

6901
37/3-96X 6929 Laurel Avenue.
(Takoma Park Historic District)

Takoma Metro Shopping Center

Facilities Department

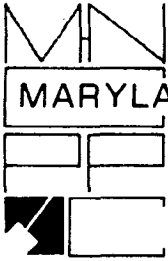
6901-6929 Dulwin Avenue

3713-964

APC 7/15/96

37/3-96~~X~~

37/3-96 X



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 10, 1996

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

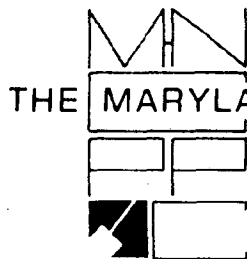
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Takoma Metro Partnership / John R. Ursiolo, Agent

Address: 6935 Laurel Avenue #100 ; Takoma Park, Md. 20912

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

Property Address: 6901-6929 Laurel Avenue



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 10, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

The following are the Products and materials used in the renovation to the Takoma Metro Shopping Center.

Steel Framing Components:

1. Structural steel shall conform to the requirements of the 8th edition of A.I.S.C. Manual of Steel Construction. Structural steel shall conform to ASTM-A-36.

Misc. Metals:

1. 2" diameter aluminum handrail (Polished aluminum with two coats of lacquer).
2. 2" x 1" aluminum channel for neon lighting reveal (Polished aluminum with two coats of lacquer).

Lumber Grade

1. All lumber shall be, unless otherwise noted, No. 2 grade, Hem-fir.
2. All lumber shall be pressure preservative treated in accordance with AWPA standards.

Plywood

1. All plywood shall be exterior grade Douglas fir or pine and shall be manufactured and graded in accordance with "Product Standard P-1-66" for soft plywood-construction.
2. Deck railing plywood shall exterior MDO board

Joist Hangers

1. Joist hangers shall be "TECO" unless otherwise noted or an approved equal.

Moisture Barrier:

1. .006" thick "Visqueen" polyetholene film or equal. Lap joints not less than 6". Glue film to metal studs and staple to wood framing.
2. 15# asphalt building felt (Under vinyl siding).

EPDM Roofing System:

1. Roofing shall be Celotex Celo-1 EPDM Single ply roofing system (Fully adhered-Type II) or approved equal.
2. Provide manufacturers 10 year warranty.

Two Ply Hot Mopped Modified Bitumen Roofing:

1. Roofing shall be Dynakap-Class B as manufactured by Manville Roofing Systems or approved equal.
2. Provide manufacturers 20 year warranty.
3. Install roof over 1/2" fresco board. Board shall be installed per manufacturer's recommendations.
4. Roofing surface finish shall have white ceramic granular surface.

Vinyl Siding:

1. Alcoa- Extruded PVC siding or approved equal. (ASTM D 3679)
2. Siding shall be Double 5" -12'-0" length -10" exposure.
3. Color as selected by Architect from manufacturer's standard colors.

Joint Sealers:

1. Exterior grade latex based caulk, color to be approved by Architect.

Flashing and Sheetmetal:

1. All flashing and counterflashing shall be of 22 gauge metal (Polished Aluminum).
2. All coping shall be 18 gauge metal. (Polished Aluminum).
3. Seams in coping shall be flat lock lap seams in locations as indicated on elevations.

Durrock Direct - Applied Exterior Finishing System

1. All materials shall be provided by United Gypsum Company.
2. Furnish manufacturers standard 10 year warranty.
3. Finish texture shall be fine, color as selected by Architect.
4. Cement board shall be 1/2" thick with 1-5/8" steel screws.
5. Joint reinforcement shall be polymer-coated open mesh.
6. Insulation shall be (EPS) board complying with ASTM C- 578 Type I, of thickness and profiles as indicated on drawings.
7. Provide standard reinforcing fabric: (4.5 oz. per sq. yd.) over EPS board.
8. Durrock Exterior Finishing System shall be in the following colors.

Painting:

1. Paint shall be Exterior Latex as manufactured by McCormick Paints or approved equal.
 - A. Paint for existing brick wall shall be # 1-0701P (coordinate color with Durrock Exterior Finishing System).
2. Gas pipes, electrical conduit and down spouts adjacent to wall surface shall be painted to match adjacent wall.

Metal Signage:

1. Contractor shall install one (1) set of cast aluminum letters. Letters shall be 6" high with a 1/2" projection from surface.
2. Metal letters shall be in style "Deep Ribbon" with clear Anodized/Polished finish, fine satin texture, letters shall have two (2) coats clear polyurethane enamel.

SCHULLER

**T^o Ply
Hot Mopped
Modified Bitumen
Mineral-Surfaced
Roofing System**

**Specification on 2CID / 2FID / 2PID
(2FID Formerly 2GID)**

**For use over Concrete or Other
Non-Nailable Decks and Fesco®
Board, Fes-Core®, Fesco Foam®,
UltraGard® or Approved Insulation
on Inclines up to 3" per foot
For Regions 1, 2 and 3**

Manville® Roofing Systems

U.L. Classifications

**DynaKap® FR, DynaGlas® and DynaGlas® 30 FR
Class A**

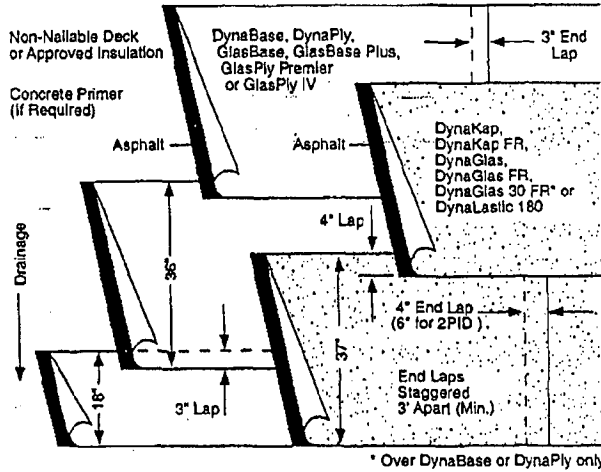
Max. Slope: 1/2"
Deck: Non-Combust.
Insulation: Fesco®,
Fes-Core®, Fesco Foam®,
UltraGard®, none
Surfacing: FR Modified
Bitumen Cap Sheet

Class B

Max. Slope: 1/2"
Deck: Combust.
Insulation: Fesco,
Fes-Core, Fesco Foam,
UltraGard, none
Surfacing: FR Modified
Bitumen Cap Sheet

Max. Slope: 1/2"
Deck: Combust.
Insulation: Fesco,
Fes-Core, Fesco Foam,
UltraGard
Surfacing: FR Modified
Bitumen Cap Sheet

**DynaKap®, DynaGlas® and
DynaLastic™ 180**
Refer to Gravel Surfaced
Specification 2CIG / 2FIG / 2PIG



General

This specification is for use over any type of structural deck which is not nailable and which offers a suitable surface to receive the roof. Poured and pre-cast concrete decks require priming with Manville® Concrete Primer.

It is also for use over Fesco, Fes-Core, Fesco Foam, UltraGard or other approved Insulations which are not nailable and which offer a suitable surface to receive the roof. Insulations shall be installed in accordance with Schuller Insulation Specifications 500, 501, 502, or 503. Refer to the Schuller Industrial/Commercial Roofing Systems Manual. It can also be used over Schuller Recover Specifications RC-1, RC-2, RC-3 or RC-4. This specification is not to be used directly over gypsum, lightweight insulating concrete decks, either poured or pre-cast, or over fill made of lightweight insulating concrete.

Design and installation of the deck and/or roof substrate must result in the roof draining freely to outlets numerous enough and so located as to remove water promptly and completely. Areas where water ponds for more than 24-hours are unacceptable and will not be guaranteed.

Note: All general instructions contained in the current Schuller Industrial/Commercial Roofing Systems Manual shall be considered part of this specification.

Flashings

Flashing details are available on separate specification sheets or can be found in the Modified Bitumen Roofing Systems Product and Specifications Manual or the Schuller Industrial/Commercial Roofing Systems Manual.

Materials per 100 sq. ft. of Roof Area

Primer (if required):
Manville® Concrete Primer 1 gallon

Felts:
DynaBase®, DynaPly®, GlasBase™,
GlasPly® Premier or GlasPly® IV 1 layer

Modified Bitumen Sheets:
2CID—DynaKap® or DynaKap® FR
2FID—DynaGlas®, DynaGlas® FR or DynaGlas® 30 FR*
2PID—DynaLastic™ 180 1 layer.

*DynaGlas 30 FR must be used in conjunction with DynaBase or DynaPly only.

Incline per foot	Bitumen	Total Weight
Up to 1/2"	190°F, Type III, Steep	46 lbs.
1/2" to 3"	220°F, Type IV, Special Steep	46 lbs.

Approximate installed weight: 145 - 255 lbs.

Application

On roof decks with slopes up to 1/2" per foot, the roofing felts and modified bitumen sheets may be installed either perpendicular or parallel to the roof incline.

Note: The use of a ply felt is preferred over non-nailable substrates. Standard and modified bitumen base sheets do not facilitate the venting of gases and can increase the potential for blisters.

USG Exterior Products & Systems

USG Exterior Textured Finish—Technical Data



USG Exterior Textured Finish is based on a 100% acrylic polymer and is specially formulated to provide a durable, weather-resistant exterior textured finish. Available in Fine, Medium or Coarse finish. Colors mixed to specification. Used in USG Exterior Wall Systems such as USG EIFS, DUROCK EIFS and DUROCK Direct Exterior Finish System. Also used over properly prepared conventional stucco (brown coat), monolithic concrete or unit masonry. Available in 67.5 lb. pail.

Directions

Preparation—Surface must be structurally sound, clean and dry. Do not apply finish over surfaces that contain frost, and where substrate and air temperatures cannot be maintained above 45°F during installation and for at least 24 hours after application. Under rapid drying conditions, dampening of basecoat surface may be required to improve workability. USG Exterior Basecoat should be smooth and free from trowel marks and allowed to cure for 24 hours before applying finish.

Coverage—Approx. 150-175 ft.² per pail for Fine Finish. Approx. 125-150 ft.² per pail for Medium Finish. Approx. 100-125 ft.² per pail for Coarse Finish. Coverage will vary with texture selected.

Mixing—Mix well for uniform consistency using a WIND-LOCK B-M1 Mixer or equivalent attached to a ½" drill operating at 300-450 rpm.

Adjust the consistency and working properties, if necessary, by adding up to 8 oz. of clean, potable water per 67.5 lb. pail of finish material. Add the same amount of water to all subsequent pails to ensure color uniformity.

Do not add sand or other additives to create heavier textures.

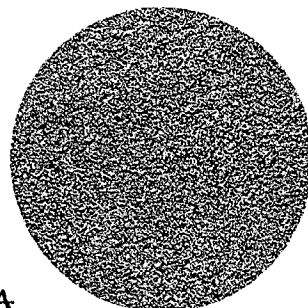
Application for USG Exterior Wall Systems—Apply appropriate basecoat as specified by USG.

USG Exterior Textured Finish material should be applied at ¼" minimum thickness. Finish material is not designed for heavy texture applications exceeding ¾". The combination of severe drying conditions and excessive thickness may result in surface cracking.

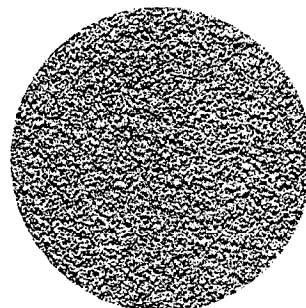
Apply finish in a continuous operation without cold joints or scaffolding lines. Maintain a wet edge. Bring finish only a short distance into joints and returns (approximately ¼") so sealant materials bond primarily to the USG Exterior Basecoat but still cover the edge of the finish.

Application of USG Exterior Textured Finishes with different batch numbers might result in color variations. Use corners, control joints, etc. as natural breaks between color variations. Also, intermix pails of finish with different batch numbers to lessen color variance.

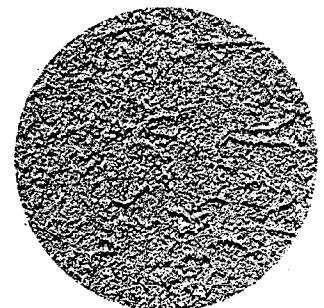
Desired finish can be achieved using conventional stucco tools such as a plastic float. Finishes shown below are only a sampling of finished looks possible with USG Exterior Textured Finish.



Fine Finish



Medium Finish



Coarse Finish

TAKOMA
SHOPPING
CENTER



Laurel Avenue - Adjacent Building



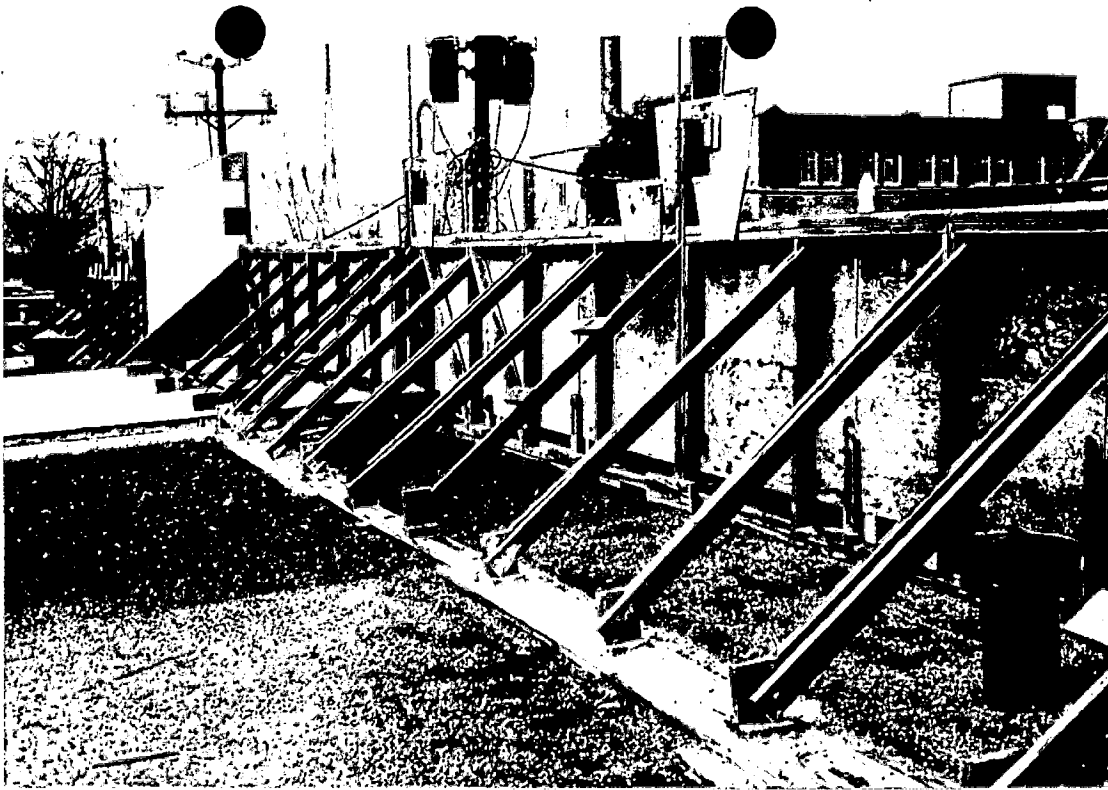
Laurel Avenue - Existing Facade



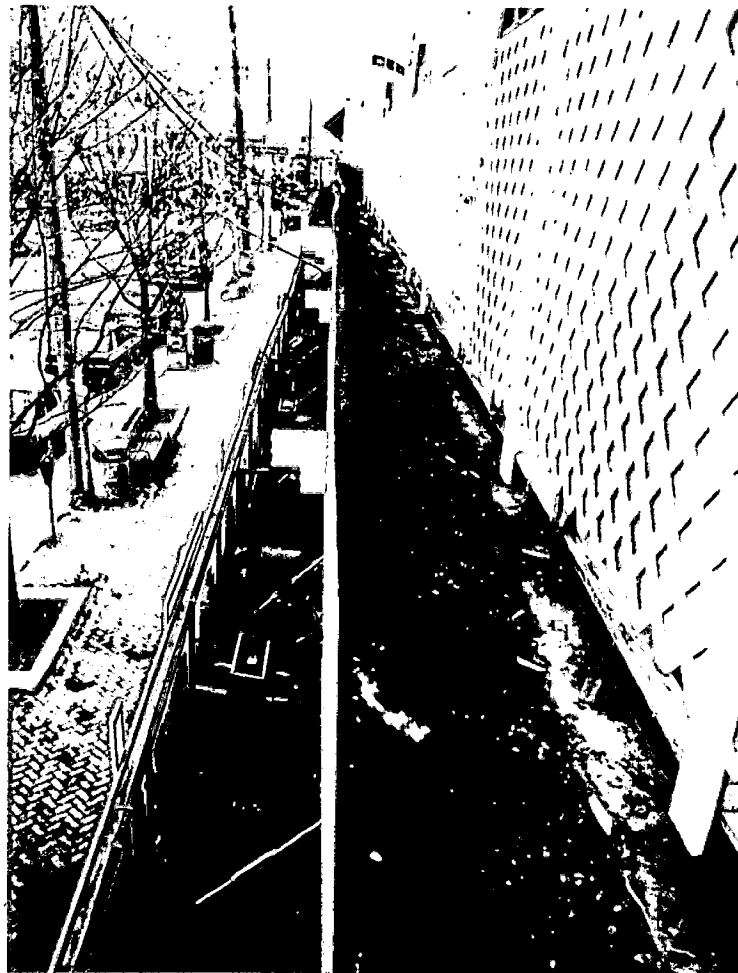
Laurel Avenue - Existing Facade



Laurel Avenue - Existing Facade



Shopping Center - Existing Parapit Framing



Shopping Center - Existing Canopy From Above

HAWP APPLICATION ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Carleton & Carleton
7014 Westmoreland Avenue
Takoma Park, Maryland 20912

KC Associates
7000 Carroll Avenue
Takoma Park, Maryland 20912

Takoma Park SDA Church
6810 Eastern Avenue, N.W.
Washington, D.C. 20012

John R. Urciolo
6935 Laurel Avenue - #100
Takoma Park, Maryland 20912

Attn: David Kloosterhuis
Bus. Mgr.

Washington Theological Union
6896 Laurel Street, NW
Washington, D.C. 20012

ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Carleton & Carleton	Lots 11, 12, 13
KC Associates	Lots 1 - 6
Takoma Park SDA Church	Eastern/Carroll/Laurel Aves.
John Urciolo	Lot 9
Takoma Metro Partnership (Applicant)	Lot 52
Washington Techological Union	Corner Eastern & Laurel Aves.

D.C.

WASHINGTON
THEOLOGICAL
UNION

LAUREL ST.

D.C.

7th DAY
ADVENTIST
CHURCH
CENTER

EASTERN AVE

M.D.

7th DAY
ADVENTIST
CHURCH

LAUREL AVE

CARROLL AVE

LOTS 1-6

7000

CARROLL AVE

6901

6929

6935

7001

6847

LOT 9

SITE

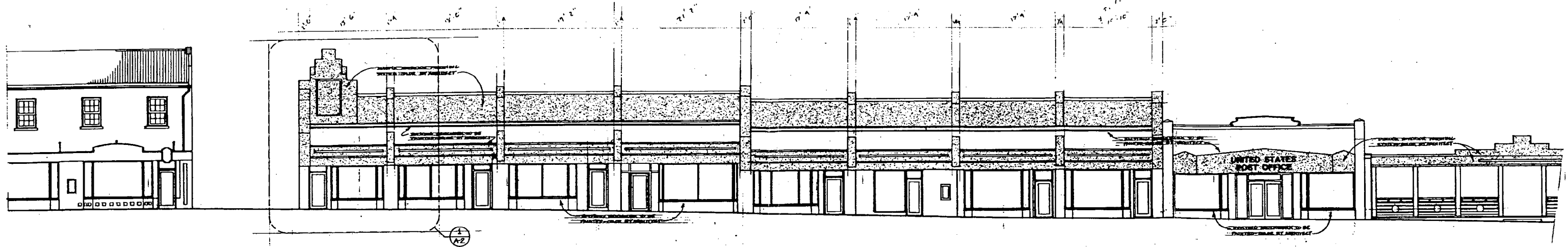
LOT 49 - 450 - 51

BLOCK A

LOT 52

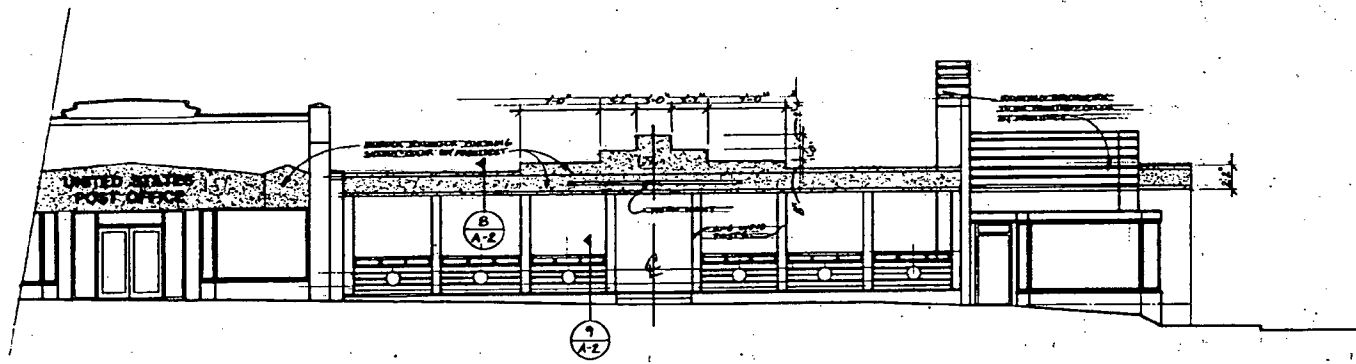
LOTS 11-12-13

ADJACENT AND CONFRONTING
PROPERTY OWNERS



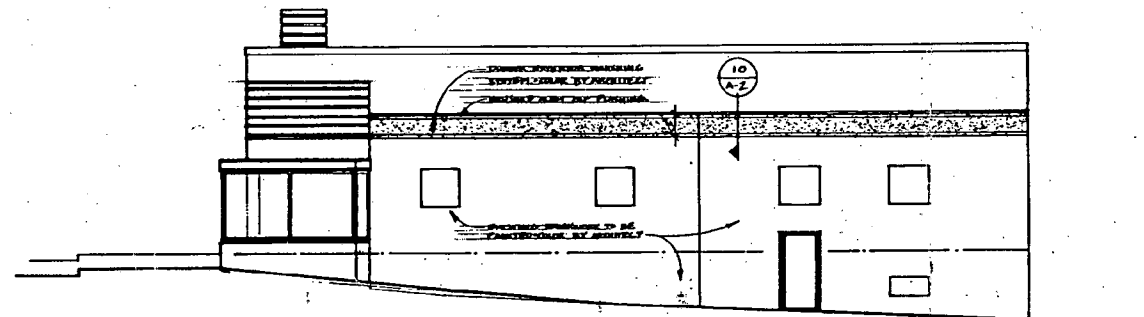
LAUREL AVENUE ELEVATION

1/8"=1'-0"



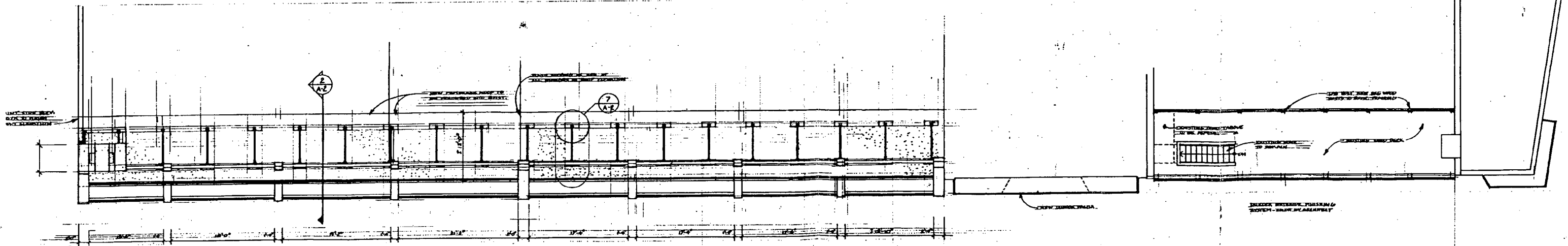
LAUREL AVENUE ELEV. (CONT.)

1/8"=1'-0"



EASTERN AVENUE ELEV.

1/8"=1'-0"



ROOF PLAN

1/8"=1'-0"

takoma metro shopping center

EXHIBIT " B "

112 SPACES

LOT #1

56 Reserved
20 Customer

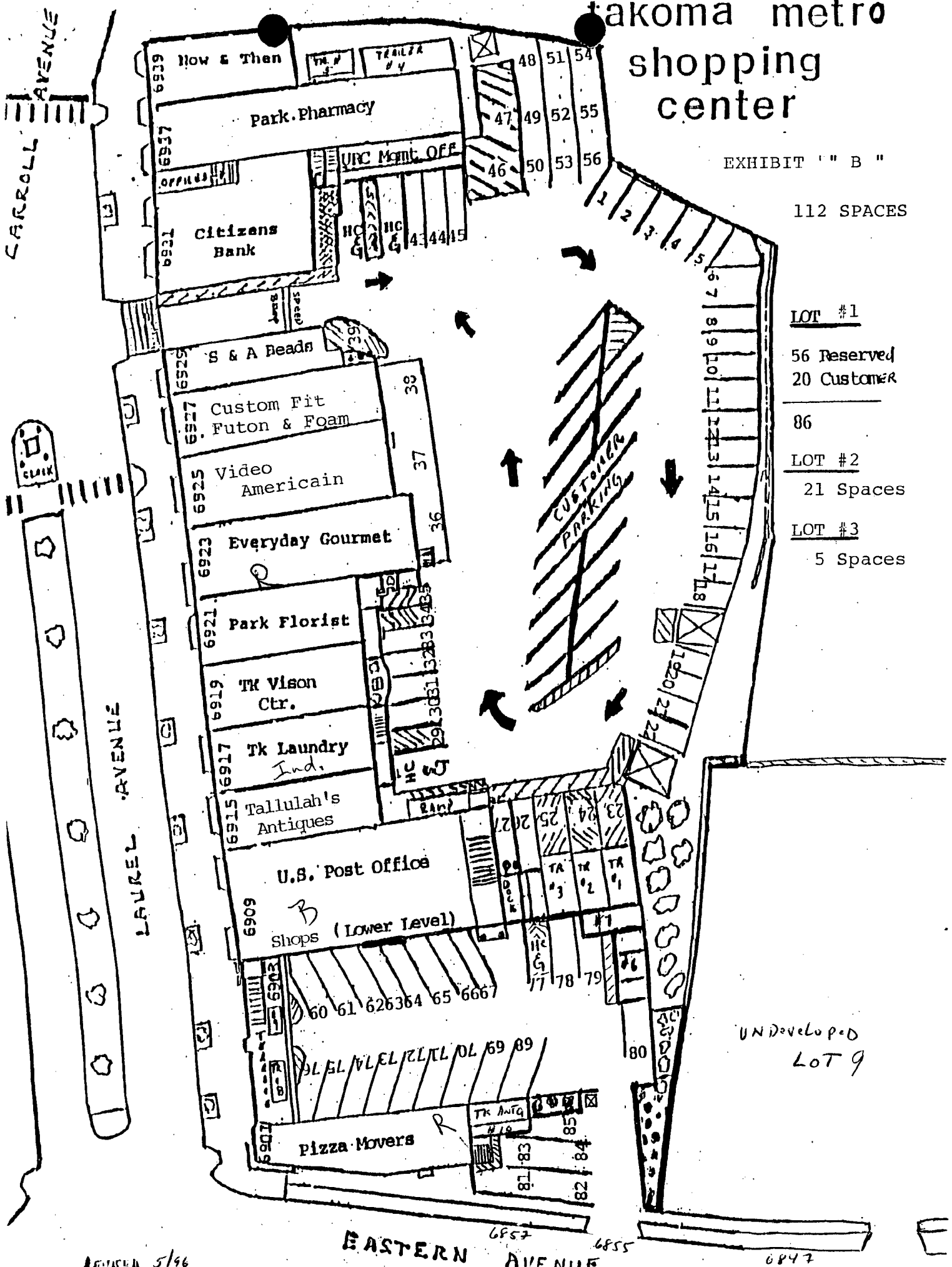
86

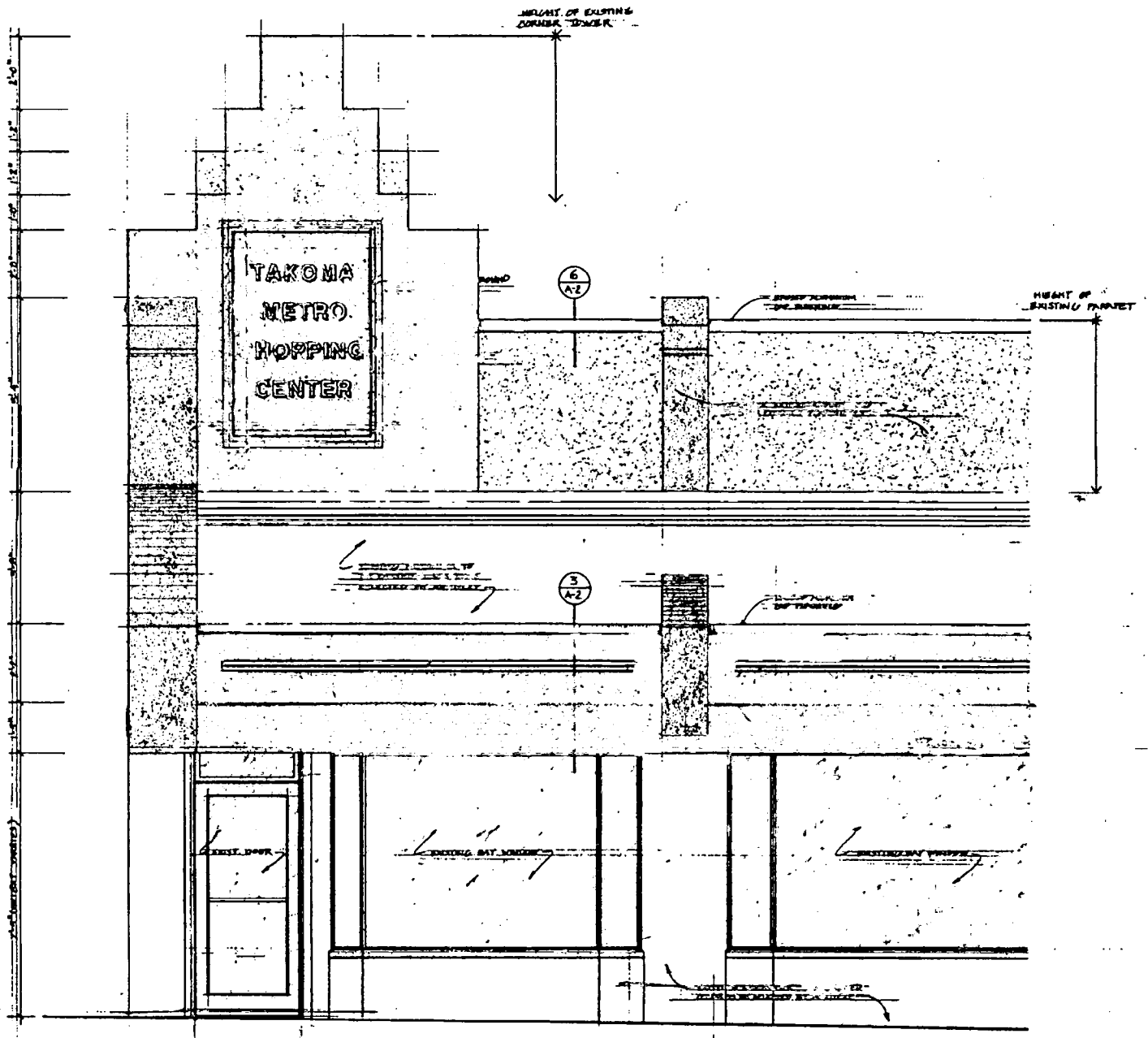
LOT #2

21 Spaces

LOT #3

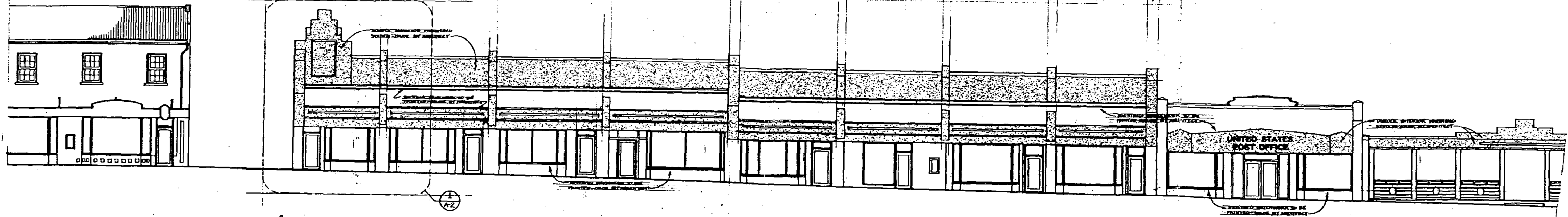
5 Spaces





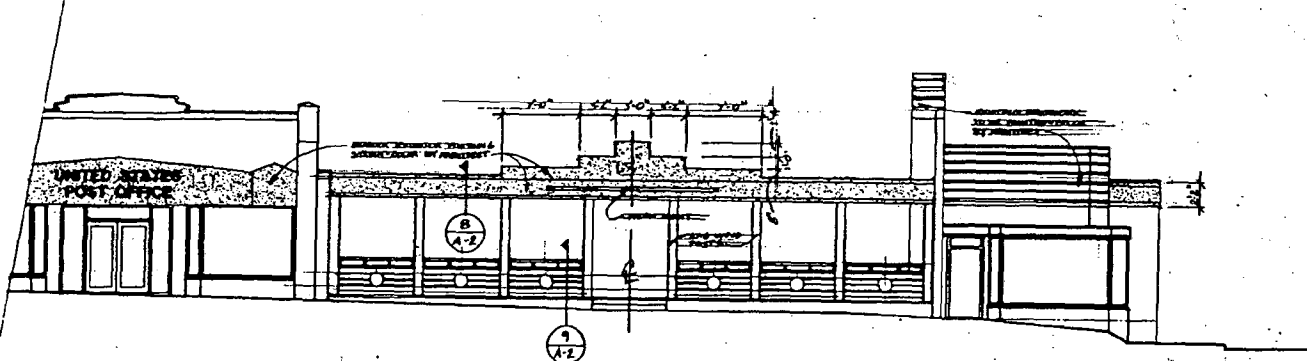
① FRONT ELEVATION - PARTIAL

1/2"=1'-0"



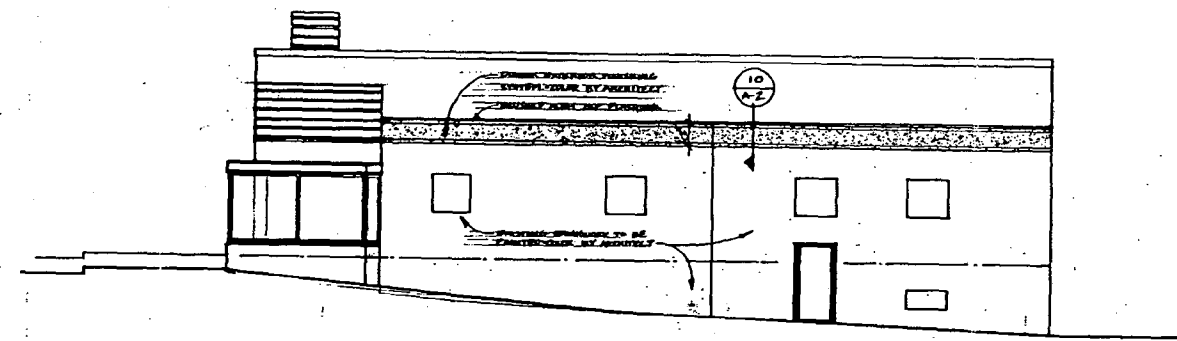
LAUREL AVENUE ELEVATION

1/8"-1'-0"



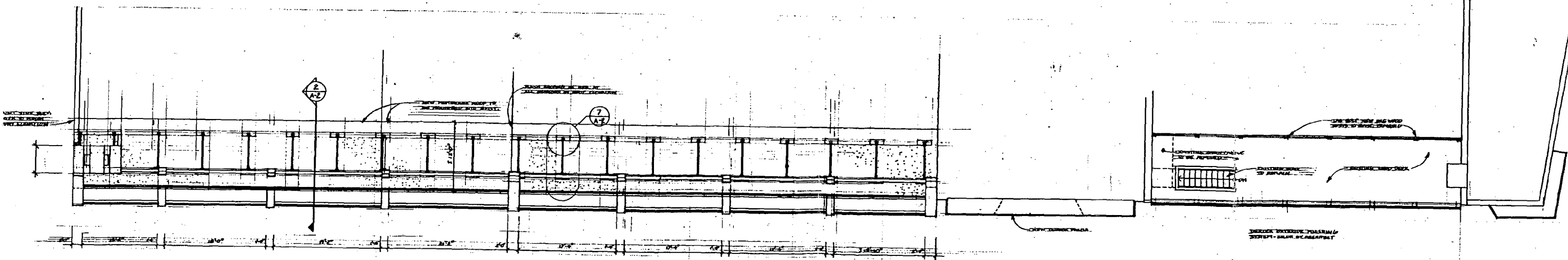
LAUREL AVENUE ELEV. (CONT.)

1/8"-1'-0"



EASTERN AVENUE ELEV.

1/8"-1'-0"



ROOF PLAN

1/8"-1'-0"

The following are the Products and materials used in the renovation to the Takoma Metro Shopping Center.

Steel Framing Components:

1. Structural steel shall conform to the requirements of the 8th edition of A.I.S.C. Manual of Steel Construction. Structural steel shall conform to ASTM-A-36.

Misc. Metals:

1. 2" diameter aluminum handrail (Polished aluminum with two coats of lacquer).
2. 2" x 1" aluminum channel for neon lighting reveal (Polished aluminum with two coats of lacquer).

Lumber Grade

1. All lumber shall be, unless otherwise noted, No. 2 grade, Hem-fir.
2. All lumber shall be pressure preservative treated in accordance with AWPA standards.

Plywood

1. All plywood shall be exterior grade Douglas fir or pine and shall be manufactured and graded in accordance with "Product Standard P-1-66" for soft plywood-construction.
2. Deck railing plywood shall exterior MDO board

Joist Hangers

1. Joist hangers shall be "TECO" unless otherwise noted or an approved equal.

Moisture Barrier:

1. .006" thick "Visqueen" polyetholene film or equal. Lap joints not less than 6". Glue film to metal studs and staple to wood framing.
2. 15# asphalt building felt (Under vinyl siding).

EPDM Roofing System:

1. Roofing shall be Celotex Celo-1 EPDM Single ply roofing system (Fully adhered-Type II) or approved equal.
2. Provide manufacturers 10 year warranty.

Two Ply Hot Mopped Modified Bitumen Roofing:

1. Roofing shall be Dynakap-Class B as manufactured by Manville Roofing Systems or approved equal.
2. Provide manufacturers 20 year warranty.
3. Install roof over 1/2" fresco board. Board shall be installed per manufacturer's recommendations.
4. Roofing surface finish shall have white ceramic granular surface.

Vinyl Siding:

1. Alcoa- Extruded PVC siding or approved equal. (ASTM D 3679)
2. Siding shall be Double 5" -12'-0" length -10" exposure.
3. Color as selected by Architect from manufacturer's standard colors.

Joint Sealers:

1. Exterior grade latex based caulk, color to be approved by Architect.

Flashing and Sheetmetal:

1. All flashing and counterflashing shall be of 22 gauge metal (Polished Aluminum).
2. All coping shall be 18 gauge metal. (Polished Aluminum).
3. Seams in coping shall be flat lock lap seams in locations as indicated on elevations.

Durrock Direct - Applied Exterior Finishing System

1. All materials shall be provided by United Gypsum Company.
2. Furnish manufacturers standard 10 year warranty.
3. Finish texture shall be fine, color as selected by Architect.
4. Cement board shall be 1/2" thick with 1-5/8" steel screws.
5. Joint reinforcement shall be polymer-coated open mesh.
6. Insulation shall be (EPS) board complying with ASTM C- 578 Type I, of thickness and profiles as indicated on drawings.
7. Provide standard reinforcing fabric: (4.5 oz. per sq. yd.) over EPS board.
8. Durrock Exterior Finishing System shall be in the following colors.

Painting:

1. Paint shall be Exterior Latex as manufactured by McCormick Paints or approved equal.
 - A. Paint for existing brick wall shall be # 1-0701P (coordinate color with Durrock Exterior Finishing System).
2. Gas pipes, electrical conduit and down spouts adjacent to wall surface shall be painted to match adjacent wall.

Metal Signage:

1. Contractor shall install one (1) set of cast aluminum letters. Letters shall be 6" high with a 1/2" projection from surface.
2. Metal letters shall be in style "Deep Ribbon" with clear Anodized/Polished finish, fine satin texture, letters shall have two (2) coats clear polyurethane enamel.

SCHULLER

**T Ply
Hot Mopped
Modified Bitumen
Mineral-Surfaced
Roofing System**

**Specification on 2CID / 2FID / 2PID
(2FID Formerly 2GID)**

**For use over Concrete or Other
Non-Nailable Decks and Fesco®
Board, Fes-Core®, Fesco Foam®,
UltraGard® or Approved Insulation
on Inclines up to 3" per foot**

For Regions 1, 2 and 3

Manville® Roofing Systems

U.L. Classifications

**DynaKap® FR, DynaGlas® and DynaGlas® 30 FR
Class A**

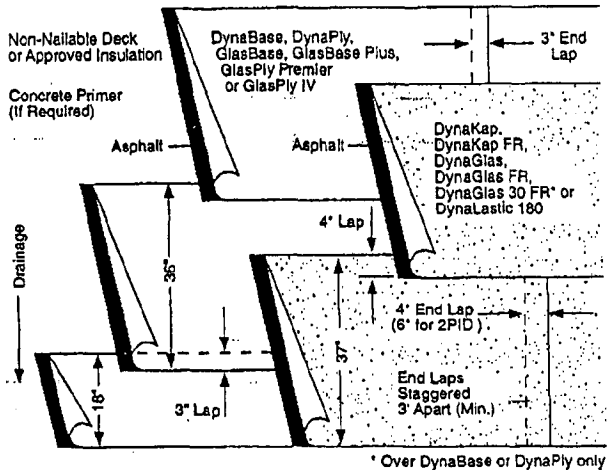
Max. Slope: 1/2"
Deck: Non-Combust.
Insulation: Fesco®,
Fes-Core®, Fesco Foam®,
UltraGard®, none
Surfacing: FR Modified
Bitumen Cap Sheet

Class B

Max. Slope: 1/2"
Deck: Combust.
Insulation: Fesco,
Fes-Core, Fesco Foam,
UltraGard, none
Surfacing: FR Modified
Bitumen Cap Sheet

Max. Slope: 1/2"
Deck: Combust.
Insulation: Fesco,
Fes-Core, Fesco Foam,
UltraGard
Surfacing: FR Modified
Bitumen Cap Sheet

**DynaKap®, DynaGlas® and
DynaLastic™ 180**
Refer to Gravel Surfaced
Specification 2CIG / 2FIG / 2PIG



General

This specification is for use over any type of structural deck which is not nailable and which offers a suitable surface to receive the roof. Poured and pre-cast concrete decks require priming with Manville® Concrete Primer.

It is also for use over Fesco, Fes-Core, Fesco Foam, UltraGard or other approved insulations which are not nailable and which offer a suitable surface to receive the roof. Insulations shall be installed in accordance with Schuller Insulation Specifications 500, 501, 502, or 503. Refer to the Schuller Industrial/Commercial Roofing Systems Manual. It can also be used over Schuller Recover Specifications RC-1, RC-2, RC-3 or RC-4. This specification is not to be used directly over gypsum, lightweight insulating concrete decks, either poured or pre-cast, or over fill made of lightweight insulating concrete.

Design and installation of the deck and/or roof substrate must result in the roof draining freely to outlets numerous enough and so located as to remove water promptly and completely. Areas where water ponds for more than 24-hours are unacceptable and will not be guaranteed.

Note: All general instructions contained in the current Schuller Industrial/Commercial Roofing Systems Manual shall be considered part of this specification.

Flashings
Flashing details are available on separate specification sheets or can be found in the Modified Bitumen Roofing Systems Product and Specifications Manual or the Schuller Industrial/Commercial Roofing Systems Manual.

Materials per 100 sq. ft. of Roof Area

Primer (if required):
Manville® Concrete Primer 1 gallon

Felts:
DynaBase®, DynaPly®, GlasBase™,
GlasPly® Premier or GlasPly® IV 1 layer

Modified Bitumen Sheets:
2CID—DynaKap® or DynaKap® FR
2FID—DynaGlas®, DynaGlas® FR or DynaGlas® 30 FR*
2PID—DynaLastic™ 180 1 layer

*DynaGlas 30 FR must be used in conjunction with DynaBase or DynaPly only.

Incline per foot	Bitumen	Total Weight
Up to 1/2"	190°F, Type III, Steep	46 lbs.
1/2" to 3"	220°F, Type IV, Special Steep	46 lbs.

Approximate installed weight: 145 - 255 lbs.

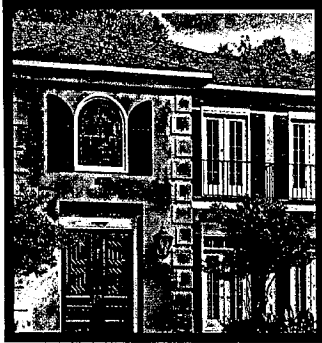
Application

On roof decks with slopes up to 1/2" per foot, the roofing felts and modified bitumen sheets may be installed either perpendicular or parallel to the roof incline.

Note: The use of a ply felt is preferred over non-nailable substrates. Standard and modified bitumen base sheets do not facilitate the venting of gases and can increase the potential for blisters.

USG Exterior Products & Systems

USG Exterior Textured Finish—Technical Data



USG Exterior Textured Finish is based on a 100% acrylic polymer and is specially formulated to provide a durable, weather-resistant exterior textured finish. Available in Fine, Medium or Coarse finish. Colors mixed to specification. Used in USG Exterior Wall Systems such as USG EIFS, DUROCK EIFS and DUROCK Direct Exterior Finish System. Also used over properly prepared conventional stucco (brown coat), monolithic concrete or unit masonry. Available in 67.5 lb. pail.

Directions

Preparation—Surface must be structurally sound, clean and dry. Do not apply finish over surfaces that contain frost, and where substrate and air temperatures cannot be maintained above 45°F during installation and for at least 24 hours after application. Under rapid drying conditions, dampening of basecoat surface may be required to improve workability. USG Exterior Basecoat should be smooth and free from trowel marks and allowed to cure for 24 hours before applying finish.

Coverage—Approx. 150-175 ft.² per pail for Fine Finish. Approx. 125-150 ft.² per pail for Medium Finish. Approx. 100-125 ft.² per pail for Coarse Finish. Coverage will vary with texture selected.

Mixing—Mix well for uniform consistency using a WIND-LOCK B-M1 Mixer or equivalent attached to a ½" drill operating at 300-450 rpm.

Adjust the consistency and working properties, if necessary, by adding up to 8 oz. of clean, potable water per 67.5 lb. pail of finish material. Add the same amount of water to all subsequent pails to ensure color uniformity.

Do not add sand or other additives to create heavier textures.

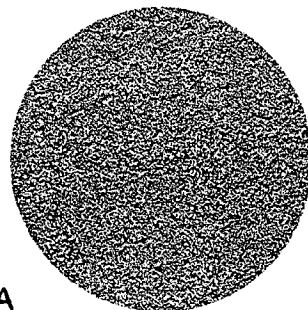
Application for USG Exterior Wall Systems—Apply appropriate basecoat as specified by USG.

USG Exterior Textured Finish material should be applied at ¼" minimum thickness. Finish material is not designed for heavy texture applications exceeding ¾". The combination of severe drying conditions and excessive thickness may result in surface cracking.

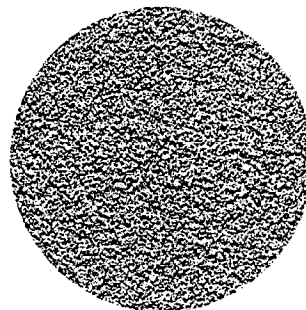
Apply finish in a continuous operation without cold joints or scaffolding lines. Maintain a wet edge. Bring finish only a short distance into joints and returns (approximately ¼") so sealant materials bond primarily to the USG Exterior Basecoat but still cover the edge of the finish.

Application of USG Exterior Textured Finishes with different batch numbers might result in color variations. Use corners, control joints, etc. as natural breaks between color variations. Also, intermix pails of finish with different batch numbers to lessen color variance.

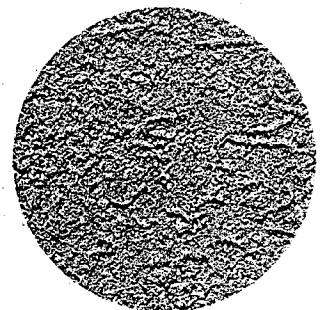
Desired finish can be achieved using conventional stucco tools such as a plastic float. Finishes shown below are only a sampling of finished looks possible with USG Exterior Textured Finish.



Fine Finish



Medium Finish



Coarse Finish

TAKOMA
SHOPPING
CENTER



Laurel Avenue - Adjacent Building



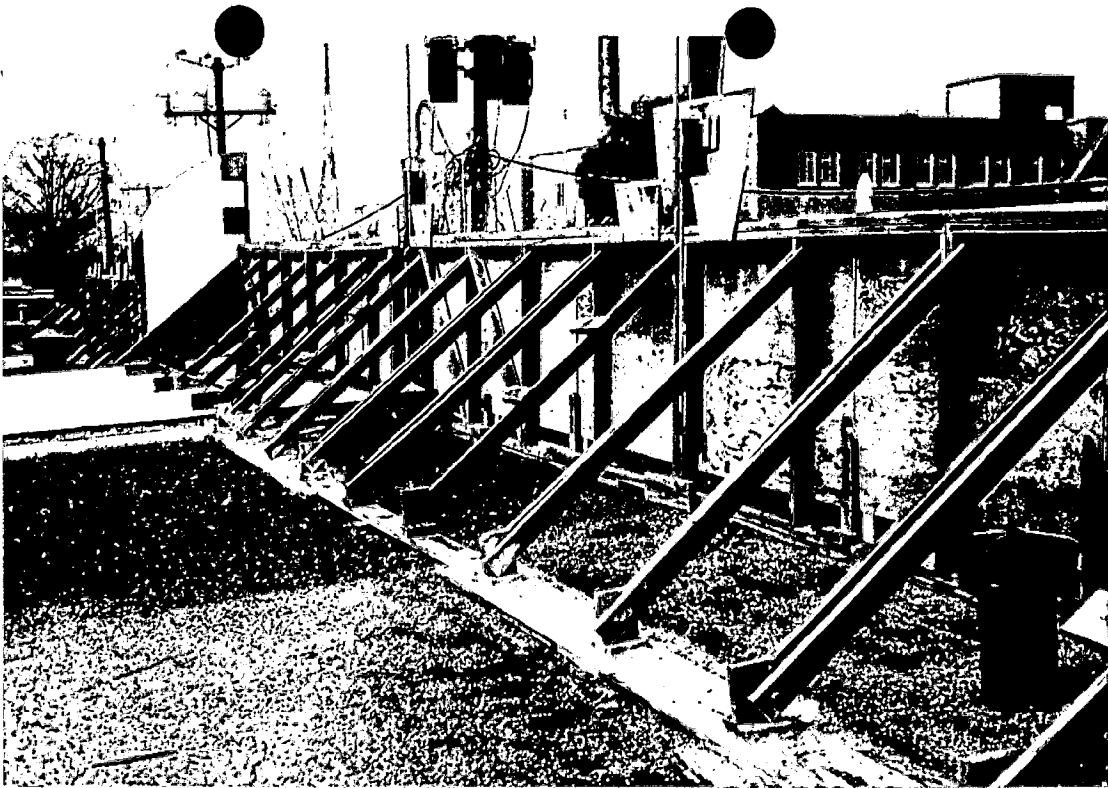
Laurel Avenue - Existing Facade



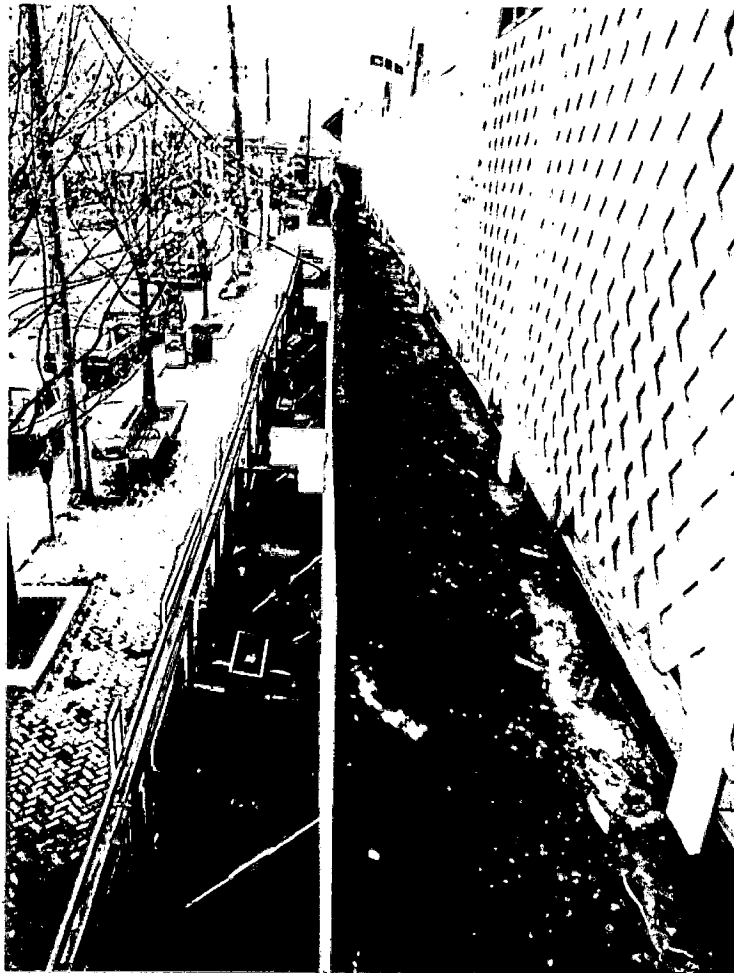
Laurel Avenue - Existing Facade



Laurel Avenue - Existing Facade



Shopping Center - Existing Parapit Framing

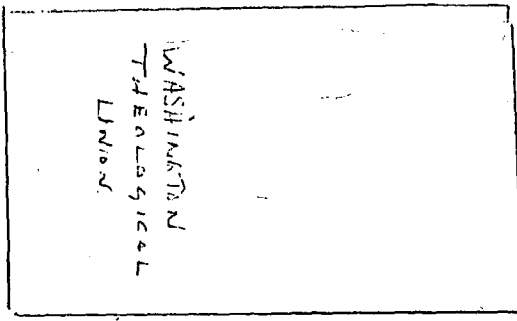


Shopping Center - Existing Canopy From Above

ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

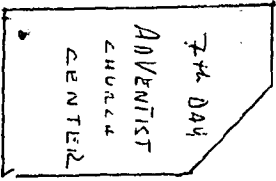
Carleton & Carleton	Lots 11, 12, 13
KC Associates	Lots 1 - 6
Takoma Park SDA Church	Eastern/Carroll/Laurel Aves.
John Urciolo	Lot 9
Takoma Metro Partnership (Applicant)	Lot 52
Washington Techological Union	Corner Eastern & Laurel Aves.

D.C.



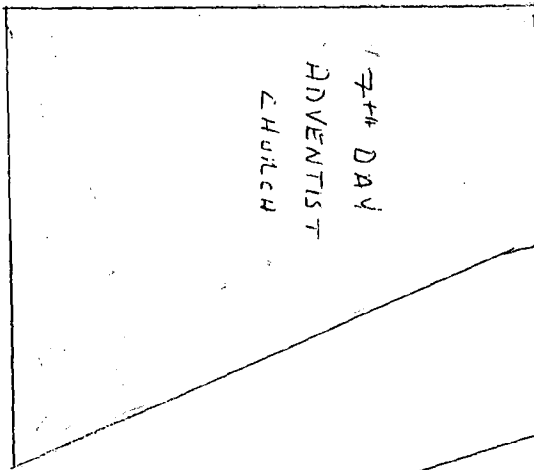
LAUREL ST.

D.C.



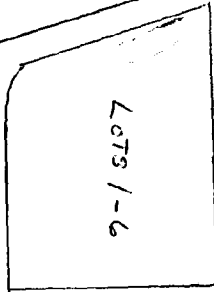
EASTERN AVE

M.D.



LAUREL AVE

CARROLL AVE



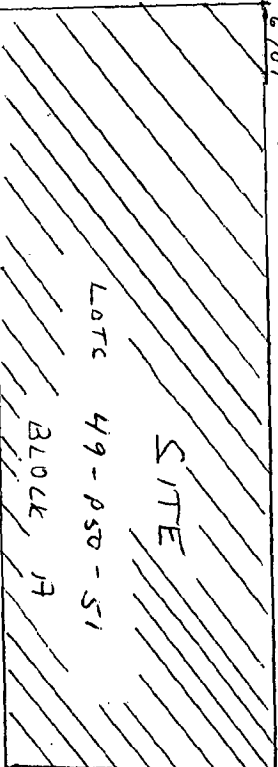
7000

CARROLL AVE

6929

6935

7001



6901

6929

6935

7001

LAUREL AVE

CARROLL AVE

6847

Lot 9

Lot 52

LOTS

11-12-13

ADJACENT AND CONFRONTING
PROPERTY OWNERS

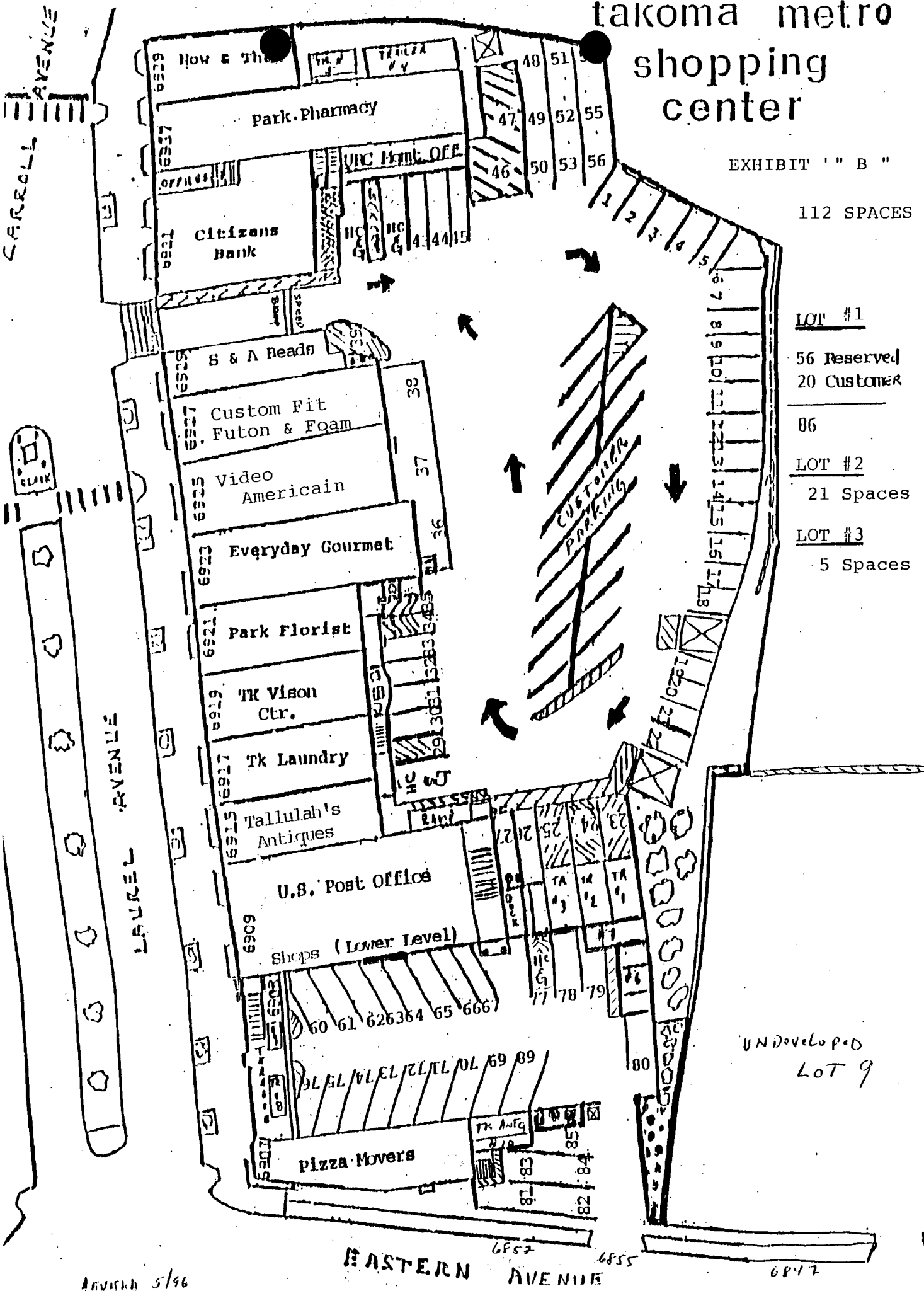
takoma metro shopping center

EXHIBIT " B "

112 SPACES

- LOT #1
56 Reserved
20 Customer

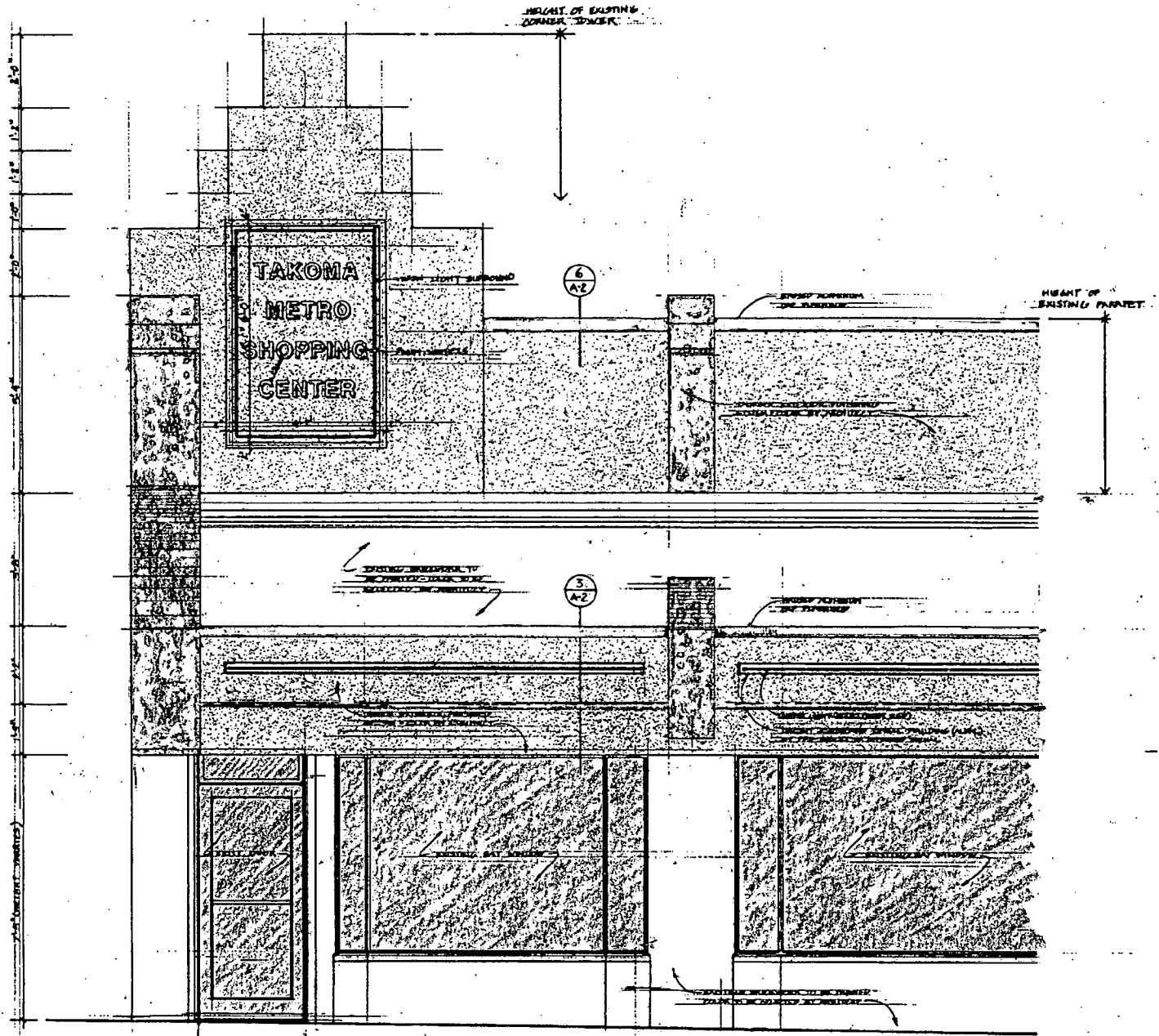
- 86
- LOT #2
21 Spaces
- LOT #3
5 Spaces



ANVSKH 5/96

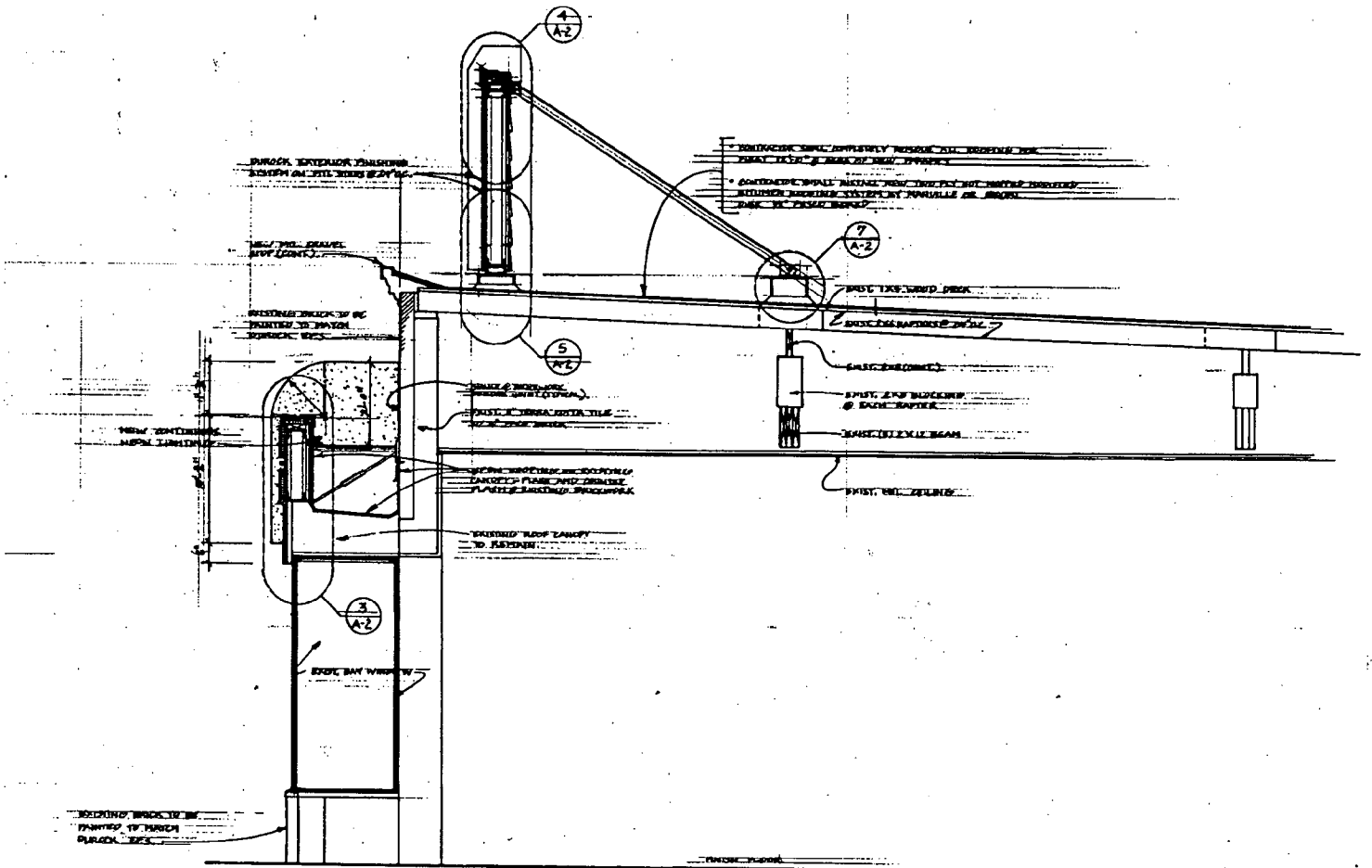
EASTERN AVENUE

UNDEVELOPED
LOT 9



1 FRONT ELEVATION - PARTIAL

1/2"=1'-0"



SECTION @ FRONT ELEVATION

1/2"=1'-0"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6901 - 6929 Laurel Avenue

Meeting Date: 7/10/96

Resource: Takoma Park Historic District

HAWP: Alterations

Case Number: 37/3-96X

Tax Credit: No

Public Notice: 6/26/96

Report Date: 6/03/96

Applicant: John Urciolo

Staff: Patricia Parker

PROPOSAL: Remove upper story facade/signage;
New upper story facade/signage treatment

RECOMMEND: Approve

BACKGROUND

The applicant proposes to remove existing roofing which is in need of repair; replace with new built-up asphalt roofing; and contemporaneously change and install a new marquee at the Takoma Metro Shopping Center above shop windows. The Takoma Metro Shopping Center, a strip commercial shopping center, located within the Takoma Park Historic District includes mostly non-contributing resources, except for 6901 and 6909 Laurel Avenue. These two properties are listed in the designation amendment as contributing resources.

The new marquee, identical in height as the existing one, would replace an existing marquee and be back lighted with a single florescent tube. The signage would utilize Durarock with textured finish and metal strips with metal lettering. The new signage would be continuous and wrap the corner around 6901 Laurel - unlike the existing signage which ends at 6909 Laurel Avenue.

STAFF DISCUSSION

The replacement of roofing on these structures, mostly non-contributing or out-of-period buildings, as well as the new installation of appropriate roofing material on contributing buildings could be reviewed as part of the expedited HAWP process. Staff would recommend approval of this portion of the application which will not be visible from the public street scape.

The removal of the existing marquee and its replacement with a new marquee somewhat different in design would be very visible from the public street. The applicant has chosen a design which would be compatible with other signage present on Carroll Avenue and located close to these properties. Staff feels that the new design is consistent with other signs within the Takoma Park Historic District and would provide some continuity for the commercial district. This proposal is also consistent with Ordinance 2592 of the City of Takoma Park, which is incorporated as part of the Approved and Adopted Amendment to the Master Plan for Historic Preservation in the Takoma Park Historic District.

Staff has received commentary from the City of Takoma Park. The City supports the proposal because it is consistent with their design standards to promote and enhance the unique character of Takoma Old Town and to provide a stable, healthy business environment to serve the broad community.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)1:

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;

and with the Secretary of the Interior's Standard for Rehabilitation #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

with the Takoma Park Guidelines;

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON John R. Urciolo
 DAYTIME TELEPHONE NO. (301) 270 4442
 TAX ACCOUNT # 1075113 -1075124
1075135
 NAME OF PROPERTY OWNER Takoma Metro Partnership DAYTIME TELEPHONE NO. (301) 270 4442
 ADDRESS 6935 Laurel Avenue #100 - Takoma Park, Md, 20912
CITY STATE ZIP CODE
 CONTRACTOR TBD - out for bid TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER John R. Urciolo DAYTIME TELEPHONE NO. (301) 270 4442
 LOCATION OF BUILDING/PREMISE 6901, 6903, 6909, 6915, 6917, 6919,
 HOUSE NUMBER 6901 -6929 STREET Laurel Avenue
6921, 6923, 6925, 6927, 6929
 TOWN/CITY Takoma Park, Md NEAREST CROSS STREET Carroll Avenue
 LOT 49 - 51 BLOCK A SUBDIVISION Gilbert & Wood
 LIBER 6584 FOLIO 471 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 100,000.00
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # n/a

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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.

_____ June 17, 1996
Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____



**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:

An existing facade is in place and it is beginning to deteriorate including damage to the roof covering - Replacement of roof covering requires removing facade

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

Since the facade needs to be removed to replace the roof covering a new facade is proposed. This new facade is identical in height to the existing one - An Art Deco design using permanent materials (Durarock with textured finish) is proposed - new rood anchor system

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, 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.

- 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

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Carleton & Carleton
7014 Westmoreland Avenue
Takoma Park, Maryland 20912

KC Associates
7000 Carroll Avenue
Takoma Park, Maryland 20912

Takoma Park SDA Church
6810 Eastern Avenue, N.W.
Washington, D.C. 20012

John R. Urciolo
6935 Laurel Avenue - #100
Takoma Park, Maryland 20912

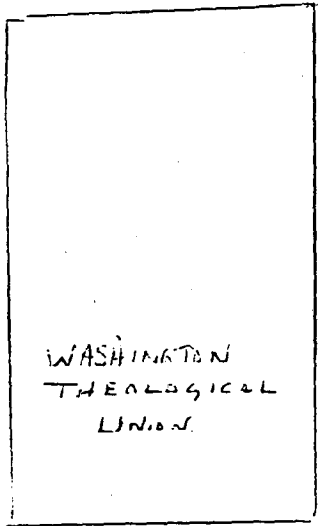
Attn: David Kloosterhuis
Bus. Mgr.

Washington Theological Union
6896 Laurel Street, NW
Washington, D.C. 20012

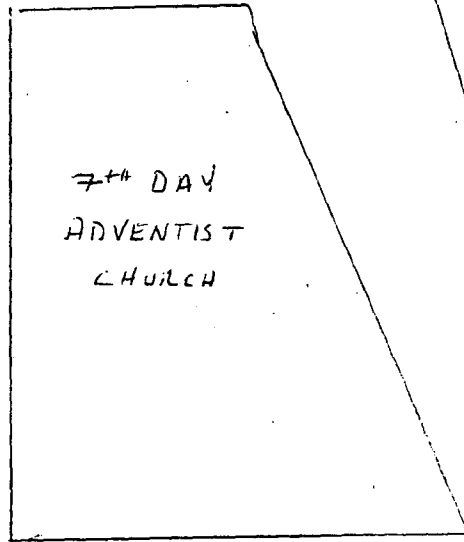
ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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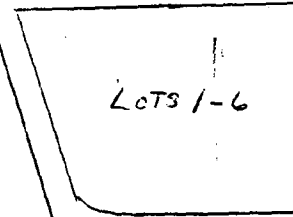
D.C.



M.D.



CARROLL AVE



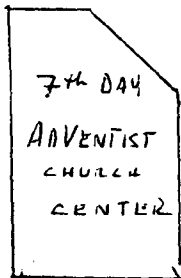
ADJACENT AND CONFRONTING
PROPERTY OWNERS

7

EASTERN AVE

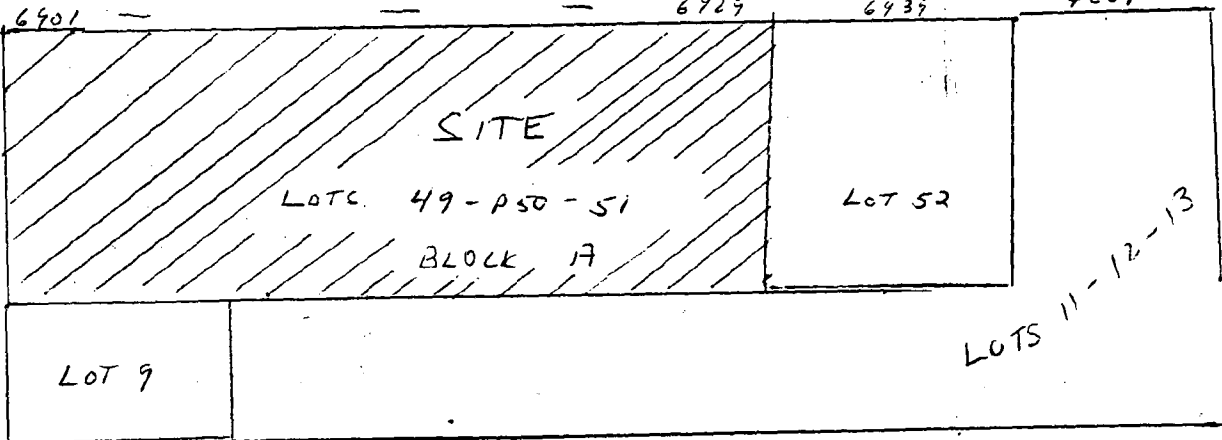
LAUREL ST.

D.C.

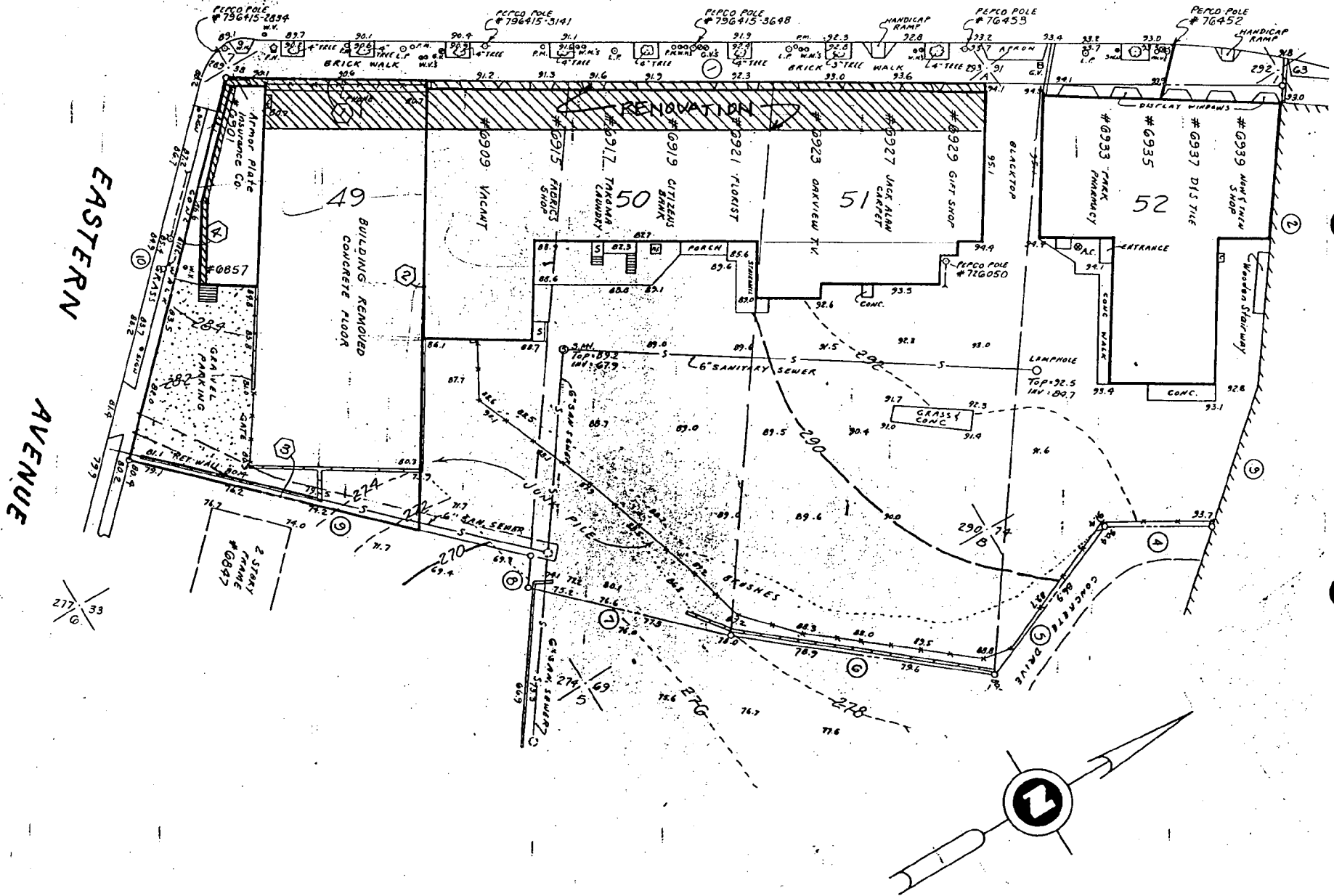


LAUREL AVE

CARROLL AVE



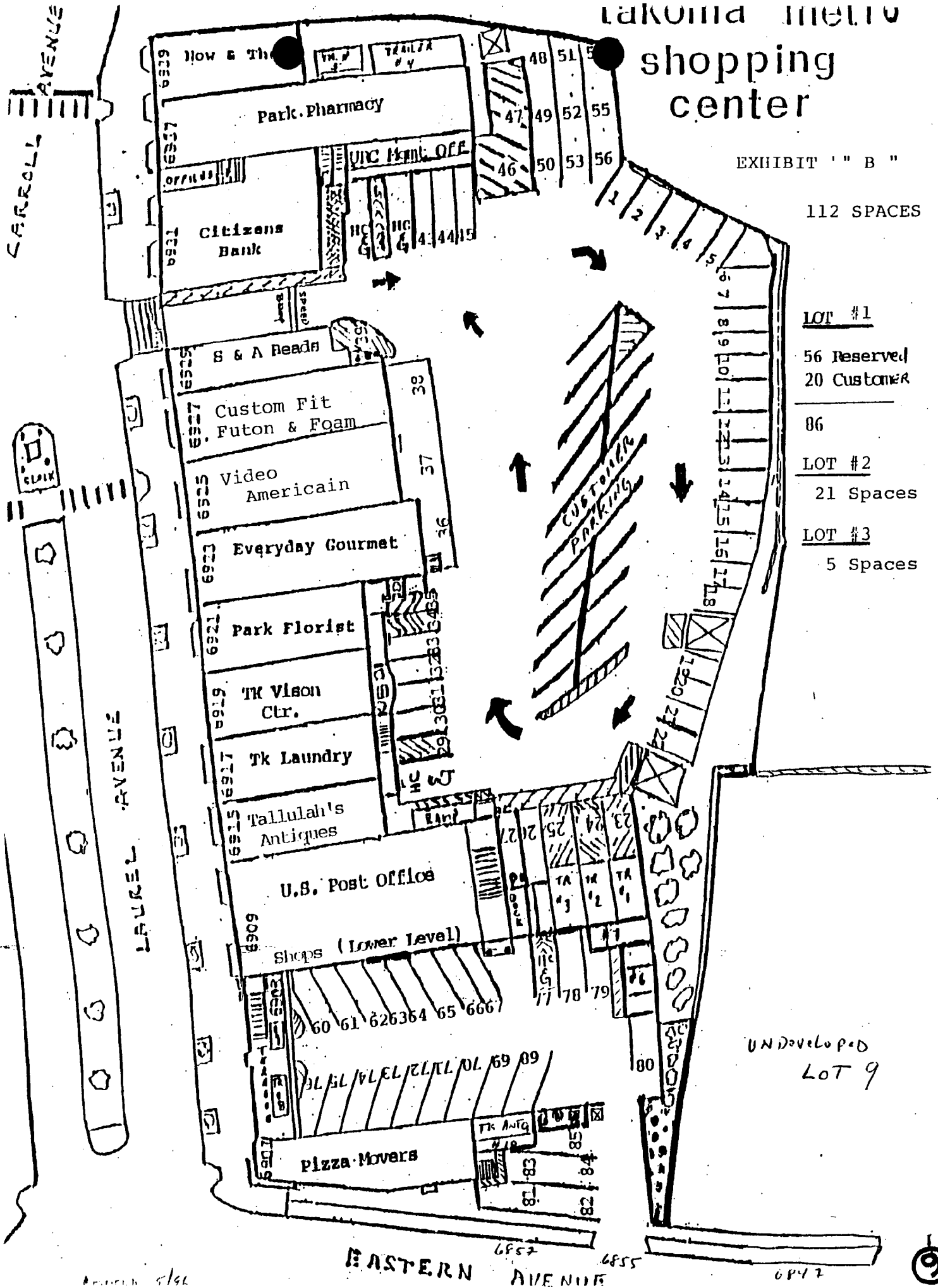
LAUREL AVENUE



Lakonia Metro shopping center

EXHIBIT " B "

112 SPACES



LOT #1

56 Reserved
20 Customer

86

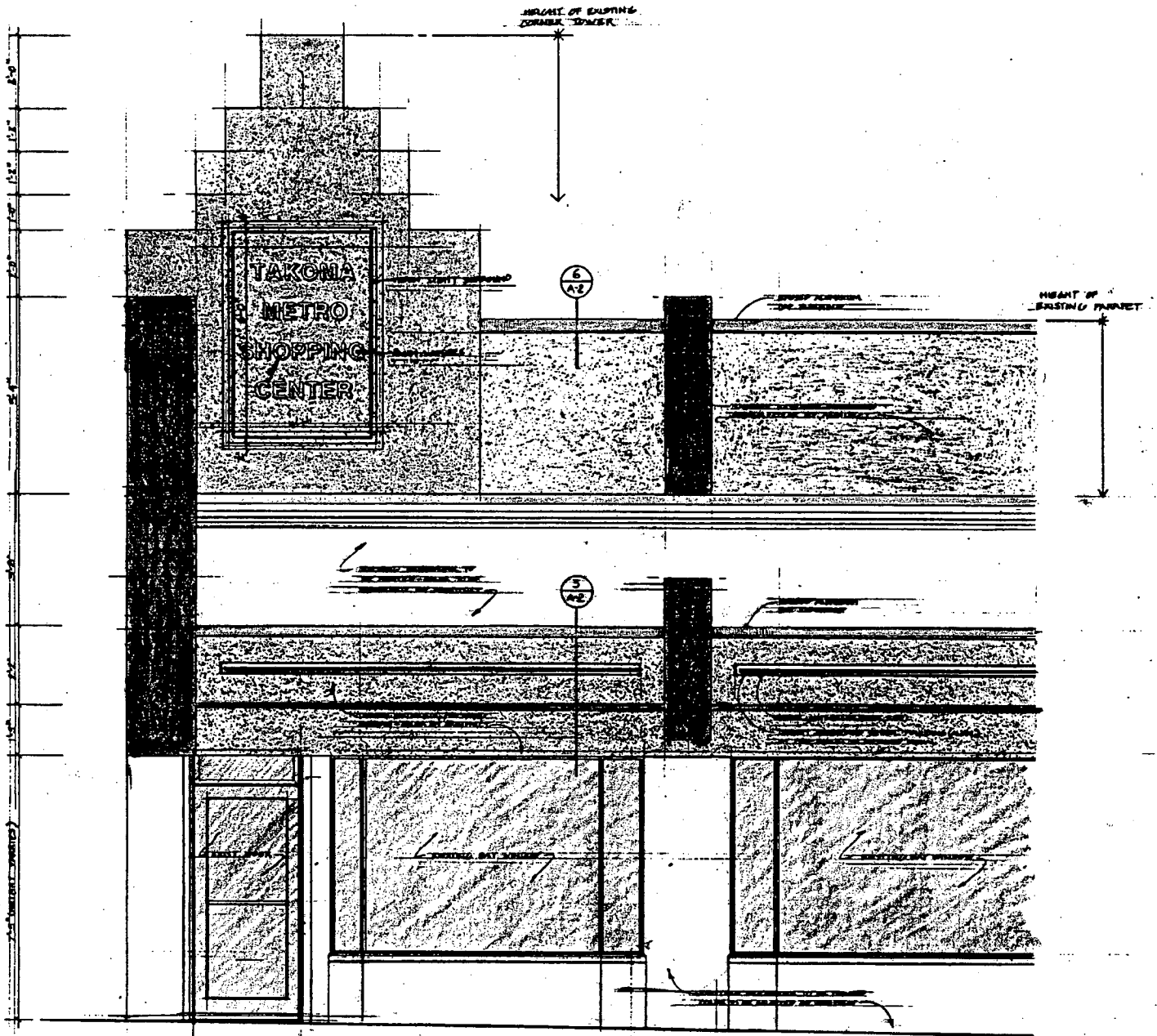
LOT #2

21 Spaces

LOT #3

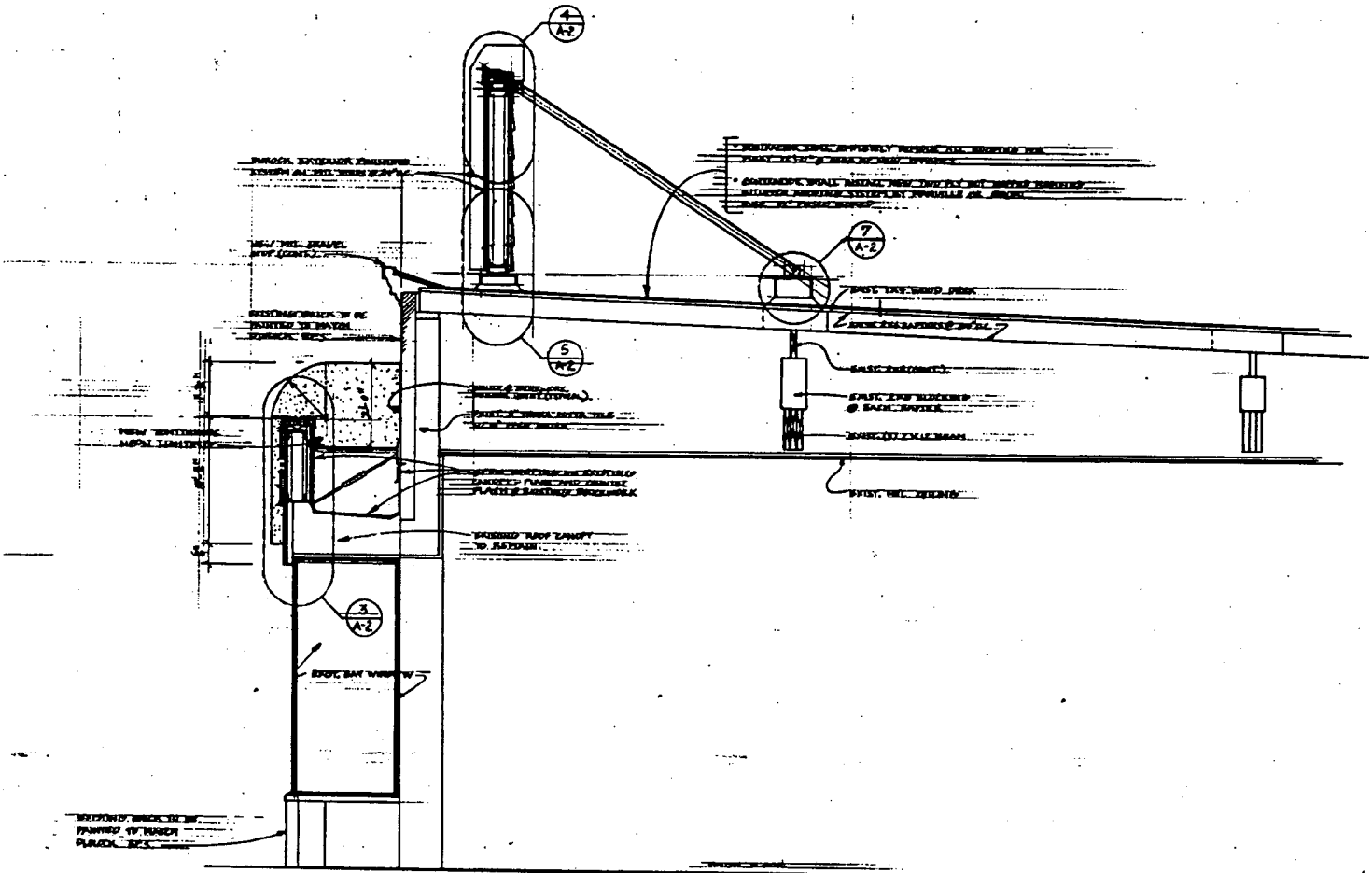
5 Spaces

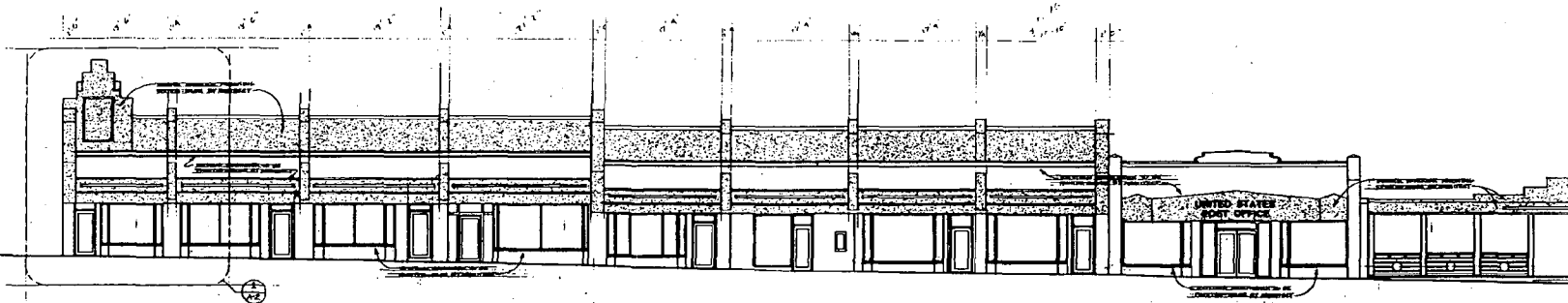
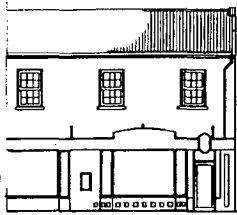
UNDEVELOPED
LOT 9



① FRONT ELEVATION - PARTIAL

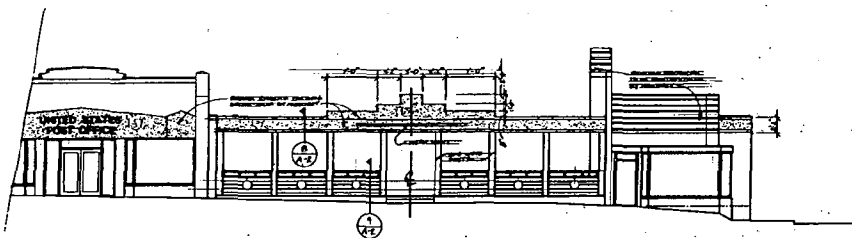
1/2"=1'-0"





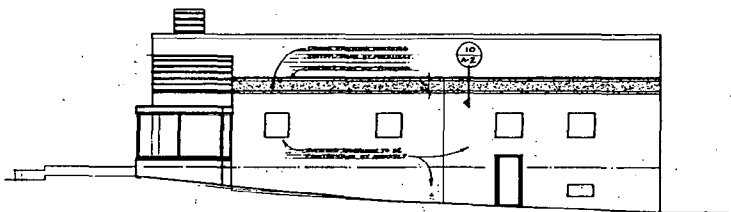
LAUREL AVENUE ELEVATION

1/8"=1'-0"



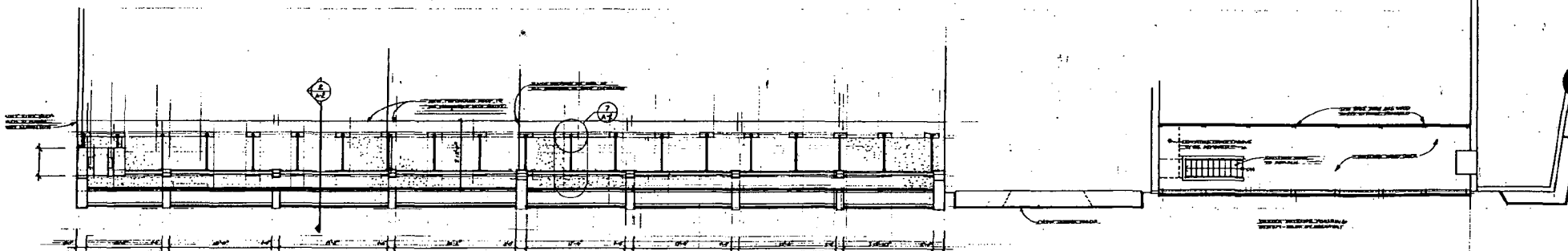
LAUREL AVENUE ELEV. (CONT.)

1/8"=1'-0"



EASTERN AVENUE ELEV.

1/8"=1'-0"



ROOF PLAN

1/8"=1'-0"

Vinyl Siding:

1. Alcoa- Extruded PVC siding or approved equal. (ASTM D 3679)
2. Siding shall be Double 5" -12'-0" length -10" exposure.
3. Color as selected by Architect from manufacturer's standard colors.

Joint Sealers:

1. Exterior grade latex based caulk, color to be approved by Architect.

Flashing and Sheetmetal:

1. All flashing and counterflashing shall be of 22 gauge metal (Polished Aluminum).
2. All coping shall be 18 gauge metal. (Polished Aluminum).
3. Seams in coping shall be flat lock lap seams in locations as indicated on elevations.

Durrock Direct - Applied Exterior Finishing System

1. All materials shall be provided by United Gypsum Company.
2. Furnish manufacturers standard 10 year warranty.
3. Finish texture shall be fine, color as selected by Architect.
4. Cement board shall be 1/2" thick with 1-5/8" steel screws.
5. Joint reinforcement shall be polymer-coated open mesh.
6. Insulation shall be (EPS) board complying with ASTM C- 578 Type I, of thickness and profiles as indicated on drawings.
7. Provide standard reinforcing fabric: (4.5 oz. per sq. yd.) over EPS board.
8. Durrock Exterior Finishing System shall be in the following colors.

Painting:

1. Paint shall be Exterior Latex as manufactured by McCormick Paints or approved equal.
 - A. Paint for existing brick wall shall be # 1-0701P (coordinate color with Durrock Exterior Finishing System).
2. Gas pipes, electrical conduit and down spouts adjacent to wall surface shall be painted to match adjacent wall.

Metal Signage:

1. Contractor shall install one (1) set of cast aluminum letters. Letters shall be 6" high with a 1/2" projection from surface.
2. Metal letters shall be in style "Deep Ribbon" with clear Anodized/Polished finish, fine satin texture, letters shall have two (2) coats clear polyurethane enamel.

The following are the Products and materials used in the renovation to the Takoma Metro Shopping Center.

Steel Framing Components:

1. Structural steel shall conform to the requirements of the 8th edition of A.I.S.C. Manual of Steel Construction. Structural steel shall conform to ASTM-A-36.

Misc. Metals:

1. 2" diameter aluminum handrail (Polished aluminum with two coats of lacquer).
2. 2" x 1" aluminum channel for neon lighting reveal (Polished aluminum with two coats of lacquer).

Lumber Grade

1. All lumber shall be, unless otherwise noted, No. 2 grade, Hem-fir.
2. All lumber shall be pressure preservative treated in accordance with AWPA standards.

Plywood

1. All plywood shall be exterior grade Douglas fir or pine and shall be manufactured and graded in accordance with "Product Standard P-1-66" for soft plywood-construction.
2. Deck railing plywood shall exterior MDO board

Joist Hangers

1. Joist hangers shall be "TECO" unless otherwise noted or an approved equal.

Moisture Barrier:

1. .006" thick "Visqueen" polyetholene film or equal. Lap joints not less than 6". Glue film to metal studs and staple to wood framing.
2. 15# asphalt building felt (Under vinyl siding).

EPDM Roofing System:

1. Roofing shall be Celotex Celo-1 EPDM Single ply roofing system (Fully adhered-Type II) or approved equal.
2. Provide manufacturers 10 year warranty.

Two Ply Hot Mopped Modified Bitumen Roofing:

1. Roofing shall be Dynakap-Class B as manufactured by Manville Roofing Systems or approved equal.
2. Provide manufacturers 20 year warranty.
3. Install roof over 1/2" fresco board. Board shall be installed per manufacturer's recommendations.
4. Roofing surface finish shall have white ceramic granular surface.

SCHULLER

TPly
Hot Mopped
Modified Bitumen
Mineral-Surfaced
Roofing System

Specification 2CID / 2FID / 2PID
(2CID Formerly 2GID)

For use over Concrete or Other
Non-Nailable Decks and Fesco®
Board, Fes-Core®, Fesco Foam®,
UltraGard® or Approved Insulation
on Inclines up to 3" per foot
For Regions 1, 2 and 3

Manville® Roofing Systems

U.L. Classifications

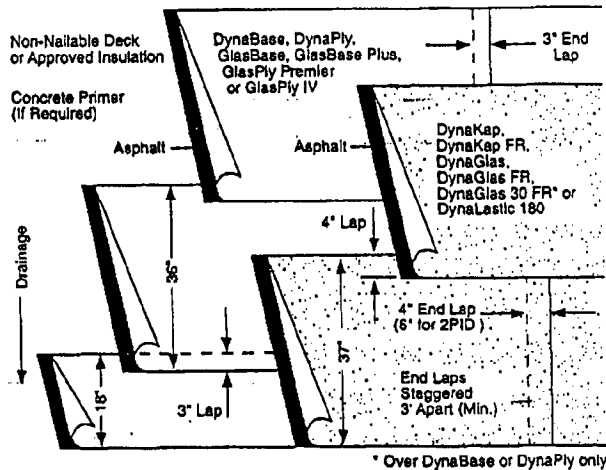
DynaKap® FR, DynaGlas® and DynaGlas® 30 FR

Class A
Max. Slope: 1/2"
Deck: Non-Combust.
Insulation: Fesco®,
Fes-Core®, Fesco Foam®,
UltraGard®, none
Surfacing: FR Modified
Bitumen Cap Sheet

Class B
Max. Slope: 1/2"
Deck: Combust.
Insulation: Fesco,
Fes-Core, Fesco Foam,
UltraGard, none
Surfacing: FR Modified
Bitumen Cap Sheet

Max. Slope: 1/2"
Deck: Combust.
Insulation: Fesco,
Fes-Core, Fesco Foam,
UltraGard
Surfacing: FR Modified
Bitumen Cap Sheet

**DynaKap®, DynaGlas® and
DynaLastic™ 180**
Refer to Gravel Surfaced
Specification 2CIG / 2FIG / 2PIG



* Over DynaBase or DynaPly only

General

This specification is for use over any type of structural deck which is not nailable and which offers a suitable surface to receive the roof. Poured and pre-cast concrete decks require priming with Manville® Concrete Primer.

It is also for use over Fesco, Fes-Core, Fesco Foam, UltraGard or other approved insulations which are not nailable and which offer a suitable surface to receive the roof. Insulations shall be installed in accordance with Schuller Insulation Specifications 500, 501, 502, or 503. Refer to the Schuller Industrial/Commercial Roofing Systems Manual. It can also be used over Schuller Recover Specifications RC-1, RC-2, RC-3 or RC-4. This specification is not to be used directly over gypsum, lightweight insulating concrete decks, either poured or pre-cast, or over fill made of lightweight insulating concrete.

Design and Installation of the deck and/or roof substrate must result in the roof draining freely to outlets numerous enough and so located as to remove water promptly and completely. Areas where water ponds for more than 24-hours are unacceptable and will not be guaranteed.

Note: All general instructions contained in the current Schuller Industrial/Commercial Roofing Systems Manual shall be considered part of this specification.

Flashings
Flashing details are available on separate specification sheets or can be found in the Modified Bitumen Roofing Systems Product and Specifications Manual or the Schuller Industrial/Commercial Roofing Systems Manual.

Materials per 100 sq. ft. of Roof Area

Primer (If required):
Manville® Concrete Primer 1 gallon

Felts:
DynaBase®, DynaPly®, GlasBase™,
GlasPly® Premier or GlasPly® IV 1 layer

Modified Bitumen Sheets:
2CID—DynaKap® or DynaKap® FR
2FID—DynaGlas®, DynaGlas® FR or DynaGlas® 30 FR®
2PID—DynaLastic™ 180 1 layer

*DynaGlas 30 FR must be used in conjunction with DynaBase or DynaPly only.

Incline per foot	Bitumen	Total Weight
Up to 1/2"	190°F, Type III, Steep	46 lbs.
1/2" to 3"	220°F, Type IV, Special Steep	46 lbs.

Approximate installed weight: 145 - 255 lbs.

Application
On roof decks with slopes up to 1/2" per foot, the roofing felts and modified bitumen sheets may be installed either perpendicular or parallel to the roof incline.

Note: The use of a ply felt is preferred over non-nailable substrates. Standard and modified bitumen base sheets do not facilitate the venting of gases and can increase the potential for blisters.

USG Exterior Products & Systems

USG Exterior Textured Finish—Technical Data



USG Exterior Textured Finish is based on a 100% acrylic polymer and is specially formulated to provide a durable, weather-resistant exterior textured finish. Available in Fine, Medium or Coarse finish. Colors mixed to specification. Used in USG Exterior Wall Systems such as USG EIFS, DUROCK EIFS and DUROCK Direct Exterior Finish System. Also used over properly prepared conventional stucco (brown coat), monolithic concrete or unit masonry. Available in 67.5 lb. pail.

Directions

Preparation—Surface must be structurally sound, clean and dry. Do not apply finish over surfaces that contain frost, and where substrate and air temperatures cannot be maintained above 45°F during installation and for at least 24 hours after application. Under rapid drying conditions, dampening of basecoat surface may be required to improve workability. USG Exterior Basecoat should be smooth and free from trowel marks and allowed to cure for 24 hours before applying finish.

Coverage—Approx. 150-175 ft.² per pail for Fine Finish. Approx. 125-150 ft.² per pail for Medium Finish. Approx. 100-125 ft.² per pail for Coarse Finish. Coverage will vary with texture selected.

Mixing—Mix well for uniform consistency using a WIND-LOCK B-M1 Mixer or equivalent attached to a ½" drill operating at 300-450 rpm.

Adjust the consistency and working properties, if necessary, by adding up to 8 oz. of clean, potable water per 67.5 lb. pail of finish material. Add the same amount of water to all subsequent pails to ensure color uniformity.

Do not add sand or other additives to create heavier textures.

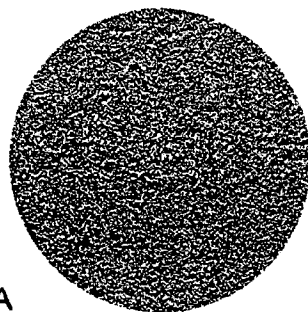
Application for USG Exterior Wall Systems—Apply appropriate basecoat as specified by USG.

USG Exterior Textured Finish material should be applied at ¼" minimum thickness. Finish material is not designed for heavy texture applications exceeding ¾". The combination of severe drying conditions and excessive thickness may result in surface cracking.

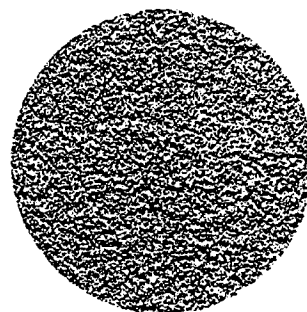
Apply finish in a continuous operation without cold joints or scaffolding lines. Maintain a wet edge. Bring finish only a short distance into joints and returns (approximately ¼") so sealant materials bond primarily to the USG Exterior Basecoat but still cover the edge of the finish.

Application of USG Exterior Textured Finishes with different batch numbers might result in color variations. Use corners, control joints, etc. as natural breaks between color variations. Also, intermix pails of finish with different batch numbers to lessen color variance.

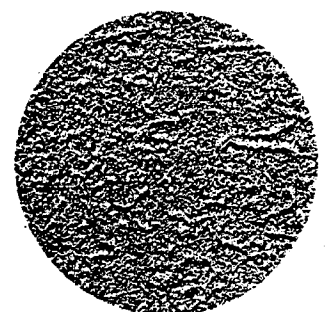
Desired finish can be achieved using conventional stucco tools such as a plastic float. Finishes shown below are only a sampling of finished looks possible with USG Exterior Textured Finish.



Fine Finish



Medium Finish



Coarse Finish

TAKOMA
SHOPPING
CENTER



Laurel Avenue - Adjacent Building



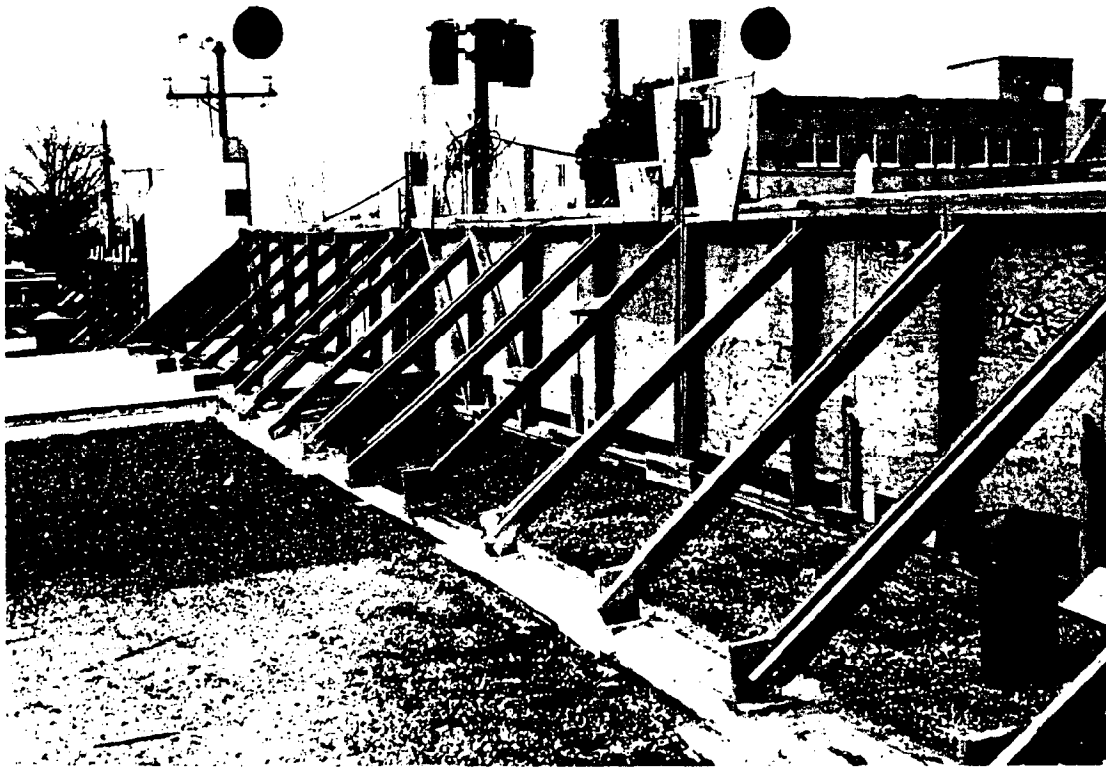
Laurel Avenue - Existing Facade



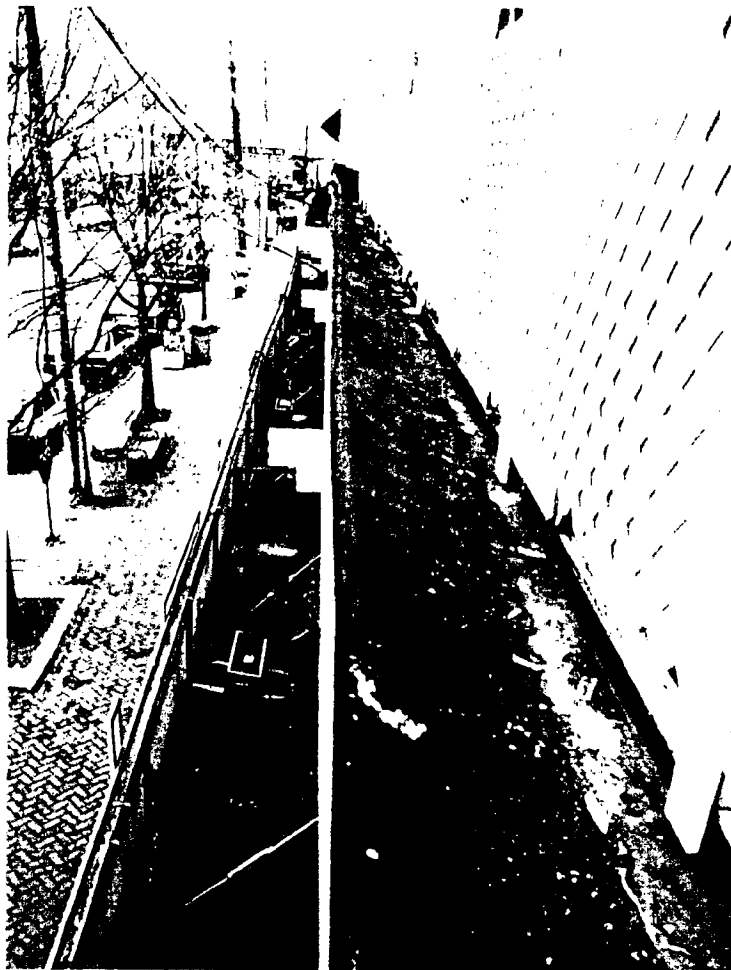
Laurel Avenue - Existing Facade



Laurel Avenue - Existing Facade



Shopping Center - Existing Parapit Framing



Shopping Center - Existing Canopy From Above