

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

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|---------------------|---|-----------------------|---------------|
| Address: | 6935 Laurel Ave., Takoma Park | Meeting Date: | 7/24/17 |
| Resource: | Outstanding Resource Takoma Park Historic District | Report Date: | 7/19/17 |
| Review: | HAWP | Public Notice: | 7/12/17 |
| Case Number: | 37/03-17YY | Tax Credit: | None |
| Applicant: | Urciolo Properties, LLC | Staff: | Dan Bruechert |
| Proposal: | Fence replacement | | |

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 Façade 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:

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: JURCILO @ COMCAST.NET Contact Person: John Urciolo
 Daytime Phone No.: 301 602 5469
 Tax Account No.: _____
 Name of Property Owner: Urciolo Properties LLC Daytime Phone No.: 301 270 4442
 Address: 6935 LAUREL Ave TR PK, MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 6935 LAUREL Ave (Rear) Street: LAUREL Ave (Rear)
 Town/City: TAKOMA PARK Nearest Cross Street: EASTERN / LAUREL
 Lot: 53 Block: A Subdivision: GILBERT + WOOD
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- 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: _____

1B. Construction cost estimate: \$ 4,400

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ALTERATIONS

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 _____ 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 of owner or authorized agent

 Date 7/3/17

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

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**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 PINE BOARD
FENCE 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 ANCHOR FENCE IS
DETERIORATING - WILD GROWTH
OF VINES AND POISON Ivy ABOUND
AREA CLEANED AND GRADED

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 affected 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.

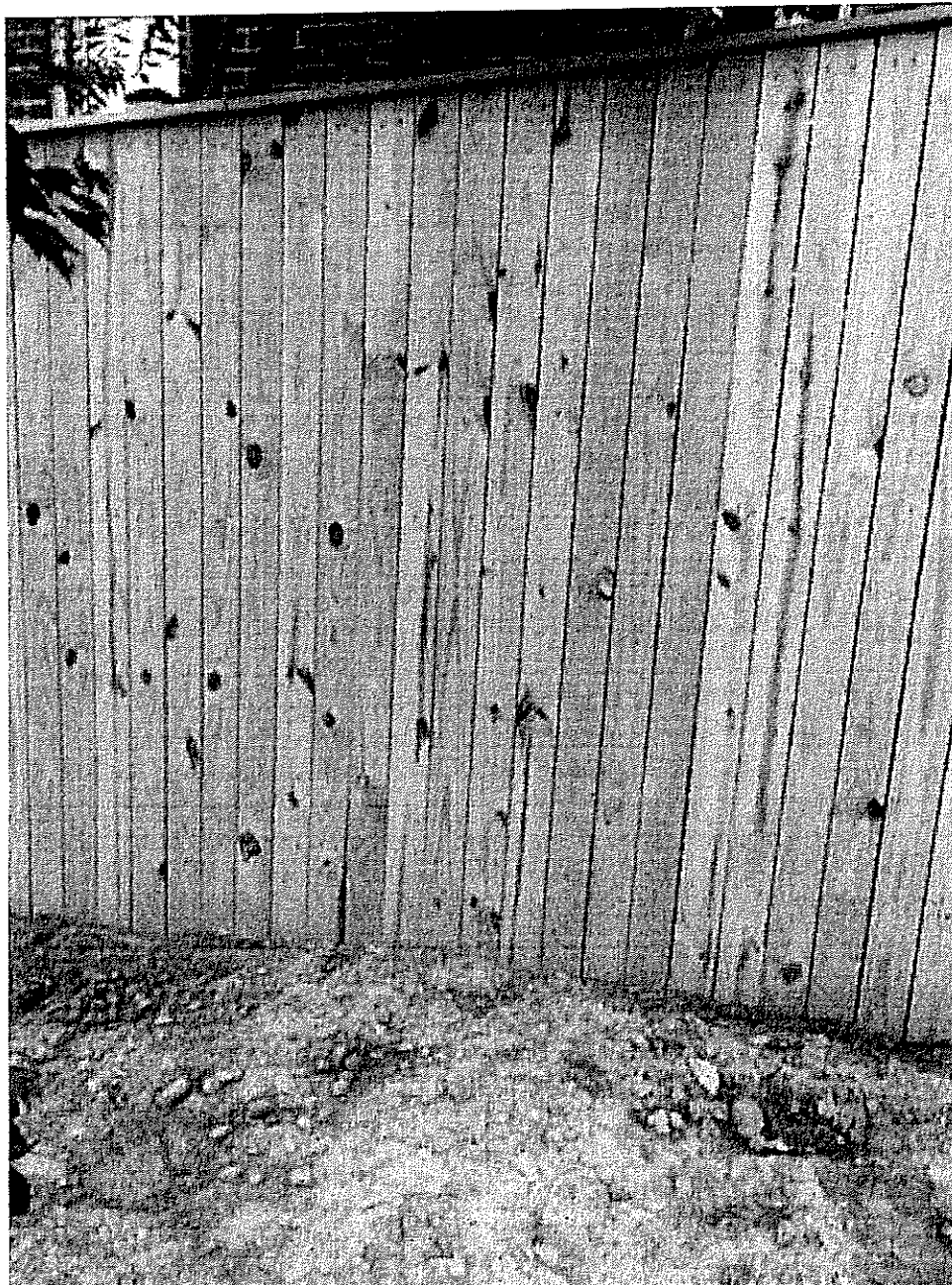
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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6' PINE PRESSURE
TREATED BOARD FENCE
1" X 4"

6



6' PRESSURE TREATED
PINE 1" X 4" BOARD FENCE

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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 |
|--|---|
| Urciolo Properties, LLC 6935 Laurel Avenue Takoma Pr, MD 20912 | |
| Adjacent and confronting Property Owners mailing addresses | |
| RE 7000 Carroll Ave KC Associates, LLC c/o Barac Co 6901 4 th Street , NW Washington, DC 20012 | RE: 7001 Carroll Avenue Takoma Westmoreland LLC 11161 New Hampshire Ave - Ste 200 Silver Spring, MD 20904 |
| Re: 6939 Eastern Avenue Cheryl Gardner PO Box 44568 Takoma Park, MD 20016 | RE: 6951 Carroll Avenue Potomac Conf Corp-7th Day Adv 6810 Eastern Avenue, NW Washington, DC 20012 |
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City of Takoma Park

Housing & Community Development

Telephone: (301) 891-7119
Fax: (301) 270-4568



7500 Maple Avenue
Takoma Park, MD 20912

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 Urciolo 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,

A handwritten signature in black ink, appearing to read 'Daniel Sonenklar', is written over a faint, larger version of the same signature.

Daniel Sonenklar
Planner, Department of Housing and Community Development