



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: October 4, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit: #1034939 - Replacement of retaining wall and driveway.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with three (3) conditions** at the July 26, 2023 Historic Preservation Commission meeting.

Conditions:

1. The applicant shall submit material specifications for the section of driveway to be replaced.
2. The applicant shall submit material specifications for the retaining wall including the concrete block and parging/mortar.
3. The applicant shall submit the Tree Impact Assessment reviewed by the City of Takoma Park Urban Forest Manager.

The HPC staff has reviewed and stamped the attached construction drawings.

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: Milford Sprecher
Address: 525 Albany 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 Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1034939 DATE ASSIGNED

APPLICANT:

Name: Milford Sprecher Address: 525 Albany Ave. Daytime Phone: 301-830-2198

E-mail: milford.sprecher@gmail.com City: Takoma Park Zip: 20912 Tax Account No.: 13-01063935

AGENT/CONTACT (If applicable):

Name: Address: Daytime Phone:

E-mail: City: Zip: Contractor Registration No.:

REVIEWED By Michael Kyne at 1:21 pm, Oct 04, 2023

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? [X] Yes/District [] No/Individual

Is there an Historic Preservation/Land Trust/Environmental Easement map of the easement, and documentation from the Easement Holder?

Are other Planning and/or Hearing Examiner Approvals /Reviews (Conditional Use, Variance, Record Plat, etc.?) If YES, include in supplemental information.

APPROVED Montgomery County Historic Preservation Commission [Signature]

Building Number: 525 Street: Albany Town/City: Takoma Park Nearest Cross Street: Takoma Lot: Block: 74 Subdivision: 25 Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist items: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: retaining wall

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date 6/27/23

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

Owner's mailing address
Milford Sprecher
525 Albany Ave.
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Michael Shoenthal
527 Albany Ave.
Takoma Park, MD 20912

Marcel Dupraw
521 Albany Ave.
Takoma Park, MD 20912

7607 Takoma Avenue, Takoma Park 20912

REVIEWED

By Michael Kyne at 1:21 pm, Oct 04, 2023

APPROVED

Montgomery County
Historic Preservation Commission



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

Early 1900's American Foursquare. Contributing resource. Two story stucco and cedar shingle exterior. Front porch. Driveway cut into slight grade going up to the side of the house. Modern garage behind the house. Existing west side driveway wall is not original. Replaced decades ago and is failing.

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

Remove and replace an existing brick and concrete block retaining wall that is failing. Replace with a new parged block wall.

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By Michael Kyne at 1:21 pm, Oct 04, 2023

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Patton

Replace driveway apron

Work Item 1: _____

Description of Current Condition:
Removing existing cracked concrete driveway.

Proposed Work:
Replace old concrete driveway with a new section of driveway.

Replace failing block wall

Work Item 2: _____

Description of Current Condition:
Failing brick and block retaining wall.

Proposed Work:
Remove existing block wall and replace with a new parged, block wall.

Work Item 3: _____

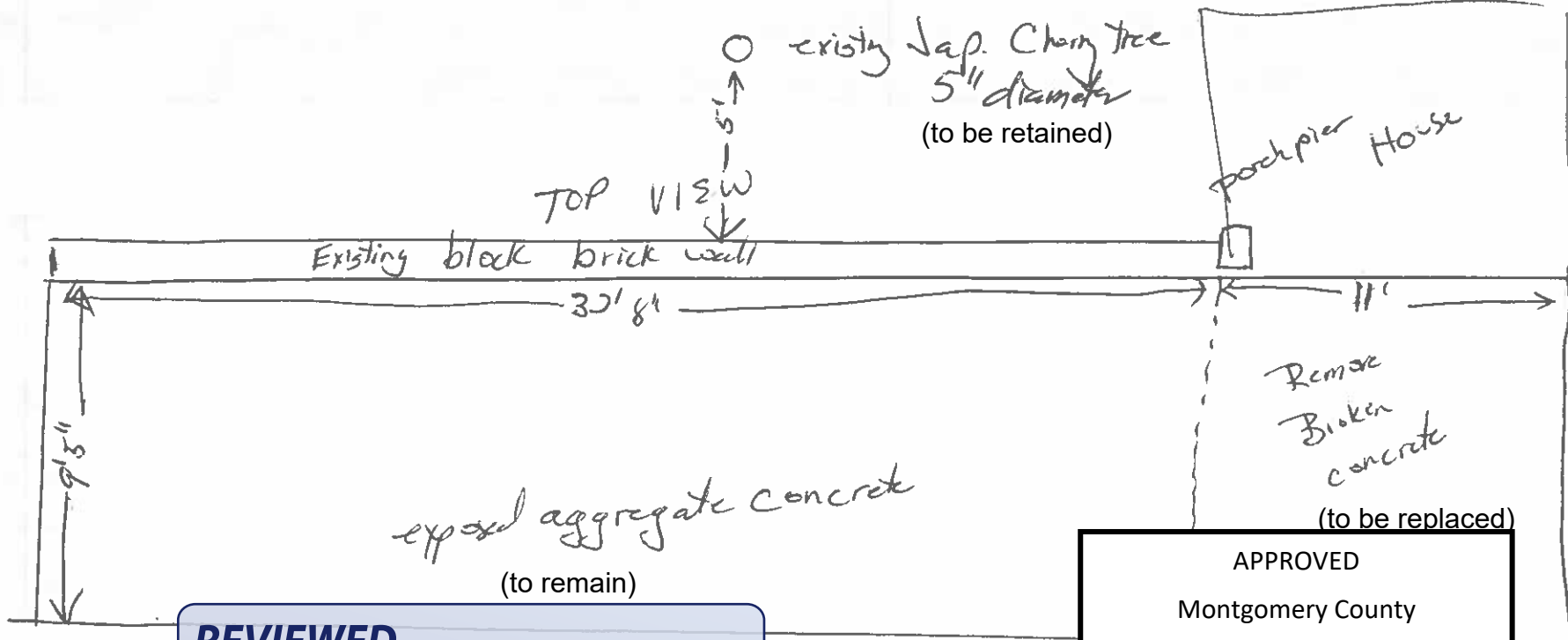
Description of Current Condition:

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By Michael Kyne at 1:21 pm, Oct 04, 2023

Proposed Work:

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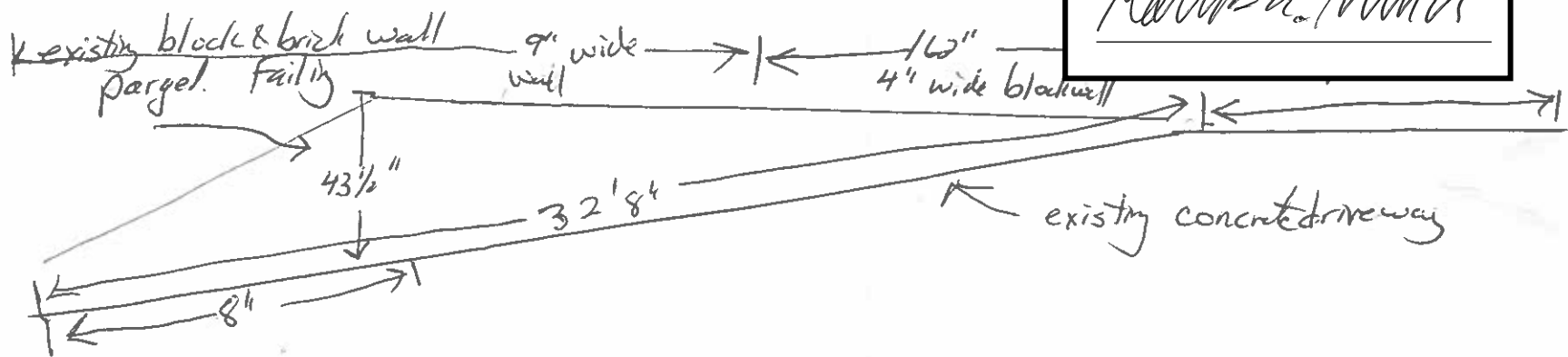



REVIEWED
By Michael Kyne at 1:22 pm, Oct 04, 2023

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Montgomery County
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Ronald A. [Signature]

Side view



SPRECHER DRIVEWAY RETAINING WALL
REPLACEMENT
525 Albany Ave. Takoma Park, MD

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes

- 1) Flood zone "X" per H.U.D. panel No. 0480D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot. Fences, if shown, have been located by approximate methods.

REVIEWED

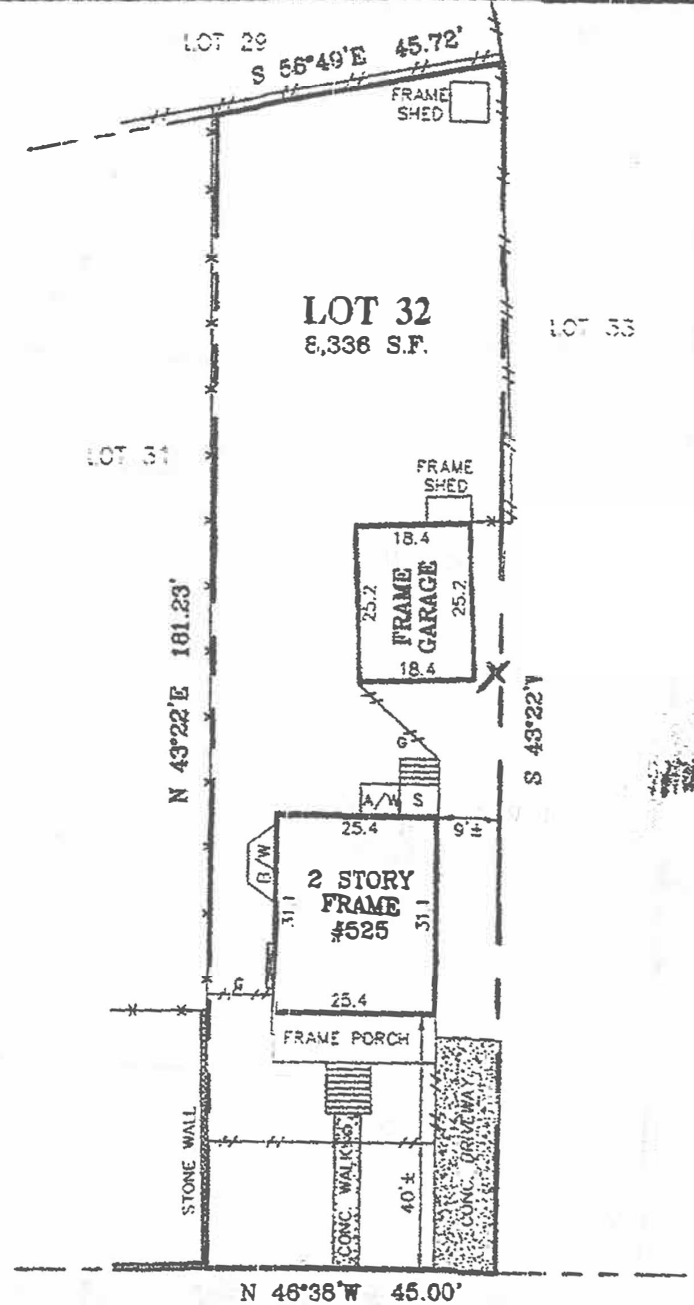
By Michael Kyne at 1:22 pm, Oct 04, 2023

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[Signature]



LOCATION DRAWING
LOT 32, BLOCK 74
NORTH TAKOMA
MONTGOMERY COUNTY, MARYLAND



ALBANY AVENUE
(50' R/W PER PLAT)

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES LAND SURVEYORS	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK.	2		20270 Goldenrod Lane, Suite	
<i>Joseph E. Smith</i> 2023 MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO.		PLAT NO.	103	Germantown, Maryland 208		
LIBER		DATE OF LOCATIONS		301/948-5100 Fax 301/948-		
FOLIO		WALL CHECK:		SCALE: 1"		
		HSE. LOC.: 12-06-07		DRAWN BY:		
				JOB NO.: 07-		

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By Michael Kyne at 1:21 pm, Oct 04, 2023

APPROVED

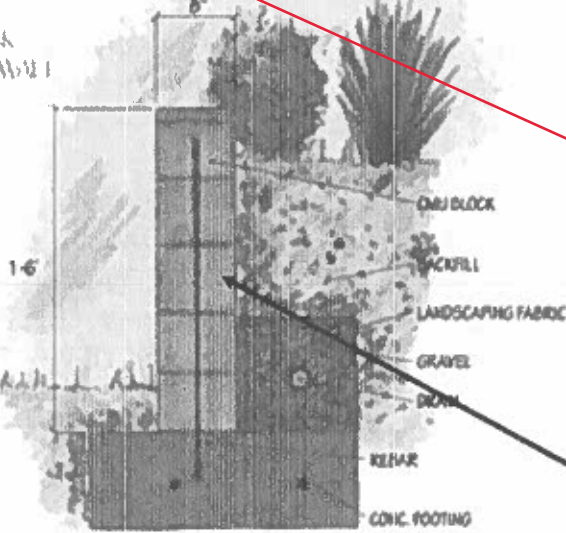
Montgomery County
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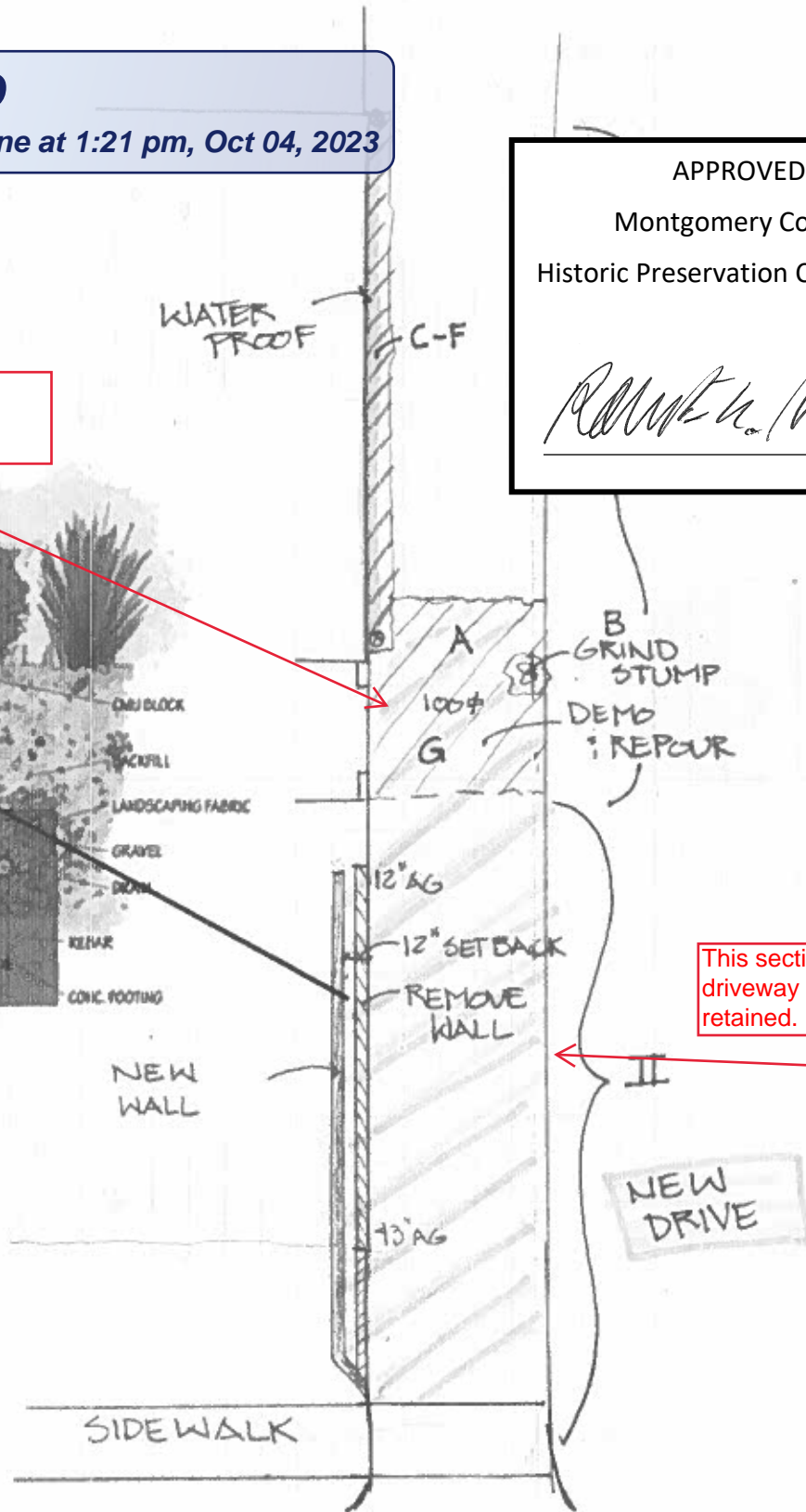
This section of driveway to be replaced.

This section of driveway to be retained.

CANTEROCK
RETAINING WALL



Stock Example



SPRECHER
525 Albany Ave,
Takoma Park, MD

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By Michael Kyne at 1:21 pm, Oct 04, 2023

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Robert H. [Signature]



Existing wall East Side
Will remain

SPECTER
525 Albany Ave.
Takoma Park

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Robert A. ...



Existing damage driveway

SPRECHER 525 A/King Ave Factory TAKOMA PARK



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Ronald A. ...

Looking west

Existing failing wall



SPRECKER
525 Albany Ave
Takoma Park

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Ronald A. Nutter



Existing wall & driveway Facing north

SPRECHER 525 H/banyan Talkowa Park

EXISTING WALL
FACING
North



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Ronald A. ...





Block Wall with Parging

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By Michael Kyne at 1:22 pm, Oct 04, 2023



Block wall construction



Exposed Aggregate Driveway

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16 1:12 PM

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By Michael Kyne at 1:22 pm, Oct 04, 2023

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