7 37/3-97X 201 Ethan Allen Avenue _ (Takoma Park Historic District)REVISION

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MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE:	9-	24	.9	7	

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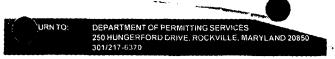
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Robert & Dorothy Turner

Address: 201 Ethen Allen Auz 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.





HISTORIC PRESERVATION COMMISSION 301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

- REVISION TO H.A.W.P. #970613064 Contact Person: JAMIE R. KARN
Daytime Phone No.: 301 - 588 -6409
Tax Account No.:
Name of Property Owner: POBEAT DONOTH TOWN Daytime Phone No.: 301 - 270 - 6800
Address: 10224 LESLIE ST. SILVER SIRING MD. 70902 Street Number City Start 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, 2
TOWN/City: TAKOMA PARK Nearest Cross Street SYCAMONE AVE.
Lat: 37 Block: 19 Subdivision: B.F. GILBERTS ADDITION
Liber: Folio: Parcel:
PART ONE: TYPE OF PERMIT ACTION AND USE REVIEW TO H.A.W. P. #9706130064"
1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
Construct
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
Revision Repair Revocable Fence/Wall (complete Section 4) Other CAUNT LEASING RA
1B. Construction cost estimete: \$ \$21,500.00
1C. If this is a revision of a previously approved active permit, see Permit # 9706 130064
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
2A. Type of sewege disposel: 01 WSSC 02 Septic 03 Dither:
2B. Type of water supply: 01 WSSC 1 02 Well Well of Well of Other:
PART THREE; COMPLETE ONLY FOR FENCE/RETAINING WALL
A Height feet inches
BB. Indicate whether the fence or retaining well is to be constructed on one of the following locations:
On Party line/property line (1987)
approximately and the second of the second o
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.
The state of the s
Signature of owner or euthorized agent
Approved: For Energies on, Historic Preservation Commission 94, 205 to 1, 138, 104
Disapproved: (a control of the desired Signature) (a south from the control of th
Application/Permit No.: 9109030006 Date Filed: 9-3-9/ Date Issued:

LOWING ITEMS MUSIC BE COMPLETED AN THE MED DOCUMENTS MUST ACCOMPANY THIS APPLICATION



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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

5.

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) DR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



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
Listoric Preservation Commission

AND-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

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!

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

RECEIVED

Council cc: Sickle

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.

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

The Coop Becomes our Neighbor Page 2

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

201 Ethan Allen Avenue

Meeting Date: 09/24/97

Resource:

Takoma Park Historic District

Review: HAWP

Case Number: 37/3-97X (REVISION) (1)

Tax Credit: None

Public Notice: 09/10/97

Report Date: 09/17/97

Applicant:

Robert & Dorothy Turner

Staff: Perry Kephart

PROPOSAL: Commercial Renovation

RECOMMEND: Approval

DATE OF CONSTRUCTION:

ca. 1941

SIGNIFICANCE: Non-contributing resource in Takoma Park Historic District.

ARCHITECTURAL DESCRIPTION

The structure is a one story commercial building with a dark red brick and terra cotta tile exterior with gray stone quoining on the front corners. The building has a flat roof with parapet walls. The store front is aluminum and glass extending the width of the front facade with one entrance on the right side of the front facade. There is colored tile set below the front windows. The left side wall is plain brick with simple buttresses, the right side wall is red terra cotta tile. To the right of the building is a grassy open area. To the left is a paved parking lot that is the corner feature of Sycamore and Ethan Allen Avenues and has a rear retaining wall with a pipe guardrail as the grade slopes steeply to the rear of the store. The rear facade is two story and faces out on Columbia Avenue. There are two doors on the lower level and four window openings on the upper level. A second retaining wall with a guardrail marks the rear edge of the property line where Columbia Avenue drops off steeply to the left.

BACKGROUND

Built in 1941 as a Safeway, the store has been an electric motor repair business since 1967 and has now being renovated and converted back into a grocery store for the Takoma Park Silver Spring Co-operative. As explained in the accompanying notes, the applicant is completing work on the building in two or three phases depending on arrangements for a west loading dock that are being negotiated with the City of Takoma Park, and on the availability of funds to upgrade the front of the building.



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

2	- 201 - Cara -1.479
	Daytime Phone No.: 301-588-6409
Tax Account No.:	_
Name of Property Owner: ROBELT'S DOROTH TORNEL	Daytime Phone No.: 301 - 270 - 6800
Address: 10224 LESLIE ST. SILVER STRIP Street Number City	NG MD. 20902
·	•
Contractor: OPUS 3 / INC. Contractor Registration No.: #049272	Phone No.: <u>501 - 600 1160</u>
Agent for Owner: JAMIE R. KARU AJA	Destine Phone No. 201 - 689 - 1.4/9
Agent for Owner: 24010 F.	Daytime Phone No.:
LOCATION OF BUILDING/PREMISE	
House Number: 201 Street:Street:Street:	ETHAN ALLEN AVENUE
Lot: 37 Block: 19 Subdivision: $B.F.$ 6	ALBERTS ADDITION
Liber: Folio: Parcel:	
·	Fireplace Woodburning Stove Single Family I (complete Section 4) A Other: CANON, LOADING CA
2A. Type of sewage disposal: 01 💢 WSSC 02 🗆 Septic	03
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 follo	
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 app approved by all agencies listed and I hereby acknowledge and accept this to be a cont	
$V \sim Q V$	9/2/52
Signature of owner or authorized agent	
	,

For Chairperson, Historic Preservation Commission

Approved:

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

<u>w</u>	RITTEN DESCRIPTION OF PROJECT				,			
a.	Description of existing structure(s) a	nd environmental	l setting, including th	; neir historical fe	atures and signi	ficance:		
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							——————————————————————————————————————	
		 			~~.	 		
				 				
b.	General description of project and its	effect on the his	toric resource(s), the	environmental	setting, and, wi	nere applicable, the	historic distric	at:
			:		-			
								12.7
							A Section 1	**
S	<u>TE PLAN</u>		· · · · ·					
Si	te and environmental setting, drawn to	scale. You may t	use your plat. Your s	ite plan must ind	clude:			•••
a.	the scale, north arrow, and date;		1				c	
b.	dimensions of all existing and propos	sed structures: a	nd ·		,			
U.					. <u>-</u>			
C.	site features such as walkways, drive	ways, fences, po	onds, streams, trash	dumpsters, me	chanical equipn	nent, and landscáp	ing.	
P	LANS AND ELEVATIONS						f.	s.
	· · · · · · · · · · · · · · · · · · ·			4 7 6		, ,		
Yo	ou must submit 2 copies of plans and el	evations in a for	mat no larger than 1	1" x 17". Plans o	on 8 1/2" x 11" p	aper are preferred	ı	
a.	Schematic construction plans, with			ation, size and g	eneral type of v	walls, window and	door openings	, and of
	fixed features of both the existing res	ource(s) and the	proposed work.					
b.	Elevations (facades), with marked di	mensions, clearly	v indicating propose	d work in relatio	n to existing co	nstruction and, w	nen appropriate	. conte

4. MATERIALS SPECIFICATIONS

facade affected by the proposed work is required.

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.

All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each

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.

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.

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

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



Office of Preservation Services

July 23, 1997

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



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.



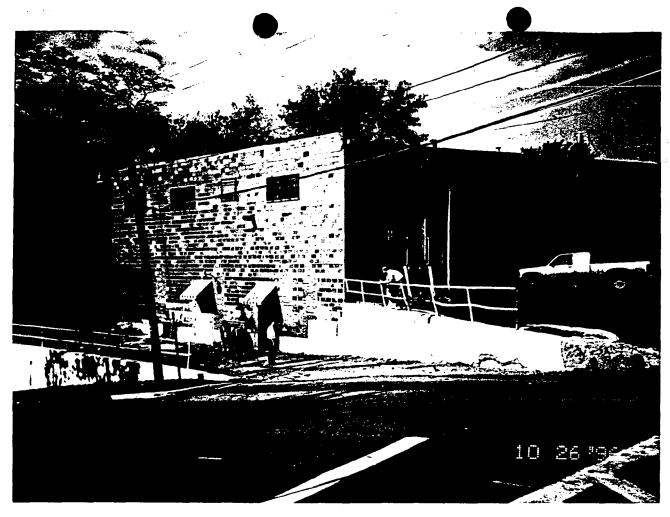
201 Ethan Allen Avenue Takoma Park, Maryland



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



EAST SIDE OF STORE (FACING SYCAMORE AVENUE)



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



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



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.

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



The Coop Becomes our Neighbor Page 2

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 Carrol! 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