

37/03-05SS 212 Tulip Ave  
Takoma Park Historic District

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 212 Tulip Avenue, Takoma Park **Meeting Date:** 08/17/05  
**Applicant:** Seth Balsam **Report Date:** 08/10/05  
**Resource:** Contributing Resource **Public Notice:** 08/03/05  
Takoma Park Historic District  
**Review:** HAWP **Tax Credit:** None  
**Case Number:** 37/03-05SS **Staff:** Anne Fothergill  
**PROPOSAL:** Demolition of non-historic garage, construction of new garage, and extension of driveway

**RECOMMENDATION:** Approval with condition

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**STAFF RECOMMENDATION**

Staff recommends that the HPC approve this HAWP application with the condition that:

1. Tree protection measures will be in place prior to construction.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** 2-story Craftsman  
**DATE:** c. 1915-25

**PROPOSAL**

The applicants are proposing to:

- Demolish the non-historic garage
- Construct a new garage in the same location
- Extend the existing driveway to reach the new garage

The proposed garage is sited in the same location as the existing garage. The garage will be 15' wide at the front, 17' wide at the back, 24' deep, and 14' tall. It is a wood frame garage clad in Hardiplank siding and shingles. The garage will have aluminum-clad wood windows with simulated divided lights, a wood garage door, wood entry door, and an asphalt shingle roof.

The driveway extension will be 4" eco-pavers set on 5" crushed stone. The applicant has met with the City of Takoma Park arborist to ensure protection of the 37" oak tree to the right of the driveway. The tree protection plan can be found in Circle 13. There will be a new wood picket fence gate to match the existing gate from the driveway to the yard.

See Circles 7-15 for plans and photos of existing conditions.

## **STAFF DISCUSSION**

The *Takoma Park Guidelines* state “the Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County’s historic and architectural heritage.” The *Guidelines* state that while Contributing Resources “may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.”

Additionally, the *Guidelines* state the following about reviewing HAWPs on Contributing Resources:

- 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.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

The demolition of the non-historic garage is allowable and the proposed new garage is approvable as it is appropriate and compatible with the house and the district in terms of its materials, location, design, and massing. The garage is set far back on the lot and only slightly visible from the street.

The main concern staff has is regarding tree protection and the applicants have included a tree protection plan that was created in conjunction with the City of Takoma Park arborist. Staff is recommending approval of this application with a condition of approval to ensure that this plan be implemented.

## **STAFF RECOMMENDATION:**

Staff recommends that the Commission ***approve with the condition listed on page one*** the HAWP application as being consistent with Chapter 24A-8 (b) 2:

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

**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:

DEMOLISH EXISTING GARAGE; CONSTRUCT NEW WOOD-FRAME  
GARAGE AND NEW DRIVEWAY ON REAR OF LOT.

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

CONSTRUCT NEW WOOD-FRAME GARAGE IN SIMILAR  
STYLE TO EXISTING HOUSE.

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the decline 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, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Montgomery County Department of Park and Planning  
ATTN: Ms. Anne Fothergill  
1109 Spring Street, Suite 801  
Silver Spring, MD. 20910

July 26, 2005

RE: Request for Structure Removal / Replacement at 212 Tulip Avenue

Dear Anne,

We wish to apply for permission to replace the shed located on the rear corner of our property at 212 Tulip Avenue. The current structure is too small to be used as a garage, storage, or workshop, and is in poor condition. Given that we maintain our vehicles ourselves and require the requisite space, as well as space for storage of our hand and gardening tools, we have come to the conclusion that we need a larger, structurally sound enclosed area.

Upon closer examination, the current building does not appear to have any historical significance or exhibit any type of architectural consistency. Our home inspector dated the structure as approximately fifty years old.

Our current goal would be to construct a modest garage that more closely matches the design of our house and provides the space we need, as well as restoring the existing driveway back to its original length.

We are evaluating the processes associated with this undertaking, and have had several fruitful discussions with the city arborist, Brett Linkletter.

We would be grateful for your input on this request, and will await your response before proceeding. Please feel free to reach out to us should you have any questions or require additional information around our request.

Best regards,

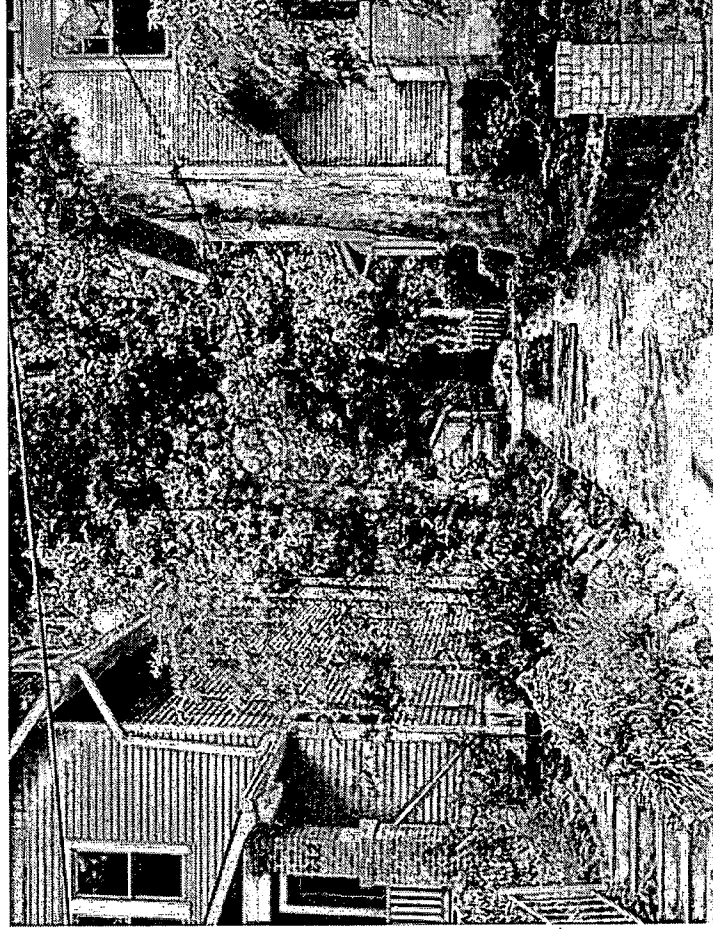
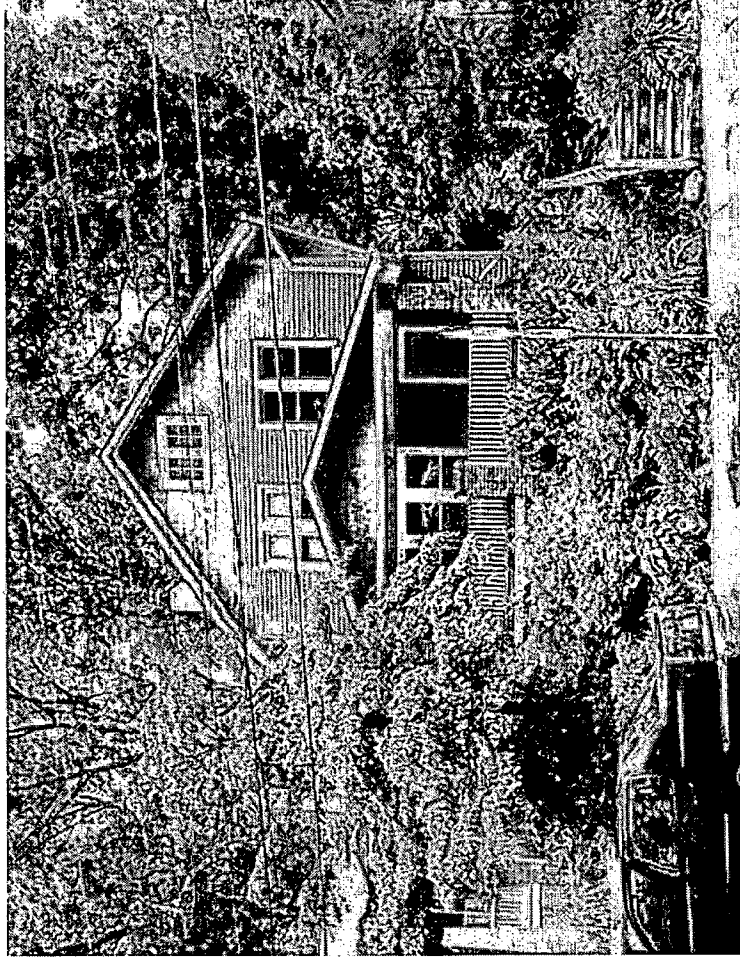


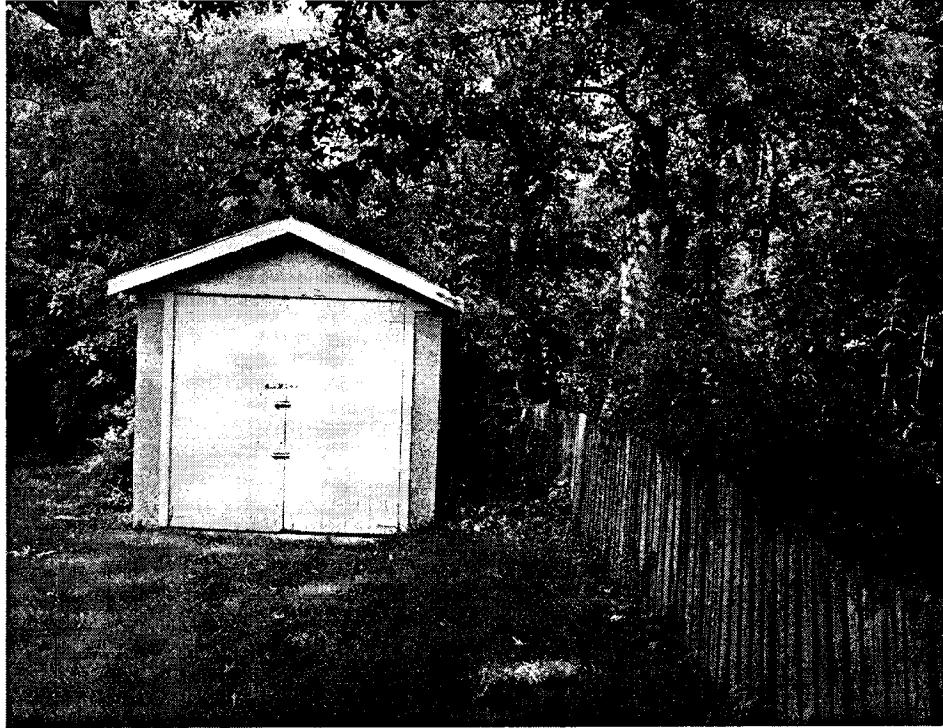
Seth Balsam



Kimberly Brooks

212 Tulip





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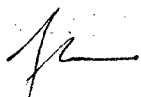
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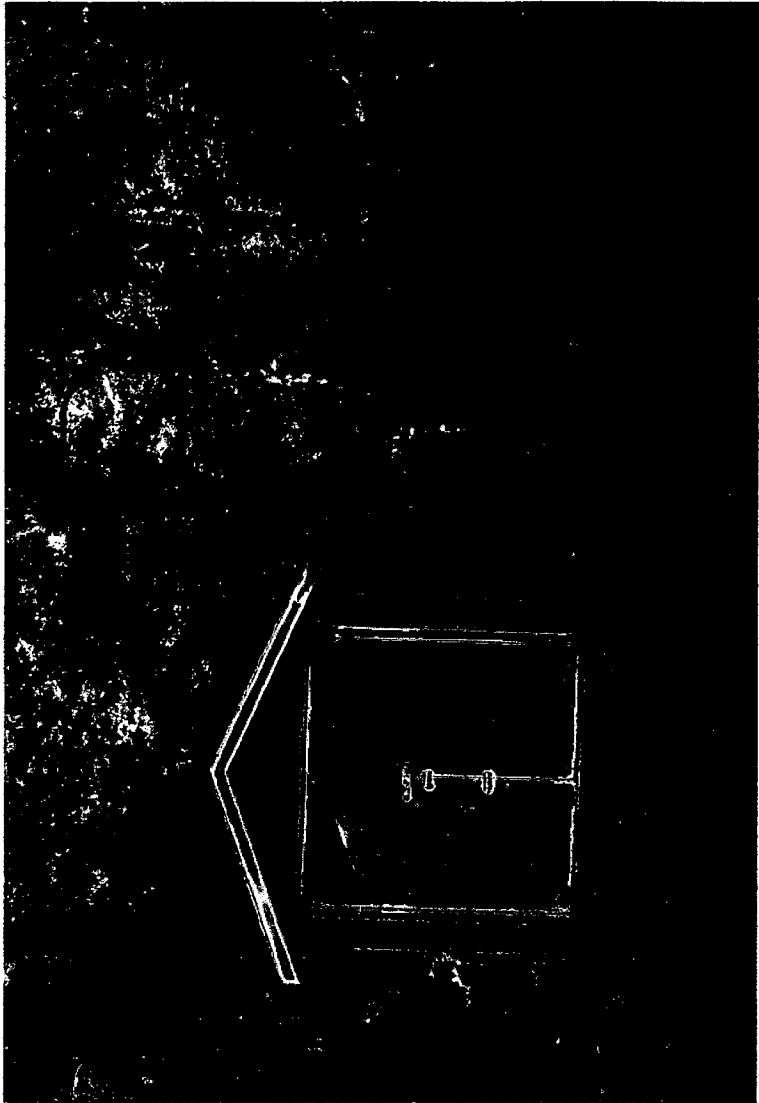


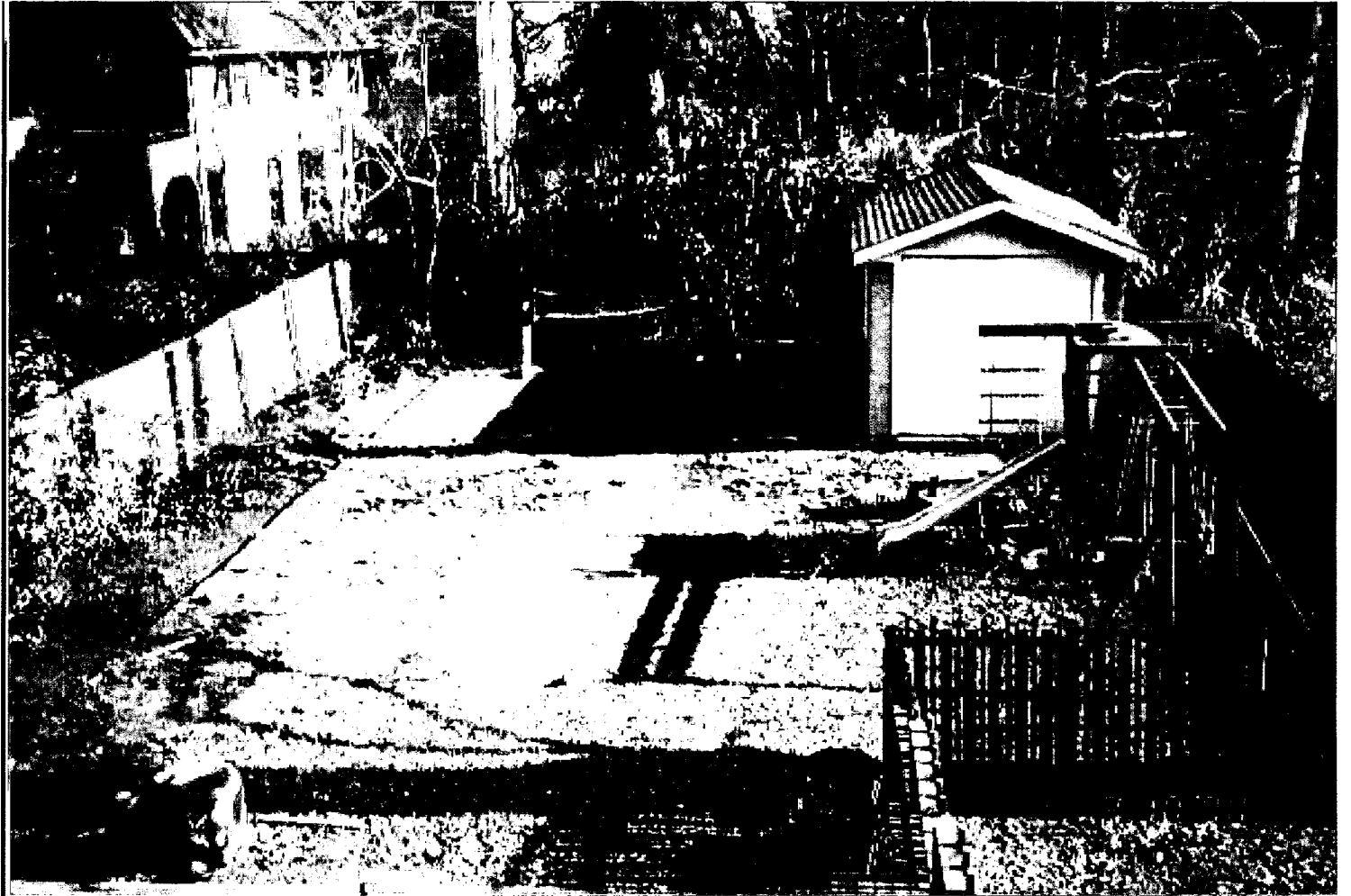
Seth Balsam



Kimberly Brooks









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THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator *AF*  
Historic Preservation

SUBJECT: Historic Area Work Permit # 391855

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH ONE CONDITION.**

The condition of approval is:

1. Tree protection measures will be in place prior to construction.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Seth Balsam

Address: 212 Tulip Avenue, Takoma Park, MD 20912

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: SETH BALSAM  
Daytime Phone No.: (703) 623-7436

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: SETH BALSAM Daytime Phone No.: (703) 623-7436  
Address: 212 TULIP AVE. TAKOMA PARK, MD 20912  
Street Number City State Zip Code

Contractor: HERITAGE BUILDING + RENOVATION Phone No.: (301) 270-4799  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: (301) 920-0737

**LOCATION OF BUILDING/PREMISE**

House Number: 212 Street: TULIP AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: CEDAR AVE.  
Lot: 2,3,4 Block: 5 Subdivision: \_\_\_\_\_  
Liber: A Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

**1A. CHECK ALL APPLICABLE:**

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- Revision
- Repair
- Revocable

**CHECK ALL APPLICABLE:**

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: GARAGE

1B. Construction cost estimate: \$ 60,000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: NO PLUMBING NEEDED

2B. Type of water supply: 01  WSSC 02  Well 03  Other: NO PLUMBING NEEDED

**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.

[Signature] \_\_\_\_\_ Date: 7-21-05  
Signature of owner or authorized agent Date

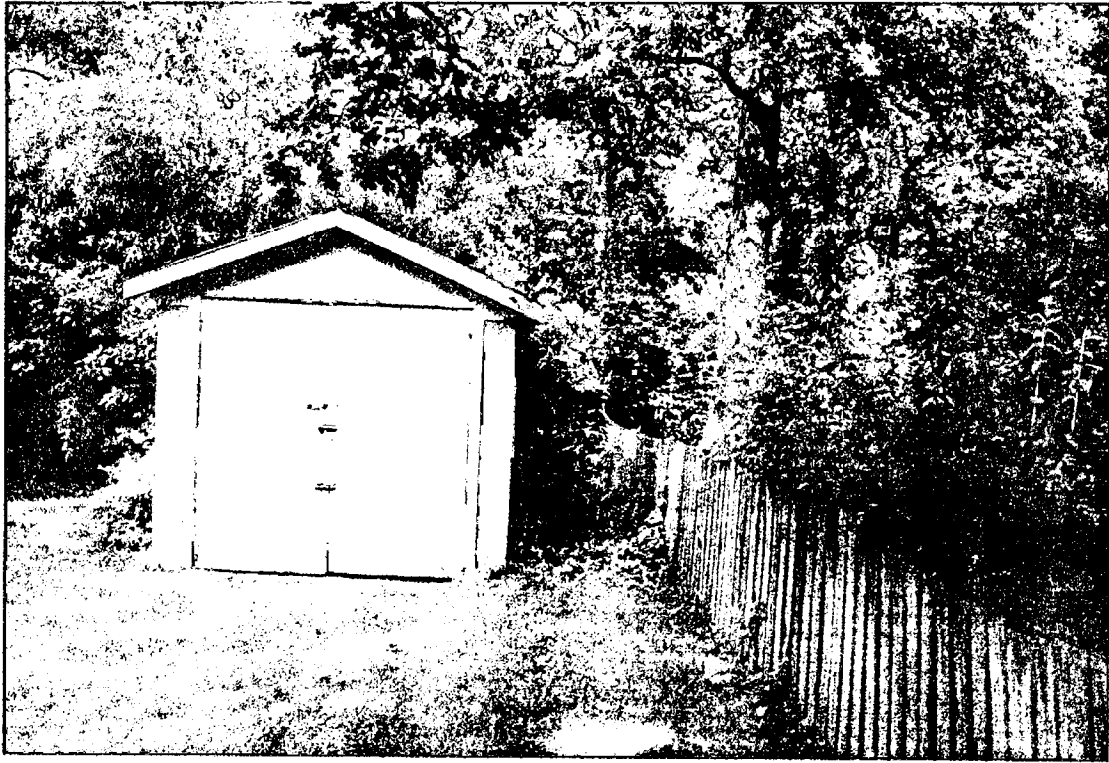
Approved: ✓ w/one condition For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 8-18-05  
 Application/Permit No.: 391855 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

stamped plans attached

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>  Seth Balsam 212 Tulip Ave. Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b>  RICHARD J. VITULLO Vitullo Architecture Studio, PC 7016 Woodland Ave. Takoma Park, MD 20912
<b>Adjacent and confronting Property Owners mailing addresses</b>	
JAMES COLWELL 7209 CEDAR AVE. TAKOMA PARK, MD 20912	CITY OF TAKOMA PARK THOMAS SIEGLER CARRIAGE HOUSE 201 TULIP AVE. TAKOMA PARK, MD 20912
JOHN CAVANAUGH ROBIN BROAD 214 TULIP AVE. TAKOMA PARK, MD 20912	
ANDREW PENN CATHY SURACE 210 TULIP AVE. TAKOMA PARK, MD 20912	





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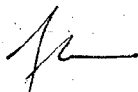
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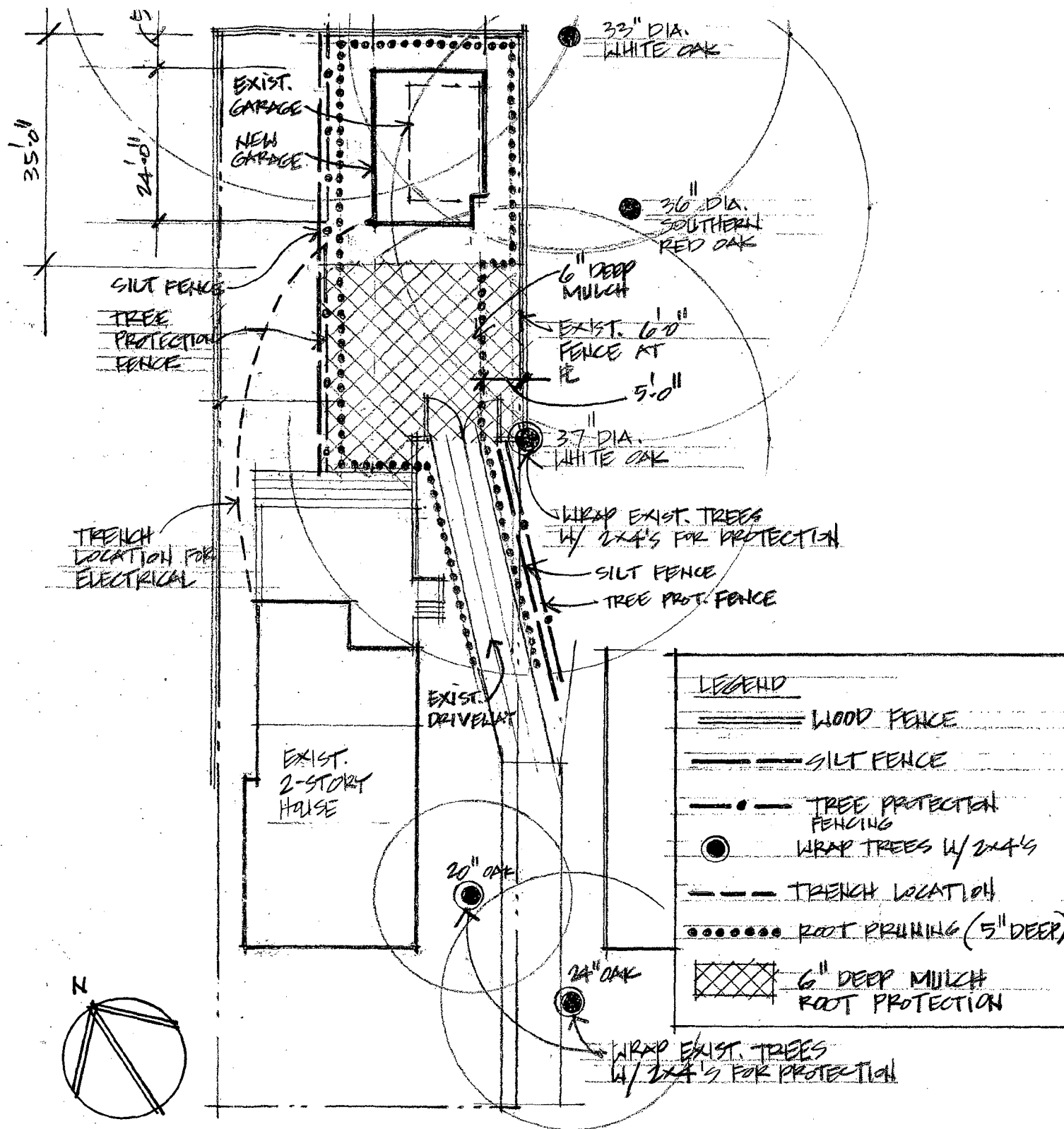
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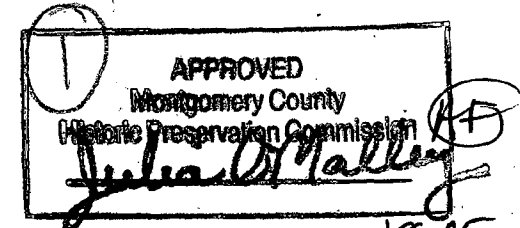
TREE PROTECTION  
SITE PLAN

1" = 20'-0"

Balsam Garage  
212 Tulip Ave.  
Takoma Park, MD 20912

Vitullo Architecture Studio, PC  
7016 Woodland Ave.  
Takoma Park, MD 20912

7.21.05

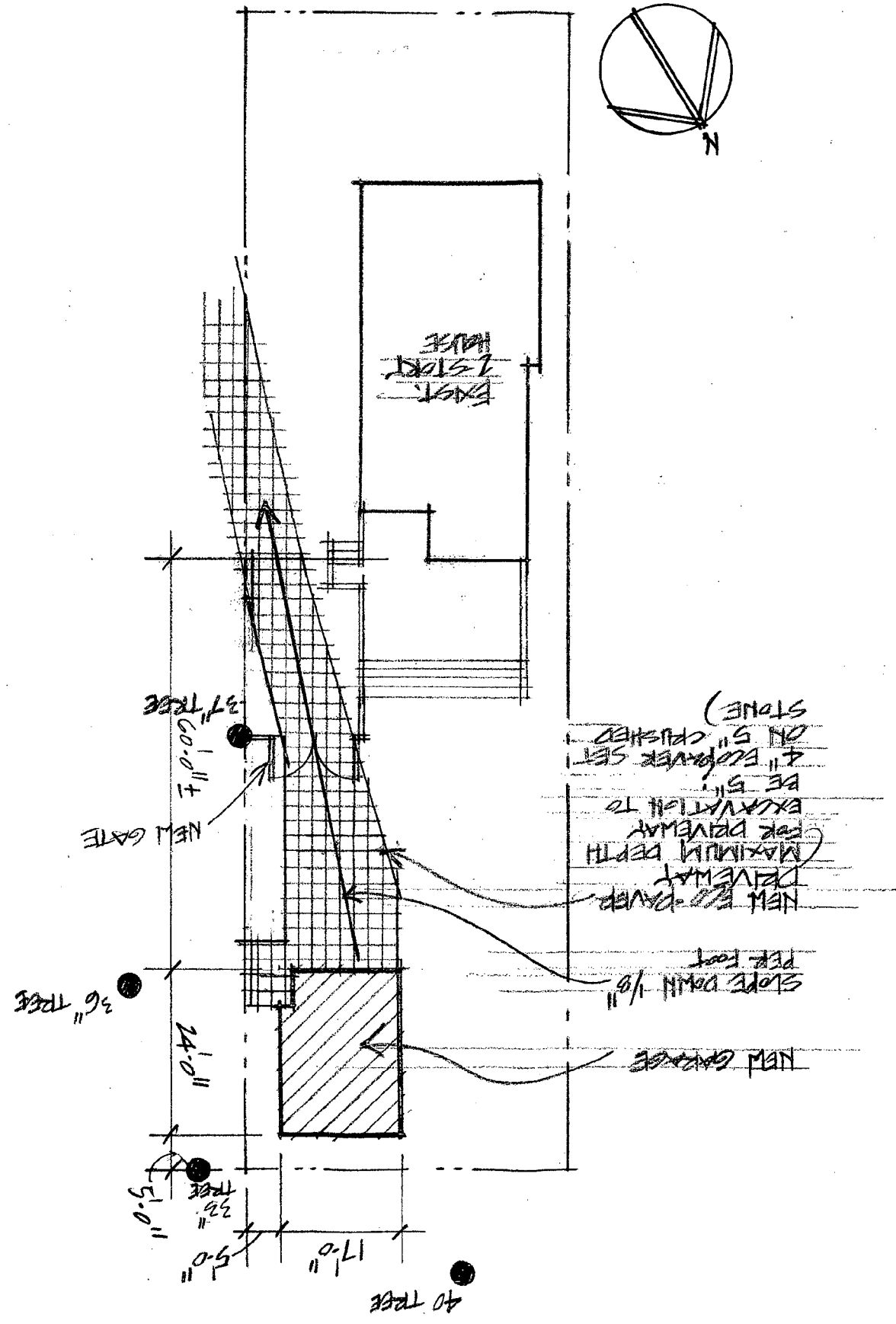
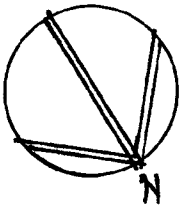


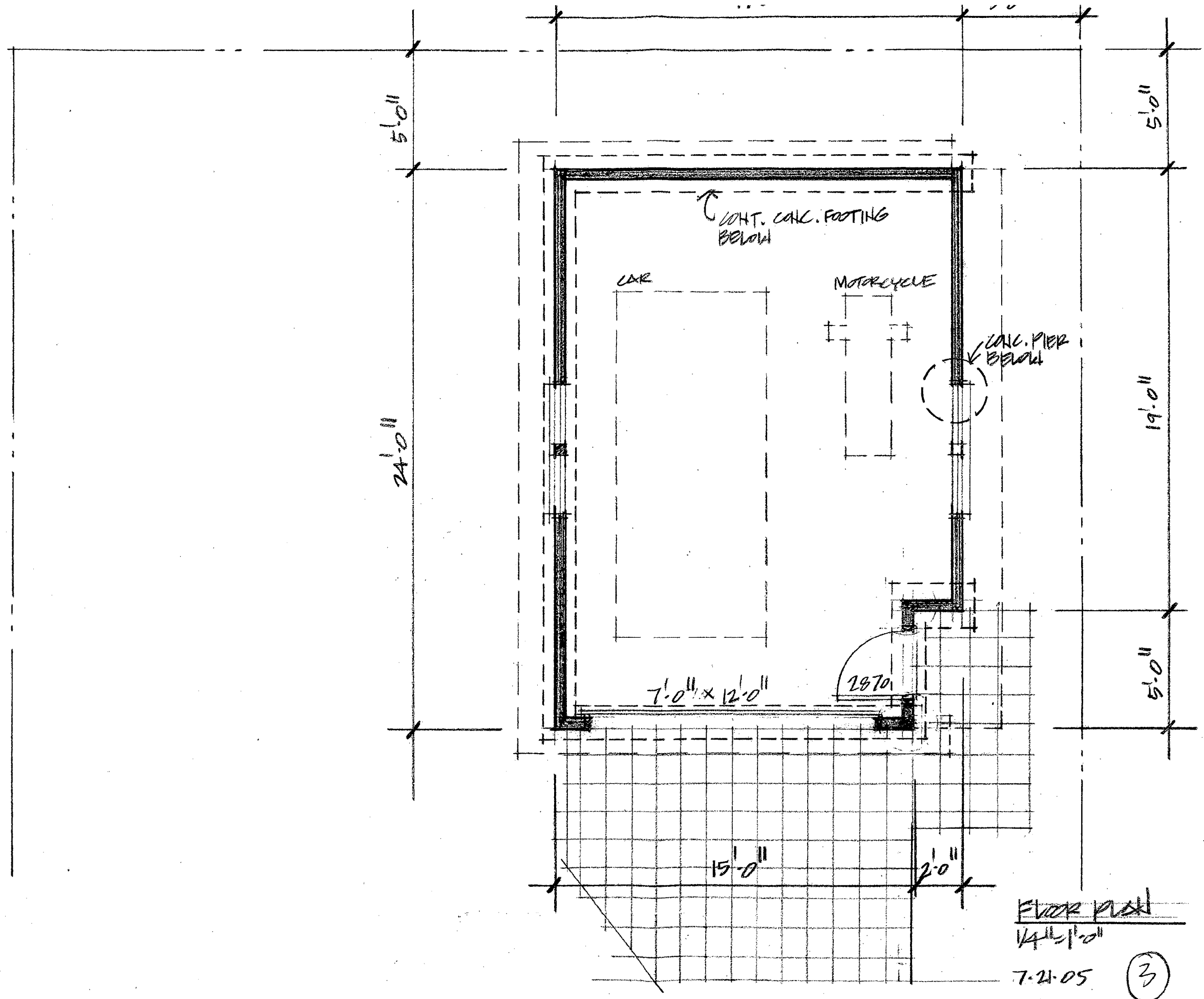
8-18-05

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7.21.05

SITE PLAN





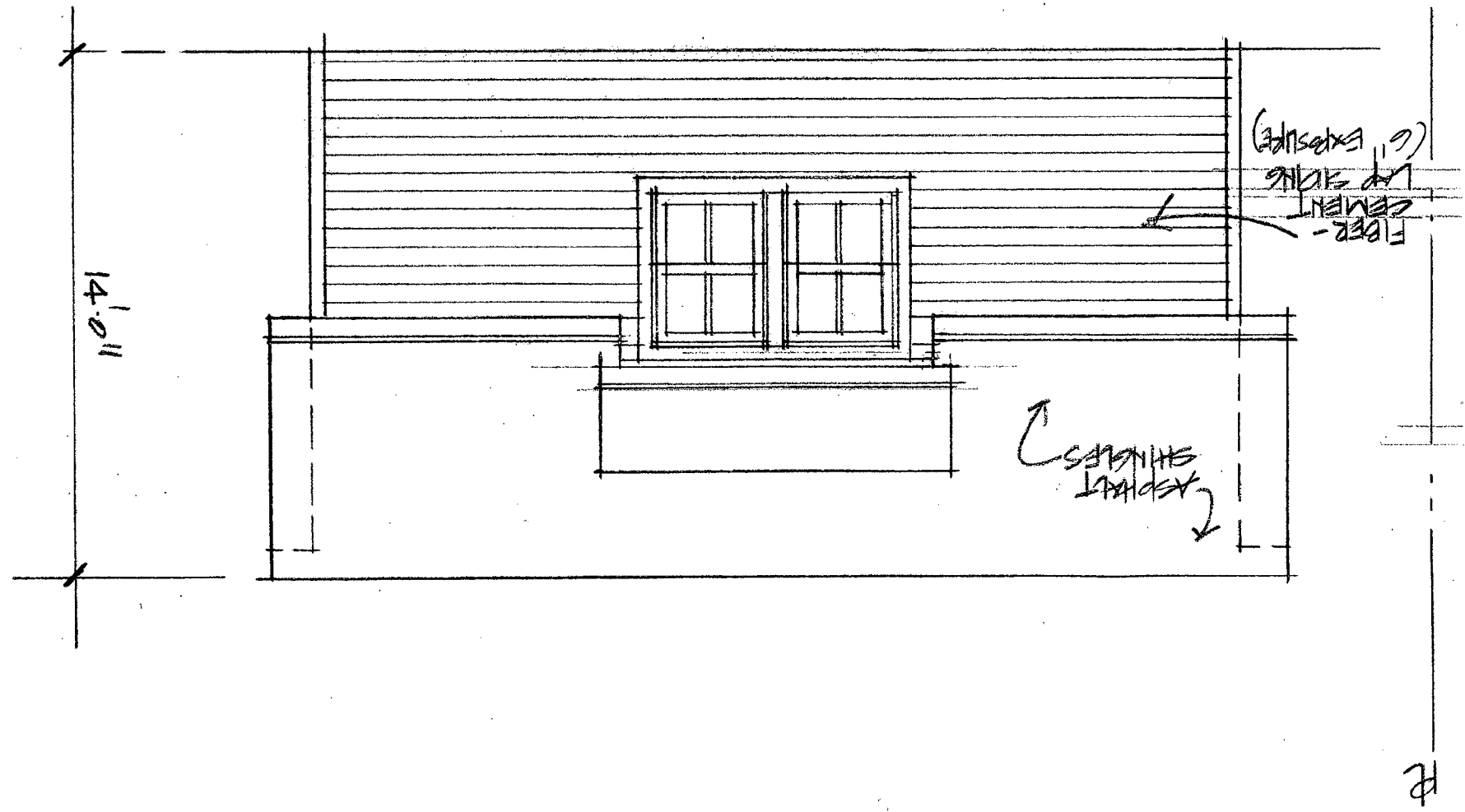
FLOOR PLAN  
14'-11"-0"  
7-21-05 (3)



5

7.21.05

WALL  
SIDE ELEVATION

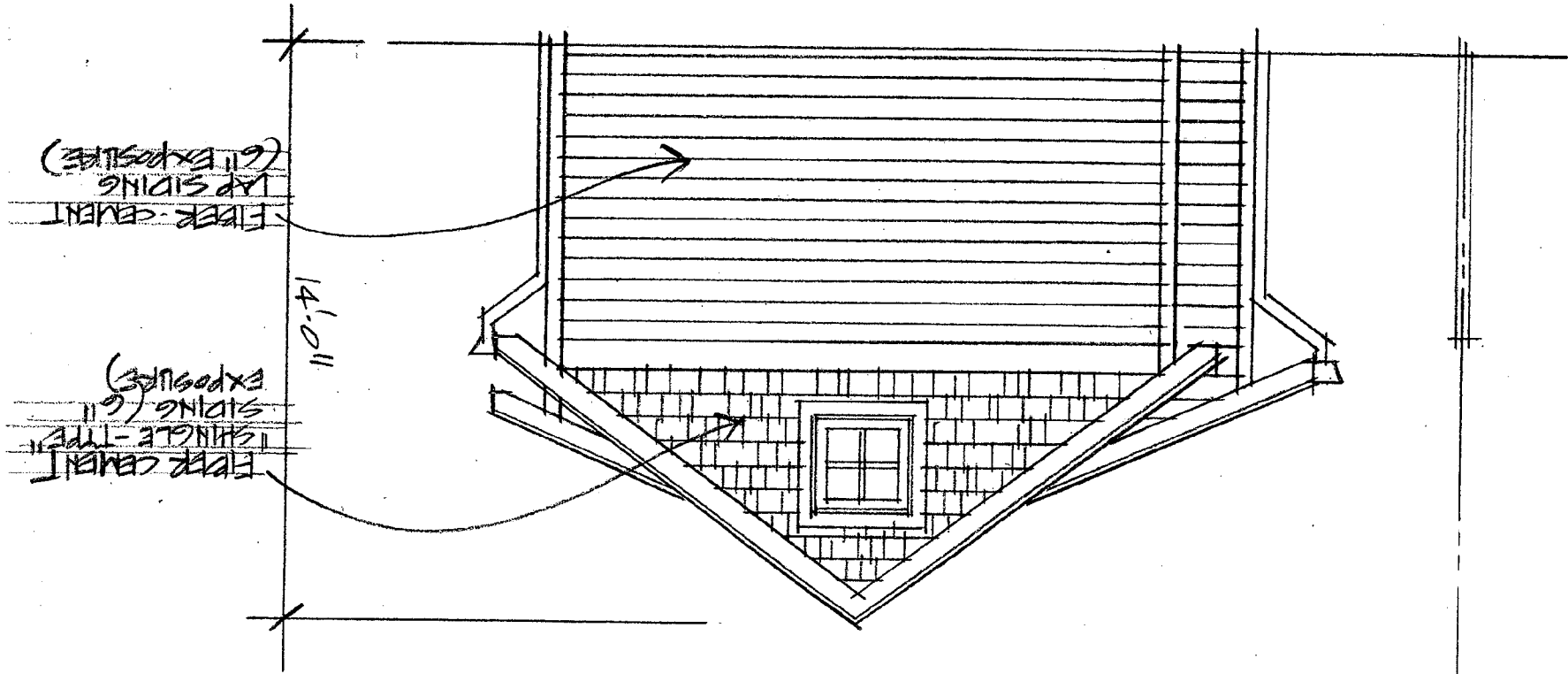


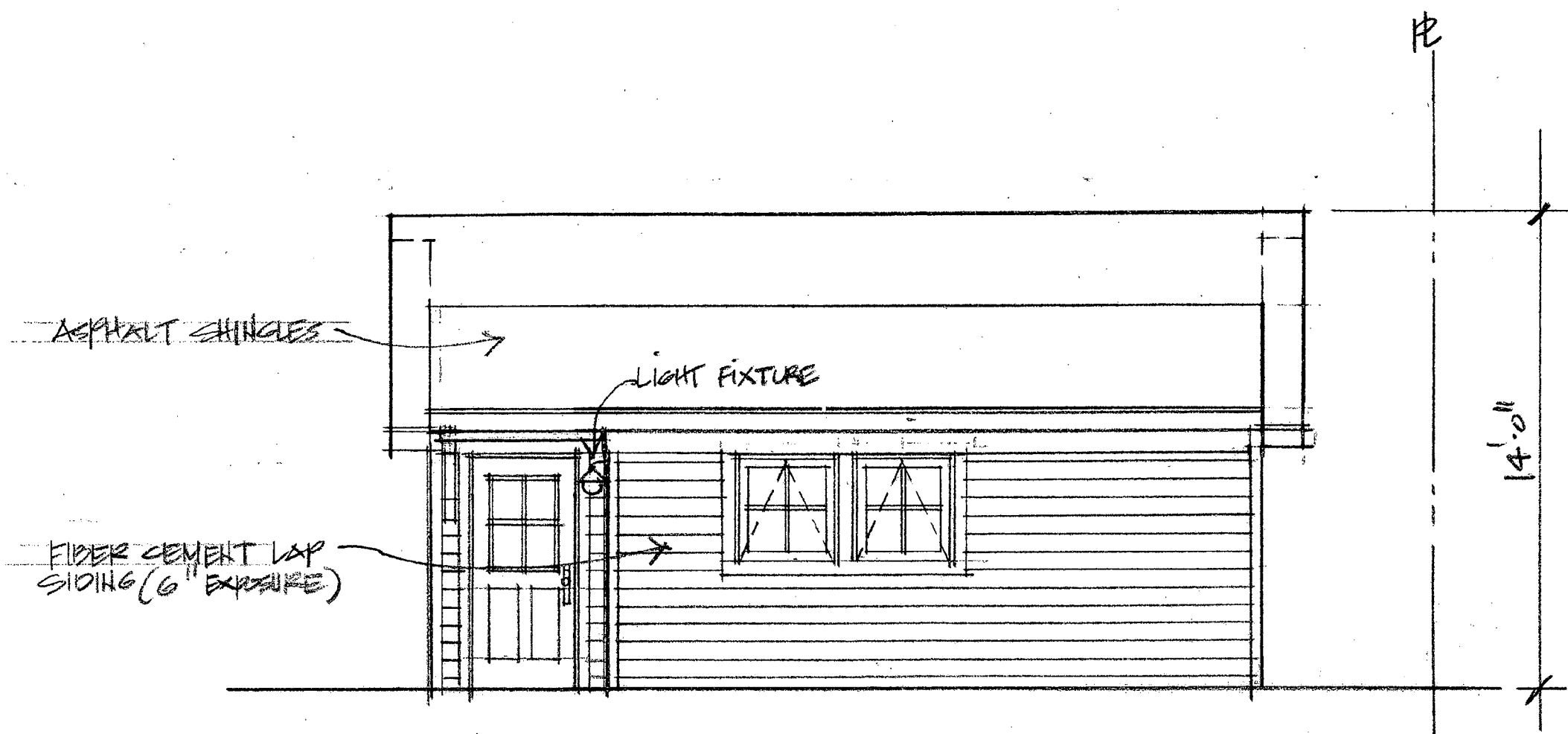
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7-21-05

14'5 1/2"

REAR ELEVATION





SIDE ELEVATION

1/4" = 1'-0"

7-21-05

(7)