

525 Albany Avenue, Tokoma Park
(The Case # 37/03-10II)
Tokoma Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: June 24, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #538656, patio installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the June 23, 2010 meeting.

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 H. Specher

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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





DEPARTMENT OF PERMITS AND INSPECTIONS
3320 ROCKVILLE PIKE, SUITE 200, ROCKVILLE, MD 20850
301-586-3400

DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Milford H. Sprecher
Daytime Phone No.: 301-830-2198

Tax Account No.: _____

Name of Property Owner: Milford H. Sprecher Daytime Phone No.: 301-830-2198
Address: 525 Albany Ave. Takoma Park MD 20912
Street Number City State Zip Code

Contractor: self Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 525 Albany Ave Street: Albany Ave
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE
Lot: 32 Block: 74 Subdivision: 25
Liber: 35251 Folio: 781 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

7A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Stab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: PATIO

18. Construction cost estimate: \$ 1,000

19. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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/RETAINING WALL

3A. Height _____ feet _____ 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

5/22/10
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 6/24/10

Application/Permit No.: 538656 Date Filed: _____ Date Issued: _____

Application No. 201-82-0123
Date 11/20/82
Town of St. Michaels

CURRENT POLICY

Trash Pickup Policy Town of St. Michaels

Trash is collected on Tuesday and Friday. Should there be a legal holiday, an ad will be posted in the paper.

Trash should be placed in lidded cans of not more than 30 gallons and weigh no more than 65 lbs (two can limit).

Due to the early morning pick-up schedule, it is suggested that trash be placed out the night before scheduled pick up.

Town trash collection is a residential level service only and not extended to businesses which exceed the two, 30 gallon container limit.

The following items will NOT be collected:

Controlled hazardous substances

Medical waste

Radioactive materials

Vehicle parts

Drum or oil tanks which held hazardous materials

Animal carcasses

Septic or sewage waste

Chemical or petroleum material

Asbestos

Ash or coals

Explosives

Acids

Caustics

Dirt, sod or stones

Contractors' waste

Large items (refrigerators, etc.) or large amounts of yard waste, shrubbery, etc. will be picked up as a separate run on the scheduled trash pickup day. Branches

must be bundled and tied and limited to five feet in length. Loose yard waste

must be in containers.

HISTORIC AREA WORK PERMIT APPLICATION FOR

301293-3400

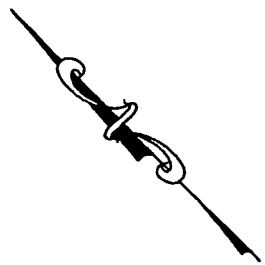
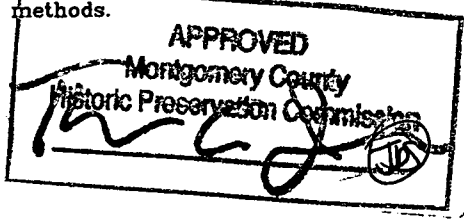
HISTORIC PRESERVATION COMMISSION



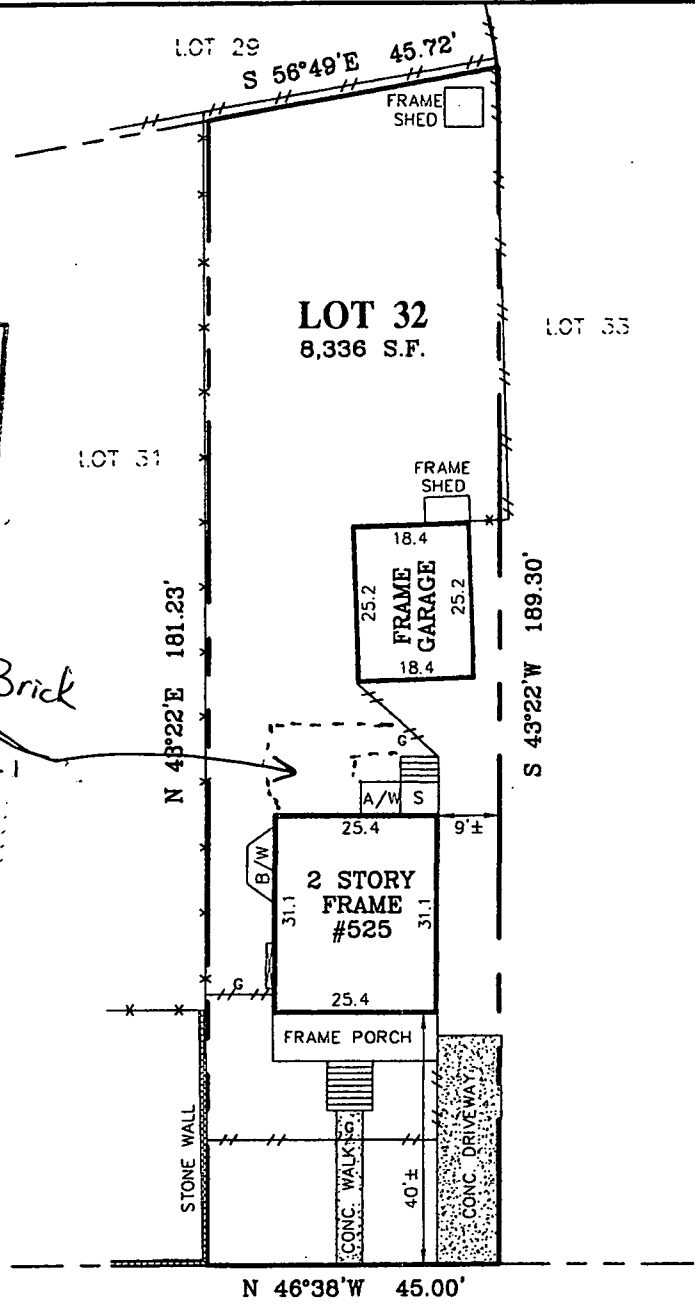
1. This plan is a benefit to a const. r insofar as it is required by a lender a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing 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. 0460D.
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.





Proposed Brick PATIO



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

ALBANY AVENUE
 (50' R/W PER PLAT)

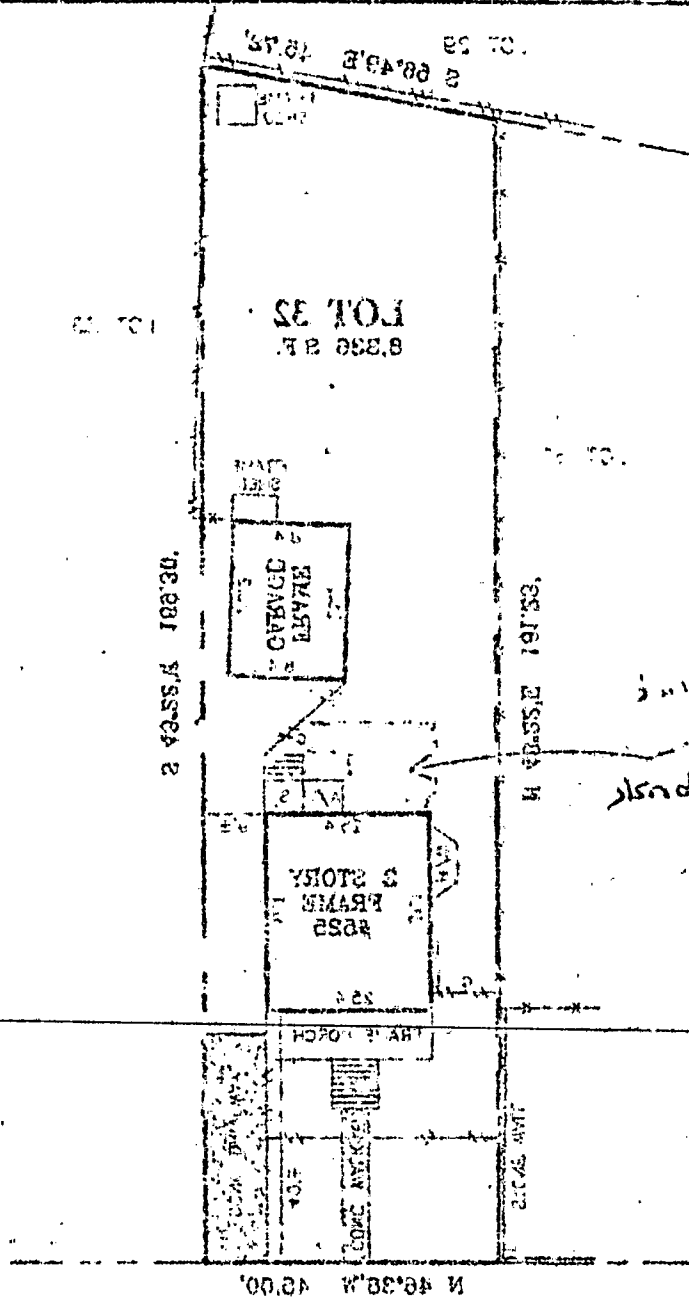
SURVEYOR'S CERTIFICATE	REFERENCES	 SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286	
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.	PLAT BK. 2 PLAT NO. 103	DATE OF LOCATIONS	SCALE: 1"=30'
 MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO.	LIBER FOLIO	WALL CHECK:	DRAWN BY: J.M.
		HSE. LOC.: 12-06-07	JOB NO.: 07-6717

1. This plan is a plan to a corner lot and as it is required by a lender or the insurance company or the agent in connection with contemplated transfer financing or re-financing.
2. This plan is not to be relied upon for the establishment of location of fences, garden, 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 by originator.
5. No title report furnished.

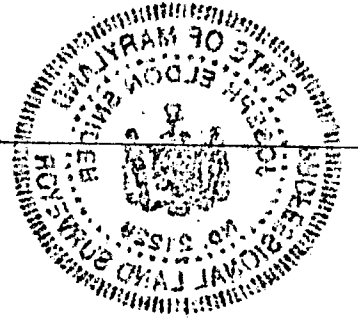
Notes

1) Flood zone "X" per FEMA panel No. 04892

2. Subject distances as shown to the proposed structures from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than that of a minimum 1 foot. Errors, if shown, have been indicated by approximate methods.



MONTGOMERY COUNTY, MARYLAND
 NORTH TAKOMA
 LOT 32, BLOCK 7A
 LOCATION DRAWING



MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. <i>[Signature]</i>		SURVEYOR'S CERTIFICATE THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION RETURNED TO THE DEPT. OF RECORDS, SURVEYING AND PLANNING, MONTGOMERY COUNTY, MARYLAND, AND THE RECORDS THEREIN. THE SURVEYOR HAS BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND ON THE EVIDENCE OF LINES OF APPARENT OCCUPATION.	
HSE. NO.: 13-05-07 DATE OF LOCATIONS: 1-30-30 SCALE: 1"=30' DRAWN BY: L.M. JOB NO.: 07-8717		LAND SURVEYORS SNIDER & ASSOCIATES 301' 948-8100 Fax 301' 948-1388 Germantown, Maryland 20878 20270 Golding Lane, Suite 110	PLAT NO. 103 PLAT BK. 2 MEMBERS

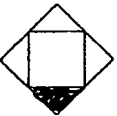
ALBANY AVENUE (50' R/W PER PLAT)
 N 46°38'W 48'00"

Applicant: Milford Sprecher

Property Line

Shade portion to indicate North

Scale 1" = 5'



Exist concrete pad
exist steps

Existing Driveway

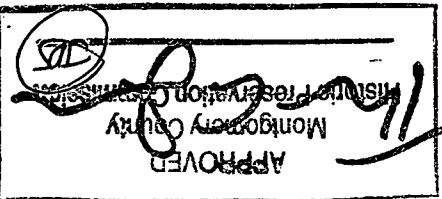
Exist basement steps

Existing house structure



Proposed Brck Pato

Property Line



#79465 Order NUMBER-79465 for Cooking and Canning Company

Date Mon Feb 8 09:14:10 PST 2010

Ship to Milford Sprecher
525 Albany Ave
Takoma Park MD 20912
US United States
301-563-3021

Via Ground

Item	Code	Qty
Magic Seal /Presto Pressure Regulator w977 http://store.yahoo.com/yhst-12036282954671/masepprrew9.htm	w977	1

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	525 Albany Avenue, Takoma Park	Meeting Date:	6/23/2010
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	6/16/2010
Applicant:	Milford H. Specher	Public Notice:	6/9/2010
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-10II	Staff:	Josh Silver
PROPOSAL:	Patio installation		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Four Square-Craftsman
DATE: c1915-25

PROPOSAL:

The applicant is proposing to install a 23' x 12' brick patio in the rear yard of the subject property.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve the HA-WP application** as being consistent with Chapter 24A-8(b), (1) and (2):

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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

J



PERMIT TO DEPARTMENT OF PERMITTING SERVICES
255 ROCK HILL PIKE 2nd FLOOR ROCK, LEE MD 20850
202.331.1100

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Milford H. Sprecher
Daytime Phone No.: 301-830-2198

Tax Account No.: _____
Name of Property Owner: Milford H. Sprecher Daytime Phone No.: 301-830-2198
Address: 525 Albany Ave. TAKOMA PARK MD 20912
Street Number City Street Zip Code
Contractor: self Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 525 Albany Ave Street: Albany Ave
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE.
Lot: 32 Block: 74 Subdivision: 25
Liber: 35251 Folio: 781 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

7A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: PATIO

18. Construction cost estimate: \$ 1,000
19. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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/RETAINING WALL

3A. Height _____ feet _____ 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] _____ Date: 5/22/10
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 538656 Date Filed: _____ Date Issued: _____

(B)

4

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

For All projects, provide an accurate list of adjacent and adjoining 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 owners of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

7. ADDRESSES OF ADJACENT AND ADJOINING PROPERTY OWNERS

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.

6. TREE SURVEY

- 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 labeled 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.

5. PHOTOGRAPHS

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.

4. MATERIALS SPECIFICATIONS

- 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, contact 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.

3. PLANS AND ELEVATIONS

- 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.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.
Brickpath, will cover a dirt area & brick paths. will improve the looks of the backyard.

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance.
Dirt & grass adjacent to the house. Back yard.

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

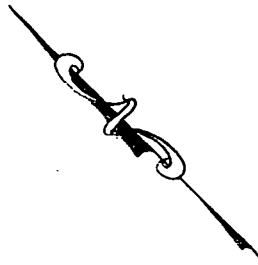
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
525 Albany Ave. TAKOMA PARK, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
MARCEL Dupraw 521 Albany Ave TAKOMA PARK, MD 20912	Douglas Gurian-Sherman Stacy Gurian - Sherman 527 Albany Ave TAKOMA PARK MD 20912
	Leon Robbins 7607 Takoma Ave. Takoma PARK, MD 20912

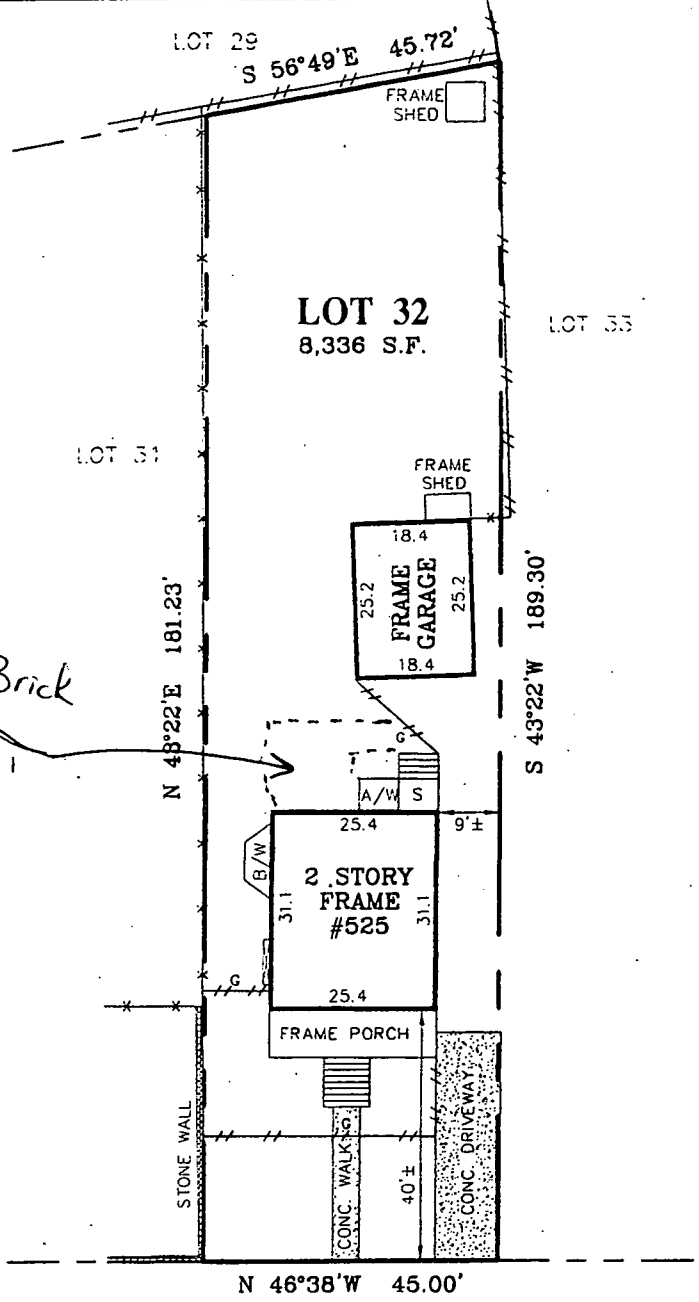
1. This plan is a benefit to a cons... insofar as it is required by a lender a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
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5. No Title Report furnished.

Notes

- 1) Flood zone "X" per H.U.D. panel No. 0460D.
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.




Proposed Brick PATIO



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 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286
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 PLAT NO. 103	
LIBER <i>Joseph E. Snider 21229</i> FOLIO	DATE OF LOCATIONS		SCALE: 1"=30'
	WALL CHECK:		DRAWN BY: J.M.
	HSE. LOC.: 12-06-07		JOB NO.: 07-8717

6

7

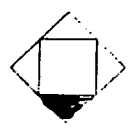
Page: 1

Applicant: Milford Sprecher

Shade portion to indicate North

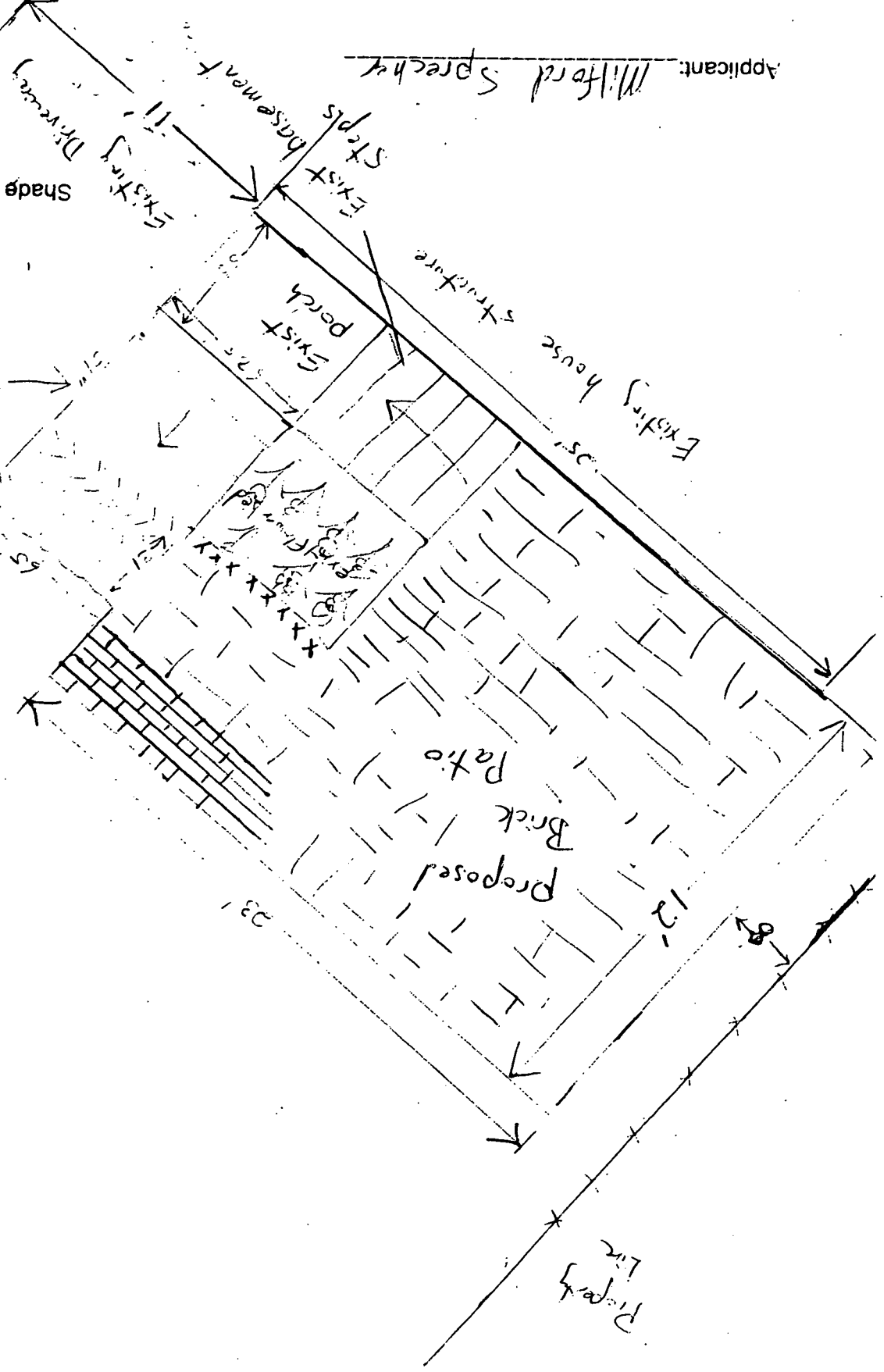
Scale 1" = 5'

Property Line



Exist. steps

Exist. concrete pad

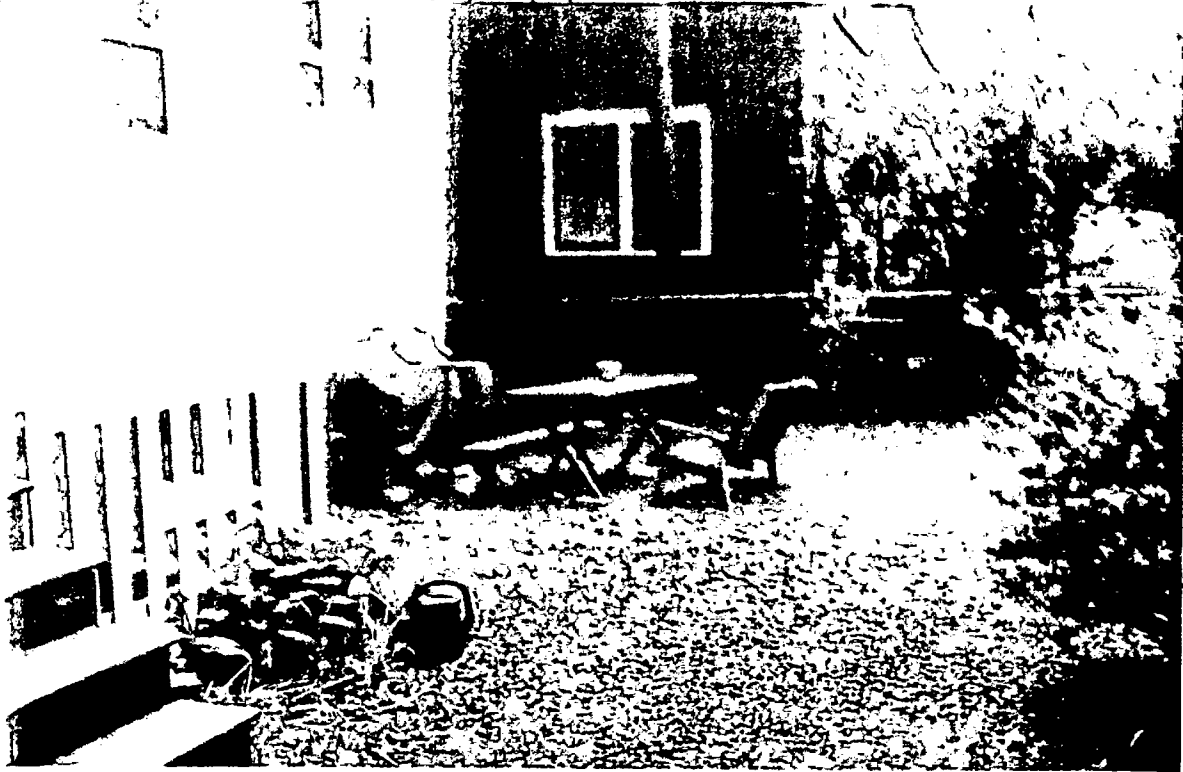


Site Plan

8



Existing Property Condition Photographs (duplicate as needed)



Detail: Looking Northwest TOWARD 527 Albany Ave



Detail: Proposed PATIO Area looking south east

Applicant: Milford Spracher

Page: _____

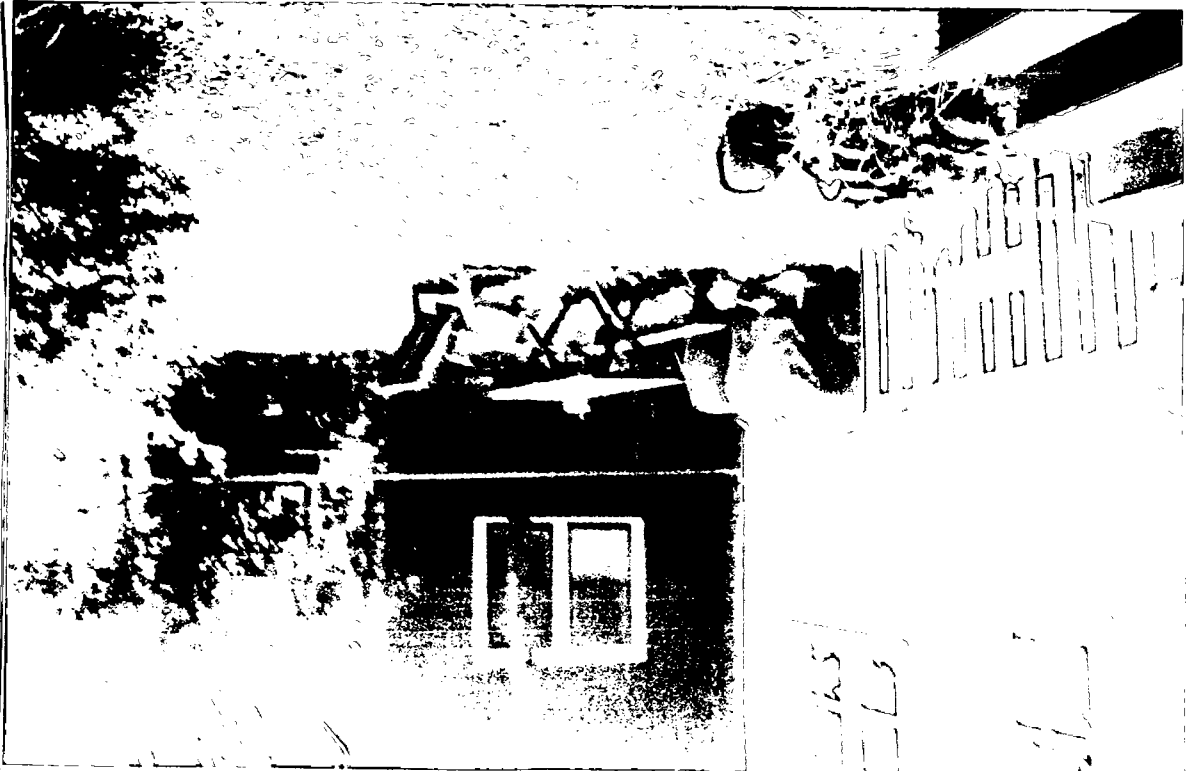
Applicant: Milford Spraker

Proposed Patio Area looking south east

Detail:



Detail: Looking Northwest Toward 527 Albany Ave



Existing Property Condition Photographs (duplicate as needed)

#79461

Order NUMBER-79461 for Cooking and Canning Company

Date

Mon Feb 8 07:19:51 PST 2010

Ship to

Milford Sprecher
525 Albany Ave
Takoma Park MD 20912
US United States
301-563-3021

Via

Ground

Item	Code	Qty
Presto 9978 Pressure Cooker,Pressure Regulator (Jiggler) http://store.yahoo.com/yhst-12036282954671/pr99prcoprre.html	9978	1