



April 2006

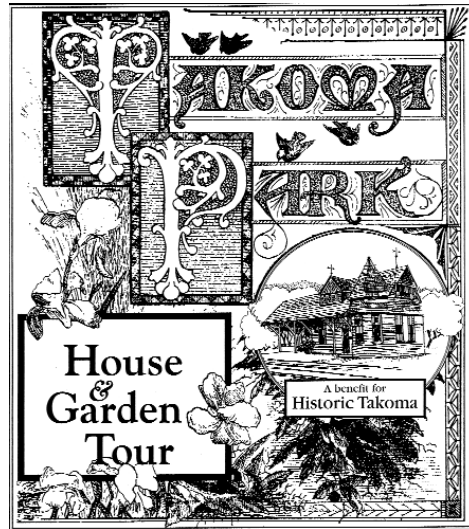
Historic Takoma

NEWSLETTER

Historic Takoma, Inc. Celebrates 27 Years of Service to the Community 1979-2006

2006 House & Garden Tour, Sunday, May 7th

On Sunday, May 7, 2006, Historic Takoma, Inc. will sponsor the annual Takoma Park House and Garden Tour that has been a tradition for the last 33 years. This year's theme is the "The Art of Living" and the tour will feature approximately a dozen homes and gardens centered around the Willow Avenue neighborhood. Takoma Park has long been a haven for artists of all types, from writers to sculptors to dancers to creative environmentalists. Many Takoma Park artists feature or incorporate art, created by themselves or others, into their homes and into their lifestyles. Others have made an art of restoring their historic homes and preserving the heritage of houses and neighborhoods. The annual House and Garden tour provides

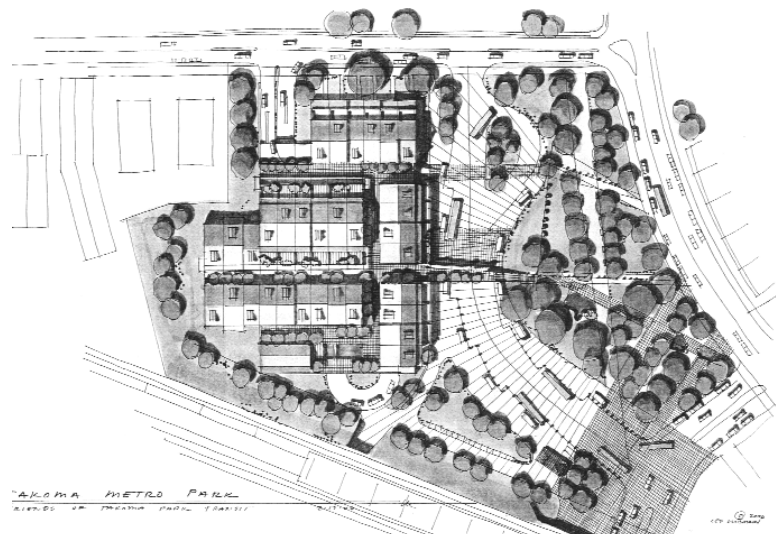


Takoma residents and visitors from other communities an opportunity to view and appreciate local homes and gardens from all eras, encompassing very many different styles or architecture and living.

The Tour will take place from 1- 5 p.m. The stops on the tour are in close proximity and the route can be easily walked by most people. Tickets are \$15 in advance, and are available at many local Takoma businesses, including American Crafts, Mark's Kitchen, and the Takoma Park-Silver Spring Co-Op. Tickets are \$20 the day of the tour, available at a booth near the Farmer's Market at the corner of Carroll and Laurel Avenues. The Tour is self-guided and starts on Willow Avenue. Advance ticket holders need to pick up the map and brochure from the ticket booth on the day of the tour. For more information on the House and Garden Tour, call 301-270-2831 or visit www.historictakoma.com.

Debate Continues On Proposed Development at Takoma Metro Site

The Washington Area Mass Transit Authority (WMATA) has for some time proposed to sell the land (currently a park, buffering greenspace, bus bays, bus turnarounds, and the parking lot) immediately adjacent to the Takoma Metro Station to a developer. HTI and many other community stakeholders find that the current plans of the developer EYA do not suit the needs of the community. The proposed development entails limited space for expansion of bus bays, slashing the existing number of parking spaces in half, building approximately 86-88 two-car-garage townhouses, and destroying the currently configured park. Two community meetings were



Alternative plan for Metro site proposed by Friends of Takoma Transit.

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HISTORIC TAKOMA NEWSLETTER



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

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

Letters to the editor are encouraged. Volunteers are welcome. Please contact HTI if you want to become more involved in the preservation of your community.

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

Membership is open to the public. Contributions are tax deductible. Federal ID No.: 52-1146960



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HTI NEWS

What's Happening In Takoma Park's Historic Districts

Shaping change to preserve the historic character of our community is one of Historic Takoma's most important functions. HTI reviews and advises the Montgomery County Preservation Commission and DC Historic Preservation Review Board on applications for Historic Area Work Permits for alterations, renovations, or construction that will have a major impact on the district. We testify regularly in Commission and Review Board hearings, and work with developers in numerous meetings to encourage positive change that contributes to the economic vitality of the city while preserving its unique character. HTI also holds a seat on the Takoma Park Facade Advisory Board and in Montgomery Preservation, Inc. Highlights of recent cases in which HTI has been active follow.

7001-7003 Carroll Avenue, corner of Carroll and Westmoreland Avenues: The development firms ICG and Keystar Realty are exploring a project with significantly increased mass and density in the two buildings currently housing businesses including Re-Run and Sangha and the adjoining rear parking area. Overlay zoning allows a building height of 50 feet, but this site is complicated by the 30-35 foot drop from Carroll down Westmoreland. HTI, the WACO Residents Association, and adjoining residential neighbors are concerned that construction at maximum allowable density would intrude upon the pedestrian-friendly scale of the trolley-era Carroll Avenue streetscape and compromise the historical integrity of the historic residential neighborhood on Westmoreland. New construction and alteration of existing properties in the district both require Historic Work Area Permits and public hearings before the Montgomery County Historic Preservation Commission.

505 Tulip Avenue: The house at this location, adjoining the historic Carroll Avenue Tudor revival car repair location, had been vacant since it was condemned by Montgomery County in 2003 following a fire. It was purchased by a real-estate speculation partnership which immediately applied to the HPC to demolish the historic house. HTI fought hard to save this property, even in the face of threatened legal action by the owners. Happily, the property was sold last year to a new owner who has been working closely with the HPC, HTI and city agencies to restore the house and return it to residential use.

(continued on page six)

Takoma Park Historic District Pamphlet Now Available: HTI assisted in the preparation of this handsome guide, filled with maps and photos, issued by the DC Historic Preservation Office. Call 202-442-8818 for more information.

Quilt Raffle: Buy a chance to win a gorgeous hand-made heritage quilted throw featuring renditions of Takoma Park's favorite architectural landmarks. Tickets are \$1 each or six for \$5. Drawing to be held when fundraising goal has been met. Call 301-270-2431 for more information.

2005 Holiday Party and Annual Meeting

The gracious Cady-Lee House, a National Register property, was the site of the Historic Takoma 2005 Holiday Party and Annual Meeting on December 18, 2005. A large crowd of members and a number of dignitaries attended, tempted, no doubt, by the lovely location and the scrumptious holiday feast. Honored guests included: MD State Senator Ida Ruben, Delegate Sheila Hixon, DC ANC Commissioner Faith Wheeler, Takoma Park Mayor Kathy Porter, and Takoma Park City Council members Joy Austin-Lane, Marc Elrich, and Bruce Williams. The Cady-Lee, located at 7064 Eastern Avenue, NW, at the corner of Eastern Avenue and Piney Branch Road, is a magnificent 1887 Queen Anne Victorian. The house is a unique treasure in the heart of the historic districts of the Takoma neighborhoods, and is currently the home of The Forum for Youth

Investment, a nonprofit organization. The Forum has been a wonderful steward of this fabulous house. Just a few days before the event, HTI returned three early-nineteenth-century portraits of members of the Cady family to hang in the house. HTI continues to own the portraits, which The Forum will now care for in their original context. HTI and The Forum have pledged to work together to raise money for restoration of the portraits.

Officers and new Board members were voted in and welcomed at the meeting. HTI officers for 2006 are: Sabrina Baron, President, Lorraine Pearsall, vice-president, and Caroline Alderson, Secretary. This year Historic Takoma welcomed four new Board members, all with oceans of energy and enthusiasm, and a wealth of experience and qualifications on the issues facing our organization. The



Dick O'Connor and Susan Harris, President of the Horticulture Club, in front of one of the historic Cady family portraits at the Holiday Party.

new Board members are: Lex Ulibarri, a D.C. architectural designer; David Paris, attorney and long-time community activist; Eileen Sobeck, a federal environmental attorney, active in Sensible Growth and co-president of the Long Branch Sligo Citizen Association; and Ron Watson, owner of the Takoma DC Hilltop Hostel.

Closing in on a Permanent Home for Historic Takoma and the Archives

Historic Takoma is quickly moving to a point where it can afford its dream to buy and refurbish a building in Takoma Park to house the Takoma archives, office space, and museum/exhibit space for some of our historic treasures. The State of Maryland awarded a \$50,000 grant to Historic Takoma in 2005, and an additional \$210,000 this year. Thanks to the assistance of State Delegates Peter Franchot and Sheila Hixson, and State Senator Ida Ruben, HTI may finally be able to realize this long-term goal of providing appropriate storage for our valuable records, and at the same time being able to make them more available to scholars and citizens alike. To ensure that we can afford renovations, upkeep and other expenses related to a new home, this spring Historic Takoma will be launching a new membership and capital campaign. Look for further details in our next newsletter or on our website, www.historictakoma.org. Special thanks to Hank Prensky, Howard Kohn, Art McMurdie, Dick O'Connor, and other members of the ad hoc space committee who have been helping HTI with this project.

New HTI Life Members

A special thank you to new B. F. Gilbert Club members:

Eileen Sobeck & Michael Gosliner

Lex Ulibarri



Tuesday June 20th is Mark's Kitchen HTI Benefit Day. HTI gets a percentage of the proceeds so everyone stop in to eat!

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Debate Continues On Proposed Development at Takoma Metro Site

(continued from page one)

held last fall, at which HTI members and other residents strongly criticized the proposal. WMATA seemed determined to hold a "compact hearing" on the plan, one of the final steps in the approval process in November 2005. HTI partnered with the City of Takoma Park in threatening legal action against WMATA because it had failed to follow its own procedures for adequately notifying the community about that hearing. Once the compact hearing was delayed, HTI pledged to work with WMATA to promote community input into the planning process, and has been assured that modifications to the original plan are still being considered. HTI has devoted significant resources both in terms of financial expenditure, time and energy to working to



Participants review proposed plans at March 4, 2006, WMATA Metro workshop

improve this project, located in the heart of the DC and MD historic districts and which provides a major gateway to our beautiful historic community. HTI involvement has included working with residents of Takoma Park and Takoma DC, as well as the

Friends of Takoma Transit group, to come up with an alternative acceptable development plan, contracting with architectural designer and Takoma DC resident Lex Ulibarri to create such a plan. HTI co-sponsored a community workshop to review Ulibarri's design on February 27, 2006, at the Washington Theological Union, and participated in a

WMATA-sponsored day-long community workshop on March 4, 2006, at Trinity Episcopal Church. HTI and the rest of the concerned community are now waiting to see how WMATA reacts to the comments generated during that workshop.

Art McMurdie Restoration Award

This year's award goes to Jackie Braitman at 7201 Willow Avenue. The annual McMurdie Award, named after a local restoration specialist, was established to recognize homeowners who demonstrate historic sensitivity and creativity in restoring buildings in the Takoma community. Ms. Braitman has taken a long neglected house that had been insensitively remodeled over the years, stripped down to the bare wood, and turned it into the gracious presence it has long deserved to be in the neighborhood. She added a wraparound porch and other charming architectural details, as well as fitting flourishes of her own glass artwork throughout the interior. This beautiful house will be featured on this year's House and Garden Tour.



The lovingly restored Braitman house.

Visit us at www.historictakoma.org

What's Happening In Takoma Park's Historic Districts

(continued from page two)

Takoma Park Fire Station: Long after the design for a new firehouse had been approved through an arduous community process, and just as work was expected to begin on the new Fire Station, personnel in the Montgomery County Department of Public Works proposed significant changes to the design and had the proposal calendared for a hearing before the HPC, without having notified HTI, or the city, or neighbors in the community. HTI requested that consideration of the proposal by the HPC be delayed until the local stakeholders could weigh in. The new proposal was withdrawn from the March HPC agenda, and the city has also delayed transfer of land necessary to begin construction until this issue is resolved.

7118 Carroll Avenue: As part of the Carroll Avenue Streetscape project, parking for this property, which had been in the front along Carroll Avenue, was moved to the back of the property. As initially configured, the new parking was moved to face Park Avenue residences without adequately consulting the affected neighbors. HTI was contacted by Park Avenue residents and worked to set up meetings with officials of both the City and HPC to seek a solution that accommodates all parties. As a result, the City Council has agreed that modifications must be made to resolve the concerns of neighbors.

Maple and Willow Avenues behind CVS (Jemal Field): The development for this site recently proposed by the property owner, Douglas Development, was intended to include 95,000 square feet of retail space and

135 condominium units, has changed direction. The new proposal will rather consist of 70-80 townhouses allowed by right under current zoning and planning requirements. HTI is coordinating a focus group of community stakeholders to monitor the progress of this project.

Takoma Theater, Fourth Street, NW: News recently surfaced that the current owner of the historic Takoma Theater had approached the DC Historic Preservation Office desiring to demolish the Theater. Immediate concern was ignited among many members of the community. HTI is working with the owner, community groups, DC ANC 4B representatives, the Old Takoma Business Association and others to find a solution to keep the Takoma Theater a viable theatrical concern.

If you are interested in participating in Historic Takoma's preservation advocacy efforts, please contact us at www.historictakoma.org or contact Lorraine Pearsall, HTI Historic Preservation Committee Chairman, at preservation@historictakoma.org.

Saturday April 22, 1-3 p.m.:
Old Takoma comes alive on a walking tour led by Diana Kohn. Meet at the Metro station. Free.

Takoma Park Portrait of a Victorian Suburb



1883-1983

By Ellen R. Marsh and Mary Anne O'Boyle

Chronology by Terry F. Dammann

Design by Linda McKnight

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Takoma Park, Maryland

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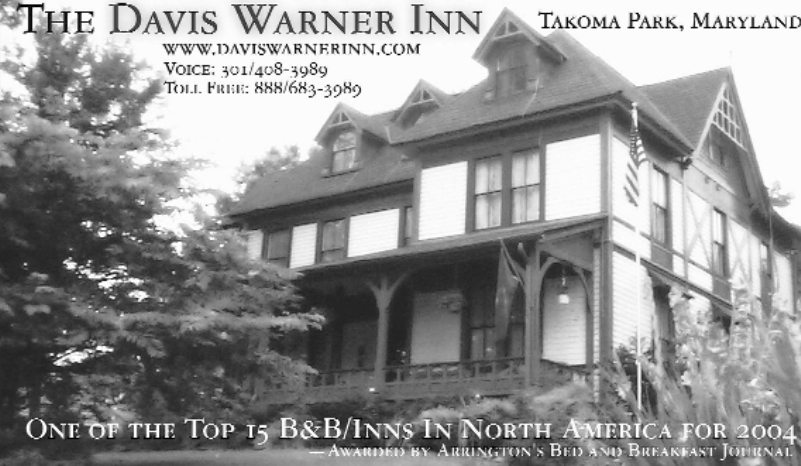
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Thank you to all my friends, neighbors, clients and especially Historic Takoma members for your continued support and referrals over the years. Let's all support Historic Takoma in the 21st century in its worthy efforts which benefit us all!

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Calendar of HTI Events

www.historictakoma.org

Saturday, April 22rd 1-3 p.m.
Old Takoma Walking Tour led
by Diana Kohn. Meet at Metro
station. Free.

Sunday, April 23rd 1-3 p.m.
Dinky Line tour led by Clair
Garman. Meet at Co-op at
Carroll and Ethan Allen. Free.

Sunday, May 7th 1-5 p.m.
Historic Takoma's Annual
House and Garden Tour.
Meet at a booth near the
Farmer's Market.

\$15 - Advance Sales
\$20 - Day of the Tour

Sunday, May 21st 1-3 p.m.
Old Takoma Walking Tour led
by Diana Kohn. Meet at Metro
station. HTI Members - \$5
Non-Members - \$10

Tuesday, June 20th
Mark's Kitchen HTI Benefit Day.
HTI gets a percentage of the
proceeds.

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