EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>7210 Spruce Ave., Takoma Park</th>
<th>Meeting Date:</th>
<th>1/23/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Contributing Resource</td>
<td>Report Date:</td>
<td>1/16/2019</td>
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<tr>
<td></td>
<td>Takoma Park Historic District</td>
<td></td>
<td></td>
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<tr>
<td>Applicant:</td>
<td>Miki Matsuura</td>
<td>Public Notice:</td>
<td>1/9/2019</td>
</tr>
<tr>
<td>Review:</td>
<td>HAWP</td>
<td>Tax Credit:</td>
<td>n/a</td>
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<tr>
<td>Case Number:</td>
<td>37/03-19B</td>
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<tr>
<td>Staff:</td>
<td>Dan Bruechert</td>
<td></td>
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<tr>
<td>PROPOSAL:</td>
<td>Fence Replacement</td>
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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
301/583-3400
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 Zip Code

Contractor: ___________________________________________________________
Contractor Registration No.: ____________________________________________
Agent for Owner: _______________________________________________________
Daytime Phone No.: ____________________________________________________

LOCATION OF PROPOSED ALTERATION
House Number: 7210 Street: Spruce Avenue
Takoma Park Nearest Cross Street: Tulip Avenue
Loc: 37 Block: 8 Subdivision: District 13
Lot: ____________________________

PAR T ONE: TYPE OF PERMIT APPLICATION

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Additions ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable. ☐ Fence/Wall (complete Section 4) ☐ Other: ____________________________

1B. Construction cost estimate: $ ________

1C. If this is a revision of a previously approved active permit, see Permit #: ___________

PART TWO: CONSTRUCTION/DEMOLITION AND EXTERIORS 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/RATTANING 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

Date: 12/22/18

Approved: ____________________________
For Chairperson, Historic Preservation Commission

Disapproved: ____________________________
Signature: ____________________________
Date: ____________________________

Applications/Permit No.: ____________________________
Data 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:
      See attached documents.

   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.

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 elevation 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 points 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 points 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.

4
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ms. Miki Matsuura</td>
<td></td>
</tr>
<tr>
<td>7210 Spruce Avenue</td>
<td></td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td></td>
</tr>
</tbody>
</table>

**Adjacent and confronting Property Owners mailing addresses**

<table>
<thead>
<tr>
<th>Name</th>
<th>Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Matthew Gorman</td>
<td>7208 Spruce Avenue, Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Yuri Zelinsky</td>
<td>7212 Spruce Avenue, Takoma Park, MD 20912</td>
</tr>
<tr>
<td>Barry Marshall Pauls</td>
<td>7207 Willow Avenue, Takoma Park, MD 20192</td>
</tr>
</tbody>
</table>
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

View from distance.

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

North

Applicant: Miki Matsuura

Page:__
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).
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-0460-D AS REVISED SEPTEMBER 29, 2006.

SURVEYOR’S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE PERFORMED AND SHOWN, UNDER MY PERSONAL SUPERVISION AND RESPONSIBILITY, THE SURVEY DESCRIBED ABOVE IN CONFORMITY WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING CODE AND STANDARDS OF THE MARYLAND BOARD OF PROFESSIONAL ENGINEERS.

MICHAEL D. ADCOCK
PROFESSIONAL LAND SURVEYOR
NO. 21237, EXPIRATION 01/31/2024

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

Adcock & Associates · LLC
Engineers · Surveyors · Planners
5389 Enterprise Street Suites B-C
Sykesville, Maryland 21784
Phone: 443-325-7682
Email: mike@aadl.com