



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: April 11, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1112748– Foundation-level garage door replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC staff.

The HPC staff has reviewed and stamped the attached submission materials.

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: Daniel Paul Cunningham and Mary C. Hennessey
Address: 7427 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. Once work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laurel D. Paquella on _____. The approval memo and stamped drawings follow.

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

Owner's mailing address Daniel Cunningham and Mary Hennessey 7427 Buffalo Avenue Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Colleen Cordes and Robert Engelman 500 New York Avenue Takoma Park, MD 20912	LANGE JASON CHARLES MACKINNON CAROLINE RACHEL 507 NEW YORK AVE TAKOMA PARK, MD 20912
PILZER CHARLES L & C R 7425 BUFFALO AVENUE TAKOMA PARK, MD 20912	AINSFIELD SANDRA L 509 NEW YORK AVE TAKOMA PARK, MD 20912

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The house is a category 1 Queen Anne Victorian style 2 1/2 story wood frame, constructed circa 1893. At the rear of the house is a contemporary (c. 1970) two-story addition. At the very back of the house is an enclosed porch, constructed in 2006, after receipt of an Historic Area Work Permit.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The work is replacement of a deteriorating garage door (2 sided), with full width, cedar carriage doors as indicated in the attached rendering. The current dimensions of the doors are: two 36' wide doors and wood framing around, with the entire door system being 6' 10" high and and roughly 8' 5 1/2" wide. The new carriage doors will be 2 doors at 4' 2 3/4" wide each, with the same 6'10" height and 8' 5 1/2'wide masonry opening.

REVIEWED

By Laura DiPasquale at 12:40 pm, Apr 11, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkit

Work Item 1: Replacement of door

Description of Current Condition:

Deteriorated, as shown in photos

Proposed Work:

The work is replacement of a deteriorating garage door (2 sided), with full width, cedar carriage doors as indicated in the attached rendering. The current dimensions of the doors are: two 36' wide doors and wood framing around, with the entire door system being 6' 10" high and and roughly 8' 5 1/2" wide. The new carriage doors will be 2 doors at 4' 2 3/4" wide each, with the same 6'10" height and 8' 5 1/2"wide masonry opening.

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Montgomery County

Historic Preservation Commission



Work Item 3: _____

Description of Current Condition:

Proposed Work:

Proposal

Heritage Building and Renovation, Inc.
7334 Carroll Avenue
Takoma Park, MD 20912

Proposal

Daniel Cunningham
Mary Hennessey
7427 Buffalo Avenue
Takoma Park, MD 20912

April 7, 2025
MHIC lic. #32422

Garage Carriage Doors—

1. Owner to obtain HAWP.
2. Remove existing plywood doors and infill.
3. Prepare opening to accept full-width doors.
4. Build new carriage doors as shown on drawing.
5. Install doors on gate hinges. One door to have bottom bolt and chain Latch. Primary door to have deadbolt.
6. Prime and paint doors and casing two (2) coats, one (1) color.
7. Install weatherstripping and door sweeps.

\$7,250.00

Please feel free to contact me with any questions. We look forward to working with you again.

Best Regards,



Rick Leonard
President, *Heritage Building and Renovation, Inc.*

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APPROVED

Montgomery County

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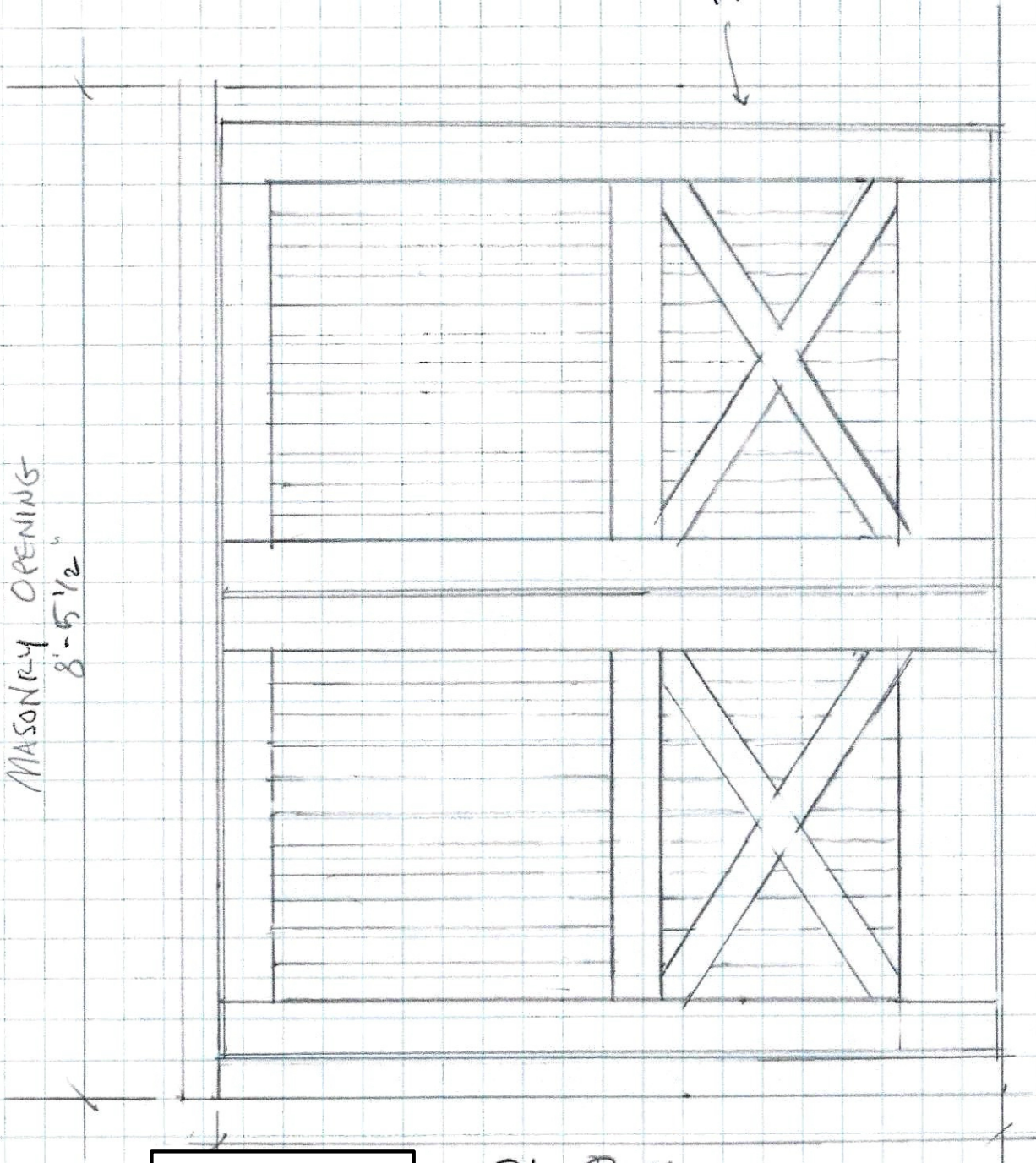


PROPOSAL

CUNNINGHAM
7427 BUFFALO AVE.
TAKOMA PARK

REPLACEMENT CARRIAGE DOORS

SCALE: 3/4" = 1'-0"



MASONRY OPENING
8'-5 1/2"

DOOR CONSTRUCTION

FRAME - 1 1/2" x 5" CEDAR
BOTTOM RAIL - 9"
1 x 4 T+G
BEAD BOARD

3'-4" DOOR CASING

APPROVED
Montgomery County
Historic Preservation Commission

Karen Buelit

01-2 ~

REVIEWED

By Laura DiPasquale at 12:40 pm, Apr 11, 2025

[illegible]

Montgomery County

Historic Preservation Commission

Karen Benoit

Date:
Plat Book:
Plat No.:
Work Order:
Address:
District:
Jurisdiction:

LOCATION
LOT 7
BLOCK 75
THE T.P.L. & T. CO'S SUBDIVISION OF
TAKOMA PARK NEAR WASHINGTON D.C.

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for (1) establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

REVIEWED

By Laura DiPasquale at 12:40 pm, Apr 11, 2025

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Sept 12 1862



Meridian Surveys, Inc.
811 Russell Avenue
Suite #303
Gaithersburg, MD 20879
(301) 721-8400

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EXISTING

APPROVED

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Karen Buelit

REVIEWED

By Laura DiPasquale at 12:40 pm, Apr 11, 2025

EXHIBIT A16

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

REVIEWED

By Laura DiPasquale at 12:41 pm, Apr 11, 2025

EXISTING

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