

525 ALBANY AVENUE, TAKOMA PARK

[HPC CASE # 37/03-13 II]

TAKOMA PARK H.D.



Kodak
XTRALIFE PAPER

ER

XTRALIFE

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

XTRALIFE

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

XTRALIFE

Kodak
XTRALIFE PAPER

XTRAI



Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

ER

XTRALIFE PAPER



ER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

XTRAI



STRONG PAPER

STRONG PAPER

STRONG PAPER

111

STRONG PAPER

STRONG PAPER

STRONG PAPER



Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER

Kodak
XTRALIFE PAPER



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: October 9, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #648681, garage door replacement

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 October 9, 2013 meeting.

Applicant: Milford Sprecher
Address: 525 Albany Avenue, Takoma Park





DPS-88

HISTORIC PRESERVATION COMMISSION
301/563-3400

APH# 648681

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED
SEP 13 2013
By *[Signature]*

Contact Email: milford.sprecher@gmail.com Contact Person: Milford Sprecher
Daytime Phone No.: 301-830-2198
Tax Account No.: 13 - 01063935
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: Door Pro America Phone No.: 410-242-6286
Contractor Registration No.: MHC # 80046
Agent for Owner: NONE Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 525 Albany Ave Street _____
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE.
Lot: 32 Block: 74 Subdivision: 0025
Liber: 35 251 Folio: 00781 Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Revision
- Repair

Install

- Wrap/Raze
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Other: GARAGE DOOR

1B. Construction cost estimator: \$ 3,366
1C. If this is a revision of a previously approved active permit, see Permit # No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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/assessment

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.

Milford Sprecher Signature of owner or authorized agent
9/11/13 Date

Approved: *[Signature]* For: Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: *[Signature]* Date: 10/10/13
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

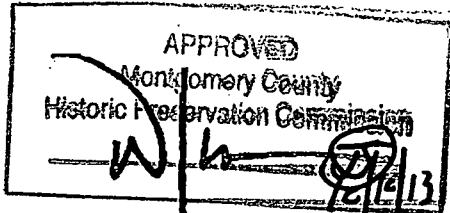
SPRECKMAN 4 of 7

CONSUMER INFORMATION NOTES:

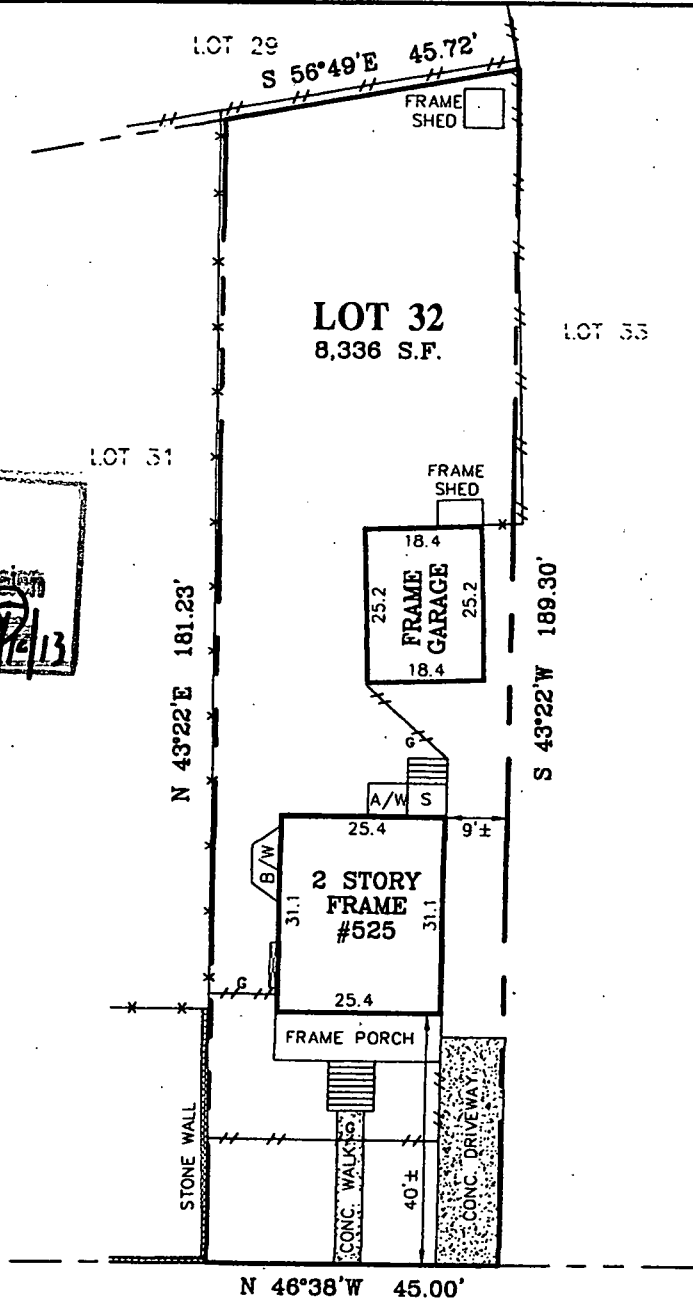
1. This plan is a benefit to a consumer insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing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



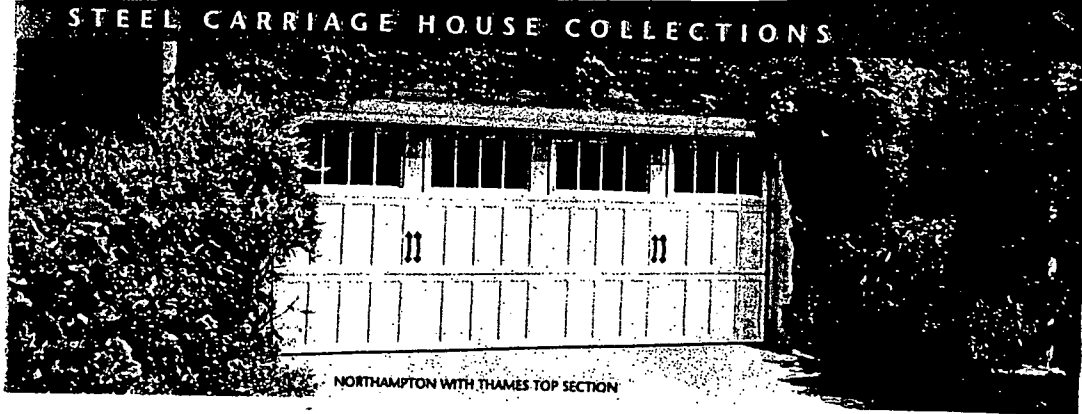
LOCATION DRAWING
LOT 32, BLOCK 74
NORTH TAKOMA
 MONTGOMERY COUNTY, MARYLAND



ALBANY AVENUE
 (50' R/W PER PLAT)

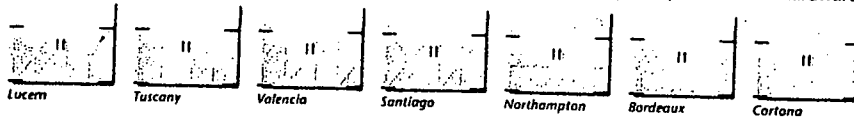
SURVEYOR'S CERTIFICATE		REFERENCES		 <p>SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100 Fax 301/948-1288</p>	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." Joseph E. Snider 21229 MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO.		PLAT BK. 2 PLAT NO. 103	LIBER FOLIO		
		DATE OF LOCATIONS	SCALE:	1"=30'	
		WALL CHECK:	DRAWN BY: J.M.		
		HSE. LOC.: 12-08-07	JOB NO.: 07-8717		

PGC 07



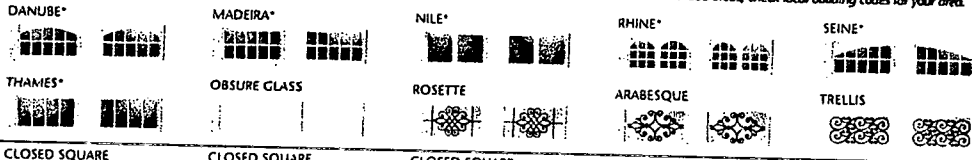
CLASSICA®

The distinctive and eye-catching three-section tall designs deliver an authentic carriage house look in sturdy, durable, low-maintenance steel. Choose from seven door designs and a variety of top section and hardware options.



CLASSICA COLLECTION® TOP SECTIONS

Windows may be restricted in select wind load areas; check local building codes for your area.



CLOSED SQUARE CLOSED SQUARE CLOSED SQUARE CLOSED SQUARE

**Designs available with obscure glass*

OPTIONAL DECORATIVE ALUMINUM HARDWARE

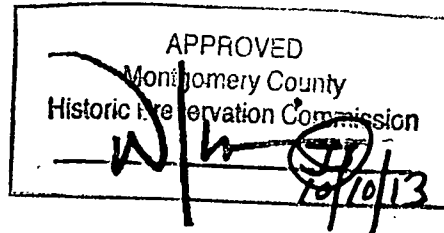
Available for Classica and Oak Summit Collections

9" Handles
22.86 cm

18" Strap Hinges with Clavos
45.72 cm

10 1/2" Handles 17" Strap Hinges with Clavos

Proposed GARAGE DOOR
with Thames windows as shown in large
photograph



EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	525 Albany Avenue, Takoma Park	Meeting Date:	10/9/2013
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	10/2/2013
Applicant:	Milford H. Specher	Public Notice:	9/25/2013
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-13II	Staff:	Josh Silver
PROPOSAL:	Garage door replacement		

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 remove and replace a non-historic overhead garage door with a metal carriage style garage door with banded windows in the existing opening of a non-historic garage located 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 HAWP 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.



DPS-88

HISTORIC PRESERVATION COMMISSION
301/563-3400

APH# 0648681

RECEIVED
SEP 13 2013
By [Signature]

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: milford.sprecher@gmail.com Contact Person: Milford Sprecher
 Tax Account No.: 13 - 01063935 Daytime Phone No.: 301-830-2198
 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: Door Pro America Phone No.: 410-242-6286
 Contractor Registration No.: MHC # 80046
 Agent for Owner: None Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 525 Albany Ave Street: _____
 Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE.
 Lot: 32 Block: 74 Subdivision: 0025
 Libr: 35 251 Folio: 00781 Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AUTHORITY

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: GARAGE DOOR

1B. Construction cost estimate: \$ 3,366

1C. If this is a revision of a previously approved active permit, see Permit # No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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] _____ 9/11/13 _____
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

Replace existing, deteriorated garage door on a
10 yr old garage

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Replace existing GARAGE DOOR. Will improve the appearance
of the existing garage. Plan to use Classic door
from Costo

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- 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.

5/22/2012

4

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
Mifford Sprecht 525 Albany Ave. TAKOMA PARK MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Douglas Gurien-Sherman Albany Ave. TAKOMA PARK MD 20912	Marcie Dupraw 521 Albany Ave. TAKOMA PARK MD 20912
Leon Robbins 7607 TAKOMA AVE. TAKOMA PARK MD 20912	

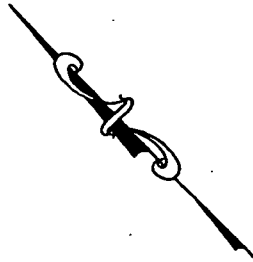
SPRECKIN 4 of 7

CONSUMER INFORMATION NOTES:

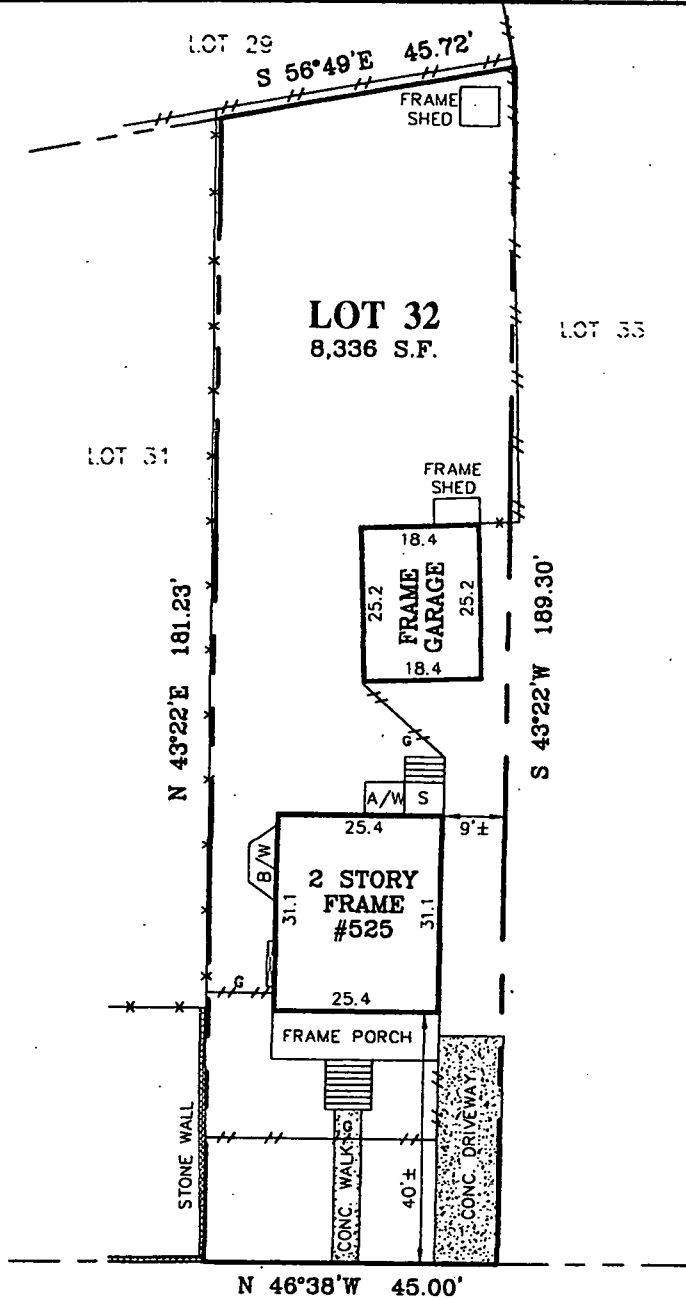
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other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



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



ALBANY AVENUE
 (50' R/W PER PLAT)

ms

SURVEYOR'S CERTIFICATE

REFERENCES

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



SNIDER & ASSOCIATES
LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
 Germantown, Maryland 20878
 301/948-5100 Fax 301/948-1288

LIBER
 FOLIO

DATE OF LOCATIONS

SCALE: 1"=30'

WALL CHECK:

DRAWN BY: J.M.

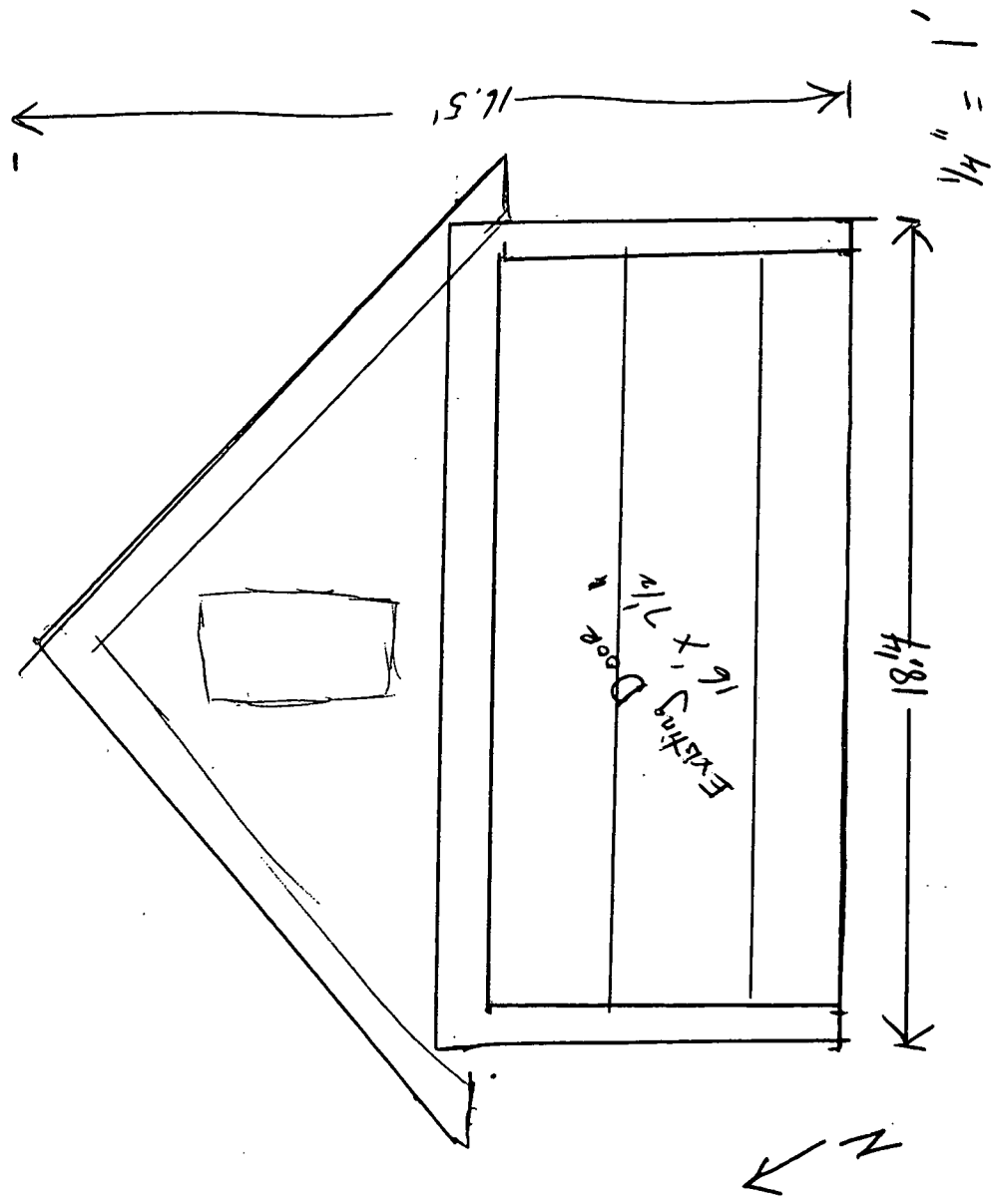
HSE. LOC.: 12-08-07

JOB NO.: 07-6717

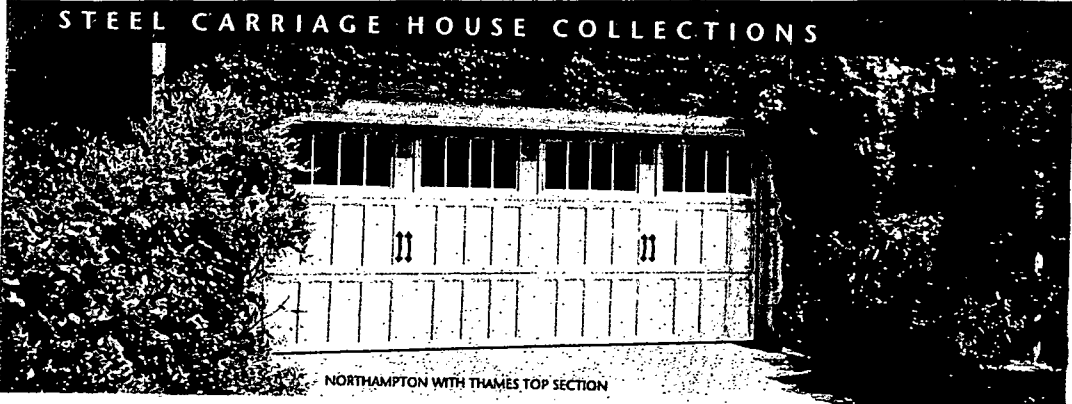
Joseph E. Snider 21229
 MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO.

SPRECHER GARAGE
525 Albany Ave
Takoma Park MD 20912

pgs



pg 6 of 7

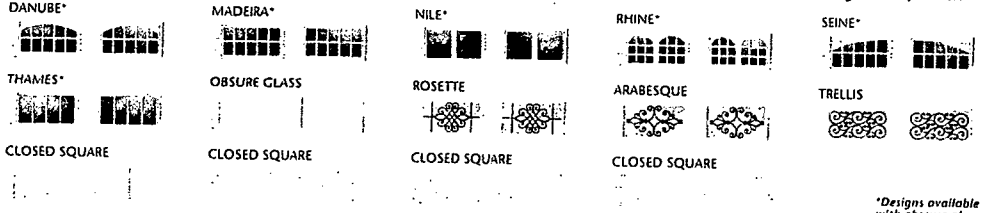


CLASSICA®

The distinctive and eye-catching three-section tall designs deliver an authentic carriage house look in sturdy, durable, low-maintenance steel. Choose from seven door designs and a variety of top section and hardware options.



CLASSICA COLLECTION® TOP SECTIONS Windows may be restricted in select wind load areas; check local building codes for your area.



*Designs available with obscure glass

OPTIONAL DECORATIVE ALUMINUM HARDWARE Available for Classica and Oak Summit Collections

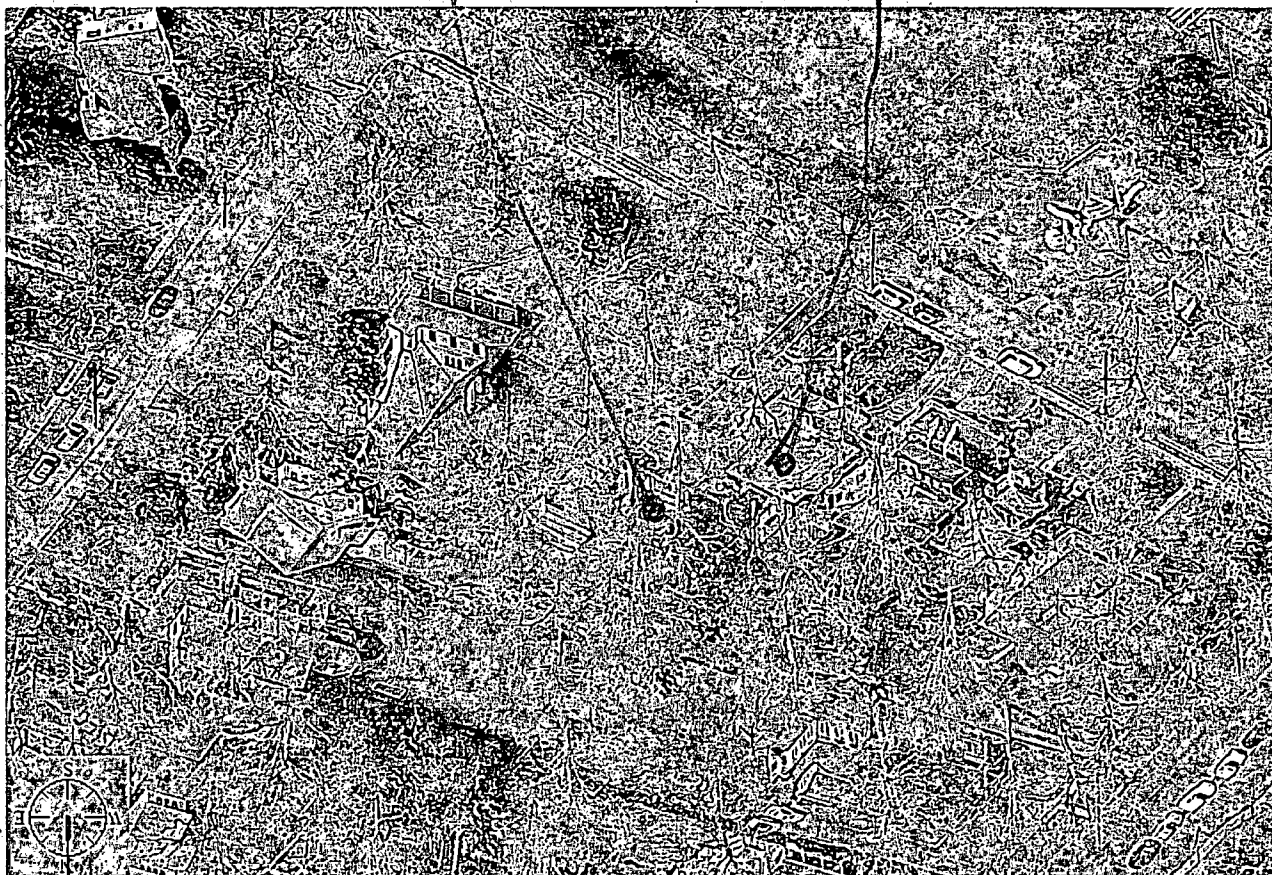
9" Handles 22.86 cm	18" Strap Hinges with Clavos 45.72 cm	10 1/2" Handles	17" Strap Hinges with Clavos
------------------------	--	-----------------	------------------------------

Proposed GARAGE DOOR
 with Thames windows as shown in large
 photograph

6

GARAGE

S25 ALBANY



PG 7 of 1

~~FA~~ Looking North East

EXISTING GARAGE DOOR





