

4720 BAYFRND ME, TROUHT FRUK
KAMP 37/03-10H
TROUHT FRUK HSDDUK DISRUET

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7420 Buffalo Ave., Takoma Park	Meeting Date:	2/10/2010
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/3/2010
Applicant:	Richard Dunne (Dana Haden, Architect)	Public Notice:	1/27/2010
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-10H	Staff:	Scott Whipple
Proposal:	Rear and side addition		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application with the condition that the side addition is **not approved**.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource, Takoma Park Historic District
 STYLE: "Craftsman-2 story"
 DATE: c1920s

PROPOSAL

The applicant is proposing a one-and-a-half story frame addition at the rear (north) and one story side addition to extend a protruding (likely original) side bay on the left (west) elevation. The rear addition would span the width of the rear elevation (approximately 25' 11"), but be slightly inset at each corner, and be approximately 32' 8" deep (the addition, a porch, and stairs); the side addition would be 10' 1" by 5' 1". The new construction is to be clad in hardi-plank siding with four inch trim, sit on a parged concrete masonry unit foundation, and be roofed with asphalt shingles to match the existing roofing. New windows are to be a combination of four- and six-over one simulated divided light wooden double-hung sash. An existing rear addition and deck are to be removed.

APPLICABLE GUIDELINES

When reviewing projects within the Takoma Park Historic District, the Commission is required, as outlined in the *Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97)* Section 1.5, to use the following as a basis for developing their decision:

1. the criteria in Section 24A-8 of *Montgomery County Code (Chapter 24A)*;
2. the *Secretary of the Interior's Standards and Guidelines for Rehabilitation (Standards)*; and
3. pertinent guidance in the *Approved and Adopted Amendment to the Master Plan for Historic Preservation: Takoma Park Historic District & Carroll Manor/Douglas House*.

Where the guidance in the Plan is inconsistent with the review criteria in Chapter 24A or the Standards, *Master Plan guidance shall take precedence*. The pertinent information in these documents is outlined below.

Montgomery County Code, Section 24A-8 Criteria for issuance

- (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.

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.

Takoma Park Master Plan:

“Contributing Resources should receive a more lenient level of design 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 (it is expected that the majority of new additions will be reviewed for their impact on the overall district).”

Additional Master Plan guidance pertaining 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;
- major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way;
- while additions should be compatible, they are not required to be replicative of earlier architectural styles;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course;
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

STAFF DISCUSSION

Staff supports the construction of a one-and-a-half story frame addition at the rear (north) of the subject property. Those elements of the proposal confined to the rear of the subject resource, while visible from the public right-of-way, would have negligible impact on the streetscape or on the historic resource. The proposed materials and ridgeline height of the addition, slightly below the ridgeline of the historic massing, are sympathetic to the historic massing while appropriately distinguishing the new from the historic. Further, these alterations are consistent with guidance for new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery, County, Maryland*, which recommends:

18.0 Design of New Additions

- 18.1 Place an addition at the rear of a building to minimize its visual impact
- 18.2 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure
- 18.3 An addition should be compatible in scale with the primary structure
- 18.4 Use building materials that are compatible with those of the primary structure
- 18.5 An addition should be compatible in character with the primary structure
- 18.6 Use windows that are similar in character to those of the main structure
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building

Staff finds that these elements of the proposal are consistent with the HPC’s review criteria referenced above.

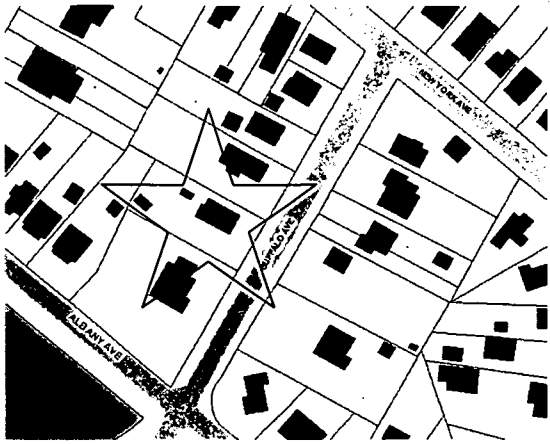
However, staff does not support the applicant's proposal to extend the projecting side bay. Although the expansion of the bay would be towards the rear of the building, the expansion would be clearly visible from the public right-of-way and alter original character-defining features: the expansion of the bay would obscure an original window opening and the building's rear corner, and alter the character-defining arrangement of the bay in relationship to the main massing of the building. Staff finds that this portion of the proposal is inconsistent with Chapter 24A-8 (reference section 24A-8(b)(1) and (2), Secretary of the Interior's Standard #9, and guidance in the Plan, and therefore recommends that the Commission not approve the side addition. Staff encourages the applicant to consider alternatives that use the rear addition to address those programmatic needs that the side addition would have provided.

STAFF RECOMMENDATION

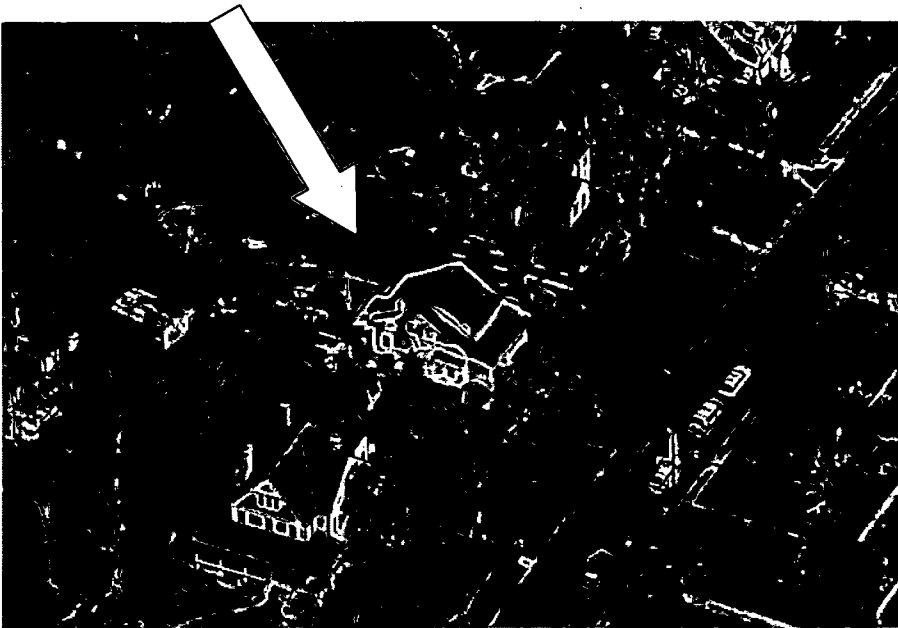
Staff recommends that the Commission **approve** the HAWP application with the condition that the side addition is **not approved**, finding that the rear addition is consistent with Chapter 24A-8, the Secretary of the Interior's Standard #9, and guidance in the Plan and that the side addition is inconsistent with sections 24A-8(b)(1) and (2), Standard #9, and guidance in the Plan;

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;

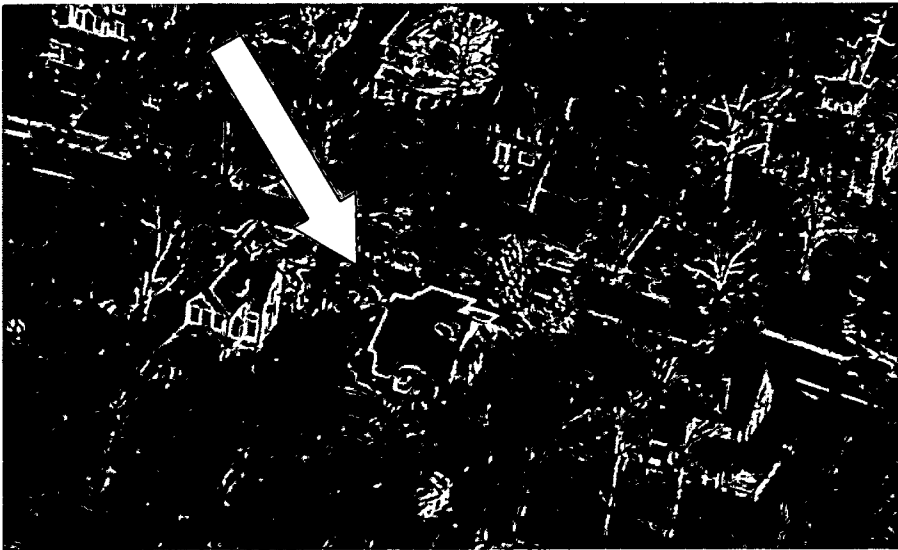
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any** alterations to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301.563.3400 or scott.whipple@montgomeryplanning.org to schedule a follow-up site visit.



7420 Buffalo Avenue



West elevation



North elevation



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 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: Dana Haden
Daytime Phone No.: 301.237.8537

Tax Account No.: 01652927
Name of Property Owner: RICHARD DUNNE Daytime Phone No.: 301.588.2018
Address: 7420 BUFFALO AVE, TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: CHRIS CONNELLY Phone No.: 410.763.8804
Contractor Registration No.: #83659 MD
Agent for Owner: _____ Daytime Phone No.: 301.529.8767

LOCATION OF BUILDING/PREMISE

House Number: 7420 Street: BUFFALO AVE
Town/City: TAKOMA PARK Nearest Cross Street: ALBANY
Lot: P36 Block: 74 Subdivision: 25
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 200,000
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 _____ 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.

Dana Haden 1/12/10
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 029643 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:

The existing home is a bungalow in the historic district. It is listed as a number 2 contributing resource. The home dates back to 1915 - 1925. It is a 1 1/2 story frame bungalow w/ an unfinished basement.

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

We are proposing a 1 1/2 story frame addition to the rear of the existing home. We are also proposing a 1 story addition on the side to extend the city side bay addition.

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.

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

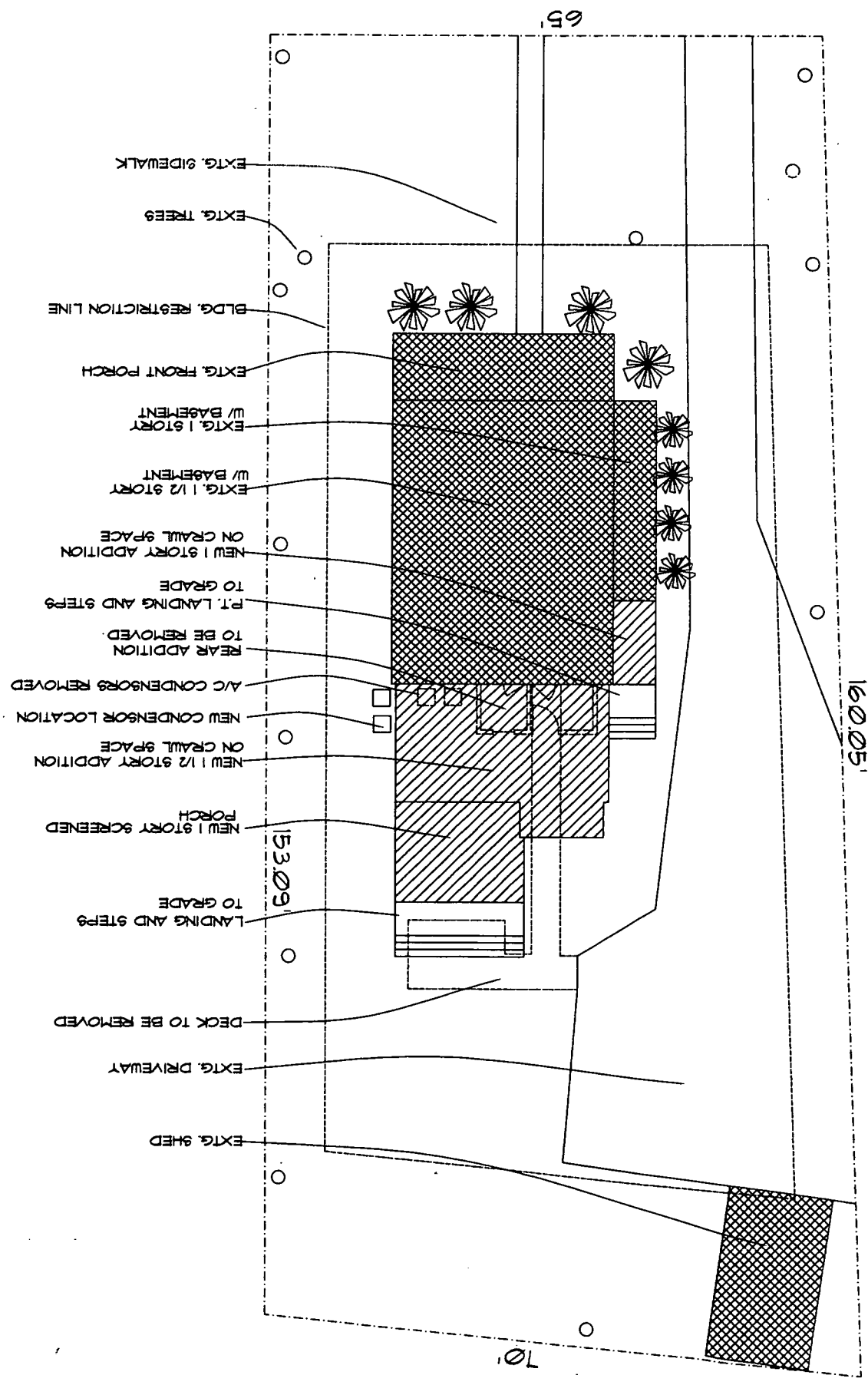
Owner's mailing address	Owner's Agent's mailing address
7420 BUFFALO AVE TAKOMA PARK, MD. 20912	805 SLIGO CREEK PARKWAY TAKOMA PARK, MD. 20912
Adjacent and confronting Property Owners mailing addresses	
Margaret Warner Bradley Blower 7417 Buffalo Ave Takoma Park, MD. 20912	Francis McNally Ellen Blackler 7421 Buffalo Ave Takoma Park, MD 20912
David Weuman 517 Albany Ave. Takoma Park, MD. 20912	Marcell Dupraw 521 Albany Ave. Takoma Park, MD 20912
Charles Pilger 7425 Buffalo Ave Takoma Park, MD 20912	Henry Schoenfeld 7423 Buffalo Ave Takoma Park, MD 20912

6

BLANK



SITE PLAN
NO SCALE



65'

160.05'

153.09'

70'

EXTG. SIDEWALK

EXTG. TREES

BLDG. RESTRICTION LINE

EXTG. FRONT PORCH

EXTG. 1 STORY W/ BASEMENT

EXTG. 1/2 STORY W/ BASEMENT

NEW 1 STORY ADDITION ON CRAWL SPACE

P.T. LANDING AND STEPS TO GRADE

REAR ADDITION TO BE REMOVED

A/C CONDENSORS REMOVED

NEW CONDENSOR LOCATION

NEW 1/2 STORY ADDITION ON CRAWL SPACE

NEW 1/2 STORY SCREENED PORCH

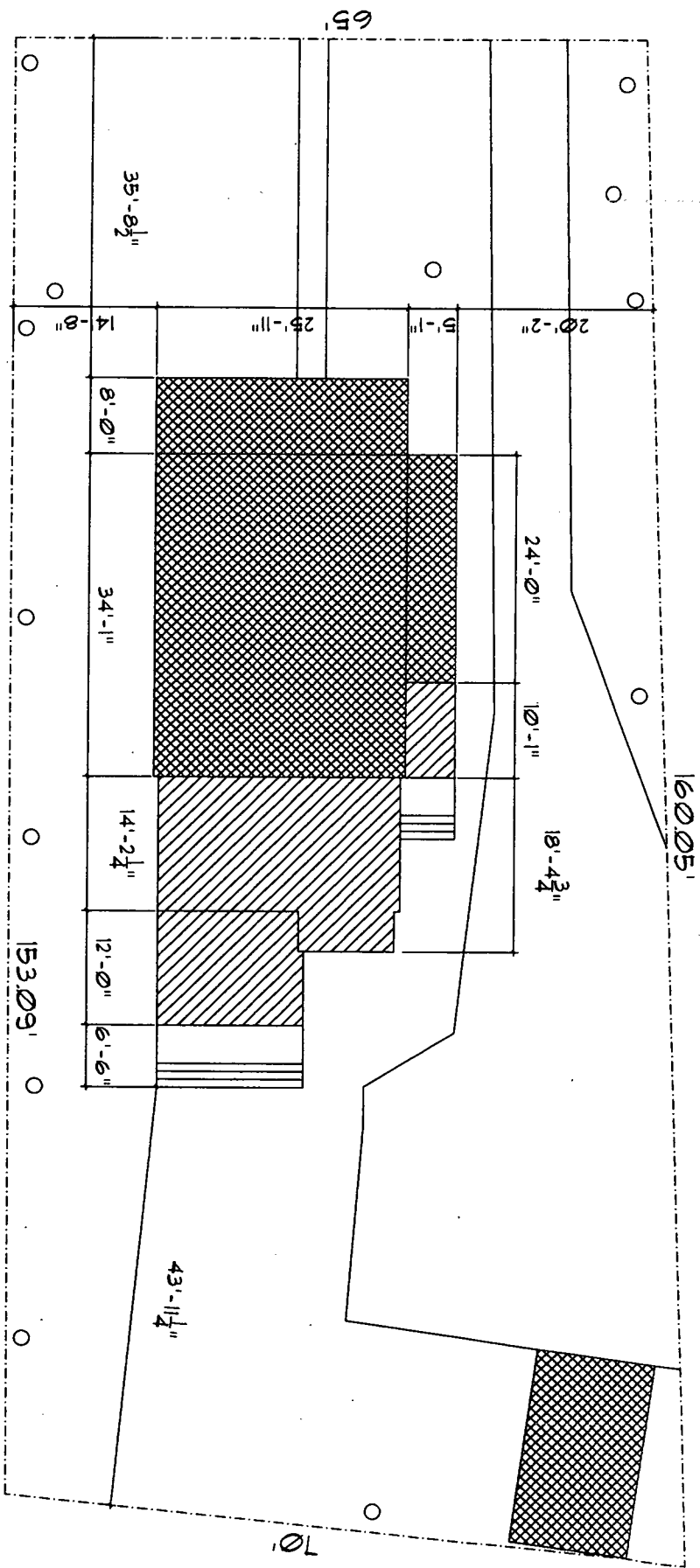
LANDING AND STEPS TO GRADE

DECK TO BE REMOVED

EXTG. DRIVEWAY

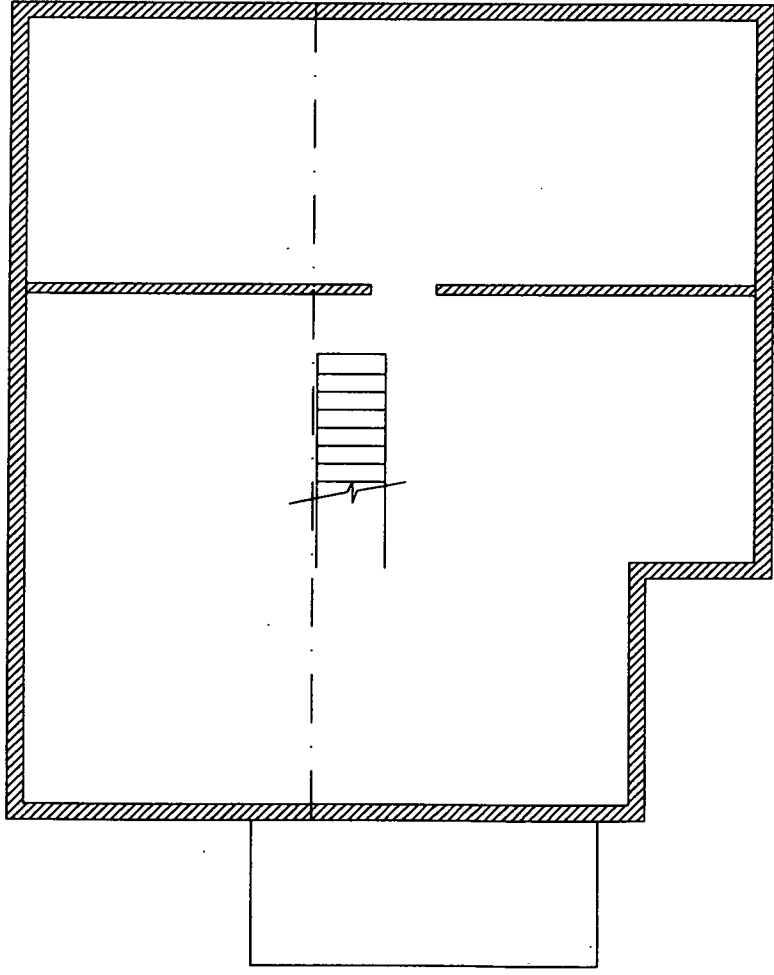
EXTG. SHED

SITE PLAN
NO SCALE

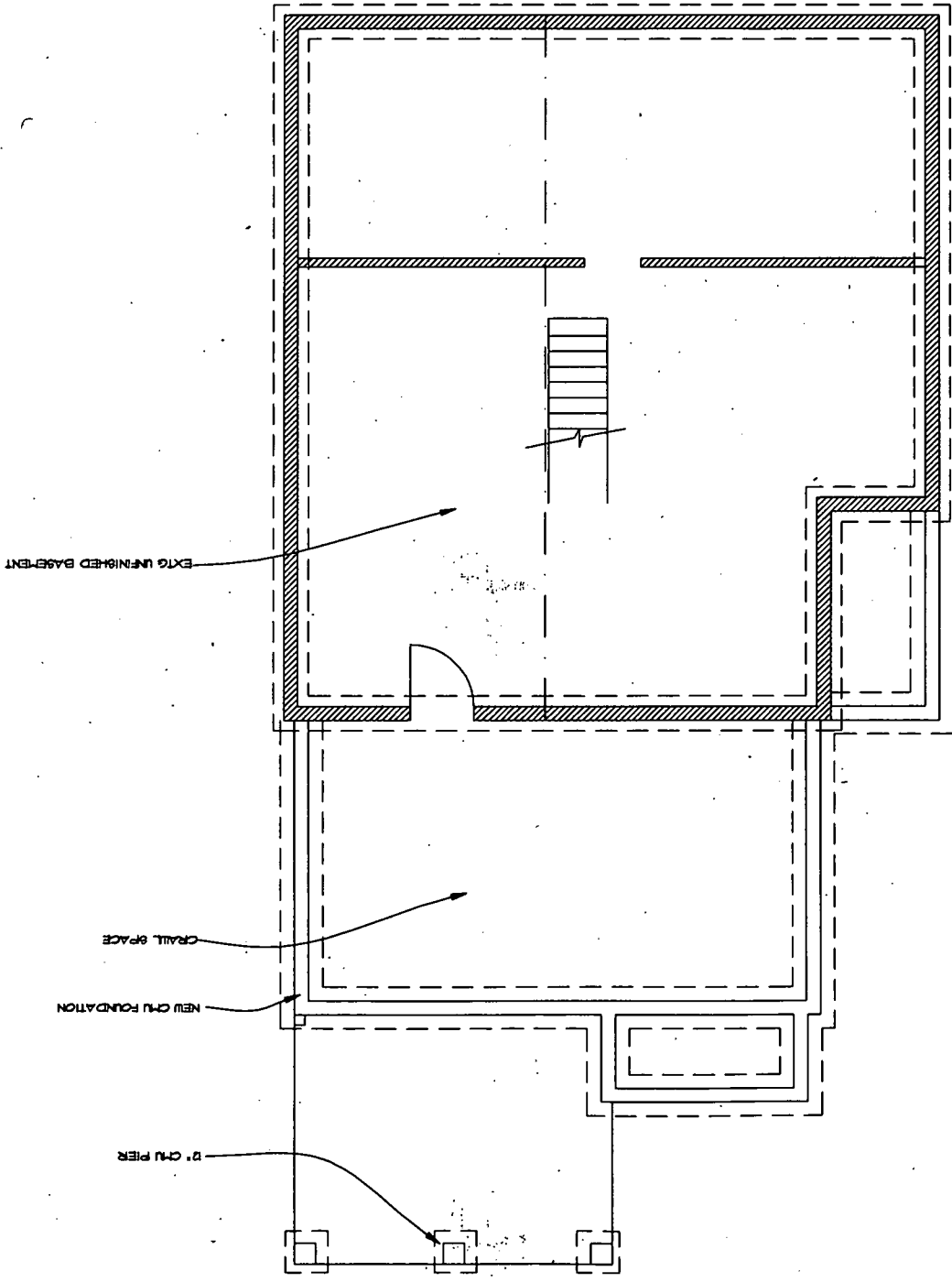


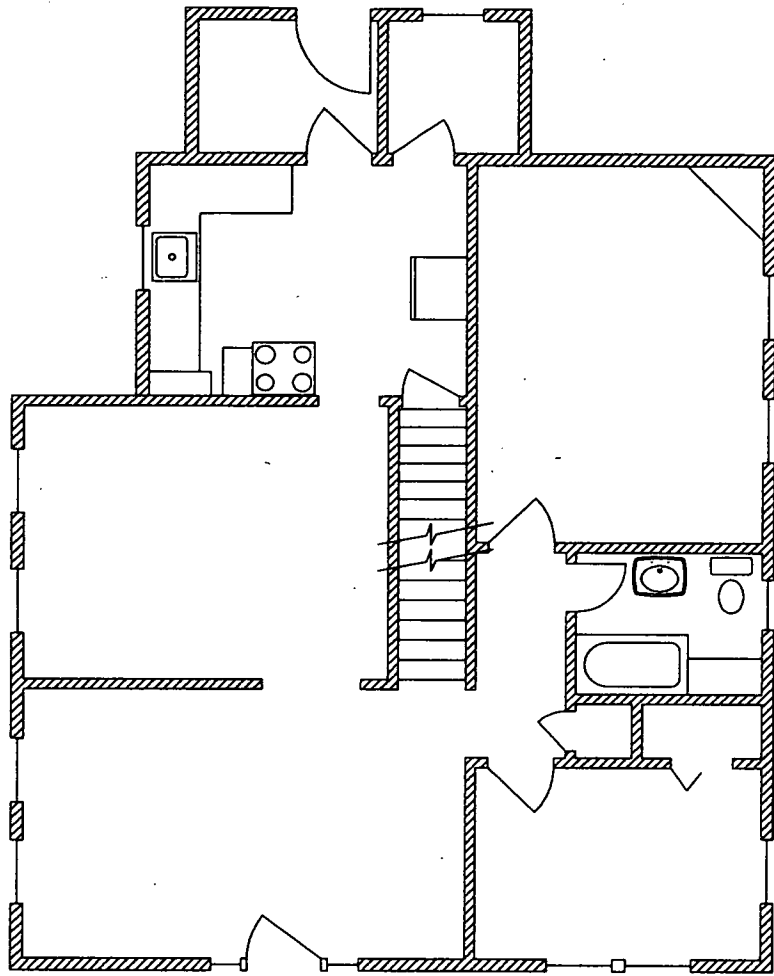
12

EXTG. BASEMENT PLAN
SCALE: 1/8" = 1'-0"



NEW BASEMENT/FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



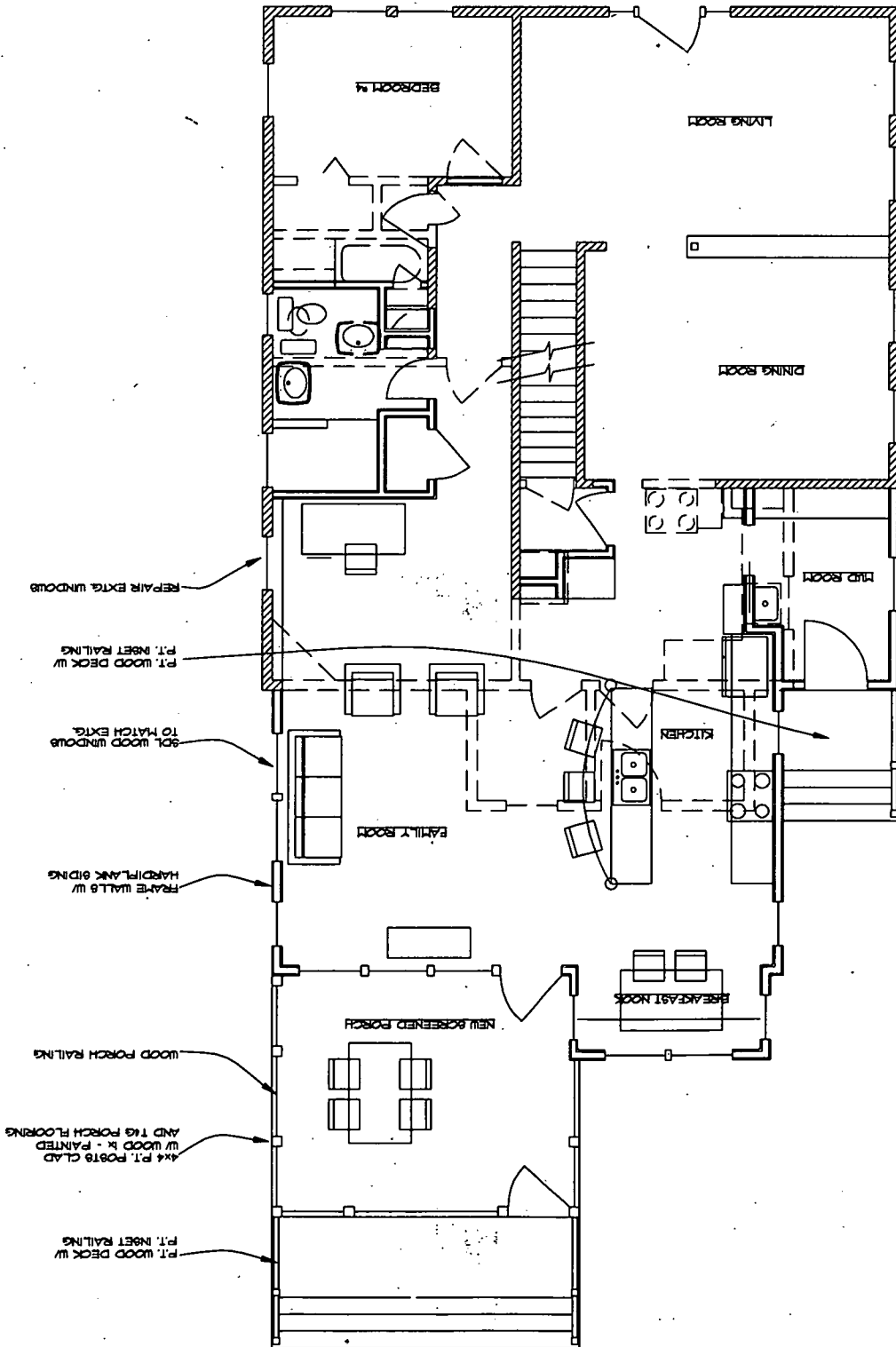


EXTG, FIRST FLOOR PLAN

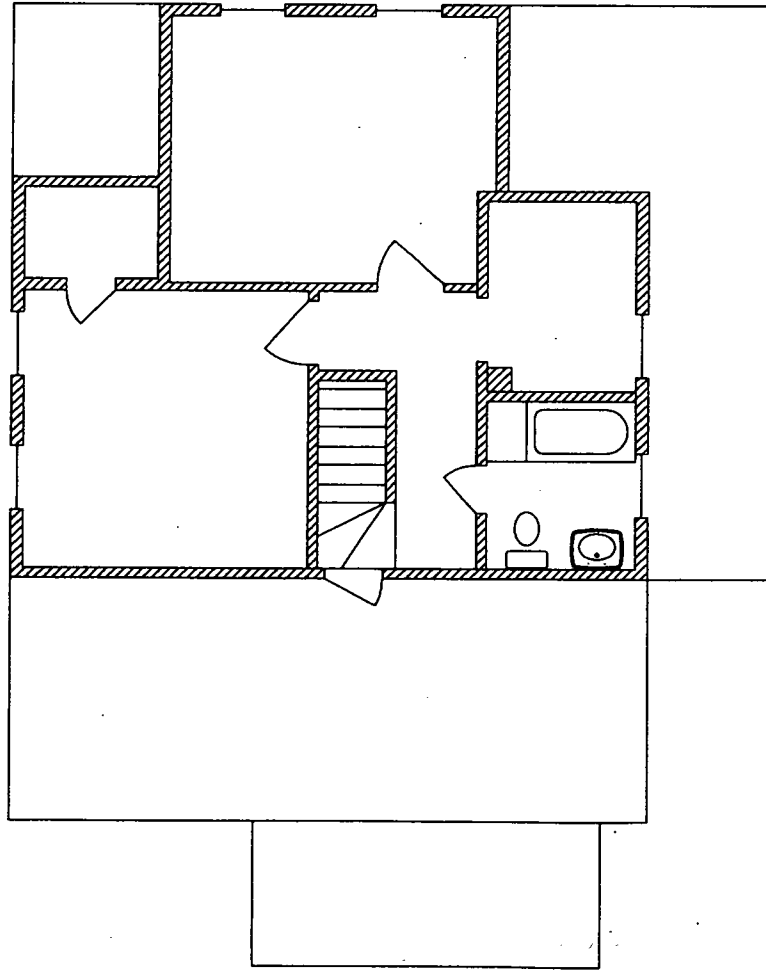
SCALE: 1/8" = 1'-0"



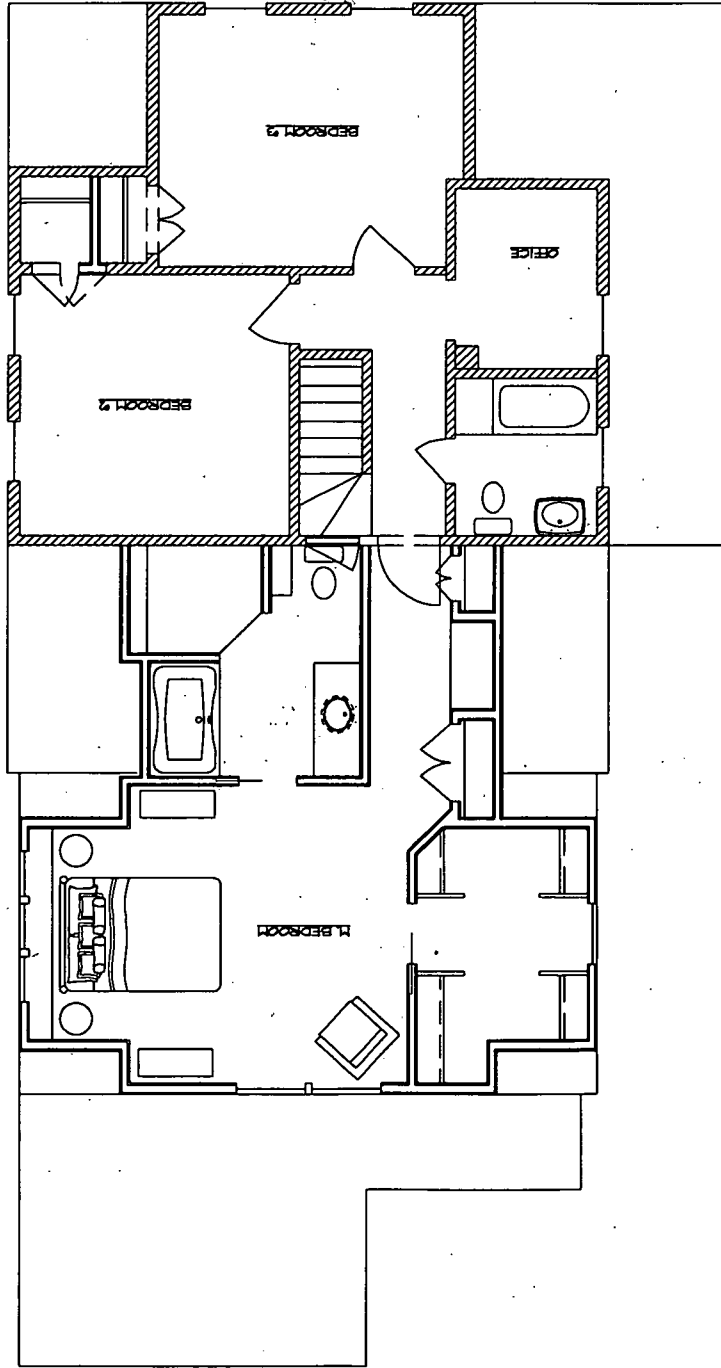
NEW FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXTG. SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



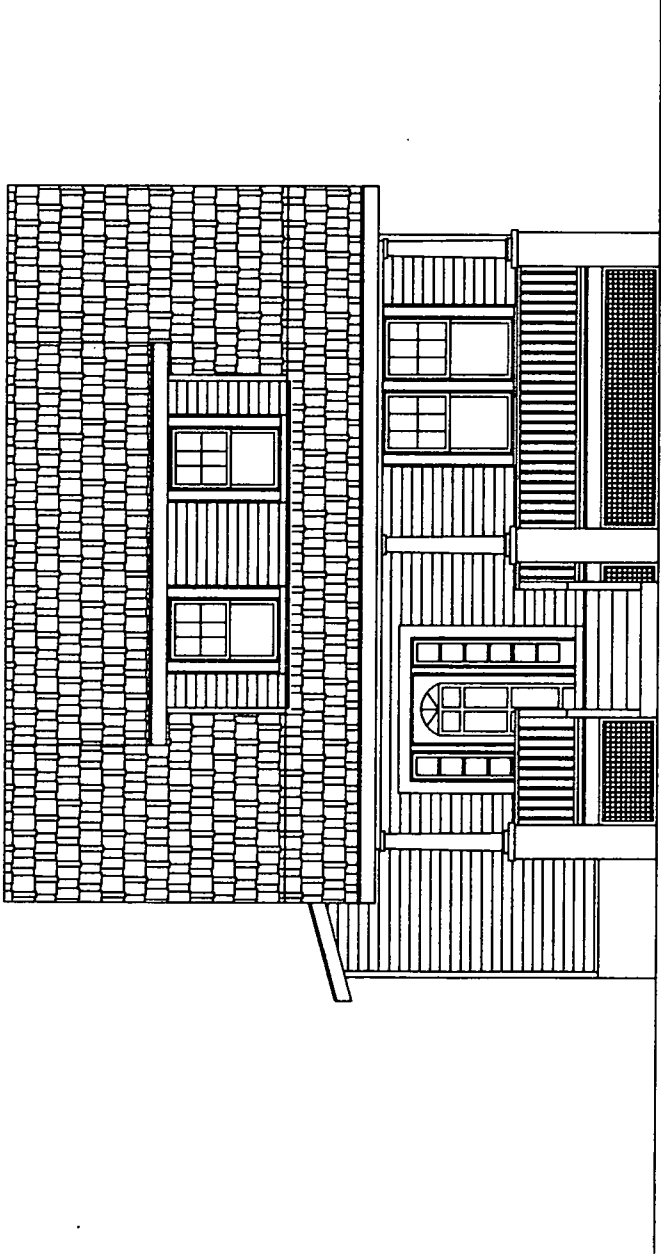
NEW SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"





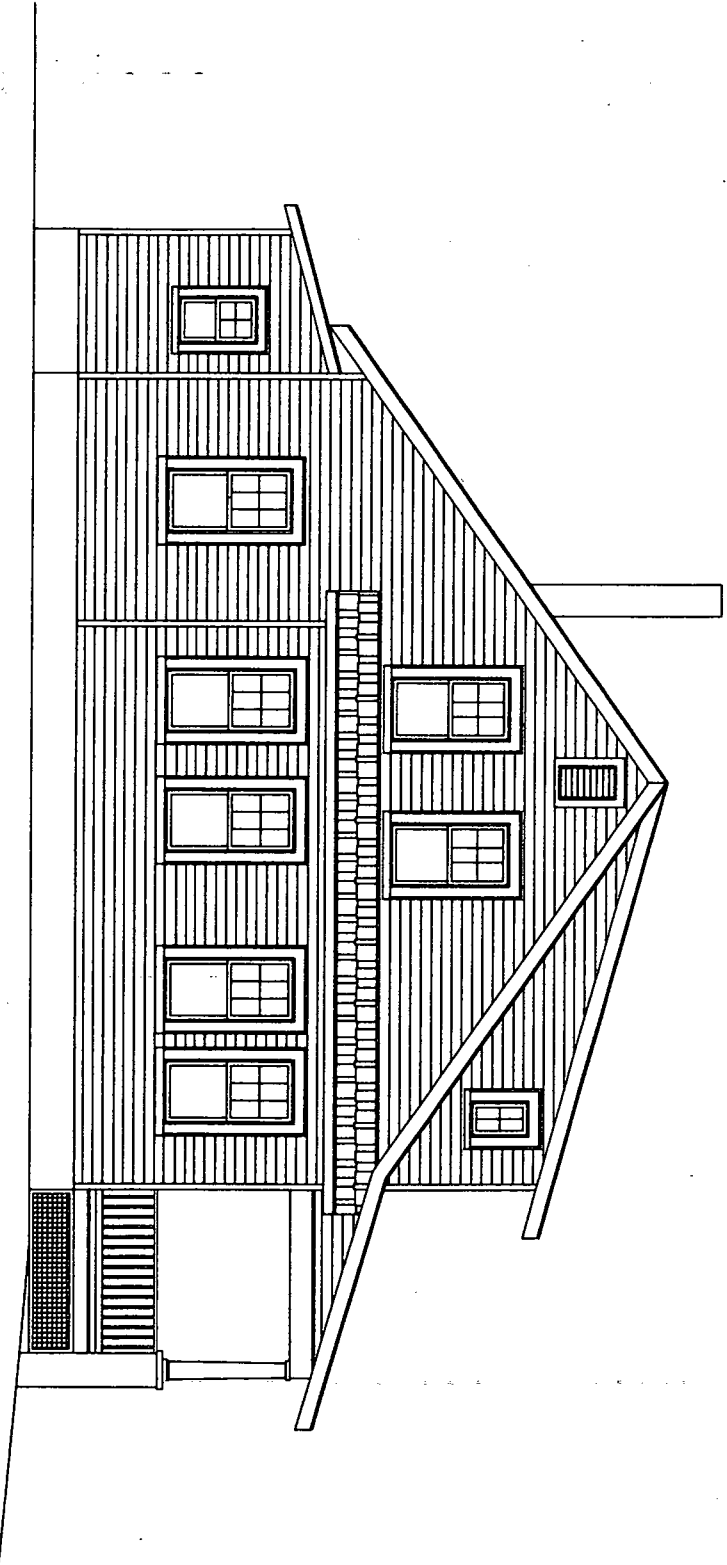
EXTG. FRONT ELEVATION.

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

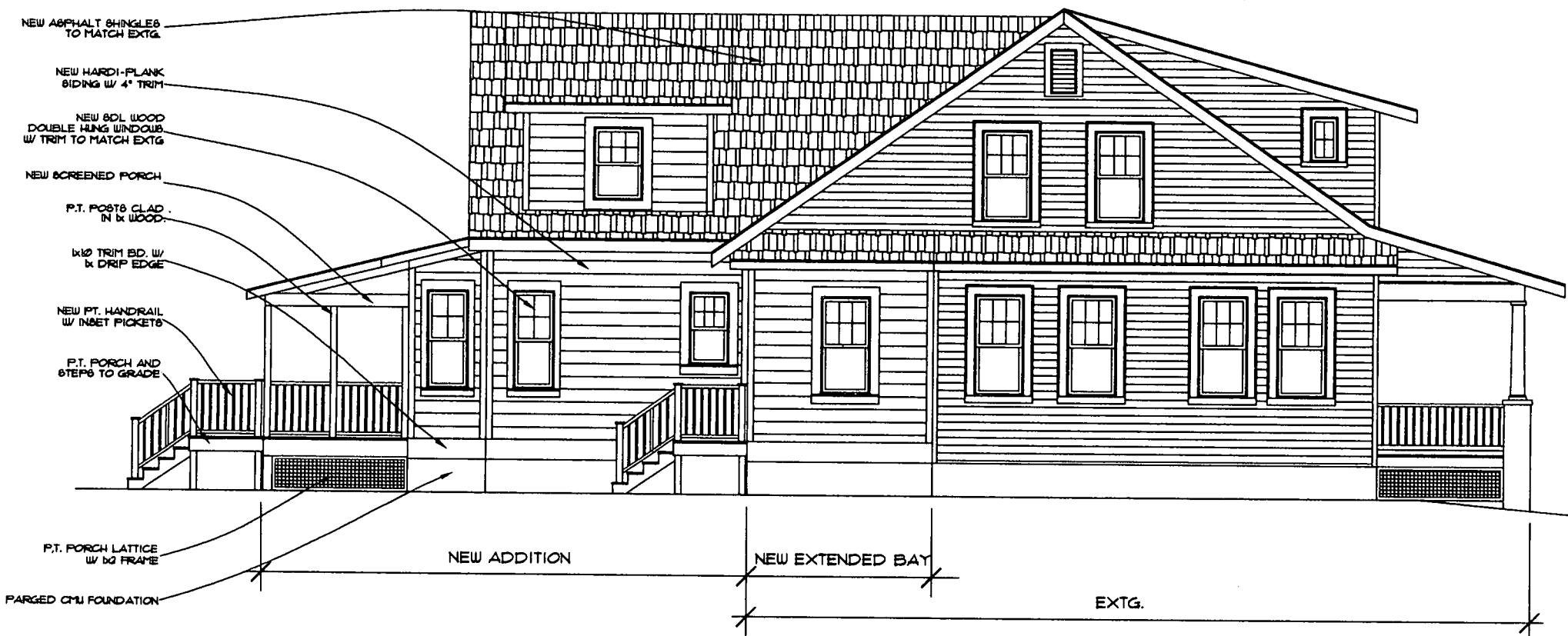


EXTG AND NEW FRONT ELEVATION

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

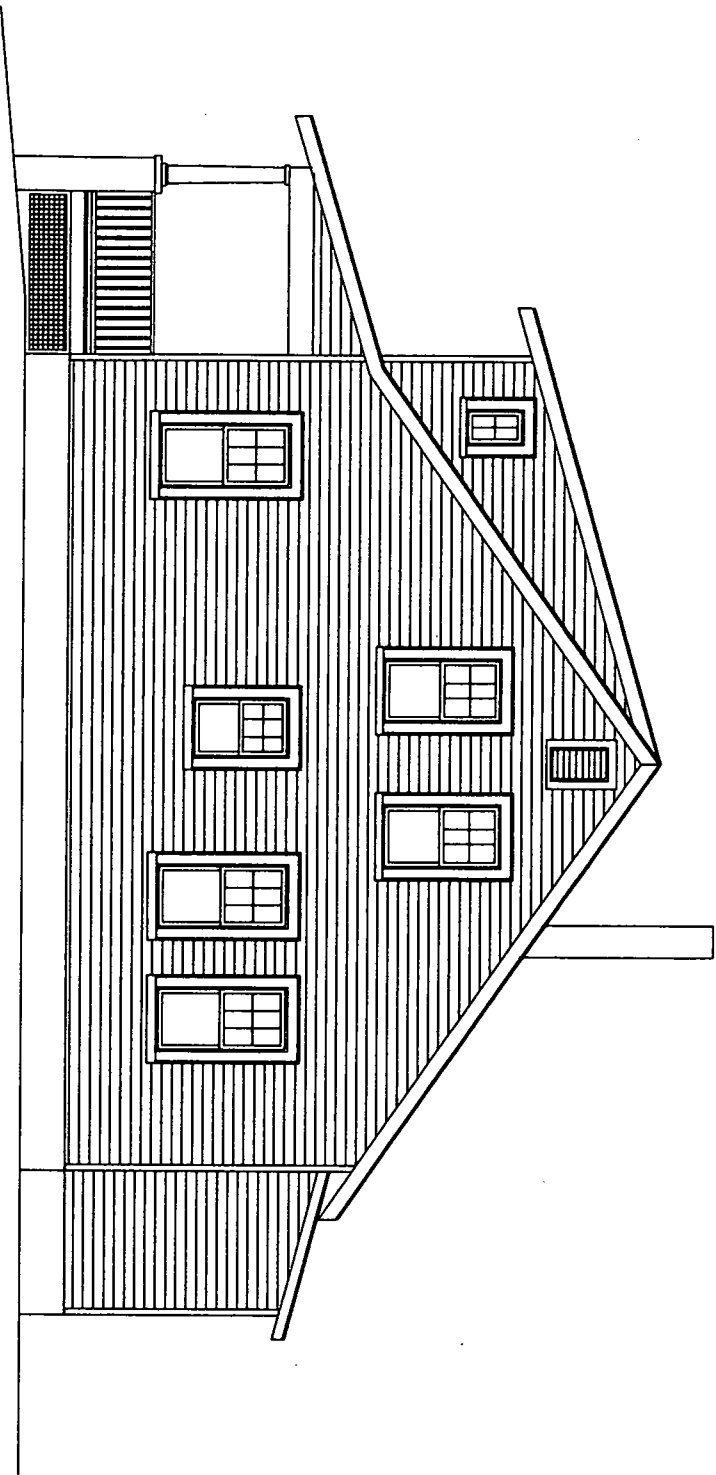


EXTG. LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



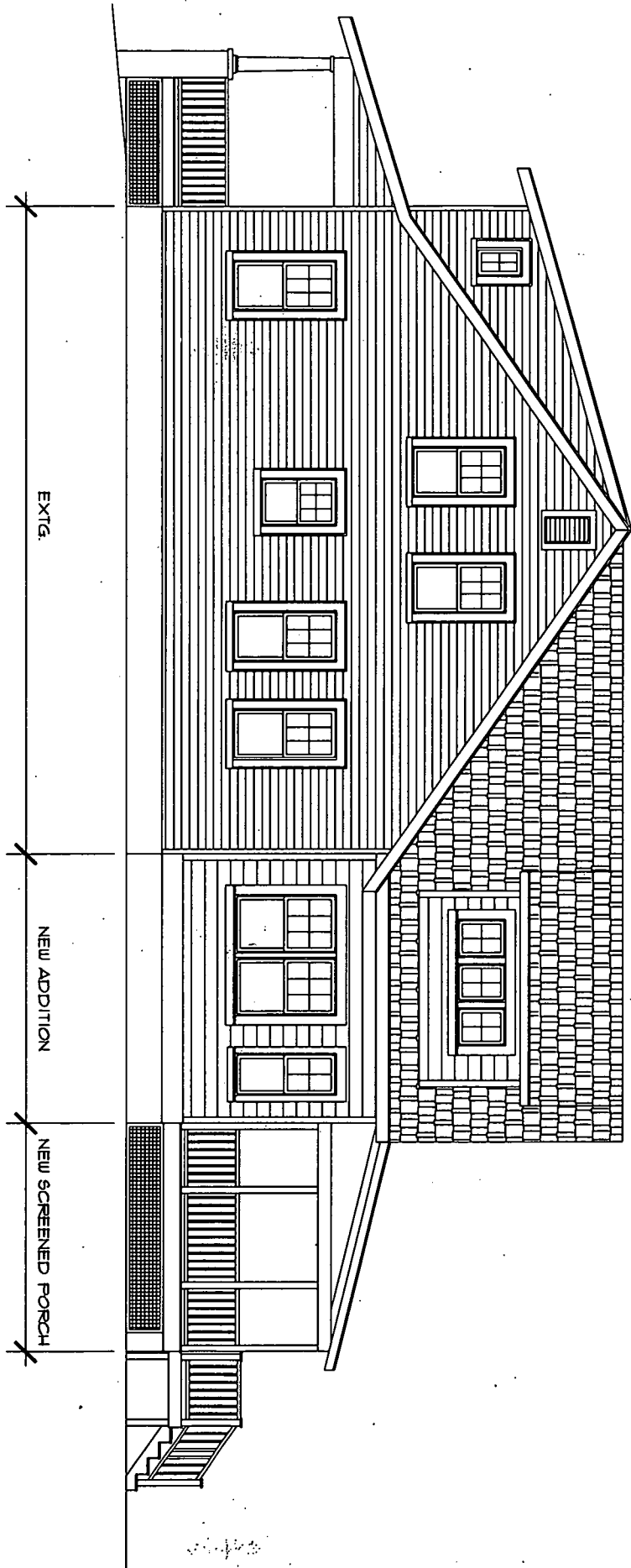
NEW LEFT SIDE ELEVATION

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

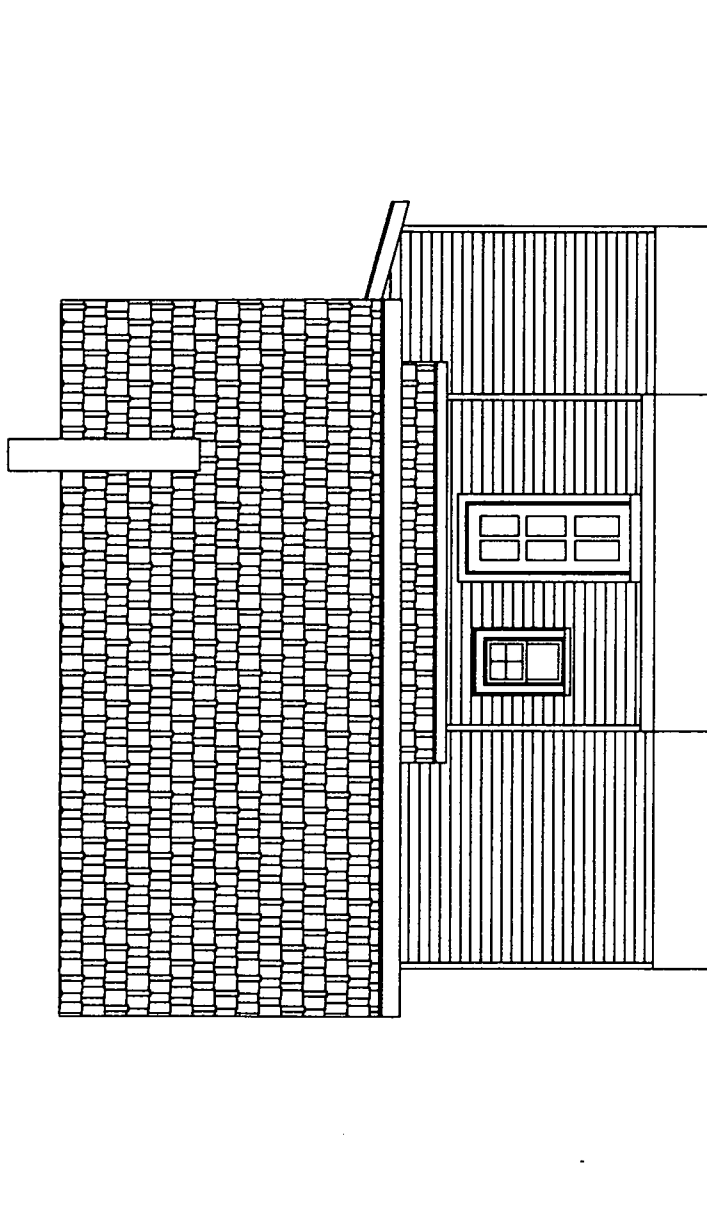


EXTG. RIGHT SIDE ELEVATION

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



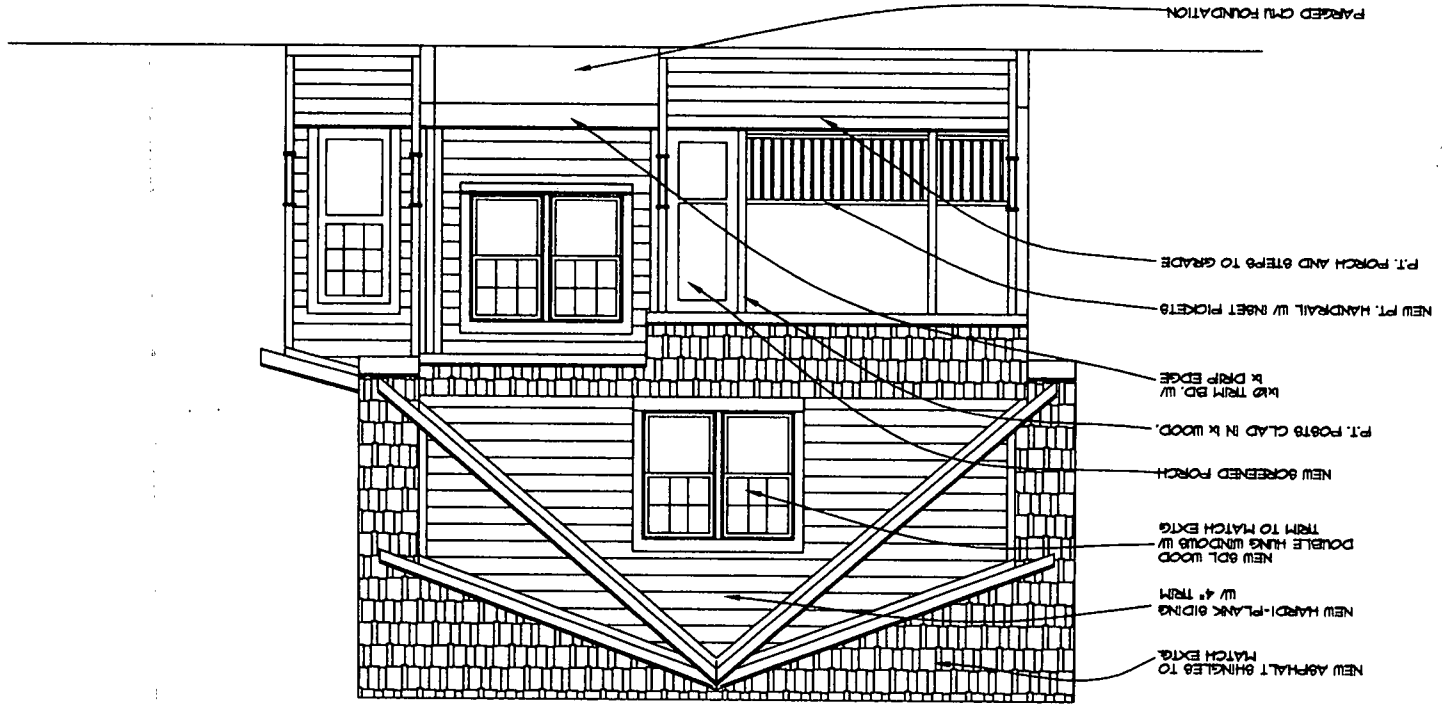
NEW RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

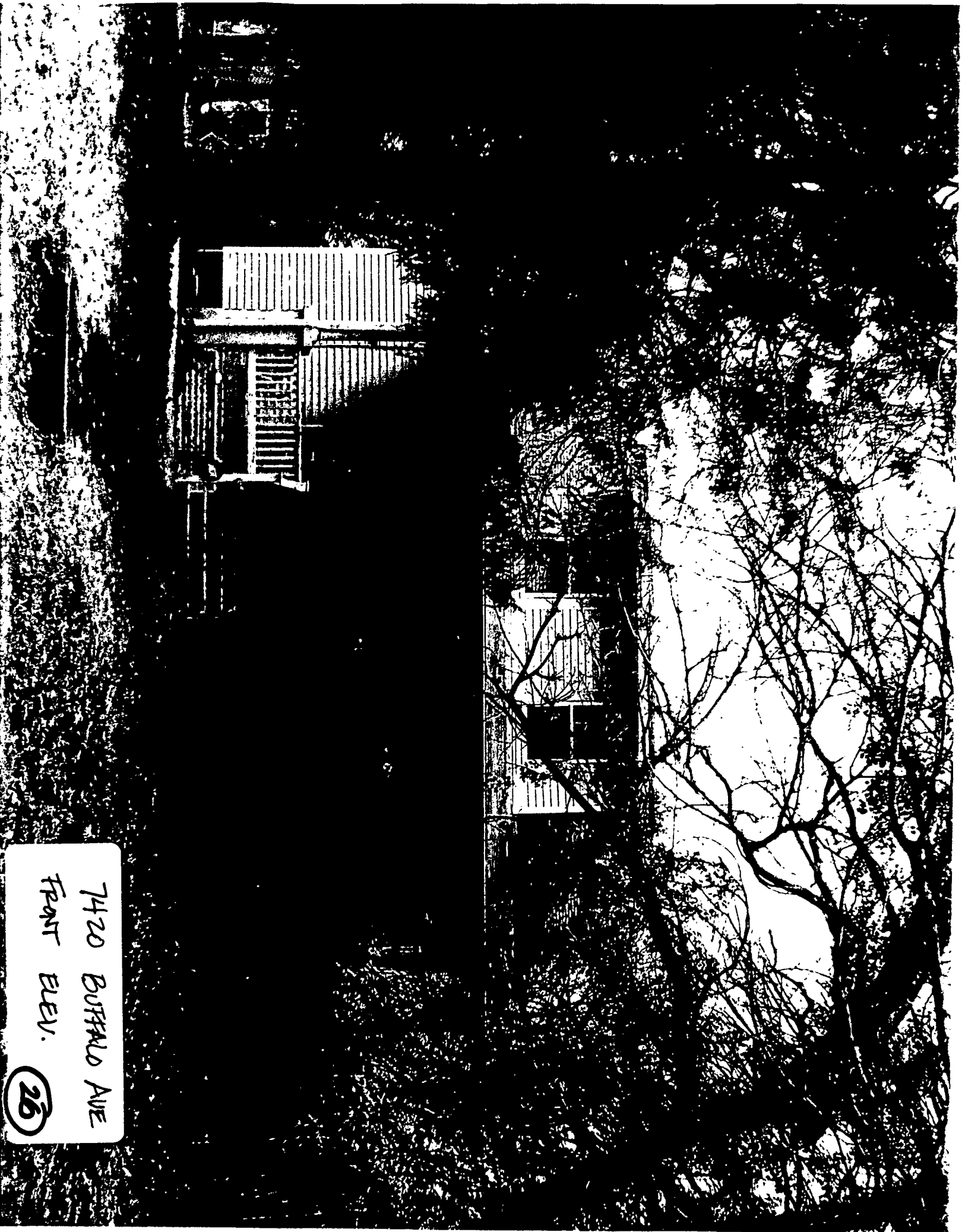


EXTG. REAR ELEVATION

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

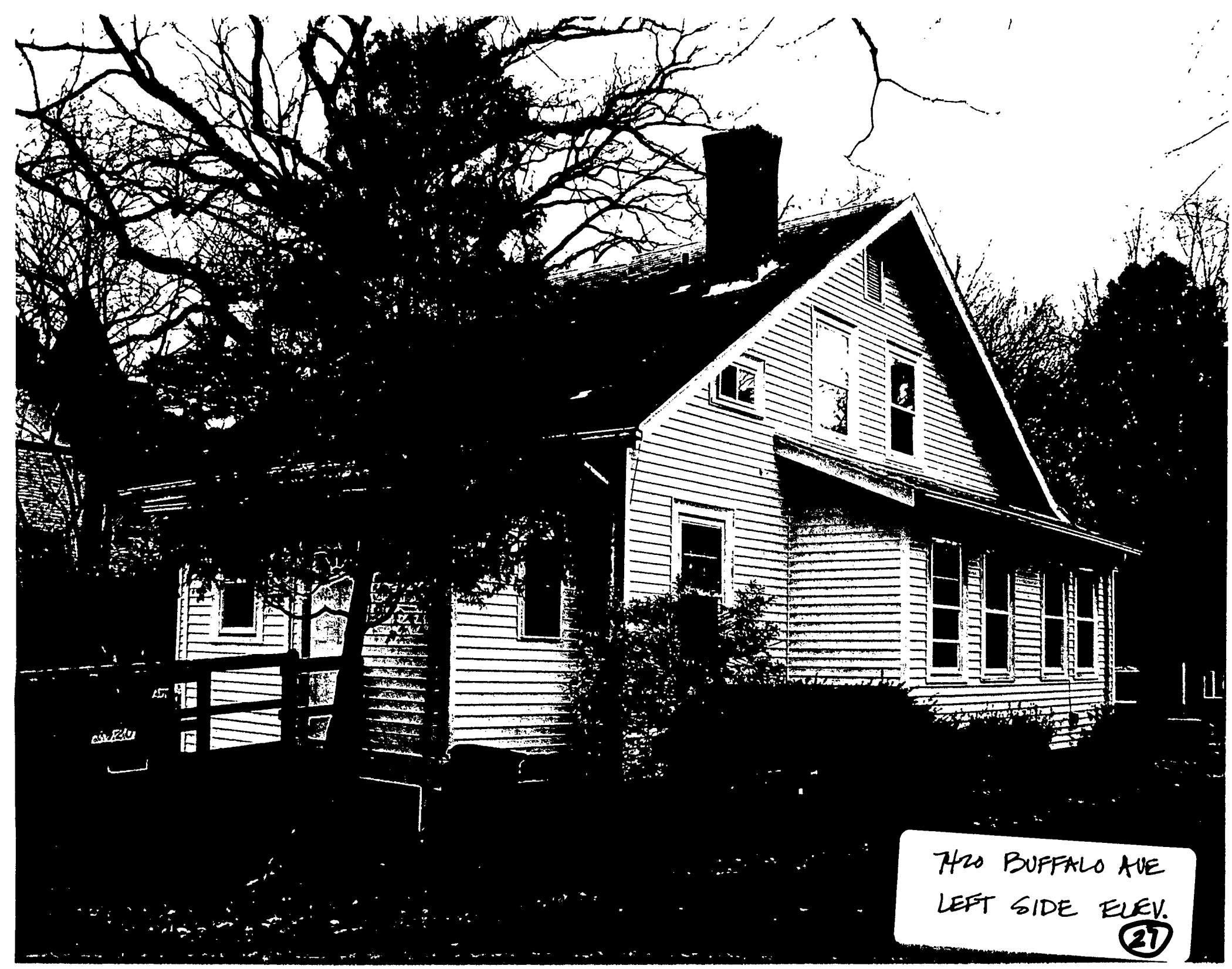
NEW REAR ELEVATION
SCALE: 1/8" = 1'-0"





7420 BUFFALO AVE
FRONT ELEV.

25



7420 BUFFALO AVE
LEFT SIDE ELEV.

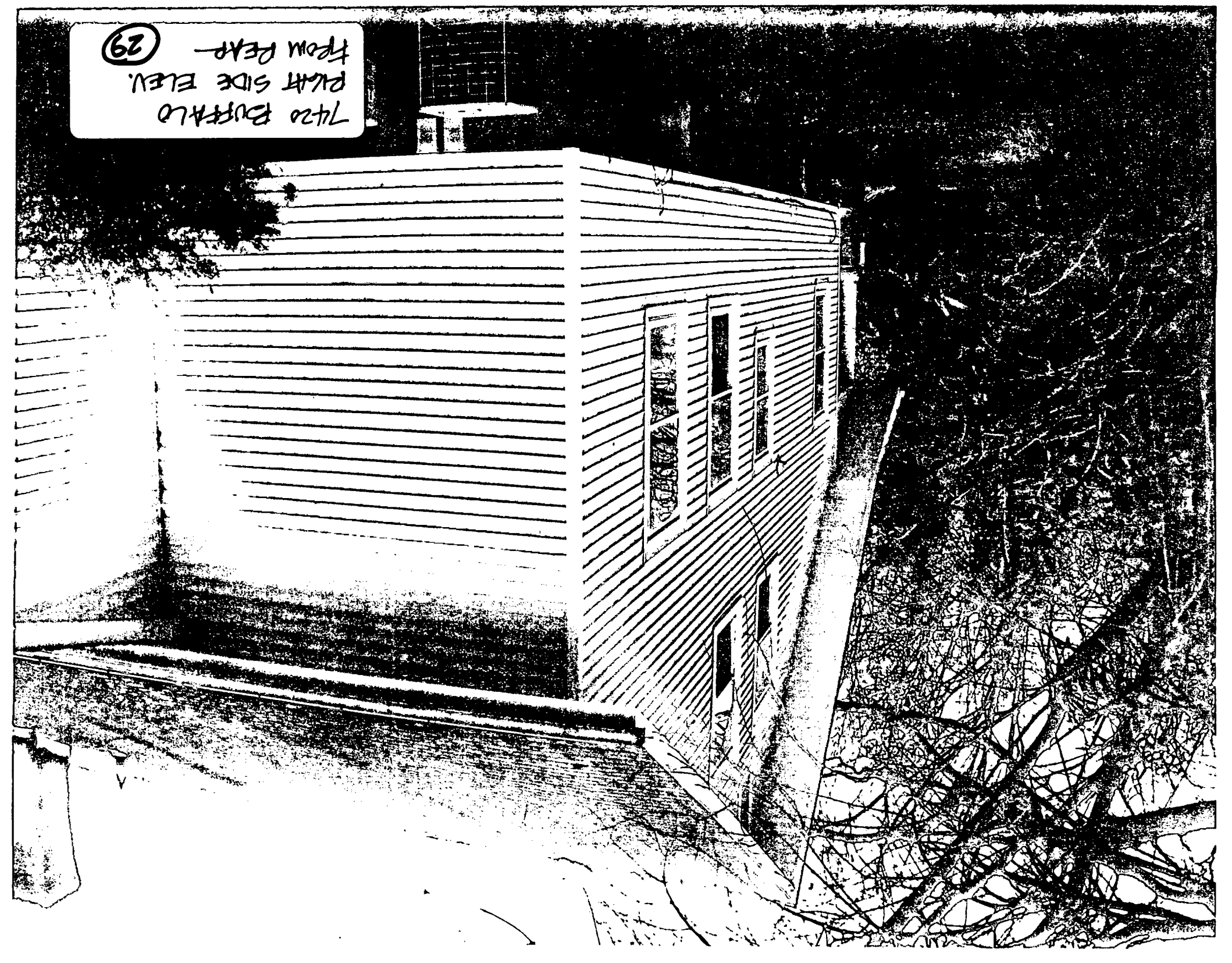
(27)



7420 BUFFALO
RIGHT SIDE ELEV

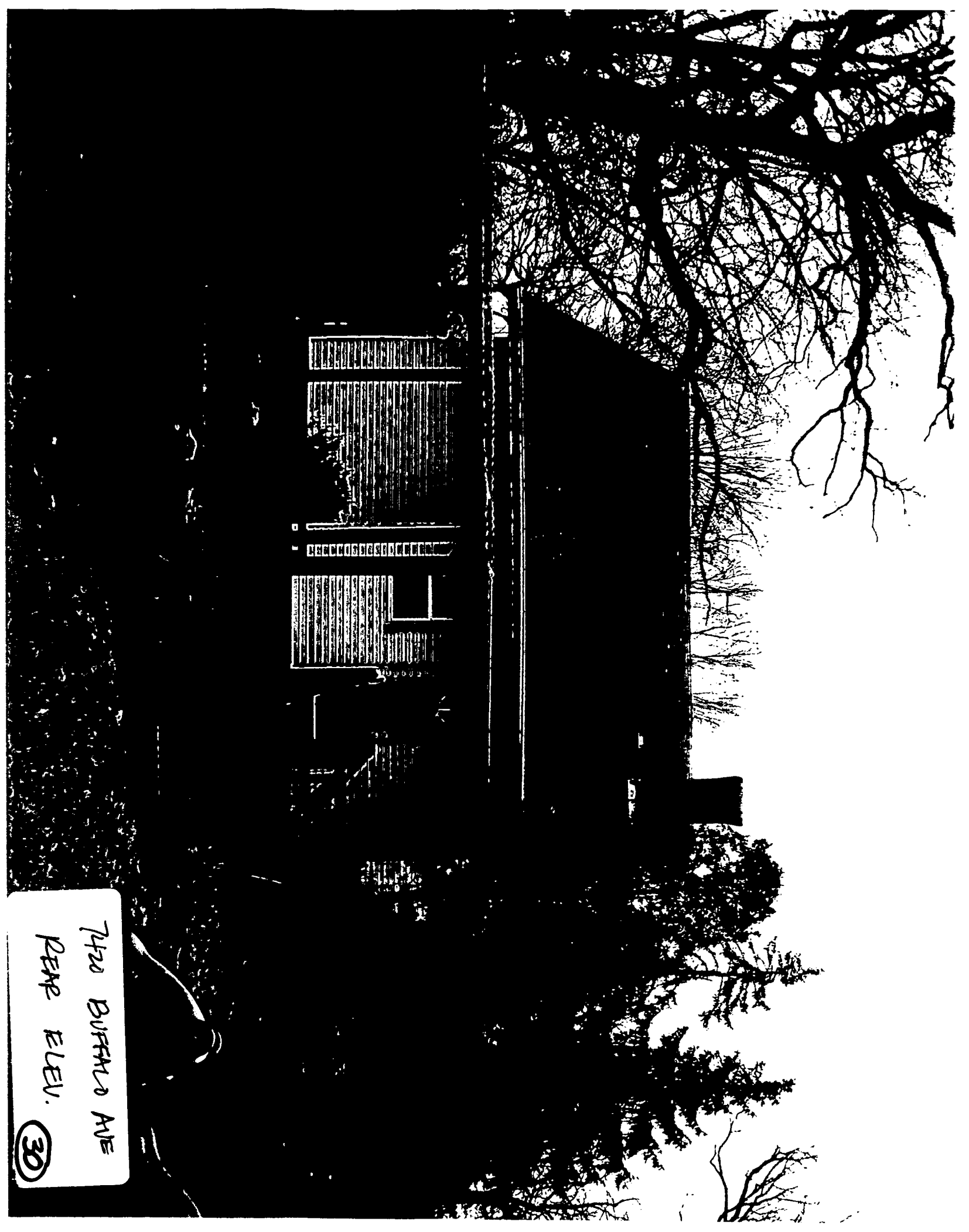
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7420 BUFFALO
RIGHT SIDE ELEV.
FROM REAR



7420 BUFFALO AVE
PEAR ELEV.

30





7420 BUFFALO AVE
REAR ELEV. (31)



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: March 11, 2010

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Scott Whipple, Supervisor *SW*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #529643, rear addition

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 March 10, 2010 Historic Preservation Commission 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: Richard Dunne

Address: 7420 Buffalo 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.



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7420 Buffalo Ave., Takoma Park	Meeting Date:	3/10/2010
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/03/2010
Applicant:	Richard Dunne (Dana Haden, Architect)	Public Notice:	2/24/2010
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-10H (CONTINUED)	Staff:	Scott Whipple
Proposal:	Rear addition and alterations to side façade		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource, Takoma Park Historic District
STYLE: "Craftsman-2 story"
DATE: c1920s

PROPOSAL

The applicant is proposing a one-and-a-half story frame addition at the rear (north) and removal of a window and the installation of a small entrance porch (approximately 5' 1" x 7' 1") and door at the rear of the left (west) elevation. The rear addition would span the width of the rear elevation (approximately 25' 11"), but be slightly inset at each corner, and be approximately 32' 8" deep (the addition, a porch, and stairs). The new construction is to be clad in hardi-plank siding with four inch trim, sit on a parged concrete masonry unit foundation, and be roofed with asphalt shingles to match the existing roofing. New windows are to be a combination of four- and six-over one simulated divided light wooden double-hung sash. The new side porch is to be of pressure treated wood and the new door is to be a full lite solid wood door. An existing rear addition and deck are to be removed, as is a less than 6" diameter tree at the rear of the structure.

APPLICABLE GUIDELINES

When reviewing projects within the Takoma Park Historic District, the Commission is required, as outlined in the *Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97)* Section 1.5, to use the following as a basis for developing their decision:

1. the criteria in Section 24A-8 of *Montgomery County Code (Chapter 24A)*;
2. the *Secretary of the Interior's Standards and Guidelines for Rehabilitation (Standards)*; and
3. pertinent guidance in the *Approved and Adopted Amendment to the Master Plan for Historic Preservation: Takoma Park Historic District & Carroll Manor/Douglas House*.

Where the guidance in the Plan is inconsistent with the review criteria in Chapter 24A or the Standards, *Master Plan guidance shall take precedence*. The pertinent information in these documents is outlined below.

Montgomery County Code, Section 24A-8 Criteria for issuance

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- (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.

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.

Takoma Park Master Plan:

“Contributing Resources should receive a more lenient level of design 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 (it is expected that the majority of new additions will be reviewed for their impact on the overall district).”

Additional Master Plan guidance pertaining 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;
- major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way;
- while additions should be compatible, they are not required to be replicative of earlier architectural styles;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course;
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

STAFF DISCUSSION

Staff supports the construction of a one-and-a-half story frame addition at the rear (north) of the subject property. Those elements of the proposal confined to the rear of the subject resource, while visible from the public right-of-way, would have negligible impact on the streetscape or on the historic resource. The proposed materials and ridgeline height of the addition, slightly below the ridgeline of the historic massing, are sympathetic to the historic massing while appropriately distinguishing the new from the historic. Further, these alterations are consistent with guidance for new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery, County, Maryland*, which recommends:

18.0 Design of New Additions

- 18.1 Place an addition at the rear of a building to minimize its visual impact
- 18.2 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure
- 18.3 An addition should be compatible in scale with the primary structure
- 18.4 Use building materials that are compatible with those of the primary structure
- 18.5 An addition should be compatible in character with the primary structure
- 18.6 Use windows that are similar in character to those of the main structure
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building

Staff finds that these elements of the proposal are consistent with the HPC’s review criteria referenced above.

The applicant originally proposed extending the projecting side bay on the left (west) façade. During consideration of this element of the proposal, the HPC indicated to the applicant that the proposal alterations to the west façade were inconsistent with review criteria. The applicant suggested a revision to the proposal that would accommodate the program by replacing an existing window on the left (west) façade with a door and small entrance porch.

Based on positive feedback from the commission during their discussion of this altered design scheme, the applicants have submitted revised plans. The window opening in the main massing at the rear of the left (west) façade would be converted to a full lite glass door (circle 10 and 31). Staff recommends that this door be nonclad, solid wood. A pressure treated wooden deck would provide access to the new entrance. The HPC indicated at the February 24, 2010 meeting that they would find this approach to have minimal impact on the streetscape and to be consistent with the review criteria referenced above.

The revised plans note the presence of a small (less than 6" diameter) tree adjacent to the existing kitchen addition (circle 7). The applicants propose the removal of this tree. The applicants have communicated with the City of Takoma Park's arborist, who has indicated that the removal of this tree is allowable under the city's tree protection ordinance, and its removal is also consistent with the HPC's practice regarding the review of historic trees, as this tree is less than 6" in diameter.

STAFF RECOMMENDATION

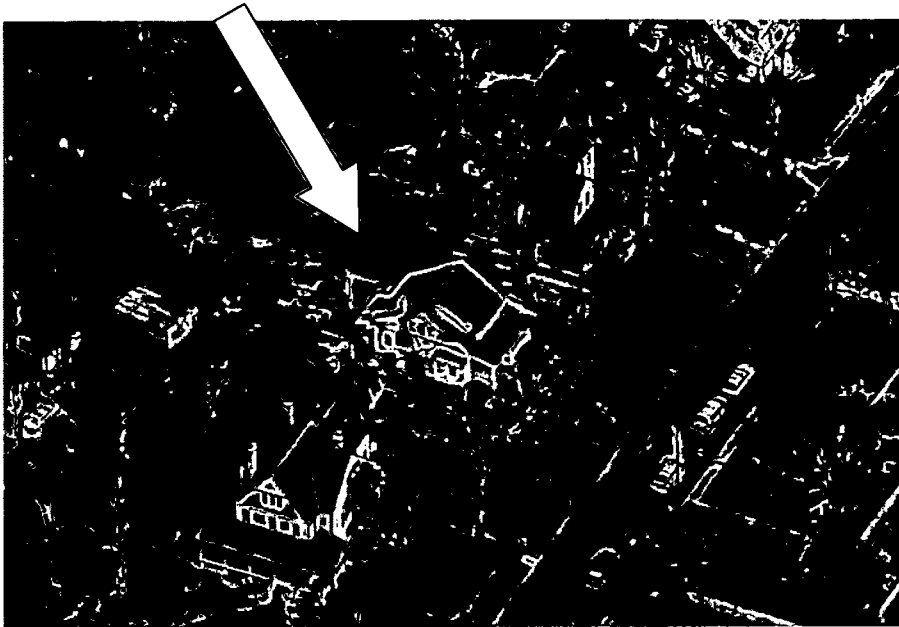
Staff recommends that the Commission **approve** the HA/WP application, finding that the proposal is consistent with Chapter 24A-8, the Secretary of the Interior's Standard #9, and guidance in the Plan;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or scott.whipple@montgomeryplanning.org to schedule a follow-up site visit.



7420 Buffalo Avenue



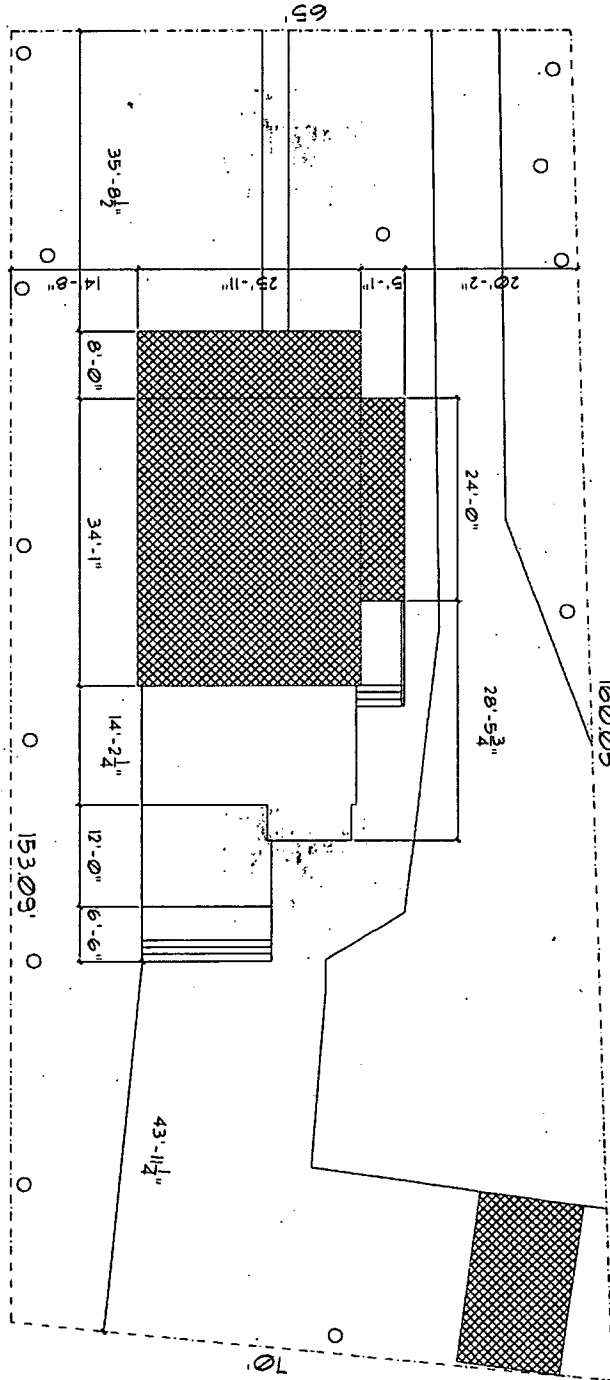
West elevation

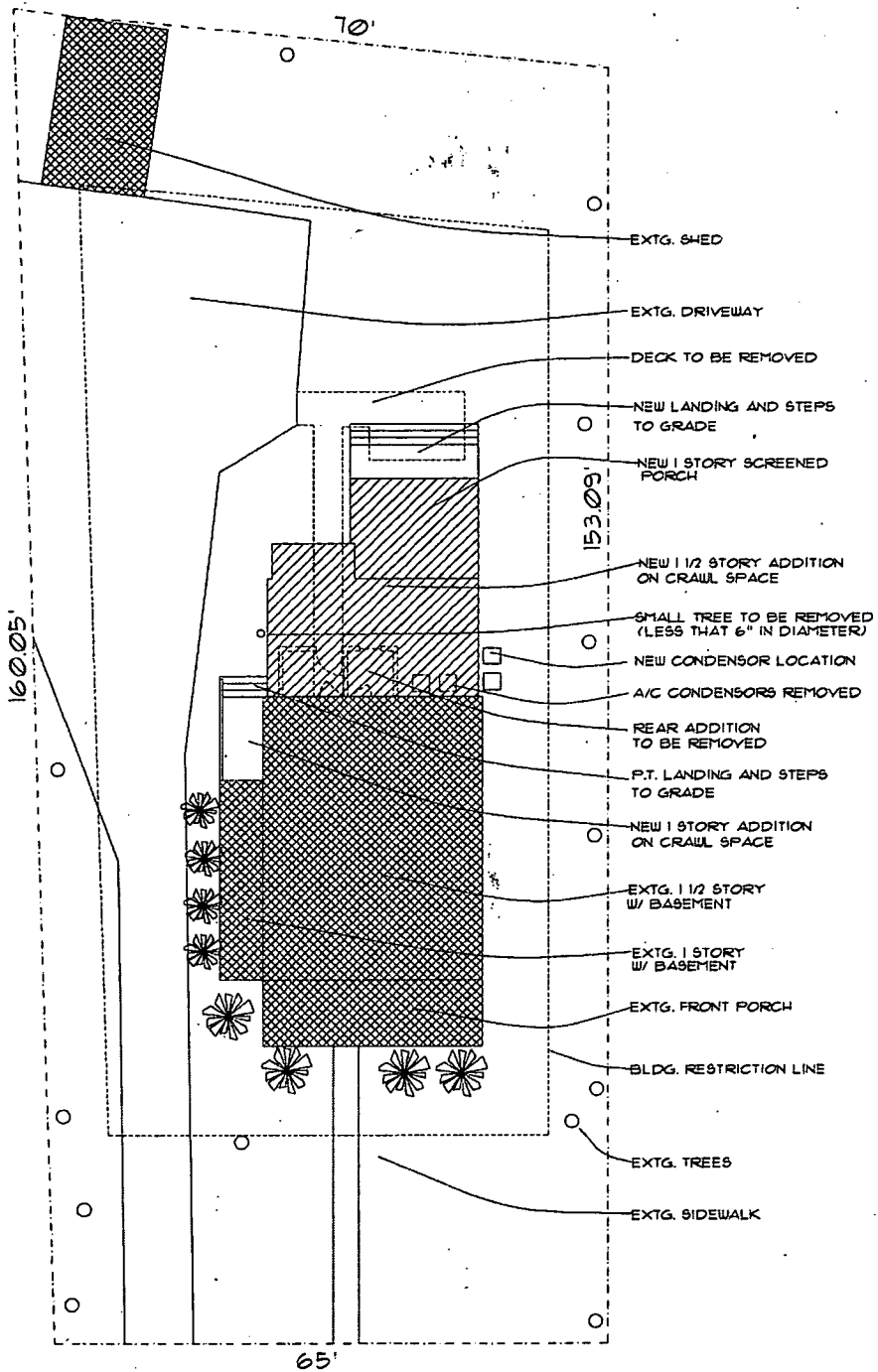


North elevation

6

SITE PLAN
NO SCALE





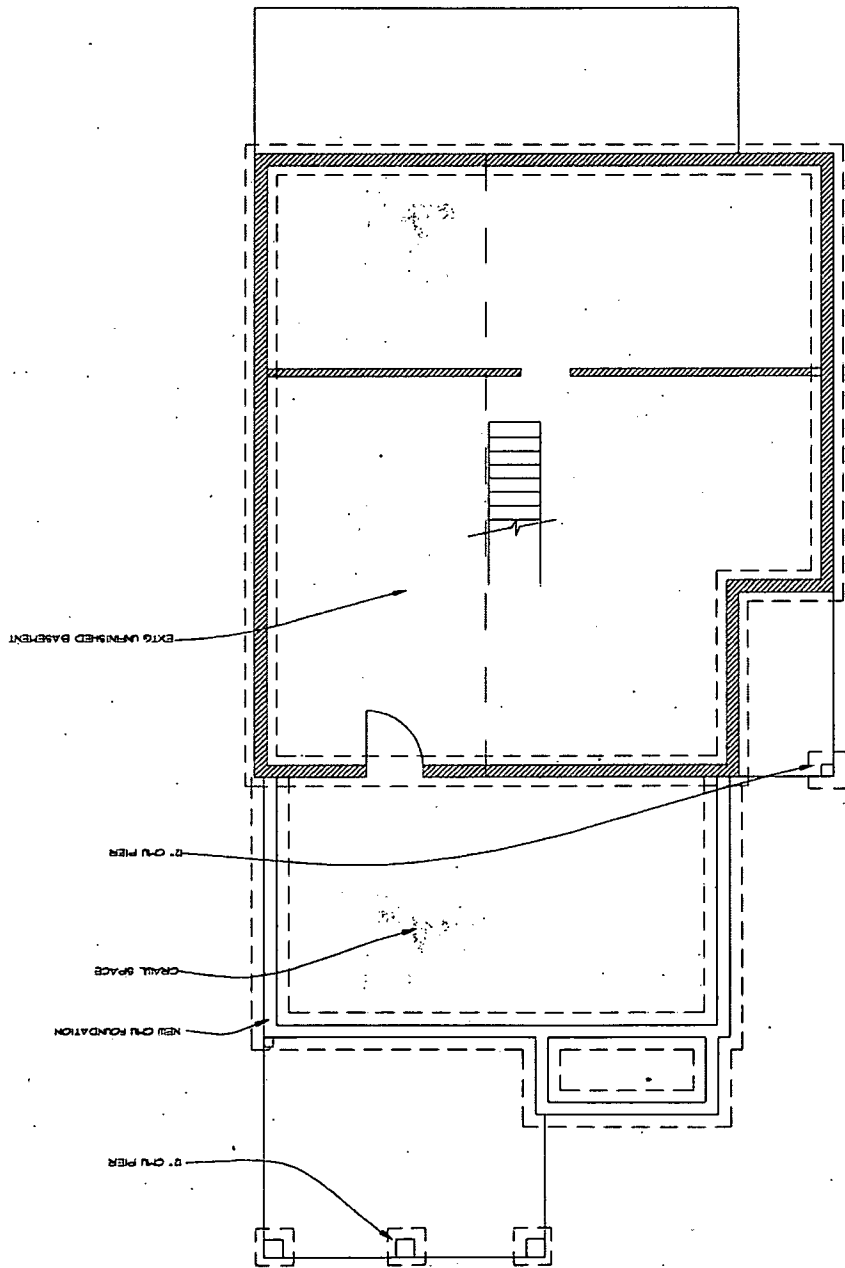
SITE PLAN
NO SCALE

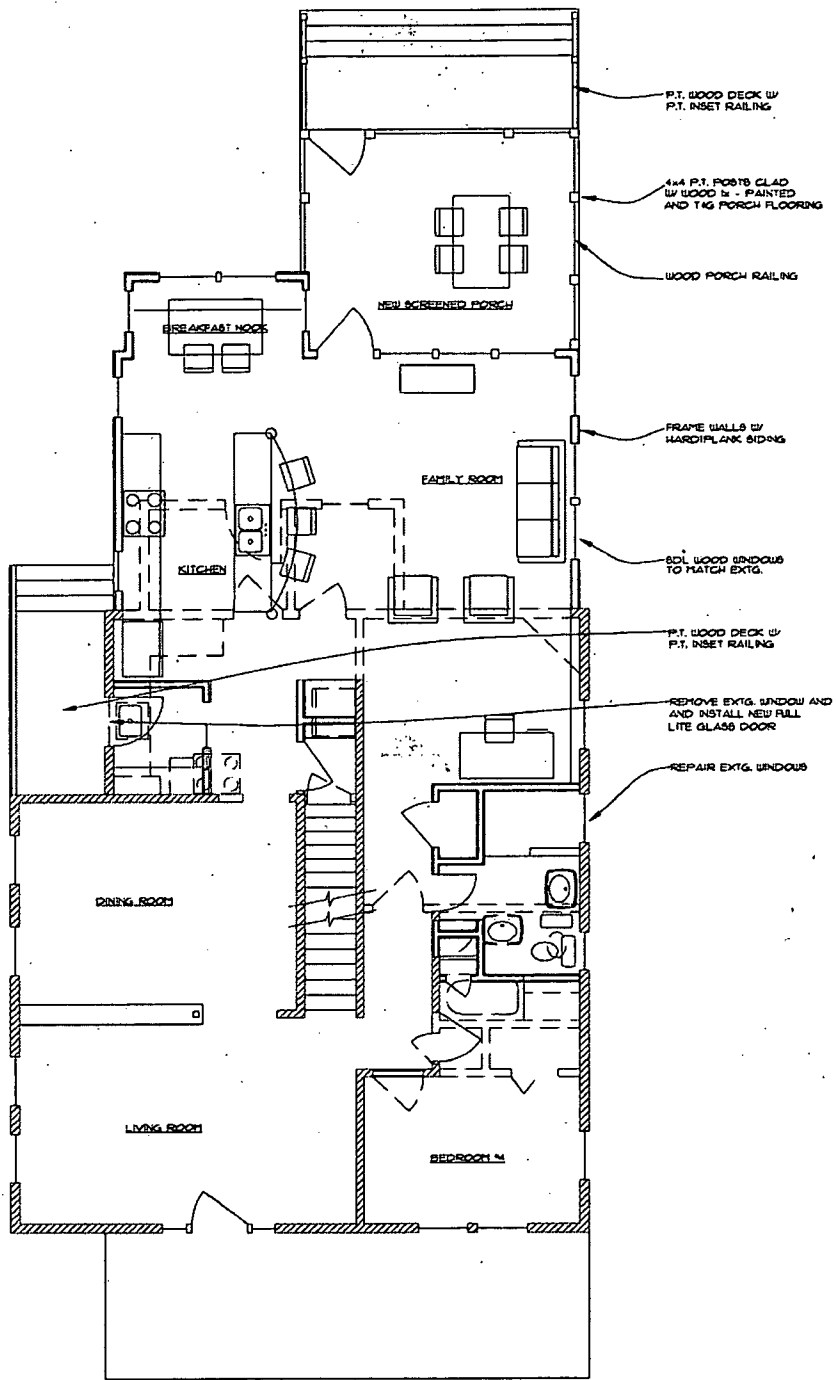


8

NEW BASEMENT/FOUNDATION PLAN

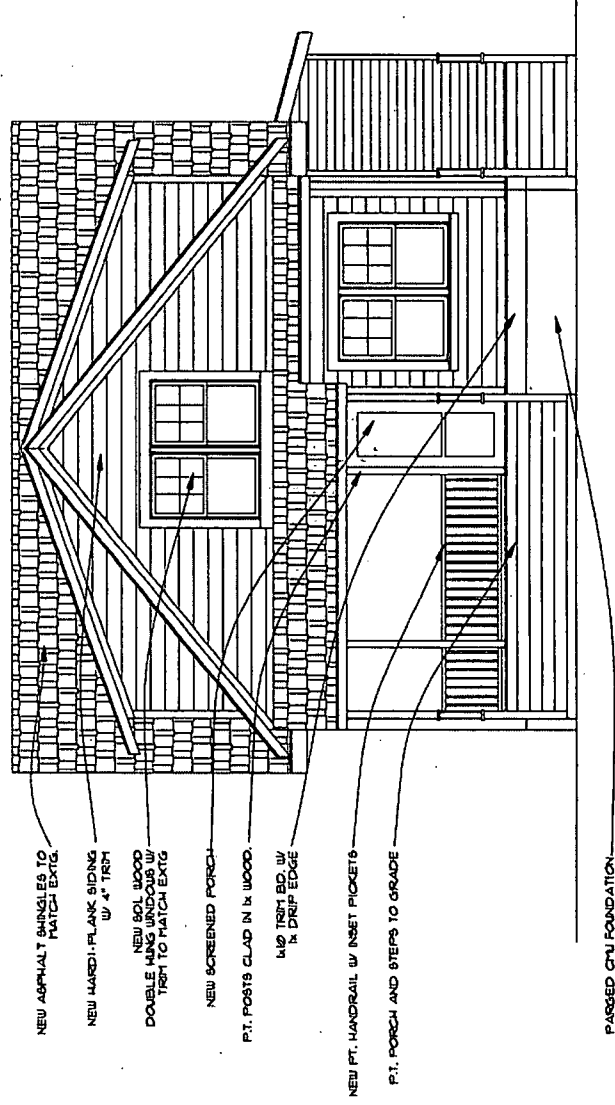
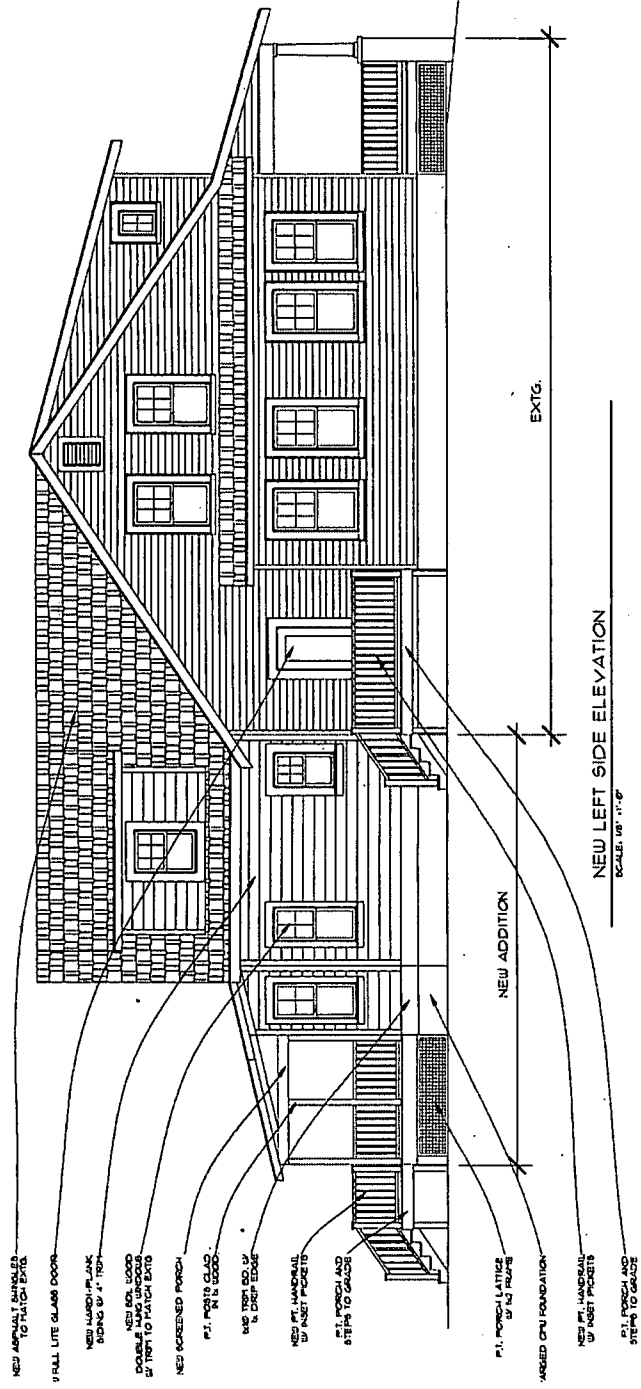
SCALE: 1/8" = 1'-0"





NEW FIRST FLOOR PLAN

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



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7420 Buffalo Ave., Takoma Park	Meeting Date:	2/10/2010
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/3/2010
Applicant:	Richard Dunne (Dana Haden, Architect)	Public Notice:	1/27/2010
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-10H	Staff:	Scott Whipple
Proposal:	Rear and side addition		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application with the condition that the side addition is **not approved**.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource, Takoma Park Historic District
STYLE: "Craftsman-2 story"
DATE: c1920s

PROPOSAL

The applicant is proposing a one-and-a-half story frame addition at the rear (north) and one story side addition to extend a protruding (likely original) side bay on the left (west) elevation. The rear addition would span the width of the rear elevation (approximately 25' 11"), but be slightly inset at each corner, and be approximately 32' 8" deep (the addition, a porch, and stairs); the side addition would be 10' 1" by 5' 1". The new construction is to be clad in hardi-plank siding with four inch trim, sit on a parged concrete masonry unit foundation, and be roofed with asphalt shingles to match the existing roofing. New windows are to be a combination of four- and six-over-one simulated divided light wooden double-hung sash. An existing rear addition and deck are to be removed.

APPLICABLE GUIDELINES

When reviewing projects within the Takoma Park Historic District, the Commission is required, as outlined in the *Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97)* Section 1.5, to use the following as a basis for developing their decision:

1. the criteria in Section 24A-8 of *Montgomery County Code (Chapter 24A)*;
2. the *Secretary of the Interior's Standards and Guidelines for Rehabilitation (Standards)*; and
3. pertinent guidance in the *Approved and Adopted Amendment to the Master Plan for Historic Preservation: Takoma Park Historic District & Carroll Manor/Douglas House*.

Where the guidance in the Plan is inconsistent with the review criteria in Chapter 24A or the Standards, *Master Plan guidance shall take precedence*. The pertinent information in these documents is outlined below.

Montgomery County Code, Section 24A-8 Criteria for issuance

- (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.

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.

Takoma Park Master Plan:

“Contributing Resources should receive a more lenient level of design 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 (it is expected that the majority of new additions will be reviewed for their impact on the overall district).”

Additional Master Plan guidance pertaining 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;
- major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way;
- while additions should be compatible, they are not required to be replicative of earlier architectural styles;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course;
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

STAFF DISCUSSION

Staff supports the construction of a one-and-a-half story frame addition at the rear (north) of the subject property. Those elements of the proposal confined to the rear of the subject resource, while visible from the public right-of-way, would have negligible impact on the streetscape or on the historic resource. The proposed materials and ridgeline height of the addition, slightly below the ridgeline of the historic massing, are sympathetic to the historic massing while appropriately distinguishing the new from the historic. Further, these alterations are consistent with guidance for new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

18.0 Design of New Additions

- 18.1 Place an addition at the rear of a building to minimize its visual impact
- 18.2 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure
- 18.3 An addition should be compatible in scale with the primary structure
- 18.4 Use building materials that are compatible with those of the primary structure
- 18.5 An addition should be compatible in character with the primary structure
- 18.6 Use windows that are similar in character to those of the main structure
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building

Staff finds that these elements of the proposal are consistent with the HPC’s review criteria referenced above.

However, staff does not support the applicant's proposal to extend the projecting side bay. Although the expansion of the bay would be towards the rear of the building, the expansion would be clearly visible from the public right-of-way and alter original character-defining features: the expansion of the bay would obscure an original window opening and the building's rear corner, and alter the character-defining arrangement of the bay in relationship to the main massing of the building. Staff finds that this portion of the proposal is inconsistent with Chapter 24A-8 (reference section 24A-8(b)(1) and (2), Secretary of the Interior's Standard #9, and guidance in the Plan, and therefore recommends that the Commission not approve the side addition. Staff encourages the applicant to consider alternatives that use the rear addition to address those programmatic needs that the side addition would have provided.

STAFF RECOMMENDATION

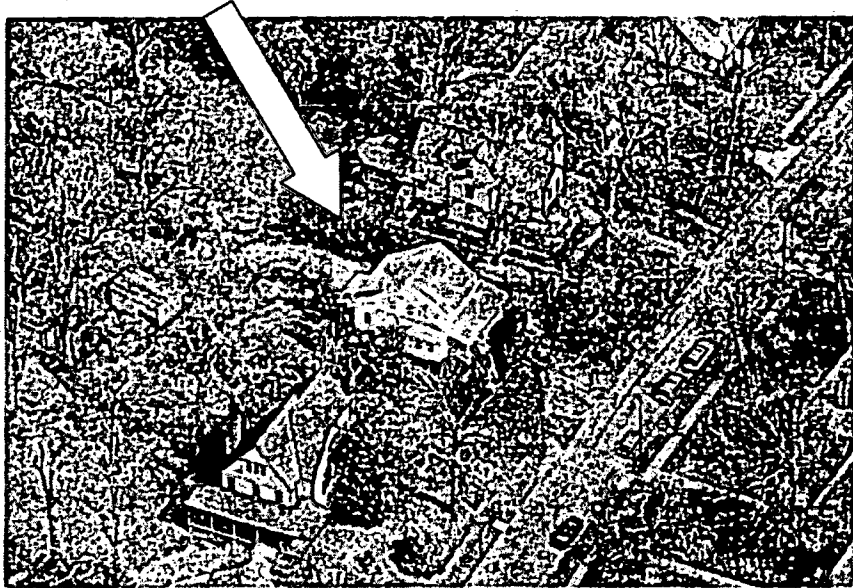
Staff recommends that the Commission **approve** the HAWP application with the condition that the side addition is **not approved**, finding that the rear addition is consistent with Chapter 24A-8, the Secretary of the Interior's Standard #9, and guidance in the Plan and that the side addition is inconsistent with sections 24A-8(b)(1) and (2), Standard #9, and guidance in the Plan;

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;

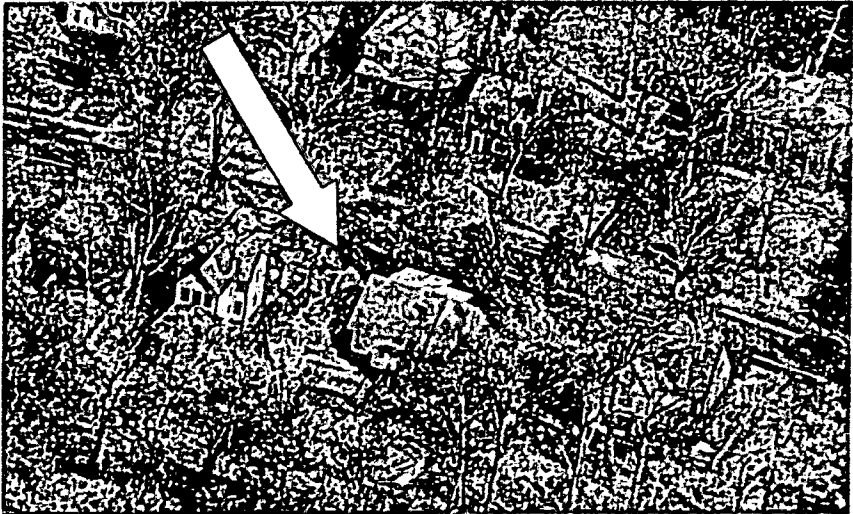
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any** alterations to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301.563.3400 or scott.whipple@montgomeryplanning.org to schedule a follow-up site visit.



7420 Buffalo Avenue



West elevation



North elevation



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
240 277 6310

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Dana Haden
Daytime Phone No.: 301-237-8537

Tax Account No.: 01652927

Name of Property Owner: RICHARD DUNNE Daytime Phone No.: 301-588-2018

Address: 7420 BUFFALO AVE, TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: CHRIS CONNELLY Phone No.: 410-763-8804

Contractor Registration No.: #83659 MD

Agent for Owner: _____ Daytime Phone No.: 301-529-8767

LOCATION OF BUILDING/PREMISE

House Number: 7420 Street: BUFFALO AVE
Town/City: TAKOMA PARK Nearest Cross Street: ALBANY
Lot: P36 Block: 74 Subdivision: 25
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 200,000

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 _____ 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.

Dana Haden Signature of owner or authorized agent
1/12/10 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 2010-43 Date Filed: _____ Date Issued: _____

16

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 MARKING LABELS.

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 owners of (lots) or parcels) which the 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.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

6. TREE SURVEY

- a. Clearly label 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.

5. PHOTOGRAPHS

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.

4. MATERIALS SPECIFICATIONS

- 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.

3. PLANS AND ELEVATIONS

- 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.

2. SITE PLAN

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

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

We are proposing a 1 1/2 story frame home addition to the rear of the existing home. We are also proposing a 1 story addition on the side to extend the existing bay addition.

1. WRITTEN DESCRIPTION OF PROJECT

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

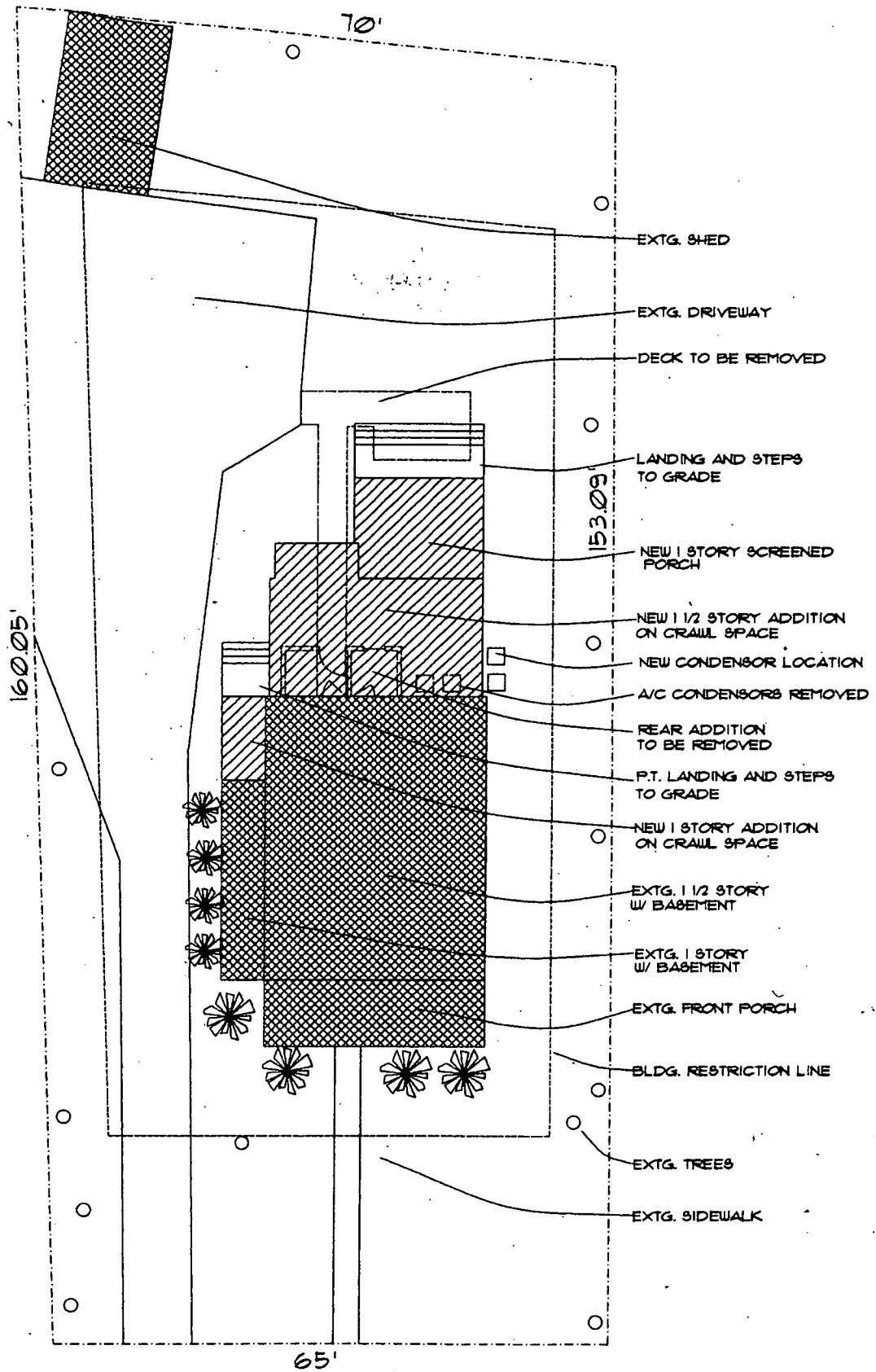
The existing home is a bungalow in a historic district. It is listed as a National Historic Landmark. The home dates back to 1915-1925. It is a 1 1/2 story frame bungalow w/ an unshaded basement.

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

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

<p>Owner's mailing address</p> <p>7420 BUFFALO AVE TAKOMA PARK, MD. 20912</p>	<p>Owner's Agent's mailing address</p> <p>805 SLIGO CREEK PARKWAY TAKOMA PARK, MD. 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Margaret Warner Bradley Blower 7417 Buffalo Ave Takoma Park, MD. 20912</p>	<p>Francis McNally Ellen Blackler 7421 Buffalo Ave Takoma Park, MD 20912</p>
<p>David Weuman 517 Albany Ave. Takoma Park, MD. 20912</p>	<p>Marcelle Dupraw 521 Albany Ave. Takoma Park, MD 20912</p>
<p>Charles Pilger 7425 Buffalo Ave Takoma Park, MD 20912</p>	<p>Henry Schoenfeld 7423 Buffalo Ave Takoma Park, MD 20912</p>

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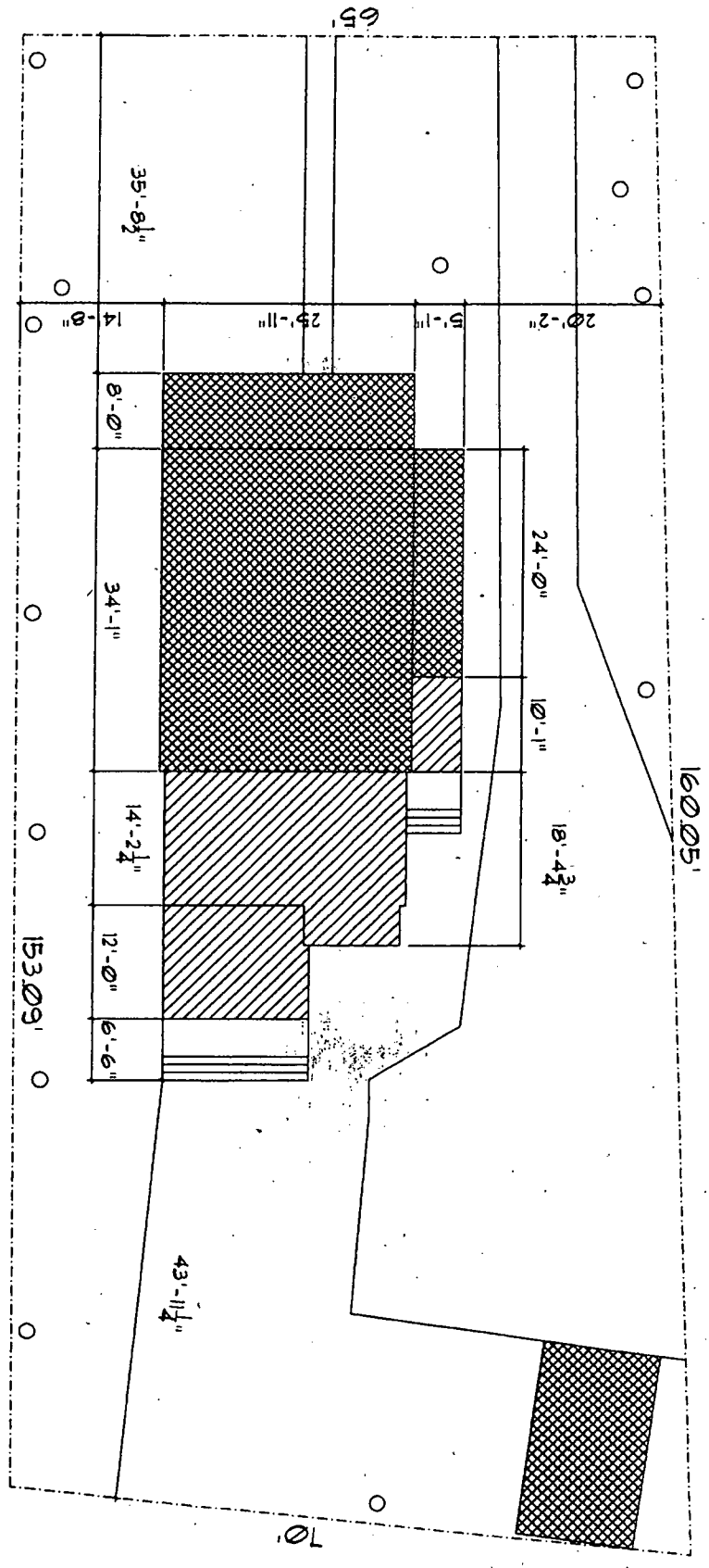


SITE PLAN
NO SCALE



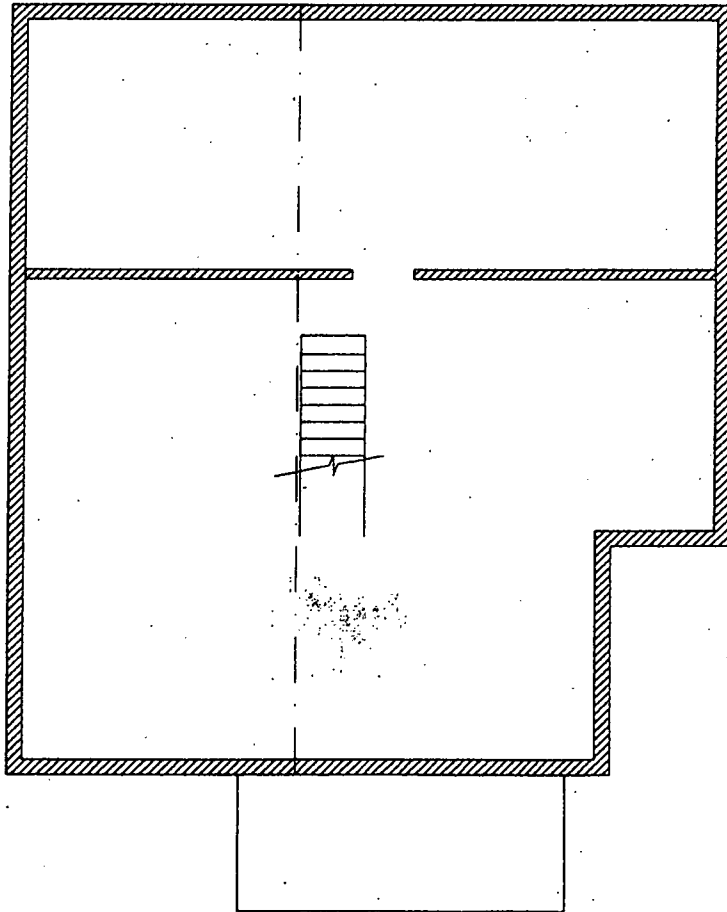


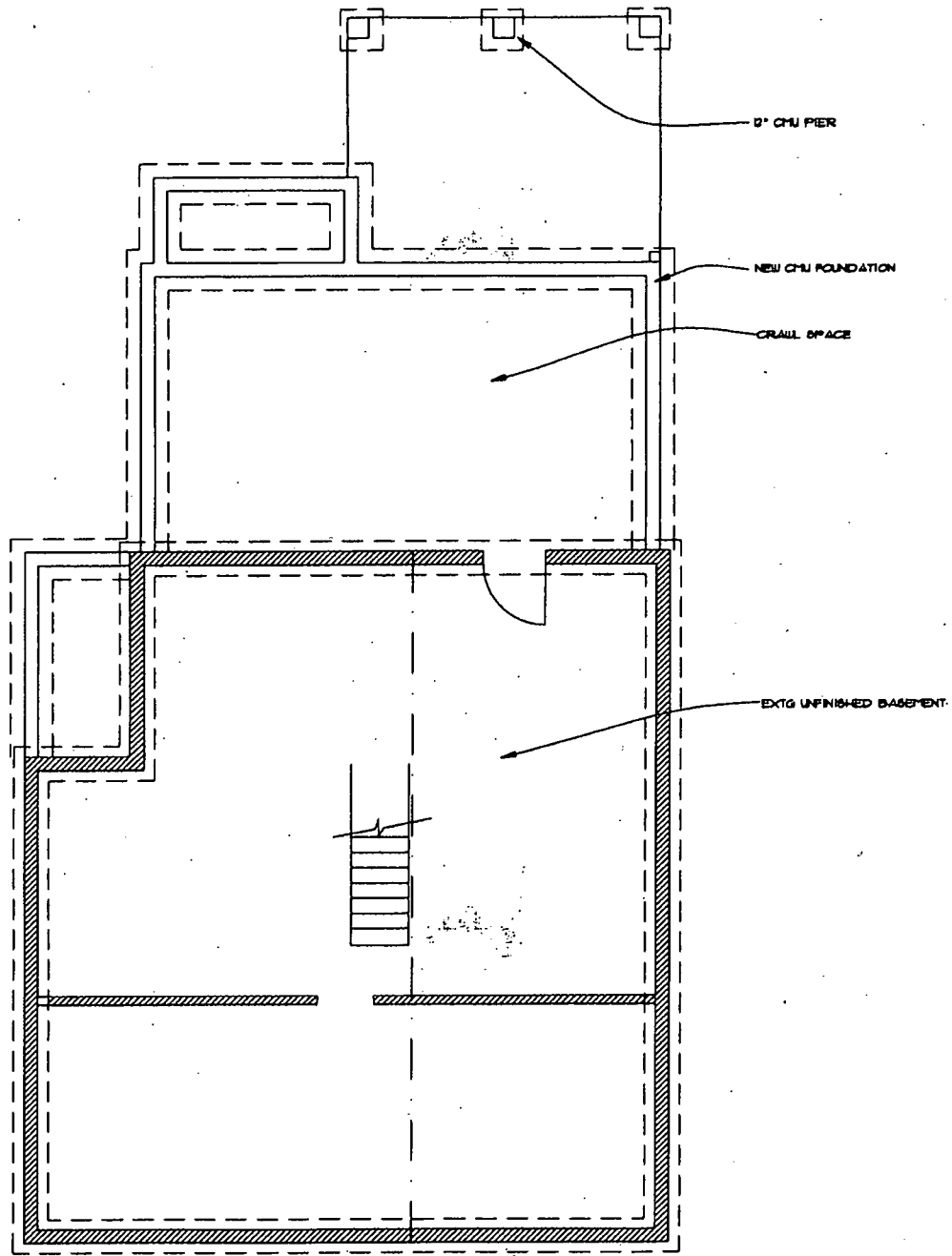
SITE PLAN
NO SCALE



12

SCALE: 1/8" = 1'-0"
EXIG. BASEMENT PLAN



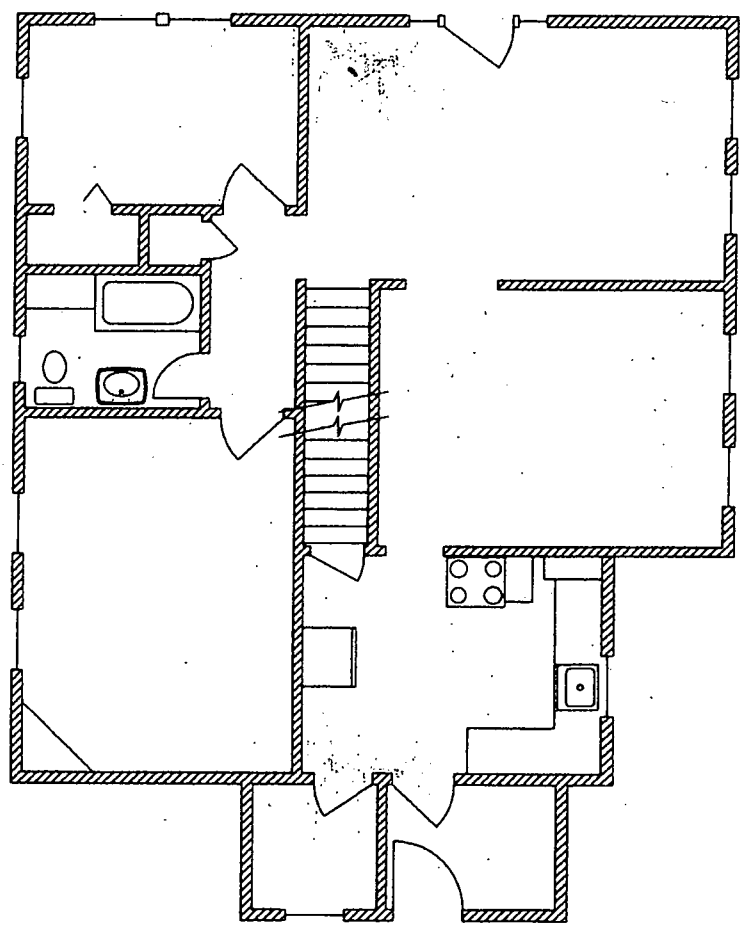


NEW BASEMENT/FOUNDATION PLAN

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

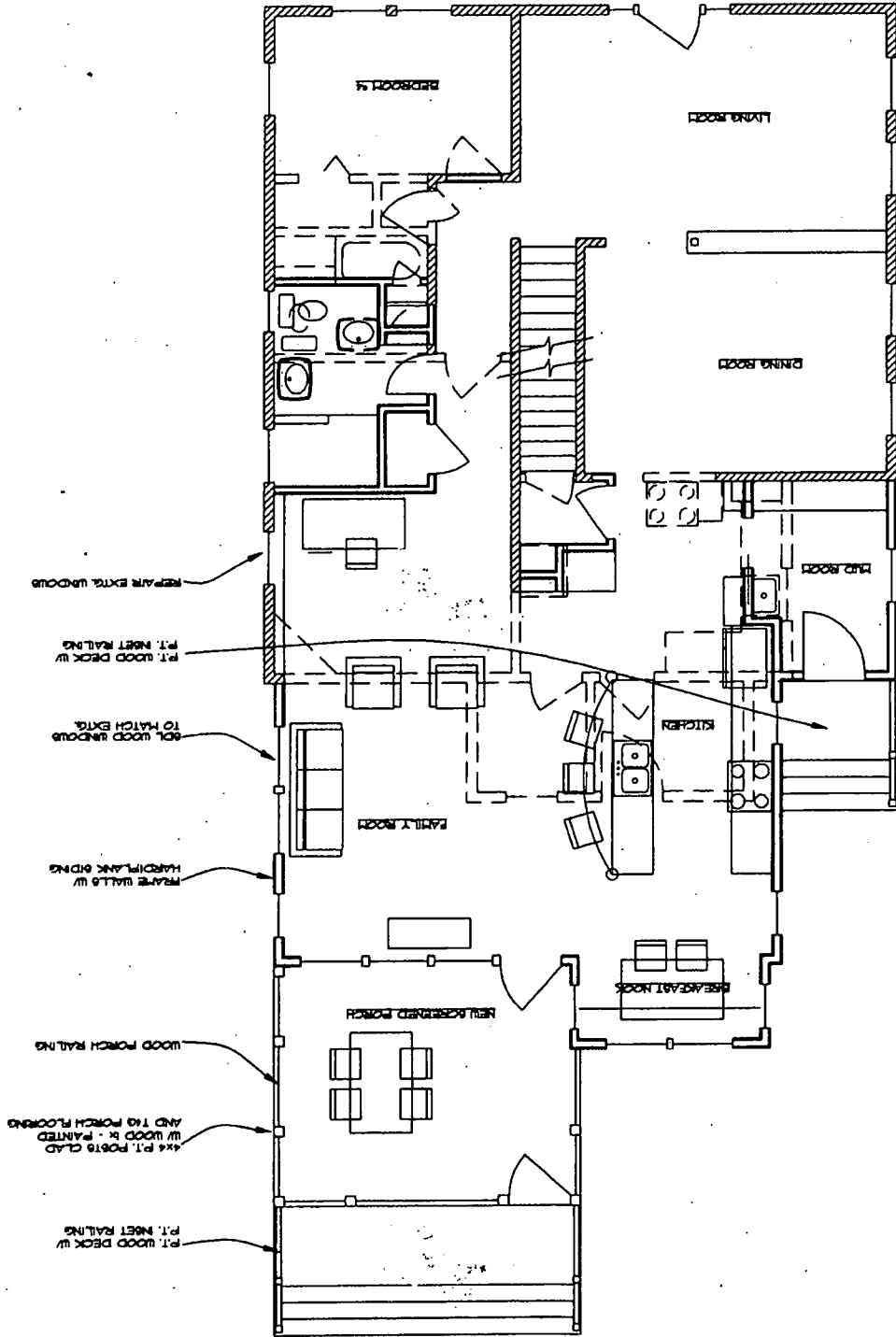
14

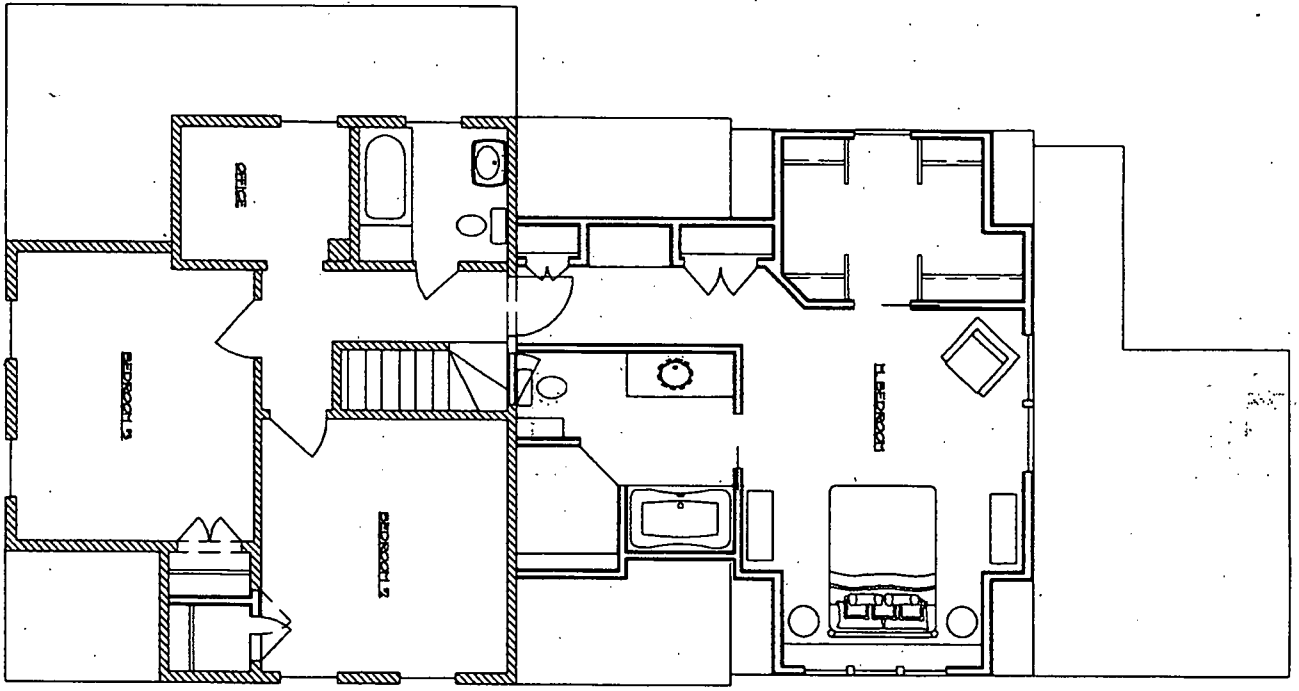
EXTG, FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



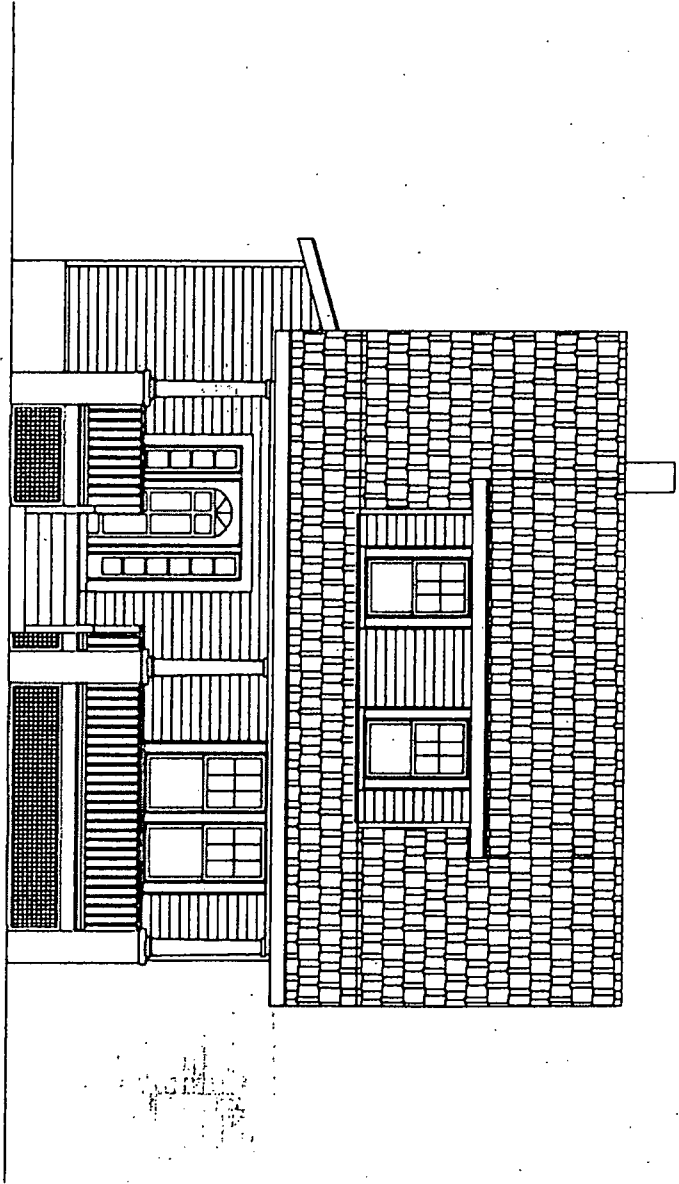
51

NEW FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"





NEW SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXTG. FRONT ELEVATION
SCALE: 1/8" = 1'-0"

18

20

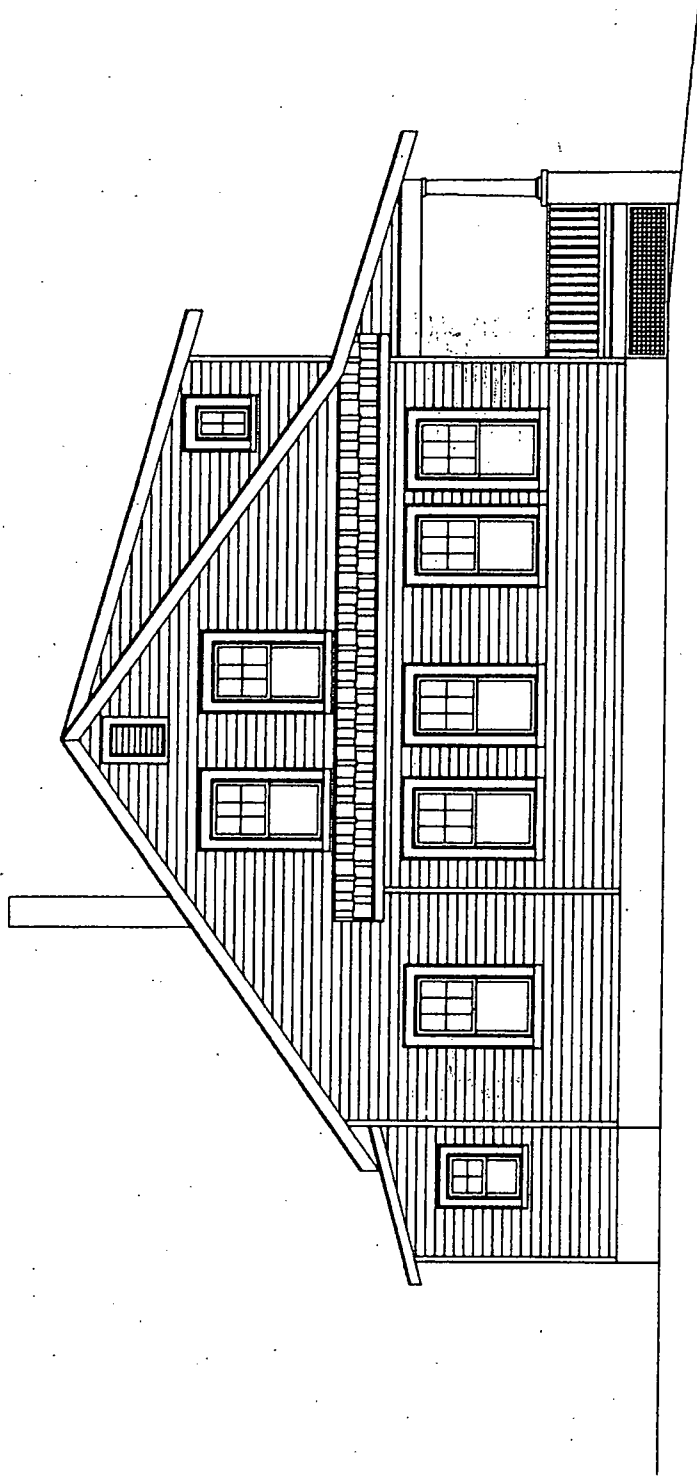


EXTG. AND NEW FRONT ELEVATION

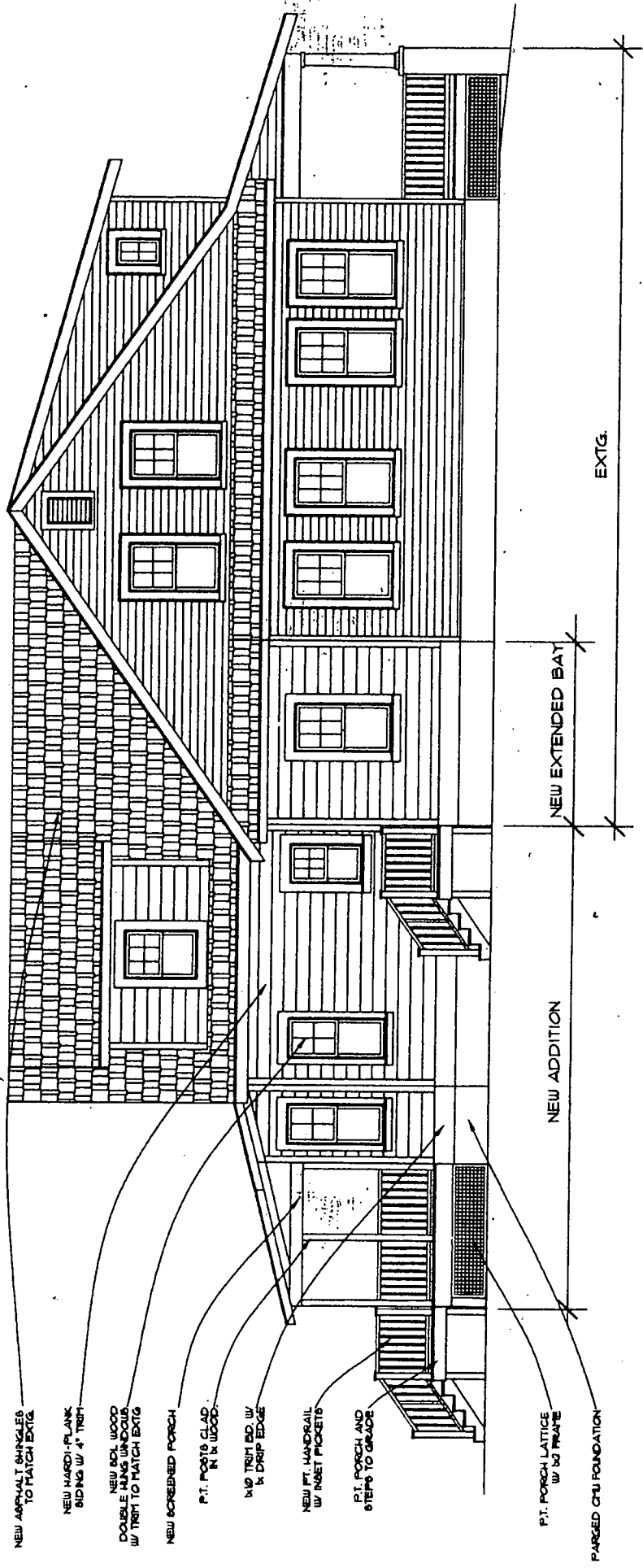
SCALE: 1/8" = 1'-0"



02



EXTG. LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



NEW ASPHALT SHINGLES TO MATCH EXTG.

NEW HARDWOOD PLANK SIDING W/ 4" TRIM

NEW SOLID WOOD DOUBLE HUNG WINDOWS W/ TRIM TO MATCH EXTG.

NEW SCREENED PORCH

P.T. POSTS CLAD W/ 1" X 1" WOOD

1/2" TRIM SID. W/ 1" X 1" WOOD

NEW P.T. HANDRAIL W/ INSET PICKETS

P.T. PORCH AND STEPS TO GRADE

P.T. PORCH LATTICE W/ 1/2" FRAME

PARGEED CONCRETE FOUNDATION

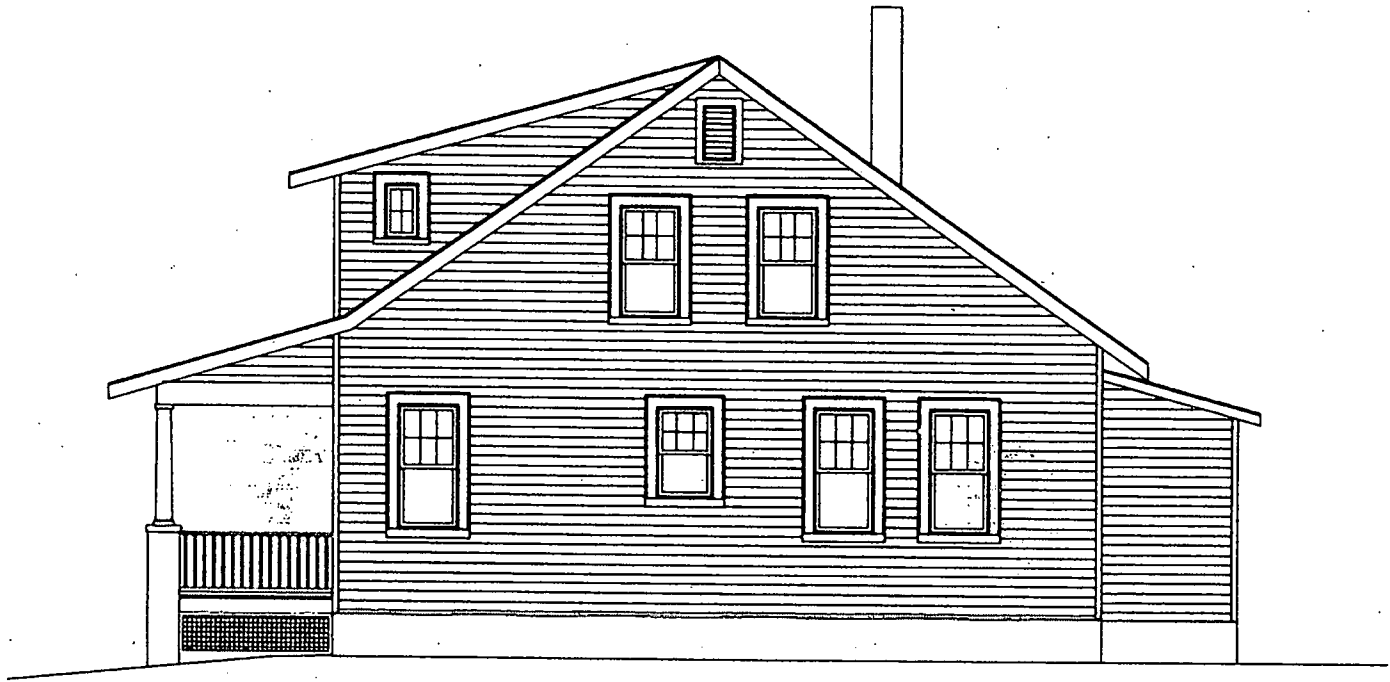
NEW ADDITION

NEW EXTENDED BAY

EXTG.

NEW LEFT SIDE ELEVATION

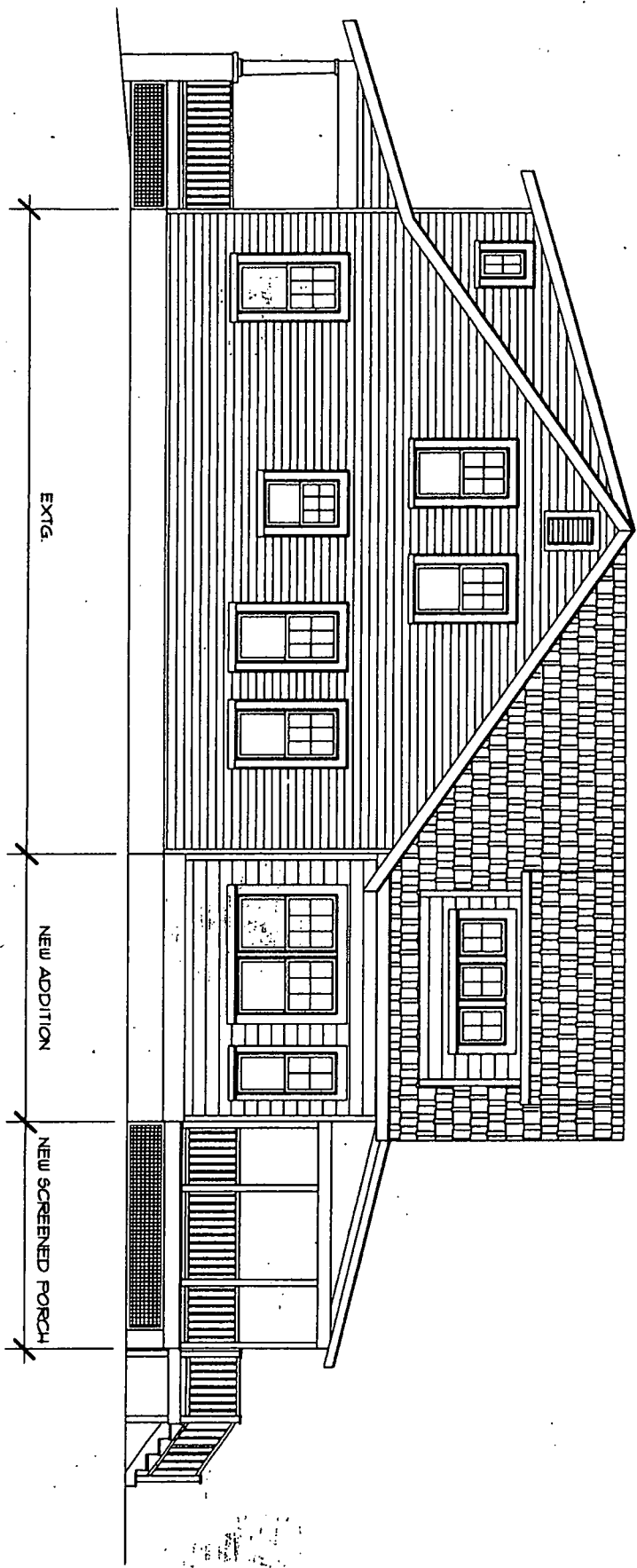
SCALE: 1/8" = 1'-0"



EXTG. RIGHT SIDE ELEVATION

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





NEW RIGHT SIDE ELEVATION

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

EXTG.

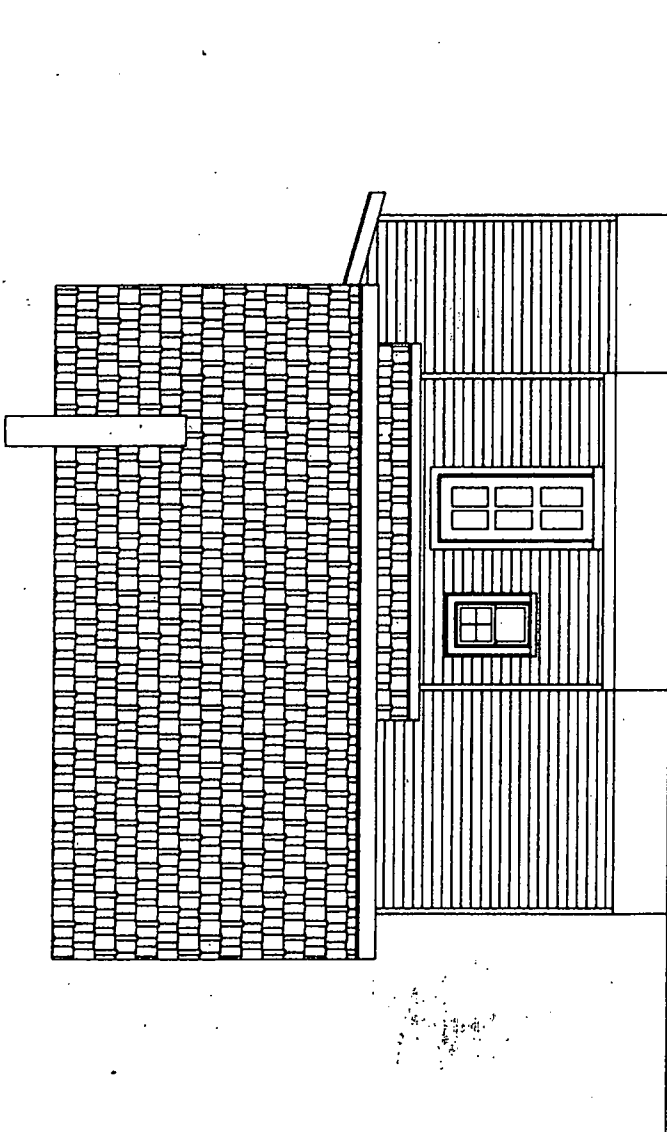
NEW ADDITION

NEW SCREENED PORCH



3A

3A



EXTG. REAR ELEVATION

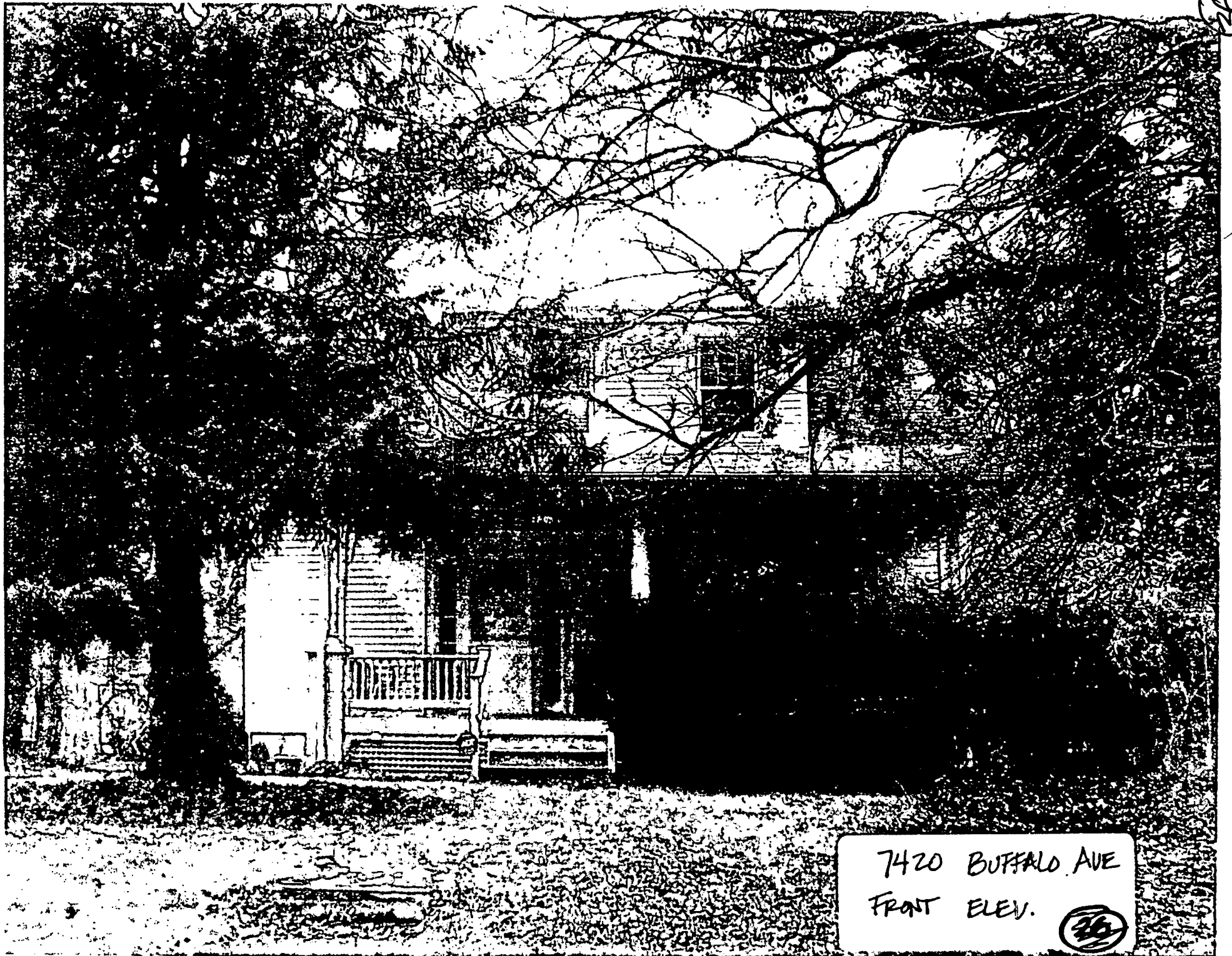
SCALE: 1/8" = 1'-0"



NEW REAR ELEVATION

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





7420 BUFFALO AVE
FRONT ELEV.

26




7420 BUFFALO AVE
LEFT SIDE ELEV.



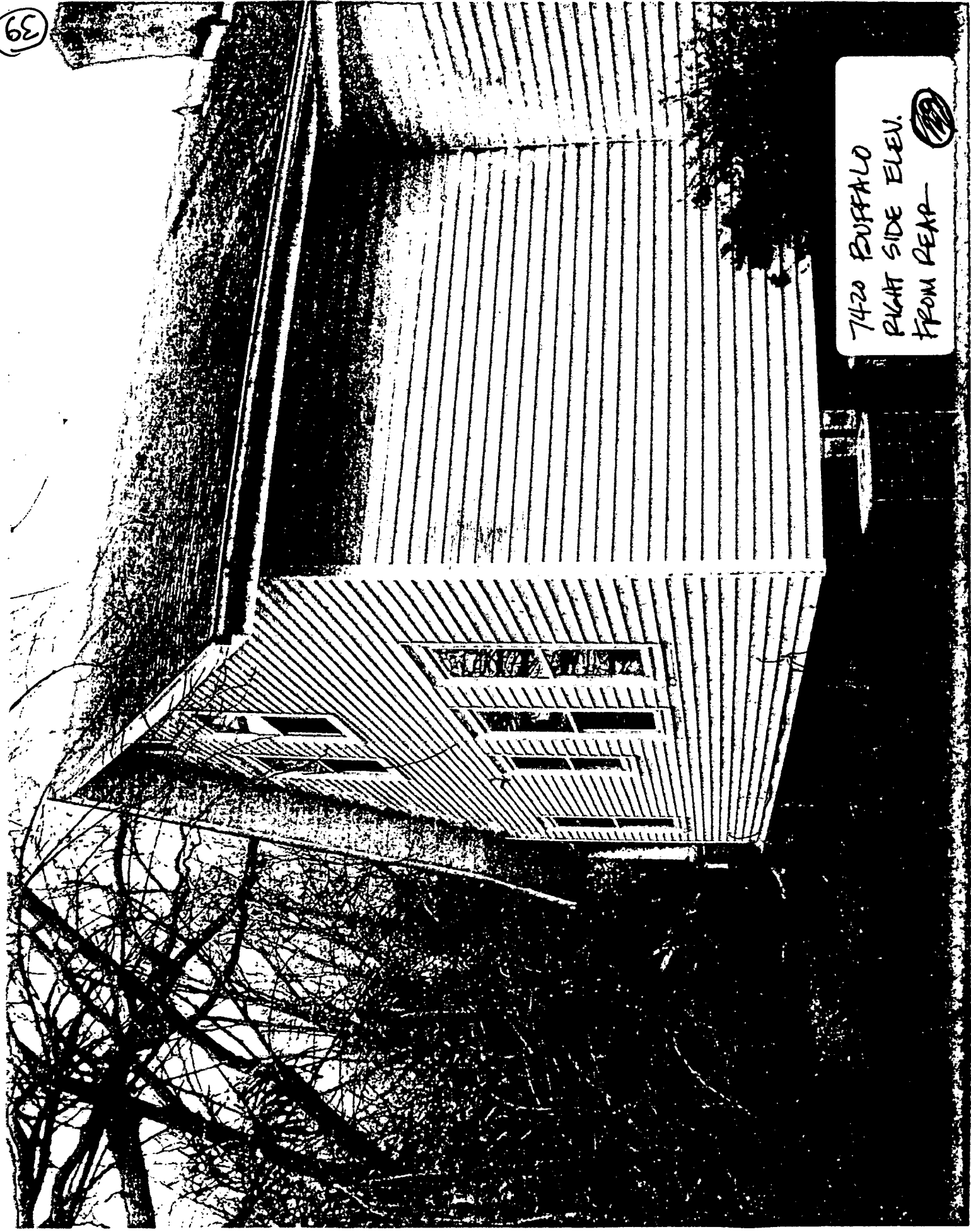
37



38

7420 BUFFALO
RIGHT SIDE ELEV


69



7420 BUFFALO
RIGHT SIDE ELEV.
FROM REAR

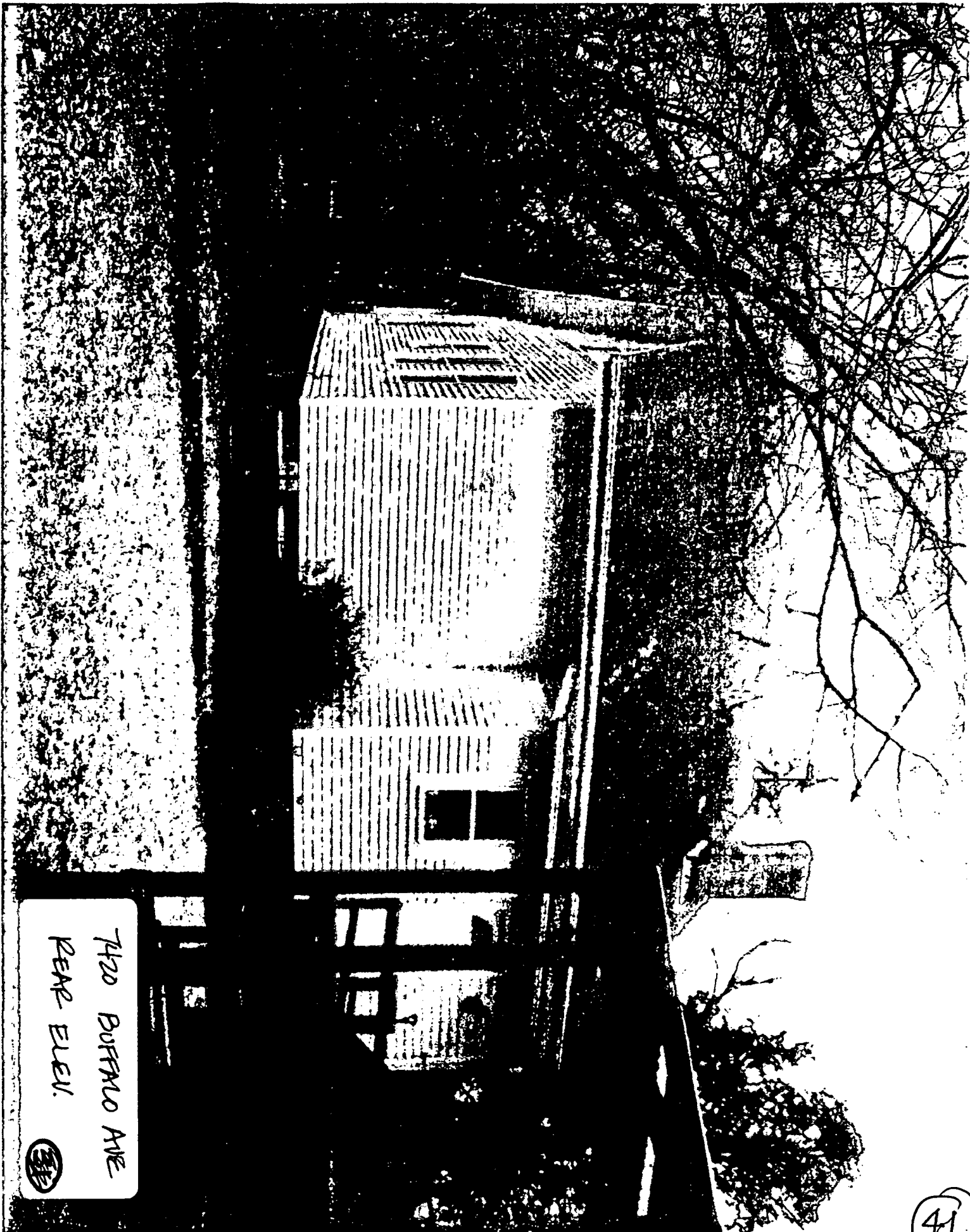


40



7420 BUFFALO AVE
REAR ELEV.





7420 BUFFALO AVE
REAR ELEV.

