

37/03-03E 407 Tulip Avenue
(Takoma Park Historic District)

3713-2



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 2/28/2003

Permit No: 296566
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

JERRY KURTINITIS
407 TULIP AVENUE
TAKOMA PARK MD 20912

HAS PERMISSION TO:

ALTER

PERMIT CONDITIONS:

PREMISE ADDRESS

407 TULIP AVE
TAKOMA PARK MD 20912-

LOT 15
LIBER
FOLIO
PERMIT FEE: \$0.00

BLOCK 6
ELECTION DISTRICT
SUBDIVISION
TAX ACCOUNT NO.:

PARCEL ZONE R60
PLATE GRID
ROCKVILLE OUTSIDE-RESIDENTIAL

HISTORIC MASTER: Y
HISTORIC ATLAS: Y

HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services

296566



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

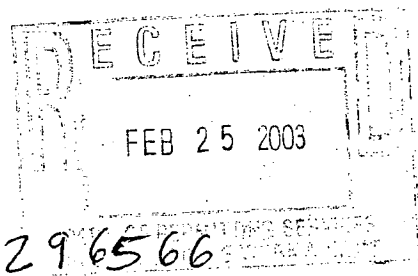
Date: Feb. 12, 2003

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit



DPS # 296566
HAWP # 37/03-03E

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

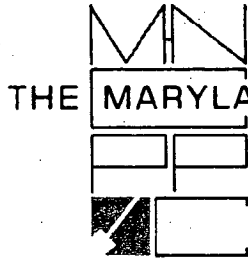
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Jerry Kurlandis

Address: 407 Tulip Ave. Takoma Park Historic District

and 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 @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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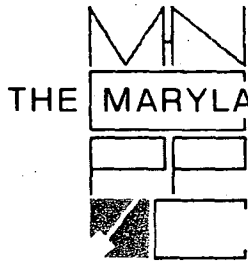
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: Feb. 12, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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

407 tulip ave.
Takoma Park Hist. District
DPS # 296566
HAWP # 37/03-03E

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
25 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240777-6370

OPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

NON-CONTRIBUTING
PROPERTY

RECEIVED

2 2003

Contact Person: NOEL FISHER
Daytime Phone No.: 301-370-4391

Division of
Construction Management

Name of Property Owner: JERRY KURTINIS Daytime Phone No.: _____
Address: 407 TULIP AVENUE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: FISHER CONSTRUCTION GROUP Phone No.: 301-652-4800
Contractor Registration No.: 38166

Agent for Owner: NOEL FISHER Daytime Phone No.: 301-370-4391
Address: 4424 MONTGOMERY AVE #202 BETHESDA MD 20814

LOCATION OF BUILDING/PREMISE
House Number: 407 Street: TULIP AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: MAPLE AVE
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate [] MC [] Slab [] Room Addition [] Porch [] Deck [] Shed
 Move Install Wreck/Reface [] Solar [] Fireplace [] Woodburning Stove [] Single Family
 Revision Repair Revocable [] Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 26,000
1C. If this is a revision of a previously approved active permit, see Permit # N/A

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/authorized agent 1/20/02 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 2-12-03 (AF)

Application/Permit No.: 296566 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND
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:

PROPERTY IS NON-CONTRIBUTING SQUARE BRICK
BUILDING BUILT IN 1960'S. BUILDING HAS NO
HISTORICAL DETAILS OR SIGNIFICANCE

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

REPLACE WINDOWS WITH LIKE KIND STYLE. CURRENT WINDOWS
ARE ORIGINAL ALUMINUM SINGLE PANE WINDOWS
PROPOSED NEW WINDOWS TO BE VINYL CLADDED DOUBLE
PANED WINDOWS IN LIKE KIND THREE SECTION SLIDER CONFIGURATION.
ADDITIONALLY WE WILL BE REPLACING A FLAT ROOF WHICH

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the site, 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 Marrow 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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address JERRY KURTINITIS 407 TULIP AVE TAKOMA PARK MD 20912	Owner's Agent's mailing address NOEL FISHER 4424 MONTGOMERY AV #202 BETHESDA, MD 20815
Adjacent and confronting Property Owners mailing addresses	
<u>JONES CHERYL F</u> <u>KIENITZ ROY WARRE</u> <u>HOFFMAN STEVEN J</u> <u>KURTINITIS JOSEPH</u> <u>RETTBERG JAMES L</u> <u>PARTRIDGE BENJAMI</u>	402 TULIP AVE 404 TULIP AVE 406 TULIP AVE 407 TULIP AVE 408 TULIP AVE 411 TULIP AVE

zip
 20912

Expedited

II-E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 407 Tulip Ave., Takoma Park **Meeting Date:** 02/12/03
Applicant: Jerry Kurtinitis (Noel Fisher, Agent) **Report Date:** 02/05/03
Resource: Non-Contributing Resource **Public Notice:** 01/29/03
Takoma Park Historic District
Review: HAWP **Tax Credit:** None
Case Number: 37/03-03E **Staff:** Anne Fothergill
PROPOSAL: Window replacement **RECOMMEND:** Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource in the Takoma Park Historic District
STYLE: Modern three-story brick apartment building
DATE: c. 1965

This three-story brick apartment building was built in the 1960s and is located on Tulip Avenue between Willow and Carroll Avenues in the Takoma Park Historic District. It is a non-contributing resource to the historic district.

PROPOSAL

The applicant proposes replacement of all the existing windows in the apartment building. Currently the building has its original aluminum single pane windows. The applicant plans to install new vinyl clad double pane windows with similar three-section slider configuration (Circle 8). In addition, the applicant will be replacing a flat roof which is not visible from the street and repaving the parking lot with no changes in the roof or parking lot materials or dimensions.

STAFF DISCUSSION

A non-contributing resource in the Takoma Park Historic District is subject to the most lenient level of design review. The HPC considers alterations to non-contributing resources in terms of their impact on the overall streetscape and environmental setting of the historic district. The *Takoma Park* Guidelines state "most alterations and additions to non-contributing resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing...which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole." The alterations to this building do not negatively impact the streetscape, landscape or historic district. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* 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.** 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 prior to commencement of work and not more than two weeks following completion of work.

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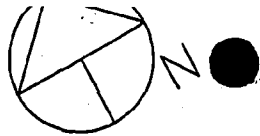
WILLOW

TULIP

407
TULIP

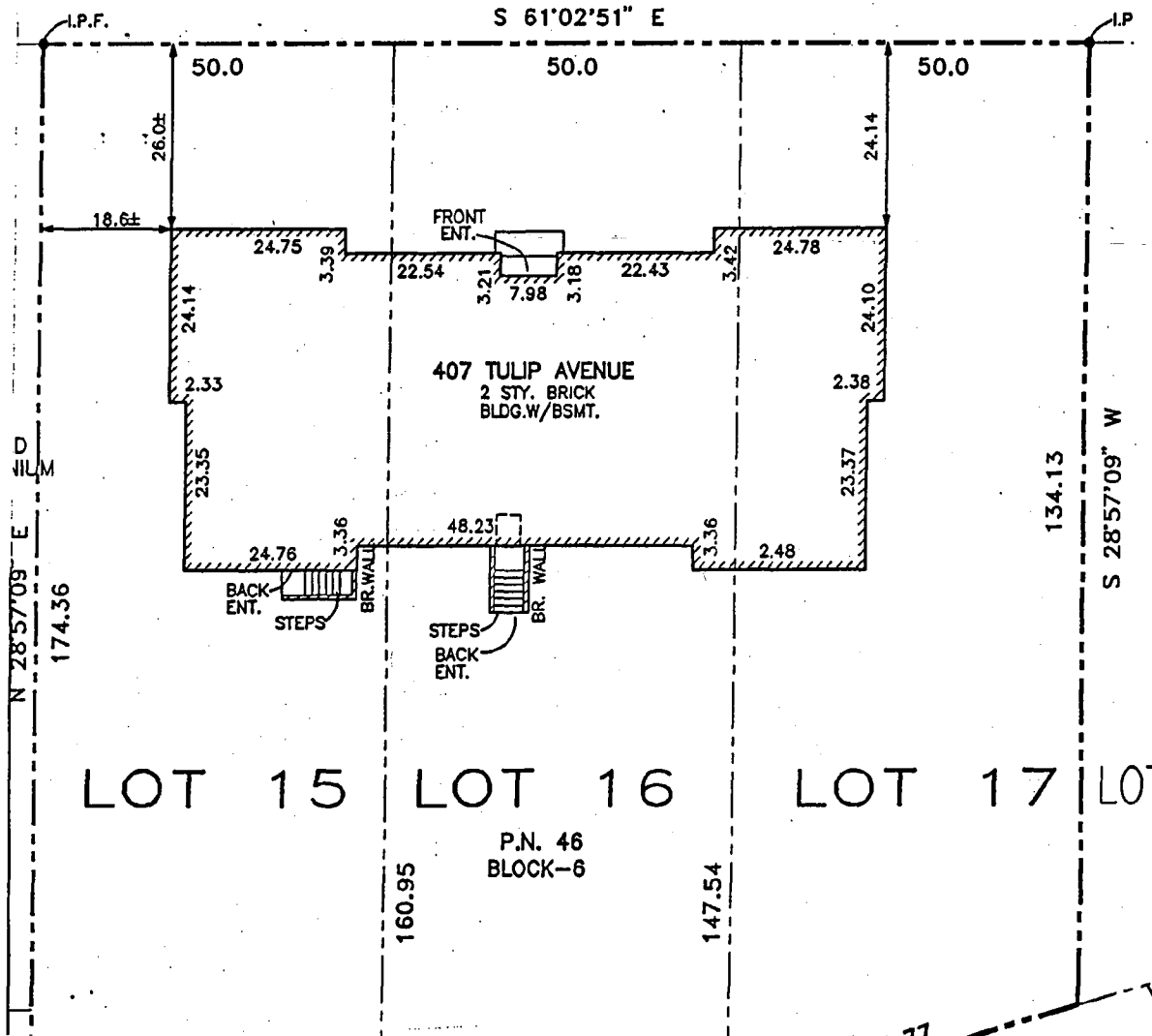
SPRUCE





TULIP AVENUE

(45' R.O.W.)
ASPH. PVMT.



(9)

Welded sash and frame corners means durability and dependability.

State of the art operating mechanism allows years of easy window operation.

Deluxe limit lock provides added security while using the window for ventilation.

Integral tilt-latch makes the window easy to tilt in plus leaves smooth window appearance.

Cam-type lock and keeper pulls and keeps your window sashes tightly together for a complete weather tight seal.

Integral lift rail makes your window easy to open and close.



Unique pivot bar system prevents windows from bowing.

Special formula PVC used in our windows never needs painting, makes cleaning a snap, and prevents scratching or denting.

Multi-chambered, hollow thermalized insulating system provides more dead air space for better insulation and adds greater strength and durability to the window.

Integral weatherstripping decreases air infiltration plus will never peel off.

Integral interlock keeps windows closed tight for added security and weatherproofing.

Full 7/8" sealed double strength insulated glass protects your home from heat and cold all year long.

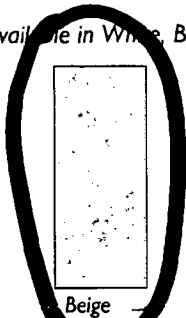
Dura® Seal by TruSeal. True warm edge technology glass spacer system reduces heat transfer and provides improved seal integrity.

Sloped sill permits easy water run-off.

Windows Available in White, Beige, Brown



White



Beige



Brown

Colors are as true as possible. Colors will allow and may differ slightly from actual product colors.



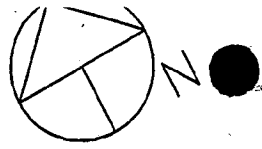
MATERIAL SPECS - 407 TULIP AVE



Front View of Building – 407 Tulip Avenue

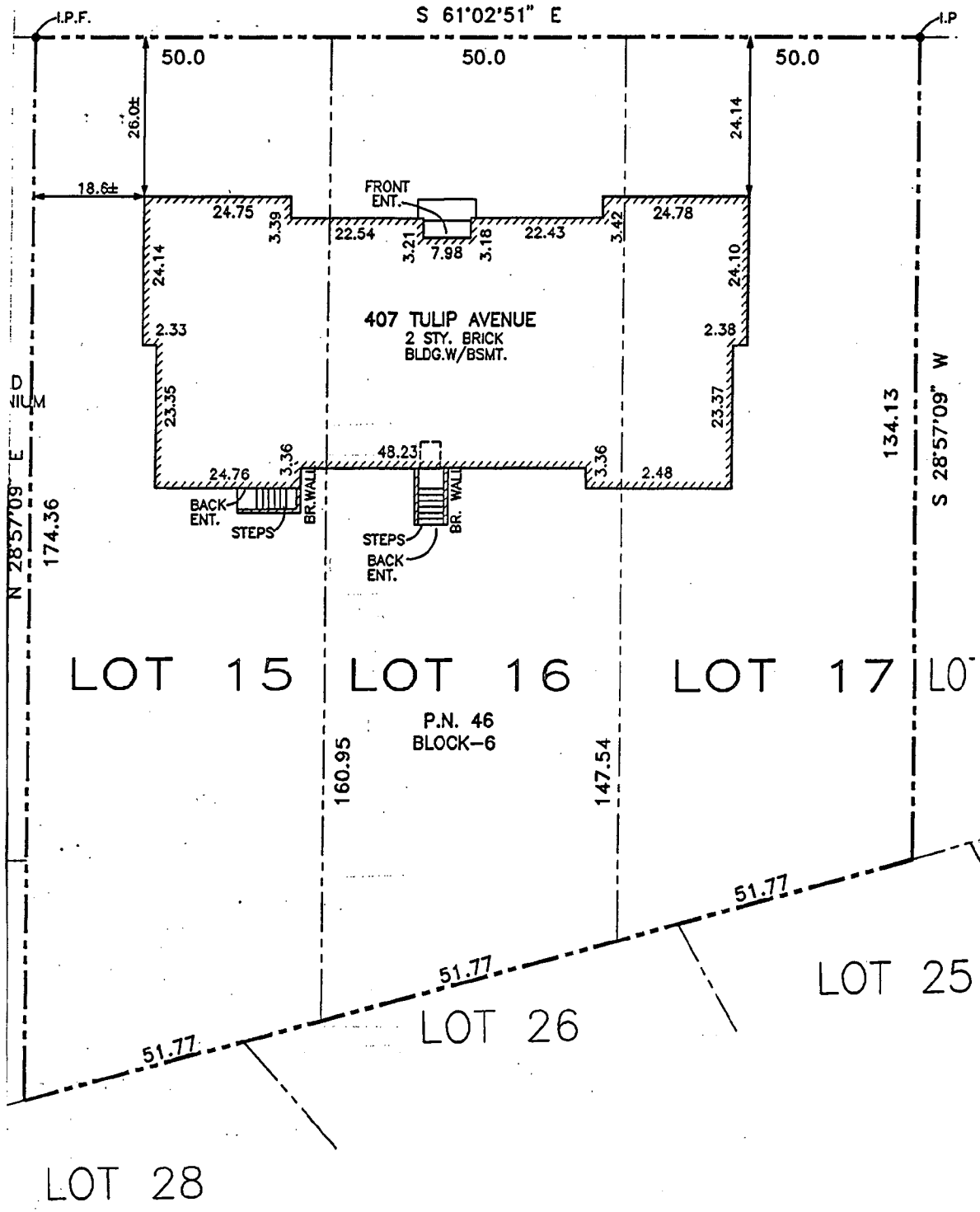


Rear View of Building – 407 Tulip Avenue



TULIP AVENUE

(45' R.O.W.)
ASPH. PVMT.



Three Part Slider



Our three part sliders give you a wide open view and slide easily on brass rollers.



3-lite End-Vent Slider

← ACTUAL STYLE OF PROPOSED NEW WINDOW

CLEAR WITH NO MULLION GRIDS.

MULLION GRIDS WILL NOT BE ON NEW WINDOWS

407 TULIP AVE

MATERIAL SPECS

407 Tulip Avenue

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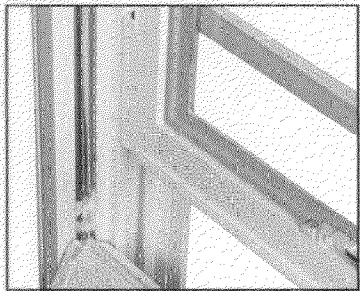
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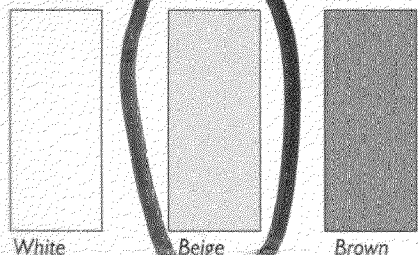
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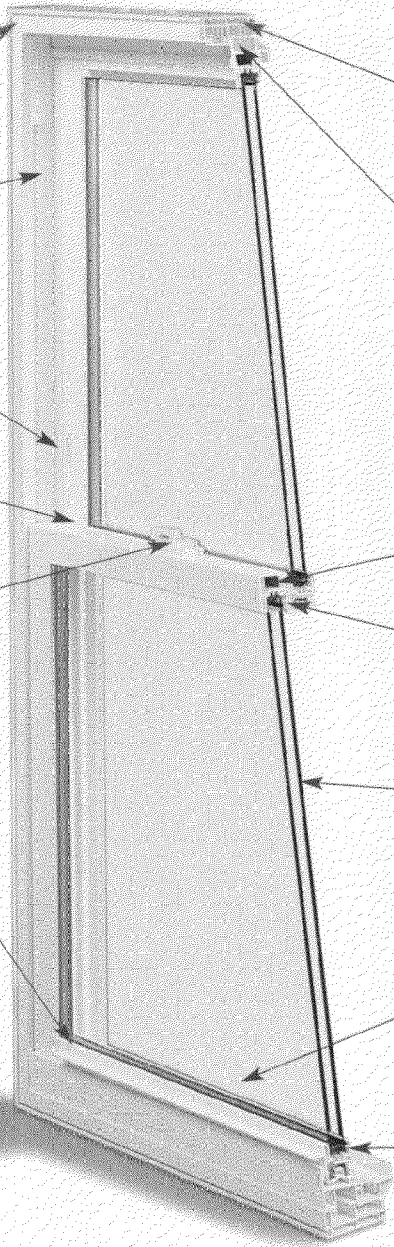


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