

6923 Laurel Avenue 37103-10V
Takoma Park.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: April 29, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Lisa Mroszczyk, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #532915

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the April 28, 2010 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Urciolo Properties, LLC

Address: 6923 Laurel Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or lisa.mroszczyk@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: John R Urciolo
Daytime Phone No.: 301 270-4442

Tax Account No.: 13 #03561457

Name of Property Owner: URCILO PROPERTIES, LLC Daytime Phone No.: 301 270-4442

Address: 6935 LAUREL AVE #100 TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

House Number: 6923 Street: LAUREL

Town/City: TAKOMA PARK Nearest Cross Street: CARROLL

Lot: 53 Block: A Subdivision: GILBERT AND WOOD

Liber: _____ Folio: _____ Parcel: _____

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revoicable

CHECK ALL APPLICABLE:

- AC
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # NO

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

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.

[Signature]
Signature of owner or authorized agent

3/15/10
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 3/15/10

Application/Permit No.: 532 915 Date Filed: 3/16/10 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Date Received in DPS:

Mail Log # 260819-

MAR - 9 2010

Assigned To: J.H.

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 owners (or lots) or parcels which the directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301) 279-1355.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

6. TREE SURVEY

- a. Clearly labeled photographic prints of each facade of existing resources, 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.

5. PHOTOGRAPHS

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.

4. MATERIALS SPECIFICATIONS

- a. Schedule 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.
- 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.

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.

3. PLANS AND ELEVATIONS

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

2. SITE PLAN

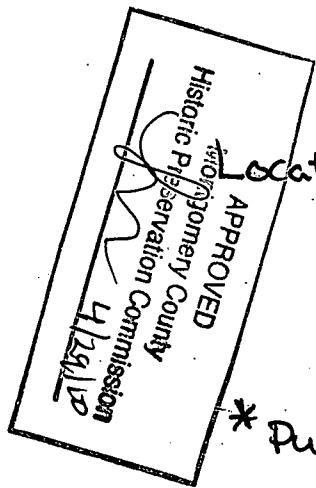
NONE - ALL ARE EXISTING

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

REPLACE EXISTING PLATE GLASS STORE FRONT WITH NEW LAMINATED GLASS - REPLACE EXISTING FRAME WITH NEW (SAME SIZE) FRAME - REPLACE EXISTING STORE FRONT DOOR WITH NEW DOOR AND HANDMADE - REMOVE EXISTING PLYWOOD OVER EXISTING STORE LIGHT (RIGHT SIDE FACING BUILDING) AND INSTALL NEW FRAME AND SAFETY LAMINATED GLASS

- a. Description of existing structure(s) and environmental setting, including their historical features and significance.

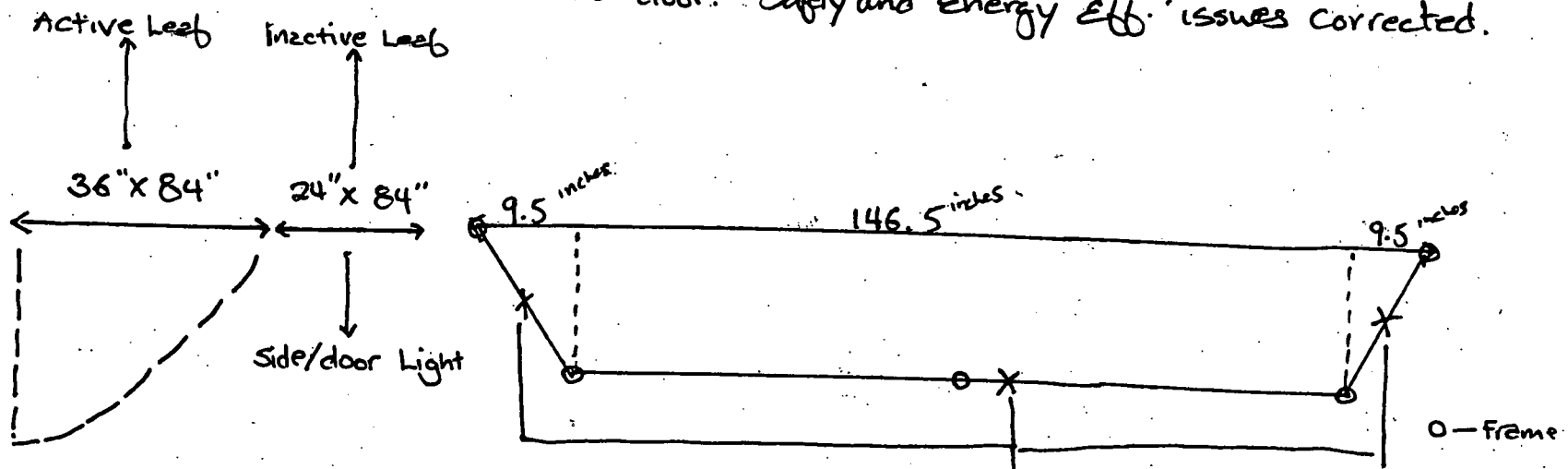
1. WRITTEN DESCRIPTION OF PROJECT



Location: Everyday Gourmet
6923 Laurel Ave.
Takoma Park Md
20912 (301-270-2270)

* Purpose/Reason:

- to change door to more energy eff. door/glass. Seal up Gaps/draft.
- to change existing Plate Glass to more eff. and safe Laminate/safety Glass.
- only facade change is door light. Next to existing 36" door. Safety and Energy Eff. issues corrected.



* Change of same glass/plate
to
Laminate/safety Glass

**6923 LAUREL AVENUE
Takoma Park, Maryland**

EXISTING MATERIALS

Windows: Aluminum Frame (silver)

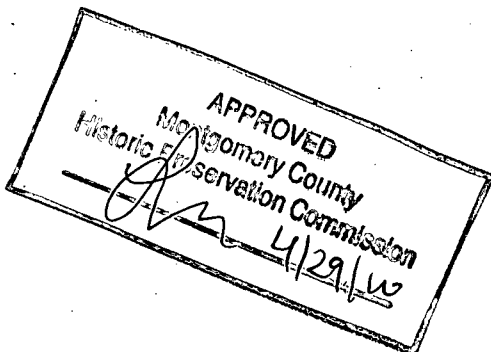
Door: Aluminum Frame (Bronze)

PROPOSED MATERIALS

Windows: Aluminum Frame (silver) -size same as existing

Door: Aluminum Frame (Bronze) -size same as existing

Side Light: Aluminum Frame (Bronze) -size same as door frame





everyday gourmet

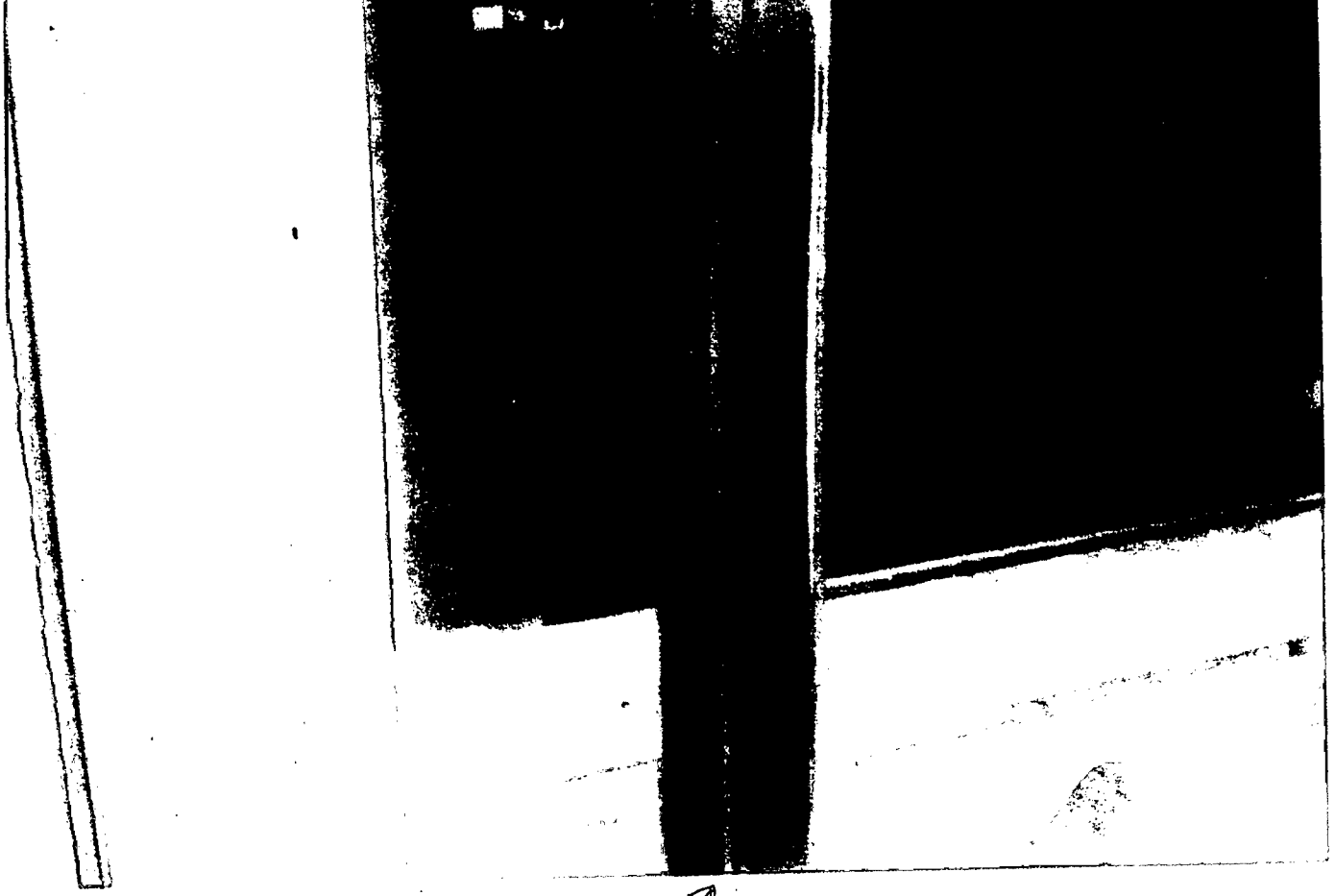
NEW
36" Door

24" x 84"
Side Light.

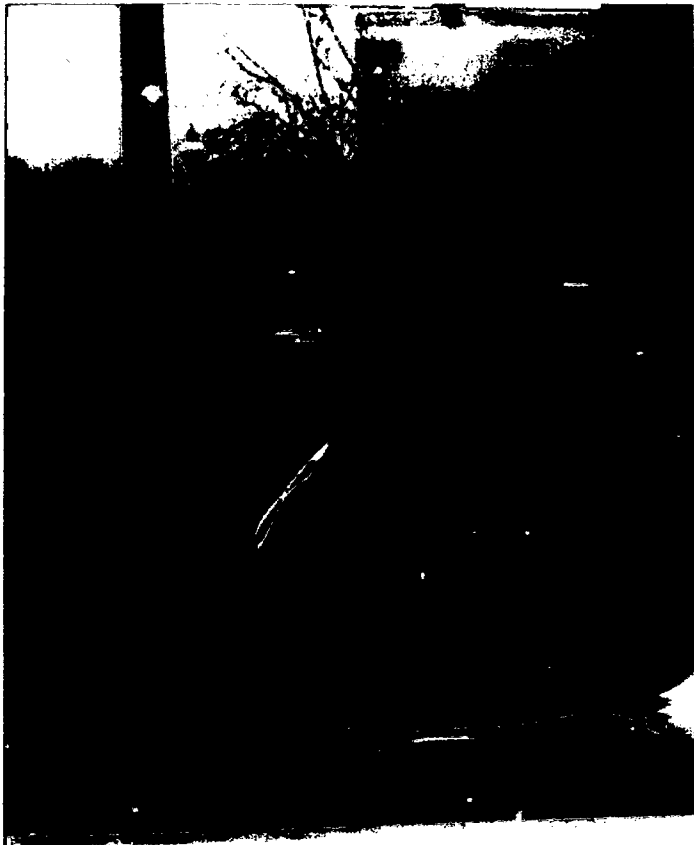
NEW
SAFETY
LAMINATED
GLASS

NEW FRAME
ALUM

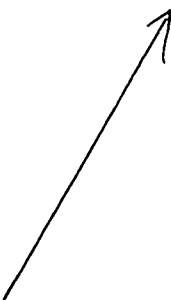
APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
4/29/10



↑
EXISTING
FRAME



EXISTING
DIVIDER



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
4/29/10



<https://mail.google.com/mail/?ui=2&ik=3eb5434c93&view=att&th=1272554019521e74&at...> 3/3/2010

Standard Entrances

Vistawall offers standard narrow, medium and wide stile entrances to meet a wide range of traffic requirements. All standard Vistawall entrances (3' 0" wide) are ADA compliant and have built-in features that include:

- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction



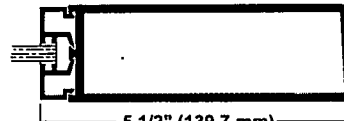
2 5/8" (66.7mm)

Series 212 - Narrow Stile



4 1/4" (107.9 mm)

Series 375 - Medium Stile



5 1/2" (139.7 mm)

Series 500 - Wide Stile

- Adaptable to virtually all hardware
- 4" to 10" one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8" 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty

Vistawall entrances are durable and virtually maintenance free. Vistawall also offers a complete

line of custom, specialty and all glass entrances. For more information on how Vistawall can meet or exceed your design ideas, call your local sales representative or contact the customer service department in Terrell, Texas.

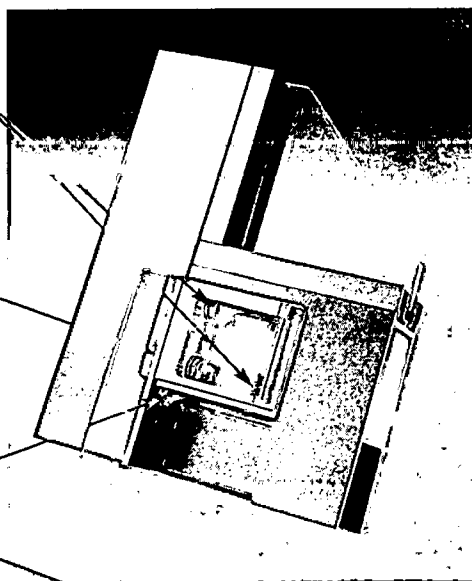
Vistawall locations:

Atlanta, GA	Houston, TX	Seattle, WA
Chicago, IL	Los Angeles, CA	St. Louis, MO
Cincinnati, OH	Minneapolis, MN	Tampa, FL
Cleveland, OH	Modesto, CA	Terrell, TX
Dallas, TX	Newnan, GA	Warwick, RI
Denver, CO	Sacramento, CA	Washington, DC
Detroit, MI	San Francisco, CA	

Mechanically Fastened Shear Block

Heavy Duty Backup Plate

Welded Corner Connection



APPROVED
Montgomery County
Historic Preservation Commission
4/29/10

VISTAWALL
ARCHITECTURAL PRODUCTS

Headquarters
P.O. Box 629, Terrell, TX 75160
972-551-6100
www.vistawall.com

Standard Doors 212/375/500

Standard Doors 212/375/500 FEATURES

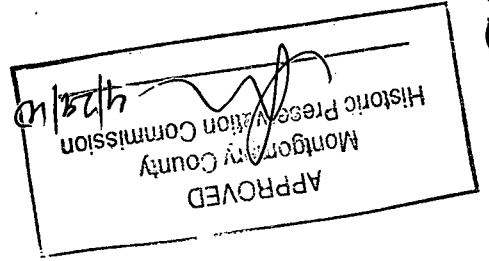
- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction
- Adaptable to virtually all hardware
- 4" to 10" one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8", 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty. Vistawall entrances are durable and virtually maintenance free. Vistawall also offers a complete line of custom, specialty and all glass entrances.

AIR: 008 CFM/FT2@9.24psf

Structure: 30.0psf

To download 3-part specification go to:

www.vistawall.com/specs/entrances



Oldcastle Glass® Vistawall
Entrances
Swing Doors & Frames
1" & 1/4" Glass - 2 1/8" Stile
NS-212 Narrow Stile

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[Contact Information](#)

[Curtain Wall](#)

[Entrances](#)

[Heat/Smoke Vents](#)

[Ribbon Windows](#)

[Single Slope Lean-To](#)

[Sliding Storefronts](#)

[Skylights](#)

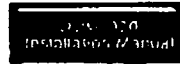
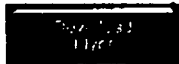
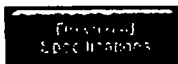
[Storefronts](#)

[Sun Control](#)

[Windows](#)

[Project Galleries](#)

[Contact A Sales Representative](#)



- 2.12" Narrow Stile w/Frames / 1/4" Glass in Door
1 3/4" x 4" Open Back & Tubular Frame
[35fg1_ns212](#)
- 1 3/4" x 4 1/2" Open Back & Tubular Frame
[35fg2_ns212](#)
- 2" x 4 1/2" Open Back & Tubular Frame
[38fg3_ns212](#)

- 2.12" Narrow Stile / No Frames / 1/4" Glass in Door
Single & Double Acting
[std_ns212_25ln](#)

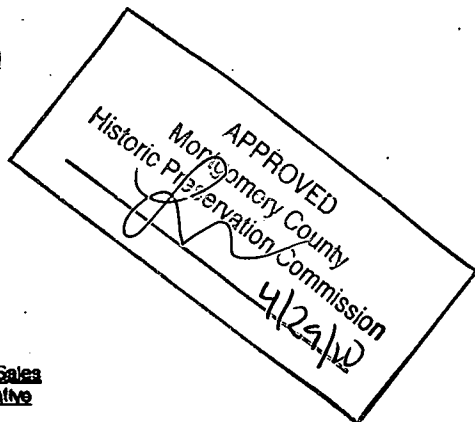
- 2.12" Narrow Stile/ No Frames / 1" Glass In Door
Single & Double Acting
[std_ns212_1ln](#)



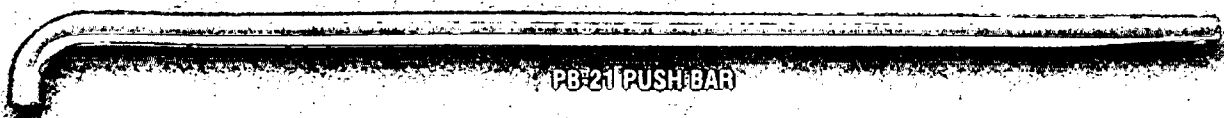
Vistawall offers standard narrow, medium and wide stile entrances to meet a wide range of traffic requirements. All standard Vistawall entrances (3'-0" wide) are ADA compliant and have built-in features that include:

- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction
- Adaptable to virtually all hardware
- 4" to 10" one piece bottom rail options
- Glass stops with bulb gaskets
- 1/4", 3/8" 5/8" and 1" glazing options
- Adaptable to meet local building codes
- Limited lifetime warranty

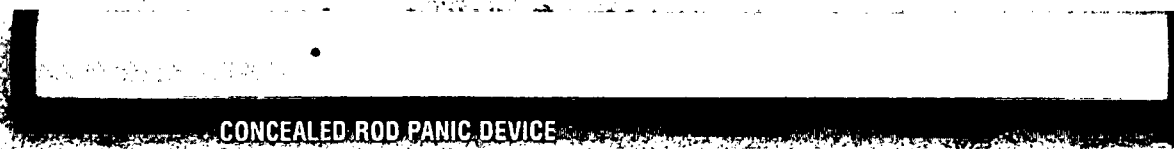
Vistawall entrances are durable and virtually maintenance free. Vistawall also offers a complete line of custom, specialty and all glass entrances.



VISTAWALL



PB-21 PUSH BAR

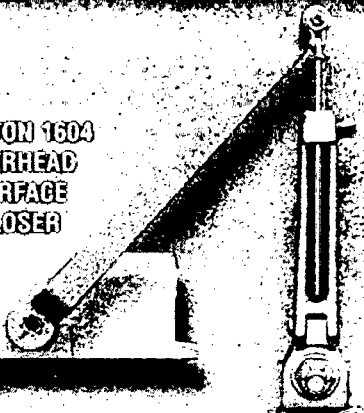


CONCEALED ROD PANIC DEVICE

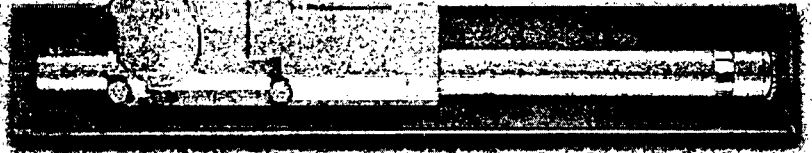


RIM PANIC DEVICE

NORTON 1604
OVERHEAD
SURFACE
CLOSER



LCN 2030 OVERHEAD CONCEALED
CLOSER WITH OFFSET ARM ASSEMBLY



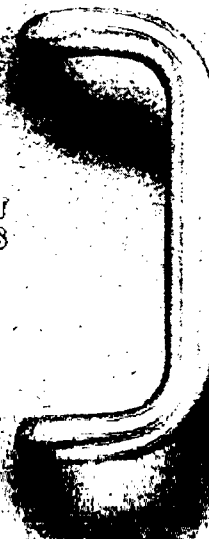
STANDARD OVERHEAD
CONCEALED CLOSER



CY-3
THUMB
TURN AND
CY-1
CYLINDER



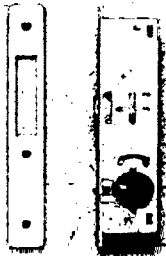
PH-21
OFFSET
PANIC PULL



PH-20
STANDARD PULL
HANDLE



ADAMS-RITE 1850
MS HOOKBOLT LOCK
AND FP-1 FACE PLATE



BH-1
BUTT
HINGE



OP-11
INTERMEDIATE
PIVOT



OP-9
& 10
OFFSET
PIVOTS



OP-6
& 7
OFFSET
PIVOTS



THE VISTAWALL GROUP
A BLUESCOPE STEEL COMPANY

VISTAWALL ARCHITECTURAL PRODUCTS

[Handwritten signature]
4/29/10

MODULINE WINDOW SYSTEMS

NATURALITE SKYLIGHT SYSTEMS

SKYWALL TRANSLUCENT SYSTEMS

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

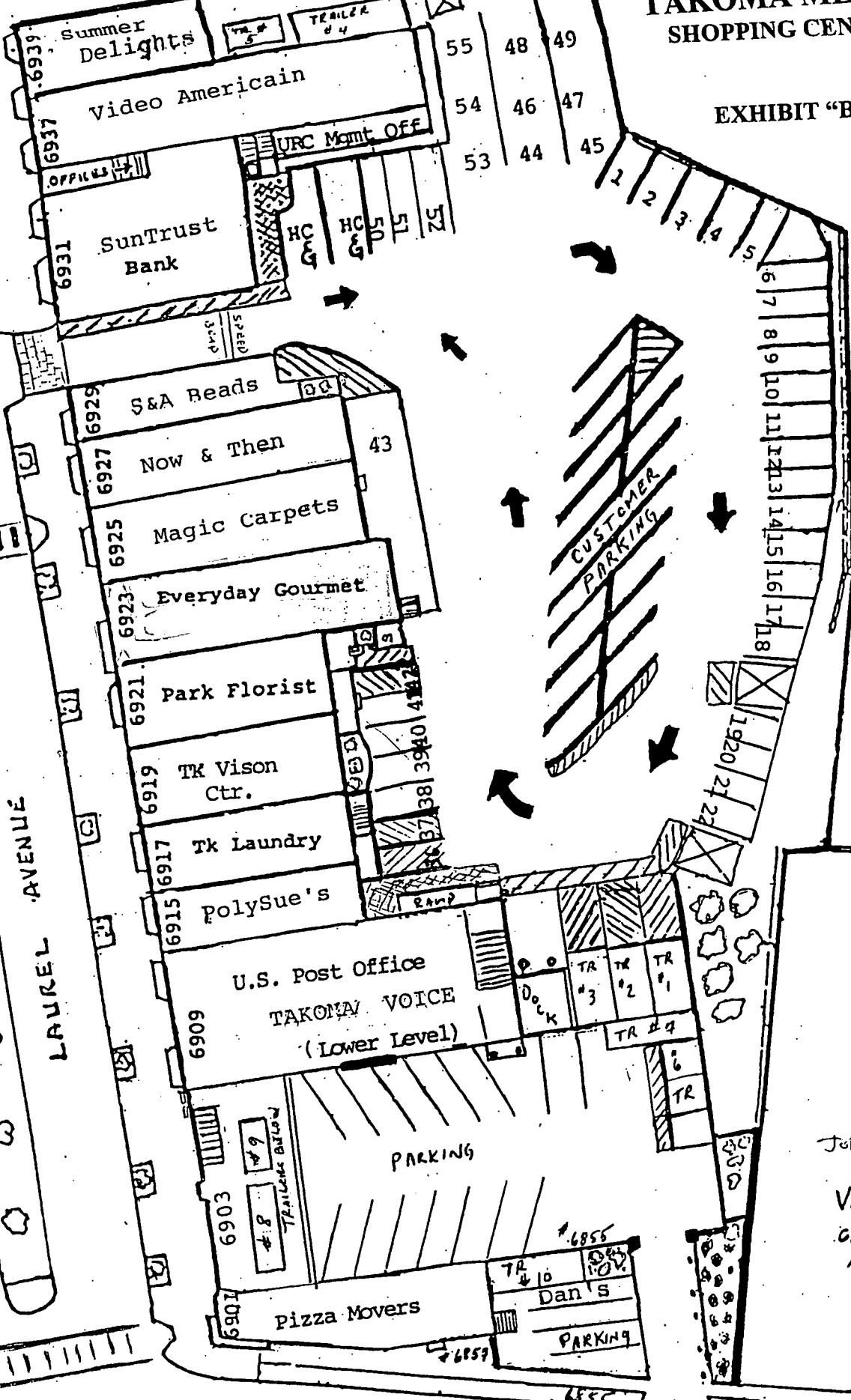
Owner's mailing address	Owner's Agent's mailing address
URciolo Properties, LLC 6935 LAUREL AVE #100 TALCOMA PARK, MD 20912	John R URciolo
Adjacent and confronting Property Owners mailing addresses	
TALCOMA WESTMORELAND, LLC 5151 WISCONSIN AVE #501 WASH. DC. 20016-4133	Bruce LEVIN Re: 7001 CARROLL AVE
John R URciolo 6935 LAUREL AVE #100 TALCOMA PARK, MD 20912	Re: 6847 EASTERN AVE

TAKOMA WESTMORLAND LLC

TAKOMA METRO SHOPPING CENTER

EXHIBIT "B"

CARROLL AVENUE



LAUREL AVENUE

John R. Owens
OWNER
VACANT LAND
6847 EASTERN AVENUE

REVISED 5/00

EASTERN AVENUE

6847



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Acting Chairperson

Date: March 25, 2010

To: Urciolo Properties, LLC
6935 Laurel Avenue #100
Takoma Park, MD 20912

Dear Applicant:

Application # 532915

We are in receipt of your Historic Area Work Permit (HAWP) application dated 3/16/10. After reviewing your submission we have determined that your application is incomplete and cannot be processed at this time.

Your application is missing the information indicated below:

- Written Description not included
- Site Plan (existing and proposed) not included, (site plan must be to scale):
- Plans/Elevations:
 - Missing
 - 2nd copy
 - Existing
 - Proposed **Front elevation with dimensions**
 - Dimensions not clearly marked
 - Plans submitted are larger than 11x17
- Project materials not specified –**need more information on door and window specifications**
- Photographs (including front elevation) not included
- Tree Survey (including size, location and species) not included
- Adjacent/Confronting Property Owner Addresses not included
- Not submitted directly to DPS in Rockville
- Other _____

We look forward to receiving the information needed to complete your application and proceeding with the review. Please call 301-563-3400 if you have any questions.



Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, March 25, 2010 2:59 PM
To: 'Lucas, Gail'
Subject: HAWP-stop work

Hi Gail,

Please put a stop work order on HAWP #532915 at 6923 Laurel Avenue in Takoma Park. The owner submitted an incomplete application and we have informed them of what materials we need to complete this application. Once we have a complete application we will let you know so the SWO can be lifted.

thanks, Anne

Anne Fothergill
Planner Coordinator
Urban Design | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
<http://www.montgomeryplanning.org/historic>

OUR OFFICE MOVED--PLEASE NOTE NEW ADDRESS:

Office Location:

1400 Spring Street, Suite 500 W
Silver Spring, MD 20910

Mailing Address:

8787 Georgia Avenue
Silver Spring, MD 20910

COVER LETTER

FAX

TO: HPC

COMPANY: Attn Kevin

FROM: _____

DATE: 4/6/10

COVER & PAGES: 4

SUBJECT:

Ron Spee's

Appl. # 532915

Thanks

301-270-4442

URCILO & URCILO

SUITE 100

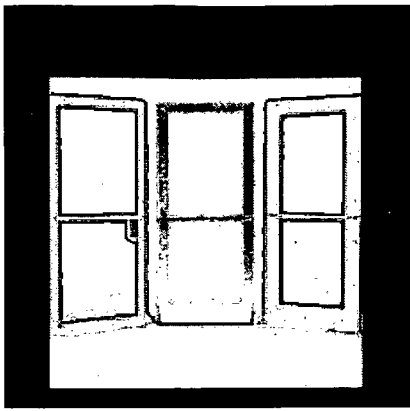
6935 LAUREL AVENUE

TAKOMA PARK, MARYLAND 20913

FAX# 301-270-6487

201-563-3412

YOUR FAX #-----



City of Takoma Park, Maryland

Housing & Community Development

Telephone: (301) 891-7119
Fax: (301) 270-4668



7500 Maple Avenue
Takoma Park, MD 20912

March 19, 2010

Mr. David Rotenstein, Chair
Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 6923 Laurel Avenue - Everyday Gourmet

Dear Mr. Rotenstein:

The Takoma Park Facade Advisory Board met on Tuesday, March 9, 2010, to review the HAWP application submitted by Mr. John Urciolo (property owner) and Mr. Bruce Song (business owner of the Everyday Gourmet), for door, window frame and safety glass replacement, and existing sidelight restoration at 6923 Laurel Avenue. The application is to be considered by the Historic Preservation Commission this spring.

The Board found the proposal to be in general compliance with the design guidelines developed for the area and endorsed the proposal as presented with the following condition:

- 1) that the replacement window frame be in aluminum;
- 2) that the replacement door frame's design, material, and finishing be consistent with the door frames on the remaining storefronts on the street block.

If you have any questions regarding the Board's action, please call (301) 891 7219.

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district.

Sincerely,

Carman Lam
Associate Planner

URCILO PROPERTIES, LLC
TAKOMA METRO SHOPPING CENTER
6935 LAUREL AVENUE ~ SUITE 100
TAKOMA PARK, MD 20912
(301) 270-4442 * (301) 270-6487 FAX
jurciolo@comcast.net

M E M O R A N D U M

TO: Historic Preservation Commission

FROM: John R. Urciolo

DATE: March 29, 2010

RE: Application # 532915
6923 Laurel Ave. - Takoma Park

Dear Sir/Madam

I received your letter dated March 25th indicating that I was missing some items. I have enclosed 2 complete packs as requested and also showing the dimensions and type of materials to be used. If you have any further questions, please call me at the numbers above..

Thank you for your assistance in this application.

Spec sheet
requested

Ken -
please call and ask
for a specification
sheet for the
replacement for the
front door.
Thanks,
Anne

Handwritten notes and signatures, including the name "L. S. ...".

Директор ...

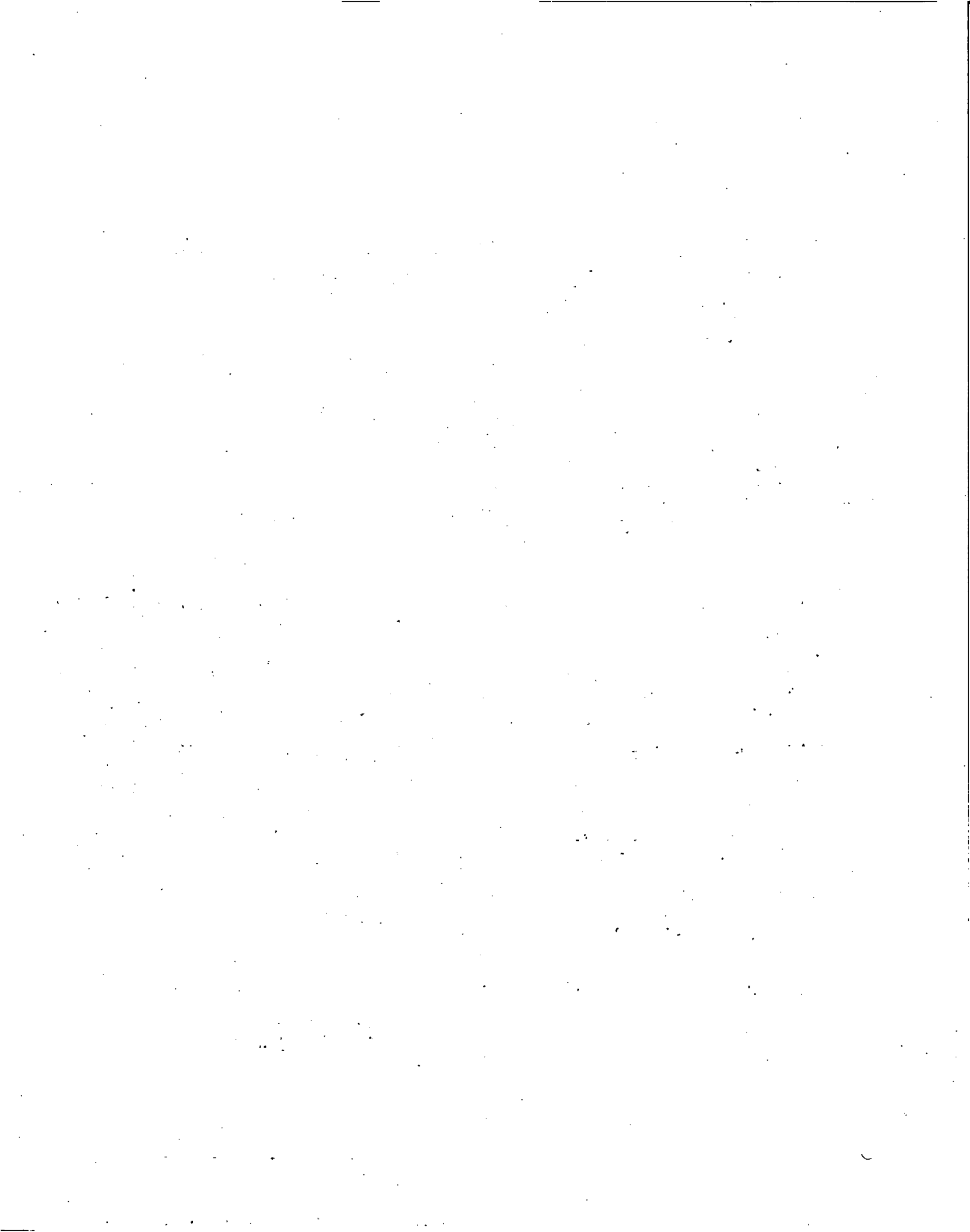
Всего ...

Сумма ...

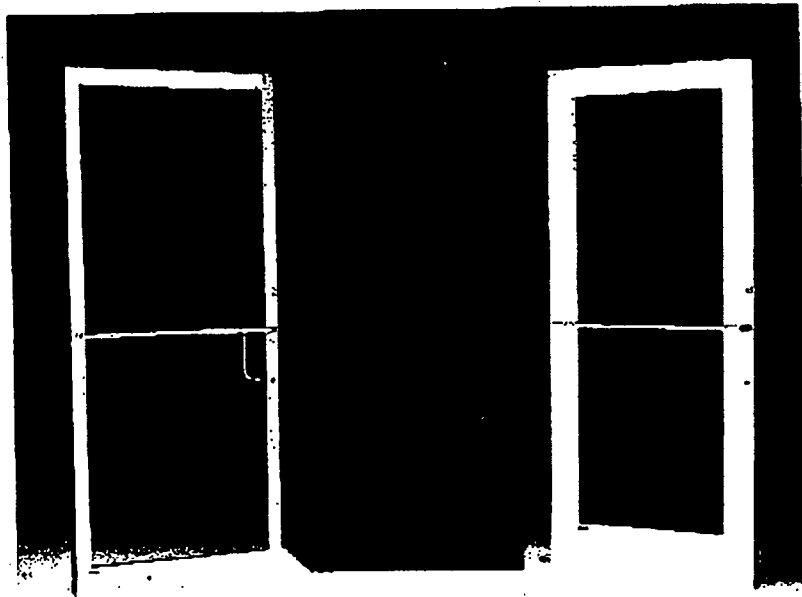
Всего ...

Итого ...

Всего ...



Standard Entrances



Vistawall offers standard narrow, medium and wide stile entrances to meet a wide range of traffic requirements. All standard Vistawall entrances (3'-0" wide) are ADA compliant and have built-in features that include:

- Maximum security hook bolt locks
- 1" diameter push/pulls
- Adjustable astragal with dual weathering on pairs of doors
- Mechanically fastened shear blocks and welded corner construction



Series 212 - Narrow Stile

- Adaptable to virtually all hardware

- 4" to 10" one piece bottom rail options



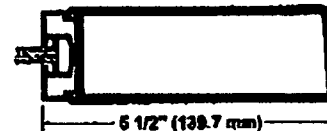
Series 375 - Medium Stile

- Glass stops with bulb gaskets

- 1/4", 3/8" 5/8" and 1" glazing options

- Adaptable to meet local building codes

- Limited lifetime warranty



Series 500 - Wide Stile

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Vistawall also offers a complete line of custom, specialty and all glass entrances. For more information on how Vistawall can meet or exceed your design ideas, call your local sales representative or contact the customer service department in Terrell, Texas.

Mechanically Fastened Shear Block

Heavy Duty Backup Plate

Welded Corner Connection



Vistawall locations:

Atlanta, GA	Houston, TX	Seattle, WA
Chicago, IL	Los Angeles, CA	St. Louis, MO
Cincinnati, OH	Minneapolis, MN	Tampa, FL
Cleveland, OH	Modesto, CA	Terrell, TX
Dallas, TX	Newman, GA	Warwick, RI
Denver, CO	Sacramento, CA	Washington, DC
Detroit, MI	San Francisco, CA	

VISTAWALL
ARCHITECTURAL PRODUCTS

Headquarters
P.O. Box 629, Terrell, TX 75160
972-551-6100
www.vistawall.com

**URCILO PROPERTIES, LLC
TAKOMA METRO SHOPPING CENTER
6935 LAUREL AVENUE ~ SUITE 100
TAKOMA PARK, MD 20912
(301) 270-4442 * (301) 270-6487 FAX
jurciolo@comcast.net**

M E M O R A N D U M

TO: Historic Preservation Commission

FROM: John R. Urciolo

DATE: March 29, 2010

**RE: Application # 532915
6923 Laurel Ave. - Takoma Park**

Dear Sir/Madam

I received your letter dated March 25th indicating that I was missing some items. I have enclosed 2 complete packs as requested and also showing the dimensions and type of materials to be used. If you have any further questions, please call me at the numbers above..

Thank you for your assistance in this application.

*Kevin -
please call and ask
for a specification
sheet for the
replacement front door.
Thanks,
Anne*

*2/29/10
1001
-2-*

COVER LETTER

=FAX=

TO: HPC

COMPANY: City Court

FROM: 4/3/10

DATE: 4

COVER & PAGES: 4

SUBJECT:

Ron Spier's

Apple # 532915

Thanks

301-270-4442

URCILO & URCIOLO

SUITE 100
8838 LAUREL AVENUE
TAKOMA PARK, MARYLAND 20913

FAX# 301-270-6487

821-523-3412

YOUR FAX #-----

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, March 25, 2010 2:59 PM
To: 'Lucas, Gail'
Subject: HAWP-stop work

Hi Gail,

Please put a stop work order on HAWP #532915 at 6923 Laurel Avenue in Takoma Park. The owner submitted an incomplete application and we have informed them of what materials we need to complete this application. Once we have a complete application we will let you know so the SWO can be lifted.

thanks, Anne

Anne Fothergill
Planner Coordinator
Urban Design | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax

<http://www.montgomeryplanning.org/historic>

OUR OFFICE MOVED--PLEASE NOTE NEW ADDRESS:

Office Location:

1400 Spring Street, Suite 500 W
Silver Spring, MD 20910

Mailing Address:

8787 Georgia Avenue
Silver Spring, MD 20910

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6923 Laurel Avenue, Takoma Park	Meeting Date:	4/28/2010
Resource:	Non-contributing resource Takoma Park Historic District	Report Date:	4/21/2010
Applicant:	Urciolo Properties, LLC (John Urciolo, agent)	Public Notice:	4/14/2010
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-10V	Staff:	Lisa Mroszczyk
PROPOSAL:	Storefront window and door replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-contributing Resource within the Takoma Park Historic District
STYLE: Vernacular
DATE:

PROPOSAL

This application concerns the replacement of the entry door with an aluminum and glass door, replacing plate glass with laminated safety glass, replacing the storefront framing in-kind and installing a new sidelight in place of the plywood infill.

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 4A)*, 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

Since non-contributing resources have little or no architectural or historical significance, they should receive the most lenient level of design review. Most alterations to non-contributing resources should be approved as a matter of course, except major additions and alterations affecting the scale and massing of the resource which can have an impact on the streetscape and the character of the historic district as a whole.

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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:

- #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 proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Staff supports the proposal as submitted. The application is consistent with Chapter 24A-8(b)(1) & (2), the *Guidelines* above. The proposed alterations will not an impact on the scale or massing of the resource and will not affect the character of the streetscape or the district as a whole. The Takoma Park Façade Advisory Board submitted a letter dated March 19, 2010 endorsing the proposal with two conditions (Circle 21).

The proposed alterations are also in keeping with guidance for new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

16.0 Storefronts

- 16.1 Preserve the historic character of a storefront when it is intact.
- 16.3 Maintain historic storefront openings.
- 16.4 An alternative design that is a contemporary interpretation of a traditional storefront is appropriate.

STAFF RECOMMENDATION

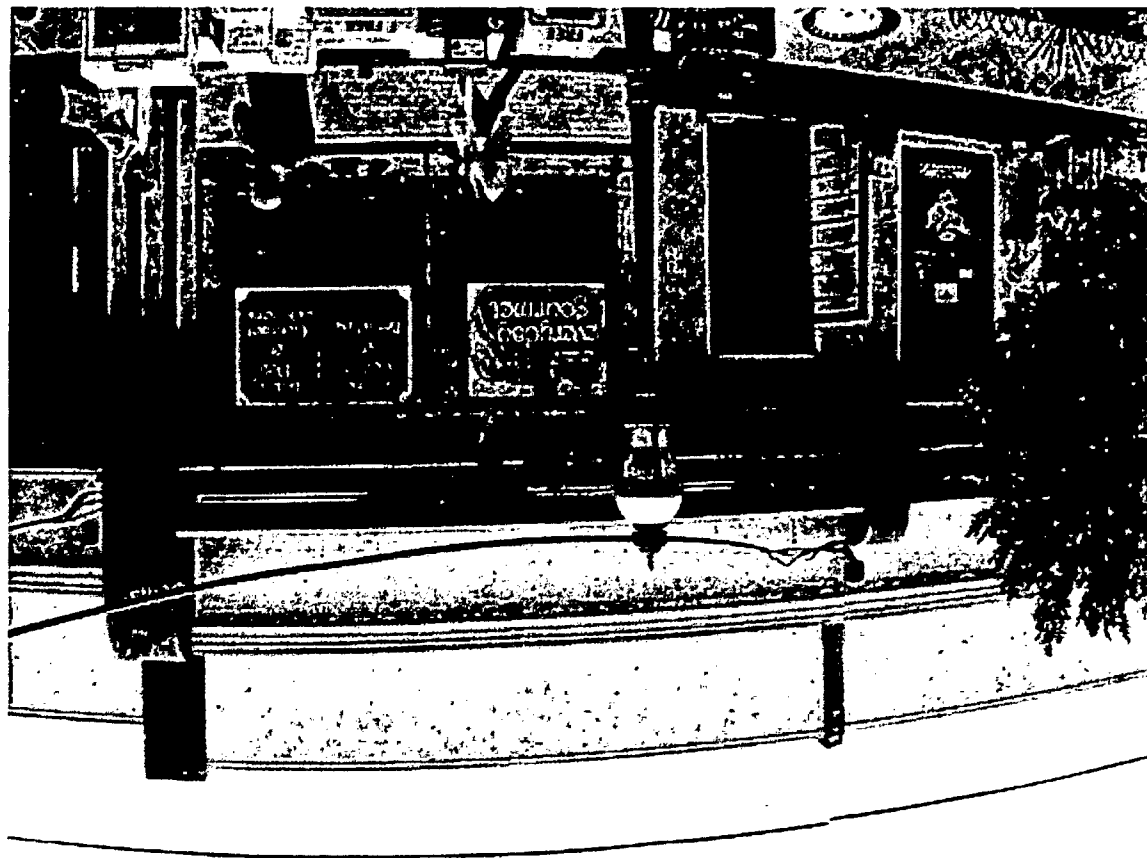
Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

- (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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 lisa.mroszczyk@mncppc-mc.org to schedule a follow-up site visit.





COPY

#532915

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: John R Urciolo

Daytime Phone No.: 301 270-4442

Tax Account No.: 03561457

Name of Property Owner: URCILO PROPERTIES, LLC Daytime Phone No.: 301 270-4442

Address: 6935 LAUREL AVE #100 TAKOMA PARK, MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

House Number: 6923 Street LAUREL

Town/City: TAKOMA PARK Nearest Cross Street: CARROLL

Lot: 53 Block: A Subdivision: GILBERT AND WOOD

Liber: _____ Folio: _____ Parcel: _____

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: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # NO

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

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.

Signature of owner or authorized agent _____
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

5

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

REPLACE EXISTING PLATE GLASS STORE FRONT WITH SAFETY LAMINATED GLASS - REPLACE EXISTING FRAME WITH NEW (SAME SIZE) FRAME - REPLACE EXISTING STORE FRONT DOOR WITH NEW DOOR AND HANDWARE - REMOVE EXISTING PLYWOOD OVER EXISTING STORE LIGHT (RIGHT SIDE FACING BUILDING) AND INSTALL NEW FRAME AND SAFETY LAMINATED GLASS

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

NONE - ALL ARE EXISTING

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

a. the scale, north arrow, and date;

b. dimensions of all existing and proposed structures; and

c. site features such as walkways, driveways, fences, ponds, streams, ditches, 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.

a. 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.

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 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 CONTIGUOUS PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and contiguous 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 owners of lots or parcels which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301) 779-1355.

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.

City of Takoma Park, Maryland

Housing & Community Development

Telephone: (301) 891-7118
Fax: (301) 270-4668



7500 Maple Avenue
Takoma Park, MD 20912

March 19, 2010

Mr. David Rotenstein, Chair
Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 6923 Laurel Avenue - Everyday Gourmet

Dear Mr. Rotenstein:

The Takoma Park Facade Advisory Board met on Tuesday, March 9, 2010, to review the HAWP application submitted by Mr. John Urciolo (property owner) and Mr. Bruce Song (business owner of the Everyday Gourmet), for door, window frame and safety glass replacement, and existing sidelight restoration at 6923 Laurel Avenue. The application is to be considered by the Historic Preservation Commission this spring.

The Board found the proposal to be in general compliance with the design guidelines developed for the area and endorsed the proposal as presented with the following condition:

- 1) that the replacement window frame be in aluminum;
- 2) that the replacement door frame's design, material, and finishing be consistent with the door frames on the remaining storefronts on the street block.

If you have any questions regarding the Board's action, please call (301) 891 7219.

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district.

Sincerely,

Carman Lam
Associate Planner



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Acting Chairperson

Date: March 25, 2010

To: Urciolo Properties, LLC
6935 Laurel Avenue #100
Takoma Park, MD 20912

Dear Applicant:

Application # 532915

We are in receipt of your Historic Area Work Permit (HAWP) application dated 3/16/10. After reviewing your submission we have determined that your application is incomplete and cannot be processed at this time.

Your application is missing the information indicated below:

- Written Description not included
- Site Plan (existing and proposed) not included, (site plan must be to scale):
- Plans/Elevations:
 - Missing
 - 2nd copy
 - Existing
 - Proposed **Front elevation with dimensions**
 - Dimensions not clearly marked
 - Plans submitted are larger than 11x17
- Project materials not specified –**need more information on door and window specifications**
- Photographs (including front elevation) not included
- Tree Survey (including size, location and species) not included
- Adjacent/Confronting Property Owner Addresses not included
- Not submitted directly to DPS in Rockville
- Other _____

We look forward to receiving the information needed to complete your application and proceeding with the review. Please call 301-563-3400 if you have any questions.



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6923 Laurel Avenue, Takoma Park	Meeting Date:	4/28/2010
Resource:	Non-contributing resource Takoma Park Historic District	Report Date:	4/21/2010
Applicant:	Urciolo Properties, LLC (John Urciolo, agent)	Public Notice:	4/14/2010
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-10V		

PROPOSAL: Storefront window and door replacement

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-contributing Resource within the Takoma Park Historic District
STYLE: Vernacular
DATE:

PROPOSAL

This application concerns the replacement of the entry door with an aluminum and glass door, replacing plate glass with laminated safety glass, replacing the storefront framing in-kind and installing a new sidelight in place of the plywood infill.

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 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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 - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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:

- #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 proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Staff supports the proposal as submitted. The application is consistent with Chapter 24A-8(b)(1) & (2), the *Guidelines* above. The proposed alterations will not an impact on the scale or massing of the resource and will not affect the character of the streetscape or the district as a whole. The Takoma Park Façade Advisory Board submitted a letter dated March 19, 2010 endorsing the proposal with two conditions (Circle 21).

The proposed alterations are also in keeping with guidance for new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

16.0 Storefronts

- 16.1 Preserve the historic character of a storefront when it is intact.
- 16.3 Maintain historic storefront openings.
- 16.4 An alternative design that is a contemporary interpretation of a traditional storefront is appropriate.

STAFF RECOMMENDATION

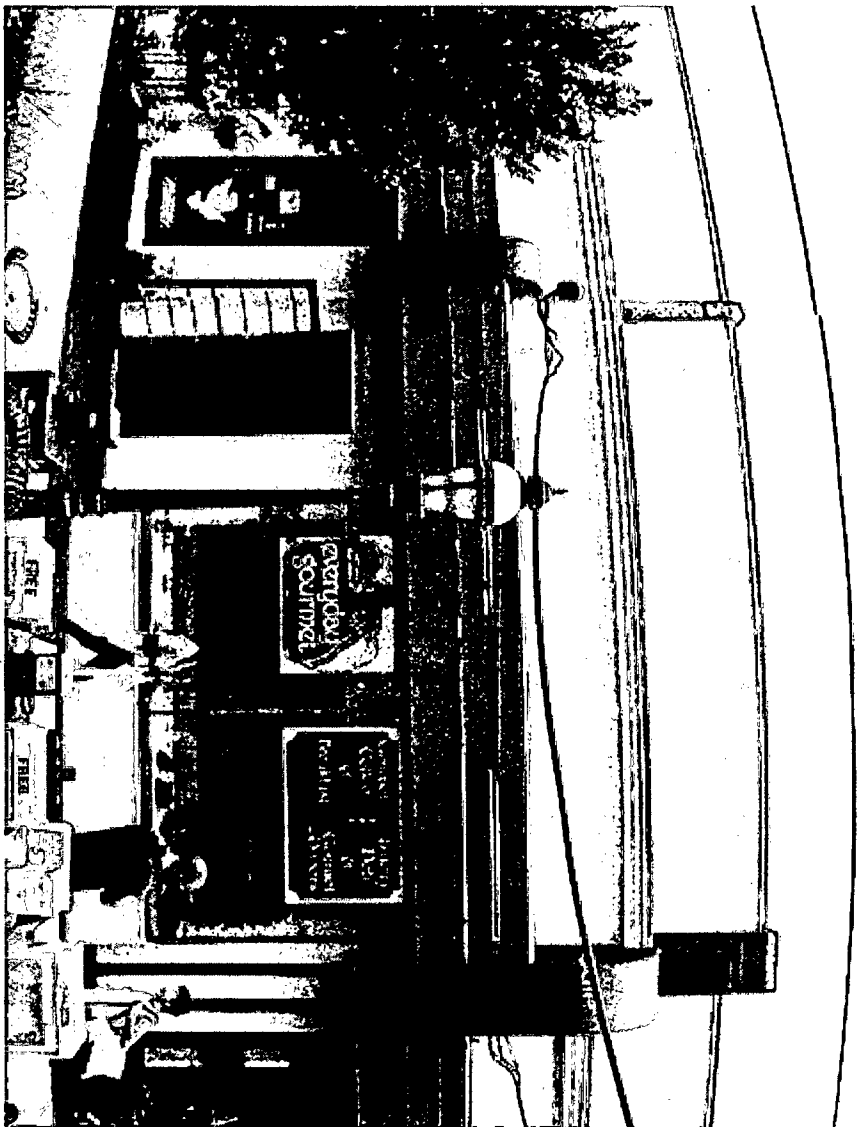
Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

- (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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 lisa.mroszczyk@mncppc-mc.org to schedule a follow-up site visit.



I-C



COPY ✓
#S 32.9/15

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: John R UACIOLLO
Daytime Phone No.: 301 270-4442

Tax Account No.: 03561457

Name of Property Owner: URCIOLLO PROPERTIES, LLC Daytime Phone No.: 301 270-4442

Address: 6935 LAUREL AVE #100 TAKOMA PARK, MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

House Number: 6923 Street: LAUREL
Town/City: TAKOMA PARK Nearest Cross Street: CARROLL
Lot: 53 Block: A Subdivision: GILBERT AND WOOD
Liber: _____ Folio: _____ Parcel: _____

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: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # NO

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

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.

Signature of owner or authorized agent _____ Date _____

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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.

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 the driveway crosses the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

6. TREE SURVEY

- 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.

5. PHOTOGRAPHS

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.

4. MATERIALS SPECIFICATIONS

- a. *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.
 - b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and textures 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.
- 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.

3. PLANS AND ELEVATIONS

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

2. SITE PLAN

None - ALL ARE EXISTING

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

REPLACE EXISTING PLATE GLASS STORE FRONT WITH SAFETY LAMINATED GLASS - REPLACE EXISTING FRAME WITH NEW (SAME SIZE) FRAME - REPLACE EXISTING STORE FRONT DOOR WITH NEW DOOR AND HARDWARE - REMOVE EXISTING PLYWOOD OVER EXISTING STORE LIGHT (RIGHT SIDE FACING BUILDING) AND INSTALL NEW FRAME AND SAFETY LAMINATED GLASS

Description of existing structure(s) and environmental setting, including their historical features and significance:

1. WRITTEN DESCRIPTION OF PROJECT

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
<p>URCIULO Properties, LLC 6935 LAUREL AVE #100 TAKOMA PARK, MD 20912</p>	<p>John R Urciolo</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>TAKOMA WESTMORELAND, LLC 5151 WISCONSIN AVE #501 WASH. DC. 20016-4133</p>	<p>Bruce Levin Re: 7001 CARROLL AVE</p>
<p>John R Urciolo 6935 LAUREL AVE #100 TAKOMA PARK, MD 20912</p>	<p>Re: 6847 EASTERN AVE</p>

EASTERN AVENUE

6847

VACANT LAND
John R. Daniels
OWNER
6047 EASTERN AVENUE

6901 Pizza Movers
Dan's
TR #10
#6859
PARKING

6903
#8
#9
TRAILER BAY

6909 U.S. Post Office
TAKOMA VOICE
(Lower Level)
TR #4
TR #3
TR #2
TR #1
DICK

6915 Polysue's
CAMP

6917 TK Laundry
#37
#38
#39
#40
#41
#42

6919 TK Vision
Ctr.

6921 Park Florist

6923 Everyday Gourmet

6925 Magic Carpets

6927 Now & Then
43

6929 S&A Heads

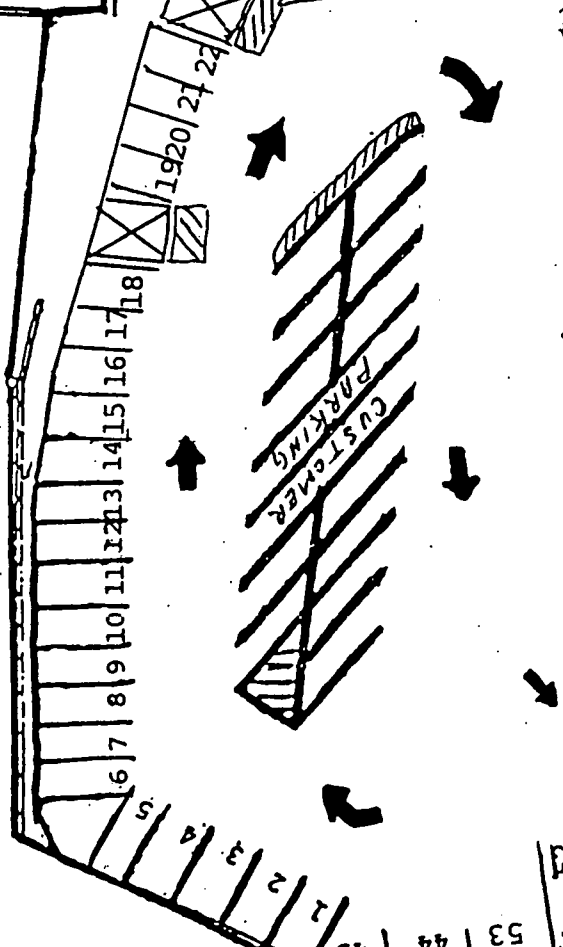
6931 SunTrust Bank
OFFICES

6937 URC Mount Off

6939 Summer Delights
TR #4
TR #5
TR #6

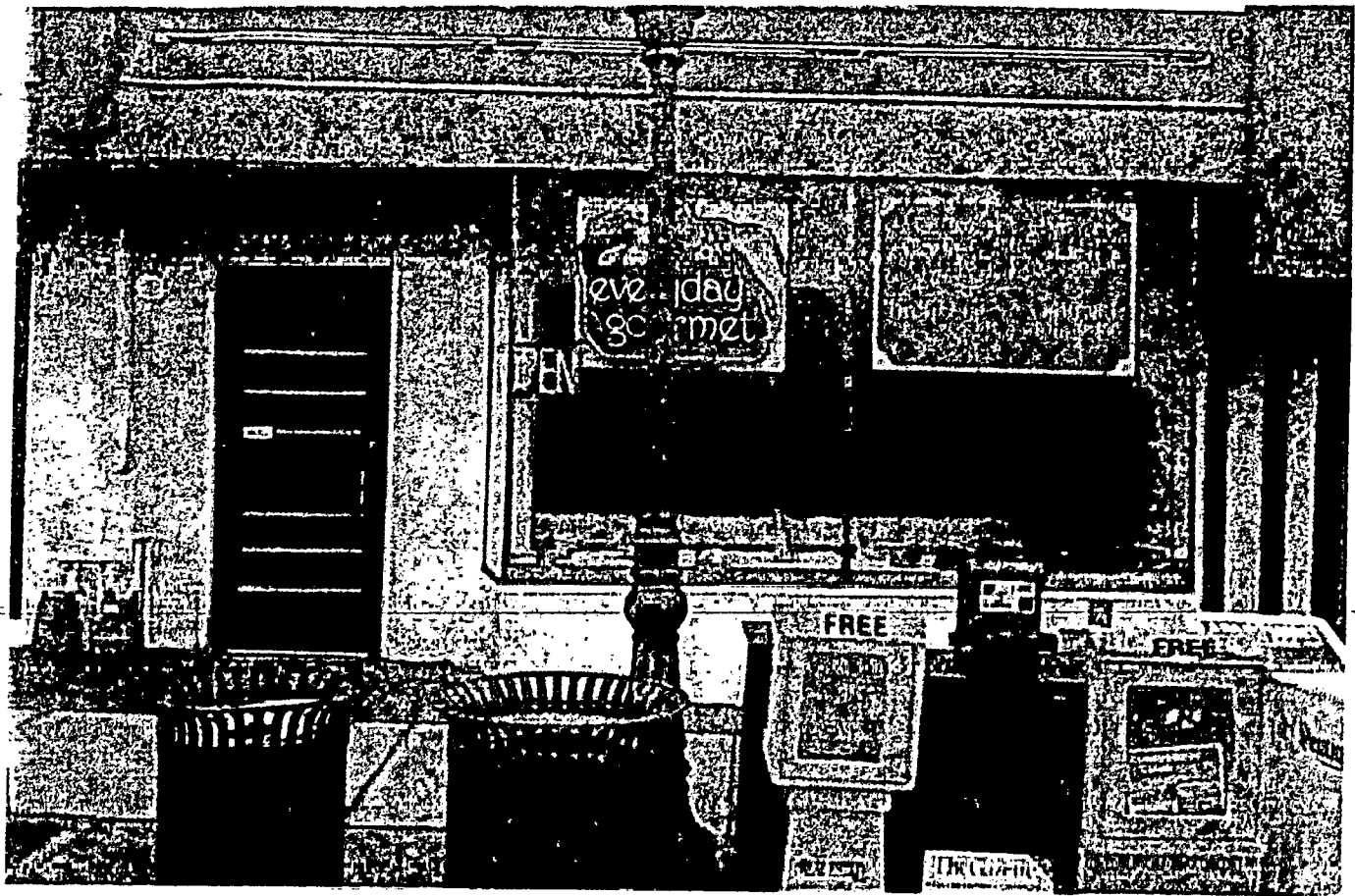
LAUREL AVENUE

CARROLL AVENUE



TAKOMA METRO SHOPPING CENTER
EXHIBIT "B"

Takoma West Metro LLC



<https://mail.google.com/mail/?ui=2&ik=3eb5434c93&view=att&th=1272554019521e74&at...> 3/3/2010

City of Takoma Park, Maryland

Housing & Community Development

Telephone: (301) 891-7119
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7500 Maple Avenue
Takoma Park, MD 20912

March 19, 2010

Mr. David Rotenstein, Chair
Historic Preservation
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 6923 Laurel Avenue - Everyday Gourmet

Dear Mr. Rotenstein:

The Takoma Park Facade Advisory Board met on Tuesday, March 9, 2010, to review the HAWP application submitted by Mr. John Urciolo (property owner) and Mr. Bruce Song (business owner of the Everyday Gourmet), for door, window frame and safety glass replacement, and existing sidelight restoration at 6923 Laurel Avenue. The application is to be considered by the Historic Preservation Commission this spring.

The Board found the proposal to be in general compliance with the design guidelines developed for the area and endorsed the proposal as presented with the following condition:

- 1) that the replacement window frame be in aluminum;
- 2) that the replacement door frame's design, material, and finishing be consistent with the door frames on the remaining storefronts on the street block.

If you have any questions regarding the Board's action, please call (301) 891 7219.

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district.

Sincerely,

Carman Lam
Associate Planner