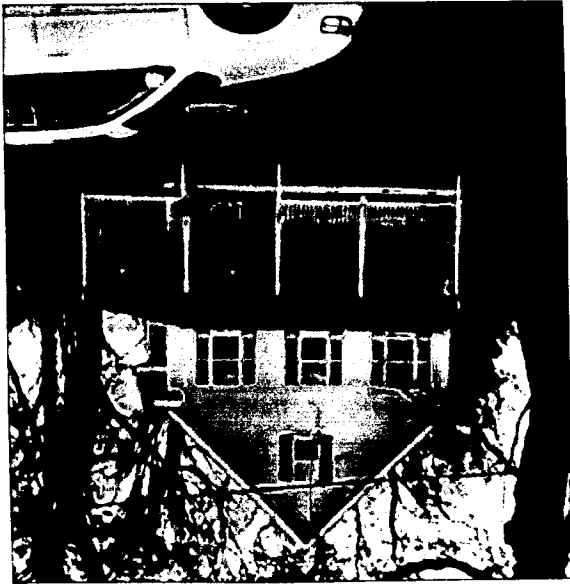


37/3-98Q 7319 Baltimore Avenue
(Takoma Park Historic District)

7325 Baltimore
(adjacent property)



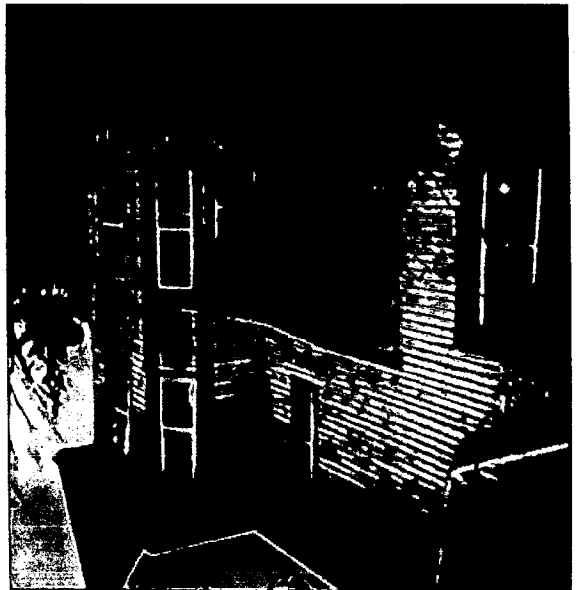
7320 Baltimore
(containing property)



view of porch from
SW corner of house



view of house
from west





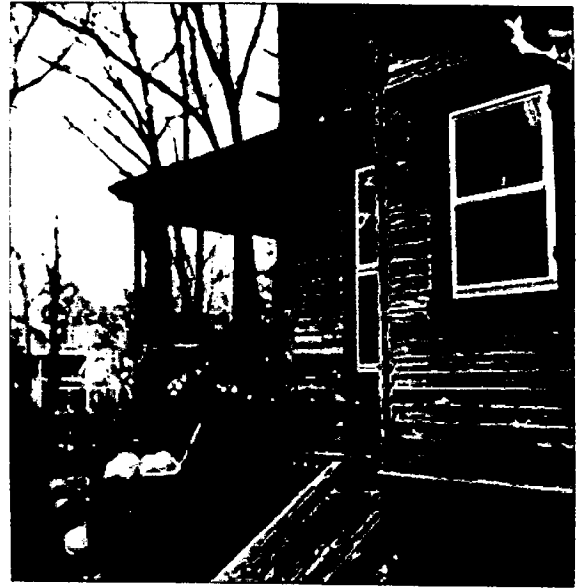
side view of porch
(from east)



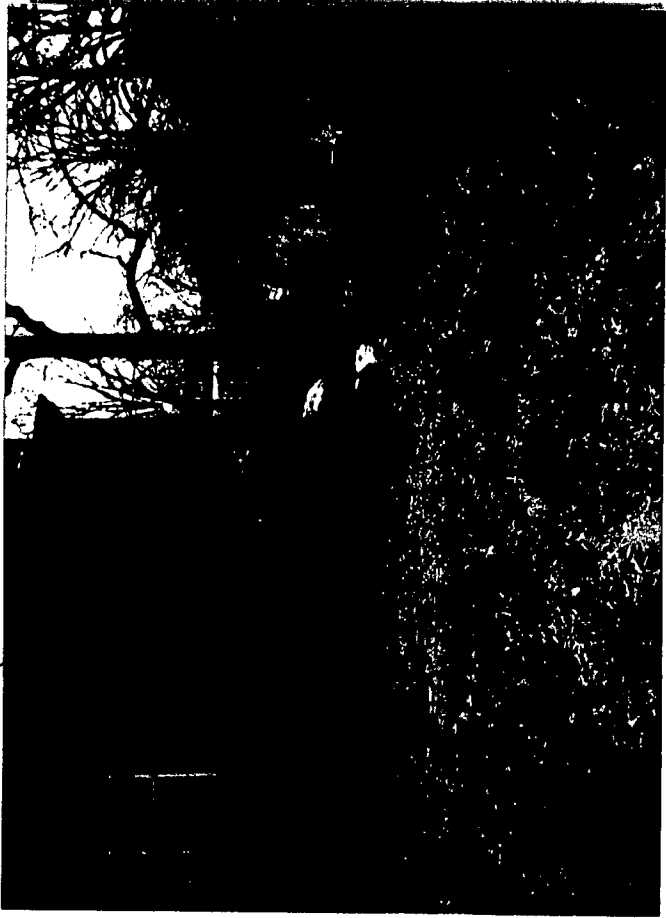
view of property
from street



rear view of
porch



side view of
porch





7325 Baltimore
(adjacent property)



7320 Baltimore
(confronting property)



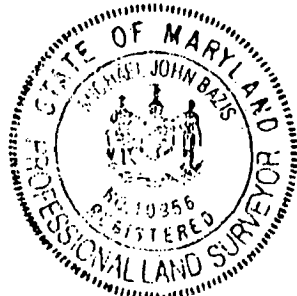
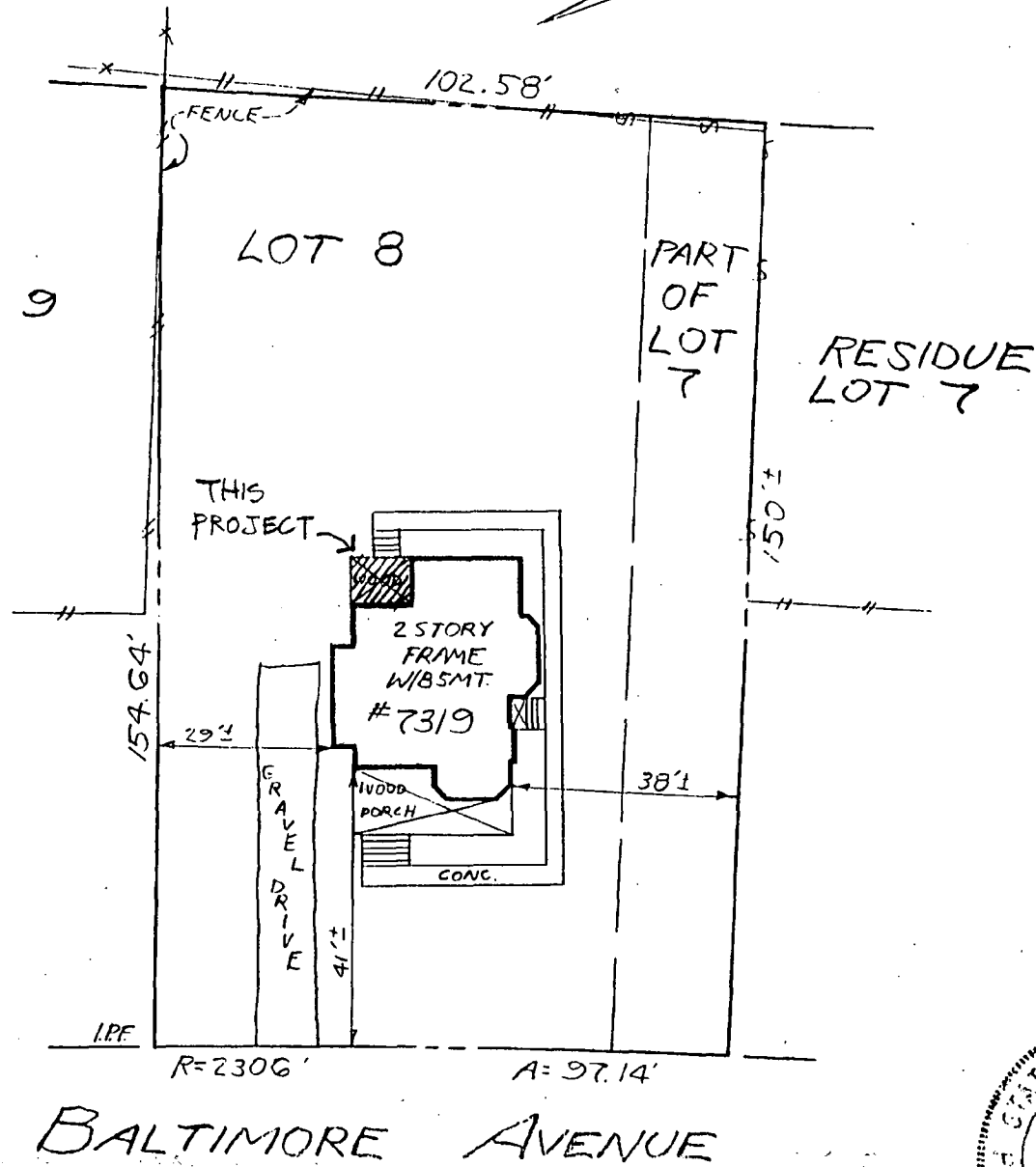
7315 Baltimore
(adjacent property)

The 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. 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 re-financing.

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
Date of Map: 8-5-91
Flood Zone: "C"

NOTE: No property corners found or set unless otherwise noted.

NOTE: The accuracy of this survey and the apparent setback distances is 2Ft. ±



LOCATION DRAWING
LOT 8 & PART OF LOT 7
BLOCK 78
T.P.L & T. CO.'S
SUBDIVISION OF TAKOMA PARK
MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

Michael J. Bazis
Michael J. Bazis RPLS #10956

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 98.0183 H	DATE 2-23-98
FIELD B. B.	DRAFT <i>w CB</i>
	P.B. B P# 23
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
10111 COLESVILLE ROAD, SUITE 133
SILVER SPRING, MARYLAND 20901
(301) 593-8005
FAX: (301) 681-7216

APPROVED
Montgomery County
Historic Preservation Commission
Michael J. Bazis 2/23/98

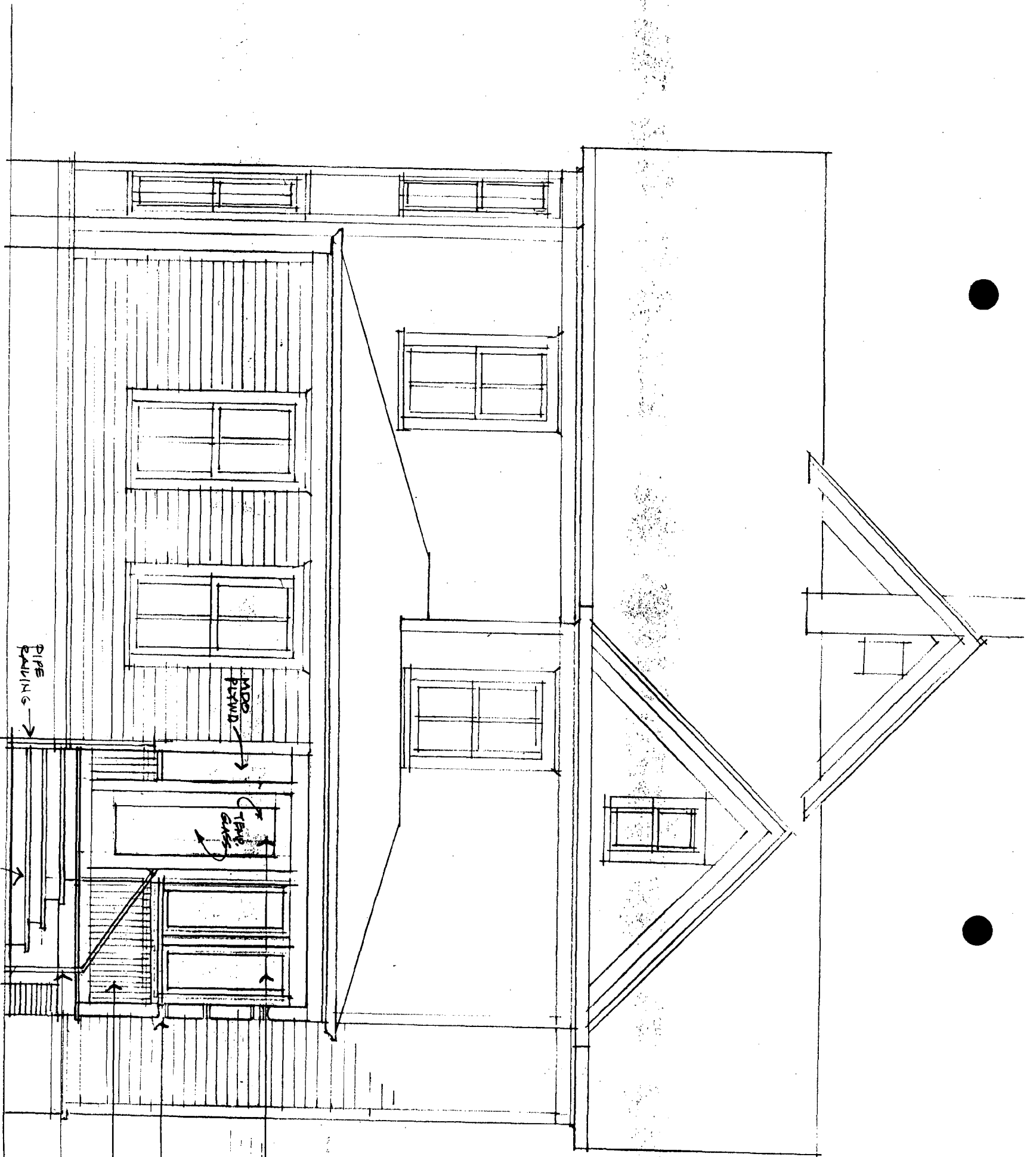


APPROVED
Montgomery County
Historic Preservation Commission

John D. Zell 4/30/88

SIDE ELEVATION (PROPOSED)

SCALE: 1/4" = 1'-0"



REAR ELEVATION

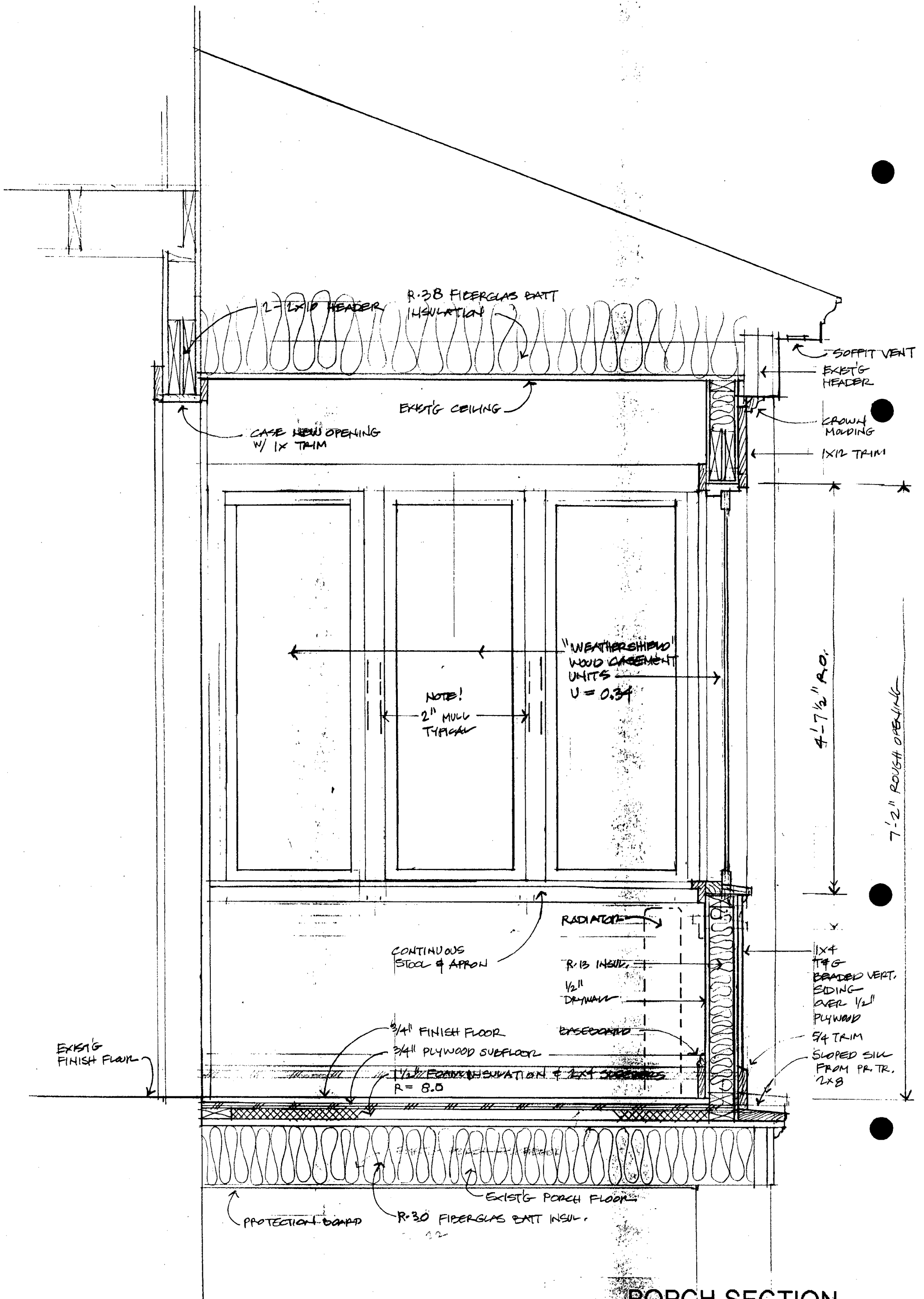
(PROPOSED)

SCALE: 1/4" = 1'-0"

- WETHERHEAD
- 16 5/8" WOOD CASSEMENT WINDOWS & GARDEN DOOR (WINDOWS & DOOR FRAME ARE RECESSED 6")
- EXISTING PORCH POST
- BEADED 1x VERTICAL T&G SIDING
- PIPE RAILING PORTLAND SIDES OF STAIR

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 2 Feb 4/30/98



PORCH SECTION

SCALE: 1" = 16"



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4/28/98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *PDZ*
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: Scott Busby + Anne Glusker

Address: 7319 Baltimore Avenue, Takoma Park, MD. 20912

***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.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Scott Busby & Anne Glusker TELEPHONE NO. (202) 544-0481
(Contract/Purchaser) (Include Area Code)

ADDRESS 7319 Baltimore Ave Takoma Park MD 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY PAUL TRESSEDER TELEPHONE NO. 501-320-1570
(Include Area Code)

REGISTRATION NUMBER 6283-R

LOCATION OF BUILDING/PREMISE

House Number 7319 Street Baltimore Ave

Town/City Takoma Park Election District _____

Nearest Cross Street Albany Ave

Lot 8 Block 78 Subdivision Takoma Park

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Reze	Move	Install	Revoicable	Porch	Deck	Fireplace
			Revision	Shed	Solar	Woodburning Stove
				Fence/Wall (complete Section 4)	Other	

1B. CONSTRUCTION COSTS ESTIMATE \$ \$35,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PECO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (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.

PAUL TRESSEDER APRIL 1 1998
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X W. Carbitious For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 4/28/98

APPLICATION/PERMIT NO: 9804010127 FILING FEE: \$ _____

DATE FILED: 4-1-98 PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-98 Q

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: _____

4/28/98

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

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!

Exp.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7319 Baltimore Avenue	Meeting Date: 4/22/98
Resource: Takoma Park Historic District	Review: HAWP
Case Number: 37/3-98Q	Tax Credit: No
Public Notice: 4/8/98	Report Date: 4/15/98
Applicant: Scott Busby and Anne Glusker (Paul Treseder, Agent)	Staff: Robin D. Ziek
PROPOSAL: Rear Porch enclosure	RECOMMENDATIONS: APPROVAL w/CONDITIONS

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in the Takoma Park Historic District

STYLE: Queen Anne- Victorian Vernacular

DATE: 1885-95

The subject property is a 2-1/2 story frame structure with a prominent front gable emphasized with a continuous cornice line. The house has a full-width front porch which wraps to the south side and is supported by heavy turned columns. There have been a few modest alterations in the past, including the introduction of a separate side entrance into the dining room. This was probably built to accommodate separate apartments in the single-family dwelling around WWII, as was commonly done in Takoma Park. Other alterations include the replacement of the original window in the front gable with a large new window, installation of fixed shutters at the second story level, and use of lattice at the rear porch instead of a railing system.

PROPOSAL

The applicant has recently purchased the property, and proposes an alteration to the porch at the rear in conjunction with a general maintenance project. The existing porch is a small void at the back of the house, sharing a larger hipped roof with some interior space, measuring approximately 8' x 10'. The corner of the roof is supported by a turned post similar to the front porch posts, and the roof provides weather protection to the back door which leads directly into the kitchen. As might be expected, the kitchen is small by today's standards. In addition, the room serves as a central circulation piece, with 4 different doors opening into it (front hall, back door, basement, side room). The proposed enclosure of the rear porch will provide an opportunity for a

an informal dining area directly off of the kitchen. It will also make this a year-round space, looking out to the back yard.

STAFF DISCUSSION

The proposed enclosure of the rear porch is a respectful alteration which strives to maintain the open porch quality through the use of large single-light windows and rear door. The entire new wall assembly would be inset approximately 6" from the current porch structure, and the column will still be seen as an independent roof support. The applicant proposes to use beaded board siding instead of typical porch railing. This actually complements the beaded board siding inside the kitchen, and should help to integrate this new interior space with the existing interior space.

The Takoma Park Guidelines for Contributing Resources note that the design review emphasis will be restricted to changes that are at all visible from the public right-of-way. This rear porch is not readily visible from the street as this porch is part of a rear component of the house which was inset from the main block of the house as part of its original design.

In addition, the Guidelines note that exterior alterations [to the original structure] should be generally consistent with the predominant architectural style..., but that additions should be compatible but are not required to be replicative of earlier architectural styles (p.16). Staff feels that the use of beaded board siding as a component of the rear porch is compatible in that this is an informal material quite distinct from the main siding of the house.

The proposed doors and windows will be wood.

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #9:

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

and with Secretary of the Interior's Standards for Rehabilitation #10:

New additions and adjacent or related new construction shall 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.

CONDITIONS:

1. The replacement windows and doors will not utilize snap-in grills.
2. The applicant will provide the permit set of drawings to HPC staff for review and stamping prior to applying for the building permit with DPS.

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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER Scott Busby & Anne Gluska TELEPHONE NO. (202) 544-0481
(Contract/Purchaser) (Include Area Code)
 ADDRESS 7319 Baltimore Ave Takoma Park MD 20912
CITY STATE ZIP
 CONTRACTOR _____ TELEPHONE NO. _____
 PLANS PREPARED BY PAUL TRESEDER CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. 501-320-1580
(Include Area Code)
 REGISTRATION NUMBER 6283-R

LOCATION OF BUILDING/PREMISE
 House Number 7319 Street Baltimore Ave
 Town/City Takoma Park Election District _____
 Nearest Cross Street Albany Ave
 Lot 8 Block 78 Subdivision Takoma Park
 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 _____
 1B. CONSTRUCTION COSTS ESTIMATE \$ \$35,000
 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? YES

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

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.

Signature of owner or authorized agent (agent must have signature notarized on back) PAUL TRESEDER Date APRIL 1 1998

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9804010127 FILING FEE: \$ _____
 DATE FILED: 4-1-98 PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

(4)

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

The existing house is a very good example of a turn-of-the-century Takoma Park house. It sits on a generous lot on a street with an eclectic mix of houses, including several of a similar vintage. The house is badly in need of repair to porches & siding.

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

The new work is the infill of the existing back porch. The proposed structure is recessed 6" on both exterior walls in order to retain the lines of the existing porch post & beams. Windows proposed are 2' x 5' casements, whose proportions are similar to the lights in the existing 2/2 double-hung windows. Beaded vertical siding, such as was traditionally used on porches and utility areas, is proposed for the wall under the windows. The overall effect is intended to clearly show that this is an infilled porch, which could be reversed in a future life.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

- b. the relationship of this design to the existing resource(s):

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Jeau T. Mills
 Address 7315 Baltimore Ave
 City/Zip Takoma Park Md. 20912

2. Name Mark Ginsburg & Elaine Anderson
 Address 7325 Baltimore Ave
 City/Zip Takoma Park, Md. 20912

3. Name Walter Penney & Cheryl Brand
Address 7318 Baltimore Ave
City/Zip Takoma Park Md 20912

4. Name Gwendolyn Grosjean
Address 226 Shorey Road
City/Zip Silver Spring, Md. ~~20910~~ 20901
(owner of 7320 Baltimore Ave)

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

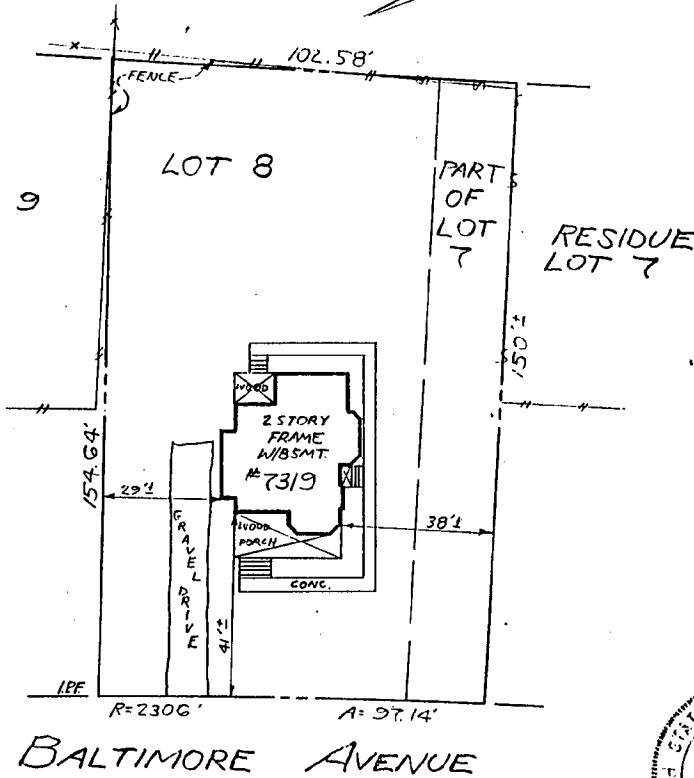
8

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NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 2006 Date of Map: 8-5-91 Flood Zone: "C"

NOTE: No property corners found or set unless otherwise noted.

NOTE: The accuracy of this survey and the apparent setback distances is 2Ft. 1/2"



BALTIMORE AVENUE

LOCATION DRAWING
 LOT 8 & PART OF LOT 7
 BLOCK 78
 T.P.L & T. CO.'S
 SUBDIVISION OF TAKOMA PARK
 MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

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Michael J. Bazis
 Michael J. Bazis RPLS #10956

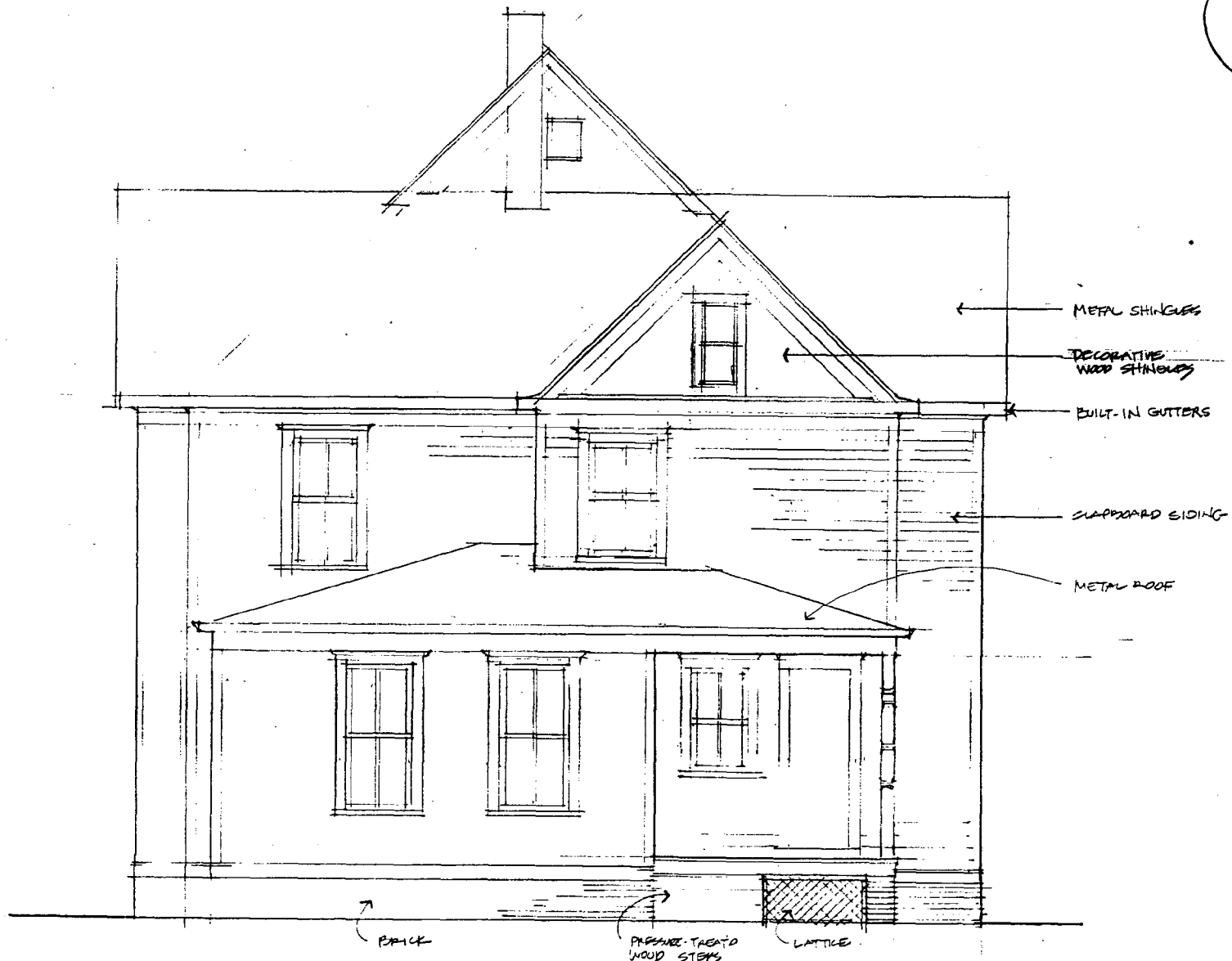
THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 98.0183 H	DATE 2-23-98
FIELD B.B.	DRAFT <i>W CB</i>
	P.B. B P# 23
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 10111 COLESVILLE ROAD, SUITE 133
 SILVER SPRING, MARYLAND 20901
 (301) 693-8005
 FAX: (301) 681-7216

9

10



REAR ELEVATION (EXIST'G)
scale. 1/4" = 1'-0"

11



REAR ELEVATION (PROPOSED)

21



SIDE ELEVATION (EXISTING)
SCALE: 1/4" = 1'-0"

13



SIDE ELEVATION (PROPOSED)



side view of porch
(from east)



view of property
from street



rear view of
porch



side view of
porch



view of house
from west



view of porch from
SW corner of house



7320 Baltimore
(containing property)



7325 Baltimore
(adjacent property)



7315 Baltimore
(adjacent property)

