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Search Criteria **Details**

Application

Permit Number	1066429	Type	Historic Area Work Permit
Application Date	04/11/2024	Issue Date	
Final Date		Status	In Process
Work Type	Restore And / Or Repair	Site Address	6925 LAUREL AVE TAKOMA PARK, MD 20912
Square Footage	0	Value	\$0.00
Subdivision	Takoma Park	Lot/Block	53/A

Reviews



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: John Urcido
Address: 6935 Laurel Ave #100
Daytime Phone: (301) 270-4442

E-mail: Jurcido@Comcast.net
City: Takoma Park Md Zip: 20912
Tax Account No.: 01079430

AGENT/CONTACT (if applicable):

Name: John Urcido / Zoe Stern
Address: 6935 Laurel Ave #100
Daytime Phone: (301) 270-4442

E-mail: Zoe.stern@Comcast.net
City: Tk Park, 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: 6925 Street: Laurel Ave
Town/City: Takoma Park Md Nearest Cross Street: Laurel + Carroll
Lot: 53 Block: A Subdivision: 0025 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 replaced in kind</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 3/28/24

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

Owner's mailing address

UNCIOLO PROPERTIES, LLC
 6935 LAUREL AVE #100
 TAKOMA PARK, MD 20912

Owner's Agent's mailing address

John R Unciolo
 6935 LAUREL AVE #100
 TAKOMA PARK, MD 20912

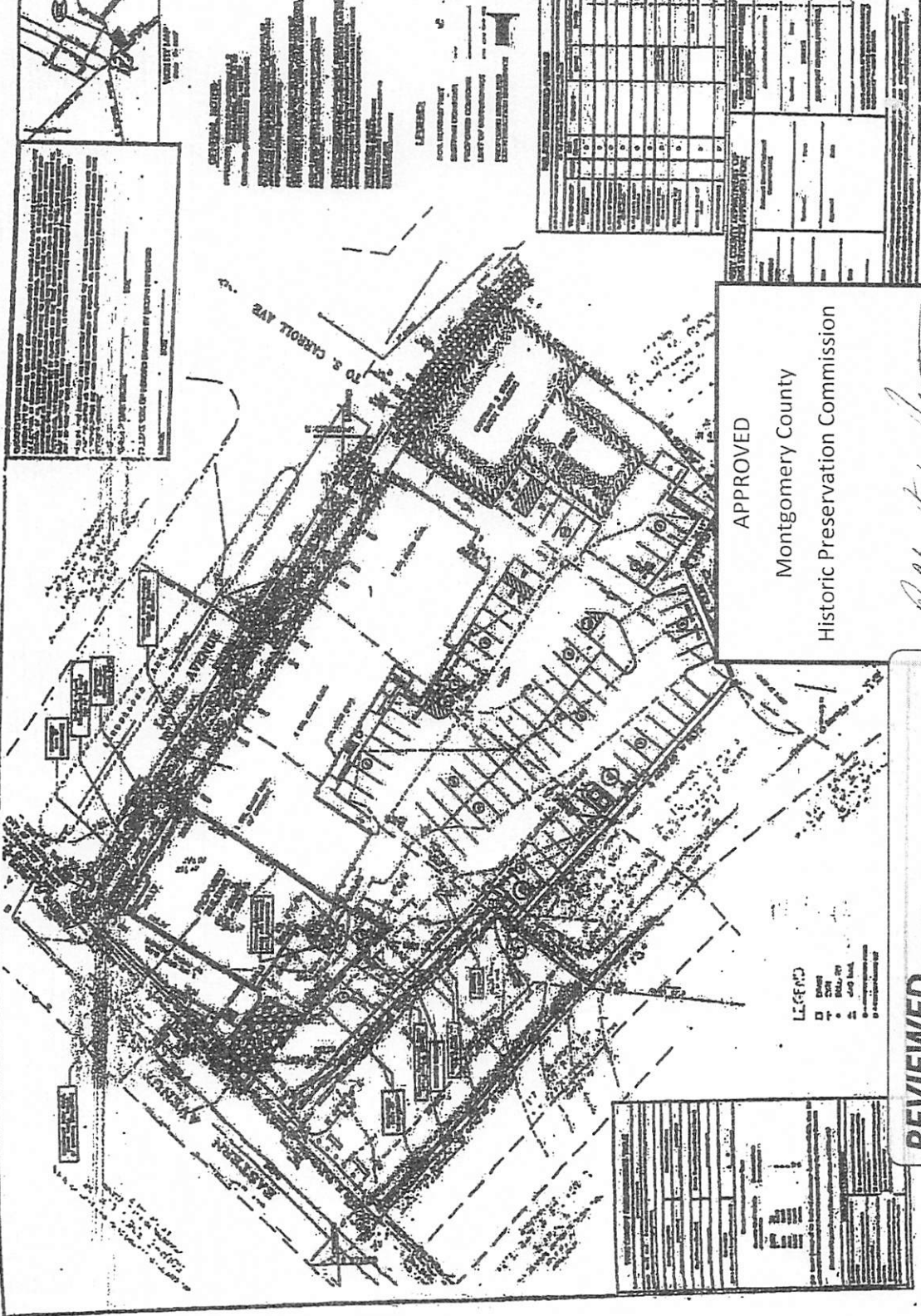
Adjacent and confronting Property Owners mailing addresses

7001 CARROLL AVE
 TALOMA WESTMONDLAND, LLC
 11161 NEW HAMPSHIRE AVE
 SUITE 200
 SILVER SPRING, MD 20904

7000 CARROLL AVE
 KC ASSOCIATES, LLC
 C/O BANK, INC
 6901 4TH ST. NW
 WASH. DC 20012

4951 CARROLL AVE
 POTOMAC CONF CORP
 7th Day Adventist
 6810 EASTERN AVE
 WASH. DC 20012

6843-45 EASTERN AVE
 CHARLOTTE SCHOENEMAN
 6843 EASTERN AVE
 TAKOMA PARK, MD
 20912



GENERAL NOTES:
 1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE SUDAS (SUDAS 2012) AND THE SUDAS (SUDAS 2012) AND THE SUDAS (SUDAS 2012).
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
 5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS RESTORED TO ORIGINAL OR BETTER CONDITION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 7. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE SUDAS (SUDAS 2012) AND THE SUDAS (SUDAS 2012).
 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
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 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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 20. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

REVIEWED
 By Dan.Bruechert at 3:07 pm, Sep 08, 2023

5

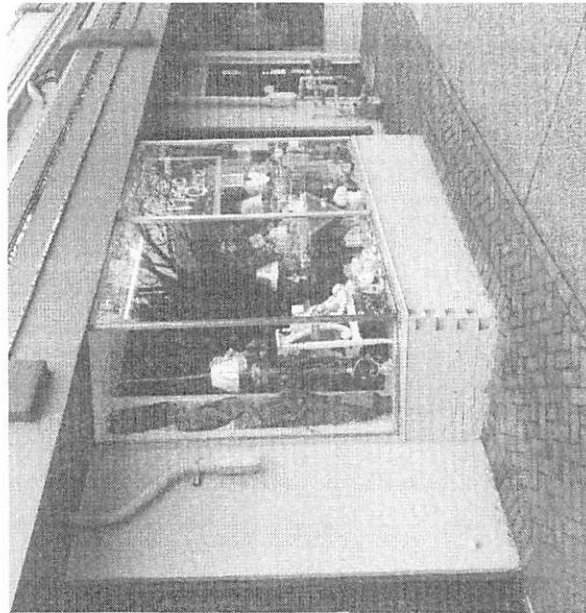
10

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.

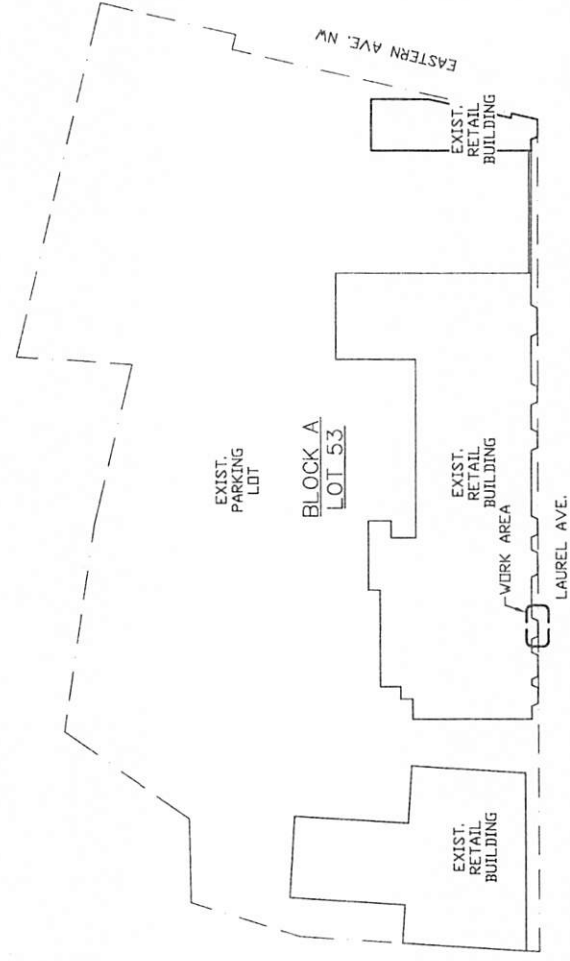
SCOPE OF WORK

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



PHOTOS OF EXIST.



SITE PLAN

1"=50'-0"



(site-b)



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222 Aspen St. NW
Washington, DC 20012
p9a@p9a.com
202.550.3770

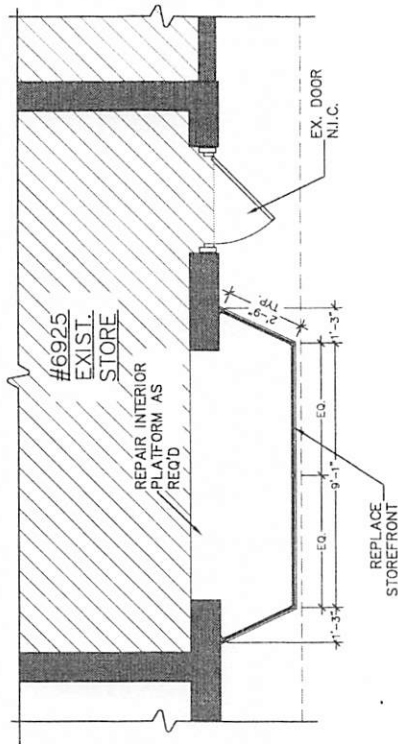
PROJECT: 6925 LAUREL AVE.
TAKOMA PARK, MD 20912

TITLE: STOREFRONT REPLACEMENT

DATE: 4/11/2024

SCHMATIC DESIGN
NOT FOR PERMITS OR
CONSTRUCTION

FLOOR PLAN
A1



SIDEWALK

LAUREL AVE.



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



(g-pp)

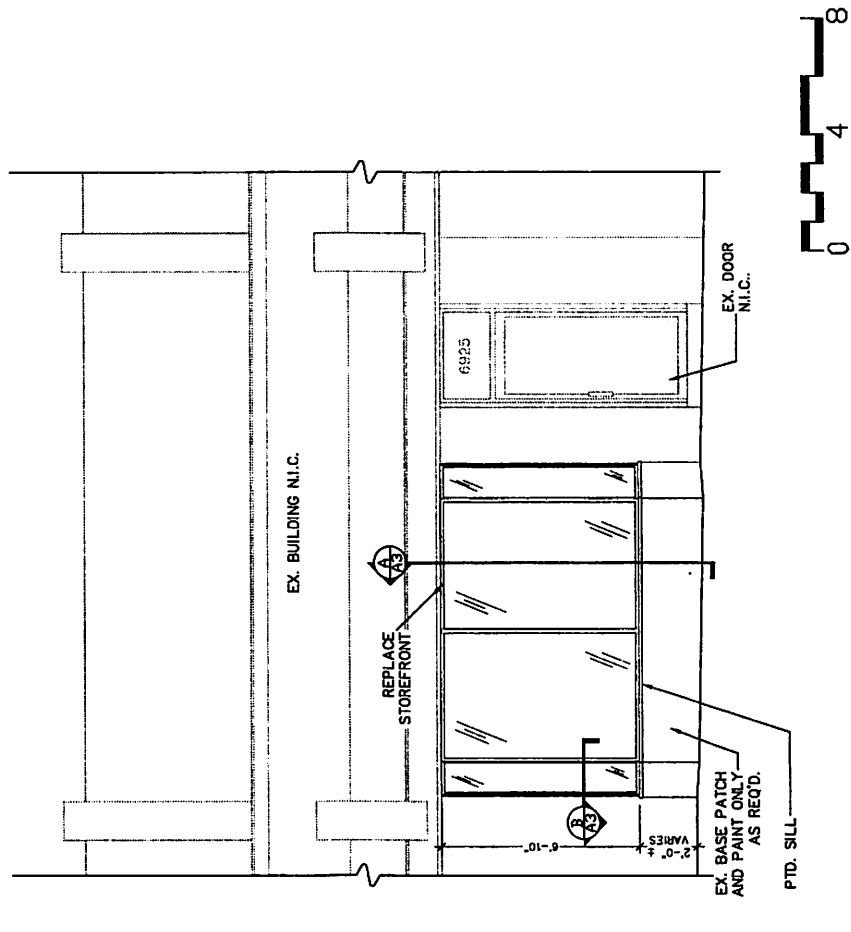
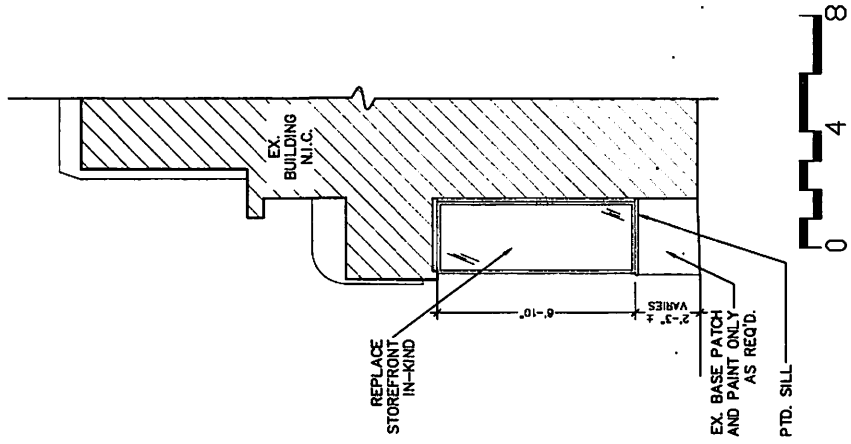


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PROJECT: 6925 LAUREL AVE.
TAKOMA PARK, MD 20912
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SCHMATIC DESIGN
NOT FOR PERMITS OR
CONSTRUCTION

A2
ELEVATIONS





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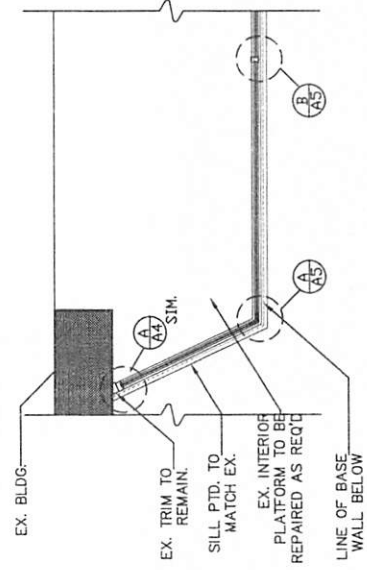
PROJECT: 6925 LAUREL AVE.
TAKOMA PARK, MD 20912

TITLE: STOREFRONT REPLACEMENT

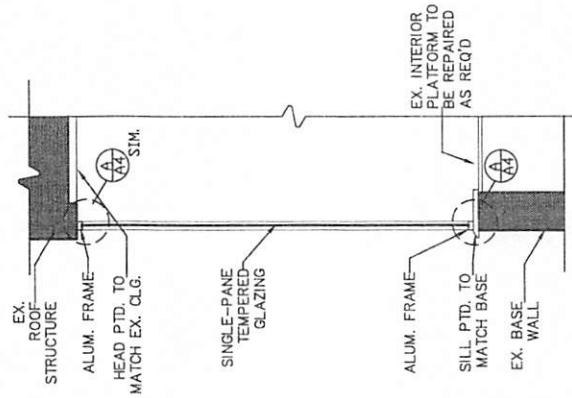
DATE: 4/11/2024

SCHMATIC DESIGN
NOT FOR PERMITS OR
CONSTRUCTION

A3
SECTIONS



B PLAN SECTION
A3 1/2"=1'-0" (sect-g)



A WALL SECTION
A3 1/2"=1'-0" (sect-g)

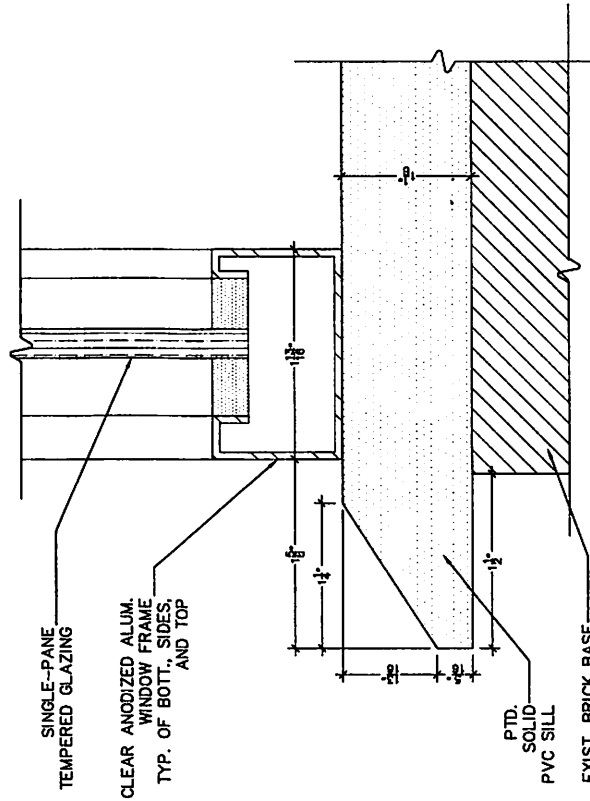


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pl9design@aol.com
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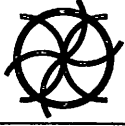
PROJECT: 6925 LAUREL AVE.
TAKOMA PARK, MD 20912
TITLE: STOREFRONT REPLACEMENT
DATE: 4/11/2024

SCHMATIC DESIGN
NOT FOR PERMITS OR
CONSTRUCTION

A4
DETAILS



A4 FRAME DET. @ BASE
12"=1'-0"
(det-0)

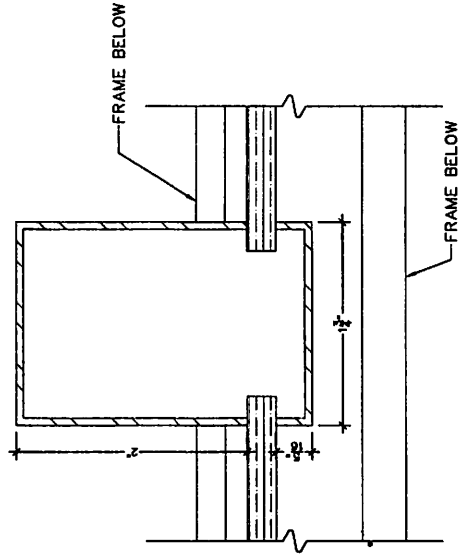


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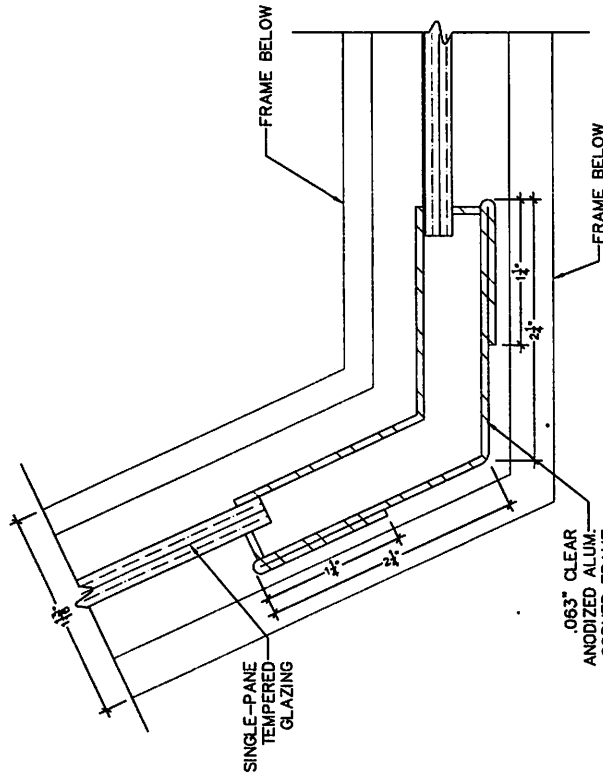
PROJECT: 6925 LAUREL AVE.
TAKOMA PARK, MD 20912
TITLE: STOREFRONT REPLACEMENT
DATE: 4/11/2024

SCHMATIC DESIGN
NOT FOR PERMITS OR
CONSTRUCTION

A5
DETAILS

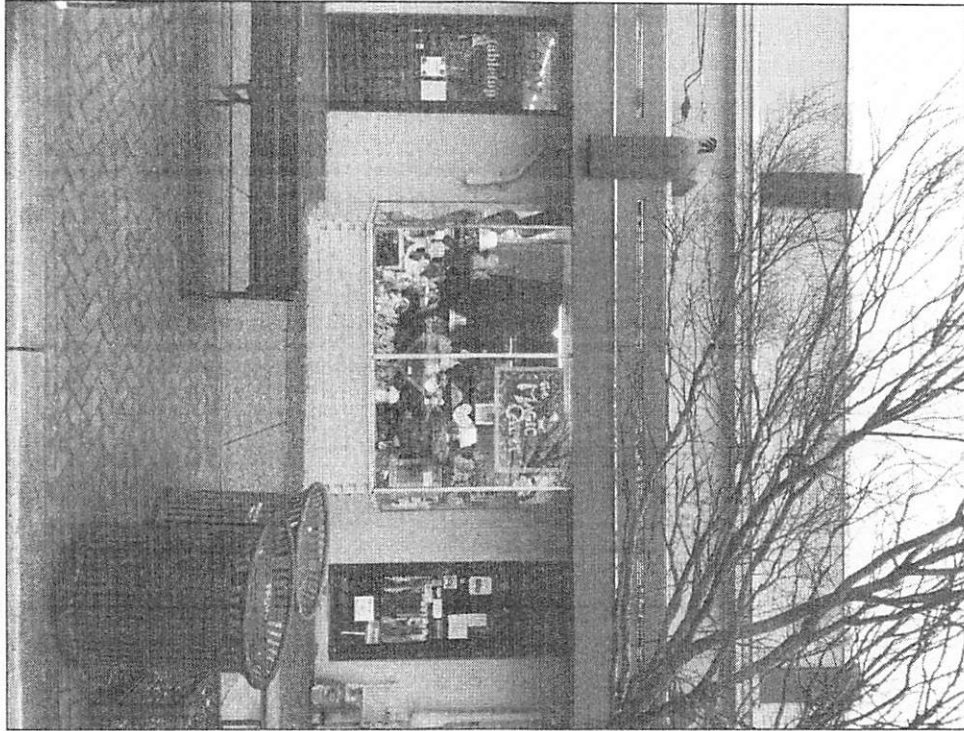


B PLAN DET. @ MULLION
12"=1'-0" (det-o)

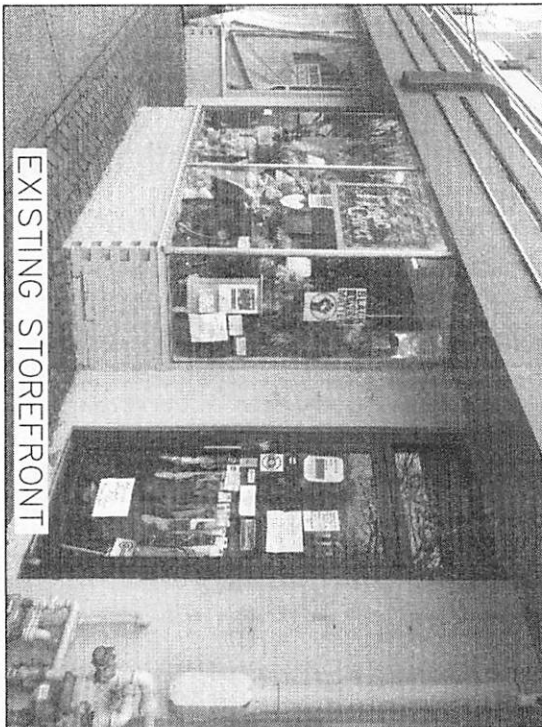


A PLAN DET. @ CORNER
12"=1'-0" (det-o)

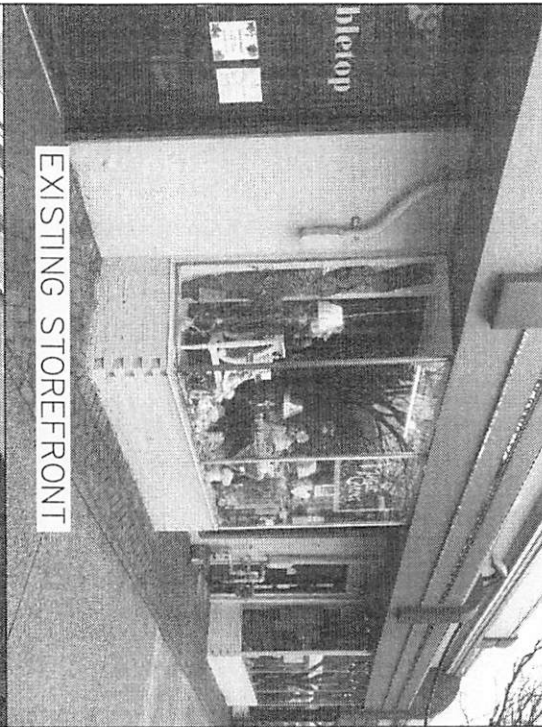
EXISTING STOREFRONT



EXISTING STOREFRONT



EXISTING STOREFRONT



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PROJECT: 6925 LAUREL AVE.
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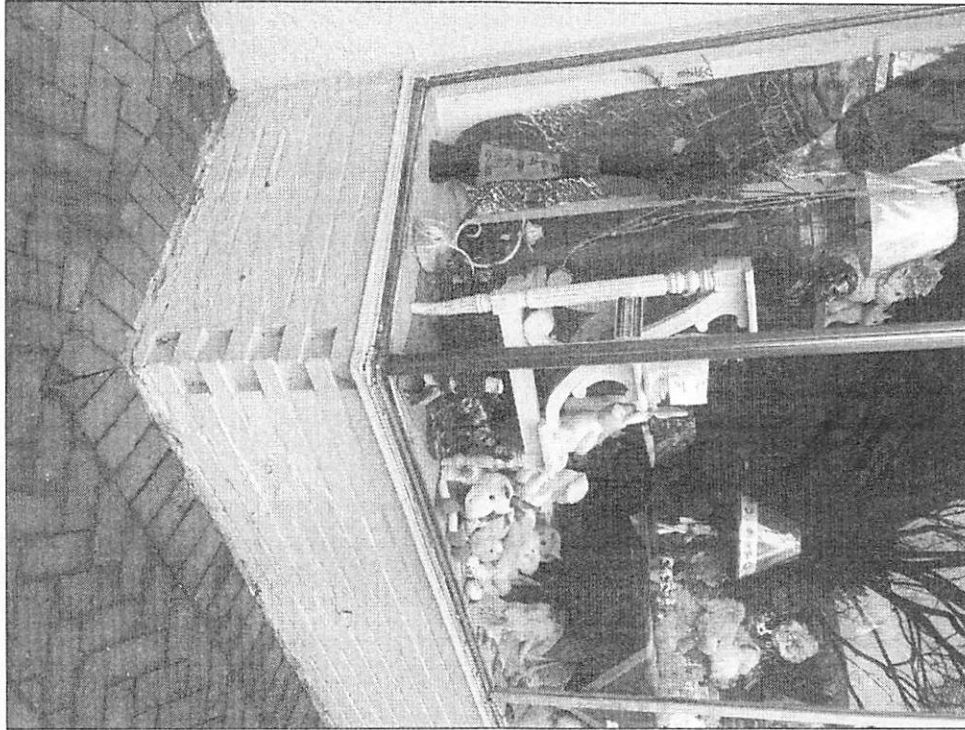
TITLE: STOREFRONT REPLACEMENT

DATE: 4/11/2024

SCHEMATIC DESIGN
NOT FOR PERMITS OR
CONSTRUCTION

1
PHOTOS

EXISTING STOREFRONT BASE



EXISTING STOREFRONT HEAD



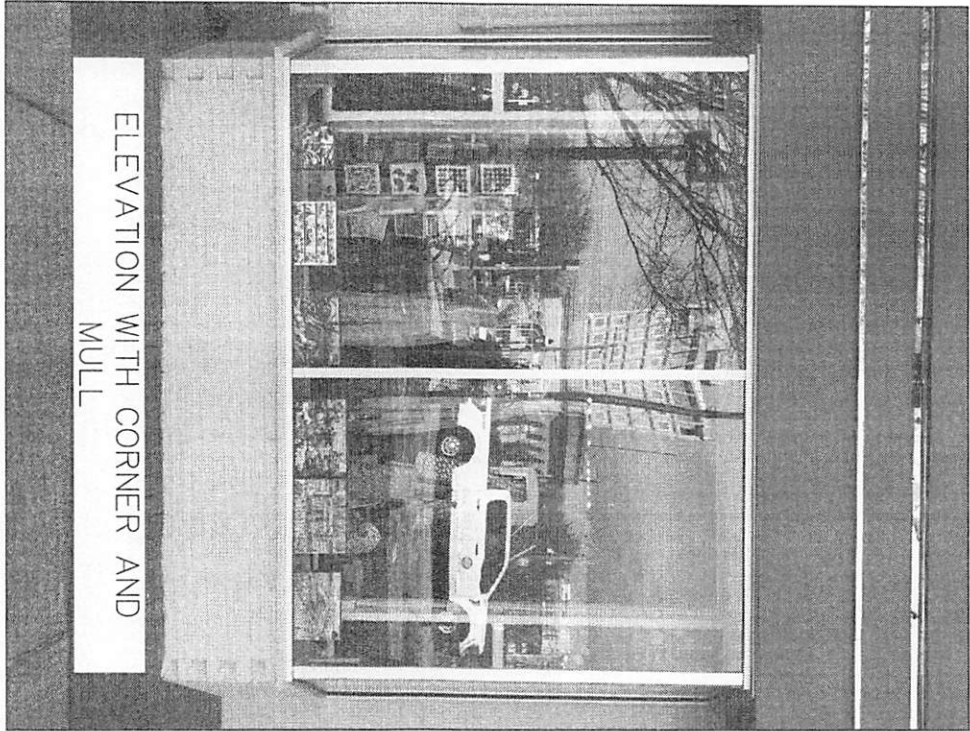
Plan 9 Associates LLC
222 Aspen St. NW
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plan9@gmail.com
202.550.3770

PROJECT: 6925 LAUREL AVE.
TAKOMA PARK, MD 20912

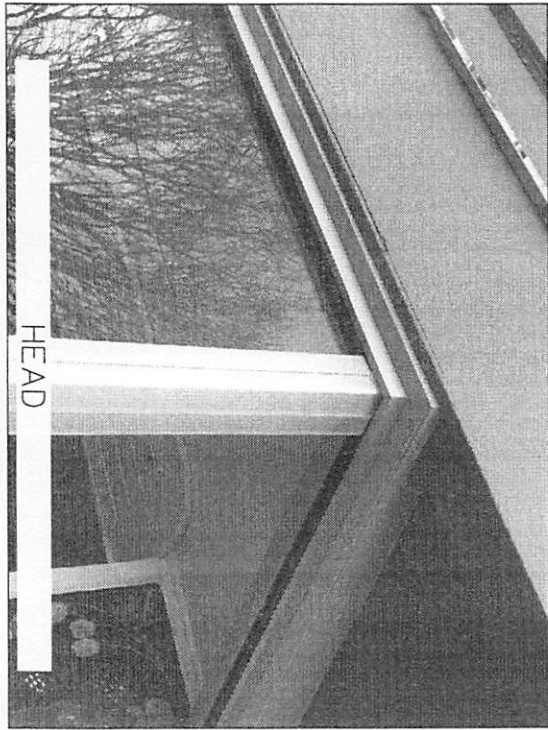
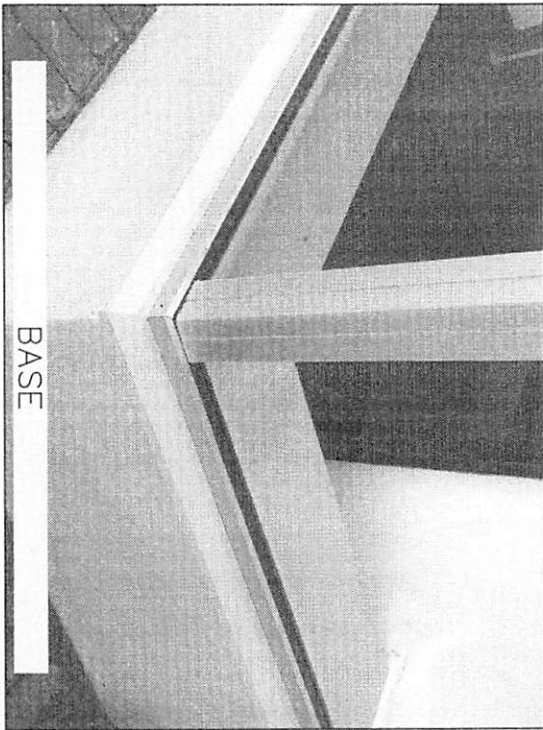
TITLE: STOREFRONT REPLACEMENT
DATE: 4/11/2024

SCHEMATIC DESIGN
NOT FOR PERMITS OR
CONSTRUCTION

2
PHOTOS



COMPARABLE STOREFRONT
 @ 6927-29 LAUREL AVE., TAKOMA PARK, MD
 REPLACED IN 2024.



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 222 Aspen St. NW
 Washington DC 20012
 plan9x@gmail.com
 202.550.3770

PROJECT: 6925 LAUREL AVE.
 TAKOMA PARK, MD 20912

TITLE: STOREFRONT REPLACEMENT
 DATE: 4/11/2024

SCHEMATIC DESIGN
 NOT FOR PERMITS OR
 CONSTRUCTION

3
 PHOTOS

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 escaping 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 attached photos of the style of frame that was previously approved by the HPC on the storefront at 7302 Carroll Avenue, Takoma Park, Md 20912

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

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	*	*	*	*	*		*