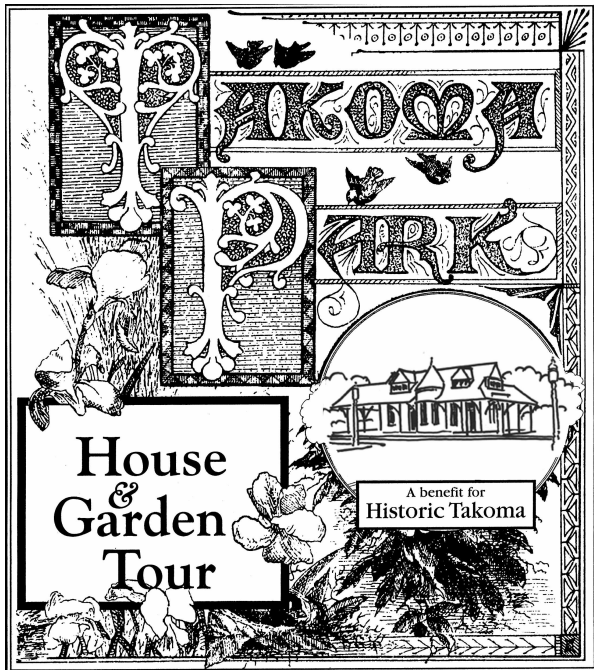




# HISTORIC TAKOMA

Historic Takoma, Inc. Celebrates 29 Years of Service to the Community 1979-2008

## 2008 Annual House and Garden Tour - Sunday, May 4th



The 35th annual House and Garden Tour will be held on Sunday May 4th, 2008, 1:00-5:00 pm. This year the Tour will feature houses and public buildings in Takoma DC, which was one of the first Washington, DC suburbs, accessible to downtown first via train and later by trolley lines. Tickets for the Tour are \$15 in advance and \$20 on the day of the tour. Advance tickets are available at businesses in Takoma Park, including: American Craft, Mark's Kitchen, Now and Then, the Takoma Park Silver Spring Co-Op, and in DC at the Culture Shop.

The Tour is the most important fundraiser for HTI, so please come out and support us and the whole community, and bring your friends and neighbors!

In this issue we are introducing the updated HTI logo, designed by board member Lex Ulibarri. The new logo maintains the trainstation image HTI has used since its inception, but portrayed in a fresh, more historically accurate manner.

## Progress on Building Renovation

Thanks to a grant from MainStreet Takoma's Façade Improvement Program, donations from sponsors of last year's House and Garden Tour and other donors, we are finishing work on the front facade of the building. Using a grant from the Montgomery County Arts and Humanities Commission, new electrical and HVAC systems have been installed by MP Energy and Berardi Electrical Design. HTI very much appreciates the dedication on the part of these contractors in supporting community ventures such as ours.

We are about to begin insulating the ceiling, restoring and repairing the original tin ceiling and skylights, and installing emergency and period-appropriate lighting in the building. HTI will be seeking funding to repair the roof, which has proven to be in a bad state due to insensitive and inadequate repairs in the past. HTI hopes to complete the renovation of the basic building shell this year, and then begin to move the archives and programs into the building. Eventually the building will house the complete HTI archives collection, the historical records of the City of Takoma Park, exhibits, programs, and other resources, all of which will be available for community use.



*The facade being washed and masonry repointed at 7328 Carroll Avenue by Worcester Eisenbrandt, Inc., a restoration firm based in Baltimore.*

## HISTORIC TAKOMA NEWSLETTER



Historic Takoma, Inc.  
PO Box 5781  
Takoma, Park, MD 20913  
301-270-2831  
[www.historictakoma.org](http://www.historictakoma.org)

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*Historic Takoma Newsletter* is a  
publication of Historic Takoma, Inc.

Letters to the editor are encour-  
aged. Volunteers are welcome.  
Please contact HTI if you want to  
become more involved in the preser-  
vation of your community.

HTI is a membership-based non-  
profit organization founded in 1979 to  
promote historic preservation, citizen  
involvement, and community devel-  
opment in the Takoma community.

Membership is open to the public.  
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## HTI NEWS

### What's New In The Historic Districts

Historic Takoma (HTI) plays a critical role in preserving the character and history of our community. It serves as the advocate for both the Maryland and DC National Register Historic Districts.

- **Ecco Park 235 Carroll Avenue, NW** This approved development project is being sold by SGA Associates, who originally submitted the plans and obtained approvals. Apparently a letter of intent has been exchanged and a study period is under way. The purchaser is said to be seeking to alter the plan from steel and concrete construction to stick construction for cost reasons. There has been a fair amount of concern in the community about the current neglected appearance of the property.
- **Douglas Development project, Willow and Maple Streets, NW** This project, which consists of two 40-unit apartment buildings with surface parking, received final approval from the DC Board of Zoning Approval in February 2008. It also includes the restoration and reorientation of three historic bungalows on the property. No word on when work will begin at the site.
- **7112 Chestnut Street, NW** Several years ago the historic house located at this address was lost to fire. Since then, a number of parties have been interested in building on the lot. Most recently, HTI has seen plans from Herbert Grevious, architect, to build a neo-Victorian house on the lot. We have worked with him and HPO staff on design elements of the house.
- **New Testament Church, 4th and Butternut Streets, NW** Located in the old Safeway building, across from the historic Takoma Theatre, the church plans a rear addition and modifications to the rest of the building to make it 'look more like a church.' HTI met with the pastor and architect to review their design in January. The current building is not considered a contributing structure in the Historic District, therefore the church has a fair amount of latitude in what they can do. The design for the modifications is modern and looks like a stereotypical suburban church building. They have not yet submitted an application to the HPO.

*(continued on page 5)*

## HTI Fighting for Landmark Designation for Historic Falkland Apartments in Silver Spring

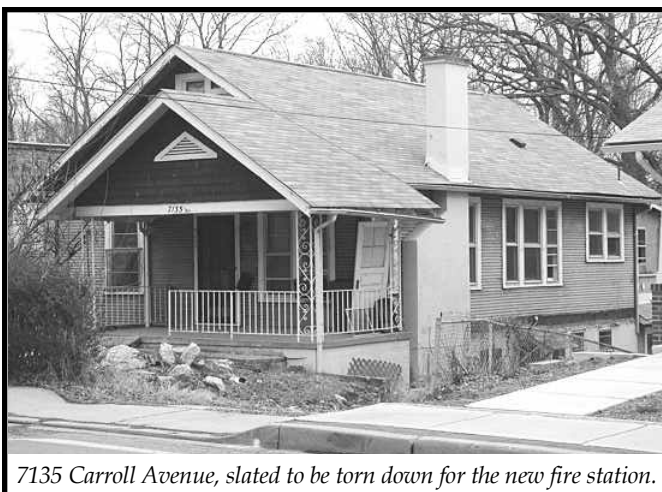
On December 6, 2007, the Montgomery County Planning Board decided that this Silver Spring landmark apartment complex, extending over 24 acres near the corner of 16th Street and East-West Highway, should be considered eligible for historic preservation. A proposal to demolish part of the Falklands and to replace it with a new development of mixed uses, including a Harris Teeter supermarket and several 15-story apartment buildings, triggered consideration by the Planning Board. The Falkland complex was built between 1936 and 1938, in the neo-colonial style. First Lady Eleanor Roosevelt attended the opening day ceremonies. The building is important as its garden-style apartments were part of the international garden living movement and were designed to be affordable. Further, it was the first rental housing project in Montgomery County whose mortgage was guaranteed by the Federal Housing Authority. Falklands is one of the most historically significant of downtown Silver Spring's structures. The Planning Board's decision followed the recommendation of the Montgomery County Historic Preservation Commission. Historic Takoma supported the designation, and HTI members submitted letters and testified before the HPC on this issue. The Falklands will now need to go through the full historic designation process through the HPC, the Planning Board and finally the County Council.

### Takoma Junction Earth Day Celebration

On Sunday, April 20, join your neighbors and MainStreet Takoma to celebrate the rebirth of the Junction. From 10am - 7pm the Takoma Park/Silver Spring Co-op will sponsor events including live musical performances from Takoma Park legends Magpie, 2007 Wammie Award winners Chopteeth, and a huge drumming circle. From 12 - 4pm, the Old Takoma Business Association will celebrate the opening of two new businesses - The Pajama Squid, a children's boutique and Bikram Yoga, a hot yoga studio. We are also welcoming new management to The Pizza Palace. Summer Delights' ice cream truck, balloon animals, juggling, and a face painter will be on hand for the kids, plus the Takoma Park Volunteer Fire Department will have their fire engine out. HTI will be giving people a peek at progress on our building at 7328 Carroll Avenue, where we will also be selling advance-price tickets for the 2008 House and Garden Tour. Hope to see everyone there!

### HTI Holiday Party & Annual Meeting

The lovely Cady-Lee House was the site of the HTI Annual Meeting and Holiday Party on December 9, 2007. All members were invited, and HTI was pleased to welcome a number of dignitaries as well, including: Mayor of Takoma Park Bruce Williams and DC Ward 4 Council Member Muriel Bowser. HTI President, Sabrina Baron, chaired the annual meeting and reported on the year's progress, including the work done on HTI's headquarters building. The slate of officers elected included Sabrina Baron as President, Lorraine Pearsall as Vice President, Caroline Alderson as Secretary and Jim DiLuigi as Treasurer. John Hume, a Takoma Park ceramic artist and owner of Sligo Creek Tile Company, was elected as a new Board member. Dorothy Barnes, Diana Kohn and Eileen Sobeck, returning board members, were re-elected to three-year terms. The afternoon of food, fun, and conversation was attended by approximately 50 people.



7135 Carroll Avenue, slated to be torn down for the new fire station.

### Calling All Volunteers: HTI Needs Your Help

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or construction skills, or manpower?  
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## Traffic Circle at the Junction

The March 2008 edition of the City of Takoma Park Newsletter carried a front-page story about a study the City had requested from the MD State Highways Administration on the feasibility of replacing the traffic signals at the intersection of Carroll/Ethan Allen/Sycamore Streets with a traffic circle. This study was first requested in January 2007, and the results of the study were received from SHA in January 2008, and are now available on the City website: <http://www.takomapark-md.gov/hcd/documents/kamemo.pdf>

This proposal presents two different options for traffic circles on streets at the Junction, and each of those circles would also require the signalized intersection in front of the firehouse to be changed to a traffic circle as well, placing two adjacent traffic circles on Carroll Avenue.

The report of the study is not well conceived, and does not consider, for example, how fire trucks and ambulances would navigate a one-lane circle. The report also makes no mention of the fact that these locations are within the Historic District. There would be significant impact on private and historic properties in the area (including the contributing resource at 208 Manor Circle and our own building at 7328 Carroll Avenue) as well as on our historic street patterns. It seems that SHA consultants may not even have visited the site for the study, but have rather relied on computer models for guidance. This study is seriously flawed and HTI is recommending that it be discarded.



*Proposed location of the traffic circle.*



*This home will be negatively impacted by the circle.*

## What's New In The Historic Districts

*(continued from page 2)*

- **Takoma Park Baptist Church rental houses, Piney Branch Road, NW** HTI has continued to work with the church on restoring historic windows in these houses. We have also consulted with them on repairs that need to be made to a slate roof at 6328 Piney Branch. We have put the church in contact with highly recommended craftsmen who perform this sort of work.
- **Elektrik Maid/Friedrich's Cleaners' sign, 268 Carroll Street, NW** The historic metal and neon sign on this building was illegally removed by the owner. HTI is working with the Elektrik Maid to try to rescue the original sign and determine if the sign can be restored and replaced.
- **Fibrex windows in DC historic districts** The HPO, at the behest of replacement window manufacturers, is proposing to make Fibrex (80% plastic, 20% sawdust) an acceptable replacement material for windows in primary facades of historic buildings in all DC historic districts. HTI is strongly opposed to this policy, which was at the heart of a legal case that HTI was a party to in 2007. HPO has invited the DC Historic Districts Coalition to work on this policy with them. HTI is a part of the coalition and has opposed this change in policy.

*(continued on page 6)*

## What's New In The Historic Districts

(continued from page 5)

- **6901 Laurel Avenue, Urciolo in-fill development** Final approval was granted for this project early this year. A multiuse building anticipated to include restaurant space will be constructed in the space that was once the location of a grocery store. John Urciolo has said that he will be proceeding slowly to see what happens in the real estate market.
- **36 Philadelphia Avenue** HTI has been working with city and county government to resolve community concerns about this neglected and decaying property. The house was condemned some time ago, and at the moment is in limbo as the current owner is attempting to sell the property.
- **7321 Takoma Avenue** This house is one of the oldest and most important houses in the Historic District. It originally faced what is now Piney Branch Road, across from the Cady-Lee House, and was one of several houses moved to new lots when Eastern Avenue was extended early in the twentieth century. A few years ago there was a very damaging fire in the house, which was completely rehabbed by the owner, Jerome Ernst. He was awarded HTI's McMurdie Restoration Award for his work on the house. Early this year the house was sold to Rhema Christian Center, a Catholic service organization, which plans to use the house as a home for adolescent females, under adult care and supervision. This use is allowable within current zoning.
- **7131 Carroll Avenue** An illegal roof dormer was being added to this property when Montgomery County issued a stop work order.
- **Middle East Cuisine** HTI is working with MainStreet Takoma's Design Committee to help the tenants here restore their front display window. HTI asked an expert in metal craft to come in and consult on the project.
- **Fire Station re-construction, Carroll and Philadelphia Avenues** Montgomery County is beginning work on this long-awaited project. Preparatory work involving water and sewer lines will be conducted first, as will the construction of retaining walls along the rear of the lot. Demolition of 7135 Carroll has begun with the removal of asbestos siding which revealed a much more attractive bungalow underneath. Demolition of the station itself will be the next step in the process.

### HTI Seeks Tax-Deductible Contributions for Litigation Fund

HTI is actively seeking tax-deductible contributions from the community for the Alfred P. Vogel Litigation Fund. This fund supports legal actions that HTI must take from time to time in order to defend and protect the historic heritage of our community. At present, we are exploring avenues of legal action with regard to preserving the green space and trees at the Takoma Metro site, as well as the historic residential nature of the surrounding neighborhoods. But legal action is very expensive and we need your help in this important fight.

Please support HTI's protection of our community. Donations are 100% tax-deductible and may be sent to: Historic Takoma, Inc. at PO Box 5781, Takoma Park, MD 20913. Please note "Alfred P. Vogel Litigation Fund" on the memo line of your check.

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### Calendar of HTI Events

[www.historictakoma.org](http://www.historictakoma.org)

Sunday, May 4, 2008, 1-5 pm  
HTI House and Garden Tour

#### Renew Your HTI Membership!

If you are a member of Historic Takoma, please fill out the form on the right to renew your membership. This is an exciting time as we settle into our permanent home. We need the help of our loyal members now, more than ever!

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