



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: July 10, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1030519: Fenestration alterations, roof and siding replacement, and other alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with five (5) conditions** at the June 14, 2023 HPC meeting.

- 1. The applicant shall clarify or amend the submit the dimensions of the ribbon driveway and clarify the material adjacent to the historic house (noted in Figure 3).**
- 2. The applicant shall note the material of the post caps for the fence and gates. The caps shall be either wood or metal.**
- 3. The applicant shall amend the site plan to specify whether the river gravel extends under the enclosed rear porch.**
- 4. The applicant shall specify the materials shown adjacent to the south elevation of the house (noted in Figure 7).**
- 5. The applicant shall clarify or amend the proposed heights of the retaining wall as shown on Sheets SP 1.0 and EL 1.0. The heights of the wall fails to correspond to one another.**

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: Andrew Moore – McHale Landscape Design (Agent)
Address: 7311 Baltimore 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. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or Michael.Kyne@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# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

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 ___No/Individual

Is there an Historic Preservation/Land Trust/Environmental Easement map of the easement and documentation from the Easement Holder?

Are other Planning and/or Hearing Examiner Approvals (Conditional Use, Variance, Record Plat, etc.) included in supplemental information.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

REVIEWED
By Michael Kyne at 12:11 pm, Jul 10, 2023

Building Number: _____ Street: _____
Town/City: _____ Nearest Cross Street: _____
Lot: _____ Block: _____ 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, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

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	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

APPROVED
Montgomery County
Historic Preservation Commission



REVIEWED
By Michael Kyne at 12:11 pm, Jul 10, 2023

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

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


Work Item 1: _____

Description of Current Condition:	Proposed Work:
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Work Item 2: _____

Description of Current Condition:	Proposed Work:
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Montgomery County
Historic Preservation Commission



REVIEWED
By Michael Kyne at 12:11 pm, Jul 10, 2023

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	*	*	*	*	*		*

REVIEWED
By Michael Kyne at 12:11 pm, Jul 10, 2023

APPROVED
Montgomery County
Historic Preservation Commission



SITE INFORMATION

PROPERTY INFORMATION
OWNERS: BRIAN KARFUNKEL & ELIZA JACOBS
TAX ACCOUNT: 13-01065034
PROJECT ADDRESS: 7311 BALTIMORE AVE.
TAKOMA PARK, MD 20912
MUNICIPALITY: TAKOMA PARK
HISTORIC SITE/DISTRICT: TAKOMA PARK HISTORIC DISTRICT
MAP: JN42
GRID: 0000
PARCEL: 0000
NEIGHBORHOOD: 13052505.16
SUBDIVISION: 0025
SECTION: -
BLOCK: 78
LOT: 5
PROPERTY LAND AREA: 7,500 SF
ZONING: R-60
PRINCIPAL BUILDING SETBACKS (MIN):
FRONT: 25'
SIDE STREET SETBACK, ABUTTING LOT FRONTS 25'
ON THE SIDE STREET AND IS IN A RESIDENTIAL
DETACHED ZONE:
SIDE STREET SETBACK, ABUTTING LOT DOES 15'
NOT FRONT ON THE SIDE STREET OR IS NOT IN
A RESIDENTIAL DISTRICT:
SIDE: 8'
SUM OF SIDE SETBACKS: 18'
REAR SETBACK: 20'
ACCESSORY STRUCTURE SETBACKS (MIN):
FRONT: 60'
SIDE STREET SETBACK, ABUTTING LOT FRONTS 25'
ON THE SIDE STREET AND IS IN A RESIDENTIAL
DETACHED ZONE:
SIDE STREET SETBACK, ABUTTING LOT DOES 15'
NOT FRONT ON THE SIDE STREET OR IS NOT IN
A RESIDENTIAL DISTRICT:
SIDE: 5'
REAR SETBACK, ON A CORNER LOT WHERE 10'
ABUTTING LOT FRONTS ON THE SIDE STREET
AND IS IN RESIDENTIAL DETACHED ZONE:
REAR SETBACK, IF NOT OTHERWISE 5'
ADDRESSED:
WSSC GRID: 209NW01
SEPTIC TIER: TIER 1: SEWER EXISTING
WATER/SEWER CATEGORY: W-1/S-1

DESCRIPTION OF PROPERTY

Victorian style house with yellow painted horizontal siding with light blue and maroon trim accents. Front yard is sitting on a slight cross slope from the street with a large Oak tree dominating the space. The front also consists of a failing concrete retaining wall and settling brick walkway. The asphalt driveway is on the front left side of the property and is showing cracking from settling. The front right side of the property is covered with a river gravel with a 2x2 concrete paver walkway. There are two separate wood picket fences that block off the rear of the property. The rear of the property contains a deck and screened in porch that pick up from the house's architecture. The rear yard is an open sloped turf yard that leads into a wooded bamboo section in the rear of the property.

DESCRIPTION OF WORK PROPOSED

Front concrete failing retaining wall to be removed and replaced in kind with Luna Azul full building stone wall with 2" thick flagstone cap. Wall elevations to remain the same as existing. Settling front brick walkway to be replaced in kind with irregular broken flagstones. The asphalt driveway to be removed and replaced with impervious concrete. Wood side picket fences to be repaired and replaced. Proposed front landscaping to include new plantings to supplement the existing trees including, but not limited to, boxwood, azalea, hydrangea, fern, and astilbe. Side concrete 2x2 pavers to be removed and replaced with flagstone stepping stones.

CONTRACTOR (AGENT) CONTACT INFORMATION

ANDREW MOORE - DESIGNER/PROJECT MANAGER
EMAIL - ANDREWMOORE@MCHALELANDSCAPE.COM
CELL - 240-565-4069
ADDRESS - 6212 LEAPLY ROAD, UPPER MARLBORO,
MD 20772

MATT RHODERICK - REGISTERED LANDSCAPE
ARCHITECT
EMAIL - MATTR@MCHALELANDSCAPE.COM
CELL - 301-512-8234
ADDRESS - 6212 LEAPLY ROAD, UPPER MARLBORO,
MD 20772

INDEX

CL 1.0 - COVER LETTER/WRITTEN DESCRIPTION

SP 1.0 - SITE PLAN

EL 1.0 - ELEVATIONS

MS 1.0 - MATERIAL SELECTIONS

EP 1.0 - EXISTING PHOTOS

TS 1.0 - TREE SURVEY

PA 1.0 - PROPERTY OWNER ADDRESSES

REVISED 06/19/23 TO ADDRESS HPC (5) CONDITIONS FOR APPROVAL OF HAWP

1. The applicant shall clarify or amend the submit the dimensions of the ribbon driveway and clarify the material adjacent to the historic house (noted in Figure 3).

- DIMENSIONS OF THE DRIVEWAY RIBBON HAVE BEEN ADDED TO SHEET SP 1.0. THE MATERIAL ADJACENT TO THE DRIVEWAY HAS BEEN CLARIFIED AS WASHED RIVER GRAVEL TO MATCH THE OTHER PROPOSED GRAVEL.

2. The applicant shall note the material of the post caps for the fence and gates. The caps shall be either wood or metal.

- THE MATERIAL OF THE POST CAPS WILL BE WOOD. ALSO NOTED ON SHEET EL 1.0.

3. The applicant shall amend the site plan to specify whether the river gravel extends under the enclosed rear porch.

- THE SITE PLAN (SHEET SP 1.0) HAS BEEN AMENDED TO SHOW THE EXTENT OF THE RIVER GRAVEL. THE GRAVEL WILL EXTEND UNDER THE ENCLOSED REAR PORCH.

4. The applicant shall specify the materials shown adjacent to the south elevation of the house (noted in Figure 7).

- STONE CHECK DAMS ARE ALSO PROPOSED IN THIS PROJECT. THEIR INTENTION IS TO SLOW DOWN THE FLOW OF WATER ON SITE. SP 1.0 HAS BEEN UPDATED WITH CALLOUT, AND MS 1.0 HAS BEEN UPDATED TO INCLUDE AN EXAMPLE PHOTO FROM A PREVIOUS PROJECT.

5. The applicant shall clarify or amend the proposed heights of the retaining wall as shown on Sheets SP 1.0 and EL 1.0. The heights of the wall fails to correspond to one another.

- THE PROPOSED HEIGHTS HAVE BEEN AMENDED ON SHEET SP 1.0

REVIEWED

By Michael Kyne at 12:11 pm, Jul 10, 2023

APPROVED
Montgomery County
Historic Preservation Commission



DATE: 05/08/23

Sheet: CL 1.0

Sheet 1 of 7
Revisions

SCALE: NTS

JACOBS - KARFUNKEL
RESIDENCE
7311 BALTIMORE AVE
TACOMA PARK, MD 20912

COVER LETTER -
WRITTEN
DESCRIPTION



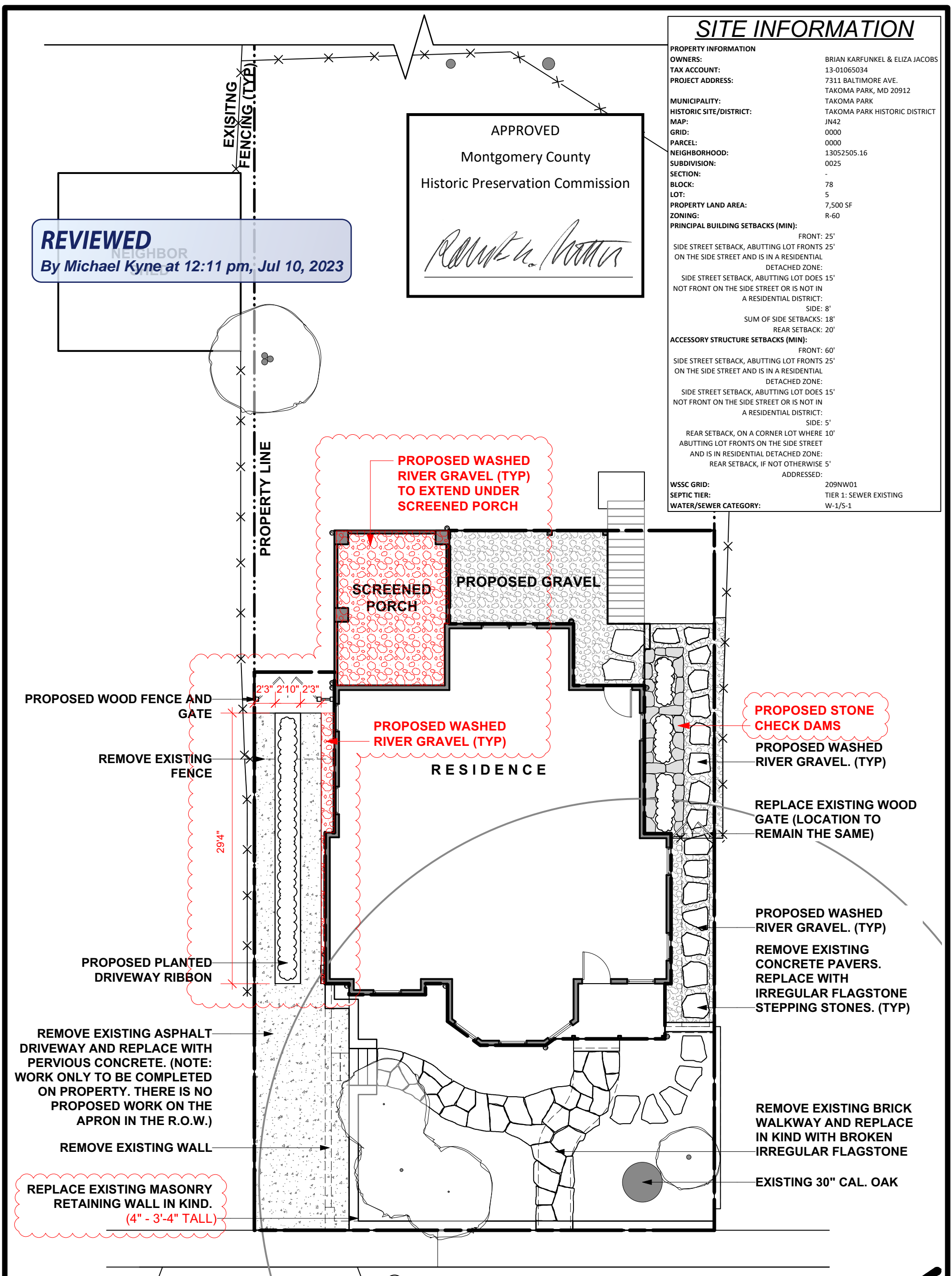
MCHALE
LANDSCAPE
DESIGN, INC.
911 WEST STREET
ANNAPOLIS, MD 21401
(410) 990-0894
FAX (410) 990-0897
www.mchalelandscape.com

SITE INFORMATION

PROPERTY INFORMATION	
OWNERS:	BRIAN KARFUNKEL & ELIZA JACOBS
TAX ACCOUNT:	13-01065034
PROJECT ADDRESS:	7311 BALTIMORE AVE. TAKOMA PARK, MD 20912
MUNICIPALITY:	
HISTORIC SITE/DISTRICT:	TAKOMA PARK HISTORIC DISTRICT
MAP:	JN42
GRID:	0000
PARCEL:	0000
NEIGHBORHOOD:	13052505.16
SUBDIVISION:	0025
SECTION:	-
BLOCK:	78
LOT:	5
PROPERTY LAND AREA:	7,500 SF
ZONING:	R-60
PRINCIPAL BUILDING SETBACKS (MIN):	
	FRONT: 25'
SIDE STREET SETBACK, ABUTTING LOT FRONTS 25'	
ON THE SIDE STREET AND IS IN A RESIDENTIAL	
DETACHED ZONE:	
SIDE STREET SETBACK, ABUTTING LOT DOES 15'	
NOT FRONT ON THE SIDE STREET OR IS NOT IN	
A RESIDENTIAL DISTRICT:	
	SIDE: 8'
	SUM OF SIDE SETBACKS: 18'
	REAR SETBACK: 20'
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	AND IS IN RESIDENTIAL DETACHED ZONE:
	REAR SETBACK, IF NOT OTHERWISE 5'
	ADDRESSED:
WSSC GRID:	209NW01
SEPTIC TIER:	TIER 1: SEWER EXISTING
WATER/SEWER CATEGORY:	W-1/S-1

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Michael Kyne at 12:11 pm, Jul 10, 2023



REVISED 06/19/23 TO ADDRESS HPC (5) CONDITIONS FOR APPROVAL OF HAWP

DATE: 05/08/23
Sheet: SP 1.0
Sheet 2 of 7
Revisions
SCALE: 1" = 10'0"

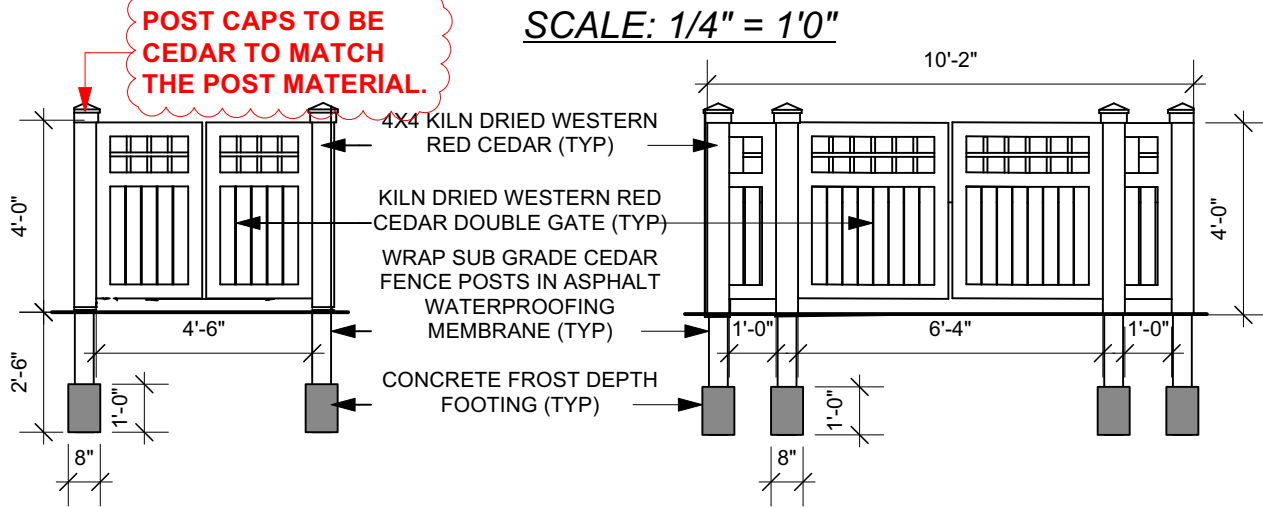
**JACOBS - KARFUNKEL
RESIDENCE**
7311 BALTIMORE AVE
TACOMA PARK, MD 20912

SITE PLAN

McHALE
LANDSCAPE
DESIGN, INC.
911 WEST STREET
ANNAPOLIS, MD 21401
(410) 990-0894
FAX (410) 990-0897
www.mchalelandscape.com

CEDAR FENCE AND GATE DETAIL ELEVATION

SCALE: 1/4" = 1'0"



CEDAR GATE EXAMPLE PHOTO
SCALE: N.T.S.

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ADDRESS:	
WSSC GRID:	209NW01
SEPTIC TIER:	TIER 1: SEWER EXISTING
WATER/SEWER CATEGORY:	W-1/S-1

FRONT STONE WALL ELEVATION

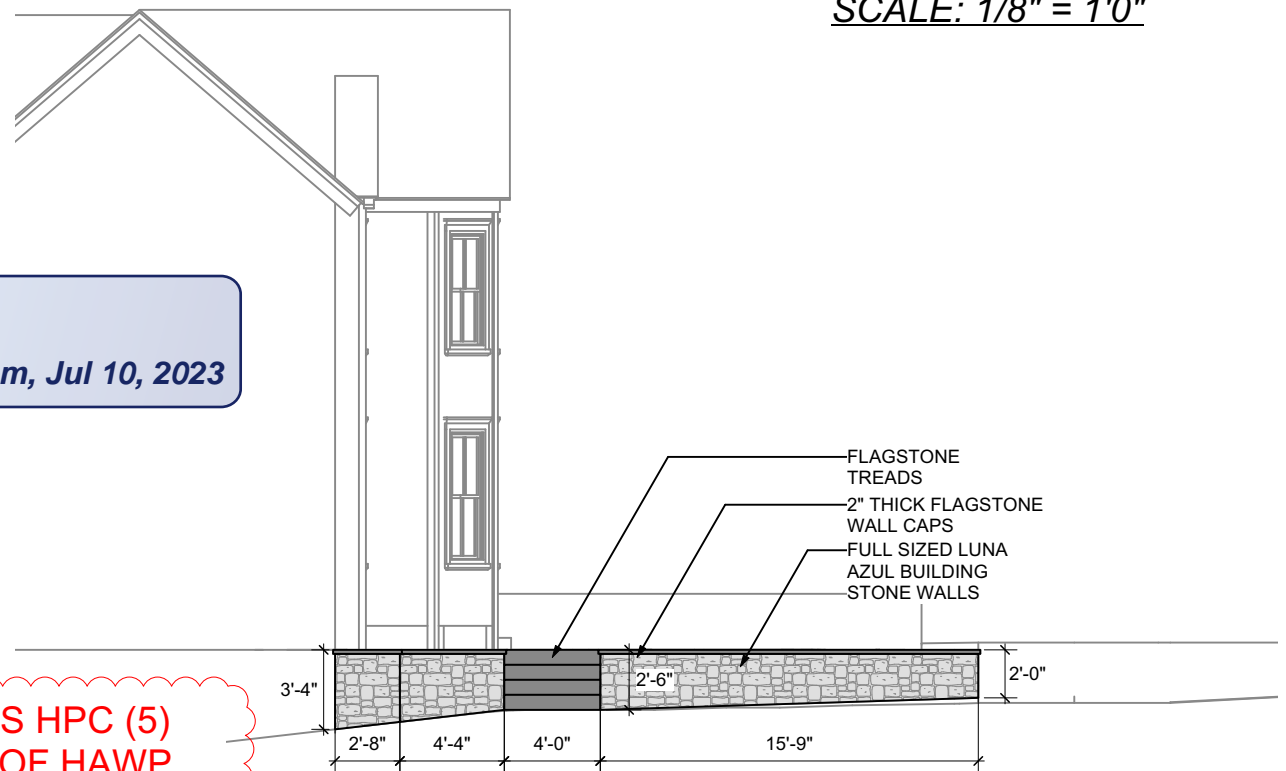
SCALE: 1/8" = 1'0"



APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Porter

SIDE STONE WALL ELEVATION

SCALE: 1/8" = 1'0"



REVIEWED

By Michael Kyne at 12:11 pm, Jul 10, 2023

REVISED 06/19/23 TO ADDRESS HPC (5) CONDITIONS FOR APPROVAL OF HAWP

DATE: 05/08/23

Sheet: EL 1.0

Sheet 3 of 7
Revisions

SCALE: AS NOTED

**JACOBS - KARFUNKEL
RESIDENCE**
7311 BALTIMORE AVE
TACOMA PARK, MD 20912

ELEVATIONS



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(410) 990-0894
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www.mchalelandscape.com

CEDAR FENCE AND GATES: WESTERN RED CEDAR



BROKEN IRREGULAR FLAGSTONE



SITE INFORMATION

PROPERTY INFORMATION	
OWNERS:	BRIAN KARFUNKEL & ELIZA JACOBS
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SEPTIC TIER:	TIER 1: SEWER EXISTING
WATER/SEWER CATEGORY:	W-1/S-1

FRONT RETAINING WALLS: LUNA AZUL BUILDING STONE

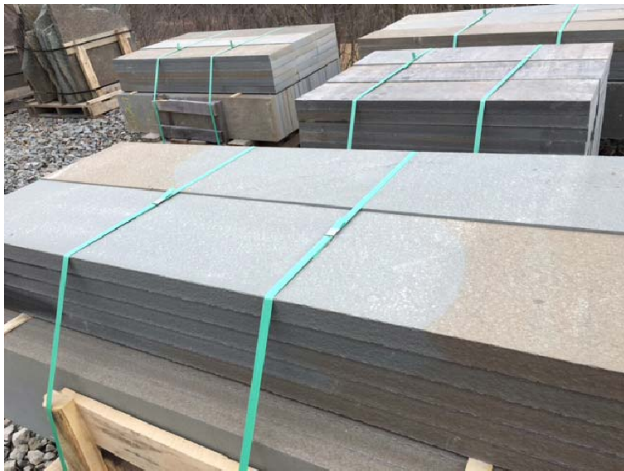


APPROVED
Montgomery County
Historic Preservation Commission
Ronald H. Potter



REVIEWED
By Michael Kyne at 12:11 pm, Jul 10, 2023

FRONT RETAINING WALLS: FLAGSTONE STONE CAP AND TREADS



PERVIOUS CONCRETE DRIVEWAY



REVISED 06/19/23 TO ADDRESS HPC (5) CONDITIONS FOR APPROVAL OF HAWP



DATE: 05/08/23
Sheet: MS 1.0
Sheet 4 of 7
Revisions
SCALE: NTS

JACOBS - KARFUNKEL
RESIDENCE
7311 BALTIMORE AVE
TACOMA PARK, MD 20912

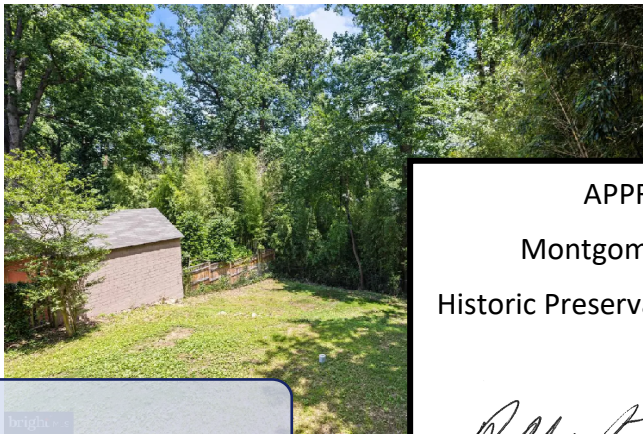
MATERIAL
SPECIFICATIONS

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FAX (410) 990-0897
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SITE INFORMATION

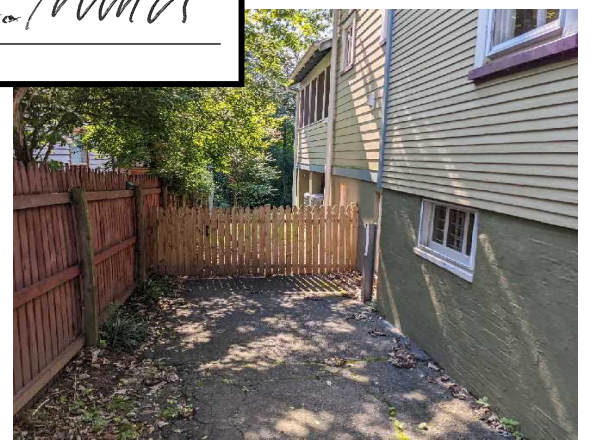
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WSSC GRID:	209NW01
SEPTIC TIER:	TIER 1: SEWER EXISTING
WATER/SEWER CATEGORY:	W-1/S-1



APPROVED
Montgomery County
Historic Preservation Commission

Robert A. Norton

REVIEWED
By Michael Kyne at 12:11 pm, Jul 10, 2023



REVISED 06/19/23 TO ADDRESS HPC (5) CONDITIONS FOR APPROVAL OF HAWP

DATE: 05/08/23
Sheet: EP 1.0
Sheet 5 of 7
Revisions
SCALE: NTS

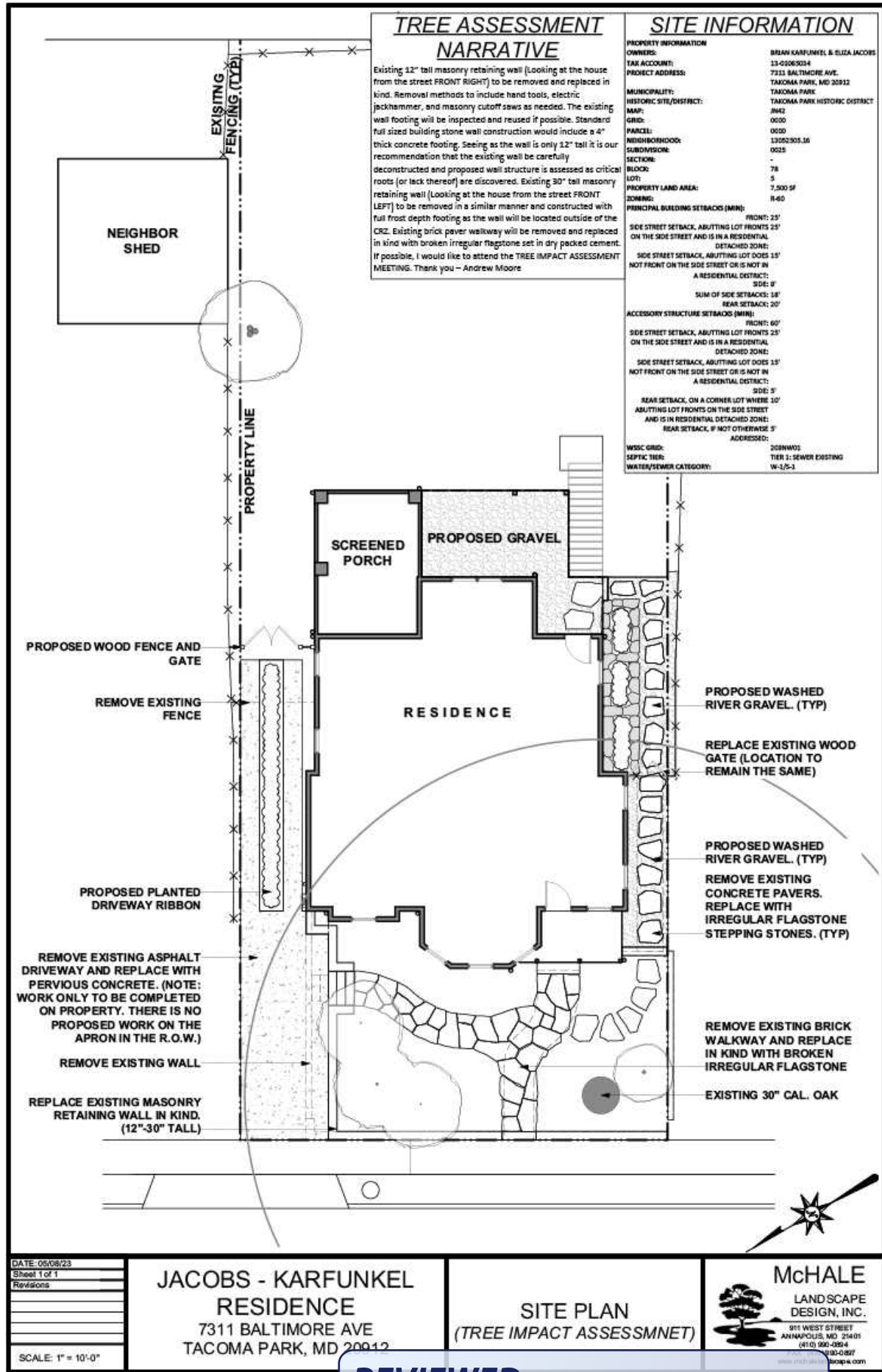
**JACOBS - KARFUNKEL
RESIDENCE**
7311 BALTIMORE AVE
TACOMA PARK, MD 20912

EXISTING PHOTOS

McHALE
LANDSCAPE
DESIGN, INC.

911 WEST STREET
ANNAPOLIS, MD 21401
(410) 990-0894
FAX (410) 990-0897
www.mchalelandscape.com

NOTE: ALL SIGNIFICANT TREES HAVE BEEN ACCOUNTED FOR IN THE SITE PLAN. FURTHER MORE THE URBAN FORESTER FOR TAKOMA PARK HAS BEEN NOTIFIED AND IS COMPLETING A TREE IMPACT ASSESSMENT.



APPROVED
 Montgomery County
 Historic Preservation Commission

Robert H. ...

REVIEWED
 By Michael Kyne at 12:11 pm, Jul 10, 2023

CITY OF TAKOMA PARK MARYLAND

My TKPK Online

Main Menu

- Home
- Submit a Request
- Report a Violation
- My Request Center

Online Payment Services

- Landlord Registration and Licensing Fee
- Parking Fines
- Recreation Programs Fee

Other Resources

- City Calendar

Reference No: W010699-050823
 Contact E-Mail: andrewm@mchalelandscape.com

RE: Tree Impact Assessment Request, Reference # W010699-050823

Dear Andrew Moore,
 Thank you. Your request has been submitted. An invoice for the \$50 inspection fee is now ready. Your application will not be processed until payment has been received. Please click the link below to navigate to the invoice payment page.

Pay My Invoice
 You can also send check or money order to:
 Takoma Park Public Works Department
 31 Oswego Avenue
 Takoma Park, MD 20912
 Please make payment out to: City of Takoma Park

Powered by GovQA

REVISED 06/19/23 TO ADDRESS HPC (5) CONDITIONS FOR APPROVAL OF HAWP

DATE: 05/08/23
 Sheet: TS 1.0
 Sheet 6 of 7
 Revisions
 SCALE: NTS

JACOBS - KARFUNKEL RESIDENCE
 7311 BALTIMORE AVE
 TACOMA PARK, MD 20912

TREE SURVEY

MCHALE
 LANDSCAPE DESIGN, INC.
 911 WEST STREET ANNAPOLIS, MD 21401
 (410) 990-0894
 FAX (410) 990-0897
 www.mchalelandscape.com

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

Owner's mailing address 7311 Baltimore Ave, Takoma Park, MD 20912	Owner's Agent's mailing address Andrew Moore - McHale Landscape Design - 6212 Leaply Road, Upper Marlboro, MD 20772
---	--

Adjacent and confronting Property Owners mailing addresses

Sloss, Edward - 7313 Baltimore Ave, Takoma Park, MD 20912	Brown, Ellen - 7310 Baltimore Ave, Takoma Park, MD 20912
Sandberg, William & Bernard, Catherine - 7301 Baltimore Ave, Takoma Park, MD 20912	Augustin, Konrad - 7312 Baltimore Ave, Takoma Park, MD 20912
Hagerman, Richard & Spatig, Amerikaner - 7308 Baltimore Ave, Takoma Park, MD 20912	Soloman, Harvey - 7316 Piney Branch Road, Takoma Park, MD 20912

APPROVED
 Montgomery County
 Historic Preservation Commission



REVIEWED
 By Michael Kyne at 12:11 pm, Jul 10, 2023

REVISED 06/19/23 TO ADDRESS HPC (5)
 CONDITIONS FOR APPROVAL OF HAWP

DATE: 05/08/23
Sheet: PA 1.0
Sheet 7 of 7
Revisions
SCALE: NTS

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 ADDRESSES

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