

HPC #37/03-03GG 24 Pine Ave  
Takoma Park historic District



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

HISTORIC AREA WORK  
PERMIT

IssueDate: 8/27/2003

Permit No: 312440  
Expires:  
X Ref:  
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT: MILFORD H & N K SPRECHER  
24 PINE AVE  
TAKOMA PARK MD 209120000

HAS PERMISSION TO: RESTORE AND / OR REPAIR

PERMIT CONDITIONS: TREE REMOVAL-Approved with Conditions: Replacement tree of 2" caliper will be planted from the Montgomery County native species list or make a \$257.00 contribution to the City's Tree Fund (see city arboist's letter attach)

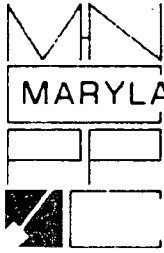
PREMISE ADDRESS 24 PINE AVE  
TAKOMA PARK MD 20912-0000

LOT 32 BLOCK 17 PARCEL ZONE R-60  
LIBER ELECTION DISTRICT PLATE GRID  
FOLIO SUBDIVISION  
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

HISTORIC MASTER: Y  
HISTORIC ATLAS: Y

HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

August 18, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit 37/03GG

DPS# 312440

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved  Denied  **Approved with Conditions:**

1. Replacement tree of 2" caliper will be planted from the Montgomery County native species list or make a \$257.00 contribution to the City's Tree Fund (see city arborist's letter on file).

and subject to the general conditions that 1) **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

**THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).**

Applicant: Milford Sprecher  
24 Pine Avenue  
Takoma Park, MD 20912

RECEIVED

AUG 20 2003

DIV. OF CASE WORK MGMT.

# City of Takoma Park, Maryland

OFFICE OF THE DIRECTOR  
PUBLIC WORKS DEPARTMENT  
TEL: (301) 891-7633



MUNICIPAL BUILDING  
7500 MAPLE AVENUE  
TAKOMA PARK, MD 20912

RECEIVED

JUL 03 2003

June 24, 2003

DIV. OF CASE WORK MGMT.

Milford Sprecher  
24 Pine Avenue  
Takoma Park, Maryland 20912

Dear Mr. Sprecher:

The City of Takoma Park has granted preliminary permit approval for you to remove the 10 inch diameter at breast height (dbh) American elm tree located at the back left of your property. Preliminary approval means that the City will post the property for a 15 day period beginning June 24, 2003 and ending July 9, 2003 for public comment. If no objections are filed by the community, you will be granted a permit to remove the trees pending receipt of your signed agreement to adhere to the City's replanting/replacement requirements. The replanting/ replacement agreement is enclosed, the terms of which require you to replant one 2 ½ inch caliper tree, or make a contribution of \$257.00 to the City's Tree Fund.

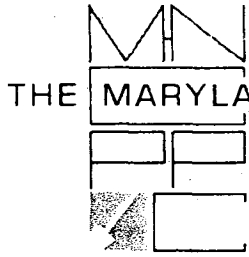
Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

Sincerely,

Brett Linkletter  
City Arborist  
301-891-7612

Enclosure



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 8/13/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section *ci*

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of Other Required Permits

*1-HAWP# 37/03699  
DPS# 312440*

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

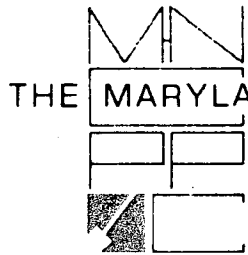
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

C:\hawpapr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

August 18, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

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Historic Preservation

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Approved       Denied       **Approved with Conditions:**

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and subject to the general conditions that 1) **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

**THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).**

Applicant: Milford Sprecher  
24 Pine Avenue  
Takoma Park, MD 20912



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE AVE. 2ND FLOOR, ROCKVILLE, MD 20850  
240777-8370

CS-#8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Milford Sprecher

Daytime Phone No.: 202-312-3529

Tax Account No.: 161301078184

Name of Property Owner: Milford H. Sprecher Daytime Phone No.: 202-312-3529

Address: 24 Pine Ave. TAKOMA PARK, MD 20912  
Street Number City State Zip Code

Contractor: self Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 24 Street: Pine Ave.

Town/City: Takoma Park Nearest Cross Street: Montgomery Ave.

Lot: 32 Block: 17 Subdivision: B.F. Gilbert's Addition

Liber: 6985 Folio: 134 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- Construct
  - Extend
  - Alter/Renovate
  - Move
  - Install
  - Wreck/Teardown
  - Revision
  - Repair
  - Revocable
- CHECK ALL APPLICABLE:
- A/C
  - Slab
  - Room Addition
  - Porch
  - Deck
  - Shed
  - Solar
  - Fireplace
  - Woodburning Stove
  - Single Family
  - Fence/Wall (complete Section 4)
  - Other: TREE REMOVAL

1B. Construction cost estimate: \$ 500

1C. 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.

Milford H. Sprecher \_\_\_\_\_ 6/27/03  
Signature of owner or authorized agent Date

Approved: Jason E. Velazquez For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 8/18/03

Application/Permit No.: 312440 Date Filed: 7/16/03 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

## HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Milford H. Sprecher 24 Pine Ave. Takoma Park, MD 20912-4611	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Christopher Kendall 1 Montgomery Ave. TAKOMA PARK, MD 20912	Gary Beck 26 Pine Ave. TAKOMA PARK, MD 20912
LARRY Rood 5 Montgomery Ave. Takoma Park, MD 20912	Louise Howells & Sandra Ogilvy 102 Elm Ave. TAKOMA PARK, MD 20912
Charles Poore 25 Pine Ave. Takoma Park, MD 20912	Paul d'Estachio 19 Pine Ave TAKOMA PARK, MD 20912



# City of Takoma Park, Maryland

OFFICE OF THE DIRECTOR  
PUBLIC WORKS DEPARTMENT  
TEL: (301) 891-7633



MUNICIPAL BUILDING  
7500 MAPLE AVENUE  
TAKOMA PARK, MD 20912

RECEIVED

JUL 08 2003

June 24, 2003

DIV. OF CASE WORK MGMT.

Milford Sprecher  
24 Pine Avenue  
Takoma Park, Maryland 20912

Dear Mr. Sprecher:

The City of Takoma Park has granted preliminary permit approval for you to remove the 10 inch diameter at breast height (dbh) American elm tree located at the back left of your property. Preliminary approval means that the City will post the property for a 15 day period beginning June 24, 2003 and ending July 9, 2003 for public comment. If no objections are filed by the community, you will be granted a permit to remove the trees pending receipt of your signed agreement to adhere to the City's replanting/replacement requirements. The replanting/ replacement agreement is enclosed, the terms of which require you to replant one 2 ½ inch caliper tree, or make a contribution of \$257.00 to the City's Tree Fund.

Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

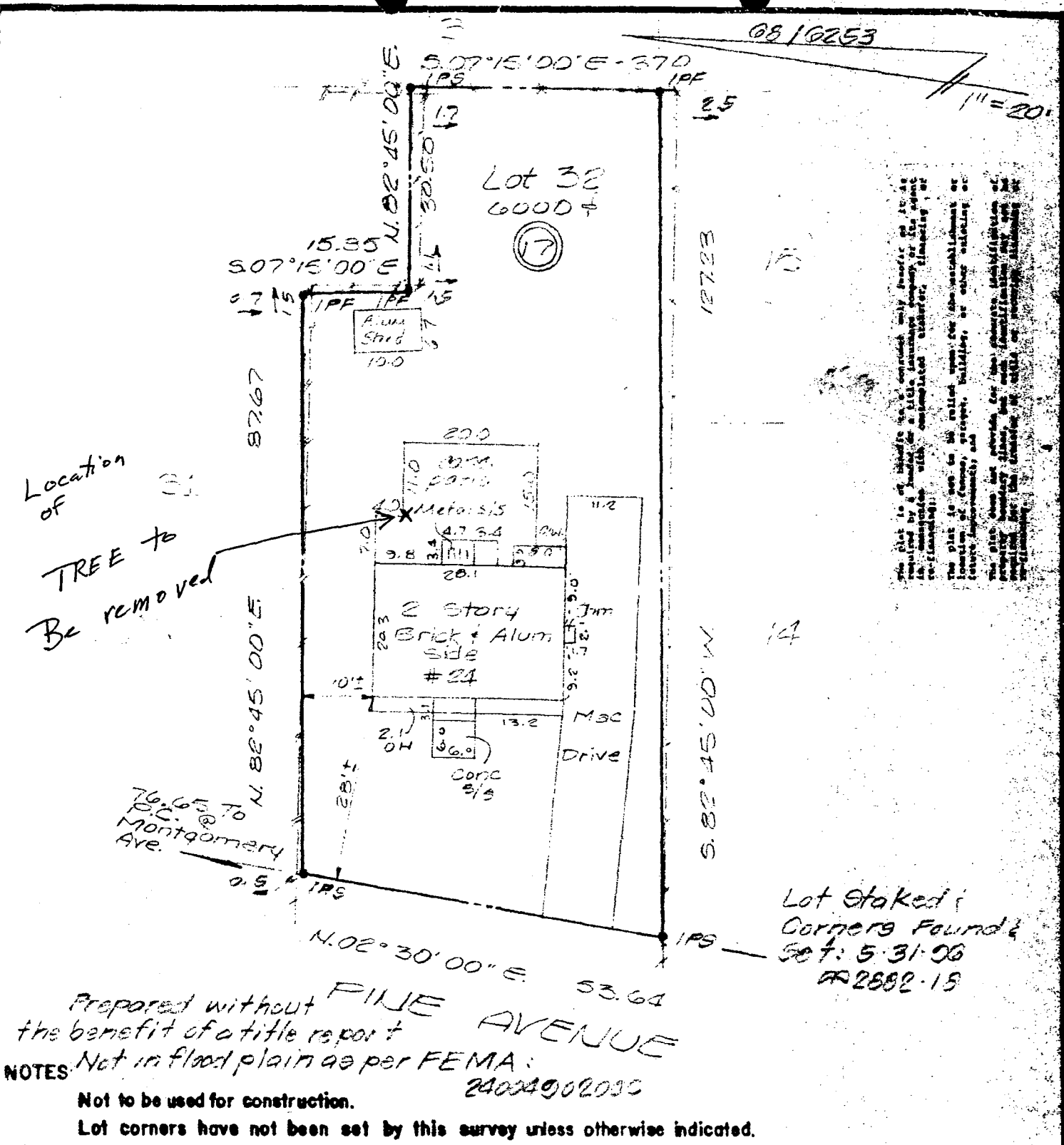
Sincerely,

Brett Linkletter  
City Arborist  
301-891-7612

Enclosure

68/0253

1" = 20'



This plat is of record to be used only for the purpose of locating the improvements and the improvements are located as shown. Exact proper corners have not been established or set. Unless otherwise noted, the surveyor is not responsible for the location of easements, recorded or unrecorded, or for the location of any other improvements shown on this plat. The plat is not to be used for the establishment or location of corners, streets, buildings, or other existing or future improvements, and the plat does not show the location of any other improvements shown on this plat. The plat is not to be used for the establishment or location of any other improvements shown on this plat.

Location of TREE to Be removed

Lot Staked  
Corners Found &  
Set: 5-31-06  
#2882-15

Prepared without FILE AVE  
the benefit of a title report  
NOTES: Not in flood plain as per FEMA:  
24000002035  
Not to be used for construction.  
Lot corners have not been set by this survey unless otherwise indicated.

I hereby certify that I have surveyed the property shown hereon for the purpose of locating the improvements and the improvements are located as shown. Exact proper corners have not been established or set. Unless otherwise noted, the surveyor is not responsible for the location of easements, recorded or unrecorded, or for the location of any other improvements shown on this plat. The plat is not to be used for the establishment or location of corners, streets, buildings, or other existing or future improvements, and the plat does not show the location of any other improvements shown on this plat.

REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 1010  
Date 5-31-06

**LIGHT, ELLIOTT & ASSOCIATES**  
ENGINEERS, PLANNERS, SURVEYORS  
8808 ADELPHI ROAD  
ADELPHI, MARYLAND 20783  
422-6080

Book H1833-24 Ct. by 15  
Job no. 24821 Case no. —

**HOUSE LOCATION SURVEY**  
24 Fine Avenue  
Lot 32 Block 17 Section 1  
E. F. Gilbert's Addition  
TO  
TAKOMA PARK  
Wheaton Election District  
Montgomery County Maryland  
Plat Book 68 File 68/0253

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	24 Pine Avenue	<b>Meeting Date:</b>	08/13/03
<b>Applicant:</b>	Milford Sprecher	<b>Report Date:</b>	08/06/03
<b>Resource:</b>	Takoma Park Historic District	<b>Public Notice:</b>	07/30/03
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-03GG	<b>Staff:</b>	Corri Jimenez
<b>PROPOSAL:</b>	Tree Removal	<b>RECOMMEND:</b>	Approve with conditions

---

**CONDITION**

1. Replacement tree of 2” caliper will be planted from the Montgomery County native species list or make a \$257.00 contribution to the City’s Tree Fund (see city arborist’s letter, Circle 5)

**DATE OF CONSTRUCTION:** c. 1935-45

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-Contributing/ Out of Period Resource

**PROPOSAL:** The applicant proposes to remove a 10” American elm tree in the rear of the property that is uprooting concrete retaining wall (see Circle 7).

**RECOMMENDATION:**

- Approve
- Approve with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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.



RETURN TO: DEPARTMENT OF PERMIT SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240777-9370

DPS - #

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

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Daytime Phone No.: 202-312-3529

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Town/City: Takoma Park Nearest Cross Street: Montgomery Ave.

Lot: 32 Block: 17 Subdivision: B.F. Gilbert's Addition

Liber: 6985 Folio: 134 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

**1A. CHECK ALL APPLICABLE:**

**CHECK ALL APPLICABLE:**

- |                                    |                                  |                                                 |                                                          |                                    |                                                                |                                        |                               |                               |
|------------------------------------|----------------------------------|-------------------------------------------------|----------------------------------------------------------|------------------------------------|----------------------------------------------------------------|----------------------------------------|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate         | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition                         | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Reuse | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove                     | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable              | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input checked="" type="checkbox"/> Other: <u>TREE REMOVAL</u> |                                        |                               |                               |

1B. Construction cost estimate: \$ 500

1C. 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: \_\_\_\_\_

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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 H. Sprecher  
Signed as owner or authorized agent

6/27/03  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 312440 Date Filed: 7/16/03 Date Issued: \_\_\_\_\_

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g'addresses' noticing table

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PUBLIC WORKS DEPARTMENT  
TEL: (301) 891-7633



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7500 MAPLE AVENUE  
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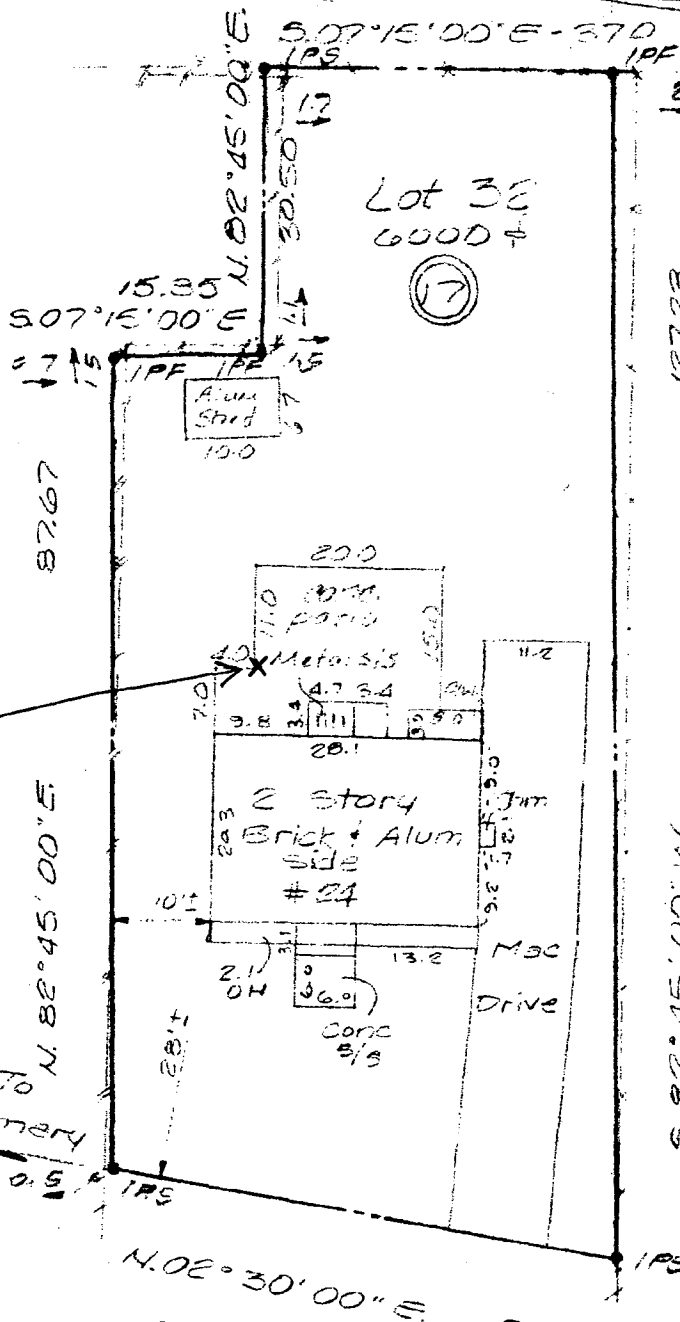
Enclosure

5

08/0253

1" = 20'

Lot 32  
6000 ±  
(17)



Location of  
TREE to  
Be removed

This plat is of record and should only be used as a guide for the location of the corners of the subject property with respect to the adjacent property. It is not intended to be used as a basis for the location of the subject property with respect to the adjacent property.

This plat is not to be used for the establishment of the location of fences, gates, buildings, or other structures on the subject property.

This plat does not provide for the location of the subject property with respect to the adjacent property.

Lot Staked  
Corners Found &  
Set: 5-31-06  
#2882-15

Prepared without **PLINE AVENUE**  
the benefit of a title report

NOTES Not in flood plain as per FEMA:  
24004902035

Not to be used for construction.  
Lot corners have not been set by this survey unless otherwise indicated.

I hereby certify that I have surveyed the property in accordance with the purpose of locating the improvements and the improvements are located as shown. Exact proper corners have not been established or set unless otherwise noted. We assume no responsibility for any errors or omissions of any kind or easements recorded or unrecorded not appearing on the record plat, or mentioned in the title deed referred to hereon.

**LIGHT, ELLIOTT & ASSOCIATES**  
ENGINEERS, PLANNERS, SURVEYORS  
8808 ADELPHI ROAD  
ADELPHI, MARYLAND  
20783  
422-6080

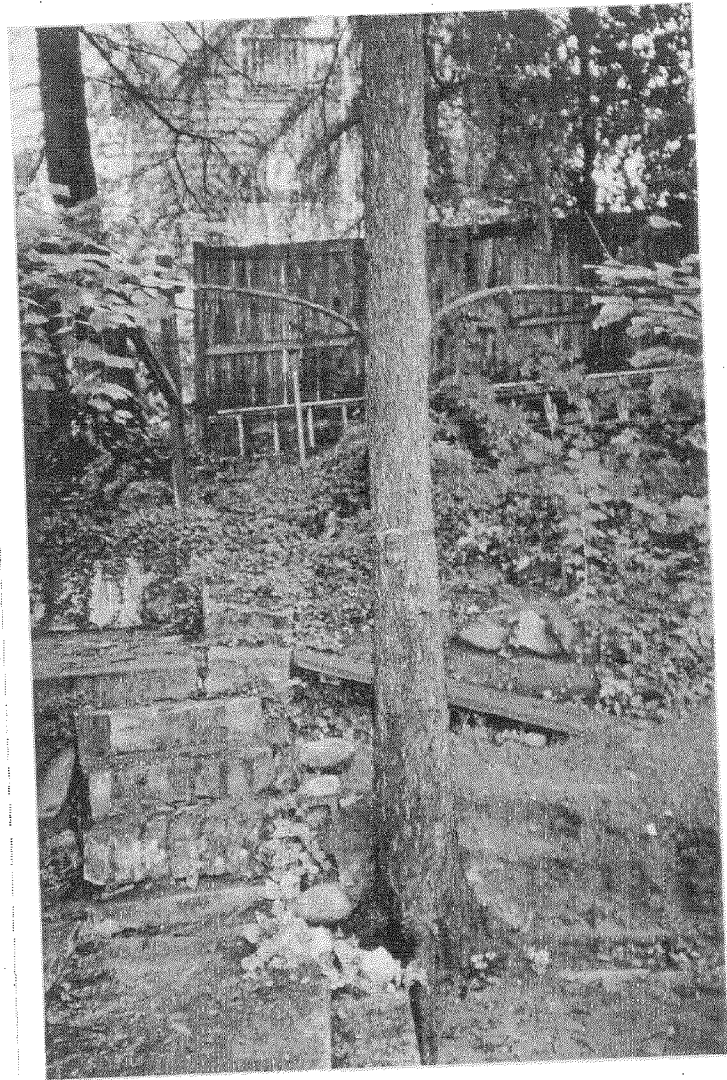
**HOUSE LOCATION SURVEY**  
24 Fine Avenue  
Lot 32 Block 17 Section  
E. F. Gilbert's Addition  
TO  
**TAKOMA PARK**

MARION FARR MUSTARD  
Reg. Prof. and Surveyor - Md.  
REGISTRATION NO. 20007  
MONTGOMERY COUNTY  
JULY 1978

Book H1833-24 Ck. by 15  
Job no. 24821 Case no. —

Wheaton  
Montgomery  
Election District  
County, Maryland  
Plat Book 6B File 08/0253





⑦

