMMENTS:

SPECIFICATIONS FOR "WEATHER SHIELD" CASEMENT WINDOWS:  
106 TULIP AVENUE  
TAKOMA PARK, MD.

\*EXTERIOR PRIMED WOOD, NO EXTERIOR CASING (EXTERIOR CASING TO BE SUPPLIED by OTHER)

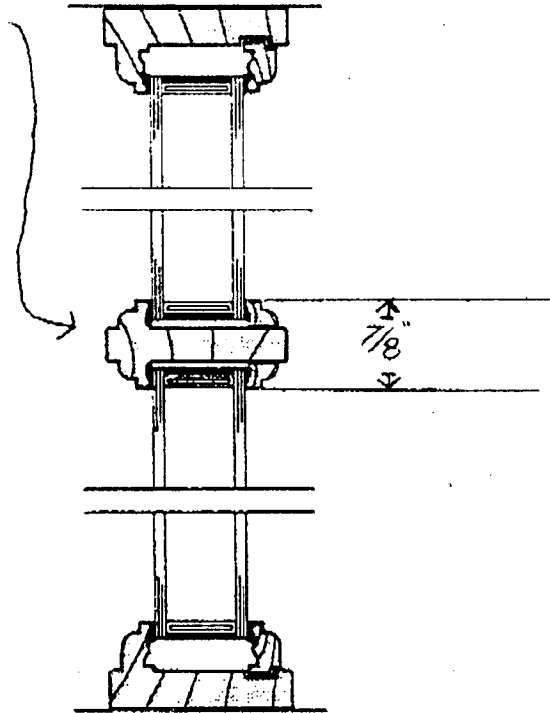
\*INTERIOR PRIMED WOOD

\*4-9/16" JAMB (ANY EXTENSIONS TO STANDARD JAMB TO BE APPLIED by OTHER)

\*CLEAR 1" INSULATED GLASS

\*TRUE DIVIDED LIGHT 7/8" WIDE BARS

7/8" TRUE DIVIDED LIGHT BAR DETAIL:



1" INSUL  
7/8" TRUE  
DIVIDED LITE

\*OPERABLE UNITS TO INCLUDE SCREEN w/WHITE SURROUND  
\*OPERABLE UNITS TO INCLUDE WHITE SASH LOCKS & WHITE CRANK HANDLE & WHITE CRANK COVER.

PLEASE LET ME KNOW IF YOU NEED ANY MORE INFORMATION

THANK YOU,  
ERIC OPERCHUCK

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# MAIN HOUSE



EAST



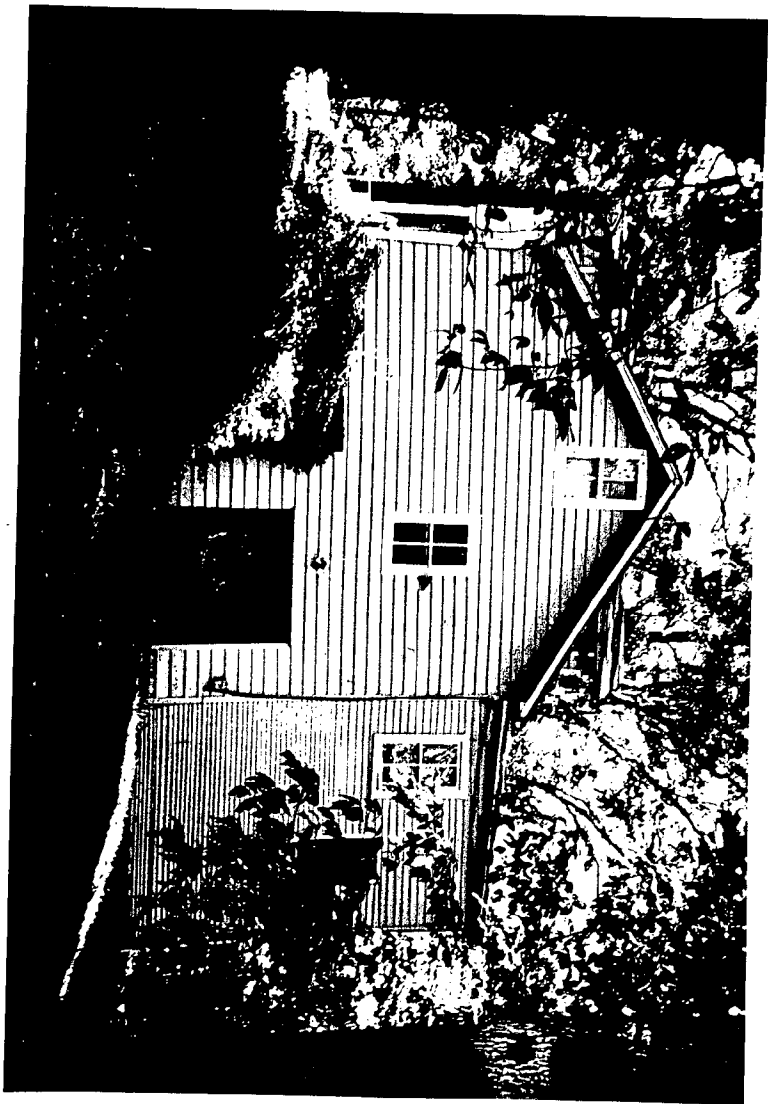
ELEVATION

# MAIN HOUSE



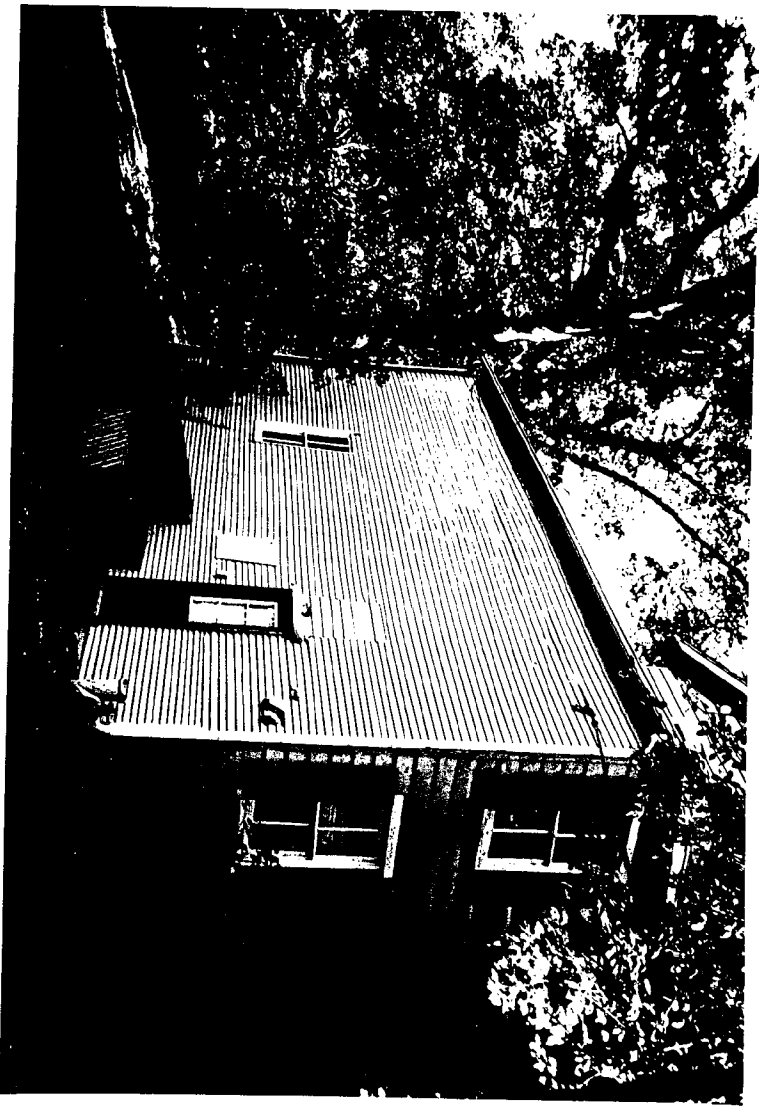
SOUTH  
ELEVATION

● ●  
MAIN HOUSE



NORTH  
ELEVATION

MAIN HOUSE



WEST

ELLEVATION

34

SOLE  
HILLS  
ELEVATION



OUTBUILDING



# OUTBUILDING



NORTH  
ELEVATION

35



# OUTBUILDING



EAST

ELEVATION

36

# OUTBUILDING



WEST  
ELEVATION

37

MAIN HOUSE



EAST

~~WEST~~

ELEVATION

MAIN HOUSE



SOUTH  
ELEVATION

# MAIN HOUSE



N O R T H

E L ~~E~~ V A T I O N

MAIN HOUSE



WEST

ELEVATION

FEEL WHAT I  
SO WITH



OUTBUILDING

# OUTBUILDING



NORTH  
ELEVATION



OUTBUILDING



EAST

ELEANOR

# OUTBUILDING



WEST  
ELEVATION

5/21

