



37/03-04Q 7421 Buffalo Ave
Takoma Park Historic District





THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 4/14/04

MEMORANDUM

TO: Robert Hubbard, Director
FROM: Gwen Wright, Coordinator *GW*
Historic Preservation
SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved

Approved with Conditions

and HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: FRANCIS McNALLY AND ELLEN BLACKLER

Address: 7421 BUFFALO AVENUE, TAKOMA PARK

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



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: Francis McNally
 Daytime Phone No.: (202) 708-0614 x7100

Tax Account No.: 01080872
 Name of Property Owner: Francis McNally & Ellen Black Daytime Phone No.: (202) 708-0614 x7100 / (202) 326-8816
 Address: 7421 Buffalo Avenue Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: Wheaton Door Company Phone No.: (301) 949-8951
 Contractor Registration No.: 4023
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7421 Street: Buffalo Avenue
 Town/City: Takoma Park Nearest Cross Street: New York / Albany
 Lot: P5 Block: 75 Subdivision: 025
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input checked="" type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<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 checked="" type="checkbox"/> Other: <u>windows</u>			

1B. Construction cost estimate: \$ 6250

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.

Francis McNally March 13, 2004
Signature of owner or authorized agent Date

Approved: _____
 Dis approved: _____ Signature: Julia O'Malley Date: 4/14/04
For Chairperson, Historic Preservation Commission
 Application/Permit No.: 337617 Date Filed: _____ Date Issued: _____

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

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
4/14/04

WRITTEN DESCRIPTION OF PROJECT

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

*Two-story brick single family with side porch addition
and vinyl windows, including bay window. A*

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

*Replacement of existing vinyl windows (9) with
new vinyl windows. Replacement of existing bay
window with new bay window.*

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 drieline 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).



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 4/14/04

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *GW*
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval

Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating conditions (if any) of approval.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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 240-777-6370.

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 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7421 Buffalo Avenue, Takoma Park	Meeting Date: April 14, 2004
Applicant: Francis McNally and Ellen Blackler	Report Date: April 7, 2004
Resource: Takoma Park Historic District Non-contributing Resource	Public Notice: March 31, 2004
Review: HAWP	Tax Credit: None
Case No.: 37/03-04Q	Staff: Gwen Wright
PROPOSAL: Window replacement	RECOMMEND: Approve

SIGNIFICANCE:

Individual *Master Plan* Site
 Within a *Master Plan* Historic District
 Primary Resource
 Contributing Resource
 Non-contributing/Out-of-Period Resource

PROPOSAL

The applicant is proposing to remove existing vinyl windows and a bay window in a Non-contributing Resource and, then, to install new vinyl windows and a new bay window in the existing openings.

The structure is a two-story Colonial Revival house, dating from the 1940s-50s.

The existing vinyl windows are not original and the house is a Non-contributing Resource, which merits the most lenient level of design review. In fact, the Takoma Park Guidelines state: "Most alterations and additions to Non-contributing/Out-of-period Resources should be approved as a matter of course."

For these reasons, staff recommends approval of the proposed window replacement project.

STAFF RECOMMENDATION

Approval
 Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code,

Section 8(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.



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Lot: P5 Block: 75 Subdivision: 025
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: Windows

1B. Construction cost estimate: \$ 6250

1C. If this is a revision of a previously approved active permit, see Permit # _____

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Francis McNally March 13, 2004
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 337617 Date Filed: _____ Date Issued: _____

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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
7421 Buffalo Avenue Takoma Park MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Brad Blower 7417 Buffalo Avenue Takoma Park MD 20912	
Laura Dunn 7420 Buffalo Avenue Takoma Park MD 20912	
Sue Holliday 7422 Buffalo Avenue Takoma Park MD 20912	
Henry Schoenfeld 7423 Buffalo Avenue Takoma Park MD 20912	

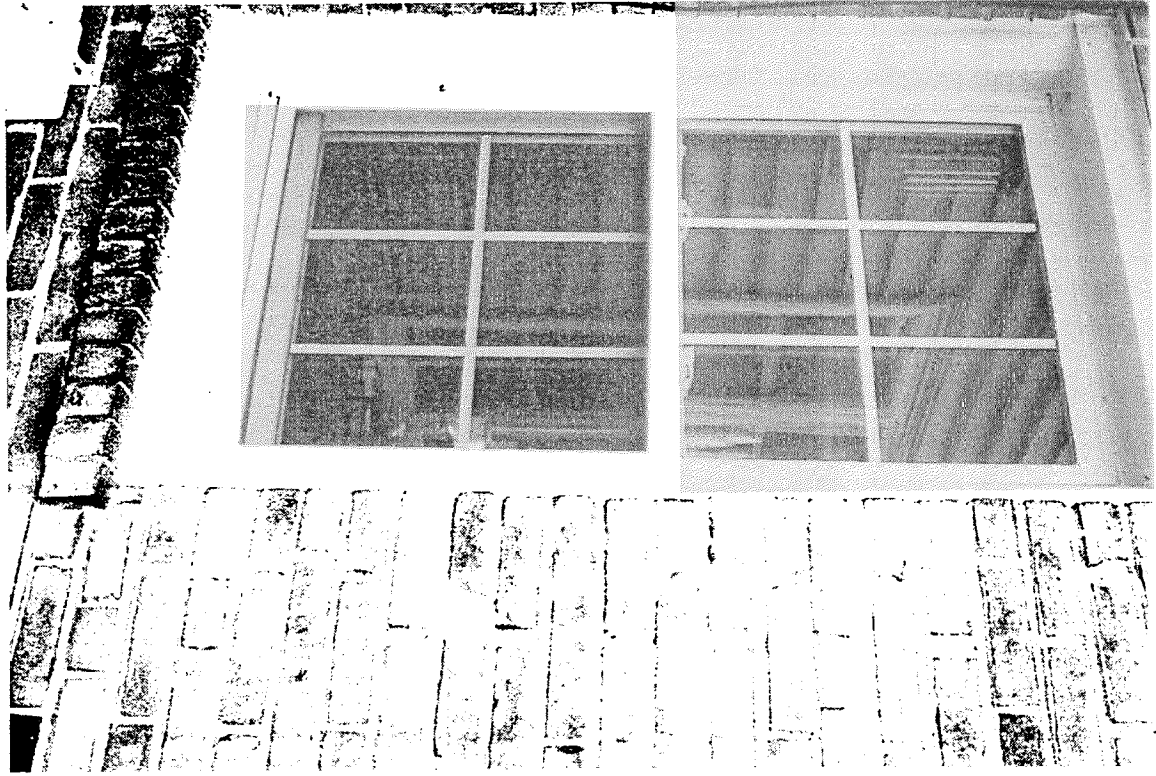
McNally

42 Buffalo Ave
Tuckahoe Park



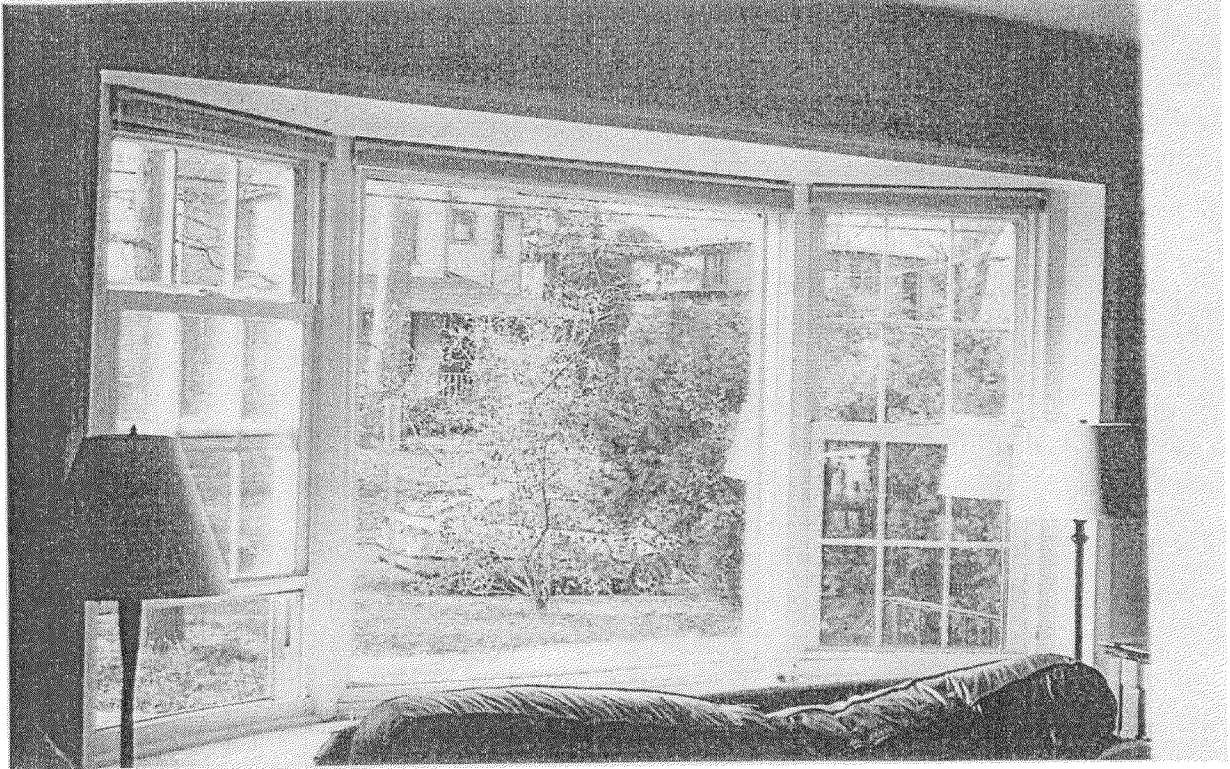
Window repair estimate
+ materials

7421 Bolling Ave.
Takoma Park MD



Window replacement (interior)
K. Mally

7421 Buffalo Ave
Takoma Park MD



FULLY FUSION-WELDED VINYL TILT WINDOW SYSTEM

Window Vintage™

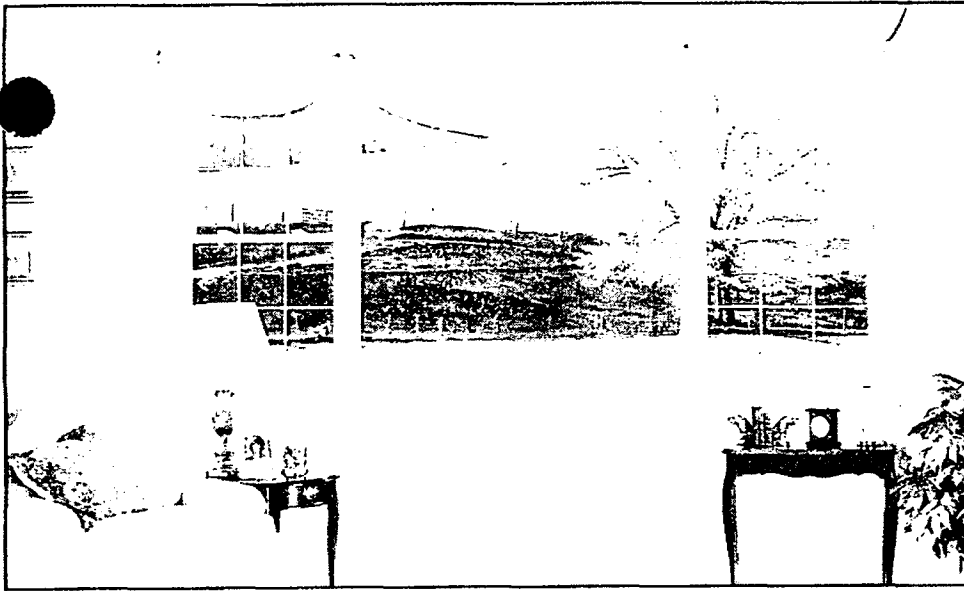


7421 Buffalo Ave.
Takoma Park MD
Window Replacer

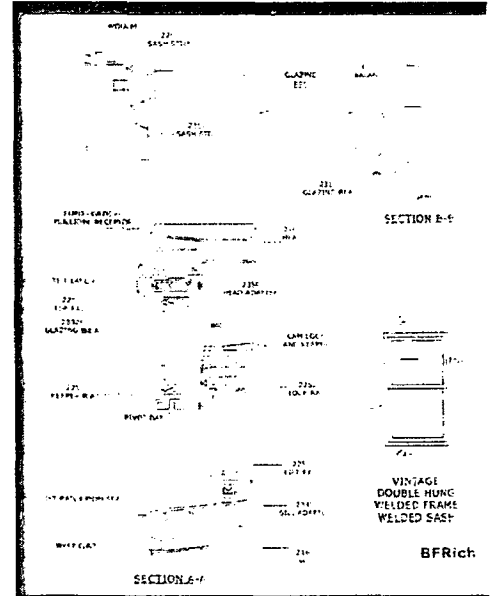
G. McLaughlin

7421 Buffalo Ave
Takoma Park

Windows replacement
F. Krenally



Frame Design and Detail



WARM EDGE TECHNOLOGY DURABLE and RELIABLE

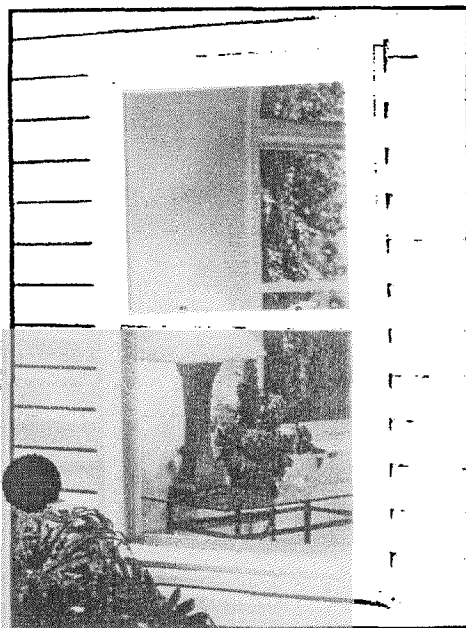
- ◆ Less Conductivity
- ◆ Superior Argon Gas Retention
- ◆ Reduced Total Window U-Value
- ◆ Improved Condensation Resistance
- ◆ Reduced Sound Transmission
- ◆ Extensive Testing Under All Conditions

Gray/Gray
Dual DuraSeal™
DuraSeal™

Double Hung	
Grade (DP 50)	(H - R50 44" x 60")
Air Infiltration	0.06 @ 15mph
	0.12 @ 25mph
Horizontal Slider	
Grade (DP 30)	(HS - R30 69" x 48")
Air Infiltration	0.05 @ 15mph
	0.07 @ 25mph
Picture Window	
Grade (DP 90)	(F - R90 48" x 48")
Air Infiltration	0.01 @ 15mph
	0.02 @ 25mph

Custom manufacturing of the Vintage™ window starts with Premium, Lead Free, Vinyl Extrusions manufactured expressly for the Vintage™. Then we apply state-of-the-art computer fusion welding to transform the master frame and sash into strong, solid, one-piece units. Corner seams are virtually eliminated, giving each unit a clean, uncluttered look and exceptional structural integrity while forming a positive seal against the infiltration of air, water and sound.

Each Vintage™ also features our coil-spring balance system, which creates a structural union between the sash and frame to ensure finger-tip ease of operation every day of the year. The glazing is full 7/8- inch double-pane insulated glass, and uses the patented "warm edge" Dura Seal™ which substantially improves thermal performance. For maximum energy efficiency, Low- "E" glass and argon gas fill are readily available options. Self-Cleaning glass is also an available option.



TRANSFERABLE
LIFETIME
WARRANTY
10

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

Owner's mailing address

7421 Buffalo Avenue
Takoma Park MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Brad Blower
7417 Buffalo Avenue
Takoma Park MD
20912

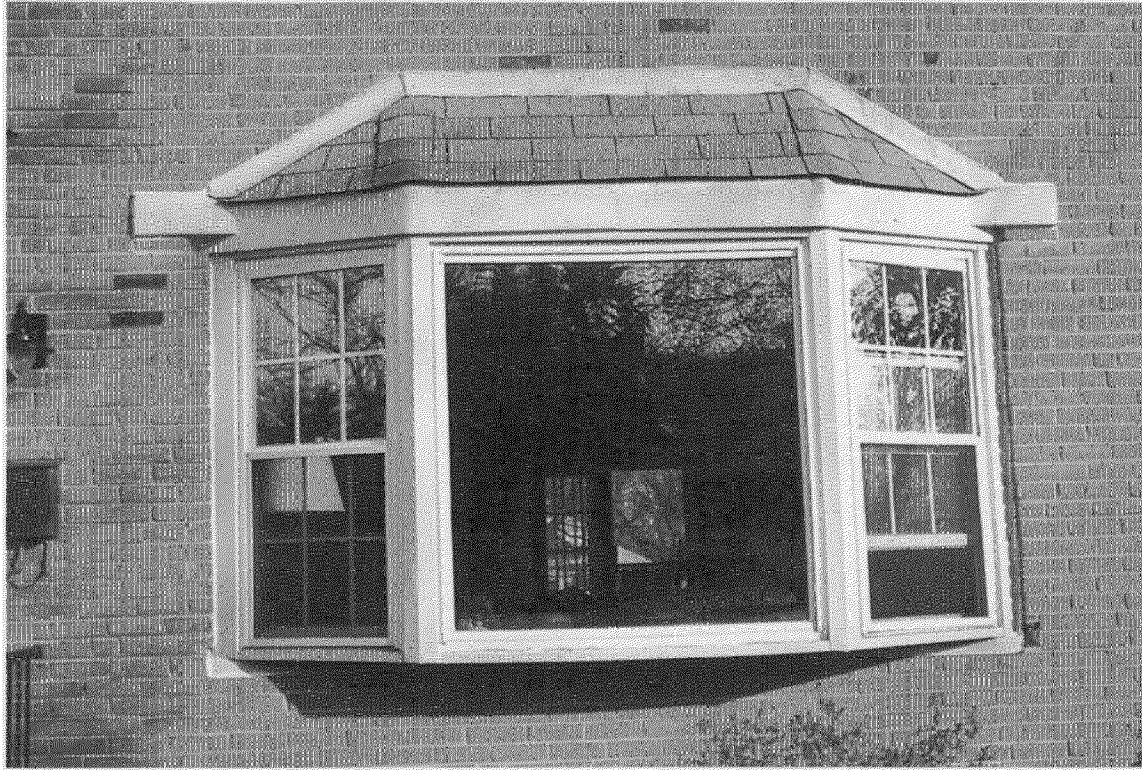
Laura Dunn
7420 Buffalo Avenue
Takoma Park MD
20912

Sue Holliday
7422 Buffalo Avenue
Takoma Park MD
20912

Henry Schoenfeld
7423 Buffalo Avenue
Takoma Park MD
20912

Window replacement (exterior)
F. McNally

7421 Buffalo Ave.
Takoma Park



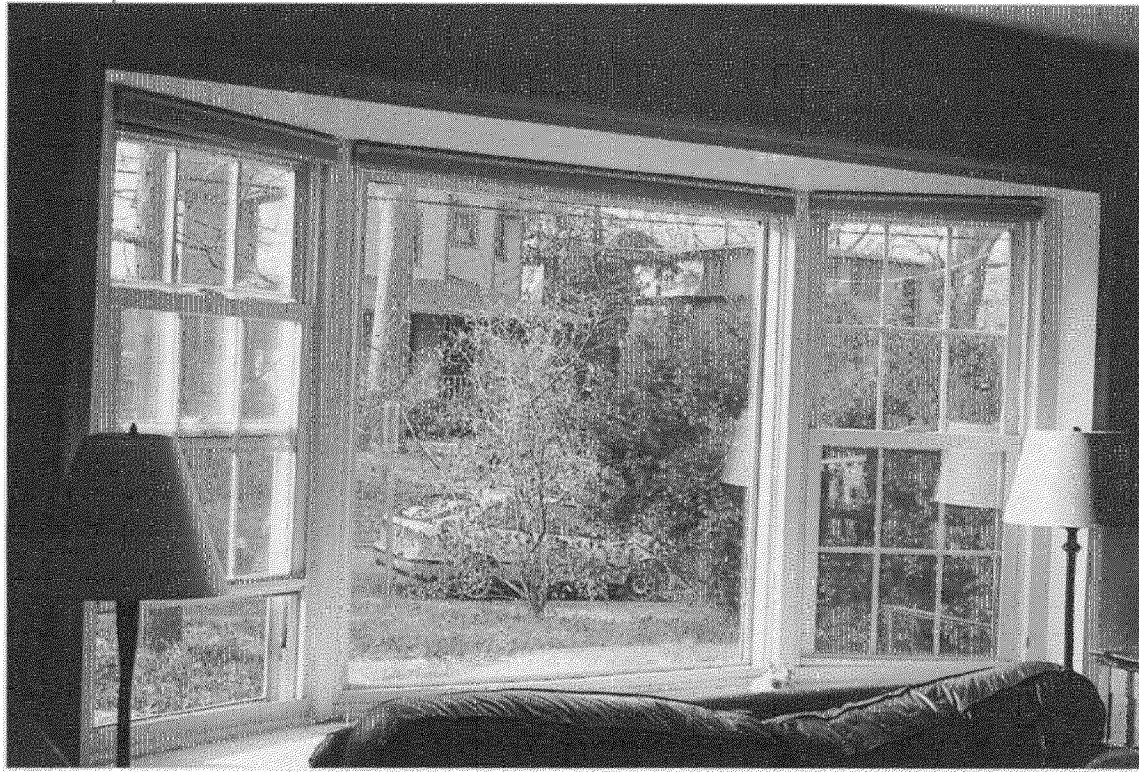
Window replacement (exterior)
F. McNally

7421 Buffalo Ave.
Takoma Park MD



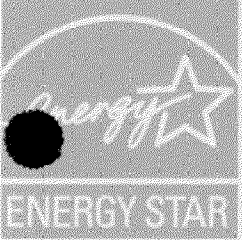
Window replacement (interior)
F. McNally

7421 Buffalo Ave.
Takoma Park MD



FULLY FUSION-WELDED VINYL TILT WINDOW SYSTEM

Vintage™



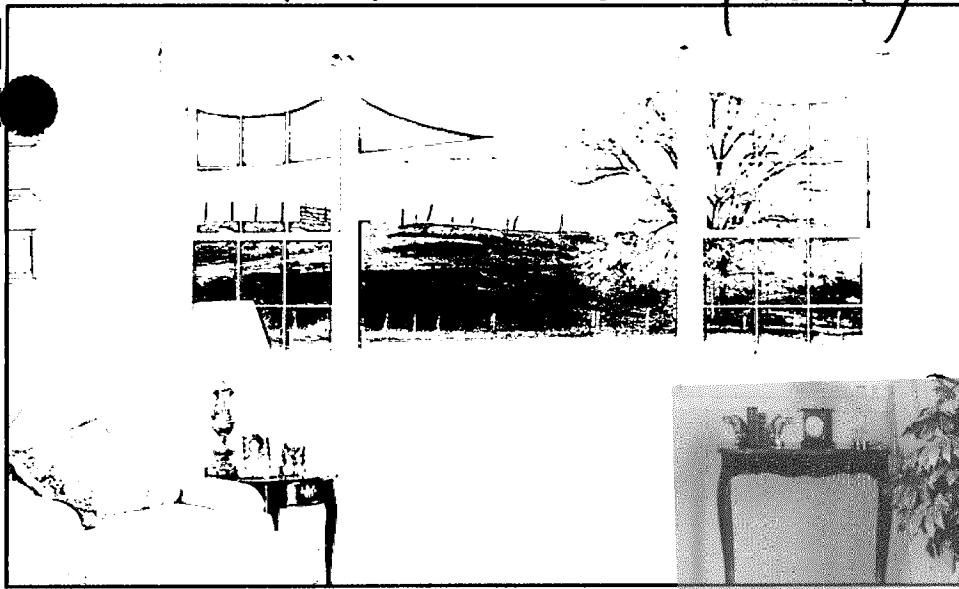
7421 Buffalo Ave
Takoma Park MD
Window Rep/contract

F. McNally

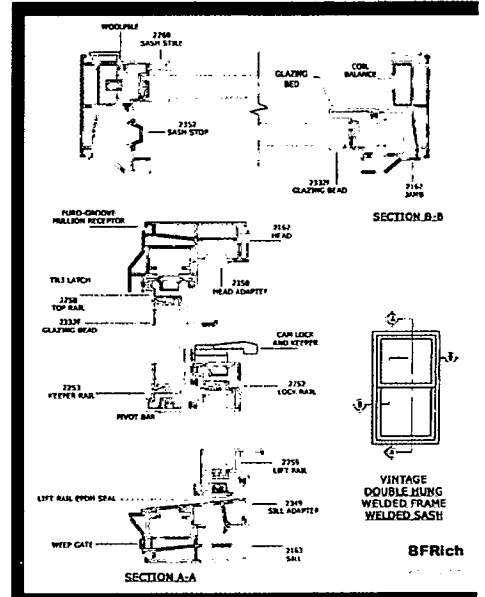
OF ADVANTAGE

7421 Buffalo Ave.
Takoma Park

Window replacement
F. McWally



Frame Design and Detail



WARM EDGE TECHNOLOGY DURABLE and RELIABLE

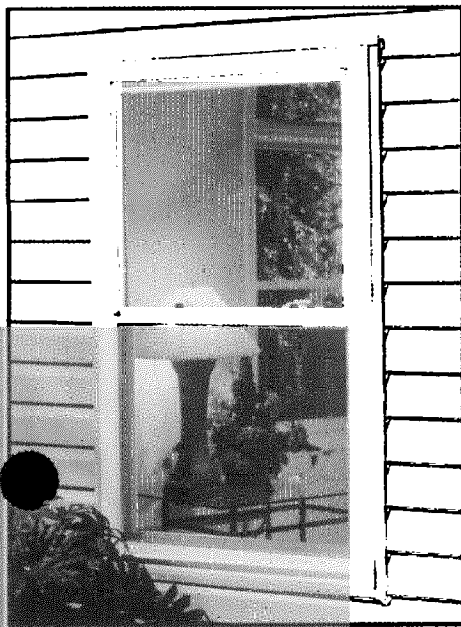
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- ◆ Reduced Total Window U-Value
- ◆ Improved Condensation Resistance
- ◆ Reduced Sound Transmission
- ◆ Extensive Testing Under All Conditions

Gray/Gray
DuraSeal™ Dual Durometer

Double Hung	Grade (DP 50)	(H - R50 44" x 60")
Air Infiltration		0.06 @ 15mph
		0.12 @ 25mph
Horizontal Slider	Grade (DP 30)	(HS - R30 69" x 48")
Air Infiltration		0.05 @ 15mph
		0.07 @ 25mph
Picture Window	Grade (DP 90)	(F - R90 48" x 48")
Air Infiltration		0.01 @ 15mph
		0.02 @ 25mph

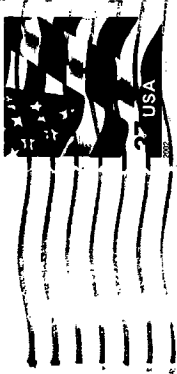
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TRANSFERABLE
LIFETIME
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F. Mentally
7421 Buffalo Ave.
Takoma Park, MD 20912



Department of Permitting Services
255 Rockville Pike, 2nd Fl.
Rockville, MD 20850

CW

20850+4153