EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7230 Spruce Ave., Takoma Park  
Resource: Contributing Resource  
Takoma Park Historic District  
Applicant: Aaron Kofner and Anat Shahar  
Review: HAWP  
Case Number: 37/03-19CCC

Meeting Date: 11/13/2019  
Report Date: 11/6/2019  
Public Notice: 10/30/2019  
Tax Credit: No  
Staff: Michael Kyne

PROPOSAL: Fence replacement

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District  
STYLE: Bungalow  
DATE: c. 1915-25

Fig. 1: Subject property.
PROPOSAL:

The applicants propose to replace the existing chain link fence at the right/front (northeast), rear (west), and left (south) side of the subject property with a 4’ high alternating board wood fence with 1’ high wood lattice topper. Additional new fencing of the same style and height will return to the right (north) side of the house. The proposed fencing will match a neighbor’s existing fence on the north property line, as well a small section of existing fencing at the south side of the house. While the fence will be a total of 5’ high and solid, it will be minimally visible from the public right-of-way, due to the lot’s configuration. Any portion of fencing in front of the house that is visible from Park Avenue, will be perceived as at the rear of the houses on that street.

![Fig. 2: Yellow = Replacement Fencing (Replacing Chain Link); Green = Existing Fencing (To Remain); Blue = New Fencing.](image)

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. 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

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, 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 Secretary of the Interior’s Standards for Rehabilitation #2 and 9;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Aaron Koerner

Daytime Phone No.: (301)980-7136

Tax Account No.: 0106864

Name of Property Owner: Aaron Koerner and Amir Shahar

Daytime Phone No.: (310)980-7136

Address: 7230 Spruce Avenue, Takoma Park MD 20912

Contractor:

Contractor Registration No.:

Agent for Owner:

Daytime Phone No.:

Location of Work:

House Number: 7230

Street: Spruce Avenue

Town/City: Takoma Park

Nearest Cross Street: Park Avenue and Spruce Avenue

Lot: PT 19 20 27

Block: 8

Subdivision: Lipscomb and Eaton Additions to Takoma Park

Parcel: 14768

Folio: 450

Part A: Description of Project

1A. CHECK ALL APPLICABLE:
   - [ ] New Construction
   - [ ] Remodel
   - [ ] Additions/Remodels
   - [ ] A/C
   - [ ] Deck
   - [ ] Room Addition
   - [ ] Porch
   - [ ] Deck
   - [ ] Shed
   - [ ] Fence
   - [ ] Other: ________________________________

1B. Construction cost estimate: $4000

1C. If this is a Carson of a previously approved notice, state Permit No.:

Part II: Coordination for New Construction and Remodeling

2A. Type of sewage disposal:
   - [ ] WSSC
   - [ ] Septic
   - [ ] Other:

2B. Type of water supply:
   - [ ] WSSC
   - [ ] Well
   - [ ] Other:

Part III: Complete Only for New Fence/Wall

3A. Height: ___________ feet ___________ inches

3B. Indicate whether the fence or retaining wall will be constructed in one of the following locations:
   - [ ] On property line/property line
   - [ ] Entirely on land of owner
   - [ ] On public right of way/avenue

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 hereby acknowledge and accept the same as a condition for the issuance of this permit.

Signature of owner or authorized agent

Date: 10/22/19

Approved: ________________

For Chairperson, Historic Preservation Commission

Disapproved: ________________

Signature: ________________________

Date: ________________________

Application/Permit No.: ________________

Date 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:
      Home is a remodeled traditional bungalow. Has a dormer on front and the house
does not front the street. The lot is irregular and has many neighbors because of
its unique location on Spruce Ave.
      Recently the house was remodeled after going through the Historic-HAWP
      process for that project.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      This project will add/replace fence to/on the property. Fence will be a 5-foot tall
      (at highest point) alternating board fence and will match adjoining fence of
      neighboring property. In some places fence will replace previous chain link fence
      that was removed in the course of previous HAWP-approved construction. In
      other places it will replace chain link fence. Fence will be 1x4 cedar boards on (3)
      2x4 rails with 4x4 treated pine posts.

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 resources) 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 features 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 8' 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 MAKING LABELS.
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

Owner’s mailing address

Aa van Kofner & Avat Shahr
7230 Spruce Avenue
Takoma Park, MD 20912

Adjacent and confronting Property Owners mailing addresses

Virginia A. Sharpe
7228 Spruce Ave.
Takoma Park, MD 20912

Ellen Ai Wen Knowles
Slater McClellan Knowles
230 Park Ave
Takoma Park, MD 20912

Barbara & Kenneth Firestone
224 Park Ave.
Takoma Park, MD 20912

Jessica C. Landman &
L. Daniel Mullaney
232 Park Ave.
Takoma Park, MD 20912

Ronnie Le Mount
228 Park Ave.
Takoma Park, MD 20912

Gail K. Jensen
7315 Willow Ave.
Takoma Park, MD 20912
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Aaron Kofner &amp; Anat Shahar</strong></td>
<td></td>
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<tr>
<td>7230 Spruce Ave</td>
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<tr>
<td>Takoma Park, MD 20912</td>
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</table>

<table>
<thead>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td><strong>Lawrence Lempert &amp; Patrizia Ricci</strong></td>
</tr>
<tr>
<td>7313 Willow Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td><strong>Alfred E. Pinkney &amp; Pamela H. Sommers</strong></td>
</tr>
<tr>
<td>7307 Willow Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

Above image is from North corner of house and shows the area detailed in blue in plan on following page. Also shows neighbors fence that we will try to match:

Detail: ____________

View is of North side of house. Foreground shows biggest area where there currently isn't fencing where we propose to install fencing. In background neighbors fence that we will leverage. Behind car on right is chain link fence that we will replace with cedar.

Applicant: [Signature]

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Existing Property Condition Photographs (duplicate as needed)

Detail: __South side of house where small section of existing fence is. We would match new fencing to this section.__
Yellow = current chain link fence - we plan to replace this fencing
Green = current wood fence segments - we plan to keep the green on the left (which is ours) and leverage the green on the left (which is a neighbors)
Blue = area where no fence exists and we plan to add fencing

Shade portion to indicate North
LIPSCOMB & EARNEST
ADDITION TO TAKOMA PARK
MONTGOMERY COUNTY MD

RECORDED: 2-7-02

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THIS INSPECTION WAS
PERFORMED IN ACCORDANCE WITH THE STANDARDS
OF PRACTICE FOR REGISTERED SURVEYORS IN THE
STATE AS ADOPTED BY THE MARYLAND SOCIETY OF
SURVEYORS."

J.H.A. FOSTER

REFERENCES

PLAT BK. 1
PLAT NO. 46

LIBER WALL CHECK:

FOLIO HSE. LOC.: 107-87

SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 218
Geithersburg, Maryland 20870
301-948-5100

DATE OF LOCATIONS
SCALE: 1:40

DRAWN BY: L.J.

JOB NO.: 87-2507

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