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

<table>
<thead>
<tr>
<th>Address:</th>
<th>6935 Laurel Ave., Takoma Park</th>
<th>Meeting Date:</th>
<th>7/24/17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Outstanding Resource</td>
<td>Report Date:</td>
<td>7/19/17</td>
</tr>
<tr>
<td>Takoma Park Historic District</td>
<td></td>
<td></td>
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<tr>
<td>Review:</td>
<td>HAWP</td>
<td>Public Notice:</td>
<td>7/12/17</td>
</tr>
<tr>
<td>Case Number:</td>
<td>37/03-17YY</td>
<td>Tax Credit:</td>
<td>None</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Urciolo Properties, LLC</td>
<td>Staff:</td>
<td>Dan Bruechert</td>
</tr>
<tr>
<td>Proposal:</td>
<td>Fence replacement</td>
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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**PROJECT DESCRIPTION**

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District  
STYLE: Spanish Colonial - Commercial  
DATE: c.1910s

**PROPOSAL:**
The applicant is proposing replace an existing fence that has become dilapidated and overgrown, with a 6’ (six foot) tall pine board fence along the eastern boundary of the site. This proposal was reviewed by the Takoma Park Facade Advisory Board on June 12, 2017 who voted to approve the proposal (see circle _____). As this fence will not be visible from the public right-of-way, staff has elected to utilize the Expedited Staff Report.

**STAFF RECOMMENDATION:**

- _X_ Approval  
  _____ Approval 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:

- _x_ 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

- _x_ 2. The proposal is compatible in character and nature with the historical,
archaeological, 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, archaeological, 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.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: JURCILO@COMCAST.NET
Daytime Phone No.: 301 602 5467

Tax Account No.: 

Name of Property Owner: Urciolo Properties LLC
Daytime Phone No.: 301 270 4442

Address: 6935 Laurel Ave, TX, OK, 73012

Contractor: 
Contractor Registration No.: 
Agent for Owner: 
Daytime Phone No.: 

LOCATION OF BUILDING PERMIT

House Number: 6935 Laurel Ave (Road) 
Street: Laurel Ave (Road)
Nearest Cross Street: Eastern/Laurel
Lot: 53 Block: A Subdivision: Gilbert & Wood

PART ONE: PERMIT INFORMATION AND USE

CHECK ALL APPLICABLE

☐ Construct ☐ Extend ☐ Alter/Remodel ☐ AC ☐ Sub ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wood/Frame ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Renovate ☐ Fence/Wall (complete Section 4) ☐ Other: 

Construction cost estimate: $ 4,400

1B. If this is a revision of a previously approved active permit, see Permit #: N/A

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: 6 feet

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On property 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. I hereby acknowledge and agree this to be a condition for the issuance of this permit.

Signature of owner or authorized agent:
Date: 7/3/17

Approved: For Chairperson, Historic Preservation Commission
Disapproved: 

Application/Trade Permit No.: 
Date Filed: 
Date Issued: 

SEE REVERSE SIDE FOR INSTRUCTIONS

805467
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:

   INSTALL A 6 FOOT FENCE BOARD ALONG EASTERN PROPERTY
   BOUNDARY - FENCE INSIDE OWNER'S PROPERTY

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

   EXISTING FENCE IS
   DETERIORATING - WILD GROWTH OF VINES AND POISON IVY ABOUNU
   AREA CLEANED AND GRADED

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures;
   c. site features such as walkways, driveways, fences, ponds, streams, trash dispensers, 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.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, windows 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, 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
   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 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 8' 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 CONFLICTING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and conflicting 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.
6' PINCE PRESSURE
TREATED BOARD FENCE
1" X 4"
6' PRESSURE TREATED
PINE 1" x 4" BOARD FENCE
# HAWP APPLICATION: Mailing Addresses for Notifying

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

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urciolo Properties, LLC</td>
<td></td>
</tr>
<tr>
<td>6935 Laurel Avenue</td>
<td></td>
</tr>
<tr>
<td>Takoma Pr, MD 20912</td>
<td></td>
</tr>
</tbody>
</table>

## Adjacent and confronting Property Owners mailing addresses

<table>
<thead>
<tr>
<th>RE 7000 Carroll Ave</th>
<th>RE: 7001 Carroll Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>KC Associates, LLC</td>
<td>Takoma Westmoreland LLC</td>
</tr>
<tr>
<td>c/o Barac Co</td>
<td></td>
</tr>
<tr>
<td>6901 4th Street, NW</td>
<td>11161 New Hampshire Ave - Ste 200</td>
</tr>
<tr>
<td>Washington, DC 20012</td>
<td>Silver Spring, MD 20904</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Re: 6939 Eastern Avenue</th>
<th>RE: 6951 Carroll Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cheryl Gardner</td>
<td>Potomac Conf Corp-7th Day Adv</td>
</tr>
<tr>
<td>PO Box 44568</td>
<td></td>
</tr>
<tr>
<td>Takoma Park, MD 20016</td>
<td>6810 Eastern Avenue, NW</td>
</tr>
<tr>
<td></td>
<td>Washington, DC 20012</td>
</tr>
</tbody>
</table>
June 12, 2017

Mr. William Kirwan
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 6935 Laurel Avenue

Dear Mr. Kirwan,

The Takoma Park Façade Advisory Board met on July 11, 2017, to review the design proposal for 6935 Laurel Avenue, Takoma Park, Maryland. The proposal is to be considered by the Historic Preservation Commission.

John Urcio presented an application to install a wooden fence along the back side of the subject property, separating the property from the adjacent parcel. The existing metal fence is deteriorating and is overgrown with vines and ivy. The new fence is a 6 foot tall and constructed from pine board.

The proposed work includes:
- Cleaning and grading the existing fence, removing overgrown vegetation;
- Installation of a 6 foot, pine board fence separating the subject property from the adjacent parcel along the southeastern boundary

The Takoma Park Façade Advisory Board passed the following resolution:

The Board voted to approve the proposal as presented.

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district. If you have any questions regarding the Board’s action, please call me at 301-891-7213.

Sincerely,

Daniel Sonenklar
Planner, Department of Housing and Community Development