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HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: August 13, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #516649, porch column and retaining wall installation

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 August 12, 2009 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: Lara & Brian Richmond

Address: 402 Tulip Avenue, 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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240-772-6171

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: LARA RICHMOND

Daytime Phone No.: 301-270-2223

Tax Account No.: 01079736

Name of Property Owner: LARA & BRIAN RICHMOND Daytime Phone No.: 301-270-2223

Address: 402 TULIP AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code

Contractor: unknown Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 402 ~~TAKOMA PARK~~ Street: TULIP AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: WILLOW AVENUE

Lot: 5 Block: 8 Subdivision: LIPSCOMB & EARNEST TRUSTEES' ADDITION TO TAKOMA PARK

Liber: _____ Folio: _____ Parcel: ~~402~~

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: paint

1B. Construction cost estimate: \$ 9,000

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: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 2 feet 8 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.

Lara Richmond
Signature of owner or authorized agent

July 15, 2009
Date

Approved: _____
Signature of Chairperson, Historic Preservation Commission

Disapproved: _____
Signature Date: 8/13/09

Application/Permit No.: 516649 Date Filed: 7/24/09 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:

The house is a Victorian 2 story w/ attic & basement. It has asbestos siding that has been covered w/ aluminum. The original porch columns were removed & replaced w/ metal columns. There is also a deteriorating brick retaining wall around part of the front yard. The current walkways & driveway are concrete, and there is only bare grass, no real landscaping.

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

I would like to replace the metal porch columns w/ wood to look more original like the original structure (see photo of columns from our twin house next door), and perhaps purchased from Second Chance if it can be arranged. I would also like to remove the crumbling brick wall & replace with a low concrete & stone wall in the same site and along our property border w/ 404 Tulip to better define our property line. I am interested in perhaps doing a mosaic tile piece on the driveway side of the wall.

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 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, (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.

402 TULIP AVE.

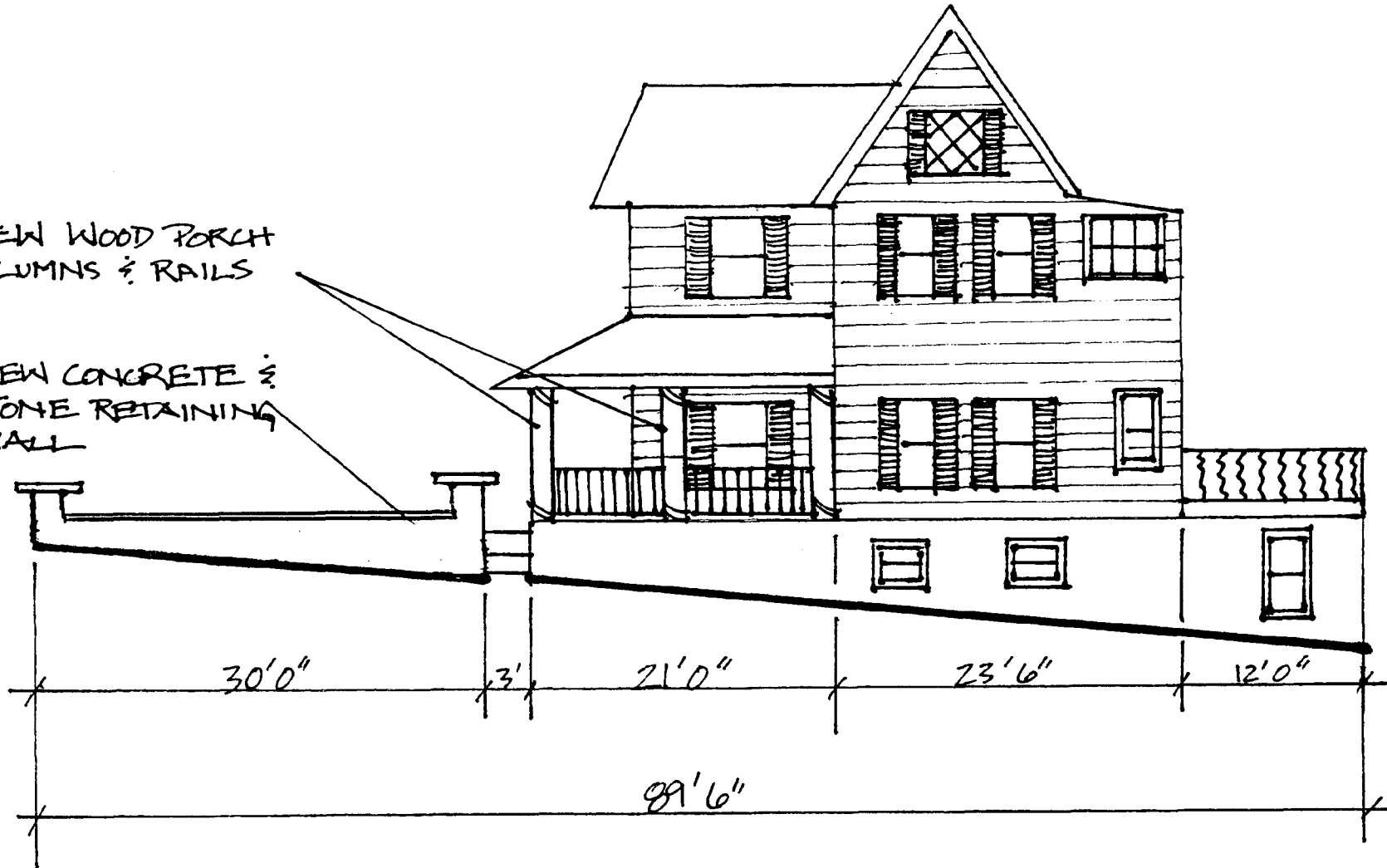
PROPOSED SIDE ELEVATION

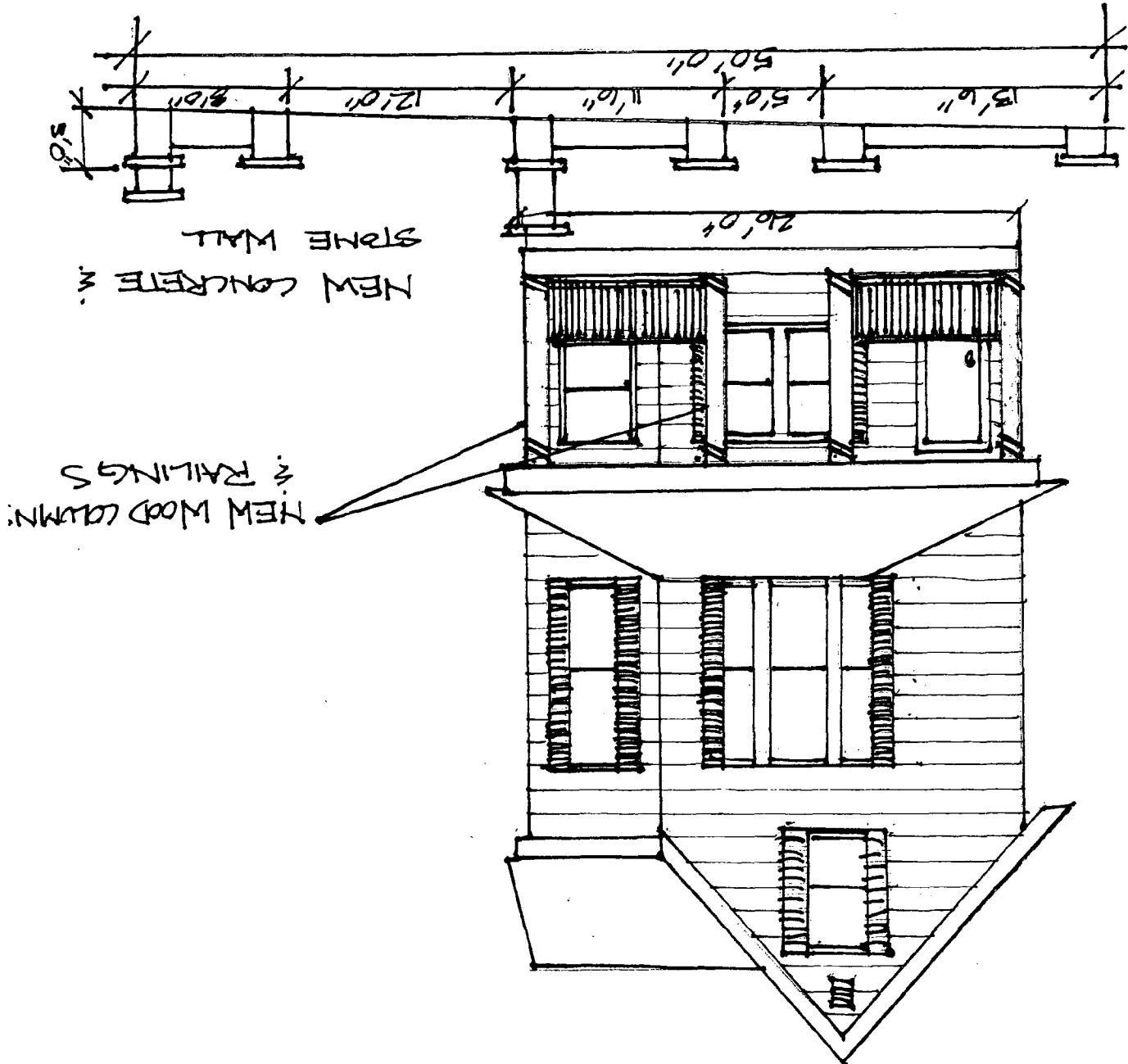
SCALE : $\frac{3}{32}'' = 1'0''$

APPROVED
Montgomery County
Historic Preservation Commission
Robert Blair 8/13/07

NEW WOOD PORCH
COLUMNS & RAILS

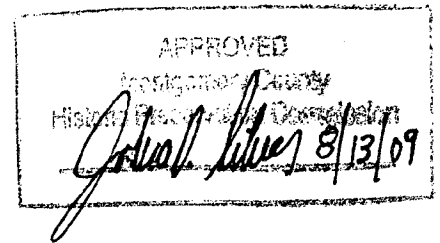
NEW CONCRETE &
STONE RETAINING
WALL



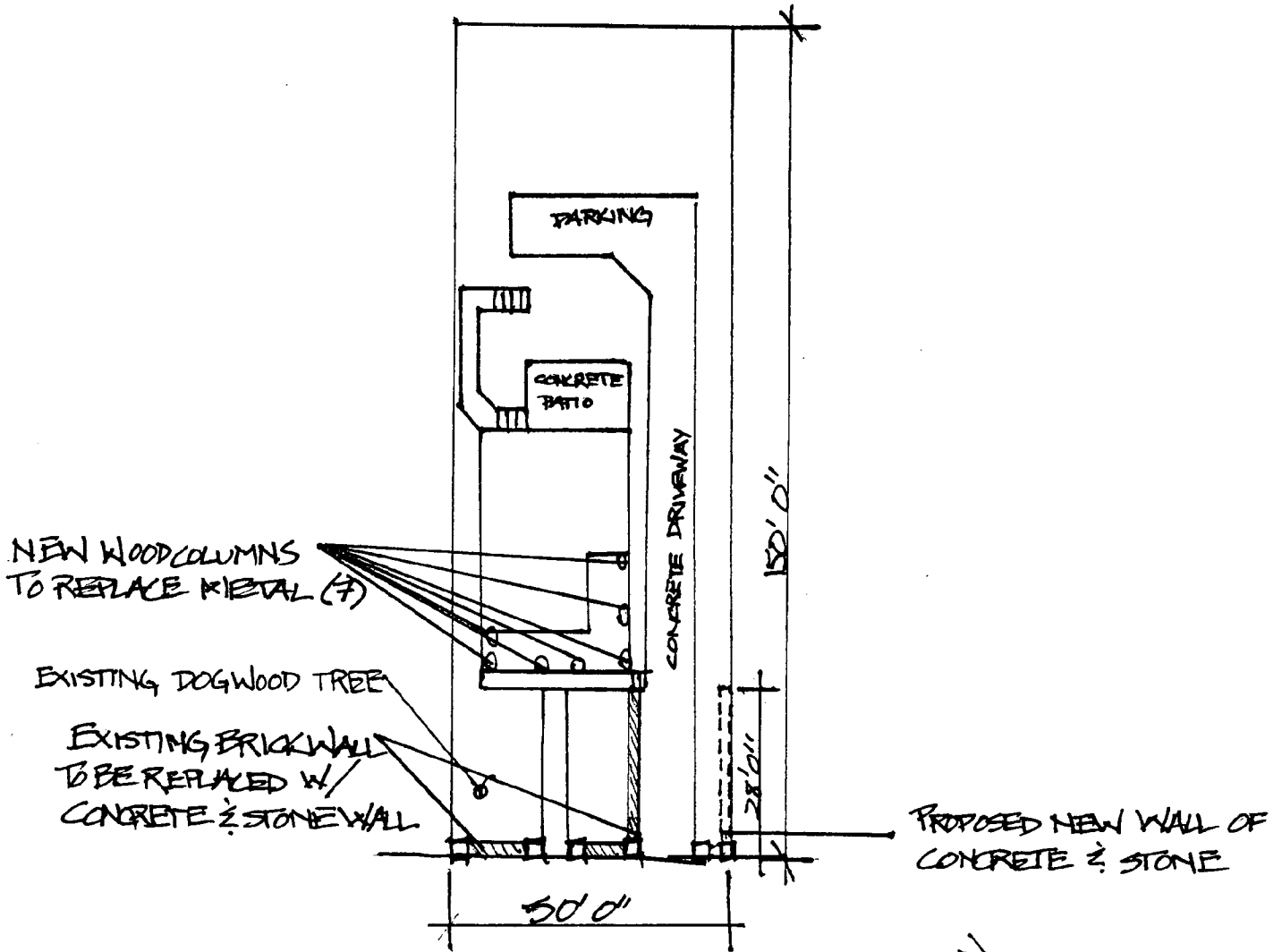


APPROVED
 [Signature]
 8/13/09

402 TULIP AVE.
 PROPOSED FRONT ELEVATION
 SCALE: 1/8" = 1'0"



402 TULIP AVE
SCALE: 1" = 30' 7/16/09



Shade portion to indicate North

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	402 Tulip Avenue, Takoma Park	Meeting Date:	8/12/2009
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/5/2009
Applicant:	Lara & Brian Richmond	Public Notice:	7/29/2009
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-09X	Staff:	Josh Silver
PROPOSAL:	Porch column and retaining wall replacement and installation		

STAFF RECOMMENDATION:

Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within the Takoma Park Historic District
STYLE: Vernacular
DATE: c1900-10

PROPOSAL:

The applicants are proposing to replace 7 non-historic metal columns with rounded wooden columns and remove the existing metal porch railings and replace them with wooden railings. The proposed columns and railings will be similar in style to the adjacent sister house located at 404 Tulip Avenue. (See attached photo on Circle 16).

The proposed work also includes the removal of two sections of an existing 3' +/- high, brick retaining wall located in the front yard and along the driveway. The applicants propose to install a new approximately 3' +/- high, concrete retaining wall with stone caps in the same location. Due to a change in topography adjustments to the wall height will be made at the time of installation to maintain a consistent overall height of approximately 3' in all locations.

A third retaining wall section will be installed along the shared property line with 404 Tulip Avenue. The proposed wall will be approximately 28' long, 3' +/- high and consist of concrete and stone materials to match the proposed section along the driveway. Similarly, adjustments to the wall height will be made during installation to maintain an overall height of approximately 3' +/-.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or
 - (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; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

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

and with the general condition that the applicant shall present the **3 permit sets of drawings 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



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295 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
301.771.3100

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

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Daytime Phone No.: 301-270-2223

Tax Account No.: 010797310

Name of Property Owner: LARA & BRIAN RICHMOND Daytime Phone No.: 301-270-2223

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LOCATION OF BUILDING/PREMISE

House Number: 402 ~~TAKOMA PARK~~ Street: TULIP AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: WILLOW AVENUE

Lot: 5 Block: 8 Subdivision: LIDSCOMB & EARNEST TRUSTEES' ADDITION TO TAKOMA PARK

Liber: _____ Folio: _____ Parcel: ~~_____~~

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|---|--|---|---|--|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>paint</u> | | | | |

1B. Construction cost estimate: \$ 9,000

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

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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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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.

Lara Richmond
Signature of owner or authorized agent

July 15, 2009
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 5116649 Date Filed: 7/20/09 Date Issued: _____

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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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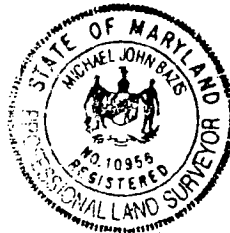
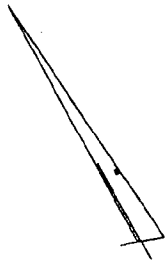
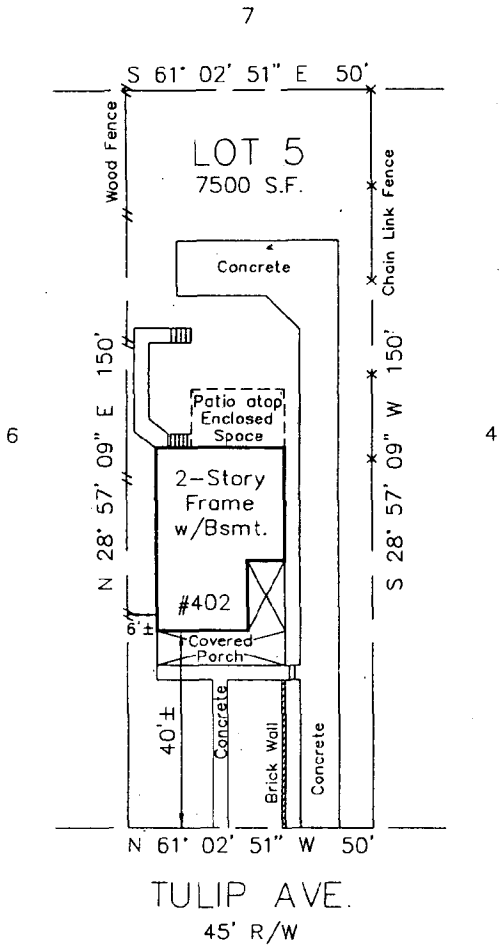
4

NEIGHBORS:

1. Jennifer and Ramin Rad
404 Tulip Ave.
Takoma Park, MD 20912
2. Jeff Bartholet and Johanna Jenssens
~~7201~~ 7201 Willow Ave.
Takoma Park, MD 20912
3. Marilyn Froelich
7205 Willow
Takoma Park, MD 20912
4. Lin and LJ Moyer
7129 Willow Ave
Takoma Park, MD 20912

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

- NOTES:
- (1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
Date of Map: 8-5-91
Flood Zone: "C"
 - (2) No property corners found or set unless otherwise noted.
 - (3) The accuracy of this survey and the apparent setback distances is 2'±



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

Michael J. Bazis
Michael J. Bazis RPLS #10956

LOCATION DRAWING
LOT 5 BLOCK 8
LIPSCOMB AND EARNEST TRUSTEES'
ADDITION TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

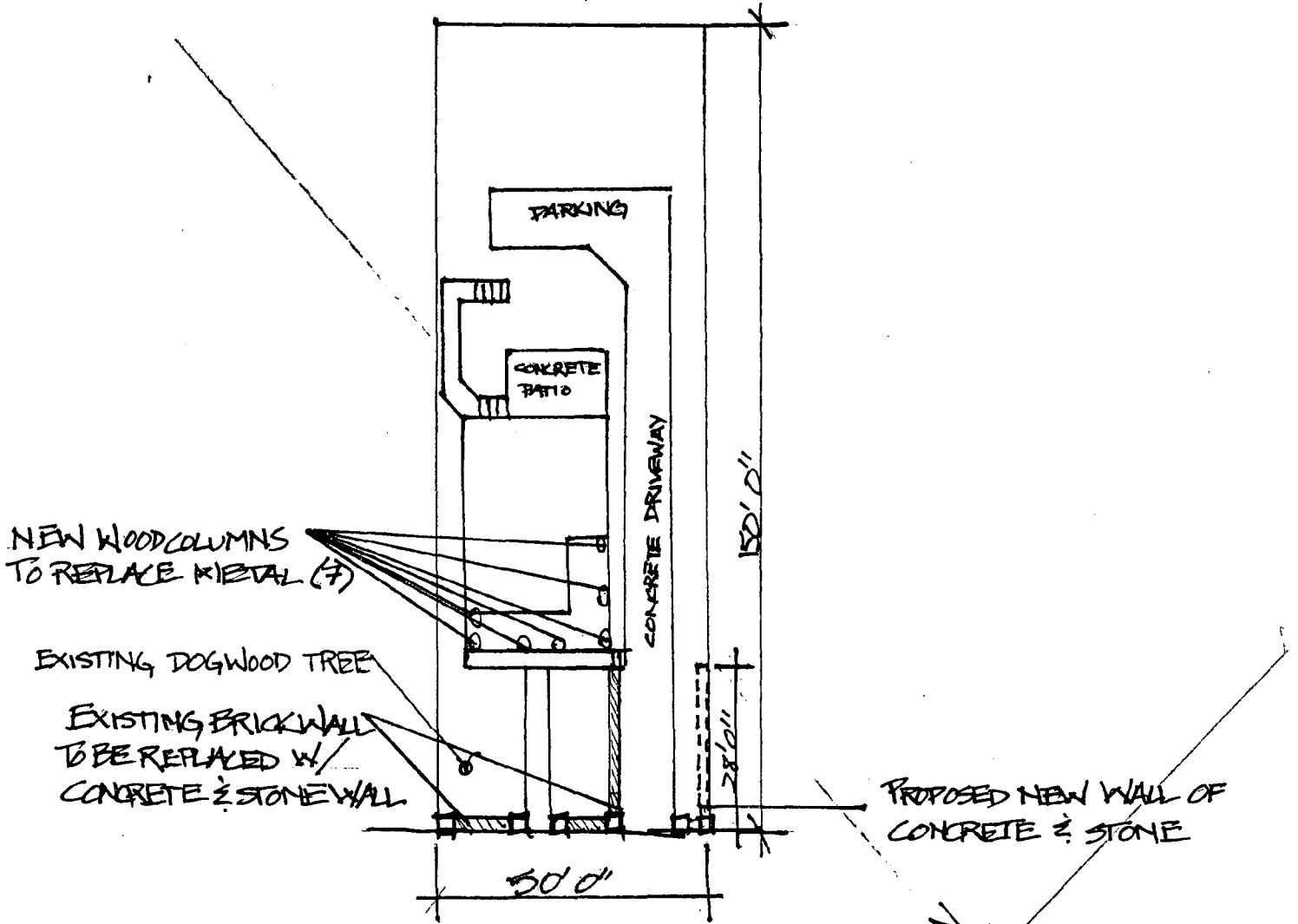
THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 05.0328H	DATE 6-7-05
FIELD SA	DRAFT DAB
	P.B. 1 P# 46
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
10801 LOCKWOOD DRIVE, SUITE 190
SILVER SPRING, MARYLAND 20901
(301)593-8005 FAX (301)681-7216
E-MAIL: survey@rckelly.com

6

402 TULIP AVE 6
SCALE: 1" = 30' 7/16/09



NEW WOOD COLUMNS
TO REPLACE METAL (7)

EXISTING DOGWOOD TREE

EXISTING BRICK WALL
TO BE REPLACED W/
CONCRETE & STONE WALL

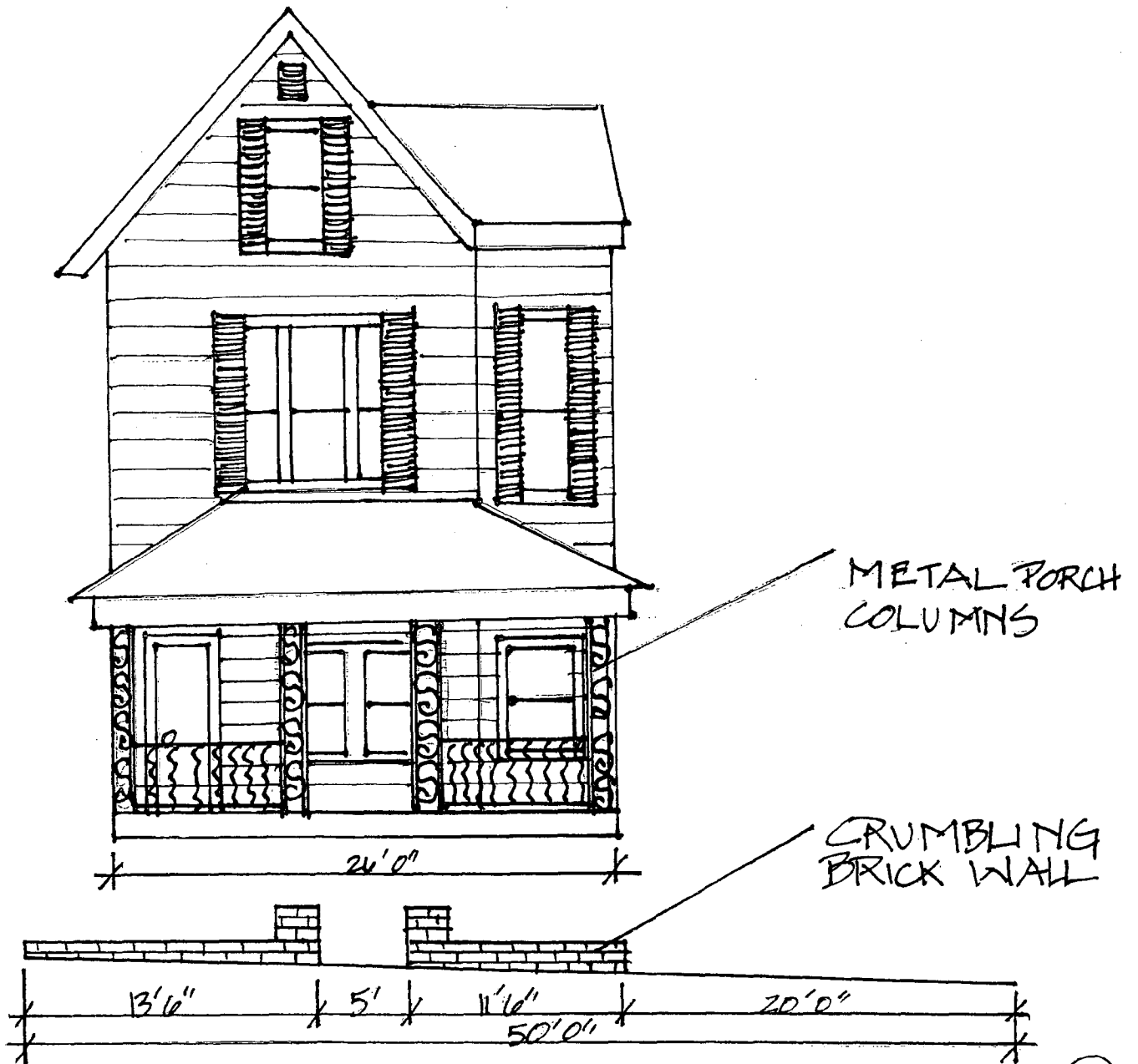
PROPOSED NEW WALL OF
CONCRETE & STONE



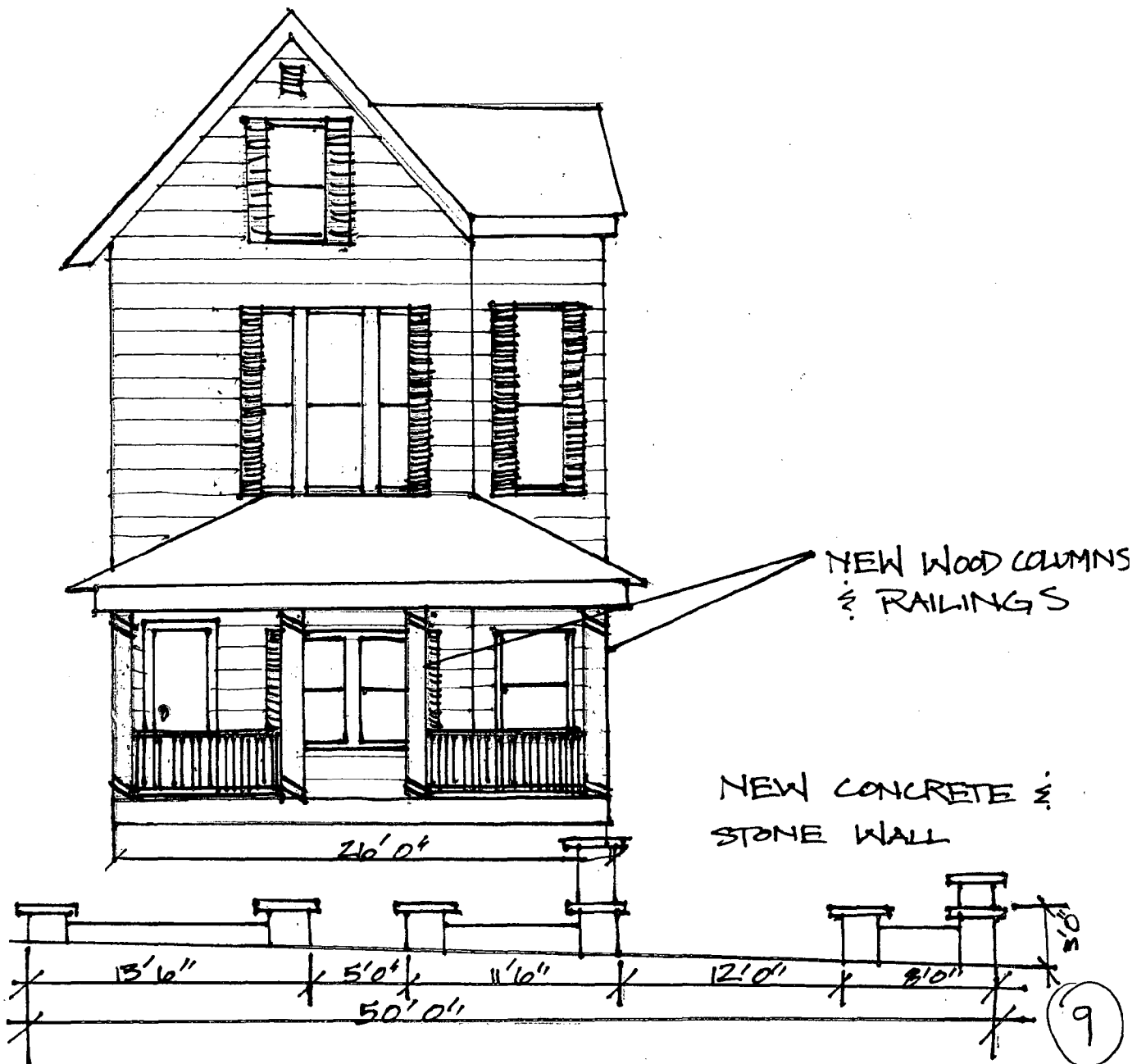
Shade portion to indicate North

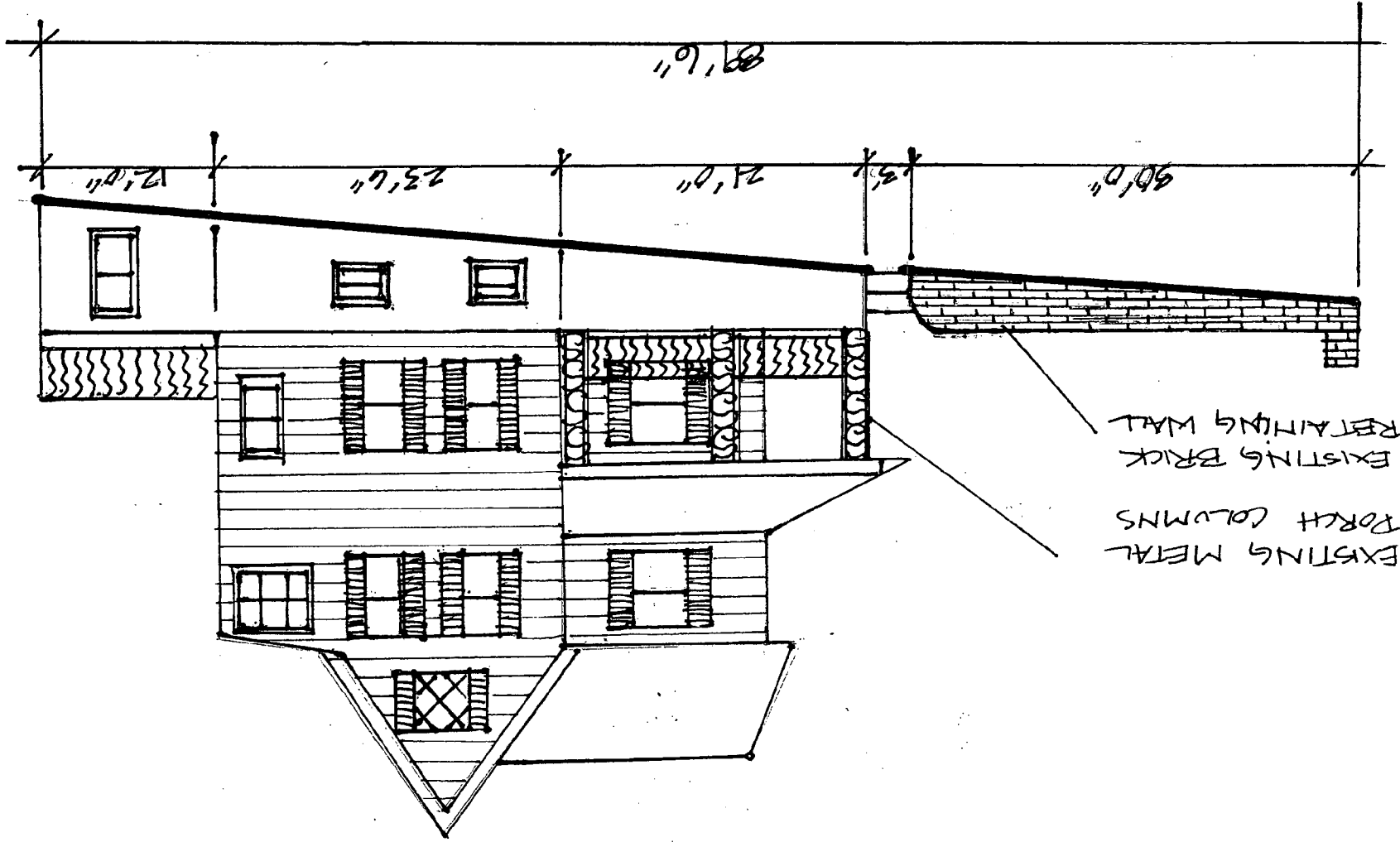
Applicant: RICHMOND

402 TULIP AVE.
EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'0"



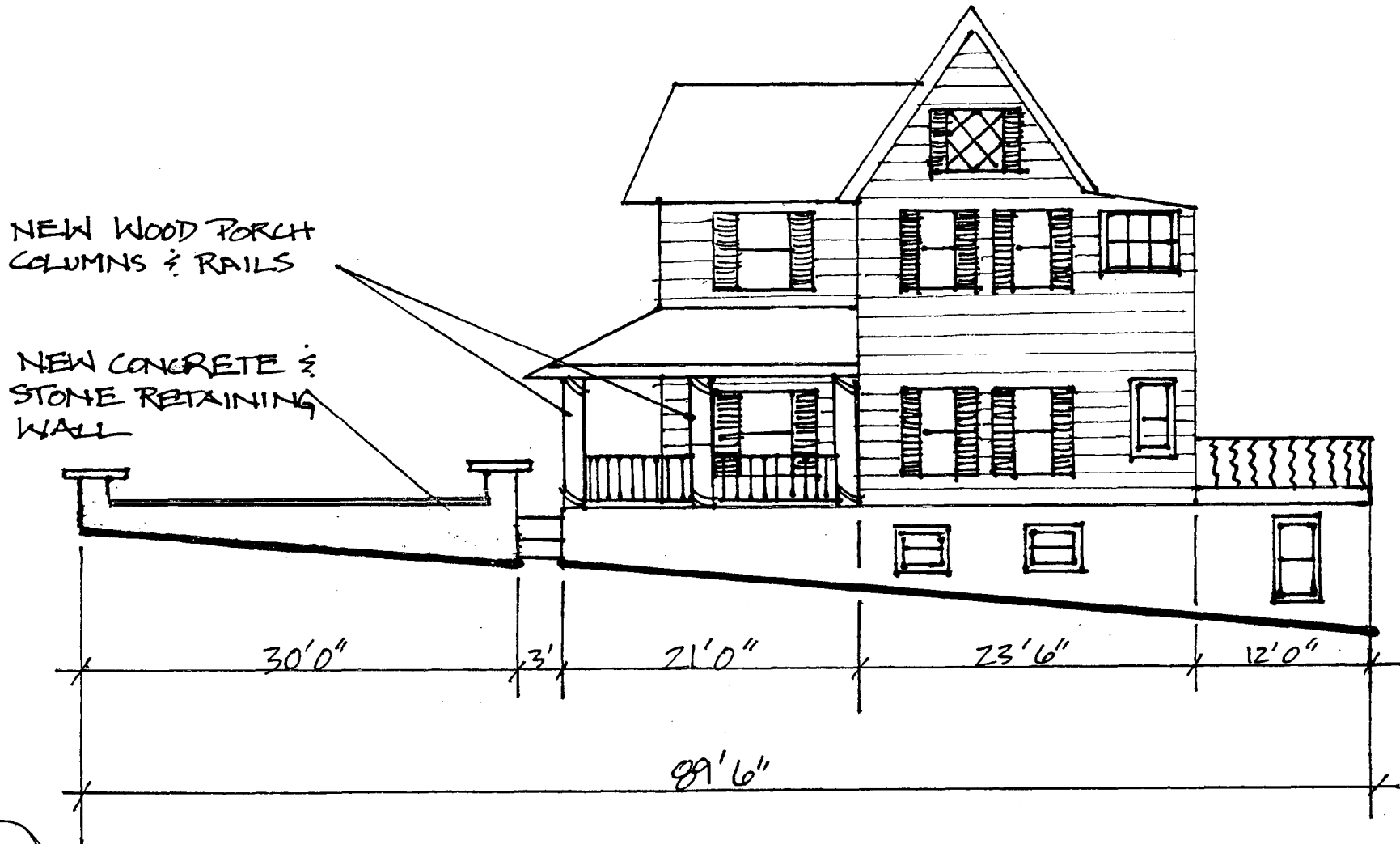
402 TULIP AVE.
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'0"





402 TULIP AVE
EXISTING SIDE ELEVATION
SCALE 3/32" = 1'0"

402 TULIP AVE.
PROPOSED SIDE ELEVATION
SCALE : $\frac{3}{32}'' = 1'0''$

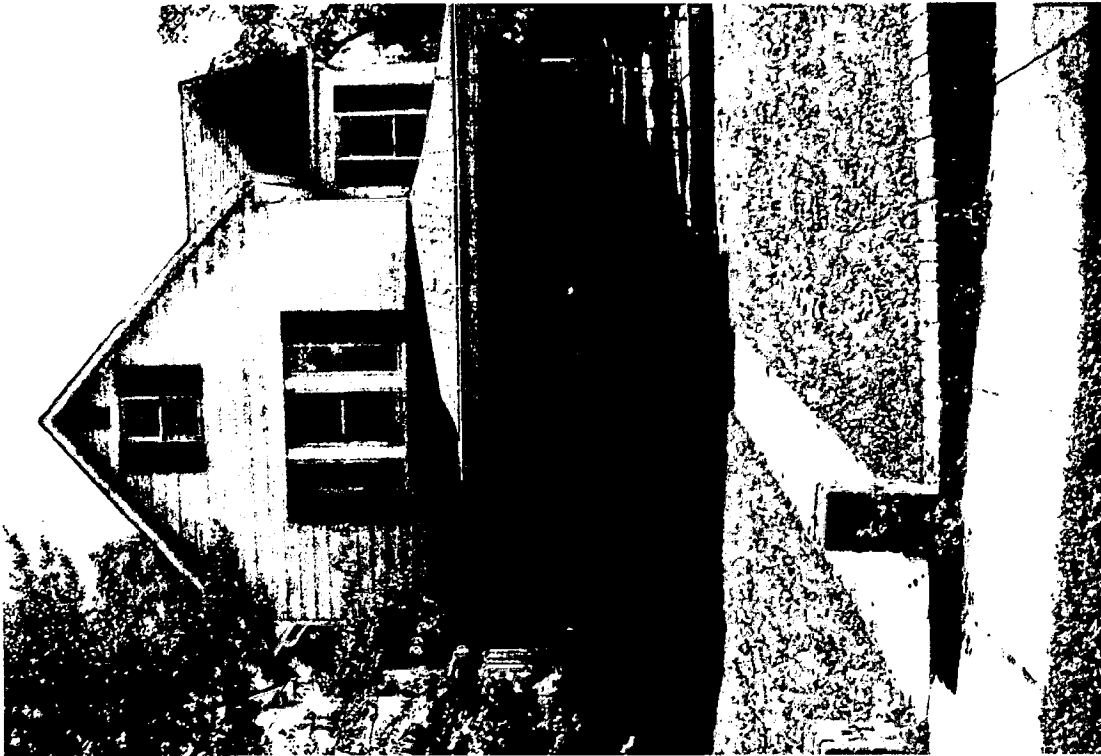


(=)

402 Tulip Avenue, Takoma Park
Takoma Park Historic District



Existing Property Condition Photographs (duplicate as needed)



Detail: 402 Tulip Ave : FRONT ELEVATION



Detail: 402 Tulip Ave : SIDE ELEVATION

Applicant: RICHMOND

Page: _____

13

Existing Property Condition Photographs (duplicate as needed)



Detail: 402 Tulip Ave: BRICK WALL ON FRONT OF HOUSE



Detail: 402 Tulip Ave: BRICK WALL CONT' ALONG DRIVEWAY

Applicant: RICHMOND

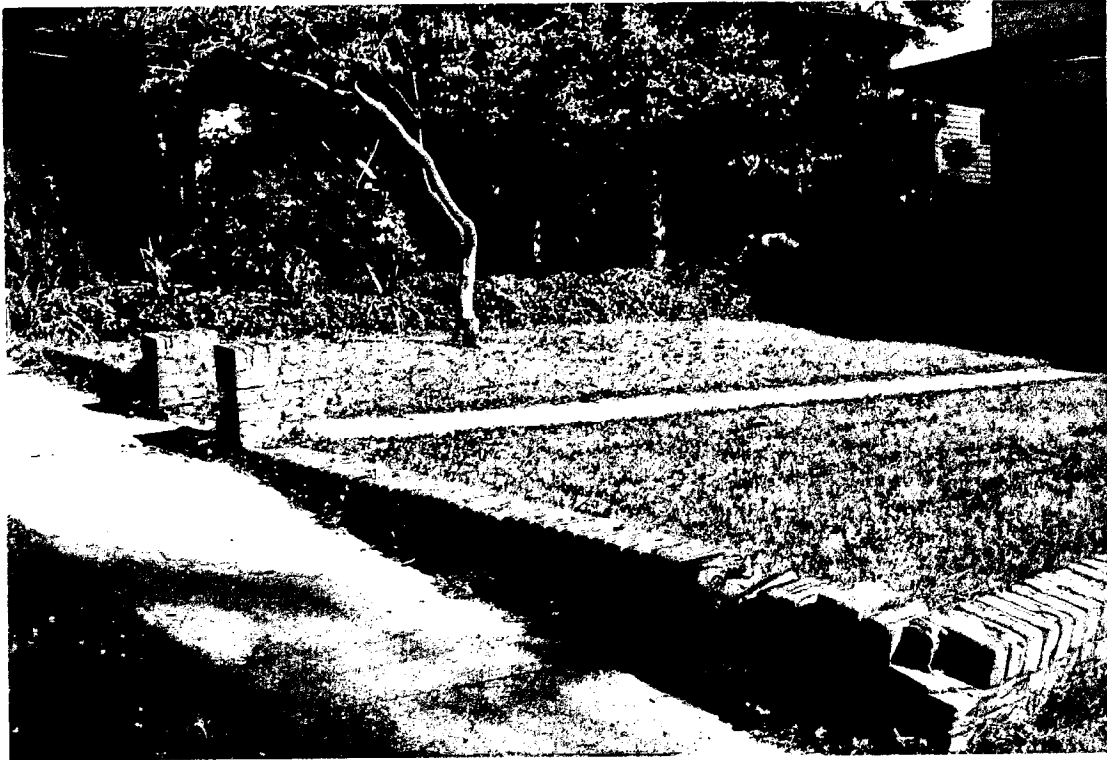
Page: ___

14



APPROXIMATE
WALL LOCATION
ALONG SHARED
PROPERTY LINE W/ 404 TULIP

Existing Property Condition Photographs (duplicate as needed)



Detail: 402 Tulip Ave: BROKEN PORTION OF RETAINING WALL



Detail: COLUMN FROM 404 Tulip Ave (twin house of ours next door): TYPE W/ WHICH WE WOULD LIKE TO REPLACE OUR CURRENT METAL COLUMNS.

Applicant: RICHMOND

Existing Property Condition Photographs (duplicate as needed)



Detail: ~~DETAIL OF WALL STYLE WE WANT TO REPLACE BRICK WITH.~~



Detail: (7313 WILLOW) WALL STYLE WE WANT TO USE: DETAIL OF CONCRETE BODY W/ STONE TOPPERS

Applicant: RICHMOND

Existing Property Condition Photographs (duplicate as needed)



Detail: 402 Tulip Ave : FRONT ELEVATION



Detail: 402 Tulip Ave : SIDE ELEVATION

Existing Property Condition Photographs (duplicate as needed)

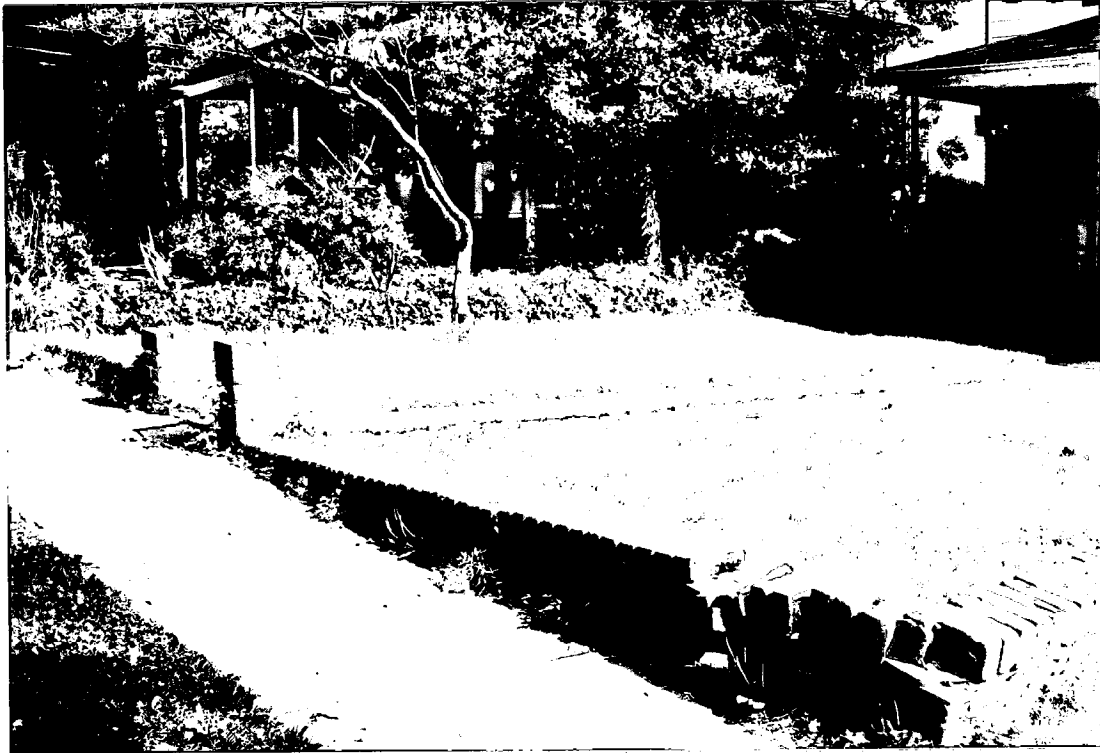


Detail: 402 Tulip Ave: BRICK WALL ON FRONT OF HOUSE



Detail: 402 Tulip Ave: BRICK WALL CONT' ALONG DRIVEWAY

Existing Property Condition Photographs (duplicate as needed)



Detail: 402 Tulip Ave: BROKEN PORTION OF RETAINING WALL



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Applicant: RICHMOND

Page:

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2. Jeff Bartholet and Johanna Jenssens
~~7201~~ 7201 Willow Ave.
Takoma Park, MD 20912
3. Marilyn Froelich
7205 Willow
Takoma Park, MD 20912
4. Lin and LJ Moyer
7129 Willow Ave
Takoma Park, MD 20912

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

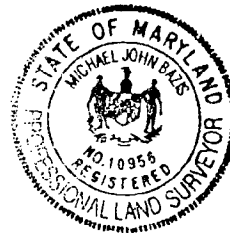
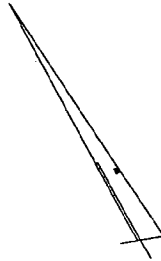
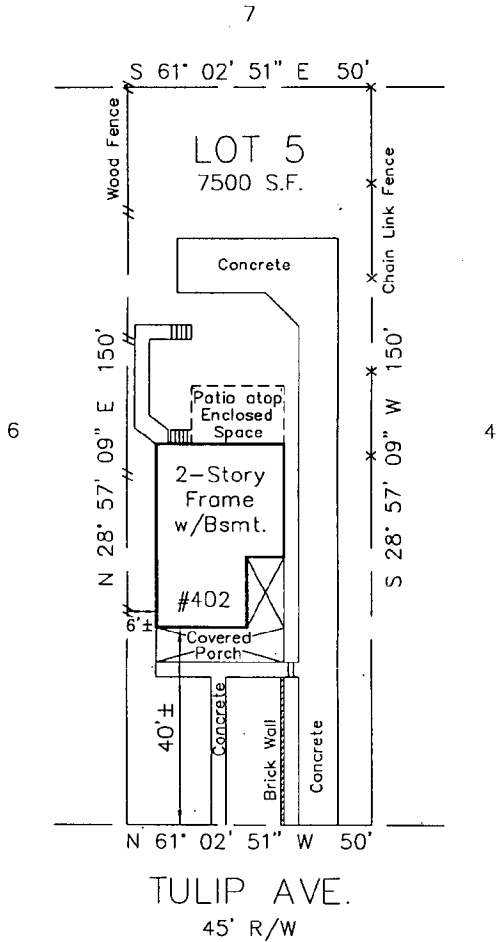
NOTES:

(1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200

Date of Map: 8-5-91
Flood Zone: "C"

(2) No property corners found or set unless otherwise noted.

(3) The accuracy of this survey and the apparent setback distances is 2±



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

Michael J. Bazis
Michael J. Bazis RPLS #10956

LOCATION DRAWING
LOT 5 BLOCK 8

LIPSCOMB AND EARNEST TRUSTEES'
ADDITION TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 05.0328H	DATE 6-7-05
FIELD SA	DRAFT DAB
	P.B. 1 P# 46
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

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SILVER SPRING, MARYLAND 20901
(301)593-8005 FAX (301)681-7216
E-MAIL: survey@rckelly.com