


32 Hickory Avenue Takoma Park
[HPC Case 37/03-'09 CC]
Takoma Park Historic District





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: September 11, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #517838, strom window installation

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 September 9, 2009 meeting.

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

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

Applicant: Daryl Braithwaite

Address: 32 Hickory Avenue, Takoma Park

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





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6310

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

Permit 517838

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Daryl Braithwaite
Daytime Phone No.: 301-674-8229

Tax Account No.: 01060167
Name of Property Owner: Daryl Braithwaite Daytime Phone No.: same
Address: 32 Hickory Ave. Takoma Park, MD 20912
Street Number City State Zip Code
Contractor: Wheaton Door & Window Co Phone No.: 301-949-8951
Contractor Registration No.: MHC # 125679
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: Hickory
Town/City: Takoma Park Nearest Cross Street: Elm Ave
Lot: 19 Block: 20 Subdivision: B.F. Gilberts Addition
Liber: _____ Folio: _____ Parcel: _____

RECEIVED

JUL 30 2009

Dept. of Permitting Services
Casework Management

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable

CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Fence/Wall (complete Section 4) Other: Storm windows

1B. Construction cost estimate: \$ 3,200

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: _____
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.

Daryl Braithwaite Signature of owner or authorized agent 7/23/09 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 9/11/09
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

Wood frame, 2-story house with unfinished basement
on single lot.

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

Installation of storm windows over original
wood windows. The storm windows are aluminum
double hung - triple track. The original windows
do not have screens and do not seal well. The
storm windows will protect the wooden windows & block
cold air from entering house in the winter.

2. SITE PLAN

- attached

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

attached

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLANS AND SPECIFICATIONS:

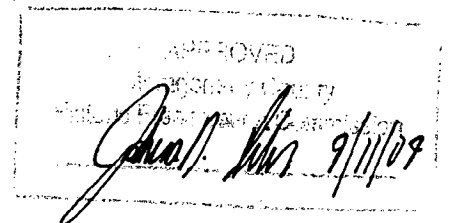
12 storm windows will be installed;

Front of house - 4 on the first floor , 3 on the second floor

Left side of house - 1 on the first floor, 1 on the second floor

Right side of the house - 1 on the first floor, 2 on the second floor

Pictures are attached

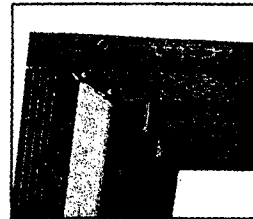


Concord

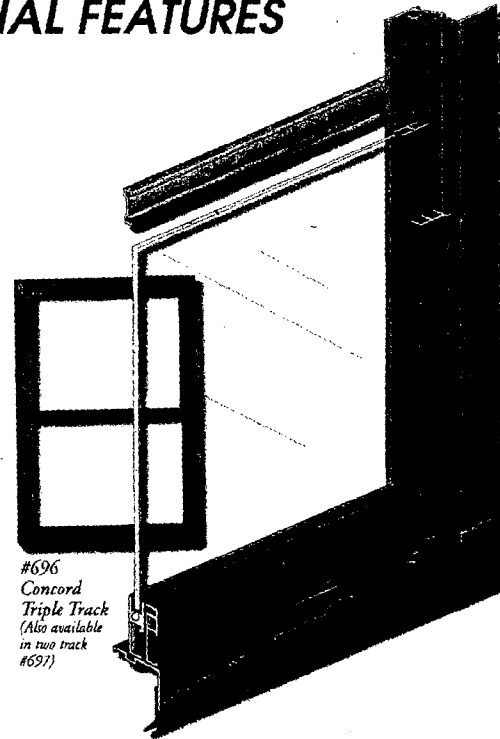
Double Hung Windows

FEATURES & BENEFITS

- Triple track windows features an inside operating half screen, while double track windows feature a half screen that's housed under the exterior sash (also available with optional external full screen)
- Keeping out the cold & heat with full perimeter weatherstripping
- Additional structural strength with the mid-window stabilizer bar
- Cleaning is made easy with the removable tilt-in sashes and half screen
- Teflon® coated spring and electrostatic coating on latch bolts create a smooth latch operation
- Safely adjust the amount of ventilation with ratcheted sash stops every 1" for top and bottom sashes



Butt frame corners give this window maximum strength. The **square frame** also creates a clean contemporary look.



#696
Concord
Triple Track
(Also available
in two track
#697)

John A. Miller 9/10/09

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	32 Hickory Avenue, Takoma Park	Meeting Date:	9/9/2009
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/2/2009
Applicant:	Daryl Braithwaite	Public Notice:	8/26/2009
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-09CC	Staff:	Josh Silver
PROPOSAL:	Storm window installation		

STAFF RECOMMENDATION:

Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within the Takoma Park Historic District
STYLE: Craftsman
DATE: c1910

PROPOSAL:

The applicant is proposing to install twelve aluminum double-hung, triple track storm windows at the subject property. Staff encourages the applicant to submit a county historic preservation tax credit application for eligible expenses associated with the installation of new storm windows.

APPLICABLE GUIDELINES:**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.)

STAFF RECOMMENDATION:

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

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



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240-777-6370

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Liber: _____ Folio: _____ Parcel: _____

RECEIVED

JUL 30 2009

Dept. of Permitting Services
Casework Management

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Storm windows

1B. Construction cost estimate: \$ 3,200

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

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Daryl Braithwaite Signature of owner or authorized agent
7/23/09 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

3

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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

4

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

<p>Owner's mailing address DAHL BRATHWAITE 32 Hickory Ave Takama Park, MO 20912</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Meriwether & Bonnie Jones 30 Hickory Ave Takama Park, MO 20912</p>	<p>Patrick Plunkett/Jennifer Cuttino 34 Hickory Avenue Takama Park, MO 20912</p>
<p>Elizabeth Paulovsky 33 Hickory Ave Takama Park, MO 20912</p>	<p>Nicholas Allen & Kate Andries 7006 Poplar Avenue Takama Park, MO 20912</p>

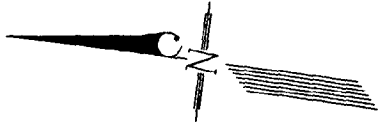
Site Plan

HOUSE LOCATION

LOT 19 BLOCK 20

B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MD.

CASE M46676
01-09-0155R

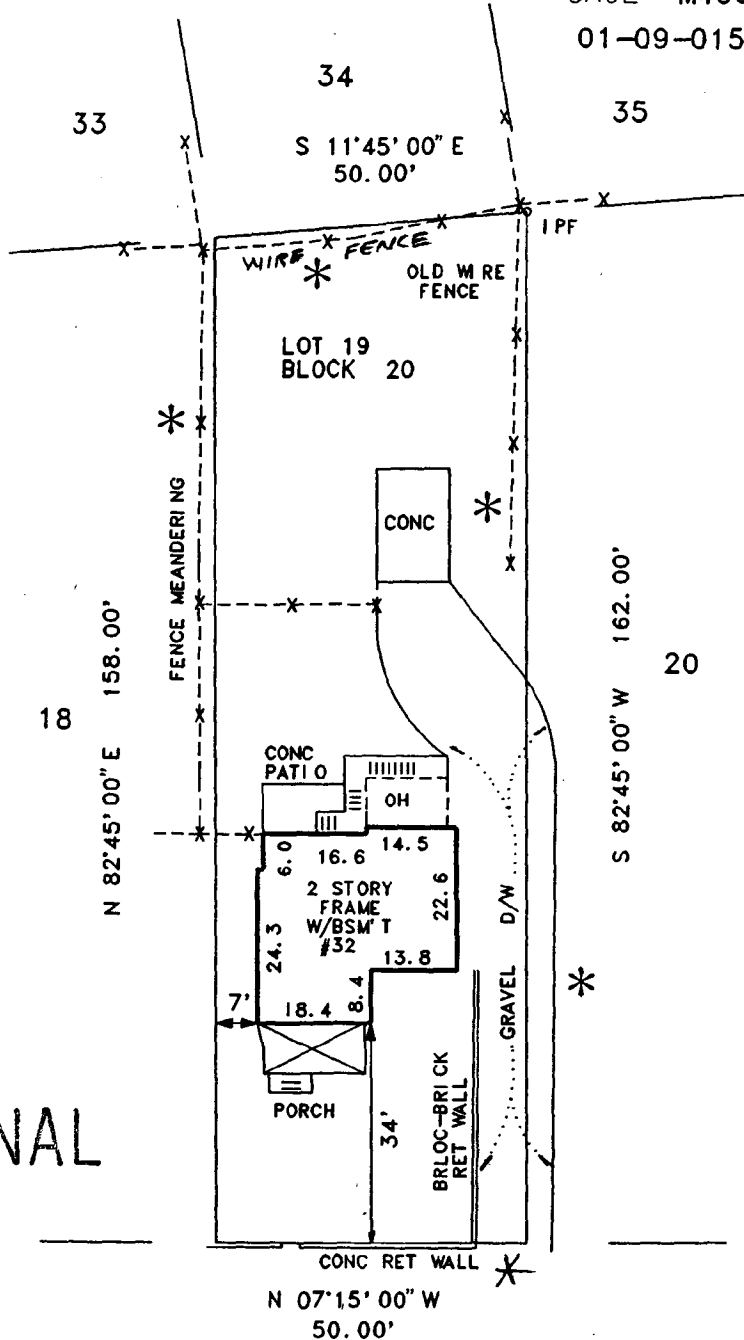


THIS PROPERTY IS SHOWN IN
FIRM ZONE _____ AS SHOWN
ON COMMUNITY - PANEL NUMBER
_____ OF NATIONAL
FLOOD INSURANCE MAP DATED

FLOOD INSURANCE RATE MAP
NOT AVAILABLE



ORIGINAL



HICKORY AVENUE

PLAT BOOK A PLAT 2

ATTENTION USER: SURVEY ORDER FORM MUST BE ON FILE WITH BELTWAY SURVEYS BEFORE THIS DOCUMENT CAN BE USED.

I HEREBY CERTIFY THAT THE LOCATION OF THE SIGNIFICANT IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ARE AS SHOWN. THIS HOUSE LOCATION IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, GARAGE, BUILDING, OR OTHER EXISTING OR FUTURE IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS LOCATION IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.

BELTWAY SURVEYS

ENGINEERS PLANNERS SURVEYORS
5627 ALLENTOWN ROAD
CAMP SPRINGS, MARYLAND 20746
SUITE 104 (301)899-3440

NOTES

ACCURACY OF SURVEY +/- 3'
NO TITLE REPORT WAS FURNISHED
PROPERTY CORNERS WERE NOT SET
FENCES SHOWN MAY MEANDER
PROPERTY CORNERS NEED TO BE SET TO
DETERMINE EXACT LOCATION OF FENCES
AND DRIVEWAY, RET. WALL.

6

10/8/01 *William L. Clark*
SCALE: 1" = 30' DATE: 10/08/2001 DRAWN DEB

PLANS AND SPECIFICATIONS:

12 storm windows will be installed;

Front of house - 4 on the first floor , 3 on the second floor

Left side of house - 1 on the first floor, 1 on the second floor

Right side of the house - 1 on the first floor, 2 on the second floor

Pictures are attached

MATERIAL SPECIFICATIONS:

Installation of 12 aluminum, double hung, triple track storm windows over existing wood windows.

The storm windows are manufactured by Sugarcreek Industries, Concord series.

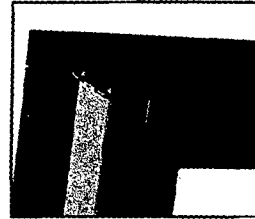
A copy of the brochure is attached.

Concord

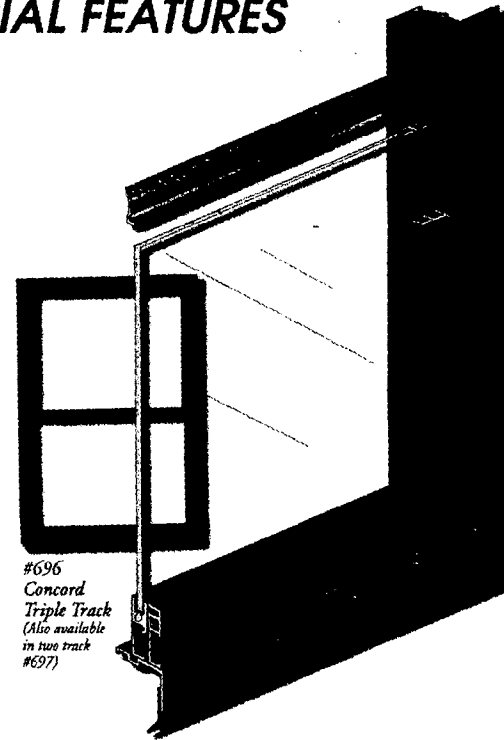
Double Hung Windows

FEATURES & BENEFITS

- *Triple track windows features an inside operating half screen, while double track windows feature a half screen that's housed under the exterior sash (also available with optional external full screen)*
- *Keeping out the cold & heat with full perimeter weatherstripping*
- *Additional structural strength with the mid-window stabilizer bar*
- *Cleaning is made easy with the removable tilt-in sashes and half screen*
- *Teflon® coated spring and electrostatic coating on latch bolts create a smooth latch operation*
- *Safely adjust the amount of ventilation with ratcheted sash stops every 1" for top and bottom sashes*



Butt frame corners give this window maximum strength. The **square frame** also creates a clean contemporary look.



#696
Concord
Triple Track
(Also available
in two track
#697)

MAINTENANCE FREE • ENERGY EFFICIENT • COST EFFECTIVE

Colors

Our oven-baked polyester finishes are backed by a Lifetime Limited Warranty for lasting beauty and low maintenance. These finishes are also available on Sugarcreek Aluminum Storm Doors, Aluminum Replacement Windows, and Precision Entry Systems. Refer to our color selector for accurate color representation.

SNOW MIST
 CAFE CREAM
 CHATEAU
 SANDPIPER BEIGE
 SANDSTONE
 STERLING GRAY
 CLAY
 GENEVA BLUE
 FOREST GREEN
 MOUNTAIN BERRY
 RUSTIC BRONZE
 TUDOR BROWN
 COAL BLACK

Advantages at a Glance:

	Town & Country Double Hung 520/527	Concord Double Hung 696/697	Valley Forge 2-Lite Slider 422	Valley Forge 3-Lite Slider 423	Clinton Outside Removable 140/240	Clinton Inside Removable 630
Corner Construction	Mitered & Screwed	Butted & Screwed	Mitered & Screwed	Mitered & Screwed	Mitered & Screwed	Mitered & Staked
Installation Screws	Color Matched	Color Matched	Color Matched	Color Matched	Color Matched	Color Matched
Frame Profile	Contoured with Vinyl Liner	Square	Square	Square	Square	Contoured
Glazing	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine	Wrap-Around Marine
Fiberglass Screen	Half	Half (Full screen optional)	Half	Two	Full Optional	Full
Weatherstripping	Full Perimeter	Full Perimeter	Full Perimeter	Full Perimeter	Full Perimeter	Full Perimeter
Mid-Window Stabilizing Bar	Horizontal	Horizontal	Vertical	Vertical	N/A	N/A



Sugarcreek Industries

~ A Tradition of Excellence ~

425 South Broadway Street, P.O. Box 460, Sugarcreek, Ohio 44681
www.sugarcreekindustries.com

DISTRIBUTED BY:

10

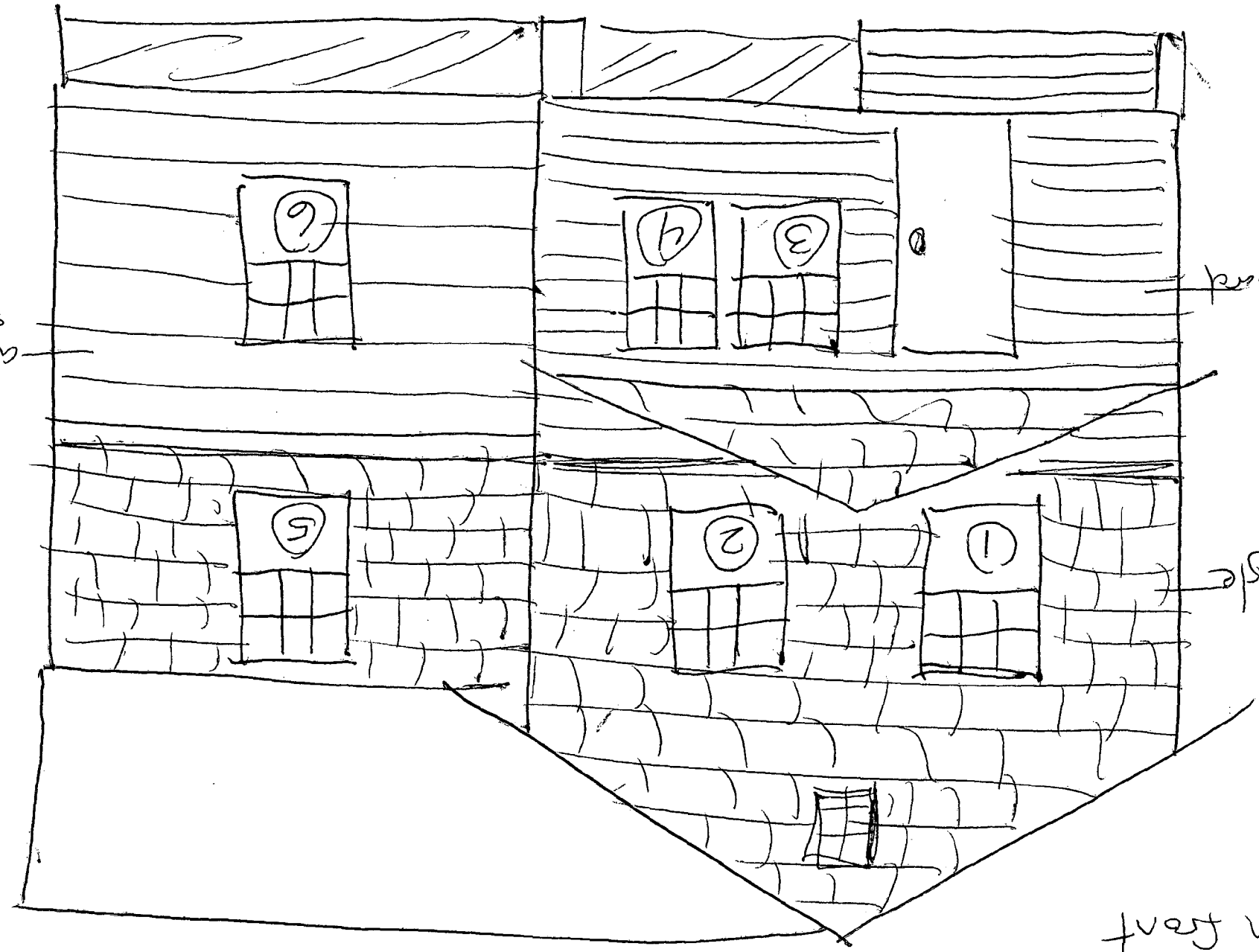
FRONT

(=)

asbestos
shingle

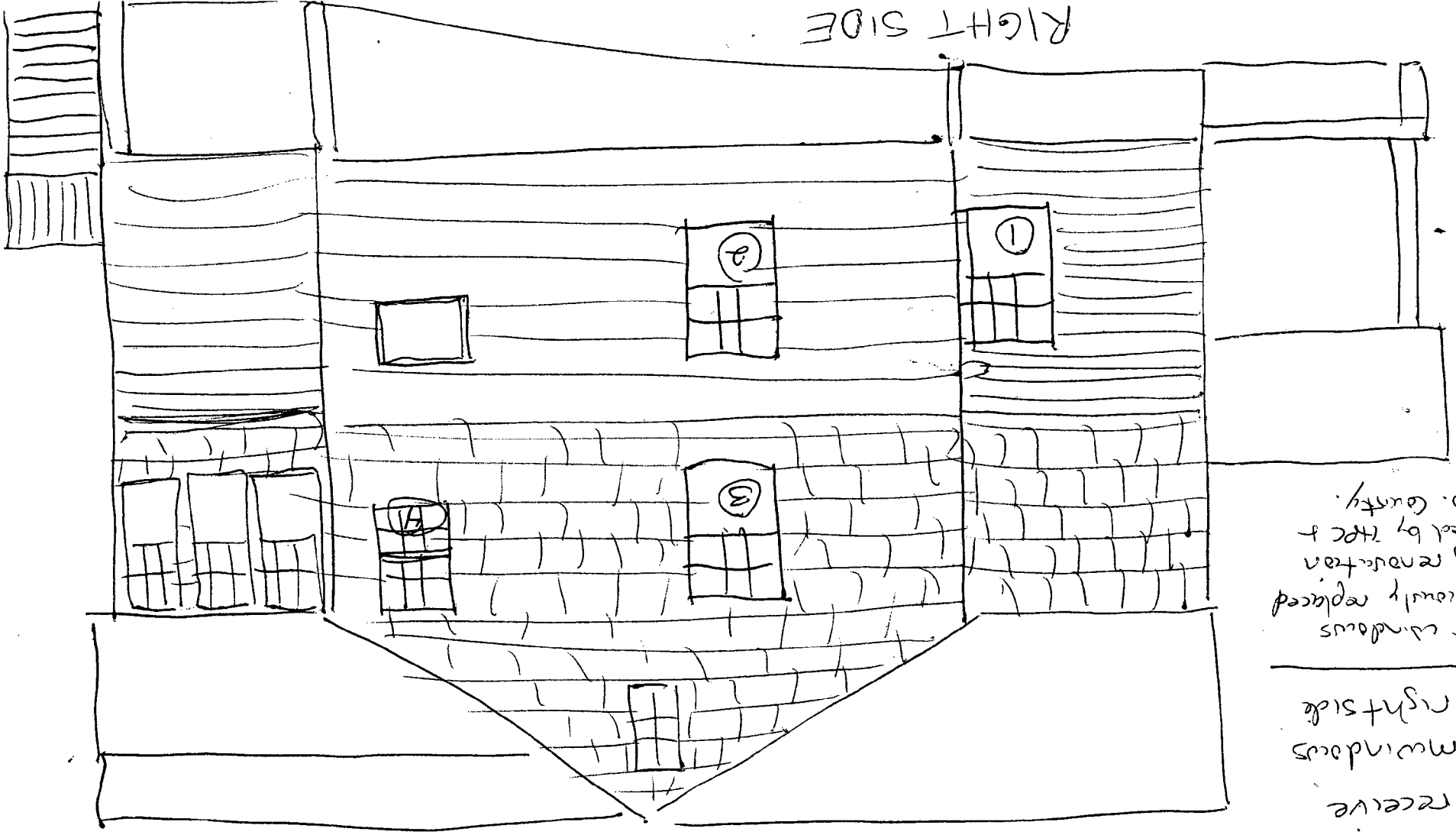
clabard

shingle



Plans & elevations

6 windows proposed for stormwindow on front

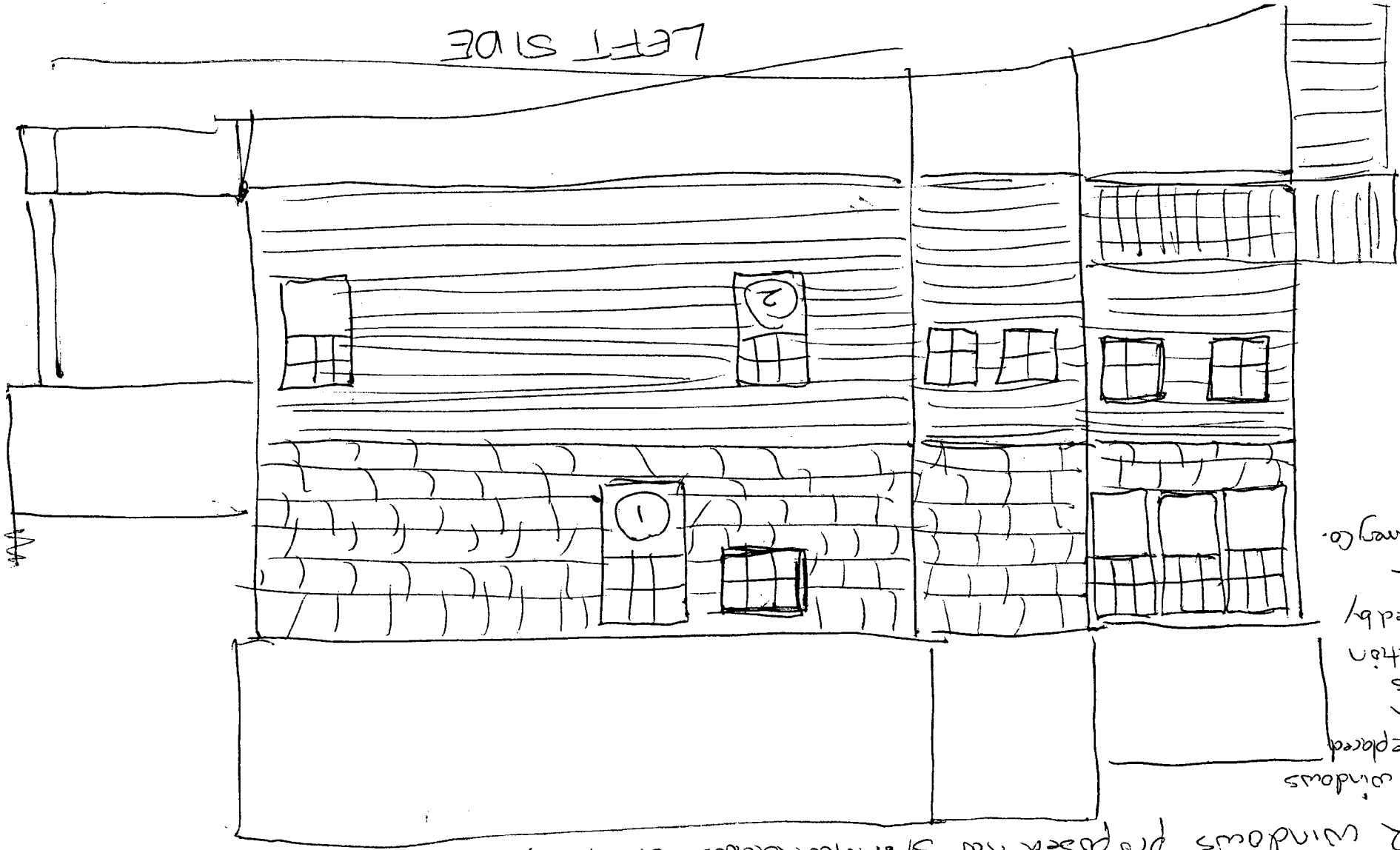


RIGHT SIDE

Plans & elevations

Other windows
previously replaced
during renovation
approved by TRC &
Mo. County.

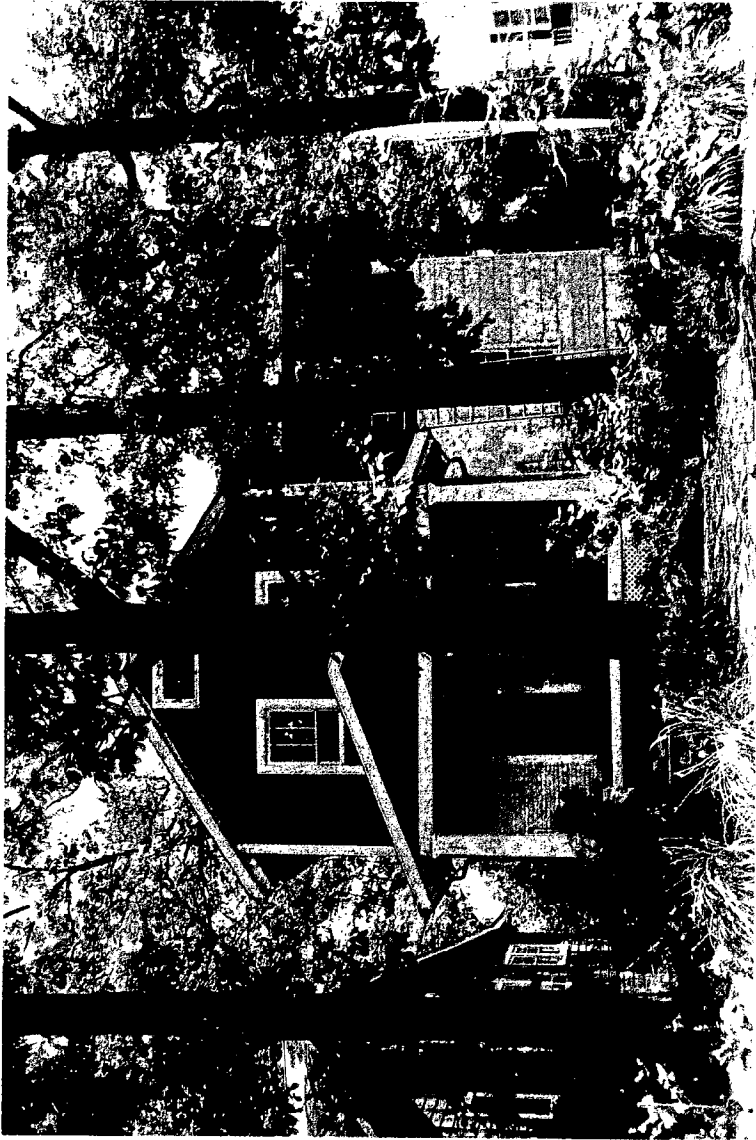
Storm windows
will receive
on right side



LEFT SIDE

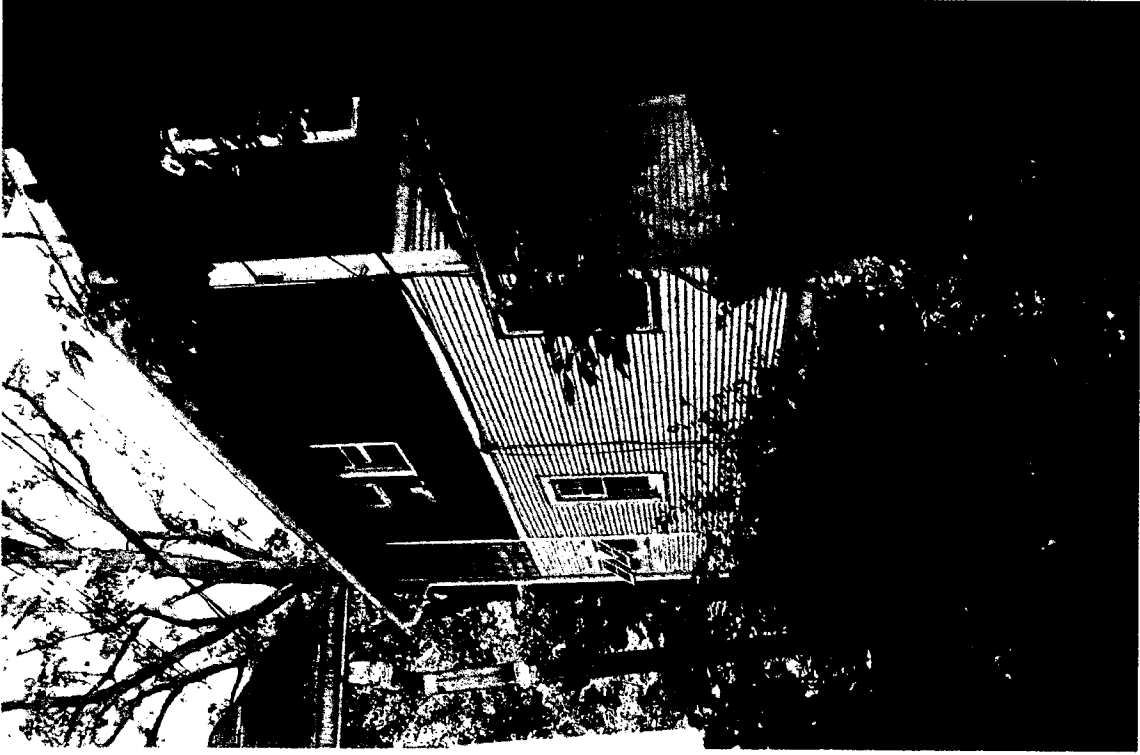
Plans elevations
2 windows proposed for storm windows on left

Other windows
were replaced
through
previous
renovation
approved by
HRC &
Montgomery Co.



Front of house

15



Left side

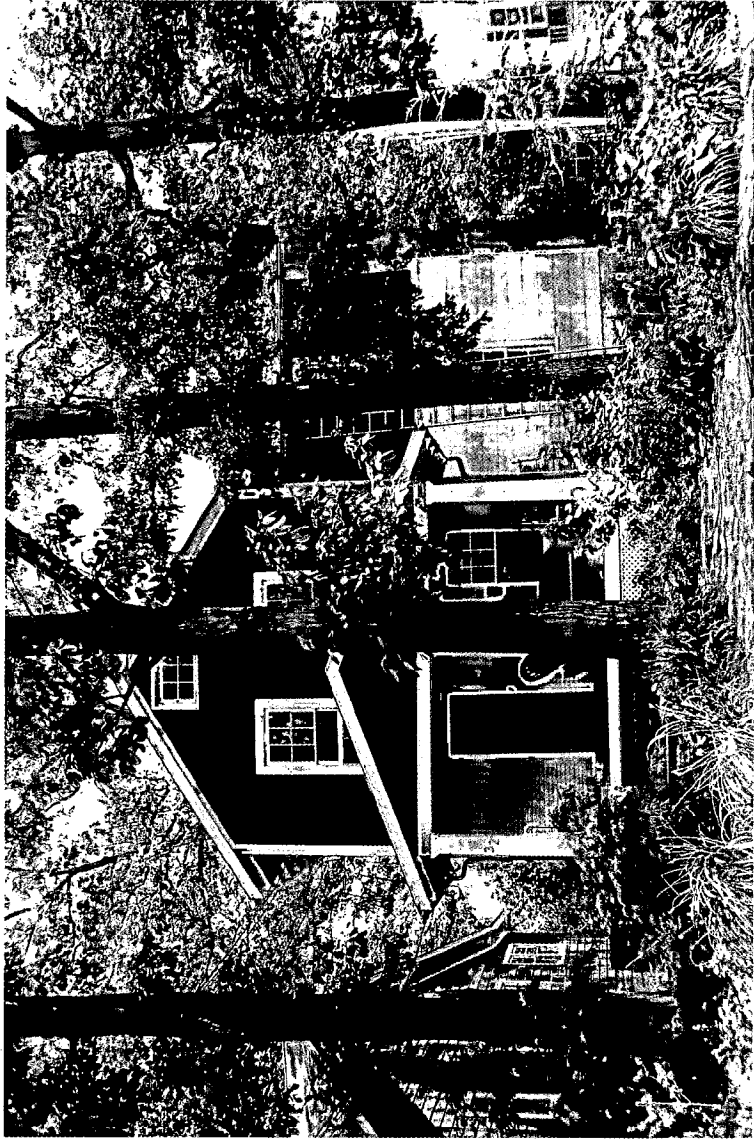
15

16

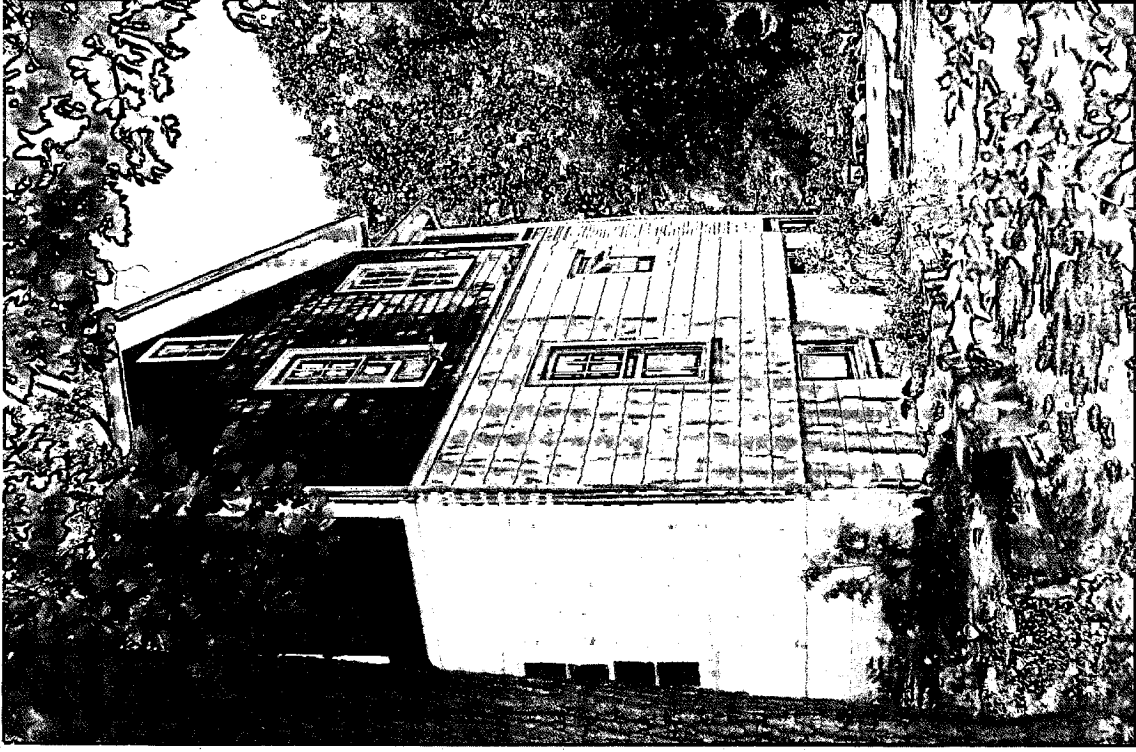


right side

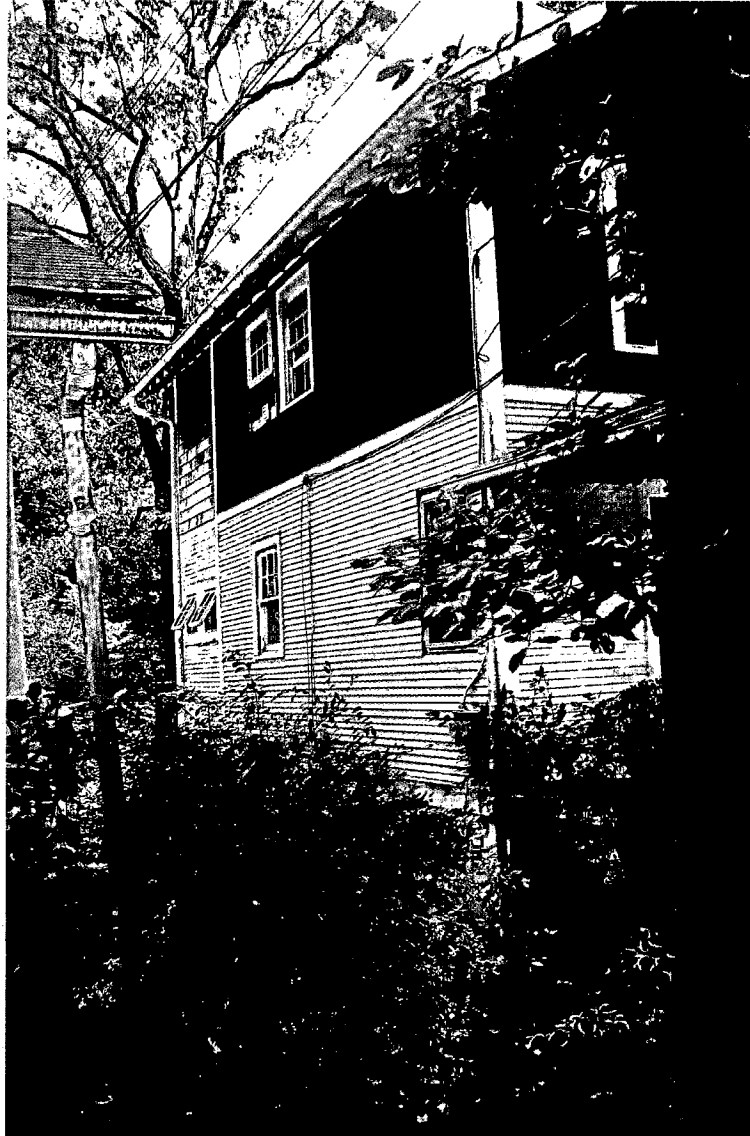
16



Front of house



right side



Left side



File

HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: October 26, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #434392, window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the October 25, 2006 meeting.

1. Applicant must obtain approval from the Takoma Park Façade Advisory Board.

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

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: John Urciolo

Address: 6921 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

434392

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

SEP 25 2006

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jeanne Ha

Daytime Phone No.: 301-270-1848

Tax Account No.: 212-59-8486

Name of Property Owner: John Urciolo Daytime Phone No.: 301-270-4442

Address: 6935 Laurel Ave #100 Takoma Park MD 20912
Street Number City State Zip Code

Contractor: Beltway Auto & Plate Glass, Inc Phone No.: 301-568-1000

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 6921 Street: Laurel Ave

Town/City: Takoma Park Nearest Cross Street: Carroll Ave

Lot: 49,50,51,52 Block: A Subdivision: GILBERT AND WOOD

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Raze
 - Revision
 - Repair
 - Revocable
- CHECK ALL APPLICABLE:
- A/C
 - Slab
 - Room Addition
 - Porch
 - Deck
 - Shed
 - Solar
 - Fireplace
 - Woodburning Stove
 - Single Family
 - Fence/Wall (complete Section 4)
 - Other: Window repair

1B. Construction cost estimate: \$ 3,360.-

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: _____

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.

Signature of owner or authorized agent: _____ Date: 9/21/06

Approved: WITH CONDITION For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia D. Valley Date: 10/26/06

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

1. Written Description of Project

- a. Description of existing structures and environmental setting, including their historical features and significance:

The existing store front is bay window style(See picture 1) with aluminum frame. According to the owner, it's not the original frame to hold the glass. As you can see from the picture 5, the front entry door frame is made by bronze anodized aluminum. The adjacent stores has various store fronts; some with bronze frame(See picture 6).

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

I would like to replace store front glass and frame. The front window frame fails to hold the glasses and look very shaggy and old. Because of it makes gaps, the merchants get dirty and damaged by wind and rain. Also for energy saving, I need a new frame to hold the window glasses firmly and neatly. I would like to have them in bronze color, since I already have the same colored door right next to the store front. The overall look would be the same as the existing one but in different color and thicker frame. It should be 1 ¾"x 4 ½" aluminum to hold the glasses(Please see the picture 6. The neighbor store has the same featured store front). The overall glass break will be the same. Please review the attached pictures.

City of Takoma Park, Maryland

Housing & Community Development

Telephone: (301) 891-7119
Fax: (301) 270-4568



7500 Maple Avenue
Takoma Park, MD 20912

September 17, 2006

Ms. Julia O'Malley, Chair
Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

RE: 6921 Laurel Avenue, Takoma Park - Proposed Storefront Window Replacement

Dear Ms. O'Malley:

The Takoma Park Facade Advisory Board met on Tuesday, September 12, 2006, to review a proposal submitted by Ms. Jeanne Ha, owner of Park Florist, acting as agent for Mr. John Urciolo, the owner of the property, for the replacement of the existing storefront window at 6921 Laurel Avenue. The application is to be considered by the Historic Preservation Commission later this fall

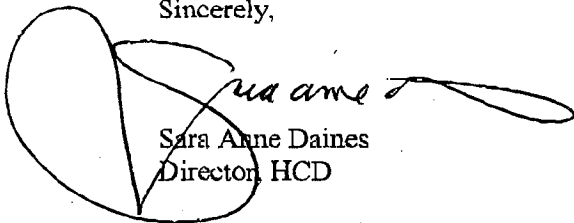
The Board found the proposal to be in general compliance with the design guidelines developed for the area and endorsed the proposal as presented with the following conditions:

- The replacement storefront windows are to replicate the existing windows in size, shape and configuration.
- The window frame should match the bronze metal framing used for the entrance at the neighboring Post Office.
- The flashing below the sill should be painted to match the wall below the window.
- The use of a heavier gauge of break metal is encouraged to prevent damage to the window frame.

If you have any questions regarding the Board's action, please call.

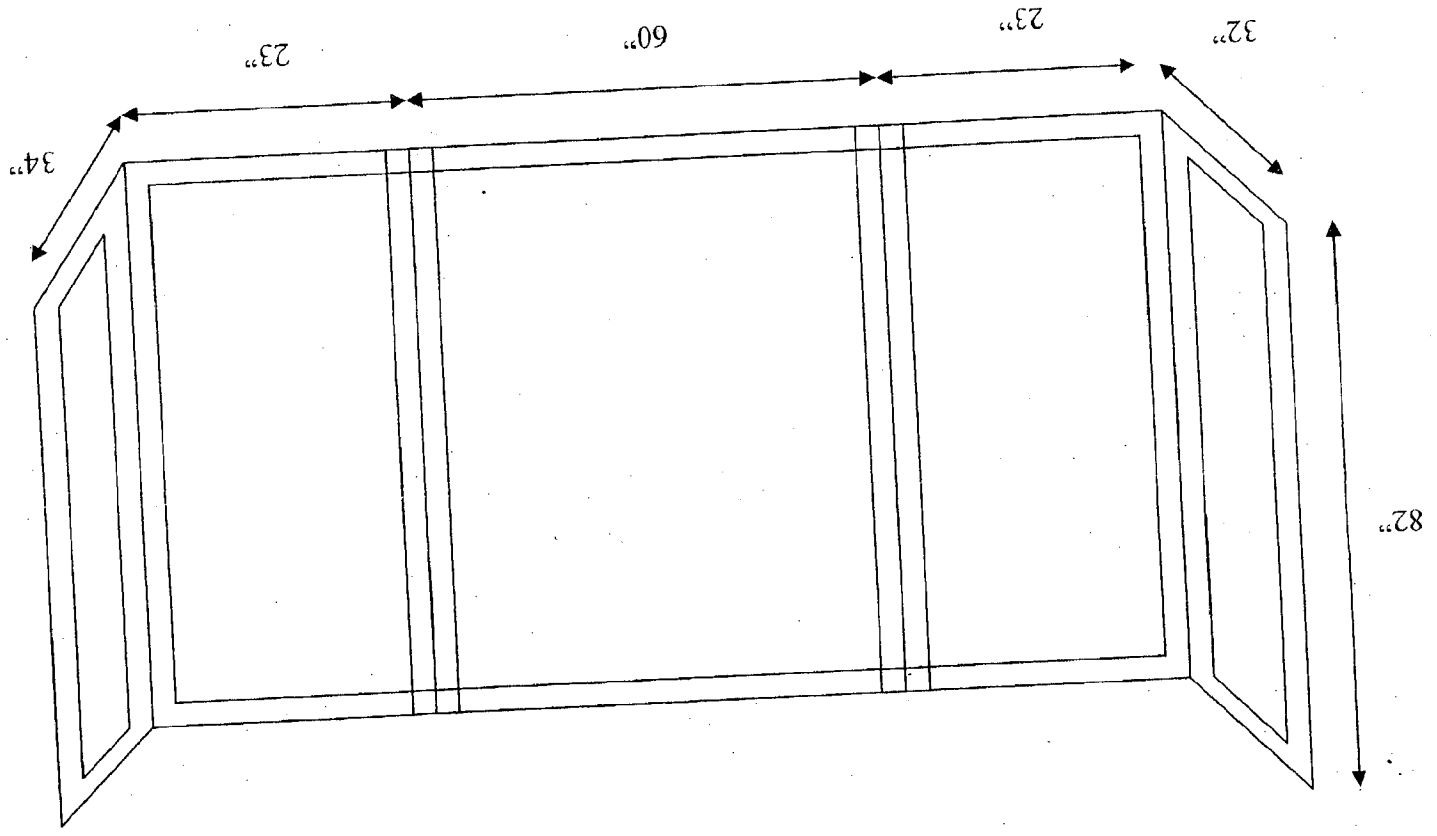
Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district.

Sincerely,



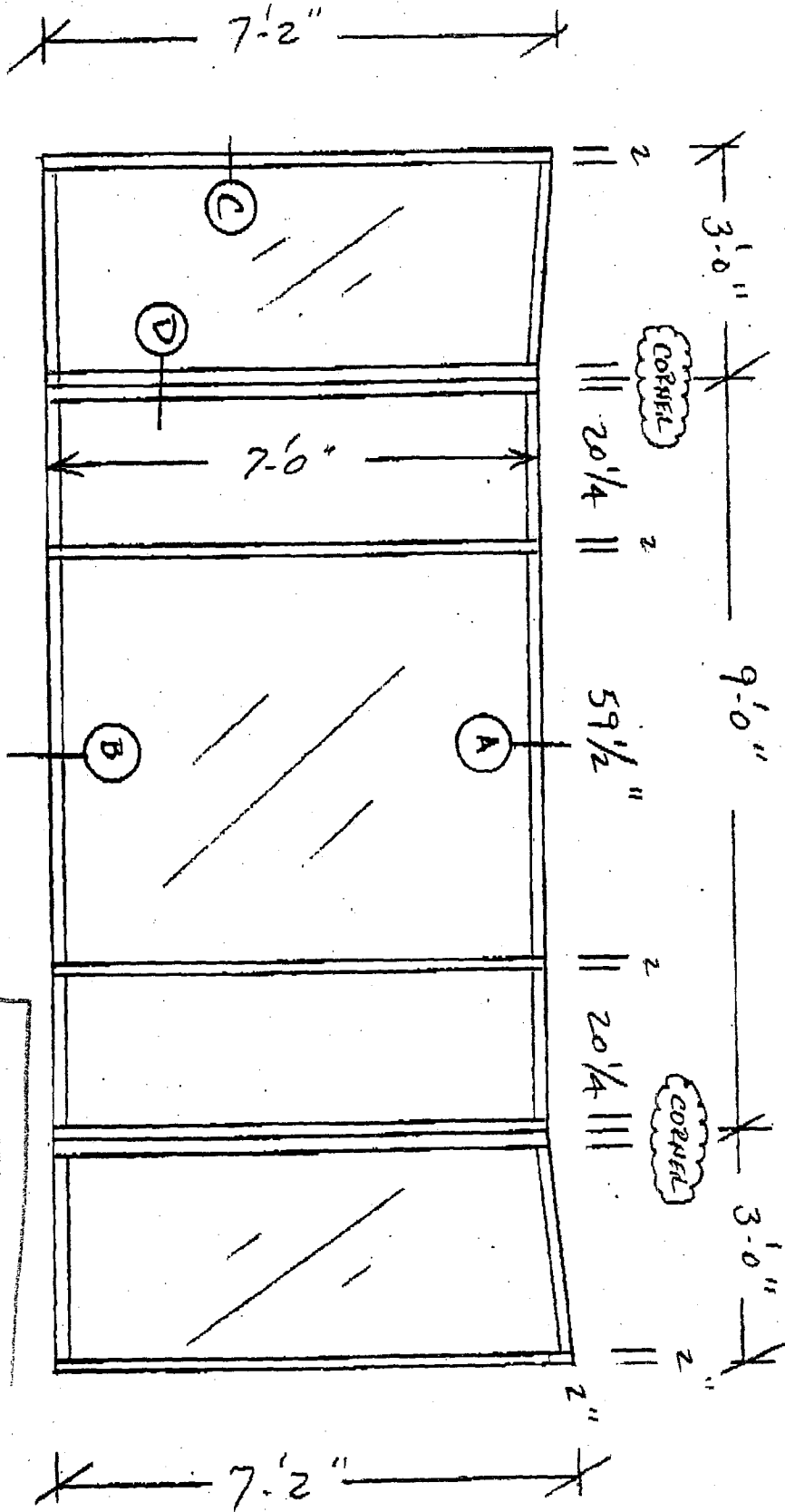
Sara Anne Daines
Director, HCD

APPROVED
Planning Board
10/27/08



Site Plan

PLAN:
TRUCK FRONT SHOP



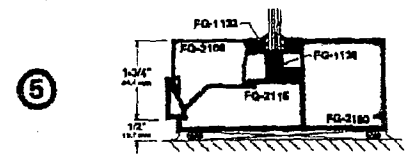
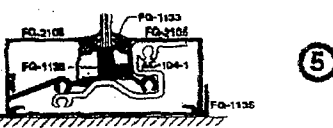
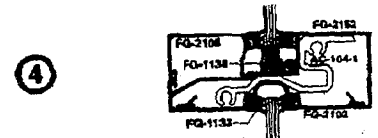
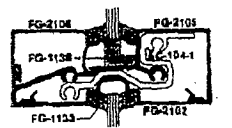
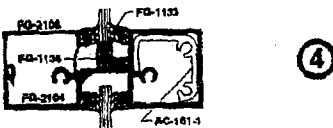
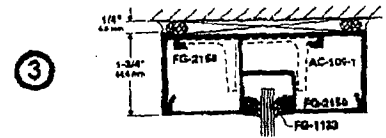
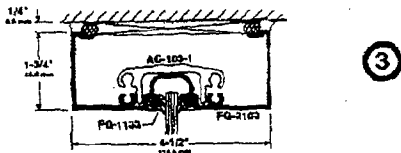
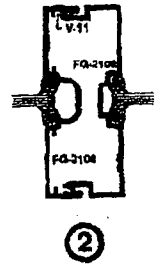
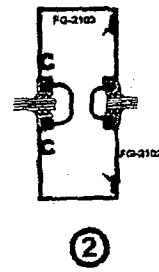
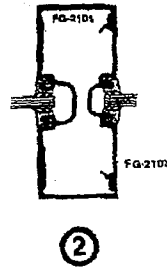
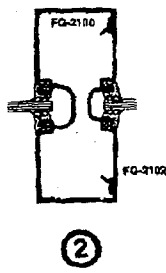
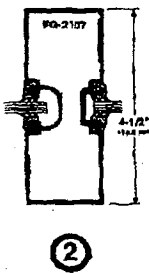
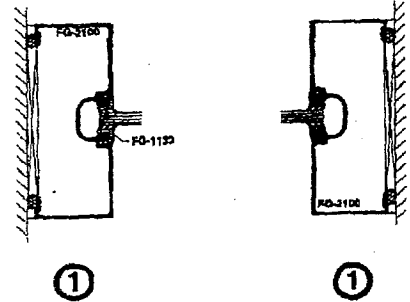
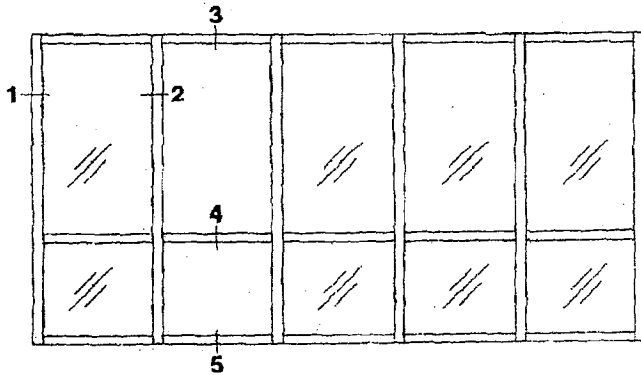
1-REG D

APPROVED

[Signature]

GENERAL GLASS CORP

Material



SCREW SPLINE/SHEAR BLOCK ASSEMBLY

ALTERNATE HORIZONTAL

STACK ASSEMBLY

APPROVED
HARRIS DESIGN GROUP
10/22/95

**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:

See attached

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

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.
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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.

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- 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.
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If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

John R. Urciolo
6935 Laurel Ave # 100
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

John R. Urciolo
6935 Laurel Ave # 100
Takoma Park, MD 20912

URCIOLO PROPERTIES, LLC
TAKOMA METRO SHOPPING CENTER
6935 LAUREL AVENUE ~ SUITE 100
TAKOMA PARK, MD 20912
(301) 270-4442 * (301) 270-6487 FAX

MEMORANDUM

TO: Main Street Takoma

FROM: John R. Urciolo

DATE: September 21, 2006

RE: Park Florist Takoma - 6921 Laurel Avenue

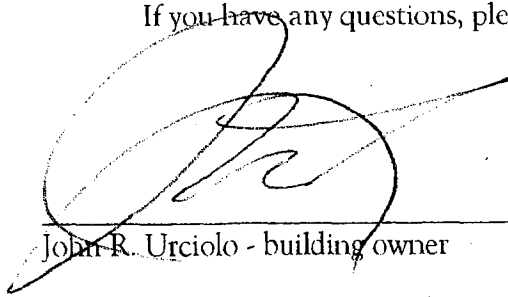
Attn: Facade Improvement Program Committee

Dear Sirs:

Please be advised that I am the owner of the building located at 6921 Laurel Avenue in Takoma Park, Md. My tenant, Jeanie Chung, has applied for a Facade Improvement to her storefront through your program at Main Street Takoma.

Please be advised that she has shown me all of her plans and as the building owner have approve the renovations she is seeking.

If you have any questions, please fell free to contact me at the number above.



John R. Urciolo - building owner

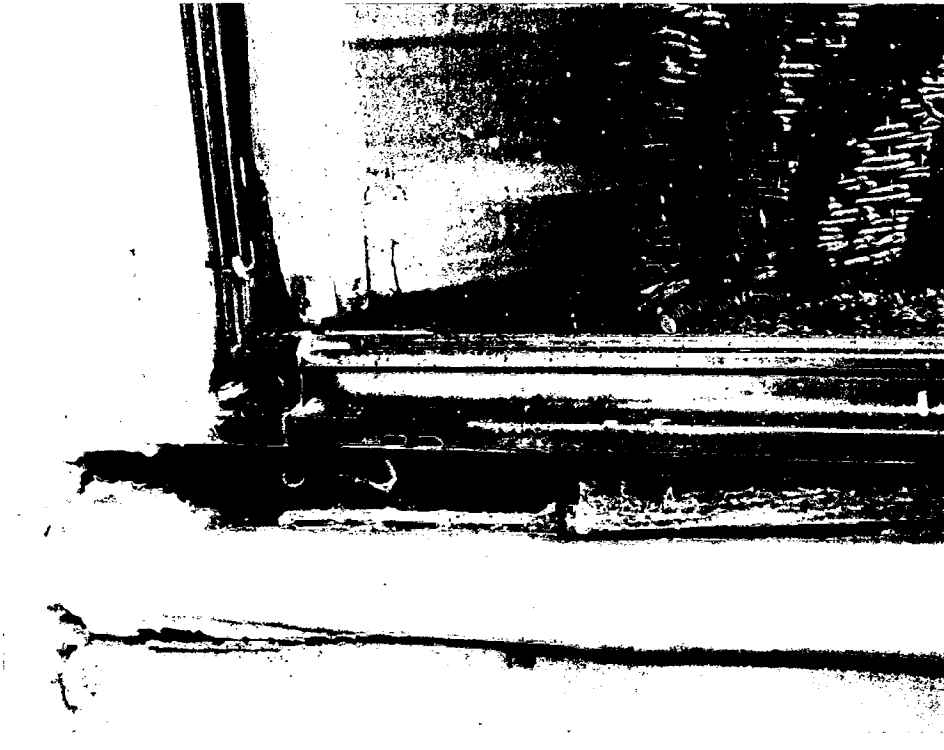
Picture 1 Existing Store Front



Picture 2 Bottom



Picture 3 Bottom Left hand Corner



Picture 4 Top Right Hand Corner



Picture 5 Adjacent Front Door



Picture 6 Store Front of neighboring 6909



Office of Housing and Community Development



The City of
Takoma Park

7500 Maple Avenue
Takoma Park, MD 20912
Tel: (301) 891-7119
Fax: (301) 270-4568

To:	Jania Jolly
Fax:	301-563-3412
From:	<i>[Signature]</i>
Subject:	6921 Laurel Avenue - HPC Agency
Date:	25 Oct 2006
Pages:	2, including cover sheet

Jania -
Spoke with John Hume who is working with
Jeanne Ha on her storefront project. He asked
that I re-send this to you.

If you have any questions, please give
me a call.

[Signature]

301-891-7224

If you did not receive all pages of this fax transmission, please call 301-891-7119.
Thank you.

Tully, Tania

From: Tully, Tania
Sent: Tuesday, October 10, 2006 3:47 PM
To: Sara Anne Daines (E-mail)
Subject: 6921 Laurel Avenue, Urciolo Store Front

Sara-

It is my understanding that Mr. Urciolo received approval for replacing the storefront at 6921 Laurel Avenue. Do you have a letter?

Thanks,
Tania

Tania Georgiou Tully
Senior Planner
Montgomery County Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	6921 Laurel Ave, Takoma Park	Meeting Date:	10/25/2006
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	10/18/2006
Applicant:	John Urciolo (Jeanne Ha, Agent)	Public Notice:	10/11/2006
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-06DDD	Staff:	Tania Tully
PROPOSAL:	window replacement		
RECOMMENDATION:	Approve with Condition		

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the **Takoma Park Historic District**
STYLE: Art Deco-ish
DATE: 1980s

PROPOSAL:

Replace existing storefront windows.

STAFF RECOMMENDATION:

- Approval
 Approval with conditions

1. Applicant must obtain approval from the Takoma Park Façade Advisory Board.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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.

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.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
 4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
 5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 6. Signs that are in conformance with all other County sign regulations.
 7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
 8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
 9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
 10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
 11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
 12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
 13. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
 14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

434392

HISTORIC PRESERVATION COMMISSION
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3A. Height _____ feet _____ inches

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

9/21/06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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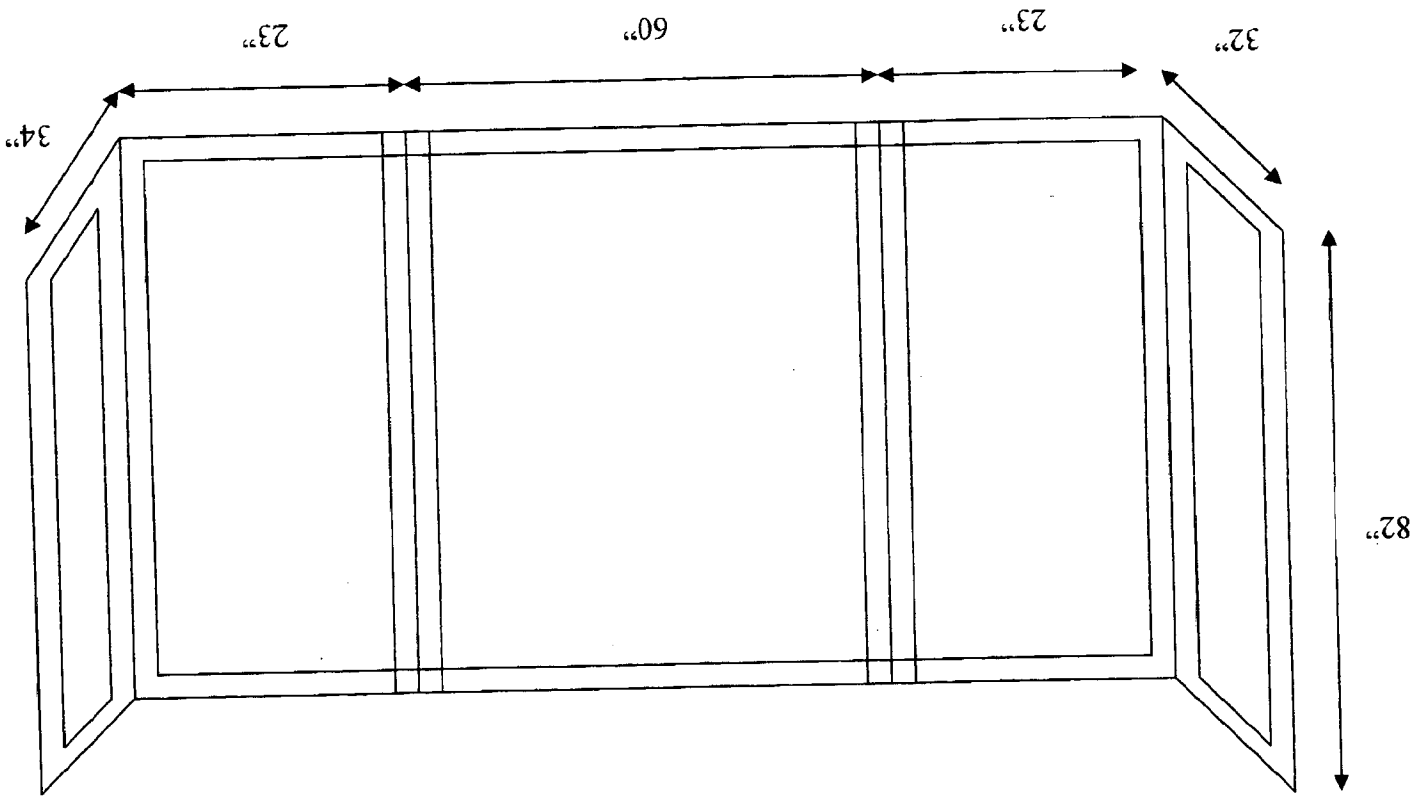
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(7)

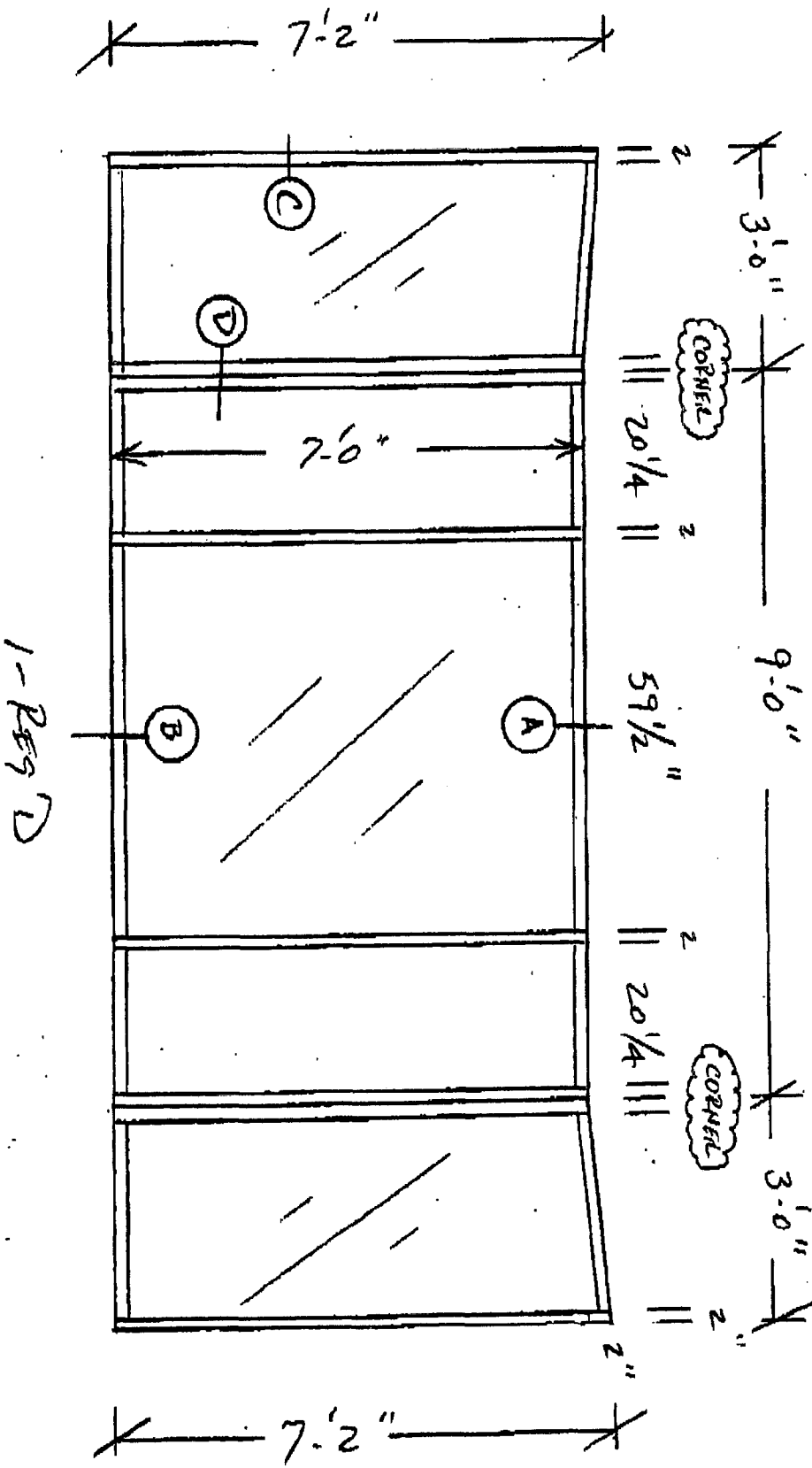


Site Plan

(7)

8

PLAN.
Thick Flourest stop.

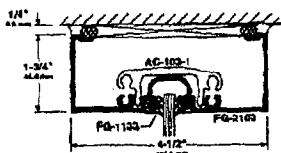
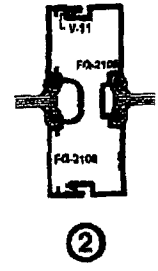
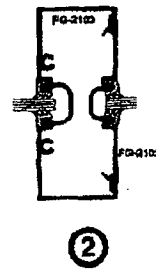
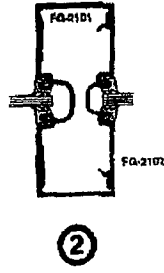
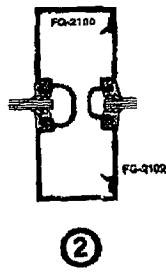
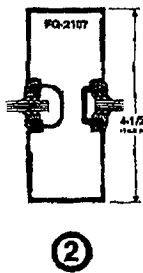
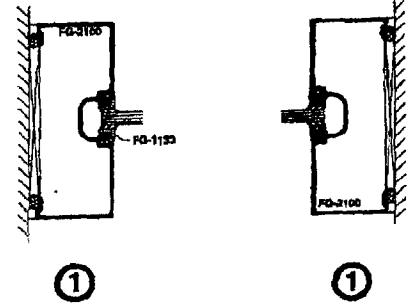
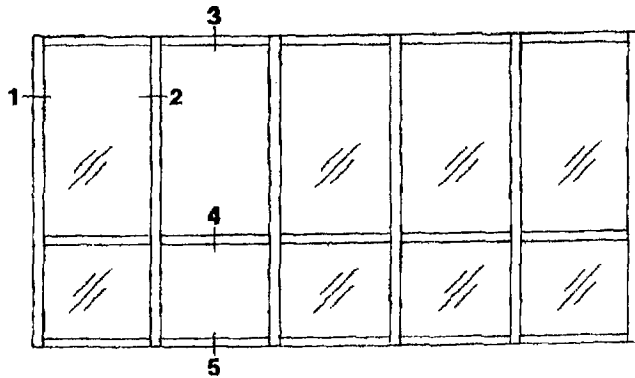


Material

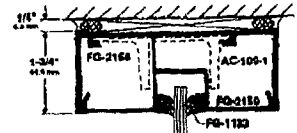
VISTAWALL
ARCHITECTURAL PRODUCTS

SERIES 2000 1-3/4" x 4-1/2" FLUSH GLAZE

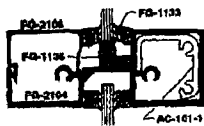
SCALE = 1/4 SIZE



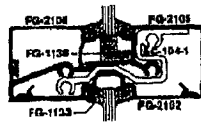
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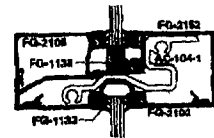
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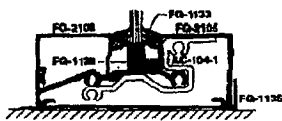
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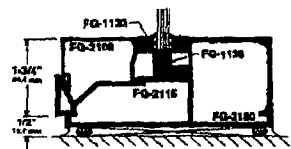
4



ALTERNATE HORIZONTAL



5



5

SCREW SPLINE/SHEAR BLOCK ASSEMBLY

STACK ASSEMBLY

9

Picture 1 Existing Store Front



Picture 2 Bottom



Picture 3 Bottom Left hand Corner



Picture 4 Top Right Hand Corner



Picture 5 Adjacent Front Door



Picture 6 Store Front of neighboring 6909



URCIOLO PROPERTIES, LLC
TAKOMA METRO SHOPPING CENTER
6935 LAUREL AVENUE ~ SUITE 100
TAKOMA PARK, MD 20912
(301) 270-4442 * (301) 270-6487 FAX

MEMORANDUM

TO: Main Street Takoma

FROM: John R. Urciolo

DATE: September 21, 2006

RE: Park Florist Takoma - 6921 Laurel Avenue

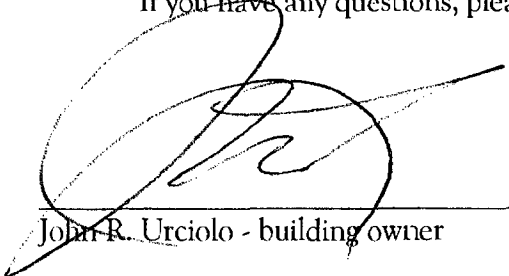
Attn: Facade Improvement Program Committee

Dear Sirs:

Please be advised that I am the owner of the building located at 6921 Laurel Avenue in Takoma Park, Md. My tenant, Jeanie Chung, has applied for a Facade Improvement to her storefront through your program at Main Street Takoma.

Please be advised that she has shown me all of her plans and as the building owner have approve the renovations she is seeking.

If you have any questions, please fell free to contact me at the number above.



John R. Urciolo - building owner

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

Owner's mailing address John R. Urciolo 6935 Laurel Ave #100 Takoma Park, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
John R. Urciolo 6935 Laurel Ave #100 Takoma Park, MD 20912	