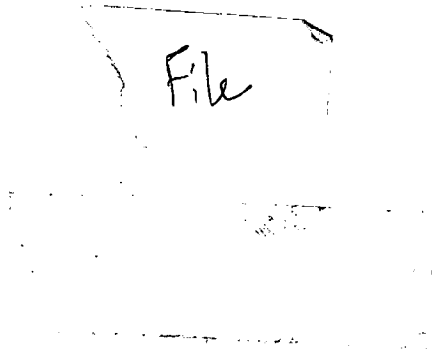


37/03 Takoma Park Historic District

506 Tulip Avenue

37/03-07 T



LARRY
MARIKA
CHENEY
SALLY
IRENE

RAVITZ
PARTRIDGE
RAVITZ

506 Tulip Avenue
Takoma Park, MD 20912
USA

Phone 301-891-2222
FAX 301-891-2845
e-mail: Larry@Ravitz.com



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: June 14, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JIS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #454412, installation of basement door and areaway stairs

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the June 13, 2007 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Larry Ravitz

Address: 506 Tulip Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	506 Tulip Ave, Takoma Park	Meeting Date:	6/13/2007
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/6/2007
Applicant:	Larry Ravitz	Public Notice:	5/30/2007
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-07T	Staff:	Josh Silver

PROPOSAL: Installation of basement door, concrete areaway and stairs.

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Colonial Revival with Craftsman Details
DATE: c1920s

The house is a 2-1/2-story, two-bay Colonial Revival house with Craftsman style detailing. The front of the house has a single story, full-width, front porch with a low gable sloped roof, detailed with Doric columns. The front façade of the house has paired 1/1 double-hung windows on the 2-story, and a tripartite 1/1 double-hung window on the 3-story.

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicant is proposing three exterior projects. All of the proposed work is at the rear of the house and is not visible from the public right-of-way.

1. Remove 6'8" x 3'0" section of the existing rusticated concrete block foundation wall to accommodate the installation of a new 6'8" x 3'0" metal door to allow improved access to the basement.
2. Construct a new concrete stairway with metal safety railing. The proposed concrete stairway will lead down to the new basement door.
3. Construct a 3'0" x 3'0" concrete areaway at the base of the new concrete stairway.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic Historic District Guidelines, Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

The *Guidelines* that pertain to this project are as follows:

- 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;
- original size and shape of window and door openings should be maintained, where feasible;
- alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course;

- some non-original building materials may be acceptable on a case-by-case basis.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.

STAFF DISCUSSION

Staff believes the proposed basement door installation, concrete stairway, and areaway will not adversely affect the historic resource. Staff recommends approval for all three projects outlined on **Circle 3**.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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

Permit # 454412

Contact Person: RICHARD VOIGT

Daytime Phone No.: 301-717-9767

Tax Account No.: 1613010759100

Name of Property Owner: LARRY RAVITZ / MARIKA PARK Daytime Phone No.: 301-332-3622

Address: 506 TULIP AVE TAKOMA PARK 20912-4345
Street Number City Home Improvement Street Zip Code

Contractor: TCHOME SOLUTIONS LLC A SERVICES Phone No.: 703-643-1671

Contractor Registration No.: 124292

Agent for Owner: RICHARD VOIGT Daytime Phone No.: 301-717-9767

LOCATION OF BUILDING/PREMISE

House Number: 506 TULIP AVE Street: TULIP AVE

Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVE

Lot: 4 Block: 7 Subdivision: IMPSPXL 4E

Liber: 11705 Folio: 500 Parcel: -

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- 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: STAIR & AWAY

1B. Construction cost estimate: \$ 8000⁰⁰

1C. If this is a revision of a previously approved active permit, see Permit # 452217

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.

[Signature] Signature of owner or authorized agent
5/1/07 Date

Approved: Signature: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 6/14/2007
Application/Permit No.: 454412 Date Filed: _____ Date Issued: _____

**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:

N/A

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

Remove New stairs and door giving access to basement from rear of house. These will not be visible from the street.

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

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

Owner's mailing address <i>Larry Ravitz/Marika Partridge</i> <i>506 Tulip Avenue</i> <i>Takoma Park, MD 20912</i>	Owner's Agent's mailing address <i>Richard Voigt</i> <i>TCHOME Solutions LLC</i> <i>301.717.9767</i>
Adjacent and confronting Property Owners mailing addresses	
<i>Douglas Dumbling</i> <i>504 Tulip Avenue</i> <i>Takoma Park, MD 20912</i>	<i>Jennifer Steinhilb</i> <i>512 Tulip Avenue</i> <i>Takoma Park, MD 20912</i>
<i>Eduardo Cartagena</i> (506 Tulip) <i>2017 Forest Oak Dr.</i> <i>Silver Spring, MD</i> <i>20903</i>	<i>SBK LLC</i> (7054 Carroll Avenue) <i>7003 Sycamore Avenue</i> <i>Takoma Park, MD 20912</i>
<i>Victoria Mattes</i> <i>508 Tulip Avenue</i> <i>Takoma Park, MD 20912</i>	<i>Bruce Sidwell</i> <i>7209 Spruce Avenue</i> <i>Takoma Park, MD 20912</i>

CHD ASSOCIATES, LTD.
 Structural Engineers
 4625 Tarpon Lane
 Alexandria, VA 22309
 (703) 360-0606 FAX (703) 360-0747

JOB TAKOMA PARK, MD
 SHEET NO. SK 1 OF _____
 DATE 4/26/07 DATE 3/24/07
 CHECKED BY _____ DATE 4/3/07
 SCALE _____ DATE 4/19/07

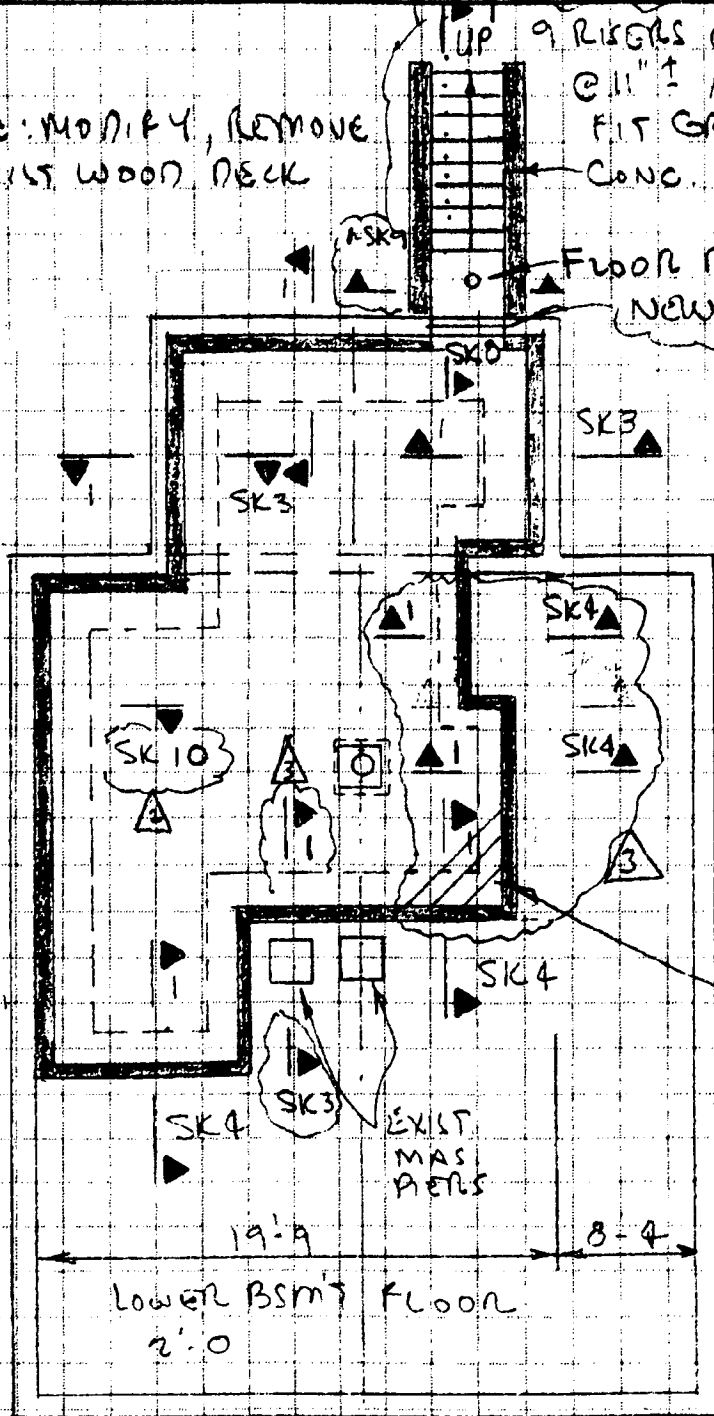


△ NOTE: MODIFY, REMOVE
 EXIST WOOD DECK

UP 9 RISERS @ 7" ±, 8 TREADS
 @ 11" ± ADJUST TO
 FIT GRADE
 ← CONC. STAIRS

FLOOR DRAIN
 NEW 3' x 6' DOOR

22'-0"
 LOWER BSMT FLOOR
 2'-0"



CONC. STAIR
 DN 3 R @ 8"
 TREADS @
 11" MIN

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
 Montgomery County
 Historic Preservation Commission
Charles P. [Signature] 6/11/07

FOUNDATION PLAN

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

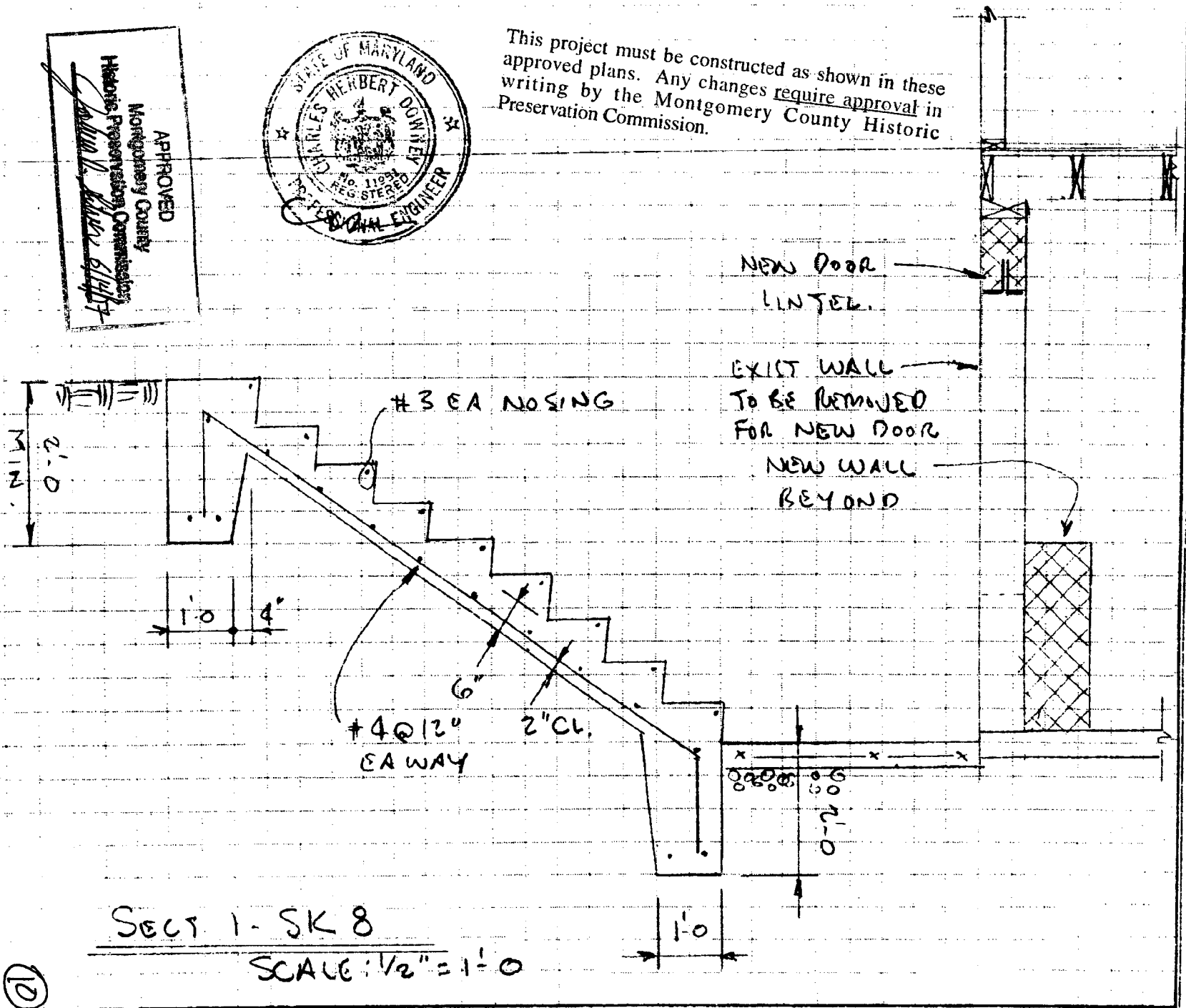
APPROVED
 Montgomery County
 Historic Preservation Commission
William V. Miller 6/19/07



This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

CHD ASSOCIATES, LTD.
 Structural Engineers
 4625 Tarpon Lane
 Alexandria, VA 22309
 (703) 360-0606 FAX (703) 360-0747

506 SULLIP AVE
 TAKOMA PARK, MD
 SHEET NO. SK 8
 OF _____
 CALCULATED BY _____ DATE 4/3/07
 CHECKED BY _____ DATE _____



SECT 1 - SK 8
 SCALE: 1/2" = 1'-0"

10

CHD ASSOCIATES, LTD.
 Structural Engineers
 4625 Tarpon Lane
 Alexandria, VA 22309
 (703) 360-0606 FAX (703) 360-0747

JOB 506 TULIP AVE
 TAKOMA PARK, MD

SHEET NO. SIC 9 OF _____

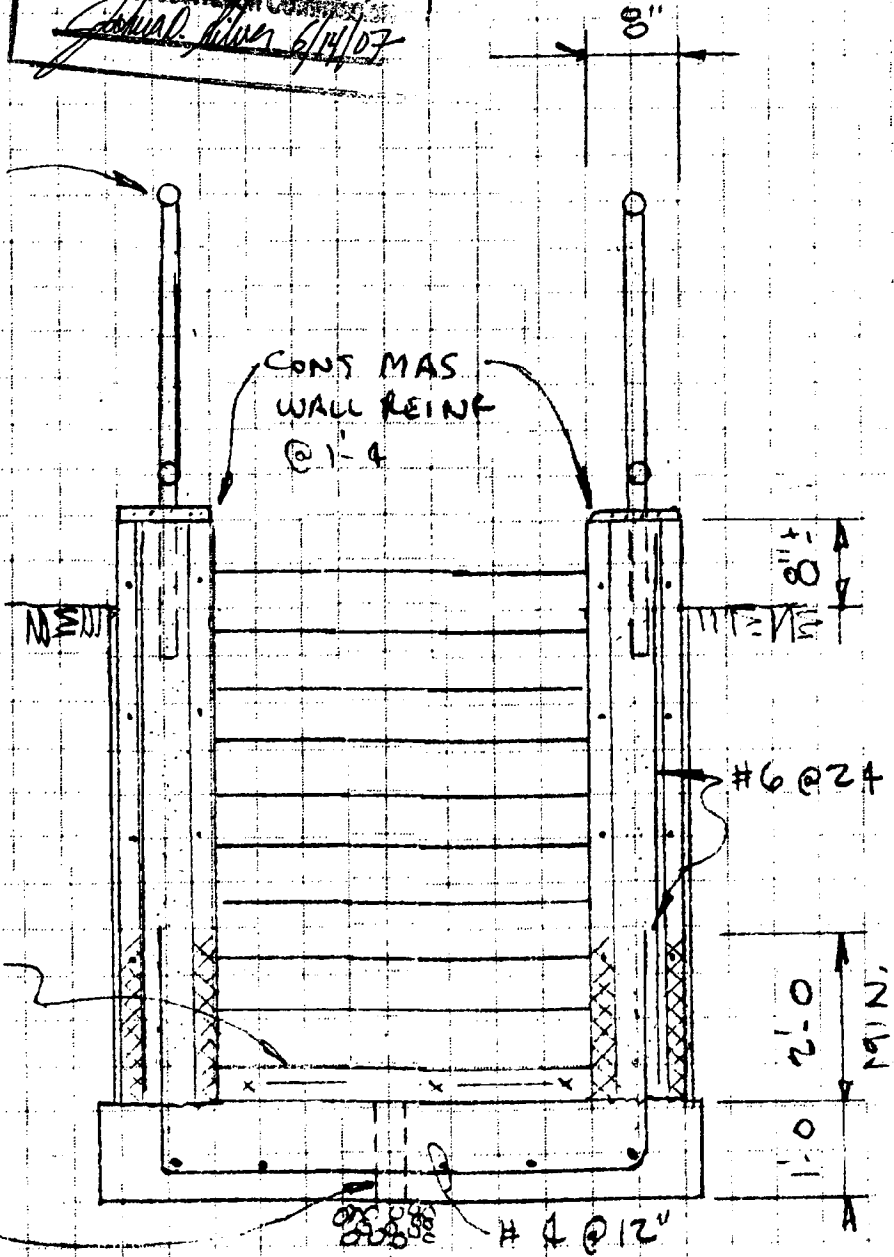
CALCULATED BY _____ DATE 4/3/07

CHECKED BY _____ DATE _____

SCALE

APPROVED
 Montgomery County
 Historic Preservation Commission
Carol Miller 6/14/07

SAFETY RAILING

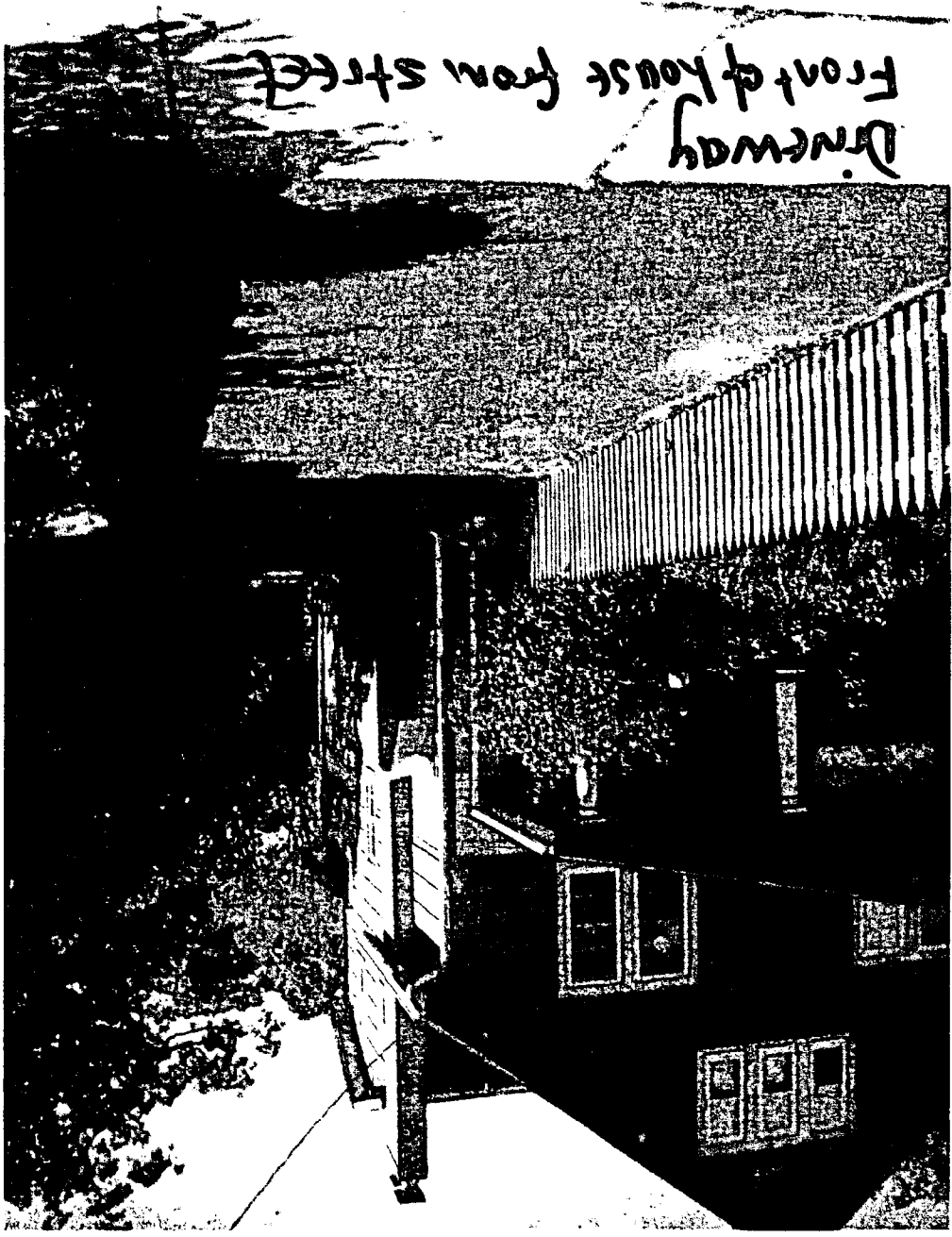


This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

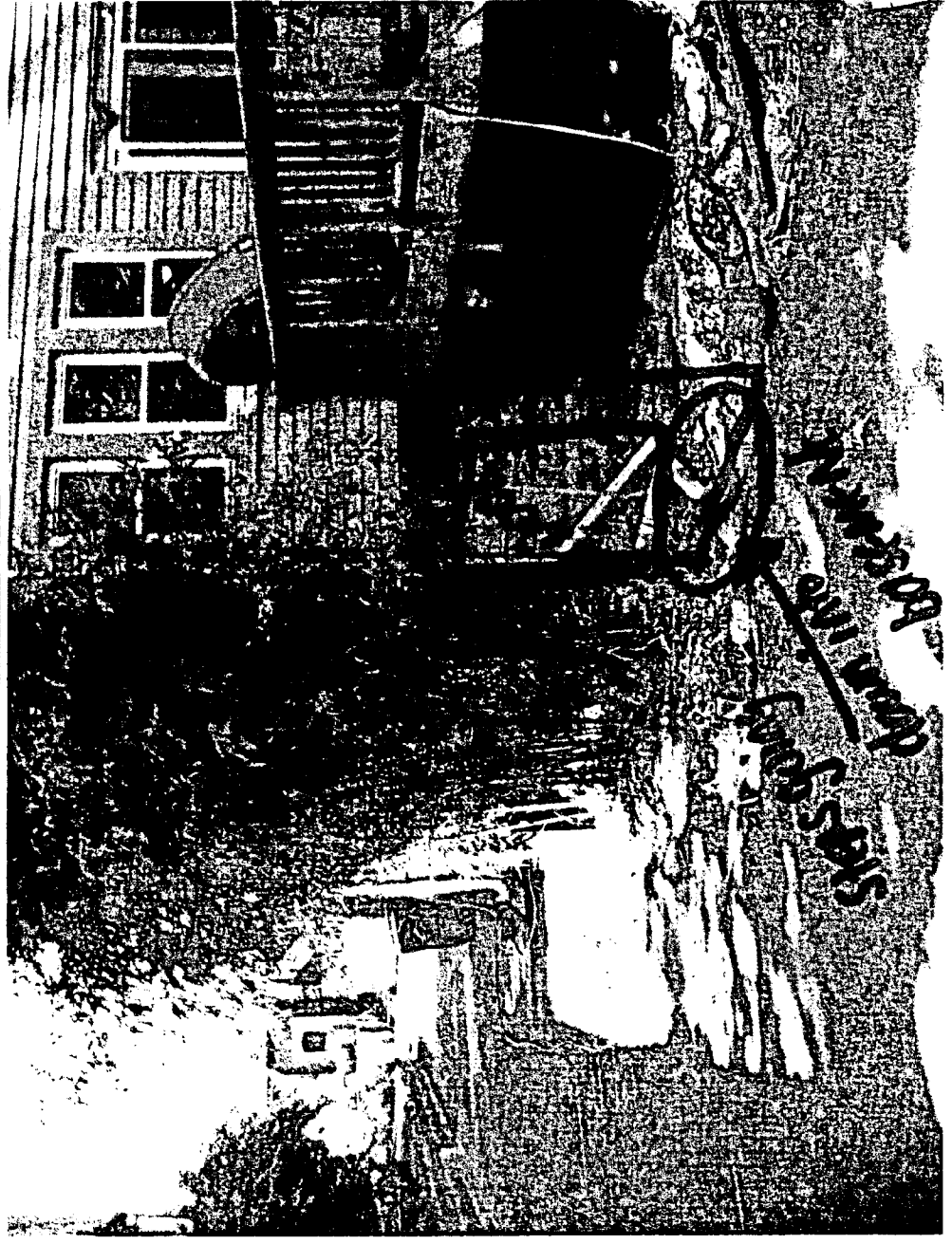
SECT 1 - SIC 9

SCALE: 1/2" = 1'-0"





Driveway
Front of house from street



Front of house from street