

7417 Buffalo Avenue, Takoma Park  
[HPC Case # 3703-09 RR]  
Takoma Park Historic District

BRAD BLOWER

BBLOWER@RELMANLAW.COM



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

David Rotenstein  
Chairperson

Date: December 3, 2009

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #523558, fencing installation

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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 November 10, 2009 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: Brad Blower & Margaret Warner

Address: 7417 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS-#8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

523558

Contact Person: \_\_\_\_\_

Daytime Phone No.: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Brad Blower / Margaret Warner Daytime Phone No.: (301) 458-4556

Address: 7417 Buffalo Avenue Takoma Park, MD 20912  
Street Number City Street Zip Code

Contractor: Carolyn Mullet / McHale Landscap Phone No.: (301) 599-8300

Contractor Registration No.: Home Improvement License # 29697

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

**LOCATION OF BUILDING/PREMISE**

House Number: 7417 Street: Buffalo Avenue

Town/City: Takoma Park Nearest Cross Street: Albany

Lot: 4 Block: 7S Subdivision: The T. P. L. + T. Co.'s Subdivisions of Takoma Park

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: \_\_\_\_\_

1B. Construction cost estimate: \$ 4,550

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 4 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.

Margaret Warner  
Signature of owner or authorized agent

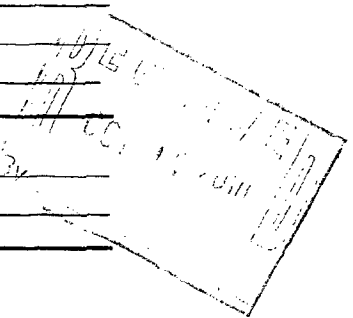
Sept. 29, 09  
Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 12/3/09

Application/Permit No.: 523558 Date Filed: 10/1/09 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**



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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

We will be installing aluminum black fencing with imperial finials to enclose our back yard. The fencing style was chosen to match the scale, scope and style of the house by a landscape architect. Home was built in 1885 and is white with black shutters.

We already have fencing on each side of our property and the back that is owned by our neighbors. The new fencing will finish enclosing backyard.

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

Black aluminum fencing will enclose back yard and will blend in with foliage. Fencing will be difficult to see from the street. There will be three pieces of fencing - (1) 34 1/2 ft with two gates, (2) 42 feet with two gates and (3) 2 feet.

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

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- 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.
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**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**

- 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.
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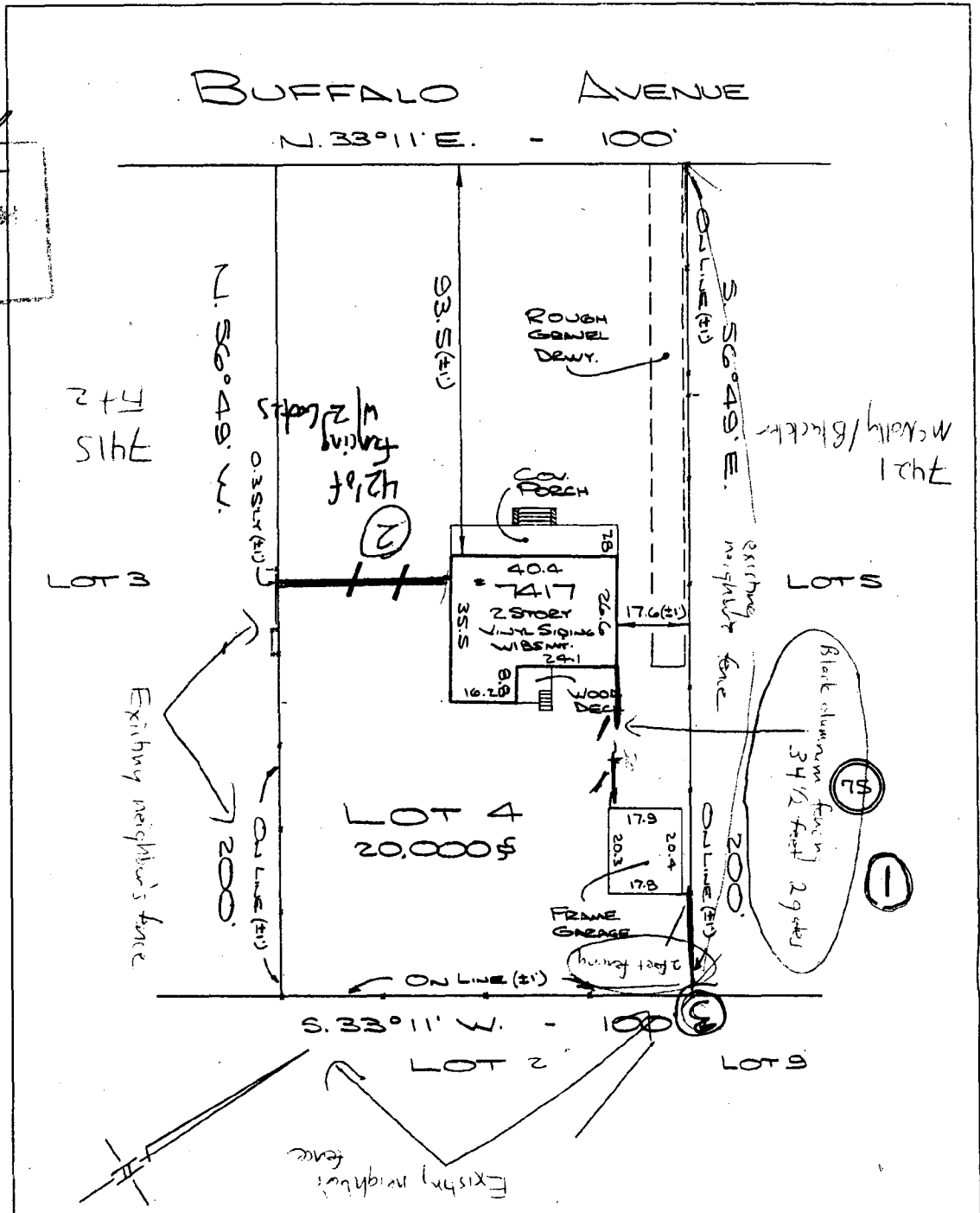
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

# BUFFALO AVENUE

N. 33° 11' E. - 100'



*Handwritten signature*  
 Surveyor  
 License No. 12345

## Capitol Surveys, Inc.

10762 Rhode Island Avenue  
 Beltsville, Maryland 20705  
 Phone 301-931-1350  
 Fax 301-931-1352

NOTES: 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 re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the 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.  
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING  
 LOT 4 BLOCK 75  
 THE T.P.L. & T.CO.'S SUBDIVISION OF  
**TAKOMA PARK**  
 MONTGOMERY COUNTY, MARYLAND

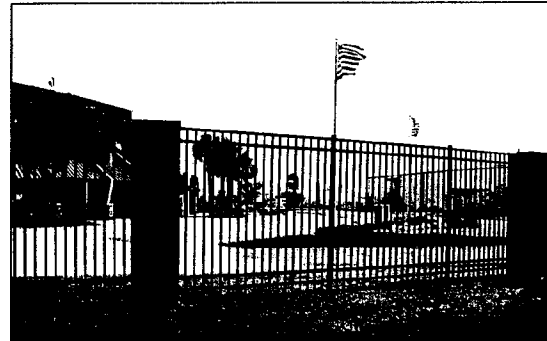
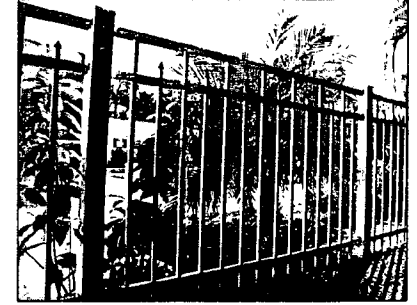
Recorded in Plat Book **B** Plat **23** Scale 1" = 30'

CASE: 12-02 FILE: 69537

DATE: JANUARY 10, 2002

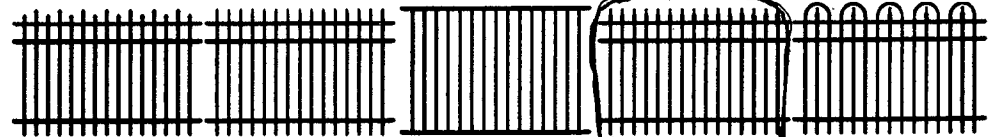
I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

*Handwritten signature*  
 Edward L. Lopez, Jr.  
 Maryland Property Line Surveyor No. 522



*All Styles are Available Modified  
and Double Picket*

Specs:	Residential:	Commercial:	Industrial:
Rails:	1-1/16" x .062 1" x .072	1-1/16" .062 1.5" x .072	1-5/8 x .075 1-5/8 x .100
Std. Posts:	2" x .062	2" x .062	2-1/2" x .075
Gate Posts:	2" x .125	2" x .125	3" 4" x .125
Pickets:	5/8" x .050	3/4" x .060	7/8" x .062



#200 Californian

#203 Maine

#400 Alamo

#600 w/Finials

#501 Astor



#300 Long Islander

#303 Floridian

#403 Carolina

#300 Double Pickets

#502 Vanderbilt

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APPROVED  
SUPERIOR COUNTY  
RESIDENTIAL ALUMINUM PRODUCTS  
CARRIED BY  
12/3/01

**STAFF ITEM**

**STAFF MEMBER: JOSH SILVER**

**SUBJECT:** Revision to approved HAWP (Case 37/03-09RR), for fencing installation at 7417 Buffalo Avenue, Takoma Park, an Outstanding Resource within the **Takoma Park Historic District**

**DATE:** December 1, 2009

**BACKGROUND:** On November 10, 2009 the HPC reviewed and approved the installation of three sections of 4' high, black aluminum fencing and four 4' high, 36" wide walk gates at the subject property. Section two included the installation of 42' of fencing and two gates that run parallel with the street and setback approximately 137', (**see attached survey plat**). The fence connects the right rear corner of the house to the adjacent property to the (south) right.

**REVISED PROPOSAL:** The applicants are requesting approval to move **section two** of the fence forward of the rear plane of the house to avoid a large tree that was inadvertently excluded from the landscape plan during an initial consultation with the project landscape designer. The revised location maintains the same connection between the house and adjacent property, but moves the fence forward 27'5" from the approved location. The revised location would keep the fence behind the front plane of the house and setback approximately 110' from the public right-of-way. Staff has visited the property and determined the fence will have limited impact on the streetscape of the historic district.

**STAFF RECOMMENDATION:** Staff is recommending that the HPC approve the revised proposal.

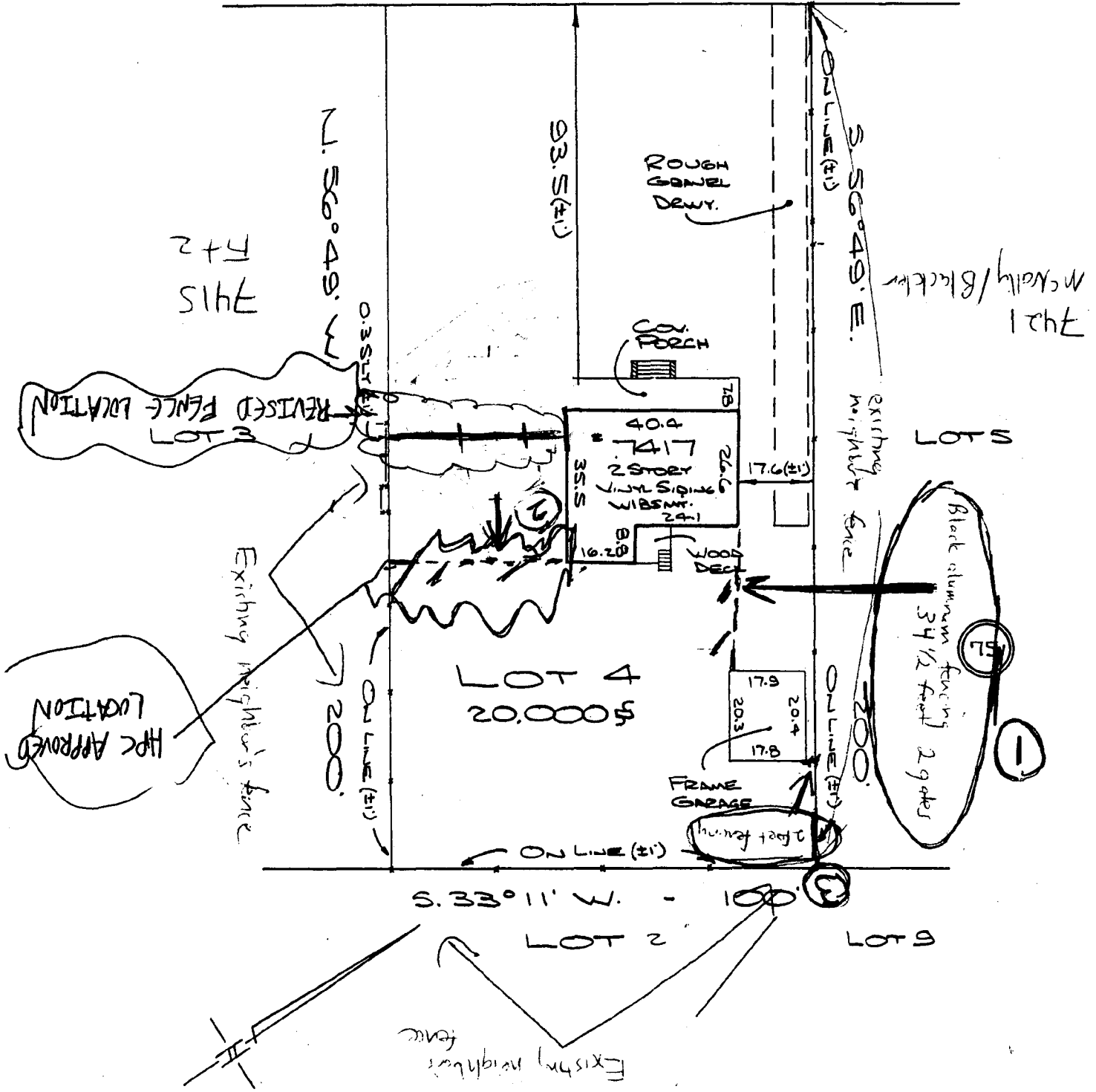
**HPC DECISION:**

APPROVED 12/2/09



# BUFFALO AVENUE

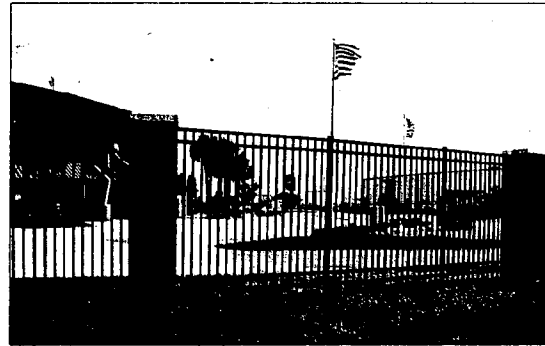
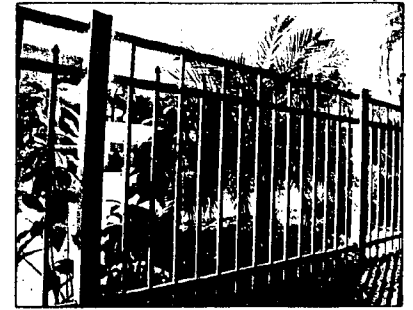
N. 33° 11' E. - 100'



## Capitol Surveys, Inc.

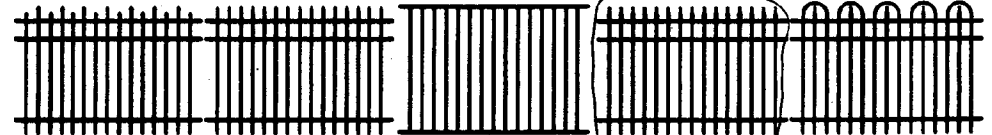
10762 Rhode Island Avenue  
 Beltsville, Maryland 20705  
 Phone 301-931-1350  
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NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the 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.  
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise



*All Styles are Available Modified  
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Specs:	Residential:	Commercial:	Industrial:
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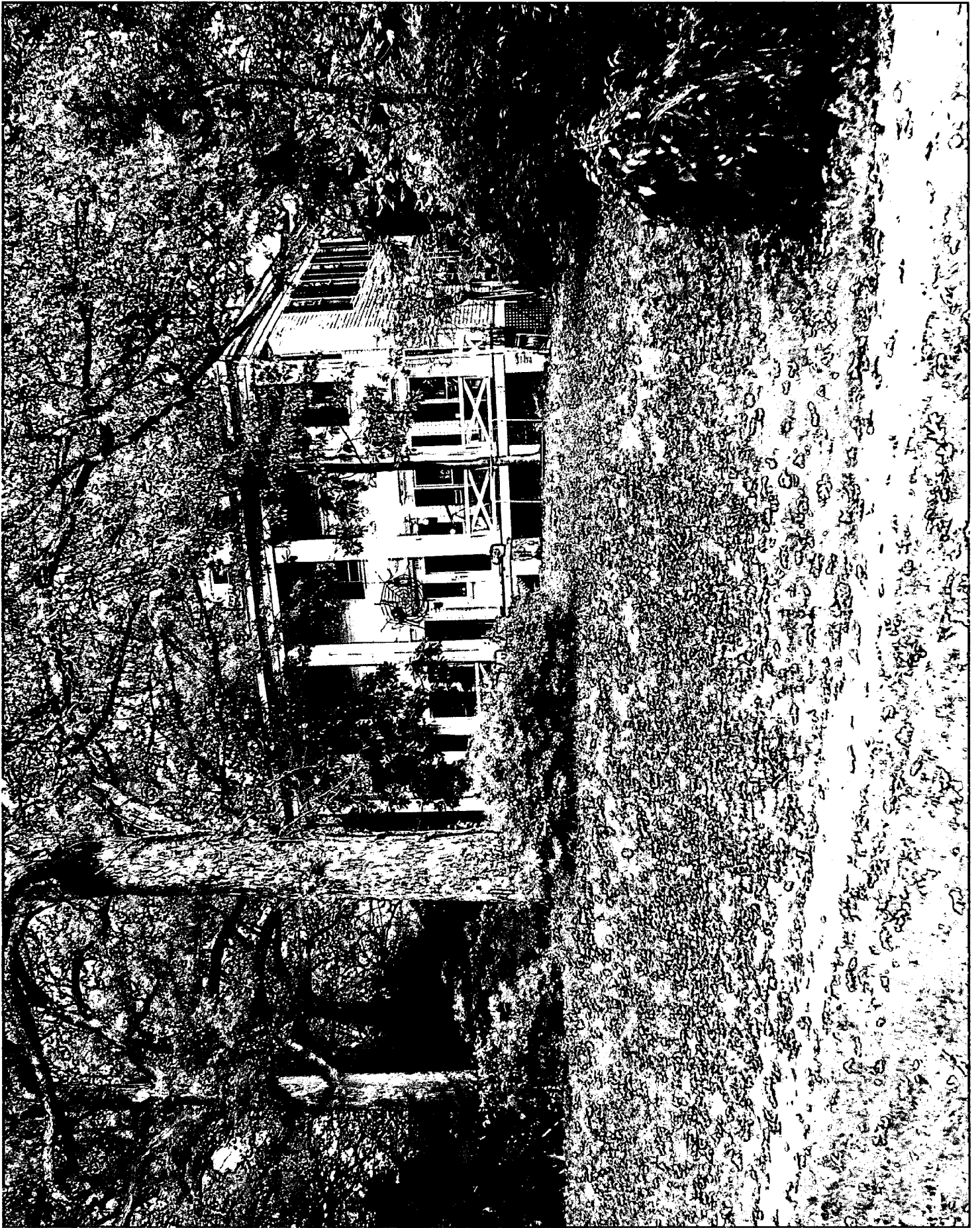
#502 Vanderbilt

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**7417 Buffalo Avenue, Takoma Park  
Takoma Park Historic District**



(1)



*Expedited*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7417 Buffalo Avenue, Takoma Park	<b>Meeting Date:</b>	11/10/2009
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Report Date:</b>	11/3/2009
<b>Applicant:</b>	Brad Blower & Margaret Warner	<b>Public Notice:</b>	10/28/2009
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-09RR	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Fencing installation		

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**STAFF RECOMMENDATION:**

Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Greek Revival  
**DATE:** 1885-1895

**PROPOSAL:**

The applicants are proposing to install three sections of 4' high, black aluminum fence and four 4' high, 36" wide walk gates at the subject property.

**Section One:** Install 34' of fencing and two gates. This section will connect the left rear corner of the house with the front right corner of the garage. The proposed fence runs perpendicular to the street and starts approximately 128' back from the public right-of-way.

**Section Two:** Install 42' of fencing and two gates. This section will connect the right rear corner of the house with the adjacent property to the (south) right. The proposed fence runs parallel with the street and starts approximately 137' back from the public right-of-way.

**Section Three:** Install 2' of fencing between the rear right corner of the garage and adjacent property to the (north) left. The proposed fence runs parallel with the street and starts approximately 178' back from the public right-of-way.

**APPLICABLE GUIDELINES:**

**Montgomery County Code; Chapter 24A-8**

- (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. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2):

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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240 777-6376

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
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523558

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Margaret Widner  
Signature of owner or authorized agent

Sept. 29, 09  
Date

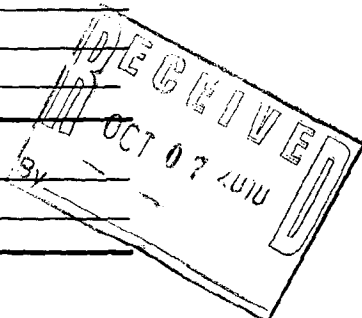
Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 523558 Date Filed: 10/16/09 Date Issued: \_\_\_\_\_

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS



3

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4



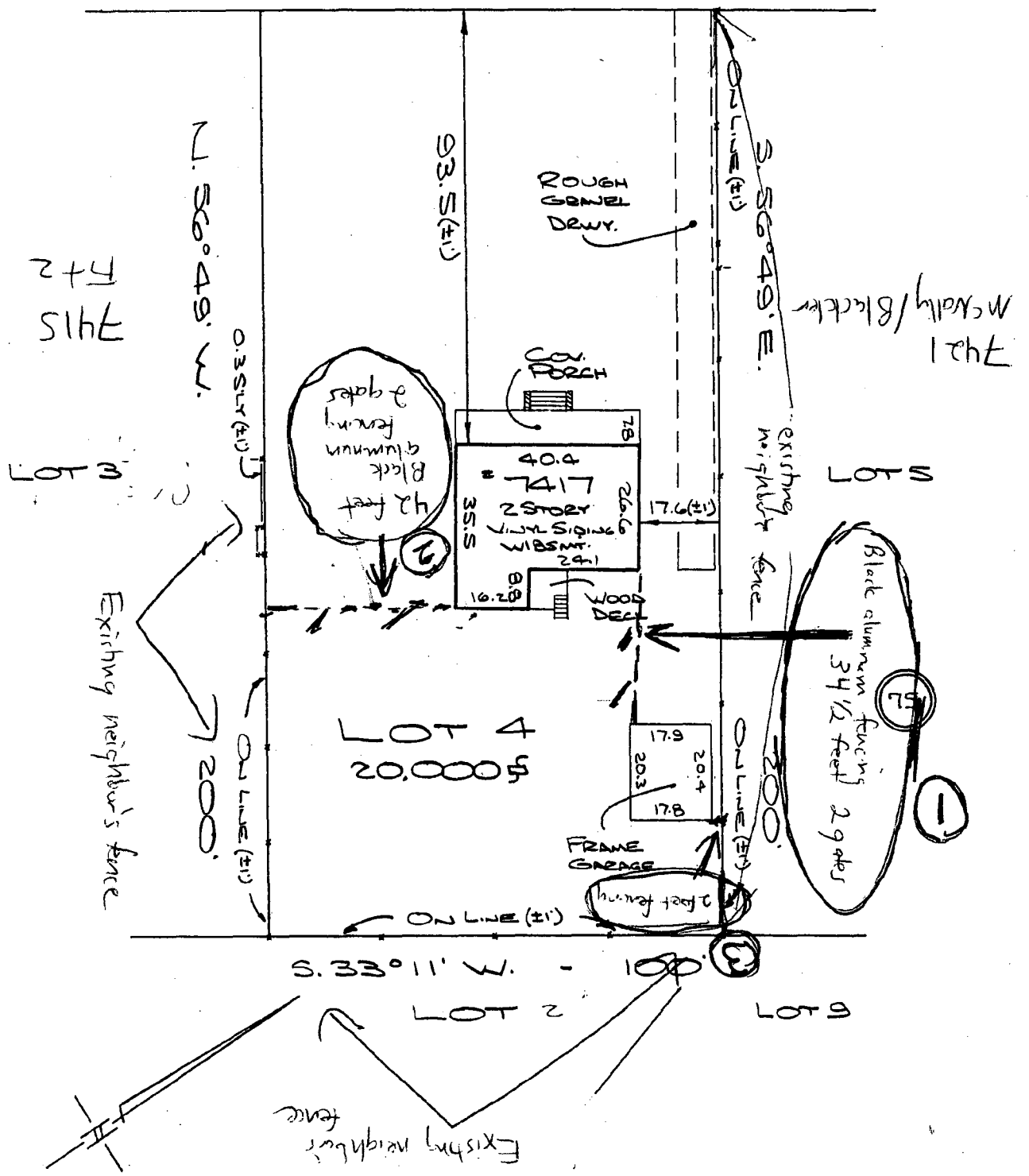
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Brad Blower and Margaret Warner 7417 Buffalo Avenue Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Francis McVally and Ellen Blackler 7421 Buffalo Avenue Takoma Park, MD 20912	David and Nancy Wymann 7416 Buffalo Ave Takoma Park MD 20912
David and Marna Fitz 7415 Buffalo Avenue Takoma Park, MD 20912	
Lora Fader Dunne 7420 Buffalo Ave Takoma Park MD 20912	

9

# BUFFALO AVENUE

N. 33° 11' E. - 100'

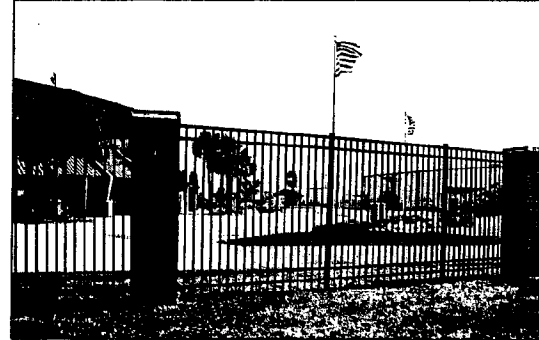
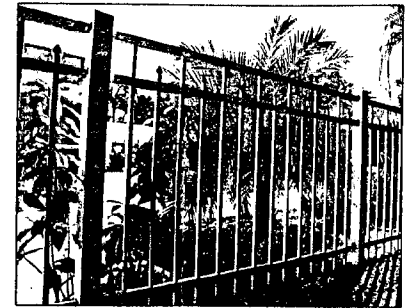
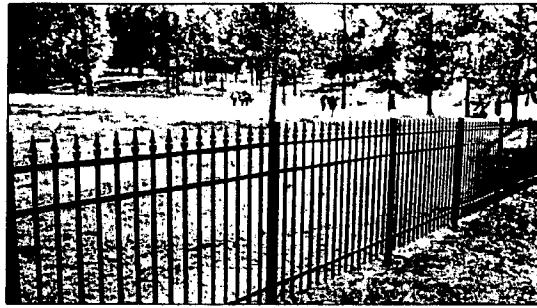


## Capitol Surveys, Inc.

10762 Rhode Island Avenue  
 Beltsville, Maryland 20705  
 Phone 301-931-1350  
 Fax 301-931-1352

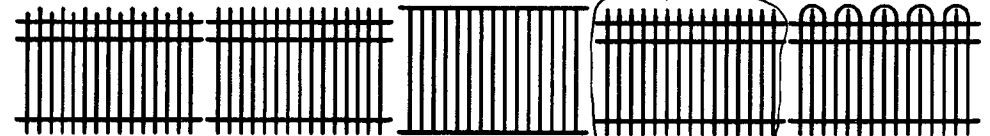
NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the 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.

This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise



*All Styles are Available Modified  
and Double Picket*

Specs:	Residential:	Commercial:	Industrial:
Rails:	1-1/16" x .062 1" x .072	1-1/16" .062 1.5" x .072	1-5/8 x .075 1-5/8 x .100
Std. Posts:	2" x .062	2" x .062	2-1/2" x .075
Gate Posts:	2" x .125	2" x .125	4" x .125
Pickets:	5/8" x .050	3/4" x .060	1" x .062



#200 Californian

#203 Maine

#400 Alamo

#600 w/Finials

#501 Astor



#300 Long Islander

#303 Floridian

#403 Carolina

#300 Double Pickets

#502 Vanderbilt

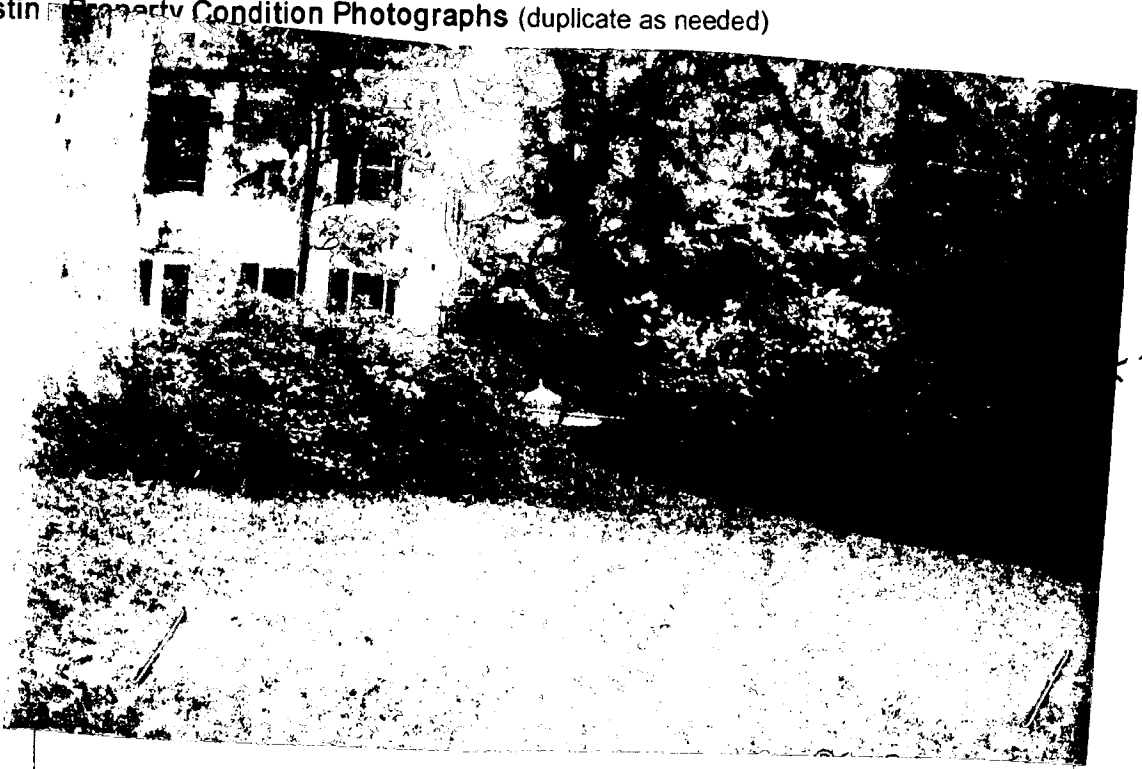
[WWW.IDEALALUMINUMPRODUCTS.COM](http://WWW.IDEALALUMINUMPRODUCTS.COM)

(7)

**7417 Buffalo Avenue, Takoma Park  
Takoma Park Historic District**



Existing Property Condition Photographs (duplicate as needed)



fence  
behind  
these  
bushes

Detail: Right side of house from street. ~~Place with the fence~~ 120 ft from street



Detail: left side of house. This is 120 ft from street behind the house. Fence will be behind bushes

Applicant: Bradley Blower

# Existing Property Condition Photographs



Close up of ~~left~~ right side of Street



View of house from Left side of Street  
Bredly Blower, 7417 Buffalo Ave

7417 Buffalo Avenue, Takoma Park

