

6931 Lavine/ave.
TP H.D. 37/3

2010 HAWP



HISTORIC PRESERVATION COMMISSION

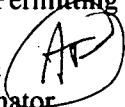
Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 2/25/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #530626—ATM surround installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on February 24, 2010.

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: John Urciolo
Address: 6931 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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING COMMERCIAL BLOCK IN TAKOMA PARK TOWN
SQUARE. SUNTRUST BANK EXTERIOR FACADE WALL COMPRISED
OF 10"X10" BLACK/PINK CERAMIC TILES LOCATED IN BETWEEN
2 SURROUNDING COMMERCIAL BAY WINDOWS

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

REMOVAL OF EXISTING SUNTRUST CORPORATE BRANDED ATM
SURROUND - REPLACED WITH BRUSHED STAINLESS STEEL
SURROUND FEATURING INTEGRATED TRASH RECEPTACLE,
ENVELOPE HOLDER AND ~~CORPORATE~~ CUT OUT, BACKLIT CORPORATE
LOGO AND SIGNAGE.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

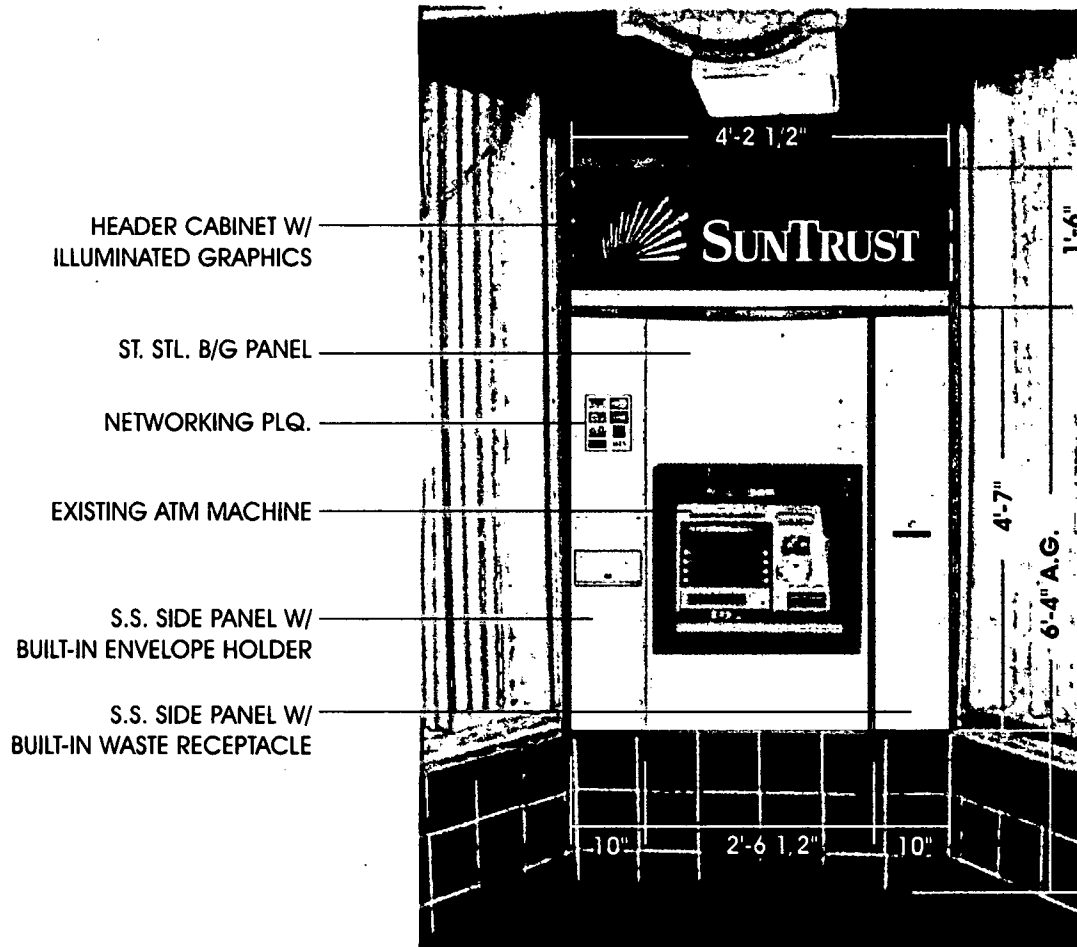
- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.



SCALE 1/2" = 1'-0"

INSISTENT PROCEED WITH WORK
 2/25/10

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6931 Laurel Avenue, Takoma Park	Meeting Date:	2/24/10
Applicant:	John Urciolo (Shauna Stallworth, Agent)	Report Date:	2/17/10
Resource:	Outstanding Resource Takoma Park Historic District	Public Notice:	2/10/10
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-10L RETROACTIVE	Staff:	Anne Fothergill
PROPOSAL: ATM surround installation			

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Spanish Colonial
DATE: c.1910

PROPOSAL

The applicant proposes to install an ATM surround on the front of the building. The proposed surround is brushed stainless steel with backlit signage across the top. The surround will be located between two projecting bay windows.

The City of Takoma Park's Façade Advisory Board has reviewed the proposed ATM surround and supports the installation (letter in Circle 13).

The proposed design is in Circle 6. Photos of the building in 2010, 2009, 2004, and 1980 are in Circles 7-12.

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

The *Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The *Guidelines* state:

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- emphasize placement of major additions to the rear of the existing structures so that they are less visible from the public right-of-way.
- while additions should be compatible, they are not required to be replicative of earlier architectural styles.
- preservation of original and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
- preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

The *Guidelines* state specifically about commercial buildings in Takoma Old Town:

- "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."
- "Signage materials shall be in harmony with the rest of façade materials and be easily maintained, such as: treated fabric; natural or painted wood; metal, cut-out letters of metal, wood, or plastic; and individual painted letters." "Signs should be placed where they conceal the least amount of architectural detail."

Montgomery County Code; Chapter 24A-8

- (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

The applicant installed an ATM surround in this location a few years ago, without an approved HAWP (previously the ATM was inside the front door). They recently replaced that surround with a new surround in the same location, also without an approved HAWP. The applicant is aware that this building is in a historic district and that they needed an approved HAWP before installation. It should be clear that in the future there cannot be any alterations to the exterior of this building without getting HPC approval first.

Staff reviews a retroactive application as if it is an application for a proposed project, not work that has already been completed. In this case, it is reasonable for a bank to have a visible, accessible ATM on the front façade of a building in a commercial district. In the proposed location, the ATM surround appears recessed because of the projecting bay windows and this lessens its impact to the building and the streetscape. Also, the material choice of brushed steel relates to the metal window frames so it is not incompatible with the building. Staff recommends approval.

STAFF RECOMMENDATION

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

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, 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

530626

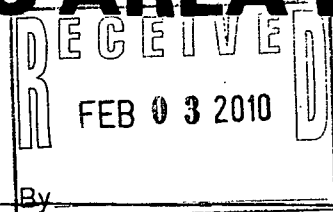


RETURN TO: DEPARTMENT OF PERMITTING SERVICES
355 ROCKVILLE PIKE, SUITE 200, ROCKVILLE, MD 20850
301-787-2000

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT



Contact Person: SHAUNA STALLWORTH
Daytime Phone No.: 703-212-2506

Tax Account No.: _____ By _____

Name of Property Owner: JOHN URCIOLO Daytime Phone No.: 301-270-4442

Address: 6931 LAUREL AVENUE TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: SUNTRUST BANK Daytime Phone No.: 703-212-2506

LOCATION OF BUILDING/PREMISE

House Number: 6931 Street: LAUREL AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVENUE

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|--|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input checked="" type="checkbox"/> <u>REPLACE</u>
Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>ATM SURROUND</u> | | | |

1B. Construction cost estimate: \$ N/A

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A

- 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

(4)

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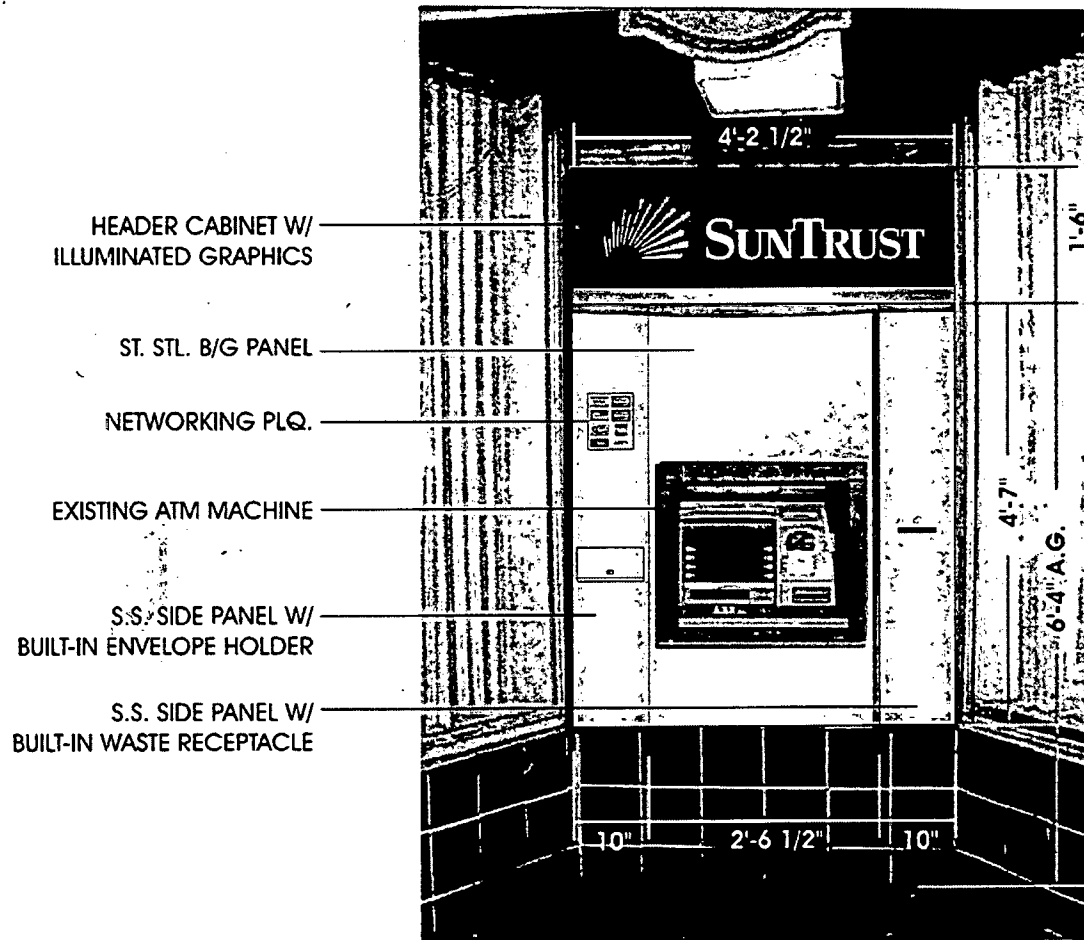
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jackstone SIGNS

3131 PENNSY DRIVE
LANDOVER, MD 20785
PH. (301)322-3323
FX. (301)322-8407

Customer *SunTrust Bank*
Address *6931 Laurel Avenue*
City *Takoma Park*
State *MD 20912*
File Name *STIII/Loc.II/Takoma Pk (ATM)*

Dwg. No. *K172*
Scale *Noted*
Date *9/4/09*
Designer *LL*
Contact *Jim Dinen*

Notice: This drawing is an original design, created by Jack Stone Sign Company and is submitted for use in conjunction with this project only. This drawing cannot be duplicated, altered, or exhibited in any fashion without authorization from Jack Stone Sign Company. This drawing remains the property of Jack Stone Sign Company and any unauthorized use or exhibition will result in a design fee.

REQUIRED ELECTRICAL SERVICE TO SIGN LOCATION IS TO BE PROVIDED BY OTHERS

REVISIONS:

Customer Approval
(Please Print Full Name) _____

Signature & Date _____

9



SUNTRUST

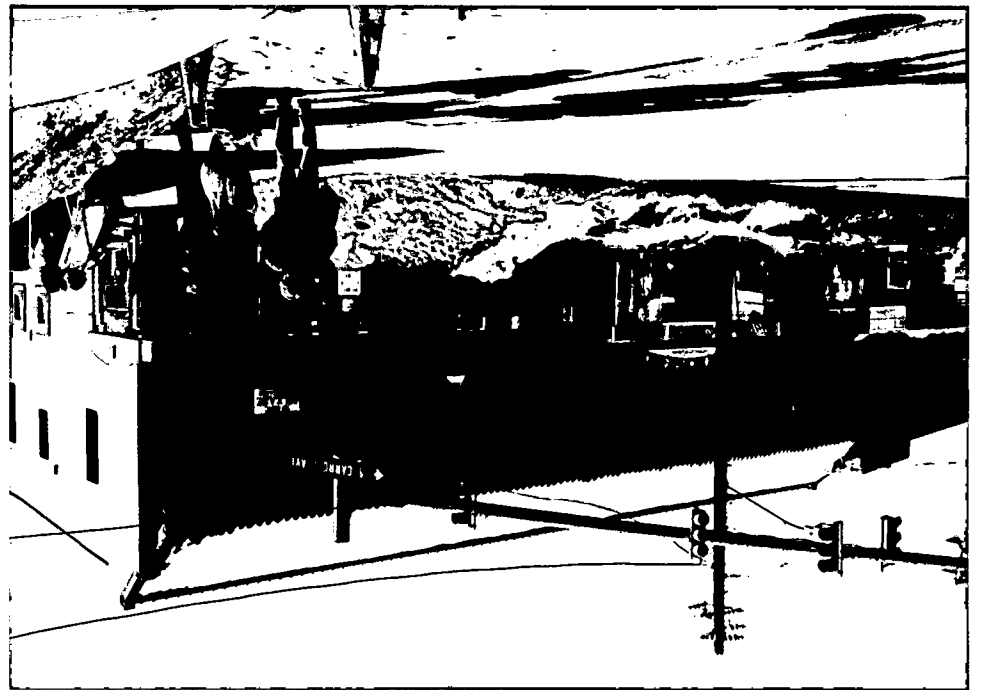
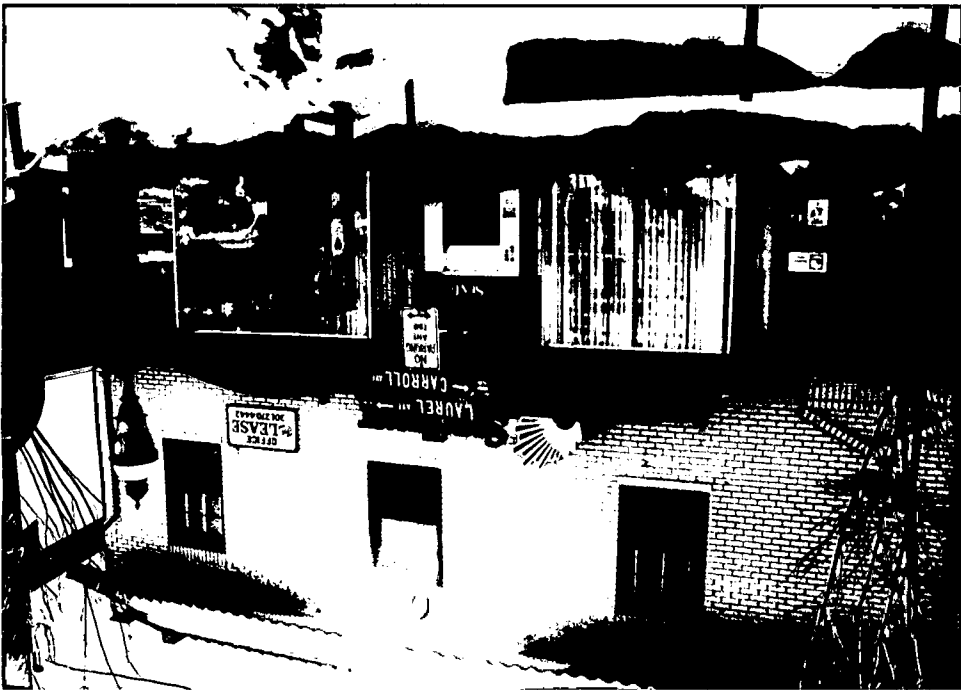
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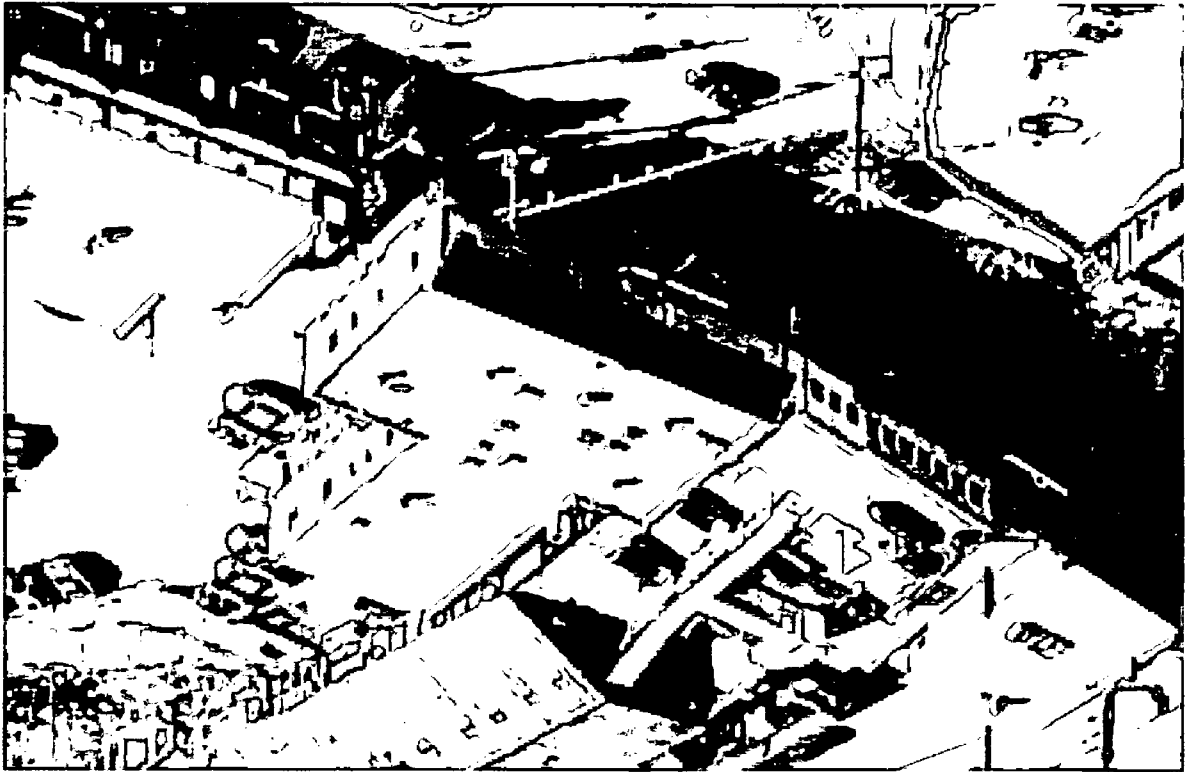
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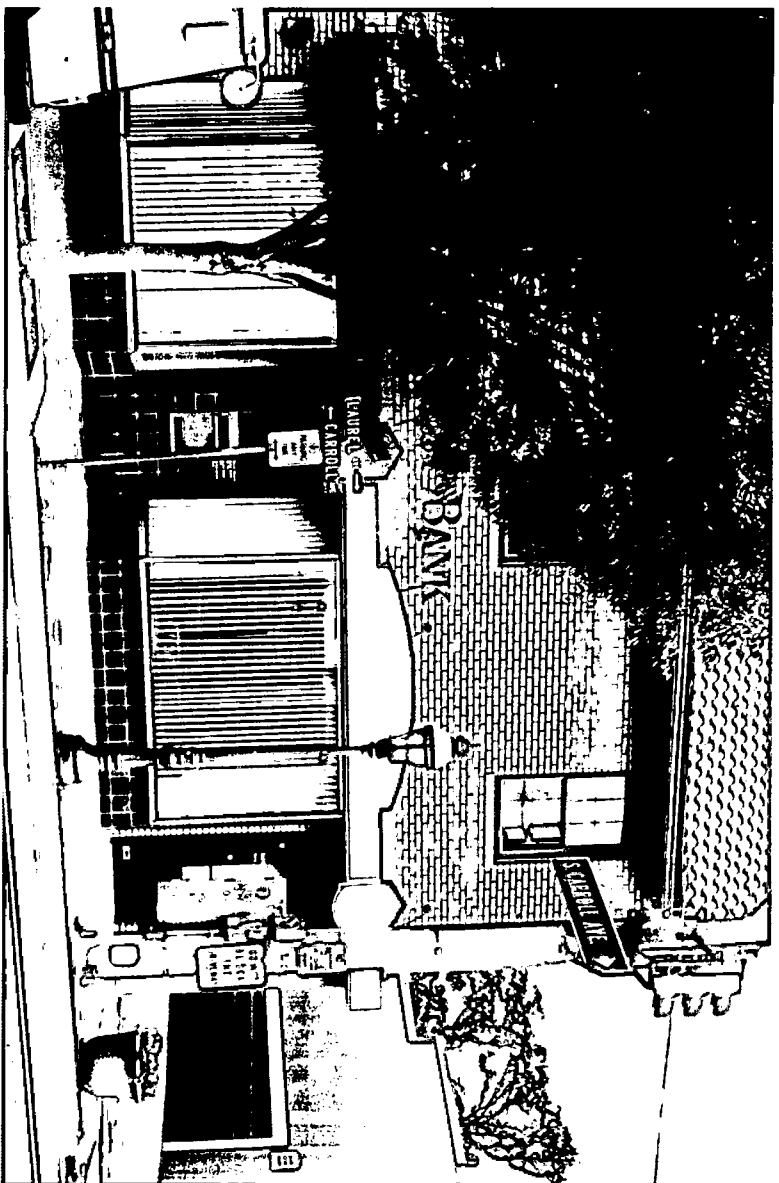


6002

01

2002





2009

Courtesy TPHS.
PHOTOGRAPH: ARTHUR COLBURN.



Looking up Carroll Avenue to Laurel and the log cabin, ca. 1903. Note the board sidewalk.

From Takoma Park c. 1980

PHOTOGRAPH: PAUL McKNIGHT



Carroll and Laurel Avenues today. Park Pharmacy has served Takoma Park for many years.

City of Takoma Park, Maryland

Housing & Community Development

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



7500 Maple Avenue
Takoma Park, MD 20912

September 10, 2009

Mr. David Rotenstein, Chair
Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

RE: 6931 Laurel Avenue - SunTrust Bank, Takoma Park
ATM machine surround

Dear Mr. Rotenstein:

The Takoma Park Facade Advisory Board met on Tuesday, September 8, 2009, to review a proposal submitted by Ms. Shauna Stallworth, representing SunTrust Bank, for the installation of a front facade ATM machine surround at 6931 Laurel Avenue.

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

- 1) that the networking plaque on the ATM surround be no taller than twice the height as illustrated on the proposed design scheme.

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