

37/3-98DD 7426 Buffalo Avenue  
(Takoma Park Historic District)









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: 6-24-98

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
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  Denied

Approved with Conditions: \_\_\_\_\_

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

Applicant: Ruth Goldstein

Address: 7426 Buffalo Avenue

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DPS/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RETURN TO: Department of Environmental Protection  
Division of Development Services and Regulation  
250 Hungerford Drive, Rockville, Maryland 20850  
(301) 217-6370

Historic Preservation Commission  
(301) 495-4570

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Holt Jordan  
DAYTIME TELEPHONE NO. (202) 737 0451

TAX ACCOUNT # \_\_\_\_\_  
NAME OF PROPERTY OWNER RUTH GOLDSTEIN DAYTIME TELEPHONE NO. ( )  
ADDRESS 7426 BUFFALO AVE TAYLOR PARK MD 20912  
CITY STATE ZIP CODE  
CONTRACTOR \_\_\_\_\_ TELEPHONE NO. ( )  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
AGENT FOR OWNER Holt Jordan DAYTIME TELEPHONE NO. (202) 737 0451

### LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7426 STREET BUFFALO AVE  
TOWN/CITY TAYLOR PARK NEAREST CROSS STREET \_\_\_\_\_  
LOT 16A BLOCK 74 SUBDIVISION Taylor Park Loan 3 Trust Cde Subdivision  
LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

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

1A. CIRCLE ALL APPLICABLE:      CIRCLE ALL APPLICABLE:      A/C      Slab      Room Addition  
Construct   Extend   Alter/Renovate   Repair   Move   Porch   Deck   Fireplace   Shed   Solar   Woodburning Stove  
Wreck/Raze   Install   Revocable   Revision   Fence/Wall (complete Section 4)   Single Family   Other Flagstone Path  
1B. CONSTRUCTION COST ESTIMATE \$ 6000.00  
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 6 feet 0 inches Match existing fence  
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 X 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.

Ruth Goldstein Signature of owner or authorized agent      6/3/98 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date 6-24-98

APPLICATION/PERMIT NO: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ 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:

1 1/2 story Bungalow

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

Remove conc. slab @ rear of property & replace with  
Flagstone patio & landscaping.  
Install approximately 6 linear feet of fence to enclose yard  
Flagstone stepping stones & gravel walkway on side

**2. SITE PLAN**

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

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.

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 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, (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.



- CONNECT FENCES
- MATCHING TREES

- REMOVE CONCRETE
- FLAGSTONE TERRACE
- W/ CUT-OUTS FOR PLANTINGS.
- GRAVEL OR PLANTED JOINTS

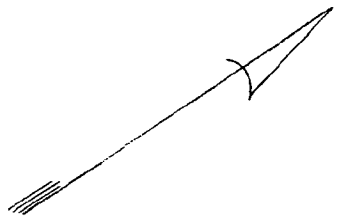
- GATE
- BED OF SLOPE W/
- CURVED MULCH PATH

CLUMPS OF SHADE PERENNIALS  
IN SLOPE.

- FLAGSTONE PATH

- EVERGREEN
- PRINUS OTTO-LUTRENS
- EXISTING ROSEWOOD

- PERENNIALS
- NEW STONE WALL
- W/ NEW STONE STEPS



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Randy Shaw 6/24/18*

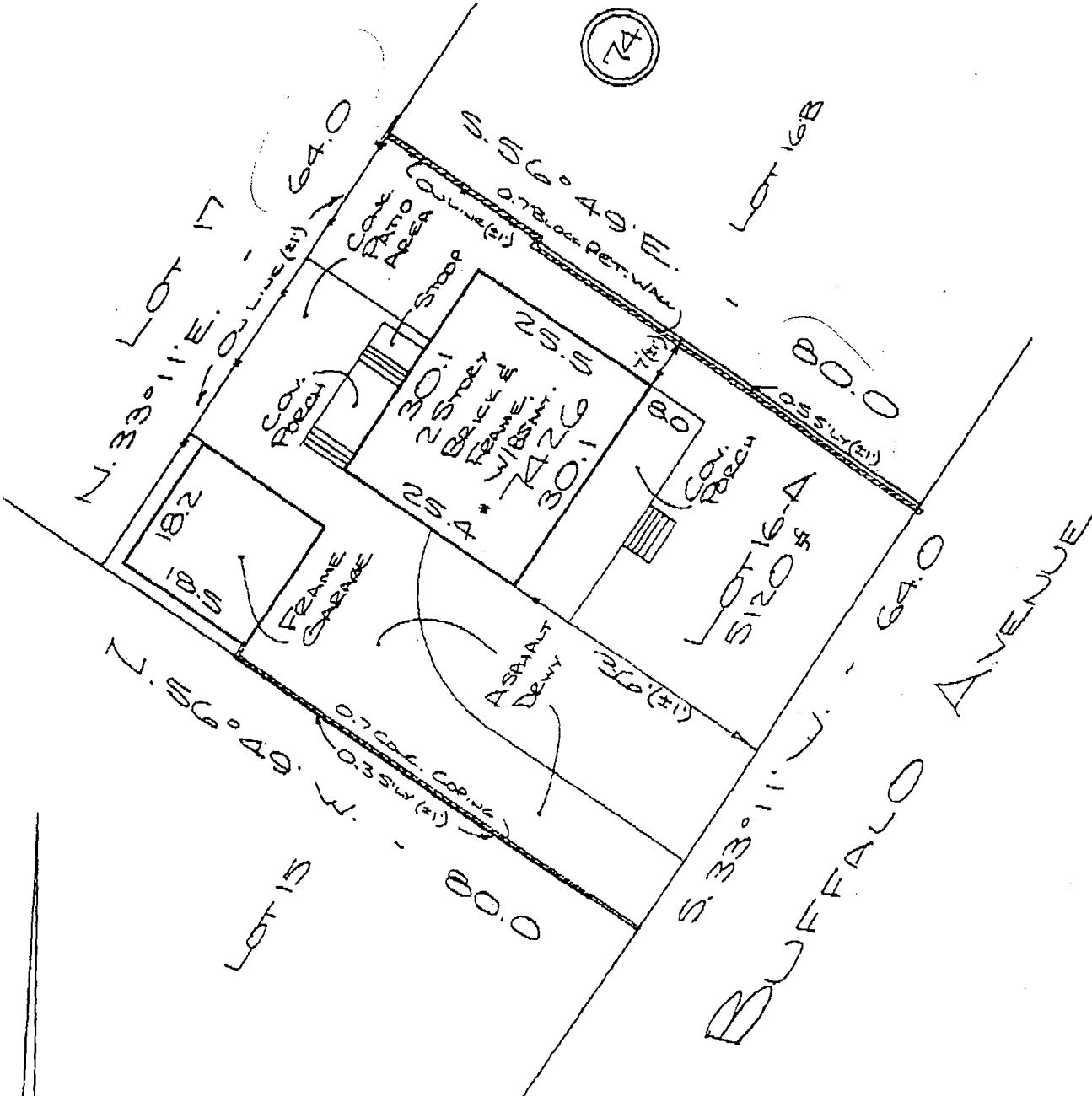
**JORDAN HONEYMAI**  
Landscape Architect  
1003 K Street NW  
Suite 840  
Washington, DC 20002  
202.737.0451  
202.737.0452 FAX



Scale: 1/8" = 1'-0"  
Date: 3/21/18  
6/2/18

**Goldstein Residence**  
7426 Buffalo Ave.  
Takoma Park, MD 20912

**Master Plan**



APPROVED  
 Montgomery County  
 Historic Preservation Commission

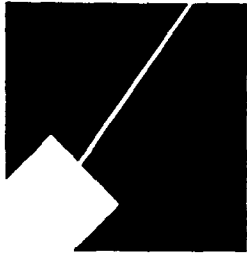
LOCATION DRAWING  
 LOT 16-A. BLOCK 74

TAKOMA PARK LOAN &  
 TRUST CO.'S SUBDIVISION  
 MONTGOMERY COUNTY, MARYLAND

|                       |        |       |       |       |          |
|-----------------------|--------|-------|-------|-------|----------|
| Recorded in Plat Book | 8      | Plat  | 604   | Scale | 1" = 20' |
| CASE:                 | MD 410 | FILE: | 57645 |       |          |
| MAY 21, 1997          |        |       |       |       |          |

Capitol Surveys, Inc.

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: 6.24.98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section 

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

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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!

**Expedited  
Historic Preservation Commission Staff Report**

**Address:** 7426 Buffalo Avenue, Takoma Park      **Meeting Date:** 06/24/98  
**Resource:** Takoma Park Historic District      **Public Notice:** 06/10/98  
**Case Number:** 37/3-98DD      **Report Date:** 06/17/98  
**Review:** HAWP      **Tax Credit:** None  
**Applicant:** Ruth Goldstein (Holt Jordan, Agent)      **Staff:** Perry Kephart

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**DATE OF CONSTRUCTION:** Circa 1925.

**SIGNIFICANCE:**

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

**ARCHITECTURAL DESCRIPTION:** 1½ - story wood frame Bungalow with full width front porch, 3 light front shed roof dormer, rusticated brick porch pillars, center front steps and wood balustraded railing.

- PROPOSAL:**
1. Install a rear flagstone patio, stepping stones on the left front and on the right leading to the rear yard, a stone wall with stone steps at the front property line, and a gravel walkway on the left side of the house. New landscaping is to be added throughout.
  2. Install an additional 6' long section of fencing to match the existing to enclose the rear yard. Also install a wood trellis and gates at the rear corners of the house.

**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.

## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
  5. Removal of accessory building that are not original to the site or otherwise historically significant.
  6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

JUN 7 1998

CONTACT PERSON Holt Jordan  
DAYTIME TELEPHONE NO. (202) 737 0451

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER RUTH GOLDSTEIN DAYTIME TELEPHONE NO. ( )

ADDRESS 7426 BUFFALO AVE. TAKOMA PARK MD 20912  
CITY STATE ZIP CODE

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. ( )

CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

AGENT FOR OWNER Holt Jordan DAYTIME TELEPHONE NO. (202) 737 0451

### LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7426 STREET BUFFALO AVE

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET \_\_\_\_\_

LOT 16A BLOCK 74 SUBDIVISION Takoma Park Loan & Trust Co's Subdivision

LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

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

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
Wreck/Raze Install Revocable Revision (Fence) Wall (complete Section 4) Single Family (Other) Flagstone Patio

1B. CONSTRUCTION COST ESTIMATE \$ 6000.00

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 \_\_\_\_\_

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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.

Ruth Goldstein Signature of owner or authorized agent Date 6/3/98

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

5



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

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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.
- 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**

6

June 3, 1998

Historic Preservation Commission  
Montgomery County, MD  
250 Hungerford Drive  
Rockville MD 20850

Re: Goldstein Residence  
7426 Buffalo Avenue  
Takoma Park, MD 20912

**JORDAN  
HONEYMAN**  
Landscape Architecture

1003 K Street NW  
Suite 840  
Washington DC 20001  
202.737.0451  
202.737.0452 FAX

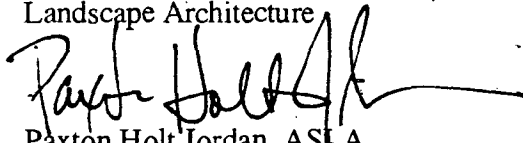
Dear Commissioners & Staff:

We are proposing to install a flagstone patio, stepping stones, gravel pathway and landscape plantings. A new fence, approximately 6 feet in length is proposed to enclose the rear yard. This new section is to match the existing fence in height and materials.

This application does not include the trellis gate between the garage and house.

Thank you for your consideration.

Sincerely,  
Jordan Honeyman  
Landscape Architecture



Paxton Holt Jordan, ASLA  
Partner

7

LIST OF PHOTOGRAPHS

1. Front of 7426 Buffalo Ave.
2. Rear porch. Existing concrete paving is to be replaced with a Flagstone patio and path with landscape plantings.
3. Rear yard looking toward existing garage.
4. Rear corner. The proposed fence section is to enclose and connect these two fences.

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

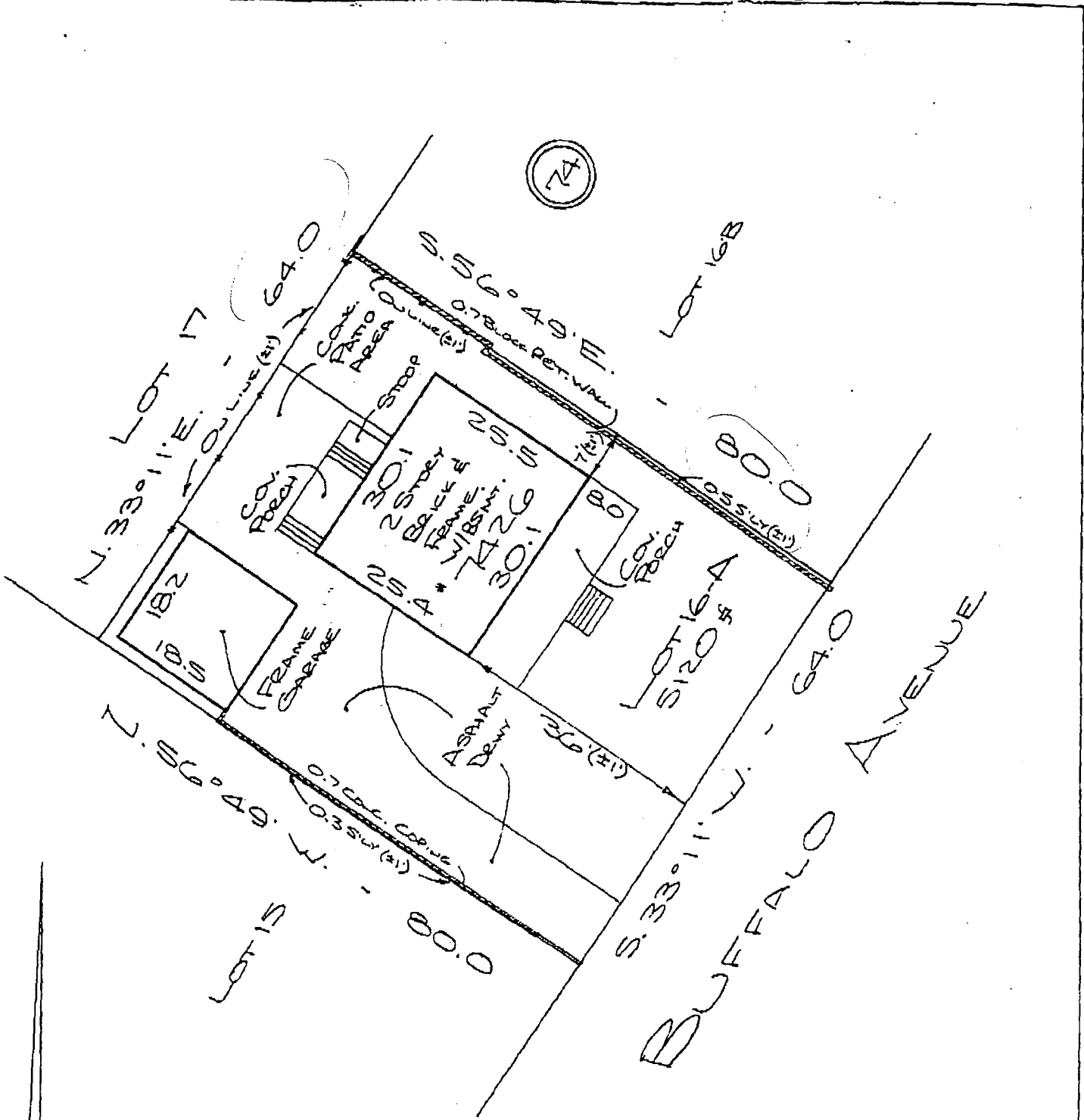
Joyce Jewell and Will Brunner  
7424 Buffalo Ave.  
Takoma Park, MD 20912

Steve Gilbert  
7427 Buffalo Ave.  
Takoma Park, MD 20912

Cecily & Charlie Pilzer  
7425 Buffalo Ave.  
Takoma Park, MD 20912

Tricia Stefanik  
508 New York Ave.  
Takoma Park, MD 20912

Peter Close & Ellen Conway  
512 New York Ave.  
Takoma Park, MD 20912



LOCATION DRAWING  
 LOT 16-A. BLOCK 74

TAKOMA PARK LOAN &  
 TRUST CO.'S SUBDIVISION  
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 8 Plat 604 Scale 1" = 20'  
 CASE: MD 410 FILE: 57645

Capitol Surveys, Inc.

9

21 1997

FLORIBUND TREE

BIRDBATH, SCULPTURE

CONNECT FENCES

PLANTING TREES

PERENNIAL CONCRETE  
FLAGSTONE TERRACE  
W/ CUT-OUTS FOR PLANTINGS,  
GRAVEL OR PLANTED JOINTS

GATE

TOP OF WEDGE W/  
CURVED MULCH PATH

CLUMPS OF SHADE PERENNIALS  
IN WEDGE.

FLAGSTONE PATH

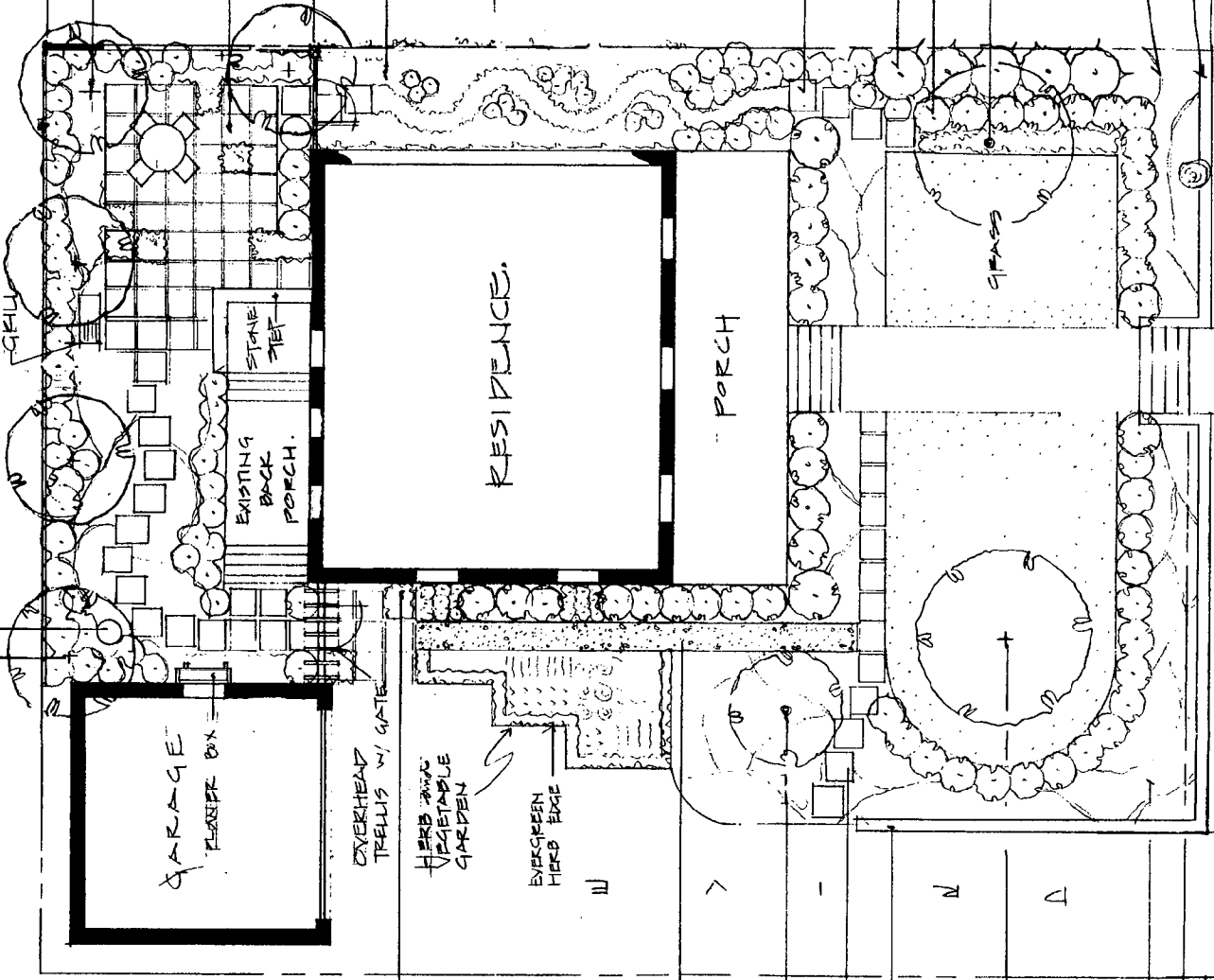
EVERGREEN

TRILLIS OTTO-LUTKENS

EXISTING ROSEWOOD

PERENNIALS

NEW STONE WALL  
W/ NEW STONE STEPS



REMOVE CONCRETE,  
INSTALL 4" PLASTIC,  
PE IN GRAVEL.

GRAVEL PATH

EXISTING TREE

FLAGSTONE PATH

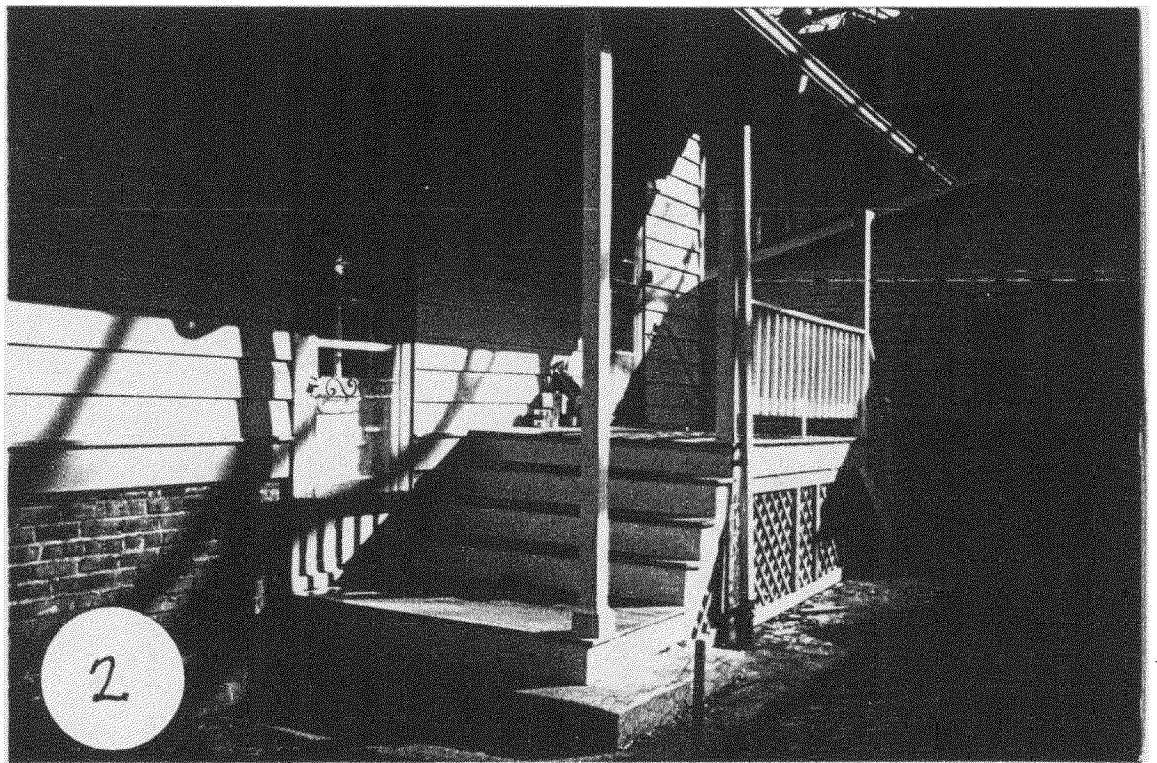
NEW STONE WALL

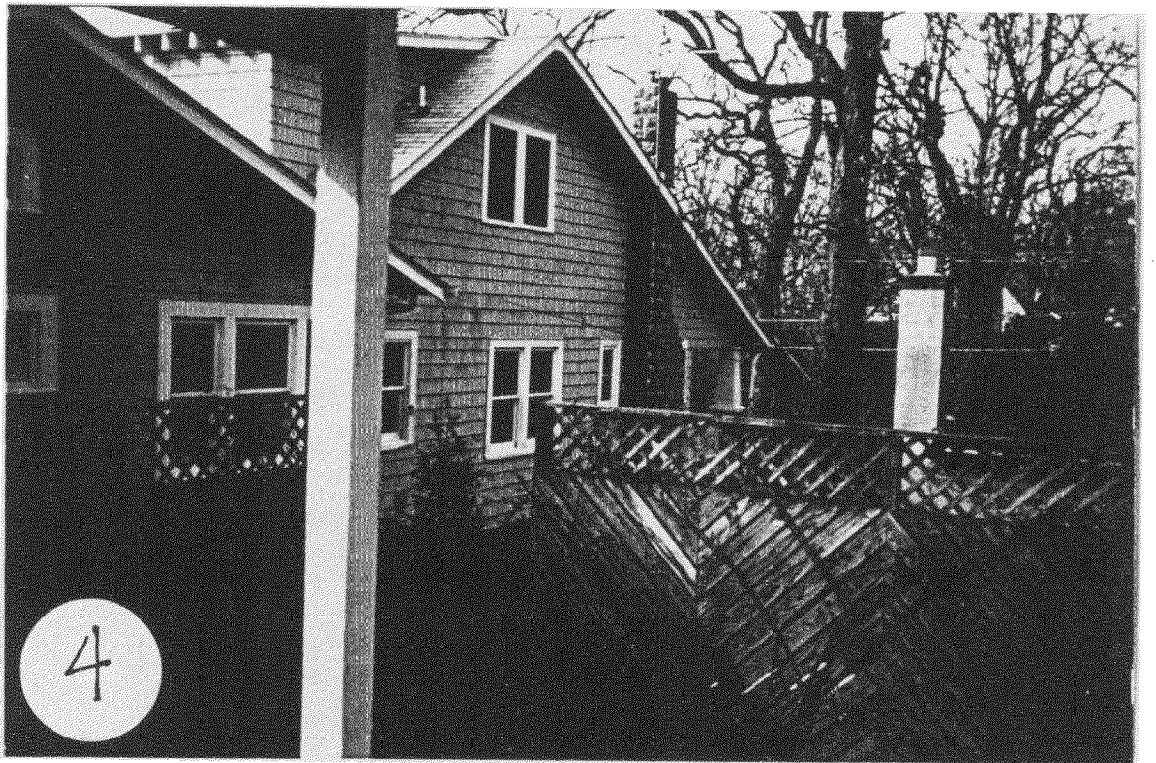
SHADE TREE

PERENNIALS

SIDE WALK

BUFFALO AVENUE





June 3, 1998

Historic Preservation Commission  
Montgomery County, MD  
250 Hungerford Drive  
Rockville MD 20850

**JORDAN  
HONEYMAN**  
Landscape Architecture

1003 K Street NW  
Suite 840  
Washington DC 20001  
202.737.0451  
202.737.0452 FAX

Re: Goldstein Residence  
7426 Buffalo Avenue  
Takoma Park, MD 20912

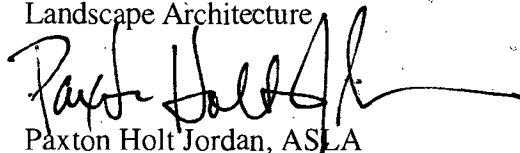
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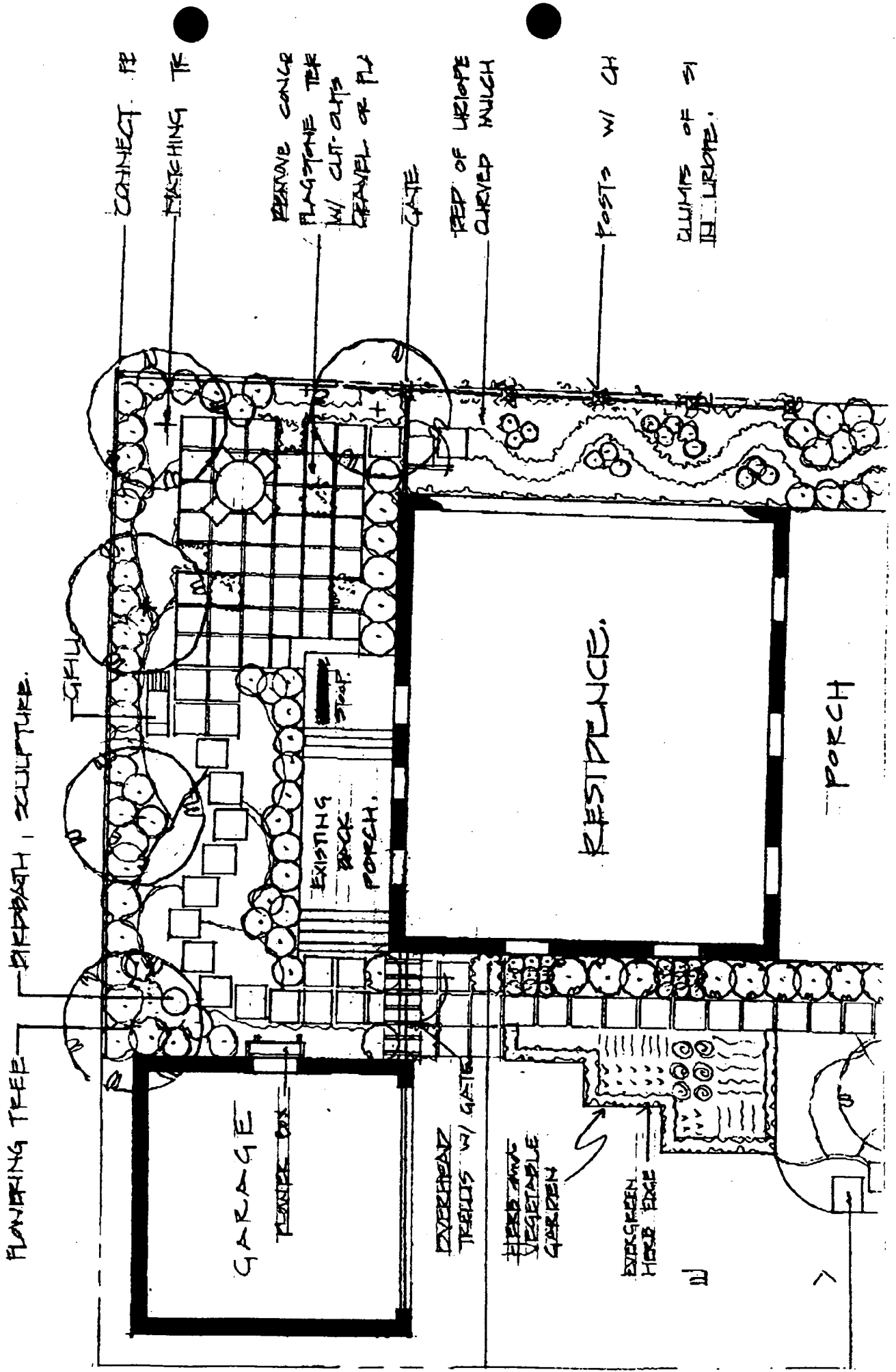
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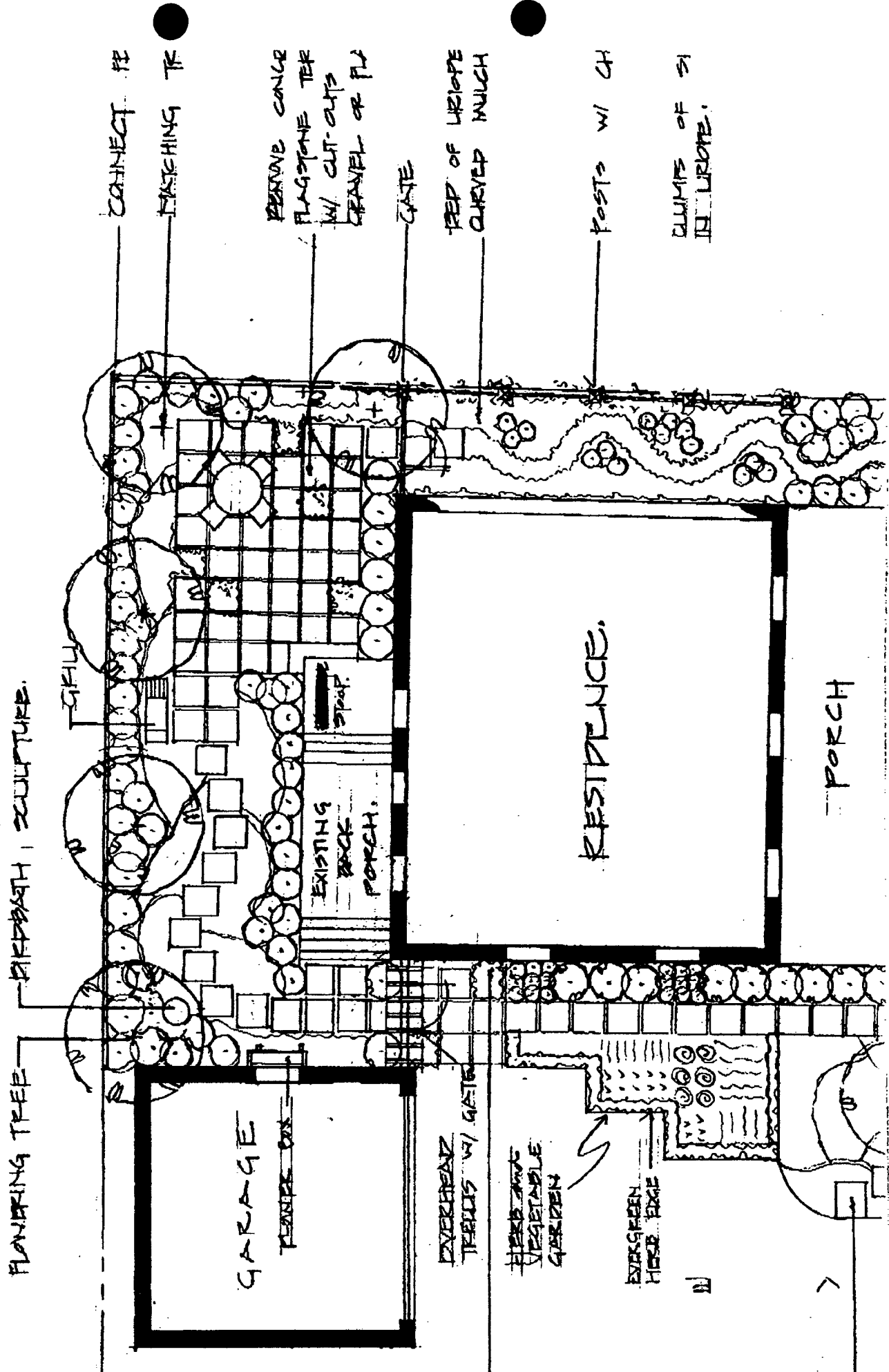
Sincerely,  
Jordan Honeyman  
Landscape Architecture



Paxton Holt Jordan, ASLA  
Partner









Jordan Honeyman Landscape Architecture  
1003 K Street NW Suite 840  
Washington, DC 20001

202/737-0451 Fax 202/737-0452

FAX TO: Historic Preservation  
COMPANY: Perry Gephart or Robin Zick  
DATE: 6/3/98  
NUMBER: 301 563 3407  
PROJECT: \_\_\_\_\_

NUMBER OF PAGES: 2 (INCLUDING COVER PAGE)

MESSAGE

Do I need to get a HAWP to install  
landscape plantings & flagstone patio & stepping stones  
for this residence @ 7426 Buffalo Ave, Takoma Park  
It is rated a contributing resource  
Rear of ~~stone~~ Driveway side only.  
Trellis gate & fence is not included

FROM: JHT

Jordan Honeyman Landscape Architecture  
Please call us if there is any trouble with the transmission of this fax @ 202/737-0451.