

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7210 Spruce Ave., Takoma Park	<b>Meeting Date:</b>	1/23/2019
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	1/16/2019
<b>Applicant:</b>	Miki Matsuura	<b>Public Notice:</b>	1/9/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-19B	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Fence Replacement		

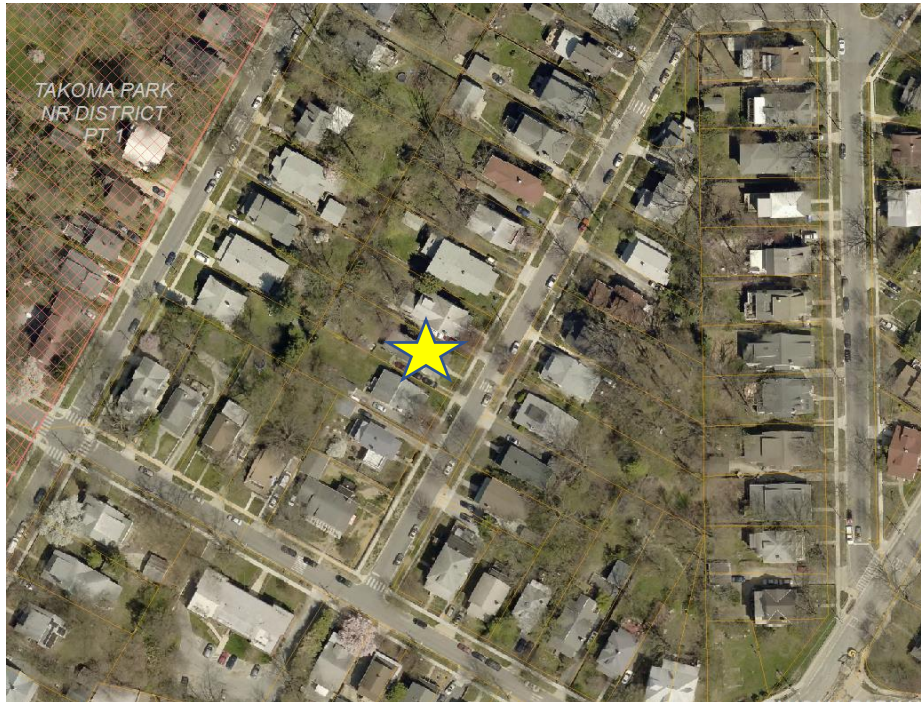
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**STAFF RECOMMENDATION:**

- Approve**
- Approve with conditions**

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing building to the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** 1923



*Figure 1: 7210 Spruce is near the intersection of Spruce and Tulip Ave., outside the Takoma Park National Register Historic District.*

**PROPOSAL**

The applicant proposed to remove the existing 6' (six foot) tall wood picket fence along the north property line and install a 6' tall board fence in its place. The applicant also proposes to continue this new fence along the west property boundary to the rear. The entirety of this fence is to the rear of the house's rear wall plane. Staff has verified that no trees will be impacted by this proposal and recommends approval.

**APPLICABLE GUIDELINES:**

The Expedited Staff Report format may be used on the following type of cases:

10. 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.

**Montgomery County Code; Chapter 24A-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

**Secretary of the Interior's Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: miki.matsuura39@gmail.com Contact Person: Ms. Miki Matsuura  
Daytime Phone No.: (202) 714-4611

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Ms. Miki Matsuura Daytime Phone No.: (202) 714-4611  
Address: 7210 Takoma Park Spruce Avenue 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

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

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7210 Street: Spruce Avenue  
Town/City: Takoma Park Nearest Cross Street: Tulip Avenue  
Lot: 37 Block: 8 Subdivision: District 13  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PROJECT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ ~ \$4000

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

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.

Signature of owner or authorized agent

12/22/18

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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**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:

See attached documents.

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

See attached documents.

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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 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.

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.

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<p>Ms. Miki Matsuura 7210 Spruce Avenue Takoma Park, MD 20912</p>	
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<p>Matthew Gorman 7208 Spruce Avenue Takoma Park, MD 20912</p>	
<p>Yuri Zelinsky 7212 Spruce Avenue Takoma Park, MD 20912</p>	
<p>Barry Mashall Pauls 7207 Willow Avenue Takoma Park, MD 20192</p>	

## Fence Project

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

The back yard of 7210 Spruce Ave is currently enclosed on two sides by a combination of wood stockade and chain link fence. Along the property line with 7212 Spruce, serious deterioration of the wooden length of the fence has occurred, and portions of the fence are now collapsing. The chain link portion of the fence along the property line with 7212 Spruce is intact and in good condition. Along the back of the property abutting 7207 Willow Ave, there is also a chain link fence which is in good condition.

**Fence Portion Along 7210 & 7212 Spruce (See diagram)**

The current wooden fence portion along 7210 Spruce and 7212 Spruce is collapsing. This fence has a nominal height of 6 feet, and extends from the house to the property line, then turns 90 degrees and follows an approximate path along the property line. The boundary survey conducted on March 23, 2018 shows that the existing fence dividing 7210 Spruce and 7212 Spruce deviates from the property line, progressing slightly diagonal over onto the property of 7212 Spruce about halfway through its run. The existing wooden fence portion is currently leaning towards the property of 7210 Spruce (applicant), causing safety issues when mowing.

**Fence Portion Between 7210 Spruce and 7207 Willow (See diagram)**

The chain-link fence that approximately divides the line between 7210 Spruce and 7207 Willow is not on the property line, and is entirely on the property of 7207 Willow.

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

The project involves installing new fence on the side and back of 7210 Spruce Ave ("L" shape as shown in the diagram) to replace existing fallen wooden fence and ensure the safety of residents in both properties, and provide a firm definition to our adjacent neighbors' properties. Note that the new fence will follow the same approximate path of the old combination of wood and metal fences ("L" shape), but will create a path of fence that is 100% wood and on the property line. We will not be adding any gates.

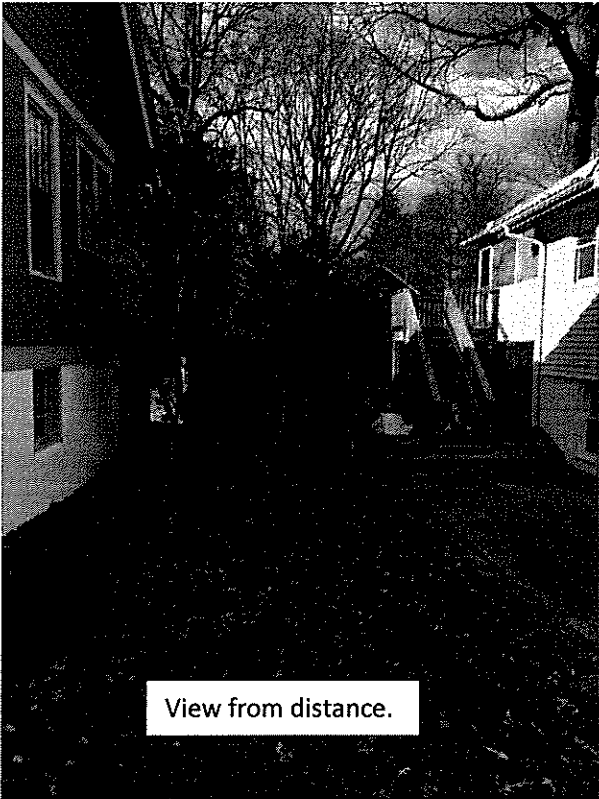
Prior written notice (outside of the notice that will be provided as part of this HAWP Application) has been given to abutters at 7212 Spruce and 7207 Willow of our intent. As the current fence slightly crosses property lines, sections of fence not on our property (up to the nearest post) will not be removed by our contractor, and remain the responsibility of the abutters to maintain, remove, or replace. The abutter at 7212 Spruce has indicated that they will address the remaining section of chain link fence on their property according to their wishes.

The project will not substantially alter the exterior features or historic appearance of the properties concerned and is compatible in character and nature with the historical, architectural and cultural features. The new fence materials chosen closely approximate the wood portion it will replace, and the path of the new fencing appears from a distance vantage to be on the same line as the old fencing.

**New Fence Materials**

The new fence will be 6' high flat board fence made from pressure treated wood, and will be installed sloped to grade with the finished side will facing out. Posts will be set in a dry packed concrete at the base of posts and will have black caps.

**Photographs**



Detail: Photo showing front view between 7210 Spruce and 7212 Spruce.



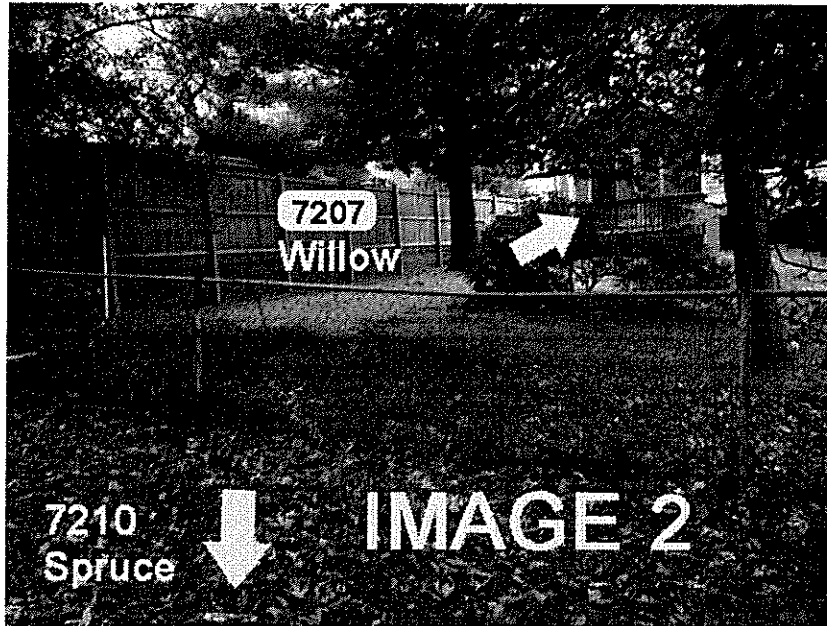


Detail: Image 1 – Short section of fence tied from house to property line. See the diagram we provided which indicates location of photo.

Note that that shrub pictured has max trunk diameter of 4.5 inches or less and will not be removed or harmed as part of project.







Detail: Image 2 – Rear section of existing metal fence between 7210 Spruce Ave and 7207 Willow Ave. See the diagram we provided which indicates location of photo.



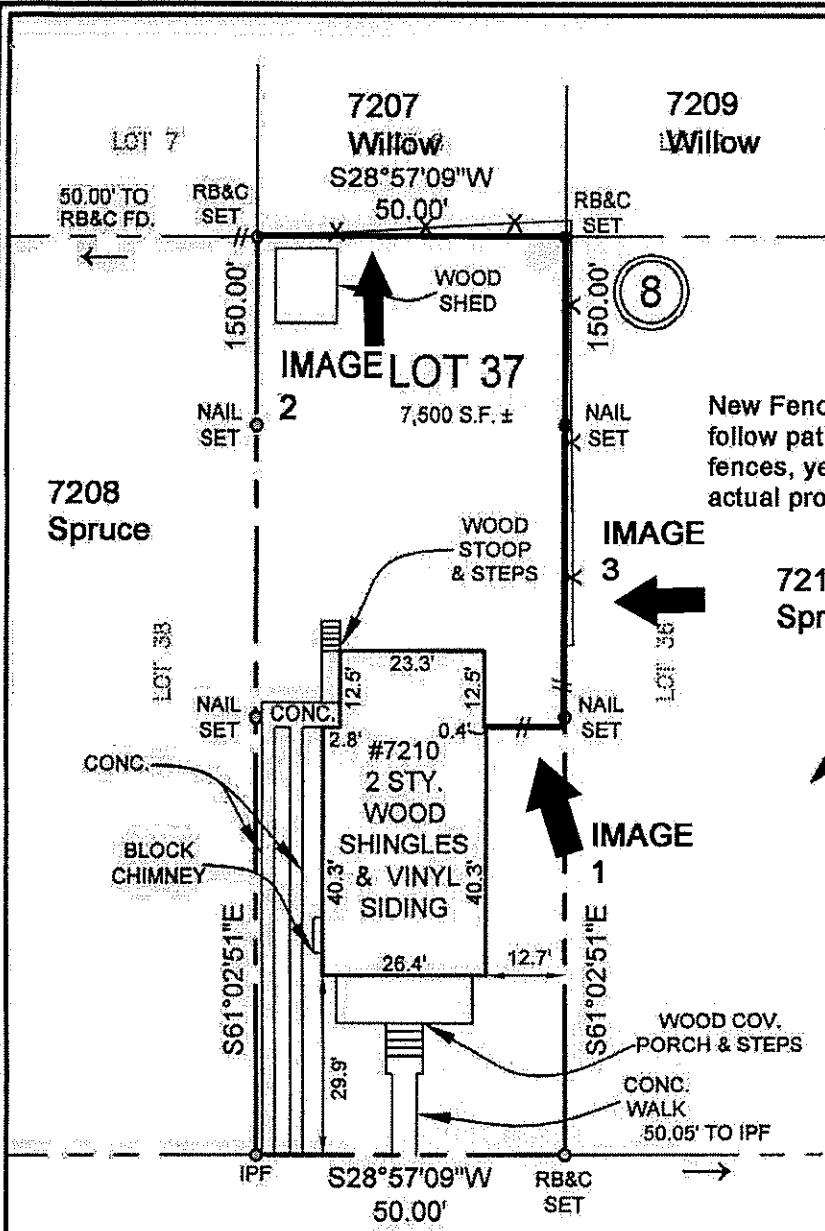
Detail: Image 3 – Collapsing portion of wood fence along the property line of 7210 Spruce and 7212 Spruce. See the diagram we provided which shows location of photo.



Detail: New flat board pressure treated fence material shown as an installed material sample (image provided by Tri-County Fence and Deck).

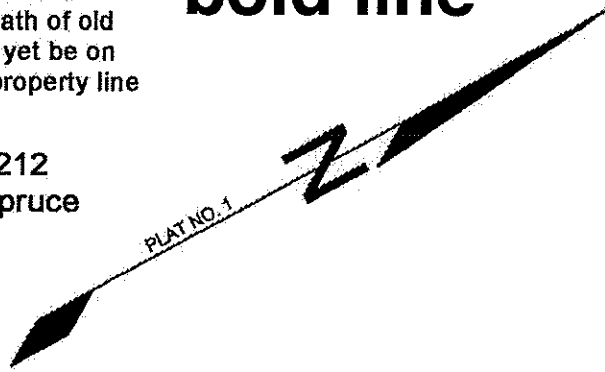
**NOTES:**

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE +/- SETBACK ACCURACY IS 1 FOOT.
3. THIS PLAN OR PLAT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY SHOWN HEREON.
4. B.R.L. = BUILDING RESTRICTION LINE  
RB&C = REBAR AND CAP  
IPF = IRON PIPE FOUND



# Site Plan w/ new fence bold line

New Fence will follow path of old fences, yet be on actual property line



**BOUNDARY SURVEY**  
**7210 SPRUCE AVENUE**  
**LOT 37, BLOCK 8**  
**LIPSCOMB AND EARNEST TRUSTEES'**  
**ADDITION TO**  
**TAKOMA PARK**  
**ELECTION DISTRICT NO. 13**  
**MONTGOMERY COUNTY, MARYLAND**

THIS LOT DOES NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD HAZARD MAP 24031C-D460-D AS REVISED SEPTEMBER 29, 2006.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I AM IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS BOUNDARY SURVEY AND THE SURVEY WORK REFLECTED AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 06 OF THE MINIMUM STANDARDS OF PRACTICE COMAR, SECTION 03.02 AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

MICHAEL D. ADCOCK  
 PROFESSIONAL LAND SURVEYOR AND SURVEYOR  
 NO. 21257, EXPIRATION DATE 11/1/2018

## Adcock & Associates · LLC

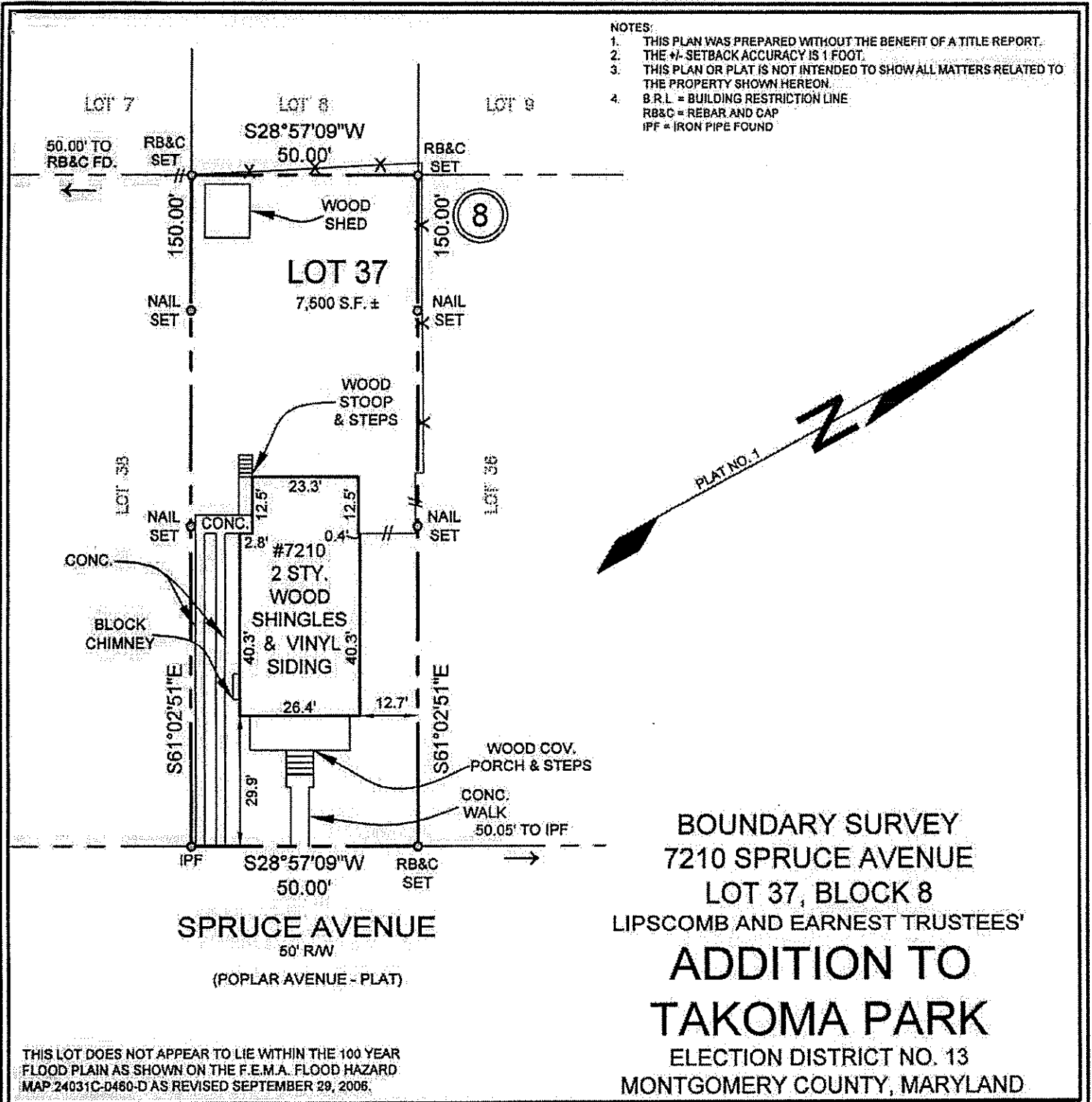
Engineers · Surveyors · Planners  
 5389 Enterprise Street Suites B-C  
 Sykesville, Maryland 21784  
 Phone: 443.325.7682  
 Email: mike@saaland.com

**REFERENCE:**

P.B. 1, P.N. 46
DATE: MARCH 23, 2018
SCALE: 1"=30'
FILE NO.: 18-027

NOTES:

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE +/- SETBACK ACCURACY IS 1 FOOT.
3. THIS PLAN OR PLAT IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY SHOWN HEREON.
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BOUNDARY SURVEY  
 7210 SPRUCE AVENUE  
 LOT 37, BLOCK 8  
 LIPSCOMB AND EARNEST TRUSTEES'  
**ADDITION TO  
 TAKOMA PARK**  
 ELECTION DISTRICT NO. 13  
 MONTGOMERY COUNTY, MARYLAND

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**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I AM IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS BOUNDARY SURVEY AND THE SURVEY WORK REFLECTED AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF CHAPTER 06 OF THE MINIMUM STANDARDS OF PRACTICE (COMAR, SECTION 0.9.2) AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

MICHAEL D. ADCOCK  
 PROFESSIONAL LAND SURVEYOR AND SURVEYOR  
 NO. 21257, EXPIRATION DATE 12/31/18

**Adcock &  
 Associates · LLC**

Engineers · Surveyors · Planners

5389 Enterprise Street Suites B-C  
 Sykesville, Maryland 21784  
 Phone: 443.325.7682  
 Email: mike@saaland.com

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