

37/3-~~08~~316 Tulip Avenue  
(Takoma Park Historic District)

April 1, 2004

Approved change in  
fence material to  
painted wood picket

- same location
- same height

(AF)

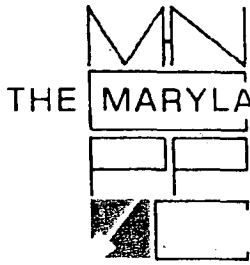
April 12, 2004

gave verbal approval  
to wire fence (as  
they had originally  
proposed) but 4' high  
not 3' high.

5-24-04

stamped  
plans <sup>M</sup>  
copy room

AT



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

Date: May 15, 2003

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator *(GW)*  
Historic Preservation

DPS # 303814

SUBJECT: Historic Area Work Permit HAWP # 37/03-03 Q

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: Jill Feasby and Kurt Lawson

Address: 316 Tulip Avenue, Takoma Park

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](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  
555 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jill Feasley/Kurt Lawson  
Daytime Phone No.: (301) 270-0275 / (202) 663-8152

Tax Account No.: AC# 161301067614

Name of Property Owner: Jill Feasley + Kurt Lawson Daytime Phone No.: (301) 270-0275

Address: 316 Tulip Avenue, Takoma Park, Maryland, 20912  
Street Number City Street U Zip Code

Contractor: Heritage Building & Renovation Phone No.: (301) 270-4799

Contractor Registration No.: MHIC Lic. # 32422

Agent for Owner: Rick Leonard Daytime Phone No.: (301) 270-4799

Address:

LOCATION OF BUILDING/PREMISE

House Number: 316 Street: Tulip Ave.

Town/City: Takoma Park Nearest Cross Street: Willow Ave.

Lot: P1C2 Block: 9 Subdivision: Lipscomb & Earnest (25)

Liber: 11003 Folio: 562 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

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 3 feet 0 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.

Jill C Feasley  
Signature of owner or authorized agent

April 19, 2003  
Date

Approved: ✓ For Chairman, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 5-14-03

Application/Permit No.: 303 814 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 structural(s) and environmental setting, including their historical features and significance:

(see attached description)

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

(see attached description)

**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, (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.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	316 Tulip Ave., Takoma Park	<b>Meeting Date:</b>	05/14/03
<b>Applicant:</b>	Jill Feasley and Kurt Lawson	<b>Report Date:</b>	05/07/03
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Public Notice:</b>	04/30/03
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	37/03-03Q	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Fence and deck installation	<b>RECOMMEND:</b>	Approve

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**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource in the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c. 1895-1905

This single family home was built circa 1900 and is a 2 ½ -story front-gabled frame house in the Early Colonial Revival style with Queen Anne influences. It is located on a double lot at the corner of Tulip and Willow Avenues in the Takoma Park Historic District. There is an early 20<sup>th</sup> century 3-bay wood frame Craftsman garage behind the house.

**PROPOSAL**

The applicants propose to restore the garage, construct a deck off the left side of the house, and make some landscaping improvements.

- 1) Garage: The framing will be reinforced, the rotted wood and broken windows will be repaired or, if necessary, replaced in-kind, and the foundation slab will be repaired. See Circle 13 for garage photos.
- 2) Deck: This wood deck will be built off the west side of the house and a screened-in porch will be built beneath the deck. Lattice work paneling is used underneath the existing front porch deck and will also be incorporated underneath the front-facing portion of the new deck. To access the deck, there will be a door installed where there is an existing window. See Circles 8 + 9
- 3) Landscaping: The concrete sidewalks and asphalt driveway will be replaced with brick. A stone terrace and seat wall will be installed. A new ornamental double-loop wire fence

will be installed along the back and western side of the property. Two mulberry trees that are endangering an existing retaining wall will be removed. Plantings are planned throughout. See Circle 7

### STAFF DISCUSSION

An outstanding resource in the Takoma Park Historic District is subject to the highest level of design review, but it is within the district guidelines to make sympathetic alterations, changes, and additions to outstanding resources within the parameters of the Secretary of Interior's *Standards for Rehabilitation*. *Standard #9* states:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Using this *Standard* as a guide, staff feels the applicants' proposal is sensitive to the integrity of this resource and that they have chosen a design and materials that are compatible with the house and its environment.

Staff commends the applicants for restoring the garage, which is a unique building and worthy of restoration.

Staff notes that the window on the west side of the house which will be replaced with a door should be retained either on-site—the house has many same-size windows and it might be useful to have this one at some point in the future—or donated to Old House Parts or The Newell Post.

Although the HPC generally is reluctant to authorize tree removal, the two mulberry trees that the applicants propose to remove are threatening the retaining wall and Staff feels their removal should be allowed.

Staff feels that the proposed deck, garage repairs, and landscaping are all compatible with the District's guidelines and the Secretary of Interior's *Standards* and will not adversely impact the house, 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 Secretary of the Interior's *Standards for Rehabilitation #9*:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be



compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

APPROVED  
Montgomery County  
Historic Preservation Commission

**West Garden Terrace**

A semi-circular lawn embraces a brick and stone terrace. The terrace is large enough for additional outdoor seating and family activities. Shade tolerant shrubs and perennials frame the terrace and screen the neighbors. The addition of broad stone steps and a gravel path, lead to the lower trellised garden and to the children's playhouse beyond.

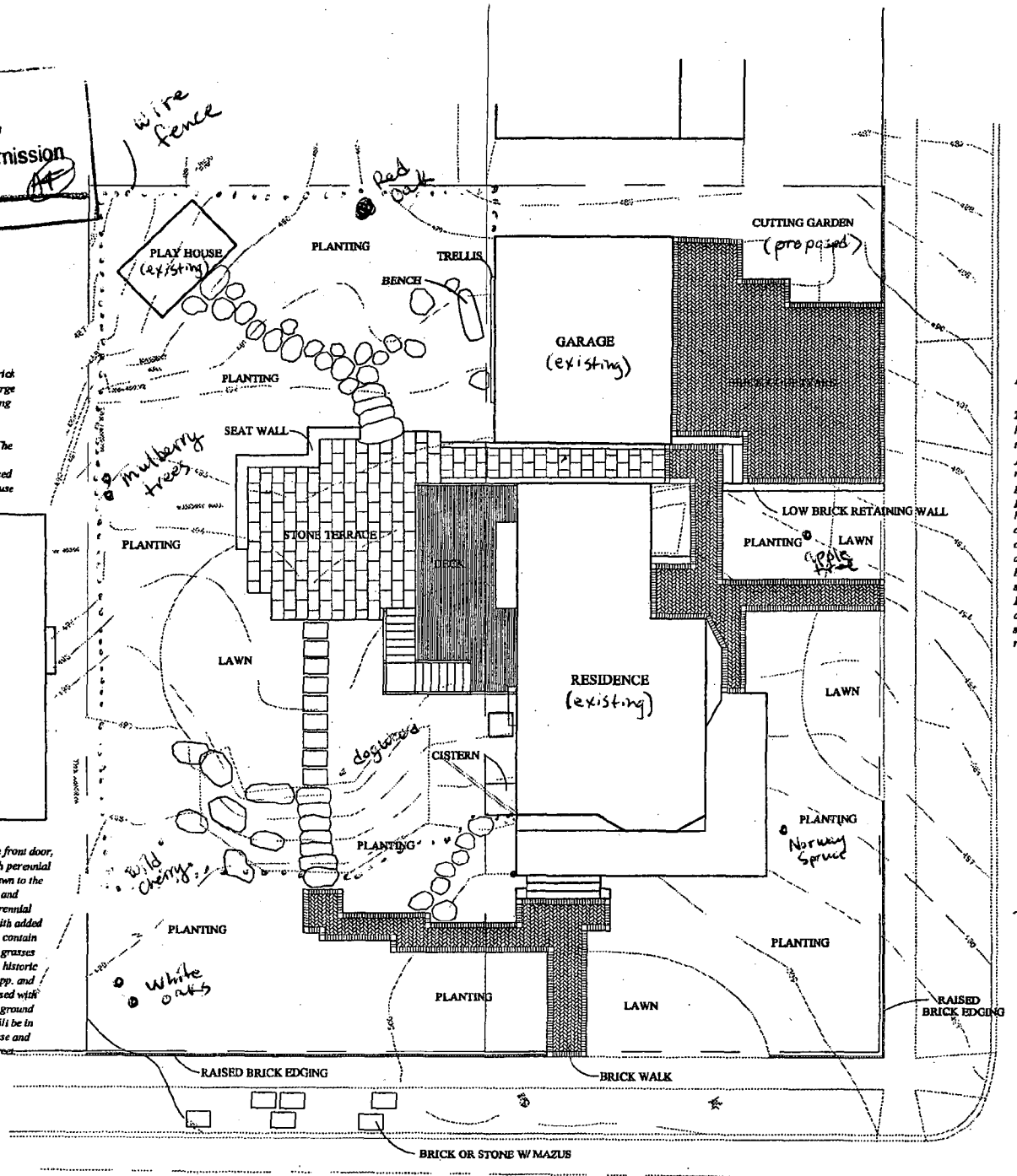
**Entry Garden**

A brick walkway leads to the front door, framed on either side by lush perennial gardens. A small panel of lawn to the southeast sets off the garden and increases the depth of the perennial beds closest to the house. With added depth this sunny garden may contain broad sweeps of ornamental grasses and perennials. To the west, historic shrubs, such as *Hydrangea* spp. and *Viburnum* spp., are interspersed with shade loving perennials and ground covers. The shade garden will be in keeping with the historic house and establish privacy from the street.

**East Garden**

The brick auto court complements the historic garage and lends character to the east elevation. A small brick framed cutting garden helps to visually reduce the amount of paving and provides a sunny location for perennials. The multiple entries to the house, yard and storage area are organized by a new brick walk and stair configuration. A low wall separates the drive from the upper garden and the historic garden gate is reused to separate the more private west garden. Large masses of shrub, perennials, and groundcovers will help to stabilize slopes without the introduction of retaining walls.

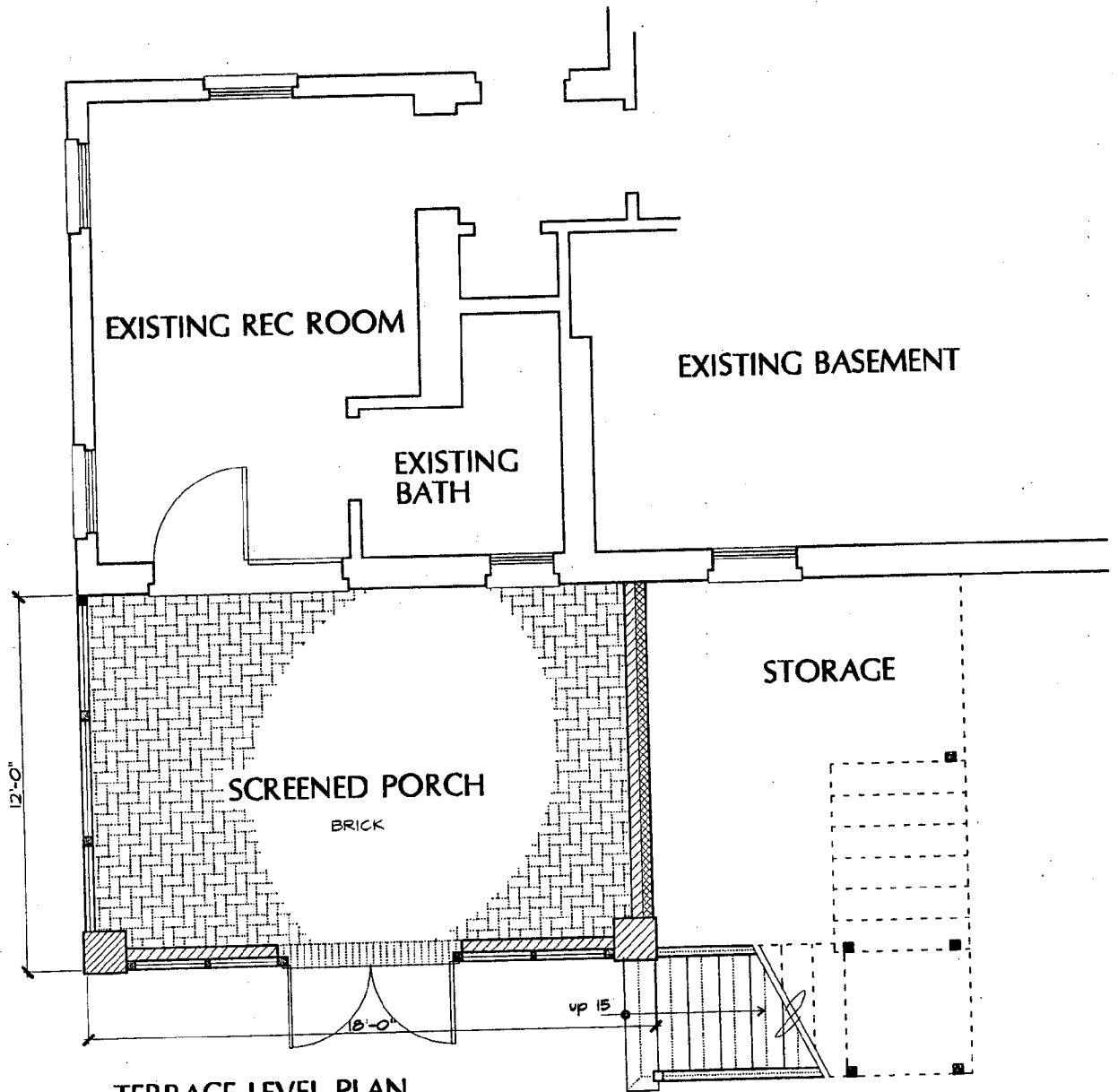
Feasley-Lawson  
31b Tulip  
Takoma Park



April, 2003  
1" = 20'-0"

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Montgomery County  
Historic Preservation Commission

Feasley - Lawson  
316 Tulip Ave.  
Takoma Park



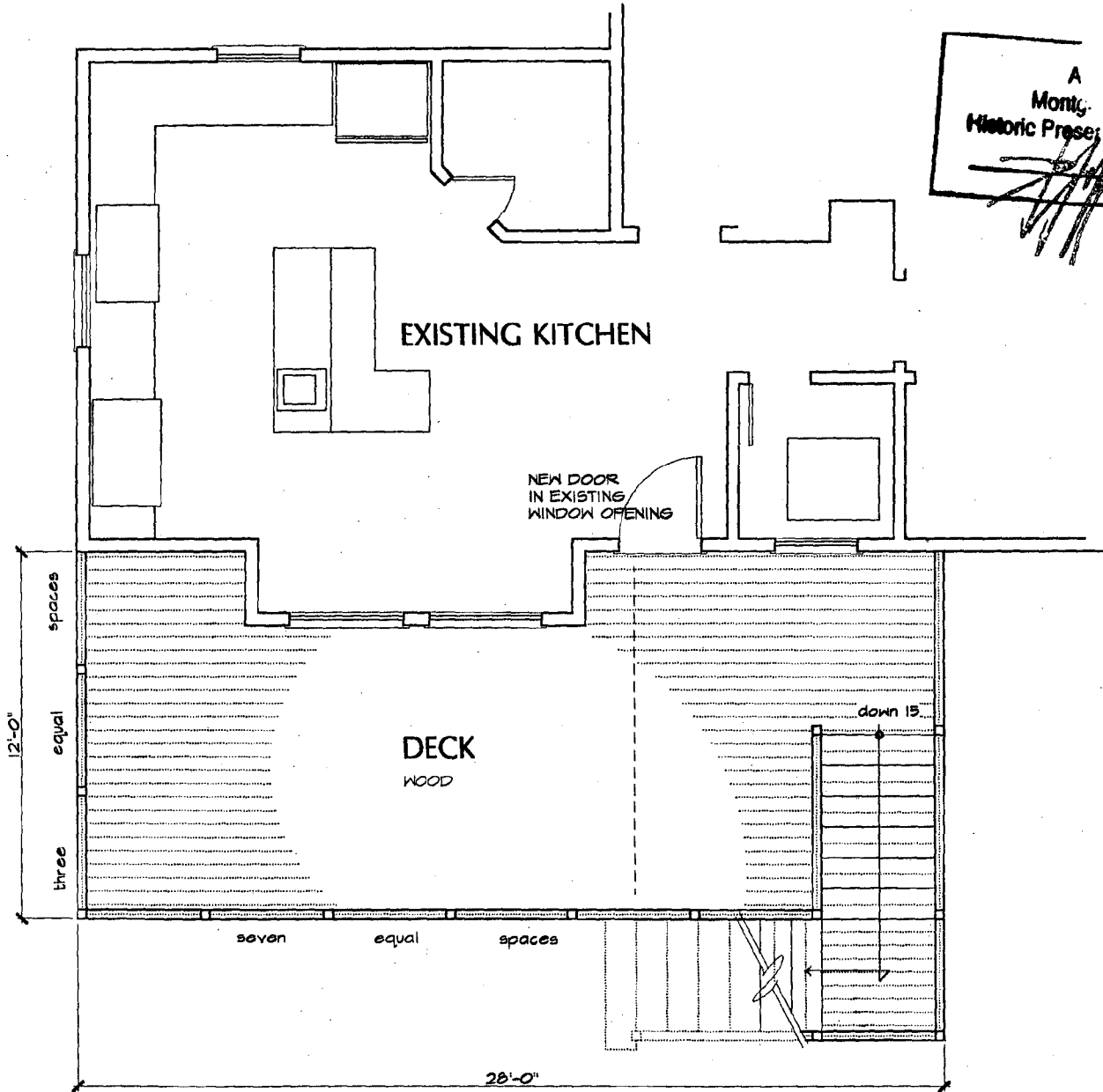
TERRACE LEVEL PLAN

3/16" = 1'-0"

FEASLEY

Feasley-Lawson  
316 Tulip Ave.  
Takoma Park

A  
Montg.  
Historic Preser.  
ED  
County  
Commission  
*(Signature)*  
711



**MAIN FLOOR PLAN**  
3/16"=1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*AE*



NEW DOOR IN EXISTING WINDOW OPENING

WOOD RAILS

WOOD DECK OVER MEMBRANE ROOF

FIXED SCREEN PANELS

LATTICE

BRICK PIERS

SCREEN DOORS

BRICK RETAINING WALL

Western or  
**LEFT ELEVATION**  
3/16"=1'-0"

Feasley-Lawson  
316 Tulip Ave.  
Takoma Park

**FEASLEY-LAWSON**  
**316 Tulip Avenue**  
**Takoma Park**

**1a. Description of existing structure(s) and environmental setting, including their historical features and significance:**

This house is classified as an "outstanding resource" and is set on a double lot at the corner of Tulip and Willow Avenues. In 2002, it received a historic preservation award for renovation and addition to a historic residential resource from Montgomery Preservation, Inc. It is in an early section of the Takoma Park Historic District. The neighboring houses are of varying styles and most date from before WWII. The Thomas-Siegler historic house and garden are one block down the street on Tulip Avenue.

The house itself is a two and a half story, front-gabled frame structure in Early Colonial Revival style with Queen Anne influences. Prominent features include the curved eave detail and the front porch with large round columns, which wraps around the house on the sides facing the streets. The wood frame Craftsman style garage has three bays.

Several mature trees surround the house including three white oaks, a red oak, a dogwood, an apple tree, and a Norway spruce. The front yard contains a large perennial garden.

**1b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:**

The project has three major components: 1) restoration of the garage, 2) construction of a deck, and 3) landscaping improvements. The *garage* framing will be reinforced, rotted wood and broken windows replaced, and the foundation slab repaired. The *deck* will be constructed off the western side of the house. A screened-in porch will be built beneath the deck. Lattice work paneling is used underneath the existing front porch and will also be incorporated underneath the front-facing portion of the new deck. The *landscaping* is more fully described on the site plan, but will include replacing the current concrete sidewalks and asphalt driveway with brick, installing a stone terrace and seat wall, repairing the existing raised brick edging along the front of the property, and installing an ornamental double-loop wire fence along the back and western side of the property (this type of fencing already exists along the back property line, but needs to be replaced). Two mulberry trees that are endangering an existing retaining wall will be removed. Extensive new plantings are planned throughout the property.



• Southern Facade ↗

• Eastern Facade ↘

Feasley-Lawson  
316 Tulip Ave.  
Takoma Park





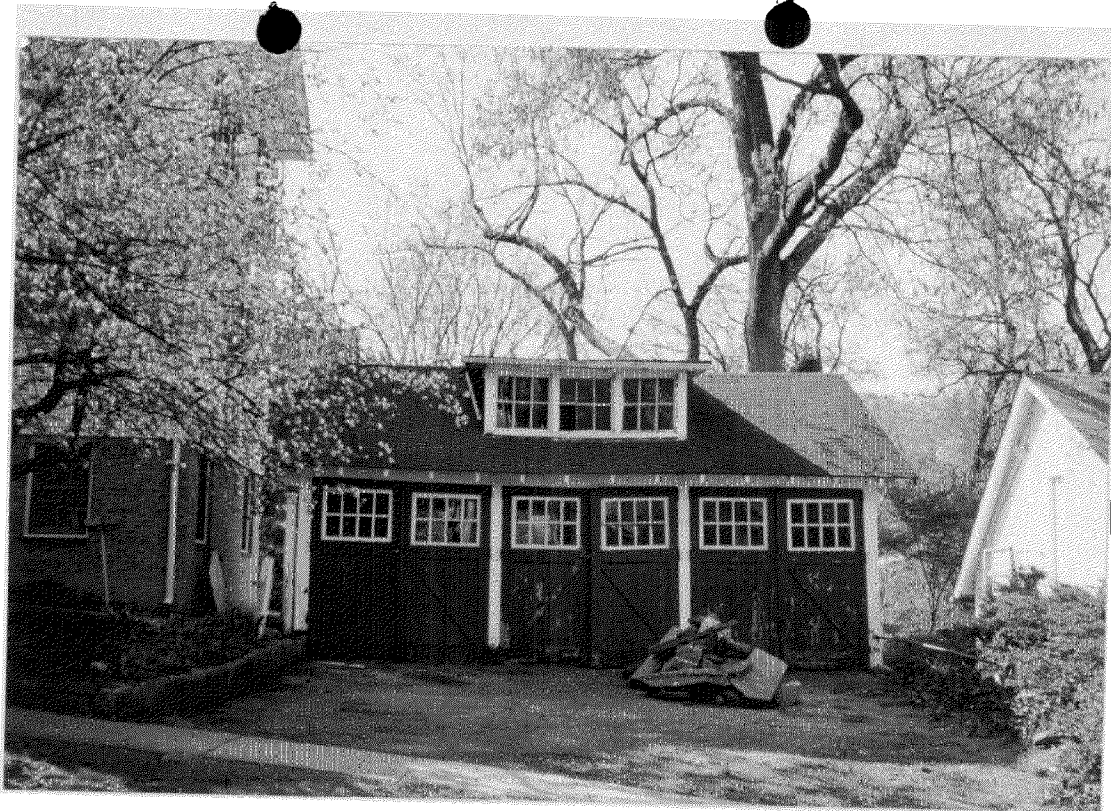
◦ Western Facade ↗

◦ Northern Facade ↘



Feesley-Lawson  
316 Tulip Ave.  
Takoma Park

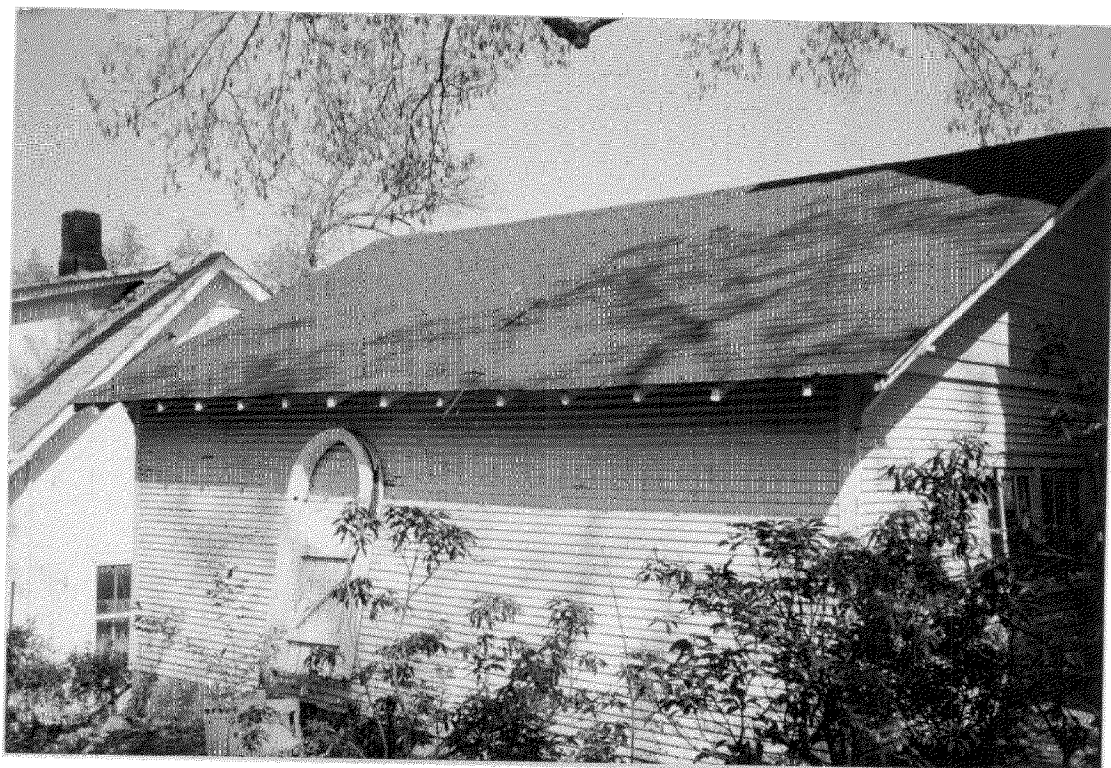




Garage      • Eastern Facade ↗

• Western Facade ↘

(\* note - garden gate leaning against garage  
will be repaired and re-used )



Feasley - Lawson  
316 Tulip Ave.  
Takoma Park

### HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Jill Feasley & Kurt Lawson  
316 Tulip Ave.  
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

David & Judy Aronson  
312 Tulip Ave.  
Takoma Park, MD 20912

Mrs. Nellie Wade  
~~720A~~ Willow Ave.  
Takoma Park, MD 20912

Carol Bannerman  
7201 Willow Ave.  
Takoma Park, MD 20912

Liz Cook & Kathleen Welch  
7130 Willow Ave.  
Takoma Park, MD 20912