

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

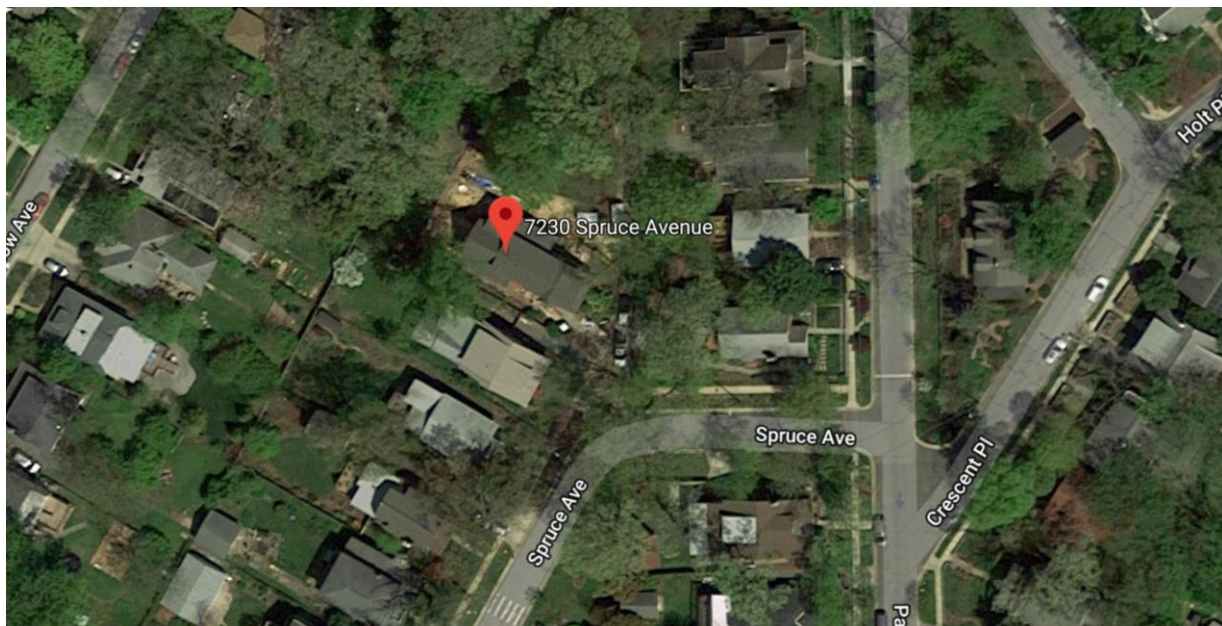
<b>Address:</b>	7230 Spruce Ave., Takoma Park	<b>Meeting Date:</b>	11/13/2019
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	11/6/2019
<b>Applicant:</b>	Aaron Kofner and Anat Shahar	<b>Public Notice:</b>	10/30/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-19CCC	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	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 as 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.***

**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 1 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





# HISTORIC PRESERVATION COMMISSION

301/563-3400

DPS - #8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: aaron@sidehatch.net Contact Person: Aaron Kofner  
Daytime Phone No.: (310)980-71366  
Tax Account No.: 01068642  
Name of Property Owner: Aaron Kofner and Anat Shahar Daytime Phone No.: (310)980-7136  
Address: 7230 Spruce Avenue, Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: Mill-to-you Phone No.: (703)370-6455  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: NA Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING-THIS USE

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 Earnest Additions to Takoma Park  
Liber: 14768 Folio: 450 Parcel: Takoma Park

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

☒ Construct ☒ Extend ☐ Alter/Remove  
☐ 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 EXTENSIONS

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 OR RETAINING WALL

3A. Height 5 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]  
Signature of owner or authorized agent

10/22/19  
Date

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

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

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

Edict 6/21/99

**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 plot. 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.

CCedar boards on treated pine posts and rails

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]

p. 1 of 2

Owner's mailing address

Avon Kofner & Anat Shabar

7230 Spruce Avenue  
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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

Jessica C. Landman &  
L. Daniel Mullaney

232 Park Ave.  
Takoma Park, MD 20912

Ellen Aiklen Knowles  
Slater McClellan Knowles  
230 Park Ave  
Takoma Park, MD 20912

Bonnie Jo Mount  
228 Park Ave.  
Takoma Park, MD 20912

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

Gail K. Jensen  
7315 Willow Ave.  
Takoma Park, MD 20912

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

p. 2 of 2

Owner's mailing address

Aaron Kofner & Anat Shahan  
 7230 Spruce Ave  
 Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Lawrence Lempert &  
 Patrizia Ricci  
 7313 Willow Ave.  
 Takoma Park, MD 20912

Nancy Boocker  
 7311 Willow Ave.  
 Takoma Park, MD 20912

Alfred E. Pinkney &  
 Pamela H. Sommers  
 7307 Willow Ave.  
 Takoma Park, MD 20912

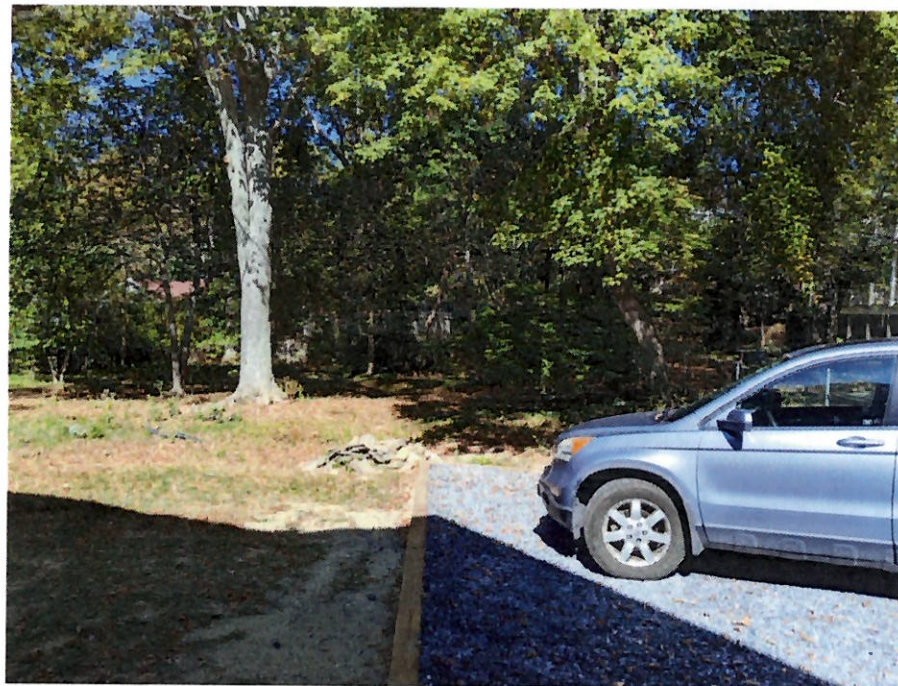
Frederico S. Azcarate &  
 Maria A. Roeper  
 7305 Willow St.  
 Takoma Park, MD 20912



**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 Detail: following page. Also shows neighbors fence that we will try to match.



Detail: \_\_\_\_\_

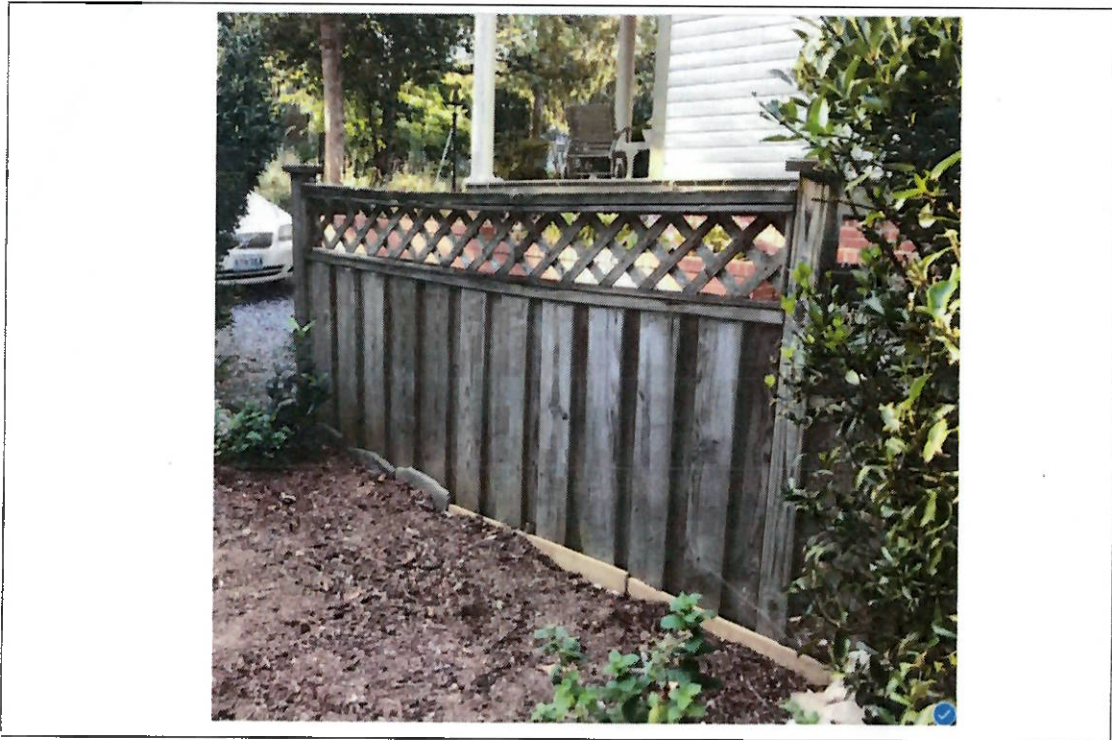
View is of North side of house. Foreground shows biggest area where there currently isn't fencing where we propose to install fencing. In background neighbors fence that we will leverage. Behind car on right is chain link fence that we will replace with cedar.

Applicant: \_\_\_\_\_

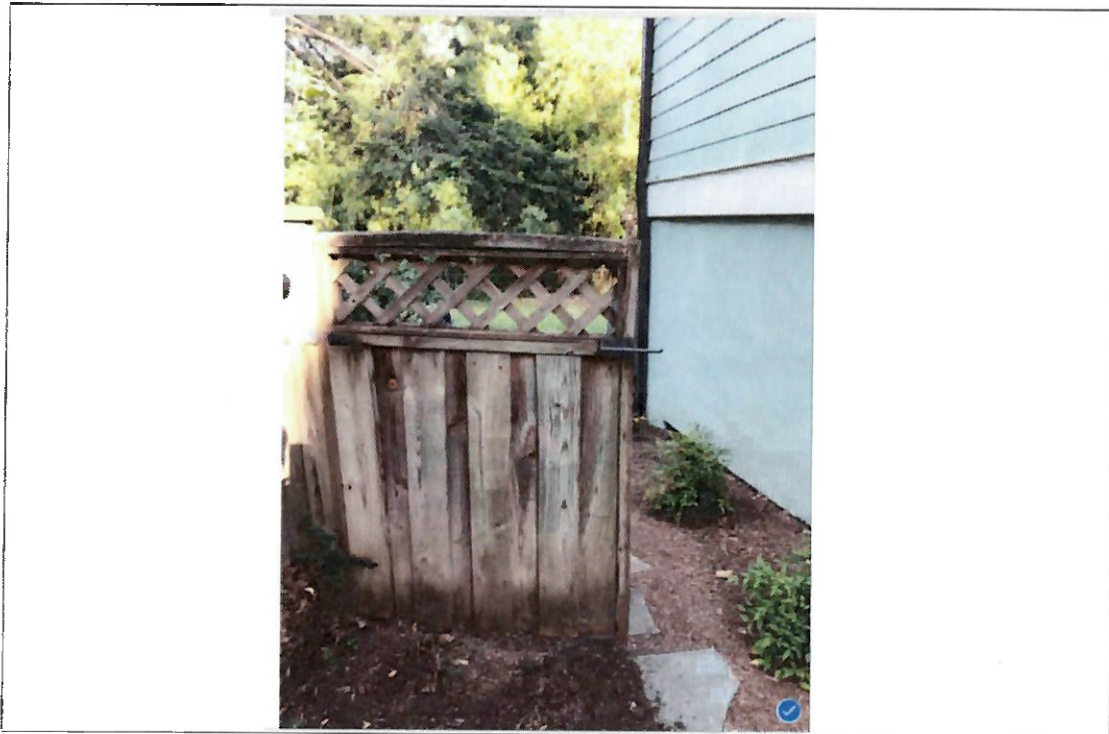
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Existing Property Condition Photographs (duplicate as needed)



Detail: South side of house where small section of existing fence is. We would match new  
fencing to this section.



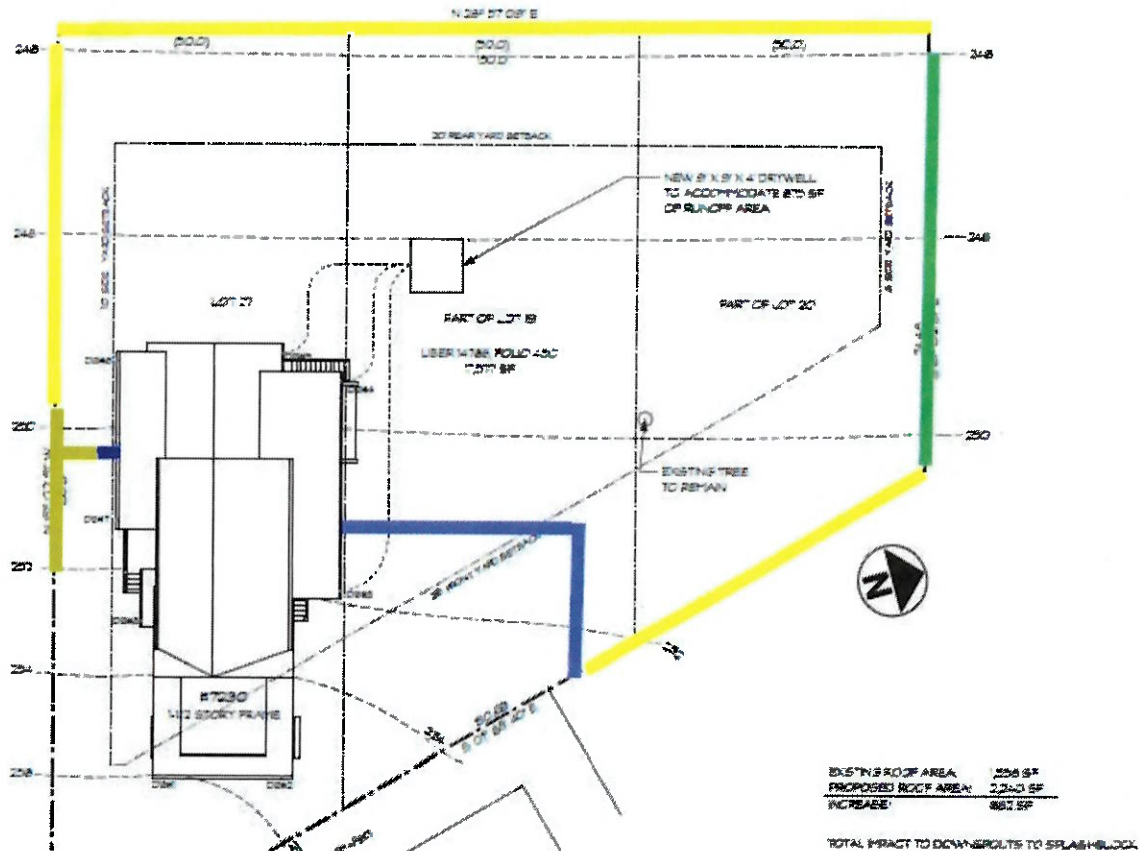
Detail: \_\_\_\_\_

South side of house where small section of existing fence is. We would match new fencing to this  
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Applicant: 

Page: \_\_

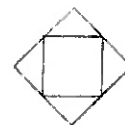
# Site Plan



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

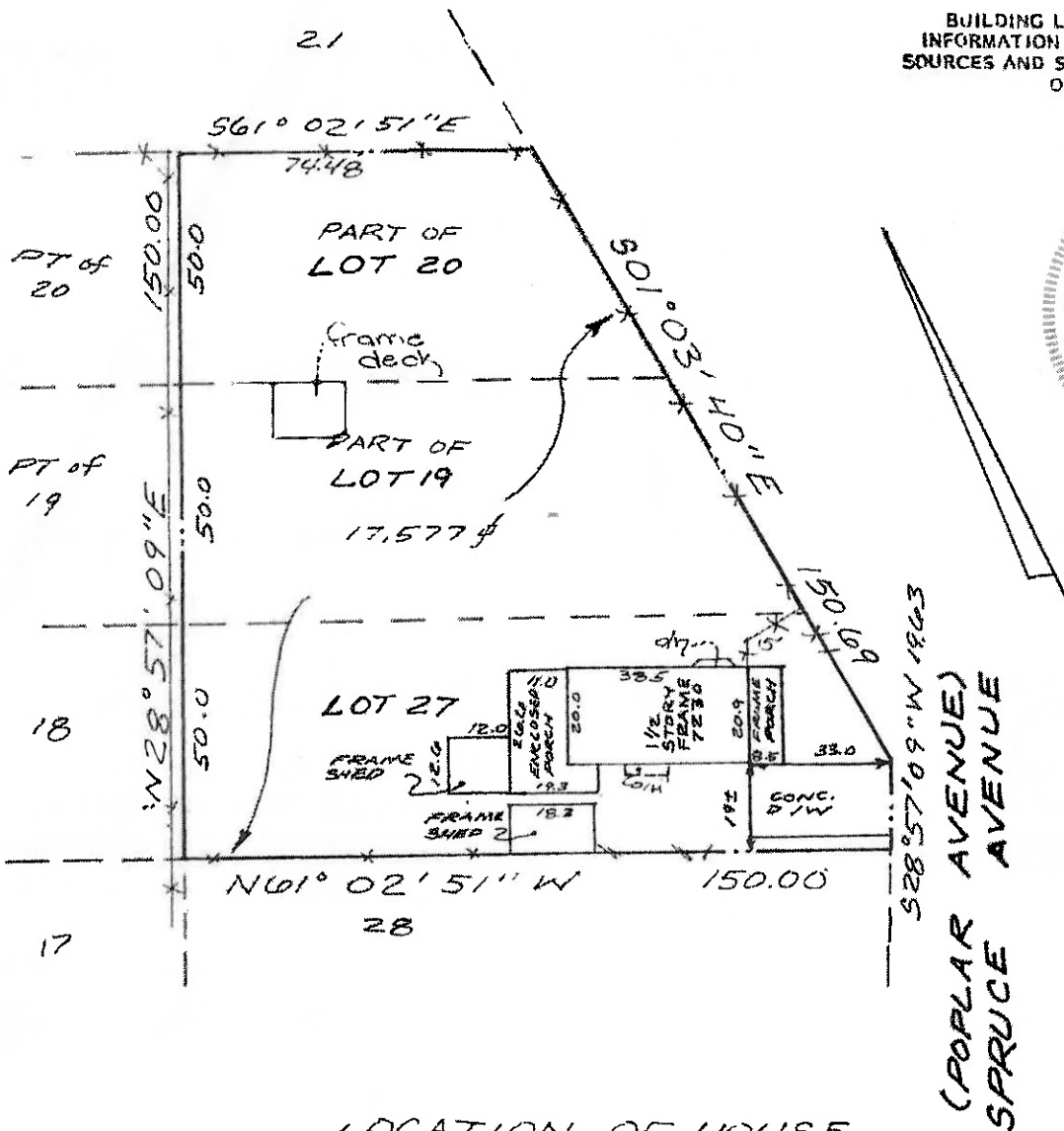
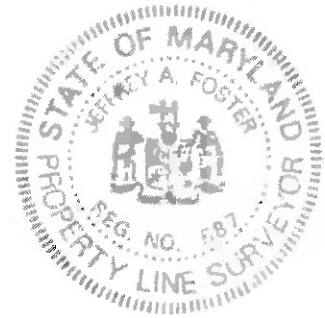


Shade portion to indicate North

Applicant:

Page: \_\_

BUILDING LINE AND/OR FLOOD ZONE  
INFORMATION IS TAKEN FROM AVAILABLE  
SOURCES AND SUBJECT TO INTERPRETATION  
OF ORIGINATOR.



LOCATION OF HOUSE  
LOTS 27 & PART OF 19 & 20  
**LIPSCOMB & EARNEST**  
**ADDITION TO TAKOMA PARK**  
MONTGOMERY COUNTY MD

Recertified: 2-7-02

H.U.D. panel not available

**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."

*Jeffrey A. Foster* P.L.S.  
587

**REFERENCES**

PLAT BK. 1  
PLAT NO. 46

LIBER  
FOLIO



**SNIDER & ASSOCIATES**

SURVEYORS • ENGINEERS  
LAND PLANNING CONSULTANTS  
2 Professional Drive, Suite 218  
Gaithersburg, Maryland 20879  
301-948-6100

DATE OF LOCATIONS	SCALE: 1" = 40'
WALL CHECK:	DRAWN BY: L.U.
HSE. LOC.: 6-1-87	JOB NO.: 87-2507
BOUNDARY:	