

37/3-99J 7391 Buffalo Avenue  
(Takoma Park Historic District)

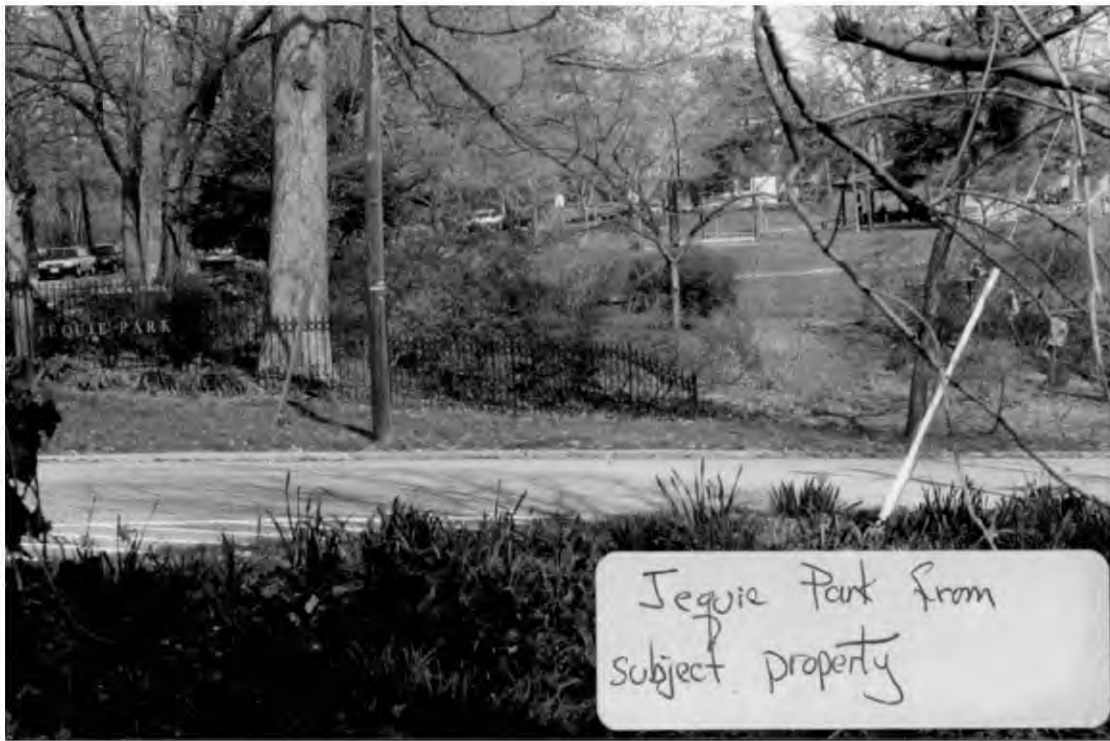
ADD INFO  
TO T.P.H.D  
DATABASE.

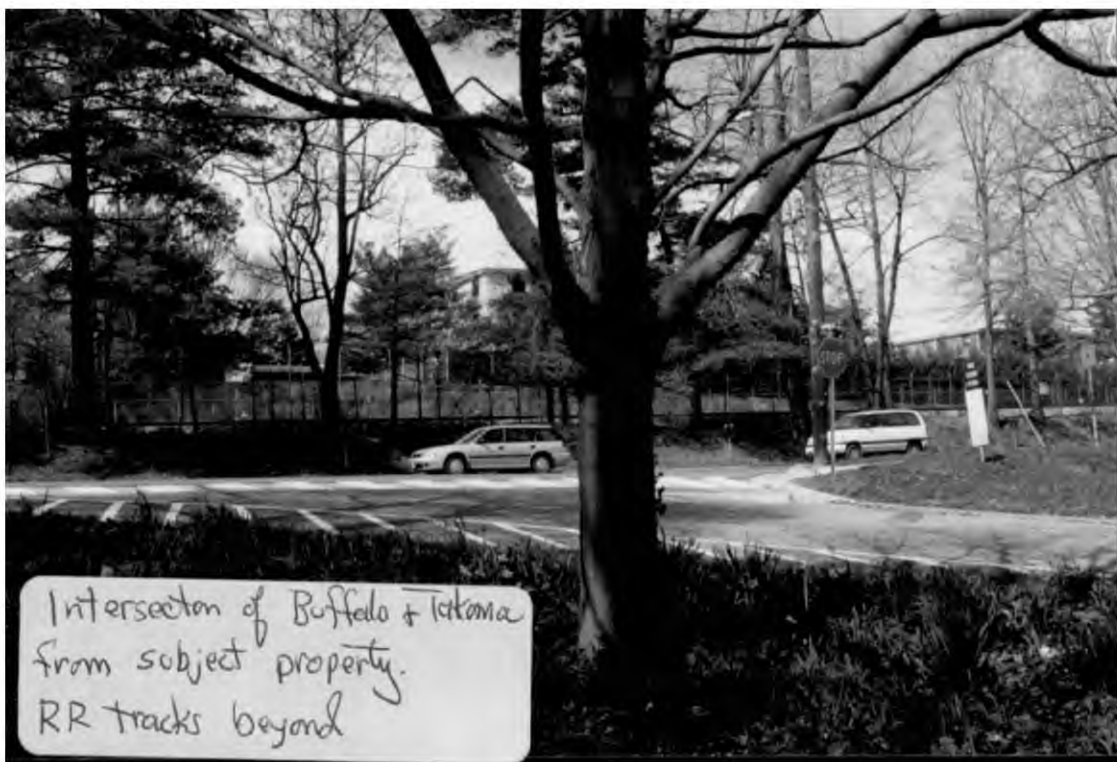
5/12/99

7391 Barro Alto  
Palma Park



Side view of 7327  
Takoma from subject property





Intersection of Buffalo + Ickoma  
from subject property.  
RR tracks beyond





Side view of P401  
Buffalo from subject  
property.











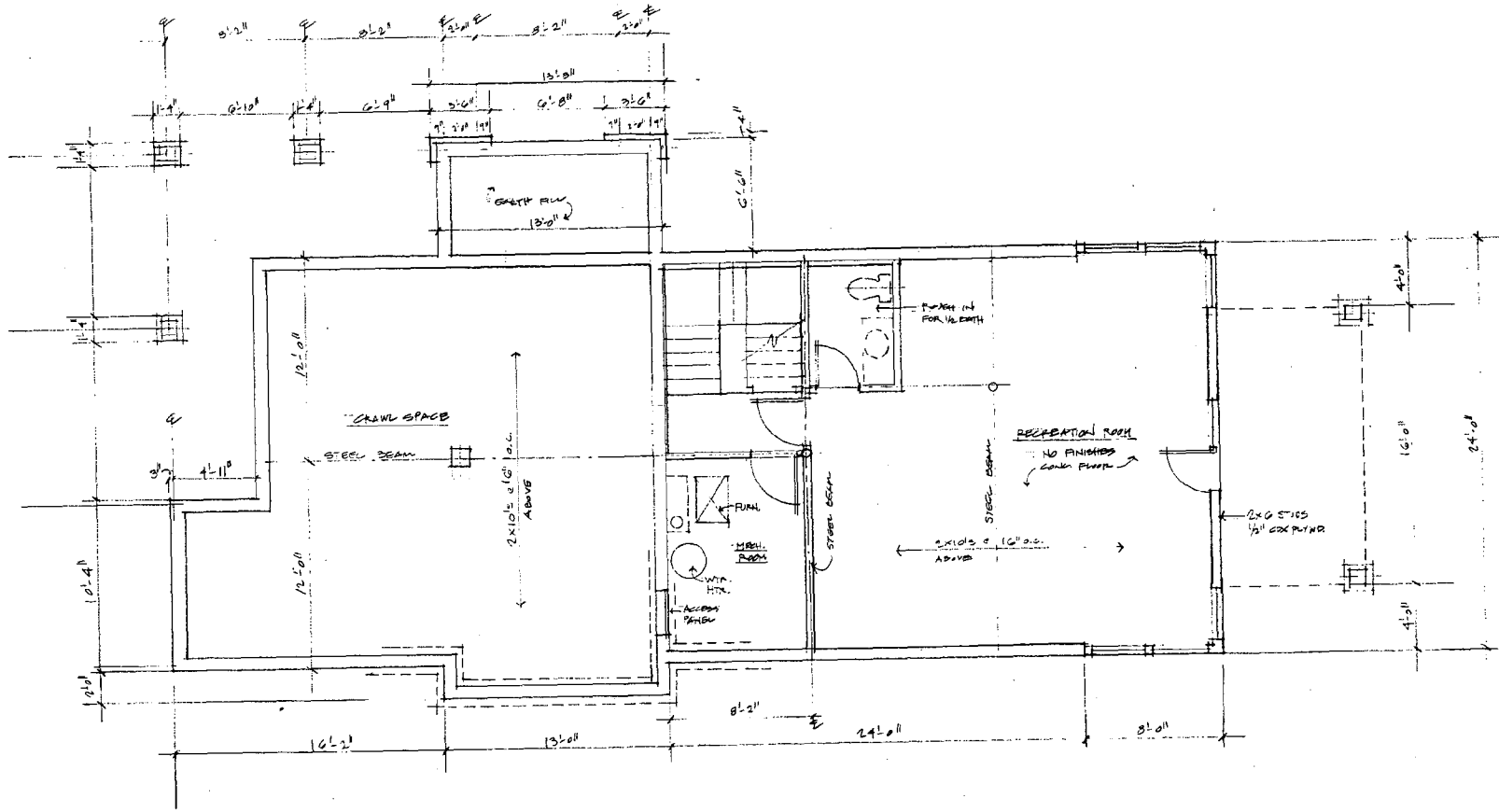
APPROVED  
Montgomery County  
Historic Preservation Commission

SOUTH ELEVATION

*all  
approved  
5/2/09*



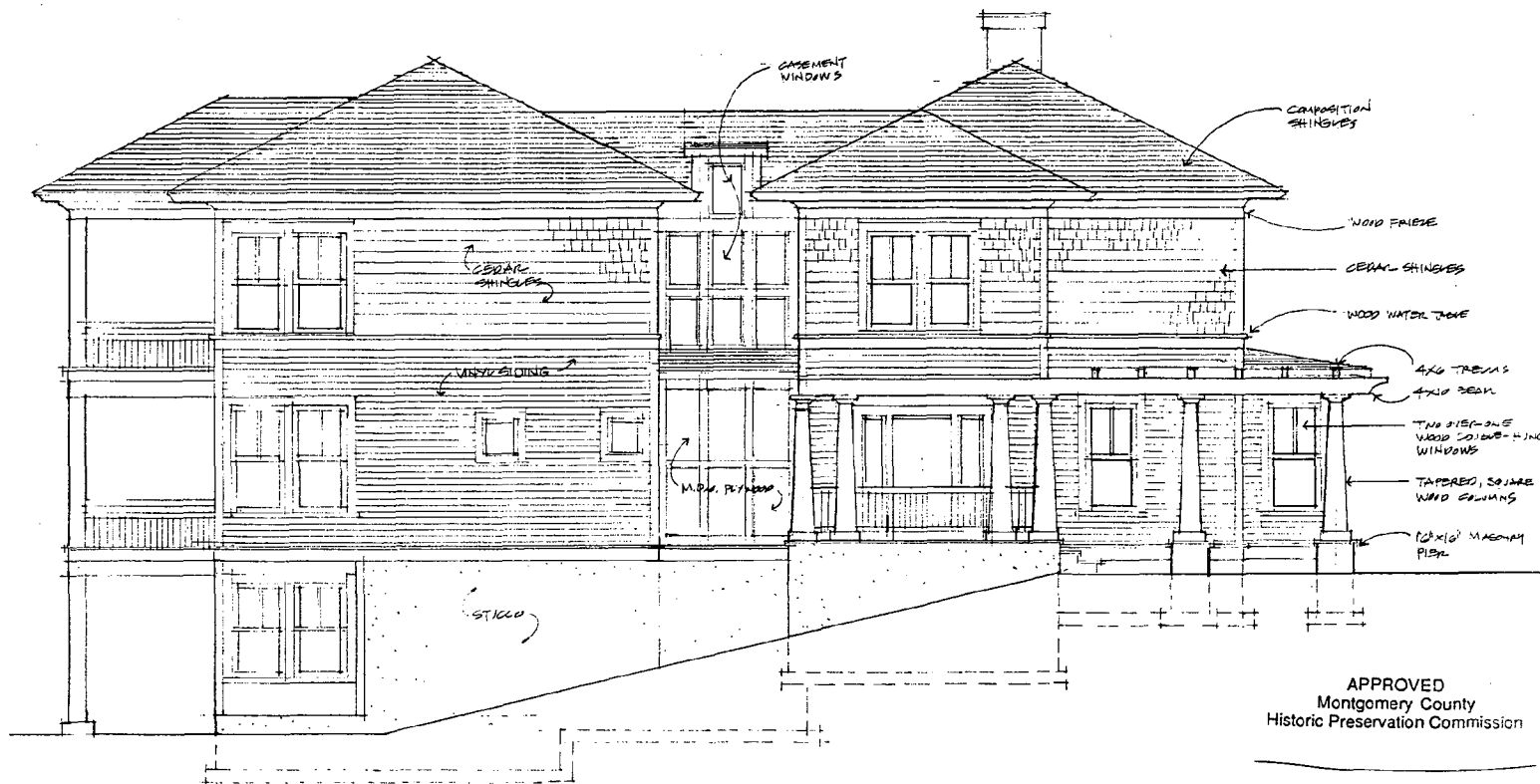




**BASEMENT PLAN**

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

APPROVED  
 Montgomery County  
 Historic Preservation Commission



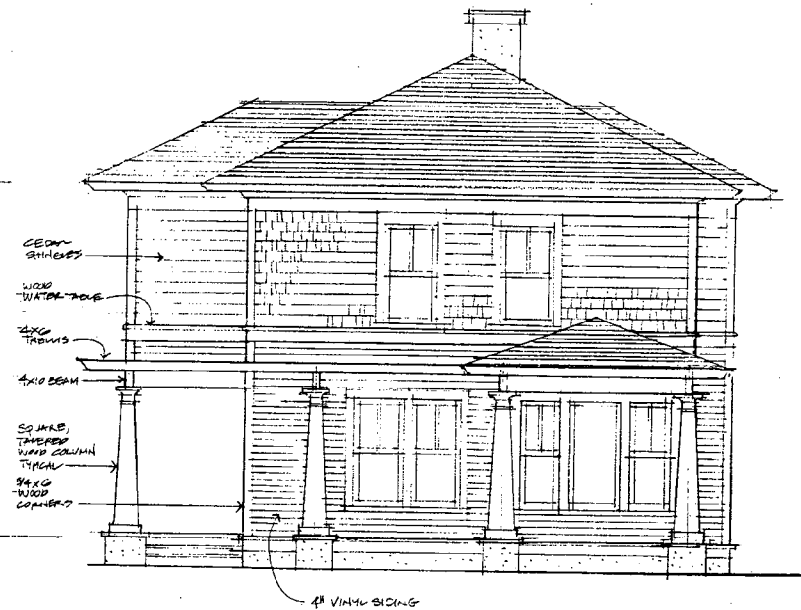
APPROVED  
 Montgomery County  
 Historic Preservation Commission

NORTH ELEVATION





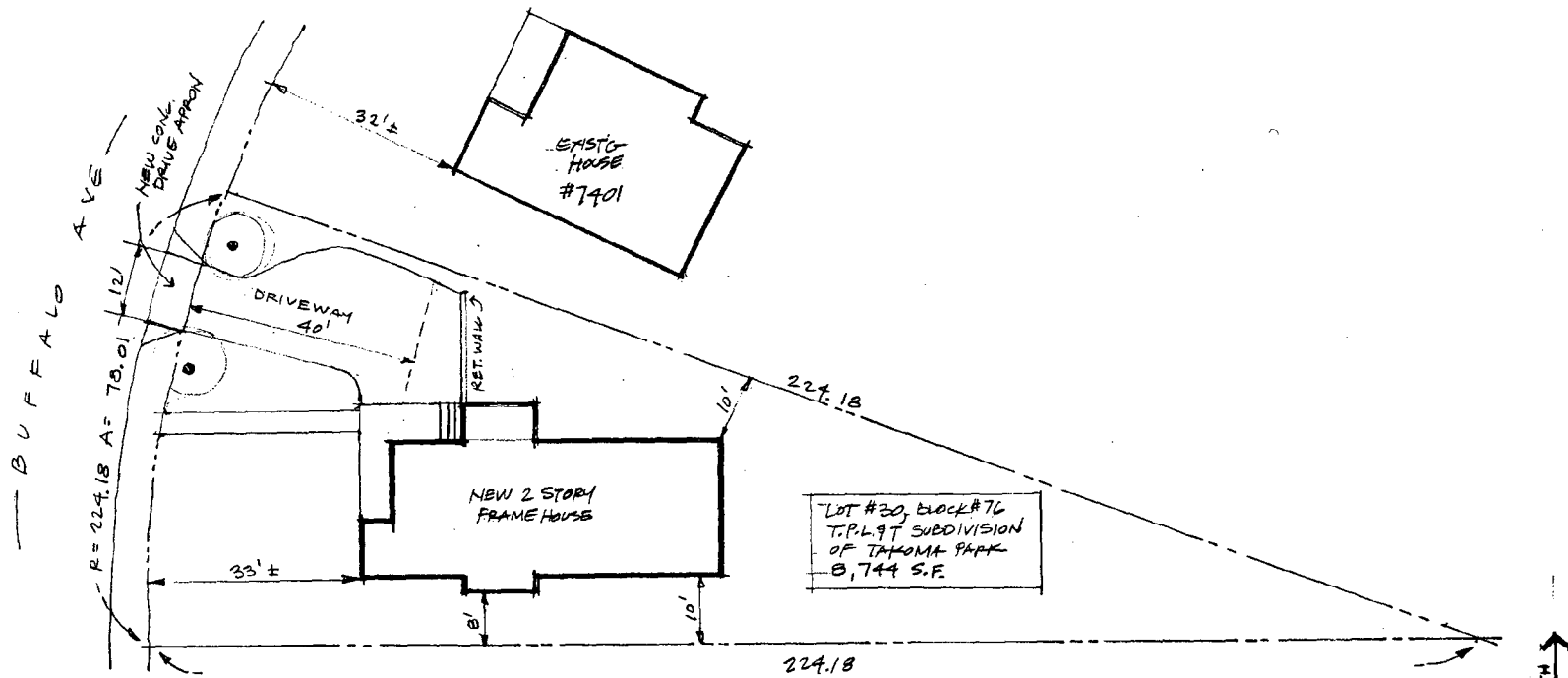
EAST ELEVATION



WEST ELEVATION

APPROVED  
Montgomery County  
Historic Preservation Commission





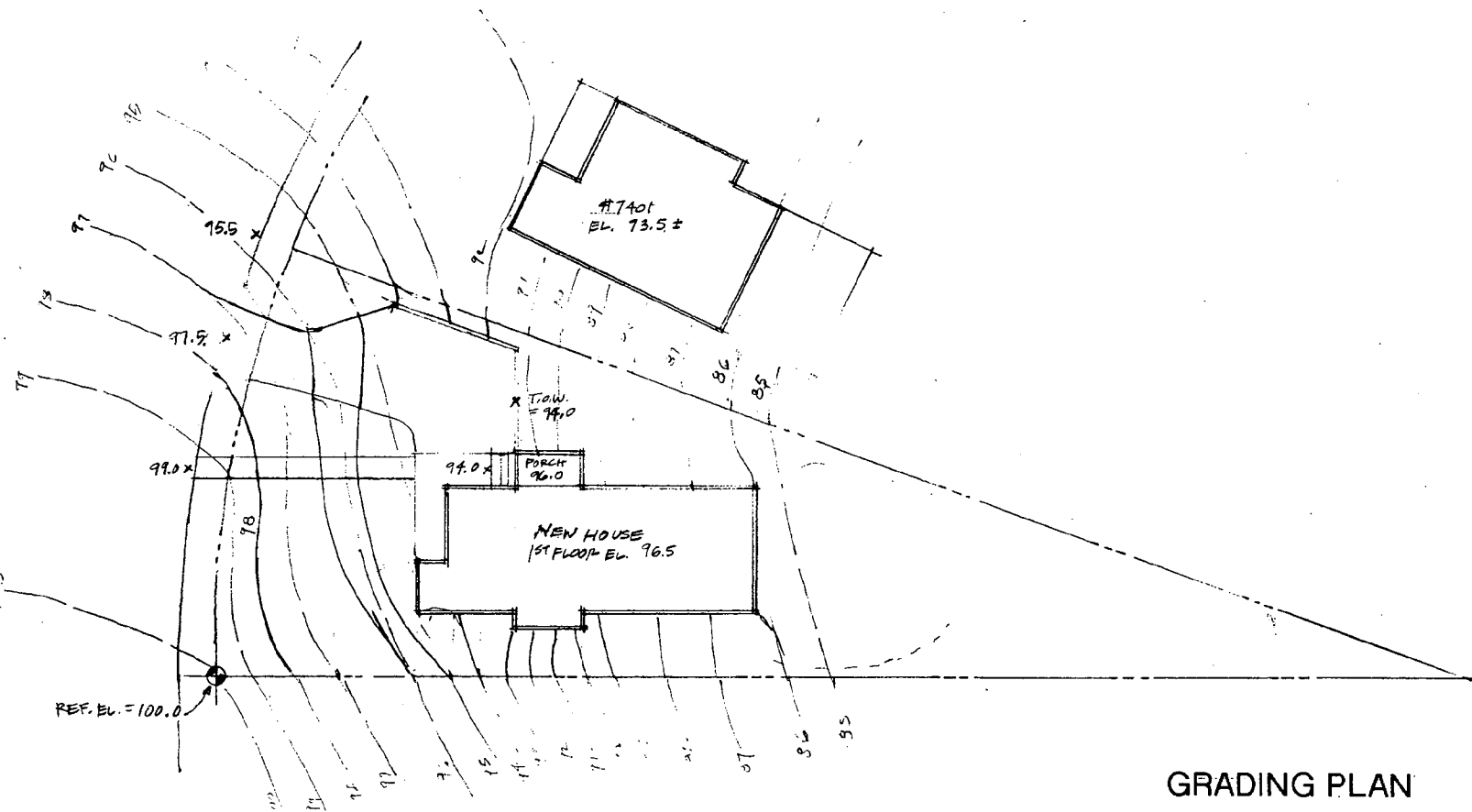
**SITE PLAN**

SCALE: 1" = 20'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

PAUL TRESEDER, AIA, ARCHITECT  
6320 WISCONSSET ROAD, BETHESDA, MD. 20816  
301-320-1580 FAX 301-320-1581

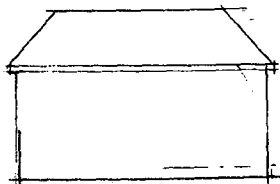
HOUSE ON BUFFALO AVENUE, TAKOMA PARK, MD.  
for ART Mc MURDIE



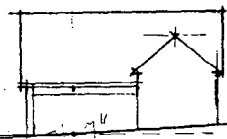
**GRADING PLAN**

SCALE: 1" = 20'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission

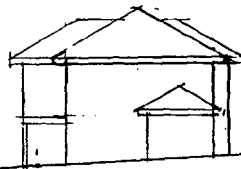


#7403



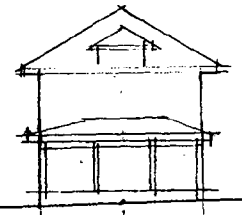
#7401

PROP. LINE



THIS PROJECT

PROP. LINE



#7327

APPROVED  
Montgomery County  
Historic Preservation Commission

ELEVATION LINE

~~TRAFFIC LIGHT~~

25

NOTE THAT ELEVATION LINE IS CURVED, R = 224.17', DISTANCES BETWEEN MARKS NOT TO SCALE

# STREET PROFILE

SCALE: 1" = 20'-0"



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850  
301/217-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Arthur McMurdie  
Daytime Phone No.: 301.565-0524  
Tax Account No.: 01080996  
Name of Property Owner: Arthur McMurdie (contract purchaser) Daytime Phone No.: 301.565-0524  
Address: 12 Cleveland Ave Takoma Park Md 20912  
Street Number City Street Zip Code  
Contractor: to be determined Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: — Daytime Phone No.: —

**LOCATION OF BUILDING/PREMISE**

House Number: 7391 Street: Buffalo Ave  
Town/City: Takoma Park Nearest Cross Street: Takoma Ave  
Lot: 30 Block: 76 Subdivision: 1900's subdivision of Takoma Park  
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: New House

1B. Construction cost estimate: \$ 250,000

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.

Arthur McMurdie Signature of owner or authorized agent 20 April 1999 Date

Approved: W/cond For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 6-12-99  
Application/Permit No.: 9904210088 Date Filed: 4/21/99 Date Issued: \_\_\_\_\_

3713-99J

**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:

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

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**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.

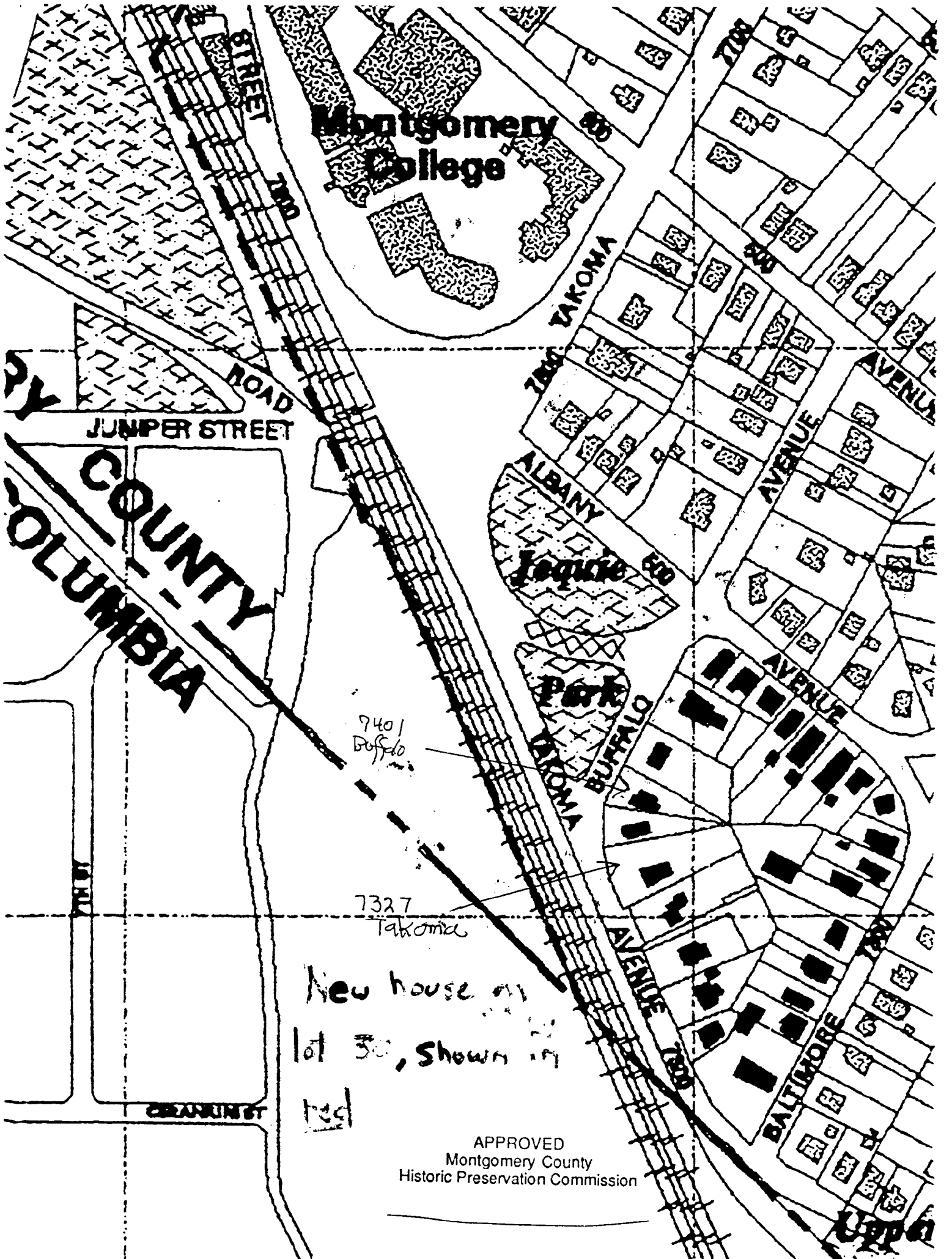
**6. TREE SURVEY**

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.**



Montgomery College

JUNIPER STREET

COLUMBIA COUNTY

7401 Buffalo

7327 Takoma

New house on lot 30, shown in red

APPROVED  
Montgomery County  
Historic Preservation Commission



## 1. WRITTEN DESCRIPTION OF PROJECT

- a. There are no existing structures on the subject property. To the south is an early 20<sup>th</sup> century four-square (7327 Takoma Ave.) that was moved to the site during the 20's or 30's from down the block when a railroad underpass was built there. Next to this house is another four-square (7325 Takoma Ave.) and next to that is a large Queen Anne (7323 Takoma Ave. Bordering the subject property to the north is a 1930's brick cottage (7401 Buffalo Ave.), which up until now has had the subject property as its side yard, then a 1970's contemporary (7403 Buffalo Ave.) and finally an early 1900's eclectic cottage (7407 Buffalo Ave.).

Across Buffalo Avenue is Jequie Park, a one block square neighborhood playground; and across Takoma Avenue is the combined Metro Red Line and the CSX main line. The other houses facing the park are a mix of bungalows, four-squares, and Victorians. The subject property is pie shaped, wooded, heavily landscaped with azaleas and other shrubs, and slopes away from the street.

- b. The proposed house will have a hip roof like its southern neighbors, and because of the topography, the first floor will be close to the grade in front and the basement will be above grade in the rear. One locust tree and one large black cherry on the crest of the drop-off will be lost, as will a diseased ornamental cherry on the lower level. A sugar maple and a silver maple near the sidewalk will remain although a porous surface driveway will pass under their drip lines. The plan involves relocating the azaleas and other shrubs as landscaping when the house is completed. With its familiar profile, shingle and clapboard texture, and mature plantings, it is hoped that the new house will fit with its older neighbors.

Plans are underway at this time for a re-configuration of Takoma Avenue. The city of Takoma Park and others are making plans to straighten it, narrow it, and add a bikeway between it and the railroad. In conjunction with this work Takoma Avenue's intersection with Buffalo Avenue may be changed from the sweeping curve that it is now to more of a "T" intersection. How this work will affect the subject property is unknown, but an attempt will be made to coordinate any work done on the street with the driveway cut needed for this house.

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APPROVED  
Montgomery County  
Historic Preservation Commission

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 5/12/99  
(9904210088)

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section *[Signature]*

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

37/3 - 99J

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 250 Hungerford Drive, 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 301-217-6370.

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 301-217-6240 of your anticipated work schedule.

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



## HISTORIC PRESERVATION COMMISSION STAFF REPORT

<b>Address:</b>	7401 Buffalo Avenue, Side Lot	<b>Meeting Date:</b>	05/12/99
<b>Resource:</b>	Takoma Park Historic District	<b>Public Notice:</b>	04/28/99
<b>Case Number:</b>	37/3-99J	<b>Report Date:</b>	05/05/99
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Arthur McMurdie	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	New Construction	<b>RECOMMEND:</b>	Approve with Conditions

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**DATE OF CONSTRUCTION:** ca. 1930 (existing resource).

**SIGNIFICANCE:** Non-contributing Resource in Takoma Park Historic District.

### **ARCHITECTURAL DESCRIPTION**

The lot is a wooded side yard of a 1½ story brick cottage built in the 1930's on Buffalo Avenue. Next door on Buffalo is a non-contributing brick Rambler. The lot, which faces out on Takoma Avenue, is triangular with the wider section at the front. The adjacent houses on Takoma consist of an early 20<sup>th</sup> century wood frame (2-story) Four-Square with hipped roof dormers (7327 Takoma), another Four Square (7325 Takoma), and then a Queen Anne Style house built in 1898 (7323 Takoma). The first Four-Square and the Queen Anne are both primary resources and the Four Square at 7325 is a contributing resource.

### **PROPOSAL**

The applicant proposes to construct a two-story, wood-frame, hipped roof residence with a walk-in rear basement entrance. The site is proposed to have a gravel drive on the Buffalo Avenue side leading to a columned trellis and then to the main entry, which is to be a covered porch on the side of the structure.

The style of the house is reminiscent of the adjacent Four-Square historic resources, with a large rear section joined to the front "Four-Square" by a paneled connecting section. At the rear of the house a two-story porch is proposed over the basement entrance. The proposed cladding is cedar shingle on the second floor and vinyl siding on the first floor with parged cement on the basement level. The paneling for the center section is to be plywood with wood trim molding. Above the center section are proposed to be shed roof through-cornice dormers with casement windows.

①

The windows are proposed to be 2/1 with true-divided lights or casement. The columns, trim and inset picket railings are all to be of wood. The roof is proposed to be of composite shingle. No material is shown for a chimney on the front section. The elevation appears to be under 30'.

The house is proposed to measure approximately 24x60 for a footprint of approximately 1,440 s.f. With a lot size of 8,744 s.f., the lot coverage is 16.5%.

The applicant proposes to remove a healthy black cherry and locust tree and a diseased ornamental cherry. The existing azaleas and other landscape plants are to be re-located on the site. No garage or other outbuildings are included in the proposal.

### **STAFF DISCUSSION**

New construction projects within a historic district are usually controversial. Generally, they are discussed at a preliminary consultation and then, if feasible, are recommended for review as a HAWP application. In this case, the applicant has undertaken a number of historic preservation projects in the district and feels that he is sufficiently familiar with the requirements for new construction in the district to be able to present a HAWP application without scheduling a preliminary consultation.

The design and scale of the proposed new construction, in staff's opinion, are in keeping with the important historic resources contiguous to the property. The siting of the building is appropriate to the rhythm of the streetscape along Takoma Avenue and takes advantage of the steep gradation of the lot. The design integrates the house into the lot topography by including a walk-in basement and two-story rear porch. This rear configuration evokes the familiar three level profile seen on the rear of many historic properties in the district.

The discussion of New Construction in the Takoma Park guidelines is included as part of this report. It states: "The goal of new construction within both residential and commercial historic districts is to be sympathetic to the traditional street and building patterns in that district, while allowing for creative new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent the period in which they are built."

The materials proposed for the project are, for the most part, in keeping with that of the district. Staff would question the use of vinyl siding rather than more traditional materials when the objective for the project appears to be integration of the new construction into the historic streetscape. Although there is no interdiction against the use of synthetic materials on non-contributing resources, the material is out of character with the traditional design of the building. Stucco, wood, or a paintable surface such as cement board should be considered instead of vinyl.

Staff would concur with the removal of the cherry trees and the locust. Both of the healthy trees are fast-growing volunteers that are valuable bird habitat, but exist in sufficient number in the area such that their removal would not negatively impact the forest landscape of the district.

**STAFF RECOMMENDATION**

Staff recommends that the Commission *approve with conditions* 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 Guidelines #9 and #10:

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.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and with the conditions:

1. The remaining trees on the property are to be adequately protected during construction.
2. A siding other than vinyl siding, as agreed upon between the HPC and the applicant, is to be used for cladding.

with the general condition applicable to all Historic Area Work Permits that **the applicant shall present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits** and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Arthur McMurdie  
Daytime Phone No.: 301 565-0524

Tax Account No.: 01080996  
Name of Property Owner: Arthur McMurdie (contract purchaser) Daytime Phone No.: 3015-65-0524  
Address: 12 Cleveland Ave Takoma PK Md 20912  
Street Number City State Zip Code

Contractor: to be determined Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 7391 Street: Buffalo Ave  
Town/City: Takoma DK Nearest Cross Street: Takoma Ave  
Lot: 30 Block: 76 Subdivision: T.P.L. & T.C.O.'s Subdivision of Takoma Pk.  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C     Slab     Room Addition     Porch     Deck     Shed  
 Solar     Fireplace     Woodburning Stove     Single Family  
 Fence/Wall (complete Section 4)     Other: New House

1B. Construction cost estimate: \$ 250,000

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.

Arthur McMurdie  
Signature of owner or authorized agent

20 April 1989 (A)  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

## NEW CONSTRUCTION

The goal of new construction within both residential and commercial historic districts is to be sympathetic to the traditional street and building patterns in that district, while allowing for creative new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent the period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the Takoma Park district. Unique designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community, should be supported.

### RESIDENTIAL AREAS

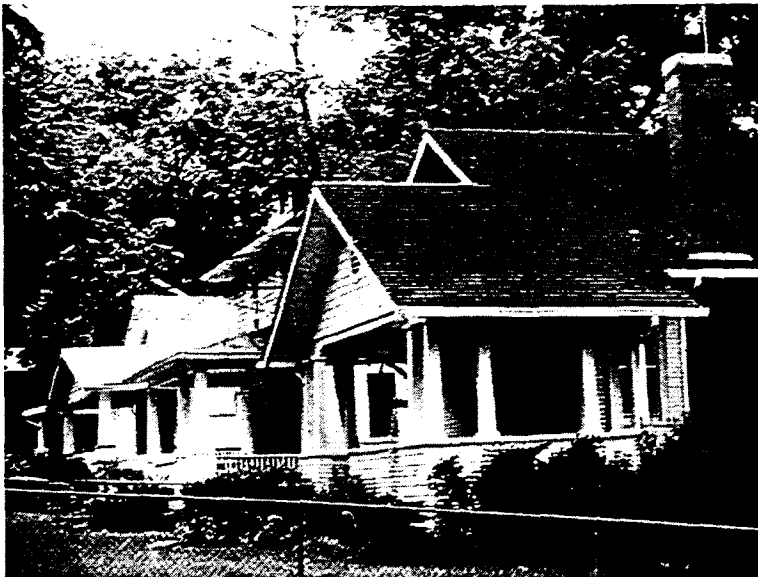
In Takoma Park, there are a number of elements which define the streetscape and building patterns. New construction should consider some of these elements, such as:

25 Pine Avenue  
(1987)



18

.....



Park Avenue  
Streetscape

especially doors and windows, which provide a sense of residential scale and rhythm along the street

- ☞ building and roofing materials
- ☞ high degree of building craftsmanship, as expressed in detailing and use of materials
- ☞ use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street
- ☞ sidewalks and planting strips along the street

- ☞ rhythm of houses along the street, including patterns of height, massing, side and front setbacks, and roof pitch
- ☞ patterns of open space/landscaping and building coverage, including ample front and back yards, spacing between houses, preservation of important mature trees, etc.
- ☞ principal building facades oriented to the street
- ☞ covered porches on the front or main facades
- ☞ patterns of openings in facades,

5



- ☛ orientation of driveways and parking areas to the rear and sides of buildings
- ☛ use of outbuildings (e.g. detached garages)
- ☛ extensive landscaping, including mature trees and flowering plants (e.g. azaleas)

COMMERCIAL AREAS: TAKOMA OLD TOWN AND TAKOMA JUNCTION

Important streetscape elements in Takoma Park's commercial areas are discussed in detail in the "Takoma Old Town Commercial Revitalization Plan", published by the City of Takoma Park. In addition, the City of Takoma Park has enacted ordinances which provide design standards for new construction in Takoma Old Town (#2592 and #2701) and Takoma Junction (#1985-30). See attached Appendix B.

The design standards in these ordinances provide appropriate guidance for new construction within the commercial areas of the Takoma Park Historic District. They should be used by the Historic Preservation Commission in reviewing applications for new construction.

Additional streetscape elements and patterns which should be considered include:

- ☛ principal building facades with their main entrances oriented to the street
- ☛ pedestrian orientation of shopfronts with entryways and display windows immediately adjacent to the sidewalk
- ☛ orientation of driveways and parking areas to the rear and sides of buildings, but with pedestrian access to the parking from the building fronts



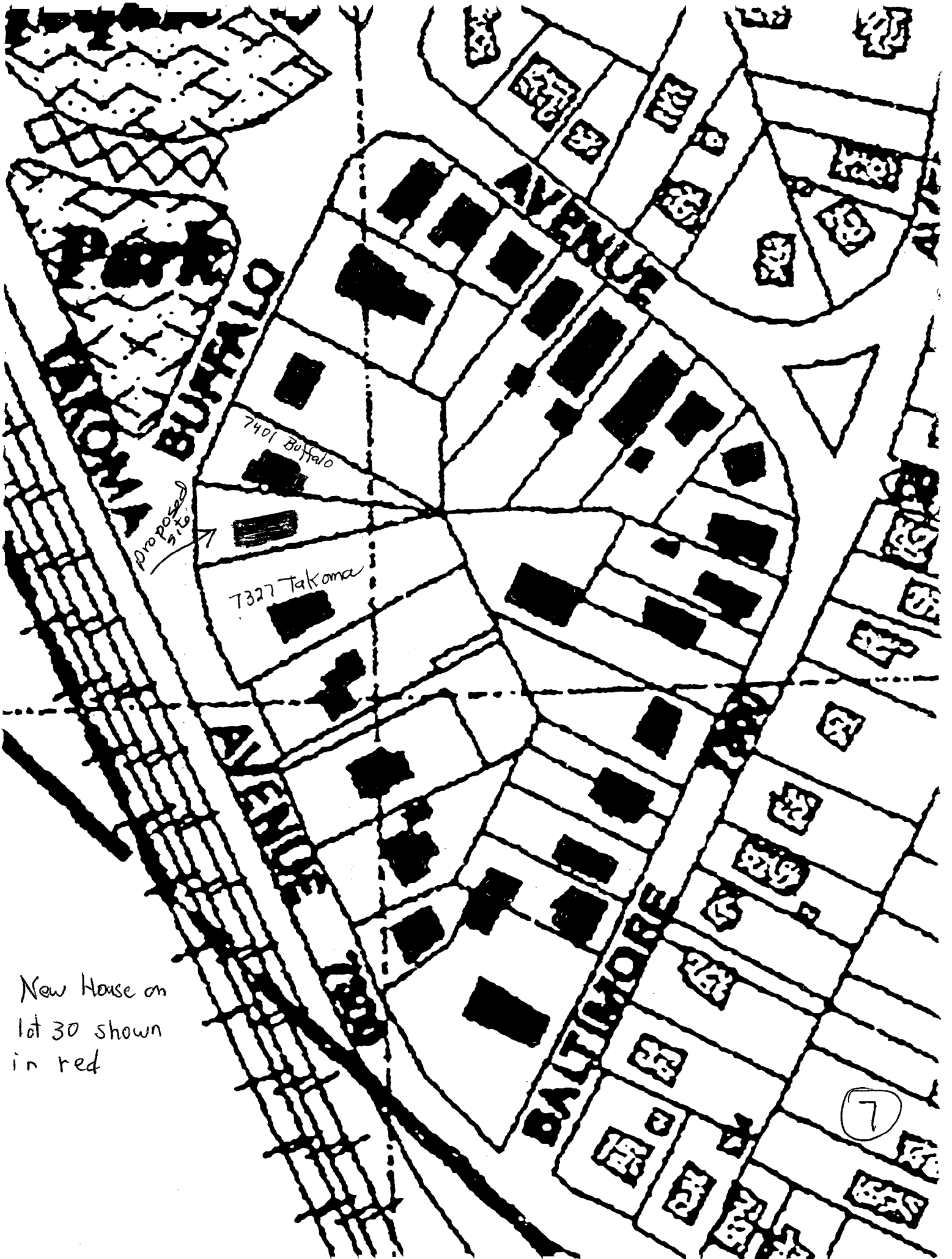
7000  
Carroll Avenue

PUBLIC IMPROVEMENTS

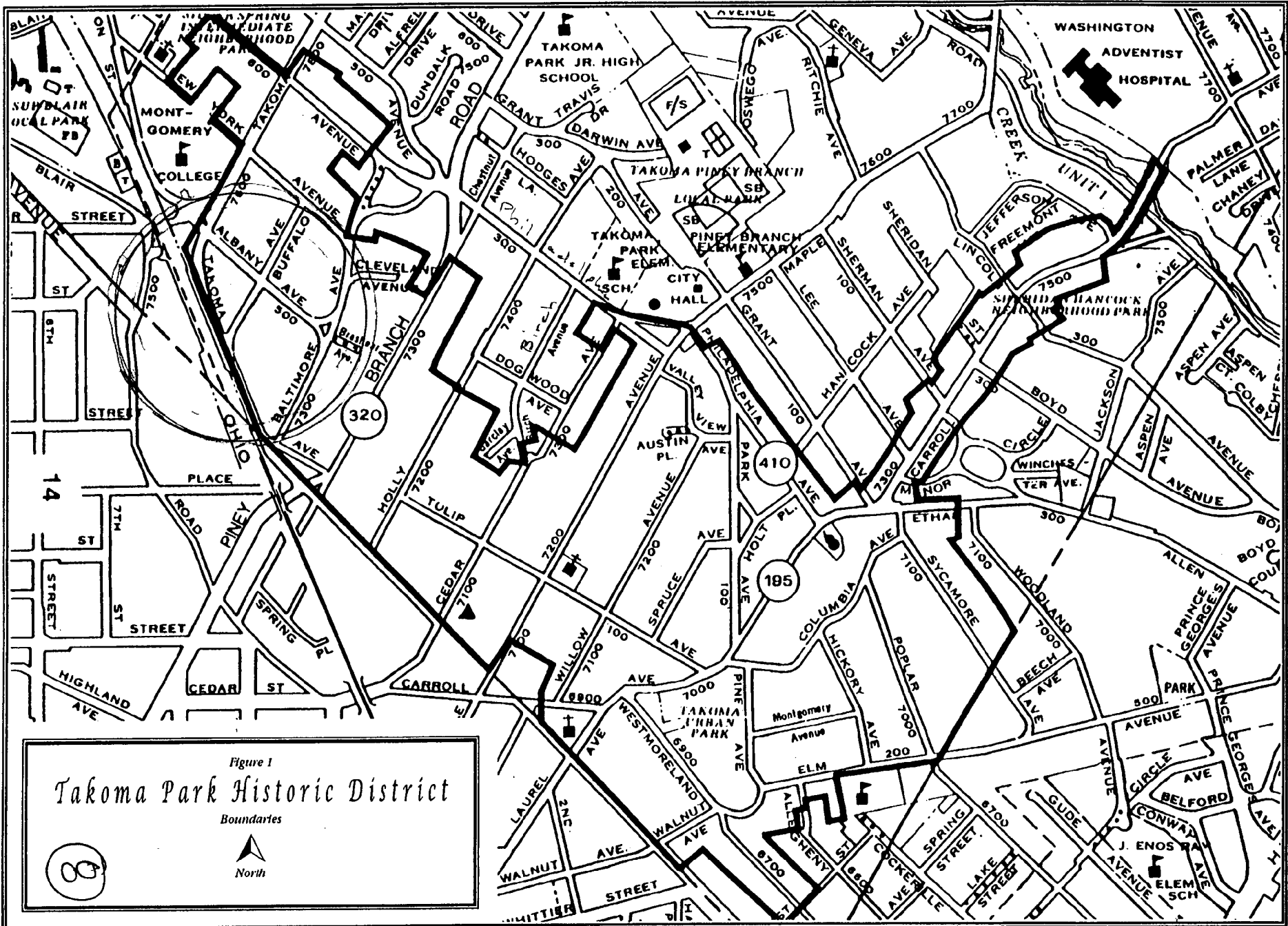
Although much of Takoma Park's architectural and historical significance is derived directly from the built environment, there are overall community features which contribute greatly—and are in fact integral—to the historic ambiance of this "garden suburb". These features should be recognized and preserved as part of the setting for this historic district.

Primary among these features is the existence of significant areas of open space. Park areas throughout the district are extremely important to the setting and character of Takoma Park. Some of the more prominent areas of open space include the park at Albany and Takoma Avenues, the small islands at Piney Branch and Philadelphia and at Maple and Philadelphia, and the Thomas/Siegler House land.

Existing parks and areas of open space in Takoma Park should be preserved. In addition, review of subdivision proposals in the district should be sensitive to historic development patterns and to preserving areas of open space. Existing patterns of building coverage and the ample front



New House on  
lot 30 shown  
in red



8

**ADDRESSES OF ADJACENT AND CONFRONTONG PROPERTY OWNERS**

Arthur F. Brosius  
7401 Buffalo Ave.  
Takoma Park, MD 20912

Jim Epstein  
7327 Takoma Ave.  
Takoma Park, MD. 20912

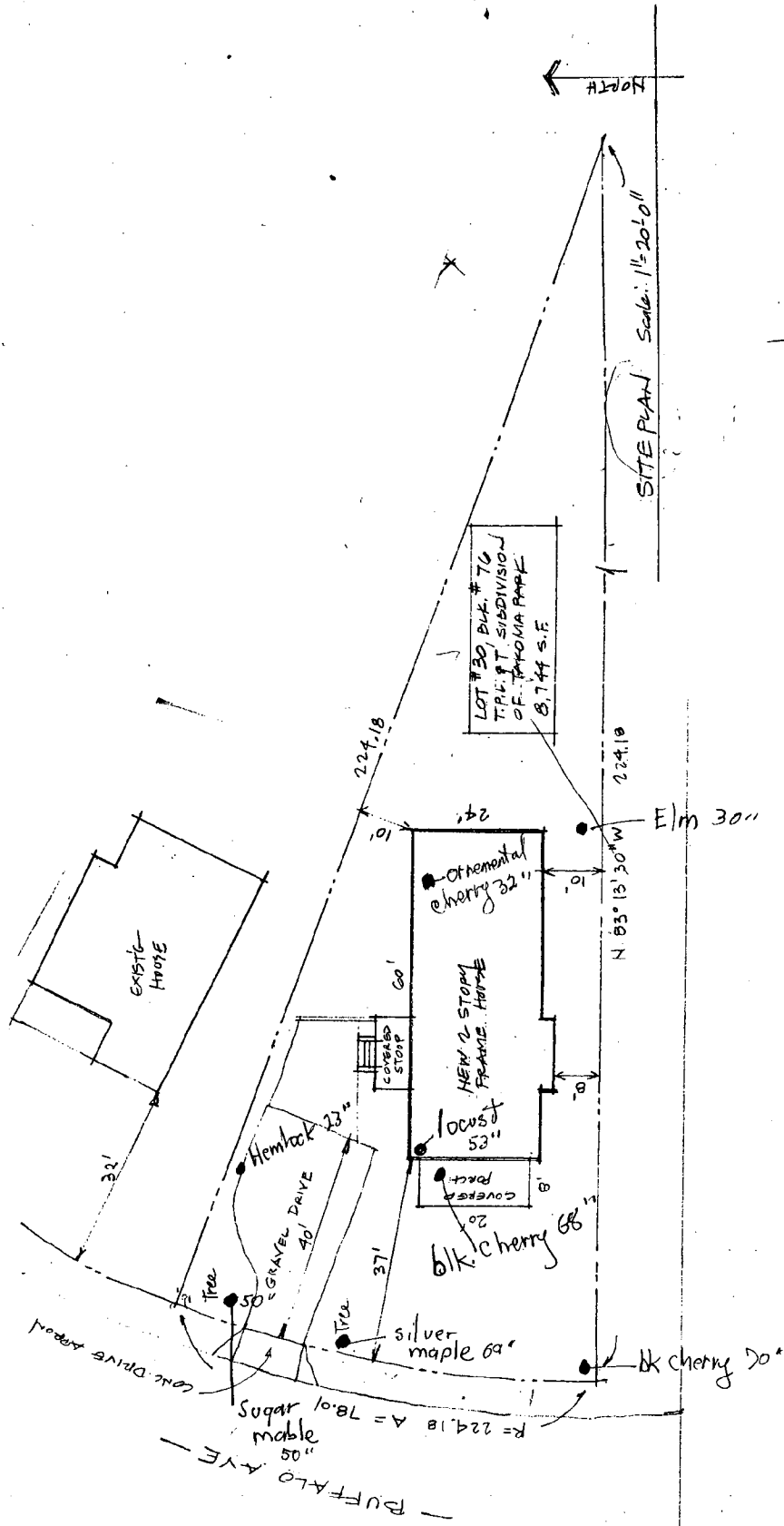
## 1. WRITTEN DESCRIPTION OF PROJECT

- a. There are no existing structures on the subject property. To the south is an early 20<sup>th</sup> century four-square (7327 Takoma Ave.) that was moved to the site during the 20's or 30's from down the block when a railroad underpass was built there. Next to this house is another four-square (7325 Takoma Ave.) and next to that is a large Queen Anne (7323 Takoma Ave. Bordering the subject property to the north is a 1930's brick cottage (7401 Buffalo Ave.), which up until now has had the subject property as its side yard, then a 1970's contemporary (7403 Buffalo Ave.) and finally an early 1900's eclectic cottage (7407 Buffalo Ave.).

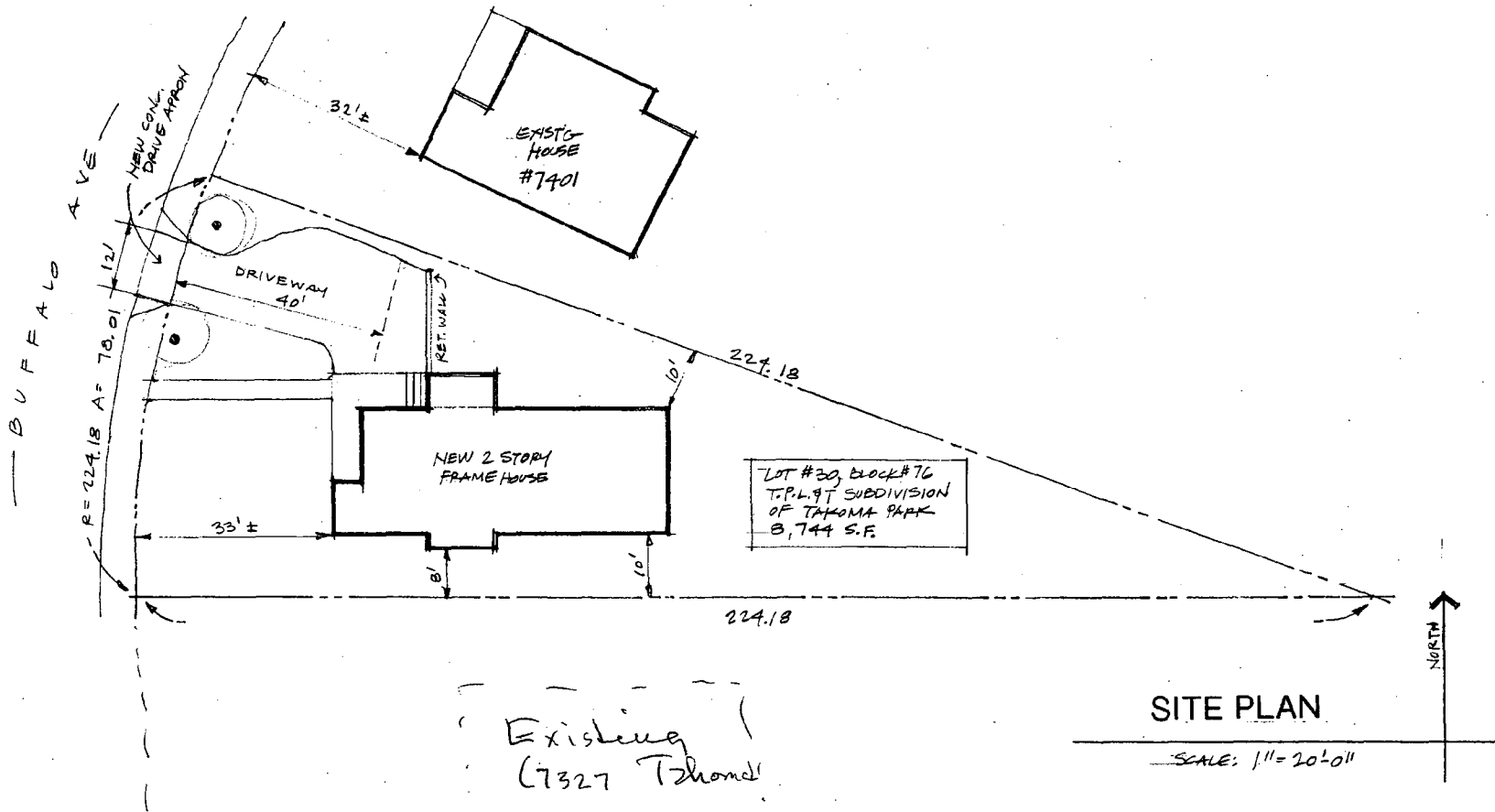
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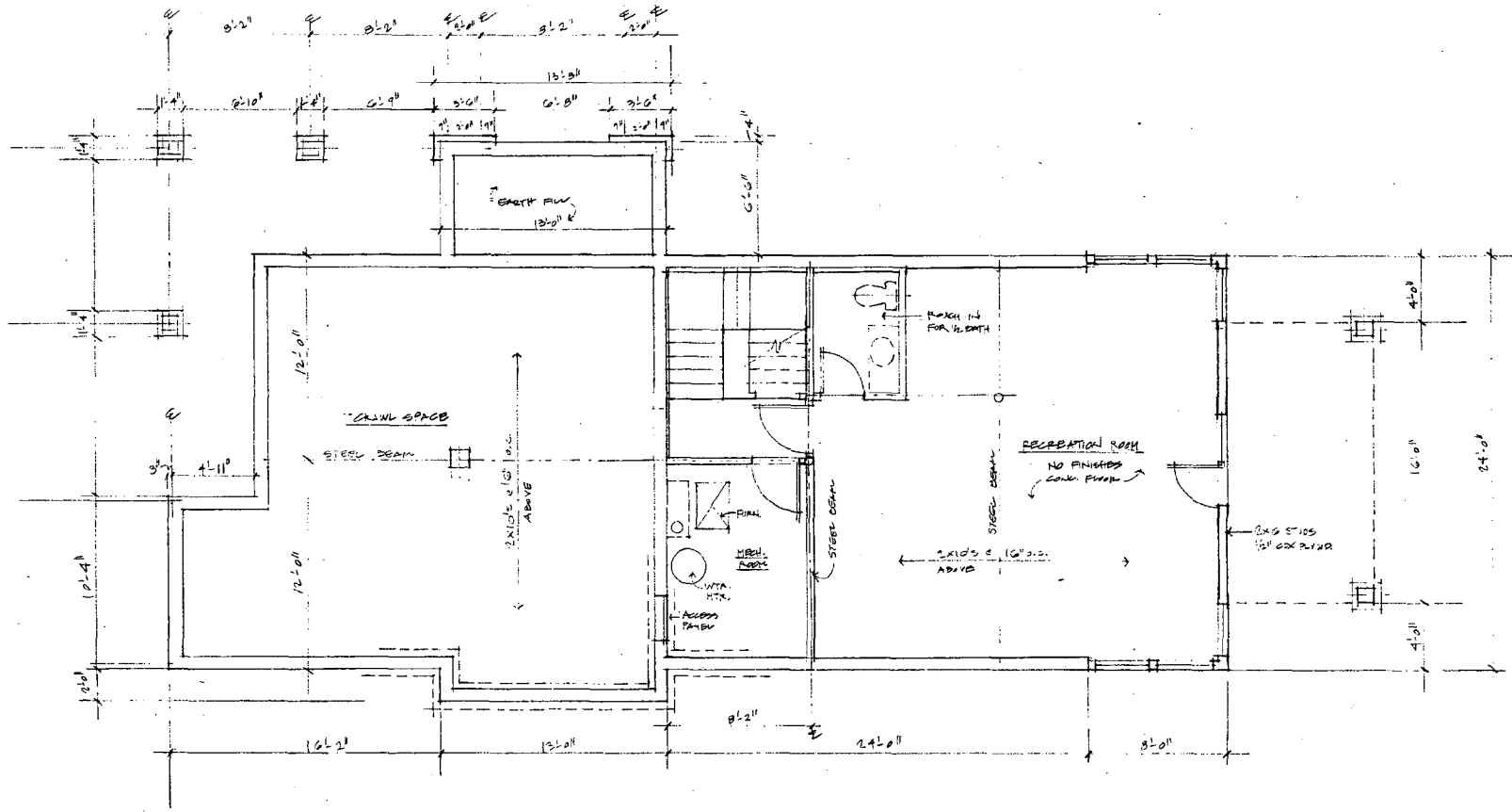
Tree location - lot 20 BLK 76



PAUL TRESEDER, AIA, ARCHITECT  
 6320 WISCONSIN ROAD, BETHESDA, MD. 20816  
 301-320-1580 FAX 301-320-1581

HOUSE ON BUFFALO AVENUE, TAKOMA PARK, MD.  
 for ART Mc MURDIE

12



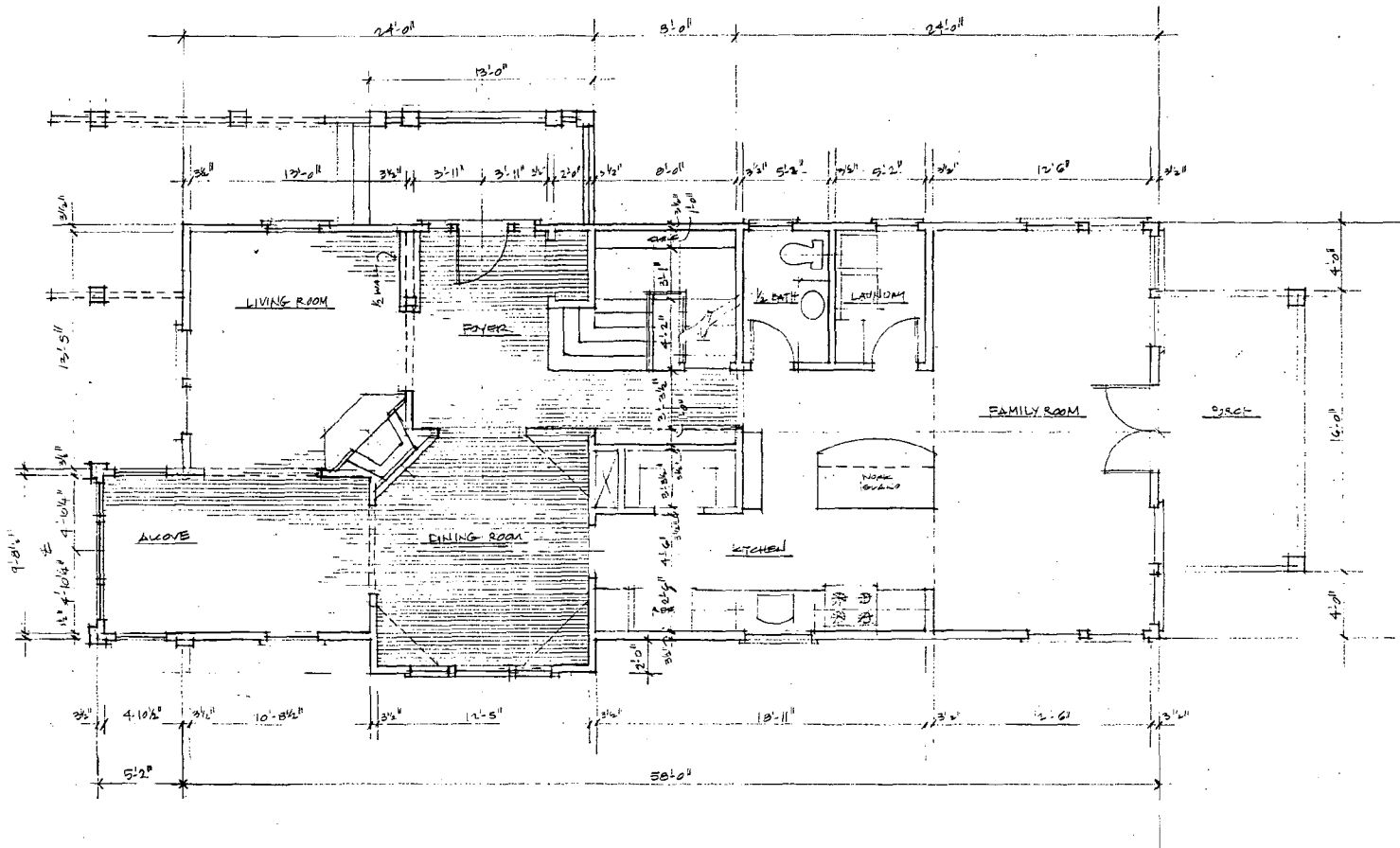
BASEMENT PLAN

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

13



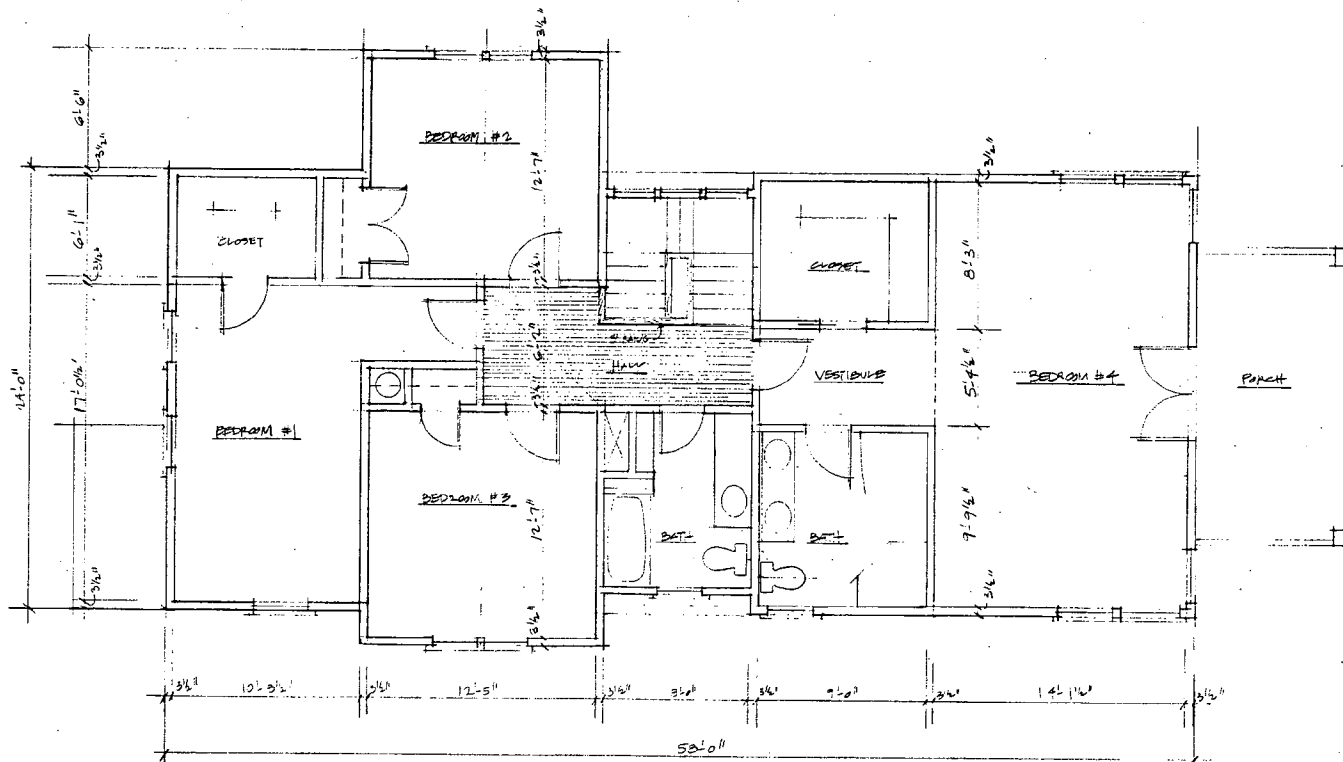
11-10  
3/1  
3/1



FIRST FLOOR PLAN

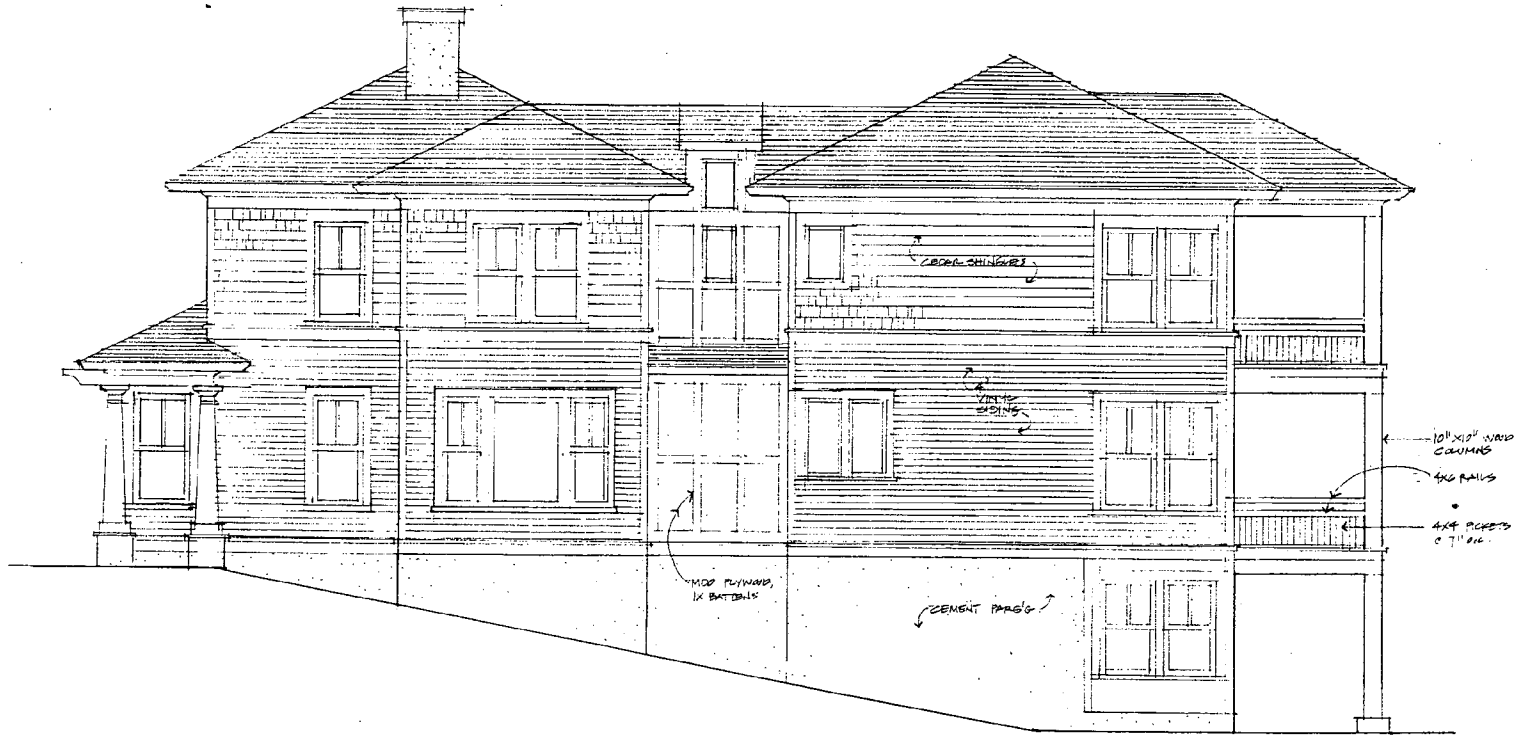
SCALE: 1/4" = 1'-0"

14



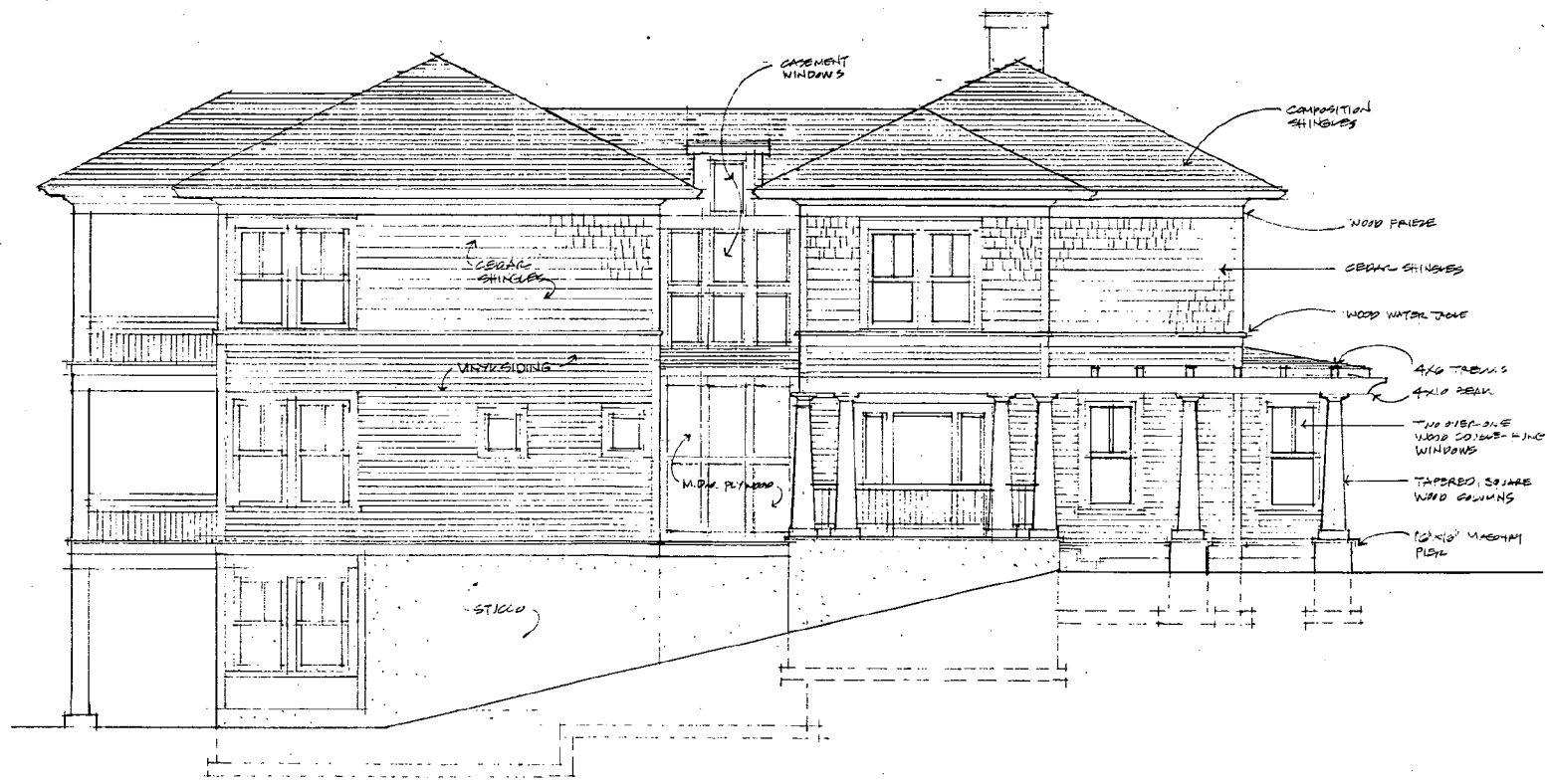
SECOND FLOOR PLAN

15

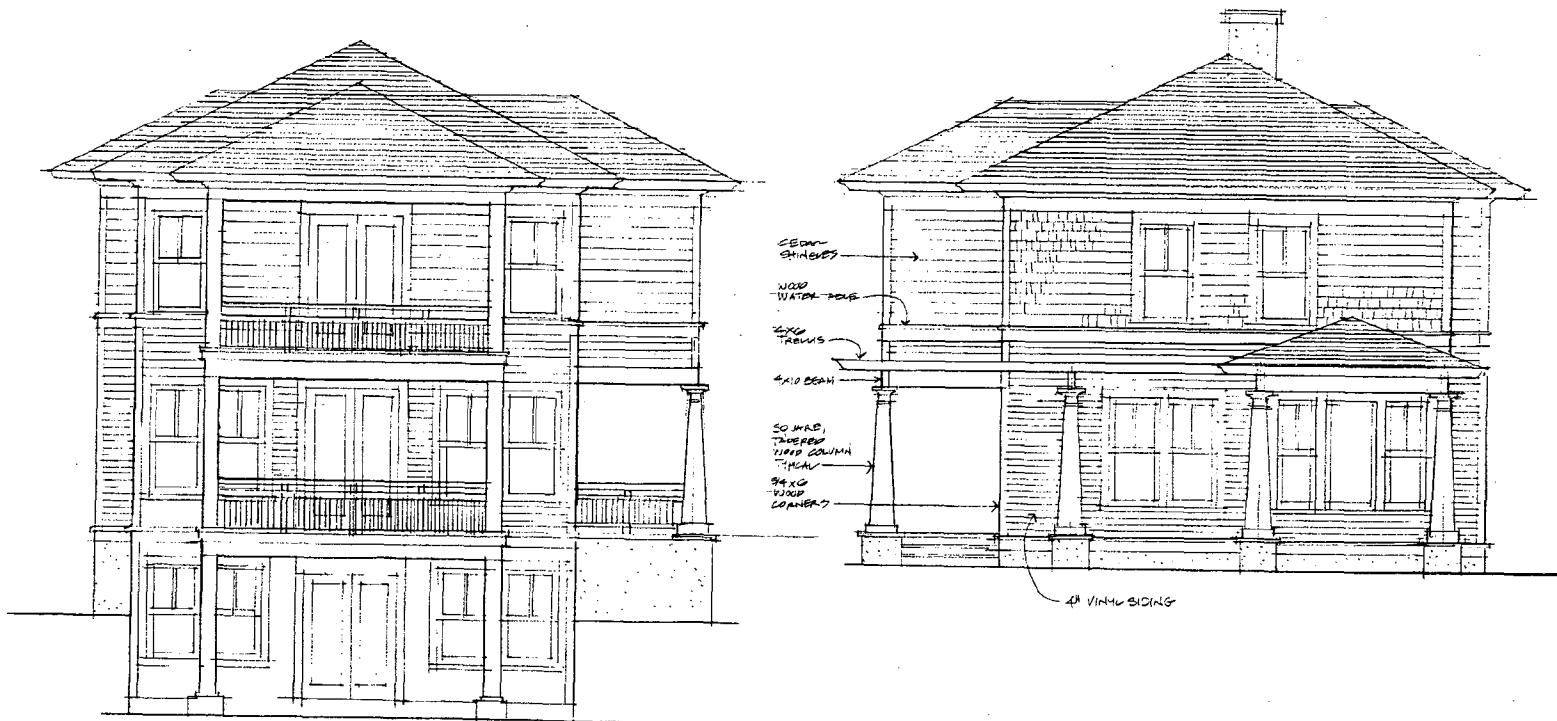


SOUTH ELEVATION

16



NORTH ELEVATION

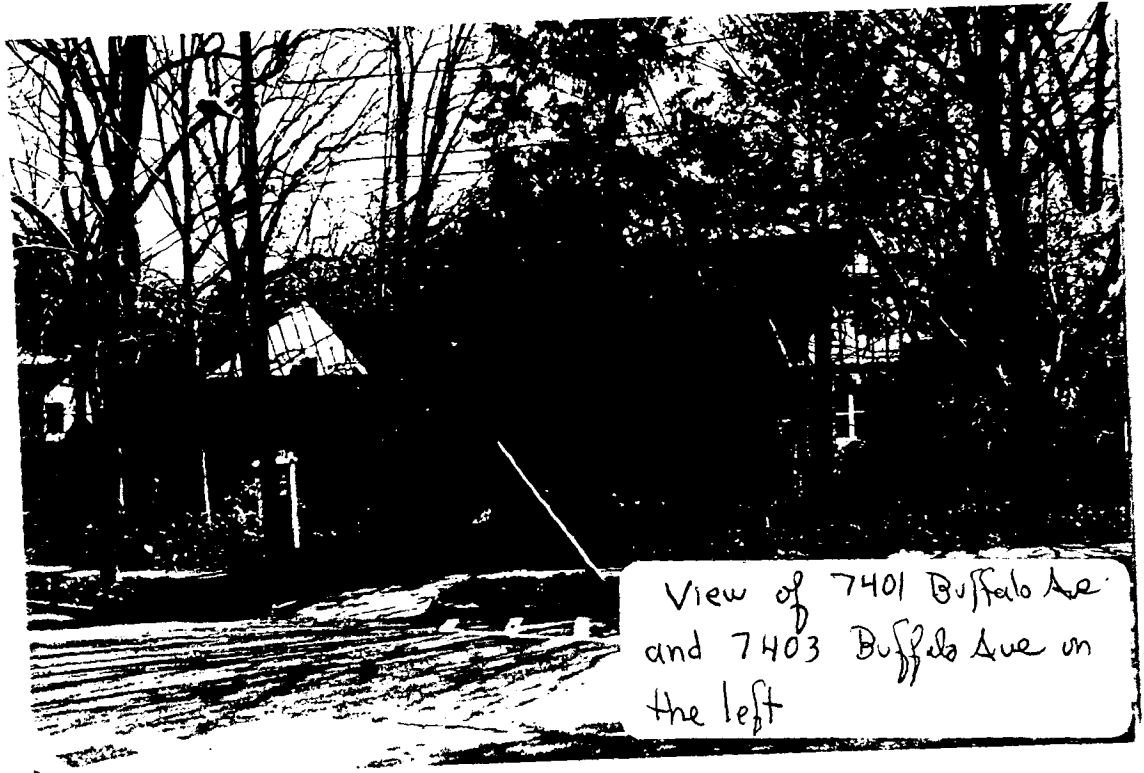


EAST ELEVATION

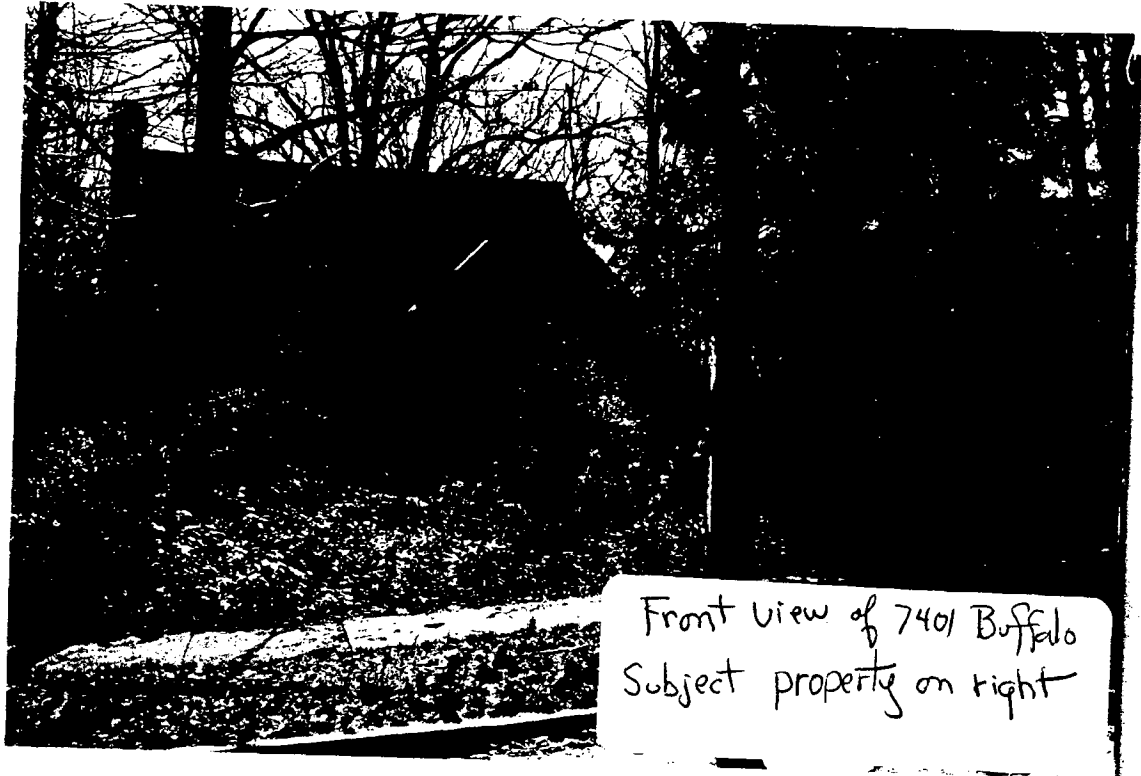
WEST ELEVATION



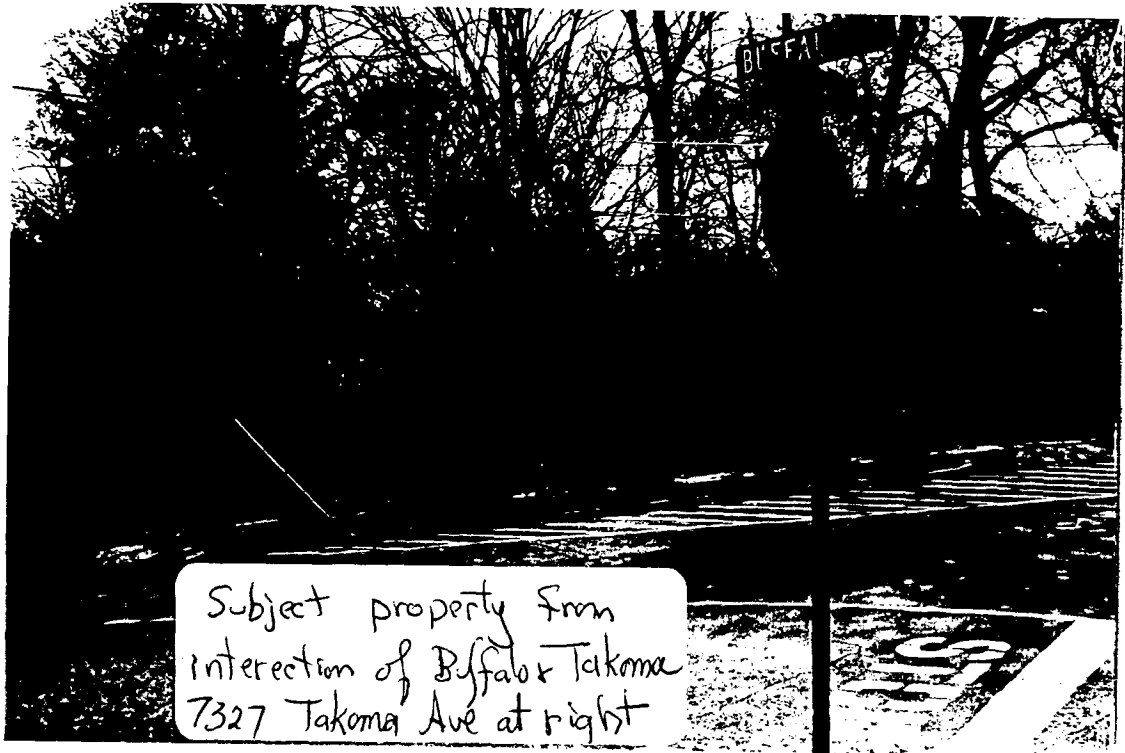
Jeggie Park from  
subject property



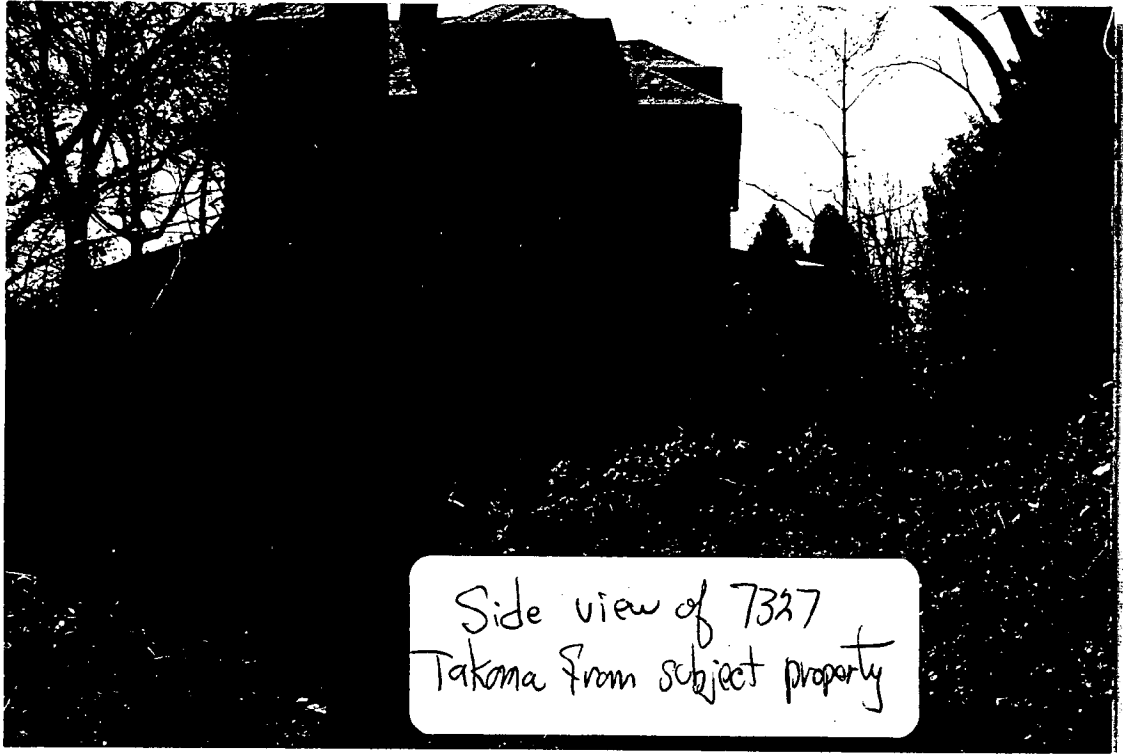
View of 7401 Buffalo Ave  
and 7403 Buffalo Ave on  
the left



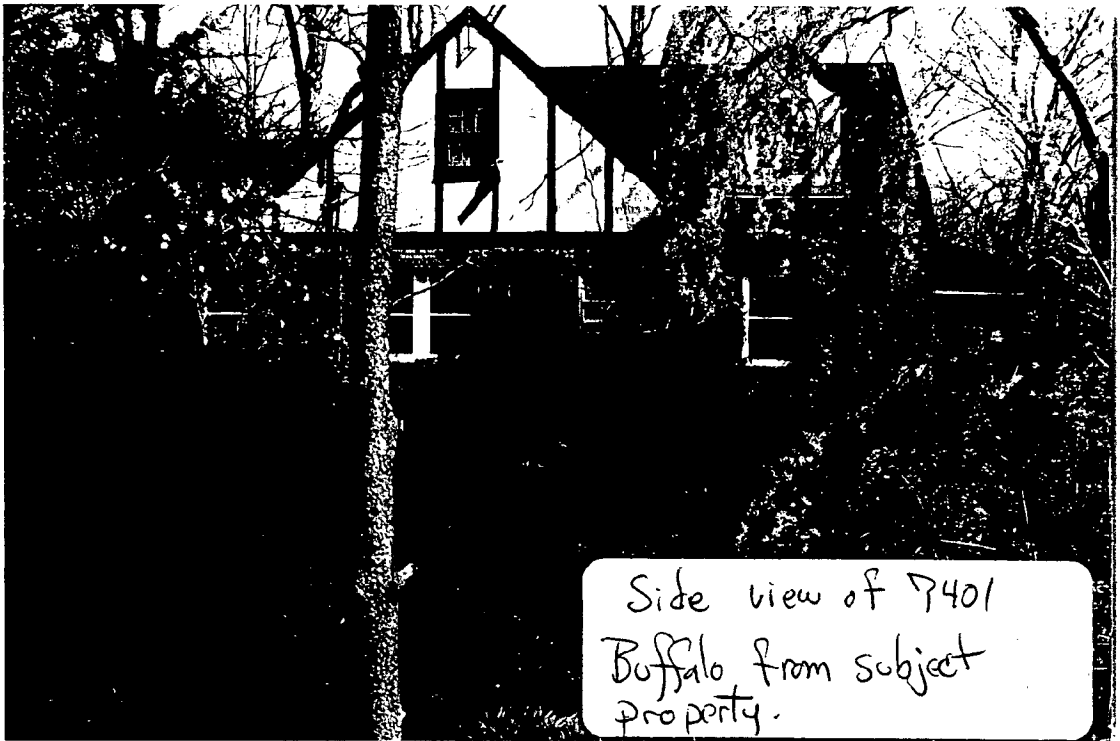
Front view of 7401 Buffalo  
Subject property on right



Subject property from  
intersection of Buffalo & Takoma  
7327 Takoma Ave at right

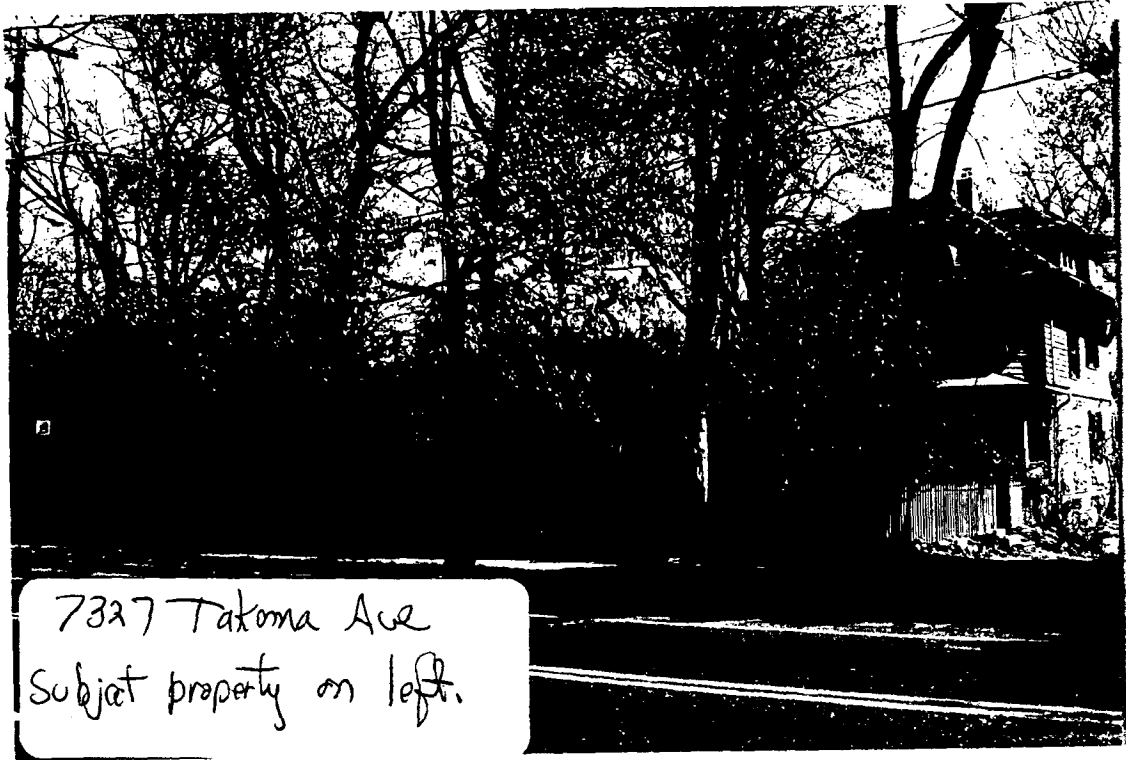


Side view of 7327  
Takoma from subject property

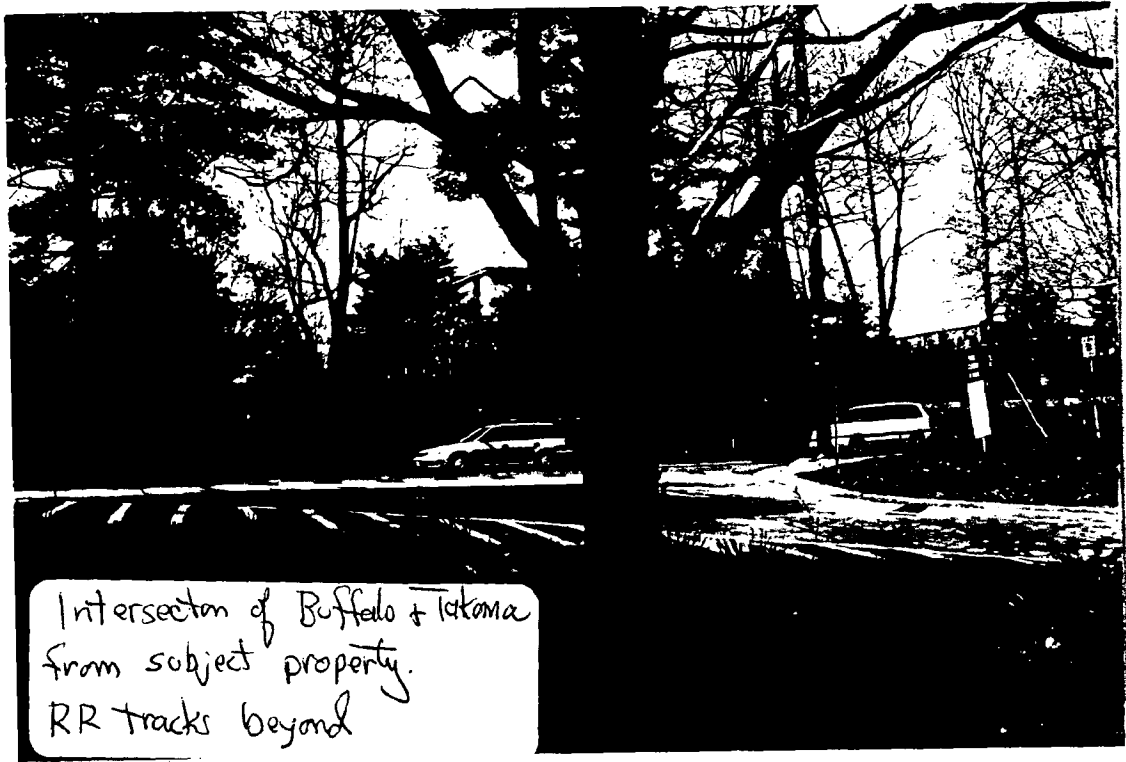


Side view of 7401  
Buffalo from subject  
property.

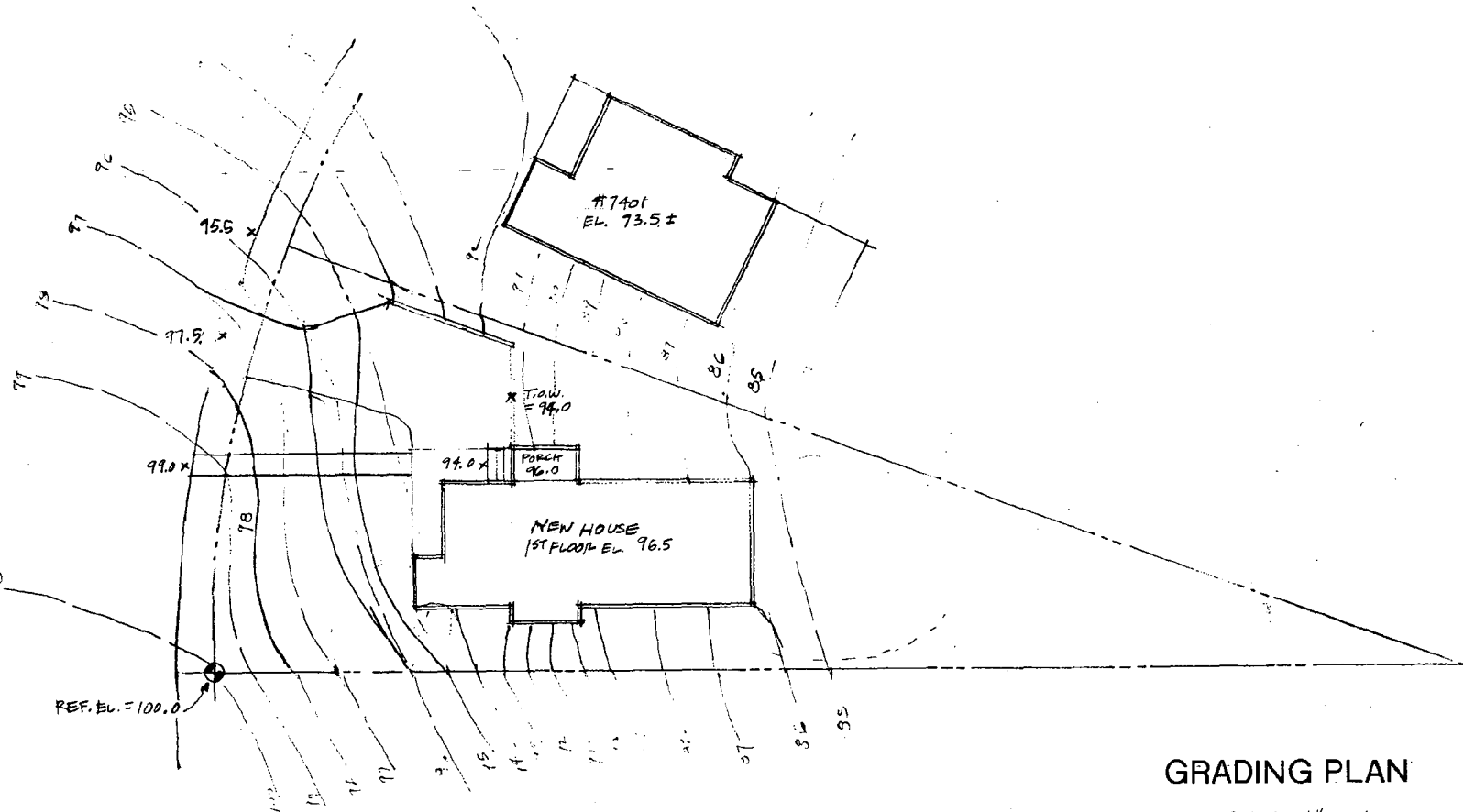




7327 Takoma Ave  
Subject property on left.



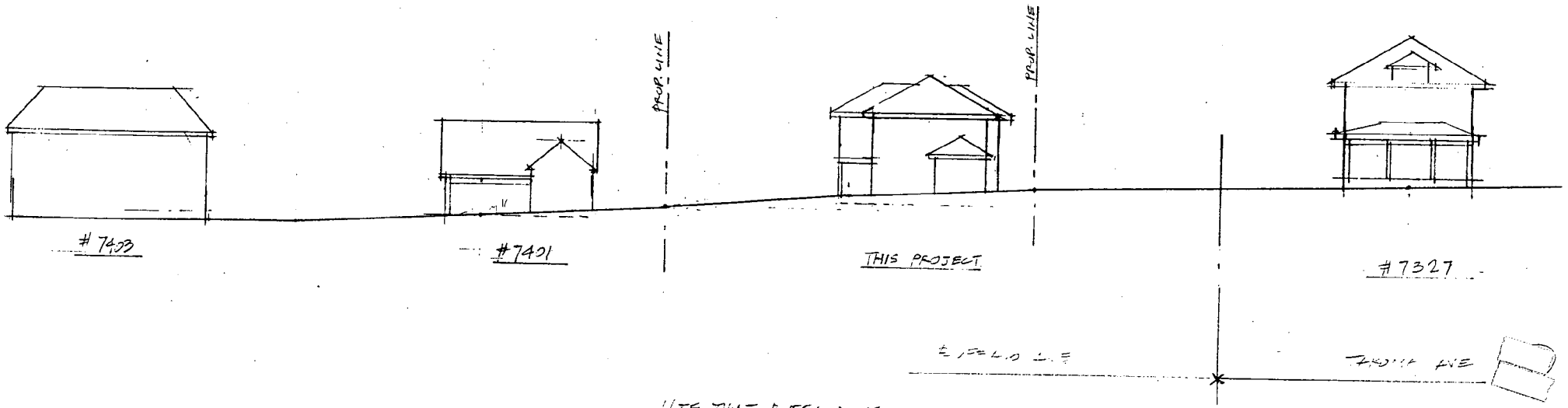
Intersection of Buffalo + Takoma  
from subject property.  
RR tracks beyond



**GRADING PLAN**

SCALE: 1" = 20'-0"

25

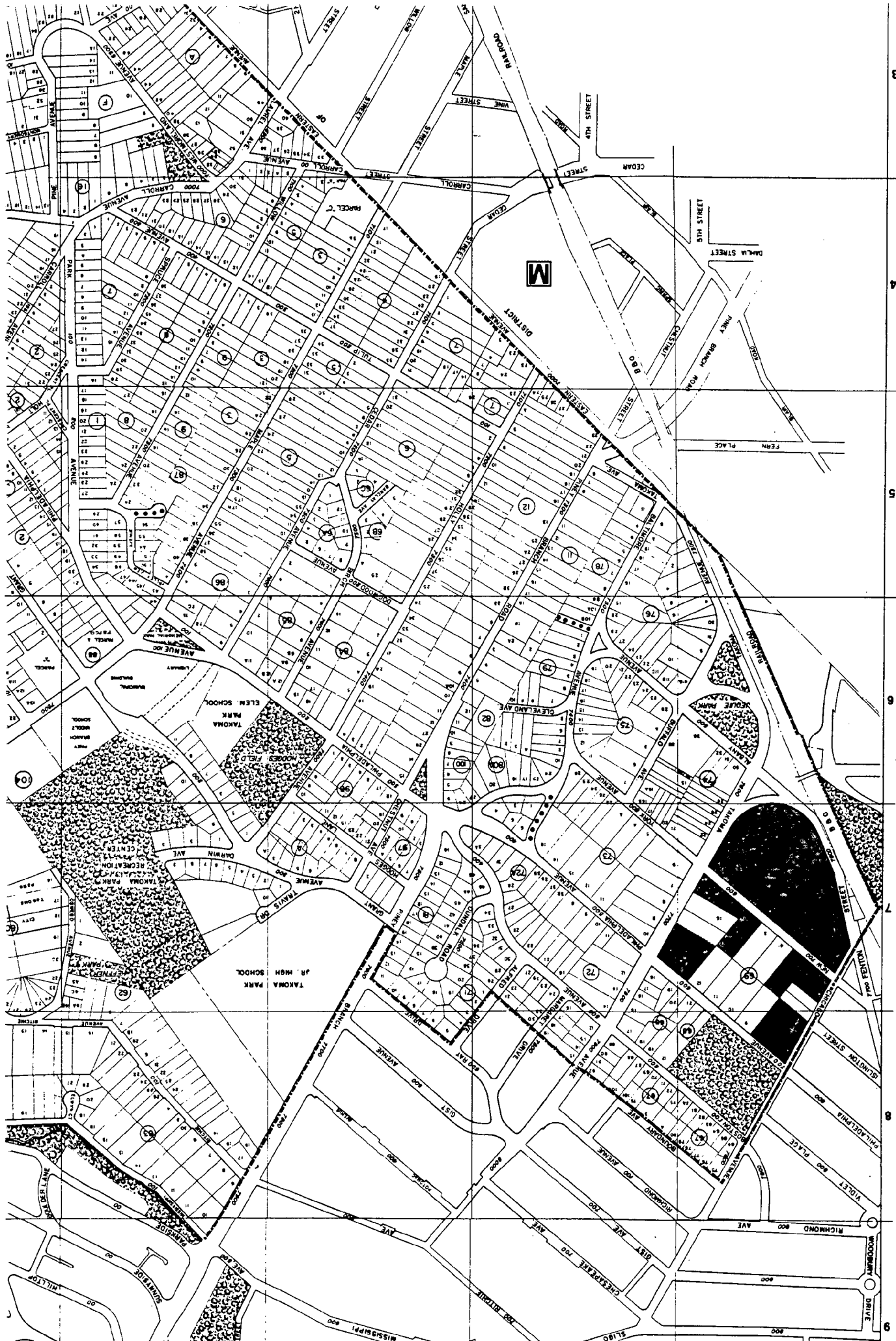


NOTE THAT EIFFEL LANE IS CURVED, R = 224.17', DISTANCES BETWEEN HOLES UP TO SCALE

**STREET PROFILE**

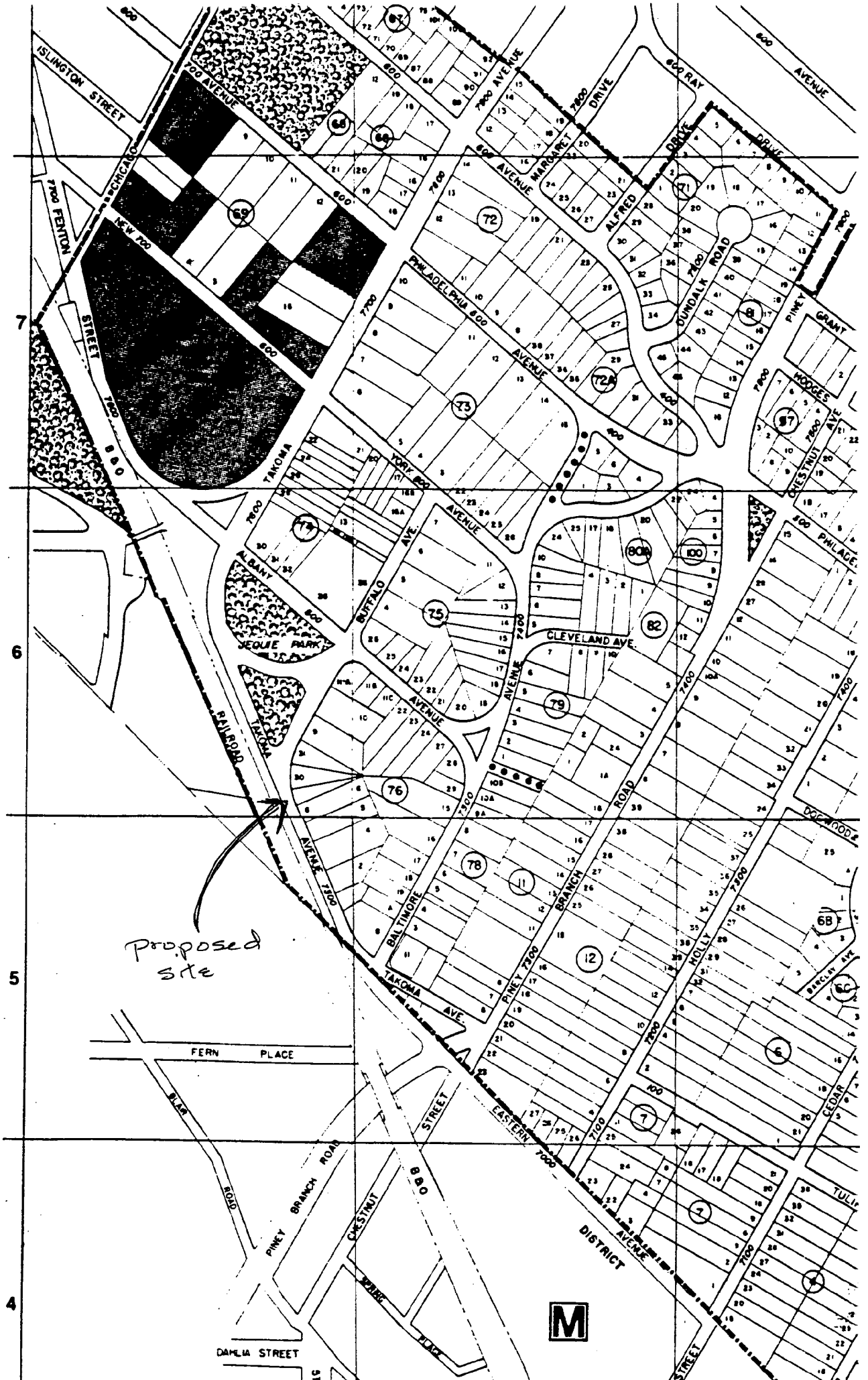
SCALE: 1" = 20'-0"

25



3  
4  
5  
6  
7  
8  
9

(L)



Proposed site

M

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7401 Buffalo Avenue, Side Lot	<b>Meeting Date:</b>	05/12/99
<b>Resource:</b>	Takoma Park Historic District	<b>Public Notice:</b>	04/28/99
<b>Case Number:</b>	37/3-99J	<b>Report Date:</b>	05/05/99
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Arthur McMurdie	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	New Construction	<b>RECOMMEND:</b>	Approve with Conditions

**DATE OF CONSTRUCTION:** ca. 1930 (existing resource).

**SIGNIFICANCE:** Non-contributing Resource in Takoma Park Historic District.

**ARCHITECTURAL DESCRIPTION**

The lot is a wooded side yard of a 1½ story brick cottage built in the 1930's on Buffalo Avenue. Next door on Buffalo is a non-contributing brick rambler. The lot, which faces out on Takoma Avenue, is triangular with the wider section at the front. The adjacent houses on Takoma consist of an early 20<sup>th</sup> century wood frame (2-story) Four-Square with hipped roof dormers (7327 Takoma), another Four Square (7325 Takoma), and then a Queen Anne Style house built in 1898 (7323 Takoma). The first Four-Square and the Queen Anne are both primary resources and the Four Square at 7325 is a contributing resource.

**PROPOSAL**

The applicant proposes to construct a two-story, wood-frame, hipped roof residence with a walk-in rear basement entrance. The site is proposed to have a gravel drive on the Buffalo Avenue side leading to a columned trellis and then to the main entry, which is to be a covered porch on the side of the structure.

The style of the house is reminiscent of the adjacent Four-Square historic resources, with a large rear section joined to the front "Four-Square" by a paneled connecting section. At the rear of the house a two-story porch is proposed over the basement entrance. The proposed cladding is cedar shingle on the second floor and vinyl siding on the first floor with parged cement on the basement level. The paneling for the center section is to be plywood with wood trim molding. Above the center section are proposed to be shed roof through-cornice dormers with casement windows.

①

The windows are proposed to be 2/1 with true-divided lights or casement. The columns, trim and inset picket railings are all to be of wood. The roof is proposed to be of composite shingle. No material is shown for a chimney on the front section. The elevation appears to be under 30'.

The house is proposed to measure approximately 24x60 for a footprint of approximately 1,440 s.f. With a lot size of 8,744 s.f., the lot coverage is 16.5%.

The applicant proposes to remove a healthy black cherry and locust tree and a diseased ornamental cherry. The existing azaleas and other landscape plants are to be re-located on the site. No garage or other outbuildings are included in the proposal.

### **STAFF DISCUSSION**

New construction projects within a historic district are usually controversial. Generally, they are discussed at a preliminary consultation and then, if feasible, are recommended for review as a HAWP application. In this case, the applicant has undertaken a number of historic preservation projects in the district and feels that he is sufficiently familiar with the requirements for new construction in the district to be able to present a HAWP application without scheduling a preliminary consultation.

The design and scale of the proposed new construction, in staff's opinion, are in keeping with the important historic resources contiguous to the property. The siting of the building is appropriate to the rhythm of the streetscape along Takoma Avenue and takes advantage of the steep gradation of the lot. The design integrates the house into the lot topography by including a walk-in basement and two-story rear porch. This rear configuration evokes the familiar three level profile seen on the rear of many historic properties in the district.

The discussion of New Construction in the Takoma Park guidelines is included as part of this report. It states: "The goal of new construction within both residential and commercial historic districts is to be sympathetic to the traditional street and building patterns in that district, while allowing for creative new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent the period in which they are built."

The materials proposed for the project are, for the most part, in keeping with that of the district. Staff would question the use of vinyl siding rather than more traditional materials when the objective for the project appears to be integration of the new construction into the historic streetscape. Although there is no interdiction against the use of synthetic materials on non-contributing resources, the material is out of character with the traditional design of the building. Stucco, wood, or a paintable surface such as cement board should be considered instead of vinyl.

Staff would concur with the removal of the cherry trees and the locust. Both of the healthy trees are fast-growing volunteers that are valuable bird habitat, but exist in sufficient number in the area such that their removal would not negatively impact the forest landscape of the district.

## STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* 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 Guidelines #9 and #10:

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.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and with the conditions:

1. The remaining trees on the property are to be adequately protected during construction.
2. A siding other than vinyl siding, as agreed upon between the HPC and the applicant, is to be used for cladding.

with the general condition applicable to all Historic Area Work Permits that **the applicant shall present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits** and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Arthur McMurdie

Daytime Phone No.: 301.565-0524

Tax Account No.: 01080996

Name of Property Owner: Arthur McMurdie (contract purchaser) Daytime Phone No.: 3015-65-0524

Address: 12 Cleveland Ave Takoma PK Md 20912  
Street Number City State Zip Code

Contractor: to be determined Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 7391 Street: Buffalo Ave

Town/City: Takoma DK Nearest Cross Street: Takoma Ave

Lot: 30 Block: 76 Subdivision: T.P. & T.C.O's Subdivision of Takoma Pk

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |   |                                  |   |  |  |  |   |  |                               |
|---|----------------------------------|---|--|--|--|---|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C                  | <input type="checkbox"/> Slab                    | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch                    | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input checked="" type="checkbox"/> Fireplace    | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |  |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: <u>New House</u> |  |   |  |                               |

1B. Construction cost estimate: \$ 250,000

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.

Arthur McMurdie  
Signature of owner or authorized agent

20 April 1989 (A)  
Date

## NEW CONSTRUCTION

The goal of new construction within both residential and commercial historic districts is to be sympathetic to the traditional street and building patterns in that district, while allowing for creative new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent the period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the Takoma Park district. Unique designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community, should be supported.

35 Pine Avenue  
(1987)



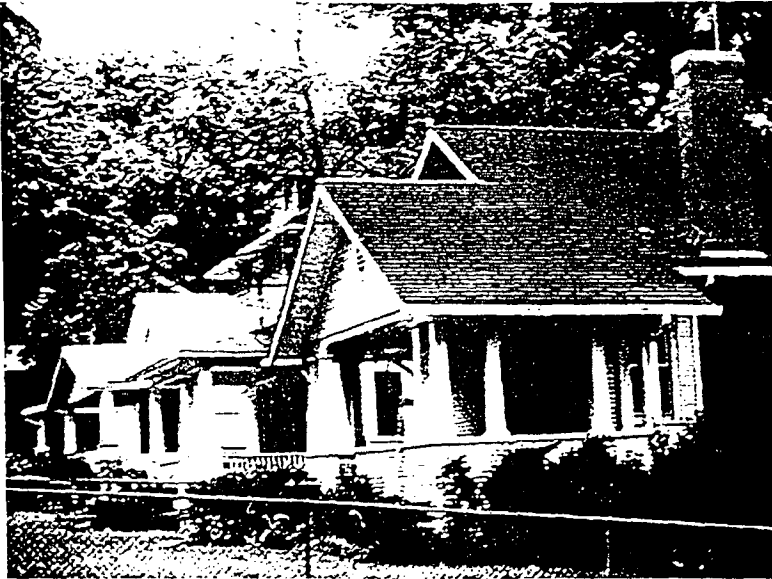
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### RESIDENTIAL AREAS

In Takoma Park, there are a number of elements which define the streetscape and building patterns. New construction should consider some of these elements, such as:

18

....



2 Park Avenue  
Streetscape

☞ rhythm of houses along the street, including patterns of height, massing, side and front setbacks, and roof pitch

☞ patterns of open space/landscaping and building coverage, including ample front and back yards, spacing between houses, preservation of important mature trees, etc.

☞ principal building facades oriented to the street

☞ covered porches on the front or main facades

☞ patterns of openings in facades,

especially doors and windows, which provide a sense of residential scale and rhythm along the street

☞ building and roofing materials

☞ high degree of building craftsmanship, as expressed in detailing and use of materials

☞ use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street

☞ sidewalks and planting strips along the street

5

- ☛ orientation of driveways and parking areas to the rear and sides of buildings
- ☛ use of outbuildings (e.g. detached garages)
- ☛ extensive landscaping, including mature trees and flowering plants (e.g. azaleas)

**COMMERCIAL AREAS: TAKOMA OLD TOWN AND TAKOMA JUNCTION**

Important streetscape elements in Takoma Park's commercial areas are discussed in detail in the "Takoma Old Town Commercial Revitalization Plan", published by the City of Takoma Park. In addition, the City of Takoma Park has enacted ordinances which provide design standards for new construction in Takoma Old Town (#2592 and #2701) and Takoma Junction (#1985-30). See attached Appendix B.

The design standards in these ordinances provide appropriate guidance for new construction within the commercial areas of the Takoma Park Historic District. They should be used by the Historic Preservation Commission in reviewing applications for new construction.

Additional streetscape elements and patterns which should be considered include:

- ☛ principal building facades with their main entrances oriented to the street
- ☛ pedestrian orientation of shopfronts with entryways and display windows immediately adjacent to the sidewalk
- ☛ orientation of driveways and parking areas to the rear and sides of buildings, but with pedestrian access to the parking from the building fronts



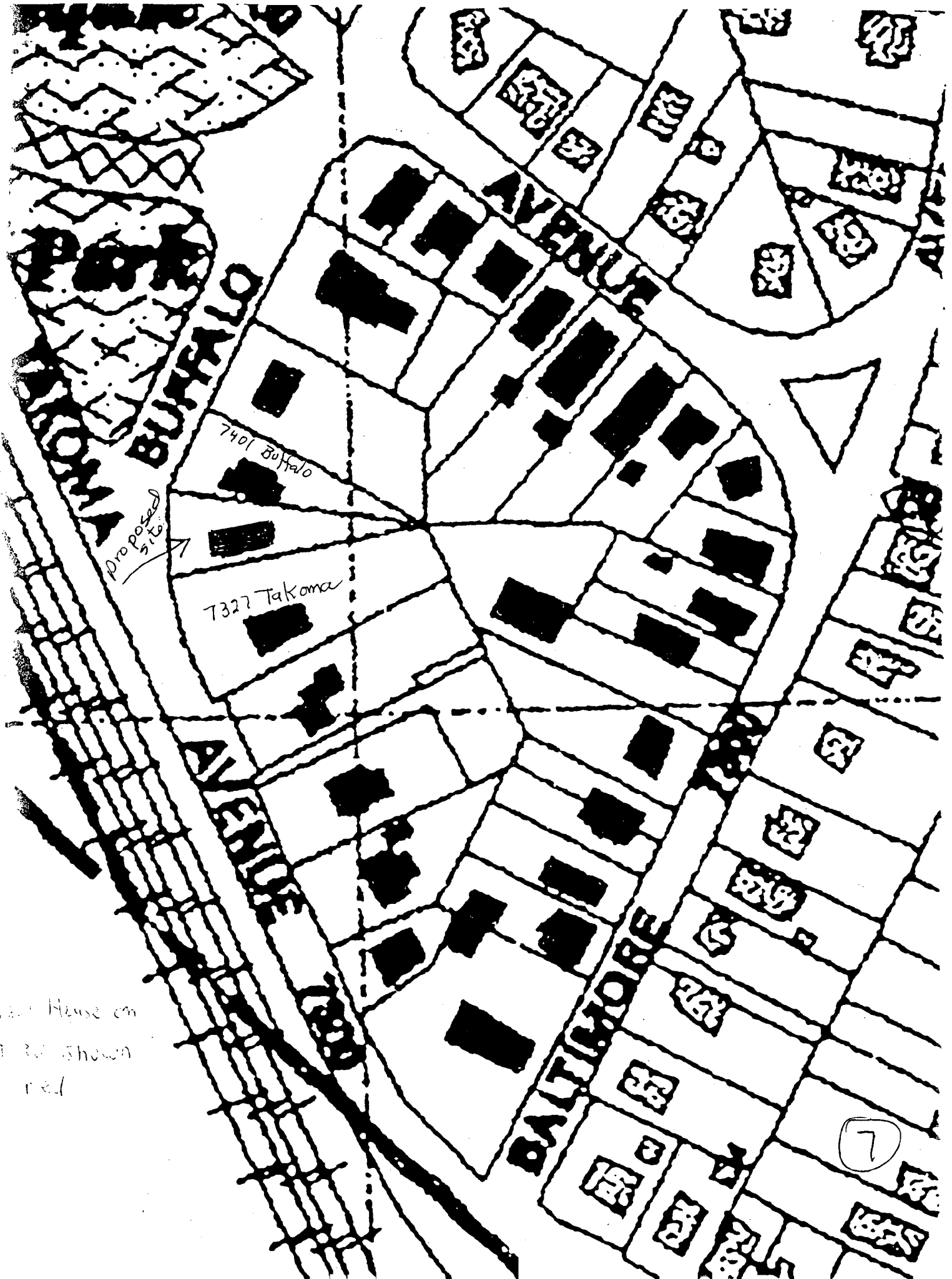
7000  
Carroll Avenue

**PUBLIC IMPROVEMENTS**

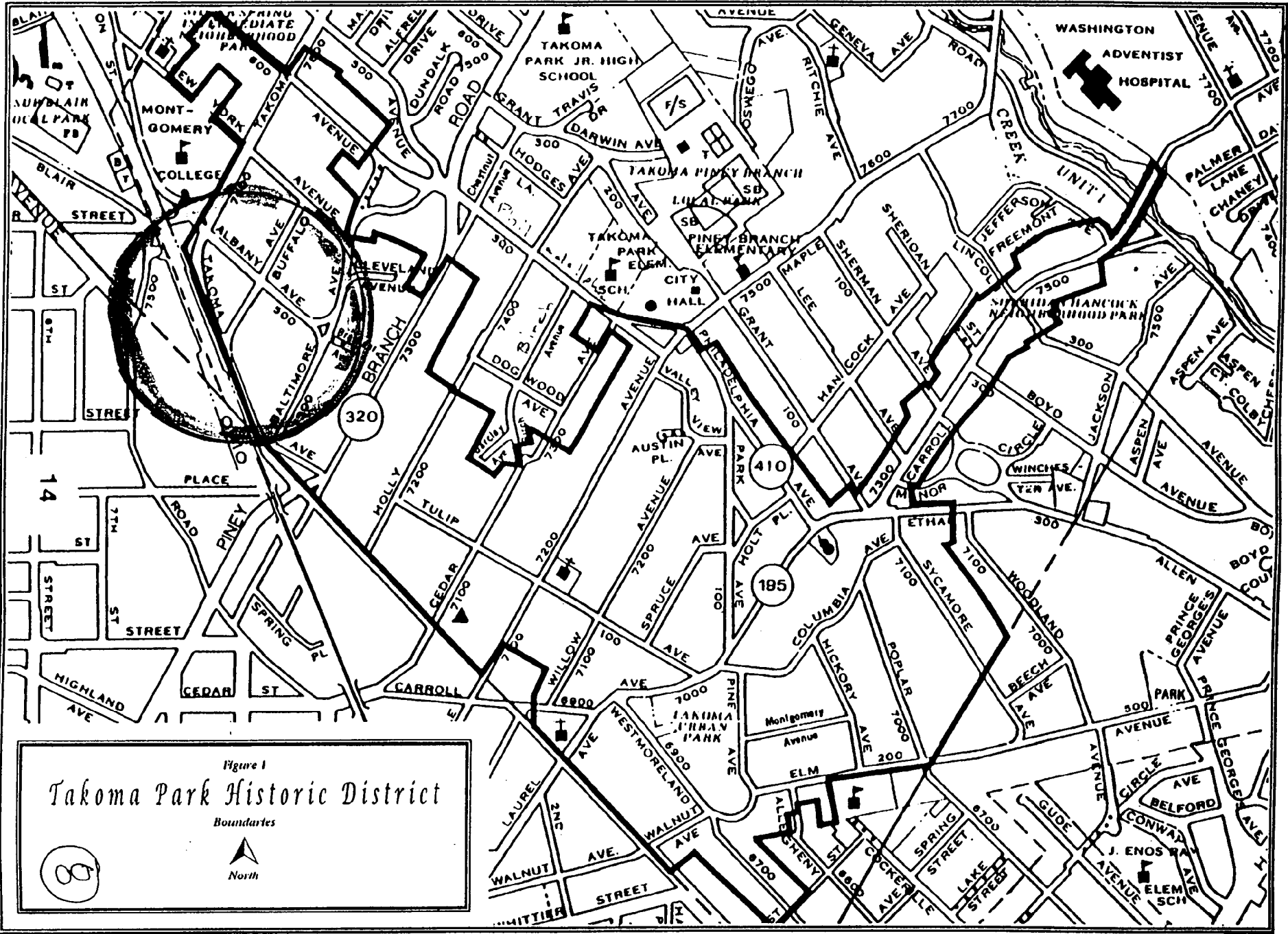
Although much of Takoma Park's architectural and historical significance is derived directly from the built environment, there are overall community features which contribute greatly—and are in fact integral—to the historic ambiance of this "garden suburb". These features should be recognized and preserved as part of the setting for this historic district.

Primary among these features is the existence of significant areas of open space. Park areas throughout the district are extremely important to the setting and character of Takoma Park. Some of the more prominent areas of open space include the park at Albany and Takoma Avenues, the small islands at Piney Branch and Philadelphia and at Maple and Philadelphia, and the Thomas/Siegler House land.

Existing parks and areas of open space in Takoma Park should be preserved. In addition, review of subdivision proposals in the district should be sensitive to historic development patterns and to preserving areas of open space. Existing patterns of building coverage and the ample front



House on  
130 shown  
red



8

Figure 1  
 Takoma Park Historic District  
 Boundaries



8

ADDRESSES OF ADJACENT AND CONFRONTONG PROPERTY OWNERS

Arthur F. Brosius  
7401 Buffalo Ave.  
Takoma Park, MD 20912

Jim Epstein  
7327 Takoma Ave.  
Takoma Park, MD. 20912

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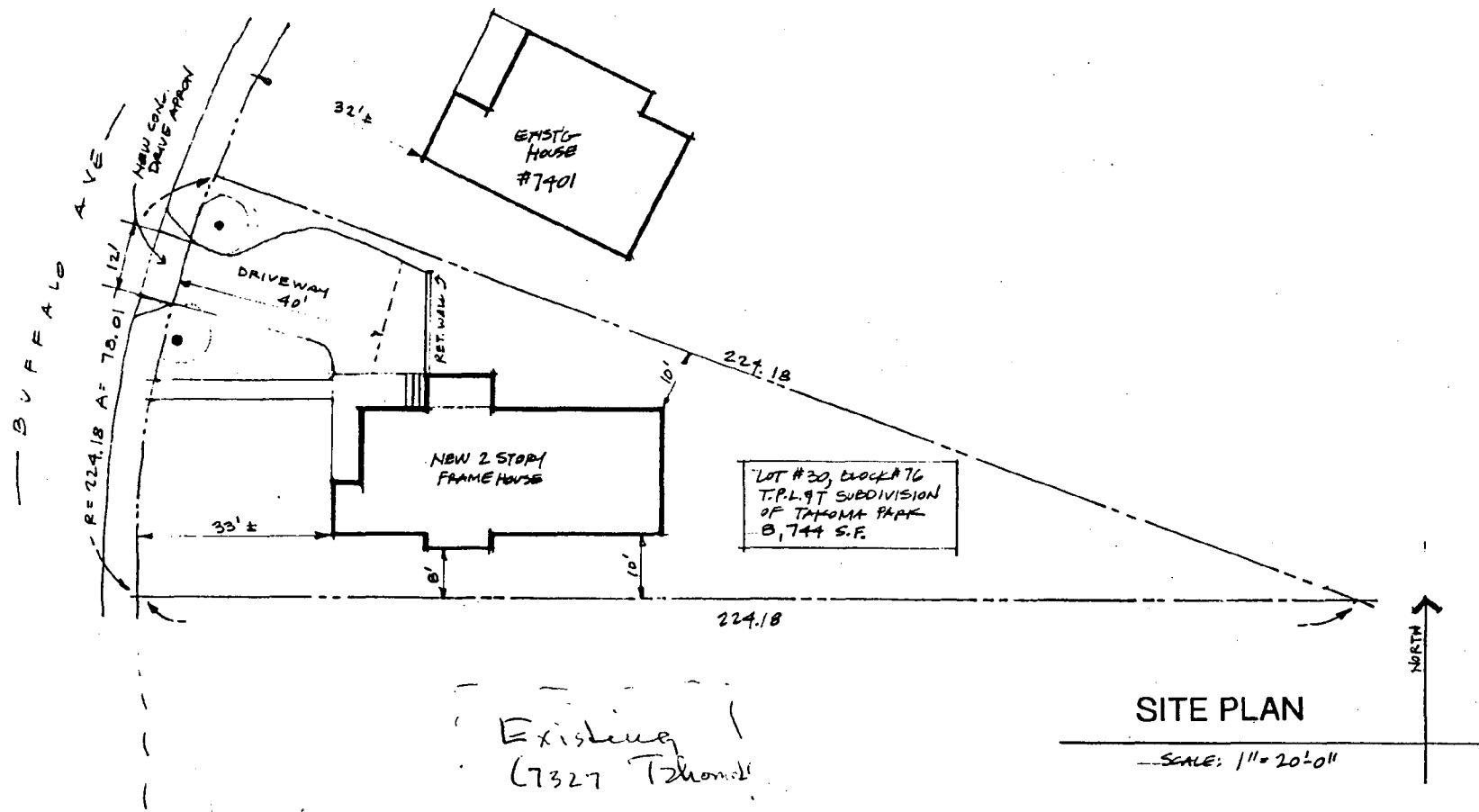
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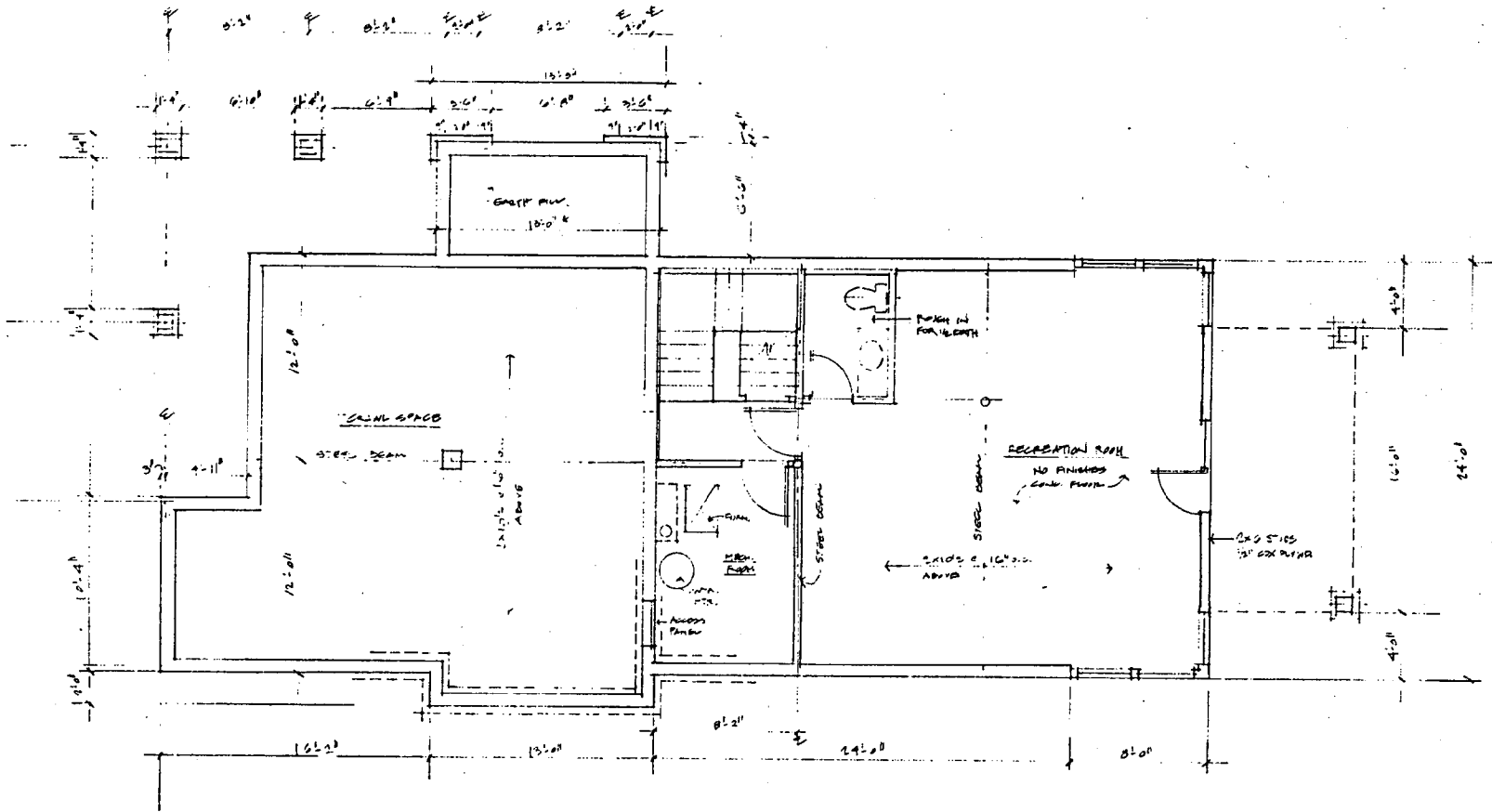


Existing  
 67327 Takoma

PAUL TRESEDER, AIA, ARCHITECT  
 6320 WISCASSSET ROAD, BETHESDA, MD. 20816  
 301.320.1580 FAX 301.320.1581

HOUSE ON BUFFALO AVENUE, TAKOMA PARK, MD.  
 for ART Mc MURDIE

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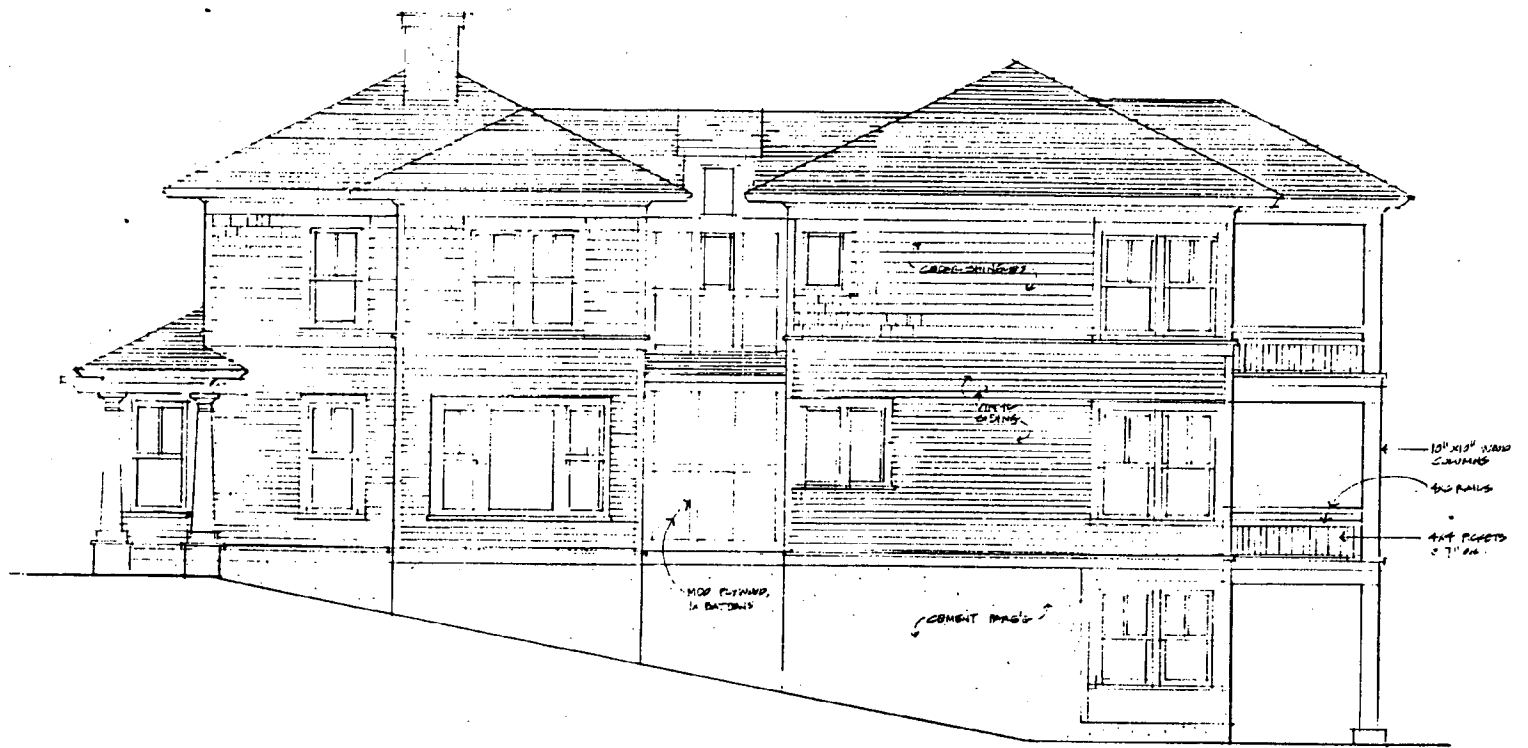
**BASEMENT PLAN**

Scale: 1/4" = 1'-0"

13

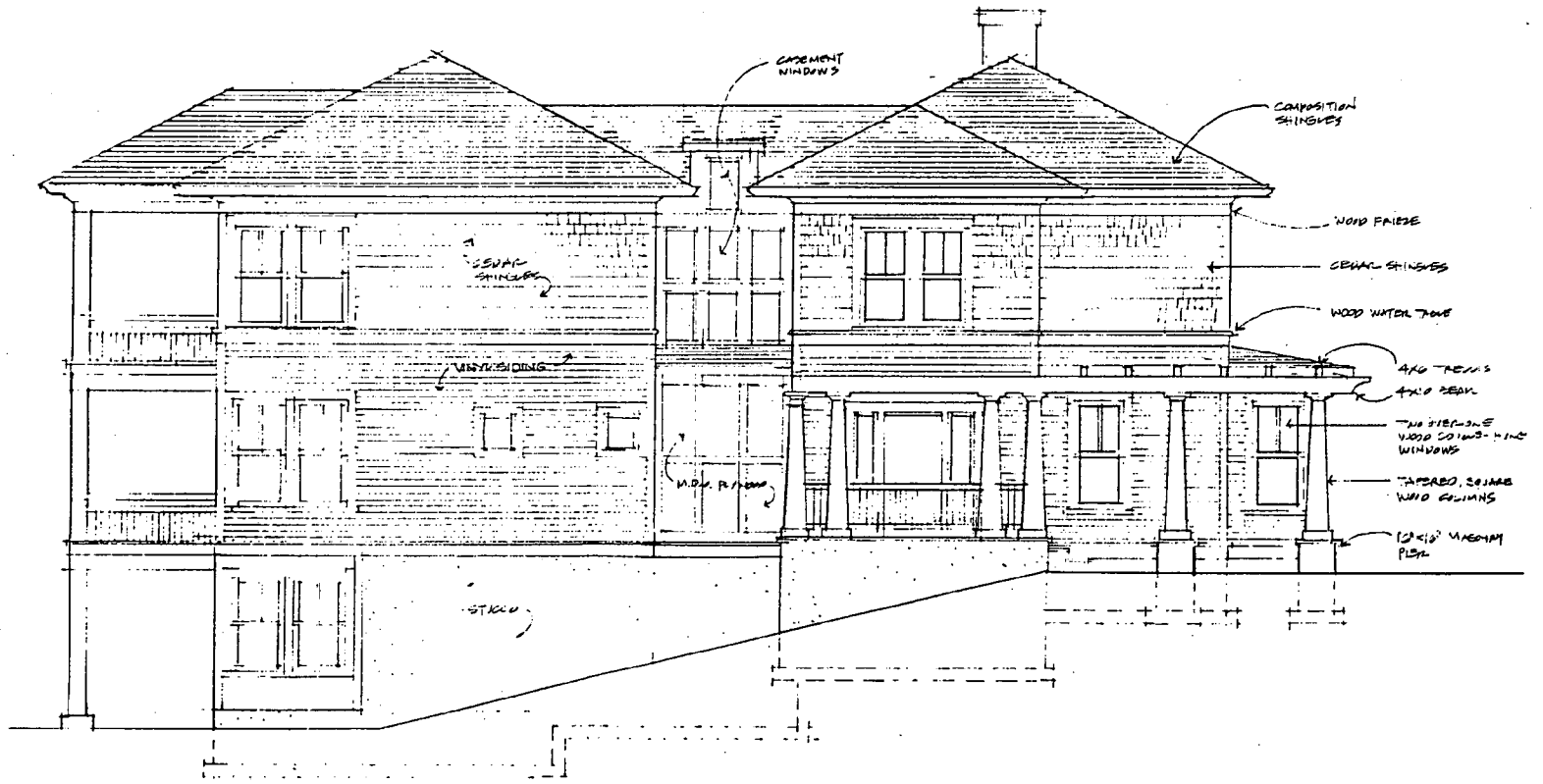




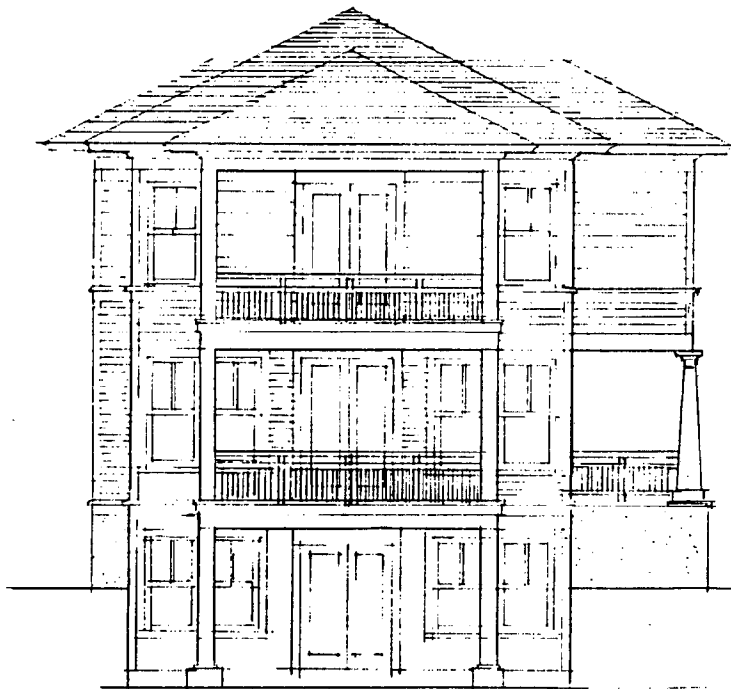


SOUTH ELEVATION

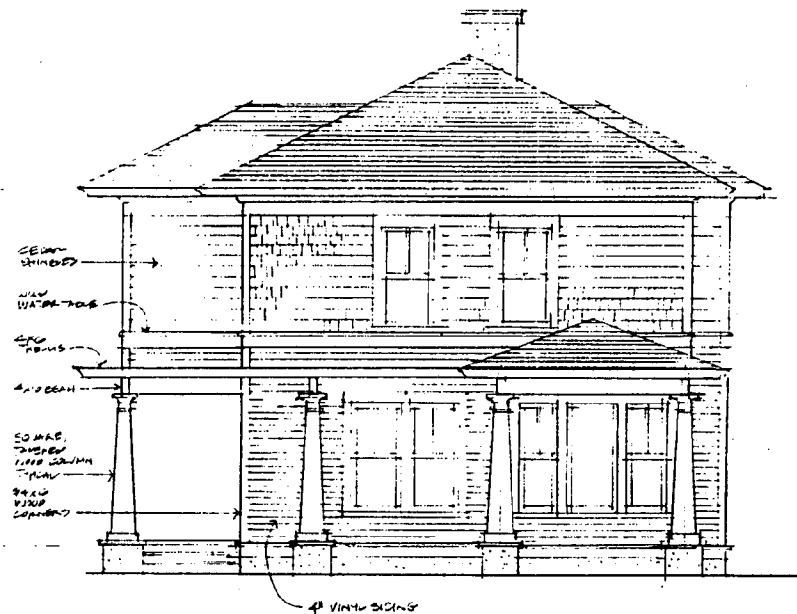
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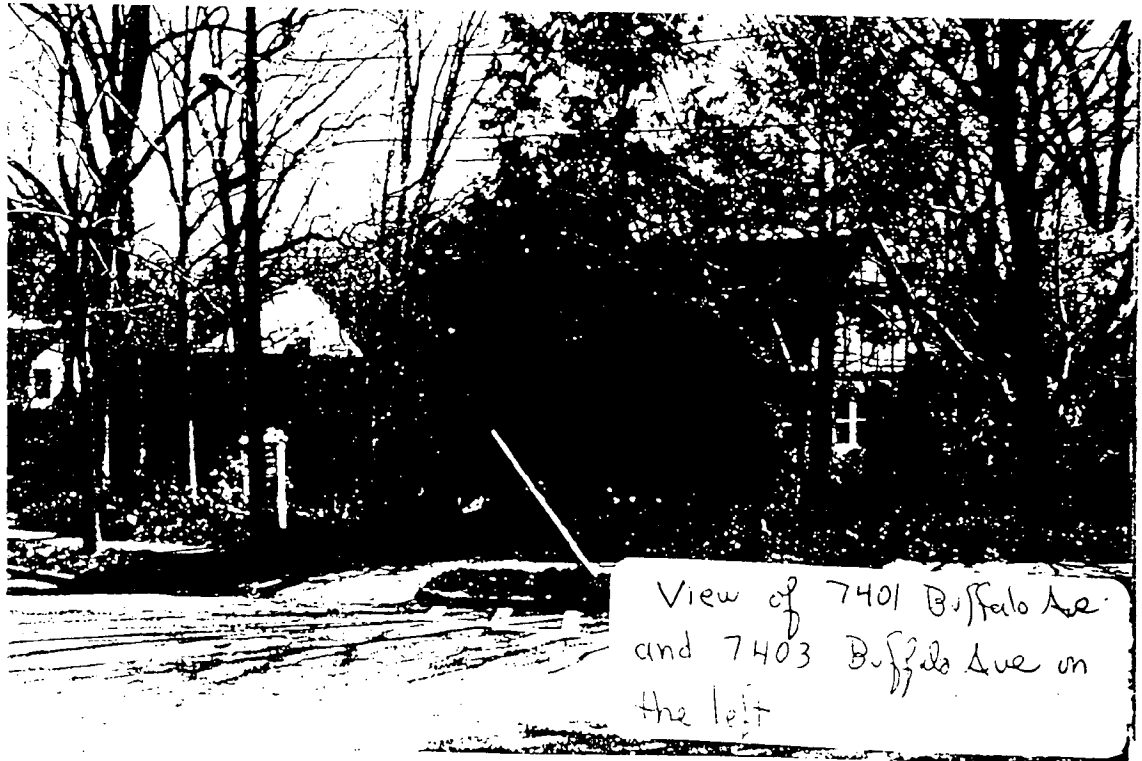
NORTH ELEVATION



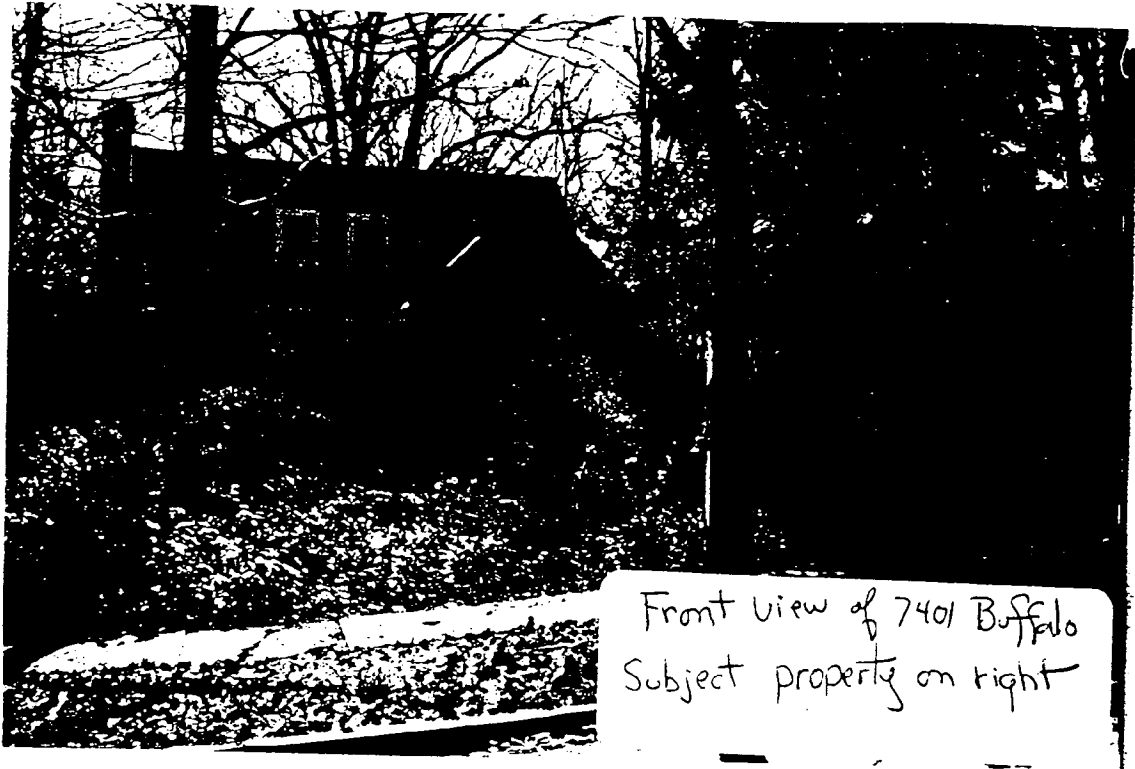
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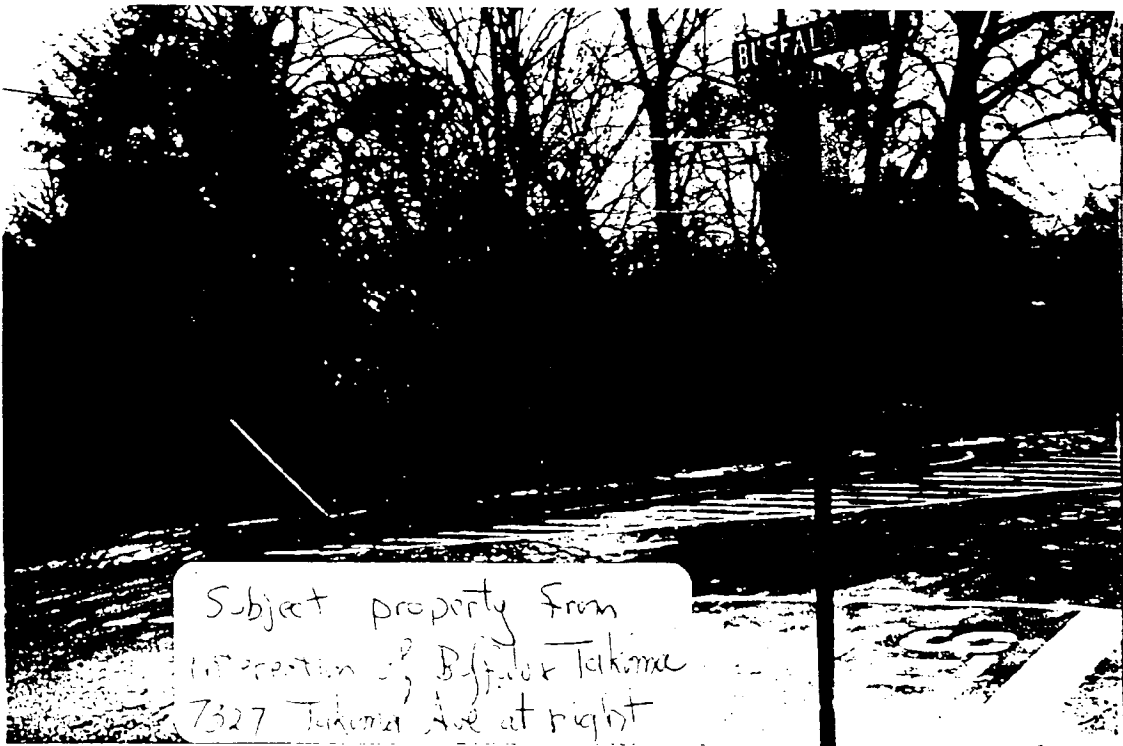
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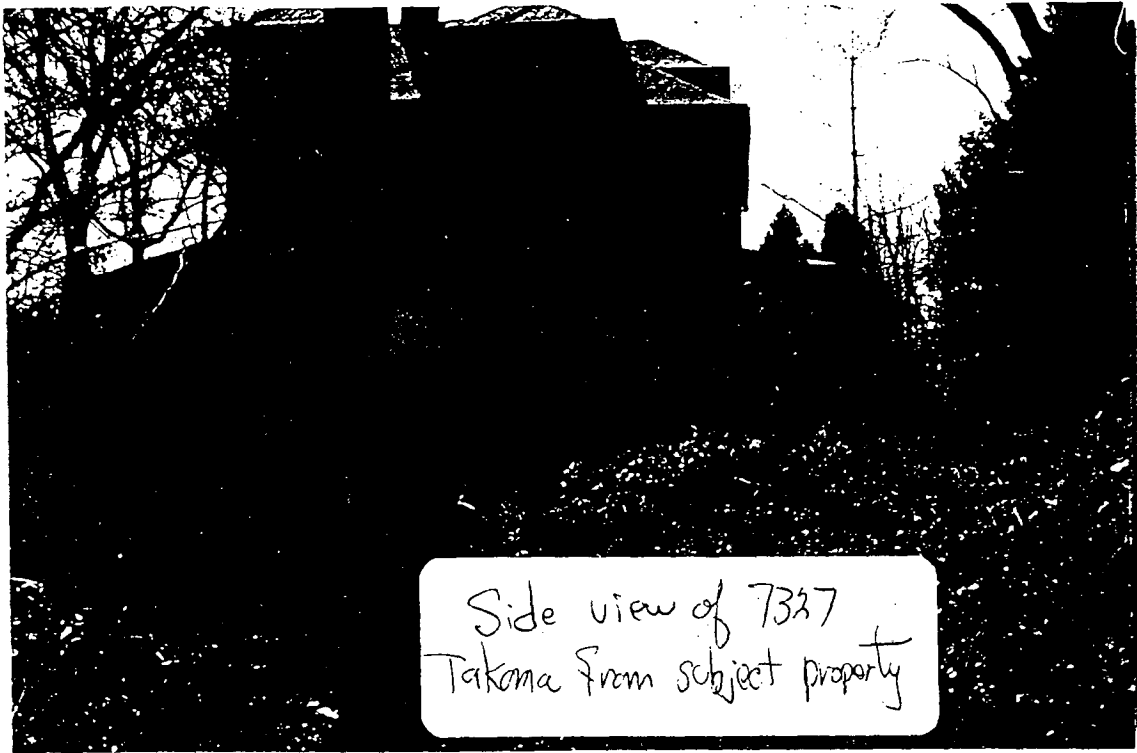




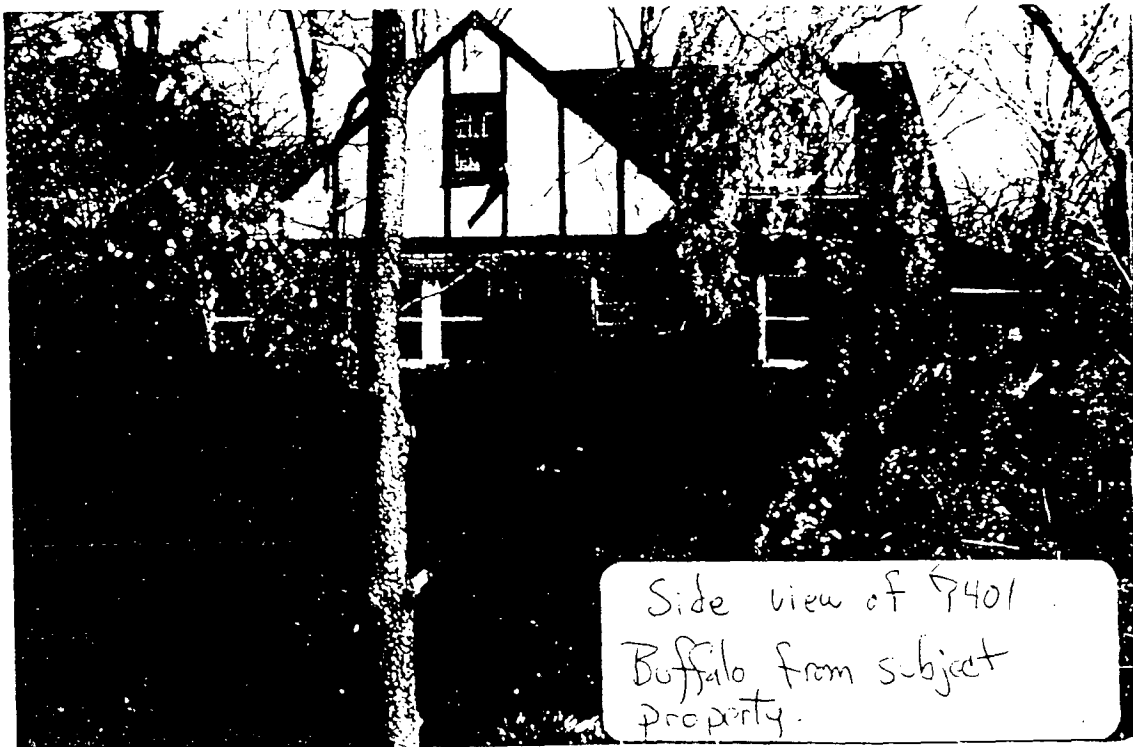
Front view of 7401 Buffalo  
Subject property on right



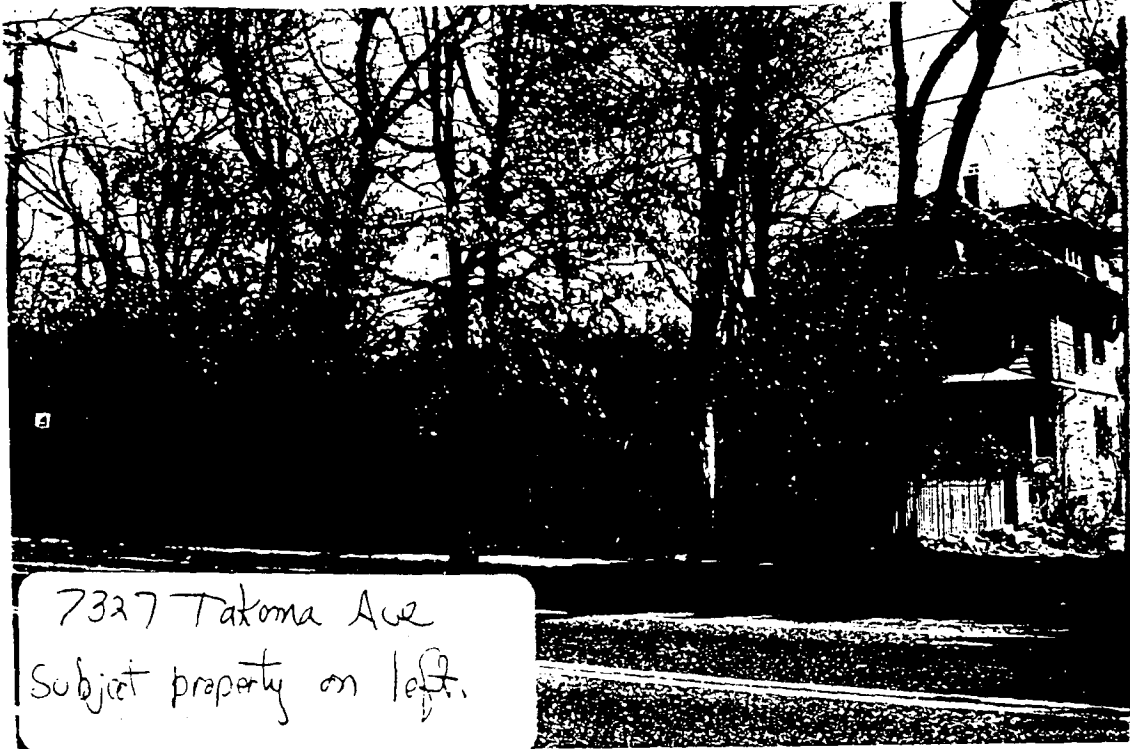
Subject property from  
intersection of Buffalo & Tahoma  
7327 Tahoma Ave at right



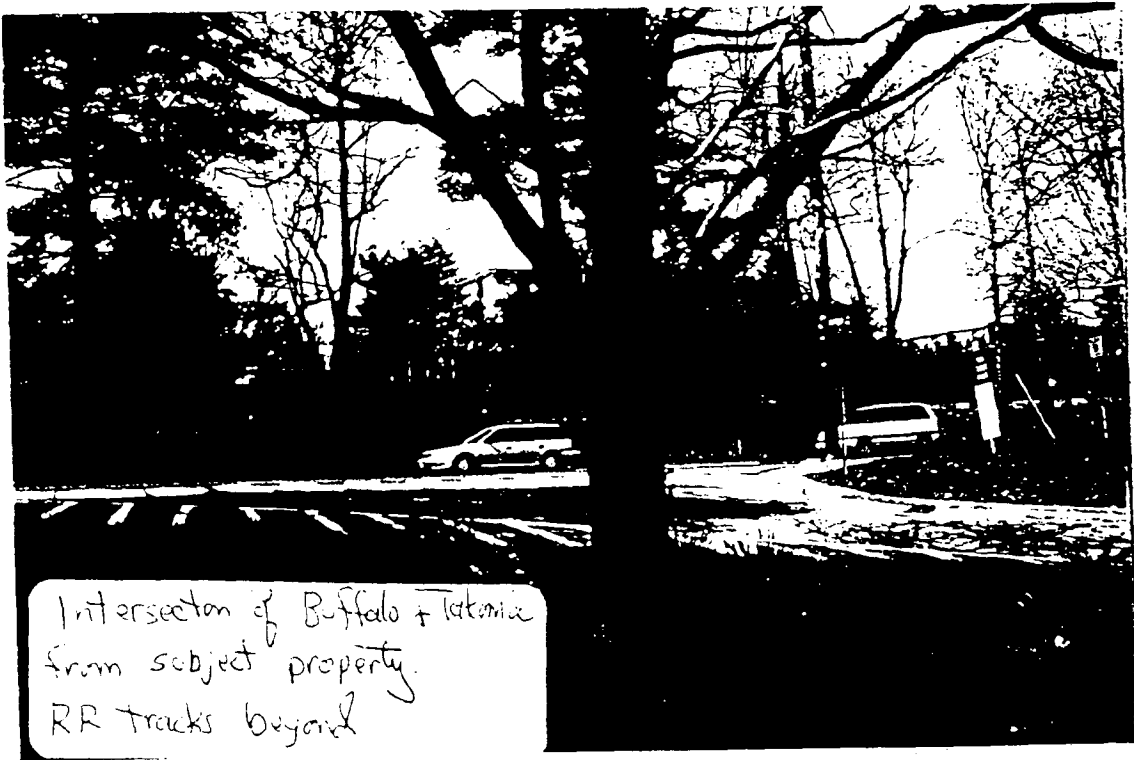
Side view of 7327  
Takoma from subject property



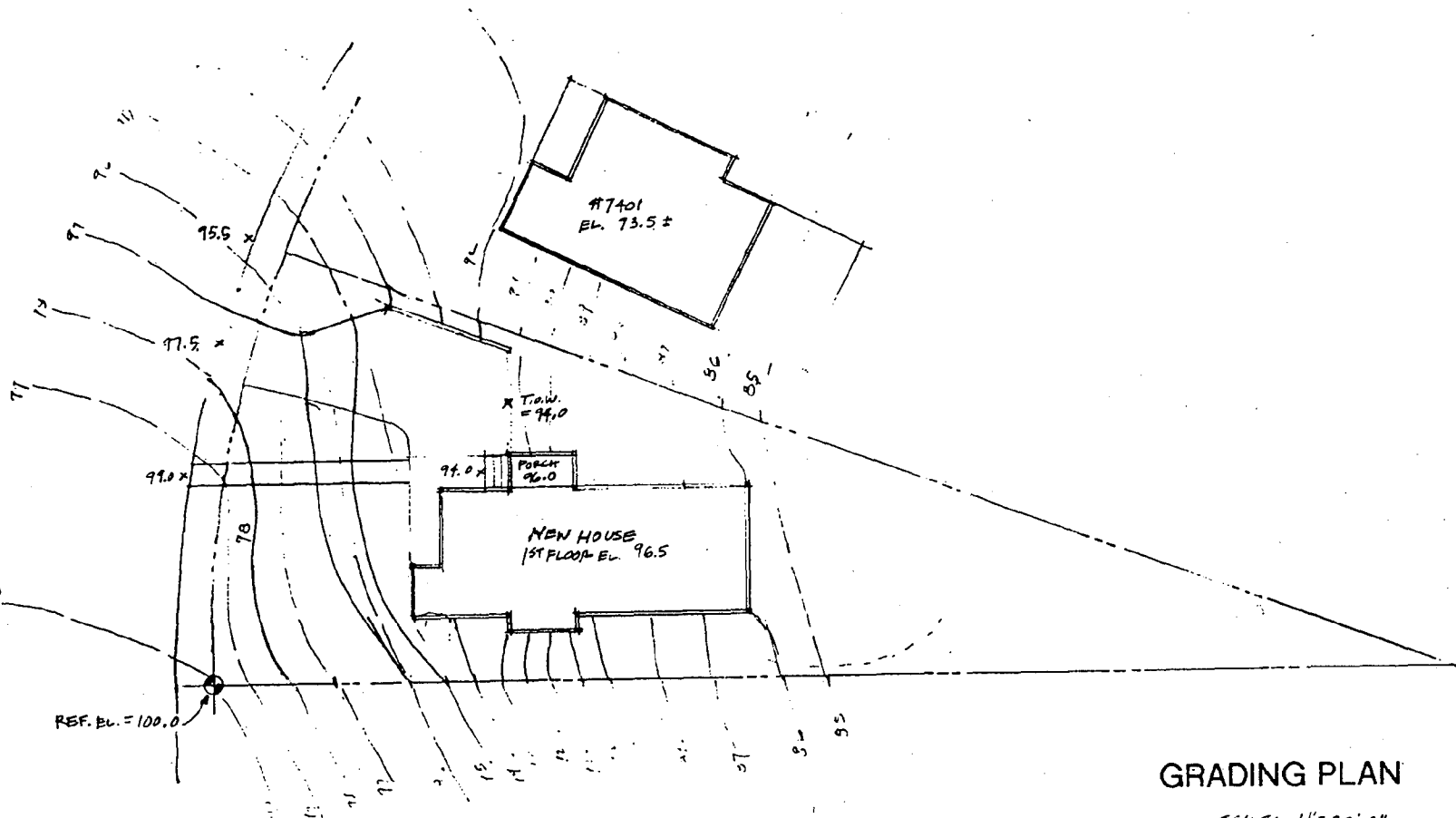
Side view of 9401  
Buffalo from subject property



7327 Takoma Ave  
Subject property on left.



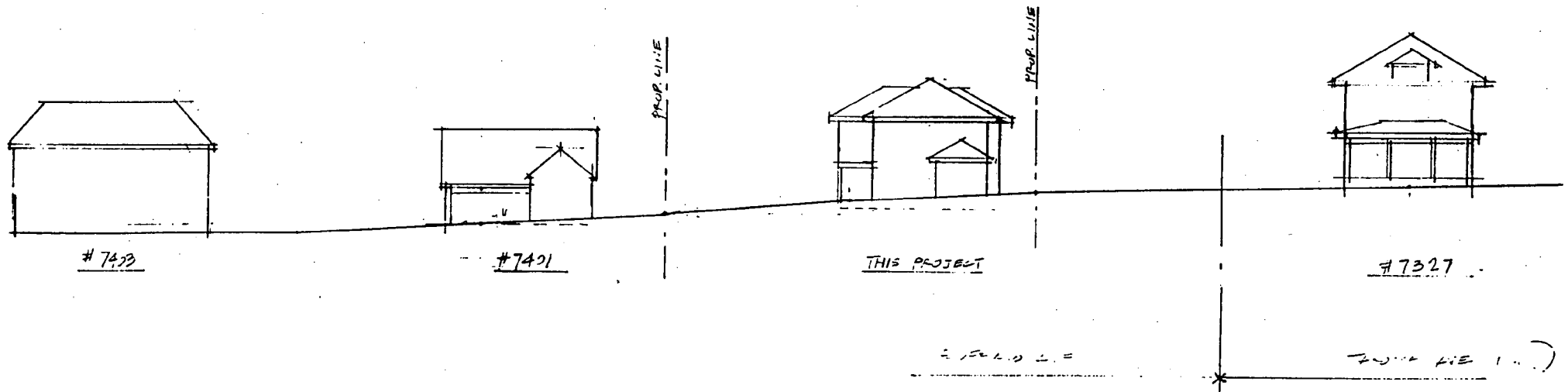
Intersection of Buffalo + Takoma  
from subject property.  
RR tracks beyond



GRADING PLAN

SCALE: 1" = 20'-0"

25



NOTE THAT ELEVATION IS SHOWN, E. = 222.17'. DISTANCES BETWEEN POINTS ARE TO SCALE

**STREET PROFILE**

SCALE: 1" = 20'-0"

25