

MCERS 7201, 7133 & 7131 Carroll Ave.
(Takoma Park Historic District)

III-A - Robin

7135 3
7133



John
Young
↓

~~Young~~

703-
709-
8380

John Young
PO Box 1312
Herdon, VA 20172

next door

12/11
4 p.m.

Robin

Please call 301-270-
8296

Re: 7135 Carroll Ave
(nept. to Five Dept.)

"govt. wants to take our
house. We are sick +
cannot drive. The bus
is near our door."

A.

They live in VA.

1/12/01

2:50

her house, but rented
out.

Robin-

301-270-8296

Please call Mrs. Wong
who owns one of the young
houses to be nuked for
the fire dept. in TK.

She is 75, her husband is
89. They have lived there
35 years & don't want to move.

Jim Sawz 240-777-6000

Steve Lamphiee

240-777-2400

pager - 202-996.1702

~~Perry Johnson~~ retired

~~240-777-6000~~

~~engineer woman~~

Saba Medhin - 240-777.6000

Jean Craig
7129 Carroll Ave
TP, TP 20912
Tel. 270 8080

Send notice
of all
meetings

Jean Craig

7129 Carroll Ave
Takoma Park

5.7.01

Post-it™ Fax Note 7671

Date	3/15/01	# of pages	1
To	David Freund	From	Robin Ziek
Co./Dept.		Co.	M-NCPPC
Phone #		Phone #	
Fax #	301-585-7290	Fax #	

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7201 Carroll Avenue	Meeting Date:	1/24/01
Applicant:	Montgomery County (Perry Johnsson, Agent)	Report Date:	1/17/01
Resource:	Takoma Park Historic District	Public Notice:	1/10/01
Review:	PRELIMINARY CONSULTATION #2	Tax Credit:	No
District Number:	#37/3	Staff:	Robin Ziek

PROPOSAL: Demolish existing fire station; Demolish one or more residential buildings;
Construct new fire station with associated parking.

RECOMMEND: Proceed to HAWP with revisions and proposed conditions.

PROJECT BACKGROUND

RESOURCE: Contributing Resource in Takoma Park Historic District
STYLE: Craftsman, with extensive alterations in the 1950's
DATE: c1928

Existing Site

Station #2, the Takoma Park Volunteer Fire Department, was built in 1927/8. It was sited at the junction of Carroll Avenue and Philadelphia Avenue (East-West Highway, Route 410) for easy access to its service area. This now includes 2.5 square miles centered about the City of Takoma Park. The original building was masonry, with rubble stone predominating, although limestone was used for sills and a rear watertable, and brick was used in the lowest level for window surrounds and quoins. The hose-drying tower at the rear is also brick. The renovations in the 1950's included the replacement of the central stone bay with limestone.

The Fire Station is the edge of the Takoma Junction commercial district. The immediate neighbor to the east is a commercial automotive business, while residential buildings are to the west. The automotive building is a single-story brick building along Carroll Avenue, but by following the steep topography, the building develops into a larger two-story structure made of block at the rear (see Circle 55). The commercial building is approximately 5' from the Fire Station (see Circle 55).

III-A

The Fire Station sits on Lot 31, but crosses onto part Lot 31 to the east. Parking is provided on part of Lot 30 to the west. The adjacent residence to the west, 7135 Carroll Avenue, is also on part of Lot 30. 7135 Carroll Avenue is a 1-story bungalow immediately adjacent to the Fire Station to the west. It is a Contributing Resource in the Historic District and was built ca. 1915-1925. It has a front-facing gable roof, and is currently clad in asbestos shingles. The front porch columns have been replaced with metal supports, and a walk-out basement at the rear.

(see
circle
33)

The residence at 7133 Carroll Avenue (on Lot 29) is a 1-1/2 story frame bungalow, and was built ca. 1915-1925. It has a side-gable roof with shed dormers on the front and back roofs, and a two-story addition at the rear with a basement rear entry. To the rear of all of these properties are residential properties that face Columbia Avenue.

Project Development and Study Period

Montgomery County and the City of Takoma Park participated in a feasibility study in 1997 to check the long-term viability of a fire station at this location. The report was prepared by Quinn Evans/Architects, was called *The Takoma Park Fire Station Feasibility Study (Feasibility Study)* (see Circle 25-51), and was distributed in its entirety to the HPC on 11/17/99 in preparation for the 1st Preliminary Consultation which was held on December 1, 1999. [The transcript of that meeting has been included with this staff report.]

Through the *Feasibility Study* review process, the participants came to agreement on several important issues. The first was that everyone wanted to keep the Fire Station at its current location. The second was that there was a limited budget for the new construction. The third was that the City of Takoma Park wanted to retain the commercial property functionally, as there is limited commercial property in the City. The fourth was that the Fire and Rescue Department would like to assure that the new building met all of the standards for new construction, including required parking and functional flow within the building.

The *Feasibility Study* included many different options that were reviewed by the study team. These were all presented to the HPC in that report, as well as the two preferred options which both provided for expansion to the west into the residential portion of Carroll Avenue. At the HPC hearing on December 1, 1999, the HPC was asked to review the preferred options in some detail and provide comments. The HPC commented, however, that insufficient study had been given to a design option that would encompass the commercial property to the east. The applicant was asked to re-evaluate this option, and to provide hard cost figures to the HPC as back-up for their decisions.

This has been done, and the applicant now returns to the HPC for a 2nd Preliminary Consultation and a request for HPC concurrence with the proposal to expand the Fire Station to the west (see Circle 8-10). This would be accomplished through the County's acquisition of the two residences at 7135 and 7133 Carroll Avenue, which will then be demolished.

III-A

Staff notes that the HPC review is only one of the review steps that the applicant must take to construct a new Fire Station. In addition, the applicant must go through a Mandatory Referral with the Planning Board. This could be scheduled after the HPC provides guidance to proceed to the HAWP review, but before that review actually takes place. The Planning Board comments would be provided to the HPC for their consideration at the HAWP hearing. In addition, there apparently may be some lot and survey issues that may require subdivision review. If necessary, the applicant would have to apply for a preliminary plan of subdivision with the County. And further, after the HAWP is approved, the applicant will have to get a building permit from DPS. All of these reviews must be accomplished within a review schedule that will lead to completion of the new Fire Station within two years.

Building History

The original Fire Station was built of stone in 1927/8 in a castellated style, with three bays. The central bay was crowned with a turreted parapet, two small towers and a bell. Three arched openings were placed in the center for the fire trucks, and the name "Takoma Park Volunteer Fire Department" was written across the facade. The lower side bays had windows, and doors for walk-in service. The roof line curved up to small towers on either side of the central parapet. The castellated detailing and rough stone materials relate to other public structures in the county, such as the armories which were being built at this time in response to WWI, as well as the rustic park structures which were popular around the turn-of-the-century (i.e., see the Glen Echo stone towers).

(see
Circle
54)

In the 1950's, the Fire Station was modernized. The central bay was completely removed and replaced with a flat limestone element. This installation facilitated the enlargement of the truck entrances. The curving roof line of the flanking stone bays was removed to provide a more modern look with a flat roof. The lettering for the Fire Station was also modified to a more modern style and "EST. 1894" was added to the heading. Roll-up doors were installed at the three fire truck bays and doors and windows in the first floor were replaced.

(see
Circle
55, 26)

PROJECT PROPOSAL

The applicant proposes to demolish most of the existing Fire Station, with the potential of retaining fragments of the original structure in the new building. The new building would be built to meet current standards, and would include parking for 27 vehicles. The applicant has provided two alternative schemes that would meet those goals. Scheme "C" (see Circle 21, 22) would expand into the commercial district and include acquisition of the auto business. Scheme "R" (previously presented as Scheme "B") provides for expansion to the west and includes the acquisition of the two neighboring residences, their demolition and use of that property for parking and as a buffer to the adjacent residential property. (see Circle 23-24, 25-29)

In addition to providing two good plans which would work for the Fire Station, the applicant has provided the costs to accomplish both schemes (see Circle 10, 20). The

applicant notes that the costs for the expansion to the east are substantially higher than the costs for expanding to the west. In order to complete the project within the allocated budget, the applicant would have to build Scheme R. Land acquisition costs, site development costs, and construction costs are significantly lower with this western expansion proposal.

STAFF DISCUSSION

Staff notes that the City and the County both feel strongly that a fire station is important at this location. The *Feasibility Study* had looked at various ways of accomplishing this and came to the conclusion that a station could be successfully developed here. This has not been a fast process, and the applicant has participated in numerous meetings, and researched issues in response to questions throughout this process. The HPC has already seen this proposal once, and had questions to which the applicant is now responding.

Staff notes that the integrity of the original Fire Station was compromised with the 1950's alterations. While some original material was retained (walls, door and window openings, structure), the building was made over to appear new and modern; the intention was to have a new building for its period. Changes over time may have historic significance, and the structure would be evaluated in its present appearance as a 1950's structure. As such, staff feels that the 1950's renovation was essentially a "cosmetic face lift" and that the building is not essentially significant as a 1950's structure. In addition, as indicated by the preferred scheme in the Feasibility Study, there is great sentiment in the City for the old Fire Station design with its crenellated towers, but not much sentiment for the 1950's renovations. Everyone seems to agree that the Fire Station is an important civic institution in the City, but staff feels that the integrity of the 1927/8 Fire Station has been compromised. Reconstruction is not being considered. For one thing, the original bay size and massing is simply too small for today's equipment.

With that in mind, staff recommends that the HPC provide guidance to the applicant to proceed with the project, including the demolition of the two Contributing Resources in the Historic District. Chapter 24A-8 (see Circle 52) notes that the HPC may approve a permit if the proposal will correct unsafe conditions (#4), and will better serve the general public welfare (#6). Criterion #6 sets a very high standard, such that it will generally apply only to projects undertaken with public funding which are designed to serve the broadest population. This proposal meets that test, and the commission could agree on demolition of historic structures under this provision.

The decision to demolish the existing structure and two contributing resources in the historic district is not an easy decision. Residents will be displaced, and the existing appearance of Carroll Avenue will be altered. The Fire Station, however, is a permitted use in a residential zone, and staff notes that the basic decision of retaining the Fire Station at this location has been endorsed by everyone involved as a priority agreement.

While the adjacent bungalows are unremarkable (they are not Primary Resources), they contribute as all Contributing Resources do to the overall feel and character of the district. Staff notes that perhaps the loss of one instead of two Contributing Resources could be discussed further. At the December 1, 1999 hearing, the applicant had reviewed alternative schemes which provided for the demolition of only the one bungalow at 7135 Carroll Avenue. While this is not the preferred option for the applicant, perhaps the urban character of Takoma Park is sufficiently different from the more typical suburban model that the Fire and Rescue Department could work with a station which did not have everything on a single floor. The applicant had addressed this option previously, and may wish to review this once again with the HPC.

In addition under Scheme "R", there appears to be some potential parking space at the back of the property that is currently underutilized. Perhaps it might require extra storm-water management efforts, or a retaining wall, but this alternative should be explored if it could save at least one of the Contributing Resources (7133 Carroll Avenue) in the district. Staff feels that this would be worth the extra expense, which couldn't be that much more, when compared with the costs of building on the commercial property, for example.

The HPC has not yet seen any elevation proposals as the applicant is confident that a good design can be agreed upon by all once the site configuration is decided. The *Takoma Park Guidelines* provide guidance for new construction in the historic district commercial areas (see Circle 53), with the general stipulation that new construction should be compatible with the historic district in terms of massing, materials, and scale. Historic Takoma wrote a letter outlining its concerns that the new building be compatible with the district and reflect the Fire Station roots (see Circle 58). This doesn't necessarily mean that a new building should be replicative of the original station, but perhaps masonry should be considered, as well as the predominant sense of solid wall.

STAFF RECOMMENDATION

Staff recommends that the applicant proceed with revisions to the proposal that provide for expansion to the *west*, but with expanded parking to the rear. The intention is to save at least one of the Contributing Resources in the district. The applicant should also provide full documentation of any structure to be demolished, including the existing Fire Station. A HAWP application should include a developed design concept for the new building as well as a fully developed site plan. This site plan should address the relationship of the new building, with its parking, to the neighboring properties. The application should also include a proposal for historic site information and display.

13/14-01A
James C. Song
MCPS Division of Construction
5701 Grosvenor Lane

Bethesda, MD 20814

Timothy J. Bakos, AIA
Wienczek & Zavos
10677 Comprint Circle
Gaithersburg, MD 20877

Clarkwood Ltd. Corporation
c/o Watkins Meagan Drury
Attn: J. Wagemmann & M. Zimmerman
4800 Hampton Lane

Bethesda, MD 20814

Clarksburg Venture Limited
Dowd Holdings, Inc. G.P.
C/o Rex Sturm
260 E. Jefferson Street

Rockville, MD 20850

37/3-01A
Marcos Sirota
4 Crescent Place
Takoma Park, MD 20912

Mary Tyler
2 Crescent Place
Takoma Park, MD 20912

Mary Alice Winch
6 Crescent Place
Takoma Park, MD 20912

Christopher Austin-Lane
7130 Carroll Avenue
Takoma Park, MD 20912

Daniel Aibel
227 Park Avenue
Takoma Park, MD 20912

31/6-01B
Joseph Patrick Matan
3906 Prospect Street
Kensington, MD 20895

Matthew & W.S. Lesko
3909 Prospect Street
Kensington, MD 20895

Church of Kensington
10123 Connecticut Avenue, N.W.
Washington, DC 20036

Daniel P. & C.J. Jones
3908 Prospect Street
Kensington, MD 20895

Warner Memorial Presby. Church
3814 Prospect Street
Kensington, MD 202895

Jerry R. & L.K. Weed
3907 Washington Street
Kensington, MD 20895

KENSINGTON LAP

III - A

PRELIMINARY ...

MCDF&RS
Attn: Gordon A. Aoyagi
101 Monroe Street - 12th Floor
Rockville, MD 20850-2589

Ruth Redman
7200 Carroll Avenue
Takoma Park, MD 20912

Wolfgans Mueller
7142-7140 Carroll Avenue
Takoma Park, MD 20912

Jeffrey Davis
7138 Carroll Avenue
Takoma Park, MD 20912

Steven Narel
7136 Carroll Avenue
Takoma Park, MD 20912

Inan Phillips
7211 Carroll Avenue
Takoma Park, MD 20912

Resident
7221 Carroll Avenue
Takoma Park, MD 20912

Roy Patmalnee
7131 Carroll Avenue
Takoma Park, MD 20912

Ruth Redman
7200 Carroll Avenue
Takoma Park, MD 20912

C.P. Cook
7206 Carroll Avenue
Takoma Park, MD 20912

6

Susan Robb
209 Manor Circle
Takoma Park, MD 20912

John Urciolo, CACEDS Chair
City Hall
7500 Maple Avenue
Takoma Park, MD 20912

Rafael & Stella Hevia
7135 Carroll Avenue
Takoma Park, MD 20912

Wayne Young
7133 Carroll Avenue
Takoma Park, MD 20912

Helmut John Frick
7135 Carroll Avenue
Takoma Park, MD 20912

Ralph Craig
7129 Carroll Avenue
Takoma Park, MD 20912

Steven Lamphier
MCDF&RS
101 Monroe Street - 12th Floor
Rockville, MD 20850-2589

Perry Johnson
MC Dept. of Public Works &
Trans.
EOB - 10th Floor

VIA ROCKVILLE I/O MAIL

*John Young
PO Box 1312
Herndon, VA. 20172
RE: 7133 Carroll Ave.*

Darryl Braithwaite
City of Takoma Park
7500 Maple Avenue
Takoma Park, MD 20912

Historic Takoma
Attn: Lorraine Pearsall
7708 Takoma Avenue
Takoma Park, MD 20912

Maria Hoey
Montgomery Preservation, Inc.
15613 Allnut Lane
Burtonsville, MD 20866

Don Downing
Community-Based Planning
MRO - 3rd Floor

~~Quinn Evans, Architects
1213 28th Street, N.W.
Washington, DC 20007~~

R. Michael Hackley, AIA
4315 Fifteenth Street, N.W.
Washington, DC 20011

#18/39 Rocklands
attn: Perry Kephart

Izaak Walton League
8721 Snouffers School Road
Gaithersburg, MD 20879

Lester Poretzky
Poretzky Management, Inc.
5801 Riverdale Road
Riverdale, MD 20737

Montgomery Village Citizens Assn
Attn: Martha Cadlo
9533 Tippet Lane
Montgomery Village, MD 20886

Marc Atz, Executive Director
Revenue Authority
Executive Office Building
VIA INTER-OFFICE MAIL

W. Landon & C.A. Banfield
14525 Montevideo Road
Poolesville, MD 20837



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Douglas M. Duncan
County Executive

January 3, 2001

Gordon A. Aoyagi
Fire Administrator

George Kousoulis, Chairman
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Takoma Park Fire/Rescue Station Replacement

Dear Mr. Kousoulis:

On behalf of the Montgomery County, Maryland Fire and Rescue Service, I am requesting that the Historic Preservation Commission (HPC) review and approve the preliminary concept for a new fire/rescue station in Takoma Park. This request includes the issuance of demolition permits for the houses located on the two residential properties adjacent to the existing station.

The new station will be constructed on the site of the existing station, however, additional land is required in order to meet the features and needs found within the agreed upon program of requirements. The County has brought this issue to the HPC previously, the last time being in December 1999. At that time, the HPC requested that further consideration be given to acquiring the commercial property adjacent to the station rather than the two residential properties that were recommended by the feasibility study in 1997. A good faith effort has been made to re-analyze the feasibility of acquiring adjacent properties on either side of the existing site.

The acquisition of the residential properties, even though such properties are located within a historic district, continues to be significantly advantageous to this project. Acquisition, site preparation, and construction costs for the commercial properties are estimated to be at least \$703,000 more than those same costs as estimated for the residential properties. Most importantly, however, the acquisition of the commercial property will create a potential project delay of up to two years, as the owner of that property has advised the County that she is not interested in moving. The County is currently negotiating with the owners of the residential properties for their acquisition.

In the interest of public safety, it is imperative that the design and construction of a replacement fire/rescue station in Takoma Park begin immediately. The existing station requires extensive and expensive repairs in order to continue operating safely. These repairs include a new roof, electrical system upgrades, and potentially a new apparatus floor. In addition, the existing apparatus bays are too small to safely accommodate today's larger fire apparatus and EMS units.

Office of the Fire Administrator

101 Monroe Street, 12th Floor • Rockville, Maryland 20850-2589
240/777-2400, TDD 240/777-0725, FAX 240/777-2443

PC

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George Kousoulis, Chairman
Montgomery County Historic Preservation Commission
RE: Takoma Park Fire/Rescue Station Replacement
January 3, 2001
Page 2


The County has also located a potential site for a temporary quarters while the new station is being constructed. The site is on the grounds of the Columbia Union College (CUC). The CUC has made this site available to the County for a limited period of time as it also has future expansion plans. Should this site become unavailable due to delays in the construction of a replacement fire station, temporary fire protection will have to be housed at a yet to be located site that will be outside of the city limits.

Please note that the County will work with the HPC to design a both workable and aesthetically pleasing fire/rescue station on the site. Any suggestions into that design are welcome from the HPC.

A summary of project issues and a set of design schemes are attached. It is my understanding that members of the Takoma Park Fire/Rescue Station Workgroup will be attending your meeting on January 24, 2001 to answer any questions that you may have.

If you have any questions of me, please do not hesitate to contact me at 240-777-2400. Thank you for your consideration.

Sincerely,



Gordon A. Aoyagi
Fire Administrator

attachments

cc: D. Dwyer
R. Riffe
S. Lamphier
Takoma Park Fire/Rescue Station Workgroup Members

**TAKOMA PARK FIRE/RESCUE STATION #2 REPLACEMENT
PROJECT ISSUES – HISTORIC PRESERVATION COMMISSION
JANUARY 24, 2001**

Page 1 of 1

The architect has proposed two designs for the fire station. One involves the acquisition of the commercial property to the east of the existing station the other involves the acquisition of the two residential properties to the west of the existing station. Both designs meet the needs and features of the agreed upon program of requirements. The acquisition of the commercial property, however, presents a number of significant issues that will both increase the cost of the project as well as significantly delay the project. A summary of estimated costs is shown below:

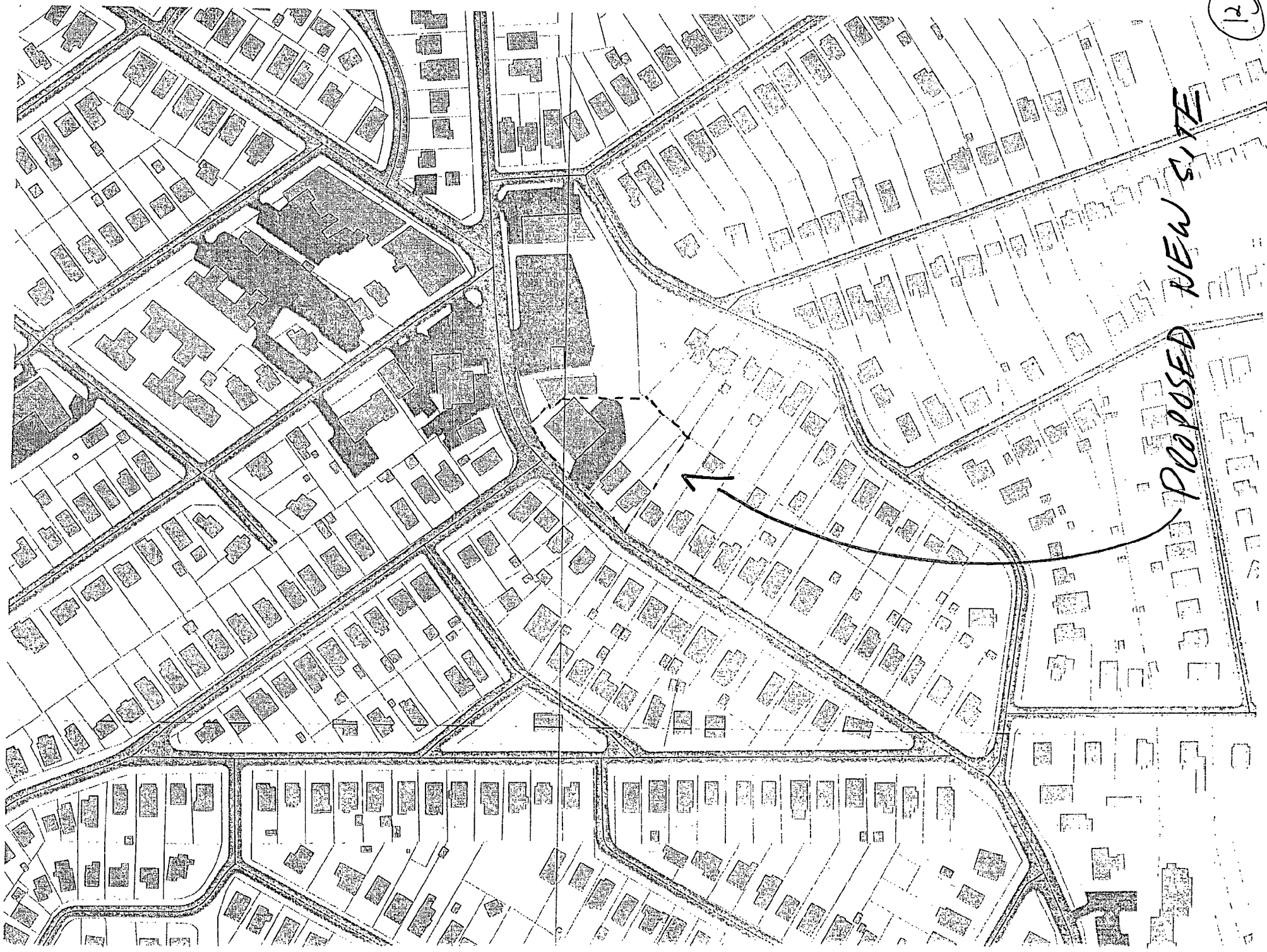
	“COMMERCIAL” SCHEME	“RESIDENTIAL” SCHEME
Land Acquisition	\$450,000	\$320,000
Site Preparation	978,049	547,819
Design & Construction	3,096,844	3,025,737
Relocation Benefits	100,000	50,000
Other	258,000	236,700
TOTAL	\$4,882,893	\$4,180,256

The land acquisition costs are based on appraisals dated October 2000 prepared by a certified general real property appraiser. Copies of these appraisals are available upon request. The architect has prepared the site preparation and construction cost estimates. The cost of relocation benefits was determined by the County's Department of Public Works and Transportation based upon previous experience.

It is noted that the owner of the commercial property is very pleased with the location of her business and is not willing to sell at this time. Should the commercial property need to be acquired, it could add up to two years to the project timeline. The County is negotiating with the owners of the residential properties for acquisition.

The Takoma Park VFD reports that the existing station needs major repair work within the next two years, including a roof, engine room floor repairs and/or replacement, and repairs to windows and walls that leak during periods of heavy rain.





PROPOSED NEW SITE

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**MONTGOMERY COUNTY FIRE AND RESCUE SERVICE**

Douglas M. Duncan
County Executive

Gordon A. Aoyagi
Fire Administrator

January 10, 2001

Ms. Robin Ziek
Historic Preservation Planner
Montgomery County Department of Park and Planning
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Takoma Park Fire Station #2

Dear Ms. Ziek:

Per your request, I wanted to give you information on parking requirements for the fire station. The station's parking requirements were first defined in the feasibility study as 22 - 25 spaces. I have included the appropriate pages from the feasibility study (July 1997). The agreed upon Program of Requirements for the new station has a requirement of 27 spaces. I have also included the appropriate page from that document (prepared November 1997, final approval September 1998). Please note that career staffing was increased between the time of the feasibility study and the approval of the program of requirements, hence the additional parking spaces.

The primary purpose of the acquisition of the residential properties is to provide the required parking for the station. Other parking alternatives, such as placing parking under the station have been explored. As you are aware, parking underneath the station presents a number of issues, including construction feasibility and a significant additional cost. I believe that the architects will be better able to demonstrate those issues at the January 24, 2001 meeting of the Historic Preservation Commission.

Fire/rescue is aware of a lot to the east of the station that is owned by the City and is currently used for municipal parking. However, it is my understanding that the City has plans to sell and develop this lot, thus making it unavailable for fire/rescue use. Additionally, the consideration of the use of off-site parking for volunteer and career members is unusual. It is not the practice of this service, and to the best of my knowledge, most fire/rescue services to make use of off-site parking for their members.

If you require any additional information, please contact me at 240-777-2494.

Thank you.

Sincerely,


Stephen C. Lamphier
Program Specialist

cc: G. Aoyagi
D. Dwyer
R. Riffe
Takoma Park Workgroup Members

Office of the Fire Administrator

101 Monroe Street, 12th Floor • Rockville, Maryland 20850-2589
240/777-2400, TDD 240/777-0725, FAX 240/777-2443

28 July 1997
TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Parking Requirements:

Staffing Criteria - Career Fire Fighters (max 7 full time career staff per shift, and & 7 spaces to account for required shift overlap)	12-14 spaces
Staffing Criteria - Volunteers	5 spaces
Non-Essential Duty Vehicles	3-4 spaces
Local Code (sufficiently accounted for in other numbers)	
ADA	1 spaces
Visitor	1 spaces
TOTAL	22 to 25 spaces

14

15

28 July 1997
TAKOMA PARK FIRE STATION FEASIBILITY STUDY

operations in the Apparatus Bays. A unisex rest room will be located within a secure distance from the Watch Desk. The Reception Area will provide a waiting area with seating for two to three guests or visitors seeking information.

ADMINISTRATION OFFICES:

These offices will contain work spaces for the Volunteer President, Chief and the Station's Administrative Staff. Each office will have proximate access to a Conference Room, the Administrative Staff Office, and general office equipment and files. The volunteer component will be arranged as a suite to maintain a level of security and have direct access to parking for the officers vehicles. The career offices will be located near by and operate independently from the volunteers. To maintain efficient supervision of the career staff, the Command Office will be contiguous to the Apparatus Bays and the Watch Desk.

GENERAL STORAGE:

Storage provisions will be located throughout the facility to best serve specific needs. Gear storage will be provided adjacent to the Apparatus Bays and readily accessible to the firefighters in their path of travel. SCBA/Cascade will be self-contained and stored adjacent to the Apparatus Bays and the Work Room area. Additional storage area for hoses and hose drying will be on the same level and proximate to the Apparatus Bays.

MAINTENANCE:

A Work Room will be located adjacent to the Apparatus Bays at the same finished floor elevation for minor maintenance and repair of equipment. Other ancillary Mechanical, Electrical and Telephone Rooms will be distributed throughout the facility. A Grounds Storage Room for ground maintenance equipment will be located at grade and at the rear of the building, accessible from the parking area

PARKING

The Program of Requirements states: "Parking shall be provided for each class of station according to staffing criteria, local code, ADA requirements, and visitor requirements." The four program criteria relating to parking described above were evaluated and it was agreed by the Stakeholders that 22 to 25 spaces should be provided. The back-up for this number is described by the chart on the following page:



COMPONENT DESCRIPTION

ADMINISTRATION OFFICES:

These offices will contain work spaces for the Volunteer President, Chief and the Station's Administrative Staff. Each office will have proximate access to a Conference Room, the Administrative Staff Office, and general office equipment and files. The volunteer component will be arranged as a suite to maintain a level of security and have direct access to parking for the officers vehicles. The career offices will be located near by and operated independently from the volunteers. To maintain efficient supervision of the career staff, the Career Officers' Office will be contiguous to the Apparatus Bays and the Watch Desk.

STORAGE:

Storage provisions will be located throughout the facility to best serve specific needs. Gear storage will be provided adjacent to the Apparatus Bays and readily accessible to the firefighters. In addition, there will be uniform and general storage areas.

MAINTENANCE:

SCBA Cascade, Maintenance Room, and Hose Storage will be located adjacent to the Apparatus Bays for minor maintenance and repair of equipment. Other ancillary Mechanical, Electrical and Telephone Rooms will be distributed throughout the facility. A Grounds Storage Room for grounds maintenance equipment will be located at grade and at the rear of the building, accessible from the parking area

PARKING

Twenty-seven parking spaces will be provided as shown below:

Staffing Criteria - Career Fire Fighters (max 9 full time career staff per shift, and 7 spaces to account for required shift overlap)	16 spaces
Staffing Criteria - Volunteers	5 spaces
Duty Vehicles	4 spaces
ADA	1 space
Visitor	1 space
TOTAL	27 spaces



GENERAL REQUIREMENTS - BUILDING

- The Station will be fully equipped with an automatic fire detection, alarm and suppression system according to latest approved Montgomery County code.

SCHEMATIC DESIGN REVIEW PACKAGE

Montgomery County Historic Preservation Commission

Submitted by:



and

**Michael Hackley
Architects**

January 3, 2001

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PURPOSE

The design team of Bignell Watkins Hasser Architects and Michael Hackley Architects prepared two schematic design options for the Takoma Park Fire Station No. 2.

Each scheme razes the existing fire station and reuses the land on which it exists. Scheme C examines using the commercial property located to the west of the site, while Scheme R examines using the residential property located to the east of the site.

OVERVIEW OF SCHEMES

The two concepts presented are both based on a fire station with a “back-in” apparatus bay centered in the existing street intersection with support rooms wrapped around it on three sides. The interior layout of the buildings are different, but function fundamentally the same. The square footage and cost of construction for the “building” on both concepts are the same.

The major difference in the designs are “site” driven and the following is a list of these differences.

DIFFERENCE BETWEEN CONCEPTS

1. **Future Community Space** - During conversation with the City of Takoma Park and the Fire and Rescue Services, the possibility of a future community space on the lower level of the building was discussed. The Residential Design allows for this concept, but not the commercial layout.
2. **Structural Parking** - The Residential Concept allows for most of the parking to be on grade with limited retaining walls except for seven (7) spaces located under the building. The Commercial Concept requires five (5) spaces to be located under the building plus eight (8) spaces requiring retaining wall support.
3. **Parking Layout** - The Residential Concept has all the parking in one group. The Commercial Concept splits the parking to allow direct access to the main building entry. This will require an additional curb cut. The split parking required more asphalt and site coverage.
4. **Historical Building Fragment** - The Residential Concept calls for the existing east exterior wall to be saved as a historical reference. It is believed that this wall will be lost in the Commercial Concept due to the fact that this wall will be undermined during the demolition of the Commercial Building. If this wall can be saved, it will now be internalized and lost to the view of the community.
5. **Site Shoring** - The Commercial Concept will require a larger amount of site shoring due to the fact that the Commercial Building to be demolished presently acts as a retaining wall. Shoring will be required to protect the adjacent commercial buildings to remain.

6. **Building Demolition** - The Residential Design calls for the demolition of two wood frame buildings while the Commercial Design calls for the demolition of a concrete block and steel frame building, one story of which is below grade.
7. **Structural Backfill** - A great amount of structural backfill is required for the Commercial Design because the Fire Station will be built within the footprint of the Commercial Building which was demolished.
8. **Time Delay** - The two years required to acquire the Commercial Property will delay the time of construction which may escalate the construction costs.

Report:	CONCEPTUAL COST ESTIMATE	Prepared by: Forella Associates, LLC	Status:	Schematic	PM: fs/ds/sw
Project:	Takoma Park VFD Station #2	47 Garrett Street	Client:	BignellWatkinsHasser	Chkd by:fs
Location:	Carroll Avenue	Suite # 103	Submissn:	01/02/01	Job no: 20165
Tn/City/Cnty	Takoma Park, Maryland	Warrenton, Va. 20186	Run Date:	See footer	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UN COST	EXTENSION
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Title

SUMMARY

Ref Sch Computatns

Takoma Park Station #2

New Firehouse Building incl Sitework Scheme C

4,481,978.26

*Development
to EAS*

Furnishings Allowance ('97 \$ escalated to '03)

258,000.00

Land Acquisition Cost For Commercial Site

TOTAL

Takoma Park Station #2

New Firehouse Building incl Sitework Scheme R

3,699,807.19

*DEVELOPMENT
TO WEST*

Furnishings Allowance ('97 \$ escalated to '01)

236,700.00

Land Acquisition Cost For Residential Site

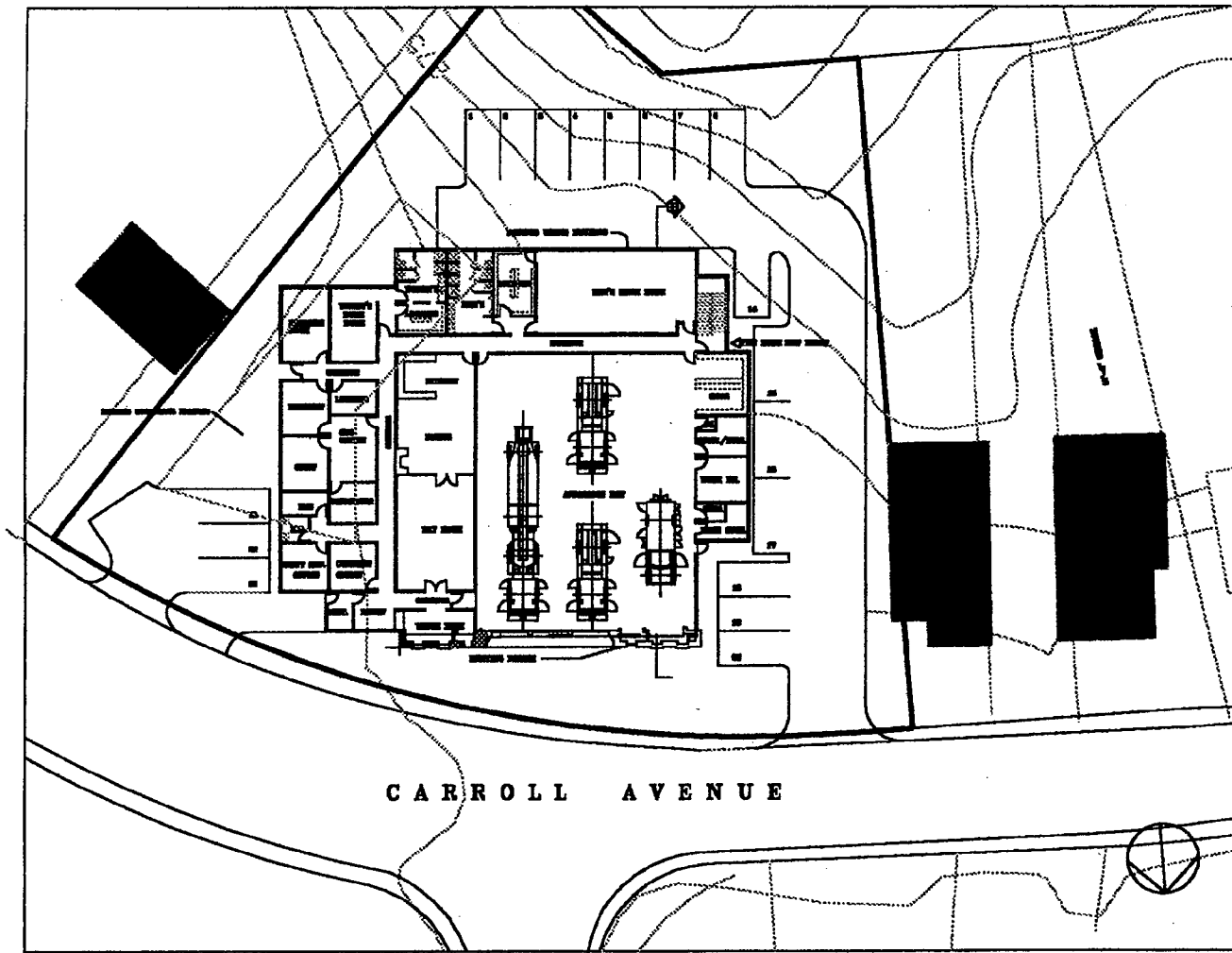
TOTAL

LOST DIFFERENCES



SCHEME C - TAKOMA PARK - MAIN LEVEL

MONTGOMERY COUNTY MARYLAND



CARROLL AVENUE

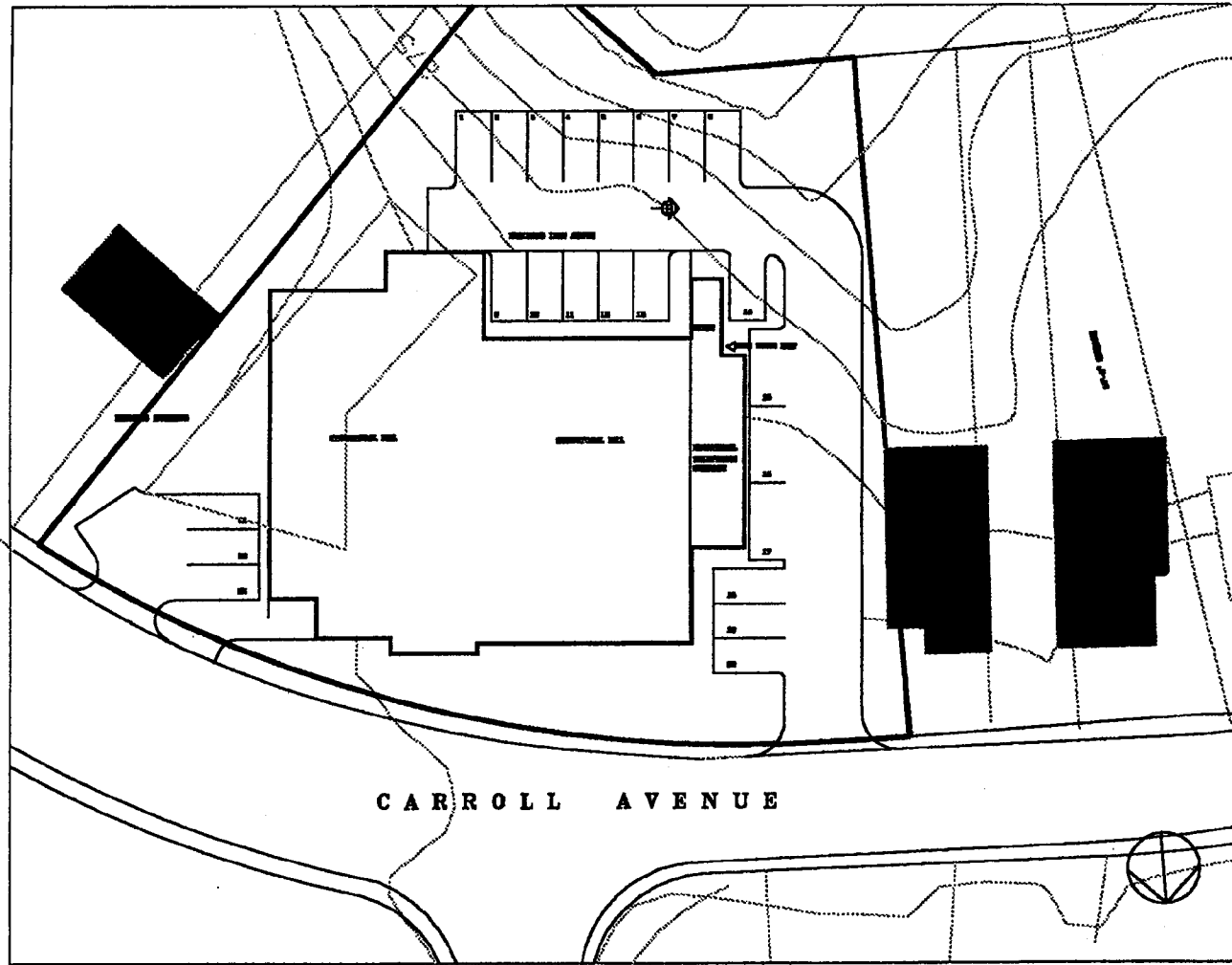
TAKOMA PARK FIRE STATION

**Michael Hackley, Architects, Chartered
Washington, DC**

ARCHITECTS P.A.
Annapolis, Md.

SCHEME C - TAKOMA PARK - LOWER LEVEL

MONTGOMERY COUNTY MARYLAND



CARROLL AVENUE

TAKOMA PARK FIRE STATION

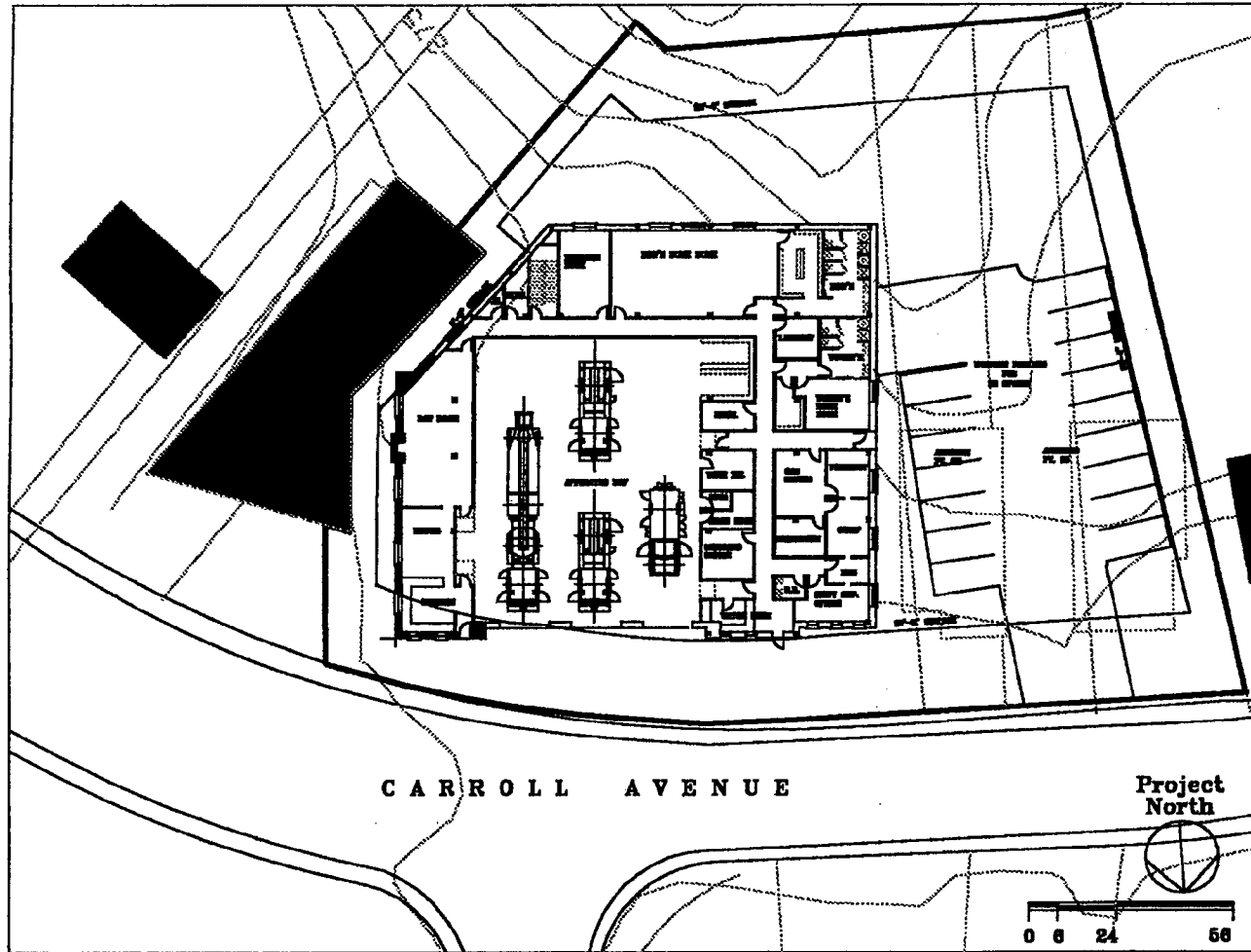
Michael Hackley, Architects, Chartered
Washington, DC

ARCHITECTS P.A.
Annapolis, Md.

72

SCHEME R - TAKOMA PARK - MAIN LEVEL

MONTGOMERY COUNTY MARYLAND



TAKOMA PARK FIRE STATION

Michael Hackley, Architects, Chartered
Washington, DC



ARCHITECTS P.A.

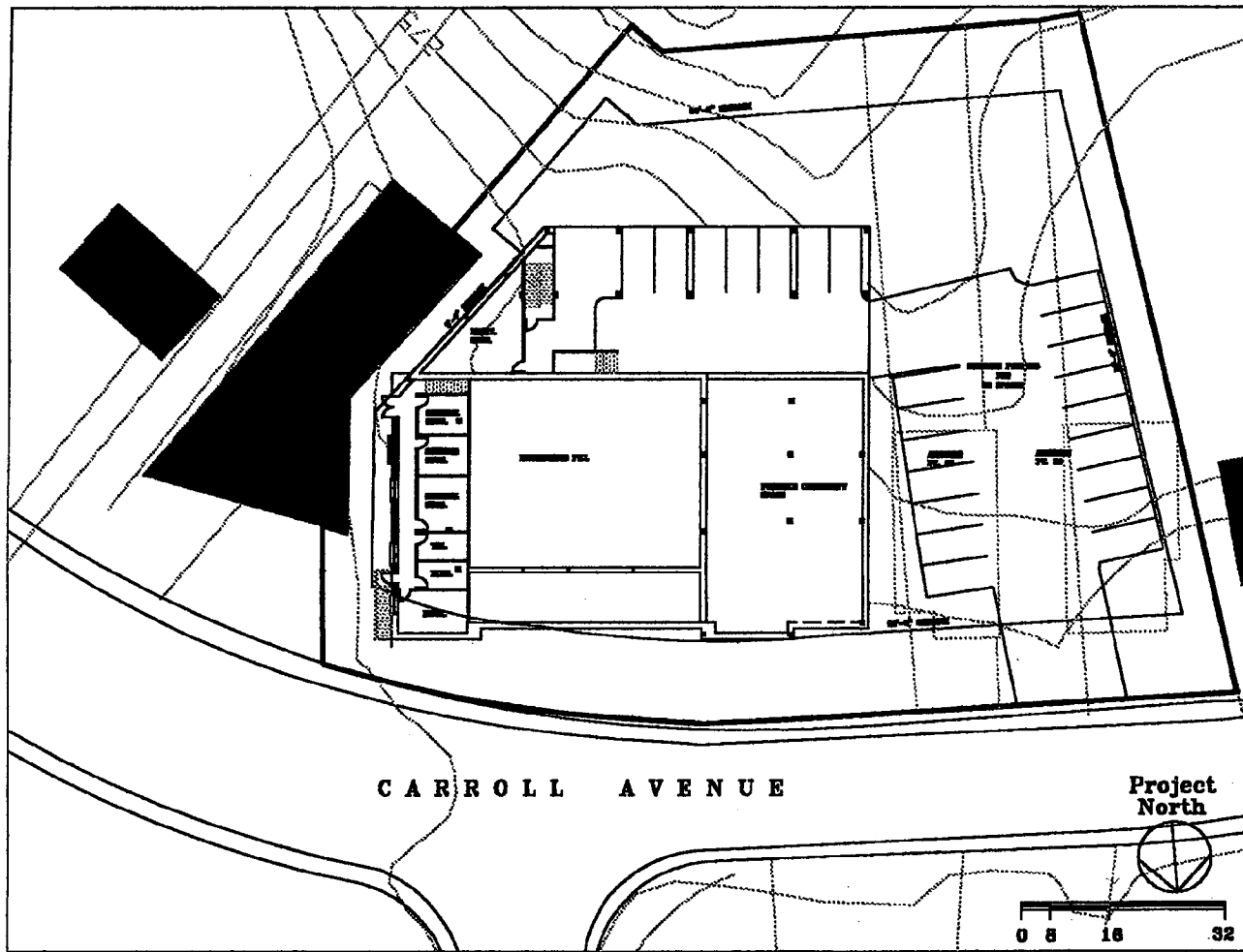
Annapolis, Md.

SCHEME B FROM 1997 FEASIBILITY
STUDY

23

SCHEME R - TAKOMA PARK - LOWER LEVEL

MONTGOMERY COUNTY MARYLAND



CARROLL AVENUE

Project North

TAKOMA PARK FIRE STATION

Michael Hackley, Architects, Chartered
Washington, DC

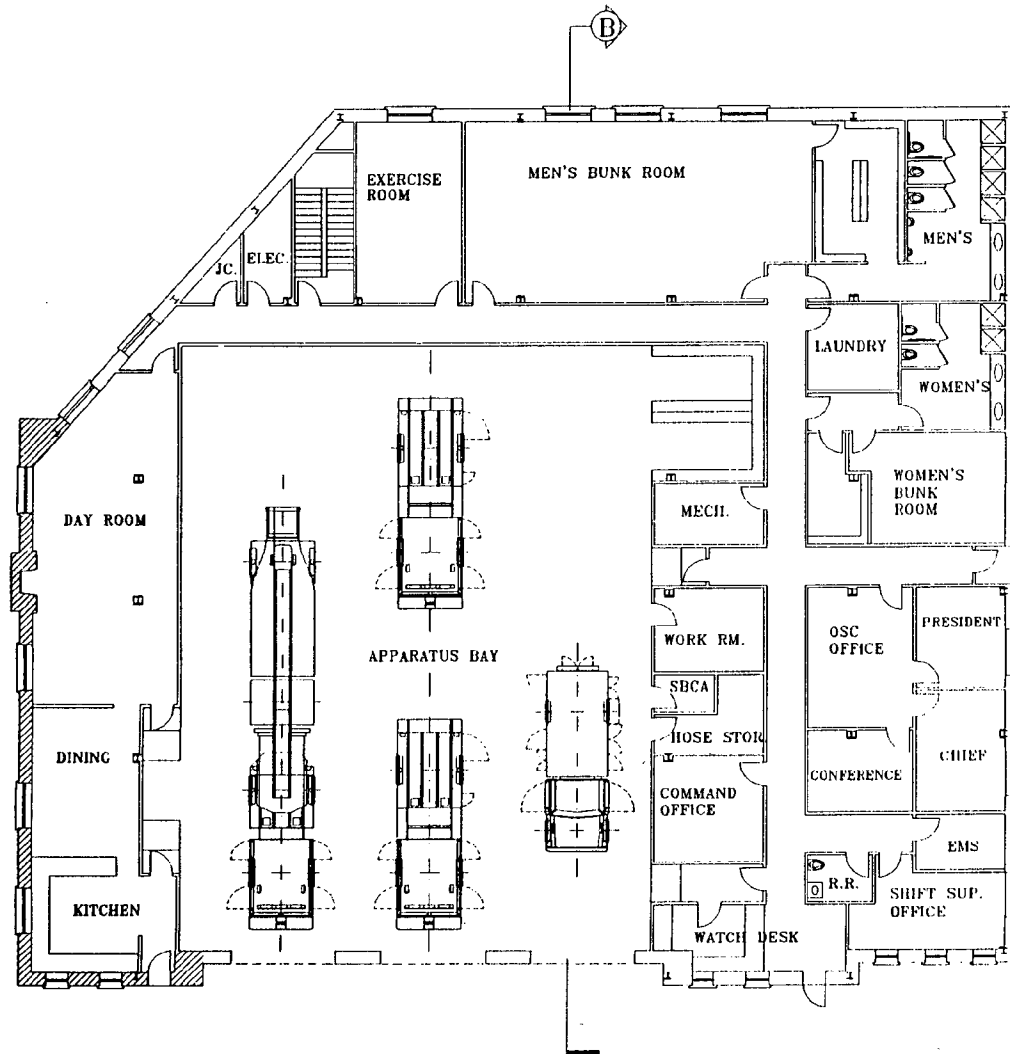


SCHEME B FROM 1997 FEASIBILITY STUDY

74

TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Takoma Park, Maryland



FIRST FLOOR PLAN

AREA CALCULATIONS

APPARATUS SPACE	5044 SQ. FT.
BUNKROOMS	2485 SQ. FT.
LIVING AREA	1710 SQ. FT.
PUBLIC AREA	270 SQ. FT.
ADMINISTRATION	1255 SQ. FT.
GENERAL	480 SQ. FT.
MAINTENANCE	485 SQ. FT.
TOTAL (COMPONENTS)	11,729 SQ. FT.
CIRCULATION	1773 SQ. FT.
TOTAL (FIRST FL.)	13,502 SQ. FT.

EXISTING STRUCTURE TO REMAIN

SCHEME B:

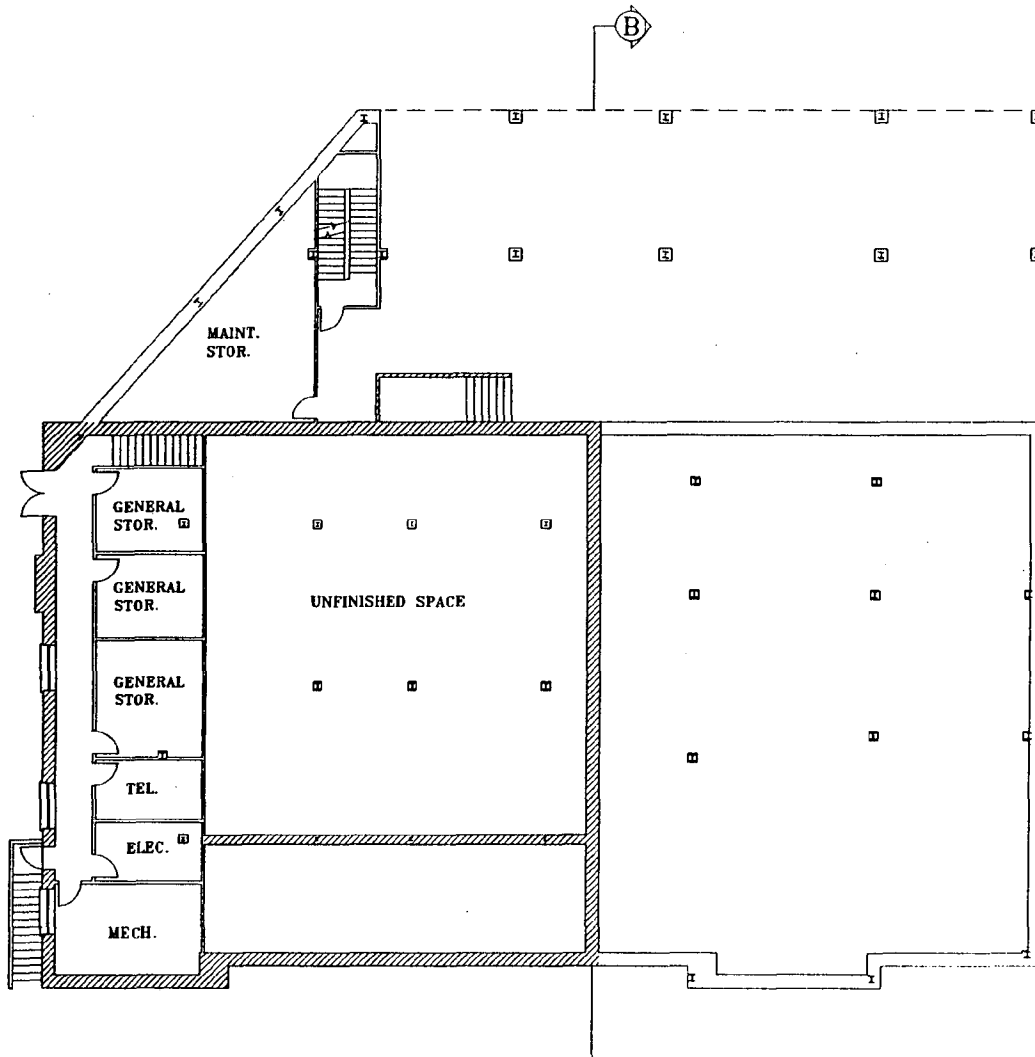
Class II Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

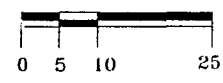
25

TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Takoma Park, Maryland



MEZZANINE-BASEMENT FLOOR PLAN



AREA CALCULATIONS

GENERAL	585 SQ. FT.
MAINTENANCE	910 SQ. FT.
TOTAL (COMPONENTS)	1495 SQ. FT.
CIRCULATION	495 SQ. FT.
TOTAL (MEZZ./BSMNT.)	1990 SQ. FT.

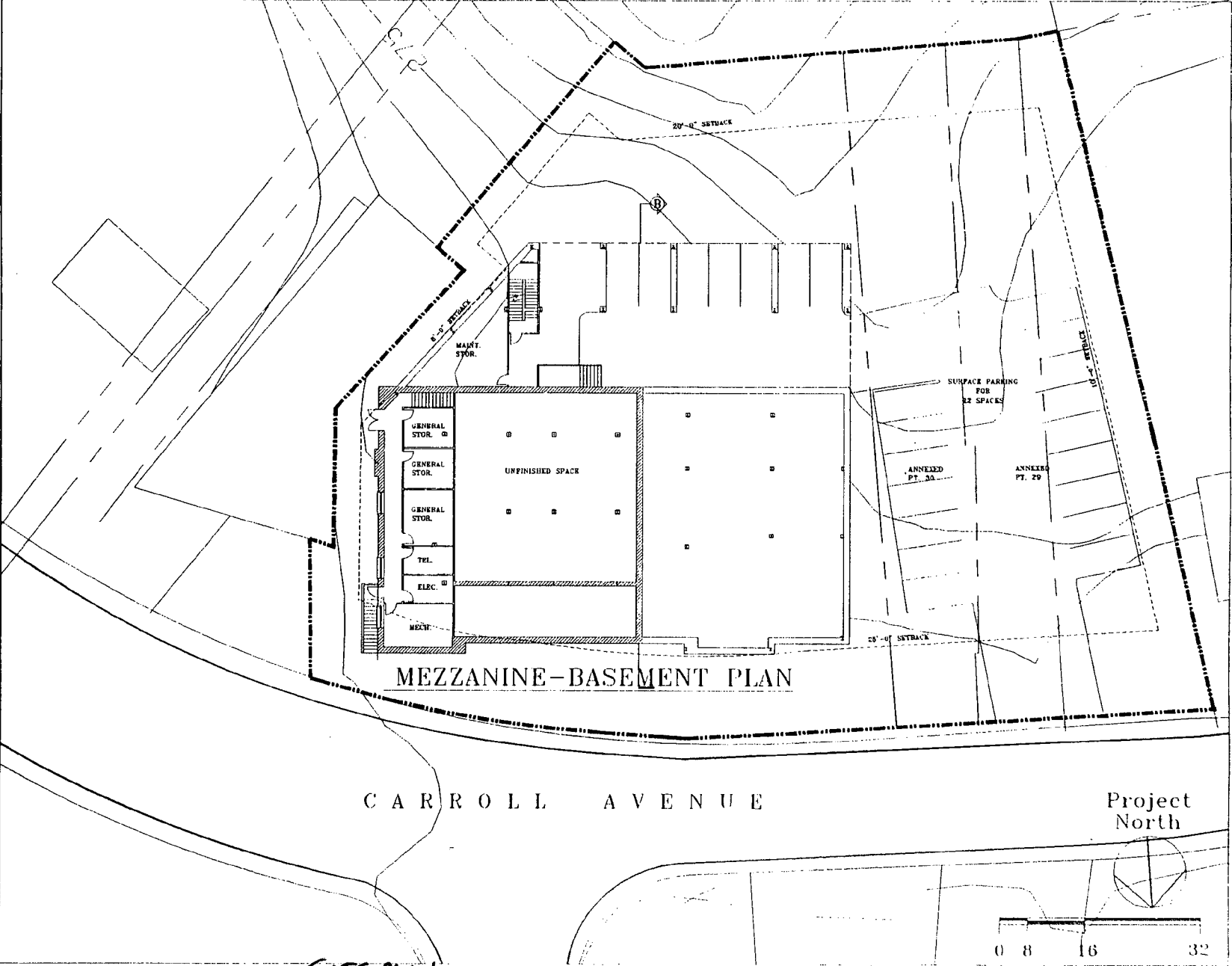
EXISTING STRUCTURE TO REMAIN

96

SCHEME B:
Class II Station with Land Acquisition
 QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Takoma Park, Maryland



CARROLL AVENUE

Project North

0 8 16 32

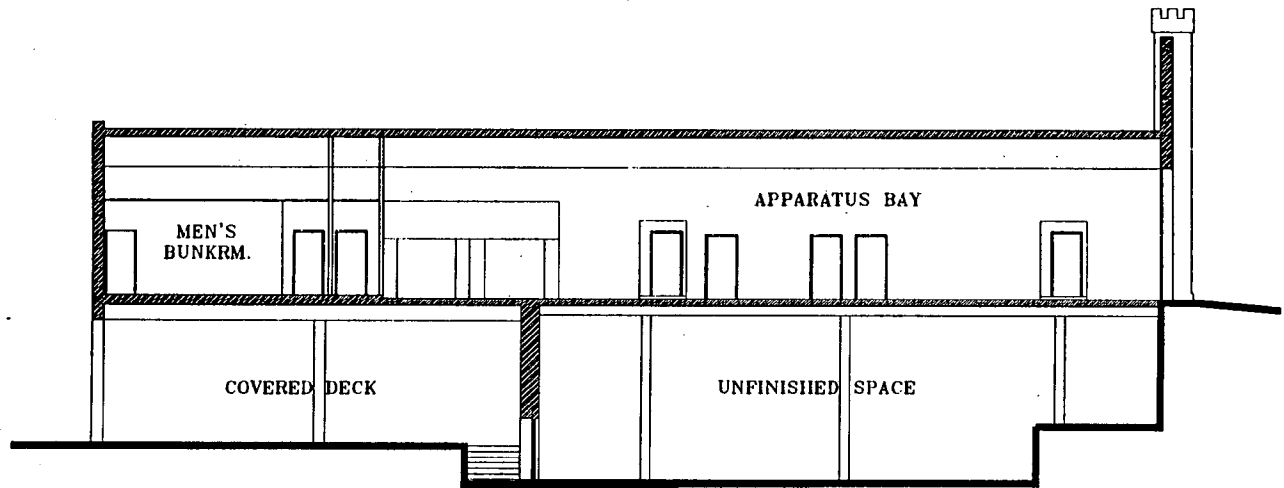
SCHEME B: *SITE PLAN*
Class II Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

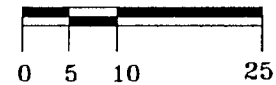
27

TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Takoma Park, Maryland



SECTION B

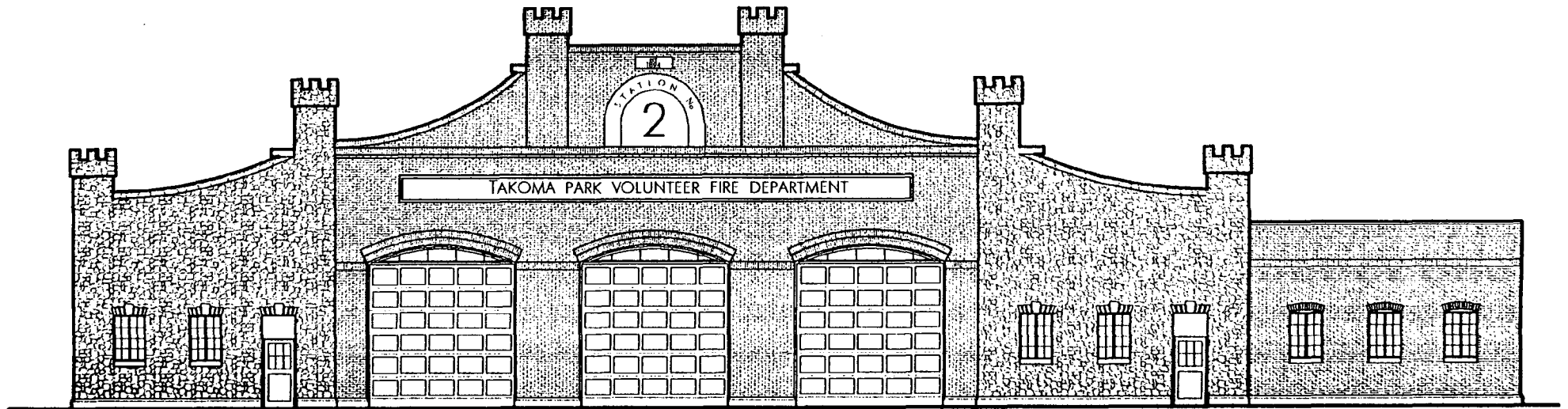


SCHEME B:

Class II Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

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ENTRY ELEVATION — SCHEME 'B'



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(Excerpted pages follow)

Originally constructed in 1927, the existing Station was substantially changed in the 1950's. The facades were altered and new structure was added at the interior. The Station interior was again substantially renovated in the early 1980's. The existing configuration does not meet the program standards recently adopted by the County Fire and Rescue Commission. Fire fighting apparatus is currently housed in two 19 feet wide by 60 feet deep bays served by 9.5 feet wide by 12 feet tall garage doors. Current standards require a minimum of three 20 feet wide by 80 feet deep apparatus bays, served by much larger garage doors. 14 feet wide by 14 feet high doors are recommended, resulting in requirements for clear height to the underside of structure approaching 16 feet. The existing station has a clear height to the underside of structure of twelve feet. Thus, in addition to needing expanded apparatus bay floor area, the apparatus bay roof must be raised to accommodate current requirements. Finally, existing support spaces do not meet County program requirements, and circulation should be improved to enable building occupants to move more efficiently amongst the various functional areas without requiring passage through the apparatus area.

Recommendations

1. The existing Fire-Station does not meet Montgomery County program requirements. The apparatus area is too small, the doors too small and the clear height too low. Program space throughout the building is inadequate, and the building circulation should be improved. Expansion, and comprehensive renovation of the building is needed to meet current requirements.
2. Reports included in the Appendix identify specific structural, and electrical system deficiencies which may be unsafe. Immediate corrective work is recommended, and the Takoma Park Volunteer Fire Department is currently acting to procure the needed work.
3. Renovation of the existing building to meet current program requirements is feasible. This report provides more detailed development of two concept designs, and recommends Scheme B described below:

Description	Estimated Building Construction Cost
Scheme A	\$ 3.17 Million
A three level fire house which provides expansion by extending the existing building at the rear, adding a third story and adding administrative occupancy at the lower level. Purchase of one adjacent residential lot to provide a buffer zone and accommodate needed parking is required.	

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Description	Estimated Building Construction Cost*
Scheme B A predominately one story fire house, which provides expansion both to the west and rear of the existing station. Purchase of two adjacent residential lots to provide a buffer zone and needed parking is required.	\$ 2.82 Million

*Note: Estimated Building Construction Cost is a portion of the total project cost. This number is for building costs only and does not include costs for land purchase, project management, design and engineering, furnishings, and temporary facilities.

3. Resolution of the following items will be important to the project's success:

- The record plat for the Fire Station property dates to 1886. The existing Fire Station and its parking lot are sited within the boundaries of Lots 31 and part Lot 30. However, the footprints of adjacent buildings appear to encroach upon these and other near by Lots. Land survey and plat research are needed to more accurately understand the site related project constraints.
- Development of the Project will require review and approval from the Montgomery County Historic Preservation Commission. Early involvement of the Commission, and community support for the proposed design will be important to achieving the necessary Historic Area Work Permit.
- The purchase of adjacent property is needed to provide necessary parking and a buffer between the fire station and adjacent residential properties. Demolition of the houses on these properties will also require approval from the Montgomery County Historic Preservation Commission.
- Station ownership issues between the Takoma Park Volunteer Fire Department and Montgomery County must be resolved.
- The extent of construction required will preclude use of the existing facility. Temporary quarters for the existing fire and rescue service will need to be established for a one year construction period.

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28 July 1997
TAKOMA PARK FIRE STATION FEASIBILITY STUDY

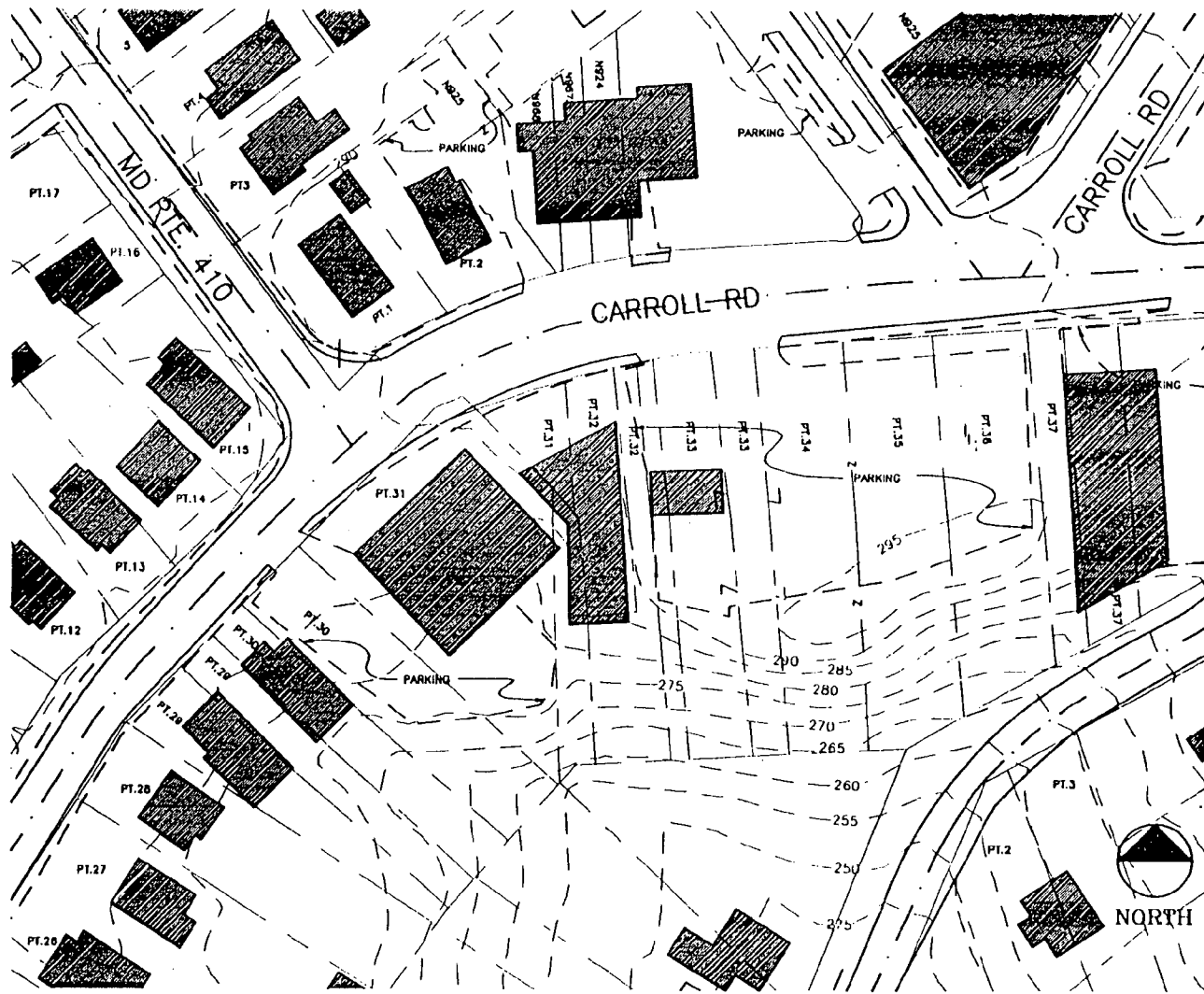
Base Drawings

On the following page are base drawings of the existing facility. CAD copies of the drawings have been delivered to the City of Takoma Park, and are being kept on file by the City at the following address:

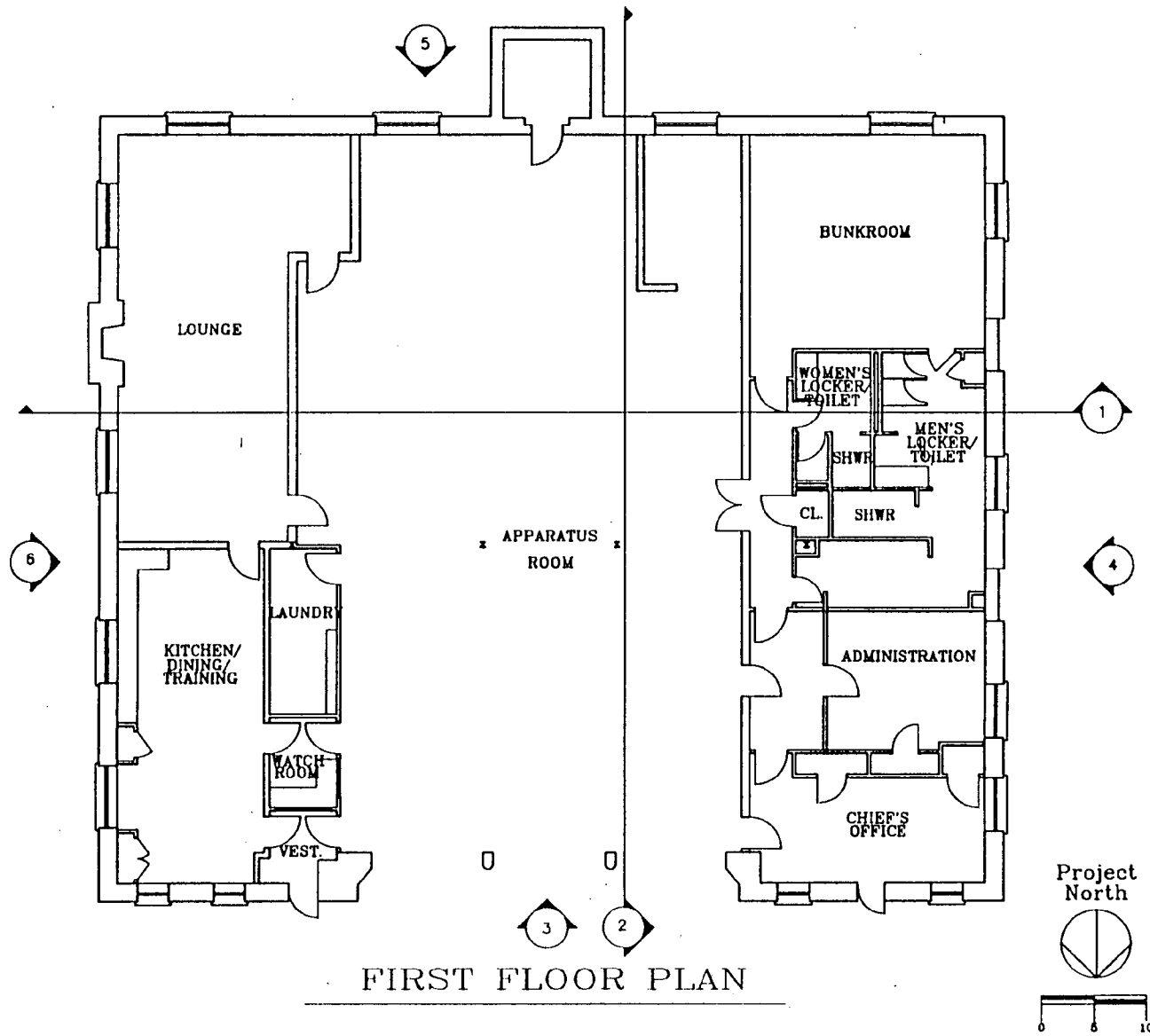
City of Takoma Park
Public Works Department
31 Oswego Avenue
Silver Spring, MD 20910

Please be aware that the attached drawings were developed from archive drawings developed to renovate the building back in 1982. While overall dimensions have been verified, exact locations of the windows, doors, partitions, utilities etc. have not been confirmed. A complete measured survey of the building will likely be required prior to further developing the design.

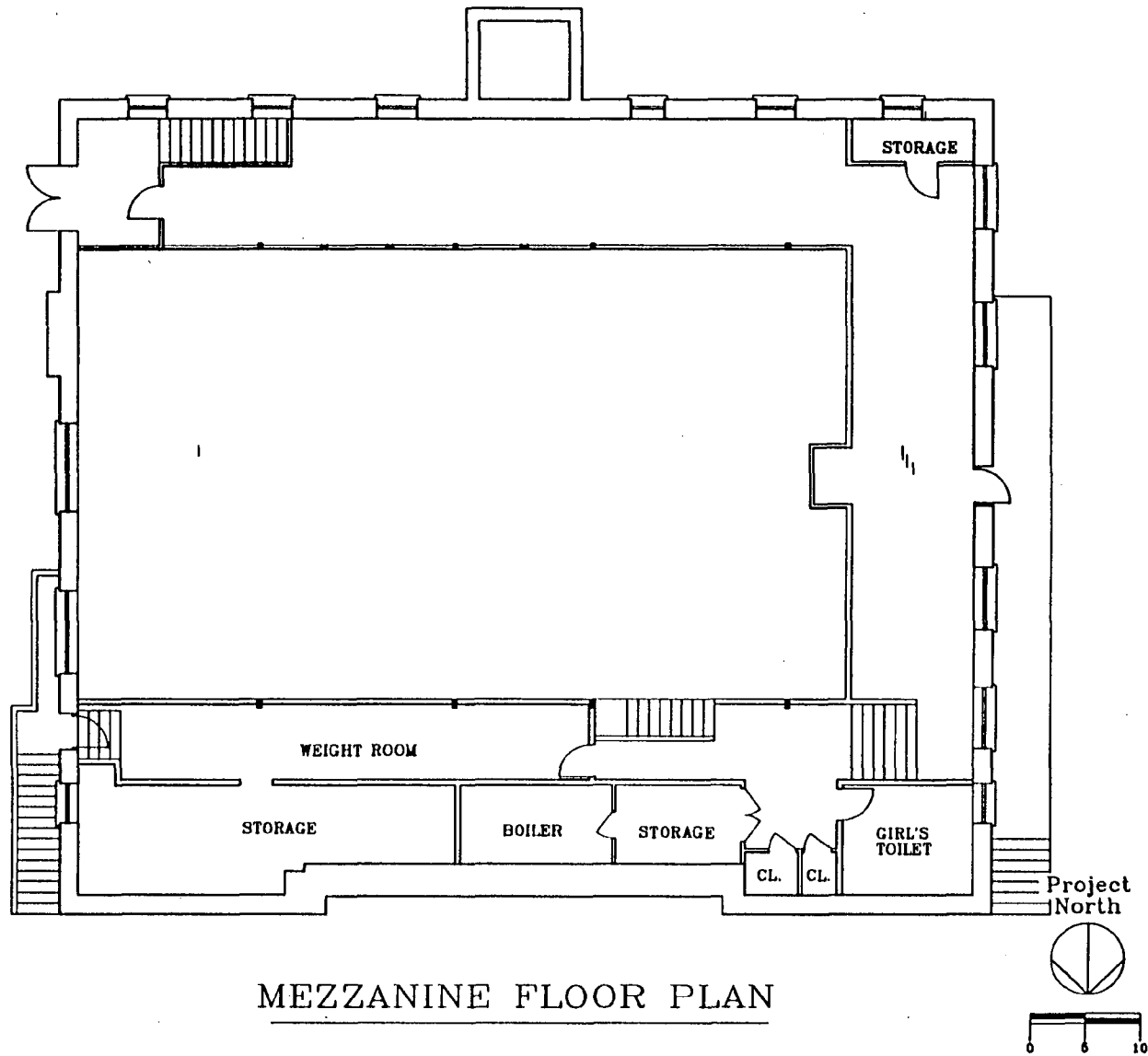
32



33



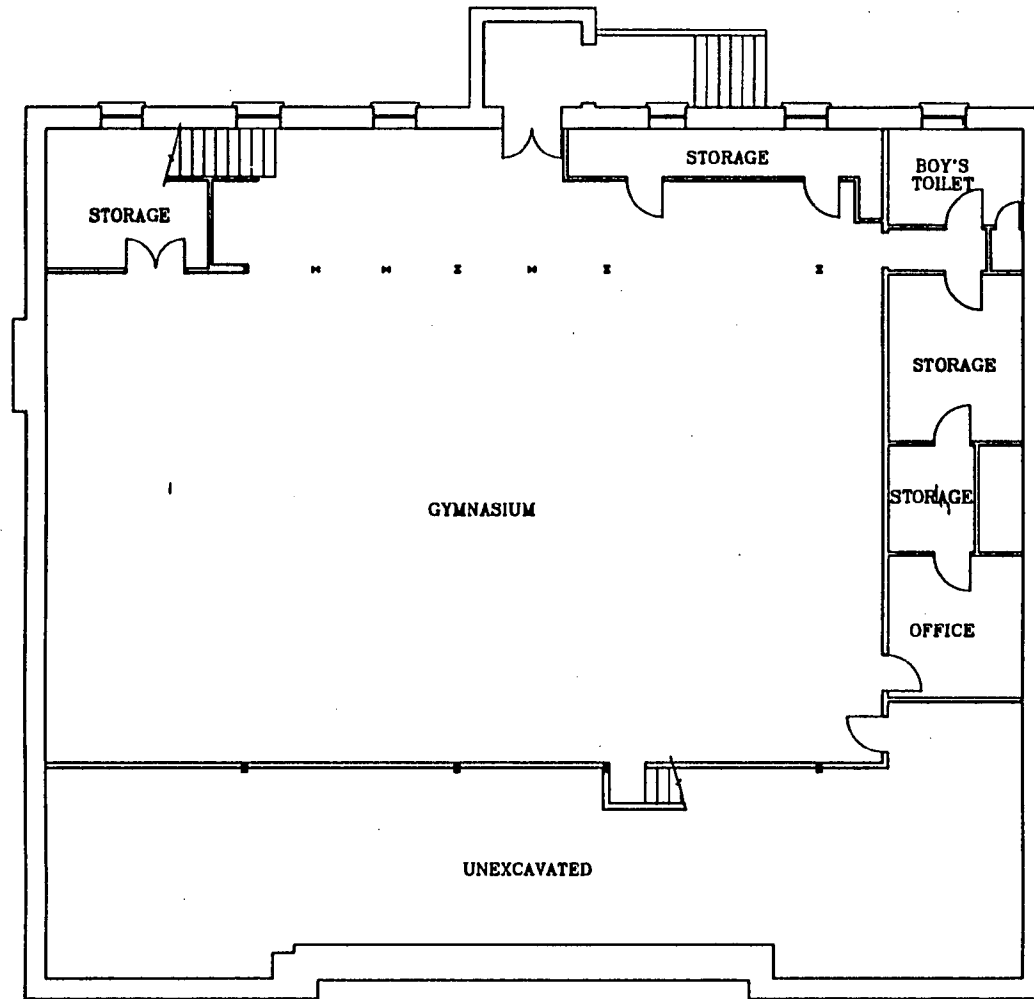
34



MEZZANINE FLOOR PLAN

35

EXISTING



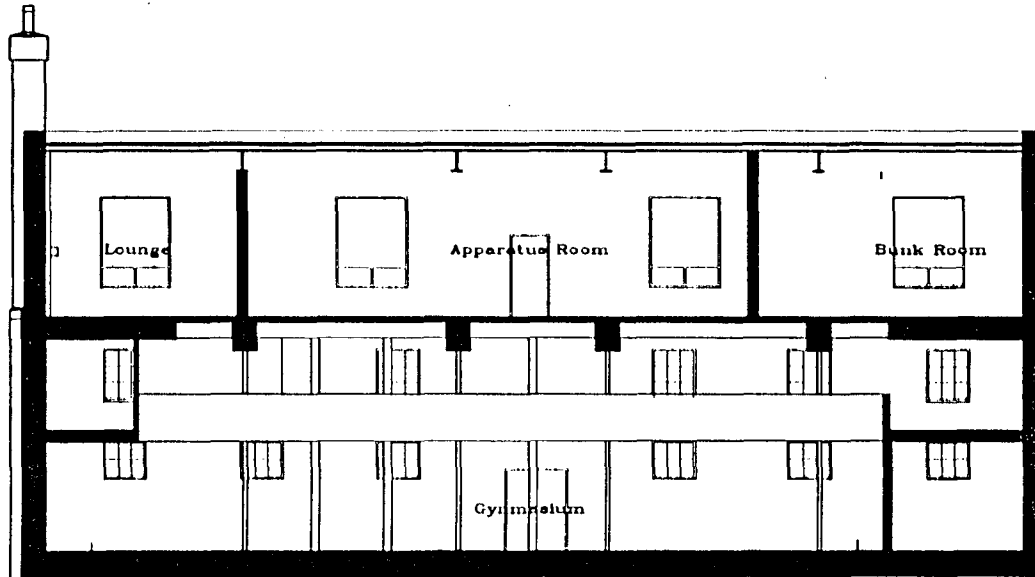
BASEMENT FLOOR PLAN

Project
North

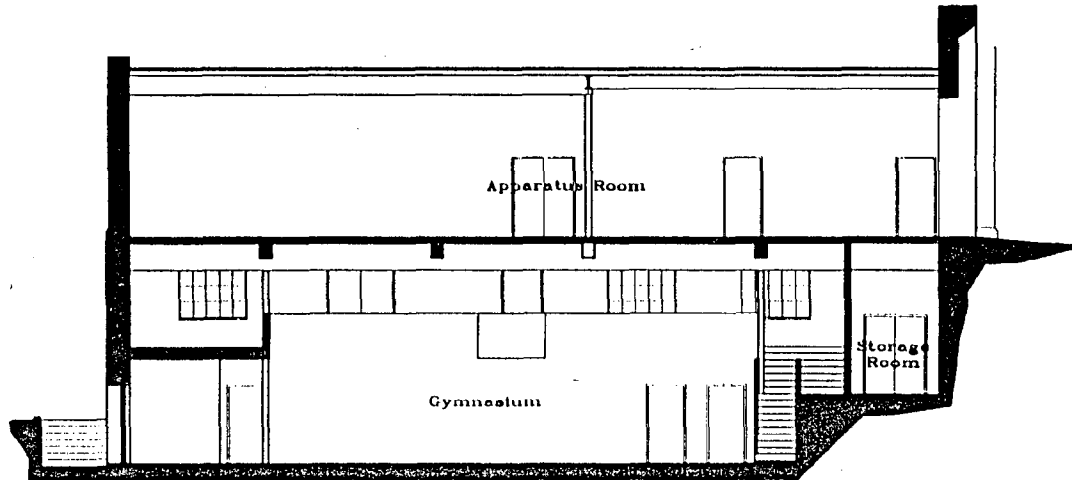


36

EXISTING



1 SECTION LOOKING SOUTH

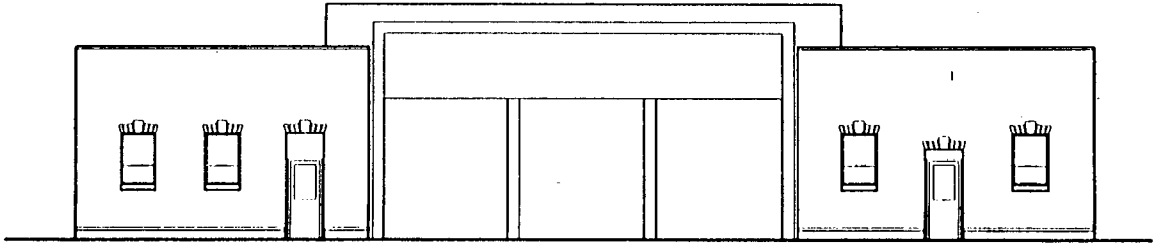


2 SECTION LOOKING WEST

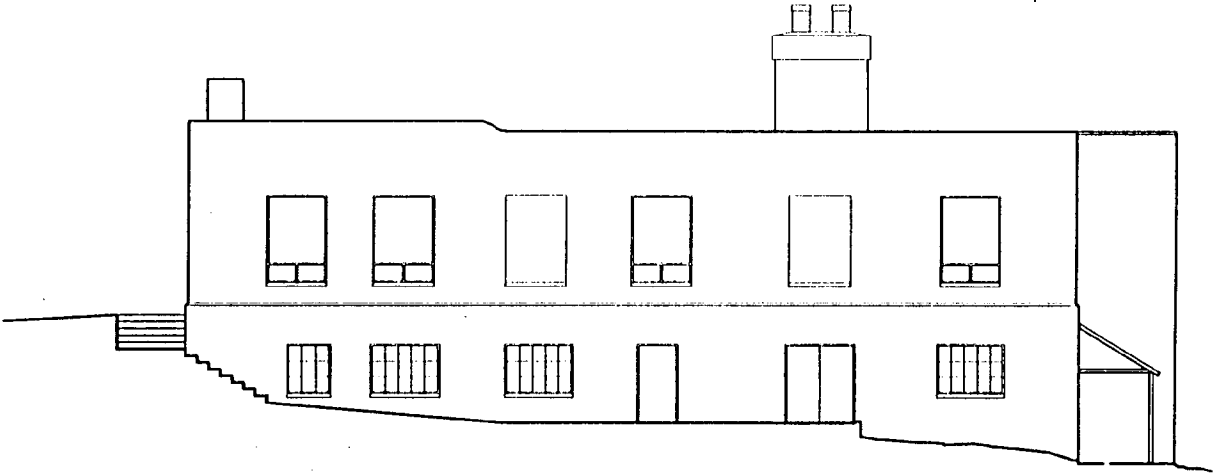


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EXISTING



3 NORTH ELEVATION

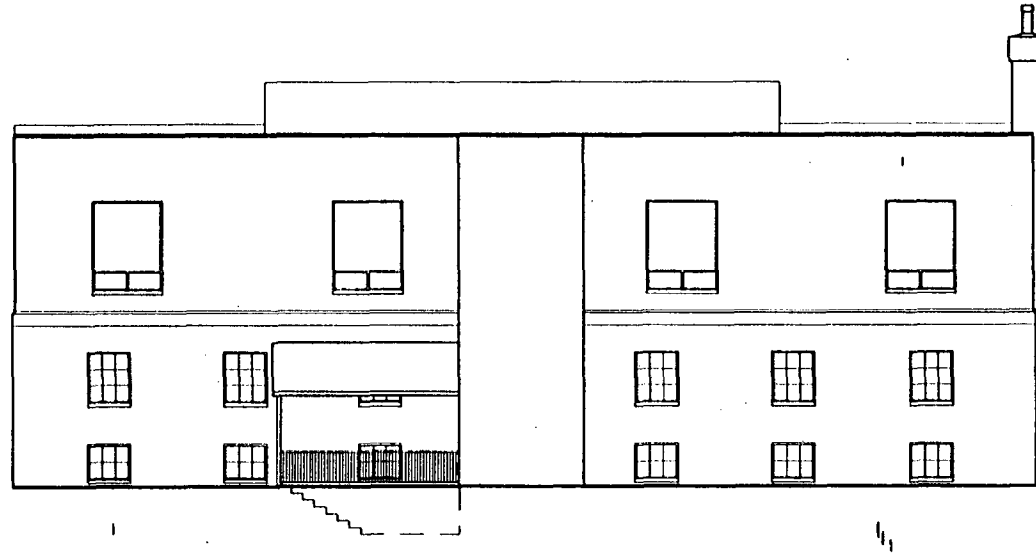


4 WEST ELEVATION

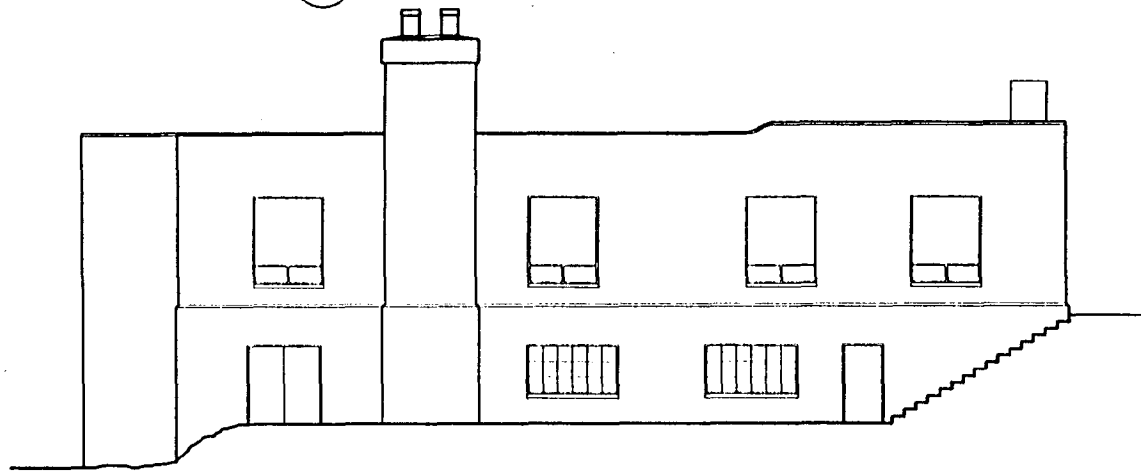


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EXISTING



5 SOUTH ELEVATION



6 EAST ELEVATION



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EXISTING

Pertinent Codes and Standards

Historic Classifications and Standards

The Takoma Park Fire Station is located within the Takoma Park Historic District in Montgomery County. The Building is listed on the Montgomery County Master Plan for Historic Preservation and is considered to be a contributing resource within the Historic District. All work which impacts the building exterior must be approved by the County Historic Preservation Commission, and will require a Historic Area Work Permit (HWAP) in addition to the County Building Permit.

The Commission is most concerned with the building's public facades. They are looking for design solutions which retain and respect the buildings historic character. The criteria evaluated by the Commission includes:

- that the proposal would not substantially alter the exterior of the historic site;
- that the proposal would be compatible with the historic site;
- that the proposal would enhance the preservation of the historic site;
- that the proposal would remedy unsafe conditions;
- that the proposal would be necessary to assure that the owner was not deprived of reasonable use of the property;
- that the general public welfare would be served by granting the permit.

Applications for the HWAP can be obtained from the Montgomery County Department of Environmental Protection, (DEP) Division of Construction Codes Enforcement, 250 Hungerford Drive, Rockville, MD. In short, the application must define both the existing condition with photographs and drawings and description, and define the proposed work. with drawings and description.

Building Codes

A substantial renovation of the building will require compliance with all codes currently enforced by Montgomery County Department of Environmental Protection (DEP). Since both the initial construction and ongoing operation is funded by Montgomery County, compliance with County Adopted energy guidelines will be required. Further, as utilities are impacted, the Project must provide compliance with the regulations required by the utility companies serving the site. Finally, compliance with ADA to protect from the possibility of Civil lawsuits.

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As of June 1997 the applicable codes include:

- 1993 BOCA National Building Code
- 1994 NFPA 101, 1993 NFPA 13
- MONTGOMERY COUNTY ENERGY DESIGN GUIDELINES
- PEPCO Regulations
- Washington Gas Regulations
- WSSC Regulations - 1998
- ADA Accessibility Guidelines 1990 (effective 1995)
- COMAR 05.02.02)

Plan Review & Building Permits

Substantial development at the Takoma Park Fire Station will likely require approval by the following entities:

- Takoma Park Volunteer Fire Department
- Montgomery County Fire and Rescue Commission
- City of Takoma Park
 - Planning Department
 - Public Works Department
- The Maryland-National Capital Park and Planning Commission (M-NCP&PC) - Mandatory Referral
 - Development Review Division Transportation Planning Division
 - Environmental Planning Division Community Planning Division
 - Historic Preservation Division
- Montgomery County Department of Permitting Services (MCDPS)
 - Subdivision Development Division
 - Division of Water Resources Management
- Montgomery County Department of Public Works and Transportation (MCDPW&T)
- Washington Suburban Sanitary Commission (WSSC)
- Montgomery County Department of Environmental Protection - Division of Water and Wastewater Management (MCDEP-DWWM)
- Maryland State Highway Administration (MSHA)
- Applicable Utility Companies: PEPCO, Washington Gas, Bell Atlantic

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Assess Existing Conditions

Site

Located at 7201 Carroll Avenue, the Fire Station property consists of Part Lot 30 and Lot 31, Block 19 as shown on a record plat of the subdivision entitled "B.F. Gilbert's Addition to Takoma Park" as recorded in the land record of Montgomery County, MD, in Plat Book A on Plat 2 dated 1886. Based on review of these Plat records, it appears that the footprint of the Commercial Building to the East on Lot 31 encroaches on the Fire Station Lot. Similarly the houses on the lots to the West appear to encroach upon adjacent property lines. For purposes of this study we have assumed the Court rulings regarding Adverse Possession would likely apply, and that where the adjacent buildings cross property lines, the encroaching buildings own the land on which they are set. In any case, land survey and plat research will be required at the outset of any follow on design project.

The Zoning on the site steps up in allowed density from R20 on Lots 29 and Part 30 to the west, to R60 on the Fire Station Lot 31, to C2 to the east on lot 32. The Fire Station use is allowed in all three zones; however, the required setbacks are difficult to achieve. If the renovated facility is substantially re-built over it's current footprint and adjacent properties are purchased, requirements to upgrade the Zoning classification or receive a Zoning Variance can be avoided. Both Schemes A and B require the purchase of adjacent properties resulting in compliance with the existing Zoning requirements. Important to any design will be the provision of a buffer zone between the Station's parking area and the adjacent residential properties to the west.

Following is a summary list of observations relevant to fire and rescue service capability:

- The area of the site is very small making it difficult to get the required building area to accommodate emergency services and provide adequate parking for staff, volunteers, and visitors.
- The topography of the site is a steep slope requiring that the Apparatus Bay be supported above ground.
- Since there is limited apron area available in front of the apparatus bays, it is important that the facility accommodates the need to wash emergency vehicles within the apparatus bays. The limited size of the apparatus bays, deterioration of the existing slab, and problems with the existing drainage system make it difficult to properly wash the emergency vehicles.
- The site configuration is such that it is not feasible to achieve the "drive-through bays".
- There are serious legal boundary description discrepancies where structures exceed the property lines making planning for additions, alterations, and new buildings difficult.
- The location of the existing building with respect to the "T" intersection provides excellent egress for emergency vehicles.

- Insufficient parking is a problem. The current lot provides approximately 16 spaces, 22 spaces are required.

Fire and Rescue Service Capability

The existing building was designed and constructed several decades ago when the fire and rescue needs were far different from current requirements. The residential population, commercial development, and automobile traffic through the community has increased. Therefore, the number of emergency vehicles and staff needed to serve the vicinity have increased resulting in needs for increased apparatus area and support space. Modern fire apparatus is much larger and heavier than older units. Current fire station requirements have expanded to include accommodations for female fire and rescue personnel, physical fitness training, and increased administrative and storage space. The existing station has significant deficiencies in all of these areas.

Following is a summary list of observations relevant to fire and rescue service capability. Note also that existing versus the required program areas are included on the *Space Requirements Chart* included in the following Facility Program section:

1. Size Of The Apparatus Bays:

- The current width of each apparatus bay is too small. The minimum width required for fire and rescue staff to operate efficiently and safely is 20'-0".
- The height of the apparatus area is too low, the existing clear height to the underside of structure is 12'-2". A minimum of 16'-0" clear height to the underside of structure is required to accommodate the 14' high roll up door systems.
- The height and width of the apparatus bay doors are too small. The best size is 14'-0" X 14'-0" for safety, ease of daily operations and emergency egress.
- The recently adopted Program requires that three 20 feet wide x 80 feet deep apparatus bays be provided. The Takoma Station currently houses the following equipment:
 - 2 Engines
 - 1 Ladder Truck
 - 1 EMS Vehicle

2. Storage

- The amount and location of storage space for equipment, tools, and emergency service related items is inadequate. More space is needed to properly accommodate self contained breathing apparatus (SCBA), the



SITE RESEARCH

I. SITE LOCATION

The site is located within the City of Takoma Park, Maryland, at 7201 Carroll Avenue. It is situated south of the intersection where Philadelphia Avenue terminates at Carroll Avenue. The property consists of Lot 30 and 31, Block 19 as shown on a record plat of subdivision entitled "B.F. Gilbert's Addition to Takoma Park" as recorded in the land records of Montgomery County, Maryland, in Plat Book A on Plat 2 and dated 1886. A location map and the record plat are included in this report.

II. LIMIT OF EXISTING SITE

Based on the best available records obtained from the Maryland-National Capital Park & Planning Commission (M-NCP&PC), it appears that the site encompasses both lots 30 and 31, or portions thereof, with the building located on lot 31 and the parking for the existing fire station located on lot 30. The limits of the existing structure, paved parking areas and sidewalks are shown on the M-NCP&PC topographic map included in this report. Additional information, such as street lights, traffic lights, fences and other site features may be obtained from the site photographs which are included in this report.

III. SITE AND ADJACENT ZONING

The existing zoning for lots 29 and 30 is R-20, Multiple-Family - Medium Density Residential. The minimum lot area in the R-20 zone is 2,000 square feet per dwelling. The



existing zoning on lot 31 is R-60, Residential - One-Family with a minimum lot area of 6,000 square feet per dwelling. Lot 32 is zoned C-2, General Commercial.

Building setbacks in the R-20 zone are:

- For buildings not over 30 feet in height:
 - From street (whichever is greater):
 - From street line: 30 feet
 - From center line: 65 feet
 - From adjoining lot:
 - One side: 10 feet
 - Sum of both sides: 30 feet
 - Rear: 30 feet
- For buildings over 30 feet in height, all of the setbacks noted above must be increased for each foot of height over 30 feet by an additional 3 feet.

Setbacks for main building in the R-60 zone are:

- From street: 25 feet
- From adjoining lot:
 - Side:
 - One side: 8 feet
 - Sum of both sides: 18 feet
 - Rear: 20 feet

Setbacks for all buildings in the C-2 zone are:

- Front: 10 feet
- Side and Rear:
 - If the lot adjoins a residential zone, the setback shall be not less than required in the adjoining zone.
 - In all other cases no setback is required.
 - No yard shall be less than 3 feet in width.

A fire station (publicly supported) is a permitted use in all of the above zones. The development standards including building height, green area and yard requirements, coverage limitations and other standards vary by zone.



Copies of Certified Zoning Maps and the applicable Divisions of the Montgomery County Zoning Ordinance, including off-street parking and loading, are included as part of this report.

IV. SITE TOPOGRAPHY AND PHYSICAL FEATURES

This site is the current location for the Takoma Park Fire Department. The station is a two-story building with the front of the upper level approximately at grade with Carroll Avenue.

There is an existing building that abuts the property to the east.

The existing paved parking lot is located to the west of the building and the grade falls to the southern end of the property to expose the basement floor of the facility. Access to the fire house and the parking lot is from existing curb cuts on Carroll Avenue.

The rear portion of the property is currently unused. The potential for development of this area may be limited due to the steep slopes and the density of the mature trees. Further investigation and completion of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) is necessary in order to determine the existence of any environmental buffers on the site.

A M-NCP&PC topographic map has been updated to include some of the existing features noted during the site visit. The site photographs also show existing site conditions.



V. EXISTING UTILITIES

The existing fire station is currently served by the major utilities including water, sewer, electric and telephone. Overhead electric and telephone is located along the north side of Carroll Avenue. An existing 8" water line is located in Carroll Avenue and a 2" water connection is run to the building. An existing 8" sewer is located in Carroll Avenue near lot 32 and an existing 8" sewer runs along the common lot line of lots 30 and 31 at the rear of the site, south toward Poplar Avenue. Based on the best available records from Washington Suburban Sanitary Commission (WSSC), it appears that the upper level of the building is served by an existing 6" sewer connection in Carroll Avenue. The records of WSSC do not indicate that there is sewer service to the lower level of the building. If sewer is not currently serving the basement floor, a field survey of the existing sewer line at the rear of the site would be necessary to determine if the existing sewer line could be utilized to serve the lower level of the building.

Portions of the WSSC 200' sheets and connection applications have been included as part of this report.

Adequacy of the existing utility services including electric, water and sewer to serve increased development will need to be closely coordinated with the utility companies. We are currently investigating the availability of gas service to the site and have transmitted engineering inquiries to the major utility companies in this area. We anticipate responses to our request for information over the next several weeks.



VI. HISTORIC DESIGNATION

The property is located within the boundary of the Takoma Park Historic District. The existing fire station is identified as a Contributing Historic Resource and major previous alterations have been recognized. Applicable portions of the "Approved and Adopted Amendment to the Master Plan for Historic Preservation: Takoma Park Historic District and Carroll Manor/Douglas House" are included as part of this report.

VII. DEVELOPMENT PROCESS

Development of this site will be approved by the City of Takoma Park as well as all of the Montgomery County permitting agencies through mandatory referral approval processes.

Permitting agencies and their applicable development codes, site related construction standards and regulations may vary specific to the site development or renovations proposed.

The review and permitting agencies may include (but may not be limited to):

- The City of Takoma Park
 - Planning Department
 - Public Works Department
- The Maryland-National Capital Park & Planning Commission (M-NCP&PC)
 - Development Review Division
 - Environmental Planning Division
 - Transportation Planning Division
 - Historic Preservation Division
 - Community Planning Division
- Montgomery County Department of Permitting Services (MCDPS)
 - Subdivision Development Division
 - Division of Water Resources Management
- Montgomery County Department of Public Works & Transportation (MCDPW&T)



- Washington Suburban Sanitary Commission (WSSC)
- Montgomery County Department of Environmental Protection - Division of Water and Wastewater Management (MCDEP-DWWM)
- Maryland State Highway Administration (MSHA)
- Applicable utility companies may include:
 - Pepco
 - Allegheny Power
 - Bell Atlantic of Maryland, Inc
 - MCI
 - Metropolitan Fiber Systems
 - Washington Gas Co.
 - Baltimore Gas & Electric Co.
 - Transcontinental Gas Pipe Line
 - Montgomery Cable TV
 - Maryland Cable

ENGINEER'S
REPORT

Takoma Park Fire Station No. 2
SEA Job No. 50 004.00

I. Access Existing Structural Conditions:

The existing structural system for the Takoma Park Fire Station consists of exterior masonry bearing walls with an interior structural steel frame. The main floor of the apparatus room is a cast-in-place concrete slab with concrete encased steel beams. The office spaces adjacent to the apparatus room are light wood frame construction using 2 x 12's at 16" o.c. The roof is constructed using lightweight concrete plank or roof panels supported by steel beams and columns.

The exterior masonry bearing walls are constructed with stone masonry in a random pattern. The stone is in good condition showing no signs of delamination, spalling or weathering, however, the mortar joints have been poorly repointed creating cavities for water to collect and intrude into the masonry. The walls are in desperate need of proper repointing.

The northwest corner of the building shows signs of movement possibly caused by settlement or water intrusion into the masonry. On both the north and west walls of this corner, the wall is cracked vertically indicating the corner is most likely moving in the northwesterly direction. The actual cause of this movement is outside the scope of this study, however, the cause and repair of this movement should be investigated.

The roof structure does not show any signs of distress or overstressing.

The exterior brick masonry tower on the south side of the building used for hose drying in the past is showing signs of settlement. This tower was not original to the building and most likely is founded on improper foundations. The tower is rotating away from the main building with a gap of approximately 1/2" at the bottom and 1" at the top.

The main apparatus room floor is a concrete slab supported by concrete encased steel beams. The concrete slab is covered with a waterproof traffic bearing membrane making it impossible for us to survey its condition from above. Our survey consisted of removing the concrete cover from several steel beams to determine their size and their condition. We also visually observed the soffit of the slab to ascertain its condition. We were unable to determine the thickness of the slab or the reinforcing steel within the slab. The selective demolition outlined in our letter dated May 20, 1997 was not properly completed. SSK-3 of this memo indicated slots to be chipped in the soffit of the slab to reveal the slabs reinforcing and these slots were not completed. Therefore, we were unable to determine the reinforcing in the concrete slab and unable to perform an analysis of the slab to determine its capacity. For our analysis of the steel beams, we assumed a slab thickness of 6" for dead load on the beams.

Our analysis revealed an allowable live load of 215 pounds per square foot (psf) for one of the secondary girders framing in the east-west direction. We did not assume composite construction, which is typical of concrete encased steel beams, because we visually observed horizontal cracks between the beam encasement and the soffit of the slab. This live load is less than the required AASHTO HS-20 loading that would be used to design a new garage for truck storage (the maximum anticipated axle load must also be

taken into account). At this point, the apparatus room floor may be overstressed depending on its current loading.

In general, the concrete slab of the apparatus room is in poor condition. The north half of the slab is indicating signs of distress including delamination, spalling, and cracking. Several areas have been reinforced with steel beams under the slab attached to adjacent steel beams and the north half above the basketball court has been covered with drywall to prevent concrete spalls from falling to the floor. We were unable to visually observe this area due to the drywall ceiling.

The concrete slab of the apparatus room requires additional study to determine its capacity and its overall condition. This study should include verifying the reinforcing steel and the slab thickness as well as taking concrete core samples for analysis and testing. These tests should include compressive strength, chloride-ion content, depth of carbonation, etc.

During our field study, we observed one steel beam that is showing significant distress. Due to water intrusion through the slab above, the water has caused the beam to rust and delaminate spalling the existing concrete cover. The steel beam, now exposed to the air, will deteriorate even faster. This deterioration has been slowed down due to the application of the waterproof membrane above eliminating water intrusion. The deterioration of this steel beam has reduced its capacity, therefore, we are recommending that the beam be shored below. The shoring should be done regardless of the outcome of this feasibility study.

II. Structural Narrative for New Schemes:

For renovation of the Takoma Park Fire Station we have proposed two schemes. Scheme A consists of a two story with basement option while Scheme B consists of a one story with basement option. Both options include land acquisition to the west.

IIA. Demolition:

Scheme A includes the demolition of the existing roof structure, the south wall of the building including the hose drying tower, the concrete apparatus room floor and steel beams excluding the main girders running north-south, and the wood framed floors to the east and west of the apparatus room.

Scheme B includes the demolition of the existing roof structure, the south and west walls of the building including the hose drying tower, the concrete apparatus room floor and steel beams excluding the main girders running north-south, and the wood framed floors to the east and west of the apparatus room.

IIB. Apparatus Room Floor:

In both schemes, the existing concrete apparatus room floor is being removed for several reasons. The condition of the existing floor is poor, requiring significant work to repair the deteriorated areas. In addition, the floor will be waterproofed and a concrete protection slab placed over the waterproofing. This additional thickness would raise the floor too high compared to the existing concrete apron of the drive and the adjacent offices and workrooms. The new structural slab of the apparatus room will be placed lower, incorporating trench drains and slopes, allowing for the additional thickness of the protection slab to accommodate the existing concrete apron and the step into the

MONTGOMERY COUNTY CODE
Chapter 24A

Appeals, which must review the decision *de novo*. The Board of Appeals may affirm, modify, or reverse any order or decision of the Commission.

- (2) A party may appeal a decision of the Board of Appeals under Section 2-114. (Ord. No. 9-4, § 1; Ord. No. 11-59; Ord. No. 13-111, § 1.)

Sec. 24A-8. Same—Criteria for issuance.

- (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.

TAKOMA PARK GUIDELINES : NEW CONSTRUCTION

- ☛ orientation of driveways and parking areas to the rear and sides of buildings
- ☛ use of outbuildings (e.g. detached garages)
- ☛ extensive landscaping, including mature trees and flowering plants (e.g. azaleas)

COMMERCIAL AREAS: TAKOMA OLD TOWN AND TAKOMA JUNCTION

Important streetscape elements in Takoma Park's commercial areas are discussed in detail in the "Takoma Old Town Commercial Revitalization Plan", published by the City of Takoma Park. In addition, the City of Takoma Park has enacted ordinances which provide design standards for new construction in Takoma Old Town (#2592 and #2701) and Takoma Junction (#1985-30). See attached Appendix B.

The design standards in these ordinances provide appropriate guidance for new construction within the commercial areas of the Takoma Park Historic District. They should be used by the Historic Preservation Commission in reviewing applications for new construction.

Additional streetscape elements and patterns which should be considered include:

- ☛ principal building facades with their main entrances oriented to the street
- ☛ pedestrian orientation of shopfronts with entryways and display windows immediately adjacent to the sidewalk
- ☛ orientation of driveways and parking areas to the rear and sides of buildings, but with pedestrian access to the parking from the building fronts



7000
Carroll Avenue

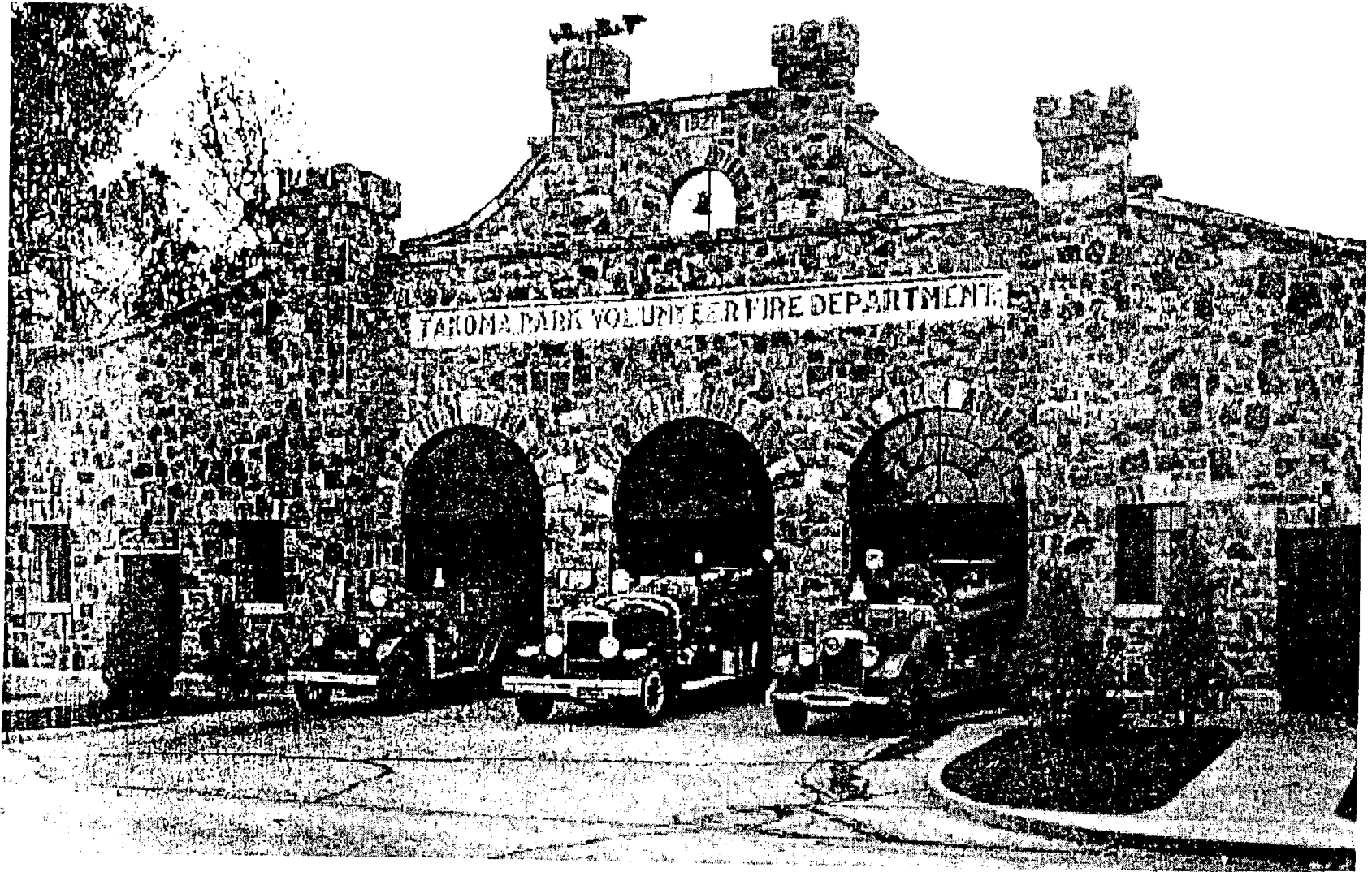
PUBLIC IMPROVEMENTS

Although much of Takoma Park's architectural and historical significance is derived directly from the built environment, there are overall community features which contribute greatly—and are in fact integral—to the historic ambiance of this "garden suburb". These features should be recognized and preserved as part of the setting for this historic district.

Primary among these features is the existence of significant areas of open space. Park areas throughout the district are extremely important to the setting and character of Takoma Park. Some of the more prominent areas of open space include the park at Albany and Takoma Avenues, the small islands at Piney Branch and Philadelphia and at Maple and Philadelphia, and the Thomas/Siegler House land.

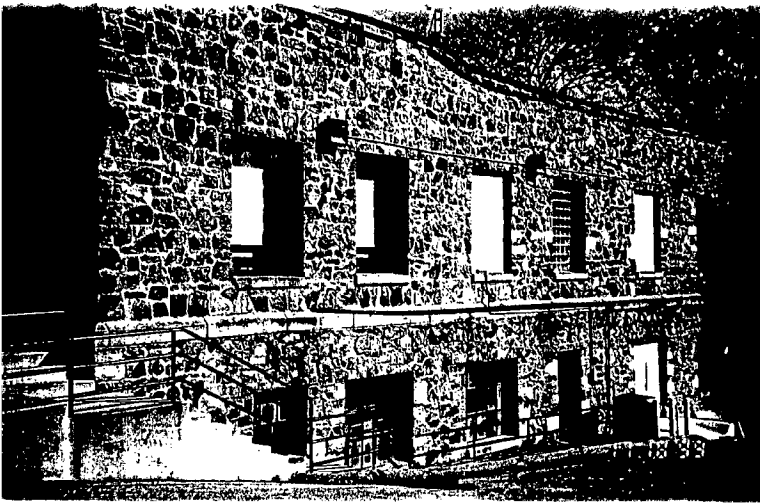
Existing parks and areas of open space in Takoma Park should be preserved. In addition, review of subdivision proposals in the district should be sensitive to historic development patterns and to preserving areas of open space. Existing patterns of building coverage and the ample front

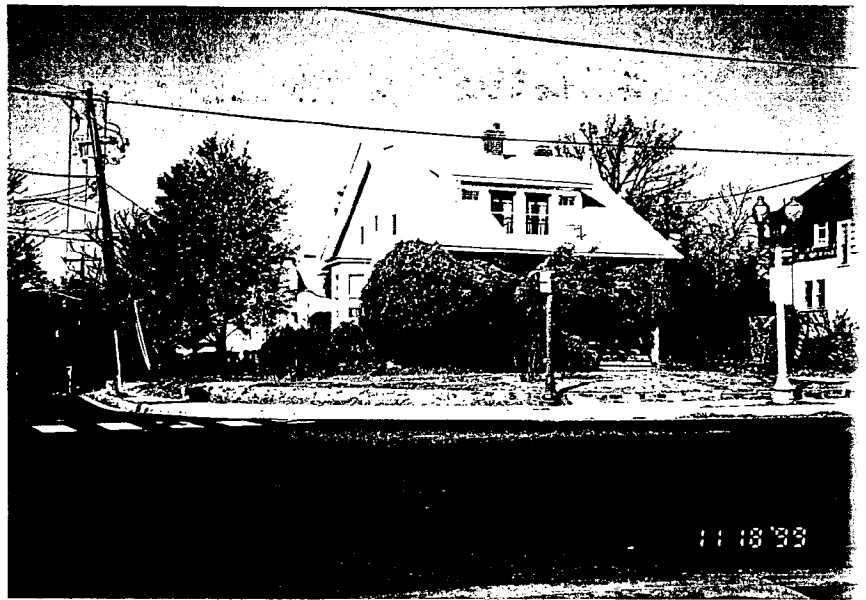
TAKOMA PARK FIRE STATION FEASIBILITY STUDY
Takoma Park, Maryland



Prepared By
QUINN EVANS / ARCHITECTS in association with HACKLEY AND ZAMBITO ARCHITECTS









June 30, 1997

Historic Takoma

Mr. Kent Abraham
Takoma Community Development Corporation
7401 Carroll Avenue
Takoma Park, MD 20912

Dear Kent:

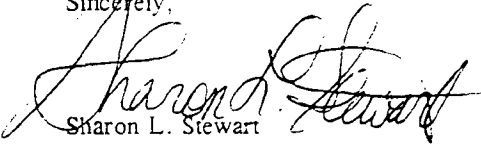
Thank you for meeting with Historic Takoma on June 18th and explaining the current status of the Takoma Park Fire Station Project. We realize that the focus of this phase of the study is on the feasibility of renovation and expansion on the existing site, and it is not on the actual design of the building. As one of the stakeholders involved in this project, however, we would like to take this opportunity to present our views on both structural and design issues that should be considered as budgetary decisions are made:

- The historic fabric of the remaining structure is minimal because of the extensive renovation that occurred in the 50's. The location itself is historic, and for this reason it is important that the fire station remains where it is currently located;
- Much of the original stonework has been destroyed, and it is therefore of utmost importance to salvage the remaining stones and incorporate them into the facade design;
- An ABA configuration is extremely important and in keeping with the original design of the structure;
- The facade design should be derivative of the original building even if it cannot be an actual restoration, and it should include such features as crenelated towers;
- The original fireplace should remain in a prominent location in the day room where it can be seen and appreciated by the community.

Historic Takoma supports the plan to acquire the adjacent property to both widen the station and provide a parking area for the firefighters. The widening of the building appears to be critical to both accommodate existing equipment and provide a safe working environment for our firefighters.

In closing, we would like to stress that a design that is derivative of the original fire station will give back to the community a lost landmark in some measure. The original landmark symbolized the dedication of the volunteer firefighters who built it. The fire station was once a focal point for community activities, and it continues to provide an important impression of our historic area because of its strategic location. We look forward to working with you and other stakeholders in this most important project.

Sincerely,


Sharon L. Stewart
President

*Historic Takoma, Inc., P.O. Box 5781, Takoma Park, Maryland 20913
Incorporating Takoma Park Historical Society*

58

**Takoma Community
Development Corporation**

KENT RICHARD ABRAHAM
TREASURER AND MEMBER OF THE BOARD
7401 CARROLL AVENUE
TAKOMA PARK, MARYLAND 20912-5727

(301) 270-6981

FAX (301) 270-1978
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INTERNET: ABRAHAM@LASER.NET

The City Council of Takoma Park
7500 Maple Avenue
Takoma Park, Maryland 20912

July 20, 1997

Re: Fire Station Feasibility Study

Dear Council Members:

I have been working with the City's consultants to develop the Feasibility Study for the Fire Station Redevelopment, as Project Manager for the Takoma Community Development Corporation. Unfortunately, a prior commitment prevents me from joining in the presentation of the final study to the Council, but I wanted to write in support of both the process and the results.

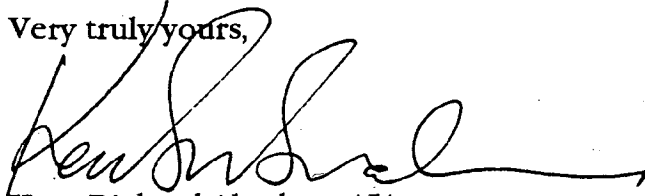
The charge for the Project Team was to examine the possible fit of a modern fire station on the current site, and Neil Shorb of Montgomery County Fire and Rescue Commission held our team strictly to the new standards of the county. We were also charged with developing reasonable and feasible alternatives for redevelopment, and Larry White of Montgomery County Department of Public Works held the Project Team tightly to that standard as well. The Takoma Park Volunteer Fire Department worked hard with the Team to ensure that we were seeing things clearly, and community groups like Historic Takoma and others added their valuable input.

The result, I believe, is a pair of real alternative solutions to redeveloping the fire station on its current site, and both are capable of achieving functioning and modern facilities. It is clear, we believe, that the existing facility CAN be maintained in its present position in Takoma Park, where it is a major landmark in our community.

It is TCDC's fervent hope that the momentum we've built in this study can push development of the new fire station along the lines of the alternatives we've identified as soon as possible.

We've enjoyed participating in the process, and we believe that the Project Team has done an exemplary job of planning for our community.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kent Richard Abraham". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kent Richard Abraham AIA

12/18/20

DEAR DIRECTOR OF EQUAL OPPORTUNITY PROGRAM,
AND MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

WE WANT YOU TO BE AWARE OF WHAT IS HAPPENING
TO US AT 7135 CARROLL AVE., TAKOMA PARK, MD 20912. MY
LANDLORD HAS ASKED ME TO WRITE AND WANTS YOU TO
UNDERSTAND THAT HE'S BEEN LIVING HERE SINCE 1965. 2
OTHER OF HIS RENTERS HAVE BEEN HERE SINCE 1993.
OTHER RENTERS HAVE BEEN HERE FOR AT LEAST 3 YEARS
MANY PEOPLE ARE INVOLVED AND MANY PEOPLE WILL BE
INCONVENIENCED. THE FIRE DEPARTMENT AND SOME
ORGANIZATION THAT FUNDS MONIES TO THE FIRE DEPARTMENT
FOR ITS FUNCTION, MAINTENANCE WANTS TO BUY THIS HOUSE
THAT WE LIVE IN. THE FIRE DEPARTMENT WANTS REAR
ROOM TO PARK ITS TRUCKS. WE DON'T WANT TO SELL/
OR MOVE. THE PEOPLE IN THIS HOUSE ARE ELDERLY
WITH HEALTH PROBLEMS AND LIKE IT HERE. THEY HAVE
BEEN HERE WILLINGLY SINCE 1965. THE HOUSE IS PAID
IN FULL AND HE THOUGHT HE BOUGHT A SURPRISING THING
BECAUSE OF THE HISTORIC DISTRICT HE'S IN. MANY PEOPLE
WILL BE SUDDENLY UP THE CREEK LOOKING HOW TO
GET SITUATED AFTER SUCH A UNWANTED SURPRISE
TO HAVE TO MOVE WHEN IT WASN'T PLANNED ON. THE
ASSOCIATION CONNECTED WITH THE FIRE DEPARTMENT
SAID THAT THEY WOULD LET US KNOW IN 6-MONTHS
IF WE HAVE TO MOVE OR NOT. DO YOU KNOW HOW
THAT MAKES US FEEL? FOR THE NEXT 1/2 YEAR WE
DON'T KNOW WHAT TO EXPECT AND YET WE LIVE
IN A HOUSE THAT'S PAID IN FULL AND ALL WE LIVE
HERE PAY RENT. MY LANDLORD SAID THAT HE'D LIKE
A MOVE WOULD PRETTY NEAR KILL HIM. THIS WAITING
PERIOD TO FIND OUT WHAT'S GOING TO HAPPEN TO US

(61)

IS WEIGHING HEAVY ON EVERYONES MIND, AND THE DREADED MOVE WE DONT KNOW IF THESE PEOPLE WILL GET THEIR WAY OR NOT, WE OF COURSE DONT WANT THE FIRE DEPARTMENT TO HAVE A PARKING PROBLEM, BUT WE FEEL THEY NEED TO HAVE THEIR PROBLEMS SOLVED IN SOME OTHER WAY THAN GETTING US INVOLVED. JUST BRINGING NEXT DOOR TO THEM IS NOT A GOOD ENOUGH REASON TO FIND PARKING SPACE WITH US. WE NOTICED THAT THE FIRE DEPARTMENT DOES NOT HAVE AN UPSTAIRS TO HOUSE ITS FIRE FIGHTERS. WHEN THESE GUYS NEED SPACE TO LIVE, THEY PARK THE TRUCKS OUTSIDE, THEN THEY SAY THEY DONT HAVE ROOM FOR THEIR VEHICLES. WE FEEL THE FIRE DEPARTMENT SHOULD BE ALLOWED TO BUILD VERTICALLY ON THEIR OWN PROPERTY TO GIVE THE FIRE FIGHTERS MORE LIVING SPACE, THEN THEY CAN LEAVE THEIR TRUCK PARKED INSIDE AND THEN THE TALK OF NOT HAVING ENOUGH SPACE TO PARK WILL STOP.

PLEASE ASSIST US. WE DONT WANT TO MOVE IN TURN, AS YOU HELP US, YOU NO DOUBT WILL SOLVE THE FIRE DEPARTMENTS PROBLEMS BECAUS THEY NEED BUILDING PERMITS TO CHANGE WHAT THEY HAVE ON THEIR OWN PROPERTY FOR THEY TO BE IN A HISTORIC PRESERVATION DISTRICT. MI (AM)CORI SAID THAT PEOPLE GET HURT BECAUS "THEY DIDN'T KNOW", THIS LETTER IS TO LET YOU KNOW.

Helmut John Frick
HELMUT JOHN FRICK

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7201 Carroll Avenue Meeting Date: 12/1/99
 Applicant: Montgomery County Report Date: 11/24/99
 (Perry Johnsson, Agent)
 Resource: Takoma Park Historic District Public Notice: 11/17/99
 Review: PRELIMINARY CONSULTATION Tax Credit: No
 Case Number: N/A Staff: Robin Ziek

PROPOSAL: Alter/demolish existing fire station
 Demolish one or more adjacent buildings

RECOMMEND: Consider additional alternatives to demolition

PROJECT BACKGROUND

RESOURCE: Contributing Resource in Kensington Historic District
 STYLE: Craftsman, with extensive alterations in the 1950's
 DATE: c1928

The Takoma Park Volunteer Fire Department - Station #2 - was built in 1928 as a stone masonry structure. It was sited at a prominent location along Carroll Avenue, at the junction with Philadelphia Avenue (East-West Highway, Route 410) for easy access to its service area. Which includes 2.5 square miles centered about the City of Takoma Park. While the City boundaries were expanded in 1997 when Montgomery County annexed a part of Prince George's County, the Fire Station service area had already included that portion of Prince George's County.

Montgomery County and the City of Takoma Park participated in a feasibility study in 1977 to check the long-term viability of a fire station at this location. Through this evaluation process, it was determined that a modernized fire station could be maintained at this location, and funding for modernization of a fire station at this location has been budgeted by the County Council. The report was prepared by *Quinn Evans/Architects*, was called the *Takoma Park Fire Station Feasibility Study (Feasibility Study)*, and was distributed to the HPC on 11/17/99.

In the study process, two options were regarded as having the most potential. These were further developed with plans and cost estimates as Schemes A and B (see pages 50ff of the *Feasibility Study*).

Carol Stewart, Council Person

①

Staff notes that the HPC was not part of this initial process, although typical concerns of the HPC are incorporated as important factors in the *Feasibility Study*. The first consideration of the county, however, was to determine whether or not a modernized facility of some type would even work at this location, and whether or not the County Council would fund it. That now having been established, the County is moving ahead with greater specificity and comes to the HPC for further guidance.

BUILDING HISTORY

The original fire station was built of stone in 1928 in a castellated style, with three bays. The central bay held the primary focus with a turreted parapet with two small towers and a bell. Below this were three arched openings for the fire trucks with the name "Takoma Park Volunteer Fire Department" across the facade. The side bays had separate doors and windows for walk-in service, with curving roof lines which rose up to small towers on either side of the central parapet. The castellated style was reminiscent of other public structures, such as the armories which were being built in response to WWI, as well as the rustic park structures which were popular around the turn-of-the-century (i.e., see the Glen Echo stone towers).

In the 1950's, the building was modernized. The central bay was completely removed and replaced with a limestone structure. The roofline for the two flanking bays was modified to a horizontal line, so that the entire structure was more streamlined. The lettering for the fire station was also modified to something closer to the Art Deco style and "EST. 1894" was added to the heading. Modern roll-up doors were installed at the three fire truck bays and the other doors and windows were replaced.

The fire station sits on Lot 31, but crosses onto Lot 32 to the east. The fire station sits close to the street and the fire trucks have to back in after returning to the station. Parking is provided on part of Lot 30 to the west. Topographically, the land drops off significantly from Carroll Avenue to the back of the lots. The fire station sits on the edge of the Takoma Junction commercial district, with residential buildings to the west and across the street, and commercial buildings to the east.

The adjacent commercial structure to the east is an automobile repair shop. This brick building is considered a Non-Contributing element in the Historic District. It is one story along Carroll Avenue but two stories at the rear. The structure responds to the curve of the road with angles (see *Feasibility Study*, page 12), bending around the fire station.

7135 Carroll Avenue is a residential structure to the west of the fire station on Lot 30 and is considered a Contributing Resource in the Historic District. It is a 1-1/2 story bungalow with a front-facing gable roof built ca. 1915-1925. It is currently clad in asbestos shingles, and the front porch columns have been replaced with metal supports. It has a two story porch at the rear for the basement and first floor levels, taking advantage of the steeply sloping site.

The residence at 7133 Carroll Avenue (on Lot 29) is also a bungalow, built around the same time as 7135 Carroll Avenue (ca. 1915-1925). It has a side-gable roof with shed dormers on the front and back roofs, and a two-story addition at the rear for the basement and first floor levels.

PROJECT PROPOSAL

The applicant proposes to modernize the existing fire station. Programmatically, the fire station would be expanded. For example: the internal program has been expanded to reflect the new work force which includes men and women; while externally, the existing garage openings are too small for the newest fire trucks. The parking requirements are also extensive (22 spaces, at a minimum). The main issues before the HPC are:

1) **Extensive alteration or Demolition of existing Fire Station**

Scheme A/Concept 2 (Art Deco) would retain most of the 1928 stone wall fragments. The central limestone bay would be demolished and a new bay of essentially the same style would be built. A rear addition would be built, and a 2nd story overall. The bungalow on Lot 30 would be razed, and surface parking would be provided on Lot 30. (See *Feasibility Study*, pages 51-57).

Scheme B/Concept 5 (Craftsman) would require the demolition of most of the existing fire station, including most of the 1928 stone wall fragments. A new structure would then be built which incorporates the retained elements, adds an addition to the rear and to the west side. Parking would be provided on Lots 30 and 29. The new building would be designed to recall the original 1928 structure, with turrets and stone.

2) **Acquisition of one or two adjacent residences (to the right) for demolition and use of those lots for the expansion of the Fire Station and for parking.**

Scheme A calls for the demolition of the bungalow at 7135 Carroll Avenue which is a Contributing Resource. The land would be used for parking.

Scheme B calls for the demolition of the bungalows at 7135 and 7133 Carroll Avenue, both of which are Contributing Resources. The land would be used for the fire station expansion and for parking.

3) **Consideration of acquisition and demolition of adjacent commercial structure (to the left) for expansion of the Fire Station.**

This is presented in Concept 1 (see *Feasibility Study*, pages 32-34). While this concept also included the acquisition/demolition on Lot 30, the other concepts only considered the acquisition/demolition on Lots 30 and 29.

4) Design of new Fire Station.

Scheme A proposes an Art Deco model, which is built in the existing tradition.

Scheme B proposes a Craftsman model, built in the tradition of the original station.

STAFF DISCUSSION

Staff notes that the City and County feel strongly that a fire station is important at this location. The *Feasibility Study* has looked at various ways of accomplishing this, and it appears that a station can be successfully incorporated into the site restrictions, with some modifications to the Historic District.

Staff has concern with the proposed demolition of Contributing Resources in the district, especially since the adjacent structure to the east is a Non-Contributing Resource. Staff notes that, topographically, this Non-Contributing structure is at the same elevation as the existing Fire Station, and expansion in this direction might be easier than expansion to the west.

Further, the existing parking area provides a space between the fire station and the remaining residences which line Carroll Avenue to the west. While the adjacent bungalows are unremarkable (and not considered Primary Resources), they are similar to many other bungalows in the district and contribute to the overall feel and character of the district. Staff feels that, as there is at least one option which retains at least one of the bungalows, that option should be further developed. In addition, the next property to the east is also Non Contributing and the next property is a vacant lot. Staff feels that there will be less impact to the historic district if the fire station expansion takes place to the east rather than to the west where there will be significant impact on the existing residential neighborhood.

Stylistically, staff feels that the county should also investigate a proposal which will be of its own time; i.e., 1999/2000. The HPC should discuss this in terms of its impact on the historic district. The original 1928 structure has already been essentially demolished, but is documented so that someone could rebuild it without conjecture. However, the proposed reconstruction is not a "restoration" because it will be much larger than the original structure. Therefore, it would be considered evocative of the 1928 structure. Staff feels, however, that it is too replicative and could actually be viewed as historically misleading.

Staff notes that the Art Deco structure was designated Contributing. The arguments for building the new structure as an Art Deco building would also reflect the concerns above. Once a structure is demolished, the new building should be seen as of its own day, i.e., 1999/2000. The Secretary of the Interior's *Standards* call for compatibility in terms of new construction, but not replication.

(See Circle
12, 13)

Finally, the Takoma Park *Guidelines* provide guidance for new construction in the historic district commercial areas (see pages 17ff). The design standards referred to in the

(See Circle 10, 11)

Guidelines are city ordinances which will be superseded by new standards, and the City is planning to institute a local review board for the commercial areas. However, the philosophy and overall guidance in the ordinances provided as appendices in the *Guidelines* are consistent with the general guidance for new construction that it be compatible with the historic district in terms of massing, materials, and scale.

STAFF RECOMMENDATION

Staff recommends that the applicant reconsider the proposal in terms of expansion to the east instead of the west, and that the Contributing Resources should not be demolished. In addition, staff asks the HPC to provide guidance to the applicant in terms of an approach to style for the new construction. Staff feels that consideration should be given to retention of the 1928 stone fragments and incorporation of these existing fragments into a new (1999/2000) structure.

PLEASE GO SEE THE SITE.

Ziek, Robin

From: FIRE.LAMPHS@CO.MO.MD.US
Sent: Monday, April 29, 2002 7:03 PM
To: BRYAN.HUNT@MCGOV.ORG; allenbo@msn.com; daryl@takomagov.org;
JandCS@erols.com; suzannel@takomagov.org; ggilbert@bigwaha.com;
mhackleyarchitects@prodigy.net; slohr819@aol.com; madonahue@msn.com;
rickf@takomagov.org; elmerhamm@msn.com; MITRA.PEDOEM@MCGOV.ORG; Rifkin,
Margaret; Ziek, Robin; tmiller@kci.com; joyaustinlane@aol.com; Brwilli@aol.com;
probstafavt@aol.com; jdj@takoma.com
Subject: Meeting

--- Received from FIRE.LAMPHS 240-777-2494

02-04-29 19.03

-> MGMTBUDG.HUNTB *> Forwarded by
-> allenbo@msn.com
-> DPWT-FS.HAYESP PETER S. HAYES DPWT-FS
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-> Brwilli@aol.com
-> probstafavt@aol.com
-> FIRE.RIFFER RICHARD RIFFE MCFRS
-> jdj@takoma.com

There will be a meeting of the workgroup on Thu 5/2, 1:30 PM. I know this does not work for everybody - but it is the best time for the majority of the people.

The purpose of the meeting is to help fire/rescue better understand the details of the plan and discuss any design/engineering issues prior to the May 6th Council worksession.

I suggest that we meet at the site at 1:30 and then move to the firehouse to complete our discussion.

Thank you.

Steve Lamphier

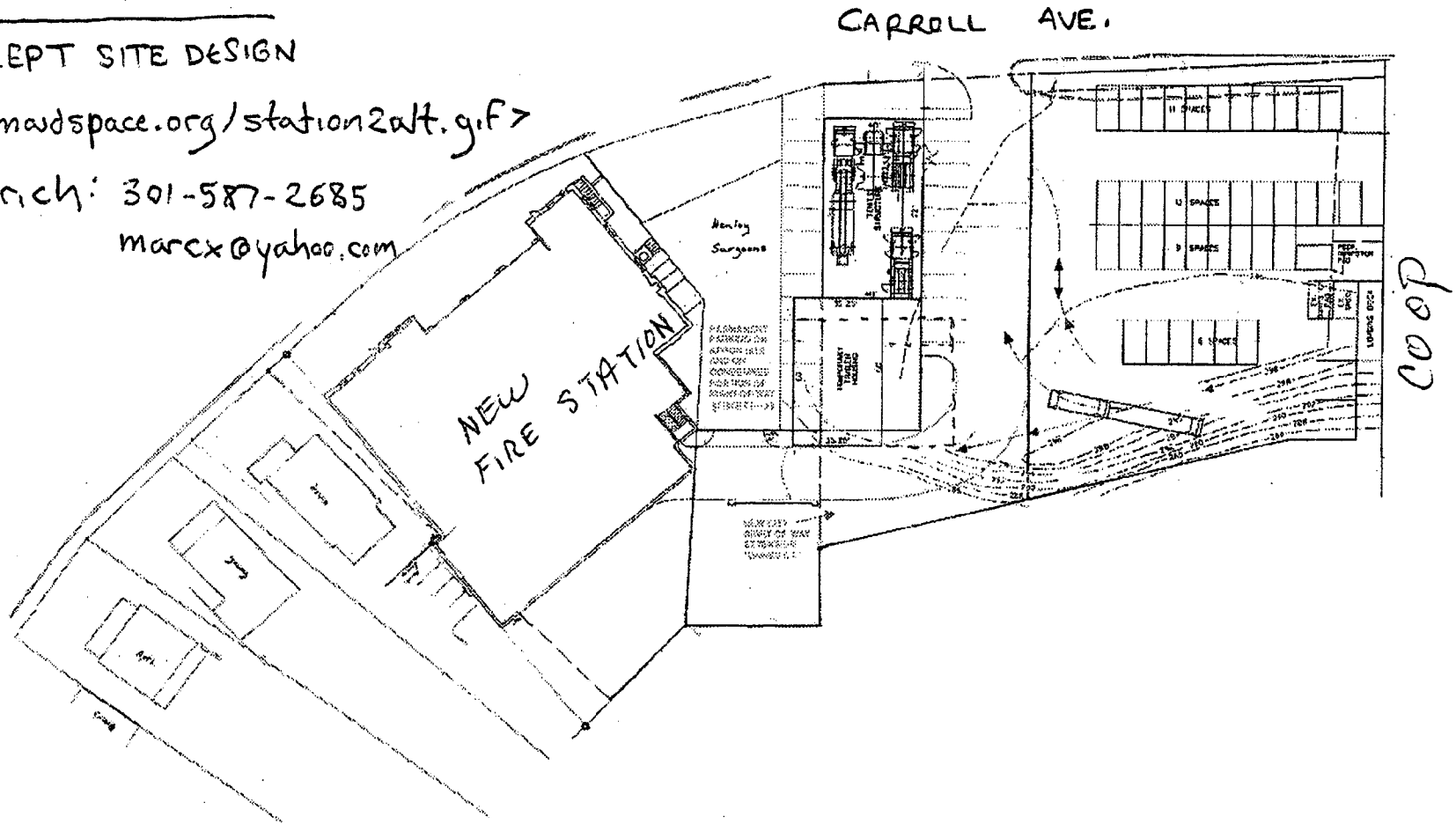
LOW-IMPACT PLAN

CONCEPT SITE DESIGN

< www.madspace.org/station2alt.gif >

Marc Elrich: 301-587-2685

marcx@yahoo.com



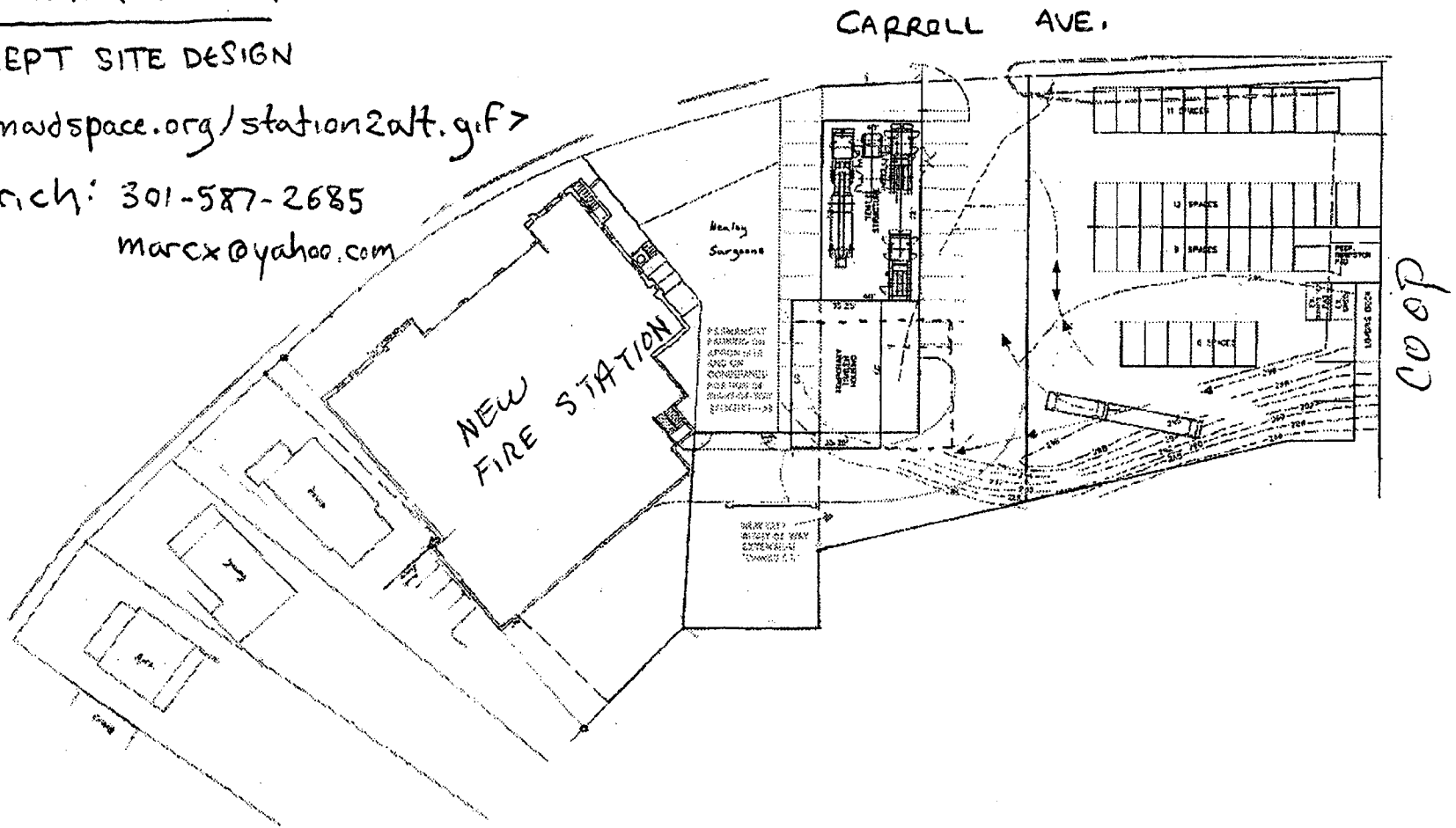
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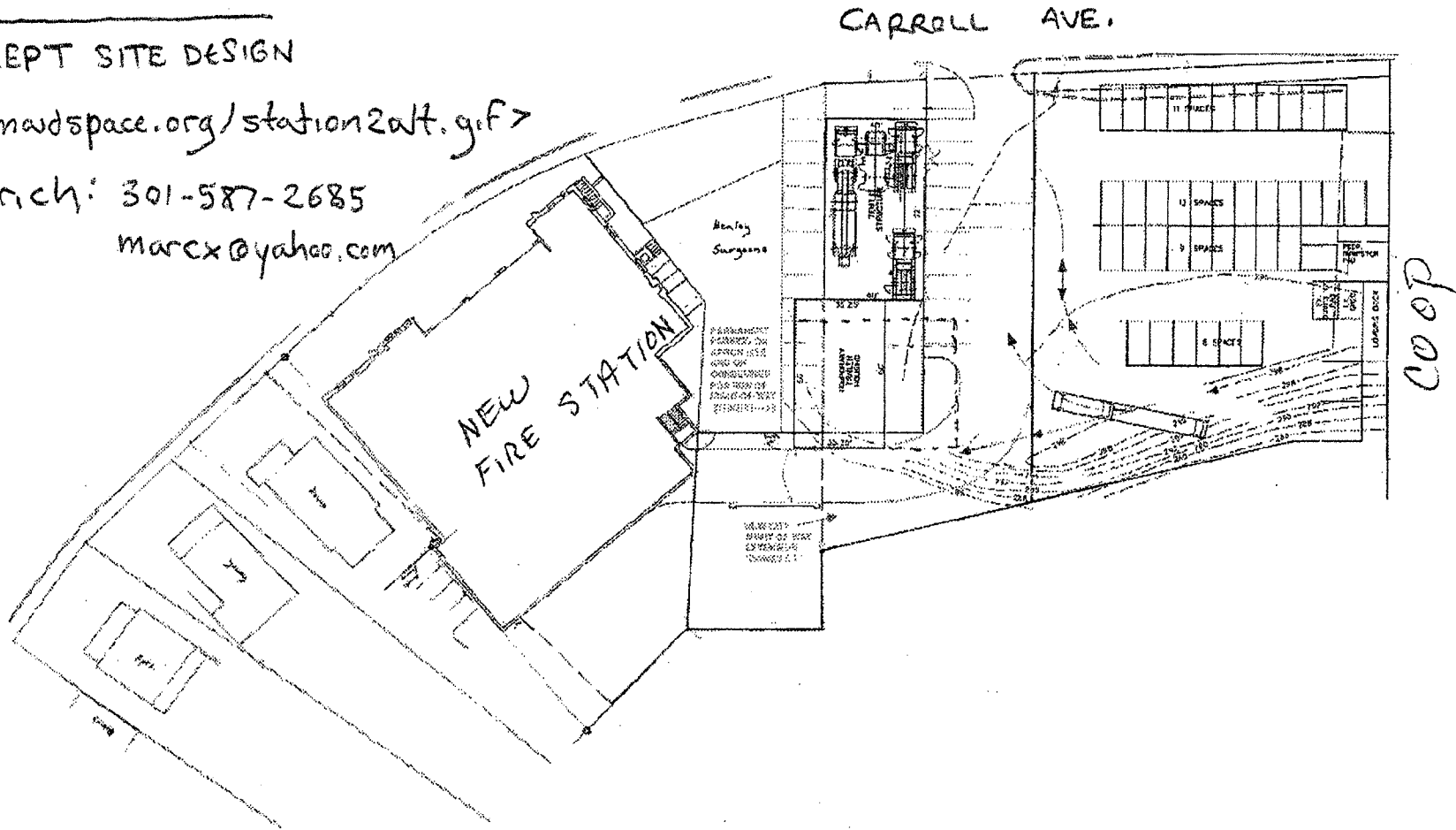
LOW-IMPACT PLAN

CONCEPT SITE DESIGN

< www.madspace.org/station2alt.gif >

Marc Elrich: 301-587-2685

marcx@yahoo.com



4/10/02

Takoma Park Fire station

Mandatory ~~Referral~~ Referral - see Permanent site
Temporary site

24 spaces open air

7 spaces under bldg.

All brick -

We need another Preliminary Consultation of APC -
for facade design
for streetscape

TP Fire station - Volunteer Fire Dept associated w/ County F.D.
County-owned station + property w/
Volunteer operation.

need to replat the project.

Talk to Jay about turn issues.

Mandatory Referral Review Checklist

PB advice to applicant.

Submittal found to be complete on _____

All maps and plans should clearly show tract boundaries

Items	Recommended for Submittal	Submitted
1. Written Narrative		
a. General description of Project location		
b. access		
c. Surrounding land uses and other existing conditions		
d. Proposed uses		
e. Scale and size of proposed structures		
f. Other significant features of the proposal		
g. The hours of operation & types of uses proposed within the structures or on the property under consideration		
h. If the proposed project is not in conformance with the applicable area master plan, a n explanation of why not		
i. Whether planned sidewalks & trails would be constructed by the proposed project within the project's limits; if not, a statement that addresses whether the proposed project would inhibit or prevent those facilities from being built.		
j. Whether the proposed typical roadway section is per the applicable County standard. If not, what are the variances and the reasons fro those		

Items	Recommended for Submittal	Submitted
variances.		
k. If the project would affect county designated historic properties, indicate the status of a Historic Area Work Permit application. For state or federally funded projects, indicate the status of comments by the Maryland Historic Trust. If any historical properties would be impacted, state measures to limit and remedial measures to mitigate the potential impacts.		
l. Phasing Schedule or Plan if applicable		
m. Indicate the manner in which any land intended for common or quasi public use, but not proposed to be in public ownership, will be held, owned and maintained in perpetuity for the indicated purposes.		
n. Funding source for the project: county, state or federal		
o. If the project would affect public parkland or land owned by MNCPPC - describe the potential impact to this land and explain what efforts have been made to minimize these impacts and what mitigation will be undertaken.		
2. General Location Map showing the relationship of the subject property to surrounding:		
a existing and proposed development		
b. land uses		
c. zoning		
d. park property		

Items	Recommended for Submittal	Submitted
e. traffic network		
f. public amenities		
g. community facilities		
h. historical properties (County and National Register)		
3. A Site Plan describing:		
a. location of all new and existing uses and structures		
b. size of subject property		
c. existing land uses of the subject and surrounding property		
d. park property lines		
e. proposed limits of disturbance and area (quantitative assessment) of the disturbed area		
f. location and areas of all existing and proposed public and private open spaces		
g. number of existing and proposed parking spaces		
h. calculations of building coverage		
i. number and type of dwelling units		
4. Right of Way and Utilities Map showing:		
a. location of tract boundaries		

Items	Recommended for Submittal	Submitted
b. rights of way		
c. easements		
d. any utilities or pipelines <i>within</i> or traversing the site		
e. quantified proposed permanent easements and rights of way takings on park property		
5. Pedestrian and Vehicular Circulation Plans:		
a. existing roadway with paving widths and anticipated median breaks		
b. site ingress and egress		
c. sidewalks		
d. trails –including equestrian trails		
e. bikeways		
f. transit facilities and all onsite and off sit connections to those facilities		
g. existing and proposed signage		
h. all striped crosswalks and <i>sidewalk ramps</i>		
i. Provision of pedestrian push buttons and signal heads		

Items	Recommended for Submittal	Submitted
j. IF striped crosswalks are not provided on all legs of signalize intersection, indicate where and explain why not.		
6. Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) plan reviewed and approved by MNCPPC staff showing:		
a.. Existing wooded areas, rock outcroppings		
b.Streams stream buffers, major drainage courses, wetlands, wetland buffers, ultimate 100 year flood plains(s) stream use designation		
c. Environmentally sensitive areas		
d. Existing improvements		
e. Identification of any rare, threatened or endangered species		
7. Special Protection Areas Map if a project is located within a designated Special Protection Areas. The Planning Board must review both Preliminary and Final Water Quality Plans either concurrently or before the project is reviewed as a Mandatory Referral.		
8. A Preliminary Forest Conservation Plan based upon a correct and complete Forest Stand delineation .		
9. A topographic map depicting:		
a. The general physical characteristics of site or sites with contours at an interval no greater than five feet		
b. slopes of 25% and greater		
c. slopes between 15% and 20% that are associated with erodible soils		

Items	Recommended for Submittal	Submitted
10. Preliminary Stormwater Management Concept Plan(s) including runoff computations and pre and post development conditions, and off site drainage areas.		
11. A Landscape Plan showing:		
a. areas of existing vegetation which will be retained		
b. new and supplemental planting		
c. paving		
d. seating		
e. street furniture		
f. lighting		
g. individual large diameter (<i>XX inches dbh</i>) trees which are proposed to be remove		
h. protection for those trees which are to remain (<i>within x feet of ???</i>) which are within the limits of disturbance.		
12. An Overall Concept Development Plan if the proposed project or phase is an portion of a larger development plan		
13. A Statement concerning noise showing:		
a. Compliance with the Montgomery County Noise Ordinance, Section 31 (b) of the County Code		
b. consistency with the Montgomery County Department of Park and Planning (MNCPPC) Noise guidelines		

Items	Recommended for Submittal	Submitted
14. Architectural Schematics of all buildings		
15. A traffic impact statement or traffic study in accordance with the Department's (MNCPC?) Local Areas Transportation Review Guidelines, describing the effect, if any, on the local transportation system and the proposed means of addressing any unmitigated impacts on affected facilities.		
16. OTHER Specifically for the --- _____		
b. Mailing list from any community outreach		
c. Description of community outreach		
d. Comparison of development standards (from zoning ordinance) with proposed development		
e. Views		
f.		
g.		
h. Elevations of structures (design and materials) (HPC)-		
i.		
j. Design of lamps and lamp posts		
k. Placement of lamp posts with a lighting plan and light distribution pattern – quality of light.		
l. Design of signage and locations		

Checklist is based on March 7, 2001 memo to Planning Board by Khalid Afzal, by Margaret Rifkin

BF Gilbert Citizens Association

Bill Kules, President
7006 Poplar Avenue
Takoma Park, MD 20912

February 20, 2003

Ms. Gwen Wright
MNCPPC- Historic Preservation
1109 Spring St.
Suite 801
Silver Spring, MD 20910

Dear Ms. Wright:

The BF Gilbert Citizens Association, which represents Takoma Park residents living in the area behind the current fire station, supports approval of the site plan and building concept for the Takoma Park fire station. This was unanimously endorsed at our February 12, 2003 meeting.

We have been concerned about the serious deterioration of the current fire station and the potential reduction of protection for our community. A modern, centrally located community fire station is critical to our community when responding to fires, heart attacks, and other emergencies. No other location would so well serve our community

Compromise was necessary among all parties to reach agreement on the proposed plan. The county and its architects have done an admirable job addressing community issues and have proposed a design that is sensitive to the historic district in which it will reside. From the BF Gilbert perspective, they have paid serious attention to reducing the visual impact of the rear retaining wall and to handling water runoff. The new building will be a major improvement for our firefighters and an attractive improvement to Takoma Junction.

The existing station is seriously deteriorated, and many years of effort have been spent in developing this site plan and building concept. We urge your approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Kules', with a long horizontal flourish extending to the right.

Bill Kules, President
BF Gilbert Citizens Association

February 14, 2003

Ms. Gwen Wright
MNCPPC – Historic Preservation
1109 Spring St., Suite 801
Silver Spring, MD 20910

Dear Ms. Wright:

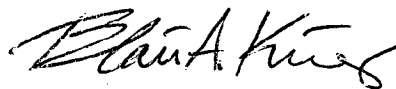
I am writing to express my support for swift approval of the most recent site plan and building concept for the Takoma Park fire station. I live in the area of Takoma Park directly behind the current station.

My neighbors and I have been concerned about the serious deterioration of the current fire station and the potential reduction of protection for our community. A modern, centrally located fire station is critical to our community when responding to fires, heart attacks and other emergencies. No other location would so well serve our community.

Compromise was necessary among all parties to reach agreement on the proposed plan. The county and its architects have done an admirable job addressing community issues and have proposed a design that is sensitive to the historic district in which it will reside. From the perspective of the neighborhood I live in, they have paid serious attention to reducing the visual impact of the rear retaining wall and to handling water runoff. The new building will be a major improvement for our firefighters and an attractive improvement to Takoma Junction.

The existing station is seriously deteriorated, and many years of effort have been spent in developing this site plan and building concept. The Takoma Park City Council has unanimously endorsed these plans. I urge your approval.

Sincerely,



Blair King
7000 Poplar Ave. #2
Takoma Park, MD 20912

cc: BF Gilbert Citizens Association

Received
Feb. 7, 2003

44 Columbia Avenue
Takoma Park, MD 20912

Ms. Gwen Wright
MNCPPC- Historic Preservation
1109 Spring St.
Suite 801
Silver Spring, MD 20910

Dear Ms. Wright:

We are writing in support of approval of the site plan and building concept for the Takoma Park fire station. We live immediately behind the station (at 42 and 44 Columbia), and feel that the plan and concept are attractive, functional, and sensitive to the historic district in which they will reside. It will be a major improvement for our firefighters and an attractive improvement to Takoma Junction.

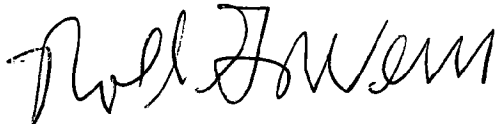
We strongly feel that a modern, centrally located community fire station is critical to our community. Minutes make a difference when responding to fires, heart attacks, and other emergencies. Study has determined that no other location would so well serve our community within well-established response guidelines.

Compromise was necessary among all parties to reach agreement on the proposed plan. We think the county and its architects have done an admirable job addressing community concerns. The design and plan saves a house and reduces the bulk of the building as seen from the front. From the rear, they have paid serious attention to reducing the visual impact of the rear retaining wall and to handling water runoff. Usable portions of the historic structure have been maintained.

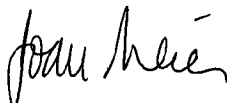
The existing station is seriously deteriorated, and many years of time and much effort have been spent in developing this site plan and building concept. It is time to act, and we urge your approval.

Sincerely,

Helen Alexander
44 Columbia



Roland Weiss
44 Columbia



Joan Meier
42 Columbia















<H6..6>888 22+88 184NN+15AU 5828

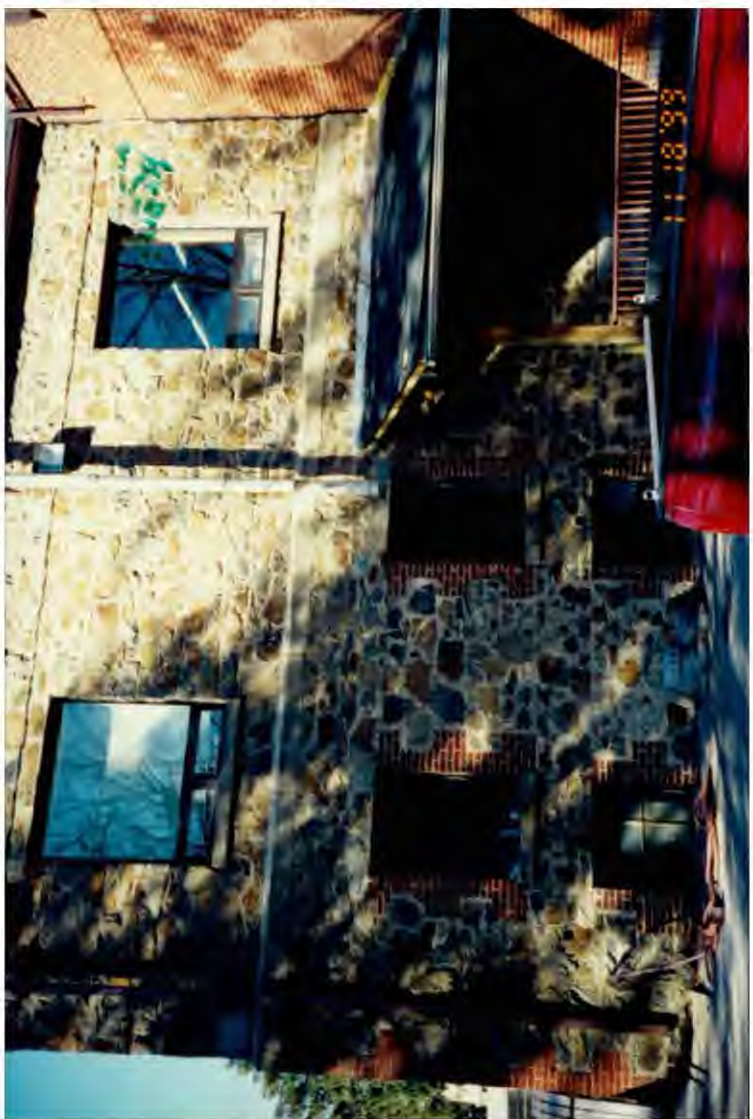
REAR





№. 7) 889 22-81 NNNH+03AU 5028

P. Lot Side



№ 5 2007 22-01 НННН+0400 5028





(No. 243-836 22+01 NNNN-12RU#5028

NXT Door PLOT SIDE







№. 25>027 22-81 ННННН-05АУ45028

NXT Door Repair Shop



LOW SIDE NET TO PLOT

010-818 22-01 HNNN-05AU 5828



HOUSE NEXT DOOR
BACK of HOUSE FROM F.S. PLOT

(No. 137) 814 22-81 NNNHH+01RU*5827



ACROSS THE STREET TO THE R. SIDE

(NO. 23) 025 22-01 NNNNN-06AU*5028



ACROSS THE STREET TO THE LEFT SIDE

No. 220824 21-01 HNNNN-01RU 5026

Ziek, Robin

From: JoyAustinLane@aol.com
Sent: Friday, August 09, 2002 2:05 AM
To: Ziek, Robin
Subject: Takoma Park fire station resolution

Hi Robin,
It was good to catch up with you on the fire station issue yesterday. I

wanted you to see the City Council's resolution that changes the property involved in this project. I am thrilled that the Council voted unanimously to leave the property at 7133 Carroll in private hands. This is great progress in my mind. Please pass this on to Margaret Rifkin for me.
Sincerely,
Joy

RESOLUTION #2002-63

In Support of Modifying the Parking Area of the Proposed Fire Station to Preserve the House at 7133 Carroll Avenue

WHEREAS, The City Council has passed Resolution 1997-51 and 2001-1 in support of the renovation and expansion of the Takoma Park fire station at its current location; AND

WHEREAS, representatives of Montgomery County promised to assist the residents of 7135 and 7133 Carroll Avenue, the two properties next to the fire station, to find comparable housing; AND

WHEREAS, The Council and Takoma Park community have engaged in a number of discussions and public meetings regarding the impact of the fire station expansion and parking requirements on surrounding properties; AND

WHEREAS, citizens raised a number of concerns, especially about the configuration of parking for the fire station; AND

WHEREAS, The City hired Lardner/Klein Landscape Architects to review the parking lot proposal developed by the County contracted engineering firm and on July 22, 2002, Jim Klein from Lardner/Klein presented a report and parking recommendation to the Takoma Park City Council after evaluating parking proposals developed by the County and a community generated alternative; AND

WHEREAS, On July 22, 2002, the City Council held a public hearing to solicit input from the community on the proposed fire station expansion and renovation and parking proposal; AND

WHEREAS, modifications to the proposed "hybrid" plan have been suggested by both Montgomery County Fire and Rescue and by neighbors of the fire station; AND

WHEREAS, The City Council discussed these modifications and received public comment at the July 29, 2002 Council meeting.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Takoma Park that the City Council reaffirms its support for rebuilding the fire station at its current location; AND

BE IT FURTHER RESOLVED that the Council recommends that the parking for the fire station be laid out according to the amended "hybrid" plan developed by Jim Klein from Lardner/Klein, which preserves the property at 7133 Carroll Avenue for housing, but without placing parking closer to the rear of 7135 than was proposed in the first hybrid plan discussed on July 22; AND

BE IT FURTHER RESOLVED that the Council recommends that the property at 7133 Carroll Avenue remain in private hands without restrictions that would give any county agency rights to purchase the property in the future; AND

BE IT FURTHER RESOLVED that in light of the difficulty faced by the residents of 7135 Carroll Avenue in finding comparable housing, the Council recommends that the county relocate them to another property of their choice, including the option of physically moving their home, presently located at 7135 Carroll Avenue, to the site at 7133 Carroll Avenue; AND

BE IT FURTHER RESOLVED that the Council strongly encourages county personnel to take whatever steps necessary to immediately find suitable housing for the tenant at 7133 Carroll Avenue that meets her needs and is affordable to her; AND

BE IT FURTHER RESOLVED that no action be taken by the County to remove the tenant from 7133 Carroll unless and until such housing is found, and that any placement of the tenant in temporary or sheltered housing is not acceptable; AND

BE IT FURTHER RESOLVED that the City Manager is directed to work with the County staff to develop a Memorandum of Understanding to implement the terms of this Resolution, including, but not limited to: acquisition and disposition of land, establishment of easements, moving of structures, and relocation of residents; AND

BE IT FURTHER RESOLVED that the Council recommends that, following the passage of this resolution, the Montgomery County Department of Fire and Rescue undertake a process of public meetings with city residents to determine the final design of the fire station building and the landscaping of the building and the parking area.

Adopted this 29th day of July, 2002.

Ziek, Robin

From: Ziek, Robin
Sent: Thursday, September 05, 2002 1:01 PM
To: Rifkin, Margaret
Cc: Wright, Gwen
Subject: FW: Takoma Park Fire Station

Margaret, FYI. When do you think you would like to bring this to the Planning Board for the Mandatory Referral? -Roobin

[Ziek, Robin]

-----Original Message-----

From: Ziek, Robin
Sent: Thursday, September 05, 2002 12:59 PM
To: 'Lamphier, Steve'
Subject: RE: Takoma Park Fire Station

Steve, regarding the Hevia's, I thought I copied you on email discussion about this, so it shouldn't be a surprise. If I didn't, it was [Ziek, Robin] a big oversight. I also read Mayor Porter's letter. I understand that you are working with budgets, and I respect that. I believe that the HPC will approve moving the Hevia's house as a vehicle of saving one of the historic properties. I just thought it would be much simpler to rehab the other house and then have the Hevias move in. If there are administrative reasons why that won't be funded by the county, then I'm sure the HPC will support any option that saves one of the two houses. And by the way, the HC has the authority to review any changes in the historic district for private and public properties and efforts (Chapter 24A of the County Code, section 6)...so let's not go that route, because I think we are working with you. I have an obligation to provide you with the historic preservation point of view as part of the ongoing discussions, and I have tried to do that up front on any and all issues. I'll continue to do that.

Next HPC meeting in October is the 9th. Deadline is September 18. For a Preliminary Consultation, the material is sent directly to my office. You can messenger it over to 1109 Spring Street, Suite 801; or mail it to Historic Preservation Section, 8787 Georgia Avenue, Silver Spring, MD 20910.

I think you should be prepared to brief the HPC on the interim station, if it will be located within the Historic District, as a point of information for them. So you may wish to bring a vicinity map that shows the adjacent properties too.

Do you have a model of the new building? That is always helpful, in terms of understanding the relationship of the building to the site, especially with the topography you are dealing with. This is your call.

I think it would be helpful to include a brief review of your past schedule, showing public consultation. And, include your intended schedule for construction. This helps to give them some perspective on your efforts. If you have already gone to Historic Takoma, the city Council, and the local community with this design, it would be helpful to include feedback on that. People could be encouraged to write letters of support, too.

If you have any further questions, please let me know. - Robin

-----Original Message-----

From: Lamphier, Steve [mailto:Steve.Lamphier@CO.MO.MD.US]
Sent: Wednesday, September 04, 2002 3:42 PM
To: Ziek, Robin
Cc: tmiller@kci.com; allenbo@msn.com; daryl@takomagov.org; elmerhamm@msn.com;

ggilbert@bigwaha.com; Rifkin, Margaret; mhackleyarchitects@prodigy.net; probstafavt@aol.com; rickf@takomagov.org; Ziek, Robin; slohr819@aol.com; suzannel@takomagov.org; Stiles, James; Cassidy, Michael; Hayes, P.; Marcus, Frances; Pedoeem, Mitra; Piringger, Peter
Subject: Takoma Park Fire Station

Robin,

Thank you for speaking with me last week. After giving this much thought, I would suggest the first available date in October for the County to appear before the HPC (rather than the September date). Please advise of the meeting date and the deadline for submission of materials.

Via this e-mail, I am requesting from you the specific information required by the HPC to move forward. At this time, the front elevation of the structure as well as a site plan will be available, and of course a cover letter. Is there anything else? If you have any questions about the submission, will those questions be prepared in advance so that we are prepared?

Frankly, I am very concerned about your comment regarding the potential move of the Hevia house onto the Young property. The County has gone to (what I consider) extraordinary efforts to save one contributing resource while also accommodating the Hevia's. The possibility of moving the house has been known for sometime, by most parties, including the HPC, without negative feedback.

I believe that I e-mailed you copies of an update to Mayor Porter as well as a memorandum to the County Attorney seeking legal advice regarding the houses and relocation. I have attached those memos to this e-mail also. The County is considering all relocation options for the Hevia's. In that light, and in the spirit of cooperation between agencies, please advise me of any code, statute, regulation, law, etc. that would specifically prohibit us from considering the movement of the house from one property to another (while demolishing the remaining house). I should advise the County Attorney of any facts appropriate to this matter as soon as possible.

Thank you for your assistance.

Steve Lamphier
240-777-2494

February 27, 2001

To the Residents and Owners
Mr. H. John Frick/ The Hevias/Tenants
7135 Carroll Avenue
Takoma Park, MD 20912

Dear Mr. and Mrs. Hevia, Mr. Frick, and other tenants:

I received your most recent letter, and would like to respond to you.

I work as staff to the Historic Preservation Commission (HPC). I have no vote and do not participate as a member of the Commission. As staff, my job is to gather information on specific projects which will come before the HPC for their decision-making.

As staff, I participated in meetings about the proposed re-development of the Takoma Park Fire Station. When the applicant, which is Montgomery County working with Montgomery County Fire and Rescue, came to speak to the HPC initially on 12/1/99, I wrote a staff evaluation of the proposal and suggested that they should consider additional alternatives to demolition of historic structures in the historic district. The HPC agreed with my suggestion, and the applicant was directed to look into the feasibility of developing the new Fire Station by expanding towards Takoma Junction.

At the recent meeting on 1/24/01, I presented further information from the applicant, including further study of the costs and feasibility of expansion towards Takoma Junction. The HPC considered that information, heard testimony both for and against the proposed demolition of your home and the adjacent property, and received a copy of your letter which set out your concerns. The Commission agreed, based on their judgment, that the proposed demolition could be approved on the basis of allowing the project to go forward.

When I subsequently received an additional letter expressing your concerns about this project, I immediately called the Mayor of Takoma Park, and sent her a copy. Both the City and the County have expressed concerns for your welfare, and have told me that they will work with you to come up with a good alternative to your current home. Whether or not you can work something out with them, please know that I do not participate in that decision. I will send copies of your most recent letter to me to the Mayor of Takoma Park, and to the

project manager at Montgomery County Fire and Rescue, Mr. Steve Lamphier, and to Montgomery County's project manager, Mr. Perry Johnsson.

I sincerely hope that you will be able to come up with an agreement that will work for all of you. I know this is not easy for you, and I hope you know that the Historic Preservation Commission did require further examination of other options that would not have required demolition. The commission did, however, finally agree that those options would not be feasible for the county, and that the county could proceed to re-develop towards your home. If you have further questions about the process, please call me at (301) 563-3408. However, you should direct your attention to Montgomery County's Department of Public Works and Transportation [240-777-6000] and to the project manager, Mr. Perry Johnsson.

Sincerely,

Robin D. Ziek
Historic Preservation Planner

cc: Mr. Perry Johnsson,
Mr. Steve Lamphier, MCFRS
Mayor Kathy Porter, City of Takoma Park

7/17/2002

TO: Robin Ziekt

All HPC Commissioners

FR: Marcie Stickle & George French
& Robert Lanza

RE: Community Plan

This juxtaposes the Temporary
Fire Station & the Permanent Fire Station

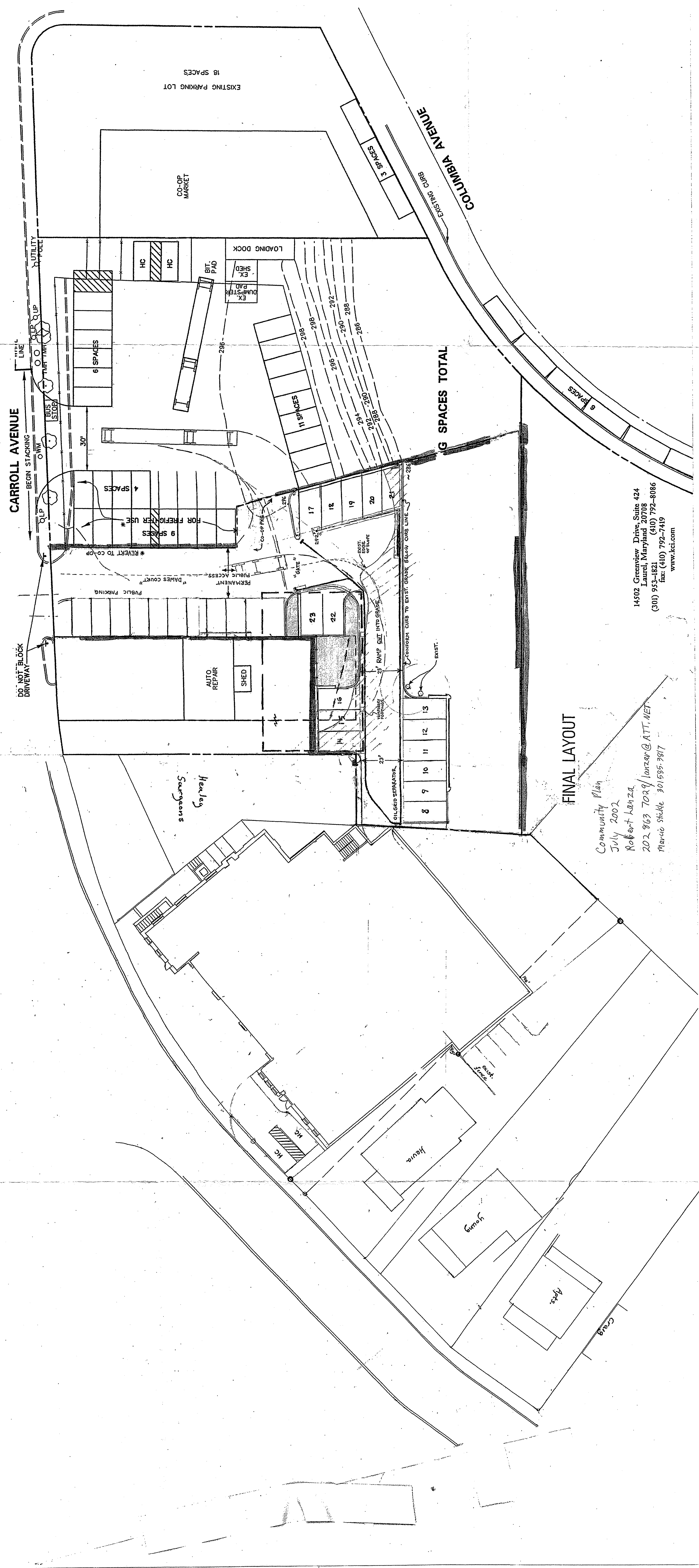
Please distribute to all Commissioners

Thanks!

FRP-240-777-

2402

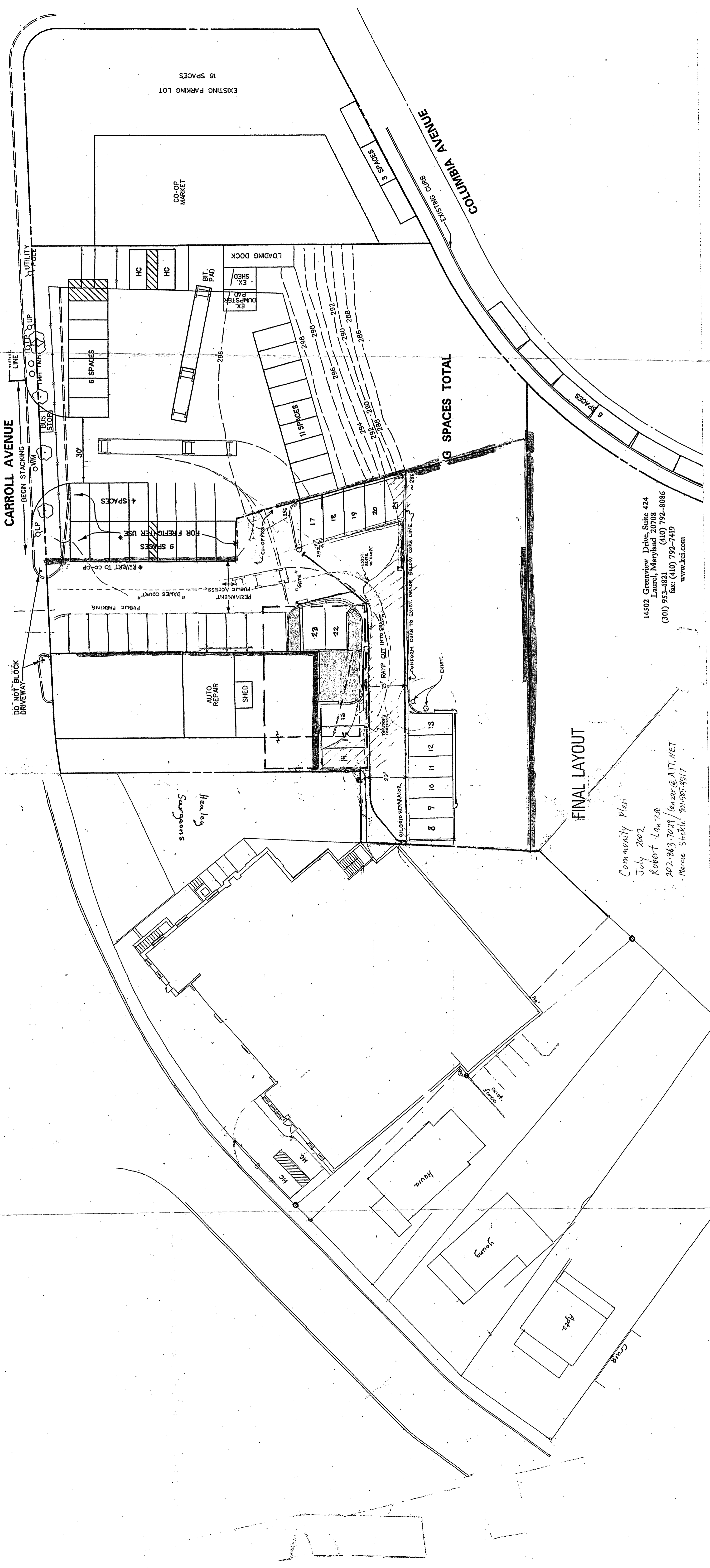
Steve L.



14503 Greenview Drive Suite 424
 Laurel, Maryland 20708
 (301) 953-1821 (410) 792-8086
 fax: (410) 792-7419
 www.kci.com

FINAL LAYOUT
 Community Plan
 July 2002
 Robert Lanzetta
 202 863 7029 / lanzetta@ATT.NET
 Marcie Stickle 301 585 3817

To Robin Ziek and All HPC Commissioners, 7-16-02



FINAL LAYOUT

Community Plan
 July 2002
 Robert Lenza
 202-863-7028 / lenzar@ATT.NET
 Marcie Stickle 701-585-5317

14502 Greenway Drive, Suite 424
 Laurel, Maryland 20708
 (301) 953-1821 (410) 792-8086
 fax: (410) 792-7419
 www.kci.com

18 SPACES TOTAL

To Robin Ziek and All HPC Commissioners, 7-16-02

RECEIVED

MAY 06 2002

OFFICE OF CITY ADMINISTRATION



Council
cc: Ludlow
Braithwaite

MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Douglas M. Duncan
County Executive

Gordon A. Aoyagi
Fire Administrator

May 6, 2002

Mayor Kathy Porter
City of Takoma Park
Takoma Park, Maryland

RE: New Fire Station

Dear Mayor Porter:

Post-It Fax Note	7671	Date	5/6/02
To	Mayor Porter	From	Steve Lanpher
Co./Dept.	Takoma Park	Co.	MCFRS
Phone #		Phone #	
Fax #	270 8794	Fax #	

In preparation for your City Council work session this evening, I wanted to provide a summary of our findings and conclusions regarding the "low-impact" site plan for the new fire station. It should be known that the site visit last week, conducted by the project team, verified most of the analysis found in Mr. Lamphier's letter to you dated April 23, 2002.

The site visit was productive in that all parties have the same understanding of the low-impact plan. The site visit also helped us further understand several key components of the low-impact plan proposed by City Council Members Elrich and Austin-Lane including the following:

- The County to purchase the Young property and use that property, with or without the house, for construction staging.
- They believe and represent that the owner of the Takoma Auto Clinic as a "ready and willing" seller.
- They believe and represent the owner of Healey Surgeon's does not have any issue with their proposed plan, and, further they believe the owner will allow the County to lease parking spaces in the basement of his building.

The site visit, did give all parties a better understanding, but did not resolve the major questions, brought about by the proposed low-impact plan. These issues include:

- Construction staging and logistics. Questions remain as to how heavy construction will occur on the site for the fire station, especially moving steel and concrete from the staging area to the construction site.

Office of the Fire Administrator

101 Monroe Street, 12th Floor • Rockville, Maryland 20850-2589
240/777-2400, TDD 240/777-0725, FAX 240/777-2443

Mayor Kathy Porter
City of Takoma Park
May 6, 2002
Page 3

There are costs involved in the following aspects of the low-impact plan:

- Costs of acquiring the Young property, and any demolition, grading, etc., required for construction staging.
- Costs of non-standard construction staging and logistics primarily because the properties involved are not contiguous.
- Costs to acquire a portion of the Hevia's property and re-plat the properties.
- Cost of leasing the Healey Surgeon's garage, as well as the cost of bringing the garage up to the current building code due the change in use.
- Costs of acquiring the Takoma Auto Clinic, including environmental and relocation costs.
- Costs to re-grade the current TPSS Co-Op parking lot and the site of the Takoma Auto Clinic, as well as segregate fire station parking from the TPSS Co-Op parking.
- Cost of the rear access way and retaining wall as well as enhanced storm water management required by the low-impact plan

With regards to the TPSS Co-Op's parking situation, it has not been determined whether or not the low-impact plan resolves the Co-Op's needs, both short-term and long-term. On a preliminary basis, we explored with representatives of the TPSS Co-Op, whether or not, under plan '1A', temporary relocation of the ladder truck, which would provide roughly 6-9 additional parking spaces for the Co-Op, would assist in resolving the temporary site situation. Mr. Joseph Klockner, of the Co-Op, but speaking as an individual, stated that the additional parking spaces made available by the removal of the ladder truck would not greatly assist in making plan '1A' workable.

For the above reasons, the County feels that any further time and effort placed into the proposed low-impact plan holds false promise for a "win-win" solution. Major costs and time must be incurred for design, environmental, construction, legal, and operational issues associated with the proposed low-impact plan. The low-impact plan requires the acquisition of non-contiguous parcels of land, ultimately impacts six (6) parcels of land, and has a significant impact on the residents of Columbia Avenue. The low-impact plan also compromises the operational requirements for a fire station. Indeed, the low-impact plan results in high-impact.

Mayor Kathy Porter
City of Takoma Park
May 6, 2002
Page 2

- Tenability of the Hevia's residence. Several months ago, the County considered a plan that would leave the Hevia's in place until such time their house became available. Such a plan would place further constraints and expense on the design and construction of the fire station, but it was considered worthwhile, if the Hevia's could stay in place. However, the entire work group was concerned about the Hevia's personal welfare as well as the structural integrity of the house under such construction conditions. It was deemed that the impact on the Hevia's remaining in place during construction was too great and that they should be relocated prior to construction for their own benefit.
- Construction over property lines. The fire station, as currently designed, which the low-impact plan supports, would place the footprint of the new station over the Hevia's property line. A "minor subdivision" action by Park and Planning, in order to re-draw the property lines and re-plot the properties, would be required. Nevertheless, the affected portion of the Hevia's property must go through the appraisal and negotiation process, in addition, to the subdivision process, thus adding additional time and cost.
- Parking provided by the site occupied by the Takoma Auto Clinic. The developers of the plan have not calculated the potential parking made available by the Takoma Auto Clinic site. The County has not in anyway changed its position for adjacent parking and training area for the community's firefighters.
- Site environmental issues. The County is aware that the site of the Takoma Auto Clinic may have had underground fuel storage tanks at one time. Because of the previous and current uses of the site, the County must perform an environmental survey and soil testing prior to purchasing the property, both requiring additional project time and cost as any environmental issues must be identified and addressed before the acquisition can be completed.
- Stormwater management and retaining wall. There are significant storm water management issues associated with the proposed low-impact plan. Stormwater management issues are expanded from the original three properties to a total of six properties. In addition, the retaining wall now creates a greater impact on the residents of Columbia Avenue. Again, there are the associated engineering time and costs that will impact the project.

Council Members Elrich and Austin-Lane assert that the low-impact plan is cost neutral. Additional costs, as identified below, additional time, the doubling of the number of properties involved, and the fact that the low-impact plan does not meet the operational needs of the fire station in actuality make this a high-impact plan.

Mayor Kathy Porter
City of Takoma Park
May 6, 2002
Page 4

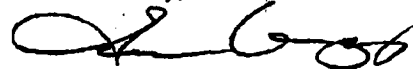
The County relied, in good faith, upon the resolution of the City Council regarding the site for the fire station in adopting the current Capital Improvements Program project. Any change in the program for site location, design, construction, and/or operation of the facility is considered a change in scope and must be approved by the County Executive and the County Council. The MCFRS is not prepared to recommend any change in project scope or cost to the County Executive or County Council at this time.

The County has worked with the community and the City in good faith since this project's inception. Hundreds of hours of staff time and thousands of dollars of architectural and engineering time have been placed into this project. The County has a strong record of supporting housing and community development initiatives in the Takoma Park area through the Housing Opportunities Commission and the Department of Housing and Community Affairs.

I am concerned that any further delay in resolving the final design and site location issues will jeopardize the project schedule.

Mr. Lamphier will be in attendance at tonight's meeting. If I can be of further assistance, please contact me at 240-777-2400. Thank you.

Sincerely,



Gordon Aoyagi
Fire Administrator

cc: S. Lamphier
P. Johnsson

Fax

Please deliver immediately to: Robin Ziek

of: HPC Staff

Fax number: 3015633412

Voice number:

Fax received from: MARCIE STICKLE

of:

Fax number: 301-585-1555

Voice number: 301-585-3817

Date: 5/9/02

Time: 2:23:19 PM

Number of Pages: 5

Subject: TP Firehouse

Message:

Robin, You may want to ask for a copy of all communication with the City ofTP.

8925 Carroll Heights Ave
Jessup MD 20794-9543
May 21, 2002

Mayor Kathy Porter, Takoma Park
City Council Members
7500 Maple Ave
Takoma Park MD 20912

Dear Mayor Porter:

This is a follow up to my letter of May 1, 2002 wherein I stated that, based on the new Low-Impact Plan, my parents were reconsidering their willingness to sell their home at 7135 Carroll Ave.

As my mom stated at the May 6, 2002 city meeting, they *are* willing to sell their home, because it's not in their nature to be difficult and to halt progress, *but* her statement is conditional and that seemed to be overlooked at the time. Their willingness is conditional on *when and if a suitable and comparable home is found for them.*

The proposed plans for parking at the new firehouse seem to change from day to day and thus the uncertainty of my parents' future. At the time the Low-Impact Plan was presented, it sounded very feasible, and my parents were very happy at the prospect of keeping their home. However, there seem to be problem(s) with that plan, and as an alternative, my parents would agree to accept the house located at 7133 Carroll Ave, which is situated immediately next door to their current home. Of course, the house would need to undergo considerable repair in order for it to be in a safe and comfortable condition for my parents to reside in it. Nevertheless, this property fills most all their other needs such as location, size and income, plus the added value of keeping their cherished neighbors. If my parents were to get this home, they are willing to provide some of the rear property at 7133 for additional parking for the firehouse.

As you are aware from the May 2, 2002 letter to you and the Council Members from G. Nicole Mattox, the current realtor searching for comparable housing for my parents, finding another home that provides the same conveniences and is equally functional for them has been near impossible. Therefore, your further consideration and anticipated cooperation in this matter will be greatly appreciated.

Sincerely,



Maria Peppel

Xc: Loraine Pearsall, Historic Takoma Park
Robin Ziek, Historic Preservation Commission.
Doug Duncan, County Executive

Ziek, Robin

From: JoyAustinLane@aol.com
Sent: Tuesday, July 09, 2002 1:35 PM
To: Ziek, Robin; FIRE.LAMPHS@CO.MO.MD.US
Cc: Rifkin, Margaret
Subject: Re: Takoma Park Fire

Thank you, Robin, for your comments and Steve, for soliciting them. I want you all to be aware that the City of Takoma Park has contracted with Jim

Klein of Lardner/Klein to look at the area surrounding the new fire station plan and possible ways to configure the parking. It is my understanding that he will provide his analysis prior to the July 22 public hearing for Steve's review.

Just so you know, this weekend on Sunday, July 14 at 1:30pm there will be a training demonstration at the fire station to address neighbors' concerns about the uses of the new station parking lot.
Sincerely,
Joy Austin-Lane

Ziek, Robin

From: JoyAustinLane@aol.com
Sent: Tuesday, July 09, 2002 1:37 PM
To: Ziek, Robin
Subject: More thoughts

Hi Robin,
My personal belief is that we are very close to a good resolution to this site plan discussion which would involve saving one house. However, I share your concerns about a short term solution to relocate the Hevias next door. I think it is reasonable to ask to use the back area of 7133 during construction but in the long term that property should remain entirely residential.

In addition, I agree that improving the house at 7133 is probably the better thing to do for the reasons you cite. Also, the Hevias would not be inconvenienced as much. If their house was moved, they would have to put everything in storage and find a place to live for 3-4 months. Alternatively, 7133 could be fixed up while they stayed in their house and then they could move right in.

I hope to talk with you soon.
Sincerely,
Joy

Ziek, Robin

From: FIRE.LAMPHS@CO.MO.MD.US
Sent: Tuesday, July 02, 2002 9:03 AM
To: BRYAN.HUNT@MCGOV.ORG; allenbo@msn.com; CASSEM@MCGOV.ORG; daryl@takomagov.org; JandCS@erols.com; suzannel@takomagov.org; ggilbert@bigwaha.com; mhackleyarchitects@prodigy.net; slohr819@aol.com; MARCUF@MCGOV.ORG; madonahue@msn.com; rickf@takomagov.org; elmerhamm@msn.com; MITRA.PEDOEEM@MCGOV.ORG; Rifkin, Margaret; Ziek, Robin; tmiller@kci.com; joyaustinlane@aol.com; Brwilli@aol.com; probstafavt@aol.com; STILESJ@MCGOV.ORG
Subject: Takoma Park Fire

--- Received from FIRE.LAMPHS 240-777-2494 02-07-02 09.03

-> MGMTBUDG.HUNTB *> Forwarded by
-> allenbo@msn.com
-> DPWT-FS.HAYESP PETER S. HAYES DPWT-FS
-> DPWT-EGR.CASSEDYM *> Forwarded by
-> daryl@takomagov.org
-> JandCS@erols.com
-> suzannel@takomagov.org
-> ggilbert@bigwaha.com
-> mhackleyarchitects@prodigy.net
-> DPWT-FS.JOHNSP PEHR JOHNSSON DPWT-FS
-> slohr819@aol.com
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-> madonahue@msn.com
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-> elmerhamm@msn.com
-> MGMTBUDG.PEDOEM *> Forwarded by
-> FIRE.PIRINP PETER PIRINGER MCFRS
-> margaret.rifkin@mncppc-mc.org
-> Robin.Ziek@mncppc-mc.org
-> tmiller@kci.com
-> joyaustinlane@aol.com
-> Brwilli@aol.com
-> probstafavt@aol.com
-> DPWT-FS.STILESJ *> Forwarded by
CC:
-> FIRE.RIFFER RICHARD RIFFE MCFRS

Good morning all,

Just a reminder of the site visit this evening from 6-9. I plan to meet in the Co-op parking lot at 6 PM. On-site from 6-7:30 and then indoors at the fire station from 7:30-9.

Also for your calendars, please mark July 22 - City Council public hearing. Those that are required to be there are the A&E and TPVFD representation. I do not expect that any prep work is necessary at this time. There is a chance that the City may hire a firm to develop an alternate parking design. If that is the case it will require review prior to the 22nd. I'll keep you advised.

That is it for now.

Steve Lamphier

Ziek, Robin

From: Rifkin, Margaret
Sent: Monday, July 01, 2002 10:14 AM
To: 'Seth Grimes'
Subject: RE: Takoma Park firestation

Dear Mr. Grimes,

Thank you for your message expressing your concerns about the Takoma Park Fire Station site and plans for the new station.

As you may already know, the Planning Board will be reviewing the proposal as a mandatory referral. The Planning Board review will occur once the City and the County Fire and Rescue submit a proposal to the Planning Board. The Planning Board's role is to provide advice and recommendations. The final decision about what will be built lies with the City of Takoma Park and Montgomery County Fire and Rescue - pursuant to obtaining approval from the Historic Preservation Commission.

Your concerns will be taken into consideration during the mandatory referral process and during the pre-submittal stages that are in progress now. Within 60 days after the submittal is made, the Planning Board will conduct a public hearing. Citizens are invited to speak or submit written testimony. Information on whether or not the proposal has been submitted for review, and when the public hearing is anticipated, can be found on our website: mc-mncppc.org/silverspring. Look for the list of public projects. There is an information page on the fire station there.

Thank you again for your comments.

Sincerely,

Margaret

Margaret K. Rifkin RLA AICP
Urban Designer/Planner Coordinator
Community-Based Planning Division
Maryland-National Capital Park and Planning Commission
301 495 4583

FAX 301 495 1349 margaret.rifkin@mncppc-mc.org
<<mailto:margaret.rifkin@mncppc-mc.org>>

-----Original Message-----

From: Seth Grimes [<mailto:grimes@altaplana.com>]
Sent: Friday, June 28, 2002 4:09 PM
To: Rifkin, Margaret; Ziek, Robin
Cc: Seth Grimes
Subject: Takoma Park firestation

Dear Ms Rifkin and Ms Ziek,

As you know, Montgomery County officials have decided to rebuild the Takoma Park firestation on-site. I am concerned about the intended site design.

I am a Takoma Park resident and small-business owner. We in Takoma Park benefit from a diverse population with a mix of ethnicities and incomes. And, like many other parts of the county, Takoma Park benefits from our neighborhood's character including its historic housing stock.

The firehouse should be rebuilt at the current site without taking the neighboring houses for parking and training space. I do not see taking either of the adjoining houses as necessary to rebuild. Montgomery County Fire and Rescue could surely create a design without taking houses that would have adequate parking, whether situated below the building or elsewhere. Training facilities should be located at a sensible site that does not have Takoma Park's density or concerns about water run-off.

Please work with Takoma Park City and Montgomery County Fire and Rescue officials to ensure that the station is rebuilt in a way that respects the neighborhood's character and does not destroy precious housing and displace current residents.

Thank you very much for your assistance.

Sincerely,

Seth Grimes

301-873-8225
grimes@altaplana.com

Ziek, Robin

From: FIRE.LAMPHS@CO.MO.MD.US
Sent: Wednesday, June 19, 2002 9:48 AM
To: Ziek, Robin; Rifkin, Margaret
Subject: Takoma Park

--- Received from FIRE.LAMPHS 240-777-2494 02-06-19 09.48

-> Robin.Ziek@mncppc-mc.org
-> margaret.rifkin@mncppc-mc.org

CC:

-> FIRE.RIFFER RICHARD RIFFE MCFRS
-> DPWT-FS.JOHNSP PEHR JOHNSON DPWT-FS

Robin & Margaret,

I have re-attached a copy of the options for Takoma Park. At this time, I really need to know if these options raise any red flags with either of your agencies at the staff level. A lot must occur within the next two months. In the spirit of cooperation between our agencies, I'm making an effort to be up-front, and I hope that I will receive the same from you.

Frankly, preserving one of the homes for historic purposes is a goal, but the primary goal is to accommodate the Hevia's. We can succeed in accomplishing the primary goal.

Either option provides us with a total of 25 parking spaces. However, what was correctly pointed out last Monday night is that the Hevia's will require parking also - probably 3 spaces. That leaves us 5 short of the 27 required. This is something we will make an effort to work with for the time period that the Hevia's reside in their residence.

Certainly the County having the option to do something with the Hevia's residence in the future is not being looked favorably upon. However, we are still operating on guidance provided by the HPC. In addition, we have already met our initial commitment to the historic community of Takoma Park - that commitment was to preserve one wall of the station, recycle some of the building material into the design of the new building, and allow for community input into the exterior design of the building.

While we are still open to alternative on-site parking configurations that meet our needs, we do not believe that there are any that are environmentally or fiscally feasible solutions. In the current configuration, the estimated ADDITIONAL cost for stormwater management is \$40,000.

Two key dates have been established to further discuss these options. One is July 2, where we will be holding an on-site visit from 6-7:30 and then an informal discussion at the fire station from 7:30-9.

The second key date is 7/22, where the City Council will be holding a public hearing on a resolution regarding the site plan.

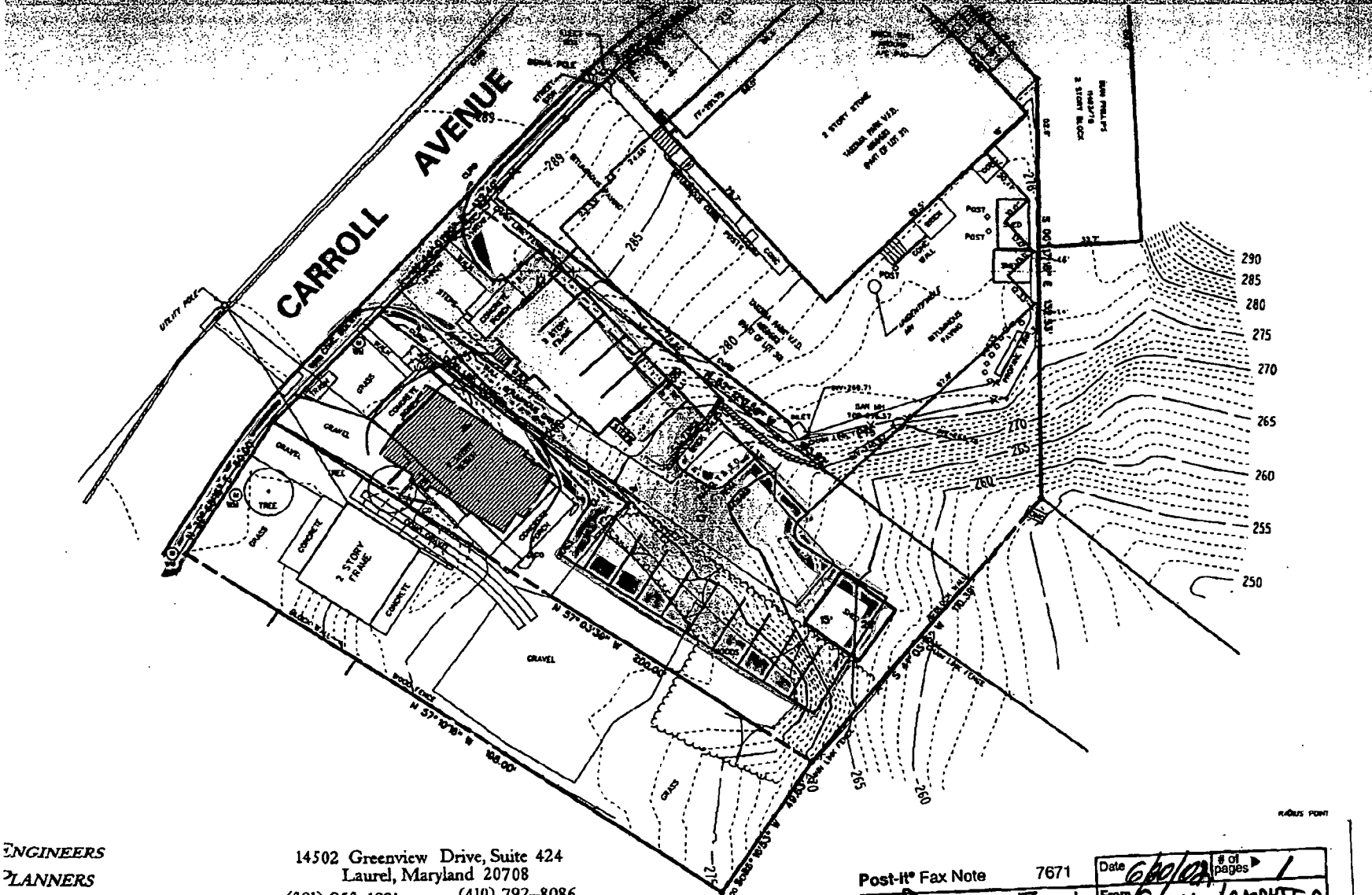
Thank you.

Steve Lamphier

update on temp station + use of off-site parking?

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

14502 Greenview Drive, Suite 424
Laurel, Maryland 20708
(301) 953-1821 (410) 792-8086
fax: (410) 792-7419
www.kci.com



Post-It® Fax Note 7671

Date	6/20/02	# of pages	1
To	ROBIN ZIER	From	STEVE LAMPHIER
Co./Dept.		Co.	
Phone #		Phone #	
Fax #	301 569 3412	Fax #	

June 14, 2002

Mayor Kathy Porter
City of Takoma Park
7500 Maple Avenue
Takoma Park, MD 20912

RE: Takoma Park Fire Station

Dear Mayor Porter:

In the spirit of cooperation, the Montgomery County Fire and Rescue Service has evaluated three options for the development of the permanent fire station site. Discussion on each of the options is attached. In addition, a rough site plan that incorporates one residential structure and 25 parking spaces is also attached. A "full-size" version of this will be provided at the City Council work session.

I look forward to meeting with yourself and the City Council on Monday, June 17, 2002. It is the intention of the County to continue to move forward based upon the guidance received at that meeting.

Thank you very much.

Sincerely,

Stephen C. Lamphier
Administrative Specialist

attachments:

Takoma Park Fire Station Options – 2 pages
"Rough" Site Plan (dated June 13, 2002)

cc: G. Aoyagi
R. Riffe
Takoma Park Workgroup (via e-mail)

TAKOMA PARK FIRE STATION OPTIONS

BACKGROUND – OPTION DEVELOPMENT

- Minimum Requirements
 - Permanent station must remain as currently designed.
 - The fire station's minimal outdoor requirements are not flexible, i.e. parking and training area.
- Other than consulting with other County agencies, none of the parties involved have been directly approached regarding any of the options listed below.
- Initial discussions with the County's legal representatives indicate that each of these options is legally feasible. A discussion, however, is not the same as a formal legal opinion. Once an option is chosen, a formal legal opinion will be requested from the Office of the County Attorney.
- Any changes from the existing project scope or cost are considered a change to the approved project. Any changes will be handled as a FY 04 Capital Budget amendment to the FY 03-08 Capital Improvements Program.
 - The amendments to the capital budget are due to the County's Office of Management and Budget approximately September 2002.
 - All parties must be in full agreement on a revised site plan as soon as possible. The architect/engineer must provide updated cost estimates prior to September 2002. These costs include additional design, site development, construction, and relocation costs.
 - There is no guarantee that any changes to scope or cost will be supported.
- Between the time an agreement in principle is reached on one of the options listed below and the time the budget amendment is due to the Office of Management and Budget, the following steps must occur:
 - Site design must be finalized. Montgomery County Fire/Rescue is not willing to incur any additional site design costs until an agreement in principle is reached with all parties on one of the options listed below.
 - A formal legal opinion must be requested from the Office of the County Attorney ensuring that the chosen option is legal.
 - The Historic Preservation Commission and Park and Planning must review the chosen option to ensure that it is acceptable to those agencies.

OPTION 1

- Continue as currently planned.

TAKOMA PARK FIRE STATION OPTIONS

OPTIONs 2-3 – COMMON FACTORS

- Both options are based upon correspondence between property owner representatives and the City of Takoma Park.
- Both 7133 and 7135 Carroll Avenue are purchased by the County at an agreed upon price.
- The property of 7133 Carroll Avenue is subdivided into halves, front and back. A residence will remain with the front half and the back half will be used to assist with meeting the County's minimal outdoor requirements.
- The residence located on 7133 Carroll Avenue is to be demolished.
- At least 25 parking spaces can be placed on-site as currently sketched. The minimum parking required is 27 spaces. It is expected that at least one more parking space will be added close to Carroll Avenue.
- All properties will be used to the maximum extent possible to ensure the minimal outdoor requirements for the fire station are met. This includes the expectation of support from all parties regarding any special exceptions that are required from Park and Planning or through the County Permitting process regarding land subdivision, setbacks, etc.
- Additional architectural, engineering, and construction costs are anticipated to proceed with either option listed below.
- There are initial indications that it is practical to move the residence located at 7135 Carroll Avenue to 7133 Carroll Avenue.

OPTION 2

- The residence currently located at 7133 Carroll Avenue is renovated.
- Residents of 7135 Carroll Avenue move to 7133 Carroll Avenue through an arrangement with the County.
- At such time 7133 Carroll Avenue becomes available, the County will determine whether or not the property is needed for the fire station. Should the County determine that the property is required and another party is interested, the County would entertain the possibility of moving the house to another location, at that party's expense, rather than demolishing it.

OPTION 3

- The residence currently located at 7135 Carroll Avenue would be moved to the front half of 7133 Carroll Avenue.
- Residents of 7135 Carroll Avenue move to 7133 Carroll Avenue through an arrangement with the County.
- At such time 7133 Carroll Avenue becomes available, the County will determine whether or not the property is needed for the fire station. Should the County determine that the property is required and another party is interested, the County would entertain the possibility of moving the house to another location, at that party's expense, rather than demolishing it.

Notes for the Takoma Park fire/rescue station workgroup meeting – 3/6/02

GENERAL

It appears that the property acquisition/relocation issues are nearly resolved and that the station design can proceed accordingly.

STATION DESIGN

- Hold informal meeting with MNCPPC staff, including Margaret Rifkin, to discuss design submission. Lamphier will coordinate meeting (within 2 weeks).
- A&E work will continue for about 30 days after this meeting.
- Workgroup will meet with the community to review and solicit site plan and exterior elevation comments.
- Workgroup will meet with the City Council on April 22, 2002.
- Final submission to MNCPPC to occur immediately following the City Council meeting.

NOTE: THE WORKGROUP HAS VOTED, 15-0, TO SUPPORT THE CLOCK TOWER DESIGN.

TEMPORARY SITE

- The CUC CAC met recently and will meet again on 3/13/02. Sometime after 3/13/02, workgroup will meet with the community regarding the temporary fire station located at CUC.
- Issues raised by the CUC CAC include:
 - Ladder truck location
 - Food coop site
 - Use of Division Street vs. Greenwood Avenue
 - Noise
 - Length of time that station will be located there
 - Appearance of site
 - Thoroughness of analysis
 - Circulation of temporary site
 - Other non-fire station related issues that County has 'ignored' in the past, including speed control, sidewalks, parking
- Maybe useful to have Berlage or Ewing at the meeting
- Further discussion required as to food co-op lot. Discussion will take place on Wednesday, March 13, 9 AM.

Ziek, Robin

Subject: Updated: Takoma Park Fire Station Mandatory Referral
Location: ZZ-MCP-MRO-CNF-SPGST

Start: Tue 4/2/2002 2:00 PM
End: Tue 4/2/2002 3:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Required Attendees: Hardy, Dan; Ziek, Robin; Clark, Marion; Gregor, Janet
Optional Attendees: Cole, Larry; Downing, Don; Gallihue, Joel; Weaver, Richard; Shaneman, Malcolm

Fire Station Takoma Park Permanent Site (and possibly Temporary Site) - Pre- Mandatory Referral Submission Meeting with County -

New Meeting Time to avoid conflicts....

this meeting is to:

1. clarify the mandatory referral process for the applicant
2. identify what is needed for submission
3. identify a preliminary list of issues that the Planning Board will be interested in - to include, parking, circulation, tree preservation, historic preservation, compatibility, and consistency with the master plan

Ziek, Robin

From: STEVE LAMPHIER [FIRE.LAMPHS@CO.MO.MD.US]
Sent: Tuesday, March 19, 2002 6:00 AM
To: allenbo@msn.com; daryl@takomagov.org; JandCS@erols.com; suzannel@takomagov.org; ggilbert@bigwaha.com; mhackleyarchitects@prodigy.net; slohr819@aol.com; madonahue@msn.com; rickf@takomagov.org; elmerhamm@msn.com; Rifkin, Margaret; Ziek, Robin; tmiller@kci.com; joyaustinlane@aol.com; Brwilli@aol.com
Subject: Takoma Park - Next Mtg

--- Received from FIRE.LAMPHS 240-777-2494 02-03-19 07.00

-> MGMTBUDG.HUNTB	BRYAN HUNT	OMB
-> allenbo@msn.com		
-> DPWT-FS.HAYESP	PETER S. HAYES	DPWT-FS
-> DPWT-EGR.CASSEDYM	MICHAEL CASSEDY	DPWT-EGR
-> daryl@takomagov.org		
-> JandCS@erols.com		
-> suzannel@takomagov.org		
-> ggilbert@bigwaha.com		
-> mhackleyarchitects@prodigy.net		
-> DPWT-FS.JOHNNSP	PEHR JOHNSSON	DPWT-FS
-> slohr819@aol.com		
-> DPWT-EGR.MARCUF	FRANCES A. MARCUS	DPWT-EGR
-> madonahue@msn.com		
-> rickf@takomagov.org		
-> elmerhamm@msn.com		
-> MGMTBUDG.PEDOEM	MITRA PEDOEEM	OMB
-> FIRE.PIRINP	PETER PIRINGER	MCFRS
-> margaret.rifkin@mncppc-mc.org		
-> Robin.Ziek@mncppc-mc.org		
-> tmiller@kci.com		
-> joyaustinlane@aol.com		
-> Brwilli@aol.com		
-> FIRE.RIFFER	RICHARD RIFFE	MCFRS

It appears that Wed 3/27 is a good time for the majority of the necessary players to meet regarding the temporary site. Let's plan to meet at 9 AM (accommodates Park and Planning) at the City building unless you hear from me otherwise.

Several requests from me:

Suzy Ludlow - should the Coop be included at this mtg? Also, is it OK to use the City building for the meeting?

Tim Miller - please bring several alternates as discussed with the Coop, including consideration of no administrative area. Also, need some idea of site costs if possible.

Steve Hayes - need to know if there is any available space in Takoma Junction area that could be used for office space/storage space.

The next time that the appropriate Park & Planning staff can all meet for a submission coordination meeting is April 10, 2002. They would like to discuss both the temporary and permanent sites. Let's put that date on the calendar now. Time to be determined.

Thanks.

J. Craig
4129 Carroll Ave
Takoma Park, Md
20912



Robin Zick
Montgomery Park + Planning
8787 Georgia Ave.
Silver Spring, Md
20910



Robin -

Enclosed are pictures of the two houses on Carroll Ave. being considered in the fire house expansion.

Some of the pictures are not complete as it was difficult to get the right distance because of traffic, but hope there is enough for you to get a general idea of what could be.

There is also a ~~posting~~ study with pictures, however it would not be easy to understand without explaining which is difficult to write.

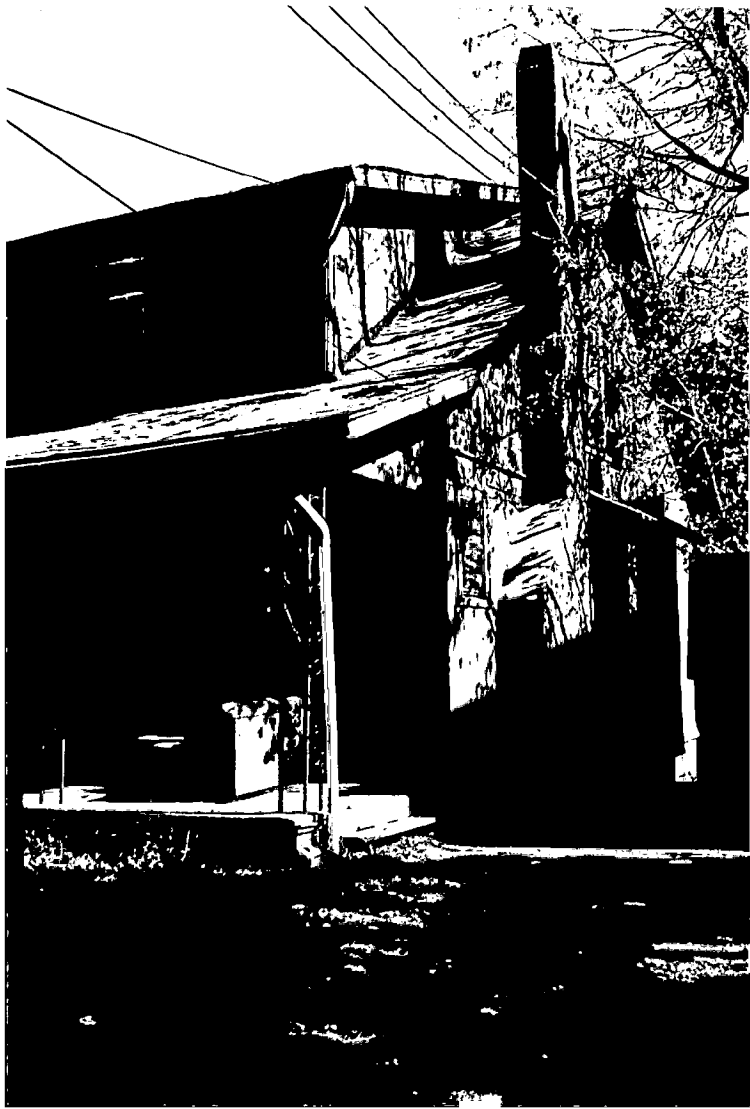
Looking forward to meeting with you again, and thank you for your time.

Sincerely,
Gene Brang

7135 Carroll
Hexia's house



7135 Carroll
suggested to be
saved + remodeled





another style of
porch for new
Front 7133



possible style
of punch if
7133 is redone



A look that could
have come from
1915 period. Stone
could be from fine
house



Old Town Carroll Neighborhood Association
C/O 7113 Carroll Avenue
Takoma Park, MD 20912

January 3, 2002

Gordon A. Aoyagi, Fire Administrator
Montgomery County Fire and Rescue Service
101 Monroe Street, 12th Floor
Rockville, MD 20850-2589

Dear Mr. Aoyagi:

The Old Town Carroll Neighborhood Association represents residents living in over 35 homes in Takoma Park on Carroll Avenue between Westmoreland and Ethan Allen Avenues.

We are writing to express our disappointment and frustration at the lack of any public hearing by the County to hear and respond to concerns of the community about the rebuilding of the Takoma Park Fire Station. There was one meeting scheduled in February 2001 with the Historical Society, but it was cancelled. In April 2001 the floor plan for the proposed new structure was presented in the municipal parking lot near the firehouse with no county officials attending. Finally, in October 2001 the design was presented to the Takoma Park City Council. Many citizens spoke at this time, and a follow up meeting was specified for two weeks later but did not occur.

On December 6, 2001 representatives of the Montgomery County Fire and Rescue met with the Takoma Park City Council and questions were raised about the tower, the possibility of retaining one historic home (7133 Carroll Ave.), alternative parking, and type of screening and landscaping of the parking area. The house at 7133 is greatly desired by the Hevia family who have lived at 7135 Carroll Ave. for over fifty years and are being displaced by the rebuilding project. The County's response to these questions was that the County could just postpone the plans for rebuilding the station in Takoma Park. This threatens our desire to see an improved fire station in Takoma Park.

It seems expedient to have a public hearing as soon as possible in order to address citizens' concerns. Otherwise, we must only assume that the County is not interested in how we feel about what goes on in our community, and, for some of us, right next to our homes.

Aoyagi/ p. 2

Please let us hear from your office regarding this request. It is our desire to work out a plan that will benefit both the firehouse and the community. We would very much like to maintain the good a relationship we have enjoyed in the past.

Sincerely,

Milan Pavich, Contact
The Old Town Carroll Neighborhood Association
Takoma Park

Signed copy to be sent by USPS.

cc: Douglas Duncan
Derick Berlage
Kathy Porter
Robin Ziek
Don Dowling

Old Town Carroll Neighborhood Association
C/O 7113 Carroll Avenue
Takoma Park, MD 20912

January 3, 2002

Gordon A. Aoyagi, Fire Administrator
Montgomery County Fire and Rescue Service
101 Monroe Street, 12th Floor
Rockville, MD 20850-2589

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Milan Pavich, Contact
The Old Town Carroll Neighborhood Association
Takoma Park

Signed copy to be sent by USPS.

cc: Douglas Duncan
Derick Berlage
Kathy Porter
Robin Ziek
Don Dowling

Ziek, Robin

From: Rifkin, Margaret
Sent: Monday, January 07, 2002 3:02 PM
To: Ziek, Robin
Subject: FW: Last Meeting/Plans

-----Original Message-----

From: STEVE LAMPHER [mailto:FIRE.LAMPHER@CO.MO.MD.US]
Sent: Monday, December 17, 2001 4:14 PM
To: allenbo@msn.com; darylbtakomagov.org; JandCS@erols.com;
suzannel@takomagov.org; ggilbert@bigwaha.com;
mhackleyarchitects@prodigy.net; slohr819@aol.com; madonahue@msn.com;
rickf@takomagov.org; elmerhamm@msn.com; Rifkin, Margaret
Subject: Last Meeting/Plans

--- Received from FIRE.LAMPHER 240-777-2494 01-12-17 17.14

-> MGMTBUDG.HUNTB	BRYAN HUNT	OMB
-> allenbo@msn.com		
-> DPWT-FS.HAYESP	PETER S. HAYES	DPWT-FS
-> DPWT-EGR.CASSEDYM	MICHAEL CASSEDY	DPWT-EGR
-> darylbtakomagov.org		
-> JandCS@erols.com		
-> suzannel@takomagov.org		
-> ggilbert@bigwaha.com		
-> mhackleyarchitects@prodigy.net		
-> DPWT-FS.JOHNSP	PEHR JOHNSSON	DPWT-FS
-> slohr819@aol.com		
-> DPWT-EGR.MARCUF	FRANCES A. MARCUS	DPWT-EGR
-> madonahue@msn.com		
-> rickf@takomagov.org		
-> elmerhamm@msn.com		
-> MGMTBUDG.PEDOEM	MITRA PEDOEM	OMB
-> FIRE.PIRINP	PETER PIRINGER	MCFRS
-> margaret.rifkin@mncppc-mc.org		

Meeting summary - December 10, 2001

The agenda set forth for the meeting was generally followed and everyone was brought up to date. The following tasks were identified and assigned:

Gilbert/Hackley/Miller: provide site plan, including circulation and parking.

Gilbert/Hackley/Miller: provide information on feasibility and costs on two parking options - underneath the apparatus bay and underneath the City-owned lot.

Gilbert/Hackley/Miller: provide information on the use of green construction materials and techniques.

Gilbert/Hackley/Miller: provide a artists' rendition of the new station WITHOUT tower. This request has arisen since we last met.

Gilbert/Hackley/Miller: make contact with the Historic Preservation Commission.

Braithwaite - update Historic Takoma, Inc.

Lamphier - notify Don Downing of the next meetings. (I have done this through Margaret Rifkin.)

Lamphier - continue to make contact re: temporary site issues with CUC and Berlage. It is likely that a TPVFD rep, Carol Stewart, Pete Piringner, and myself will meet with Dr. Wisbey.

TPVFD - provide a summary on the condition of the fire station including any major short-term repairs that are needed.

Johnsson - produce a revised design and construction schedule.

The next meeting will be at the TP Municipal Building, 1/3, 10 AM.

We will present at the TP City Council on 1/7/01.

Talk. PK

Oct. 9, 2001

[Board of Directors of Fire Fighters]

Running for City Council

Resident 7130 Carroll Ave.

Joby Austin Lane

Resident 7129 Carroll Ave.

Tom Craig

likes facade; doesn't like tower.

lighting, landscaping

Parking lot: ← very unhappy about it

Cathy Porter Marc Elorich,

Next Monday, Oct 15, 7³⁰ ← City Council reviews new info
on County parking proposal.

3/1/2001

DEAR ROBIN,

I THANK YOU FOR COMMUNICATING WITH ALL INVOLVED IN TERMS OF STOPPING THE FIRE DEPARTMENT PROJECT IN OUR DIRECTION.

I'M VERY DISSAPPOINTED THAT THEY KEEP FINDING WAYS TO DISSIPATE THESE EFFORTS.

THEY OBVIOUSLY DO NOT UNDERSTAND HOW DESPERATE WE ARE AND THINK THAT ITS OF NO CONSEQUENCE WHAT THEY ARE PLANNING TO DO.

I REALLY TRULY BELIEVED IF THAT THEY, WHEN FINDING OUT HOW AGAINST IT WE ARE, THAT THEY WOULD STOP, AND FIND ANOTHER WAY TO SOLVE THEIR PROBLEM. GOING FORWARD ONLY IF IT DIDN'T MATTER TO US. SOME PEOPLE DON'T HAVE PREFERENCE TO A PLACE IN OUR COMMUNITY OR FIND THEMSELVES WITH A CRAN BILL OR HEAVY AND SO WOULD GLADLY COOPERATE. BUT NOT SO WITH US. WE ARE SORRY TO NOT BE ABLE TO COOPERATE.

SPREAD THE WORD THAT OUR PREFERENCE IS RTRC AND HAS BEEN SO FOR A VERY LONG TIME AND ADD ON THAT, HEALTH PROBLEMS, IT IS IN OUR BEST INTEREST TO STAY. THIS REQUIRES THAT THEY PUT THEIR THINKING CAPS ON AND CONTINUOUSLY EXPLORING FOR SOLUTIONS THAT ALL OF US CAN LIVE WITH.

FOR EXAMPLE — THERE IS POTENTIAL FOR THEM TO BUILD VERTICLS ON THEIR OWN PROPERTY.

OR

GIVE THE BIG TRUCK THATS HARD TO TURN AROUND TO ANOTHER FIRE COMPANY IN EXCHANGE FOR A SMALLER TRUCK

OR

REINFORCE THE FLOOR ON THIS FIRE HOUSE + EXTEND IT OUT THE BACK

RTC. RTC. RTC.

THEY'VE GOT TO TRY!

WE LIVE IN A DAY AND AGE OF FANTASTIC TECHNOLOGICAL ADVANCES. WHEN YOU LOOK HARD ENOUGH, THERE IS A WAY THERE ARE SOLUTIONS, AND KNOWING OUR CONDITION SHOULD BE INSTRUCTIVE TO KEEP LOOKING FOR IT, WHATEVER THE RIGHT ANSWER IS.

UNDERSTAND THIS TOO, THE PEOPLE WHO WOULD SUPPOSEDLY FIND US A PLACE "AS GOOD" AS OURS HAVE USED WORDS LIKE "WE WANT TO KEEP OUR DAMAGE TO A MINIMUM", O.K., THATS GREAT BUT WE CANT TAKE ANY. THATS WHY ITS NOT GOOD ENOUGH. EVER SINCE MR. HERVIA CRY BEFORE, COME TO THINK OF IT, EVER SINCE HER CRY ALSO. AS FOR MYSELF, I DONT CRY, BUT I PUT UP WITH LOTS OF PAIN BECAUSE OF MY HEALTH AND SOMETIMES BECAUSE OF THE WAY PEOPLE DONT DO ME RIGHT PERSONALLY. I HAVE RED HAIR, BUT THEY DONT SEEM TO GET IT THAT IM AN AMERICAN CITIZEN FROM BIRTH.

3

I FIND IT DISAPPOINTING THE EASY WAY
OUT THAT EVERYONE LOOKS FOR, BUT
SOMEONE PAYS. IF THEY PUSH US
OUT, WE PAY FOR IT WITH OUR HEALTH.
THEY NEED TO COME AROUND TO
UNDERSTANDING THESE THINGS, IN
ADDITION, THIS OPENS THE DOOR
TO MORE MEETINGS WHERE THEY
HAVE TO EXPLORE FOR ANSWERS,

(WHATEVER THEY MAY BE).

AN UNDERGROUND SOLUTION MAY
BECOME A REALITY OR WHO
KNOWS WHAT, THEY MUST NOT
STOP TRYING. THEY SENT MEN
TO THE MOON AND BACK. IT
WAS NOT EASY. THEY HAD TO
EXPLORE AND EXPLORE AND EXPLORE
SOME MORE FOR THE RIGHT WAY,
ITS CALLED "BUILDING WITHIN THE
ENVELOPE". PROBABLY AT NASA WOULDNT

: HIRE A PERSON WHO DID NOT UNDERSTAND THIS. WE DON'T WANT TO MOVE. PASS IT ON, AND TELL THEM TO KEEP TRYING. LET THEM READ MY LETTERS. THEIRS NOTHING WRONG WITH MY LETTERS. LET THEM HAVE IT. I WOULD HAVE TAKEN TYPING IN HIGH SCHOOL BUT UNFORTUNATELY FOR ME I SUFFERED A NERVOUS BREAK-DOWN AND NEVER GOT AROUND TO TYPING CLASS. NOW I'M EN-SLAVED TO WRITTING BY HAND. I DON'T MIND. I THANK GOD I CAN DO THIS MUCH. OTHER POSSIBILITIES WOULD BE TO ACCEPT THE LOAD OF WORK THIS FIRM HOUSE CAN DO AND BUILD A NEW ONE SOMEWHERE ELSE ON PROPERTY THATS AVAILABLE AND NOT ADVERSELY AFFECTING ANYONE.

THE BEST THAT I CAN DO IS TO
CONVINCE YOU ALL TO START THINKING
AS NASA DOES. YOU HAVE TO STOP
WITH RURRYDAY HUM-DRUM WAY
OF DOING THINGS. YOUR TASK
REQUIRES "BUILDING WITHIN THE
ENVELOPE". YOU NEED TO WATCH
OUT FOR DAMAGE TO YOUR RIGHT
AND WATCH OUT FOR DAMAGE TO
YOUR LEFT. YOU MUST FIND ANOTHER
WAY. BELIEVE ME ITS THERE,
YOU JUST HAVN'T SEEN IT YET.
LET ME GIVE YOU A "WORKING SUGGESTION",
IF YOU HIRE A DRAFTSMAN TO MAKE
DRAWINGS, DON'T TELL HIM OR HER,
"ITS O.K TO USE THESE PROPERTIES"
(THINKING "WELL JUST CHASE THEM OUT WITH THE LAW")
DURING THE PROBLEM, SHOW THEM THE
PROPERTY LINE OF THE FIRE DEPARTMENT,
AND EXPLAIN THEY SHOULD DRAW UP AN
ORDR, TELL THEM TO BE CREATIVE.

IF YOU WOULD DO THIS YOU WOULD
BECOME TRUE PROBLEM SOLVERS
INSTEAD OF BRING PEOPLE WHO
MAKE PROBLEMS, WHO JUST PASS
ON THE DIRTY WORK TO
PROPERTY ACQUISITION SPECIALISTS.

(THIS IS THE HUM-DRUM EVERYDAY
WAY OF DOING THINGS)

STOP BRINGING THAT WAY

HOLD MORE MEETINGS AND START
TALKING ON THE MERITABILITY OF
NASA PEOPLE. SOLVE THE
PROBLEM, BUILD WITHIN THE
ENVIRONMENT, DON'T LET IT BE O.K.
TO TRAMPLE ON PEOPLE. LET
THAT NOT BE O.K., BRING AN
ENGINEER TO FIND THE ANSWER
NOT TILT FOUND.

SO FAR MY CONCERNS MADE US GO TO :
THANKS TO YOU ROBIN, BUT THEN
I WATCH THE LACK OF EFFORT HAPPEN.
EVEN YOUR SUGGESTIONS DISCHARGED ON
ALMOST NOTHING "THE COMMITTEE TO
MOVE FORWARD WITH THE PROJECT"
THAT'S HARDLY A REASON. TRUST
ME, I DON'T WANT TO STOP YOU,
YOU SHOULD MOVE FORWARD, BUT
HOW SHOULD THAT BE DONE?

PROPERLY, LIKE NASA WOULD DO
IT, CREATIVELY WITHIN THE
ENVIRONMENT WITH RESPECT TO
PEOPLE'S HEALTH AND SAFETY WITH
ADJUSTMENTS THAT ARE SOLUTIONS.
HOLD MORE MEETINGS AND PLEASE
PICK UP THE NEW INITIATIVE.

WE NEED SOMETHING FROM YOU.
WE NEED A LETTER SAYING THAT
WE DON'T HAVE TO MOVE SO THAT
WE CAN SLEEP AT NIGHT.

I'M SENDING MY VERY LAST LETTER
ALONG WITH THIS LETTER (A COPY)
OUR BURN COMMUNICATIONS TO BROWNE
3-5 CORRESPONDENTS AND SOME TIMES I
WONDER IF I SENT IT OR IF IT APPLIES.
(SOME LETTERS ARE RESPONSES AND SOME
ARE VOLUNTEERED, MAKING ONE DIFFERENCE)
3-5

SO FAR WE HAVE NOT ATTENDED ANY
MEETINGS, WE DON'T KNOW THEY WERE
TAKING PLACE AND NOT OUR INVITATIONS
TO ATTEND. YOU WORK AGAINST US BEHIND
OUR BACKS. I REMEMBER PRESIDENT
RAGON SAYING "I WANT MY OFFICE
TO BE REMEMBERED AS THE OFFICE
THAT GAVE THE GOVERNMENT BACK TO
THE PEOPLE". WE ARE PEOPLE HERE
AT 7135 CARROLL AVE AND OUR NEXT
DOOR NEIGHBORS. WE SHOULD HAVE A
SAY IN WHAT HAPPENS TO US. YOU'RE
DOING IT ALL BACKWARDS. YOU HAVE
CLEARANCE TO MOVE FORWARD WITH THE

PROTECT BUT OUR OUTCOME IS
OR NO CONCERN. I HAVE TO TRY
TO PREVENT THE DAMAGE CASE
BY MAIL. YOU COULD IN ALL
REALITY BE PASSING UP OPPORTUNITIES
YOU NEVER DREAMED OF BEING
NO UNDERSTANDING THE DAMAGE
YOU'LL BE CAUSING TO US. WOULD
YOU PLEASE START OVER. LET
"BUILDING WITHIN THE ENVELOPE"
DO ITS THING AS YOU START
OVER. YOU'LL BE SURPRISED
WHAT GOOD CAN COME OUT OF
THIS. I TAKE IT THAT YOUR
REASONABLE PEOPLE AND THAT YOU
CAN ACTUALLY SWING THIS.
YOUR MIND SET ENVISIONS SOMETHING
SOMETHING THAT REQUIRES THE HELP
OF PROPERTY ACQUISITION PEOPLE. WHO
SAID THAT WE ARE IN THE WAY?
WHERE DID MY RIGHT DISAPPEAR TO
OR DREAMING TO MYSELF?

THINK DRAGON.

THINK NASA.

PLEASE START OVER. YOU ARE
PROBABLY HURTING PEOPLE,
AND YOU'RE MISSING OUT ON
THE BENEFITS OF "BUILDING
WITHIN THE ENVELOPE" WHICH
YOU OBVIOUSLY HAVEN'T BEGUN TO
EXPLORE.

BE FAIR TO EVERYONE (WE
ARE A LOT OF SOULS AT THESE
2 HOUSES) RESPECT YOURSELVES
THE NUMBER OF SOULS INVOLVED
AT THE FIRST HOUSE. GIVE
THINGS A CHANCE. TAKE ME
SERIOUSLY THAT YOU ARE HURTING
US.

HERE ARE SOME ADDRESSES WHERE I WROTE
LETTERS TO. YOU CAN ASK SHAM TO FAX
MY LETTERS TO YOU IF YOU WANT MORE
READING MATERIAL.

MUSCULAR DYSTROPHY ASSOCIATION, INC.
NATIONAL HEADQUARTERS
3300 EAST SUNRISE DRIVE
TUCSON, AZ 85718

(I HAVE NOT WRITTEN TO SHAM YET, I'M
SAVING THIS FOR LAST RESORT BUT IF
YOU NEED VERIFICATION, YOU COULD WRITE)

FRANCIS A MARCUS
PROPERTY ACQUISITION SPECIALIST
101 MONROE STREET 6TH FLOOR
ROCKVILLE, MARYLAND 20850-4168
240 777-7252 FAX: 240 777 7259
(I'VE WRITTEN HER ABOUT 7, 8 OR 9 TIMES)

SUZANNE R. LUDLOW
ECONOMICS + COMMUNITY DEVELOPMENT
7500 MAPLE AVE.
TAKOMA PARK, MD 20912
301 270 1700 EXT. 229 FAX: 301 270 4568
(I'VE WRITTEN HER ABOUT 3, 4 TIMES)

AS I RECALL ROBIN, YOUR COMMUNICATOR
WITH YOU AND YOURS

- 1) INITIAL ASKING FOR HELP
- 2) SENDING THE DRAFTING MATERIAL BACK TO YOU WITH LETTER ATTACHED * TO HISTORICAL SOCIETY ADDRESS
- 3) MY LAST LETTER
- 4) THIS LETTER WITH EXTRA LETTER:
(MAY OR MAY NOT HAVE SENT PREVIOUSLY)

I WANT YOU TO KNOW THAT I APPRECIATE YOUR HELP. I'M SAVING YOUR LETTER FOR MY FILES AND WILL NOTE THE PEOPLE YOU SUGGESTED WHO ELSE I COULD CONTACT. OBVIOUSLY THIS HOUSE ORIENTATION AND MOVING IS A BIG PROBLEM. I'M NOT IN THAT CATEGORY WHO DON'T CARE WHERE THEY LIVE OR WHO ARE FANCY FREE OF CONCERNS SO THAT IT WOULDN'T SEEM A PROBLEM TO COOPERATE.

I STILL BELIEVE IN PEOPLE, THEIR ABILITY TO GIVE IN TO TRUTH, TO ADAPT, TO TAKE ADVICE,

TO TRY NEW THINGS TO HAVE
MERCY AND COMPASSION TO UNDERSTAND,
YOU KNOW LIKE NORMAL PEOPLE
WHO BY NATURE ARE BORN
PROBLEM SOLVERS.

THE WORLD HAS ENOUGH PROBLEMS.
WRECKING OTHER HOUSES FORCES US
TO TAKE UP SPACE SOMEWHERE
ELSE MAKING FOR EVEN LESS
ACCOMMODATIONS FOR OTHER WHO
ARE HOMELESS. BY NOT WRECKING
WE KEEP OTHER THINGS FREE
FOR OTHER NEEDY PEOPLE.
POPULATION IS RISING AND HOME
BUILDERS DO HAVE A TIME
KEEPING UP WITH PROJECTS THAT
ARE SUPPOSED TO HOUSE
EVERYONE.

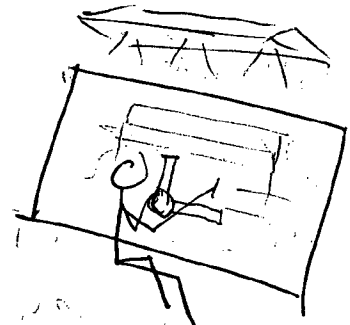
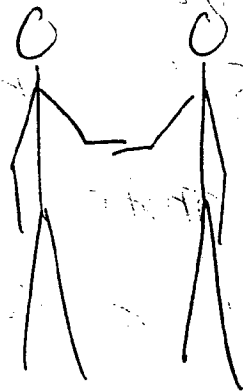
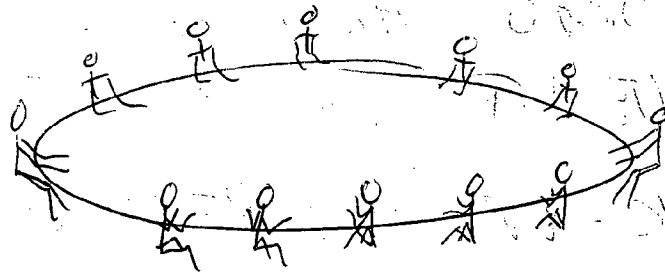
EVERY ACTION HAS CONSEQUENCES.

THE BEST PATH MUST BE
LOOKED FOR DILIGENTLY.

AS YOU LOOK FOR ANSWERS, I WOULD

BE DIRECTION ON BE SHOWN
WHAT NEW DISCOVERIES YOU HAVE
MADE THAT HELP THE FIRE
DEPARTMENT OR NEWS OR
A BACK-UP DEPARTMENT (A NEW
ONE) OR ANY REASONABLE ALTERNATIVE
THAT IS FREE OF NEGATIVE
INFLUENCES, HOW "BUILDING WITHIN
THE ENVELOPE" WHAT A FANTASTIC
ALTERNATIVE THAT IS ESPECIALLY
WARM YOU GET A GLIMPSE OF THE
CREATIVITY THAT IS ENVELOPED
BY. BREAKING AWAY FROM THE
HUM-DRUM WAY OF MESSING UP
THINGS. THANKS FOR COMMUNICATING.
PLEASE COMMUNICATE FURTHER WE
NEED IT DESPERATELY.

VERY SINCERELY, Helmut Gene Frick





MUSCULAR DYSTROPHY ASSOCIATION, INC.
NATIONAL HEADQUARTERS
3300 East Sunrise Drive • Tucson, AZ 85718

Helmut Frick
7135 Carroll Ave
Takoma Park MD 20912-4600





Fighting Neuromuscular Diseases

NATIONAL HEADQUARTERS
3300 East Sunrise Drive, Tucson, AZ 85718-3208
Telephone (520) 529-2000 • Fax (520) 529-5300
Web: www.mdausa.org • E-mail: mda@mdausa.org

*The first nonprofit organization honored with the American Medical Association's **Lifetime Achievement Award** "for significant and lasting contributions to the health and welfare of humanity."*

February 15, 2001

Dear Friends:

I'm pleased to notify you of an exciting initiative that you may soon hear about in the national media or may have read about on MDA's Web site.

As you'll see in the enclosed press release, MDA is working to garner more government funding for muscular dystrophy research. MDA National Chairman Jerry Lewis will testify in this regard before a Senate subcommittee on February 27 in a session that will commence at 9:30 a.m. EST.

During this hearing, Jerry will urge legislators to increase by \$100 million the funds annually allocated by the National Institutes of Health for muscular dystrophy research. The current level of funding is \$19.9 million.

This testimony will be a landmark event for MDA. The Association has never sought any government dollars, and still doesn't plan to pursue any. Instead, MDA is pushing for significant support to be channeled directly to researchers who are making promising strides toward therapies for *all forms* of muscular dystrophy.

Our representatives will explain how MDA-funded researchers have laid crucial groundwork by finding the causes of most forms of muscular dystrophy. The next step is development of effective treatments culminating in clinical trials. As you know, this is incredibly costly, and more funding to scientists, in addition to MDA grants, will speed progress.

For more information about this extraordinary initiative, please visit MDA's Web site at www.mdausa.org. Also, we'll report on Jerry's visit to Washington in detail in the next issue of *Quest* magazine.

With every good wish . . .

Sincerely,

Robert Ross
Senior Vice President
& Executive Director

RR:mab

Enclosure

Muscular Dystrophy Association

JERRY LEWIS, National Chairman • ROBERT M. BENNETT, President • ROBERT ROSS, Senior Vice President & Executive Director
LOIS R. WEST, Executive Committee Chairman • VICTOR R. WRIGHT, Treasurer • TIMMI MASTERS, Secretary

Photos of Jerry Lewis and the other
MDA witnesses are located on MDA's Web site
at www.mdaua.org/special/hearing.



FOR IMMEDIATE RELEASE

Contact: Bob Mackle
MDA Director of Public Information
(520) 529-5317
bobmackle@mdausa.org

JERRY LEWIS TO TESTIFY BEFORE U.S. SENATE SUBCOMMITTEE

TUCSON, Ariz., Feb. 15, 2001 — Entertainer Jerry Lewis will testify before a U.S. Senate subcommittee to urge the government to increase its funding for muscular dystrophy research by \$100 million annually.

Lewis, national chairman of the Muscular Dystrophy Association, will appear before the Labor, Health and Human Services, Education and Related Agencies Subcommittee of the Senate Appropriations Committee on Feb. 27. The hearing will begin at 9:30 a.m. EST in the larger of the two Senate hearing rooms.

Lewis' testimony will be a landmark event in MDA's 50-year history. Although MDA has never sought government funds for itself, nor is it doing so now, the Association is pushing for the National Institutes of Health to boost significantly its funding to researchers who are working to develop therapies for the nine forms of muscular dystrophy.

Lewis will be speaking for the first time before federal legislators.

"I've been fighting these evil diseases for 50 years, and now it's time for the government to jump into the ring," Lewis said. "MDA has done the hard part: finding the genetic causes for almost every form of muscular dystrophy. Now, dollars are the only hurdle to speeding up the search for treatments and cures.

- More -

People Help MDA...Because MDA Helps People

Muscular Dystrophy Association • 3300 East Sunrise Drive, Tucson, AZ 85718-3208 • (520) 529-2000 • Fax (520) 529-5300
JERRY LEWIS, National Chairman • ROBERT M. BENNETT, President • ROBERT ROSS, Senior Vice President & Executive Director
www.mdaua.org

Jerry Lewis to Testify/Page 2

“Thousands of ‘my kids’ and adults who have muscular dystrophy are counting on us. We owe it to them, and to the American people who have generously backed MDA’s battle for five decades, to capitalize on what we’ve learned and wipe out this horrible thing for good,” Lewis said.

Lewis will be joined by Leon Charash, M.D., chairman of the MDA Medical Advisory Committee, and Chris Rosa, Ph.D., scholar, educator and disability rights advocate who is a member of MDA’s National Task Force on Public Awareness. Rosa is affected by Becker muscular dystrophy. Both men are members of MDA’s Board of Directors.

Benjamin Cumbo, a 13-year-old from Upper Marlboro, Md., and his parents, Benjamin and Deborah, will also accompany Lewis during his testimony. Benjamin was MDA’s National Goodwill Ambassador in 1996 and 1997, when he and his family toured the country garnering support for MDA. He has Duchenne muscular dystrophy.

Muscular dystrophy is the name given to a group of disorders caused by genetic defects and characterized by weakening and eventual wasting of voluntary muscles. The muscular dystrophies can also weaken the muscles of the heart and those required for breathing. The most severe form is Duchenne, which affects young boys and dramatically shortens life span.

MDA is a voluntary health agency working to defeat neuromuscular diseases through programs of worldwide research, comprehensive services, and far-reaching professional and public health education. More information about MDA and the diseases it fights can be found on its Web site, www.mdaua.org.

#

2/25/2001

DEAR CITY PLANNERS ONE AND ALL,

WHEN YOU SENT PEOPLE OVER TO OUR HOUSE TO MEASURE THE PROPERTY, MR. HEVIA TOLD ME "THEY MAY AS WELL TAKE ME TO THE CEMETARY IF THEY WANT ME TO MOVE", THEN HE ASKED ME TO HELP HIM. I CANT LET THIS MAN DOWN IF I CAN HELP IT SOMEHOW. CAN YOU NOT FIGURE OUT THE EVASIVENESS OF MR. HEVIA SHOWING UP TO MEASURE YOUR PROPERTY? PEOPLE TREAT HIS POSSESSIONS AS IF THEYRE NOT HIS POSSESSIONS. MR. HEVIA HAS CHOSEN TO LIVE HERE AND HAS NOT CHOSEN TO LEAVE. SINCE WHEN DO PEOPLE MAKE BIG DECISIONS LIKE THAT FOR OTHER PEOPLE? HE LIKES IT HERE, ITS HEALTHY FOR HIM. SHOW SOME RESPECT TO THE ELDERS. CARE ABOUT THE NEEDS OF OTHERS, WHAT THEY WANT, WHATS RIGHTFULLY THEIRS, THE TIME INVOLVED, THEIR AGE STATUS. IM CERTAIN THAT IF YOU HANDLED ON THE BASIS OF THIS KNOWLEDGE AND MOST CONCIDERATIONS THAT YOU COULD HOLD ANOTHER MEETING, AND WORK AT FINDING OTHER WAYS TO SOLVE YOUR NEEDS, LOOKING FOR OTHER WAYS BRING THE CORRECT OTHER ALTERNATIVES, BECAUSE THESE ALTERNATIVES PROBABLY BEING EXPLORED ARE WRONG FOR THE PARTIES INVOLVED. WOULD YOU PLEASE RECONSIDER AND TAKE PROPER ACTIONS THAT WILL WORK FOR ALL OF US? I SPOKE WITH A OFFICE WORKER AT THE FIRE HOUSE, WHO SHOOK HANDS WITH ME AND THANKED ME FOR EXPLAINING TO HIM HOW MR. HEVIA FEELS AND TOLD ME HE WOULD TALK TO OTHERS ON MR. HEVIAS BEHALF. THE CONVERSATIONS LEADING TO THIS WERE ON THE LINES OF FIXING UP A HOME

THE WAY YOU LIVE OVER A LIFE-TIME AND
THE ENVIRONMENT INTO YOUR HOME THAT
MAKES A PERSON HAPPY TO LIVE THERE.
IF FIRE MEN AND OFFICE WORKERS AT
THE FIRE HOUSE CAN UNDERSTAND, THEN
I'M CERTAIN THAT CITY PLANNERS CAN
ALSO UNDERSTAND. I'D LIKE TO CLOSE
THIS LETTER BY SAYING THAT MEN
WERE SENT TO THE MOON AND BACK,
BECAUSE PEOPLE WORKED ON THE
PROBLEM. I BELIEVE THAT YOU HAVE
YOUR OWN SET OF PROBLEMS, AND ANSWERS
WILL BE FOUND, ESPECIALLY IF YOU KEEP
THE NEEDS OF OTHERS IN MIND AND
DON'T STOP LOOKING FOR THE RIGHT
ANSWER. PLEASE HOLD MORE MEETINGS,
YOU'VE GOT A WHOLE BUNCH OF UN-HAPPY
CAMPERS WITH THE WAY THINGS ARE
AT PRESENT. THE ENVIRONMENT I WROTE
OF ABOUT ENCLDOR'S HOME-IMPROVEMENT
PROJECTS THAT MR. HEVIA ACCOMPLISHED
WHEN HE WAS YOUNG, AND FINDS HAPPINESS
IN NOW THAT HE IS OLDER. IT'S A HORRIBLE
LET-DOWN TO BE PRESSURED OUT OF YOUR
POSSESSIONS THAT YOU REALLY NEED.

VERY SINCERELY, Helmut James Farnick

ITS IN-HUMANE TO MOVE PRAPLES

YOU PUT A DOG OR CAT OUT

BUT NOT PRAPLES

CRUDE MANUACTRY THAT WOULD TRY

CRYS YOU

YOU NEED MORE METHODS

FIND RATE ANSWERS,

STOP ACTING LIKE A COUG-HERN

TEXAN WITH OWN GTR

WHILE OAKMAN BLOCK

AT LAST FIX/STRATEGEM

WITH YOU PRESIDENT HAVE

AND DONT MOVE US.

GO BUILD NEW ON LAND

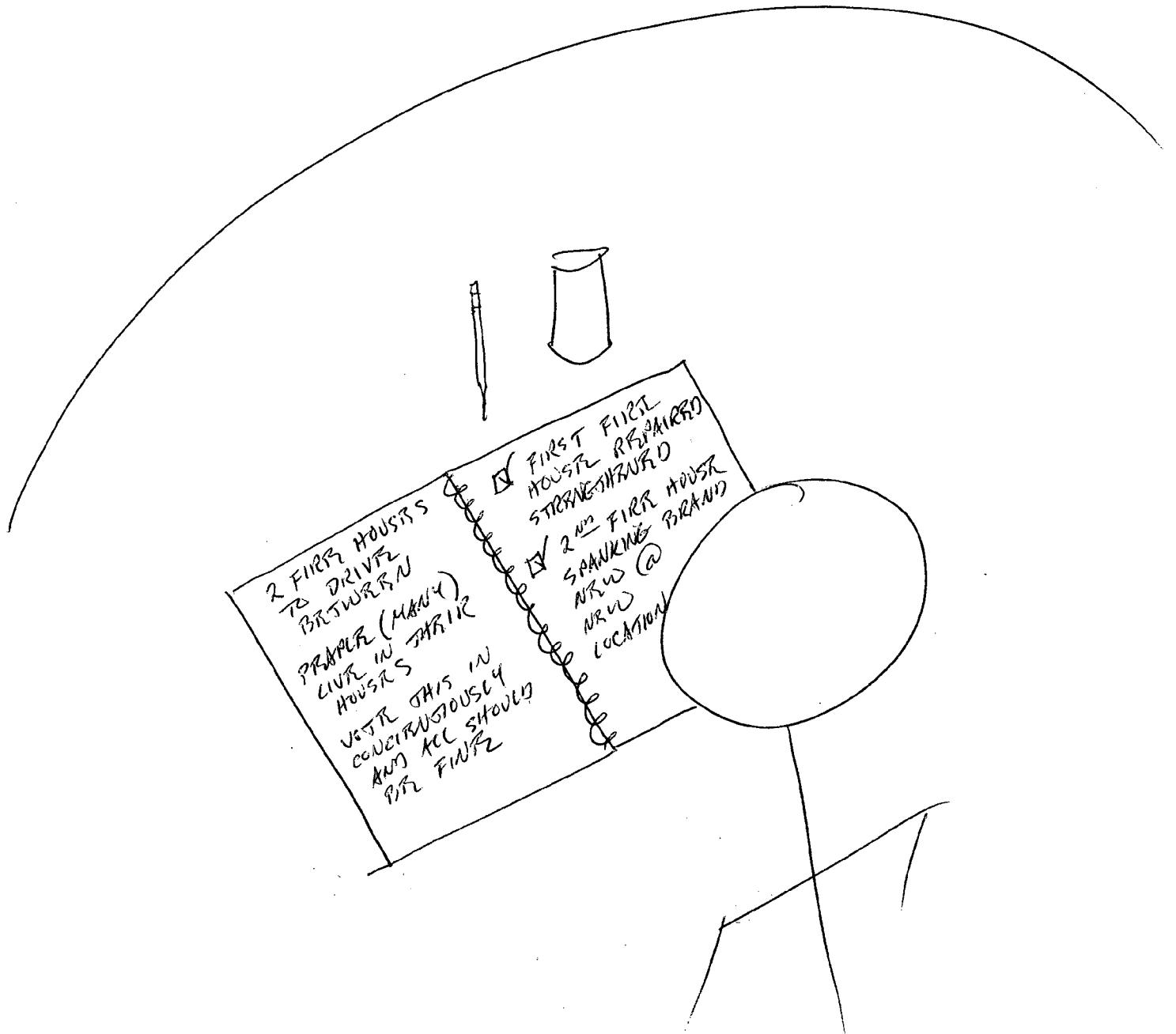
SOMEWHERE ELSE.

WE BOTH KNOW THAT WE

BOOTH WAVE TO WIN

— REASONABLE SOLUTIONS —

IF YOU CANT DO REASONABLE
THINGS WITH PEOPLE, YOU
WILL EVENTUALLY COST THE
RESPECT YOU PRESENTLY
STILL HAVE FROM PEOPLE.



I WAS ACTUALLY TRYING TO WRITE
TO YOU ROBIN, AS I CORRESPOND WITH
OTHERS, THAT LUDLOW HAD A RETURN
LETTER. ALL PHOTO COPIES ARE
SHOWN AS — DEAR ROBIN —
AND I RESPOND TO ALL WHO WANT
RESPINERS FROM ME. SO FAR, YOU
ARE THE PRECIOUS SOUL WHO HAS
ACTUALLY FORWARDED ANYTHING I
WROTE.

City of Takoma Park, Maryland

HOUSING AND
COMMUNITY DEVELOPMENT
TELEPHONE 301-270-5900
FAX 301-270-8794



7500 MAPLE AVENUE
TAKOMA PARK, MD 20912

February 28, 2001

Mr. Helmut Jone Frick
7135 Carroll Avenue
Takoma Park, MD 20912

Dear Mr. Frick:

Thank you for your frequent letters about the fire station and the Hevia's property.

The search for alternative options (including repair) regarding the fire station has been extensive, and was undertaken by caring people. Just as there is concern for the Hevias and other residents of the two adjacent properties, there is concern for the greater community which needs a fire station. A fire is a devastating event. It takes lives and loved ones and property with no advance notice and no time to prepare. We cannot allow this level of heartache, year after year, into our community. Please try to see this larger picture, this larger responsibility we hold as civil servants.

You are invited to the open house on the afternoon of March 11 at the fire station to talk about designs for the replacement station and see the site plans. I look forward to meeting you.

Sincerely,

Suzanne Ludlow
Economic and Community
Development Coordinator

cc: Takoma Park City Council
R. Finn, City Administrator

DEAR MRS. CUDLOW,

I THINK IT THAT YOU BRING
A WOMAN UNDERSTAND A MOM'S
POSITION. IF A CHILD CRIES, ITS
CONCEIVABLE THAT MEN COULD
STAND AROUND AND NOT KNOW WHAT
TO DO, BUT NOT SO FOR A MOM.
CRYING MEANS MANY THINGS —

PAIN, UNHAPPINESS, INABILITY TO COPE,
AND NEEDS PARTICULAR (AUTHORITY
FIGURES) INTERVENTION THAT HAS
EXPERIENCE AND UNDERSTANDING.
WE ARE OBTAINED OR BRING
PUSHED AGAINST OUR WILL OUT
OF OUR HOME, WE ARE FRIGHTENED,
AND VERY UNHAPPY, AND PAIN. WE
NEED SOMEONE TO FIGHT FOR US.
ITS TOTALLY UN-NATURAL TO HAVE

TO CRAVE HOUSE AND HOME,
OUR COMFORTS WE UNDERSTAND
WITH YEARS OF TIME, AND
BRING RIDICULOUS AND COUNTING
ON RESOURCES THROUGH OUR
YEARS OF TIME, AND BUSINESS
THAT MUST ESCAPE BEING
DISTURBED FOR ITS A FRAGILE
BALANCE, STRESS MAKES FOR
HIDEOUS NEGATIVITY AGAINST
AN BUSINESS, WE ARE IN NEED
OF WHAT WE PRESENTLY
HAVE, YOU MUST LET US HAVE
OUR OWN, PROTECT US, YOU
AND YOURS ARE IN PROMINENT
POSITIONS AFTER TO SWING SOME
WEIGHT AROUND IN OUR BEHALF.
I READ YOUR LETTER WITH
A FINE FOOTED COMP TRYING

TO SEE EVERYTHING, I UNDERSTAND
THE IDEA OF HURTING SOMETHING
FOR THE SAKE OF THE GREATER
GOOD (YOU CALLED IT THE BIG
PICTURE) I UNDERSTAND.

HOWEVER, IF SOMETHING CAN
EQUALLY BE JUST AS GOOD,
WHY HURT ANYTHING AT ALL?

THERE IS ANOTHER WAY FOR
YOU, PLEASE TAKE THAT OTHER
WAY, SO THAT WE ESCAPE
THE PUNISHMENT, ONLY PRAYER
LIKE YOU, IN THE POSITION
YOUR IN CAN ACCOMPLISH THIS.
WE'RE COUNTING ON YOU ALMOST
LIKE YOU HAVE NO IDEA, WE
ARE COUNTING ON YOU.

MTRN, \$, EQUIPMENT, ITS TRAY TO
LOOK RIGHT OR THE DAMAGE
SOMETIME HAS TO UNDERSTAND
THE OTHER PATH, CONVINCED
THEM OF IT, SO THEY TAKE
IT AND BY-PASS THE HARM
(EVEN IF THEY DON'T KNOW
WHAT THEY WERE STRUCK
CLEAR OF THE HARM THEY
WOULD HAVE DONE). THAT'S
WHERE YOU COME IN, I SIT
HERE AND WRITE BECAUSE I
THINK, I UNDERSTAND STUFF, I
WANT YOU TO UNDERSTAND STUFF.
LIKE I SAID EARLIER, IF SOMETHING
IS REALLY FRASABLE, WHY HURT
ANYTHING AT ALL?

AM ATTACHING THIS LETTER TO
MINE TO YOUR LETTER SO
THAT WE MAINTAIN ORDER
AND YOU SEE A RESPONSE TO
EXACTLY WHAT YOU WANTED AND
DID SAY TO ME. ADDING ALL
THAT TO ANOTHER LETTER WHO
INDICATES THE OTHER PART
YOU CAN GIVE SO NO HARM
HAS TO HAPPEN TO ANYONE, NOT
TO US, AND NOT TO YOURSELF.
THERE IS A WAY FOR YOU AND
YOURS TO ACCOMPLISH YOUR BIG
PICURE AND GREATER GOOD.
BRING WHAT YOU ARE IN A POSITION
WHAT CARRIES WEIGHT, YOU KNOW HOW

EVERY NOW, HOW DO YOU ADJUST
AFTER HAVING ADVERTISED AN
8PM - HOUR ON MARCH 11 TO
THE FIVE SEASON DRISONS.

SURE ITS A CHALLENGE BUT
IN LIGHT OF TRUTH AND

REASONABleness, TO SAY NOT TO
CARE, NOT EVEN NOW YOU

KNOW HOW TO CHANGE EVERYONE,
AS WE ARE POSSIBILITIES THAT
ARE RIGHT TO CARE.

WE'RE COUNTING ON YOU.
TRACY WE ARE.

MRS. LUDLOW, I DON'T KNOW WHAT
ELSE TO SAY TO YOU A COME ON,
WE ARE REASONABLE PEOPLE, ALL OF US,
SO LET'S DO SOMETHING RIGHT,
THANK YOU FOR COMMUNICATIONS, & LOVE COMMUNICATIONS

BACK TO YOU, AND I'M LOOKING
FORWARD TO LIVING WITH WHATEVER
UNDERSTANDING THAT YOU AND YOURS
WILL BE FUNCTIONING AS ALWAYS
AND BETTER THAN ALWAYS BECAUSE
OF WHAT THE COMMUNITY NEEDS,
AND THE WAYS THAT WE GOT THERE.
I COMMUNICATE BECAUSE ITS NORMAL
TO DO SO AND I HAVE MY PROBLEMS,
AND I'M LOOKING OUT FOR OTHER
PEOPLE. I WANT LET THEM DOWN
IF I CAN HELP IT. I SEE YOU,
NOT CROTTING US DOWN OR
THE COMMUNITY KNOWING OTHER
ARE OTHER PAGES. ITS NOW
A MATTER OF PULLING THOSE
STRINGS IN YOUR POSITION.
HAVING THE POWER TO DO THIS.

I SAY GOD SPEED BECAUSE

IT MAKES SENSE TO US

VERY SINCERELY

Helmut Jona Frick

HELMUT JONA FRICK

P.S. IF MY INSTRUCTION HURTS YOU,

IM SORRY. INSTRUCTION IS

INSTRUCTION. ITS YOUR PAIN TO

HAVE YOUR WAYS CHANGED. BUT

I INSIST ON THIS BECAUSE I

KNOW IM RIGHT. I WANT YOUR

BIGGER PICTURE TO HAPPEN WITH

TALKING ABOUT FIXING/RE-ENGINEERING/
SOUNDING THIS SOUND. BEFORE

AN ACCIDENT HAPPENS. FUNCTIONING

AS ALWAYS TO RIGHT FIRMS. OFF

NEW SOUNDING AT A NEW LOCATION

HAVING FRACTURES THAT SURPASS OTHER
FIRM HOUSES, AND BRING GUILT FROM
OF NEGATIVE INFLUENCES ON PEOPLE.
8 N. Q. Z.

MRS. LUDLOW, I ACTUALLY SAO IN
A TYPING CLASS IN HIGH SCHOOL. I
WAS BITING THE BULLET BECAUSE OF
A NERVOUS BREAKDOWN I WAS SUFFERING
UNDER. I HAD TO WALK OUT. I NEVER
LEARNED TYPING. MY WRITING NOW
IS A MESS BECAUSE MY THOUGHTS
CAN'T BE PUT ON PAPER. I ASO KNOW,
I APOLOGIZE FOR THE DIFFICULT
READING MATERIAL I GIVE YOU.

A. J. FRICK / HISTORIC PRESERVATION SPECIALISTS
7135 CARROLL AVE.
TAKOMA PARK, MD 20912



U.S. POSTAGE
PAID
TAKOMA PARK, MD
20912
MAR 05, 01
AMOUNT

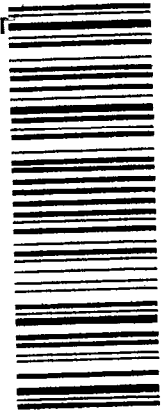


**RETURN RECEIPT
REQUESTED**

0000

\$4.24
00043719-03

7000 1670 0002 0739 6646



CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE
TO THE RIGHT OF RETURN ADDRESS.
FOLD AT DOTTED LINE.

ROBIN ZIRK
HISTORIC PRESERVATION SPECIALISTS
8787 GEORGIA AVE.
SILVER SPRING, MD
20910



FAX TRANSMISSION

2661 Riva Road, Suite 1030 DC Metro (301) 261-8228
 Annapolis, MD 21401 Baltimore (410) 841-6595
 (410) 224-2727 FAX (410) 224-4443

NAME: Robin Zeke

DATE: Oct 9, 2001

COMPANY: HPC (301) 583-3412

PROJECT NO.: 20700.00

FROM: Greg Gilbert

PROJECT NAME: Talkat Park

No. of pages (including cover): 2

Meeting Date Change Memo

Copies to: Perry Johnson

~~(301)~~ (241) 777-6002



MEMORANDUM

TO: Robin Zeke, HPC
Perry Johnson, MCDFW

FROM: Gregory S. Gilbert, AIA

DATE: October 9, 2001

RE: Project #20070.00 – Takoma Park Fire Station

This memorandum is to inform you that we wish to remove the Takoma Park Fire Station from the upcoming HPC Meeting. We wish to resolve some issues due to some concerns by the community and City Council of Takoma Park.

We will need to reschedule this meeting after we have received approval on the design from the City Council. I will contact you at that time.

GSG/jkr:009

2661 RIVA ROAD, SUITE 1030 • ANNAPOLIS, MARYLAND 21401
8500 LEESBURG PIKE, SUITE 503 • VIENNA, VIRGINIA 22182

Maryland:	301-261-6220	Virginia:	703-288-3320
MD Fax:	410-224-4443	VA Fax:	703-288-4211
Baltimore:	410-841-8595		
Annapolis:	410-224-2727	Website:	www.biqwhs.com

THE WAY YOU LIVE OVER A LIFE-TIME AND
THE ENVIRONMENT INTO YOUR HOME THAT
MAKES A PERSON HAPPY TO LIVE THERE.
IF FIRE MEN AND OFFICE WORKERS AT
THE FIRE HOUSE CAN UNDERSTAND, THEN
I'M CERTAIN THAT CITY PLANNERS CAN
ALSO UNDERSTAND. I'D LIKE TO CLOSE
THIS LETTER BY SAYING THAT MEN
WERE SENT TO THE MOON AND BACK,
BECAUSE PRAPER WORKED ON THE
PROBLEM. I BELIEVE THAT YOU HAVE
YOUR OWN SET OF PROBLEMS, AND ANSWER
WILL BE FOUND, ESPECIALLY IF YOU KEEP
THE NEEDS OF OTHERS IN MIND AND
DON'T STOP LOOKING FOR THE RIGHT
ANSWER. PLEASE HOLD MORE MEETINGS,
YOU'RE GOT A WHOLE BUNCH OF UN-HAPPY
CAMPERS WITH THE WAY THINGS ARE
AT PRESENT. THE ENVIRONMENT I WROTE
OF ABOUT ENCLDOR'S HOME-IMPROVEMENT
PROJECTS THAT MR. HEVIA ACCOMPLISHED
WHEN HE WAS YOUNG, AND FINDS HAPPINESS
IN NOW THAT HE IS OLDER. IT'S A HORRIBLE
LET-DOWN TO BE PRESSURED OUT OF YOUR
POSSESSIONS THAT YOU REALLY NEED.

VERY SINCERELY,
Helmut Gene Faria

2/25/2001

DEAR CITY PLANNERS OUR AND ALL,

WHEN YOU SENT PRAPPE OVER TO OUR HOUSE TO MEASURE THE PROPERTY, MR. HEVIA TOLD ME "THEY MAY AS WELL TAKE ME TO THE CEMETARY IF THEY WANT ME TO MOVE", THEN HE ASKED ME TO HELP HIM. I CANT GET THIS MAN DOWN IF I CAN HELP IT SOMEHOW. CAN YOU NOT FIGURE OUT THE EVASIVENESS OF MRN SHOWING UP TO MEASURE YOUR PROPERTY? PRAPPE TREAT HIS POSSESSIONS AS IF THERE NOT HIS POSSESSIONS. MR. HEVIA HAS CHOOSTEN TO LIVE HERE AND HAS NOT CHOOSTEN TO LEAVE. SINCE WHEN DO PRAPPE MAKE BIG DECISIONS LIKE THAT FOR OTHER PRAPPE? HE LIKES IT HERE, ITS HEALTHY FOR HIM, SHOW SOME RESPECT TO THE ELDERLY. CARE ABOUT THE NEEDS OF OTHERS, WHAT THEY WANT, WHATS RIGHTFULLY THEIRS, THE TIME INVOLVED, THEIR AGE STATUS. IM CERTAIN THAT IF YOU HANDLED ON THE BASIS OF THIS KNOWLEDGE AND THOSE CONSIDERATIONS THAT YOU COULD HOLD ANOTHER MEETING, AND WORK AT FINDING OTHER WAYS TO SOLVE YOUR NEEDS, LOOKING FOR OTHER WAYS BRING THE CORRECT OTHER ALTERNATIVES, BECAUSE THESE ALTERNATIVES PROBABLY BRING EXPLORED ARE WRONG FOR THE PARTIES INVOLVED. WOULD YOU PLEASE RECONSIDER AND TAKE PROPER ACTIONS THAT WILL WORK FOR ALL OF US? I SPOKE WITH A OFFICE WORKER AT THE FIRE HOUSE, WHO SHOOK HANDS WITH ME AND THANKED ME FOR EXPLAINING TO HIM HOW MR. HEVIA FEELS AND TOLD ME HE WOULD TALK TO OTHERS ON MR. HEVIAS BEHALF. THE CONVERSATIONS LEADING TO THIS WERE ON THE LINES OF FIXING UP A HOUSE

DEAR ROBIN ZIEK,

2/20/2001

LEAVE US ALONE.

WE HAVE SUFFICIENT STRAIN ON LIFE.

WITHOUT KNOWING THE MYRIADS OF DETAILS TO OUR LIVES, ANYTHING YOU DO TO US CAN NOT IMPROVE US, YOU'LL ONLY MAKE IT WORSE.

YOU MENTIONED KEEPING DAMAGE TO A MINIMUM.

THAT'S NOT GOOD ENOUGH.

WE HAVE SUFFICIENT STRAIN ON LIFE.

LEAVE US ALONE.

HAD YOU MAINTAINED RESPECT AND RESPECTED OTHER PEOPLE'S PROPERTY FROM THE BEGINNING, YOU WOULD SEARCH FOR ANSWERS AND ALTERNATIVES THAT HELP YOUR CONDITION. YOU HANDLE AS IF DEALING WITH THINGS THAT DON'T BELONG TO YOU IS NOT A PROBLEM.

ITS A BIG PROBLEM AND SHOWS
YOUR LACK OF CONCERNATION
FOR OTHERS.

PEOPLE OWN THE THINGS
THEY OWN BECAUSE IT IS AN
ACT OF SURVIVAL, CONVICTION,
LIFE, AND PURPOSE OF LIFE.

THEIR POSSESSIONS WERE
NOT BOUGHT RECENTLY SO THAT
A REASONABLE INQUIRY OR
RE-CONSIDERATION WOULD NOT
BE NORMAL, BUT INSTEAD HAVE
OWNED AND BEEN OWNERS TO
THEIR POSSESSIONS FOR A VERY
LONG TIME.

I URGE YOU TO RE-INFORCE
YOUR FIRE HOUSE SO THAT IT CAN
HOLD THE WEIGHT OF YOUR TRUCKS
I URGE YOU TO DO THIS BEFORE
ITS TOO LATE (DONT LET AN ACCIDENT

HAPPEN).

I URGE YOU TO FIND
PROPERTY WHERE YOU CAN BUILD
A NEW FACILITY THAT HAS
FEATURES THAT SURPASS OTHER
FIRE HOUSES.

VERY SINCERELY / GOD BLESS

Belmont John Krick

MR. + MRS. HRVIA

OTHER TENANTS / CHILDREN

OTHERS

FRIENDS

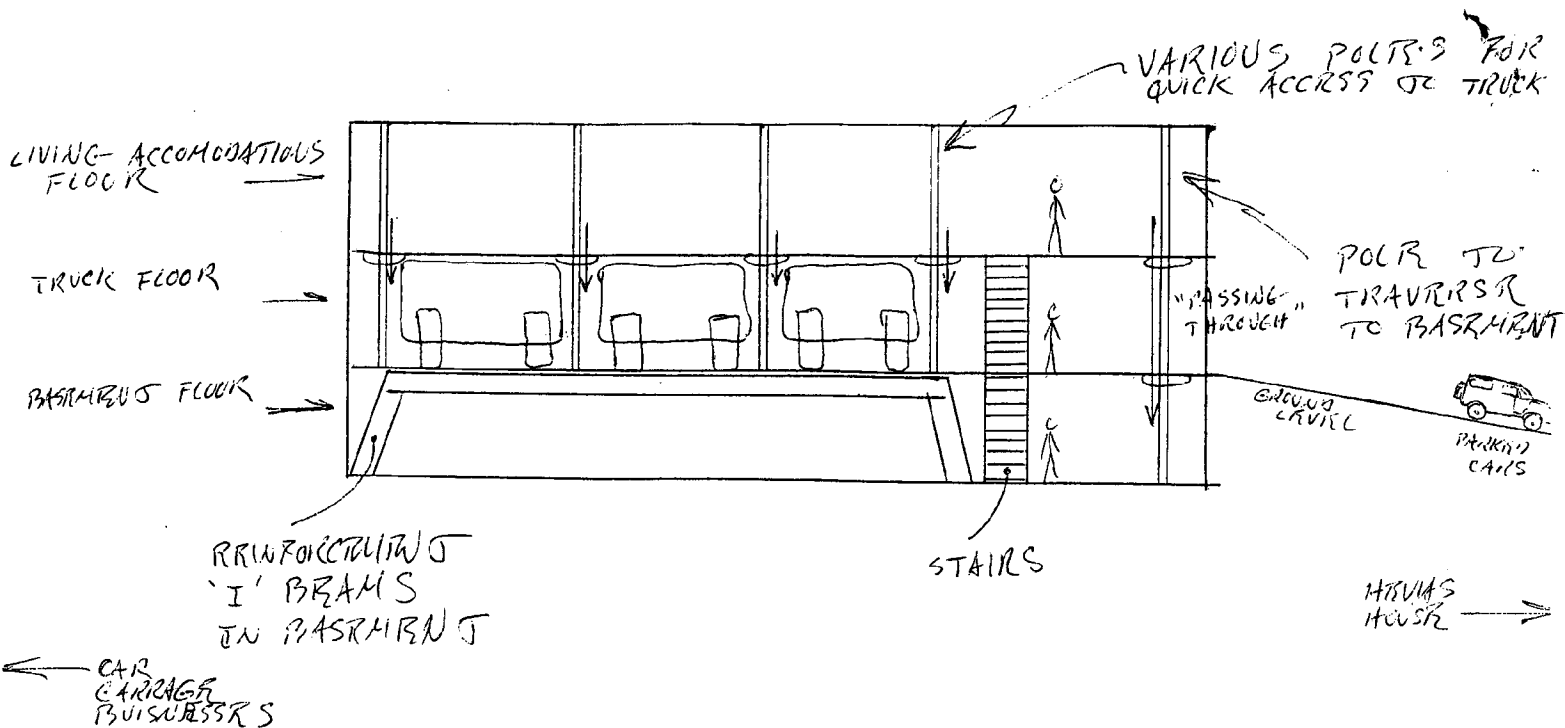
VISITING RELATIVES / FAMILY

VISITING CHURCH MEMBERS

P.S. YOU ASKED ME FOR IDEAS.
I'LL MENTION THIS. IF YOU
BUILD VERTICALLY, THAT COULD
MAKE FOR LIVING ACCOMMODATIONS.
GIVE THEM A POLE TO SLIDE
DOWN FOR QUICK ACCESS TO
TRUCKS.

B. G. Z.





TAKOMA PARK
VOLUNTEER FIRE DEPARTMENT
 (IN ADDITION TO WHATS ALREADY
 THERE)

DRAWING TO APORIL MENTIONED ZORAS
 H. J. F.

IT WOULD BE CORRECT IF YOU
 WROTE A LETTER TO THE
 HRVIAS AND EXPLAINED TO US ALL
 THAT WE DONT HAVE TO MOVE,
 THAT YOU RETRACT YOUR SNAPPY
 DECISIONS AND FOUND OTHER WAYS
 TO SOLVE YOUR PROBLEMS. YOU
 WOULD MAKE THEM VERY HAPPY.
 A

LET'S PRETEND THAT YOU ARE AN-ADJUSTABLE,
IN-FLEXIBLE, AND DON'T STRIKE OR TRY TO KILL

HOW TO TRY FOR OTHER POSSIBILITIES.
MOVING US IS SAVING AGAINST US, BUT
IF YOU MUST SIN, THEN TAKE A

SUGGESTION - DO WHAT MRS. HEVIA
ASKED "I WANT TO LIVE ON CARROLL

AVENUE", (I TOLD YOU, THAT MEANS SHE
DON'T WANT TO MOVE), BUT YOU

COULD SIN AGAINST US AND STILL
EXPLAIN, "WE TOOK YOUR SUGGESTION"

(SHE WOULD UNDERSTAND THAT YOU COOK
HER "LITRALLY", AND SHE'LL BEAM

HEAVENLY AND NOT YOU). ALL YOU
HAVE TO DO IS MOVE US INTO THE

HOUSE ON CARROLL AVE THAT MRS.
HEVIA SAID WAS FOR SALE BY SOME

PROPERTY. DO US THAT FAVOR (AND OUR
LEG \$ BE AN ISSUE), ALSO DON'T

FORGET TO BUILD A GARAGE FOR
YOUR THIS TOOLS THAT SUPPLY THIS

BUSINESS. MRS. HEVIA SAID THAT HOUSE
HAS APPROXIMATELY 2 SHEDS AND

I HAD TO OFFER THIS FOR 2 REASONS.

- 1) THE CRSS "TRANSPLANTING" YOU DO WITH RUDOLPH, THE HIGHER THERE CHANCES OF SURVIVAL, KEEP THEM ON CARROLL AVE. OFFERS SOME STRUCTURE OR STILL BRING "AT HOME"
- 2) MAYBE YOU GOT A NUSS AROUND YOUR NECK BECAUSE I KEPT SAYING YOU'RE DOING US WRONG, AND YOUR JOB IS AT STAKE IF YOU DON'T PULL THIS OFF SOMEHOW FOR PRAPLE ABOUT YOU CONCERNING A PROJECT THAT "MUST BE DONE THEIR WAY"

IM SORRY IF YOU WORK WITH ROUGH PRAPLE WHO WON'T GIVE YOU A CHANCE TO MAKE BETTER DECISIONS WE'RE NOT GOING TO COMMIT SUICIDE, AND WE SHOULDN'T HAVE TO EITHER.

EVER BEEN AROUND MANY ROUGH
PEOPLE IN MY 40 YEAR STAY
ON PLANET EARTH, I KNOW HOW
IT IS.

SKRISHNESS RELIGION PREJUDICE
AND JEALOUSY DO HAVK TO PEOPLES
PERSONALITIES. THEY HAVE TO BE
1ST THEIR ROUGH, THEY COUNT
OTHERS FOR STUPID, AND OTHER
ENJOY THE PAIN THEY CAUSE.
THE WORLD IS UP-SIDE DOWN.

IM ASKING YOU TO DO YOUR BEST,
YOU KNOW WE DONT WANT TO
MOVE.

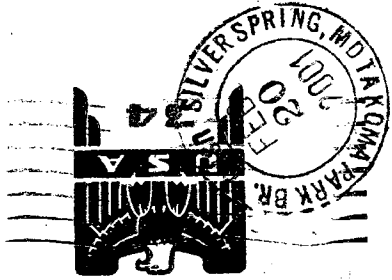
IN CASE YOU WRRD TO START PROCRONGE
WITH THE CARROLL AIR HOUSE, DO CALL
MRS. HRUIA (301) 270-8296

(IF YOU HAVE TO HURT US, SHOW HURT
US THE CRIST POSSIBLE WAY, BUT
IM STILL THINKING THAT THERE IS A
WAY TO NOT HAVE TO MOVE US AT ALL)

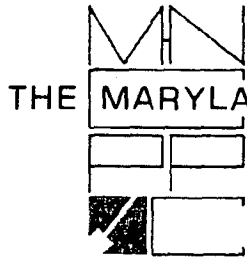
.....

20910X3760 B3

ROBIN ZIEK
HISTORICAL PRESERVATION PLANNER
8787 GORGIA AVE.
SILVER SPRING, MD 20910



H. SOUTH BRICK/HAVILDS/TRAUVAUOS
2135 CARROLL AVE.
TAKOMA PARK, MD 20912



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

February 27, 2001

To the Residents and Owners
Mr. H. John Frick/ The Hevias/Tenants
7135 Carroll Avenue
Takoma Park, MD 20912

Dear Mr. and Mrs. Hevia, Mr. Frick, and other tenants:

I received your most recent letter, and would like to respond to you.

I work as staff to the Historic Preservation Commission (HPC). I have no vote and do not participate as a member of the Commission. As staff, my job is to gather information on specific projects which will come before the HPC for their decision-making.

As staff, I participated in meetings about the proposed re-development of the Takoma Park Fire Station. When the applicant, which is Montgomery County working with Montgomery County Fire and Rescue, came to speak to the HPC initially on 12/1/99, I wrote a staff evaluation of the proposal and suggested that they should consider additional alternatives to demolition of historic structures in the historic district. The HPC agreed with my suggestion, and the applicant was directed to look into the feasibility of developing the new Fire Station by expanding towards Takoma Junction.

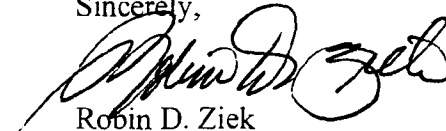
At the recent meeting on 1/24/01, I presented further information from the applicant, including further study of the costs and feasibility of expansion towards Takoma Junction. The HPC considered that information, heard testimony both for and against the proposed demolition of your home and the adjacent property, and received a copy of your letter which set out your concerns. The Commission agreed, based on their judgment, that the proposed demolition could be approved on the basis of allowing the project to go forward.

When I subsequently received an additional letter expressing your concerns about this project, I immediately called the Mayor of Takoma Park, and sent her a copy. Both the City and the County have expressed concerns for your welfare, and have told me that they will work with you to come up with a good alternative to your current home. Whether or not you can work something out with them, please know that I do not participate in that decision. I will send copies of your most recent letter to me to the Mayor of Takoma Park, and to the

project manager at Montgomery County Fire and Rescue, Mr. Steve Lamphier, and to Montgomery County's project manager, Mr. Perry Johnsson.

I sincerely hope that you will be able to come up with an agreement that will work for all of you. I know this is not easy for you, and I hope you know that the Historic Preservation Commission did require further examination of other options that would not have required demolition. The commission did, however, finally agree that those options would not be feasible for the county, and that the county could proceed to re-develop towards your home. If you have further questions about the process, please call me at (301) 563-3408. However, you should direct your attention to Montgomery County's Department of Public Works and Transportation [240-777-6000] and to the project manager, Mr. Perry Johnsson.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin D. Ziek", written in a cursive style.

Robin D. Ziek
Historic Preservation Planner

cc: Mr. Perry Johnsson,
Mr. Steve Lamphier, MCFRS
Mayor Kathy Porter, City of Takoma Park

DEAR ROBIN ZIEK,

2/20/2001

LEAVE US ALONE.

WE HAVE SUFFICIENT STRAIN OR
LIFE.

WITHOUT KNOWING THE MIRIADS OF
DETAILS TO OUR LIVES, ANYTHING YOU
DO TO US CAN NOT IMPROVE US,
YOU'LL ONLY MAKE IT WORSE.

YOU MENTIONED KEEPING DAMAGE
TO A MINIMUM.

THATS NOT GOOD ENOUGH.

WE HAVE SUFFICIENT STRAIN
OR LIFE.

LEAVE US ALONE.

HAD YOU MAINTAINED EDIQUET
AND RESPECTED OTHER PRAPLES
PROPERTY FROM THE BEGINNING,
YOU WOULD SEARCH FOR ANSWERS
AND ALTERNATIVES THAT HELP
YOUR CONDITION. YOU HANDLE AS
IF DEALING WITH THINGS THAT DONT
BELONG TO YOU IS NOT A PROBLEM.

HAPPEN).

I URGE YOU TO FIND
PROPERTY WHERE YOU CAN BUILD
A NEW FACILITY THAT HAS
FEATURES THAT SURPASS OTHER
FIRE HOUSES.

VERY SINCERELY / GOD BLESS

Delbert John Krick

MR. + MRS. HRVIA

OTHER TENANTS / CHILDREN

OTHERS

FRIENDS

VISITING RELATIVES / FAMILY

VISITING CHURCH MEMBERS

P.S. YOU ASKED ME FOR 2 DRS.
I'LL MENTION THIS. IF YOU
BUILD VERTICLES, THAT COULD
MAKE FOR LIVING ACCOMMODATIONS.
GIVE THEM A POLE TO SLIDE
DOWN FOR QUICK ACCESS TO
TRUCKS.

D. J. K.

LETS PROTRUD THAT YOU ARE UN-ADJUSTABLE,
 IN-FLEXIBLE, AND DONT SEE OR TRY OR KNOW
 HOW TO TRY FOR OTHER POSSIBILITIES.
 MOVING US IS SINNING AGAINST US, BUT
 IF YOU MUST SIN, THEN TAKE A
 SUGGESTION - DO WHAT MRS. HEVIA
 ASKED " I WANT TO LIVE ON CARROLL
 AVENUE". (I TOLD YOU, THAT MEANS SHE
 DONT WANT TO MOVE), BUT YOU
 COULD SIN AGAINST US AND THEN
 EXPLAIN, "WE TOOK YOUR SUGGESTION"
 (SHE WOULD UNDERSTAND THAT YOU TOOK
 HER "LITERALLY", AND SHE'LL BLAME
 HERSELF AND NOT YOU). ALL YOU
 HAVE TO DO IS MOVE US INTO THAT
 HOUSE ON CARROLL AVE THAT MRS.
 HEVIA SAID WAS FOR SALE BY SOME
 PEOPLE. DO US THAT FAVOR (AND DONT
 LET \$ BE AN ISSUE), ALSO DONT
 FORGET TO BUILD A CARRIER FOR
 JOHN HIS TOOLS THAT SUPPORT HIS
 BUSINESS. MRS HEVIA SAID THAT HOUSE
 HAS APARTMENTS, AND I SHOULD REUS.

I HAD TO OFFER THIS FOR 2 REASONS.

1) THE CROSS "TRANSPLANTING" YOU DO WITH BLOODRY, THE HIGHER THERE CHANCES OF SURVIVAL, KEEP THEM ON CARROLL AUTO. OFFERS SOME STRUCTURE OR STILL BRING "AT HOME"

2) MAYBE YOU GOT A NUSS AROUND YOUR NECK BECAUSE I KEPT SAYING YOU'RE DOING US WRONG, AND YOUR JOB IS AT STAKE IF YOU DONT PULL THIS OFF SOMEHOW FOR PEOPLE ABOUT YOU CONCERNING A PROJECT THAT "MUST BE DONE THEIR WAY"

IM SORRY IF YOU WORK WITH ROUGH PEOPLE WHO WONT GIVE YOU A CHANCE TO MAKE BETTER DECISIONS WERE NOT GOING TO COMMIT SUICIDE, AND WE WOULDNT HAVE TO EITHER.

THEY BRUN AROUND MANY ROUGH
PEOPLE IN MY TO TRY STAY
ON PLANET EARTH, I KNOW HOW
IT IS.

SRIRISHNESS RELIGION PREJUDICES
AND BLOUSE DO HAVE TO PROTECT
PERSONALITIES. THEY HAVE TO BE
1ST THEIR ROUGH, THEY COUNT
OTHERS FOR STUPID, AND THEY
ENJOY THE PAIN THEY CAUSE.
THE WORLD IS UP-SIDE DOWN.

IM ASKING YOU TO DO YOUR BEST.
YOU KNOW WE DO NOT WANT TO
MOVE.

IN CASE YOU WRY TO START PROCEEDING
WITH THE CARROLL AIR HOUSE, DO CALL
MRS. KRUIA (301) 270-8296

(IF YOU HAVE TO HURT US, THEN HURT
US THE BEST POSSIBLE WAY, BUT
IM STILL THINKING THAT THERE IS A
WAY TO NOT HAVE TO MOVE US AT ALL)

Sue - Please
copy this letter
& send original
with the
envelope to
Kathy Palmer
1129
A.
Thanks - R

Robert, per your request -

1/24/2001
DEAR PLAYERS OF COMMUNITY PROJECTS

I SURPRIS YOU WITH HOW FAST I
REASONABLES ABOUT THINGS THAT
MATTER.

I HAVE WORKED OVER ON THE FIRE
DEPARTMENT AND TAKEN WITH
THE FIRE FIGHTERS. I FOUND OUT

WITH MENTION MR. TRIVIA, HIS
TRAVEL, HIS STAY IN HIS HOUSE
SINCE 1965 (I LOVE THE TO

LIVE IN OUR PLACE AND IT IS

(HOME) THE SUGGESTED BUILDING

PROJECT OF A SPACE IN WHICH

TO TURN TRUCKS AROUND IN

I GOT 2 RESPONDERS WITHIN

FAIL FROM THESE FIRE FIGHTERS

#1) "ITS NOT OUR FAULT THAT MR.
TRIVIA IS GETTING HURT. WE
DIDNT ORDER THIS BUILDING
PROJECT."

2) "WE DONT HAVE A PARKING
PROBLEM, WE STOP TRAFFIC
IN OUR INTERSECTION AND
BACK OUR TRUCKS INTO
THE BUILDING WE DO THIS
LIKE PROFESSIONALS, ITS
EASY FOR US"

THEY LIKE MR. HRUIA, THEY
DONT WANT TO SEE HIM GET
HURT. THEY PARK TRUCKS
LIKE YOUNG PEOPLE WITH
HEALTH AND DONT HAVE A
PROBLEM.

I TALK TO THEM AND THIS
IS WHAT I FIND OUT
BUTRY TIME.

MAY I PLEASE ASK YOU TO
ABANDON YOUR PLANS FOR
A BUILDING PROJECT INVOLVING
7135 CARROLL AVE.

PUT YOUR TIME, EFFORT, AND
\$ AN SAME OTHER PROJECT.

SOMETIME THAT WORDS IS
THIS DOES NOT MEAN IT

THIS HOUSE OF MR. TRUVA

(7135 CARROLL AVE) IS SECURE
MANY PROBLEMS FOR MANY

PARTLY ITS WORK TO

DISRUPT THIS FABRICS

CONDITION

ITS BAD TO GET HEAD-COME

AND HEAD-STRONG AND
MAYBE SOME

PRACTICE DONT WANT OR WANT
ITS WHATS.

TIME/EFFORT/\$ WEARS ON

BE APPROPRIATELY BE SPEND
BY THINGS THAT HELP PRACTICE.

ISSUE THAT YOUR DISTRICT?

SURELY IT IS.

MR. ARVIA TOLD MR. DADD

"THEY MAY AS WELL GET

MR TO THE COURTYARD/

GRAVE YARD IF THEY WANT

MR DE MOUR."

THOSE ARE STRANGE WORDS

FROM AN ELDERLY PERSON.

ACCORDING HIM WORD

A NEW WORD "NICE"

BUT STILL DOES NOT MEET
THE TRUTH, RECALL THAT
FIRE FIGHTERS LIKE THE
MAN AND DON'T WANT TO
SEE HIM GET HURT

" WE DID NOT ORDER THIS
PROJECT "

" WE PARK WITH LIBERTY
WE STOP TRAFFIC, AND
NOBODY CARES, THEY SEE
WHAT WE ARE DOING,
WE ARE PARKING AND
IT'S NOT A PROBLEM. "

THE COMMUNITY RESPECTS
THE FIRE DEPARTMENT, AND

THEY ACTUALLY WATCH THEM
PARK WITH INTEREST AND
CURIOSITY. ITS INTERESTING
TO SEE THESE GUYS
PARK THE RED PAVLO
TRUCK. THE COMMUNITY
WOULD BE AFFLECTED TO
KNOW THAT AN OLD MAN IS
BEING PUSHED OUT OF HIS
HOUSE FOR A TRUCK, AND
THERE'S NO BIG ADVANTAGE
TO BUILDING SOMETHING TO
MAKE PARKING EASIER. A PLAN
THAT DOESN'T HELP IS NOT
WORTH IT. (ESPECIALLY NEGATIVELY
AFFECTING PEOPLE) MR. HRUIA

BRING NEGATIVELY AFFECTED
AND OUR BENEFIT OF
OUR PLANS IS NOT TO
ZERO. IF PEOPLE KNEW ABOUT
THIS, THEY WOULD NOT SEE
OUR SUCCESS OF IT.

THE \$ SHOULD BENEFIT
A REAL PROBLEM.

FIND THIS A BLESSING FROM
GOD TO HAVE FUNDS THAT
CAN DO GOOD WHERE IT
COUNTS.

SHOULD OUR WORDS THAT COME
OUT OF FIRE FIGHTERS MOUTH
MEAN NOTHING TO ANYONE?

PLEASE, CREATE MR. HEVIA
ATOUR AND HIS HOUSE AND
ALL HIS PRAPER, SALVING
MANY PRODUCTS FOR MANY
PEOPLE, TRUST THAT WORDS
OF FIRE FIGHTERS

(2 CALKROD OR OTHER)
IS NOT A PRODUCT

PUT THE \$ IN FOOD FOR

KIDS GIVE OR SCHOOL GIVE

STAY A DRUG LUNCH

PUT THE \$ IN A PRODUCT

(WHICH CAN BE USED)

AN OUR MARK PRODUCT, SAME

DATE MATTER AND SOLUS RIAL

PRODUCTS. THE HAPPY DATE CONDITION

EXISTS.

BR GOVERNMENT OFFICIALS
WHO HEAR REASONINGS AND
ADJUST TO BETTER PLANS
THAT IS MY PLAN, IN TRUTH,
THAT IS MY CROOK, MR.
HRUIA ASKED ME TO HELP HIM,
I WALKED OVER AND TALKED
TO FIRM RIGHTERS. THIS
IS THE INFORMATION THAT
CAME OUT OF IT. THIS
IS THE TRUTH, ENFORA
MR. HRUIA ABOUT ABANDONMENT
TO YOUR PLANS. (YOU MAKE HIM
FEEL LIKE A MILLION BUCKS,
RESORBING HEALTH). TELL HIM
YOU HAVE OTHER PROJECTS THAT

NEED YOUR ATTENTION, HE WILL
UNDERSTAND, THE MAN MUSTER
SOLVES PROBLEMS, HE'S LIKE
YOU, SOLVING PROBLEMS, NOT
MAKING PROBLEMS,

LOTS GET ON WITH LIFE,
THANK YOU FOR ADJUSTING

TO TRUTH, THANK YOU FOR
HELP / \$ / RESOURCES THAT MAKE
A DIFFERENCE WITH PEOPLE
AND NEEDS. WE ALL THANK YOU

GOD BLESS PROJECTS THAT
YOUR INVOLVED IN.

THANK YOU FOR YOUR BUSINESS CARDS
PHONE NUMBERS AND ADDRESSES, THANK
YOU FOR READING FOR ACTION.

PLEASE CLOSE OUR LETTER WITH
MY NAME AND ADDRESS, AND
PHONE NUMBER.

HELMUT JOHN FRICK
7135 CARROLL AVE.
TAKOMA PARK, MD 20912
(301) 270-8296

While the adjacent bungalows are unremarkable (they are not Primary Resources), they contribute as all Contributing Resources do to the overall feel and character of the district. Staff notes that perhaps the loss of one instead of two Contributing Resources could be discussed further. At the December 1, 1999 hearing, the applicant had reviewed alternative schemes which provided for the demolition of only the one bungalow at 7135 Carroll Avenue. While this is not the preferred option for the applicant, perhaps the urban character of Takoma Park is sufficiently different from the more typical suburban model that the Fire and Rescue Department could work with a station which did not have everything on a single floor. The applicant had addressed this option previously, and may wish to review this once again with the HPC.

In addition under Scheme "R", there appears to be some potential parking space at the back of the property that is currently underutilized. Perhaps it might require extra storm-water management efforts, or a retaining wall, but this alternative should be explored if it could save at least one of the Contributing Resources (7133 Carroll Avenue) in the district. Staff feels that this would be worth the extra expense, which couldn't be that much more, when compared with the costs of building on the commercial property, for example.

The HPC has not yet seen any elevation proposals as the applicant is confident that a good design can be agreed upon by all once the site configuration is decided. The *Takoma Park Guidelines* provide guidance for new construction in the historic district commercial areas (see Circle 53), with the general stipulation that new construction should be compatible with the historic district in terms of massing, materials, and scale. Historic Takoma wrote a letter outlining its concerns that the new building be compatible with the district and reflect the Fire Station roots (see Circle 58). This doesn't necessarily mean that a new building should be replicative of the original station, but perhaps masonry should be considered, as well as the predominant sense of solid wall.

STAFF RECOMMENDATION

Staff recommends that the applicant proceed with revisions to the proposal that provide for expansion to the *west*, but with expanded parking to the rear. The intention is to save at least one of the Contributing Resources in the district. The applicant should also provide full documentation of any structure to be demolished, including the existing Fire Station. A HAWP application should include a developed design concept for the new building as well as a fully developed site plan. This site plan should address the relationship of the new building, with its parking, to the neighboring properties. The application should also include a proposal for historic site information and display.



Please note
correction to
staff report -
Rozin Zek
1/19/01

Error
went out with
staff report III-A

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1/17/01
Corrected
1/19/01

January 18, 2001

MEMORANDUM

TO: Robin Ziek, Historic Preservation

VIA: Glenn Kreger, Silver Spring/Takoma Park Team Leader *GK*
Community-Based Planning Division

FROM: Don Downing, Planner Coordinator *DD*
Community Based Planning Division

SUBJECT: Montgomery County Fire & Rescue Service, for Demolition and New Construction at 7201, 7131 and 7133 Carroll Avenue (For the Historic Preservation Commission agenda of January 24, 2001)

The Planning staff will take a position on the site selection and the project design after the fire station project is submitted for review by the Montgomery County Planning Board as a Mandatory Referral. After the consultation with the Historic Preservation Commission (HPC), the applicant should submit complete materials for a mandatory referral. At that time, the Planning staff will review a comprehensive set of issues associated with both the site selection and the site design. Following Planning Board action on the Mandatory Referral, the HPC should act on a Historic Area Work Permit for the expanded property.

Discussion

The following information is intended to provide background for the Historic Preservation Commission, as they consider their recommendations concerning the new Takoma Park Fire Station.

The site selection and the site design for the new Takoma Park Fire Station must be submitted to the Montgomery County Park and Planning Department as a Mandatory Referral. The process is designed to assist applicants with effective site development, assure conformance with Master Plan objectives, and assure compatibility with adjacent and nearby properties.

Although the Mandatory Referral review is advisory in nature, applicants are encouraged to follow the Planning Board recommendations. The review also provides guidance for subsequent public actions, such as the Historic Area Work Permit. Since the project is being funded and constructed by Montgomery County, they will not be required to submit a Preliminary Plan of Subdivision to the Planning Department.

Takoma Park Master Plan

The Takoma Park Master Plan provides guidance for public sector organizations that take actions related to the built environment. Following is a summary of the recommendations from the Takoma Park Master Plan, adopted December 2000, that relate to the replacement and expansion of the Takoma Park Fire Station. The Master Plan addresses five points that relate to the proposed new fire station. Recommendations related to residential uses, commercial centers, historic character, public facilities, and pedestrian environment should be considered and resolved during the various steps of project review and approval.

1. **The Community Preservation section endorses retention of residential zoning and allowing for rebuilding of existing mixed density apartment structures along Carroll Avenue.** (Page 58.) While the Plan does not envision expansion of commercial areas such as Takoma Junction, it is always possible for public uses to occur on residentially zoned property.
2. **The Commercial Center section recommends “that the commercial centers of Takoma Park be upgraded to enhance and serve the needs of local and area residents and those visiting or passing through the area.”** (Page 63.) The vision for the Takoma Junction center “is of a village center with a traditional small town charm. The area should be an extension of Takoma Old Town”. (Page 69.)

The Plan recommends design, planning, and zoning tools, including a new overlay zone, to support the vision for commercial areas such as Takoma Junction. Flexibility concerning the waiver of parking standards is recommended. A concept study of Takoma Junction is recommended to coordinate improvements in the area. A variety of issues need to be addressed in Takoma Junction, including uses for the City owned parking lot, reconstruction of the Fire Station, traffic calming, bicycle access, adequate parking, pedestrian access, and circulation. (Page 70.)

3. **The Commercial Center section recommends that “the new station design should be sensitive to the historic character of the area.”** (Page 70.) The Community Preservation section recommends protection of Takoma Park’s historic heritage and integrating new development within the historic district in the community with compatible design, massing, and materials. (Page 61.)
4. **The Community Facilities section recommends “reconstruction of the Takoma Park Fire Station in Takoma Junction.”** “Development of the project will be reviewed by the Montgomery County Planning Board as a mandatory referral and by the Montgomery County Historic Preservation Commission as an historic Area Work Permit.” (Page 96.)

- 5. The Community Preservation and Circulation sections recommend improvement of the sidewalk environment along Carroll Avenue from Takoma Junction to Takoma Old Town.** The Community Preservation section identifies the “potential to upgrade the pedestrian environment, improve the appearance of properties along the street, and better link the two commercial areas.” (Page 58.) The Circulation section recommends extending “the existing character of Old Town by adding trees and improving the sidewalk on the south side along with other streetscape enhancement.” (Page 120.)

While the Master Plan clearly supports reconstruction of the Takoma Park Fire Station, the Plan does not explicitly address whether the Fire Station should expand to the east or the west. The Master Plan support for commercial revitalization suggests protection of existing commercial property. Support for historic resources and residential areas suggest protection of the residential properties. In either case, improvements to the pedestrian environment must be addressed in the site design for the new fire station. Other significant issues for this project involve project cost, use of a temporary fire station location, potential condemnation proceedings, and project timing. Once we receive the application for Mandatory Referral, Planning staff will make recommendations concerning the site selection and design.

DD:ha: a:\downing1\mrfire3.doc



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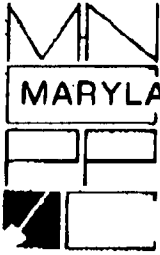
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DD:ha: a:\downing1\mrfire3.doc



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

FACSIMILE TRANSMITTAL

THE COMMUNITY-BASED PLANNING DIVISION

PHONE: (301) 495-4555

FAX: (301) 495-1304

DATE:

TO:

Robin Zick

NAME

HPC

ORGANIZATION

301-563-3412

FAX NUMBER

PHONE NUMBER

FROM:

Don Downing

NAME

301-495-4564

PHONE

NUMBER OF PAGES
(INCLUDING THIS COVER SHEET)

Comments:

Re: Takoma Park

Fire Station

IF ANY PART OF THIS FAX TRANSMISSION IS MISSING OR NOT CLEARLY RECEIVED,
PLEASE CALL:

NAME

PHONE NUMBER

DEC. 1



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION
November 4, 1999

Douglas M. Duncan
County Executive

Albert J. Genetti, Jr., P.E.
Director

Ms. Robin Ziek, Planner
Historic Preservation Commission
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: **TAKOMA PARK FIRE STATION #2, Replacement.**

Dear Ms Ziek:

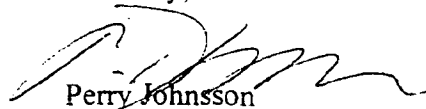
I appreciate the opportunity to meet with you in regards to the above referenced project. In review of the project you mentioned that the existing Fire Station is in a historical district, therefor the Historical Preservation Commission will be involved in reviewing the proposed new station at the same location.

With this information in mind I request ~~a preliminary consultation~~ with the Historical Preservation Commission at the **December 1, 1999 meeting.**

It is my understanding that the Takoma Park Fire Station Feasibility Study has been distributed to your office. The Study provides the general concept of the planned new Fire Station.

Please confirm the meeting date, time and location and if any additional information is needed. You can reach me at 240 777 6120.

Sincerely,


Perry Johnson
Capital Projects Manager

cc: Stephen Nash, MCDPWT/CPMS
Steve Lamphier, MCFRS
Bruce Allen, TPVFD
Jim Jarboe, TPVFD
Carol Stewart, Takoma Park City Council
Steve Hayes, MCDPWT/Leasing

Stakeholders

This report was directed and influenced by the following interested parties:

City of Takoma Park	Daryl Braithwaite Project Administrator
Montgomery County Fire and Rescue Commission	Neil A. Shorb Staff Director
Montgomery County Department of Public Works	Lawrence P. White, Jr., AIA Architect
Takoma Park Volunteer Fire Department	Bob Jarboe President
Takoma Park Community Development Corporation	Kent Richard Abraham Client Project Manager

*Venita George
Economic Development
Liason*

HISTORIC TAKOMA - LORRAINE PEARSON, PRESIDENT

*PERRY JOHANSSON, PROJECT MANAGER, MONTGOMERY COUNTY
DEPT OF PUBLIC WORKS + TRANSPORTATION
110 N. WASHINGTON STREET, 3RD FL.
ROCKVILLE, MD. 20850*

*+ ADJ + CONF. PROP. OWNERS
7211 Carroll Ave. 7200 Carroll Ave*

Ads + Conf. Prop - Dunes

✓ Ruth Redman

7800 Carroll Ave

Takoma Park 20912

7142

7140

7138

7136

Carroll Ave

T.P.

7211

7221

7135

7133

7131

Carroll Ave

T.P.

✓ Susan Robb

203 Manor Circle

Tak. PK 20912

✓ John Urciolo

~~1~~ CA CEDS, Chair

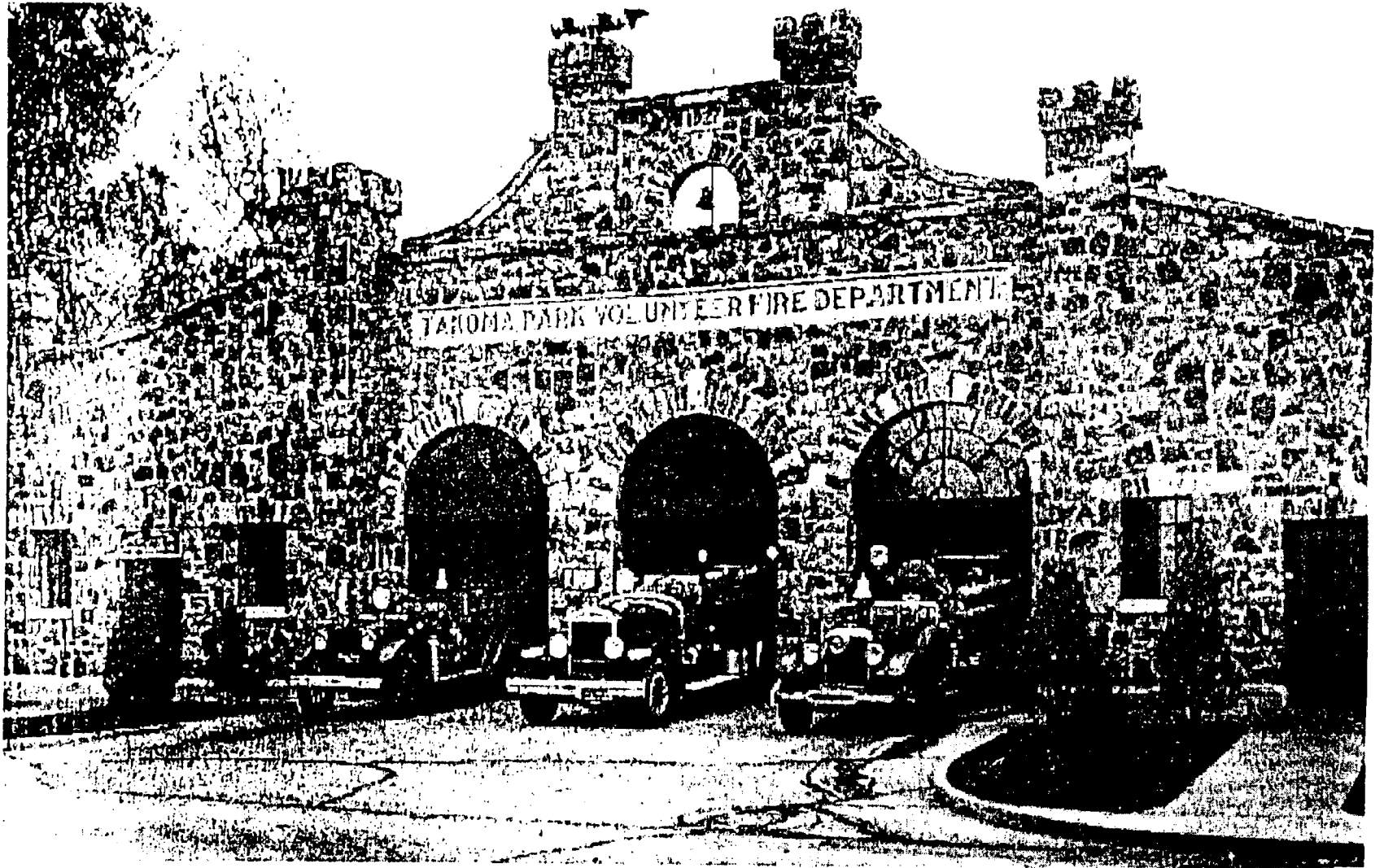
City Hall

7500 Maple Ave

Tak. PK 20912

TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Takoma Park, Maryland



Prepared By
QUINN EVANS / ARCHITECTS in association with HACKLEY AND ZAMBITO ARCHITECTS

6

Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building constructed in the place of a demolished building should be reviewed under the guidelines for new construction that follow.

COMMERCIAL AREAS:
TAKOMA OLD TOWN AND TAKOMA JUNCTION

The intent of including the Takoma Old Town and Takoma Junction areas within the Takoma Park Historic District is to recognize the historic importance of these commercial nodes in the development and growth of the City of Takoma Park. It is not the intent of historic designation to stop or limit new development in these areas, as allowed under current zoning. The goal is to encourage new development that is sensitive to the historic and architectural character of Takoma Park.



■ Takoma
Junction,
Carroll
Avenue

The City of Takoma Park has already done a great deal of work on design standards for Takoma Old Town and Takoma Junction. For example, important streetscape elements and revitalization strategies in Takoma Park's commercial areas are discussed in detail in the "Takoma Old Town Commercial Revitalization Plan".

In addition, the City of Takoma Park has enacted ordinances which provide design standards for Takoma Old Town (#2592 and #2701) and Takoma Junction (#1985-30). These design standards are attached as part of this *Master Plan* amendment as Appendix B.

The design standards in these ordinances are very detailed and provide appropriate guidance for design review of alterations and additions to existing structures in the commercial areas of the Takoma Park Historic District. They should be used by the Historic Preservation Commission in reviewing applications for all HAWPs in the commercial areas.

As with the residential areas, there are structures in the commercial areas that have been classified as Outstanding, Contributing and Non-Contributing/Out-of-Period. Although the design standards that have already been adopted by the City of Takoma Park will be used for guidance with all structures, the level of scrutiny for each resource should be commensurate with its architectural and historical significance.

Also like the residential areas, demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

NEW CONSTRUCTION

The goal of new construction within both residential and commercial historic districts is to be sympathetic to the traditional street and building patterns in that district, while allowing for creative new building designs.



25 Pine Avenue
(1987)

In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent the period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the Takoma Park district. Unique designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community, should be supported.

RESIDENTIAL AREAS

In Takoma Park, there are a number of elements which define the streetscape and building patterns. New construction should consider some of these elements, such as:

18

.....



Park Avenue
Streetscape

- ☞ rhythm of houses along the street, including patterns of height, massing, side and front setbacks, and roof pitch

- ☞ patterns of open space/landscaping and building coverage, including ample front and back yards, spacing between houses, preservation of important mature trees, etc.

- ☞ principal building facades oriented to the street

- ☞ covered porches on the front or main facades

- ☞ patterns of openings in facades,

especially doors and windows, which provide a sense of residential scale and rhythm along the street

- ☞ building and roofing materials

- ☞ high degree of building craftsmanship, as expressed in detailing and use of materials

- ☞ use of decorative stone retaining walls (where required by topographic changes) and occasionally fences to define a sidewalk line and separate yards from street

- ☞ sidewalks and planting strips along the street

11

REHABILITATION

is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

STANDARDS FOR REHABILITATION

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match

REHABILITATION AS A TREATMENT.

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible.

Treatments that cause damage to historic materials shall not be used.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
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.

RECONSTRUCTION

is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

STANDARDS FOR RECONSTRUCTION

1. Reconstruction shall be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure, or object in its historic location shall be preceded by a thorough archaeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures shall be undertaken.

RECONSTRUCTION AS A TREATMENT.

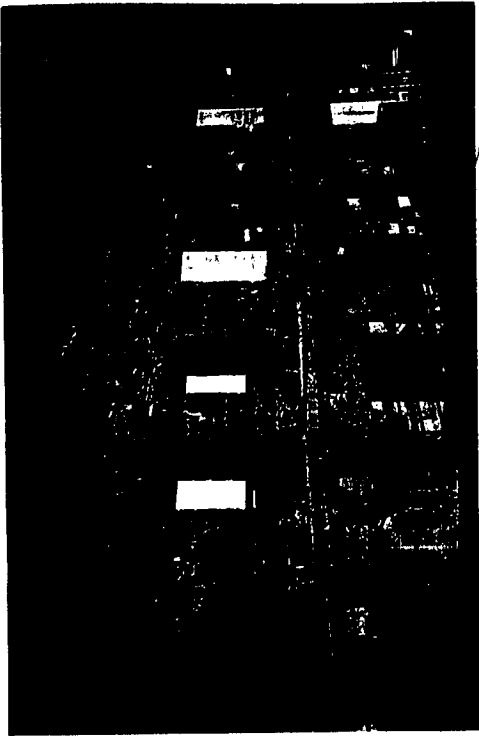
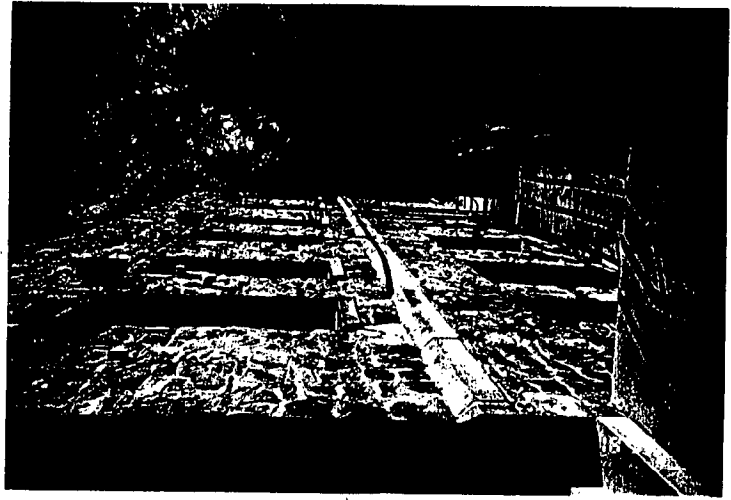
When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment. Prior to undertaking work, a documentation plan for Reconstruction should be developed.

3. Reconstruction shall include measures to preserve any remaining historic materials, features, and spatial relationships.

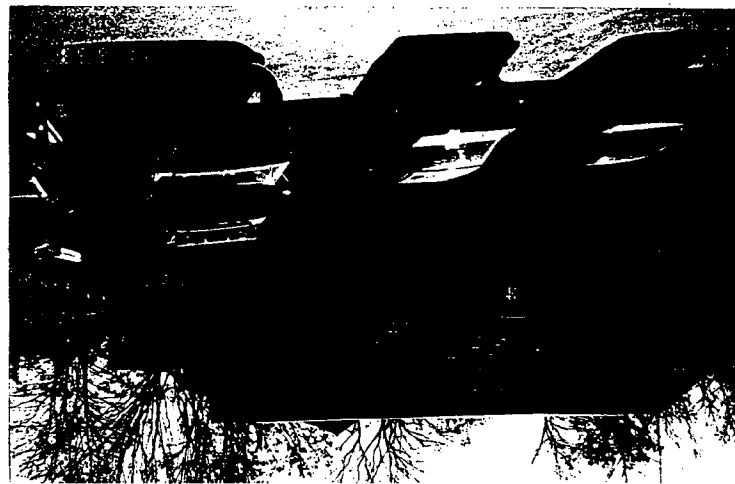
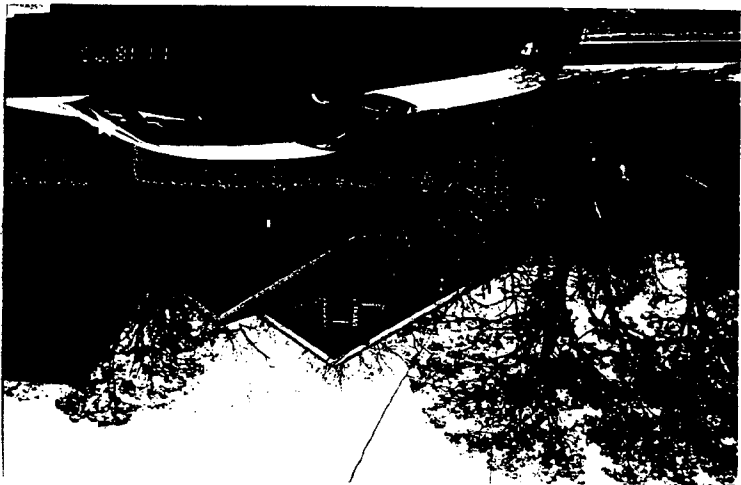
4. Reconstruction shall be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property shall re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

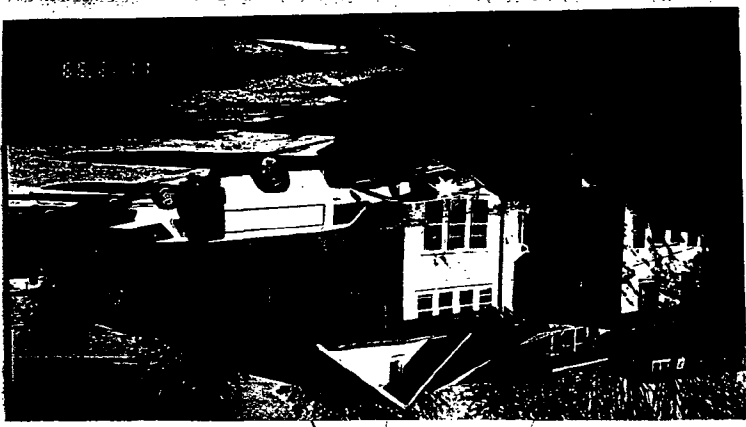
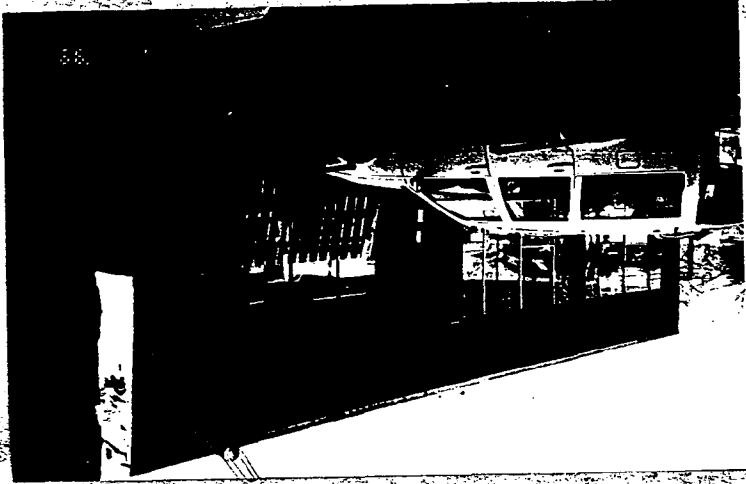
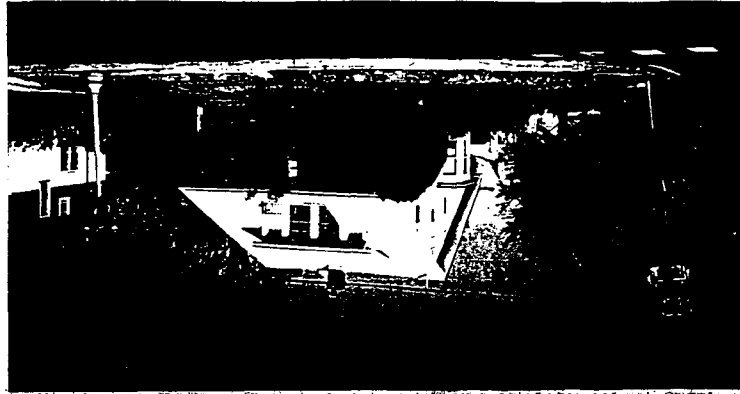
5. A reconstruction shall be clearly identified as a contemporary re-creation.

6. Designs that were never executed historically shall not be constructed.



15





TAKOMA PARK FIRE STATION FEASIBILITY STUDY
Takoma Park, Maryland



Prepared By
QUINN EVANS / ARCHITECTS in association with HACKLEY AND ZAMBITO ARCHITECTS

28 July 1997
TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Stakeholders

This report was directed and influenced by the following interested parties:

City of Takoma Park	Daryl Braithwaite Project Administrator
Montgomery County Fire and Rescue Commission	Neil A. Shorb Staff Director
Montgomery County Department of Public Works	Lawrence P. White, Jr., AIA Architect
Takoma Park Volunteer Fire Department	Bob Jarboe President
Takoma Park Community Development Corporation	Kent Richard Abraham Client Project Manager

28 July 1997
TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Consultant Team:

This report was prepared by QUINN EVANS / ARCHITECTS in association with HACKLEY AND ZAMBITO ARCHITECTS with input from the following professionals:

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Principal In Charge

Jeffrey C. Luker, AIA
Project Manager

HACKLEY AND ZAMBITO ARCHITECTS
Architecture & Fire Station Design Planning

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Richard Zambito
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Site and Civil Engineering

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SIEMRO ENGINEERING ASSOICIATES
Structural Engineering

Jim Shemro
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ALLEN AND SHARIFF CORPORATION
MEP Systems Engineering

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Mechanical Engineer

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Cost Estimating

Bob Brown
Cost Estimator

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- **COST ESTIMATE - SCHEMES A & B**
Prepared by: R.W. Brown & Associates

- **PROGRAM OF REQUIREMENTS - PROTOTYPE FIRESTATIONS CLASS I, II, III, IV**
Prepared by: Montgomery County Department of Public Works and Transportation
Division of Facilities and Services, Capital Projects Management Section and the
Montgomery County Fire and Rescue Commission

- **TAKOMA PARK FIRE STATION FEASIBILITY STUDY (Site Issues)**
Prepared by: Loiederman Associates, Inc.

- **TAKOMA PARK FIRE STATION STRUCTURAL EVALUATION**
Prepared by: Shemro Engineering Associates

- **TAKOMA PARK FIRE STATION MEP SYSTEMS EVALUATION**
Prepared by: Allen & Shariff Corporation

Executive Summary

Purpose of the Study

The City of Takoma Park has requested professional services to assess the feasibility of renovating the existing Takoma Park Volunteer Fire Department Station at 7201 Carroll Avenue. The purpose of the Study is to determine if the existing facility can be renovated and or expanded to accommodate the long term fire and rescue service needs of the Takoma Park vicinity.

Stakeholders

The Takoma Park Volunteer Fire Department Station - Montgomery County Station Number 2, serves an area encompassing 2.5 square miles centered about the City of Takoma Park. In Calendar Year 1996 there were 2,746 incidents within the Station Number 2 Response Area. In July 1997, Montgomery County annexed a section of Prince Georges County located within the City's boundaries; however, the area served by Station Number 2 did not change. Prior to the annexation, Station Number 2 served the area under a bi-county agreement. Current plans envision that the Station will continue to serve this designated Area. The area is built-out and densely populated. For the near and long term a stable call load is predicted. Located at the top of a hill, and at one of the City's major intersections, Station Number 2 is well located to serve its mission; this is evidenced by the Station's successful service record. The City of Takoma Park recognizes the Fire Station in its current location to be both an important civic asset, and a significant architectural focus.

The Station is housed within a stone masonry building located at the intersection of Carroll and Philadelphia in the heart of Takoma Park. While the front facade was substantially altered in the 1950's, a significant portion of the original 1928 field stone facades remain. The building is identified on Montgomery's County's Master Plan for Historic Preservation as a Contributing Resource set within the Takoma Park Historic District. This is the middle of three levels of significance recognized by the County. As such, all work which impacts the exterior facade must be approved by the County Historic Preservation Commission.

A private, not for profit corporation, the Takoma Park Volunteer Fire Department (TPVFD), owns the station, and manages the operation. The TPVFD is funded primarily with tax funds received from Montgomery County and operates the facility in accordance with the requirements of the County Fire and Rescue Commission (MCFRC).

Occupants in the station include both Volunteer and County employed career firefighters. The County currently provides six full time staff who are readily available to respond to calls. These career firefighters are supplemented

by volunteers drawn from the TPVFD membership. Currently the TPVFD has approximately 125 members, and 25 to 30 of these members are qualified to ride in support with the career fire fighters.

Process

This Study was conducted in two phases: background research and program concepts analysis followed by detailed development of two schematic design options.

Background research involved evaluation of site development issues, analysis of the building structure and evaluation of the mechanical/electrical/plumbing systems. Site boundaries and topographic information was gathered from County records; selected demolition of the concrete was completed to enable inspection and measurement of the existing structural steel, and a visual inspection of the existing MEP systems were made to assess the existing conditions.

Program analysis involved interviews with each of the Stakeholders followed by development of six Concept Programs to facilitate evaluation of a range of development alternatives. During meetings with the Stakeholders, it was agreed that the Consultant Team should revise and develop two of the Concepts: Concept 2 - a three story redevelopment scheme requiring purchase of one adjacent residential property, and Concept 5 - one story redevelopment scheme requiring purchase of two adjacent residential properties.

Findings

The Zoning Classification at and adjacent to the existing Fire Station site steps up from R20 on the adjacent residential lots to the west, to C2 on the adjacent lots to the East. The existing fire station property is zoned R60. The Fire Station function is allowed in all three of these classifications. The area of the existing site is small making it difficult to meet modern requirements for apparatus support, and facility parking. The property slopes steeply away from the street, resulting in designs which require significant structure to support heavy above ground apparatus loads.

The existing structure has aged and deteriorated. Calculations developed as part of this study estimate that the live load capacity of the existing structure is approximately 215 pounds per square foot. The Structural Engineers recommend that a new or renovated structure should have a capacity in excess of 250 pounds per square foot. While review of the actual apparatus loads indicates that the existing structure size is capable of supporting the current loads, our analysis has located one deteriorated structural beam in the western most apparatus bay. We recommend that the rescue vehicle in this bay be removed from the area until supplemental shoring is installed.

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Originally constructed in 1927, the existing Station was substantially changed in the 1950's. The facades were altered and new structure was added at the interior. The Station interior was again substantially renovated in the early 1980's. The existing configuration does not meet the program standards recently adopted by the County Fire and Rescue Commission. Fire fighting apparatus is currently housed in two 19 feet wide by 60 feet deep bays served by 9.5 feet wide by 12 feet tall garage doors. Current standards require a minimum of three 20 feet wide by 80 feet deep apparatus bays, served by much larger garage doors. 14 feet wide by 14 feet high doors are recommended, resulting in requirements for clear height to the underside of structure approaching 16 feet. The existing station has a clear height to the underside of structure of twelve feet. Thus, in addition to needing expanded apparatus bay floor area, the apparatus bay roof must be raised to accommodate current requirements. Finally, existing support spaces do not meet County program requirements, and circulation should be improved to enable building occupants to move more efficiently amongst the various functional areas without requiring passage through the apparatus area.

Recommendations

1. The existing Fire-Station does not meet Montgomery County program requirements. The apparatus area is too small, the doors too small and the clear height too low. Program space throughout the building is inadequate, and the building circulation should be improved. Expansion, and comprehensive renovation of the building is needed to meet current requirements.
2. Reports included in the Appendix identify specific structural, and electrical system deficiencies which may be unsafe. Immediate corrective work is recommended, and the Takoma Park Volunteer Fire Department is currently acting to procure the needed work.
3. Renovation of the existing building to meet current program requirements is feasible. This report provides more detailed development of two concept designs, and recommends Scheme B described below:

Description	Estimated Building Construction Cost
Scheme A	\$ 3.17 Million
A three level fire house which provides expansion by extending the existing building at the rear, adding a third story and adding administrative occupancy at the lower level. Purchase of one adjacent residential lot to provide a buffer zone and accommodate needed parking is required.	

Description	Estimated Building Construction Cost*
Scheme B	\$ 2.82 Million
A predominately one story fire house, which provides expansion both to the west and rear of the existing station. Purchase of two adjacent residential lots to provide a buffer zone and needed parking is required.	

*Note: Estimated Building Construction Cost is a portion of the total project cost. This number is for building costs only and does not include costs for land purchase, project management, design and engineering, furnishings, and temporary facilities.

3. Resolution of the following items will be important to the project's success:
- The record plat for the Fire Station property dates to 1886. The existing Fire Station and its parking lot are sited within the boundaries of Lots 31 and part Lot 30. However, the footprints of adjacent buildings appear to encroach upon these and other near by Lots. Land survey and plat research are needed to more accurately understand the site related project constraints.
 - Development of the Project will require review and approval from the Montgomery County Historic Preservation Commission. Early involvement of the Commission, and community support for the proposed design will be important to achieving the necessary Historic Area Work Permit.
 - The purchase of adjacent property is needed to provide necessary parking and a buffer between the fire station and adjacent residential properties. Demolition of the houses on these properties will also require approval from the Montgomery County Historic Preservation Commission.
 - Station ownership issues between the Takoma Park Volunteer Fire Department and Montgomery County must be resolved.
 - The extent of construction required will preclude use of the existing facility. Temporary quarters for the existing fire and rescue service will need to be established for a one year construction period.

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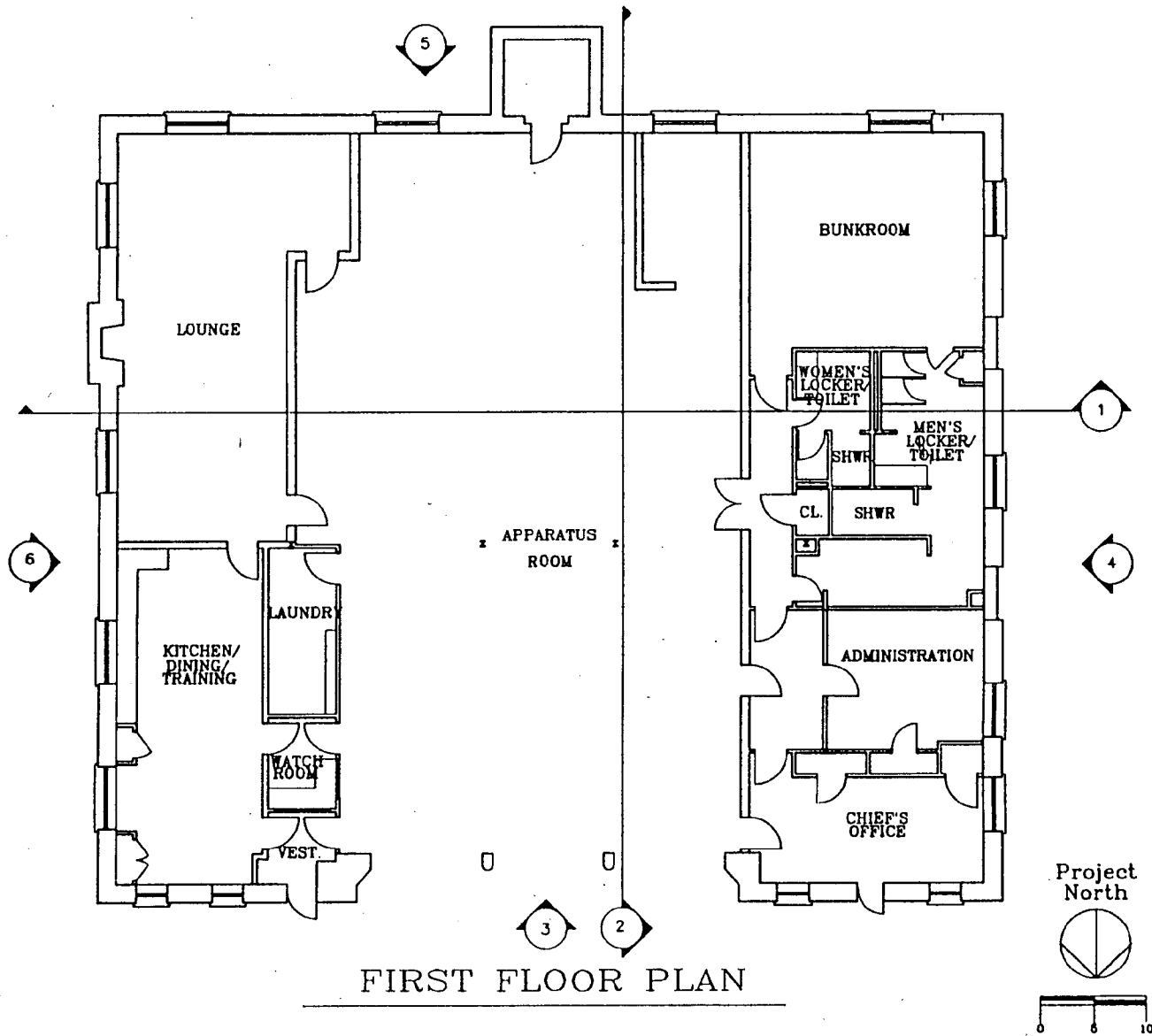
Base Drawings

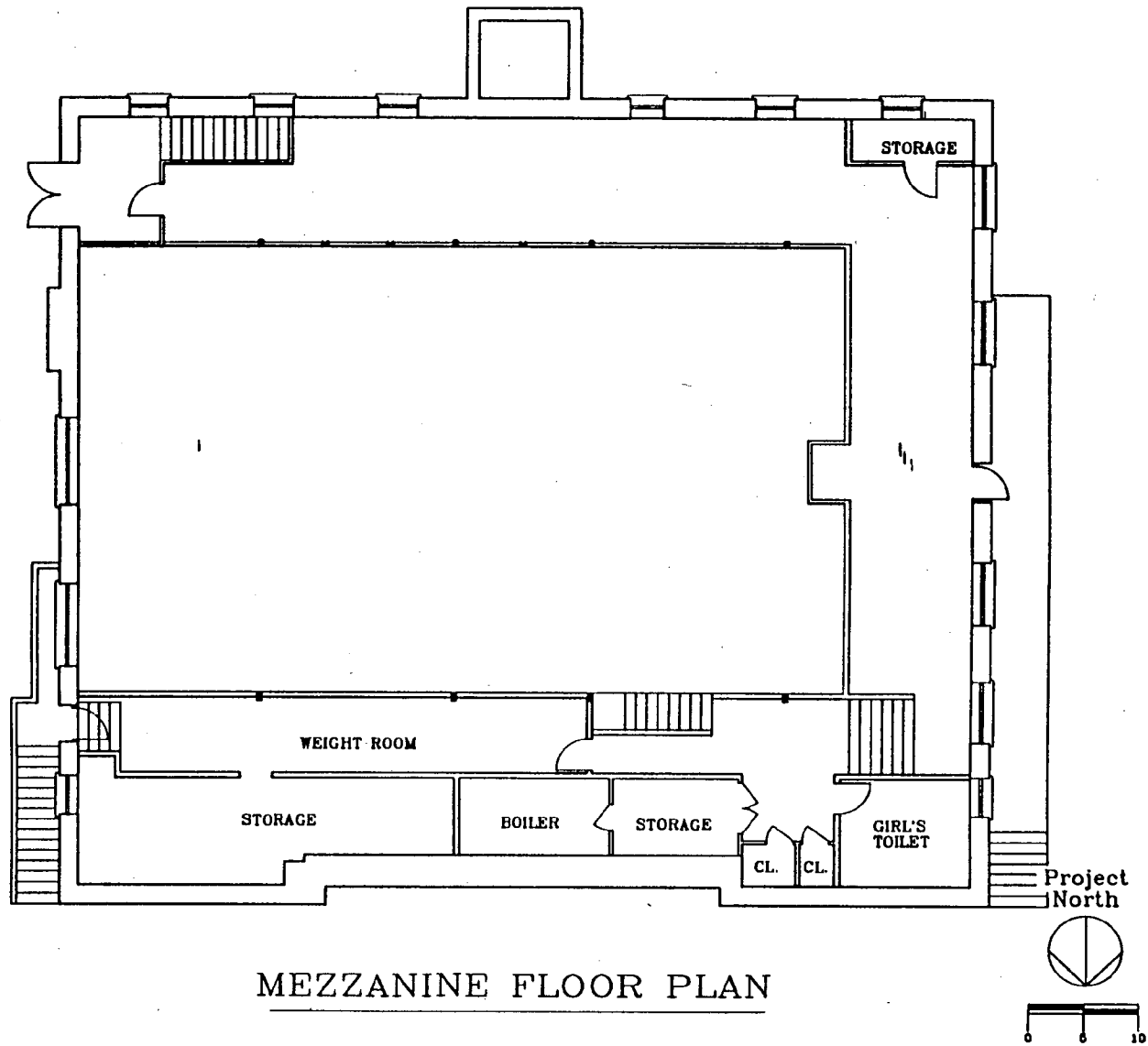
On the following page are base drawings of the existing facility. CAD copies of the drawings have been delivered to the City of Takoma Park, and are being kept on file by the City at the following address:

City of Takoma Park
Public Works Department
31 Oswego Avenue
Silver Spring, MD 20910

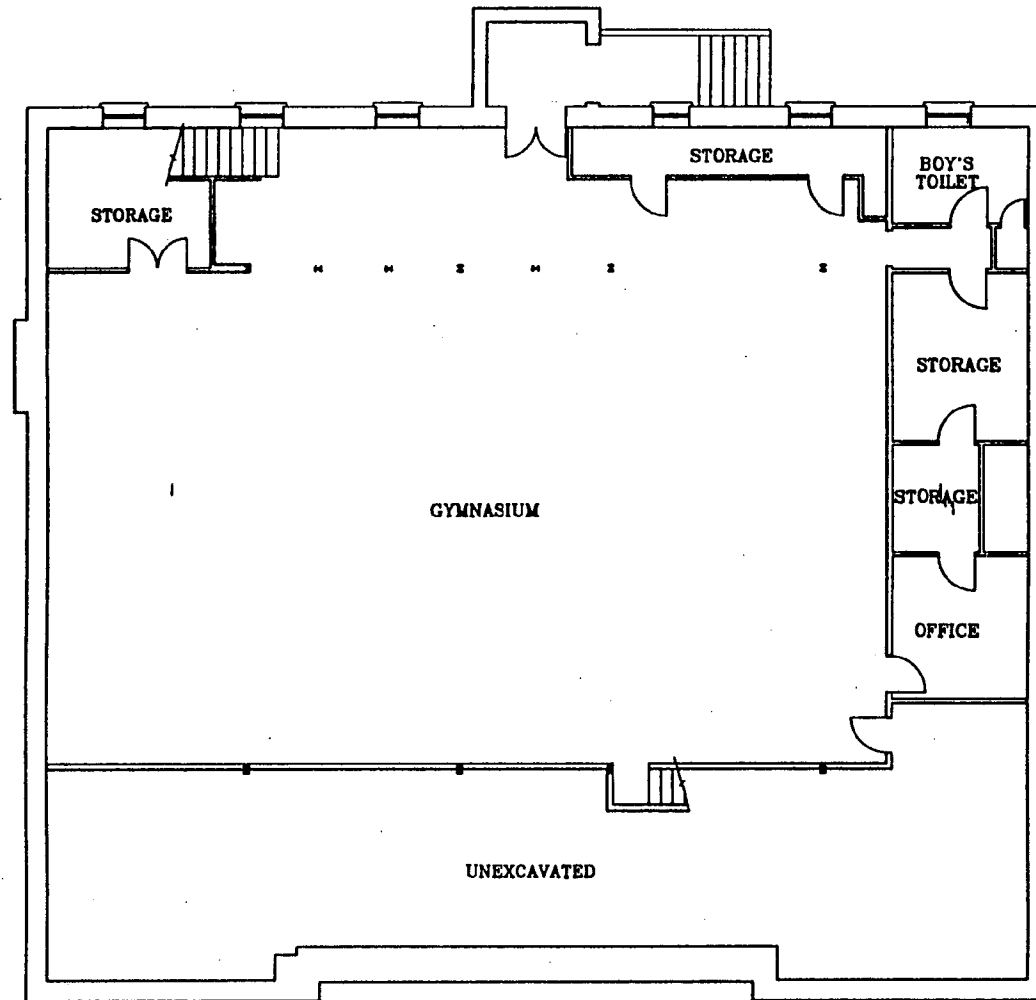
Please be aware that the attached drawings were developed from archive drawings developed to renovate the building back in 1982. While overall dimensions have been verified, exact locations of the windows, doors, partitions, utilities etc. have not been confirmed. A complete measured survey of the building will likely be required prior to further developing the design.



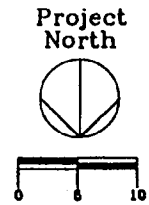


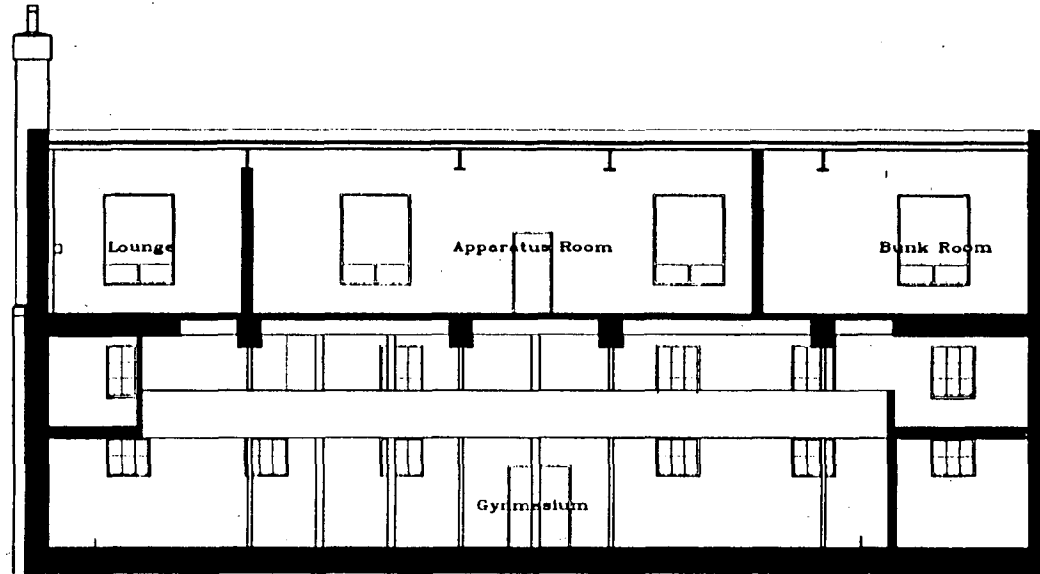


MEZZANINE FLOOR PLAN

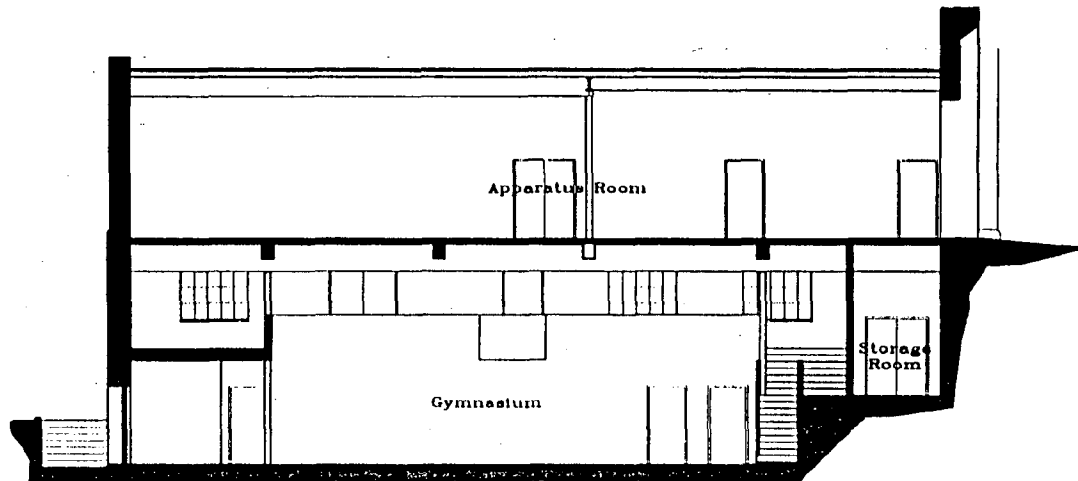


BASEMENT FLOOR PLAN



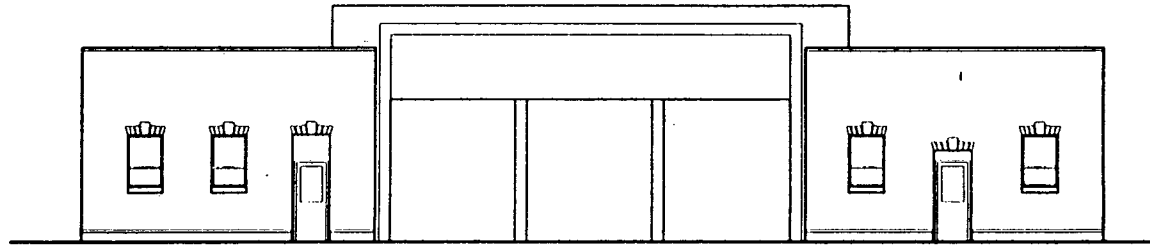


1 SECTION LOOKING SOUTH

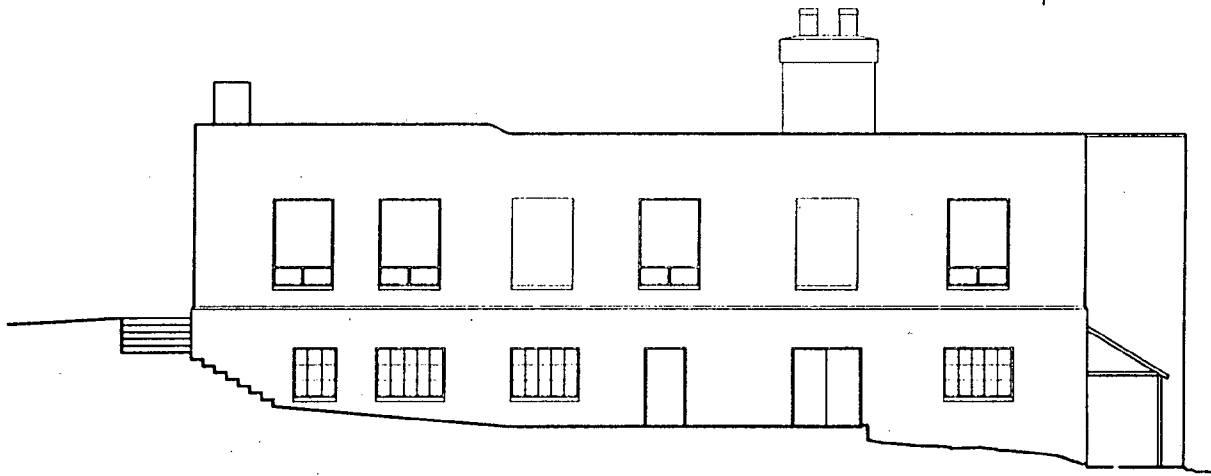


2 SECTION LOOKING WEST



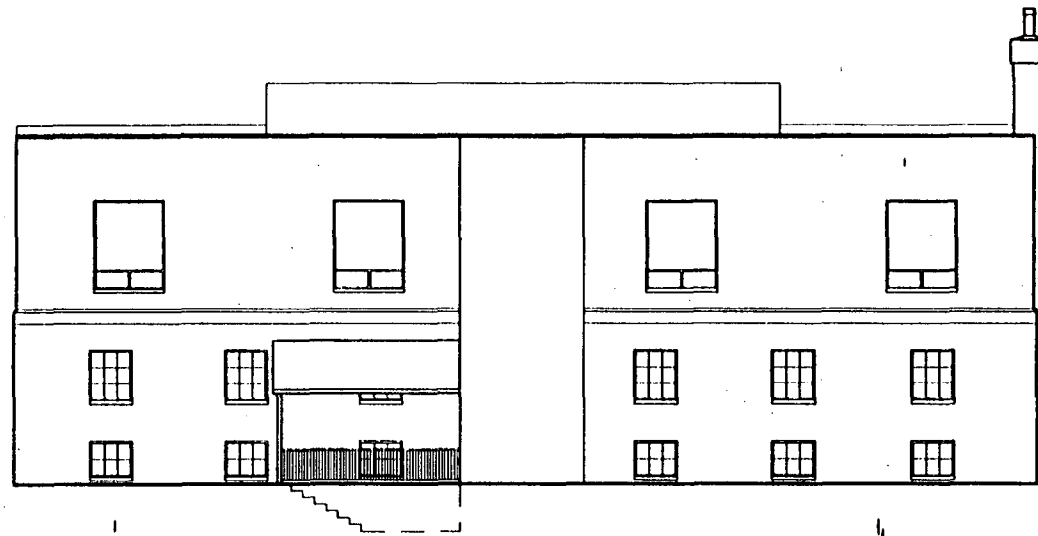


3 NORTH ELEVATION

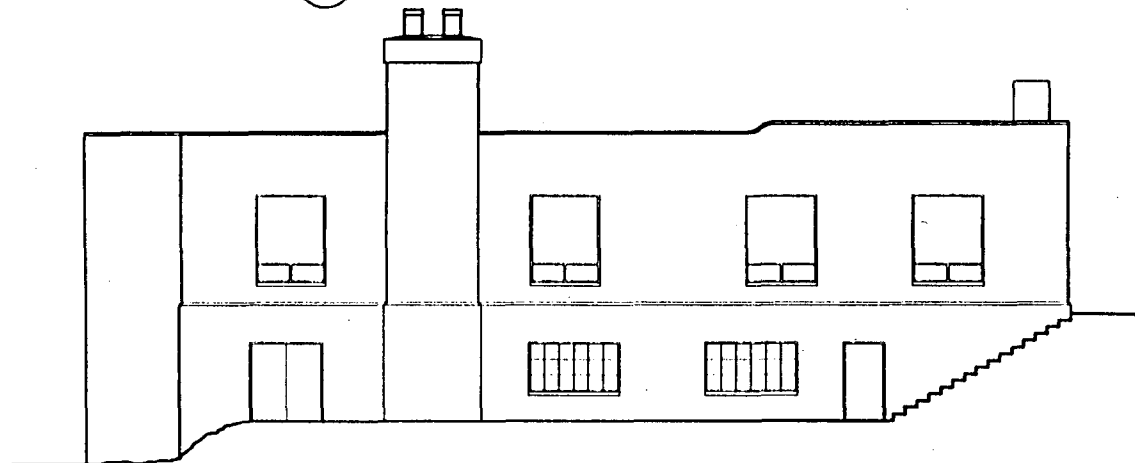


4 WEST ELEVATION





5 SOUTH ELEVATION



6 EAST ELEVATION



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TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Pertinent Codes and Standards

Historic Classifications and Standards

The Takoma Park Fire Station is located within the Takoma Park Historic District in Montgomery County. The Building is listed on the Montgomery County Master Plan for Historic Preservation and is considered to be a contributing resource within the Historic District. All work which impacts the building exterior must be approved by the County Historic Preservation Commission, and will require a Historic Area Work Permit (HWAP) in addition to the County Building Permit.

The Commission is most concerned with the building's public facades. They are looking for design solutions which retain and respect the buildings historic character. The criteria evaluated by the Commission includes:

- that the proposal would not substantially alter the exterior of the historic site;
- that the proposal would be compatible with the historic site;
- that the proposal would enhance the preservation of the historic site;
- that the proposal would remedy unsafe conditions;
- that the proposal would be necessary to assure that the owner was not deprived of reasonable use of the property;
- that the general public welfare would be served by granting the permit.

Applications for the HWAP can be obtained from the Montgomery County Department of Environmental Protection, (DEP) Division of Construction Codes Enforcement, 250 Hungerford Drive, Rockville, MD. In short, the application must define both the existing condition with photographs and drawings and description, and define the proposed work. with drawings and description.

Building Codes

A substantial renovation of the building will require compliance with all codes currently enforced by Montgomery County Department of Environmental Protection (DEP). Since both the initial construction and ongoing operation is funded by Montgomery County, compliance with County Adopted energy guidelines will be required. Further, as utilities are impacted, the Project must provide compliance with the regulations required by the utility companies serving the site. Finally, compliance with ADA to protect from the possibility of Civil lawsuits.

As of June 1997 the applicable codes include:

- 1993 BOCA National Building Code
- 1994 NFPA 101, 1993 NFPA 13
- MONTGOMERY COUNTY ENERGY DESIGN GUIDELINES
- PEPCO Regulations
- Washington Gas Regulations
- WSSC Regulations - 1998
- ADA Accessibility Guidelines 1990 (effective 1995)
- COMAR 05.02.02)

Plan Review & Building Permits

Substantial development at the Takoma Park Fire Station will likely require approval by the following entities:

- Takoma Park Volunteer Fire Department
- Montgomery County Fire and Rescue Commission
- City of Takoma Park
 - Planning Department
 - Public Works Department
- The Maryland-National Capital Park and Planning Commission (M-NCP&PC) - Mandatory Referral
 - Development Review Division Transportation Planning Division
 - Environmental Planning Division Community Planning Division
 - Historic Preservation Division
- Montgomery County Department of Permitting Services (MCDPS)
 - Subdivision Development Division
 - Division of Water Resources Management
- Montgomery County Department of Public Works and Transportation (MCDPW&T)
- Washington Suburban Sanitary Commission (WSSC)
- Montgomery County Department of Environmental Protection - Division of Water and Wastewater Management (MCDEP-DWWM)
- Maryland State Highway Administration (MSHA)
- Applicable Utility Companies: PEPCO, Washington Gas, Bell Atlantic

Assess Existing Conditions

Site

Located at 7201 Carroll Avenue, the Fire Station property consists of Part Lot 30 and Lot 31, Block 19 as shown on a record plat of the subdivision entitled "B.F. Gilbert's Addition to Takoma Park" as recorded in the land record of Montgomery County, MD, in Plat Book A on Plat 2 dated 1886. Based on review of these Plat records, it appears that the footprint of the Commercial Building to the East on Lot 31 encroaches on the Fire Station Lot. Similarly the houses on the lots to the West appear to encroach upon adjacent property lines. For purposes of this study we have assumed the Court rulings regarding Adverse Possession would likely apply, and that where the adjacent buildings cross property lines, the encroaching buildings own the land on which they are set. In any case, land survey and plat research will be required at the outset of any follow on design project.

The Zoning on the site steps up in allowed density from R20 on Lots 29 and Part 30 to the west, to R60 on the Fire Station Lot 31, to C2 to the east on lot 32. The Fire Station use is allowed in all three zones; however, the required setbacks are difficult to achieve. If the renovated facility is substantially re-built over it's current footprint and adjacent properties are purchased, requirements to upgrade the Zoning classification or receive a Zoning Variance can be avoided. Both Schemes A and B require the purchase of adjacent properties resulting in compliance with the existing Zoning requirements. Important to any design will be the provision of a buffer zone between the Station's parking area and the adjacent residential properties to the west.

Following is a summary list of observations relevant to fire and rescue service capability:

- The area of the site is very small making it difficult to get the required building area to accommodate emergency services and provide adequate parking for staff, volunteers, and visitors.
- The topography of the site is a steep slope requiring that the Apparatus Bay be supported above ground.
- Since there is limited apron area available in front of the apparatus bays, it is important that the facility accommodates the need to wash emergency vehicles within the apparatus bays. The limited size of the apparatus bays, deterioration of the existing slab, and problems with the existing drainage system make it difficult to properly wash the emergency vehicles.
- The site configuration is such that it is not feasible to achieve the "drive-through bays".
- There are serious legal boundary description discrepancies where structures exceed the property lines making planning for additions, alterations, and new buildings difficult.
- The location of the existing building with respect to the "T" intersection provides excellent egress for emergency vehicles.

- Insufficient parking is a problem. The current lot provides approximately 16 spaces, 22 spaces are required.

Fire and Rescue Service Capability

The existing building was designed and constructed several decades ago when the fire and rescue needs were far different from current requirements. The residential population, commercial development, and automobile traffic through the community has increased. Therefore, the number of emergency vehicles and staff needed to serve the vicinity have increased resulting in needs for increased apparatus area and support space. Modern fire apparatus is much larger and heavier than older units. Current fire station requirements have expanded to include accommodations for female fire and rescue personnel, physical fitness training, and increased administrative and storage space. The existing station has significant deficiencies in all of these areas.

Following is a summary list of observations relevant to fire and rescue service capability. Note also that existing versus the required program areas are included on the *Space Requirements Chart* included in the following Facility Program section:

1. Size Of The Apparatus Bays:

- The current width of each apparatus bay is too small. The minimum width required for fire and rescue staff to operate efficiently and safely is 20'-0".
- The height of the apparatus area is too low, the existing clear height to the underside of structure is 12'-2". A minimum of 16'-0" clear height to the underside of structure is required to accommodate the 14' high roll up door systems.
- The height and width of the apparatus bay doors are too small. The best size is 14'-0" X 14'-0" for safety, ease of daily operations and emergency egress.
- The recently adopted Program requires that three 20 feet wide x 80 feet deep apparatus bays be provided. The Takoma Station currently houses the following equipment:
 - 2 Engines
 - 1 Ladder Truck
 - 1 EMS Vehicle

2. Storage

- The amount and location of storage space for equipment, tools, and emergency service related items is inadequate. More space is needed to properly accommodate self contained breathing apparatus (SCBA), the

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breathing air refill system, emergency medical system (EMS) supplies, gear storage, lockers, quartermaster storage, and general storage.

- There needs to be a workroom for the repair and maintenance of small equipment, storage of small tools, and other items.
- There is a need for more hose storage.
- EMS supply storage near the ambulance is desirable.

3. Administrative Areas

- There is inadequate space for the operational staff to function. There is a need for more file space, desk area and circulation.
- There is inadequate space for emergency staff to function. There is need for more file space, desk area, and circulation.
- There is inadequate space for the volunteer company staff to operate. There is need for more file space, desk area, circulation, and conference capability.

4. Sleeping

- The bunk room area is too small. Male and female staff share a single bunk area. A larger room with low partitions resulting in separate accommodations for male and female staff is preferred. The existing shower and locker areas are too small, and a segregated shower/locker/toilet facilities are preferred.

5. Kitchen/Dining/Dayroom Facilities

- The space for these functions in the existing facility are barely adequate for the required needs. The equipment, and finishes are worn and should be replaced. The Kitchen Hood installation does not meet current code requirements and should be modified.

6. Internal Staff Circulation

- There is a poor relationship between the living, sleeping, administrative areas, and the apparatus bays. Ideally staff members should not have to walk through the apparatus area as they move from the sleeping area to the kitchen and dining areas where they are exposed to diesel fumes, and temperature changes.
- Circulation through administrative, living, sleeping, etc. should be separate from the apparatus bay.

Structural Capacity

The existing structure has aged and deteriorated. Calculations developed as part of this study estimate that the live load capacity of the existing structure is approximately 215 pounds per square foot. The Structural Engineers recommend that a new or renovated structure should have a capacity in excess of 250 pounds per square foot. While review of the actual apparatus loads indicates that the existing structure size is capable of supporting the current loads, our analysis has located one deteriorated structural beam in the western most apparatus bay. We recommend that the rescue vehicle in this bay be removed from the area until supplemental shoring is installed. Shemro Engineering Associates is currently working the Takoma Volunteer Fire Department to develop temporary repairs in the area.

For more complete information see the following report included in the Appendix:

TAKOMA PARK FIRE STATION STRUCTURAL EVALUATION
Prepared by: Shemro Engineering Associates

Facility Systems (Mechanical, Electrical, Plumbing and Life Safety)

Currently serving the building are two Gas Furnace Air Handlers with separate electric Condensers. The two units are less than 4 years old, in good condition and professionally maintained; these units provide approximately 5 Tons of cooling capacity each. These systems may be sold for salvage value, or reused in the building renovation design.

The electrical equipment is old and in poor condition. Complete system upgrades are recommended. Plans for interim repairs and upgrades have been completed, and the Takoma Park Volunteer Fire Department is currently in the process of completing the needed work.

Currently serving the building is a new 80 gallon water heater in good condition. This system should be reused in the building renovation. The Fire Alarm system is a new Notifier system in good condition. The main system should be salvaged and reused in the building renovation.

All remaining systems are nearing the end of their life, and should be completely demolished and replaced with new systems. For more complete information see the following report included in the Appendix:

TAKOMA PARK FIRE STATION MEP SYSTEMS EVALUATION
Prepared by: Allen & Shariff Corporation

Facility Program

Component Descriptions

APPARATUS BAYS:

The area is programmed for a three contiguous bay column free space. Each bay will provide a 20' x 80' clear and level space for the storage of the department's apparatus equipment. The width of these spaces will allow the firefighters maneuverability to open the side doors and provide minor maintenance to the apparatus. Additionally, adequate circulation between the apparatus will provide the firefighters with unencumbered access to the emergency equipment. The fourteen foot clear height dimension will provide appropriate clearance for the existing apparatus and allow for the storage of a future tiller truck. The level and sealed concrete slab with trench drains will facilitate washing the apparatus indoors. In addition, the apparatus bays will be equipped with a vehicle exhaust ventilation system dedicated duct exhaust for each vehicle.

DORM/BUNK ROOMS AND SUPPORT SPACES:

The Men's and Women's Bunk Rooms will be located proximate to access corridors and/or stairs that exit into the Apparatus Bays. This linkage will enhance response time and readiness. Each Bunk Room will have direct access to respective locker, bathing and toilet facilities. Bunk Rooms are designed to be flexible and accommodate low wall partitions for privacy and noise reduction.

LIVING AREA:

The Day Room, Kitchen and Dining Room will be arranged contiguously, as to evoke a residential, home-like setting. This juxtaposition will encourage interaction amongst members and employees, while utilizing some barriers, such as low walls and counters to define spatial boundaries. Exposure to natural light will be maximized in these areas. Locating these uses adjacent to and on the same level as the Apparatus Bays will induce readiness, and facilitate easy access to gear and equipment.

PUBLIC AREAS:

These areas include Reception, Watch Desk and Public Rest Rooms. The Watch Desk is strategically located near the main entry and adjacent to the Apparatus Bays with good site lines to monitor public entry, street activities and

operations in the Apparatus Bays. A unisex rest room will be located within a secure distance from the Watch Desk. The Reception Area will provide a waiting area with seating for two to three guests or visitors seeking information.

ADMINISTRATION OFFICES:

These offices will contain work spaces for the Volunteer President, Chief and the Station's Administrative Staff. Each office will have proximate access to a Conference Room, the Administrative Staff Office, and general office equipment and files. The volunteer component will be arranged as a suite to maintain a level of security and have direct access to parking for the officers vehicles. The career offices will be located near by and operate independently from the volunteers. To maintain efficient supervision of the career staff, the Command Office will be contiguous to the Apparatus Bays and the Watch Desk.

GENERAL STORAGE:

Storage provisions will be located throughout the facility to best serve specific needs. Gear storage will be provided adjacent to the Apparatus Bays and readily accessible to the firefighters in their path of travel. SCBA/Cascade will be self-contained and stored adjacent to the Apparatus Bays and the Work Room area. Additional storage area for hoses and hose drying will be on the same level and proximate to the Apparatus Bays.

MAINTENANCE:

A Work Room will be located adjacent to the Apparatus Bays at the same finished floor elevation for minor maintenance and repair of equipment. Other ancillary Mechanical, Electrical and Telephone Rooms will be distributed throughout the facility. A Grounds Storage Room for ground maintenance equipment will be located at grade and at the rear of the building, accessible from the parking area

PARKING

The Program of Requirements states: "Parking shall be provided for each class of station according to staffing criteria, local code, ADA requirements, and visitor requirements." The four program criteria relating to parking described above were evaluated and it was agreed by the Stakeholders that 22 to 25 spaces should be provided. The back-up for this number is described by the chart on the following page:

Parking Requirements:

Staffing Criteria - Career Fire Fighters (max 7 full time career staff per shift, and & 7 spaces to account for required shift overlap)	12-14 spaces
Staffing Criteria - Volunteers	5 spaces
Non-Essential Duty Vehicles	3-4 spaces
Local Code (sufficiently accounted for in other numbers)	
ADA	1 spaces
Visitor	1 spaces
TOTAL	22 to 25 spaces

28 July 1997
TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Space Requirements Chart Page 1:

AREA / SPACE	EXISTING		REQUIREMENTS	SCHEMES	
				A	B
PERSONNEL	135 Volunteer 18-24 Career		CLASS II 20	20	20
APPARATUS SPACE	2,571 SF		4,720 SF	4,861 SF	5,044 SF
1. NUMBER OF BAYS	2		3	3	3
1. SIZE OF BAY DOORS				14' X 14'	14' X 14'
2. HEIGHT OF BAYS				14'-0"	14'-0"
DORM/BUNK ROOMS			2,480-2,750 SF	2,485 SF	2,485 SF
1. NO OF BUNKS	14		20 (@ 70 SF per bed)	20	20
■ Live-ins					
■ Students					
■ Vol. Sleep-ins					
■ Car. Sleep-ins					
2. LOCKERS			55 @ 10-12 SF/Locker 550-660 SF	55 350 SF	55 325 SF
3. TOILET/SHOWER	M 130 Sf	F 85 Sf	550-560 SF	450 SF	675 SF
■ Sinks	?	1	5		
■ Toilets	2	1	4-5		
■ Urinals	1		2		
■ Showers	1	1	6		
4. LINEN STORAGE	14 SF		30 SF		
5. LAUNDRY	10 SF			150 SF	140 SF
Domestic					
■ Units					
■ Sinks					

Space Requirements Chart Page 2:

AREA / SPACE	EXISTING		REQUIREMENTS	SCHEMES	
			CLASS II	A	B
LIVING AREA	1,823 SF		1,650-1,800SF	1,650 SF	1,710 SF
1. DAYROOM	708.6 SF			460 SF	790 SF
2. DINING ROOM				220 SF	330 SF
3. KITCHEN				430 SF	255 SF
■ Prep Area					
■ Individual Storage	455.9 SF				
■ Equipment					
4. VENDING					
5. EXERCISE:				440 SF	335 SF
■ Workout	333 SF				
■ Storage	326 SF				
6. SMALL LOUNGE					
7. OUTDOOR DECK				100 SF	
PUBLIC AREAS			300-350 SF	376 SF	270 SF
1. WATCH DESK	57 SF			120 SF	115 SF
2. RECEPTION				180 SF	100 SF
3. PUBLIC REST RM				76 SF	55 SF
1.	M 90 Sf	F 124 Sf			
4. OTHER					
ADMIN. OFFICES	565 SF		1,270 SF	1,368 SF	1,255 SF
1. OFFICES			7	7	7
■ CAREER					
□ Command Office	?			220 SF	200 SF
□ Shift Super.				180 SF	210 SF
□ EMS				110 SF	90 SF

28 July 1997
 TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Space Requirements Chart Page 3:

AREA / SPACE	EXISTING SF	REQUIREMENTS	SCHEMES	
		CLASS II	A	B
<ul style="list-style-type: none"> ■ VOLUNTEER <ul style="list-style-type: none"> □ Chief □ President □ OSC □ Restroom 	197 SF		140 SF	190 SF
			160 SF	155 SF
	233 SF		290 SF	260 SF
			115 SF	N/A
2. CONFERENCE	180 SF		153 SF	150 SF
3. WORKROOM/ COPY/MAIL				
4. FILE STORAGE	36 SF			
GENERAL		700 SF	704 SF	1,065 SF
1. STORAGE				
<ul style="list-style-type: none"> ■ EMS ■ Bulk ■ Long term ■ Gear Storage ■ Quartermaster ■ SCBA/Cascade ■ Apparatus Equipment Stor. ■ Flammable Liquid Storage 	90 SF			160 SF
			140 SF	160 SF
			152 SF	265 SF
	225 SF		192 SF	220 SF
				40 SF
			220 SF	220 SF
MAINTENANCE	752 SF	1,000 SF	1,030 SF	1,395 SF
1. APPARATUS WORKROOM			182 SF	160 SF
2. HOSE STORAGE	64 SF		134 SF	110 SF
3. GROUNDS STORAGE			80 SF	465 SF
4. MECH. RM.			250 SF	350 SF
5. ELEC. RM.			250 SF	200 SF

TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Space Requirements Chart Page 4:

AREA / SPACE	EXISTING SF	SPACE REQUIREMENTS	SCHEMES	
		CLASS II	A	B
6. TELEPHONE COMM. ROOM			134 SF	110 SF
<i>SUMMARY (max)</i>		12,590 SF	12,474 SF	13,224 SF
1. CIRCULATION		@25% = 3,148 SF	@34% = 4,311 SF	@17% = 2,268 SF
<i>TOTALS (max.)</i>		15,738 SF	16,785 SF	15,492 SF

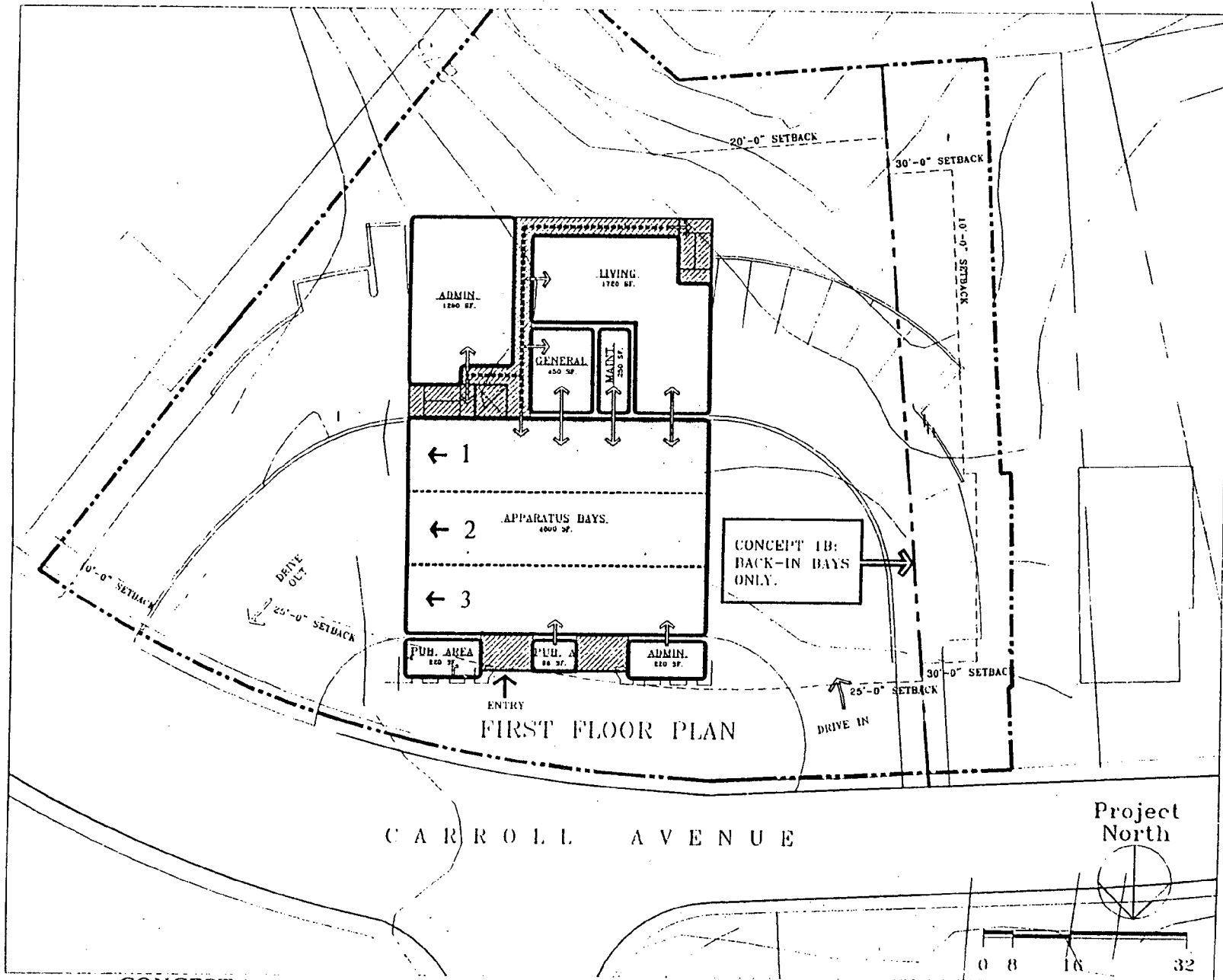
Preliminary Concepts - Graphic Plans and Comparison

On the following pages are comparison charts and plan diagrams for the six Program Concepts requested by the City of Takoma Park and the County. This comparison charts were first developed by the Consultant Team, and then reviewed with the Stakeholders at a joint review meeting held on 10 June 1997.

CONCEPTS I & IA: Class II Station with land acquisition

Criteria	Pro	Con
Fire Station Function	<ul style="list-style-type: none"> • 3 full apparatus bays • drive through configuration • ADMIN proximate to APPARATUS • LIVING proximate to APPARATUS 	<ul style="list-style-type: none"> • DORM on 2nd Floor
Historic Preservation	<ul style="list-style-type: none"> • preserves existing front facade • enables accurate replication of 1928 facade 	<ul style="list-style-type: none"> • demolition of three facades
Construct - ability	<ul style="list-style-type: none"> • a "new" building 	<ul style="list-style-type: none"> • requires extensive demolition • a "new" building • extensive elevated construction
Site Issues	<ul style="list-style-type: none"> • 30 to 35 parking spaces • 20 to 25 parking spaces if lot 30 is not purchased 	<ul style="list-style-type: none"> • extensive land acquisition including purchase of both Commercial lot 32 and Residential lot 30 • extensive site work (raised ramps) • rezoning or variance will be required

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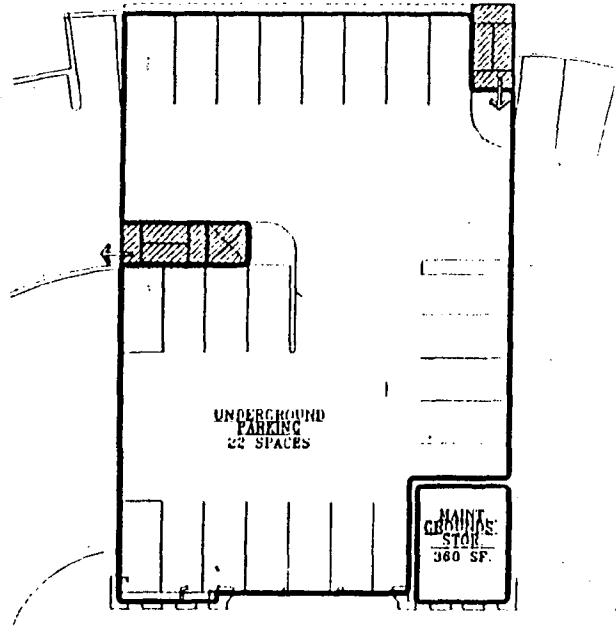


CONCEPT 1:

Class II Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

Takoma Park, Maryland





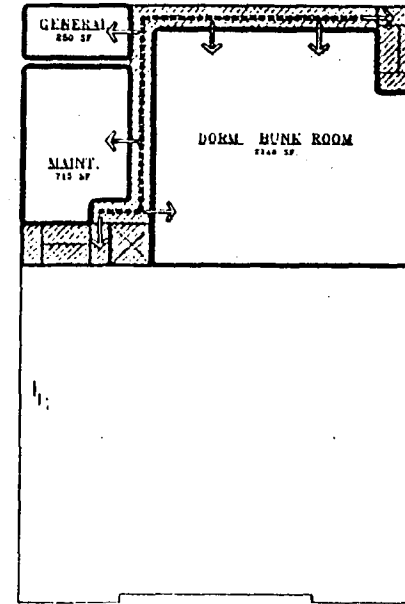
MEZZANINE/BASEMENT PLAN

CONCEPT DATA

FIRST FLOOR:	10,215 SF.
SECOND FLOOR:	1,501 SF.
MEZZ./BASEMENT:	360 SF.
TOTAL:	15,200 SF.
PARKING:	30-35 SPACES

KEY

-  New construction beyond Existing Building Footprint
-  Circulation



SECOND FLOOR PLAN

CONCEPT 1:

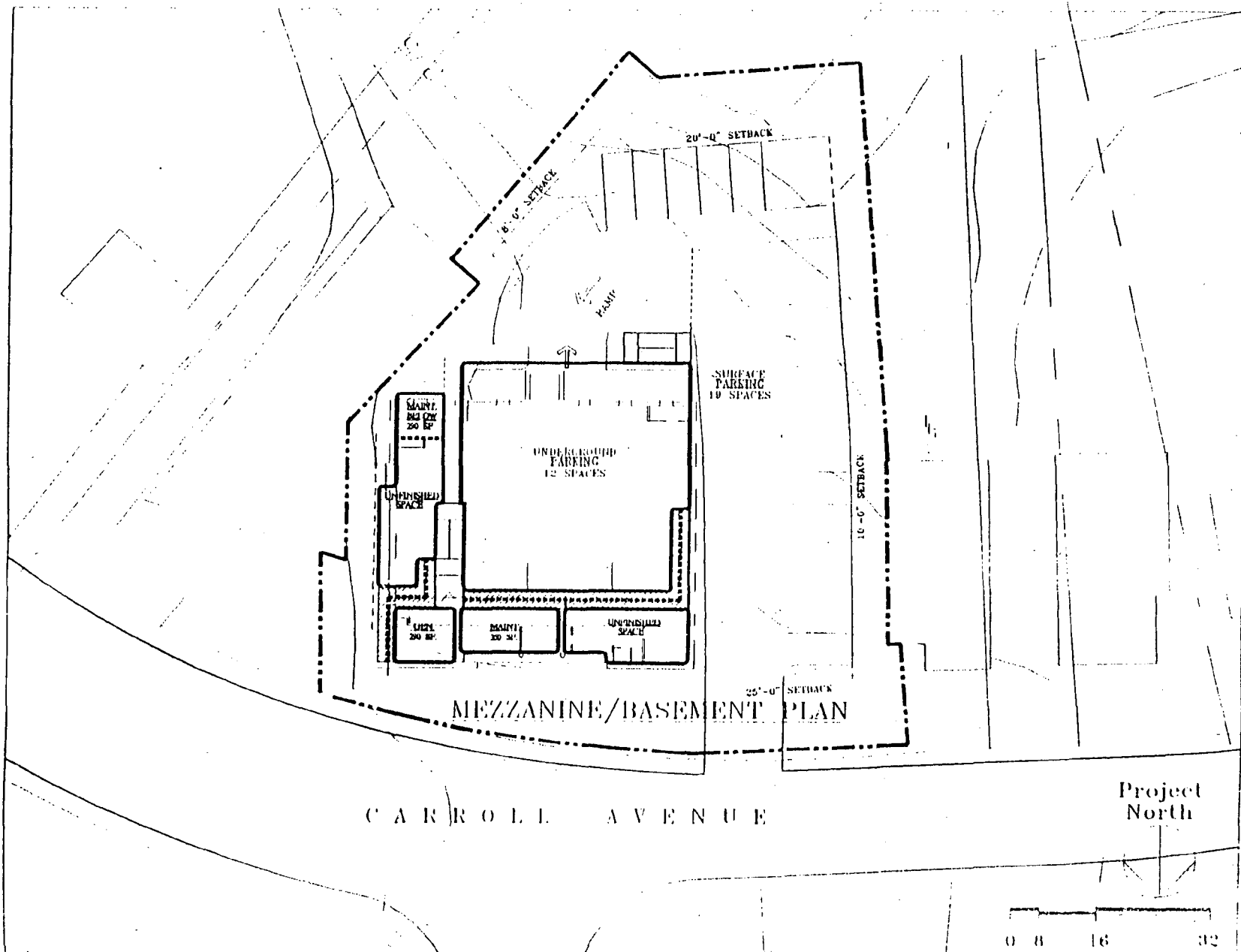
Class II Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HOFFMAN LTD. ARCHITECTS/INTERIORS

CONCEPT 2: Class II Station without land acquisition

Criteria	Pro	Con
Fire Station Function	<ul style="list-style-type: none"> • 3 near full apparatus bays • ADMIN proximate to APPARATUS 	<ul style="list-style-type: none"> • back-in configuration • limited apron • LIVING on 2nd Floor • DORM on 2nd Floor
Historic Preservation	<ul style="list-style-type: none"> • preserves part of existing front facade • preserves existing west facade • preserves part of existing east facade • preserves existing fireplace in ADMIN 	<ul style="list-style-type: none"> • adds new apparatus door in front facade • requires new second story • requires east addition
Construct - ability	<ul style="list-style-type: none"> • retains some of the existing structure 	<ul style="list-style-type: none"> • complete rebuild of west section to accommodate equipment loads
Site Issues	<ul style="list-style-type: none"> • no land acquisition • limited site work • 30 to 35 parking spaces 	<ul style="list-style-type: none"> • requires rezoning or zoning variance • requires extensive parking deck @ rear

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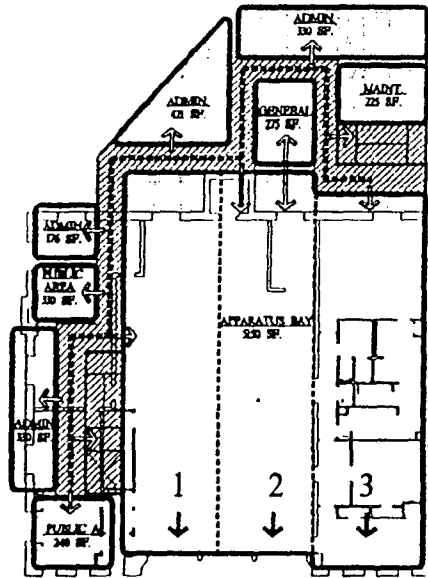


CONCEPT 2:

Class II Station without Land Acquisition

QUINN EVANS/ARCHITECTS and HSCOTT + HODGSON ARCHITECTS

Takoma Park, Maryland





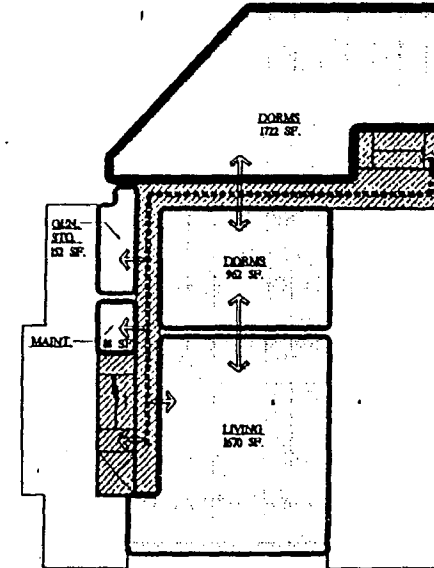
FIRST FLOOR PLAN

CONCEPT DATA

FIRST FLOOR:	8,400 SF.
SECOND FLOOR:	5,690 SF.
MEZZ./BASEMENT:	1,690 SF.
TOTAL:	15,660 SF.
PARKING:	30-35 SPACES

KEY

-  New construction beyond Existing Building Footprint
-  Circulation



SECOND FLOOR PLAN

CONCEPT 2:

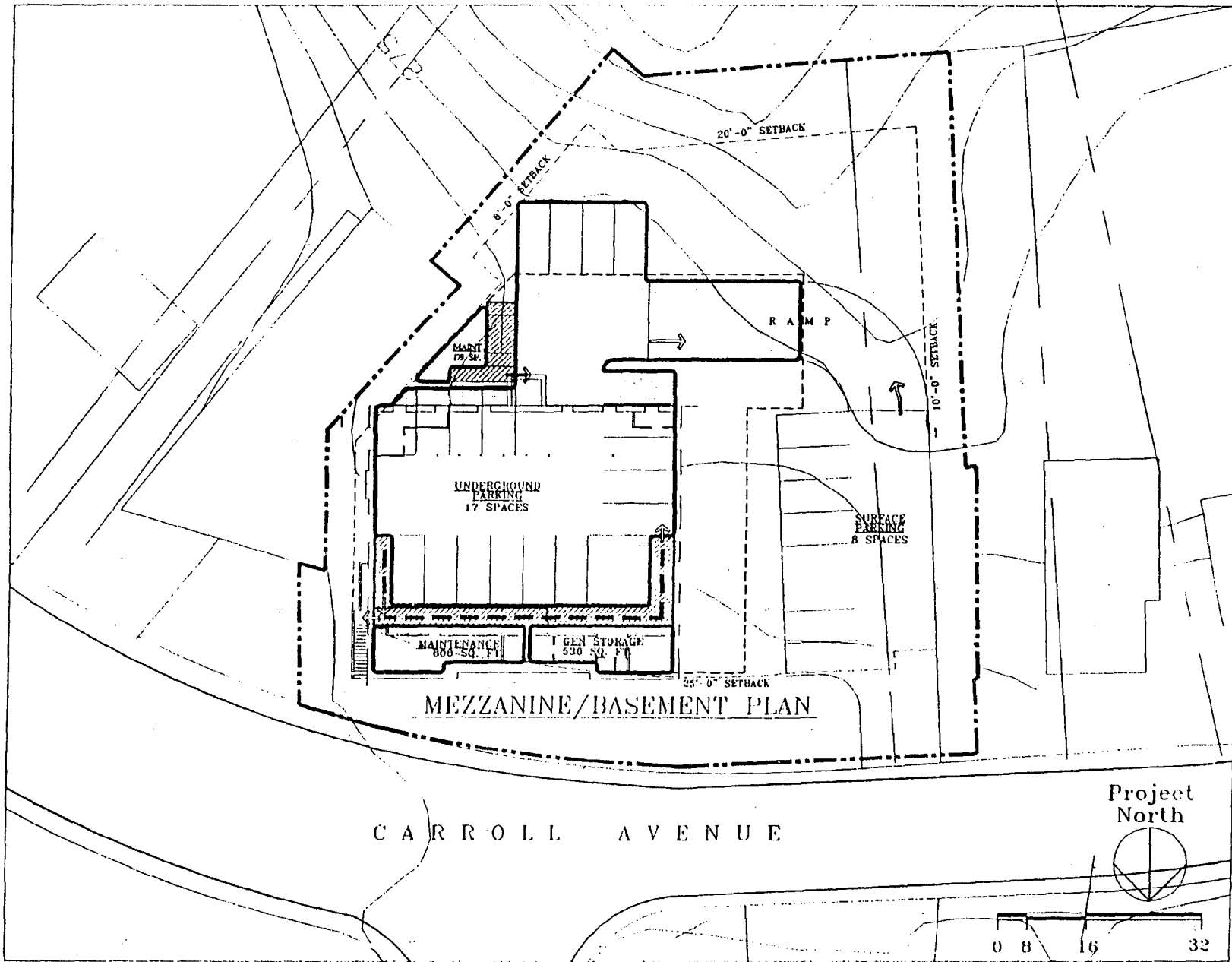
Class II Station without Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

CONCEPT 3: Class III Station with land acquisition

Criteria	Pro	Con
Fire Station Function	<ul style="list-style-type: none"> • three near full apparatus bays • one level station • LIVING proximate to APPARATUS • ADMIN proximate to APPARATUS • DORM proximate to APPARATUS 	<ul style="list-style-type: none"> • limited apron • back-in configuration
Historic Preservation	<ul style="list-style-type: none"> • preserves existing facade • preserves existing east facade • preserves existing fire place in living area 	<ul style="list-style-type: none"> • EMS BAY addition set in front of west facade
Construct - ability	<ul style="list-style-type: none"> • existing structure may be substantially retained • new EMS support structure may be independent of existing bldg 	
Site Issues		<ul style="list-style-type: none"> • requires purchase of lot 30

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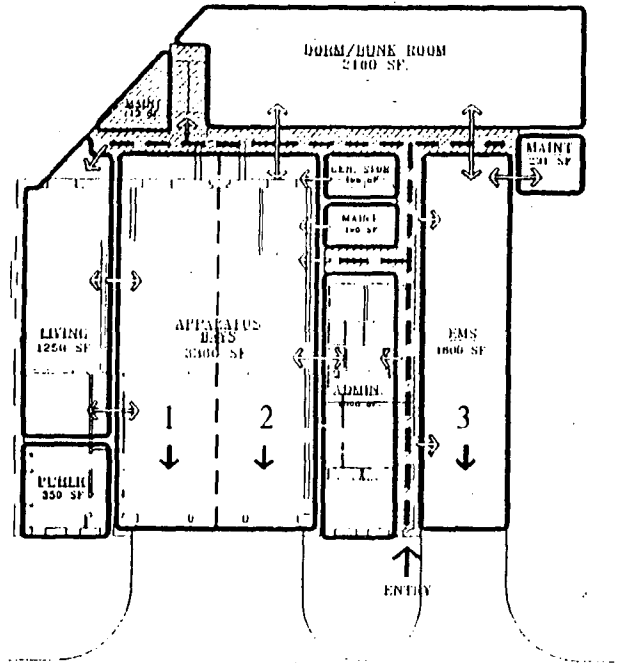


CONCEPT 3:

Class III Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

Takoma Park, Maryland





FIRST FLOOR PLAN

CONCEPT DATA

FIRST FLOOR:	11,392 SF.
MEZZ./BASEMENT:	1,759 SF.
TOTAL:	13,151 SF.
PARKING:	20-25 SPACES

KEY

-  New construction beyond Existing Building Footprint
-  Circulation

CONCEPT 3:

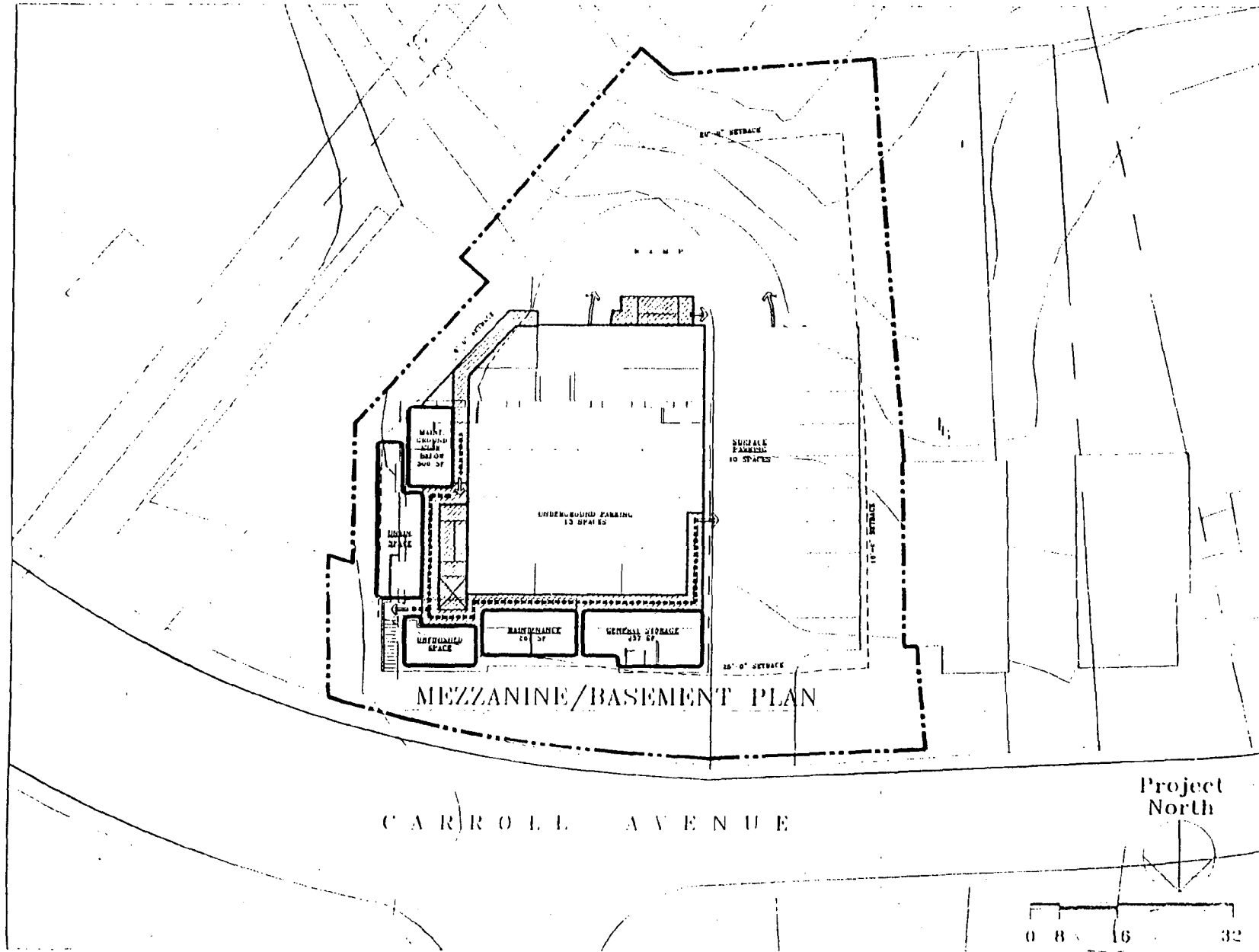
Class III Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACHELL + MITCHELL ARCHITECTS

CONCEPT 4: Class III Station without land acquisition

Criteria	Pro	Con
Fire Station Function	<ul style="list-style-type: none"> • three near full apparatus bays • one level station • ADMIN proximate to APPARATUS 	<ul style="list-style-type: none"> • limited apron • back-in configuration • Apparatus bays are not contiguous • LIVING on 2nd Floor • DORM on 2nd Floor
Historic Preservation	<ul style="list-style-type: none"> • preserves part of existing front facade • preserves existing west facade • preserves part of existing east facade • preserves existing fireplace in ADMIN 	<ul style="list-style-type: none"> • adds new apparatus door in front facade • requires new second story • requires east addition
Construct - ability	<ul style="list-style-type: none"> • retains much of existing structure 	<ul style="list-style-type: none"> • complete rebuild of west section to accommodate equipment loads
Site Issues	<ul style="list-style-type: none"> • no land acquisition 	

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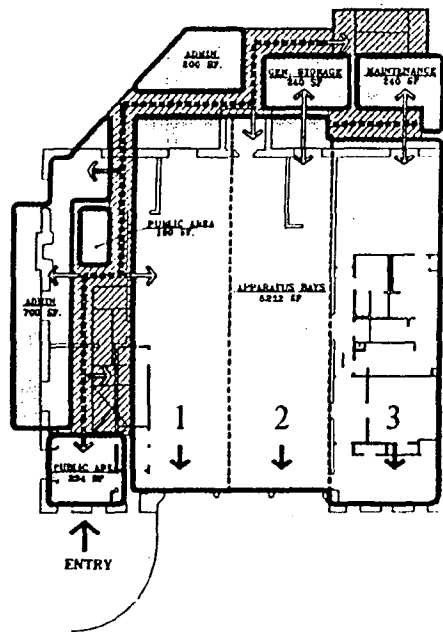


CONCEPT 4:

Class III Station without Land Acquisition

QUINN EVANS/ARCHITECTS and HATCHETT HILD /AMBILLO ARCHITECTS

Takoma Park, Maryland





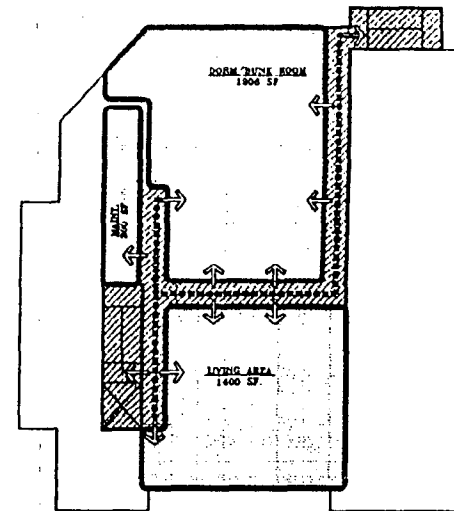
FIRST FLOOR PLAN

CONCEPT DATA

FIRST FLOOR:	7,550 SF.
SECOND FLOOR:	4,700 SF.
MEZZ./BASEMENT:	1,600 SF.
TOTAL:	13,850 SF.
PARKING:	20-25 SPACES

KEY

	New construction beyond Existing Building Footprint
	Circulation



SECOND FLOOR PLAN

CONCEPT 4:

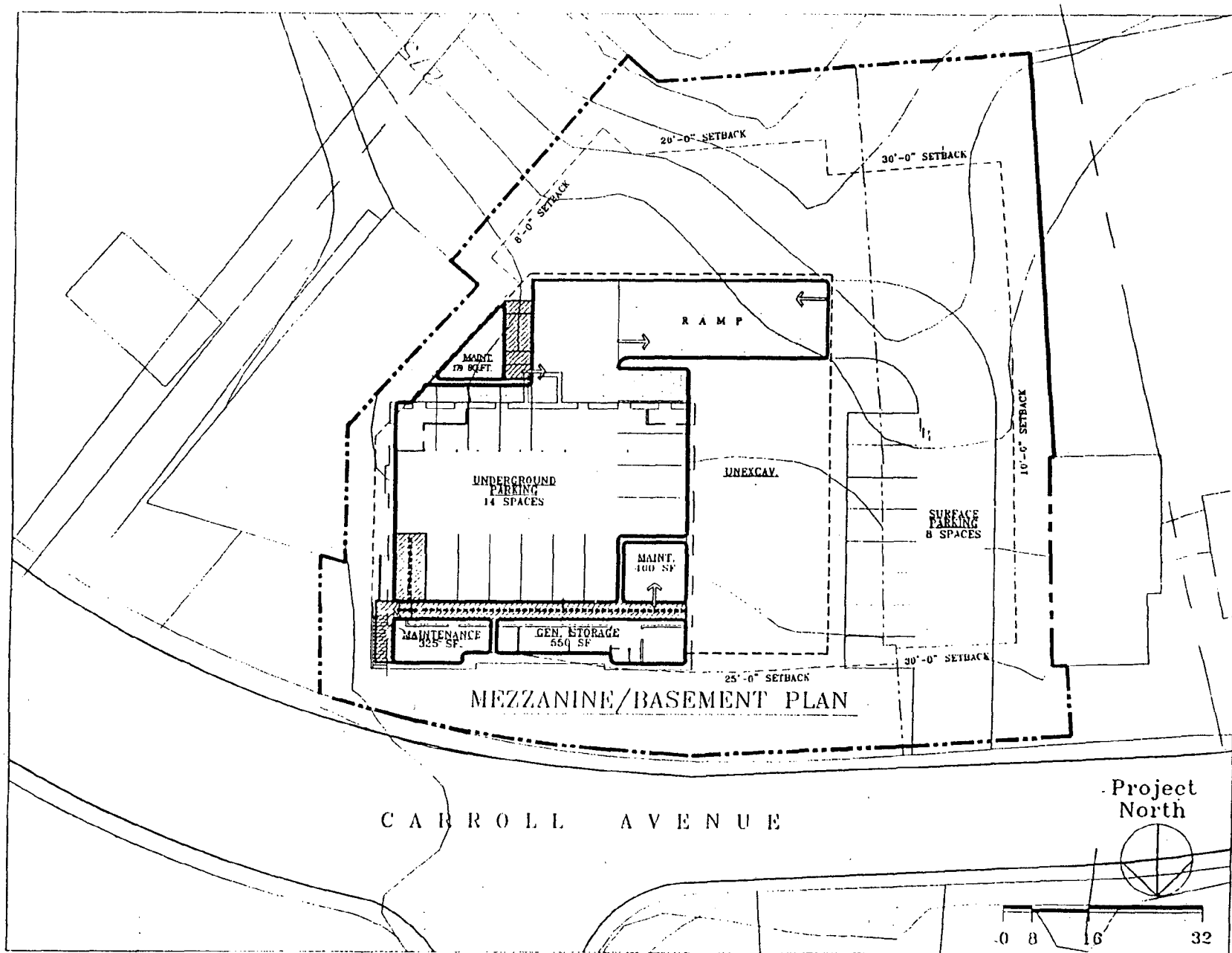
Class III Station without Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

CONCEPT 5: Class II/Class III (hybrid) Station with land acquisition

Criteria	Pro	Con
Fire Station Function	<ul style="list-style-type: none"> • three near full apparatus bays • one level station • LIVING proximate to APPARATUS • ADMIN proximate to APPARATUS • DORM proximate to APPARATUS 	<ul style="list-style-type: none"> • limited apron • back-in configuration
Historic Preservation	<ul style="list-style-type: none"> • preserves part of existing front facade • preserves existing east facade • preserves existing fireplace in LIVING 	<ul style="list-style-type: none"> • adds new apparatus door in front facade • requires west addition • large "un-excavated" construction area
Construct - ability	<ul style="list-style-type: none"> • retains much of existing structure 	<ul style="list-style-type: none"> • complete rebuild of west section to accommodate equipment loads
Site Issues	<ul style="list-style-type: none"> • 20 to 25 parking spaces 	<ul style="list-style-type: none"> • requires purchase of lot 30

Takoma Park, Maryland

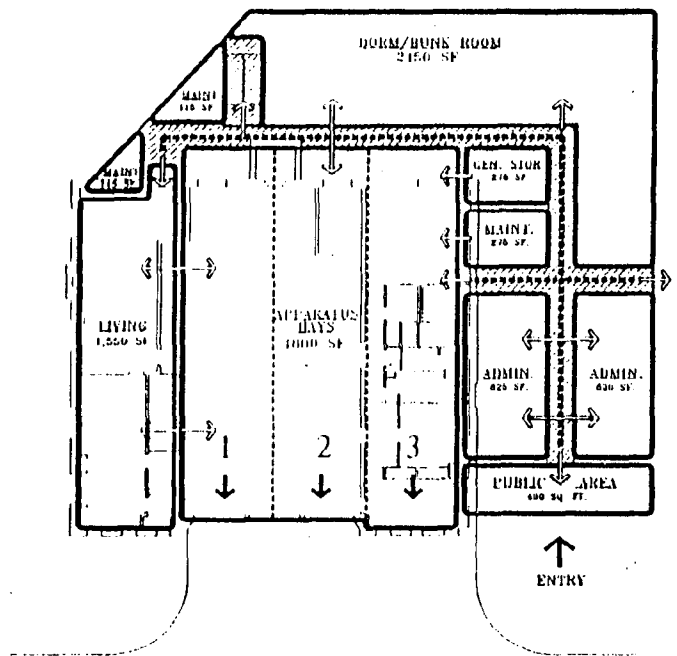


CONCEPT 5:

Class II/Class III Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

Takoma Park, Maryland



FIRST FLOOR PLAN

CONCEPT DATA

FIRST FLOOR:	12,100 SF.
MEZZ./BASEMENT:	2160 SF.
TOTAL:	14,560 SF.
PARKING:	20-25 SPACES

KEY

- New construction beyond Existing Building Footprint
- Circulation

CONCEPT 5:

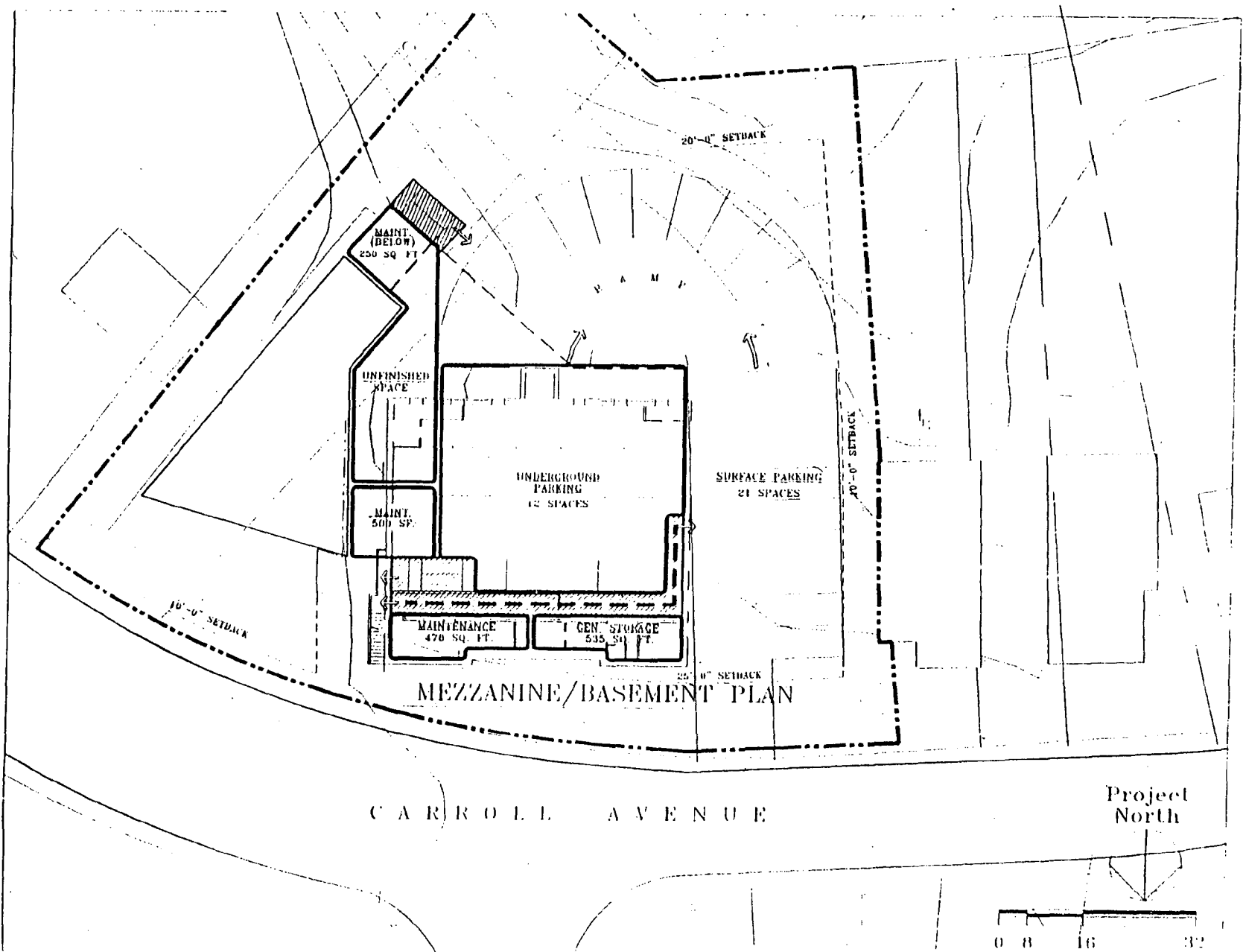
Class II/Class III Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HECKLEY SHIP CAMBIO ARCHITECTS

CONCEPT 6: Class II/Class III (hybrid) Station without land acquisition

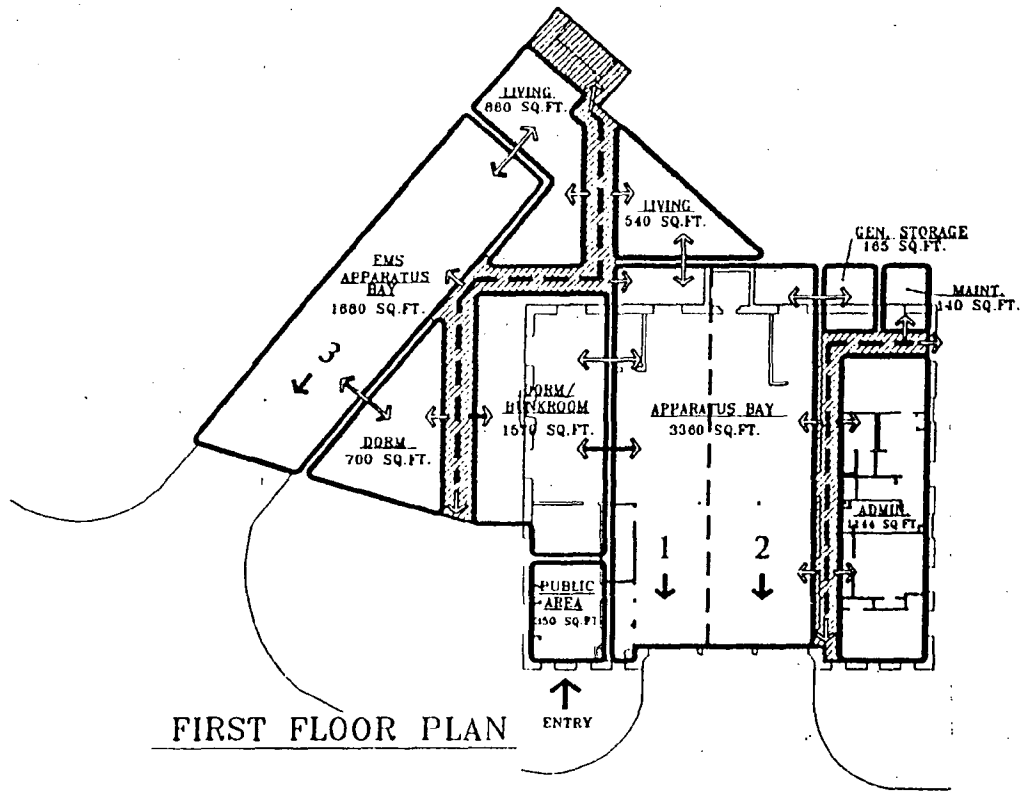
Criteria	Pro	Con
Fire Station Function	<ul style="list-style-type: none"> • three near full apparatus bays • one level station • LIVING proximate to APPARATUS • ADMIN proximate to APPARATUS • DORM proximate to APPARATUS • potential use of lot 32 apron space 	<ul style="list-style-type: none"> • back-in configuration • apparatus bays are not contiguous
Historic Preservation	<ul style="list-style-type: none"> • retains existing front facade • retains existing west facade • retains front part of existing east facade • retains historic fireplace in Dorm 	
Construct - ability	<ul style="list-style-type: none"> • makes use of existing Lot 32 Bldg 	<ul style="list-style-type: none"> • requires analysis of Lot 32 Building
Site Issues		<ul style="list-style-type: none"> • requires purchase of Lot 32 • extensive ramp construction

Takoma Park, Maryland



CONCEPT 6:
Class II/Class III Station without Land Acquisition
QUINN EVANS/ARCHITECTS and HALL, KELLY AND ZAMBATO ARCHITECTS

Takoma Park, Maryland



CONCEPT DATA

FIRST FLOOR:	11,570 SF.
MEZZ./BASEMENT:	2570 SF.
TOTAL:	14,140 SF.
PARKING:	30-35 SPACES

KEY

- New construction beyond Existing Building Footprint
- Circulation

CONCEPT 6:

Class II/Class III Station without Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

Schemes A & B

Selection of Schemes for Further Study

During meetings with the Stakeholders, it was agreed that the Consultant Team should revise and develop **Concept 2** with the following modifications:

- Land acquisition must include Lot 30
- A large portion of the Admin function should be moved to the basement - along the West Wall
- The Living function should be relocated to the first level, in the wing where it currently exists, and around to the rear.
- The Dorm and Exercise functions should be maintained on the Second Floor.
- Parking below, in the existing building should be eliminated because of the expense involved.

and **Concept 5** with the following modifications:

- The Facade should be developed in an A, B , "AA" configuration
- Land acquisition should include two lots - 29 and 30
- All parking should be surface
- The existing basement should be left as "unfinished"

Scheme A Concept Design (Three Story Scheme)

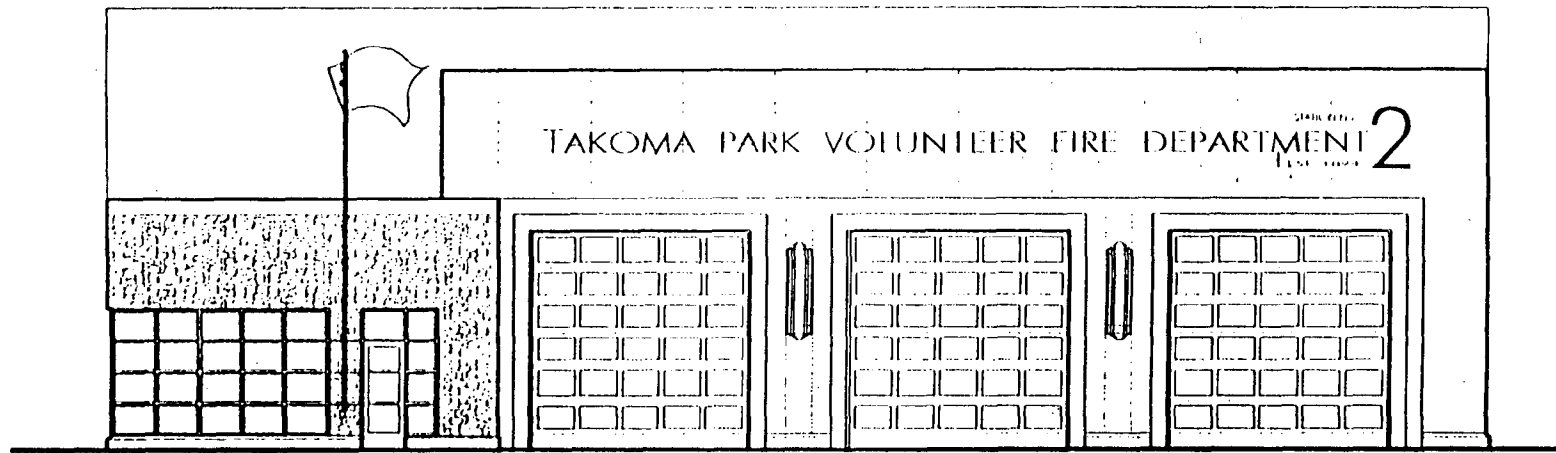
Scheme A results in a fire station with function at three levels. Administration Offices and General Storage and MEP spaces are located at the Basement level. Apparatus, Living Area, and Public Areas are located at the First Floor Level. Dorm/Bunk Rooms and Support Spaces are located at the Second Floor Level.

Construction of Scheme A requires complete demolition of the existing building interior except for the main structural members supporting the apparatus slab. The front and side stone walls are retained; the rear stone and brick facade is demolished. At the rear, the existing building is extended at the rear, and a second story is added.

A new Art Deco style facade designed to continue and enhance the current Station style is proposed. While completely new, the apparatus door portion of the would be built of limestone in a style similar to that at the existing doors. The one story stone portion at the East is modified to harmonize with the overall Art Deco Style.

Drawings

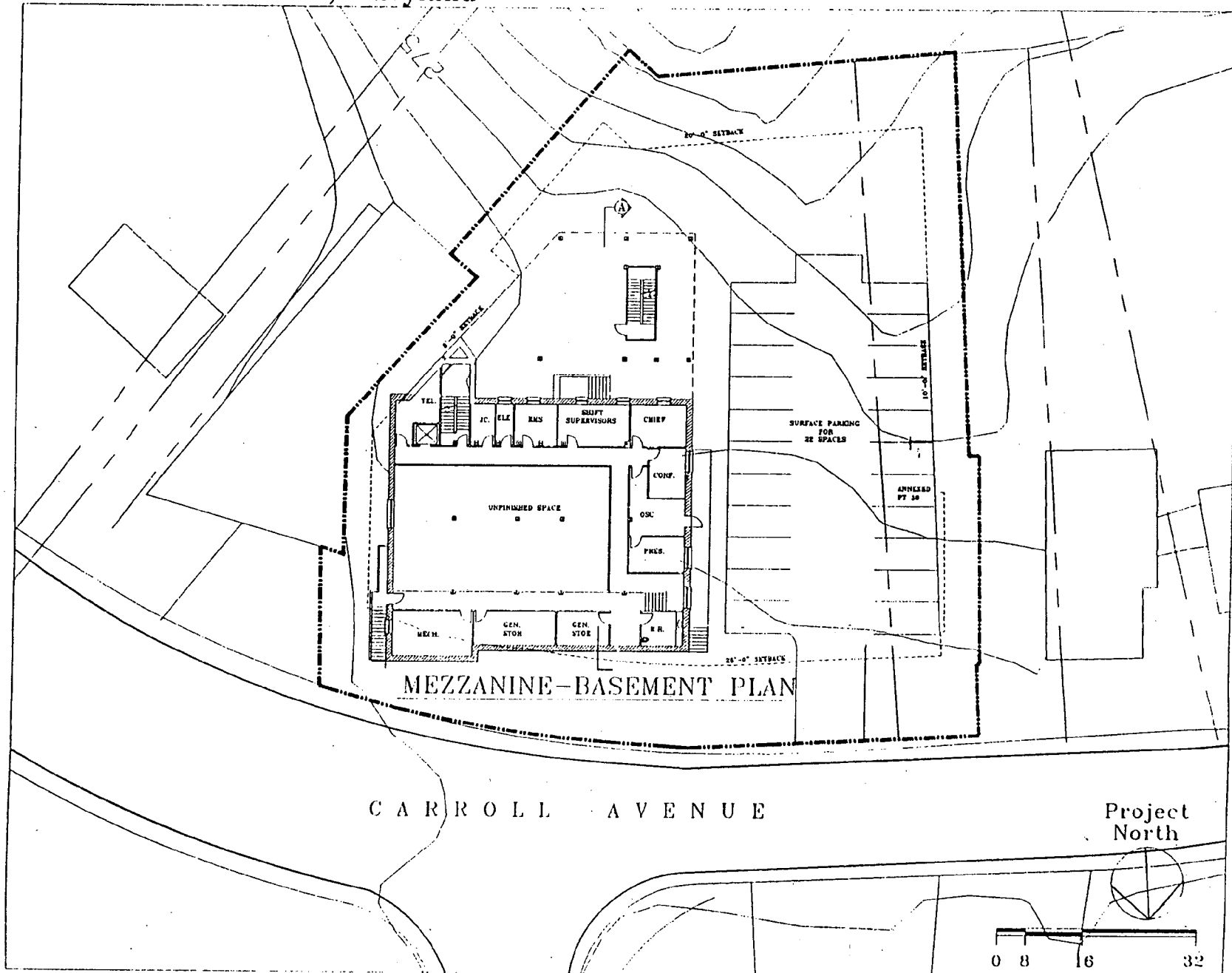
Attached are Elevations, Plans, and Section Drawings which describe Scheme A.



ENTRY ELEVATION — SCHEME 'A'



Takoma Park, Maryland



CARROLL AVENUE

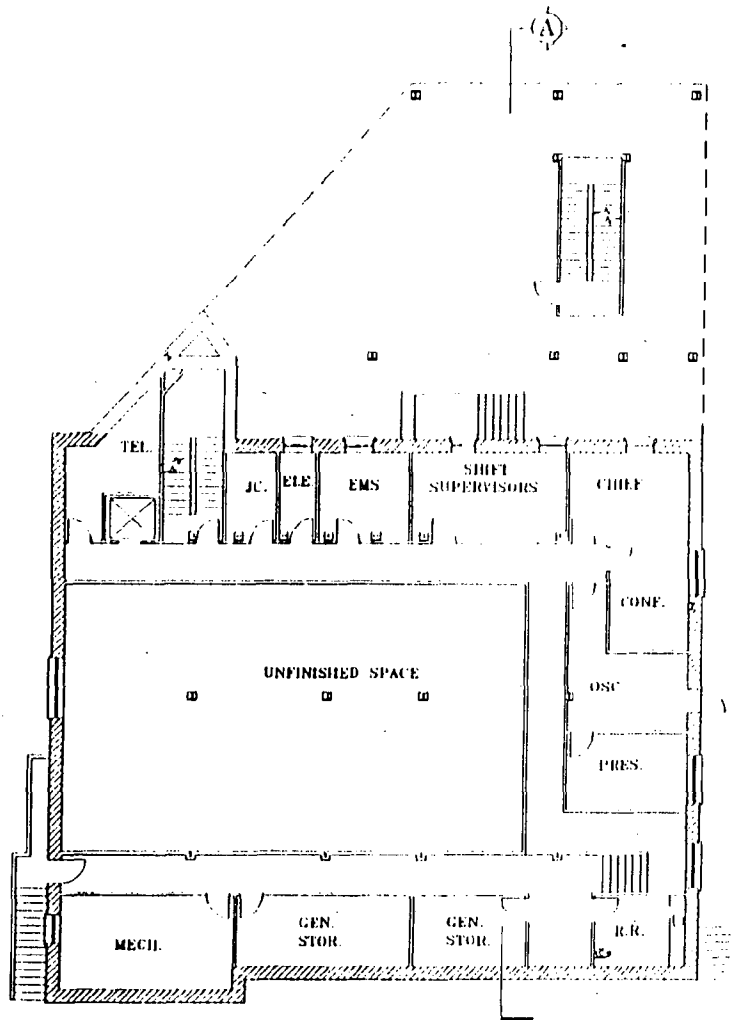
Project North

SCHEME A:

Class II Station with Land Acquisition


QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

Takoma Park, Maryland

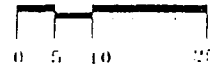


AREA CALCULATIONS

ADMINISTRATION	1150 SQ. FT.
MAINTENANCE	510 SQ. FT.
GENERAL	385 SQ. FT.
TOTAL (COMPONENTS)	2045 SQ. FT.
CIRCULATION	1642 SQ. FT.
TOTAL (BSMNT./MEZZ.)	3687 SQ. FT.

 EXISTING STRUCTURE TO REMAIN

MEZZANINE-BASEMENT FLOOR PLAN

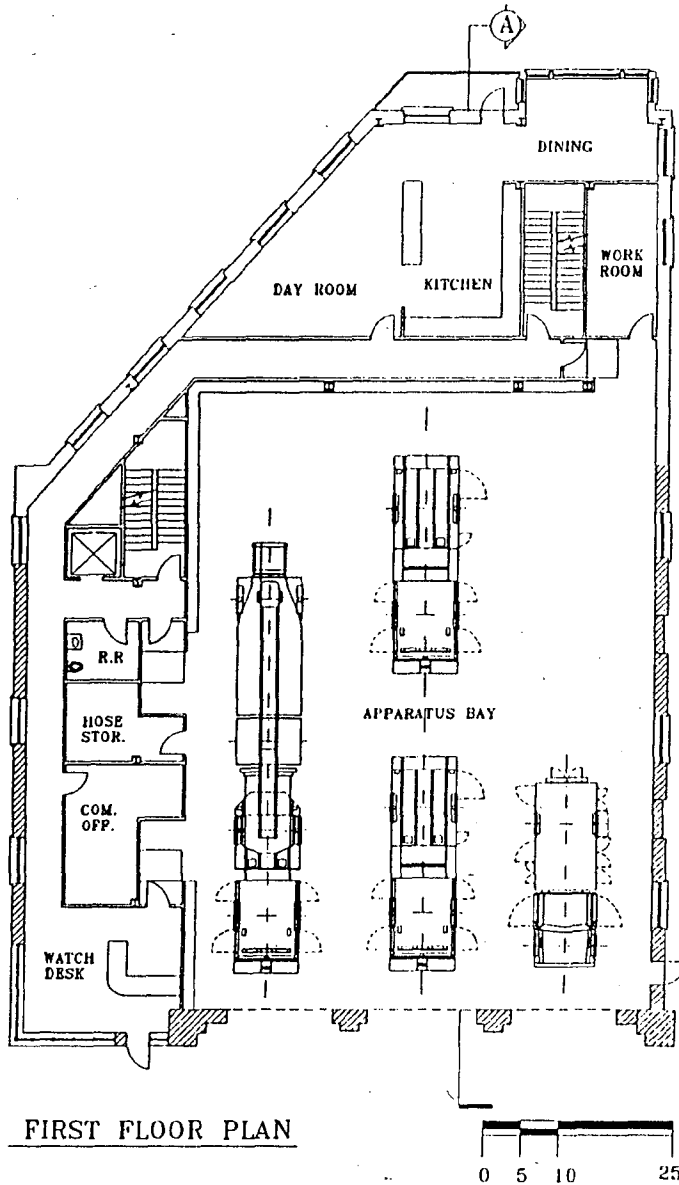


SCHEME A:

Class II Station with Land Acquisition

QUINN EVANS ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

Takoma Park, Maryland



AREA CALCULATIONS

APPARATUS SPACE	4861 SQ. FT.
LIVING AREA	1210 SQ. FT.
PUBLIC AREA	376 SQ. FT.
ADMINISTRATION	218 SQ. FT.
GENERAL	152 SQ. FT.
MAINTENANCE	317 SQ. FT.
TOTAL (COMPONENTS)	7134 SQ. FT.
CIRCULATION	1512 SQ. FT.
TOTAL (FIRST FL.)	8646 SQ. FT.

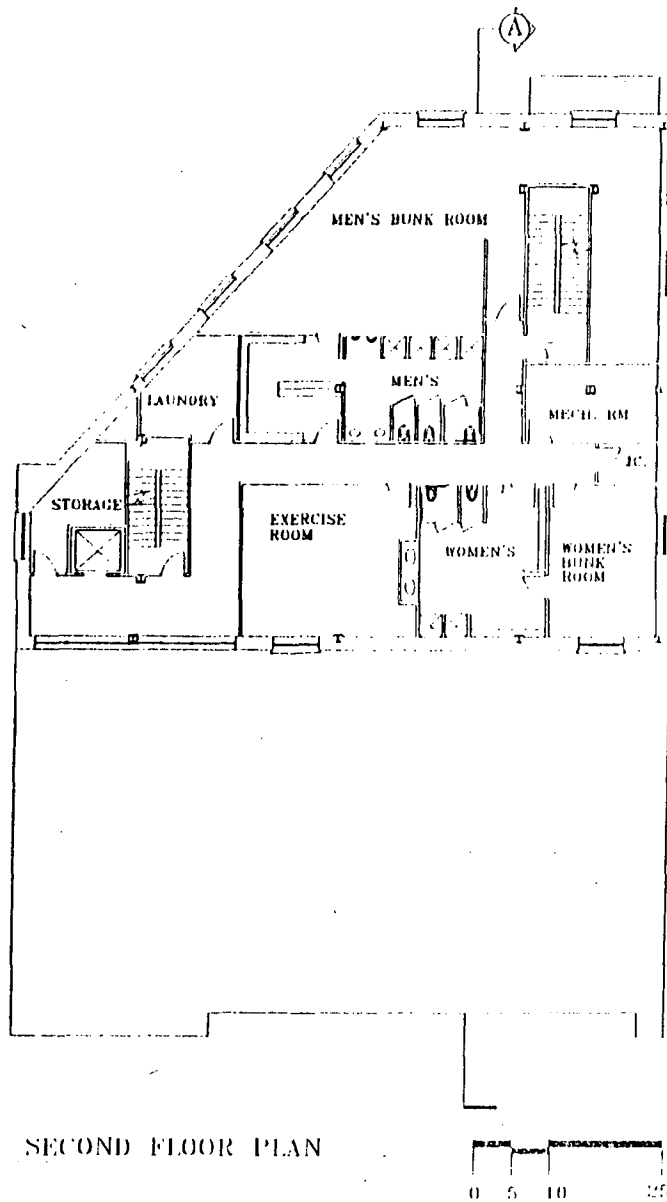
 EXISTING STRUCTURE
TO REMAIN

SCHEME A:

Class II Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

Takoma Park, Maryland



AREA CALCULATIONS

BUNKROOM	2485 SQ. FT.
LIVING AREA	440 SQ. FT.
GENERAL	167 SQ. FT.
MAINTENANCE	203 SQ. FT.
<hr/>	
TOTAL (COMPONENTS)	3295 SQ. FT.
<hr/>	
CIRCULATION	1157 SQ. FT.
<hr/>	
TOTAL (SECOND FL.)	4452 SQ. FT.

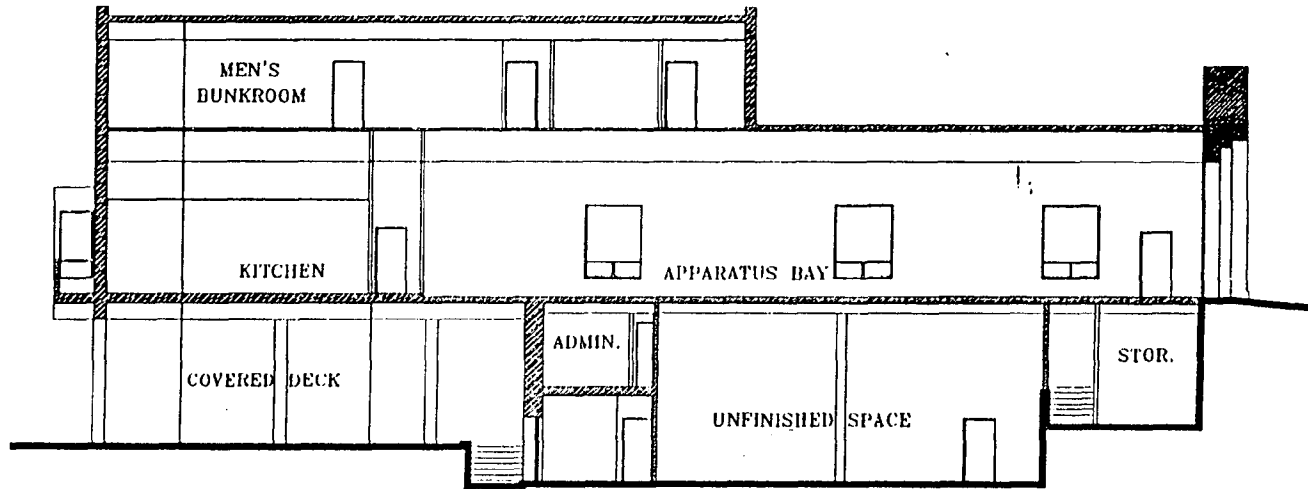
 EXISTING STRUCTURE
TO REMAIN

SCHEME A:

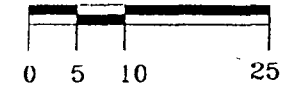
Class II Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

Takoma Park, Maryland



SECTION A



SCHEME A:

Class II Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

Scheme B Concept Design (One Story Scheme)

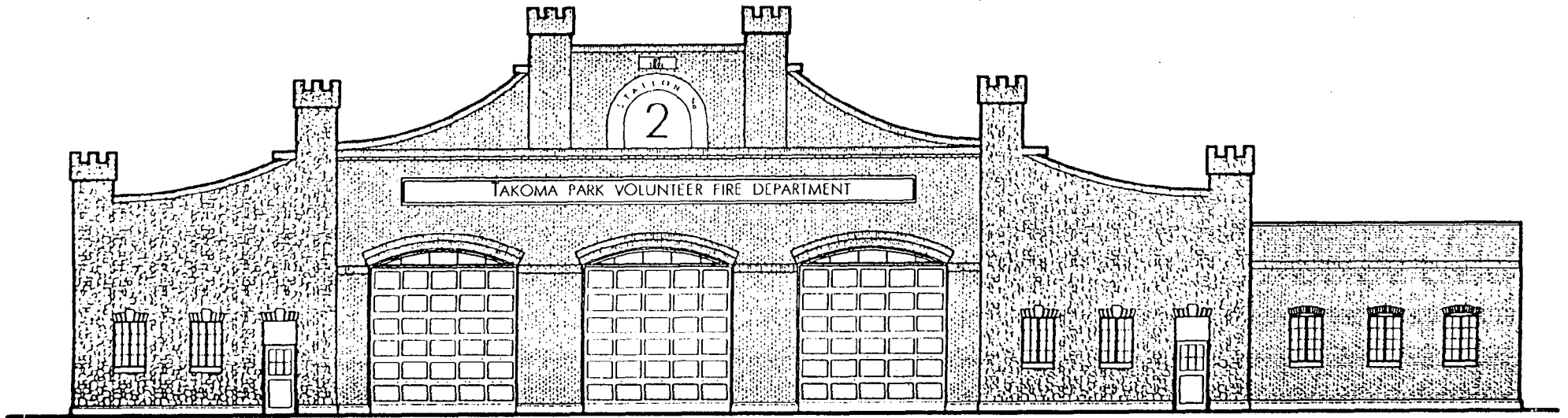
Scheme B results in a fire station with the primary function at one level. General Storage and MEP spaces are located at the Basement level; all other functions are provided at the First Floor Level.

Construction of Scheme B requires complete demolition of the existing building interior except for the main structural members supporting the apparatus slab. Except for the east wall including the grand fire place, and a portion of the front facade adjacent to the commercial warehouse, the existing building envelope is demolished down to grade, and serves as footing component in the new building. The new building sets directly above the existing with expansion provided at the rear and at the west side.

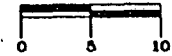
The new facade is designed to recall the character of the original 1928 facade shown on the cover of this report. An A - B - A - c configuration is proposed; the "A" elements are built of field stone in a form derived directly from historic photographs, the "B" portion of the facade is to be built of brick with limestone trim in a form which is derived from the historic photograph, but is modified to accommodate the larger size of the apparatus bay doors. While substantially new, this station preserves the original fire place, a portion of the original facade, and introduces a new design which respects the memory of the original building.

Drawings

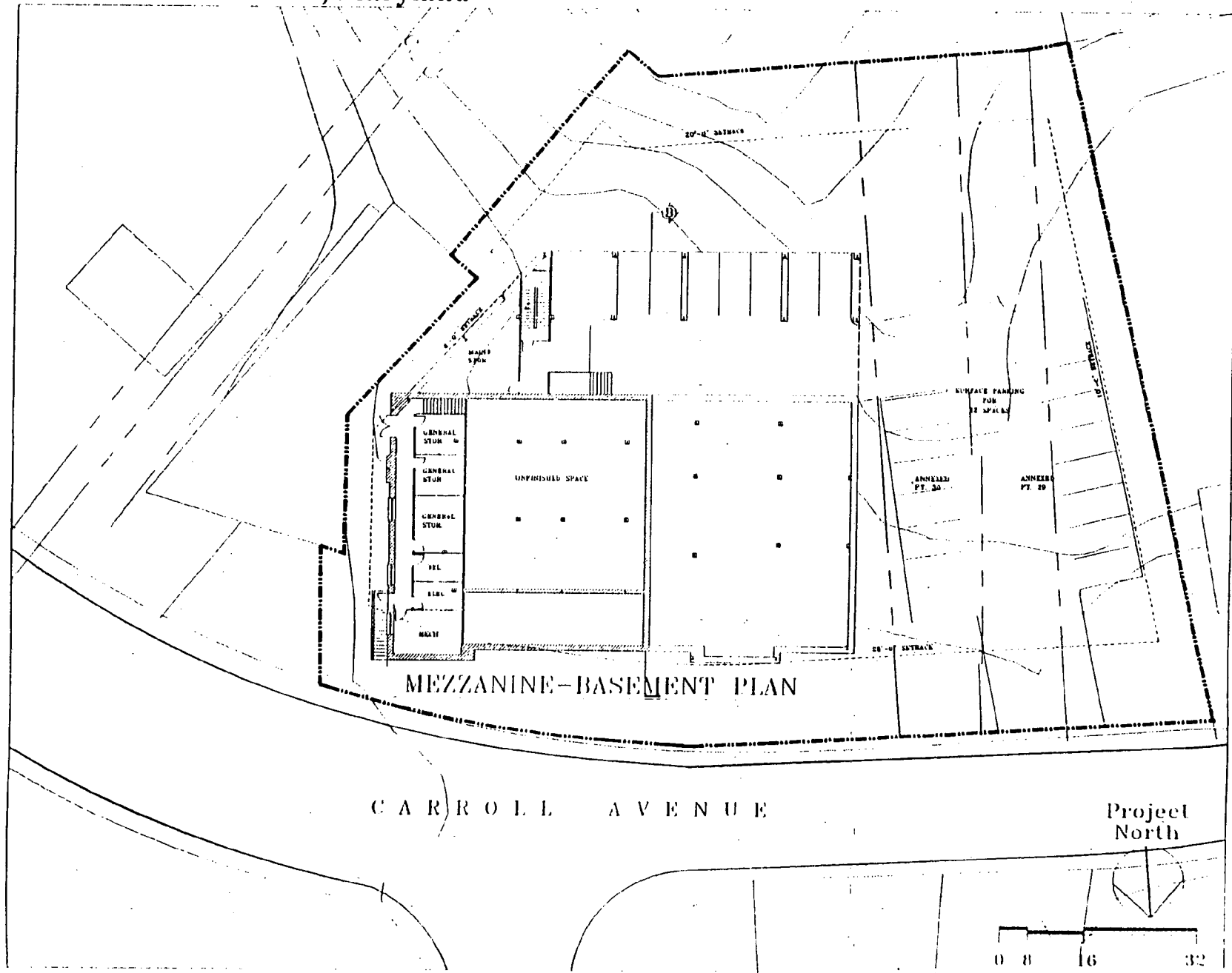
Attached are Elevations, Plans, and Section Drawings which describe Scheme B.



ENTRY ELEVATION — SCHEME 'B'



Takoma Park, Maryland

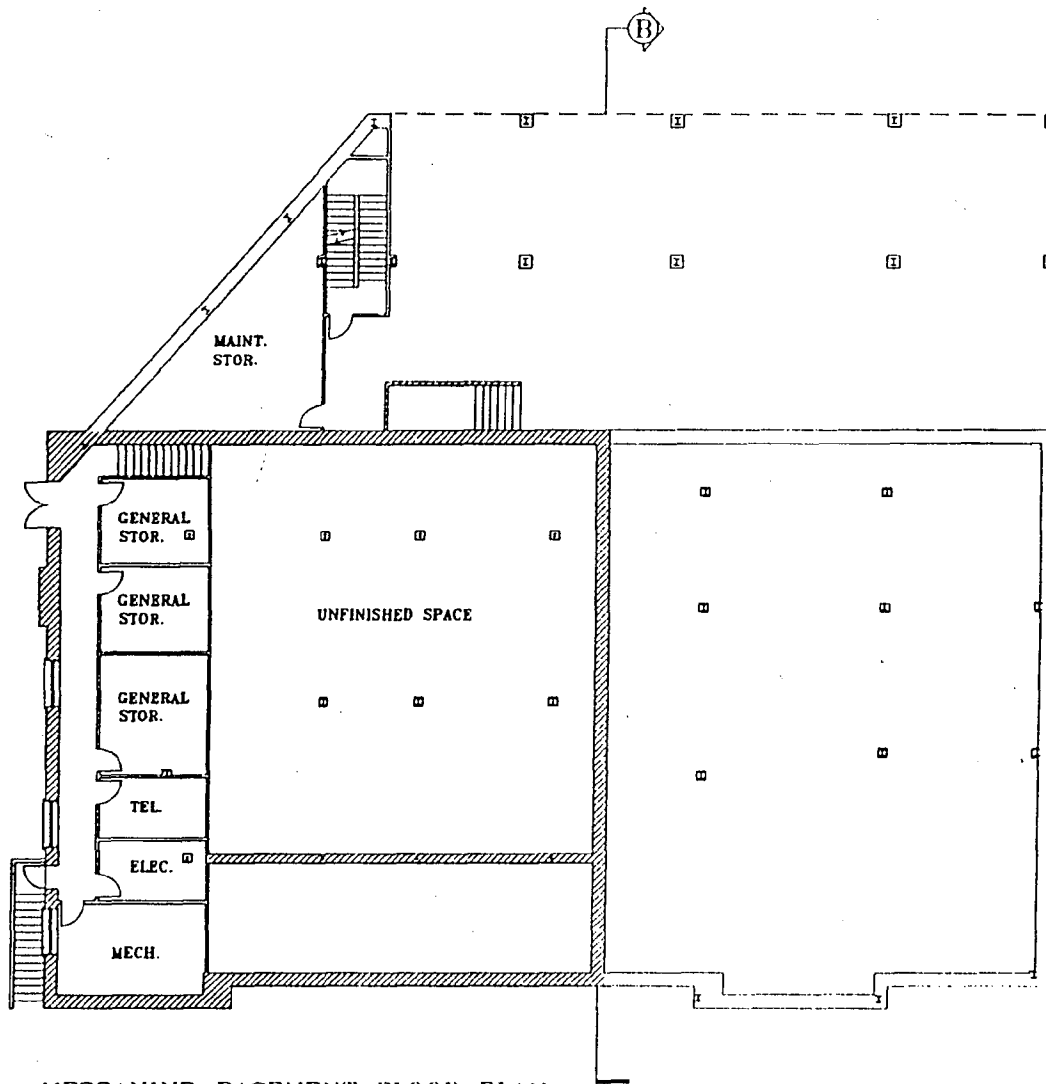


SCHEME B:

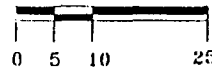
Class II Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

Takoma Park, Maryland



MEZZANINE-BASEMENT FLOOR PLAN



AREA CALCULATIONS

GENERAL	585 SQ. FT.
MAINTENANCE	910 SQ. FT.
TOTAL (COMPONENTS)	1495 SQ. FT.
CIRCULATION	495 SQ. FT.
TOTAL (MEZZ./BSMNT.)	1990 SQ. FT.

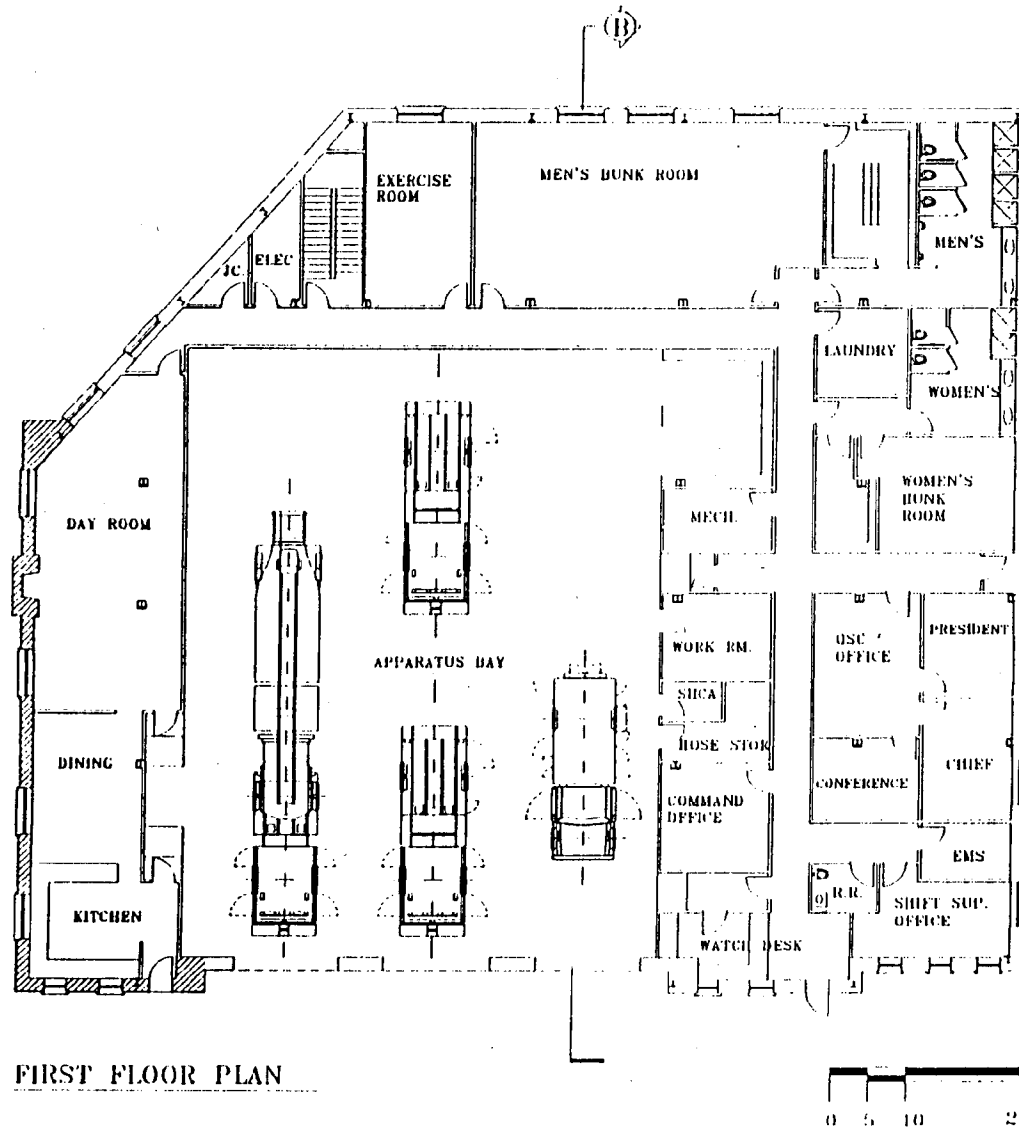
 EXISTING STRUCTURE TO REMAIN

SCHEME B:

Class II Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

Takoma Park, Maryland



FIRST FLOOR PLAN

AREA CALCULATIONS

APPARATUS SPACE	5044 SQ. FT.
BUNKROOMS	2485 SQ. FT.
LIVING AREA	1710 SQ. FT.
PUBLIC AREA	270 SQ. FT.
ADMINISTRATION	1255 SQ. FT.
GENERAL	480 SQ. FT.
MAINTENANCE	485 SQ. FT.
TOTAL (COMPONENTS)	11,729 SQ. FT.
CIRCULATION	1773 SQ. FT.
TOTAL (FIRST FL.)	13,502 SQ. FT.

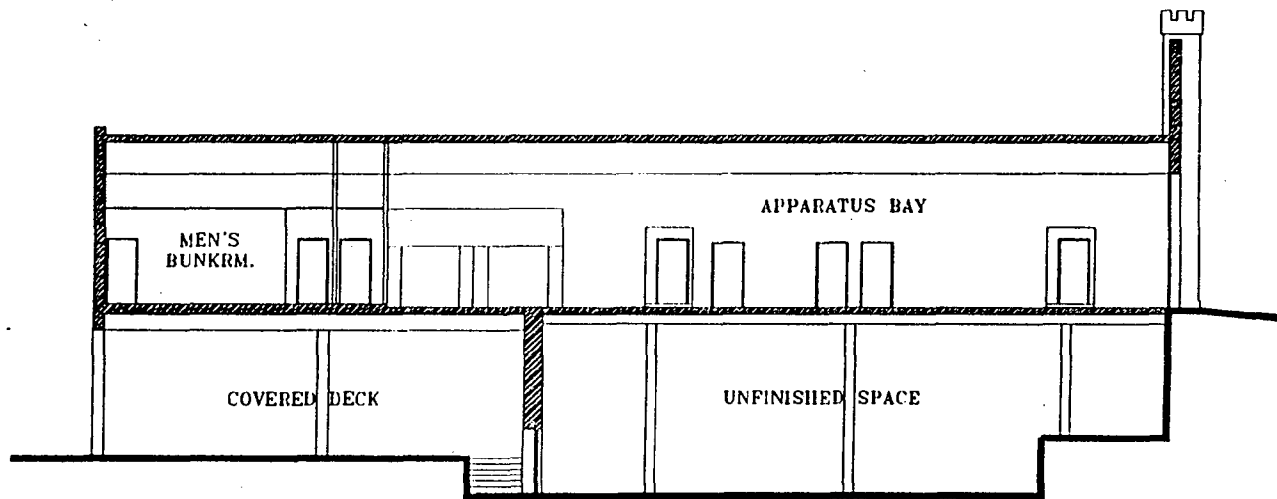
EXISTING STRUCTURE
TO REMAIN

SCHEME B:

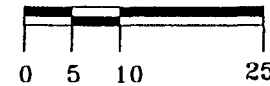
Class II Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

Takoma Park, Maryland



SECTION B



SCHEME B:

Class II Station with Land Acquisition

QUINN EVANS/ARCHITECTS and HACKLEY AND ZAMBITO ARCHITECTS

24 July, 1997

TAKOMA FIRE STATION FEASIBILITY STUDY

APPENDIX

- COST ESTIMATE - SCHEMES A & B
Prepared by: R.W. Brown & Associates

- PROGRAM OF REQUIREMENTS - PROTOTYPE FIRESTATIONS CLASS I, II, III, IV
Prepared by: Montgomery County Department of Public Works and Transportation
Division of Facilities and Services, Capital Projects Management Section and the
Montgomery County Fire and Rescue Commission

- TAKOMA PARK FIRE STATION FEASIBILITY STUDY (Site Issues)
Prepared by: Loiederman Associates, Inc.

- TAKOMA PARK FIRE STATION STRUCTURAL EVALUATION
Prepared by: Shemro Engineering Associates

- TAKOMA PARK FIRE STATION MEP SYSTEMS EVALUATION
Prepared by: Allen And Shariff Corporation

- LETTER OF SUPPORT - 30 June 1997
Prepared by: Historic Takoma

12/18/2000

DEAR DIRECTOR OF EQUAL OPPORTUNITY PROGRAM
AND MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

WE WANT YOU TO BE AWARE OF WHAT IS HAPPENING
TO US AT 7135 CARROLL AVE., TAKOMA PARK, MD 20912. MY
LANDLORD HAS ASKED ME TO WRITE AND WANTS YOU TO
UNDERSTAND THAT HE'S BEEN LIVING HERE SINCE 1965. 2
OTHER OF HIS RENTERS HAVE BEEN HERE SINCE 1993.
OTHER RENTERS HAVE BEEN HERE FOR AT LEAST 3 YEARS.
MANY PEOPLE ARE INVOLVED AND MANY PEOPLE WILL BE
INCONVENIENCED. THE FIRE DEPARTMENT AND SOME
ORGANIZATION THAT FUNDS MONEYS TO THE FIRE DEPARTMENT
FOR ITS FUNCTION, MAINTENANCE WANTS TO BUY THIS HOUSE
THAT WE LIVE IN. THE FIRE DEPARTMENT WANTS MORE
ROOM TO PARK ITS TRUCKS. WE DON'T WANT TO SELL/
OR MOVE. THE PEOPLE IN THIS HOUSE ARE ELDERLY
WITH HEALTH PROBLEMS AND LIKE IT HERE. THEY HAVE
BEEN HERE WILLINGLY SINCE 1965. THE HOUSE IS PAID
IN FULL AND HE THOUGHT HE BOUGHT A SURE THING
BECAUSE OF THE HISTORIC DISTRICT HE'S IN. MANY PEOPLE
WILL BE SUDDENLY UP THE CREEK LOOKING HOW TO
GET SITUATED AFTER SUCH A UNWANTED SURPRISE
TO HAVE TO MOVE WHEN IT WASN'T PLANNED ON. THE
ASSOCIATION CONNECTED WITH THE FIRE DEPARTMENT
SAID THAT THEY WOULD LET US KNOW IN 6-MONTHS
IF WE HAVE TO MOVE OR NOT. DO YOU KNOW HOW
THAT MAKES US FEEL? FOR THE NEXT 1/2 YEAR WE
DON'T KNOW WHAT TO EXPECT AND YET WE LIVE
IN A HOUSE THAT'S PAID IN FULL AND ALL WHO LIVE
HERE PAY RENT. MY LANDLORD SAID THAT HE RECEIVED
A MOVE WOULD PRETTY NEAR KILL HIM. THIS WAITING
PERIOD TO FIND OUT WHAT'S GOING TO HAPPEN TO US

IS WEIGHING HEAVY ON EVERYONES MIND, AND THE DRAGGED MOVE WE DONT KNOW IF THESE PEOPLE WILL GET THEIR WAY OR NOT. WE OF COURSE DONT WANT THE FIRE DEPARTMENT TO HAVE A PARKING PROBLEM, BUT WE FEEL THEY NEED TO HAVE THEIR PROBLEMS SOLVED IN SOME OTHER WAY THAN GETTING US INVOLVED. JUST BEING NEXT DOOR TO THEM IS NOT A GOOD ENOUGH REASON TO FIND PARKING SPACE WITH US. WE NOTICED THAT THE FIRE DEPARTMENT DOES NOT HAVE AN UPSTAIRS TO HOUSE ITS FIRE FIGHTERS. WHEN THESE GUYS NEED SPACE TO LIVE, THEY PARK THE TRUCKS OUTSIDE, THEN THEY SAY THEY DONT HAVE ROOM FOR THEIR VEHICLES. WE FEEL THE FIRE DEPARTMENT SHOULD BE ALLOWED TO BUILD VERTICLES ON THEIR OWN PROPERTY TO GIVE THE FIRE FIGHTERS MORE LIVING SPACE, THEN THEY CAN LEAVE THEIR TRUCKS PARKED INSIDE AND THEN THE TALK OF NOT HAVING ENOUGH SPACE TO PARK WILL STOP.

PLEASE ASSIST US. WE DONT WANT TO MOVE IN TURN, AS YOU HELP US, YOU NO DOUBT WILL SOLVE THE FIRE DEPARTMENTS PROBLEMS BECAUSE THEY NEED BUILDING PERMITS TO CHANGE WHAT THEY HAVE ON THEIR OWN PROPERTY FOR THEY TO BE IN A HISTORIC PRESERVATION DISTRICT. MY COUNCILOR SAID THAT PEOPLE GET HURT BECAUSE "THEY DIDN'T KNOW", THIS LETTER IS TO LET YOU KNOW.

Helmut John Frick
HELMUT JOHN FRICK

- Insufficient parking is a problem. The current lot provides approximately 16 spaces, 22 spaces are required.

Fire and Rescue Service Capability

The existing building was designed and constructed several decades ago when the fire and rescue needs were far different from current requirements. The residential population, commercial development, and automobile traffic through the community has increased. Therefore, the number of emergency vehicles and staff needed to serve the vicinity have increased resulting in needs for increased apparatus area and support space. Modern fire apparatus is much larger and heavier than older units. Current fire station requirements have expanded to include accommodations for female fire and rescue personnel, physical fitness training, and increased administrative and storage space. The existing station has significant deficiencies in all of these areas.

Following is a summary list of observations relevant to fire and rescue service capability. Note also that existing versus the required program areas are included on the *Space Requirements Chart* included in the following Facility Program section:

1. Size Of The Apparatus Bays:

- The current width of each apparatus bay is too small. The minimum width required for fire and rescue staff to operate efficiently and safely is 20'-0".
- The height of the apparatus area is too low, the existing clear height to the underside of structure is 12'-2". A minimum of 16'-0" clear height to the underside of structure is required to accommodate the 14' high roll up door systems.
- The height and width of the apparatus bay doors are too small. The best size is 14'-0" X 14'-0" for safety, ease of daily operations and emergency egress.
- The recently adopted Program requires that three 20 feet wide x 80 feet deep apparatus bays be provided. The Takoma Station currently houses the following equipment:
 - 2 Engines
 - 1 Ladder Truck
 - 1 EMS Vehicle

2. Storage

- The amount and location of storage space for equipment, tools, and emergency service related items is inadequate. More space is needed to properly accommodate self contained breathing apparatus (SCBA), the

Assess Existing Conditions

Site

Located at 7201 Carroll Avenue, the Fire Station property consists of Part Lot 30 and Lot 31, Block 19 as shown on a record plat of the subdivision entitled "B.F. Gilbert's Addition to Takoma Park" as recorded in the land record of Montgomery County, MD, in Plat Book A on Plat 2 dated 1886. Based on review of these Plat records, it appears that the footprint of the Commercial Building to the East on Lot 31 encroaches on the Fire Station Lot. Similarly the houses on the lots to the West appear to encroach upon adjacent property lines. For purposes of this study we have assumed the Court rulings regarding Adverse Possession would likely apply, and that where the adjacent buildings cross property lines, the encroaching buildings own the land on which they are set. In any case, land survey and plat research will be required at the outset of any follow on design project.

The Zoning on the site steps up in allowed density from R20 on Lots 29 and Part 30 to the west, to R60 on the Fire Station Lot 31, to C2 to the east on lot 32. The Fire Station use is allowed in all three zones; however, the required setbacks are difficult to achieve. If the renovated facility is substantially re-built over it's current footprint and adjacent properties are purchased, requirements to upgrade the Zoning classification or receive a Zoning Variance can be avoided. Both Schemes A and B require the purchase of adjacent properties resulting in compliance with the existing Zoning requirements. Important to any design will be the provision of a buffer zone between the Station's parking area and the adjacent residential properties to the west.

Following is a summary list of observations relevant to fire and rescue service capability:

- The area of the site is very small making it difficult to get the required building area to accommodate emergency services and provide adequate parking for staff, volunteers, and visitors.
- The topography of the site is a steep slope requiring that the Apparatus Bay be supported above ground.
- Since there is limited apron area available in front of the apparatus bays, it is important that the facility accommodates the need to wash emergency vehicles within the apparatus bays. The limited size of the apparatus bays, deterioration of the existing slab, and problems with the existing drainage system make it difficult to properly wash the emergency vehicles.
- The site configuration is such that it is not feasible to achieve the "drive-through bays".
- There are serious legal boundary description discrepancies where structures exceed the property lines making planning for additions, alterations, and new buildings difficult.
- The location of the existing building with respect to the "T" intersection provides excellent egress for emergency vehicles.

As of June 1997 the applicable codes include:

- 1993 BOCA National Building Code
- 1994 NFPA 101, 1993 NFPA 13
- MONTGOMERY COUNTY ENERGY DESIGN GUIDELINES
- PEPCO Regulations
- Washington Gas Regulations
- WSSC Regulations - 1998
- ADA Accessibility Guidelines 1990 (effective 1995)
- COMAR 05.02.02)

Plan Review & Building Permits

Substantial development at the Takoma Park Fire Station will likely require approval by the following entities:

- Takoma Park Volunteer Fire Department
- Montgomery County Fire and Rescue Commission
- City of Takoma Park
 - Planning Department
 - Public Works Department
- The Maryland-National Capital Park and Planning Commission (M-NCP&PC) - Mandatory Referral
 - Development Review Division Transportation Planning Division
 - Environmental Planning Division Community Planning Division
 - Historic Preservation Division
- Montgomery County Department of Permitting Services (MCDPS)
 - Subdivision Development Division
 - Division of Water Resources Management
- Montgomery County Department of Public Works and Transportation (MCDPW&T)
- Washington Suburban Sanitary Commission (WSSC)
- Montgomery County Department of Environmental Protection - Division of Water and Wastewater Management (MCDEP-DWWM)
- Maryland State Highway Administration (MSHA)
- Applicable Utility Companies: PEPCO, Washington Gas, Bell Atlantic

Pertinent Codes and Standards

Historic Classifications and Standards

The Takoma Park Fire Station is located within the Takoma Park Historic District in Montgomery County. The Building is listed on the Montgomery County Master Plan for Historic Preservation and is considered to be a contributing resource within the Historic District. All work which impacts the building exterior must be approved by the County Historic Preservation Commission, and will require a Historic Area Work Permit (HWAP) in addition to the County Building Permit.

The Commission is most concerned with the building's public facades. They are looking for design solutions which retain and respect the buildings historic character. The criteria evaluated by the Commission includes:

- that the proposal would not substantially alter the exterior of the historic site;
- that the proposal would be compatible with the historic site;
- that the proposal would enhance the preservation of the historic site;
- that the proposal would remedy unsafe conditions;
- that the proposal would be necessary to assure that the owner was not deprived of reasonable use of the property;
- that the general public welfare would be served by granting the permit.

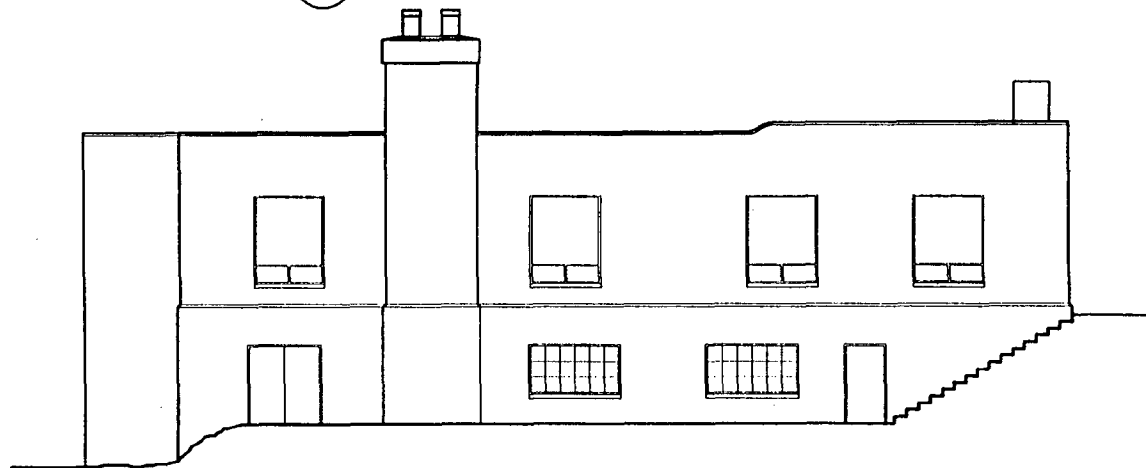
Applications for the HWAP can be obtained from the Montgomery County Department of Environmental Protection, (DEP) Division of Construction Codes Enforcement, 250 Hungerford Drive, Rockville, MD. In short, the application must define both the existing condition with photographs and drawings and description, and define the proposed work with drawings and description.

Building Codes

A substantial renovation of the building will require compliance with all codes currently enforced by Montgomery County Department of Environmental Protection (DEP). Since both the initial construction and ongoing operation is funded by Montgomery County, compliance with County Adopted energy guidelines will be required. Further, as utilities are impacted, the Project must provide compliance with the regulations required by the utility companies serving the site. Finally, compliance with ADA to protect from the possibility of Civil lawsuits.

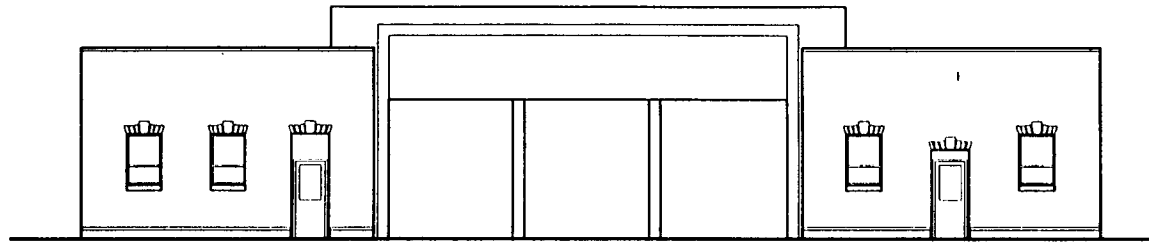


5 SOUTH ELEVATION

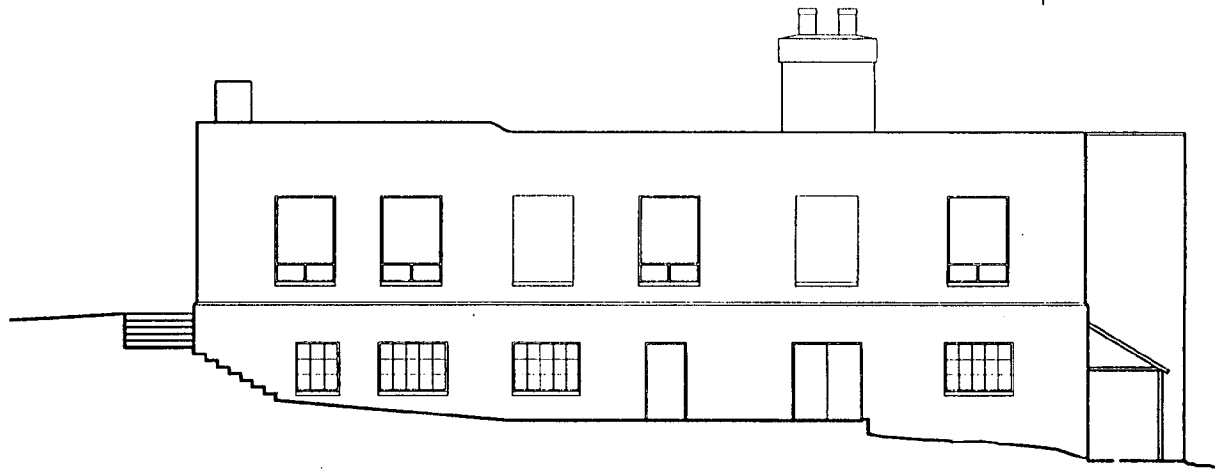


6 EAST ELEVATION

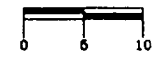


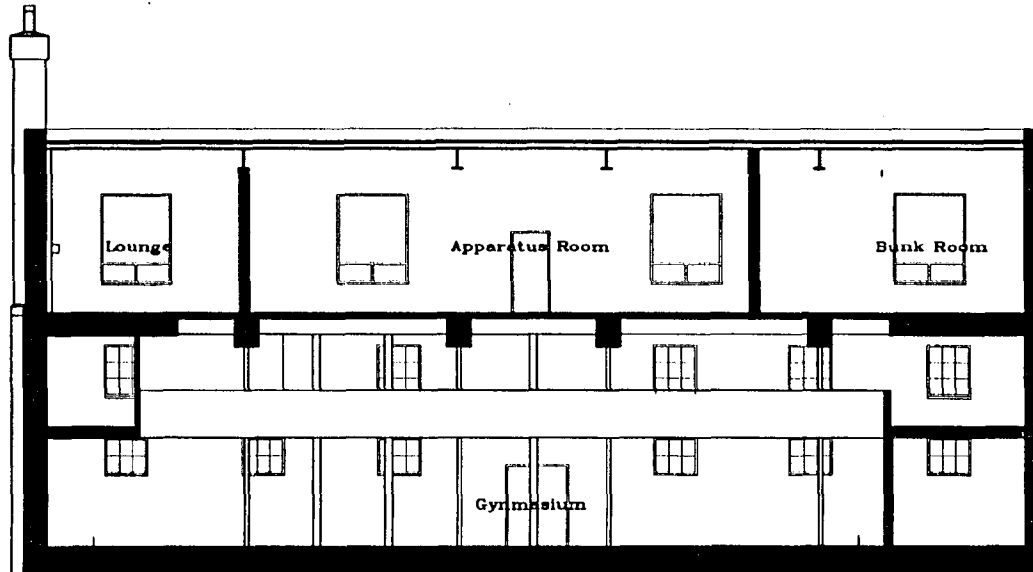


3 NORTH ELEVATION

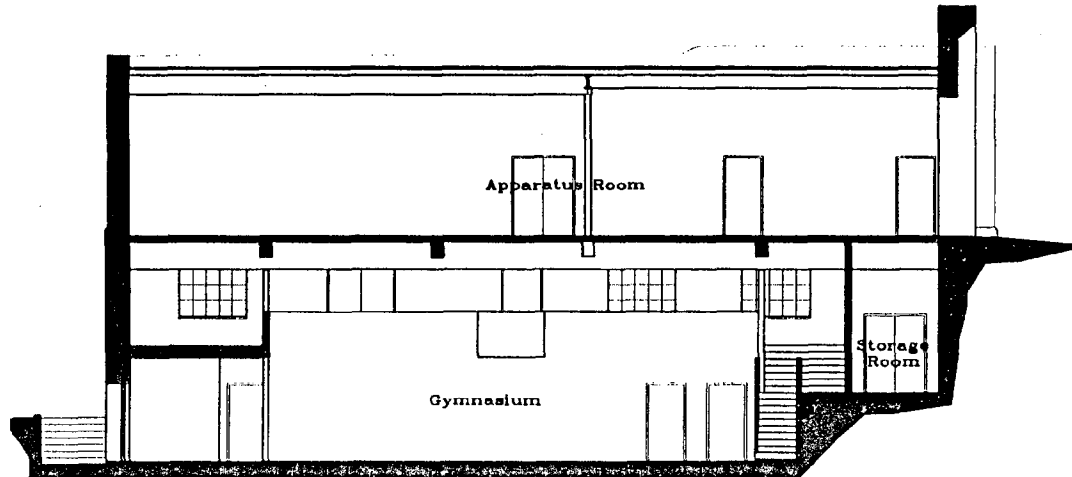


4 WEST ELEVATION



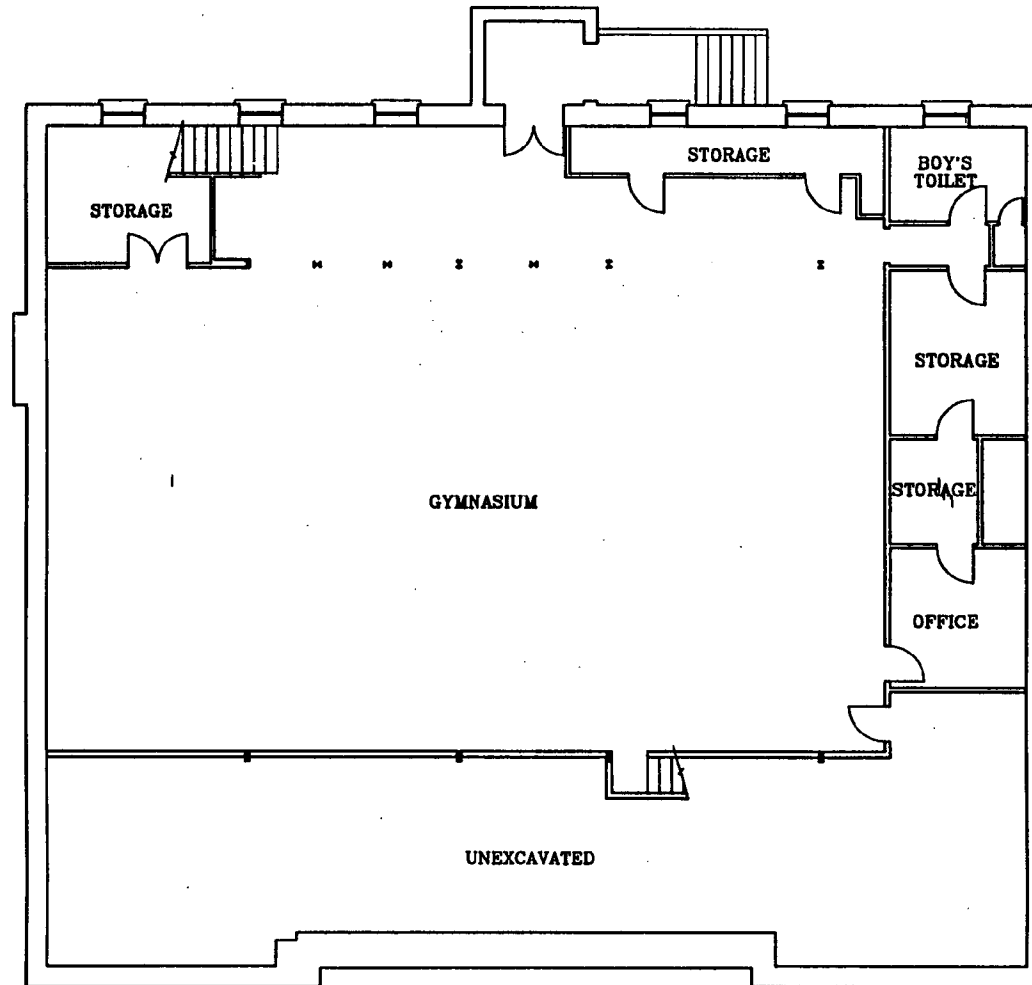


1 SECTION LOOKING SOUTH

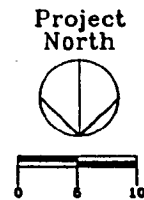


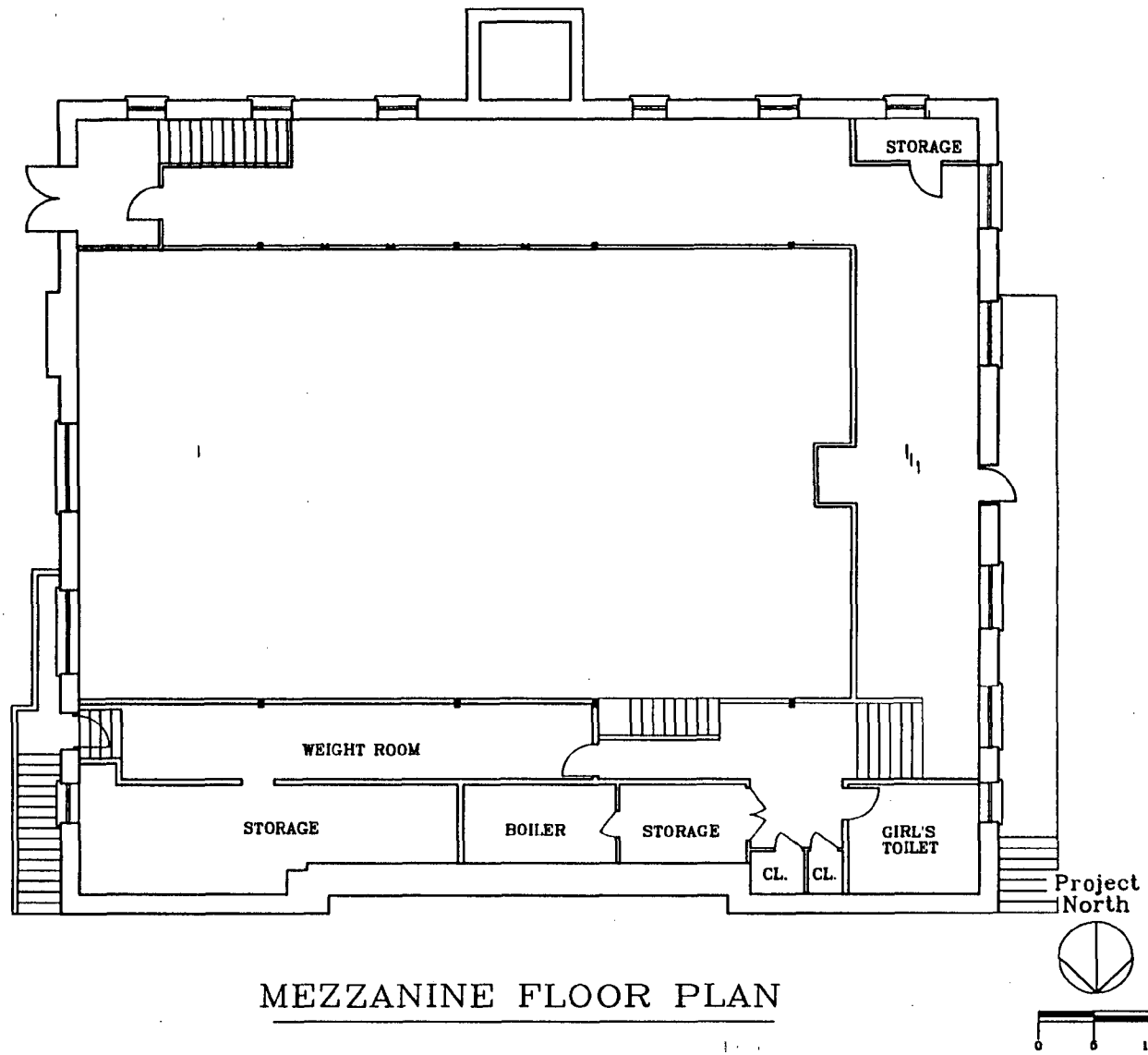
2 SECTION LOOKING WEST



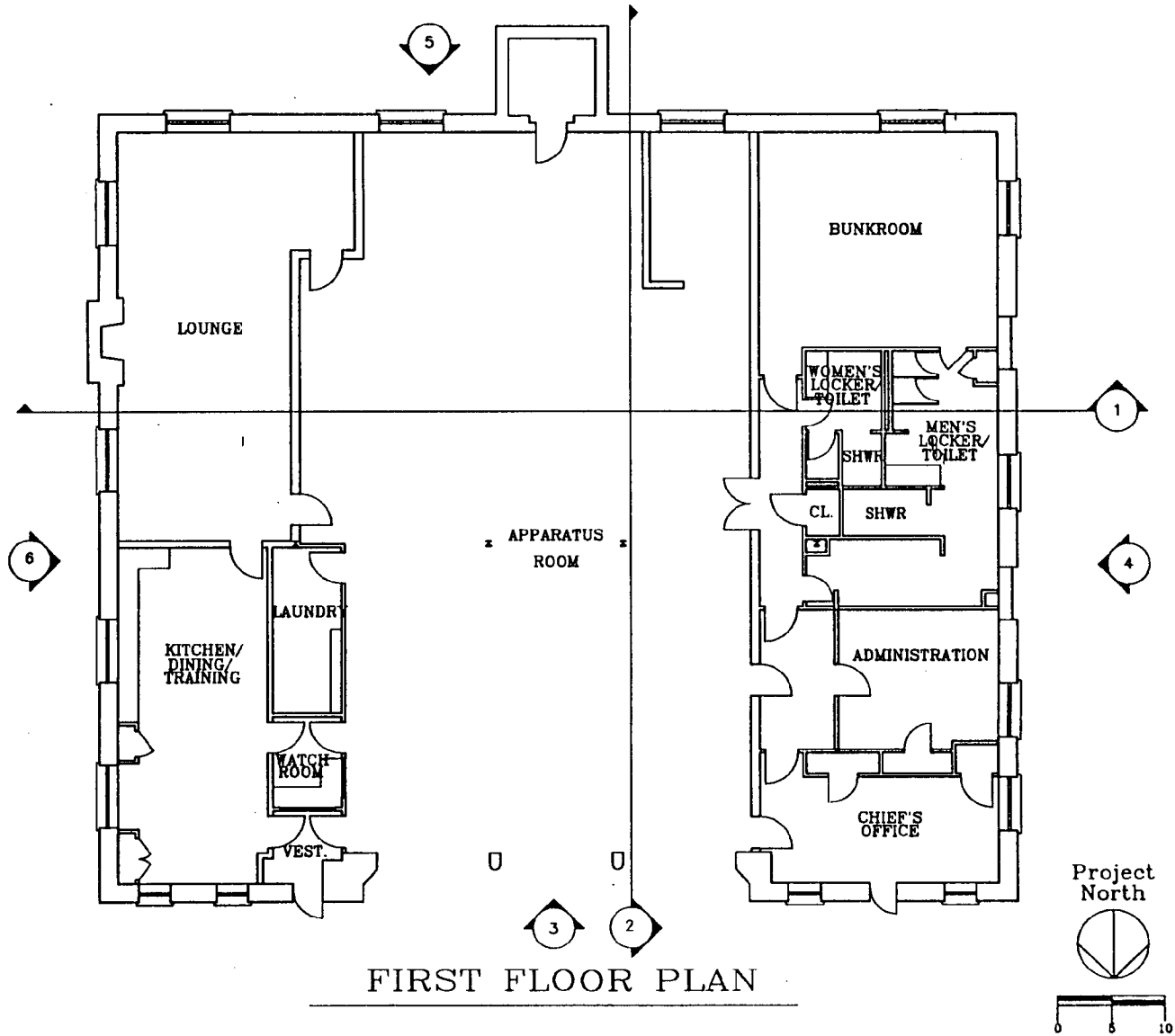


BASEMENT FLOOR PLAN

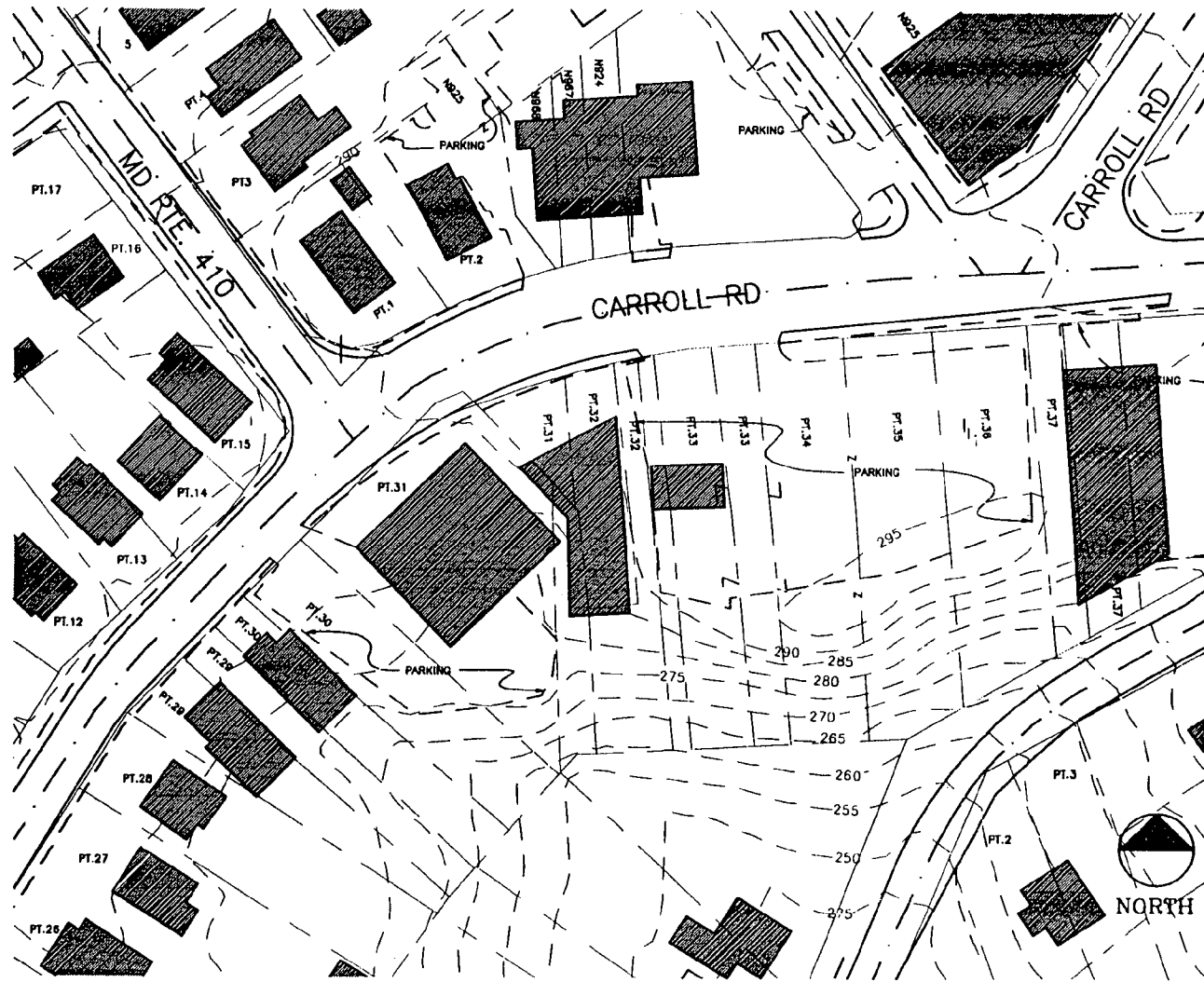




MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN



28 July 1997
TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Base Drawings

On the following page are base drawings of the existing facility. CAD copies of the drawings have been delivered to the City of Takoma Park, and are being kept on file by the City at the following address:

City of Takoma Park
Public Works Department
31 Oswego Avenue
Silver Spring, MD 20910

Please be aware that the attached drawings were developed from archive drawings developed to renovate the building back in 1982. While overall dimensions have been verified, exact locations of the windows, doors, partitions, utilities etc. have not been confirmed. A complete measured survey of the building will likely be required prior to further developing the design.

Description	Estimated Building Construction Cost*
Scheme B A predominately one story fire house, which provides expansion both to the west and rear of the existing station. Purchase of two adjacent residential lots to provide a buffer zone and needed parking is required.	\$ 2.82 Million

*Note: Estimated Building Construction Cost is a portion of the total project cost. This number is for building costs only and does not include costs for land purchase, project management, design and engineering, furnishings, and temporary facilities.

3. Resolution of the following items will be important to the project's success:

- The record plat for the Fire Station property dates to 1886. The existing Fire Station and its parking lot are sited within the boundaries of Lots 31 and part Lot 30. However, the footprints of adjacent buildings appear to encroach upon these and other near by Lots. Land survey and plat research are needed to more accurately understand the site related project constraints.
- Development of the Project will require review and approval from the Montgomery County Historic Preservation Commission. Early involvement of the Commission, and community support for the proposed design will be important to achieving the necessary Historic Area Work Permit.
- The purchase of adjacent property is needed to provide necessary parking and a buffer between the fire station and adjacent residential properties. Demolition of the houses on these properties will also require approval from the Montgomery County Historic Preservation Commission.
- Station ownership issues between the Takoma Park Volunteer Fire Department and Montgomery County must be resolved.
- The extent of construction required will preclude use of the existing facility. Temporary quarters for the existing fire and rescue service will need to be established for a one year construction period.

28 July 1997

TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Originally constructed in 1927, the existing Station was substantially changed in the 1950's. The facades were altered and new structure was added at the interior. The Station interior was again substantially renovated in the early 1980's. The existing configuration does not meet the program standards recently adopted by the County Fire and Rescue Commission. Fire fighting apparatus is currently housed in two 19 feet wide by 60 feet deep bays served by 9.5 feet wide by 12 feet tall garage doors. Current standards require a minimum of three 20 feet wide by 80 feet deep apparatus bays, served by much larger garage doors. 14 feet wide by 14 feet high doors are recommended, resulting in requirements for clear height to the underside of structure approaching 16 feet. The existing station has a clear height to the underside of structure of twelve feet. Thus, in addition to needing expanded apparatus bay floor area, the apparatus bay roof must be raised to accommodate current requirements. Finally, existing support spaces do not meet County program requirements, and circulation should be improved to enable building occupants to move more efficiently amongst the various functional areas without requiring passage through the apparatus area.

Recommendations

1. The existing Fire-Station does not meet Montgomery County program requirements. The apparatus area is too small, the doors too small and the clear height too low. Program space throughout the building is inadequate, and the building circulation should be improved. Expansion, and comprehensive renovation of the building is needed to meet current requirements.
2. Reports included in the Appendix identify specific structural, and electrical system deficiencies which may be unsafe. Immediate corrective work is recommended, and the Takoma Park Volunteer Fire Department is currently acting to procure the needed work.
3. Renovation of the existing building to meet current program requirements is feasible. This report provides more detailed development of two concept designs, and recommends Scheme B described below:

Description	Estimated Building Construction Cost
Scheme A	\$ 3.17 Million
A three level fire house which provides expansion by extending the existing building at the rear, adding a third story and adding administrative occupancy at the lower level. Purchase of one adjacent residential lot to provide a buffer zone and accommodate needed parking is required.	



I. SITE LOCATION

The site is located within the City of Takoma Park, Maryland, at 7201 Carroll Avenue. It is situated south of the intersection where Philadelphia Avenue terminates at Carroll Avenue. The property consists of Lot 30 and 31, Block 19 as shown on a record plat of subdivision entitled "B.F. Gilbert's Addition to Takoma Park" as recorded in the land records of Montgomery County, Maryland, in Plat Book A on Plat 2 and dated 1886. A location map and the record plat are included in this report.

II. LIMIT OF EXISTING SITE

Based on the best available records obtained from the Maryland-National Capital Park & Planning Commission (M-NCP&PC), it appears that the site encompasses both lots 30 and 31, or portions thereof, with the building located on lot 31 and the parking for the existing fire station located on lot 30. The limits of the existing structure, paved parking areas and sidewalks are shown on the M-NCP&PC topographic map included in this report. Additional information, such as street lights, traffic lights, fences and other site features may be obtained from the site photographs which are included in this report.

III. SITE AND ADJACENT ZONING

The existing zoning for lots 29 and 30 is R-20, Multiple-Family - Medium Density Residential. The minimum lot area in the R-20 zone is 2,000 square feet per dwelling. The



existing zoning on lot 31 is R-60, Residential - One-Family with a minimum lot area of 6,000 square feet per dwelling. Lot 32 is zoned C-2, General Commercial.

Building setbacks in the R-20 zone are:

- For buildings not over 30 feet in height:
 - From street (whichever is greater):
 - From street line: 30 feet
 - From center line: 65 feet
 - From adjoining lot:
 - One side: 10 feet
 - Sum of both sides: 30 feet
 - Rear: 30 feet
- For buildings over 30 feet in height, all of the setbacks noted above must be increased for each foot of height over 30 feet by an additional 3 feet.

Setbacks for main building in the R-60 zone are:

- From street: 25 feet
- From adjoining lot:
 - Side:
 - One side: 8 feet
 - Sum of both sides: 18 feet
 - Rear: 20 feet

Setbacks for all buildings in the C-2 zone are:

- Front: 10 feet
- Side and Rear:
 - If the lot adjoins a residential zone, the setback shall be not less than required in the adjoining zone.
 - In all other cases no setback is required.
 - No yard shall be less than 3 feet in width.

A fire station (publicly supported) is a permitted use in all of the above zones. The development standards including building height, green area and yard requirements, coverage limitations and other standards vary by zone.



Copies of Certified Zoning Maps and the applicable Divisions of the Montgomery County Zoning Ordinance, including off-street parking and loading, are included as part of this report.

IV. SITE TOPOGRAPHY AND PHYSICAL FEATURES

This site is the current location for the Takoma Park Fire Department. The station is a two-story building with the front of the upper level approximately at grade with Carroll Avenue. There is an existing building that abuts the property to the east.

The existing paved parking lot is located to the west of the building and the grade falls to the southern end of the property to expose the basement floor of the facility. Access to the fire house and the parking lot is from existing curb cuts on Carroll Avenue.

The rear portion of the property is currently unused. The potential for development of this area may be limited due to the steep slopes and the density of the mature trees. Further investigation and completion of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) is necessary in order to determine the existence of any environmental buffers on the site.

A M-NCP&PC topographic map has been updated to include some of the existing features noted during the site visit. The site photographs also show existing site conditions.



V. EXISTING UTILITIES

The existing fire station is currently served by the major utilities including water, sewer, electric and telephone. Overhead electric and telephone is located along the north side of Carroll Avenue. An existing 8" water line is located in Carroll Avenue and a 2" water connection is run to the building. An existing 8" sewer is located in Carroll Avenue near lot 32 and an existing 8" sewer runs along the common lot line of lots 30 and 31 at the rear of the site, south toward Poplar Avenue. Based on the best available records from Washington Suburban Sanitary Commission (WSSC), it appears that the upper level of the building is served by an existing 6" sewer connection in Carroll Avenue. The records of WSSC do not indicate that there is sewer service to the lower level of the building. If sewer is not currently serving the basement floor, a field survey of the existing sewer line at the rear of the site would be necessary to determine if the existing sewer line could be utilized to serve the lower level of the building.

Portions of the WSSC 200' sheets and connection applications have been included as part of this report.

Adequacy of the existing utility services including electric, water and sewer to serve increased development will need to be closely coordinated with the utility companies. We are currently investigating the availability of gas service to the site and have transmitted engineering inquiries to the major utility companies in this area. We anticipate responses to our request for information over the next several weeks.



VI. HISTORIC DESIGNATION

The property is located within the boundary of the Takoma Park Historic District. The existing fire station is identified as a Contributing Historic Resource and major previous alterations have been recognized. Applicable portions of the "Approved and Adopted Amendment to the Master Plan for Historic Preservation: Takoma Park Historic District and Carroll Manor/Douglas House" are included as part of this report.

VII. DEVELOPMENT PROCESS

Development of this site will be approved by the City of Takoma Park as well as all of the Montgomery County permitting agencies through mandatory referral approval processes.

Permitting agencies and their applicable development codes, site related construction standards and regulations may vary specific to the site development or renovations proposed.

The review and permitting agencies may include (but may not be limited to):

- The City of Takoma Park
 - Planning Department
 - Public Works Department
- The Maryland-National Capital Park & Planning Commission (M-NCP&PC)
 - Development Review Division
 - Environmental Planning Division
 - Transportation Planning Division
 - Historic Preservation Division
 - Community Planning Division
- Montgomery County Department of Permitting Services (MCDPS)
 - Subdivision Development Division
 - Division of Water Resources Management
- Montgomery County Department of Public Works & Transportation (MCDPW&T)



- Washington Suburban Sanitary Commission (WSSC)
- Montgomery County Department of Environmental Protection - Division of Water and Wastewater Management (MCDEP-DWWM)
- Maryland State Highway Administration (MSHA)
- Applicable utility companies may include:
 - Pepco
 - Allegheny Power
 - Bell Atlantic of Maryland, Inc
 - MCI
 - Metropolitan Fiber Systems
 - Washington Gas Co.
 - Baltimore Gas & Electric Co.
 - Transcontinental Gas Pipe Line
 - Montgomery Cable TV
 - Maryland Cable

Takoma Park Fire Station No. 2
SEA Job No. 50 004.00

I. Access Existing Structural Conditions:

The existing structural system for the Takoma Park Fire Station consists of exterior masonry bearing walls with an interior structural steel frame. The main floor of the apparatus room is a cast-in-place concrete slab with concrete encased steel beams. The office spaces adjacent to the apparatus room are light wood frame construction using 2 x 12's at 16" o.c. The roof is constructed using lightweight concrete plank or roof panels supported by steel beams and columns.

The exterior masonry bearing walls are constructed with stone masonry in a random pattern. The stone is in good condition showing no signs of delamination, spalling or weathering, however, the mortar joints have been poorly repointed creating cavities for water to collect and intrude into the masonry. The walls are in desperate need of proper repointing.

The northwest corner of the building shows signs of movement possibly caused by settlement or water intrusion into the masonry. On both the north and west walls of this corner, the wall is cracked vertically indicating the corner is most likely moving in the northwesterly direction. The actual cause of this movement is outside the scope of this study, however, the cause and repair of this movement should be investigated.

The roof structure does not show any signs of distress or overstressing.

The exterior brick masonry tower on the south side of the building used for hose drying in the past is showing signs of settlement. This tower was not original to the building and most likely is founded on improper foundations. The tower is rotating away from the main building with a gap of approximately 1/2" at the bottom and 1" at the top.

The main apparatus room floor is a concrete slab supported by concrete encased steel beams. The concrete slab is covered with a waterproof traffic bearing membrane making it impossible for us to survey its condition from above. Our survey consisted of removing the concrete cover from several steel beams to determine their size and their condition. We also visually observed the soffit of the slab to ascertain its condition. We were unable to determine the thickness of the slab or the reinforcing steel within the slab. The selective demolition outlined in our letter dated May 20, 1997 was not properly completed. SSK-3 of this memo indicated slots to be chipped in the soffit of the slab to reveal the slabs reinforcing and these slots were not completed. Therefore, we were unable to determine the reinforcing in the concrete slab and unable to perform an analysis of the slab to determine its capacity. For our analysis of the steel beams, we assumed a slab thickness of 6" for dead load on the beams.

Our analysis revealed an allowable live load of 215 pounds per square foot (psf) for one of the secondary girders framing in the east-west direction. We did not assume composite construction, which is typical of concrete encased steel beams, because we visually observed horizontal cracks between the beam encasement and the soffit of the slab. This live load is less than the required AASHTO HS-20 loading that would be used to design a new garage for truck storage (the maximum anticipated axle load must also be

**APPENDIX
STRUCTURAL EVALUATION**

**FEASIBILITY STUDY – 2 SCHEMES
TAKOMA PARK FIRE STATION
TAKOMA PARK, MARYLAND**

Prepared For:

QUINN EVANS/ARCHITECTS

1214 28th Street, N.W.
Washington, DC 20007

202-298-6700
FAX 202-298-6666

July 24, 1997

Prepared By:

Shemro Engineering Associates

4823 Fairmont Avenue
Suite A
Bethesda, Maryland 20814

301-718-8113
FAX 301-718-2243

taken into account). At this point, the apparatus room floor may be overstressed depending on its current loading.

In general, the concrete slab of the apparatus room is in poor condition. The north half of the slab is indicating signs of distress including delamination, spalling, and cracking. Several areas have been reinforced with steel beams under the slab attached to adjacent steel beams and the north half above the basketball court has been covered with drywall to prevent concrete spalls from falling to the floor. We were unable to visually observe this area due to the drywall ceiling.

The concrete slab of the apparatus room requires additional study to determine its capacity and its overall condition. This study should include verifying the reinforcing steel and the slab thickness as well as taking concrete core samples for analysis and testing. These tests should include compressive strength, chloride-ion content, depth of carbonation, etc.

During our field study, we observed one steel beam that is showing significant distress. Due to water intrusion through the slab above, the water has caused the beam to rust and delaminate spalling the existing concrete cover. The steel beam, now exposed to the air, will deteriorate even faster. This deterioration has been slowed down due to the application of the waterproof membrane above eliminating water intrusion. The deterioration of this steel beam has reduced its capacity, therefore, we are recommending that the beam be shored below. The shoring should be done regardless of the outcome of this feasibility study.

II. Structural Narrative for New Schemes:

For renovation of the Takoma Park Fire Station we have proposed two schemes. Scheme A consists of a two story with basement option while Scheme B consists of a one story with basement option. Both options include land acquisition to the west.

IIA. Demolition:

Scheme A includes the demolition of the existing roof structure, the south wall of the building including the hose drying tower, the concrete apparatus room floor and steel beams excluding the main girders running north-south, and the wood framed floors to the east and west of the apparatus room.

Scheme B includes the demolition of the existing roof structure, the south and west walls of the building including the hose drying tower, the concrete apparatus room floor and steel beams excluding the main girders running north-south, and the wood framed floors to the east and west of the apparatus room.

IIB. Apparatus Room Floor:

In both schemes, the existing concrete apparatus room floor is being removed for several reasons. The condition of the existing floor is poor, requiring significant work to repair the deteriorated areas. In addition, the floor will be waterproofed and a concrete protection slab placed over the waterproofing. This additional thickness would raise the floor too high compared to the existing concrete apron of the drive and the adjacent offices and workrooms. The new structural slab of the apparatus room will be placed lower, incorporating trench drains and slopes, allowing for the additional thickness of the protection slab to accommodate the existing concrete apron and the step into the

workrooms and offices. The new slab of the apparatus room will consist of a six inch reinforced concrete slab over steel beams with a three to four inch sloping protection slab over a waterproof membrane. A traffic bearing membrane will also be applied to the protection slab for additional protection. The new slab will be designed for its dead load and the appropriate AASHTO live loading.

The existing 30 inch girders running north-south will remain with the remainder of the existing steel and wood framing of the first floor removed. A new column will be added at the midspan of each girder to increase its capacity. The addition of the continuous trench drains interrupts the existing steel framing requiring major modifications to the steel structure. The steel structure is being removed to accommodate the new trench drains more economically.

II.C. Workroom and Office Floors:

All of the new floors, regardless of the scheme, will consist of 2 ½" concrete slabs on formdeck supported by open web steel joists and structural steel beams. Columns will be wide flange shapes supported by spread footings or possibly drilled piers at the south end of the building due to the steep slope. An alternative to bar joist construction, which does not lend itself well to rated floor construction, would be lightweight concrete fill on composite metal deck supported by composite steel beams. By spraying the steel beams, a 2 hour rating is easily achievable.

II.D. Roof Construction:

In both schemes, the new roof will consist of 1 ½" roof deck supported by bar joists and structural steel beams. The roof over the apparatus room will be higher than the existing roof to accommodate the vehicles and be constructed with long-span bar joists spanning 60 feet east to west. The front area will be framed with shallower bar joists spanning north to south allowing for greater headroom to accommodate an overhead sectional door without increasing the overall roof height. The south end of these shallower bar joists will be supported on a truss girder.

II.E. Stair Framing:

The new stairs will be framed with steel channel stringers and concrete filled steel pans and landings. The stairs will be constructed in a rated enclosure.

**Takoma Community
Development Corporation**

KENT RICHARD ABRAHAM
TREASURER AND MEMBER OF THE BOARD
7401 CARROLL AVENUE
TAKOMA PARK, MARYLAND 20912-5727
(301) 270-6981
FAX (301) 270-1978
CELL/PAGER (301) 996-6981
INTERNET: ABRAHAM@LASER.NET

The City Council of Takoma Park
7500 Maple Avenue
Takoma Park, Maryland 20912

July 20, 1997

Re: Fire Station Feasibility Study

Dear Council Members:

I have been working with the City's consultants to develop the Feasibility Study for the Fire Station Redevelopment, as Project Manager for the Takoma Community Development Corporation. Unfortunately, a prior commitment prevents me from joining in the presentation of the final study to the Council, but I wanted to write in support of both the process and the results.

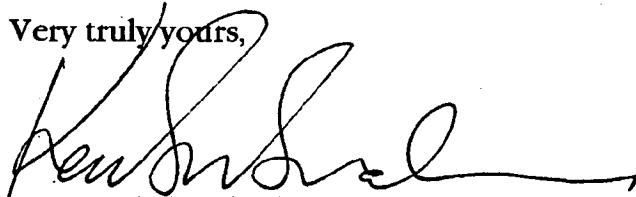
The charge for the Project Team was to examine the possible fit of a modern fire station on the current site, and Neil Shorb of Montgomery County Fire and Rescue Commission held our team strictly to the new standards of the county. We were also charged with developing reasonable and feasible alternatives for redevelopment, and Larry White of Montgomery County Department of Public Works held the Project Team tightly to that standard as well. The Takoma Park Volunteer Fire Department worked hard with the Team to ensure that we were seeing things clearly, and community groups like Historic Takoma and others added their valuable input.

The result, I believe, is a pair of real alternative solutions to redeveloping the fire station on its current site, and both are capable of achieving functioning and modern facilities. It is clear, we believe, that the existing facility CAN be maintained in its present position in Takoma Park, where it is a major landmark in our community.

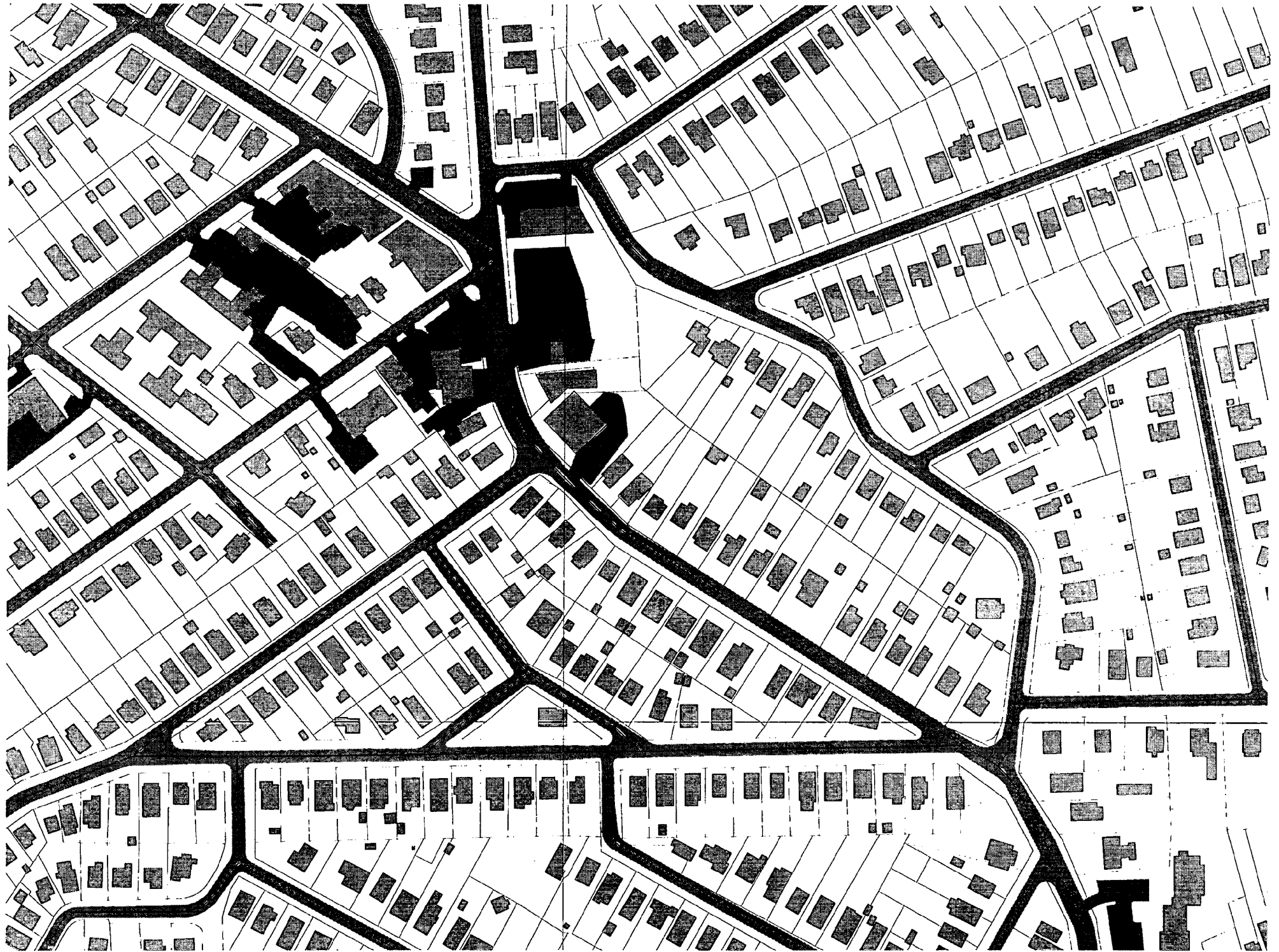
It is TCDC's fervent hope that the momentum we've built in this study can push development of the new fire station along the lines of the alternatives we've identified as soon as possible.

We've enjoyed participating in the process, and we believe that the Project Team has done an exemplary job of planning for our community.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kent Richard Abraham". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kent Richard Abraham AIA







MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Douglas M. Duncan
County Executive

January 3, 2001

Gordon A. Aoyagi
Fire Administrator

George Kousoulis, Chairman
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Takoma Park Fire/Rescue Station Replacement

Dear Mr. Kousoulis:

On behalf of the Montgomery County, Maryland Fire and Rescue Service, I am requesting that the Historic Preservation Commission (HPC) review and approve the preliminary concept for a new fire/rescue station in Takoma Park. This request includes the issuance of demolition permits for the houses located on the two residential properties adjacent to the existing station.

The new station will be constructed on the site of the existing station, however, additional land is required in order to meet the features and needs found within the agreed upon program of requirements. The County has brought this issue to the HPC previously, the last time being in December 1999. At that time, the HPC requested that further consideration be given to acquiring the commercial property adjacent to the station rather than the two residential properties that were recommended by the feasibility study in 1997. A good faith effort has been made to re-analyze the feasibility of acquiring adjacent properties on either side of the existing site.

The acquisition of the residential properties, even though such properties are located within a historic district, continues to be significantly advantageous to this project. Acquisition, site preparation, and construction costs for the commercial properties are estimated to be at least \$703,000 more than those same costs as estimated for the residential properties. Most importantly, however, the acquisition of the commercial property will create a potential project delay of up to two years, as the owner of that property has advised the County that she is not interested in moving. The County is currently negotiating with the owners of the residential properties for their acquisition.

In the interest of public safety, it is imperative that the design and construction of a replacement fire/rescue station in Takoma Park begin immediately. The existing station requires extensive and expensive repairs in order to continue operating safely. These repairs include a new roof, electrical system upgrades, and potentially a new apparatus floor. In addition, the existing apparatus bays are too small to safely accommodate today's larger fire apparatus and EMS units.

Office of the Fire Administrator

101 Monroe Street, 12th Floor • Rockville, Maryland 20850-2589
240/777-2400, TDD 240/777-0725, FAX 240/777-2443

PC

George Kousoulis, Chairman
Montgomery County Historic Preservation Commission
RE: Takoma Park Fire/Rescue Station Replacement
January 3, 2001
Page 2

The County has also located a potential site for a temporary quarters while the new station is being constructed. The site is on the grounds of the Columbia Union College (CUC). The CUC has made this site available to the County for a limited period of time as it also has future expansion plans. Should this site become unavailable due to delays in the construction of a replacement fire station, temporary fire protection will have to be housed at a yet to be located site that will be outside of the city limits.

Please note that the County will work with the HPC to design a both workable and aesthetically pleasing fire/rescue station on the site. Any suggestions into that design are welcome from the HPC.

A summary of project issues and a set of design schemes are attached. It is my understanding that members of the Takoma Park Fire/Rescue Station Workgroup will be attending your meeting on January 24, 2001 to answer any questions that you may have.

If you have any questions of me, please do not hesitate to contact me at 240-777-2400. Thank you for your consideration.

Sincerely,



Gordon A. Aoyagi
Fire Administrator

attachments

cc: D. Dwyer
R. Riffe
S. Lamphier
Takoma Park Fire/Rescue Station Workgroup Members

**TAKOMA PARK FIRE/RESCUE STATION #2 REPLACEMENT
PROJECT ISSUES – HISTORIC PRESERVATION COMMISSION
JANUARY 24, 2001**

Page 1 of 1

The architect has proposed two designs for the fire station. One involves the acquisition of the commercial property to the east of the existing station the other involves the acquisition of the two residential properties to the west of the existing station. Both designs meet the needs and features of the agreed upon program of requirements. The acquisition of the commercial property, however, presents a number of significant issues that will both increase the cost of the project as well as significantly delay the project. A summary of estimated costs is shown below:

	“COMMERCIAL” SCHEME	“RESIDENTIAL” SCHEME
Land Acquisition	\$450,000	\$320,000
Site Preparation	978,049	547,819
Design & Construction	3,096,844	3,025,737
Relocation Benefits	100,000	50,000
Other	258,000	236,700
TOTAL	\$4,882,893	\$4,180,256

The land acquisition costs are based on appraisals dated October 2000 prepared by a certified general real property appraiser. Copies of these appraisals are available upon request. The architect has prepared the site preparation and construction cost estimates. The cost of relocation benefits was determined by the County's Department of Public Works and Transportation based upon previous experience.

It is noted that the owner of the commercial property is very pleased with the location of her business and is not willing to sell at this time. Should the commercial property need to be acquired, it could add up to two years to the project timeline. The County is negotiating with the owners of the residential properties for acquisition.

The Takoma Park VFD reports that the existing station needs major repair work within the next two years, including a roof, engine room floor repairs and/or replacement, and repairs to windows and walls that leak during periods of heavy rain.

**MONTGOMERY COUNTY FIRE AND RESCUE SERVICE**

Douglas M. Duncan
County Executive

Gordon A. Aoyagi
Fire Administrator

January 10, 2001

Ms. Robin Ziek
Historic Preservation Planner
Montgomery County Department of Park and Planning
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Takoma Park Fire Station #2

Dear Ms. Ziek:

Per your request, I wanted to give you information on parking requirements for the fire station. The station's parking requirements were first defined in the feasibility study as 22 - 25 spaces. I have included the appropriate pages from the feasibility study (July 1997). The agreed upon Program of Requirements for the new station has a requirement of 27 spaces. I have also included the appropriate page from that document (prepared November 1997, final approval September 1998). Please note that career staffing was increased between the time of the feasibility study and the approval of the program of requirements, hence the additional parking spaces.

The primary purpose of the acquisition of the residential properties is to provide the required parking for the station. Other parking alternatives, such as placing parking under the station have been explored. As you are aware, parking underneath the station presents a number of issues, including construction feasibility and a significant additional cost. I believe that the architects will be better able to demonstrate those issues at the January 24, 2001 meeting of the Historic Preservation Commission.

Fire/rescue is aware of a lot to the east of the station that is owned by the City and is currently used for municipal parking. However, it is my understanding that the City has plans to sell and develop this lot, thus making it unavailable for fire/rescue use. Additionally, the consideration of the use of off-site parking for volunteer and career members is unusual. It is not the practice of this service, and to the best of my knowledge, most fire/rescue services to make use of off-site parking for their members.

If you require any additional information, please contact me at 240-777-2494.

Thank you.

Sincerely,


Stephen C. Lamphier
Program Specialist

cc: G. Aoyagi
D. Dwyer
R. Riffe
Takoma Park Workgroup Members

Office of the Fire Administrator

101 Monroe Street, 12th Floor • Rockville, Maryland 20850-2589
240/777-2400, TDD 240/777-0725, FAX 240/777-2443

28 July 1997
TAKOMA PARK FIRE STATION FEASIBILITY STUDY

Parking Requirements:

Staffing Criteria - Career Fire Fighters (max 7 full time career staff per shift, and & 7 spaces to account for required shift overlap)	12-14 spaces
Staffing Criteria - Volunteers	5 spaces
Non-Essential Duty Vehicles	3-4 spaces
Local Code (sufficiently accounted for in other numbers)	
ADA	1 spaces
Visitor	1 spaces
TOTAL	22 to 25 spaces

h_i

28 July 1997

TAKOMA PARK FIRE STATION FEASIBILITY STUDY

operations in the Apparatus Bays. A unisex rest room will be located within a secure distance from the Watch Desk. The Reception Area will provide a waiting area with seating for two to three guests or visitors seeking information.

ADMINISTRATION OFFICES:

These offices will contain work spaces for the Volunteer President, Chief and the Station's Administrative Staff. Each office will have proximate access to a Conference Room, the Administrative Staff Office, and general office equipment and files. The volunteer component will be arranged as a suite to maintain a level of security and have direct access to parking for the officers vehicles. The career offices will be located near by and operate independently from the volunteers. To maintain efficient supervision of the career staff, the Command Office will be contiguous to the Apparatus Bays and the Watch Desk.

GENERAL STORAGE:

Storage provisions will be located throughout the facility to best serve specific needs. Gear storage will be provided adjacent to the Apparatus Bays and readily accessible to the firefighters in their path of travel. SCBA/Cascade will be self-contained and stored adjacent to the Apparatus Bays and the Work Room area. Additional storage area for hoses and hose drying will be on the same level and proximate to the Apparatus Bays.

MAINTENANCE:

A Work Room will be located adjacent to the Apparatus Bays at the same finished floor elevation for minor maintenance and repair of equipment. Other ancillary Mechanical, Electrical and Telephone Rooms will be distributed throughout the facility. A Grounds Storage Room for ground maintenance equipment will be located at grade and at the rear of the building, accessible from the parking area

PARKING

The Program of Requirements states: "Parking shall be provided for each class of station according to staffing criteria, local code, ADA requirements, and visitor requirements." The four program criteria relating to parking described above were evaluated and it was agreed by the Stakeholders that 22 to 25 spaces should be provided. The back-up for this number is described by the chart on the following page:



COMPONENT DESCRIPTION

ADMINISTRATION OFFICES:

These offices will contain work spaces for the Volunteer President, Chief and the Station's Administrative Staff. Each office will have proximate access to a Conference Room, the Administrative Staff Office, and general office equipment and files. The volunteer component will be arranged as a suite to maintain a level of security and have direct access to parking for the officers vehicles. The career offices will be located near by and operated independently from the volunteers. To maintain efficient supervision of the career staff, the Career Officers' Office will be contiguous to the Apparatus Bays and the Watch Desk.

STORAGE:

Storage provisions will be located throughout the facility to best serve specific needs. Gear storage will be provided adjacent to the Apparatus Bays and readily accessible to the firefighters. In addition, there will be uniform and general storage areas.

MAINTENANCE:

SCBA Cascade, Maintenance Room, and Hose Storage will be located adjacent to the Apparatus Bays for minor maintenance and repair of equipment. Other ancillary Mechanical, Electrical and Telephone Rooms will be distributed throughout the facility. A Grounds Storage Room for grounds maintenance equipment will be located at grade and at the rear of the building, accessible from the parking area

PARKING

Twenty-seven parking spaces will be provided as shown below:

Staffing Criteria - Career Fire Fighters (max 9 full time career staff per shift, and 7 spaces to account for required shift overlap)	16 spaces
Staffing Criteria - Volunteers	5 spaces
Duty Vehicles	4 spaces
ADA	1 space
Visitor	1 space
TOTAL	27 spaces



GENERAL REQUIREMENTS - BUILDING

- The Station will be fully equipped with an automatic fire detection, alarm and suppression system according to latest approved Montgomery County code.

T.P. Fire Station

Don Denny
Colon Kregger

1-5-01

parking needs a.m. + p.m. : Different :

Do they need to do a re-sitdown in / Pre. Inventory Plan :
creating lot boxes →

New Bldg: self warning - to reflect warning of context / commercial -
and outside

We shouldn't take the hand

Is City has a strategy for commercial development, that would make
their position stronger - to defend commercial property -

Talk to Darryl: schedule for meeting with reference also for the
Temporary site! so they have to schedule this -
Don to call Jerry Johnson about this -

County Council would have to come up with other B & C would they?

DRAFT – January 3, 2001

From: Don Downing, Planner Coordinator

To: Glenn Kreger, Team Leader

Subject: Takoma Park Fire Station Mandatory Referral

For 1/5
meeting
@ 11 A.M.
Spring St.

Issue: Sequence and procedures for Fire Station review.

RECOMMENDATION

1. **HPC to provide opinion on site issues at consultation on January 24.** Robin Ziek recognizes the issues on both sides, including unwilling sellers. City and County want to save the auto service business. HPC role is to protect contributing resources (the two houses) in the Historic District.

HPC provided a previous consultation (12/1/99). At that time they expressed concerns with loss of the two houses and requested more information on acquisition costs.

Robin asks us to review the new application and provide comments on: Master Plan recommendations related to this issue, planning questions to be resolved, and general requirements for Mandatory Referral review. The Master Plan did not directly address the site issue. My memo could provide context, but assume that HPC will provide the decisive view on site expansion. (due to Robin by Jan. 12 ?)

2. **Applicant should then submit a site selection and project design for Mandatory Referral and preliminary plan of subdivision if needed.** Based on the HPC recommended site, the County would submit a project design. We would provide public notification, staff review, and Planning Board recommendations. (advisory) Timing: unknown; possibly summer 2001?

The Mandatory Referral addresses the relation of the property to Master Plan recommendations and guidelines, including compatibility with adjacent properties and linkages to surrounding areas. The review provides a public forum for comments on the proposal.

The County may also need to apply for a preliminary plan of subdivision, if the building sits across lot lines. The Planning Board has regulatory authority to address site access, stormwater management, and building placement at subdivision.

3. **Applicant would then submit a final project design for HPC approval, including final site location approval.** The applicant should make revisions based on the Planning Board recommendations and submit a final design to the HPC for regulatory approval. The HPC would consider how the project contributes to the historic character of the Takoma Park Historic District.

EXPANSION ISSUE

City and residents want to retain a fire station in this area of Takoma Park. There is a need to resolve the site issue, to acquire property, and complete the final design. The views of Historic Takoma have not been clearly stated (to my knowledge).

Site Option One – Expand to West, purchase two SF lots and houses (R-40).
(Preferred by County; fire company; City)

Pros – less expense for County; preferred by City; City group

Cons – part of Takoma Park Historic District; HPC staff sees two houses as contributory structures in the Historic District; they see problem with removal of houses between Old Town and Junction; Master Plan supports retention of residential character and historic preservation, but does not make specific siting recommendation for fire station; owners do not want to move.

Site Option Two – Expand to East, purchase car repair building and lot (C-2).
(May be preferred by HPC staff and by HPC.)

Pros – no impact on houses in historic district

Cons – City wants to retain for economic development; County sees higher cost of land purchase (plus potential oil clean up); Master Plan supports revitalization and economic development; owner does not want to sell.

Possible additional issues include:

1. How could rebuilding and expanding the fire station contribute to the streetscaping and the commercial revitalization recommendations of the Takoma Park Master Plan?
2. Could reduced or shared parking allow for a smaller site and removal of one less house?
3. Address community concerns with compatibility, design, noise, and light.

VICINITY MAP FOR
JUNCTION-OLD TOWN LINK

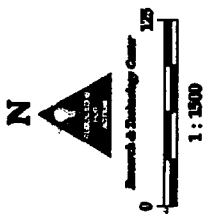


Map compiled on January 13, 1999 at 11:42 AM

NOTICE

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 2007 George Avenue - Silver Spring, Maryland 20910-0700

MANDATORY REFERRALS: General Submittal Information

The following is a list of suggested exhibits appropriate to support a request for mandatory referral review. The intent of the list and supplemental information is to facilitate the mandatory referral process, improve liaison between applicants and Montgomery County Park and Planning Department (MCPPD) staff, and provide an adequate set of documents from which to review mandatory referrals. For most projects, many of the items on the list will have been prepared by the applicant agency's consultants in the design development of the project.

The plans and documents submitted for the mandatory referral should be at a scale sufficient to determine the compatibility, character, scope, quality and scale of a project. The MCPPD staff recognize that it may not be necessary for all projects to have all the items suggested here to be prepared. In some cases, the exhibits suggested may be combined with others on the list. As such, the applicant should consult with the MCPPD team leader coordinating the mandatory referral review. An asterisk (*) identifies those documents that are required by virtue of statute or legislation.

Following the list of exhibits for the mandatory referral is a list of questions, regarding a project's compatibility, which MCPPD staff will pose and answer in the MCPPD staff report. That same list of questions to be considered by the MCPPD staff is provided to the applicant along with the opportunity to address the questions in the application.

Mandatory Referral: Site Development Plan

1. General location map showing the relationship of the subject property to existing surrounding development, land uses and zoning;
2. Map reflecting the location of tract boundaries, any utility or pipe lines traversing the site, easements, and right-of-way, size of parcel or parcels, and existing land uses of the subject and surrounding property;
3. Pedestrian and vehicular circulation plan identifying site ingress and egress, all on and off site connections to sidewalks, trails and bikeways; paving widths and the location of any anticipated median breaks;
- *4. An approved Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) depicting existing wooded areas, rock outcroppings, streams, or stream buffers, major drainage courses, wetlands, wetland buffers, ultimate 100 year flood plain, stream use designation, environmentally sensitive areas and existing improvements;
- *5. A Preliminary Forest Conservation Plan based upon a correct and complete forest stand delineation. It is mandatory that this plan be reviewed and approved by the Montgomery County Park and Planning Board at the time of the mandatory referral;

6. A plan depicting the general physical characteristics of the site or sites, contour map at a contour interval no greater than five feet, slopes of 25% and greater, and slopes between 15% and 25% that are associated with erodible soils;
7. Stormwater Management Concept Plan(s) including runoff computations and pre- and post-development conditions, and off-site drainage areas;
8. A plan describing the location, height, building coverage and use of all structures, location and areas of open spaces, parking facilities, and areas dedicated to public spaces. Calculations of building coverage, number of parking spaces, and areas devoted to open spaces, shall also be indicated;
9. A landscape plan delineating areas of existing vegetation which will be retained, new and supplemental planting, paving, seating, street furniture and lighting.
10. An overall Concept Development plan where the proposed Concept Site Plan is a portion of a larger development plan;
11. The hours of operation and the types of uses proposed, within the structure or structures, and/or, on the property under consideration.
- *12. If a project is located within a designated Special Protection Area, the Montgomery County Planning Board must review both Preliminary and Final Water Quality Plans when the project is before the Board as a mandatory referral.
13. Compliance with Montgomery Country's noise ordinance, Section 31 (b) of the county code and consistency with the Montgomery County Planning Department's Noise Guidelines.
14. When applicable, the identification of any rare, threatened, or endangered species.

Additional requirements for any residential uses:

1. For each residential structure, if any, the number and type of dwelling units;
2. Documents indicating the manner in which any land intended for common or quasi-public use, but not proposed to be in public ownership, will be held, owned, and maintained in perpetuity for the indicated purposes.

Mandatory Referral: Written Comment and Summary

This is an important segment of the submittal as it provides an opportunity for the agency requesting review to address circumstances in which any difficult conditions or potential nuisances of the project have been considered and addressed.

To complete the Mandatory Referral Review process by MCPPD staff, and provide for review consistency from one Mandatory Referral to the next, the agency submitting the project shall provide written documentation on the following considerations:

1. How is the request in accordance with the applicable requirements, purposes, and intent of the applicable zone?
2. How is the request in accordance with the adopted master plan for the area?
3. If the request is not in accordance with the adopted plan for the area how is it compatible with the proposals of the master plan?
4. How is the request compatible with other existing or proposed uses in the area?
5. Does the facility siting, configuration, and design provide a maximum of safety, convenience and amenities for the area?
6. Does the facility siting provide for the preservation of environmentally sensitive features and mitigation of projected adverse impacts?
7. How is the request in harmony with the general character of the neighborhood considering population density, design, scale and bulk of proposed new structures, intensity and character of activity, traffic and parking conditions and similar uses?
8. Will the request be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, storm water management, and other public facilities? Please describe any special considerations or agreements that are required to obtain access to any of these facilities.

Building Permit: Detailed Site Plan

While the Planning Board does not formally comment on documents prepared by the applicant agency for building permit, the MCPPD staff review the project at this final stage to determine how the applicant has responded to the comments and requests made by the Board at the time of mandatory referral.

1. A plan describing the location and dimensions of all proposed buildings;
2. A plan of existing property, existing topography and proposed grading of the site at contour intervals of not more than two feet, stream buffers, proposed limits of disturbance, tree save/forest conservation areas; and for noise-sensitive areas, attenuation measures to meet noise guidelines;
3. A plan describing all utility service lines, and all existing and proposed easements

and right-of-way;

4. A plan describing all highways and streets serving the site, widths of paving, median break points, loading areas and parking facilities;
5. A landscaping and screening plan, showing all manmade and natural features and the location, size, and species of all planting materials;
6. A final Forest Conservation Plan, per the Trees Technical Manual;
7. An exterior lighting plan, covering all parking areas, driveways, and pedestrian ways, and including the height, number and type of fixtures to be installed. In those cases where the project is adjacent to a residential area, the computed average light intensity levels and hours of lighting shall be provided.
8. Any additional information or condition which the Planning Board noted in its initial review of the project as a mandatory referral.

g:\manref\manrefgensubinf
12/2/99

§ 7-112. Mandatory referrals and approval procedures after adoption of master plan of highways.

When the Commission has adopted a master plan of highways of the regional district and has certified the plan to the County Council and clerk of the Circuit Court of Montgomery County and to the Board of County Commissioners and clerk of the Circuit Court of Prince George's County, thereafter no road, park, or other public way or ground, no public (including federal) buildings or structures, and no public utility, whether publicly or privately owned, shall be

located, constructed, or authorized in the regional district until and unless the proposed location, character, grade, and extent thereof has been submitted to and approved by the Commission. In case of disapproval, the Commission shall communicate its reasons to the State, federal, county, municipal, or district board, body, or official proposing to locate, construct, or authorize such public way, ground, building, structure, or utility. Thereupon the board, body, or official in its discretion may overrule the disapproval and proceed. The widening, extension, relocation, narrowing, vacation, abandonment, change of use of any road, park, or other public way or ground in the regional district, or the acquisition or sale of any land in the regional district by any public board, body, or official shall be subject to similar submission and approval; and the failure to approve may be similarly overruled. The failure of the Commission to act within 60 days from and after the date of official submission to it shall be deemed an approval, unless a longer period be granted by the submitting board, body, or official. (1975, ch. 892; 1983, ch. 57, § 1.)

"Public." — The word "public" encompasses only the federal, State and local governments. *Pan Am. Health Org. v. Montgomery County*, 338 Md. 214, 657 A.2d 1163 (1995).

Mechanisms for land use planning. — The Regional District Act establishes two mechanisms for land use planning: the first mechanism is through zoning and the second mechanism is the mandatory referral process. *Pan Am. Health Org. v. Montgomery County*, 338 Md. 214, 657 A.2d 1163 (1995).

Zoning legislation affecting international organization. — The County Council for Montgomery County, sitting as the District Council, had the authority under State law to enact zoning legislation that had the effect of prohibiting the Pan American Health Organization from locating its headquarters in a residentially-zoned area in Montgomery County.

Pan Am. Health Org. v. Montgomery County, 338 Md. 214, 657 A.2d 1163 (1995).

Montgomery County has the power to enact zoning restrictions that apply to international organizations and Maryland law does not confer on the Pan American Health Organization any immunity from such restrictions. *Pan Am. Health Org. v. Montgomery County*, 338 Md. 214, 657 A.2d 1163 (1995).

Despite early assurances from county and regional officials that the Pan American Health Organization would be treated as "public" for purposes of the then applicable zoning laws, the organization is not, under Maryland law or the United States Constitution, a public agency beyond the reach of the local zoning authority. *Pan Am. Health Org. v. Montgomery County*, 889 F. Supp. 234 (D. Md. 1994), *aff'd*, 59 F.3d 167 (4th Cir. 1995).

Dec 1, 1999

Kent Abraham - AIA, Tab. Comm. Develop. Corp. -

City funded the study.

Automotive business thriving; costly to buy out; may have hazardous materials or waste to clean up too!

Lower store not for occupancy because of trucks above.

Coral Stewart - City Council, Vol. Fire Dept Board,

City resolution: Favored Scheme B. - replicative. Demo of 2 bldgs.

landmark structure in the city. Wants it modernized at the same site.

Darryl Braithwaite: City Staff. - County determined this was the best location!

Dwight Harbit - Noting hazardous clean-up would lower costs; but commercial property is under mine! Might be a good trade... needs more study -

No owners have been directly approached with figures...

Design is just for purposes of Feasibility Study.

Bruce Williams - City Council - Hate to lose any Prop. But felt hard to lose some commercial business, since City lot is empty & use unknown.

Environmental hazards: public vs. private. Private has to clean up. Public doesn't. (?)

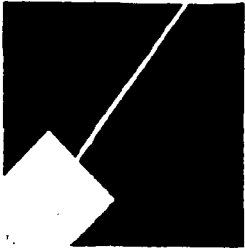
Lorraine Perissal: Historic Talker - The Five station junction is important here.

Save as much of original stone as possible.

Save interior mantel. Design is important - they want to know what the County will be. This is a gateway site. Need sufficient funding to give back a lost resource. Want to be part of the process.

They haven't taken a position on east side or west side. T.P. has already had many losses. Economic development is important. Rehabilitation is important. Junction needs help. Want more information

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: _____

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

Marcie Stickle - in accordance with artist Tak. Good chance to replicate
on a larger scale the 1928 structure. 2
Avoid losing either contributing resource. And the commercial develop.
Use surface parking next door.

John Orsini - Don't want to lose anymore commercial sites. Rather lose the
residential use.

Like bringing the Five station into the Carroll Ave area -
would help expand the junction. Going east would tighten up the
Junction.

Perry Johnson - Scheme B keeps all functions on 1 floor.
This is functionally better.
Parking on lower level - costs go way up.

- Dmg:
1. Five station needs to be rebuilt & maintained at this location.
 2. Design - Scheme B. - reminiscent of 1928 structure.
 3. Impact on historic resources:
 - needs to see more information data that expansion is necessary.
 - b. needs to look at expanding to east.
- = Clean up the hazardous work & keep hist. structures.

Marilyn: a replicative design couldn't be close enough because of modern
truck needs. Would prefer underground parking. Would favor
demonstrating a non-contributing structure over contributing.
Move towards empty lot.

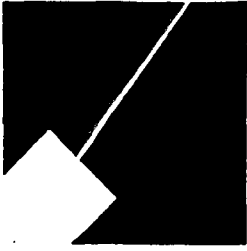
Steve B. Would not favor a reconstruction. Since this is a large structure in a
small-scale neighborhood, need to take care.

Steve Spudis.

Susan V.: New construction should be of its time. Use old material. Would rather
see expansion go east towards commercial area.

Lynn - Explore parking options more thoroughly. Can't replicate the past - look to present.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

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Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

George. Demolishing houses - possible in the ordinance, &
certainly to keep the fire station there.

Argument could be made ...

Need to make that case.

Historic rendition in scheme B:

Would avoid Scheme B depiction - good
opportunities with stone, etc. - but not the towers!
Not exciting enough.

Perry: Next step - Economic study of expansion to east
instead of west.

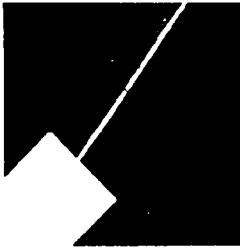
County's CIP relates to Scheme B

Land is not in Scheme B anyway!

George asks HPL to consider importance of Commercial viability. Vs. 2 houses.
Sue - thinks yes.

Steve Landfair - Fire Rescue with County.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

*8787 Georgia Avenue
Silver Spring, Maryland 20910-3760*

MEMORANDUM

DATE:

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on _____.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

**Takoma Park Fire/Rescue Station #2 Replacement
Project #459967**

**Status Meeting
June 6, 2000**

Invitees: MCFRS/OFA/CDS
DPWT/DFS/CPMS
TPVFD
City of Takoma Park
DPWT/DFS/Leasing
DPWT/Land Acquisition
OMB
Quinn Evans, Architects
MNCPPC HPC

AGENDA

- Review of 1997 Feasibility Study by Quinn Evans
 - Lot 32, commercial property, acquisition
- Events since last meeting of 12/17/99
 - Columbia Union College response (Hayes)
 - Design contract status (Johnsson)
 - Project funding (Hunt)
 - MSHA response (Lamphier)
- Land acquisition process, general (Cassidy)
- TPVFD/County – negotiations
- Next steps

Takama Park Fire Station
Fire/Rescue #2

6/7/00

Steve Campbell -
Rick Finn - City Administrator
Mike Cassidy -

for study

Lot 32 eliminated from consideration in 1996/97:
2 of 6 concepts looked at
purchasing Lot 32.

Loiderman

Shimizu + Assoc. Eng. Community
Takama Park Development Corp.

1927 Bldg.
(1950's?
changed -
thought it
was carbon)
1980 renovation

If service bay shifts to south, → removal of the
stone panel.

Concept I = includes demo of commercial bldg + 1 Residence

Concept 6 = No demo, retain commercial structure!

NOT studied - purchasing Lot 32, demolishing
bldg + designing new bldg.

TO Move forward:

- (1) What is original in the bldg?) existing structure
- (2) what will be saved?
- (3) What are the costs for land acquisition?

→ Send copy of transcripts from 12/99 hearing to Darryl.

Jeff Lusk is pushing for a wholly monetary decision. I'm pushing for a design decision too.

Fears:

What about cost overruns?

Bringing project before cost?

Talk to Council about approach?

Where is Council support for H.B.?

Fears about losing T.P. fire station ... because of H.B.

(Talk to Lou Divido).

(Get Gwen involved for political process).

→ Need to research bldgs to be demolished -
title?
Architecture?



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Douglas M. Duncan
County Executive

Gordon A. Aoyagi
Fire Administrator

MEMORANDUM

June 26, 2000

TO: Distribution

FROM: Stephen C. Lamphier, Program Specialist
Fleet and Facilities Section
Corporate Development Services
Montgomery County Fire and Rescue Service

SUBJECT: Takoma Park Fire Station #2 Followup – June 8, 2000 Meeting

MEETING EVENTS

Introductions took place and the agenda was reviewed. Jeff Luker from Quinn Evans provided an overview of the feasibility study that was completed in July 1997. The study recommended that two of the several schemes analyzed be further pursued. Both of these schemes, as modified, involve the purchase of at least one, but ideally both, of the residential properties adjacent to the existing fire station.

The drawbacks of other schemes that required the acquisition of the adjacent commercial property were reviewed. These drawbacks include the fact that the existing commercial property structure has a different floor level than that of the newly constructed fire station and the floor loads in the existing commercial structure are not sufficient. Therefore the existing commercial property structure would have to be demolished (very expensive), the City would lose a commercial taxpayer, and the estimated cost of the project would increase by \$1M excluding land acquisition cost.

Additionally, if the owner of the commercial property was not a willing seller, it may take up to two years just to acquire the commercial property through the court system.

Robin Ziek of the MNCPPC's Historic Preservation Commission (HPC) staff noted that the residential properties were historic resources and that further analysis would be required prior to the HPC being able to grant demolition permits for the residential properties. She stated that she only needs 3 weeks of lead time to get on the HPC agenda and that the HPC decision will be immediate.

An update was also provided by Steve Hayes regarding the lease with Columbia Union College. The completed lease document is nearing execution. It was noted that CUC has a new president.

Post-It® Fax Note	7671	Date	6/27	# of pages	1
To	R. Ziek	From	Steve Lamphier		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	301 563-3412	Fax #			

Office of the Fi

Takoma Park Fire Station #2 Followup – June 8, 2000 Meeting
June 26, 2000
Page 2

ACTION PLAN

The following steps are necessary for a presentation to be put together for the HPC:

- All properties need to be appraised. Mike Cassedy will handle this issue, needs 90 days.
- Bignell, Watkins, Hasser needs to put together cost estimates for a fire station that meets the program requirements. Separate cost estimates need to be developed for the two schemes recommended in the feasibility study (as modified) as well as a cost estimate for constructing the fire station using the commercial property. The estimates will exclude the land acquisition costs, which will be provided later by Mike Cassedy. Perry Johnsson will handle this issue, needs 60 days.
- The City needs to prepare a statement for the record of where it stands on the issue and why – Darryl Braithwaite will handle this issue.
- The TPVFD needs to prepare a statement on the "state" of its existing facility. Bruce Allen will handle this issue.

My suggested timeline for this project is as follows:

- Estimate that appraisal process will be completed by the end of September. This will be the last piece of the HPC presentation.
- Estimate that A&E cost estimating portion will be completed by the end of August.
- Estimate that City and TPVFD portions can be completed in a relatively short period of time.

Based on that, it is my suggestion that we meet again as soon as Bignell has completed its portion. At that time, we can put together a preliminary presentation to the HPC and fill in the appraisal figures as soon as those are available. I expect that the soonest a presentation can be made to the HPC is September. If the appraisal process and the A&E's work can be completed sooner, we will meet and complete the presentation sooner.

If you have any questions, please contact me at 240-777-2494. Thank you.

Distribution:

P. Johnsson, MCDPWT/DFS/CPMS
C. Stewart, City of Takoma Park
R. Finn, City of Takoma Park
D. Braithwaite, City of Takoma Park
B. Allen, TPVFD
J. Jarboe, TPVFD
R. Ziek, MNCPPC/HPC
S. Hayes, MCDPWT/DFS/Leasing Management
M. Cassedy, MCDPWT/DES/PAS

cc: G. Aoyagi
N. Shorb

Dec. 1, 2000

T.P. Five Station meeting

Preferred alternative:

includes demo of 2 residences to accommodate parking.

Demolition of 75% of the bldg that remains (foundations - original).

Traffic stop/safety Benefit with direct access to 410 +.

Cost - lower here.

2nd Scheme -

Cost 3/4 mil more because of retaining wall needs that the commercial bldg accomplishes now.

Car Business - Glad to be here - & doesn't want to move - the condemnation could take up to 2 years.

Temporary facility is at Columbia Union College -

~~January 10th - Preliminary Consultation Dec 20th deadline~~
Preliminary Consultation: January 24th - Jan 3rd is deadline
possibility of an amnesty.



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

Douglas M. Duncan
County Executive

Gordon A. Aoyagi
Fire Administrator

MEMORANDUM

December 6, 2000

TO: Distribution

FROM: Stephen C. Lamphier, Program Specialist
Fleet and Facilities Section
Corporate Development Services
Montgomery County Fire and Rescue Service

SUBJECT: Takoma Park Fire Station #2 Followup - 11/21/00 and 12/1/00 Meetings

I have attached notes from the meetings of November 21, 2000 and December 1, 2000. I believe that I have captured the meetings fairly well. If I missed anything, or clarifications are needed, please advise me as soon as possible while the meetings are still fresh in our minds.

Additionally, I have included a list of action items that have come out of the two meetings. The deadlines are tight, but are necessary in order to be able to provide material to the Historic Preservation Commission (HPC) by January 3, 2001 and ensure that the opportunity to obtain the temporary site structure from Fairfax County is not lost. Again, if I have missed anything, or you need clarification on any item, please contact me.

It is my intention to distribute a draft copy of the narrative for the City of Takoma Park Council and the HPC on or about December 22, 2000.

Two meetings will be setup in the near future (as noted on the action item list). One will be for a fire/rescue operational review of "scheme III" with Bignell, Watkins, and Hasser (BWH). The second meeting will be for the entire group to review and edit the material to be given to the Historic Preservation Commission in preparation for its January 24, 2001 meeting.

If you have any questions, please contact me at 240-777-2494. Thank you.

Post-it® Fax Note	7671	Date	12/6	# of pages	12
To	Robin Zick	From			
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	301 563-3412	Fax #			

Office

**Takoma Park Fire Station #2 Followup – 11/21/00 and 12/1/00 Meetings
December 6, 2000**

Page 2

Distribution:

**P. Johnsson, MCDPWT/DFS/CPMS
C. Stewart, City of Takoma Park
R. Finn, City of Takoma Park
D. Braithwaite, City of Takoma Park
B. Allen, TPVFD
J. Jarboe, TPVFD
M. Donahue, MCFRS/DFRS
R. Ziek, MNCPPC/HPC
S. Hayes, MCDPWT/DFS/Leasing Management
M. Cassidy, MCDPWT/DES/PAS
Bignell, Watkins and Hasser
Michael Hackley Architects**

**cc: G. Aoyagi
D. Dwyer
R. Riffe**

TAKOMA PARK FIRE/RESCUE STATION #2 REPLACEMENT STATUS MEETING, NOVEMBER 21, 2000

Page 1 of 3

ATTENDANCE:

See attached sheet

TEMPORARY SITE:

An update was provided on the temporary site. Lease document recently approved by the County Attorney's office. Steve Hayes from DPWT/DFS/Leasing will be making contact with the CUC President within the next week to discuss the document with the intent of getting it signed very shortly.

TEMPORARY QUARTERS DESIGN:

The temporary quarters located at the Burke VFD in Fairfax County, Virginia may become available to us. BWH is to meet with Fairfax County regarding the design and selling price of the structure. It is expected to be available in February or March 2001. The use of this structure would be advantageous since it has already been designed and the design is agreeable to the DFRS and the TPVFD. The TPVFD, whose personnel have previously seen the structure, did express the need for additional office space over and above that offered by the structure. There is a videotape of the structure that Steve Lamphier will obtain for review. Also, there is a question of zoning issues for such a structure. Perry Johnsson of DPWT/DFS/CPMS, BWH, and Daryl Braithwaite of the City of Takoma Park to coordinate as appropriate.

LAND APPRAISALS:

Appraisals of the surrounding properties are continuing. There was a property access issue at two of the three properties. These issues have since been resolved. It is expected that Mike Cassidy of DPWT/Land Acquisition will receive a report by November 30, 2000.

TPVFD/COUNTY NEGOTIATIONS:

Bruce Allen of the TPVFD reported that negotiations are continuing and that the TPVFD is currently awaiting a draft MOU from Bob Kendal of OMB.

DESIGN CONSIDERATIONS:

BWH presented two design schemes to the group. Scheme I would be a structure using the commercial property. The design had the potential advantage of drive-through bays and the preservation of some of the existing architecture. The design had the disadvantages of multiple traffic control points (safety issue), additional costs for both construction and land acquisition, an unwilling seller, and unknown environmental hazards (costs).

TAKOMA PARK FIRE/RESCUE STATION #2 REPLACEMENT STATUS MEETING, NOVEMBER 21, 2000

Page 2 of 3

Further discussion noted that the City is considering the next commercial property over for municipal parking. Acquisition of the next commercial lot over would not enhance the feasibility of scheme I. Note that the cost estimate of \$4.22M to construct scheme I does not include any land acquisition costs.

Certainly the fact that there is a property owner unwilling to sell will add 1-1/2 to 2 years to the project timeline (condemnation proceedings).

As an aside, the City noted that major construction projects give the SHA a good opportunity to recommend and implement intersection improvements, which would be the case at Carroll and Philadelphia.

The drive-through bays shown in scheme I may work for the apparatus that is stationed at Takoma Park currently, but it is doubtful that a straight aerial ladder device will have the room to maneuver safely. Scheme I also does not allow for any convenient public parking.

The second scheme (scheme II) shown by BWH makes use of the two residential properties. Scheme II has the advantages of preserving some of the existing structure, a lesser construction cost (\$3.52M), fewer traffic control requirements and it does meet the agreed upon program of requirements. The main disadvantage is that the length of the apron would not significantly change. It was noted that parking would be reduced by approximately 1/2 if only one property was acquired. This would not provide for sufficient parking even for daily station operations.

Additionally, the idea of offering a walkway or green space that delineates a separation of the fire station from the historic area could be included as part of the scheme II.

A complete demolition of the existing station and replacing it with the design shown in scheme II could set the structure back far enough to gain apron space. Mike Cassidy noted that any design using the residential properties needs to include access to the basement of the commercial property.

Scheme II does include the potential for some usable space in the basement of the building. This actual construction of this space is not included in the program of requirements and thus not funded. This additional space could create a zoning problem due to lack of parking. Bryan Hunt of OMB has asked for an estimate of the additional cost required to include the basement space, unfinished.

TAKOMA PARK FIRE/RESCUE STATION #2 REPLACEMENT STATUS MEETING, NOVEMBER 21, 2000

Page 3 of 3

It is the intention of the group to make a presentation to the City of Takoma Park Council on January 8, 2000. The purpose of the presentation is primarily to update the Council on the status of the project and allow public comment on the project.

It is the intention of the group to make a presentation to the MNCPPC/HPC at its January meeting. Since the MNCPPC/HPC representative was not present at this meeting, Steve Lamphier will setup a meeting with the HPC, DPWT/DFS/CPMS, and BWH to review the content of this meeting and get HPC input.

TAKOMA PARK FIRE/RESCUE STATION #2 REPLACEMENT MEETING WITH HPC, DECEMBER 1, 2000

Page 1 of 2

ATTENDANCE:

See attached sheet

STATION DESIGN ISSUES:

The meeting of November 21, 2000 was reviewed with Robin Ziek of MNCPPC/HPC.

The two schemes, scheme I (acquire commercial property) and scheme II (acquire residential properties) were reviewed by attendees. The advantages and disadvantages of each scheme were discussed. The idea of green space or other methods of delineating the historic district from the fire station and/or preserving part of the existing fire station were discussed as "compromises" in exchange for demolition permits for the residential properties. Additionally, the actual design of the new station, as to aesthetics was discussed.

Robin Ziek suggested a scheme III. More specifically, use scheme II and rearrange it to fit on the commercial property. Accomplish this by moving the administrative areas and living areas from the right of the station to the left of the station. The suggestion can be considered, but the non-design issues of scheme I remain, i.e. land acquisition cost and condemnation. Additionally, there may be some station "flow" issues as a mirror image of scheme II will not fit directly on the commercial property.

HPC will require a narrative with the following information 3-weeks prior to its meeting:

- Advantages and disadvantages of each scheme, including scheme II and III (not I).
- Design considerations and "amenities".
- Cost estimates including land acquisition.
- Preservation of parts of existing fire station with scheme II.
- Potential condemnation proceedings.
- Construction schedule.
- Temporary site availability.
- "State" of existing structure.
- Request for design direction from the HPC.

Due to the time required to design scheme III, it was decided that the group could not make the January 10, 2001 HPC meeting since material is due to HPC by December 20, 2000. It was decided to make a presentation to the HPC at its January 24, 2001 meeting. Material is due to the HPC by January 3, 2001. BWH needs to have scheme III to the County by December 15, 2000 in order for the fire/rescue operational personnel to review it.

TAKOMA PARK FIRE/RESCUE STATION #2 REPLACEMENT MEETING WITH HPC, DECEMBER 1, 2000

Page 2 of 2

TEMPORARY SITE:

Steve Hayes of DPWT/DFS/Leasing provided an update on the status of the lease with CUC. CUC is requesting additional money, site improvements (permanent parking lot with related stormwater management), permit parking only signs, and guarantees on noise and station access (not from Division Street).

Steve Hayes and Steve Lamphier will be meeting with the CUC president in the near future.

**TAKOMA PARK FIRE/RESCUE STATION #2 REPLACEMENT
ACTION ITEMS FROM 11/21/00 MEETING AND 12/1/00 MEETING**

Page 1 of 2

12/06/00

ACTION ITEM	PARTICIPANTS	DUE
Temporary quarters: videotape for operational personnel.	Lamphier	December 8, 2000
Property appraisals.	Cassedy	December 8, 2000
Preparation of scheme III as discussed at the 12/1/00 meeting.	Johnsson, BWH	December 15, 2000
Development of a project time-line, including the worse case and best case scenarios.	Johnsson, BWH	December 15, 2000
Preparation of a presentation to Takoma Park City Council.	Lamphier (with review by all)	December 22, 2000
Preparation of a presentation to HPC.	Lamphier, Johnsson, BWH, Braithwaite (with review by all)	December 22, 2000
Cost estimate to OMB for scheme II unfinished basement space.	Johnsson, BWH	December 22, 2000
Finalization of lease details.	Hayes, Braithwaite, Lamphier	December 22, 2000
Preparation of design to delineate the Historic District.	Johnsson, BWH	December 22, 2000
Temporary quarters: determine availability from Fairfax, cost, timeline, design/site issues.	Johnsson, TPVFD, BWH	December 22, 2001
Temporary quarters: zoning issues (if any).	Johnsson, BWH, Braithwaite	January 24, 2001

**TAKOMA PARK FIRE/RESCUE STATION #2 REPLACEMENT
ACTION ITEMS FROM 11/21/00 MEETING AND 12/1/00 MEETING**

Page 2 of 2

12/06/00

The fire/rescue operational personnel will meet to provide an operational review of scheme III between December 18 and December 22, 2000.

The entire group will need to meet between December 26, 2000 and January 3, 2001 for the purpose of reviewing the submission to the HPC (due to HPC by close of business on January 3, 2001).

The entire group will meet again right after the HPC presentation (between January 25 and January 31, 2001).

TAKOMA PARK FIRE STATION #2

CO ORDINATION MEETING
TUESDAY NOVEMBER 21, 2000

ATTENDANCE SHEET

NAME	FIRM/COMPANY	PHONE & FAX NO.
Gregory Gilbert	Bignall Watkins Hasson	410-224-2727 410-224-4443
MIKE BRILES	MICHAEL HACKLEY ARCH	410-268-7025 410-268-7024
Mike Casady	Dept. Public Works + Transp. Property Acquisition	248-777-7254 " " - 7259
Suzanne Ludlow	City of Takoma Park Econ. + Community Development	301-270-1700 x229 301-270-4568
JIM JARBOE	TAKOMA PARK FD	301-270- 8209
RICK FINN	CITY OF TAKOMA PARK	301-270-1700 x268
Ellen S. Simberg	Historic Takoma	301-270-4332

TAKOMA PARK FIRE STATION #2

CO ORDINATION MEETING
TUESDAY NOVEMBER 21, 2000

ATTENDANCE SHEET

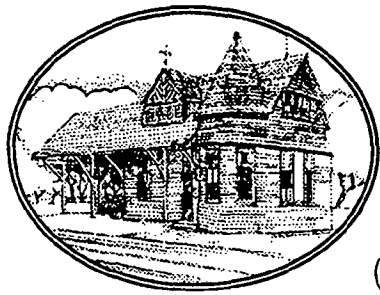
NAME	FIRM/COMPANY	PHONE & FAX NO.
Peeply-Lawson	Mont. County	240-777 6120 FAX 6003
Bryan Hunt	Mont. County	240-977-2778 FAX 2756
Steve Lamphier	MCFRS	240 777 2494 240777 2402
BRUCE ALLEN	TPWFD	301-270-8209 301 270-0546
STEVE LOHR	MCFRS	301 431 5722 FAX 301 431 5723
Michael Donahue	MCFRS	301-270-4242 301-270-3493
Daryl Balthusate	TPPW	301-555-8333 301 555-2405
Crocket Stewart	TP City of Calverton	301 270-8413 FAX 301 270-1205
MICHAEL WATKINS	ARCHITECTS	202 852-9800 202 852-9801 FAX

PRESENT

CO OR MEETING

12.1.00

PRUDY BINGSON	MONT. COUNTY	240-777-6120
Dayl Brantwhite	Takoma Pk	301-585-8333
Robm Ziek	HJUPPC	301-563-3408
Steve Lamphear	MCFRS	240-777-2494
Michael Buls	MICHAEL HACKLEY	410-268-7025
GREGG GILBERT	BIGWELL WATKINS - ISSER	301-261-8228
STEVE HAYES	DFS / LEASING	240-777-6083



Historic Takoma

N • E • W • S • L • E • T • T • E • R

Fall/Winter 1997

2 positions for a large project 20 people

585-8333 x315

Capital Improvements Budgets

Cost Estimate - HP rationale

City of Takoma Park

Dorrell Brathwaite Bob Haberman

HTI Supports Historic Design for Fire Station

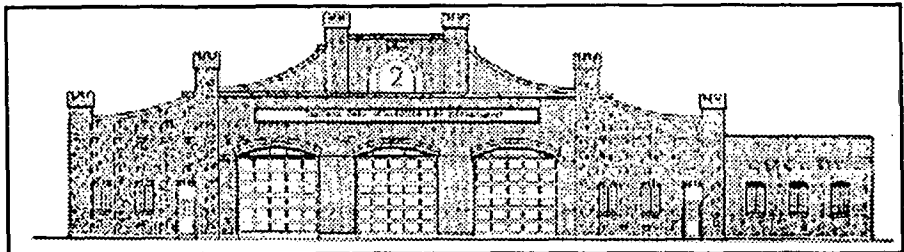
Larry White - Facilities - Services, etc

Demolition of 1 or 2 homes along Carroll

Montgomery County plans a modernization of the Takoma Park fire station to ensure that the building meets County Fire and Rescue Commission standards, accommodates existing equipment, and meets the needs of fire station volunteers. HTI supports a fire station renovation that will be reminiscent of the 1928 facade of the original building. This original facade, lost in the reconstruction of the 1950s, made the building a unique landmark with its crenelated turrets and three arched, windowed bays. HTI also wants the existing stonework, which came from Sligo Creek, to be reincorporated into the design. Other features, such as the existing fireplace mantle, would be reinstalled in a day room that is accessible to the public.

In a recent resolution, the City stated its preference for an historic design by endorsing "Scheme B" of a feasibility study performed by Quinn Evans Architects. Quinn Evans evaluated two designs as part of its determination that a renovation/expansion of the fire house at the current site could meet County Class II standards. Scheme A is a plain, two-story box structure, while Scheme B is a one-story structure containing turrets, bays, and

cont'd on p. 7



"Scheme B," shown above, is reminiscent of the original 1928 fire house design.

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President's Message
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6. HTI News
Special Recognition
7. New and Renewed Members

FIRE STATION

cont'd from p. 1

stonework derivative of the original design. The designs are merely concepts at this stage, and there is no guarantee that the County will follow the city resolution and adopt Scheme B. However, the emphasis

that has been placed on an historic design by HTI and the City will help keep this issue in the forefront as the County decides upon budgets and contractors. ♦



SIDE NET TO PARKING LOT

<N6.00-001 22+00 NNNNN+00RU 0027



Looking Toward Front of Bldg
Down Side WRT To Auto Repair Shop

440.280.883 22-01 HHHHH++130P+5827