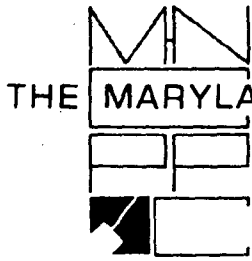


37/3-97X<sup>REV 2/9</sup> 201 Ethan Allen Avenue  
(Takoma Park Historic District) REVISION  
(1)

201 Ethan Allen - Takoma Coop



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

DATE: 9-24-97

**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: Robert & Dorothy Turner

Address: 201 Ethen Allen Ave Takoma Park

\*\*\*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.



URN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

**HISTORIC PRESERVATION COMMISSION**  
**301/495-4570**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

REVISION TO H.A.W.P. # 9706130064 Contact Person: JAMIE R. KARN  
Daytime Phone No.: 301-588-6409

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: ROBERT & DOROTHY TORNER Daytime Phone No.: 301-270-6800  
Address: 10224 LESLIE ST. SILVER SPRING MD. 20902  
Street Number City State Zip Code  
Contractor: OPUS 3, INC. Phone No.: 301-608-9700  
Contractor Registration No.: #049272  
Agent for Owner: JAMIE R. KARN AIA Daytime Phone No.: 301-588-6409

**LOCATION OF BUILDING/PREMISE**

House Number: 201 Street: ETHAN ALLEN AVENUE  
Town/City: TAYLOR PARK Nearest Cross Street: SYCAMORE AVE.  
Lot: 37 Block: 19 Subdivision: B.F. GILBERT'S ADDITION  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

\* REVISION TO H.A.W.P. # 9706130064 \*

- 1A. CHECK ALL APPLICABLE: **CHECK ALL APPLICABLE:**
- |   |  |   |  |                                    |  |  |                               |                               |
|---|--|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition                                 | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove                             | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair            | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input checked="" type="checkbox"/> Other: <u>CANOPY, LOADING RAMP</u> |  |                               |                               |
- 1B. Construction cost estimate: \$ \$21,500.00
- 1C. If this is a revision of a previously approved active permit, see Permit #: 9706130064

**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.

Jamie R. Karn Date: 9/3/97  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 9709030066 Date Filed: 9-3-97 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

(A)

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



**GENERAL DESCRIPTION OF PROJECT**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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.  
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).

**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.**



**TAKOMA PARK SILVER SPRING CO-OPERATIVE**  
201 Ethan Allen Avenue Takoma Park, Maryland

**DESCRIPTION OF WORK/MATERIAL SPECIFICATION @ FRONT OF STORE**

At the front of the building we propose to create a patio by installing a combination of brick and concrete paving for walking and sitting areas, and building an 18" to 24" tall brick garden wall around the perimeter. The brick paving will be softened with planting along the front of the store and around the inside of the garden wall. There will also be planting in the center of the patio/garden. The brick will be selected to match the brick used around the pavillion across Ethan Allen Avenue from the store.

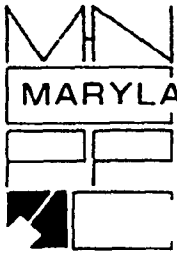
We also propose to construct a new canopy over the entrance doors and projecting out to the sidewalk. This canopy will shelter the area in front of the doors from precipitation, and will give the front of the building more character and presence. The canopy will be constructed of steel tube beams, steel pipe columns designed with 1" pipe webbing between them, and aluminum flashing (to match the existing flashing at the storefront) around the flat roof. The roof will be a flat EPDM membrane roof over fiberboard over galvanized steel decking on galvanized structural steel stud framing. The steel beams and columns will be painted a red that will be selected to match the brick at the existing building.

**DESCRIPTION OF WORK/MATERIAL SPECIFICATION @ LOADING RAMP**

The loading ramp we propose to build will be screened from view from Columbia Avenue by the existing trees. It will be partially screened from the front by the existing grade. The ramp is actually sloping down from the existing grade, so only the front portion of the ramp, and the railing will be visible from Ethan Allen Avenue. The ramp will be constructed of pressure treated lumber and galvanized bolts.

The long term plan is for this ramp to be removed when the City of Takoma Park develops the site next to the existing building. At that time a permanent loading dock will be constructed, and a new Historic Area Work Permit will be applied for. The current assumption is that the city will build along the street edge and the future loading dock will be screened from view from the street.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Ray Lefler* 9/24/97



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

DATE: 9-24-97

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

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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!

**TAKOMA PARK SILVER SPRING CO-OPERATIVE**

201 Ethan Allen Avenue Takoma Park, Maryland

**ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

7126 Sycamore Avenue  
Takoma Park, Md. 20912

7129 Sycamore Avenue  
Takoma Park, Md. 20912

7131 Sycamore Avenue  
Takoma Park, Md. 20912

7133 Sycamore Avenue  
Takoma Park, Md. 20910

Public Pavilion  
7301 Carrol Avenue  
Takoma Park, Md. 20912

Vacant Lot  
7215 Carrol Avenue  
Takoma Park, Md. 20912  
(City of Takoma Park -Takoma Junction)

7302 Carrol Avenue  
Takoma Park, Md. 20912

7304 Carrol Avenue  
Takoma Park, Md. 20912

Please forward information to the City of Takoma Park:

Ms. Beverly Habada  
City Administrator  
City of Takoma Park  
7500 Maple Avenue  
Takoma Park, Md. 20912



Council  
cc: Sickle

RECEIVED

AUG - 6 1997

Office of City Administrator

Dt: August 5, 1997

To: Peter Franchot, Maryland State Delegate  
Bruce Williams, City Council Member, Takoma Park  
Beverly Habada, City Administrator, Takoma Park  
Ed Sharp, Mayor, Takoma Park  
Perry Kephart, Historic District Commission  
Larry Bassett, Takoma Park/Silver Spring Food Coop  
Joe Klockner, Takoma Park/Silver Spring Food Coop

Fr: Residents of Sycamore and Columbia Avenues.  
(Terry Clifford and Tom Thomas—on behalf of neighbors living around the  
"Turner Electric" site.)

Re: The Food Coop becomes our neighbor:  
Location of the Coop's Loading Dock and trash dumpsters.  
Other neighborhood concerns.

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In the past few weeks, open meetings have been held by residents of Sycamore, Columbia, and Poplar Avenues—all streets that will be significantly affected by the move of the Silver Spring/Takoma Park Coop into the building currently occupied by Turner Electric.

There is enthusiasm for the relocation of the Silver Spring/Takoma Park Coop to the Turner Electric building. There is also a general feeling that generous state and city funding allocated for this move provides an opportunity to address important neighborhood concerns and issues associated with the move.

Neighbors agreed to convey our sentiments to city, county, and state officials about the location of the Coop's loading dock and trash facilities following a July 17 meeting with Coop representatives:

**The loading dock and trash need to be located on the west (business) side of the building from the first day of Coop business.** For reasons of safety, sanitation, noise, and residential integrity, the loading dock and Coop waste dumpsters should not be located on the Sycamore or Columbia Avenue sides of the property.

The Coop has indicated a willingness to accommodate this request. Residents now request that the Coop, the City of Takoma Park, and Montgomery County move

expeditiously on any required permits or actions necessary to accomplish this. Coop representatives have told us that this location of the loading dock and trash requires resolution of several issues with the City of Takoma Park and Montgomery County. We sincerely hope our letter will not delay the Coop's move and renovation.

There are other issues that need to be addressed as well:

- **Residents have many traffic-related concerns.** Traffic will increase on our streets as a result of the Coop move. The intersection at East-West Highway, Sycamore Avenue and Carroll Avenue, and traffic on Sycamore and Columbia Avenues is already perceived to be a *significant* problem by residents of Sycamore and Columbia.

We realize this involves more than neighbors and the Coop working together. Bruce Williams has offered to help bring residents together with appropriate officials in early fall.

- **Additional concerns include parking by Coop customers on our already congested streets, increased trash, a rise in crime, adequate renovation and integration of the Coop's outside areas into our residential space, increased noise, and general issues that affect the safety of our children and other residents.** We look forward to addressing these concerns in appropriate venues.

There was mutual agreement that continued communication between the Coop and residents of the surrounding streets is essential to a smoothly completed move of the Coop into our neighborhood. That communication should continue beyond the renovation phase to assure smooth relations over time.

State Delegate Peter Franchot, City Council member Bruce Williams, and Coop Store Manager Larry Bassett have all assured us that our concerns will be addressed throughout this process.

An overriding concern is that the Coop Site be renovated in a manner that integrates it into the residential neighborhood it faces on the Sycamore and Columbia sides. This is completely under the control of the Coop. We need design decisions that reflect a sensibility about the neighborhood setting of the Sycamore and Columbia sides of the Coop. The neighbors will live with those decisions day-in, day-out.

Thank you. We look forward to communication and actions to assure that the Coop's move and successful business operations occur with widespread residential support.

CC: Residents of Sycamore Avenue, Columbia Avenue and Poplar Avenue



## **PROPOSAL**

Applicant proposes to:

1. Modify the entrance to the store with the addition of a patio made of brick and concrete paving to serve as a walking and sitting area. There is an 18" to 24" brick wall around the area and plantings proposed for the front of the store. The brick is to match that used on the pavillion that is situated across from the store.
2. Construct an art moderne canopy over the entrance doors and projecting out to the sidewalk. The canopy is to be made of steel tube beams, pipe columns and 1' pipe webbing with aluminum flashing (to match that used on the storefront). The roof will be a flat EPDM membrane over fiberboard over galvanized steel decking with stell stud framing. The beams and columns are to be painted red to match the brick on the existing building.
3. Construct a loading ramp 6'9" x 41'1" of pressure treated lumber and galvanized bolts on the rear of the right facade (the side away from Sycamore Avenue). This ramp is to be removed when the City of Takoma Park develops the site next to the building.

## **STAFF DISCUSSION**

The work that is being proposed for this non-contributing resource is in keeping with the period of the building. The changes to the front facade are within the Takoma Park Guidelines and sensitive to the streetscape along which they will be seen.

The canopy proposed for the front facade is evocative of the period in which the store was constructed and, together with the patio, present a welcoming - and appetizing - entrance to the food store.

The changes to the side and rear facades on a non-contributing building would not ordinarily be subject to special review except that they are somewhat visible from a public right-of-way. The applicant should be commended for taking this into consideration. All the changes proposed are appropriate to the style, scale and period of the building and in keeping with the commercial nature of the setting. The ramp will be obscured from Columbia Avenue by trees and will only be seen when driving up Ethan Allen Avenue. The ramp is built of impermanent materials as it is sited on property owned by the City of Takoma Park. The site is expected to be developed and the ramp may or may not remain at the proposed site. When that is decided, the applicant will apply for the appropriate revisions to the work permit. The neighbors have indicated that they feel strongly that most of the loading should take place away from the Sycamore Avenue parking lot as it is used as a walkway by neighborhood children. Placement of the ramp is in response to these concerns.

## **STAFF RECOMMENDATION**

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

and with the Secretary of the Interior's Standards for Rehabilitation #10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired,

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 Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

REVISION TO H.A.W.P. #9706130064

Contact Person: JAMIE R. KARN  
Daytime Phone No.: 301-588-6409

Tax Account No.: \_\_\_\_\_

Name of Property Owner: ROBERT & DOROTHY TORRAL Daytime Phone No.: 301-270-6800  
Address: 10224 LESLIE ST. SILVER SPRING MD. 20902  
Street Number City State Zip Code

Contractor: OPUS 3, INC. Phone No.: 301-608-9700

Contractor Registration No.: #049272

Agent for Owner: JAMIE R. KARN AIA Daytime Phone No.: 301-588-6409

**LOCATION OF BUILDING/PREMISE**

House Number: 201 Street: ETHAN ALLEN AVENUE  
Town/City: TAYLOR PARK Nearest Cross Street: SYCAMORE AVE.  
Lot: 37 Block: 19 Subdivision: B.F. GILBERT'S ADDITION  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

*\* REVISION TO H.A.W.P. #9706130064*

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

1B. Construction cost estimate: \$ \$21,500.00

1C. If this is a revision of a previously approved active permit, see Permit # 9706130064

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
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- 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.*

Jamie R. Karn  
Signature of owner or authorized agent

9/3/17  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission



**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:

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

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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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**TAKOMA PARK SILVER SPRING CO-OPERATIVE**  
201 Ethan Allen Avenue Takoma Park, Maryland

**DESCRIPTION OF WORK/MATERIAL SPECIFICATION @ FRONT OF STORE**

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**TAKOMA PARK SILVER SPRING CO-OPERATIVE**

201 Ethan Allen Avenue Takoma Park, Maryland

**ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

7126 Sycamore Avenue  
Takoma Park, Md. 20912

7129 Sycamore Avenue  
Takoma Park, Md. 20912

7131 Sycamore Avenue  
Takoma Park, Md. 20912

7133 Sycamore Avenue  
Takoma Park, Md. 20910

Public Pavilion  
7301 Carrol Avenue  
Takoma Park, Md. 20912

Vacant Lot  
7215 Carrol Avenue  
Takoma Park, Md. 20912  
(City of Takoma Park -Takoma Junction)

7302 Carrol Avenue  
Takoma Park, Md. 20912

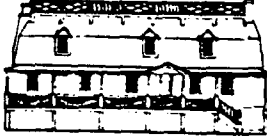
7304 Carrol Avenue  
Takoma Park, Md. 20912

Please forward information to the City of Takoma Park:

Ms. Beverly Habada  
City Administrator  
City of Takoma Park  
7500 Maple Avenue  
Takoma Park, Md. 20912

7

MARYLAND  
HISTORICAL



TRUST

Parris N. Glendening, Governor  
Patricia J. Payne, Secretary

July 23, 1997

Office of Preservation Services

Ms. Jean M. Sickle  
CD Coordinator  
City of Takoma Park  
7500 Maple Avenue  
Takoma Park, Maryland 20912

RE: Takoma Junction Revitalization - Loan of 1996  
Turner Electric Company Building (201 Ethan Allen Ave.)  
Montgomery County, Maryland  
Historic Preservation Review


Dear Ms. Sickle:

Thank you for the additional information submitted for the above-referenced project, received 3 July 1997. The Maryland Historical Trust has reviewed the Rehabilitation of the Turner Electric Company Building, a portion of the proposed bond bill project, to evaluate its effects on historic properties, pursuant to Article 83B, Section 5-617 of the Annotated Code of Maryland. We have determined that the rehabilitation project will have no adverse effect on the Maryland Register eligible Takoma Park Historic District provided that the following condition is met:

The City of Takoma Park will submit final construction drawings, including elevation details of the proposed canopy, to the Maryland Historical Trust for review and approval prior to construction.

By copy of this letter, we are notifying the Board of Public Works (BPW) that the project's historic preservation review and consultation process has been concluded. If you have any questions, please contact me at (410) 514-7630.

Sincerely,

  
Jo Ellen Freese  
Administrator  
Project Review and Compliance

JEF/jef



EQUAL HOUSING  
OPPORTUNITY

Division of Historical and Cultural Programs  
100 Community Place • Crownsville, Maryland 21032 • (410) 514-\_\_\_\_\_

*The Maryland Department of Housing and Community Development (DHCD) pledges to foster  
the letter and spirit of the law for achieving equal housing opportunity in Maryland.*



**TAKOMA PARK SILVER SPRING CO-OPERATIVE**  
201 Ethan Allen Avenue Takoma Park, Maryland



FRONT OF STORE (NORTH -FACING ETHAN ALLEN) AND PARTIAL R. WEST SIDE



EAST SIDE OF STORE (FACING SYCAMORE AVENUE)

(a)



REAR OF STORE (SOUTH - FACING COLUMBIA AVE.) & PARTIAL EAST SIDE



PARTIAL REAR (SOUTH) & PARTIAL WEST SIDE (FACING TAKOMA JUNCTION)

(10)

Dt: August 5, 1997

To: Peter Franchot, Maryland State Delegate  
Bruce Williams, City Council Member, Takoma Park  
Beverly Habada, City Administrator, Takoma Park  
Ed Sharp, Mayor, Takoma Park  
Perry Kephart, Historic District Commission  
Larry Bassett, Takoma Park/Silver Spring Food Coop  
Joe Klockner, Takoma Park/Silver Spring Food Coop

Fr: Residents of Sycamore and Columbia Avenues.  
(Terry Clifford and Tom Thomas—on behalf of neighbors living around the  
"Turner Electric" site.)

Re: The Food Coop becomes our neighbor:  
Location of the Coop's Loading Dock and trash dumpsters.  
Other neighborhood concerns.

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In the past few weeks, open meetings have been held by residents of Sycamore, Columbia, and Poplar Avenues—all streets that will be significantly affected by the move of the Silver Spring/Takoma Park Coop into the building currently occupied by Turner Electric.

There is enthusiasm for the relocation of the Silver Spring/Takoma Park Coop to the Turner Electric building. There is also a general feeling that generous state and city funding allocated for this move provides an opportunity to address important neighborhood concerns and issues associated with the move.

Neighbors agreed to convey our sentiments to city, county, and state officials about the location of the Coop's loading dock and trash facilities following a July 17 meeting with Coop representatives:

**The loading dock and trash need to be located on the west (business) side of the building from the first day of Coop business.** For reasons of safety, sanitation, noise, and residential integrity, the loading dock and Coop waste dumpsters should not be located on the Sycamore or Columbia Avenue sides of the property.

The Coop has indicated a willingness to accommodate this request. Residents now request that the Coop, the City of Takoma Park, and Montgomery County move

(11)

expeditiously on any required permits or actions necessary to accomplish this. Coop representatives have told us that this location of the loading dock and trash requires resolution of several issues with the City of Takoma Park and Montgomery County. We sincerely hope our letter will not delay the Coop's move and renovation.

There are other issues that need to be addressed as well:

- **Residents have many traffic-related concerns.** Traffic will increase on our streets as a result of the Coop move. The intersection at East-West Highway, Sycamore Avenue and Carroll Avenue, and traffic on Sycamore and Columbia Avenues is already perceived to be a *significant* problem by residents of Sycamore and Columbia.

We realize this involves more than neighbors and the Coop working together. Bruce Williams has offered to help bring residents together with appropriate officials in early fall.

- **Additional concerns include parking by Coop customers on our already congested streets, increased trash, a rise in crime, adequate renovation and integration of the Coop's outside areas into our residential space, increased noise, and general issues that affect the safety of our children and other residents.** We look forward to addressing these concerns in appropriate venues.

There was mutual agreement that continued communication between the Coop and residents of the surrounding streets is essential to a smoothly completed move of the Coop into our neighborhood. That communication should continue beyond the renovation phase to assure smooth relations over time.

State Delegate Peter Franchot, City Council member Bruce Williams, and Coop Store Manager Larry Bassett have all assured us that our concerns will be addressed throughout this process.

An overriding concern is that the Coop Site be renovated in a manner that integrates it into the residential neighborhood it faces on the Sycamore and Columbia sides. This is completely under the control of the Coop. We need design decisions that reflect a sensibility about the neighborhood setting of the Sycamore and Columbia sides of the Coop. The neighbors will live with those decisions day-in, day-out.

Thank you. We look forward to communication and actions to assure that the Coop's move and successful business operations occur with widespread residential support.

CC: Residents of Sycamore Avenue, Columbia Avenue and Poplar Avenue