



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: October 30, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, Director
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1090461 - Storefront Replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved by HPC Staff.

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: John Urciolo
Address: 6901 Laurel Ave., 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 work is complete the applicant will contact Dan Bruechert at 301-563-3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by J. Brueckert on _____. The approval memo and stamped drawings follow.

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

APPROVED
 Montgomery County
 Historic Preservation Commission

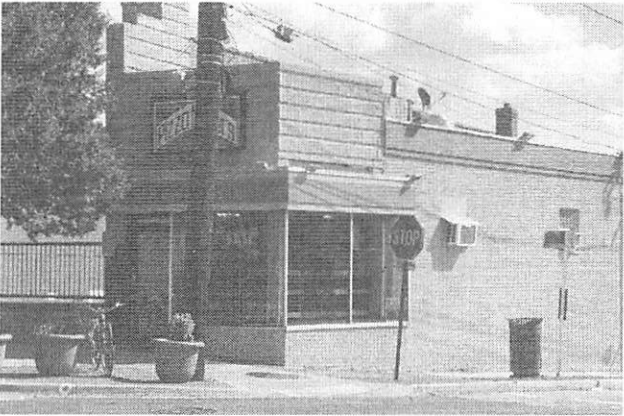


STOREFRONT REPLACEMENT ON FRONT OF EXISTING RETAIL BUILDING. NO MODIFICATIONS OF EXIT ACCESS, BLDG. STRUCTURE, LIFE SAFETY SYSTEMS AND/OR EXITS. NO CHANGE IN USE OR OCCUPANCY.

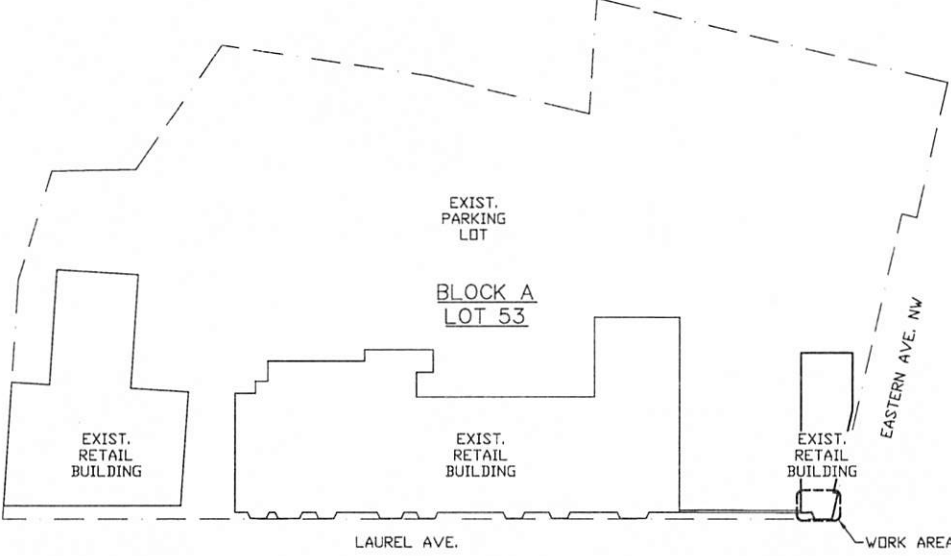
SCOPE OF WORK

REVIEWED
 By Dan.Bruechert at 2:34 pm, Oct 30, 2024

SCHEMATIC FOR CONSTRUCTION



PHOTOS OF EXIST.



SITE PLAN

1"=50'-0"

(site-t)

PROJECT: 6901 LAUREL AVE.
 TAKOMA PARK, MD 20912
 TITLE: STOREFRONT REPLACEMENT
 DATE: 10/9/2024

Plan 9 Associates, LLC
 1000 14th St NW
 Washington DC 20007
 plan9@aol.com
 202.550.3770

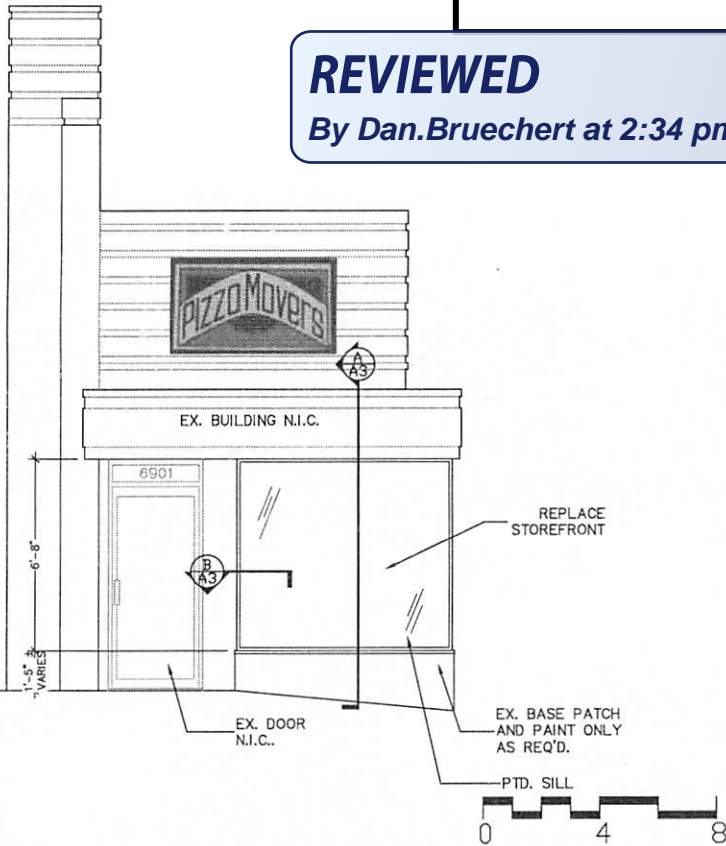


APPROVED
 Montgomery County
 Historic Preservation Commission



REVIEWED

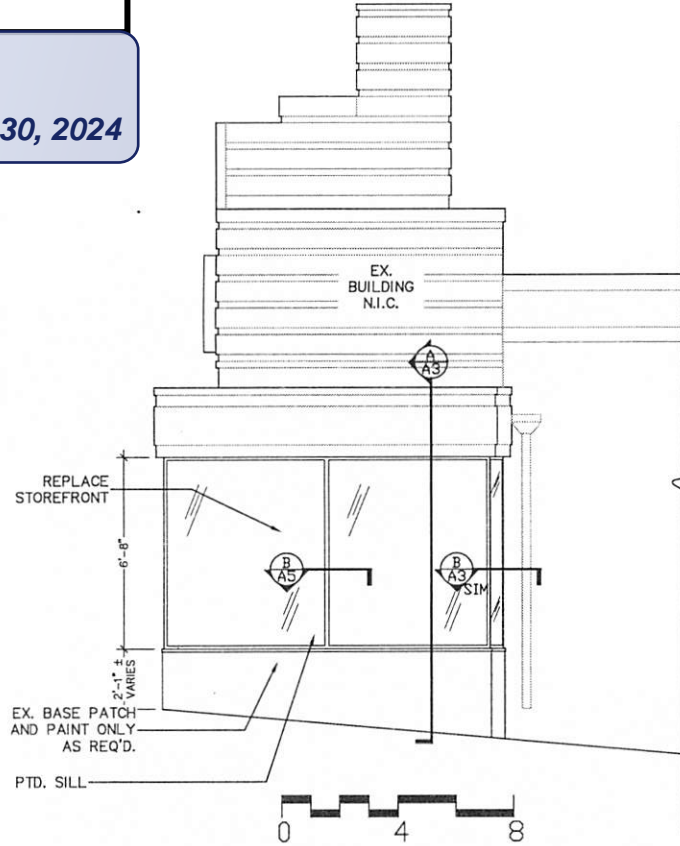
By Dan.Bruechert at 2:34 pm, Oct 30, 2024



FRONT ELEVATION

1/4"=1'-0"

(a-bs)



SIDE ELEVATION

1/4"=1'-0"

(a-bs)

A2
 ELEVATIONS

SCHEMATIC DESIGN
 NOT FOR PERMITS OR
 CONSTRUCTION

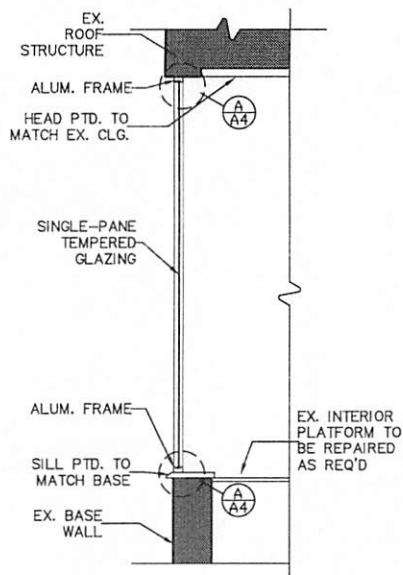
PROJECT: 6901 LAUREL AVE.
 TAKOMA PARK, MD 20912

TITLE: STOREFRONT REPLACEMENT

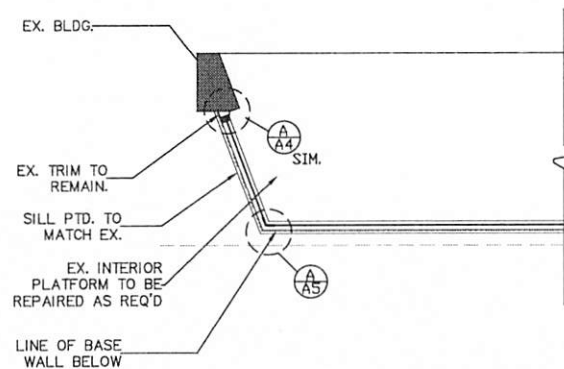
DATE: 10/9/2024

Plan 9 Associates LLC
 222 Aspen St NW
 Washington, DC 20002
 Plans@pa9.com
 202.550.3770





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




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

APPROVED
Montgomery County
Historic Preservation Commission

Robert H. [Signature]

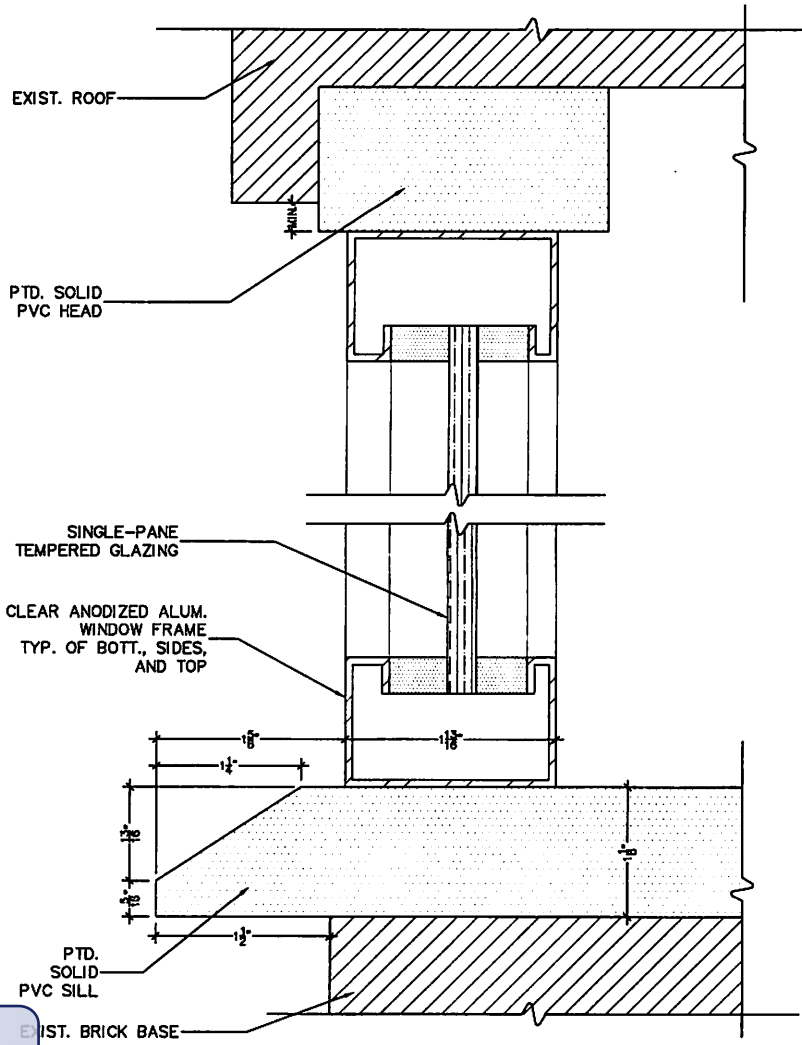
REVIEWED
By Dan.Bruechert at 2:34 pm, Oct 30, 2024

A3 SECTIONS
SCHEMATIC DESIGN NOT FOR PERMITS OR CONSTRUCTION
PROJECT: 6901 LAUREL AVE. TAKOMA PARK, MD 20912
TITLE: STOREFRONT REPLACEMENT DATE: 10/9/2024
<small>Plan 9 Associates LLC 1222 Aspen Hill Rd. #207 Plandome, MD 21087 pland9@gmail.com 202.550.3770</small> 


APPROVED
 Montgomery County
 Historic Preservation Commission



REVIEWED
 By Dan.Bruechert at 2:34 pm, Oct 30, 2024



A DETAIL @ HEAD AND BASE
 A4 12"=1'-0" (det-a)

A4	DETAILS
SCHEMATIC DESIGN NOT FOR PERMITS OR CONSTRUCTION	
PROJECT: 6901 LAUREL AVE. TAKOMA PARK, MD 20912	
TITLE: STOREFRONT REPLACEMENT DATE: 10/9/2024	
<small> Pils 9 Associates LLC 2700 Wisconsin Ave. NW Washington, DC 20012 pils9@gmail.com 202.550.3770 </small>	
	

APPROVED
 Montgomery County
 Historic Preservation Commission


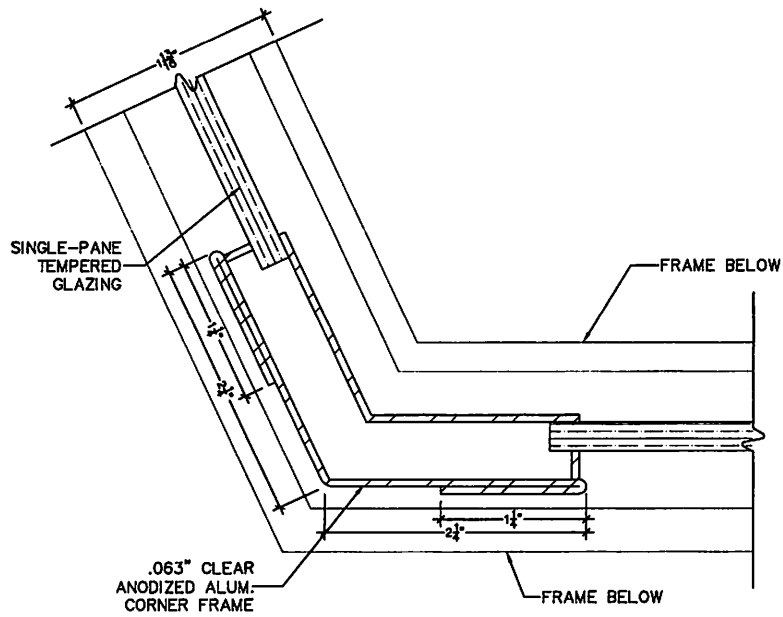


A5
 DETAILS
 SCHEMATIC DESIGN
 NOT FOR PERMITS OR
 CONSTRUCTION

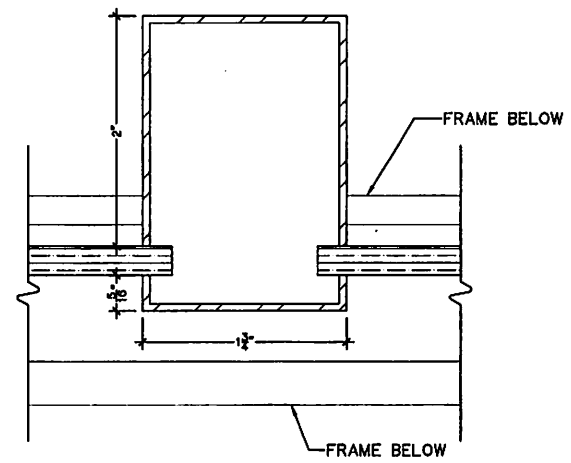
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 TAKOMA PARK, MD 20912
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 DATE: 10/9/2024

Plan 9 Associates LLC
 1000 North
 Washington DC 20012
 plan9@plan9.com
 202.550.3770

A
A5 PLAN DET. @ CORNER
 12"=1'-0" (det-a)



B
A5 PLAN DET. @ MULL
 12"=1'-0" (det-a)



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 10/16/2024

Application No: 1090461
AP Type: HISTORIC
Customer No: 1288170

Comments

we have been approved by Historic to continue to replace in kind each store front on our Laurel Ave Strip of shops. This will be the 4th one will be renovating. I will email the pictures and description to Dan Bruechert and Rebecca Ballo since they are the ones who would approve

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 6901 LAUREL AVE .
TAKOMA PARK, MD 20912
Homeowner Urciolo Properties LLC (Primary)

Historic Area Work Permit Details

Work Type RESREP
Scope of Work 6901 Laurel Ave Takoma Park Md 20912 (Store front replace in kind

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