

7425 Buffalo Ave.
Takoma Park

HAWP 37/3-08E

Proposed Addition & Renovation to:

Pilzer Residence

7425 Buffalo Ave.
Takoma Park, MD 20912

Sheet No. Sheet Title

Cover Site Plan / Tree Protection Plan / Project Description / Project Information

DEMOLITION

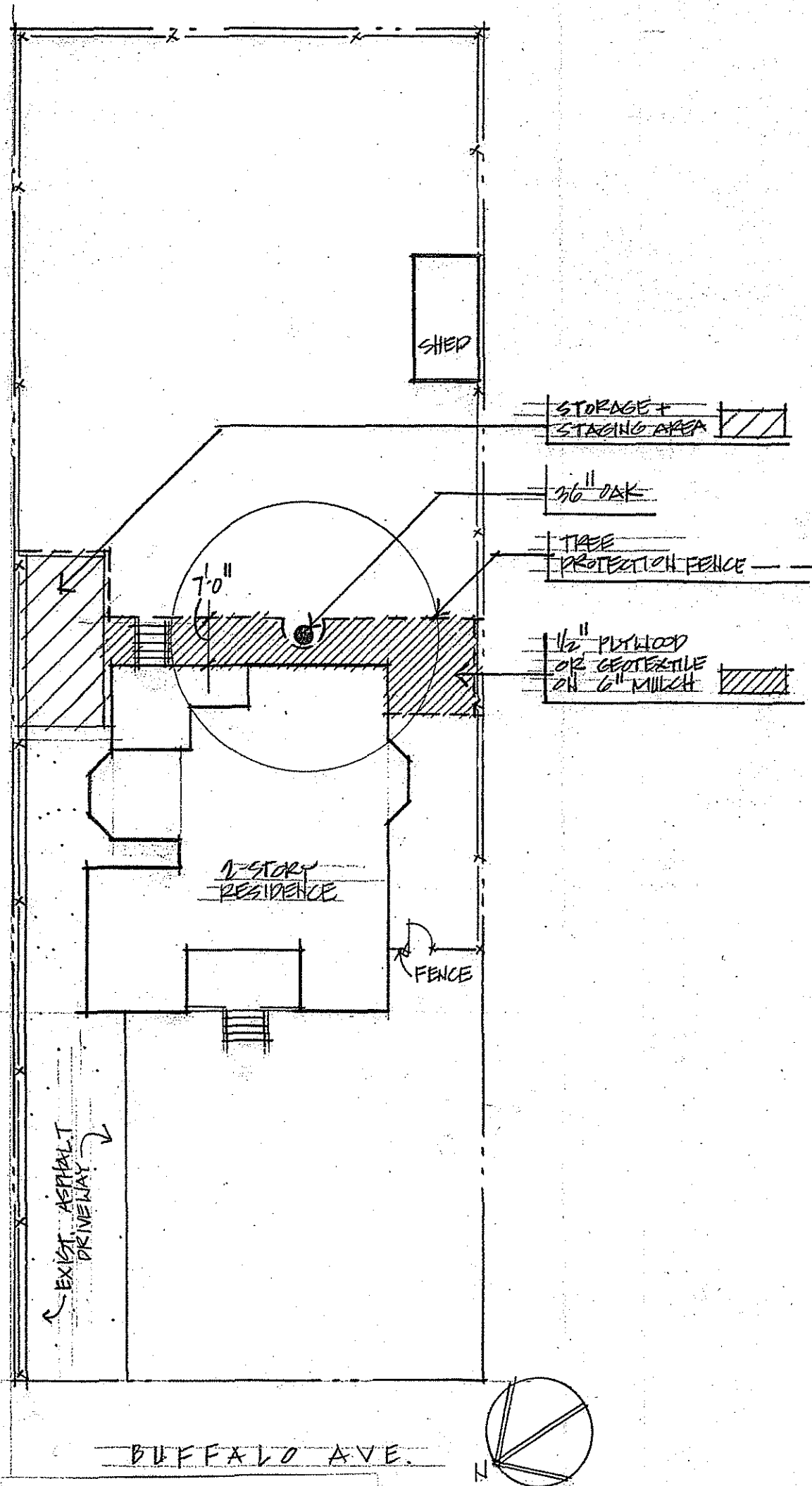
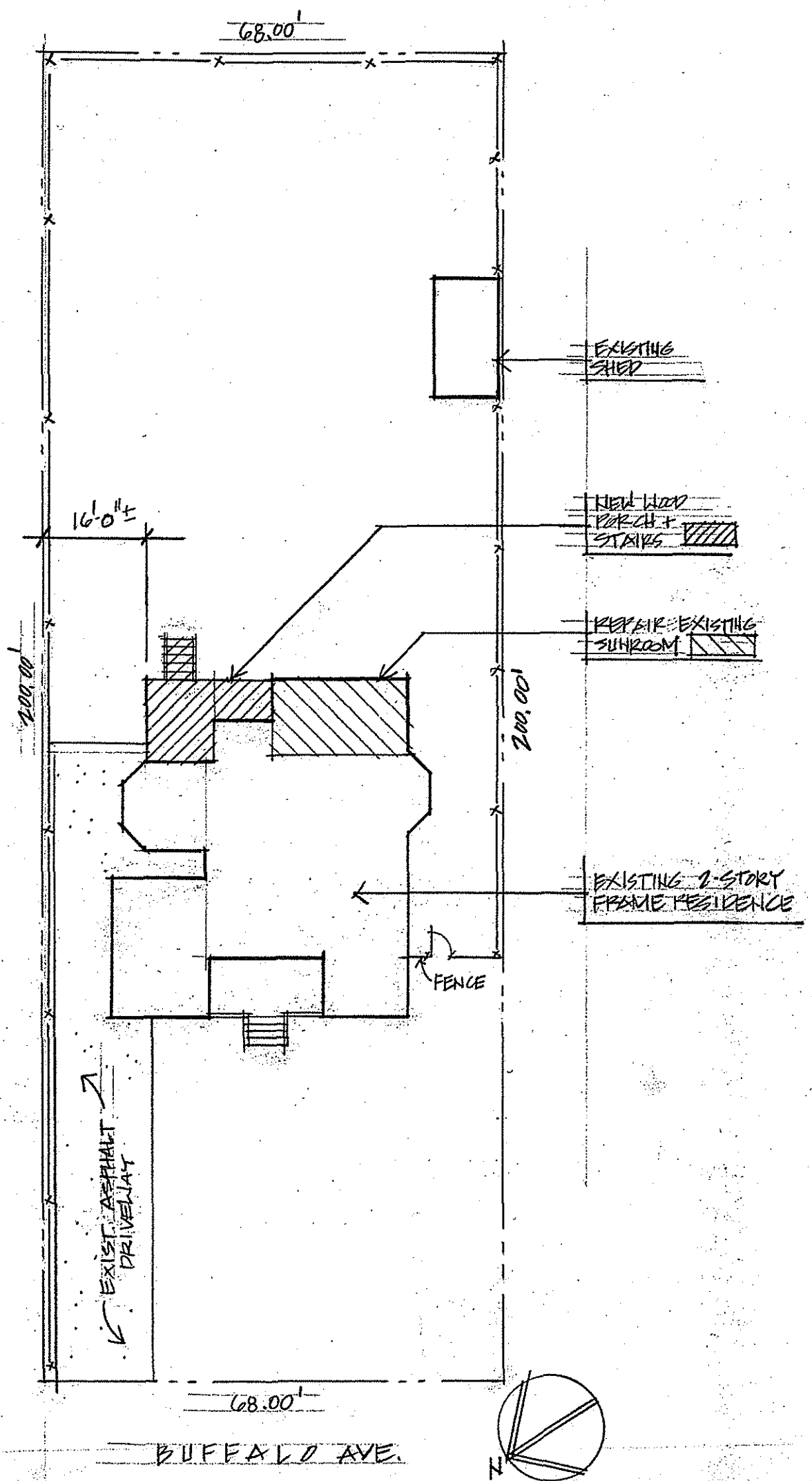
D-1 Demolition Plan / First & Second Floor (1/4"=1'-0")
Window & Door Schedule
Finish Schedule

ARCHITECTURAL

A-1 Foundation Plan (1/4"=1'-0")
First & Second Floor Plan (1/4"=1'-0")
A-2 Rear Elevation (1/4"=1'-0")
Side Elevations (1/4"=1'-0")
Building Section (1/4"=1'-0")
A-3 Wall Sections (1"=1'-0")

STRUCTURAL

S-1 First Floor & Second Floor Framing Plan (1/4"=1'-0")



Site Plan 1" = 20'-0"
Plat Book: 8th Lot: Part of Lot 6 Block: 75
Plat No.: 32
Subdivision: Takoma Park Loan and Trust Co's Subdivision of Takoma Park
Address: 7425 Buffalo Ave., Takoma Park, MD 20912
Year lot recorded: 1918

PROJECT DESCRIPTION:
Repair existing sunroom walls and foundation; replace existing sliding windows and door with new double hung windows and new entry door. Replace existing sliding door at 2nd Floor with 2 new double-hung windows. Construct new porch and stairs at rear of residence.

RESIDENTIAL CODE NOTES:
All construction shall be in conformance with the International Residential Code (IRC), 2003 Edition.

AREA CALCULATIONS

EXISTING:	
Lot Area:	13,600 s.f.
Lot Coverage/Building Area:	2189 s.f.
% of Lot Coverage:	16%
Height of Structure(at front grade):	32'-0" +/-

PROPOSED:	
Footprint Expansion:	120 s.f.
Total Lot Coverage/Building Area:	2309 s.f.
% Lot Coverage:	16.9%
Height of Structure(at front grade):	no change

Tree Protection Plan
1" = 20'-0"

Drainage Plan

AREA CALCULATIONS

EXISTING:	
Lot Area:	13,600 s.f.
Lot Coverage/Building Area:	2189 s.f.
% of Lot Coverage:	16%
Height of Structure(at front grade):	32'-0" +/-
Area of impervious surfaces:	3989 s.f.

PROPOSED:	
Footprint Expansion:	120 s.f.
Total Lot Coverage/Building Area:	2309 s.f.
% Lot Coverage:	16.9%
Height of Structure(at front grade):	no change
Area of new impervious surfaces:	120 s.f.

Note: Since the increase in lot coverage of impervious surfaces is 120 s.f. (the rear porch extension) and is less than 400 s.f., there is no requirement for extra runoff control.

APPROVED
Montgomery County
Historic Preservation Commission
3-7-08

Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License Number 8221-R, Expiration Date: 1/1/2008

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7334 Carroll Ave.
Takoma Park, MD 20912

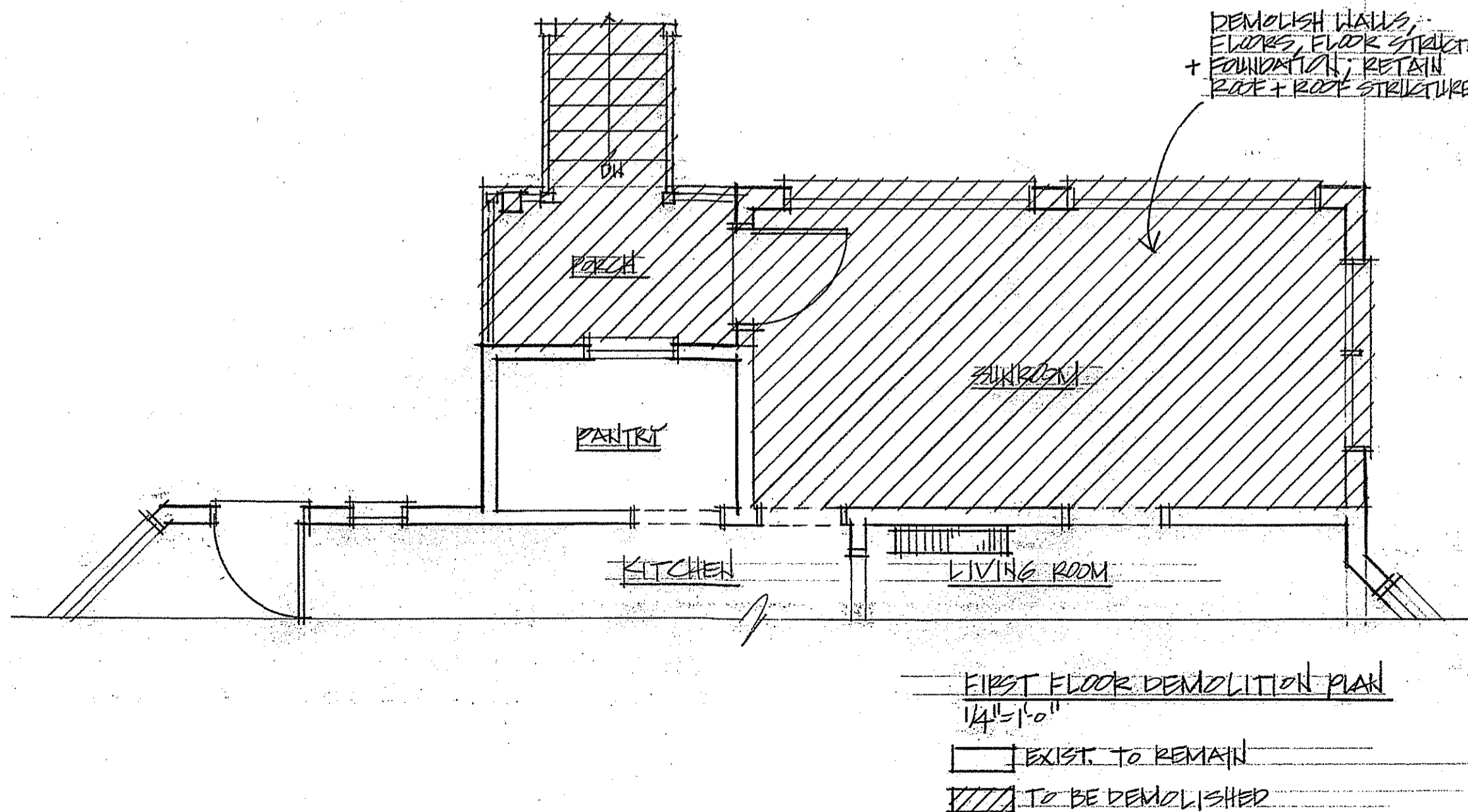
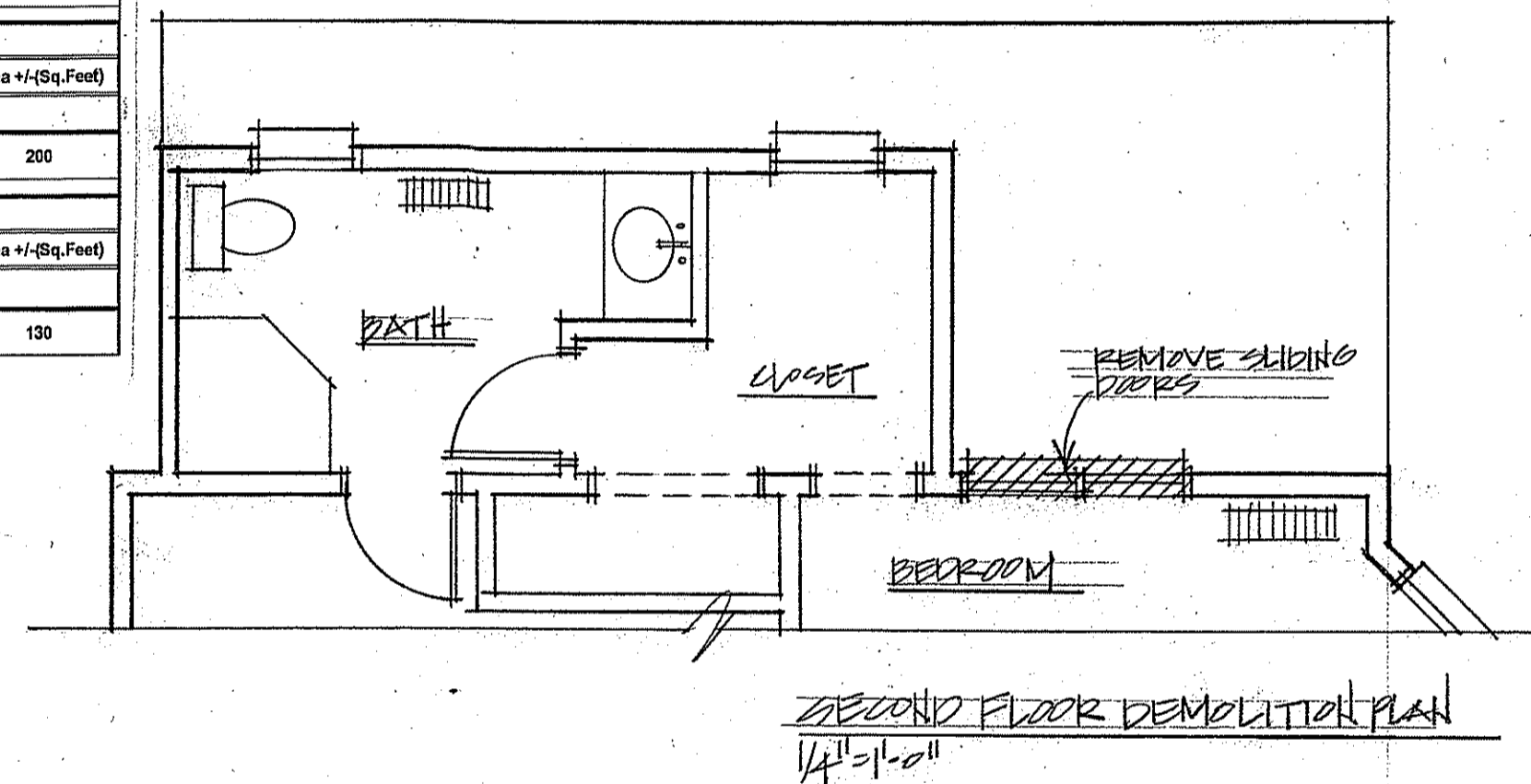
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Takoma Park, MD 20912
(301)920-0737

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COVER

WINDOW SCHEDULE																		
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Subsill	Window Type/Material	Glazing Type	Grille Structure	Sash Mullion Divisions	Screens / Screen Door	Exterior Clad Color	Overall Opening Size (Total s.f.)	U-value Total Unit	Egress window	Quant.	Remarks		
A	WUDH 2424	4'-9" (4'-9 1/2" R.O.)	2'-5 3/8" (2'-6 3/8" R.O.)	6 9/16-inch (std.)	Wood subsill, extend 6-in. at ea. side	Double hung /wood interior & exterior	Insulating Low E II glass	None	1 over 1	yes	n/a	11.7 (47)	0.33	n/a	4	Operable		
B	WUDH 3024	4'-9" (4'-9 1/2" R.O.)	2'-11 3/8" (3'-0 3/8" R.O.)	6 9/16-inch (std.)	Wood subsill, extend 6-in. at ea. side	Double hung /wood interior & exterior	Insulating Low E II glass	None	1 over 1	yes	n/a	14	0.33	n/a	1	Operable		
C	WUDHT 2412	1'-5 3/8" (1'-5 7/8" R.O.)	2'-5 3/8" (2'-6 3/8" R.O.)	6 9/16-inch (std.)	Wood subsill, extend 6-in. at ea. side	Transom /wood interior & exterior	Insulating Low E II glass	None	none	no	n/a	3.8 (15)	0.33	n/a	4	Fixed		
D	WUDHT 3012	1'-5 3/8" (1'-5 7/8" R.O.)	2'-11 3/8" (3'-0 3/8" R.O.)	6 9/16-inch (std.)	Wood subsill, extend 6-in. at ea. side	Transom /wood interior & exterior	Insulating Low E II glass	None	none	no	n/a	4.5	0.33	n/a	1	Fixed		
E	WUDHT 4020	2'-1 3/8" (2'-1 7/8" R.O.)	3'-9 3/8" (3'-10 3/8" R.O.)	6 9/16-inch (std.)	Wood subsill, extend 6-in. at ea. side	Transom /wood interior & exterior	Insulating Low E II glass	None	none	no	n/a	8	0.33	n/a	1	Operable		
F	WCM 2860 2W	6'-0 1/16" (6'-0 9/16" R.O.)	4'-8" (4'-9" R.O.)	6 9/16-inch (std.)	Wood subsill, extend 6-in. at ea. side	Casement /wood interior & exterior	Insulating Low E II glass	None	none	no	n/a	23.4	1.33	n/a	1	Dperable		
SUBTOTAL												112 s.f.	0.33		12 units			
DOOR SCHEDULE																		
No.	Mfr. No.	Height, Unit (R.O.)	Width, Unit (R.O.)	Jamb Depth	Hardware	Door Type / Material	Glazing Type	Grilla Structure	Mullion Divisions	Screens / Screen Door	Exterior Clad Color	Overall Opening Size/Total (s.f.)	U-value Total Unit	Swing direction (shown from outside room)	Quant.	Remarks		
100	WUFD 3070	7'-2" (7'-2 1/2" r.o.)	3'-1 7/16" (3'-2 7/16" R.O.)	6 9/16-inch (std.)	TBD	Wood Inswing Ultimate French Door	Tempered Insulating Low E II glass	None	None	yes	n/a	21	0.33	X L	1	Exterior Door		
SUBTOTALS																		
TOTALS												133 s.f.	0.33 avg.		1 pre-hung unit	13 units		

FINISH SCHEDULE																
ROOM	FIRST FLOOR		FLOOR COVERING		BASE		WINDOW / DOOR TRIM				WALLS		CEILING		Ceiling Height	Area +/- (Sq. Feet)
	Material	Finish	Material	Finish	Material	Finish	Head Material	Jamb Material	Apron Material	Finish	Material	Finish	Material	Finish		
Sunroom	New 3/4" T & G pine	Oil-based Polyurethane	none	none	1 x 6 with WM-167 beveled ogee, or to match	Paint	1 x 6 with WM-68, or to match	1 x 4	1 x 4	Paint	1/2-inch gypsum board	Paint	1/2-inch gypsum board	Paint	9'-6" +/-	200
ROOM	SECOND FLOOR		FLOOR COVERING		BASE		WINDOW / DOOR TRIM				WALLS		CEILING		Ceiling Height	Area +/- (Sq. Feet)
	Material	Finish	Material	Finish	Material	Finish	Head Material	Jamb Material	Apron Material	Finish	Material	Finish	Material	Finish		
Bedroom	Existing	Existing	none	none	1 x 6 with WM-167 beveled ogee, or to match	Paint	1 x 6 with WM-68, or to match	1 x 4	1 x 4	Paint	1/2-inch gypsum board	Paint	1/2-inch gypsum board	Paint	8'-1" +/-	130



Professional Certification:
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
 License Number: 8221-X, Expiration Date:

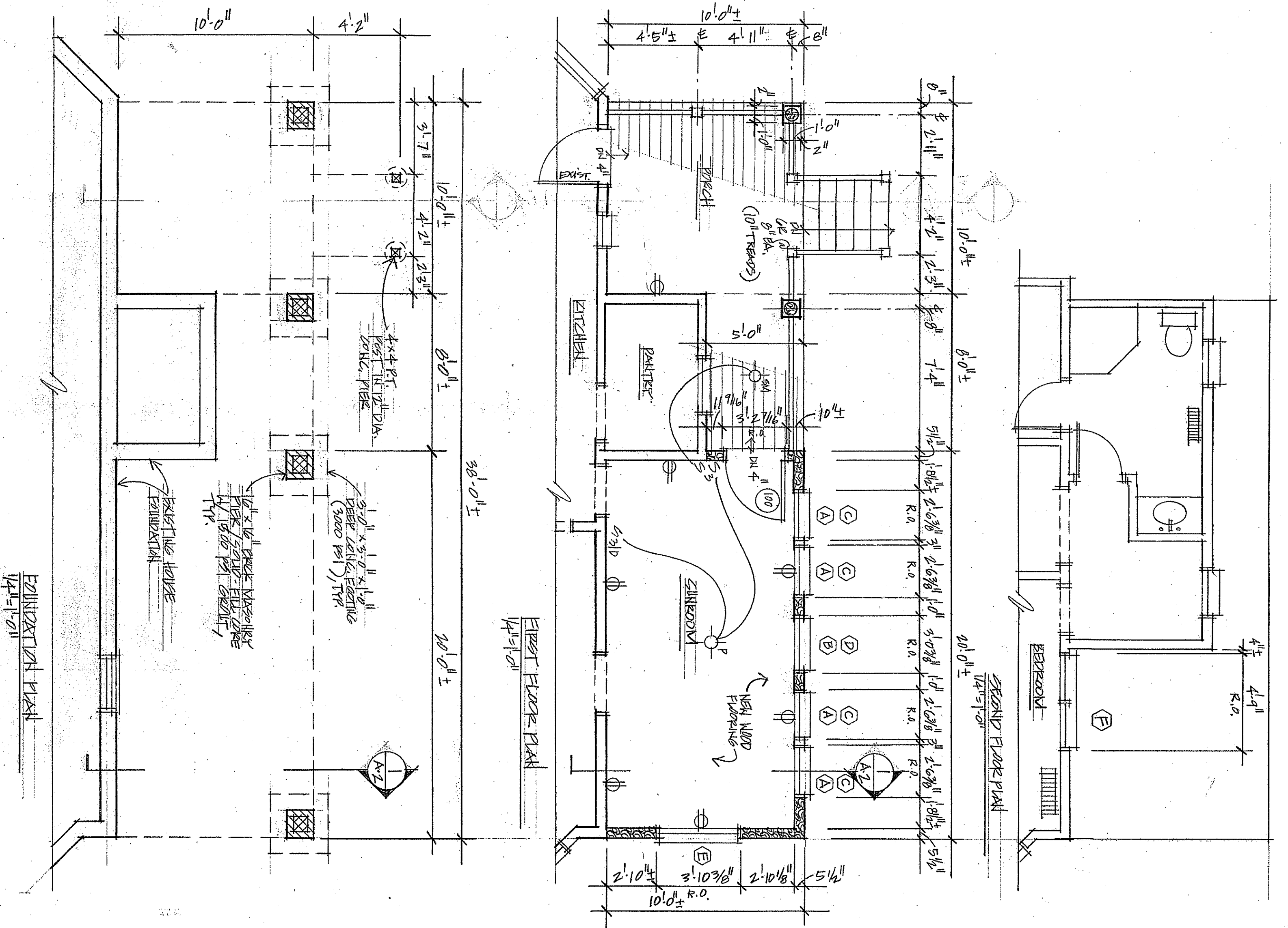
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 Takoma Park, MD 20912

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D-1

3-7-08



A-1

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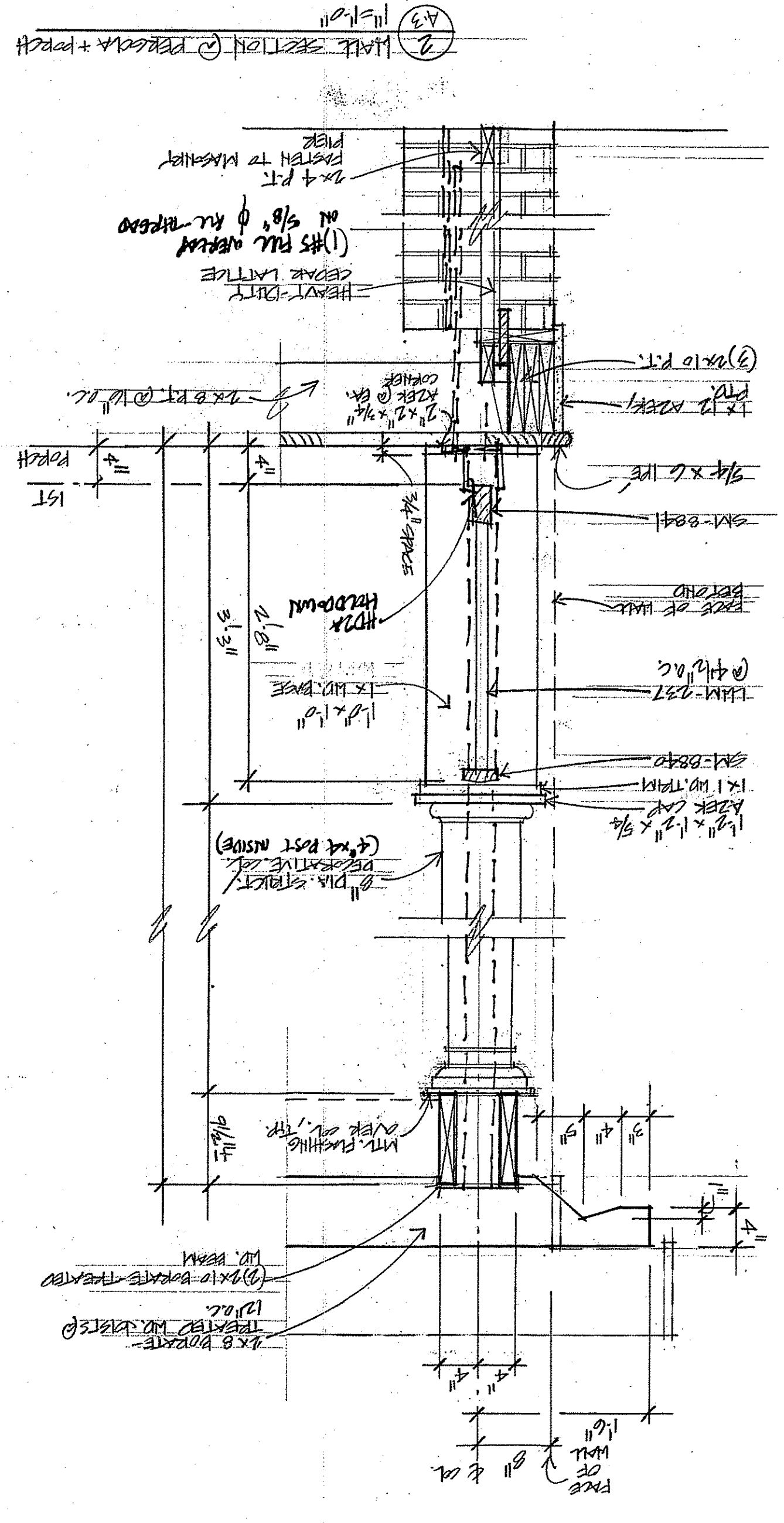
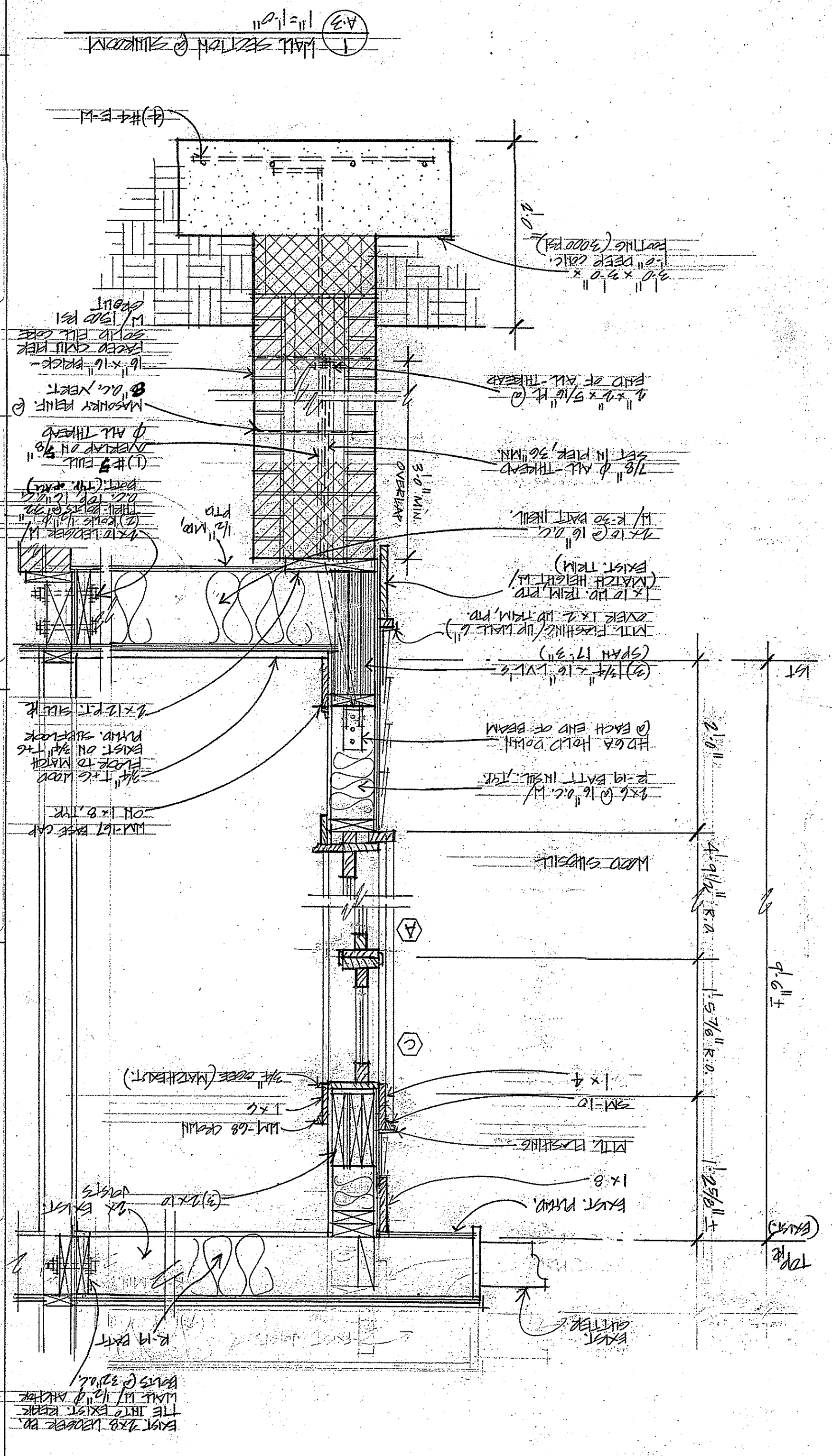
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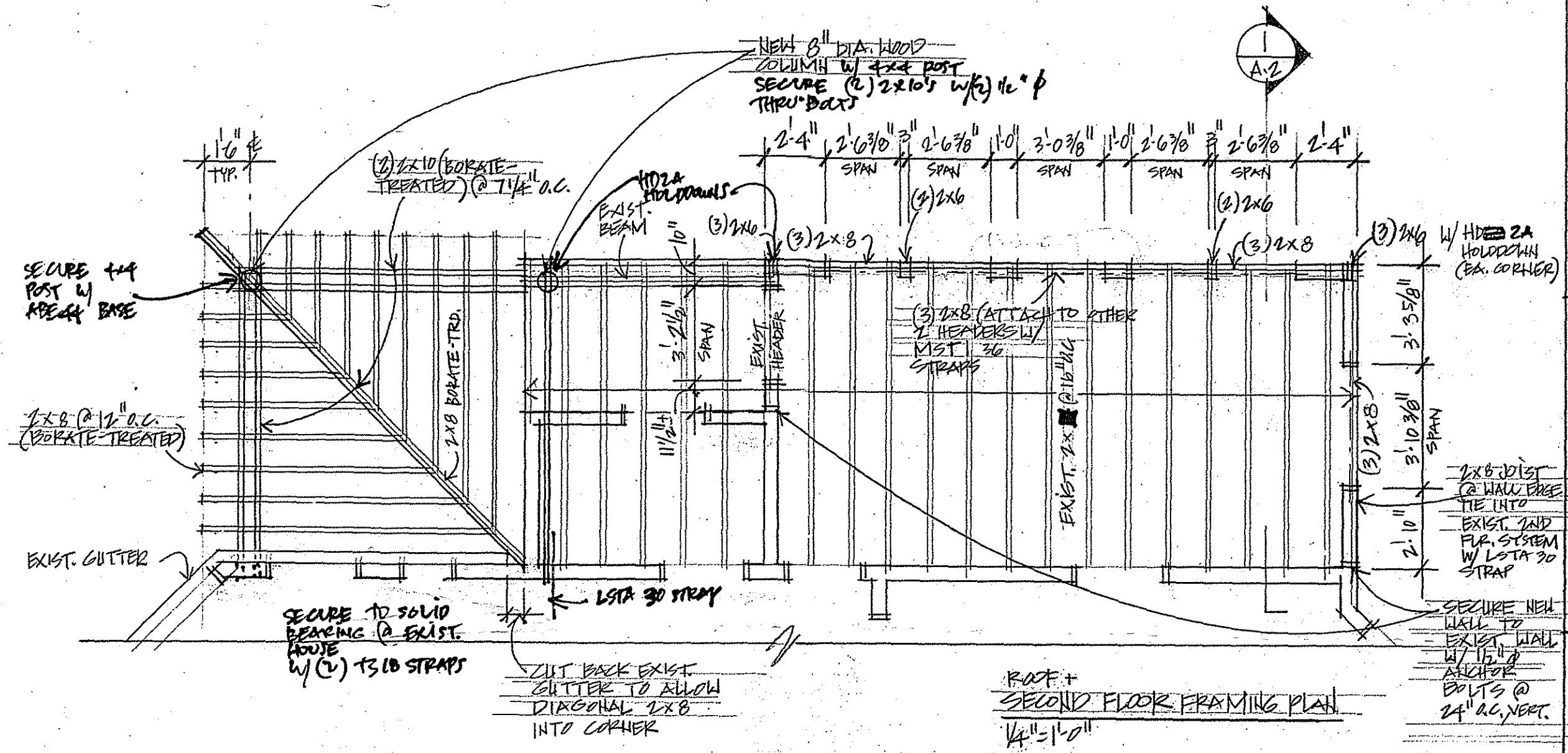
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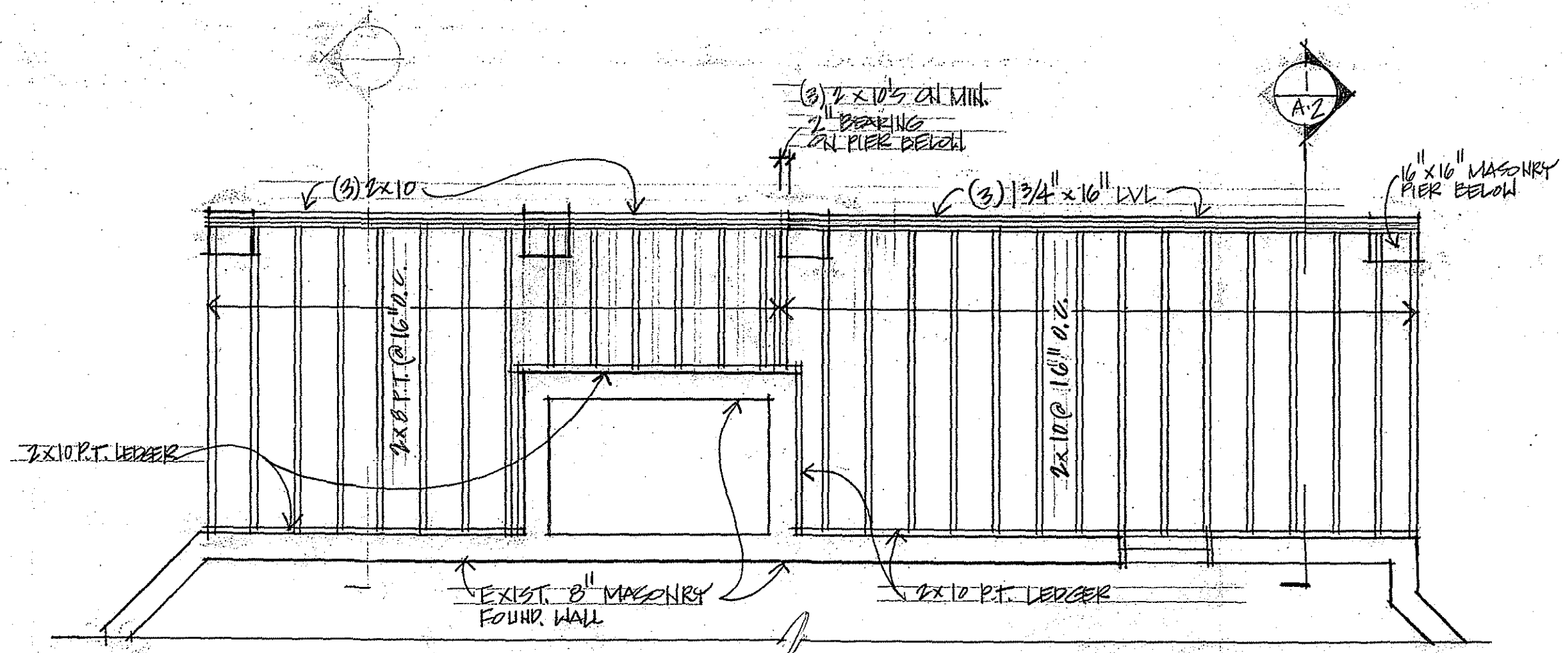
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Takoma Park, MD 20912

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License Number 8221-8, Expiration Date





ROOF +
SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License Number 82133, Expiration Date:

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Takoma Park, MD 20912

S-1

3-7-08



HISTORIC PRESERVATION COMMISSION

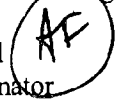
Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 02/14/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #475923 - Rear siding /window replacement and rear porch construction

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 February 13, 2008 meeting.

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: Charles and Cecily Pilzer
Address: 7425 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.





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

Contact Person: RICK VITULLO
 Daytime Phone No.: (301) 920-0737
 Tax Account No.: 01077032
 Name of Property Owner: CHARLES + CECILY PILZER Daytime Phone No.: (301) 565-8818
 Address: 7425 BUFFALO AVE. TAKOMA PARK 20912
Street Number City State Zip Code
 Contractor: HERITAGE BUILDING + RENOVATION Phone No.: (301) 270-4799
 Contractor Registration No.: _____
 Agent for Owner: RICK VITULLO Daytime Phone No.: (301) 920-0737

LOCATION OF BUILDING/PREMISE

House Number: 7425 Street: BUFFALO AVE.
 Town/City: TAKOMA PARK Nearest Cross Street: NEW YORK AVE.
 Lot: PART OF 6 Block: 75 Subdivision: LOAN + TRUST CO. SUBDIV. OF TAKOMA PARK
 Liber: _____ Folio: _____ Parcel: _____

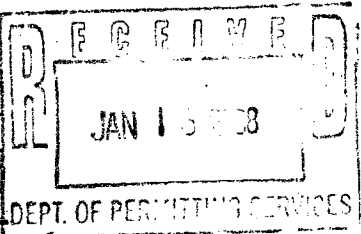
PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input checked="" type="checkbox"/> Wreck/Reuse	<input type="checkbox"/> Solar	<input 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: _____				

1B. Construction cost estimate: \$ 75,000

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.

R. Vitullo
 Signature of owner or authorized agent

1/14/08
 Date

Approved: ✓ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 2/14/08
 Application/Permit No.: 475923 Date Filed: 1/16/08 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:

OUTSTANDING RESOURCE / FOUR-SQUARE WITH CONTEMPORARY
SUNROOM ADDITION IN BACK.

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

REPLACE EXISTING NON-CONFORMING BRICK WALL (OF SUNROOM ADDITION) +
SINGLE-GLAZE SLIDING DOORS WITH MORE COMPATIBLE WOOD FRAME WALLS W/
5" LAP SIDING + DOUBLE-HUNG WINDOWS W/ TRANSOMS.
ALSO, EXTEND PORCH TOWARD SIDE W/ COMPATIBLE WOOD COLUMNS
(MATCHING FRONT COLUMNS) + TRELLIS ABOVE.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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

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.

- 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.
- 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

- 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.
- 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.

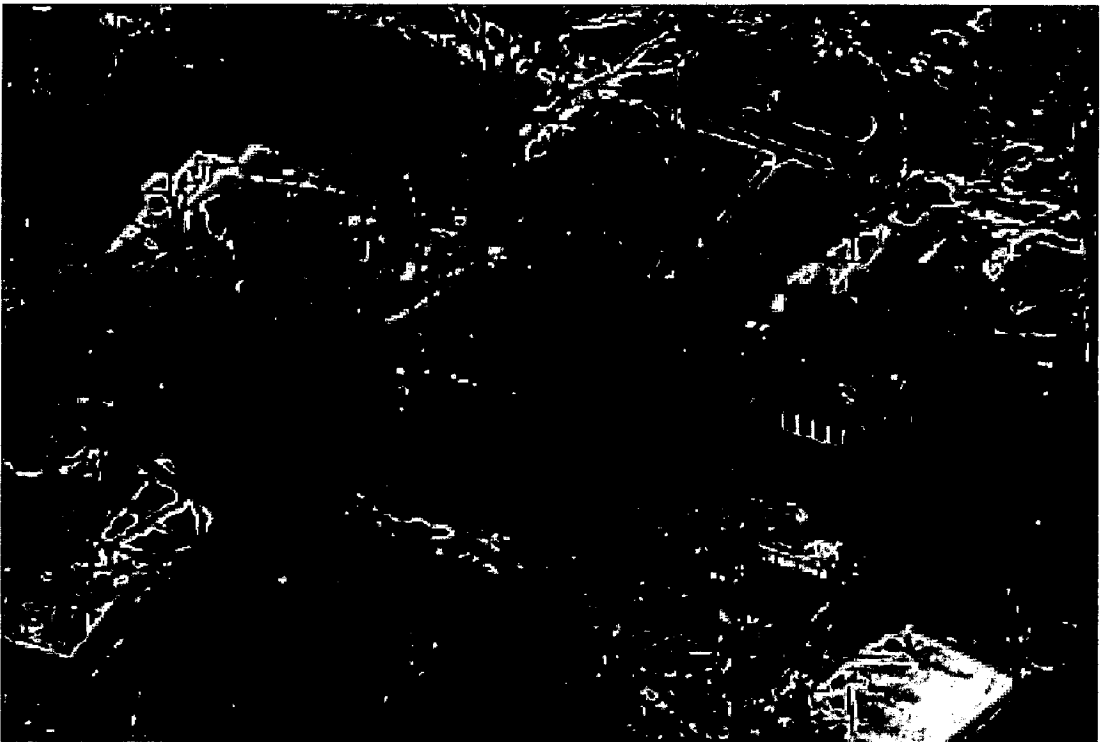
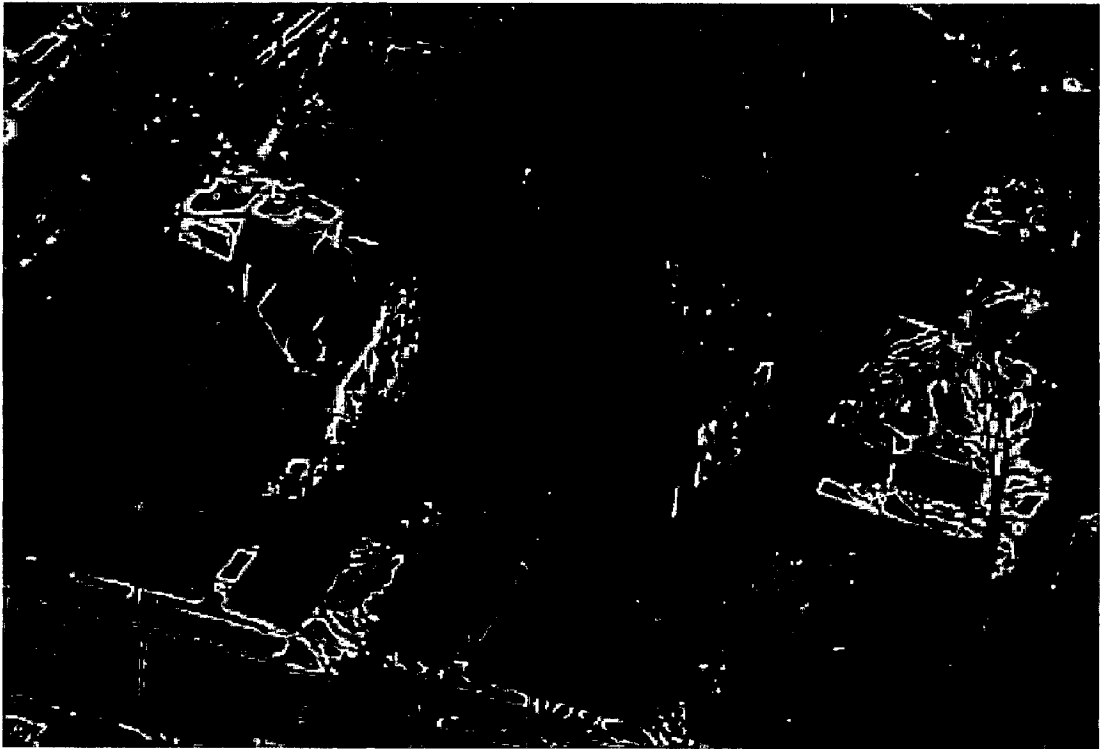
6. TREE SURVEY

If you are proposing construction adjacent to or within the canopy 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

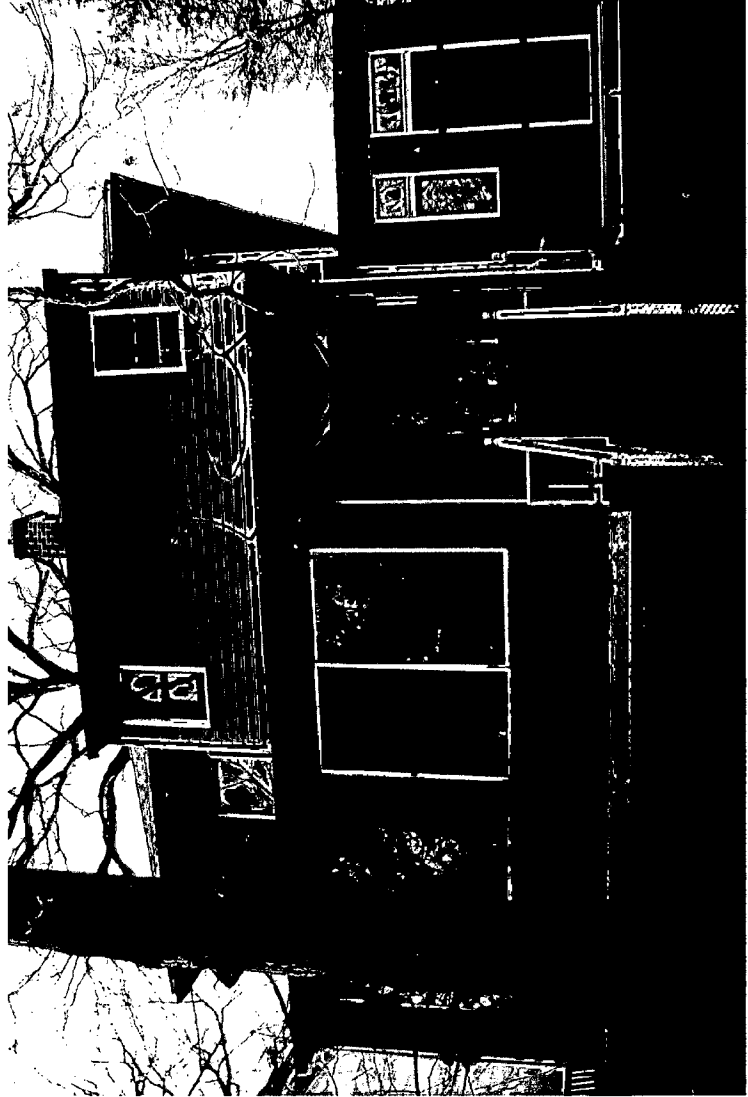
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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).

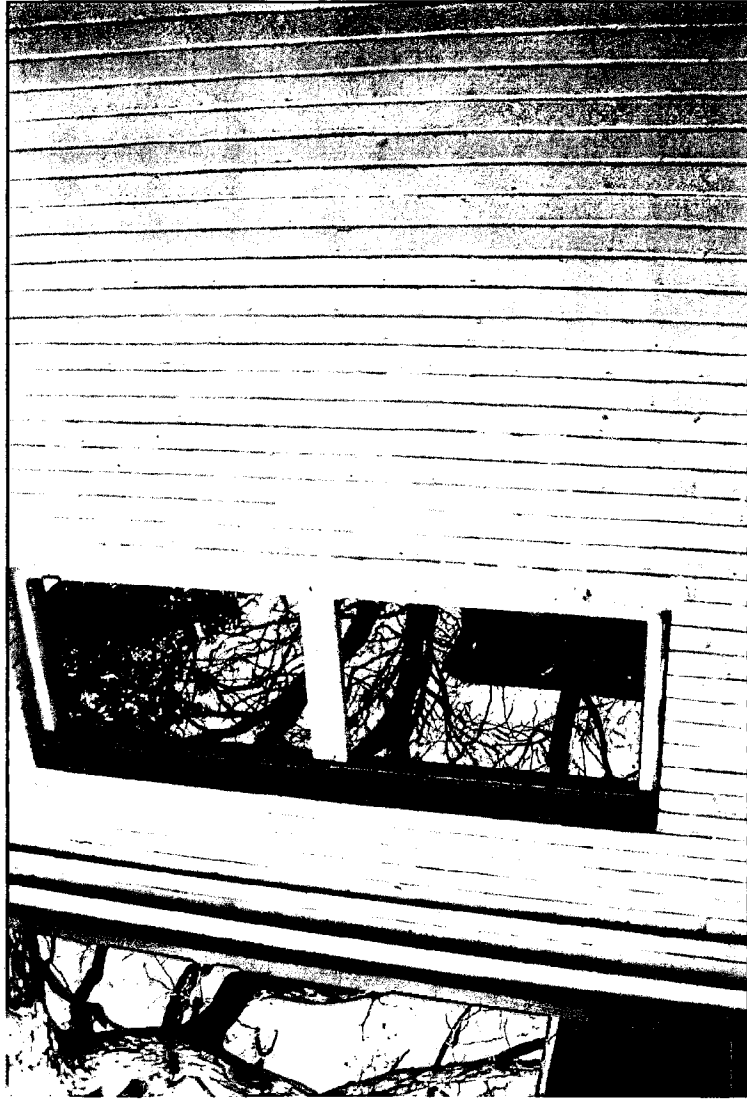
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.











MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7425 Buffalo Avenue, Takoma Park	Meeting Date:	2/13/08
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	2/6/08
Applicant:	Charles and Cecily Pilzer (Rick Vitullo, Architect)	Public Notice:	1/30/08
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-08E	Staff:	Anne Fothergill
PROPOSAL:	Rear siding and window replacement and rear porch construction		

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Craftsman Four Square
DATE: 1918

PROPOSAL

The applicants are proposing changes to the existing non-historic rear sunroom including a change from brick to Hardie Plank siding, new brick piers with wood lattice, and new wood windows. They are also proposing new wood casement windows on the 2nd floor rear elevation where there are currently non-original metal sliding glass doors. At the far left side of the house they are proposing to extend an open porch with wood columns and balustrade across the back and connecting to a non-original bay. A rear porch was approved by the HPC in 1992 (the back door is already in place) and this proposal is essentially the same and in the same location.

The applicants have consulted with the City arborist on a tree protection plan and tree protection measures will be in place prior to construction.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District

The *Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- emphasize placement of major additions to the rear of the existing structures so that they are less visible from the public right-of-way.
- while additions should be compatible, they are not required to be replicative of earlier architectural styles.
- preservation of original and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
- preservation of original building materials and use of appropriate, compatible new materials is encouraged.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10: 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.

STAFF DISCUSSION

This house is an Outstanding Resource and it is important to ensure that any proposed alterations and additions are appropriate and compatible with the house. The proposed changes are all at the rear of the house and will not adversely impact the resource or the historic district. Staff recommends approval of this application.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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.