



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: Feb. 21, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1057051 - Sign

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 Feb. 21, 2024, HPC meeting with two conditions:

1. The sign shall be mounted into mortar and not into brick.
2. The electrical conduit must be reviewed and approved by staff before installation.

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: Ruth Brown
Address: 101 Liberty Drive, Bensalem, Pennsylvania

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 work is complete the applicant will contact Chris Berger at 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# 1057051
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Ruth Brown
Address: 101 Liberty Dr.
Daytime Phone: 215-338-4101

E-mail: brownexpediting@gmail.com
City: Bensalem, PA Zip: 19020
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 6905 Laurel Ave

Is the Property Located within an Historic District? Yes/District Name Laurel (?)
No/Individual Site Name _____

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: 6905 Street: Laurel

Town/City: Takoma Park Nearest Cross Street: _____

Lot: 53 Block: A Subdivision: _____ Parcel: _____

REVIEWED

By Chris Berger at 11:12 am, Feb 22, 2024 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:

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- Deck/Porch
- Fence
- Hardscape/Landscape
- Roof

- Shed/Garage/Accessory Structure
- Solar
- Tree removal/planting
- Window/Door
- Other: SIGN

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

Authorized agent Date 10/10/23

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

Owner's mailing address
Urciolo Properties
6935 Laurel Ave., #100
Takoma Park, MD 20912

Owner's Agent's mailing address
Brown Expediting Services
101 Liberty Dr.
Bensalem, PA 19020

Adjacent and confronting Property Owners mailing addresses

7001 Carroll Avenue, Takoma Park 20912

6951 Carroll Avenue, Takoma Park 20912

11161 New Hampshire Ave. Silver Spring
20910

6845 Eastern Avenue, Takoma Park 20912

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Robert H. Miller

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

Restaurant, brick facade

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

New projecting sign with neon lights.

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Robert H. Potter

Work Item 1: _____

Description of Current Condition:
No sign

Proposed Work:
new sign with neon lights

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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Work Item 3: _____

Description of Current Condition:

Proposed Work:

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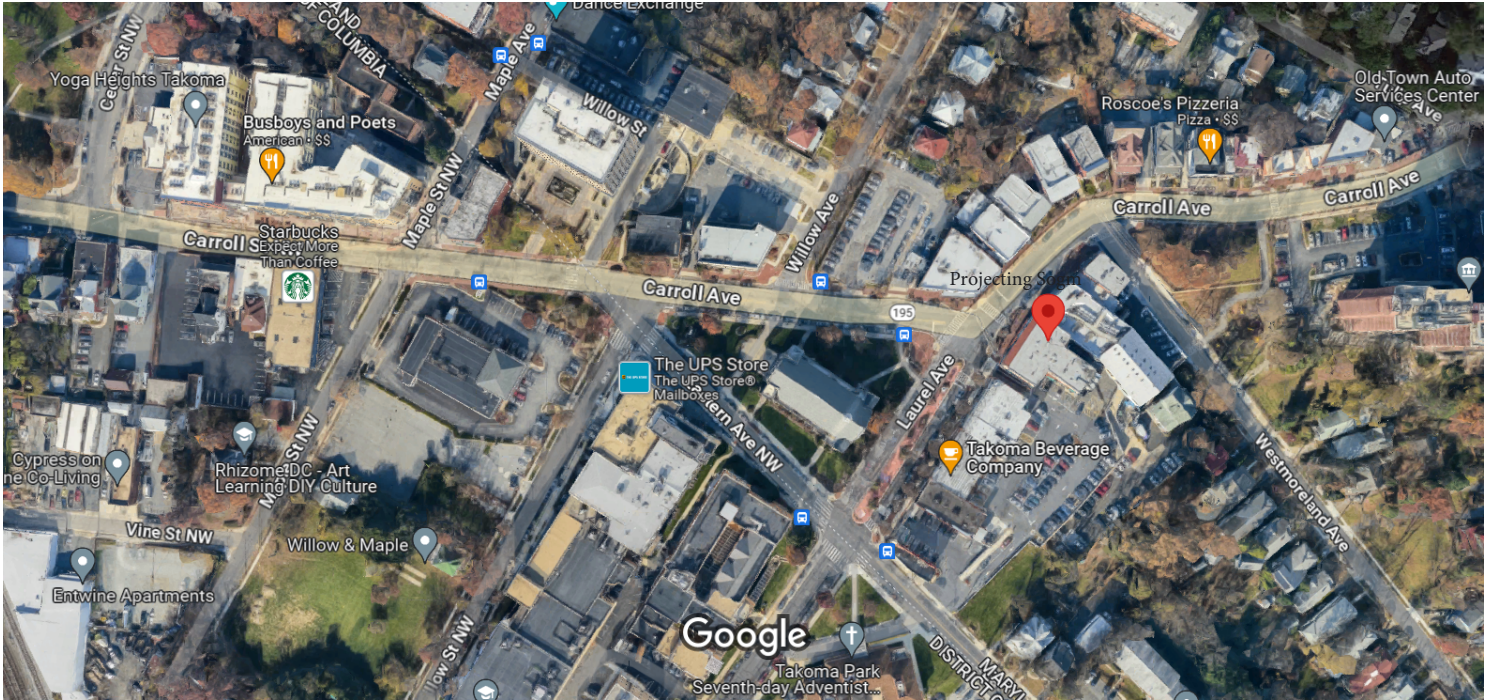

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. 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	*	*	*	*	*		*

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100 ft

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EXISTING
FACADE



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REVIEWED

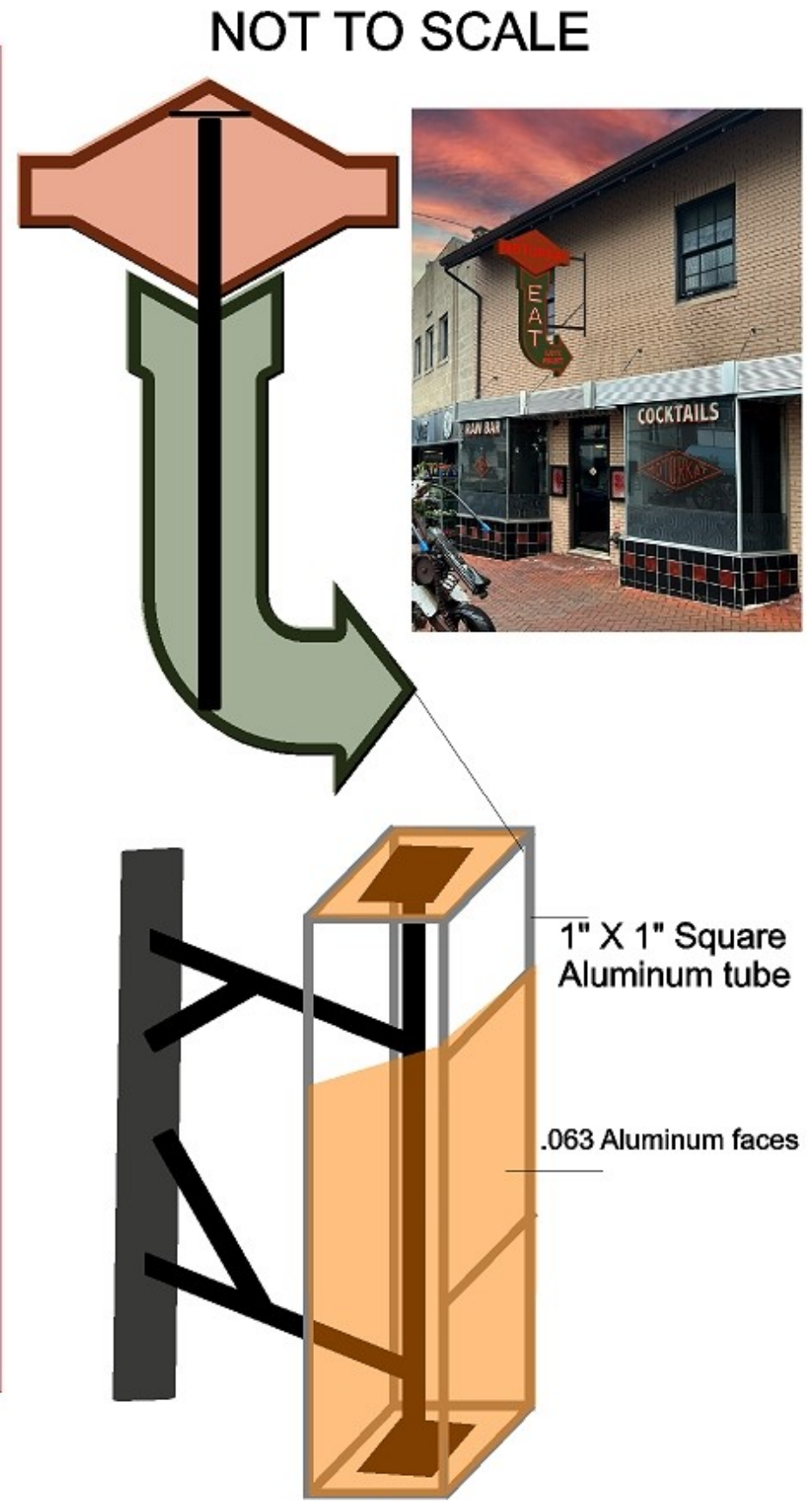
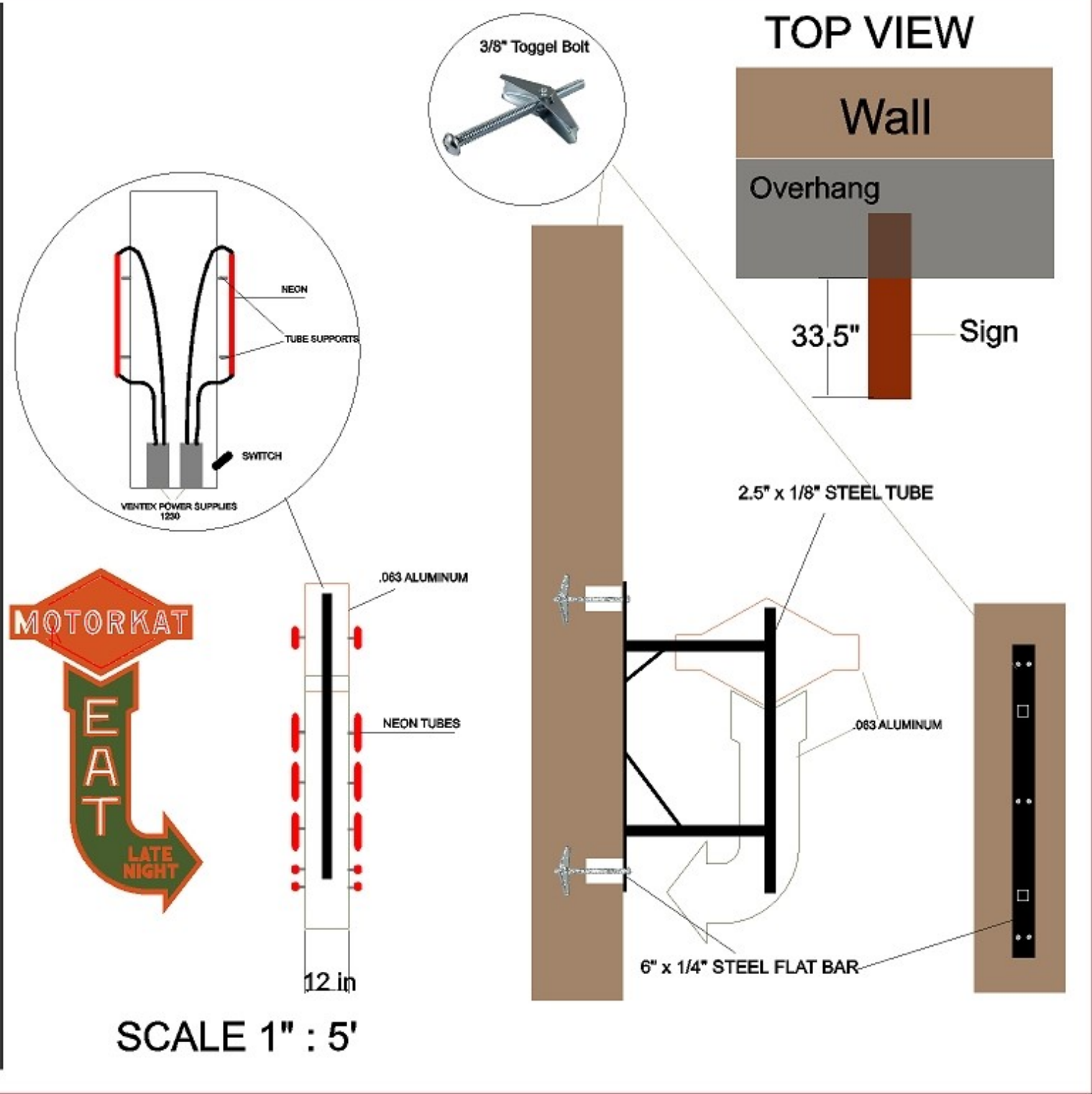
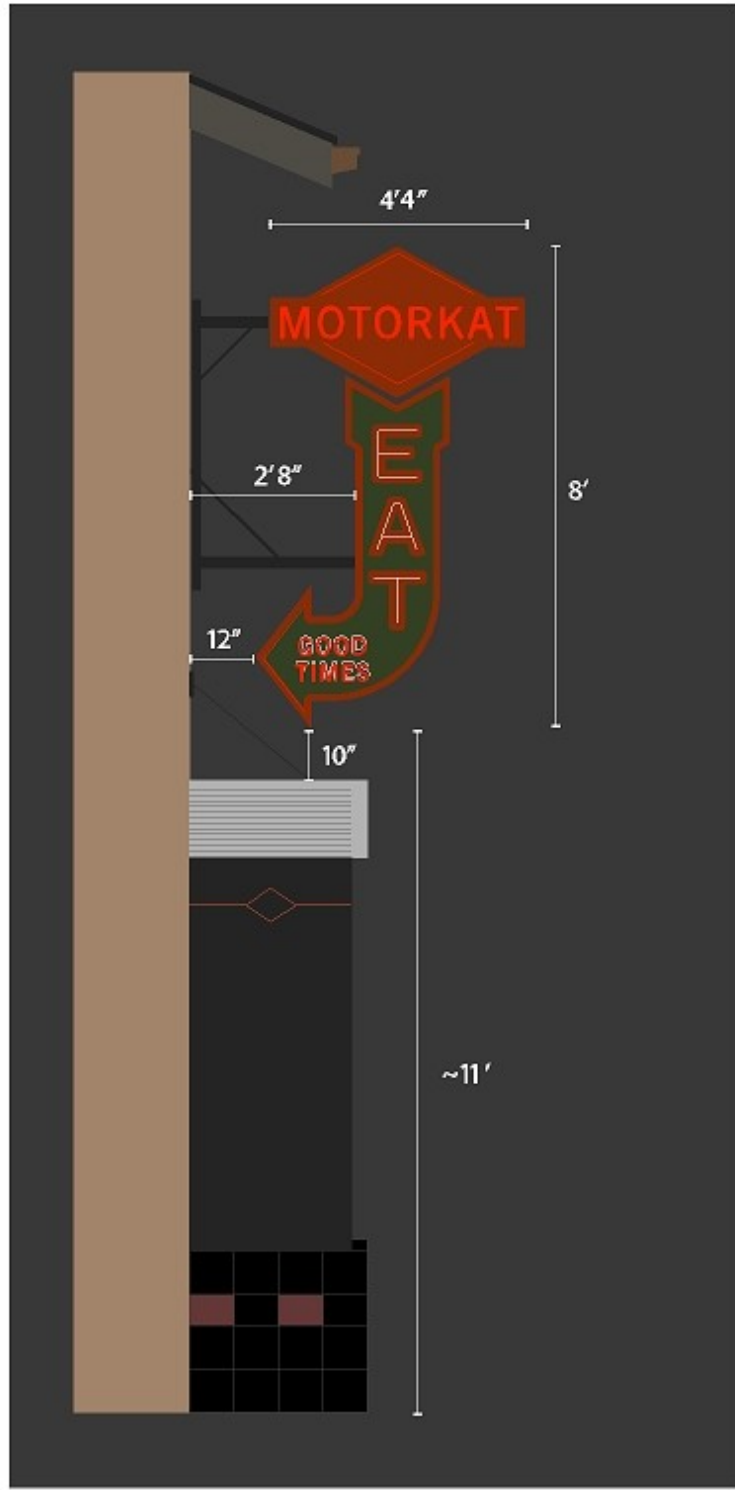
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SIGN WEIGHT: ~ 280 LB

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State/ZIP: _____
 Fax: _____

Description:
 .063 Aluminum box painted with neon tubes attached on both sides all connected with GTO Silicone wires in to Ventex electronic transformer with ground fault protection.the box will be mounted with 2.5" x 1/8" still tubes welded to flat bar 6" X 1/4" for wall mounting. The sign will be attached to the wall with 3/8" Toggel bolts.

From: [Lorraine Pearsall](#)
To: [Berger, Chris](#)
Cc: [Ashley Flory](#)
Subject: 6939 Laurel Avenue
Date: Wednesday, February 7, 2024 5:04:57 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Chris,

The addresses 6931, 6935 and 6939 Laurel Avenue are located within our only Spanish Colonial commercial building in the District, it is a c.1910 Outstanding Resource. The space located at 6939 Laurel Avenue is the subject of this signage proposal.

Upon close review, it is clear that the proposal in its current form simply doesn't work. The signage above storefronts in Old Town is horizontal in form. There is simply no vertical signage above storefronts, or vertical signs inserted between two second floor windows.

Our tenet is: always respect the architecture when proposing changes. Not only is the sign verticality an issue, its insertion between two second floor windows would detract from the architecture of the resource itself, the row of six windows, and impair the view of the front facade of the resource from the street.

The sheer beauty of our architecture in Old Town, with its feelings and associations, derives from our lovely and unique low commercial buildings with horizontal signage above the ground floor storefronts and a second floor with windows. We even have a row of storefronts with no second floor. Each building is a special gem. So getting this design right is important.

WHAT WILL WORK: Looking at the storefront elevation of the previous Republic sign that you provided clearly shows the wonderful balance with windows, doors and the sign. The sign style and placement do not fight with the architectural elements, rather they enhance them. The magic here is that this horizontal sign design with slanted sides can be centered perfectly below the three windows and above the two doors (as was the Republic sign), and projects only 3 feet from the building. Motor Kat could be on both sides of the sign as was Republic. The form would work beautifully as it did before.

A flat horizontal sign will also work at this location, also centered below the middle window on the second floor as was the old Republic sign.

I am separately sending you a photo of the building. On the left side facing the building is where Motor Kat now is and Republic once was. On the right side is where the bank "Truist" is, and you see the flat sign for Truist above. Importantly, the windows remain unobscured across the length of the entire building.

I hope these thoughts are helpful.

Lorraine Pearsall, Vice President
Historic Takoma, Inc.

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From: [Lorraine Pearsall](#)
To: [Berger, Chris](#)
Subject: 6939 Laurel Avenue
Date: Wednesday, February 7, 2024 5:16:11 PM

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Hi Chris, this shows a photo of the entire building, with unobscured windows.
Lorraine



Sent from my iPhone

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