

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6927 & 6929 Laurel Ave., Takoma Park	Meeting Date:	8/16/2023
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	8/9/2023
Applicant:	John Urciolo	Public Notice:	8/2/2023
Review:	HAWP	Tax Credit:	Yes
Case No.:	1037352	Staff:	Dan Bruechert
Proposal:	Storefront Replacement		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application **with one (1) condition:**

1. The HPC finds the proposed storefront system is an appropriate replacement. Approving future storefront replacements between 6915 and 6925 Laurel Ave. with the proposed storefront system is delegated to Staff as HAWP applications are received.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Art Deco
DATE: 1922 with 1980s rehabilitation



Figure 1: The commercial building along Laurel Ave. was designed with Art Deco detailing applied in a 1980s renovation.

PROPOSAL

The applicant proposes to remove and replace the storefronts at the two properties.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

Ordinance No. 2592

6. SHOPFRONTS

- (a) A shopfront as a part of the building facade shall be defined to include: the building face, porches, the entrance area leading to the door, side-lights, transoms, display platforms, devices including lighting and signing designed to be viewed from the public right-of-way and/or the areas visible to the public prior to entering the interior portion of the structure.
- (b) General Provisions.
 - (1) Shopfronts, entrances, signs, lighting, sun protection, porches, security grilles, etc., shall be compatible, harmonious, and consistent with the original scale and character of the structure.
 - (2) All extraneous and unused hardware, signing, and equipment shall be removed.
 - (3) All broken, rotten, or damaged elements shall be removed and replaced with elements that are harmonious with the design of the building and with the neighborhood.
 - (4) Textured or colored glass and ribbed or patterned metal are not permitted as acceptable replacement materials for shopfront windows.
 - (5) At such time as sign panels covering or replacing shop cornices are removed or deemed to need replacement, they shall be taken down and the cornice restored.
 - (6) Grates, bars, and grilles shall be designed so as to be as inconspicuous as possible. They shall be kept painted and free of rust. In all cases they shall be kept open during the normal daylight business hours of the community. Non-metal grilles and screens shall be prohibited. Enclosures and housings for security grilles and screens shall be as

inconspicuous as possible and shall be compatible with the design of the shopfront.
 (7) Solid or permanently enclosed or covered shopfront windows shall not be permitted. Where the window treatment of the first floor is to be modified, such that the window openings will be made smaller, these new openings will not be smaller in size than the openings of the second or third-floor windows of the subject structure.

Montgomery County Code; Chapter 24A-8

- (a) 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 ensure 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
- (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.)

Secretary of the Interior's Standards for Rehabilitation:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is part of a one-story commercial building designated as a Non-Contributing resource to the Takoma Park Historic District. The building has a stucco exterior with Art Deco detailing that the *Design Guidelines* note was applied in a 1980s renovation. The applicant proposes to remove two storefronts and replace them with new aluminum storefronts. Staff finds the replacement is compatible with the character of the site and surrounding streetscape and recommends the HPC approve the HAWP.

The existing storefronts have steel frames that have been repaired as needed over time. Most of the framing members no longer match; however, the thin profile of the steel requires a very close examination to determine which elements may be historic and which framing members are replacements. The applicant proposes to remove the existing storefronts and install new aluminum storefronts with double glazing. The storefront system identified by the owner was installed in a 2017 HAWP at 7302 Carroll Ave., Takoma Park.¹

¹ The Staff Report and application materials for the HAWP at 7302 Carroll Ave., Takoma Park is available here: <https://montgomeryplanning.org/wp-content/uploads/2017/02/I.G-7302-Carroll-Avenue-Takoma-Park.pdf>.

As a Non-Contributing resource, Staff finds the *Design Guidelines* dictate the HAWP should be approved as a matter of course because the change will not alter the size and massing of the resource. Staff additionally finds the proposed storefronts are consistent with the Takoma Park ordinance governing the treatment of commercial buildings in the ‘Old Town’ section of the Takoma Park Historic District. Finally, Staff finds the proposed storefront will create a consistent, harmonious appearance and recommends the HPC approve the HAWP under 24A-8(b)(2) and (d), Standards 2, 9, and 10, and the *Design Guidelines*.

Staff also recommends the HPC add a condition to the approval of this HAWP. The commercial property from 6917 Laurel Ave. to 6929 Laurel Ave. were all given the same Art Deco rehabilitation in the early 1980s and – except for 6919 – retain their historic storefront configuration and had their framing members replaced as needed. All of these addresses are also designated as ‘Non-Contributing’ resources to the Takoma Park Historic District. None of these storefronts have an intact storefront original storefront. The applicant has stated the existing storefronts are degrading and indicated they intend to replace the storefronts with the proposed storefront system as needed or as funds become available. Staff recommends the HPC include a condition that finds the proposed storefront system is an appropriate replacement at the subject building and delegates the approval to replace any other storefronts from 6917 – 6925 Laurel Ave. with that system to Staff. This condition will speed up the review to install a storefront system the HPC has already determined is acceptable and ease the regulatory review on the HPC.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application with **one (1) condition**:

1. The HPC finds the proposed storefront system is an appropriate replacement. Approving future storefront replacements between 6915 and 6925 Laurel Ave. with the proposed storefront system is delegated to Staff as HAWP applications are received; under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), and the *Takoma Park Historic District Guidelines*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior’s Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1037352
DATE ASSIGNED _____

APPLICANT:

Name: URCILO Properties, LLC
Address: 6935 LAUREL Ave #100
Daytime Phone: 301 270 4442

E-mail: John@UrciloProperties.com
City: TK PK, MD Zip: 20912
Tax Account No.: 03561457

AGENT/CONTACT (if applicable):

Name: John Urcilo / 20E STEARN
Address: 6935 LAUREL Ave #100
Daytime Phone: 301 270-4442

E-mail: 20E.STEARN@COMCAST.NET
City: TK PK, MD Zip: 20912
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property LAUREL Ave

Is the Property Located within an Historic District? Yes/District Name Takoma Park (13)
 No/Individual Site Name TK METRO SHOP CTR

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 6929 & 6927 Street: LAUREL Ave
Town/City: TAKOMA PARK Nearest Cross Street: LAUREL & CARROLL
Lot: 53 Block: A Subdivision: 025 Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>STORE FRONT Replacement</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

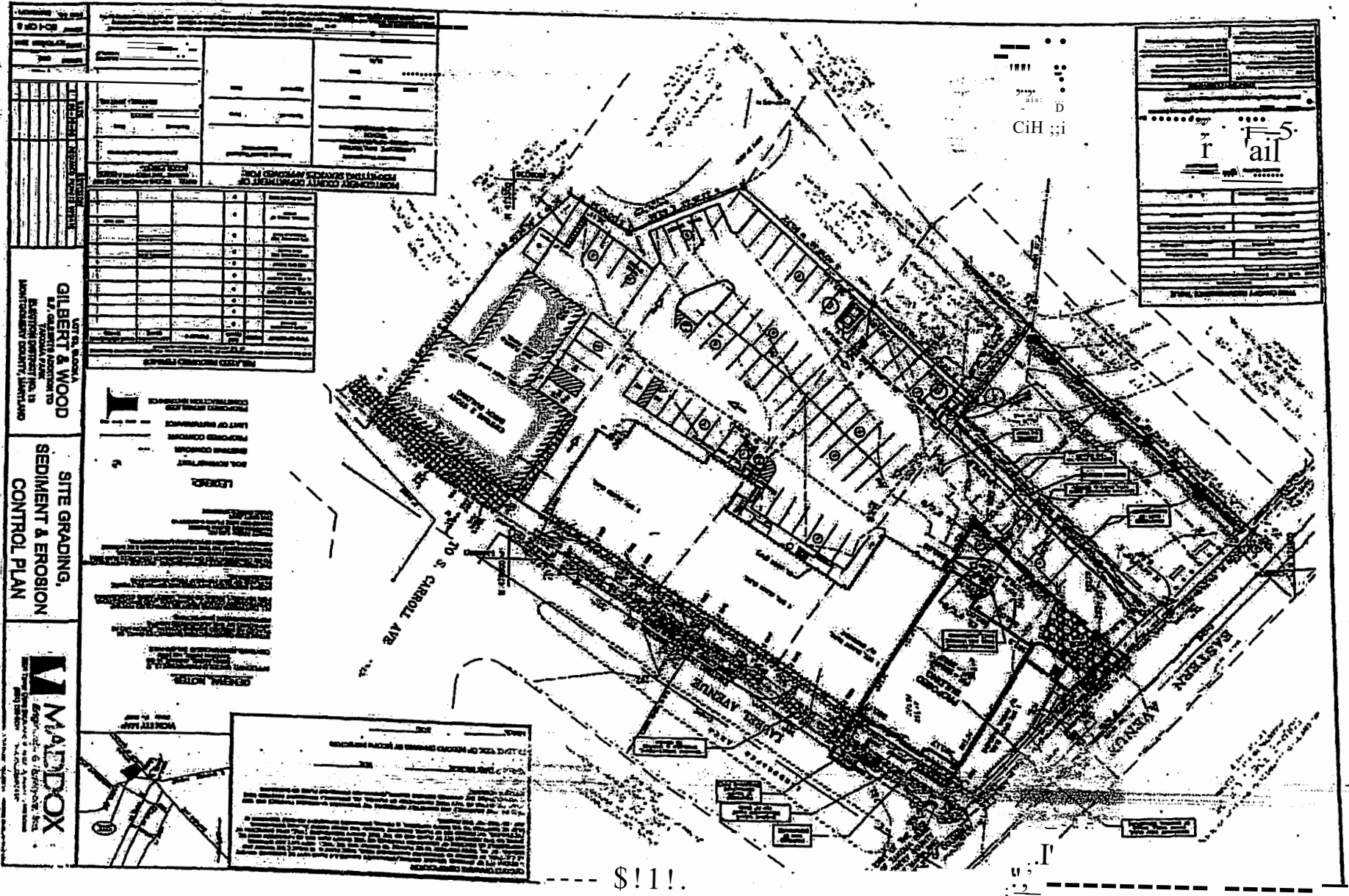
7/11/2023

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

<p>Owner's mailing address</p> <p>URCIULO PROPERTIES, LLC 6935 LAUREL AVE #100 TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>John R Urciulo 6935 LAUREL AVE #100 TAKOMA PARK, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>7001 CARROLL AVE TAKOMA WESTMANLAND, LLC 11161 NEW HAMPSHIRE AVE SUITE 200 SILVER SPRING, MD 20904</p>	<p>7000 CARROLL AVE KC ASSOCIATES, LLC C/O BARAC, INC 6901 4TH ST. NW WASH. DC 20012</p>
<p>4951 CARROLL AVE POTOMAC CONF CORP 7th Day Adventist 6810 EASTERN AVE WASH. DC 20012</p>	<p>6843 -45 EASTERN AVE CHARLOTTE SCHOENEMAN 6843 EASTERN AVE TAKOMA PARK, MD 20912</p>
<p>6845 Eastern Avenue, Takoma Park</p>	

10

5



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	10/1/88	J. WOOD
2	REVISED PLAN	10/15/88	J. WOOD
3	REVISED PLAN	11/1/88	J. WOOD
4	REVISED PLAN	11/15/88	J. WOOD
5	REVISED PLAN	12/1/88	J. WOOD
6	REVISED PLAN	12/15/88	J. WOOD
7	REVISED PLAN	1/1/89	J. WOOD
8	REVISED PLAN	1/15/89	J. WOOD
9	REVISED PLAN	2/1/89	J. WOOD
10	REVISED PLAN	2/15/89	J. WOOD
11	REVISED PLAN	3/1/89	J. WOOD
12	REVISED PLAN	3/15/89	J. WOOD
13	REVISED PLAN	4/1/89	J. WOOD
14	REVISED PLAN	4/15/89	J. WOOD
15	REVISED PLAN	5/1/89	J. WOOD
16	REVISED PLAN	5/15/89	J. WOOD
17	REVISED PLAN	6/1/89	J. WOOD
18	REVISED PLAN	6/15/89	J. WOOD
19	REVISED PLAN	7/1/89	J. WOOD
20	REVISED PLAN	7/15/89	J. WOOD
21	REVISED PLAN	8/1/89	J. WOOD
22	REVISED PLAN	8/15/89	J. WOOD
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24	REVISED PLAN	9/15/89	J. WOOD
25	REVISED PLAN	10/1/89	J. WOOD
26	REVISED PLAN	10/15/89	J. WOOD
27	REVISED PLAN	11/1/89	J. WOOD
28	REVISED PLAN	11/15/89	J. WOOD
29	REVISED PLAN	12/1/89	J. WOOD
30	REVISED PLAN	12/15/89	J. WOOD

LOT 10, BLOCK 10
 GILBERT & WOOD
 A DEVELOPMENT PROJECT
 MONTECALMO COUNTY, ILLINOIS

SITE GRADING,
 SEDIMENT & EROSION
 CONTROL PLAN

MADDOX
 ENGINEERS & ARCHITECTS
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Phone: (305) 555-1111
 Fax: (305) 555-1112

EXPLANATION OF SYMBOLS
 1. EXISTING GRADE
 2. PROPOSED GRADE
 3. PROPOSED EROSION CONTROL MEASURES
 4. PROPOSED SEDIMENT CONTROL MEASURES
 5. PROPOSED LANDSCAPING
 6. PROPOSED UTILITY LINES
 7. PROPOSED DRIVEWAYS
 8. PROPOSED DRIVEWAYS WITH CURBS
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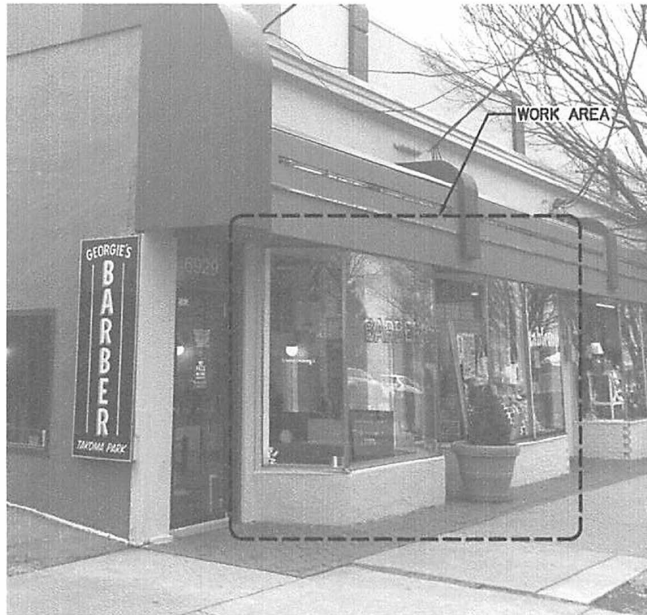
S!!!

SUBDIVISION	0063
BLOCK	A
LOT	53
ZONE	NR-0.75 H-50
OVERLAY	TAKOMA PARK HISTORIC DISTRICT
USE	RETAIL
LOT AREA	71,397 S.F.
GFA OF INTERIOR ALT.	0 S.F.
AREA OF WORK	40 S.F.

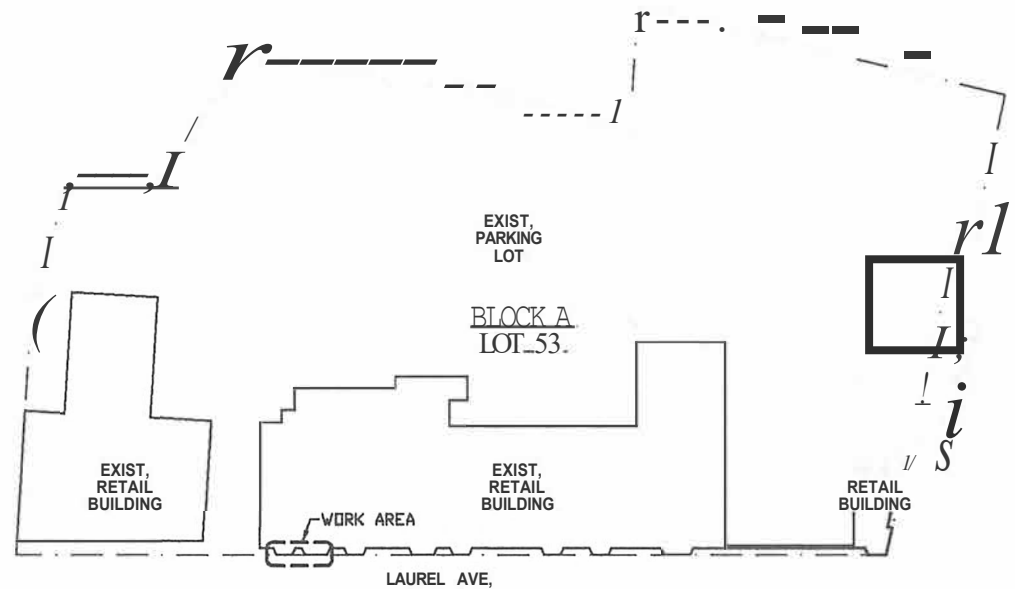
BUILDING AND ZONING DATA

STOREFRONT REPLACEMENT ON FRONT OF EXISTING RETAIL BUILDING. NO MODIFICATIONS OF EXIT ACCESS, BLDG. STRUCTURE, LIFE SAFETY SYSTEMS AND/OR EXITS. NO CHANGE IN USE OR OCCUPANCY.

SCOPE OF WORK



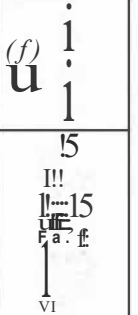
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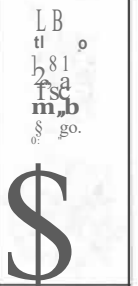
SITE PLAN

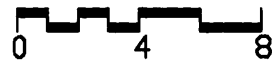
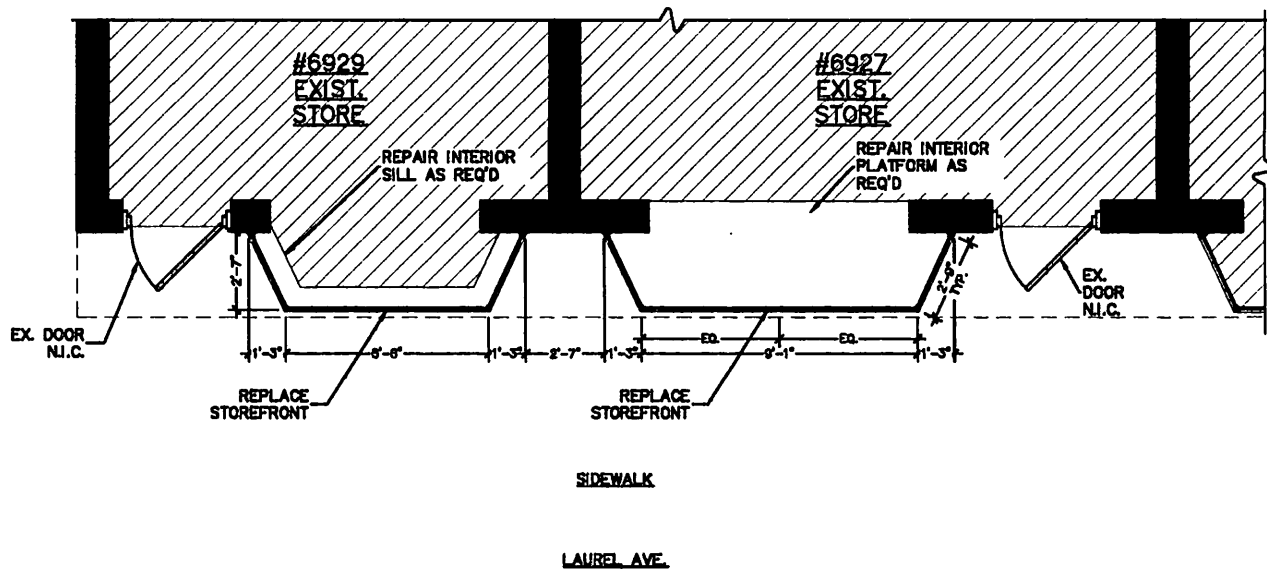
1"=50'-0"

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 100' 0'





 **FLOOR PLAN - PROPOSED**
1/4" = 1'-0"

(a-pp)

A1
FLOOR PLAN
AND ELEVATIONS

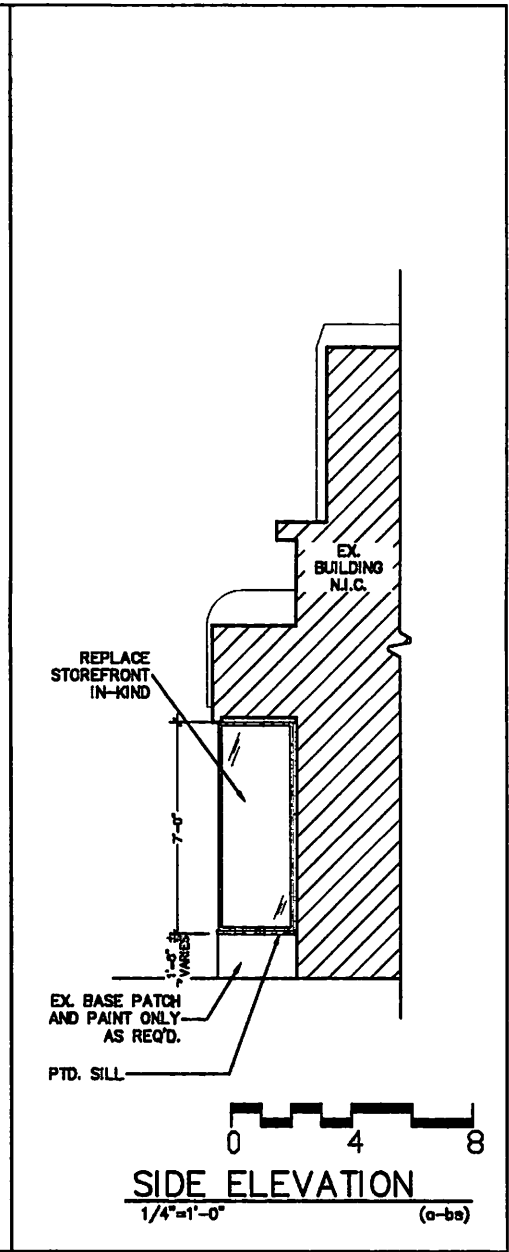
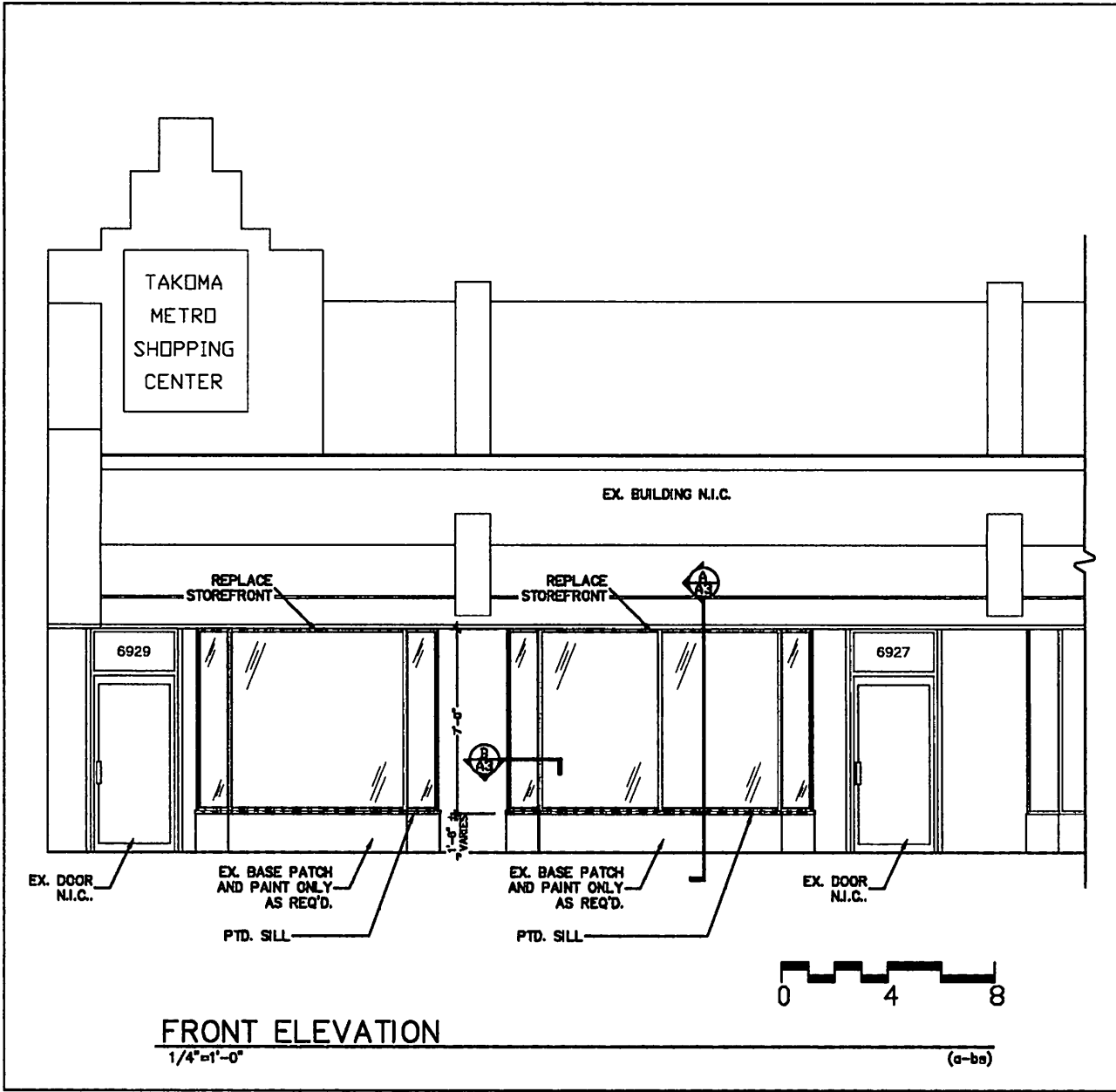
SCHEMATIC DESIGN
NOT FOR PERMITS OR
CONSTRUCTION

PROJECT: 6927-6929 LAUREL AVE.
TAKOMA PARK, MD 20912

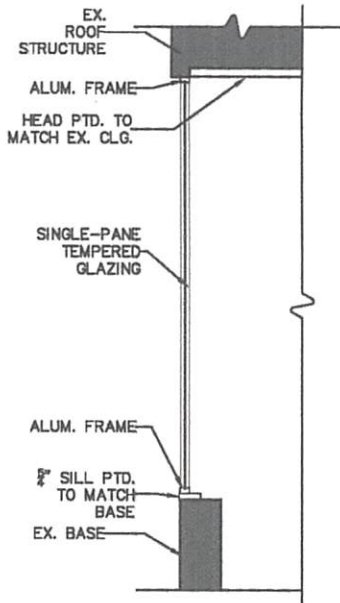
TITLE: STOREFRONT REPLACEMENT
DATE: 6/12/2023

Plan 9 Associates, LLC
1000 14th St NW
Washington, DC 20012
plan9@gmail.com
202.550.3770

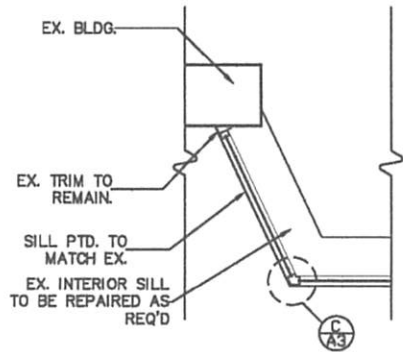




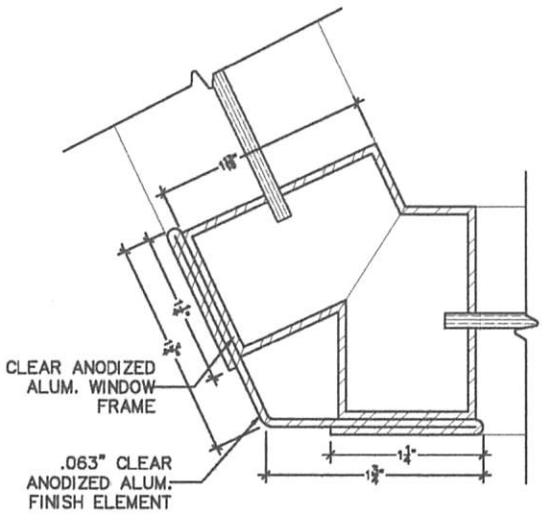
A2 FLOOR PLAN AND ELEVATIONS	SCHEMATIC DESIGN NOT FOR PERMITS OR CONSTRUCTION	PROJECT: 6927-6929 LAUREL AVE. TAKOMA PARK, MD 20912 TITLE: STOREFRONT REPLACEMENT DATE: 8/12/2023	Plan 9 Associates, LLC 1000 Wisconsin Ave., NW Washington, DC 20002 plan9@gmail.com 202.550.3770 
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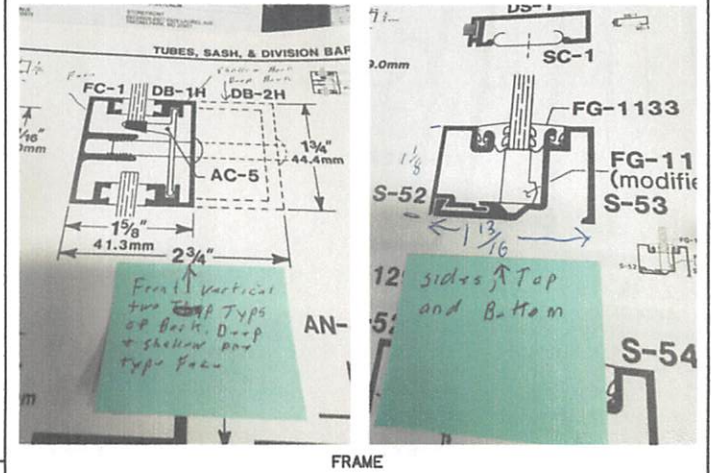
(A) SECTION
1/2"=1'-0" (det-g)



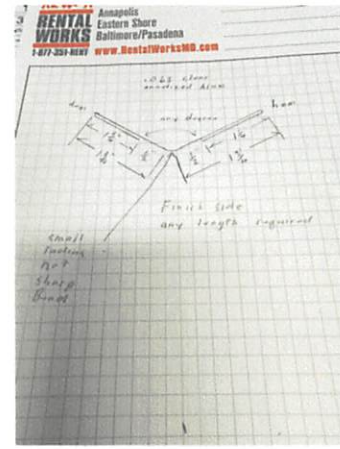
(B) PLAN DETAIL
1/2"=1'-0" (det-g)



(C) PLAN DET. @ CORNER
12"=1'-0" (det-a)



FRAME



CUSTOM PROFILE

STOREFRONT MFR'S DETAILS

A3
FLOOR PLAN
AND ELEVATIONS

SCHEMATIC DESIGN
NOT FOR PERMITS OR
CONSTRUCTION

PROJECT: 6927-6929 LAUREL AVE.
TAKOMA PARK, MD 20912

TITLE: STOREFRONT REPLACEMENT
DATE: 6/12/2023

Plan 9 Associates, LLC
Washington, DC 20012
plan9@gmail.com
202.550.3770

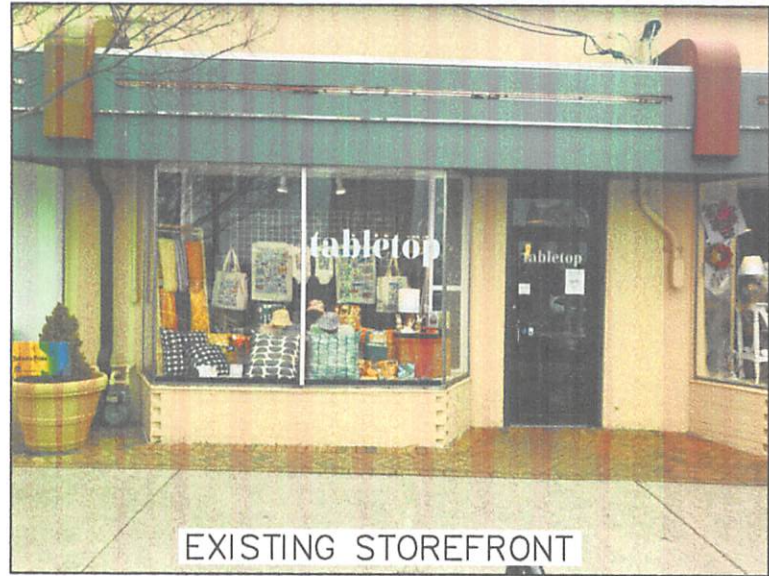




EXISTING STOREFRONTS



EXISTING STOREFRONT



EXISTING STOREFRONT

1
PHOTOS

SCHMATIC DESIGN
NOT FOR PERMITS OR
CONSTRUCTION

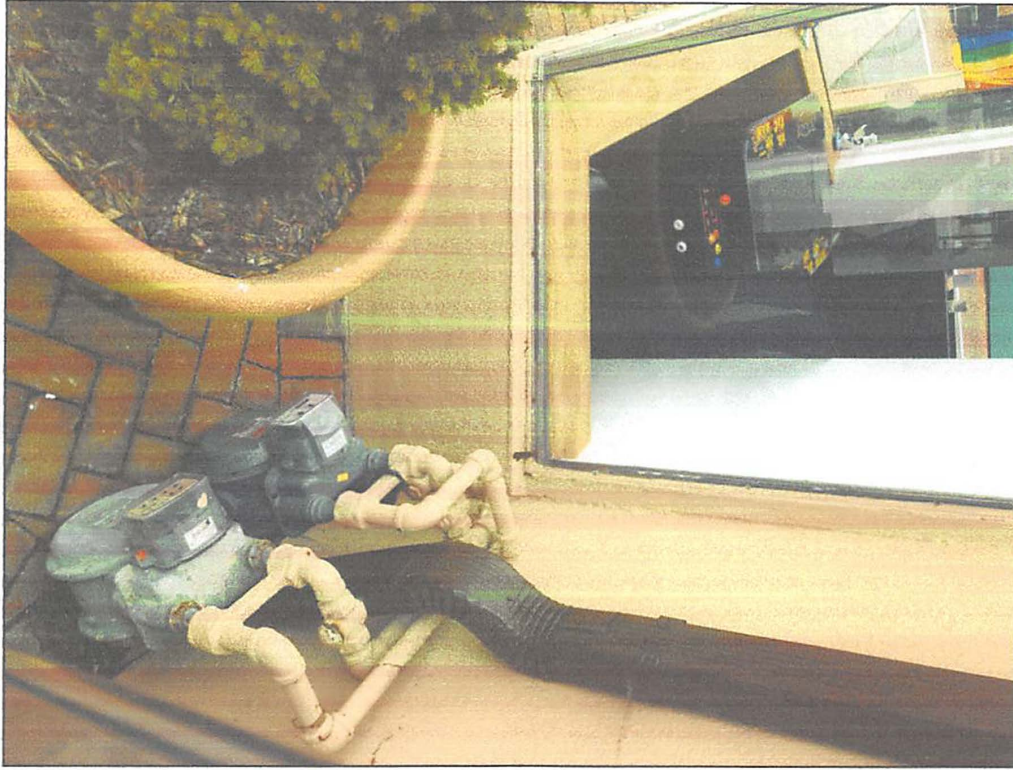
PROJECT: 6927-6929 LAUREL AVE.
TAKOMA PARK, MD 20912

TITLE: STOREFRONT REPLACEMENT
DATE: 3/30/2023

Plan 9 Associates, LLC
1000 Pennsylvania Ave., N.E.
Washington, D.C. 20002
plan9@gmail.com
202.556.3770



EXISTING JOINT BASE



EXISTING JOINT HEAD



0

Plot 9 Anocoles LLC
222 Ave. I St. NW
Washington DC 20012
p00794 LCCOM
202.5.3770

PROJECT: 6927-6929 LAUREL AVE.
TAKOMA PARK MD 20912

TITLE: STOREFRONT REPLACEMENT
DATE: 3/30/2023

SOE MAIIC DESIGN
NOT FOR PERMITS OR
CONSTRUCTION

2
HOOS



COMPARABLE STOREFRONT HEAD



COMPARABLE STOREFRONT HEAD



COMPARABLE STOREFRONT BASE

COMPARABLE STOREFRONT
 @ 7302 CARROL AVE., TAKOMA PARK, MD
 REPLACED IN 2017.

3
PHOTOS

SCHMATIC DESIGN
NOT FOR PERMITS OR
CONSTRUCTION

PROJECT: 6927-6929 LAUREL AVE.
TAKOMA PARK, MD 20912

TITLE: STOREFRONT REPLACEMENT
DATE: 3/30/2023

Plan 9 Associates, LLC
 1100 Wisconsin Ave., Suite 200
 Washington, DC 20002
 plan9@gmail.com
 202.550.3770

7302
Carnall Ave
Approved
by Historic



From: Zoe Stern zoster@comcast.net
Subject:
Date: June 15, 2023 at 8:24 AM
To: zoe.stern@comcast.net

7302
Carroll Ave



7302
Carroll Ave



Sent from my iPhone

DESCRIPTION OF PROPERTY

The Takoma Metro Shopping Center consists of a retail shopping strip of various businesses. The strip is located at 6901-6939 Laurel Ave in Old Town Takoma Park. All of the storefront frames have been retro-fitted with non original parts, creating a mis-mash of all different store fronts. We would like to replace all the fronts to bring back the uniformity of storefronts. The current frames are such that only "plate glass" can be accommodated in the existing frames, We would like to replace these frames with a similar style as the original, but one that will allow insulated glass and a secure fit, Currently, tenants are experiencing excessive moisture on the glass due to air excaping through the frames and truck and bus vibrations has resulted in numerous glass cracks and replacement of the plate glass over the years. In addition, insulated glass will ensure an overall Energy efficiency, which is good for the environment and insulated glass is far safer than the single strength plate glass that is very dangerous when broken. We would like to move forward on replacing the store fronts on all the stores by doing two storefronts at a time with each being identical with Energy Efficiency and Safety as our primary goal.

DESCRIPTION OF WORK PROPOSAL

We have met with staff previously to discuss our intentions and have attached the Scope of Work which has all the scale drawing of the frames and also have attache photos of the style of frame that was previously approved by the HPC on the storefront at 7302 Carroll Avenue, Takoma Park, Md 20912

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

COMMERCIAL BUILDING PERMIT APPLICATION

Application Date: 7/12/2023

Application No: 1037246
AP Type: COMBUILD
Customer No: 1288170

Affidavit Acknowledgement

Primary Applicant Information

Address 6929 LAUREL AVE
TAKOMA PARK, MD 20912
Propertyowner Urciolo Properties LLC (Primary)

Commercial Building Permit Details

Use Code: BUSNSS
Work Type: RESREP
Construction Type: IA
Use Group: B
Disturbed Area: 100
Gross Floor Area: 100
Estimated Cost \$: 32000
Scope of Work: Replacing commercial storefront windows and frames
Type of Water Supply: WSSC
Sewage Disposal: WSSC
AttachmentType: SELECT