



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert Sutton  
Chairman

Date: February 13, 2024

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Chris Berger  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1053854 - Retroactive fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with two conditions** at the January 10, 2024, HPC meeting:

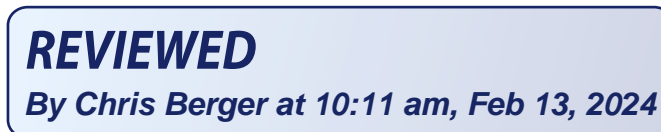
1. The applicant shall remove the vinyl fence post caps on the wood and wire fencing and replace them with metal caps within 30 days of HPC approval.
2. The applicant shall revise the plans to provide specifications for the extenders placed on top of the chain-link fence along the north property boundary.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Pamela Coukos  
Address: 7403 Baltimore Ave., Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Chris Berger at 301-495-4571 or [chris.berger@montgomeryplanning.org](mailto:chris.berger@montgomeryplanning.org) to schedule a follow-up site visit.





**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**FOR STAFF ONLY:**

**HAWP#** 1053854

**DATE ASSIGNED** \_\_\_\_\_

**APPLICANT:**

Name: Pamela Coukos

E-mail: pcoukos@gmail.com

Address: 7403 Baltimore Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 510-292-0129

Tax Account No.: 01066038

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name Takoma Park  
 No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7403 Street: Baltimore Avenue

Town/City: \_\_\_\_\_ Nearest Cross Street: Eastern/Philadelphia

Lot: 2 Block: 79 Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

New Construction

Deck/Porch

Shed/Garage/Accessory Structure

Addition

Fence

Solar

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Hardscape/Landscape

Tree removal/planting

Roof

Window/Door

Other: \_\_\_\_\_

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By Chris Berger at 10:11 am, Feb 13, 2024

make the foregoing application, that the application is correct and approved by all necessary the issuance of this permit.

12/19-2023

Signature of owner or authorized agent

Date

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

**Owner's mailing address**  
7403 Baltimore Avenue  
Takoma Park, MS 20912

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Ilana Preuss and Hadar Suskind  
7401 Baltimore Avenue  
Takoma Park, MD 20912 (Adjacent)

Laura Steinberg  
7405 Baltimore Avenue  
Takoma Park, MD 20912 (Adjacent)

7407 Baltimore Avenue, Takoma Park MD  
20912

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Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This is a Craftsman style two story gabled roof bungalow style single family home built in 1933 with a brown wood-shingled exterior and green wood trim, and a columned front porch extending the length of the front facade. All windows on the main floor are double hung sash windows with 6 panes above and a single pane below. The upper dormers on the front and back of the house each have 2-pairs of six-paned wood framed casement windows. There is a masonry fireplace on the side of the house and masonry footings on the porch. The front door is paneled with six panes of glass in the top third.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Retroactive permit for installation of fence. Black chain link 6 feet high in rear of property and along side property lines.

Wood and wire mesh in side yard, 5 feet high.



Work Item 1: Fence

Description of Current Condition:  
Fence has been installed.

Proposed Work:  
Retroactive permit for installation of fence. Black chain link 6 feet high in rear of property and along side property lines.  
  
Wood and wire mesh in side yard, 5 feet high.

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

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## HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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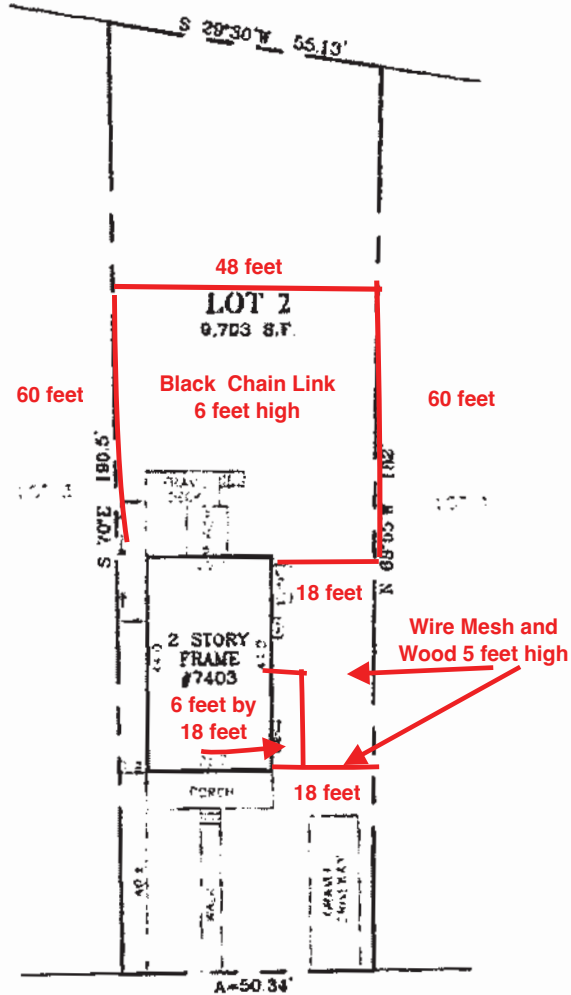
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**CONSUMER INFORMATION NOTES**

1. This plan is a benefit to a consumer 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.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

**Notes:**

1. Flood zone 'X' per H.U.D. panel No. 0460D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet. No property owners confirmed. Fences, if shown, have been located by approximate methods.



**BALTIMORE AVENUE**  
(40' R/W)

LOCATION DRAWING  
LOT 2, BLOCK 79  
TAKOMA PARK LOAN & TRUST  
COMPANY'S ADDITION TO  
TAKOMA PARK  
COUNTY, MARYLAND



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*[Signature]*

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SNIDER & ASSOCIATES LAND SURVEYORS	
202 Goldenrod Lane, Suite 110 Preston, Maryland 20878 948-5100 Fax 301/948-1288	
DATE OF LOCATIONS	SCALE 1" = 30'
WALL CHECK	DRAWN BY J.T.H.
HSE LOC 4-22-11	JOB NO: 11-01278



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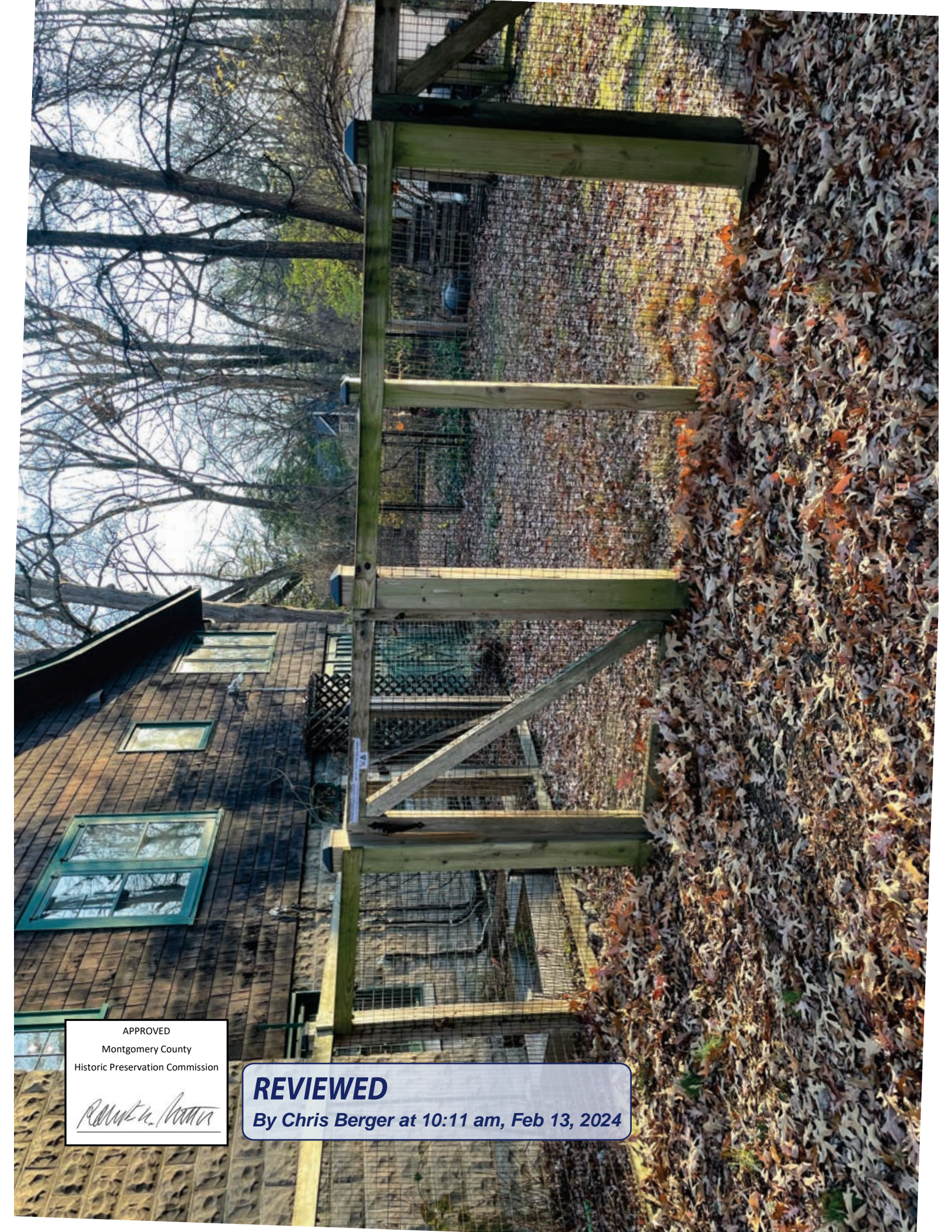




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Chris Berger Site Visit  
7403 Baltimore Ave.  
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Front façade of subject property

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Wood and wire fence in side yard

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Chain-link fence is rear yard

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Chris Berger Site Visit  
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Wood and wire fence that connects to 7401 Baltimore Ave.

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Chris Berger Site Visit  
7403 Baltimore Ave.  
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Chain-link fence with extenders along north property line with 7407 Baltimore Ave.



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Chris Berger Site Visit  
7403 Baltimore Ave.  
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Chain-link fence with extenders along north property line with 7407 Baltimore Ave.

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Chris Berger Site Visit  
7403 Baltimore Ave.  
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Chain-link fence with extenders along north property line with 7407 Baltimore Ave.



Chris Berger Site Visit  
7403 Baltimore Ave.  
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Chain-link fence at rear property line.

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Chris Berger Site Visit  
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Chain-link fence in rear yard.



Chris Berger Site Visit  
7403 Baltimore Ave.  
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Chain-link fence and wood and wire fence.



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Wood and wire fence in side yard.

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Fence cap detail.

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Wood and wire fence in side yard.

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**PLEASE**  
(UNLESS YOU

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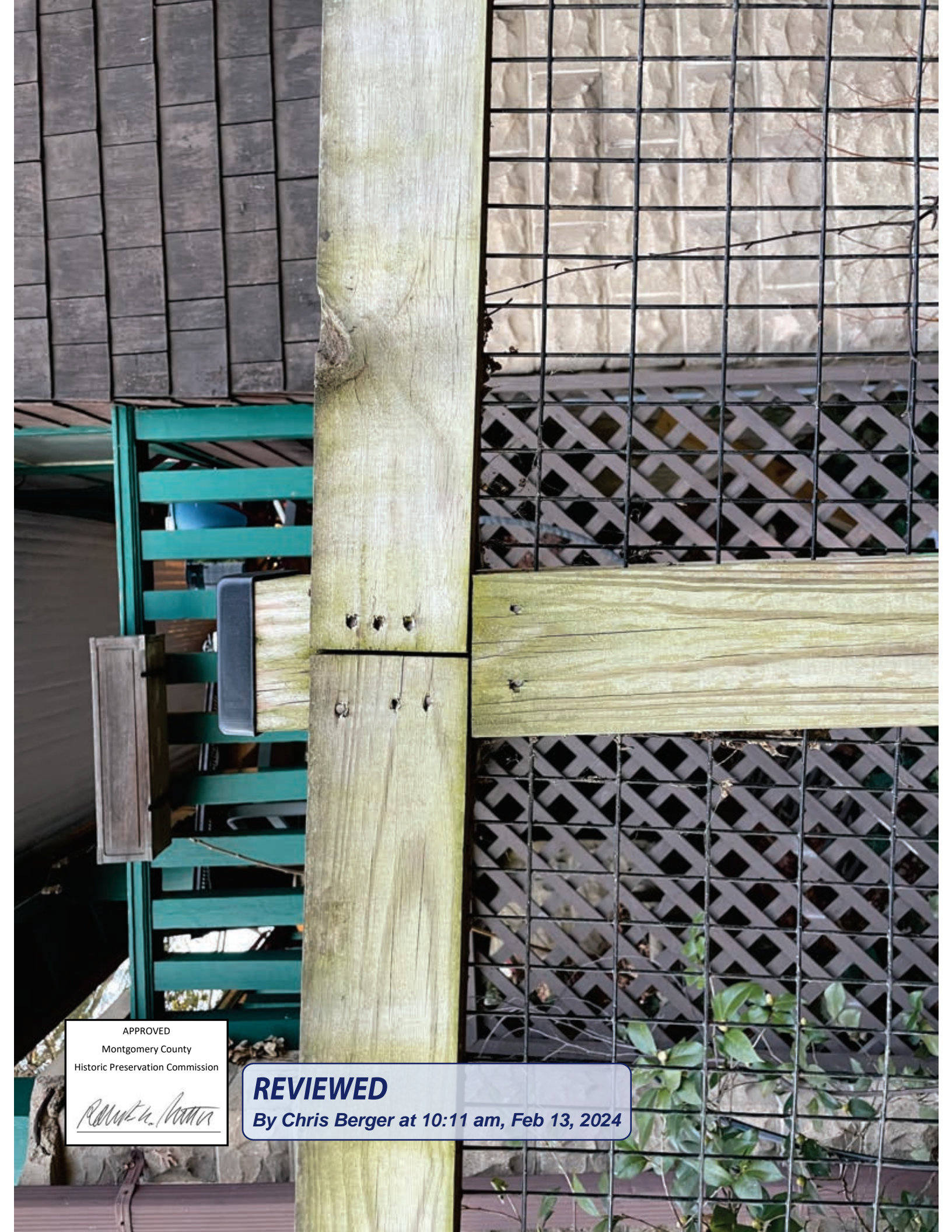
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