



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: August 9, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit # 962730: Tree removal

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

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.





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 *Michelle K...* on _____. The approval memo and stamped drawings follow.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
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.: 01063935

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____
Contract: _____

REVIEWED
By Michael Kyne at 12:50 am, Aug 09, 2021

APPROVED
Montgomery County
Historic Preservation Commission

Ronald A. Miller

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name TAKOMA PARK
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 525 Street: Albany Ave.
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE.
Lot: 32 Block: 74 Subdivision: 025 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:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

7/22/2021

Date

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

Marci Dupraw
521 Albany Ave.
TAKOMA PARK, MD 20912

Leon Robbins
7607 TAKOMA AVE.
Takoma Park, MD 20912

REVIEWED

By Michael Kyne at 12:50 am, Aug 09, 2021

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:

American Foursquare 4 bedroom house, circa 1923 in mostly original condition. There is a later garage on the property. Several large oak trees on the property.

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

Removal of a Norway Maple (invasive species) that is understory to larger oak trees. The top is dead. Tree is

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Montgomery County

Historic Preservation Commission



Work Item 1: Remove Norway Maple

Description of Current Condition:

Maple is understory to two oaks. Top is dead

Proposed Work:

Remove tree

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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By Michael Kyne at 12:50 am, Aug 09, 2021

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Historic Preservation Commission



Work Item 3: _____

Description of Current Condition:

Proposed Work:

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender as 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 structures but such identification may not be required for the transfer of title or securing financing.
4. Building line and/or Flood Zone information is taken from available sources.
5. No other information furnished.

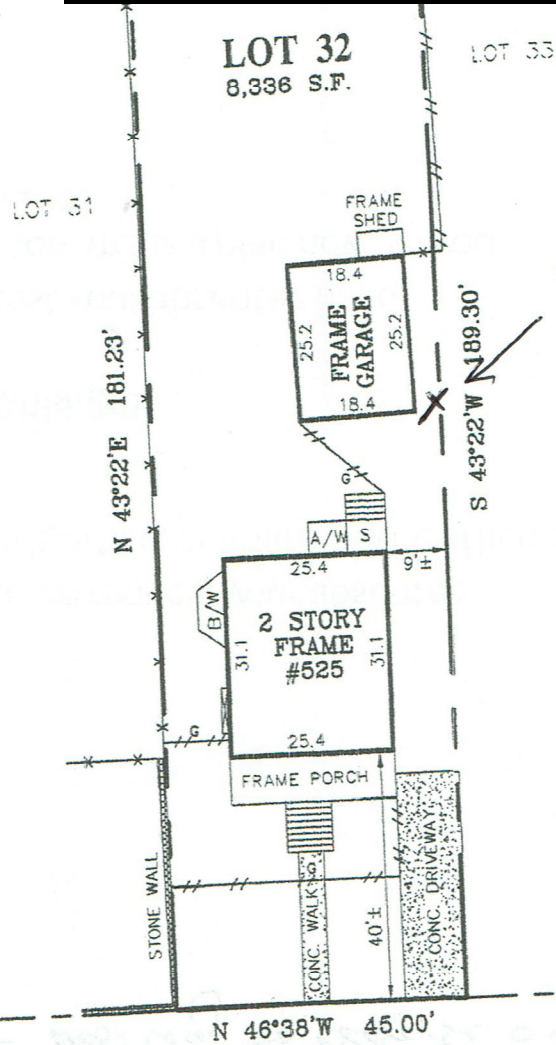
APPROVED
 Montgomery County
 Historic Preservation Commission

Robert H. Miller

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By Michael Kyne at 12:50 am, Aug 09, 2021

- Noted
- 1) Floor 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.



Location of tree



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 111 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1288
		PLAT NO.	103	
LIBER		DATE OF LOCATIONS		SCALE: 1"=30'
FOLIO		WALL CHECK:		DRAWN BY: J.M.
MONTGOMERY PROFESSIONAL LAND SURVEYOR REG. NO. <i>Joseph E. Snider 21229</i>		HSE. LOC.: 12-08-07		JOB NO.: 07-67

Tree Removal Request :: W006808-071521

Online Customer Service Center <TakomaParkMD@mycusthelp.com>
To: "milford.sprecher@gmail.com" <milford.sprecher@gmail.com>

Fri, Jul 16, 2021 at 11:12 AM

07/16/2021

APPLICATION NUMBER W006808-071521

Milford Sprecher
525 Albany Ave.
Takoma Park, MD 20912

REVIEWED

By Michael Kyne at 12:50 am, Aug 09, 2021

Re: Tree Removal Application at:
525 ALBANY
TAKOMA PARK MD 20912



Dear Milford Sprecher:

The City of Takoma Park has granted preliminary permit approval for you to remove the 11.3" d.b.h. NORWAY MAPLE (1 replants) from the BACK RIGHT of your property. The following are the notes from the Urban Forest Manager's evaluation of your tree:

Tree Condition Rating (1-5):
Crown/Branches: 2
Root & Root Collar: 3
Tree Health & Species Profile: 3
Trunk: 4

Criterion Total (4-20): 12

The upper crown of the tree is dead. However there is still a moderate proportion of vigorous crown remaining.

As your tree is of a species considered 'Undesirable' by City code it does not require the typical 15-day comment period. A permit to remove the tree will be granted after you submit your Historic Area Work Permit and complete the replanting agreement.

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

REVIEWED

By Michael Kyne at 12:50 am, Aug 09, 2021

APPROVED

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REVIEWED
By Michael Kyne at 12:50 am, Aug 09, 2021

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Montgomery County
Historic Preservation Commission
Ronald A. Norton

REVIEWED

By Michael Kyne at 12:50 am, Aug 09, 2021

APPROVED

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Robert H. Potter