



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Karen Burditt**  
*Chair*

Date: April 29, 2025

### **MEMORANDUM**

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Laura DiPasquale  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1113831– Fence replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC staff.

The HPC staff has reviewed and stamped the attached submission materials.

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: Nancy Boocker  
Address: 7311 Willow 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 Laura DiPasquale at 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_

submitted on: \_\_\_\_\_

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laurel D. Magallon. The approval memo and stamped drawings follow.

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

Airplane style stucco bungalow and separate two-car garage. The backyard is fenced on the left side (facing the house) and the back of the property. The current fence is a 3 foot high chain link fence at side of house. The back of the property is partially a three-foot chain link fence and partially a 5 foot high wooden fence (replaced by the owners of the house at 7230 Spruce). There is no fence in the front yard.

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

Remove current 3 foot high chain link fence on side of property and replace it with 5 foot high wooden fence. The fence will be just inside the current fence footprint (see yellow highlighted area on survey). It will not encroach on neighbor's property at 7313 Willow. Neighbors who share that property line (7313 Willow Ave) have requested that the fence be replaced with a higher fence to deter deer. There are 2 large trees near the fence — an oak tree on my side of the fence and a maple tree on the 7313 Willow side of the fence. The digging for posts will be done by hand to minimize damage to any tree roots.

**REVIEWED**

*By Laura DiPasquale at 9:57 am, Apr 29, 2025*


APPROVED

Montgomery County

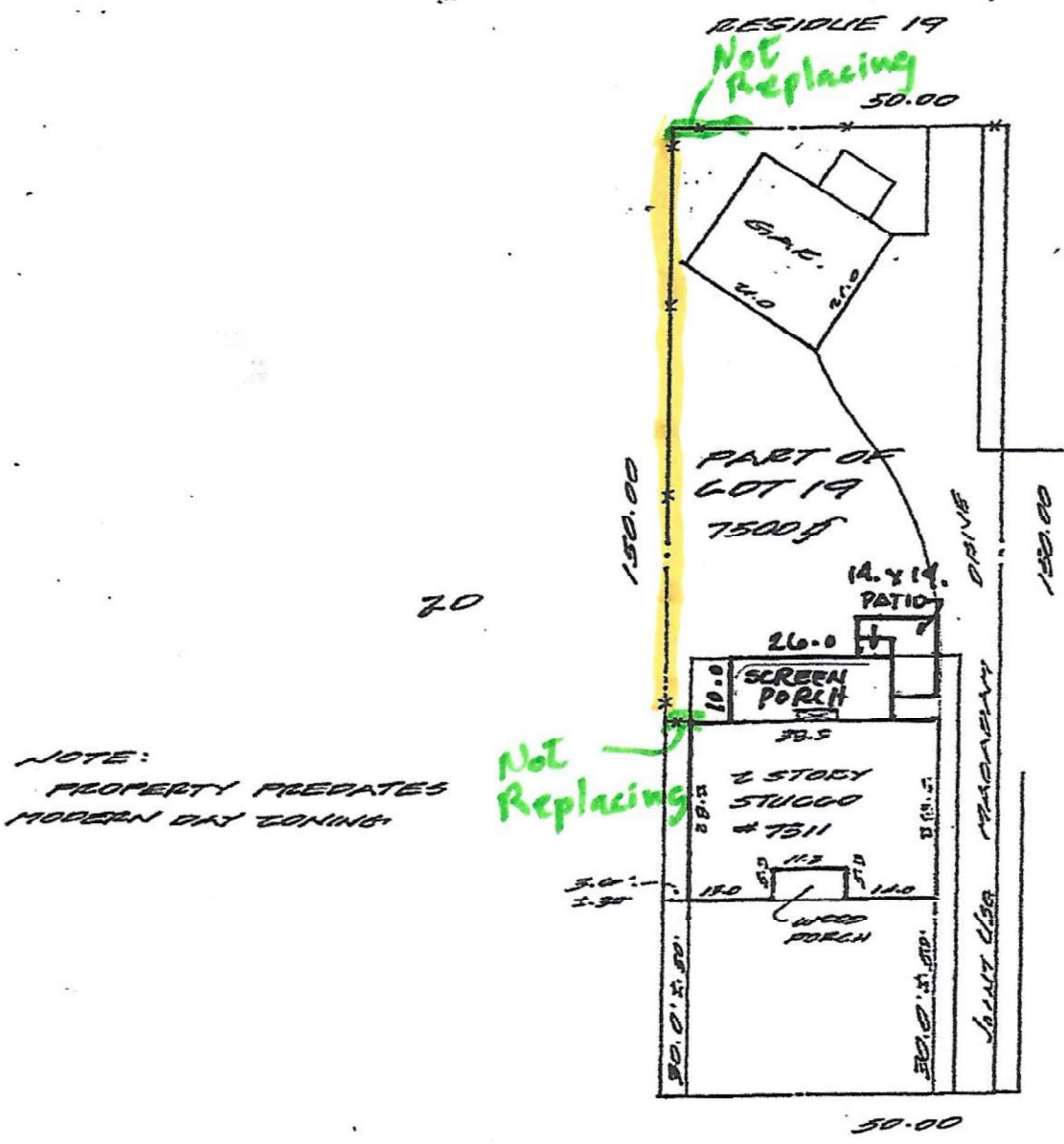
Historic Preservation Commission

*Karen B. Smith*

<p>Remove chain link fence</p> <p>Work Item 1: _____</p>	
<p>Description of Current Condition:</p> <p>Current chain link fence is leaning in spots and will likely fall down (see photos).</p>	<p>Proposed Work:</p> <p>Remove current fence</p> <p>Will remove fence only at side of house and not the portions of fence (short portion next to back of house and portion at back of property) that are perpendicular to the side of property (see green highlighted area on attached survey).</p>

<p>Replace chain link fence with wc</p> <p>Work Item 2: <u>fence</u> </p>	
<p>Description of Current Condition:</p> <p>Chain link fence at side of property that is 3 feet tall and currently leaning.</p>	<p>Proposed Work:</p> <p>Build board on board wooden fence 5 feet high and 110 feet long. A photo will be sent with example of fence style. Fence will be inside the footprint of current chain link fence.</p> <p>Fence will be composed of:</p> <p>4x4 inch posts of pressure treated lumber  2x4 inch rails of pressure treated lumber  1x6 inch fencing of cedar  Copper post caps</p>

<p>Work Item 3: _____</p>	
<p>Description of Current Condition:</p>	<p>Proposed Work:</p>



NOTE:  
PROPERTY PREDATES  
MODERN DAY ZONING

LOCATION DRAWING  
PART OF LOT 19 BLOCK 8  
LIFSCOMB AND EARNEST, TRUSTEE  
ADDITION TO TAKOMA PARK

Surveyor's Certification

I hereby certify that the survey shown herein is correct to the best of my knowledge and that, utilizing description of the location or existence implied. Fence lines, if shown, does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

**REVIEWED**

By Laura DiPasquale at 9:51 am, Apr 29, 2025

*Stephen J. Wenthold*  
Stephen J. Wenthold, Maryland RLS Reg. No. 10767

NOTE: This plat is by a landowner or a contemplated transferee and is not to be relied upon for any other purpose or other such identification securing financial

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Karen Benoit*

Date: 12-12-95  
Scale: 1" = 30'  
Plat Book: B  
Plat No.: 40  
Work Order: 95-3048



Meridian Surveys, Inc.  
2401 Research Boulevard  
Rockville, MD 20850  
(301) 840-0025

Address: 7311 WILLOW AVENUE  
District: 13  
Jurisdiction: MONTGOMERY COUNTY, MD.

NO TITLE REPORT FURNISHED



## Proposed Fence Appearance



**REVIEWED**

*By Laura DiPasquale at 9:51 am, Apr 29, 2025*

APPROVED

Montgomery County

Historic Preservation Commission

*Karen Bunkle*



Chainlink fence to be replaced

**REVIEWED**

*By Laura DiPasquale at 9:56 am, Apr 29, 2025*

APPROVED

Montgomery County

Historic Preservation Commission

*Karen Benoit*





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