

37/3 7420 Buffalo Ave.
37/3-89L

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: May 9, 1989

CASE NUMBER: 37/3 - 89L

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 7420 Buffalo Avenue

DISCUSSION:

The applicant is proposing construction of a wheelchair ramp at the rear of this c.1920 bungalow in the Takoma Park Atlas District. It measures 4' wide by approximately 30' long. It would be minimally, if at all, visible from Buffalo Avenue.

STAFF RECOMMENDATION:

Staff finds that the proposal does not constitute substantial alteration, and recommends approval.

ATTACHMENTS:

1. SA Application
2. LAC Comments
3. Photographs
4. Applicant's Sketch
5. Contractor's Bid
6. Site Plan

COMMISSION ACTION:

JBC:av
1117E

MEMORANDUM

DATE: 5/22/89

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: Jared Cooper, ^{JAC} Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of 5/18/89 reviewed the attached application by S. and K. Pappas for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP App.
2. Photos
3. Applicant's sketch
4. Contractor's proposal
5. Site Plan



Historic Preservation Commission
 100 Maryland Avenue, Rockville, Maryland 20850
 279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER STEVE AND KATHERINE DAPPAS TELEPHONE NO. 301 765-7713
 (Contract/Purchaser) DAPPAS (Include Area Code)
 ADDRESS 7420 BUFFALO AVE - TAKOMA PARK MARY 70112-1111
 CITY STATE ZIP
 CONTRACTOR TURNHAM AND FADDIS INC, MHC-18996 TELEPHONE NO. 301 494-1507
 CONTRACTOR REGISTRATION NUMBER MHC 18996
 PLANS PREPARED BY EDWARD TURNHAM TELEPHONE NO. 301 494-7507
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE
 House Number 7420 Street BUFFALO AVE
 Town/City TAKOMA PARK Election District _____
 Nearest Cross Street ALBANY AVE
 Lot 36 Block 74 Subdivision _____
 Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
 Wreck/Raze Move (Install) Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other None
 1B. CONSTRUCTION COSTS ESTIMATE \$ 1,116.00
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
 2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
 01 WSSC 02 Septic 01 WSSC 02 Well
 03 Other _____ 03 Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
 4A. HEIGHT _____ feet _____ inches
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

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.

Steve Dappas _____ 5/1/89
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature Therese G. Gabe Date 5/22/89

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

RAMP WILL BE 26 FEET LONG BY 3 FEET WIDE WITH HANDRAILS ON BOTH SIDES STARTING AT THE EXISTING BACK PORCH, LEFT SIDE AND ENDING AT GROUND LEVEL IN REAR YARD. PLATFORM WILL BE "4" BY "3" FEET LOCATED AT THE LOW END OF THE RAMP EXTENDING OVER TO THE DRIVEWAY WITHOUT HAND RAILS.

ALL WOOD SHALL BE SYP #2 OR BETTER PRESSURE TREATED WOOD FOR GROUND CONTACT. ALL NAILS ARE GALVANIZED

THE RAMP SHALL COVER PART OF THE EXISTING BACK PORCH STEPS.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: May 9, 1989

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TYPE OF REVIEW: SA

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PROPERTY ADDRESS: 7420 Buffalo Avenue

DISCUSSION:

The applicant is proposing construction of a wheelchair ramp at the rear of this c.1920 bungalow in the Takoma Park Atlas District. It measures 4' wide by approximately 30' long. It would be minimally, if at all, visible from Buffalo Avenue.

STAFF RECOMMENDATION:

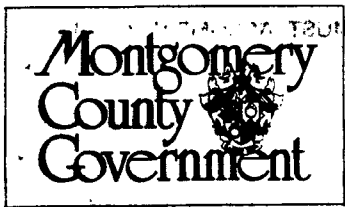
Staff finds that the proposal does not constitute substantial alteration, and recommends approval.

ATTACHMENTS:

1. SA Application
2. LAC Comments
3. Photographs
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5. Contractor's Bid
6. Site Plan

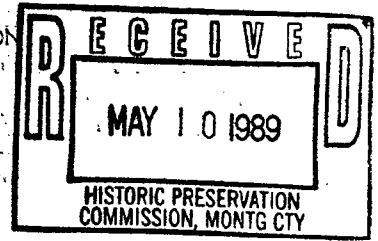
COMMISSION ACTION:

JBC:av
1117E



Historic Preservation Commission
 100 Maryland Avenue, Rockville, Maryland 20850
 279-1927
 279-8097

HISTORIC PRESERVATION COMMISSION
 51 Monroe Street Room 1009
 Rockville, Md. 20850



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER STEVE AND KATHERINE PAPPAS TELEPHONE NO. 301-565-9273
 (Contract/Purchaser) PAPPAS (Include Area Code)
 ADDRESS 7420 BUFFALO AVE - TAKOMA PARK MARY 20912-4143
 CITY STATE ZIP
 CONTRACTOR BURNHAM AND FADDIS INC. MHC-18996 TELEPHONE NO. 301 494 9807
 CONTRACTOR REGISTRATION NUMBER MHC-18996
 PLANS PREPARED BY EDWARD BURNHAM TELEPHONE NO. 301 494 9807
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE
 House Number 7420 Street BUFFALO AVE
 Town/City TAKOMA PARK Election District _____
 Nearest Cross Street ALBANY AVE
 Lot 36 Block 24 Subdivision _____
 Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
 Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other WHEELCHAIR RAMP
 1B. CONSTRUCTION COSTS ESTIMATE \$ 1,116.00
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
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 2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
 01 (X) WSSC 02 () Septic 01 (X) WSSC 02 () Well
 03 () Other _____ 03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
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 1. On party line/Property line _____
 2. (X) Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

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.

Steve N Pappas 5/1/89
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

RAMP 26' LONG 3' WIDE WITH HANDRAILS ON BOTH SIDES STARTING AT THE EXISTING BACK PORCH AND ENDING AT GROUND LEVEL IN REAR YARD. PLATFORM WILL BE 4' WIDE BY 7' LONG. LOCATED AT THE LOW END OF THE RAMP. EXTENDING OVER TO THE DRIVEWAY WITHOUT HANDRAILS.

ALL WOOD SHALL BE SYP #2 OR BETTER PRESSURE TREATED FOR GROUND CONTACT. ALL NAILS ARE GALVANIZED. THE RAMP SHALL COVER PART OF THE EXISTING BACK PORCH STEPS. COLOR WILL BE NATURAL WOOD

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
LOCAL ADVISORY COMMITTEE REVIEW FORM

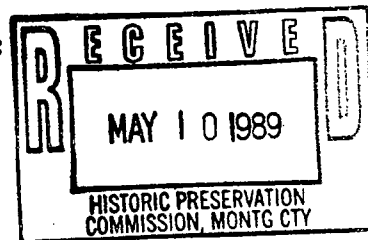
EXTERIOR ALTERATIONS

I. Location of property

- a. Located within the *Takoma Park* historic district.
b. This is a Master Plan/Atlas historic district (circle one).
c. Address of Property: *7420 Buffalo Ave*
Takoma Park
d. Property owner's name, address and phone number:

Steve and Katherine Pappas
7420 Buffalo Ave
Takoma Park MD

(h) *565-9273* (w)



- e. Is this property a contributing resource within the historic district? Yes No .
f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes No .

II. Description of work proposed.

- a. Briefly describe proposed work:

wheelchair ramp in rear of house

- b. Is this work on the front, rear, or side of the structure?

rear

- c. Is the work visible from the street?

no

- d. What are the materials to be used?

wood

- e. Are these materials compatible with existing materials? How? If not, why? *No - wood is pressure treated, not painted*

III. Recommendations of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet

No effect on architecture of bldg

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed window should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8

2. How could this proposal be altered so as to be approved?

IV. Additional comments

The committee recommends that the owner consider an alternate "switch-back" design following ANSI guidelines. This would allow less of the back yard to be taken up by the ramp.

Date on which application received: *5/9/89*

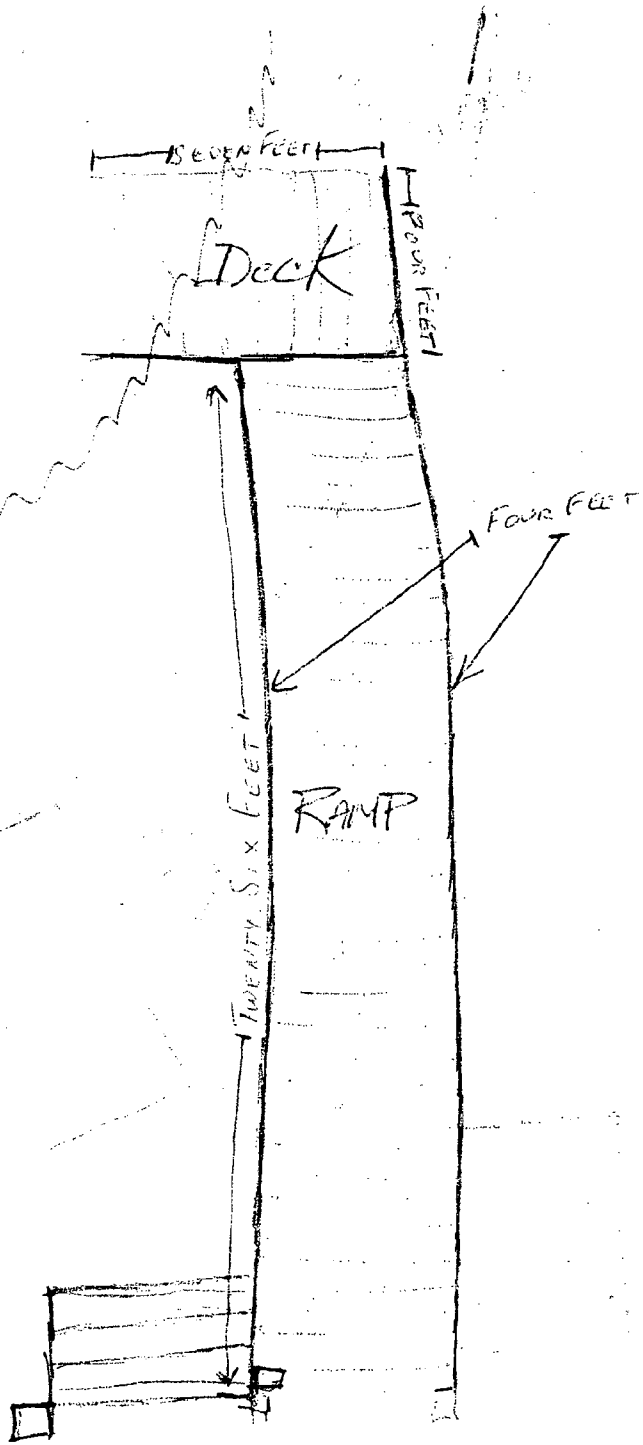
Date of LAC meeting at which application was reviewed: *5/9/89*

Form completed by: *Douglas A. Shum* Title: *Member LAC*

Member of: *Taloma Park LAC*

Date: *5/9/89*





Porch

Proposal



MARYLAND
License No. MHIC 18996
DISTRICT OF COLUMBIA
License No. DCHIC No. 1635
Fed. I.D. No. 52-1281852

2419 Ken Oak Road
Baltimore, MD 21209
Office: (301) 494-9807
Shop: (301) 664-5438
Emergency: (301) 367-8508

PROPOSAL SUBMITTED TO <u>STEVEN AND KATHERINE</u> <u>Walter Pappas</u>		PHONE <u>(301) 681-5374</u>	DATE <u>April 4, 1989</u>
STREET <u>7420 Buffalo Avenue</u>		JOB NAME <u>Wheelchair Ramp</u>	
CITY, STATE and ZIP CODE <u>Silver Spring, Maryland 20912</u>		JOB LOCATION <u>Rear of home</u>	
ARCHITECT	DATE OF PLANS	JOB PHONE <u>Same</u>	

We Propose hereby to furnish material and labor — complete in accordance with specifications below, for the sum of:

One Thousand One Hundred Sixteen and no/100----- dollars (\$1,116.00).

Payment to be made as follows:

\$350.00 deposit with signed contract, balance upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

Wheelchair ramping system consisting of:

Ramp 26' long by 3' wide with handrails on both sides, starting at the existing back porch, left side, and ending at ground level in rear yard. Platform 4' wide by 7' long located at the low end of the ramp extending over to the driveway, without hand rails.

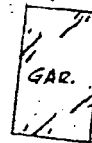
All wood shall be SYP No. 2 or better pressure treated for ground contact. All nails, galvanized.

Note: The ramp shall cover part of the existing back porch steps. Not included in the above price is the cost of new steps. We could remove the existing steps and replace same as part of the new ramping system for an additional \$200.00.

RESIDUE LOT 36

74

N 38° 50' 09" E 70.00'



FENCE

PART OF LOT 36

0532

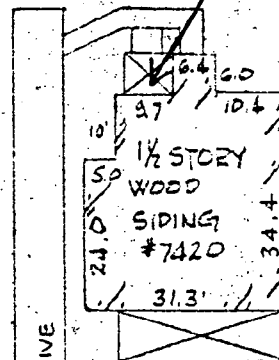
I.R.F.

BLOCK WALL

13

PORCH

N 58° 29' 06" W 160.05'



153.09' S 56° 49' E



HOUSE LOCATION
LOT 36 BLOCK 74

S 33° 11' W 65.00'

TAKOMA PARK
MONTGOMERY CO., MD.

BUFFALO AVE. 45' E/W

P.B. 83 P. 9543

Record Reference

I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless shown otherwise, corners have not been set with this survey.

Carmine M. Bazis

Bazis, Carlin & Associates, Inc.

LAND SURVEYORS & PLANNERS

9332 ANNAPOLIS ROAD
LANHAM, MD. 20801
(301) 577-9290

SCALE 1" = 30' DATE 3.4.74 CONTRACT NO. 74-63 A

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: May 10, 1989

CASE NUMBER: 37/3 - 89N

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 7015 Eastern Avenue

DISCUSSION:

The applicant is proposing a small room addition on the side of this unusual 19th century cottage. The 8.5' x 10' addition will be well set back from the principal street elevation, and is very sensitively designed.

STAFF RECOMMENDATION:

In concurrence with the LAC, staff recommends approval of the application as submitted, and finds that the proposal does not constitute substantial alteration.

ATTACHMENTS:

1. SA Application
2. LAC Comments
3. Photographs
4. Proposed Elevations
5. Site Plan

COMMISSION ACTION:

JBC:av
1119E

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

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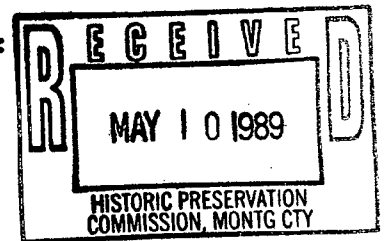
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d. Property owner's name, address and phone number:

Steve and Katherine Pappas
7420 Buffalo Ave
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(h) *565-9273* (w)



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IV. Additional comments

The committee recommends that the owner consider an alternate "switch-back" design following ANSI guidelines. This would allow less of the backyard to be taken up by the ramp.

Date on which application received: *5/9/89*

Date of LAC meeting at which application was reviewed: *5/9/89*

Form completed by: *Douglas A. Shum* Title: *Member LAC*

Member of: *Taloma Park LAC*

Date: *5/9/89*

VISITING NURSE ASSOCIATION
HEADQUARTERS: 1842 MINTWOOD PL., N.W.
WASHINGTON, D.C. 20009

TELEPHONE 387-7333

March 29, 1989

To whom it may concern:

Mrs. Katherine Pappas has been our patient since her discharge from National Rehabilitation Hospital 03/15/89.

She has MS and lupus. She has been wheelchair-bound since December 1988. For this reason she needs a ramp for her home.

Mrs. Pappas lives with husband Steve. Their annual income is approximately \$25,000.

Please contact me if you need

further information.

Sincerely yours,

Edna M. Tipton, LCHW
H08-2345

37/3 7420 BUFFALOSE
37/3-092



FROM STREET

RIGHT FRONT OF HOUSE



PHOTO FROM SOUTHSIDE
NEIGHBOR (DAVID WEIMAN) SHOWING
HEDGE ROW BLOCKING VIEW
WHERE RAMP SHALL BE



U.P. DRIVEWAY

ALONGSIDE THE HOUSE



FROM STREET

FRONT OF HOUSE