



The Maryland-National Capital Park and Planning Commission



APPROVED AND ADOPTED AMENDMENT
TO THE MASTER PLAN
FOR HISTORIC PRESERVATION
IN MONTGOMERY COUNTY, MARYLAND
TAKOMA PARK HISTORIC DISTRICT & CARROLL MANOR/DOUGLAS HOUSE

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The Maryland-National Capital
Park and Planning Commission

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*Approved and Adopted Amendment
to the Master Plan for Historic Preservation
in Montgomery County, Maryland
Takoma Park Historic District & Carroll Manor/Douglas House*

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Abstract



Title:

Approved and Adopted Amendment to the Master Plan for Historic Preservation: Takoma Park
Historic District and Carroll Manor/Douglas House



Author:

The Maryland-National Capital Park and Planning Commission, Montgomery County Planning Board



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Approved and Adopted Amendment to the Master Plan for Historic Preservation: Takoma Park
Historic District and Carroll Manor/Douglas House



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Abstract:

This document contains the text, with supporting maps, for an amendment to the Master Plan for Historic Preservation in Montgomery County, being also an amendment to the 1982 City of Takoma Park Master Plan; and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland. This amendment designates a portion of the City of Takoma Park as the Takoma Park Historic District, as well as one individual property as a historic site, to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

APPROVED AND ADOPTED AMENDMENT
TO THE MASTER PLAN
FOR HISTORIC PRESERVATION
IN MONTGOMERY COUNTY, MARYLAND
TAKOMA PARK HISTORIC DISTRICT & CARROLL MANOR/DOUGLAS HOUSE



Prepared by:

THE MARYLAND-NATIONAL CAPITAL
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Montgomery County Planning Board
8787 Georgia Avenue Silver Spring, MD 20910-3760

December, 1991



Reviewed by:

THE MONTGOMERY COUNTY EXECUTIVE

March, 1992



Approved by:

THE MONTGOMERY COUNTY COUNCIL

June, 1992

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Officials

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Neal Potter

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P_{rocess}

Master plan amendment process

MASTER PLANS provide policy guidance concerning the private and public use of land, for use and reference by private landowners, public agencies, and interested parties generally. Every master plan amendment also amends the General Plan for Montgomery County. The process of initiation, review, and adoption of amendments is generally as follows:

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PUBLIC HEARING (PRELIMINARY) DRAFT AMENDMENT

This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds an open worksession to review the testimony, and to determine whether to make any revisions to the preliminary draft.

PLANNING BOARD (FINAL) DRAFT AMENDMENT

This document contains the Planning Board's final recommendations. It is transmitted to the County Executive, who must review it and forward it to the County Council, with any revisions deemed appropriate. If the County Executive makes no revisions in the Planning Board's final draft, the Council may adopt the unchanged draft without holding a public hearing. If the Executive does make revisions, or if the Council wishes to consider any revisions, the Council must schedule a public hearing. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the final plan amendment.

If the Council action modifies and approves the Executive's Revised Final Draft Amendment, the Approved Amendment must be sent to the County Executive for approval or disapproval. If disapproved by the County Executive, the Council may override the disapproval of the

Plan by an affirmative vote of five members.

Failure of either the County Executive or the Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body which fails to act.

ADOPTED AMENDMENT

The amendment approved by the County Council is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

A^mendment

Historic preservation master plan amendment

THE MASTER PLAN FOR HISTORIC PRESERVATION and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When a historic resource is placed on the Master Plan for Historic Preservation, the adoption action officially designates the property as a historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

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Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A.3 of the Historic Preservation Ordinance, shall apply when historic resources are evaluated for designation in the Master Plan for Historic Preservation:

(1) HISTORICAL AND CULTURAL SIGNIFICANCE:

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the county, state, or nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

(2) ARCHITECTURAL AND DESIGN SIGNIFICANCE:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

I^mplementation

Implementation of the master plan for historic preservation

ONCE DESIGNATED on the Master Plan for Historic Preservation, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the Master Plan for Historic Preservation and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

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Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

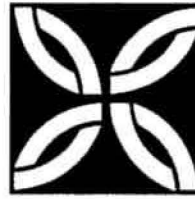
Public improvements can profoundly affect the integrity of a historic area. Section 24A-6 of the Ordinance states that a historic Area Work Permit for work on public or private property must be issued prior to altering a historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area.

Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In the majority of cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. In order to provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.



THE PURPOSE
OF THIS AMEND-
MENT IS TO DES-

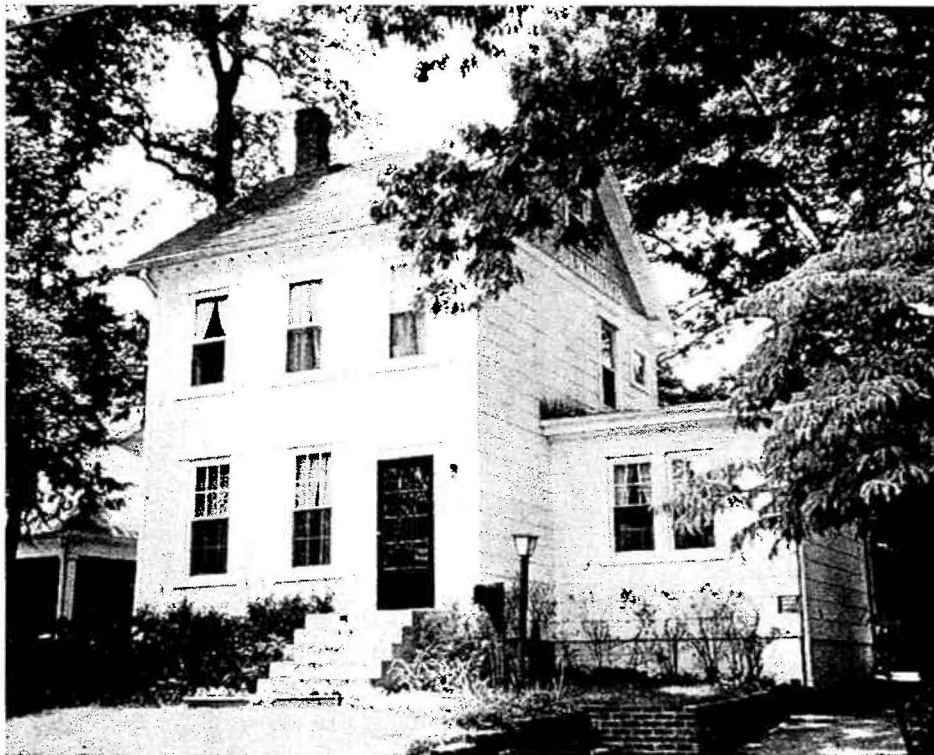


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REAL ESTATE (Takoma Park)
WASHINGTON D. C.

IGNATE A PORTION OF THE
CITY OF TAKOMA PARK AS
THE TAKOMA PARK HIS-
TORIC DISTRICT AND TO
DESIGNATE ONE INDIVIDUAL
PROPERTY AS A HISTORIC
SITE ON THE *MASTER PLAN*
FOR HISTORIC PRESERVA-
TION, THEREBY EXTENDING
TO THE DISTRICT AND THE
INDIVIDUAL HISTORIC SITE
THE PROTECTION OF THE
COUNTY'S HISTORIC PRES-
ERVATION ORDINANCE,
CHAPTER 24A OF THE
MONTGOMERY COUNTY
CODE.

INDIVIDUAL HISTORIC SITE:

<i>Site #</i>	<i>Name</i>	<i>Location</i>
37/3- 3	CARROLL MANOR/ DOUGLAS HOUSE	18 Sherman Avenue, Takoma Park



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- ☛ This Greek Revival house is one of the earliest structures in Takoma Park and exhibits both architectural and historical significance.
- ☛ The structure meets the following designation criteria: 1A, has character, interest, or value as part of the development, heritage, or cultural characteristics of the county; 2A, embodies the distinctive characteristics of a type, period or method of construction; and 2C, possesses high artistic values.
- ☛ Important architectural features of the two-story, eaves-front residence include a boxed cornice featuring a frieze with incised brackets and returns on both gable ends. Beneath the present asbestos siding are the original narrow clapboards. Though the windows have been replaced, they retain their original wooden surrounds (though most are covered with aluminum siding) with projecting cornices. Patterned tin siding in pediment areas was probably added in the late-19th century. A corbeled interior chimney is located on the southeast side of the house.
- ☛ The residence was probably built in the mid-19th century. There are a handful of houses within a two-block radius of 18 Sherman Avenue which appear to predate B.F. Gilbert's earliest subdivision in Takoma Park. Of this group, 18 Sherman appears to be the earliest and most intact example. It is an important link to the era of S.S. Carroll, long-time

landowner of the area.

- ☛ General Samuel Sprigg Carroll (1832-1893), a Union Civil War General, retired to Carroll Manor in 1869 where he lived the rest of his life. The Manor, located on what is now Manor Circle, was demolished in the 1950s. The house at 18 Sherman Avenue, formerly located on land associated with Carroll Manor, appears to have either been incorporated into the Carroll Manor property or to have been built concurrently with the Manor House.
- ☛ After Carroll's death, 96 acres of land were subdivided by Carroll's daughter, Katherine C. Beale, and incorporated into Takoma Park under the name of the General S.S. Carroll Addition. Beale selected street names which represent Civil War figures, including - in addition to Sherman—Lee, Grant, and Lincoln, in remembrance of her father's career.
- ☛ The environmental setting for this site is the lot on which the house is located.

HISTORIC DISTRICT:

Site # Name

Location

**37/3 TAKOMA PARK HISTORIC
DISTRICT**

*See Figure 1 for
district boundaries*

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I. HISTORIC SIGNIFICANCE

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington -second after Linden was established in 1873. The community was given new lifeblood in the early 20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist. The Woodward House, 25 Holt Place, built c.1875-85, originally faced Carroll Avenue which was one of the oldest roads in the area. The house is reputed to have been the country residence of one of the Woodwards of Woodward & Lothrop's department store.

In 1883, Benjamin Franklin Gilbert, a Washington real estate promoter, purchased a 90-acre farm for the establishment of Takoma Park. Gilbert promoted the healthy quality of Takoma Park's natural environment—fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. These natural features continue to define and enhance the community today.

Gilbert's choice of names emphasized the natural setting. He initially called the community "Takoma", based on a Native American word meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment. He named the streets for trees which grew in the area, including Chestnut, Hickory, Holly, and Oak.

Gilbert was more than just the developer of the community -he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. According to tradition, part of Gilbert's first cottage may still exist within the house at 106 Tulip Avenue. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.



■ The Baltimore and Ohio Railroad Station in Takoma Park.

Courtesy, Historic Takoma, Inc.

Cedar Avenue (originally known as Oak Avenue) was the first street to be developed in the new community. The first house to undergo construction in Takoma Park was the Veitenheimer House at 7211 Cedar Avenue. The first house actually completed was the Thomas-Siegler House at 7119 Cedar Avenue (also known as 201 Tulip Avenue), in 1884. Isaac Thomas, its original owner, was the first storekeeper and postmaster in town.

Another early house on Cedar Avenue is #7101, built c.1886. It was the home of Ida Summy who is credited with suggesting the name "Takoma" to Benjamin Gilbert over a game of cards. Ben Davis, Takoma Park mayor and town clerk, and his large family lived at 7112 Cedar Avenue (c.1888) for many years.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period. The house at 7211 Holly Avenue (c.1894-5), was first owned by Garrett M. Davis, a clerk for the General Land Office. Davis served as a member of the first town council in 1890. The house was later owned by Walter B. Brown, Department of the Navy Architect, who lived there for nearly 30 years. The house at 7700 Takoma Avenue (1896) was formerly used as a dormitory for the adjacent Bliss Electrical School, established in 1894 (present site of Montgomery College).

The first buildings in Montgomery County which were specifically designed to be occupied by more than one family were built in Takoma Park. The earliest documented multi-family dwelling is the Ford House at 7137-39 Maple Avenue. This large, elaborate, frame double-house was built in



Mr. WM. E. SKINNER.



Rev. C. H. REMINGTON, Holly Avenue.



Mr. THOS. E. WOODS, Oak Avenue.



Mrs. LUCINDA CADY, Magnolia Avenue.



Miss HAMLIN.

Maple Avenue.



G. GLISS, Maple Avenue.



Mr. E. MARIS, Oak Avenue.

Homes in Takoma Park, from the 1888 B.F. Gilbert real estate brochure
 Courtesy, Historic Takoma, Inc.



Mr. B. F. GILBERT, Oak Avenue.



Messrs. BYRON A. and SETH FORD, Maple Avenue.



Rev. Dr. R. McMURDY, Magnolia Avenue.

HOUSES IN LAKOMA PARK

1885 by brothers Byron and Seth Ford for their families. The next multi-family dwellings to be built in the county were not constructed until 1907. They are found at 7102-04, 7106-08 Maple Avenue, and 7103-05 Cedar Avenue. Other early apartment buildings are found at 7012-26 Carroll Avenue.

■ The end of the trolley line at Fourth and Cedar Streets.

Courtesy, Historic Takoma, Inc.



The first streetcar line in Takoma Park, operated by the Baltimore and Washington Transit Company, opened in 1897. The establishment of this line, in addition to the Washington and Maryland line (1910-27) led to the creation of eight additional subdivisions extending out from the trolley lines. By 1922, the population had soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland.

Among the streets which developed during the 1910s and 1920s in response to the establishment of streetcar lines are Willow, Park, Philadelphia, and Carroll Avenues. Scores of bungalow- and Craftsman-style houses and catalog-order houses were built in this era. Advertisements from 1914 for bungalows on Willow

Avenue promoted their accessibility -just "three minutes to car line" -and individuality -"no two are alike in design." At least fifteen models of Sears kit houses have been identified in the proposed historic district.

In addition to increased accessibility to Washington, another factor played an important role in bringing new residents to Takoma Park. The Seventh Day Adventists chose the town for their national headquarters in 1904. By 1916, it was estimated that one-third of Takoma Park's residents were associated with the church.

After the turn of the century, community services including schools and libraries began to blossom. The Seventh Day Adventists built an elementary school at 8 Columbia Avenue in 1905-6. Later the building was used by the City of Takoma Park as a municipal building and police station. The town's first public library was established in 1935 under the direction of the Takoma Park Women's Club, in the house at 308 Lincoln Avenue (formerly 5 Jackson Avenue) which was donated for the cause. By 1937, the library moved to the more spacious house at 8 Sherman Avenue (1928), where it remained for nearly two decades. In later years, this building was used to house the City's Recreation Department and health clinic.

The house at 11 Pine Avenue (1902) contained the library for the Adventist's Columbia



Union College. In later years the building was used for a speakeasy (bar and pool hall) before being converted back to a residence.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit.

Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

II. ARCHITECTURAL SIGNIFICANCE

Takoma Park's historic district is important for its rich variety of wood frame American domestic architectural styles from the late 19th to early 20th centuries, as well as for its early 20th century commercial structures. Located within the district boundaries are 906 structures. Of these, 171 are classified as "Outstanding", 557 as "Contributing", and 178 as "Non-contributing or Out of Period" resources (see Section III - "Categorization of Resources").

The district's residences which pre-date the earliest subdivision of Takoma Park are few. The initial 1883 B. F. Gilbert/Takoma Park subdivision established a grid street pattern and deep, narrow lots measuring 50 feet by 200-300 feet, with 40 foot setback requirements. Two other areas were also subdivided in the 1880s, maintaining generous lot sizes. Influenced by house pattern books of the 1860s and 1870s such as those of Andrew Jackson Downing, large houses designed in a variety of picturesque Victorian architectural styles were constructed for upper middle class families. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. These blocks are characterized by dwellings of substantial size having complex forms, varied and often exuberant ornamentation, set back from their streets by generous lawns shaded by large mature trees. While Queen Anne residences are the most prevalent of the Victorian styles in Takoma Park, also represented are Italianate, Stick Style, and Shingle Style dwellings.



7216
Holly Avenue

The start of streetcar service along Carroll Avenue in 1897 made the adjacent areas more attractive for residential development, leading to new subdivisions. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period.

■ Sycamore Avenue
Streetscape



The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts

Movement which emphasized the inherent nature of the building materials and structural elements for ornamentation. Similarly, they reflect a social trend towards a more informal, unpretentious style of living. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller

scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Park, Philadelphia, Sycamore, Westmoreland, and Willow Avenues.

Takoma Park includes several mail order or kit houses. Twenty-one examples of Sears, Roebuck and Company houses built in fifteen different designs have been identified. These appeared in Sears' Modern Homes and Building Plans, primarily from 1911-1929. They encompass Craftsman,

■ Willow Avenue
Streetscape



Bungalow, Colonial Revival, and Dutch Colonial formats.

In contrast to the Craftsman/Bungalow designs, the Colonial Revival movement is also represented in Takoma Park through both Dutch Colonial and Georgian Revival variations, and in a few examples of Spanish Colonial Revival.

Dating from the 1930s onward, more houses were brick, generally following English Cottage and Cape Cod designs, while a few post World War II houses such as ramblers and 1980s neo-Victorian dwellings were also built and are found within the district boundaries.



7300 Holly Avenue



Old Town Streetscape, Carroll Avenue

Takoma Park's commercial areas known as "Old Town" and "Takoma Junction" retain much of their early 20th century character and are included within the district. Most of the buildings are 1 or 2-story brick structures with simple detailing. Particularly noteworthy examples are the Park Pharmacy building prominently located at the intersection of Laurel and Carroll and the commercial building

at 7000 Carroll Avenue which exemplifies the Art Deco period with its zig-zag motif cornice and polygonal light fixtures (See illustration pg. 19). The Sovran Bank building at Carroll and Willow (originally the Suburban Trust) is a distinguished example of Beaux Arts design. The charming Tudor Revival character of the service station at 7060 Carroll Avenue makes it a familiar neighborhood landmark which remains in its original use.

Two churches are located in the district, both Gothic Revival in derivation: the granite Takoma Park Presbyterian Church of 1923 and the Seventh Day Adventist Church at Eastern and Laurel. Though built in 1953, the Adventist Church is included as an outstanding resource for its connection with the Adventists who were a major factor in shaping the community's growth when its headquarters were moved from Battle Creek, Michigan in 1907.



Seventh Day Adventist Church (1953)

III. CATEGORIZATION OF RESOURCES

The purpose of categorizing the buildings within the Takoma Park Historic District is to provide the Historic Preservation Commission and property owners with guidance as to the significance of various structures. As provided by Section 24A-8 (d) of the Historic Preservation Ordinance, structures with the highest degree of historical and architectural importance would receive the most detailed level of design review, structures of little historical or architectural significance would receive the most lenient level of design review, etc.

The buildings in the Takoma Park Historic District have been classified into three categories. These categories are defined as follows:

Outstanding Resource:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

Contributing Resource:

A resource which contributes to the overall character of the district and its street-scape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

Non-Contributing or Out-of-Period Resource:

A resource which is an intrusion in the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.

The complete database which lists each structure in the Takoma Park Historic District along with its designated category is included as part of this *Master Plan* amendment (see Appendix A).

IV. HISTORIC PRESERVATION REVIEW GUIDELINES

The Takoma Park Historic District is the largest area in Montgomery County to be designated as historic and to fall under the jurisdiction of the Historic Preservation Ordinance. Because of the unusual size and complexity of the district, this amendment includes historic preservation review guidelines to assist in the implementation of the historic designation.

The purpose of including broad historic preservation review guidelines and principles in the amendment to the *Master Plan for Historic Preservation* which creates the Takoma Park Historic District is to provide the Historic Preservation Commission and other applicable agencies (for example, the County Department of Transportation) with guidance regarding the intent of the historic designation. In addition, the purpose of these guidelines is to provide the Historic Preservation Commission with specific direction in reviewing applications for Historic Area Work Permits (HAWPs) and in generally administering the district, once designated. It is acknowledged, however, that guidelines are intended to provide guidance, not rigid design strictures. Each HAWP application will present a unique series of design issues and each will need to be reviewed individually. In addition, the historic preservation review guidelines developed for this amendment to the *Master Plan for Historic Preservation* are specific to Takoma Park and have been developed in response to this historic area's particular architectural features and community character. These guidelines should not be interpreted as county-wide policy—they are district-specific.

The historic preservation review guidelines and principles which follow are intended to be broad and general in nature. They are not intended to be the final or ultimate design review manual for the Takoma Park Historic District. After the district is designated, it is strongly recommended that the Historic Preservation Commission work closely with Planning Board staff, the City of Takoma Park, and with citizens in the Takoma Park community to develop and adopt a variety of educational materials, including a specific set of design guidelines, which can be published and distributed throughout Takoma Park.

ALTERATIONS TO EXISTING STRUCTURES

The vast majority of Takoma Park HAWPs which will be reviewed by the Historic Preservation Commission will involve exterior alterations, changes, and/or additions to existing structures. In reviewing HAWP applications it is important for the Historic Preservation Commission to recognize the eclecticism, creativity, and diversity of design in Takoma Park—features which contribute greatly to the town's unique architectural character and sense of community.

At the same time, it is essential to protect and preserve the features of Takoma Park's built environ-



Example of a compatible alteration: An undersized non-historic dormer was replaced by the dormer shown which is more typical of Bungalows in Takoma Park.

ment which make it of architectural and historical significance to the heritage of Montgomery County.

Thus, the challenge is to administer this very large and diverse district in a way which is balanced, equitable, and flexible enough to accommodate both preservation and creative architectural eclecticism.

A first step in achieving this necessary balance is the acknowledgment that structures in Takoma Park vary in terms of historical significance and architectural integrity. It follows that buildings should receive a level of design review which is commensurate with their significance.

To this end, the Historic Preservation Ordinance directs the Historic Preservation Commission to be lenient in its judgment of plans for structures in historic districts which are of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

The purpose of categorizing the structures within the Takoma Park Historic District as "Outstanding", "Contributing", and "Non-Contributing/Out-of-Period" is to provide the Historic Preservation Commission with guidance as to the architectural and historical significance of various resources. Structures with the highest degree of importance should receive the most detailed level of design review for HAWPS, structures of little significance should receive the most lenient level of design review for HAWPs, etc.

There are two very general, broad planning and design concepts which apply to all categories. These are:

- ☛ the design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,
- ☛ the importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.



☛ Outstanding
resources on
Takoma Avenue

OUTSTANDING RESOURCES— RESIDENTIAL

These resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation".

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

- ✧ plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials
- ✧ emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way
- ✧ while additions should be compatible, they are not required to be replicative of earlier architectural styles
- ✧ preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged
- ✧ preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- ✧ preservation of original building materials and use of appropriate, compatible new materials is encouraged
- ✧ all changes and additions should respect existing environmental settings, landscaping, and patterns of open space

CONTRIBUTING RESOURCES—RESIDENTIAL

A majority of structures in the Takoma Park Historic District have been assessed as being "Contributing Resources". While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district).

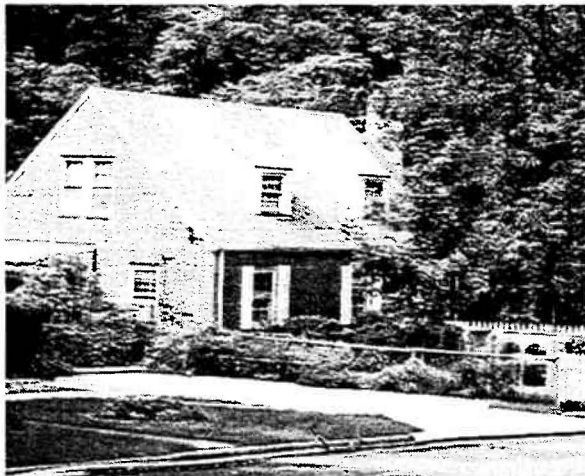


✧ Contributing
resources on
Hickory Avenue

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- ✧ all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required
- ✧ minor alterations to areas that do not directly front on a public right-of-way -such as vents, metal stovepipes, air conditioners, fences, skylights, etc. -should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis
- ✧ major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited
- ✧ while additions should be compatible, they are not required to be replicative of earlier architectural styles
- ✧ second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing
- ✧ original size and shape of window and door openings should be maintained, where feasible
- ✧ some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- ✧ alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- ✧ all changes and additions should respect existing environmental settings, landscaping, and patterns of open space

■ Out of
period
resource on
Valley View



NON-CONTRIBUTING/OUT-OF-PERIOD RESOURCES—RESIDENTIAL

Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.

Most alterations and additions to

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. 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.

creative new building designs. 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:



25 Pine Avenue
(1987)



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

- ☛ 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.

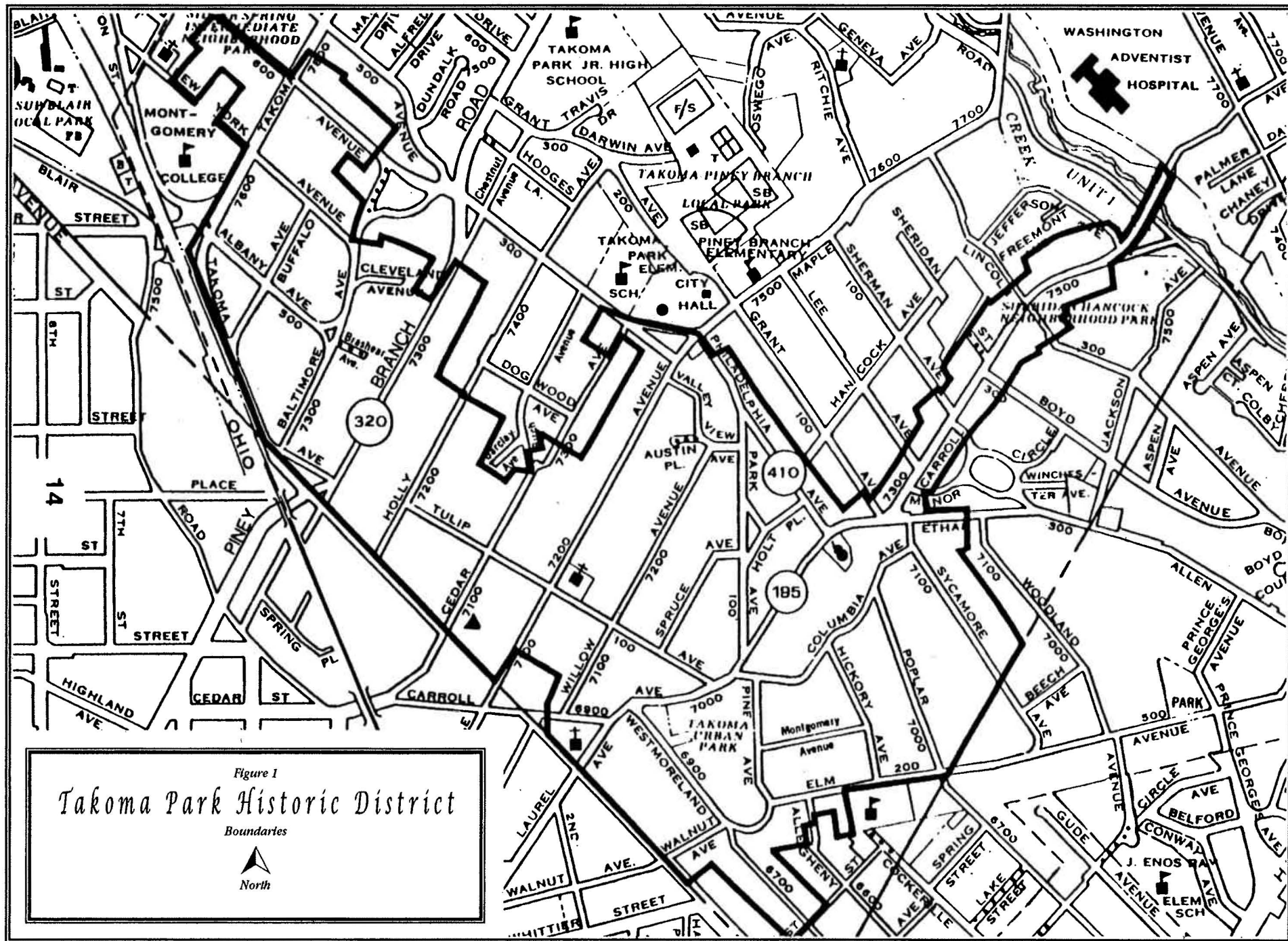
Primary among these features is the existence of significant areas of open space. Park areas throughout the district are extremely important to the setting and character of Takoma Park. Some of the more prominent areas of open space include the park at Albany and Takoma Avenues, the small islands at 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

and back yards that are characteristic of Takoma Park all contribute to the overall environmental setting of the historic district. These features should serve as guides in reviewing subdivisions and in planning new development within the district.

Another feature which is closely related to the sense of open space in the district is the existence of a large number of mature trees and extensive landscaping throughout the community. All public improvements in Takoma Park should strive to create the minimal disturbance possible to these types of natural features. In addition, review of subdivision proposals in the district should emphasize the retention of mature trees and landscaping.

Finally, the roads which pass through Takoma Park have a major impact on the character of this historic community. The Montgomery County Department of Transportation and the Maryland State Highway Administration should be sensitive to the importance of Takoma Park as a historic district and should assure that road and sidewalk improvements are done in such a way so as to enhance, rather than detract, from the historic ambiance of Takoma Park. In particular, any changes to Philadelphia Avenue (MD 410), Piney Branch Road (MD 320), and Carroll Avenue (MD 195) should be carefully considered and designed to be in keeping with Takoma Park's historic character. ☒





Appendix

A

TAKOMA PARK RESOURCES

Listed by Street Address: 909 Buildings / Structures

500	Albany Ave	Col Rev	c1930s	NC	house			
501	Albany Ave	Four Square	c1910-20s	2	house			
504	Albany Ave	Tudor Rev	c1920-30s	NC	house			
505	Albany Ave	Col Rev	c1915-25	2	house			
506	Albany Ave	Craftsman	c1920s	2	house			
507	Albany Ave	Queen Anne Rev	c1980s	NC	house	compatible		
508	Albany Ave	Bungalow	c1920s	2	house			
509	Albany Ave	Ranch	c1940s	NC	house			
510	Albany Ave	Craftsman	c1920s	2	house			
511	Albany Ave	Ranch	c1940-50s	NC	house			
512	Albany Ave	Cottage	c1940s	NC	house			
514	Albany Ave	Cottage	c1940s	NC	house			
517	Albany Ave	Queen Anne	c1885-95	2	house			
521	Albany Ave	Four Sq-Crftsmn	c1915-25	1	house	architectural features	twln to 525	
525	Albany Ave	Four Sq-Crftsmn	c1915-25	1	house	architectural features	twln to 521	
527	Albany Ave	Craftsman	c1910-20s	2	house			
531	Albany Ave	Bunglw-Dutch Col	1908	1	house		twln to 7607 Takoma	House/Gardn Tour '90
	Albany Ave	Park Pavilion	c1970s	NC	civlc			
01	Austin Place	Shed Style	c1980s	NC	house			
7300	Baltimore Ave	Queen Anne	c1890-1910	1	house			
7305	Baltimore Ave	Col Rev	c1940s	NC	house			
7307	Baltimore Ave	Col Rev	c1908	2	house			
7308	Baltimore Ave	Craftsman	c1895-1910	1	house	Queen Anne details, stone wall		
7310	Baltimore Ave	Vernacular	c1885-95	2	house			
7311	Baltimore Ave	Queen Anne	c1890-1900	2	house			
7312-14	Baltimore Ave	Craftsman	c1895-1910	1	house	unique form-early duplex		
7313	Baltimore Ave	Col Rev	c1920-30s	2	house			
7315	Baltimore Ave	Col Rev	c1920-30s	2	house			
7316	Baltimore Ave	Col Rev	c1940-50s	NC	house			
7318	Baltimore Ave	Bungalow Rev	c1980s	NC	house			
7319	Baltimore Ave	Queen Anne	c1885-95	2	house			
7320	Baltimore Ave	Victorian Vernac	c1880-90	2	house			
7322	Baltimore Ave	Victorian Vernac	c1898	2	house			
7324	Baltimore Ave	Craftsman	c1920s	2	house			
7325	Baltimore Ave	Victorian Vernac	c1895-1905	2	house			
7327	Baltimore Ave	Bungalow Rev	1985	NC	house			House/Gardn Tour '90
7329	Baltimore Ave	Ranch	c1945-55	NC	house			

KEY: Style: * = Substantially Altered
 Category: 1 = Outstanding Resource
 2 = Contributing Resource
 NC = Noncontributing or Out of period resource



	ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
	7400 Baltimore Ave	Four Square	c1910-15	2	house			
	7401 Baltimore Ave	Craftsman	c1910-20s	2	house			
	7403 Baltimore Ave	Bungalow	c1915-25	2	house		roof raised 1988	LAC files
	7407 Baltimore Ave	Bungalow	c1910-20s	1	house	unlike in district	Sears, The Westly (123)	
	7408 Baltimore Ave	Four Sq-Crftsmn	c1910-20s	2	house			
	7409 Baltimore Ave	Bungalow	c1910-20s	2	house			
	7411 Baltimore Ave	Col Rev	c1921-33	2	house	Sears, The Crescent		
	7413 Baltimore Ave	Craftsmn-2 Stry	c1910-20s	2	house			
	7416 Baltimore Ave	Four Square	c1910-20s	2	house		much altered	
	7417 Baltimore Ave	Prallie	c1910s	2	house			
	7418 Baltimore Ave	Ranch	c1940s	NC	house			
	7419 Baltimore Ave	Bungalow	c1920s	2	house			
	7420 Baltimore Ave	Craftsmn-2 Stry	c1920s	2	house			
	7421 Baltimore Ave	Col Rev	c1915-25	2	house			
	7422 Baltimore Ave	Tudor Rev	c1920s	NC	house			
	7423 Baltimore Ave	Col Rev	c1920s	2	house	original garage	Sears?	
	7401 Buffalo Ave	Cottage	c1920-30s	NC	house	brick		
	7403 Buffalo Ave	Modern	c1960-70s	NC	house			
	7407 Buffalo Ave	Vernacular	late 19thc	2	house	c1920 porch/alterations		
	7411 Buffalo Ave	Tudor Rev	c1920-30s	NC	house	brick		
	7415 Buffalo Ave	Ranch	c1935-55	NC	house			
	7417 Buffalo Ave	Greek Revival	c1885-95	1	house			Marsh
	7420 Buffalo Ave	Bungalow	c1915-25	2	house			
	7421 Buffalo Ave	Col Rev	c1945-55	NC	house	brick		
	7422 Buffalo Ave	Queen Anne	c1885-95	1	house			
	7423 Buffalo Ave	Four Sq-Col Rev	c1905-15	2	house			
	7424 Buffalo Ave	Spanish Col	c1930s	NC	house			
	7425 Buffalo Ave	Four Sq-Crftsmn	c1905-15	1	house			
	7426 Buffalo Ave	Bungalow	c1920-30s	2	house			
	7427 Buffalo Ave	Queen Anne	c1885-95	1	house			
	6950 Carroll Ave	Beaux Arts	1927	1	bank	architectural features	Sovrn Bnk (Suburbn Trust)	
	6951 Carroll Ave	Tudor Gothic	1953	1	church	hist significance:		
						assn w/Seventh Day Adventists; alt address: 6856 Laurel		Marsh & O'Boyle p44
	7000-02 Carroll Ave	Art Deco	c1925-40	1	commercl		law offices	
	7001-03 Carroll Ave	Art Deco	c1920-40s	2	commercl		books/restaurant	
	7005 Carroll Ave	Vernacular	c1920-40s	2	commercl		Health Center	
	7006 Carroll Ave	Col Rev	c1910-20s	2	commercl		market/restaurant	
	7007-09 Carroll Ave	Art Deco	c1920s	2	commercl		Shampoo/Tax Center	
		Victorian Repro	c1980	NC	civlc/gazebo		adj. to Westmoreland	
	7012-14 Carroll Ave	Craftsman	c1910s	1	fourplex	architectural details, stone wall		
	7018-20 Carroll Ave	Craftsman	c1910s	1	fourplex	architectural details, stone wall		
	7024-26 Carroll Ave	Craftsman	c1910s	1	fourplex	architectural details, stone wall		
	7030 Carroll Ave	Four Sq-Crftsmn	c1910s	2	commercl	architectural details	Andean Trading	

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	ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
	7034 Carroll Ave	Four Sq-Crftsmn	c1910s	2	commercl			
	7040 Carroll Ave	Col Rev	1927	2	commercl	orig built as Four Square, c.1910s	Music, Kids	datestone
	7042 Carroll Ave	Col Rev	c1930s	2	commercl		Finewares	
	7044 Carroll Ave	Four Square	c1920-30s	2	house			
	7050 Carroll Ave	Post Modern	c1985-89	NC	commercl		Price	
	7051 Carroll Ave	Modern	c1950-70s	NC	apts		Takoma Tower, 12 stories	
	7054-56 Carroll Ave	Craftsman	c1925-35	2	commercl	hair, grocery		
	7057 Carroll Ave	Art Deco	c1930-40s	NC	apt bldg			
	7060 Carroll Ave	Tudor Rev	1933	1	commercl	architectural details	Glickman's Service Statn	
	7063 Carroll Ave	Craftsman	c1910s	2	commercl		Takoma Traders	
	7071 Carroll Ave	Vernacular	c1920-40s	2	commercl		may be early gas station	
	7105 Carroll Ave	Col Rev	c1915-25	2	house		Sears?	
	7107 Carroll Ave	Col Rev	c1920s	2	house			
	7109 Carroll Ave	Dutch Col	c1915-25	1	house			
	7111 Carroll Ave	Four Square	c1915-25	2	house			
	7113 Carroll Ave	Craftsmn-2 Stry	c1915-25	2	house			
	7114 Carroll Ave	Four Square	c1915-25	2	house			
	7115 Carroll Ave	Four Square	c1915-25	2	house			
	7118 Carroll Ave	Craftsmn-2 Stry	c1915-25	1	house	porte cochere, rustic porch, triple windws/reversible porch enclosure		
	7119 Carroll Ave	Queen Anne	c1890-1905	2	house		alterations	
	7120 Carroll Ave	Col Rev	c1915-25	2	house		Sears?	
	7121 Carroll Ave	Cottg-Bunglw	c1915-25	1	house	architectural details		
	7123 Carroll Ave	Bungalow	c1915-25	2	house			
	7124 Carroll Ave	Craftsman	c1915-25	1	house	architectural details		
	7125 Carroll Ave	Four Square	c1915-25	2	house			
	7126 Carroll Ave	Craftsman	c1915-25	1	house	architectural details		
	7127 Carroll Ave	Four Square	c1915-25	2	house			
	7128 Carroll Ave	Bunglw	c1915-25	2	house	Japanese influence roof		
	7129 Carroll Ave	Tudor Rev	1939	NC	house	out of period	first owner was builder	LAC survey
	7130 Carroll Ave	Bungalow	c1915-25	2	house			
	7131 Carroll Ave	Four Square	c1915-25	2	house			
	7132 Carroll Ave	Craftsman	c1915-25	2	house	altered		
	7133 Carroll Ave	Bungalow	c1915-25	2	house			
	7134 Carroll Ave	Bunglw-Dutch Col	c1915-25	1	house	unusual		
	7135 Carroll Ave	Bungalow	c1915-25	2	house			
	7136 Carroll Ave	Four Square	c1915-25	1	house	architectural details	twin with 7138	
	7138 Carroll Ave	Four Square	c1915-25	1	house	architectural details, stone walls	twin with 7136	
	7140 Carroll Ave	Ranch, Raised	c1960s	NC	house			
	7142 Carroll Ave	Craftsman	c1915-25	2	house			
	7200 Carroll Ave	Bungalow	c1920s	2	house			
	7201 Carroll Ave	Craftsman	1928	2	civlc		Fire Station; major alterations	
	7206 Carroll Ave	Craftsmn-2 Stry	c1920s	2	house		new shingles	
	7211 Carroll Ave	Modern	c1950-70s	NC	commercl		Lucas Service	

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	ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
7212-16	Carroll Ave	Art Deco	c1920-30s	2	commercl		Printers, Flea Mkt, Artlst	
7221	Carroll Ave	Modern	c1930-50s	NC	commercl		Recycling	
7224	Carroll Ave	Modern	c1950-70s	NC	commercl		Texaco	
7300	Carroll Ave	Art Deco	c1920-40s	2	commercl		TJ Food Market	
	Carroll Ave	Art Deco	c1920-40s	NC	civic/pavln		@ Ethan Allen;orig gas station	
7302	Carroll Ave	Art Deco	c1920-40s	2	commercl		Paul's Appliances	
7304-08	Carroll Ave	Art Deco	c1920-40s	2	commercl		Appliances, Cleaners	
7310	Carroll Ave	Col Rev	c1920-40s	2	commercl		Salon 2000	
7312	Carroll Ave	Col Rev	c1920-40s	2	commercl		Takoma Framers	
7316-18	Carroll Ave	Col Rev	c1920-40s	2	commercl		Wonderland Gifts	
7320-22	Carroll Ave	Art Deco	c1920-40s	2	commercl		World Trade Assn	
7321	Carroll Ave	Bungalow	c1920s	2	house		porch altered	
7324-26	Carroll Ave	Art Deco	c1920-40s	2	commercl			
7325	Carroll Ave	Dutch Col	c1920-30s	2	house			
7327	Carroll Ave	Dutch Col	c1920-30s	2	house	Tudor doorway		
7328	Carroll Ave	Art Deco	c1920-40s	2	commercl			
7329	Carroll Ave	Bungalow	c1920s	1	house	arch details & setting		
7330	Carroll Ave	Cape Cod	c1920-40s	NC	commercl		Animal Clinic	
7331	Carroll Ave	Bunglw-Col Rev	c1920-30s	2	house			
7334	Carroll Ave	Art Deco	c1930-40s	2	commercl		Suds Laundromat	
7335	Carroll Ave	Tudor Rev	c1920-30s	NC	house			
7336	Carroll Ave	Bungalow	c1920s	2	house			
7338	Carroll Ave	Bungalow	c1920s	2	house		similar to 219 Park Ave	
7340	Carroll Ave	Bungalow	c1920s	1	house	dtls: stucco alt w/shingles, panld cols	similar to #7342	
7342	Carroll Ave	Bungalow	c1920s	1	house	dtls: narrow clpbd alt w/ shingles,"	similar to #7340	
7344	Carroll Ave	Bungalow	c1920s	2	house			
7346-48	Carroll Ave	Col Rev	c1920s	2	duplex			
7400	Carroll Ave	Bungalow	c1920s	2	house			
7401	Carroll Ave	Craftsman	c1920s	2	house			
7402	Carroll Ave	Bungalow	c1920s	2	house			
7403	Carroll Ave	Bunglw-Col Rev	c1920s	2	house			
7405	Carroll Ave	Craftsman	c1920s	2	house			
7406	Carroll Ave	Col Rev	c1920s	2	house			
7407	Carroll Ave	Bunglw-Col Rev	c1920s	2	house			
7408	Carroll Ave	Col Rev	c1920s	2	house			
7409	Carroll Ave	Craftsman	c1920s	2	house		porch altered	
7410	Carroll Ave	Bunglw-Col Rev	c1920s	2	house			
7411	Carroll Ave	Col Rev	1920	2	house			House/Gardn Tour '89
7412	Carroll Ave	Craftsman	c1920s	2	house			
7414	Carroll Ave	Bungalow	c1920s	2	house		slm. to 7422 & 7419 Carroll	
7415	Carroll Ave	Bunglw-Col Rev	c1920s	2	house			
7416	Carroll Ave	Bungalow	c1920s	2	house			
7417	Carroll Ave	Bungalow	c1920s	2	house		sim. to 7421 Carroll	

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ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
7418 Carroll Ave	Bungalow	c1920s	2	house			
7419 Carroll Ave	Bungalow	c1920s	2	house	sim. to 7414 & 7422 Carroll		
7420 Carroll Ave	Craftsman	c1920s	2	house			
7421 Carroll Ave	Bungalow	c1920s	2	house	slm. to 7417 Carroll		
7422 Carroll Ave	Bungalow	c1920s	2	house	sim. to 7414 & 7419 Carroll		
7423 Carroll Ave	Col Rev	?	NC	house	many alterations, hard to date		
7424 Carroll Ave	Bungalow	c1915-25	2	house			
7425 Carroll Ave	Tudor Rev	c1920-30s	NC	house			
7426 Carroll Ave	Bungalow	c1915-25	2	house			
7427 Carroll Ave	Col Rev	c1945-55	NC	house			
7428 Carroll Ave	Four Sq-Col Rev	c1915-25	2	house			
7429 Carroll Ave	Col Rev	c1920-30s	NC	house	brick		
7500 Carroll Ave	Craftsmn-2 Stry	c1915-25	2	house	slm. to 7502		
7501 Carroll Ave	Queen Anne	1907	1	house	Col Rev features	owner testimony	
7502 Carroll Ave	Craftsmn-2 Stry	c1915-25	2	house	slm. to 7500		
7503 Carroll Ave	Col Rev	c1930s	NC	house			
7504 Carroll Ave	Bungalow	c1920s	2	house			
7505 Carroll Ave	Bungalow	c1920s	2	house			
7506 Carroll Ave	Cottage	c1920s	2	house	Sears, Altona (111)		
7507 Carroll Ave	Craftsman	c1920s	2	house	Sears, Avalon	pair w/7515	
7508 Carroll Ave	Bungalow	c1920s	2	house			
7509 Carroll Ave	Four Square	c1920s	2	house	enclosed porch		
7510 Carroll Ave	Cottage	c1920s	2	house	jerkinhead gable		
7511 Carroll Ave	Col Rev	c1980s	NC	house			
7512 Carroll Ave	Ranch	c1935-55	NC	house			
7513 Carroll Ave	Craftsman	c1920s	2	house	2nd-story porch enclosed		
7514 Carroll Ave	Bungalow	c1920s	2	house			
7515 Carroll Ave	Craftsman	c1920s	2	house	Sears, Avalon	pair w/7507	
7516 Carroll Ave	Classical Rev	c1920s	1	house	stone faced		
7517 Carroll Ave	Craftsman	c1910-20s	2	house	alteratlons		
7518 Carroll Ave	Bungalow	c1920s	2	house	no porch		
7519 Carroll Ave	Col Rev	c1930s	NC	house			
7520 Carroll Ave	Bungalow	c1920s	2	house			
7100 Cedar Ave	Shingle Style	C1888-1890	1	house	1888 real estate brochure;	Walking Tour '80	
7101 Cedar Ave	Victorian Vernac	c1886	1	house	Ida Summy House	Walking Tour '80;	Marsh & O'Boyle, 6
7103-05 Cedar Ave	Second Emplre	1907	1	duplex		orig built as four apts.	A. Rebeck/Tour '80
7107 Cedar Ave	Victorian Rev	c1980s	NC	house	compatible		
7108 Cedar Ave	Col Rev	c1921-33	1	house	Sears, Lexington (178)		
7109 Cedar Ave	Col Rev	c1915	2	house	Walking Tour '80		
7111 Cedar Ave	Bungalow	c1910-20	2	house			
7112 Cedar Ave	Queen Anne	c1888	1	house	res. of Ben Davis, former mayor	Marsh & O'Boyle, 103	
7116 Cedar Ave	Four Square	c1905-15	2	house	brick		
7118 Cedar Ave	Victorian Vernac	c1895-1905	1	house	house		

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	ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
7119	Cedar Ave	Victorian Vernac	1884	1	house	Thomas/Slegler House, aka 201 Tullp Ave	First house completd	Marsh & O'Boyle, 120
7201	Cedar Ave	Craftsman-2stry	c1910s	2	house	Narrow clapbd sep from shingles by cornice		
7203	Cedar Ave	Craftsman-2stry	c1910s	2	house	Stucco/narrow clapbds, prd cols, stonewall		
7204	Cedar Ave	Classical Rev	1913	1	house	Site of BF Gilbert House (1885-1913)		
7205	Cedar Ave	Col Rev	c1910s	2	house		Sears	
7209	Cedar Ave	Shingle Style	c1885-90	1	house	Architect Harvey Page	Alderson report	
7211	Cedar Ave	Victorian Vernac	c1884	1	house	Veltenhelmer Hse-1st under construction		Marsh & O'Boyle, 129
7212	Cedar Ave	Queen Anne	c1890	1	house			
7213	Cedar Ave	Bungalow	c1915-20	2	house			
7214	Cedar Ave	Vernacular	c1890-1900	2	house			
7215	Cedar Ave	Col Rev	c1910s	NC	house		major alterations	
7217	Cedar Ave	Bungalow	c1910s	2	house	red stone wall		
7218	Cedar Ave	Cape Cod	c1930-50	NC	house			
7221	Cedar Ave	Victorian Vernac	c1890-1900	2	house			
7300	Cedar Ave	Classical Rev	c1890s	1	house	res of Mayor Williams, alterations by Williams family, late 30s		Marsh
7301	Cedar Ave	Ranch	c1940-50s	NC	house			
7303	Cedar Ave	Col Rev	c1930-40s	NC	house			
7305	Cedar Ave	Col Rev	c1950s	NC	house			
7309	Cedar Ave	Shingle Style	c1890-1910	2	house			
7416	Cedar Ave	Bungalow	c1920s	2	house			
7418	Cedar Ave	Bungalow	c1920s	2	house			
7420	Cedar Ave	Bungalow	c1926-33	2	house	Sears, Conway		
7421	Cedar Ave	Bungalow	c1926-33	2	house	Sears. Conway		
05	Cleveland Ave	Bungalow	c1920s	2	house			
07-09	Cleveland Ave	Col Rev	c1920-30s	NC	duplex		brick	
11	Cleveland Ave	Craftsmn	c1910-20s	2	house			
12	Cleveland Ave	Craftsmn	1924	2	house			House/Gardn Tour '90
13	Cleveland Ave	Bungalow	c1920s	2	house			
14	Cleveland Ave	Col Rev-Vernac	c1922	2	house	Craftsman influences	Sears?	
16	Cleveland Ave	Craftsman	c1920s	2	house			
01	Columbia Ave	Four Sq-Col Rev	c1910-20s	2	house			
05	Columbia Ave	Vernacular	c1880-1900	2	house			
07	Columbia Ave	Victorian Rev	c1980s	NC	house			
08	Columbia Ave	Neo-Classical	1906/1953	2	house	Advnt Elm Schl/Mncpl Bldg	orig clapbd lower/shingle upper	Mrsh/O'Boyle;LAC srvy
11	Columbia Ave	Split Entry	c1960s	NC	house			
13	Columbia Ave	Col Rev	c1940-50s	NC	house			
15	Columbia Ave	Col Rev	c1940-50s	NC	house			
19	Columbia Ave	Victorian Vernacc	1880-90s	1	house			
20	Columbia Ave	Victorian Vernacc	1895-1910	1	house			
21	Columbia Ave	Four Sq-Col Rev	1908	1	house	Monroe House		House/Gardn Tour '89
22	Columbia Ave	Col Rev	c1940-50s	NC	house			
23	Columbia Ave	Dutch Col	c1920-30s	2	house			

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	ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
24	Columbla Ave	Vernacular	c1885-1900	2	house			
26	Columbla Ave	Ranch	c1930-50s	NC	house			
28	Columbla Ave	Bungalow	c1920s	2	house			
30	Columbla Ave	Four Sq-Col Rev	c1905-15	2	house	6/1 sash upper, 9/1 lower, paneled columns		
32	Columbla Ave	Four Sq-Craftsmn	c1910-20	2	house	thin clapbds upper, battered piers		
33	Columbla Ave	Dutch Col	c1925-35	2	house			
34	Columbla Ave	Ranch	c1945-55	NC	house			
35	Columbla Ave	Craftsman	c1915-25	2	house	brick piers		
36	Columbla Ave	Victorian Rev	c1975-85	NC	house		may be a complete remodel	
38	Columbla Ave	Craftsman	c1915-25	2	house			
40	Columbla Ave	Cottg-Shingle	c1920s	2	house	original garage		
42	Columbla Ave	Craftsman	1926	1	house	architectural details	rear addtn/roof raised	'87 LAC file
44	Columbla Ave	Craftsman	c1926	1	house	architectural details	rear additon, 1950s	owner letter
02	Crescent Place	Craftsman	c1915-25	2	house			
04	Crescent Place	Col Rev	c1920-30	2	house			
06	Crescent Place	Bungalow	c1915-25	2	house			
07	Crescent Place	see 227 Park Ave						
08	Crescent Place	Craftsman	c1915-25	2	house		altered	
14	Crescent Place	Craftsmn-2 Stry	c1915-25	1	house	wrap porch, var. shingles, triple windows		
16	Crescent Place	Four Square	c1920-30s	2	house			
6811	Eastern Ave	Bungalow	c1910-20s	2	house			
6815	Eastern Ave	Craftsman	c1920	1	fourplex			A. Rebeck
6833	Eastern Ave	Modern	c1950-60s	NC	apts			
6839	Eastern Ave	Bungalow	c1915-25	2	house			
6843-45	Eastern Ave	Four Square	c1910-20s	2	duplex			
7015	Eastern Ave	Victorian Rev	c1970-80s?	NC	house	appears to be new house using old parts		
7019	Eastern Ave	Vernacular	c1890-1910	2	house		built in stages; porch additon, 1987	
7025	Eastern Ave	Queen Anne	c1885-95	2	house		much altered	
7027	Eastern Ave	Ranch	c1930-40s	NC	house			
7047	Eastern Ave	Bungalow	c1910-20s	1	house	unlque deslgn		
7049	Eastern Ave	Bungalow	c1910-20s	2	house			
7051	Eastern Ave	Vernacular	c1910-20s	2	house		porch altered	
7055	Eastern Ave	Bungalow	c1910-20s	NC	house			
7059	Eastern Ave	Craftsman	1920s	2	house			
7063	Eastern Ave	Col Rev	1885	1	house	door from H.H. Richardson house		Walking Tour '80
049	Elm Ave	Four Sq-Col Rev	1914	2	house	House/Gardn Tour '89		
050	Elm Ave	Col Rev	c1915-30	2	fourplex	Built by Morris Blen	First garden apts in Mont Co	A. Rebeck; Walston
051	Elm Ave	Cottg-Bunglw	1916	2	house			Lipman
054	Elm Ave	Col Rev	c1915-30	2	fourplex	Built by Morris Blen		A. Rebeck; Walston
055	Elm Ave	Bungalow	c1910-20s	2	house			
060	Elm Ave	Stick Style*	c1885-95	2	house	Morris Blen House	alterations	Marsh/O'Boyle, 101
097	Elm Ave	Craftsmn-2 Stry	c1910s	2	house			
099	Elm Ave	Craftsmn-2 Stry	c1910s	1	house			

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101	Elm Ave	Bungalow	c1910s	2	house			
102	Elm Ave	Bungalow-Craftsmn	c1920s	1	house	architectural details	Similar to 28 Pine Ave	
104	Elm Ave	Col Rev	c1920-30s	2	house			
105	Elm Ave	Queen Anne	c1892	1	duplex			House/Gardn Tour '89
106	Elm Ave	Tudor Rev	c1920-30s	NC	house			
107	Elm Ave	Queen Anne	c1886	1	house			House/Gardn Tour '89
108	Elm Ave	Cape Cod	c1920-30s	NC	house			
109	Elm Ave	Bunglw-Craftsmn	c1910s	2	house			
110	Elm Ave	Craftsman	c1890-1920	2	house			
111	Elm Ave	Bungalow	c1910-20s	2	house			
112	Elm Ave	Bungalow	c1920-30s	2	house			
113	Elm Ave	Vernacular	c1900-30	2	house			
114	Elm Ave	Bunglw-Craftsmn	c1910s	2	house			
115	Elm Ave	Cape Cod	c1920-30s	NC	house			
116	Elm Ave	Col Rev	c1885-1900	2	house			
202	Elm Ave	Ranch	c1950s	NC	house			
201	Ethan Allen Ave	Modern	c1930-50s	NC	commercial		Turner Elec Co	
211	Ethan Allen Ave	Bungalow	c1910-20s	2	house			
213	Ethan Allen Ave	Bungalow	c1910-20s	2	house			
104	First Ave	Vernacular	c1885-1910	2	house	said to be gardnr cottg for 7113 Wstmrlnd; log foundatin; wndws replaced		owner
03	Hickory Ave	Col Rev	c1920s	2	house			
04	Hickory Ave	Col Rev	c1910s	2	house		Sears?	
05	Hickory Ave	Tudor Rev	c1920	NC	house			House/Gardn Tour '89
06	Hickory Ave	Craftsmn-2 Stry	c1910s	2	house			
07	Hickory Ave	Bunglw-Craftsmn	c1910s	2	house			
10	Hickory Ave	Col Rev	c1900-10	2	house			Norkin
14	Hickory Ave	Queen Anne	1887	1	house			Norkin-owner
18	Hickory Ave	Queen Anne	1888	2	house			Norkin
20	Hickory Ave	Neo-Gothic	1909	1	house	Built by owner/carpenter Albert Burdette		House/Gardn Tour '89
22	Hickory Ave	Prairie	c1915-25	2	house			
24	Hickory Ave	Ranch	c1945-55	NC	house			
25	Hickory Ave	Victorian Rev	c1980s	NC	house			
28	Hickory Ave	Craftsmn-2 Stry	c1910s	2	house			
29	Hickory Ave	Bunglw-Craftsmn	c1910s	2	house			
30	Hickory Ave	Bunglw-Craftsmn	c1910s	2	house			
32	Hickory Ave	Craftsmn-2 Stry	c1910s	2	house			
33	Hickory Ave	Col Rev	1924	1	house	architectural details		Marsh & O'Boyle
34	Hickory Ave	Col Rev	c1900-10	2	house			
35	Hickory Ave	Vernacular	c1908-17	2	house	Sears #34 (p55)		
38	Hickory Ave	Craftsman	c1915-30	2	house	Craftsman Survival		
7101	Holly Ave	Dutch Col	c1920-30s	2	house			
7105	Holly Ave	Victorian Vernac	c1895-1905	1	house	Craftsman porch		

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7106 Holly Ave	Craftsman Rev	c1986	NC	house		compatible	LAC files
7107 Holly Ave	Col Rev	c1930s	NC	house		brick	
7108 Holly Ave	Bungalow-Vernac	c1880-1910	2	house		2/2 sash windows; Bungalow porch/dormer added	Mont Co Pres Award
7109 Holly Ave	Four Square	c1910s	2	house			
7110 Holly Ave	Col Rev	c1920s	2	house		similar to 7411 Baltimore	
7111 Holly Ave	Craftsman	c1910s	2	house			
7112 Holly Ave	Four Square	c1900-10	2	house			
7113 Holly Ave	Col Rev	c1910-20s	2	house			
7200 Holly Ave	Bungalow	c1920s	2	house			
7201 Holly Ave	Col Rev	1902	1	house	carriage house, outstanding; house, contrib		LAC file
7202 Holly Ave	Bungalow	c1910s	2	house			
7203 Holly Ave	Col Rev	c1930s	NC	house			
7204 Holly Ave	Craftsman	c1910-20s	2	house			
7207 Holly Ave	Queen Anne	c1885-90	1	house			Owner, 7210 Holly
7206 Holly Ave	Queen Anne	c1885-88	1	house	appears in 1888 real estate brochure		LAC file
7209 Holly Ave	Queen Anne	c1890s	1	house			
7210 Holly Ave	Vernacular	c1887-88	2	house		large addition	Owner
7211 Holly Ave	Shingle Style	c1894-5	1	house	Brown/Whitmer House	res. of town councilman	MHT form
7213 Holly Ave	Queen Anne	c1890s	1	house			
7214 Holly Ave	Queen Anne	c1885-95	1	house	tower intact		
7215 Holly Ave	Queen Anne	c1885-95	1	house	operating shutters		
7216 Holly Ave	Queen Anne	c1885-95	1	house			
7217 Holly Ave	Queen Anne	c1885-95	1	house		roof of turret removed	
7218 Holly Ave	Craftsman	c1910-20s	2	house			
7219 Holly Ave	Stick Style	c1880s	1	house			
7300 Holly Ave	Dutch Col	c1906	1	house	architectural details		Owner
7301 Holly Ave	Queen Anne	c1880s	1	house			
7302 Holly Ave	Dutch Col	c1910-15	2	house	Sears, #122 (p313)		
7303 Holly Ave	Queen Anne	c1880s	2	house			
7304 Holly Ave	Four Square	c1890-1910	2	house	Queen Anne influences: shingles, leaded glass		
7305 Holly Ave	Craftsman	c1910s	1	house	Sears, The Argyle notched bargebd, sq rafter ends, sm panes		
7306 Holly Ave	Bungalow	c1910-20	2	house			
7307 Holly Ave	Craftsman	c1920s	2	house	Similar to Sears, Americus (289)		
7309 Holly Ave	Dutch Col	c1920-30	2	house			
24 Holt Place	Col Rev	c1930-40s	NC	house		out of period	
25 Holt Place	Italianate	c1875-85	1	house	Orig faced Carroll, predates subdivision	some alterations	LAC survy; Mrsh/O'Byle
29 Holt Place	Craftsman	c1915-25	2	house			
6856 Laurel Ave	see 6951 Carroll Ave						
6901 Laurel Ave	Amsterdam style?	c1920-30s	2	commercl		Pizza Movers	
6909 Laurel Ave	Art Deco	c1920-40s	2	commercl			
6915-21 Laurel Ave	Vernacular	?	NC	commercl	1980s Deco Revival marquis	Takoma Metro Shopping Center	
6923-29 Laurel Ave	Vernacular	?	NC	commercl	1980s Deco Revival marquis	Takoma Metro Shopping Center	
6931-39 Laurel Ave	Spanish Col	c1910s	1	commercl		bank/pharmacy	

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301 Lincoln Ave	Craftsman	c1920s	2	house			
308 Lincoln Ave	Tudor Rev	c1920s	1	house	Takoma Park's first library, 1935		Marsh & O'Boyle, 72
203 Manor Circle, S.	Craftsmn-2 Stry	c1920s	2	house		similar to Sears Woodland	
7100 Maple Ave	Pralrie	c1910-20	1	house	architectural features		
7102-04 Maple Ave	Itallanate	1907	1	fourplex	The Wallace		A. Rebeck
7106-08 Maple Ave	Itallanate	1907	1	fourplex	The Bruce		A. Rebeck
7110 Maple Ave	Four Square	c1920s	2	house			
7112 Maple Ave	Four Sq-Gabled	c1900-20	2	house			
7116 Maple Ave	Itallan Villa	1886	1	house	Dr. E B Bliss House		Marsh & O'Boyle
7118 Maple Ave	Bungalow	c1915-30	2	house			
7120 Maple Ave	Craftsman	c1910	2	house			
7122 Maple Ave	Vernacular	c1890-1910	2	house			
7124 Maple Ave	Queen Anne	c1890s	1	house			
7125 Maple Ave	Italianate	c1880s	1	duplex	unusual building type; early apartments		
7127 Maple Ave	c1930s		NC	house			
7129 Maple Ave	Col Rev	c1930s	1	house	19th-c carriage house, outstanding; house, NC		
7131 Maple Ave	Bunglw-Col Rev	c1930s	NC	house			
7133 Maple Ave	Col Rev	c1930-50	NC	house			
7135 Maple Ave	Four Square	c1910s	2	house			
7137-39 Maple Ave	Stlck Style	1885	1	house	Earliest documentd multi-fam dwg in county		Ford House A. Rebeck
7200 Maple Ave	Craftsmn-2 Stry	c1910-20	1	house	bldg form: sunporch in front, side portico		
7201 Maple Ave	Gothic Rev	1923	1	church	architectural features	Presbyterian Church	
7202 Maple Ave	Bungalow	c1911-18	2	house	Sears, Matoka		
7204 Maple Ave	Four Sq-Pralrie	c1910-20	2	house			
7206 Maple Ave	Craftsman	c1910-20	2	house			
7207 Maple Ave	Victorian Vernac	c1890-1910	2	house		Craftsman porch added	
7208 Maple Ave	Bungalow	c1910-20	2	house			
7209 Maple Ave	Victorian Vernac	c1900	1	house			
7210 Maple Ave	Four Square	c1910-20	2	house			
7211 Maple Ave	Col Rev	c1910	2	house			
7212 Maple Ave	Bungalow	c1910-20	2	house			
7213 Maple Ave	Queen Anne	c1885-95	1	house			
7214 Maple Ave	Bungalow	c1910-20	2	house			
7215 Maple Ave	Bungalow	c1915-20	2	house		Aladdin House	Marsh
7216 Maple Ave	Dutch Col	c1910-30	2	house	architectural details		
7217 Maple Ave	Bungalow	c1915-20	2	house		Aladdin House	Marsh
7218 Maple Ave	Four Sq-Col Rev	1909	2	house	John Ridgeway House	aka Schreiber/McCracken Hse	Md Hlst Trust form
7219 Maple Ave	Itallanate	1887	2	house		mansard later additlon	
7300 Maple Ave	Bunglw-Col Rev	c1915-25	2	house		encased in brick	
7301 Maple Ave	Dutch Col	c1915-20s	1	house	architectural features	matching jerkinhd garage	
7302 Maple Ave	Queen Anne	c1884	1	house		turret added recently	
7304 Maple Ave	Four Square	c1910-20	2	house			
7305 Maple Ave	Queen Anne	c1886-87	1	house			Marsh/O'Boyle

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7306	Maple Ave	Craftsman	c1910-20	2	house			
7307	Maple Ave	Col Rev	c1930-60	NC	house			
7309	Maple Ave	Col Rev	c1930-60	NC	house			
7310	Maple Ave	Col Rev	c1887-88	2	house		Severely altered early 20th c	
7311	Maple Ave	Col Rev	c1930-60	NC	house			
7312	Maple Ave	Col Rev	c1905-1915	2	house			
7313	Maple Ave	Col Rev	c1930-60	NC	house			
7314	Maple Ave	Four Square	1921	2	house			
7315	Maple Ave	Bunglw-Col Rev	c1910	2	house			Marsh
7316	Maple Ave	Cottg-Bunglw	1918	2	house			
7400	Maple Ave	Bungalow	c1910-20	2	house			
7401	Maple Ave	Craftsmn-2 Stry	c1915	2	house	architectural details		
7402	Maple Ave	Bungalow	c1915-20	2	house			
7403	Maple Ave	Col Rev	c1935	2	house			Owner, 7405 Maple
7404	Maple Ave	Four Square	c1910-20	2	house			
7405	Maple Ave	Cape Cod	c1935	NC	house			Marsh & O'Boyle
7406	Maple Ave	Col Rev	c1910-20	2	house		Sears house?	
7407	Maple Ave	Bungalow	c1915-25	2	house			
7408	Maple Ave	Dutch Col*	c1920-30	NC	house			
7409	Maple Ave	Col Rev	c1900-20	1	house		Sears?	
7410	Maple Ave	Dutch Col	c1920-30	1	house	unusual		
7411	Maple Ave	Dutch Col	c1920-30s	2	house		altered	
7412	Maple Ave	Bungalow	c1920-30	2	house		1 of 3, only one unaltered	
7413	Maple Ave	Craftsman	c1915	2	house			
7414	Maple Ave	Bungalow	c1920-30	2	house			
7416	Maple Ave	Bungalow	c1920-30	2	house			
7417	Maple Ave	Dutch Col	c1910-20s	2	house	w/Dutch Col garage	3-bay porch	
7418	Maple Ave	Cape Cod	c1930-40	NC	house			
7419	Maple Ave	Cottage	c1930-40s	NC	house		altered	
7420	Maple Ave	Four Sq-Col Rev	c1910-20	2	house			
7421	Maple Ave	Bungalow	c1920s	2	house			
01	Montgomery Ave	Victorian Rev	?	NC	house		may incorporate old house, but altered	
05	Montgomery Ave	Vernacular	c1890-1910	2	house			
06	Montgomery Ave	Bungalow Rev	c1980s	NC	house			
08	Montgomery Ave	Victorian Rev	1980s	NC	house			
09	Montgomery Ave	Split Level	c1940-50s	NC	house			
10	Montgomery Ave	Four Sq-Col Rev	c1905-20	2	house			
11	Montgomery Ave	Col Rev	c1900-10s	2	house			
12	Montgomery Ave	Col Rev	c1910-20s	2	house		little detail	
13	Montgomery Ave	Col Rev	1959	NC	house			
14	Montgomery Ave	Bungalow	c1910-20s	2	house			
15	Montgomery Ave	Vernacular	c1880-90	2	house			
16	Montgomery Ave	Bungalow	c1910-20s	2	house			

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	ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
17	Montgomery Ave	Bungalow	c1910-20s	1	house	architectural details		
19	Montgomery Ave	Bungalow	c1910-20s	1	house	architectural details		
20	Montgomery Ave	Vernacular	1888	2	house			House/Gardn Tour '89
22	Montgomery Ave	Ranch	c1930-40s	NC	house			
24	Montgomery Ave	Vernacular	c1885-95	2	house			
25	Montgomery Ave	Victorian Rev	c1980s	NC	house			
500	New York Ave	Col Rev	c1940s	NC	house		brick	
501	New York Ave	Pralrie	c1910-20s	2	house			
503	New York Ave	Bunglw-Crftsmn	c1910s	1	house		same as 7332 Plney Branch	
505	New York Ave	Bungalow	c1920s	2	house			
507	New York Ave	Col Rev	c1920s	NC	house		brick	
508	New York Ave	Modern	c1930s	NC	house			House/Gardn Tour '90
509	New York Ave	Bungalow	c1920s	2	house			
510	New York Ave	Bungalow	c1920s	2	house	battered columns, rusticated block		
511	New York Ave	Col Rev	c1917	2	house			House/Gardn Tour '90
512	New York Ave	Bungalow	c1910-20s	2	house	battered columns, rusticated block		
513	New York Ave	Four Square	c1905-15	2	house		porch missing, 2/2 windows	
515	New York Ave	Bungalow	c1920s	2	house			
516	New York Ave	Bungalow	c1910-20	2	house			
519	New York Ave	Bungalow	c1910-20s	1	house	stone supports, doorway, wlnows		
523	New York Ave	Bungalow	c1910s	2	house			
703	New York Ave	Queen Anne	c1885-95	1	house	Shoppell design	Grabill-Davis House	LAC files
707	New York Ave	Col Rev	c1920-30s	NC	house		out of period	
101	Park Ave	Bungalow	c1915-25	1	house	unusual porch detail, battered posts		
102	Park Ave	Col Rev	c1915-25	1	house	Queen Anne & Craftsman Influences		
104	Park Ave	Four Square	c1915-25	2	house			
106	Park Ave	Bungalow	c1915-25	2	house			
112	Park Ave	Bungalow	c1915-25	2	house			
114	Park Ave	Bungalow	c1915-25	NC	house		remodeled: Victorian revival style	
116	Park Ave	Bungalow	c1915-25	2	house		reversible alterations	
117	Park Ave	Bungalow	c1910-20	2	house			
118	Park Ave	Bungalow Rev	c1945-70s	NC	house			
120	Park Ave	Bungalow	c1915-25	2	house			
122	Park Ave	Four Square	c1915-25	2	house			
217	Park Ave	Craftsman	c1915-25	1	house	architectural details		
218	Park Ave	Bungalow	c1915-25	2	house			
219	Park Ave	Craftsman	c1915-25	2	house		similar to 7338 Carroll	
220	Park Ave	Bungalow	c1915-25	2	house			
222	Park Ave	Bungalow	c1915-25	2	house			
226	Park Ave	Cottage	c1920-30	NC	house		brick	
227	Park Ave	Cape Cod	c1920-30	1	house	unique, Craftsman details		
228	Park Ave	Bungalow	c1915-25	2	house			
230	Park Ave	Bungalow	c1915-25	2	house		porch enclosed	

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ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
232 Park Ave	Col Rev	c1915-25	2	house		Sears?	
234 Park Ave	Bungalow	c1915-25	2	house			
236 Park Ave	Bungalow	c1915-25	2	house			
238 Park Ave	Bungalow	1917	1	house	architectural details	same detail as 240	LAC survey
239 Park Ave	Col Rev	c1915-25	2	house		Sears?	
240 Park Ave	Craftsman	c1916-20	1	house	architectural details	same detail as 238	LAC survey
241 Park Ave	Dutch Col	c1922-29	2	house	Sears, The Puritan		
242 Park Ave	Bungalow	c1915-25	2	house			
244 Park Ave	Bungalow	c1915-25	2	house			
246 Park Ave	Four Square	c1915-25	2	house			
248 Park Ave	Craftsman	c1915-25	1	house		mirror of 39 Philadelphia	
252 Park Ave	Craftsman	c1915-25	2	house		new windows	
254 Park Ave	Craftsmn-2 Stry	c1915-25	2	house	narrw clapbds, boxy cols, conc piers		
256 Park Ave	Craftsman	c1915-25	2	house			
005 Philadelphia Ave	Four Square	c1915-25	2	house			
006 Philadelphia Ave	Mission	c1915-25	1	house	arch details; unusual	stucco	
007 Philadelphia Ave	Prairie	c1915-25	2	house			
008 Philadelphia Ave	Mission	c1915-25	1	house	arch details; unusual	stone facing	
009 Philadelphia Ave	Bungalow	c1915-25	1	house	architectural details		
010 Philadelphia Ave	Bungalow	c1915-25	2	house		porch enclosed	
011 Philadelphia Ave	Bungalow	c1915-25	2	house			
014 Philadelphia Ave	Craftsmn-2 Stry	c1915-25	1	house	porch cols & half-timbrg, sidelts, stucco	1 of 5	
015 Philadelphia Ave	Craftsmn-2 Stry	c1915-25	1	house	window hoods, porch cols, sidelts, stucco	1 of 5	
016 Philadelphia Ave	Bungalow	c1915-25	2	house			
017 Philadelphia Ave	Four Sq-Col Rev	c1915-25	2	house			
018 Philadelphia Ave	Craftsmn-2 Stry	c1915-25	1	house	great integrity, sidelights	1 of 5	
019 Philadelphia Ave	Bungalow	c1915-25	2	house			
020 Philadelphia Ave	Craftsmn-2 Stry	c1915-25	2	house	cols replaced, new porch base	1 of 5	
021 Philadelphia Ave	Bungalow	c1915-25	2	house			
022 Philadelphia Ave	Craftsmn-2 Stry	c1915-25	2	house	eaves cut back, new portico	1 of 5	
023 Philadelphia Ave	Bungalow	c1915-25	2	house			
024 Philadelphia Ave	Bungalow	c1915-25	2	house		twin w/ 26 Phila	
025 Philadelphia Ave	Craftsman	c1915-25	2	house		altered	
026 Philadelphia Ave	Bungalow	c1915-25	2	house		twin w/ 24 Phila	
027 Philadelphia Ave	Craftsman	c1915-25	2	commercial			
028 Philadelphia Ave	Bungalow	c1915-25	2	house			
029 Philadelphia Ave	Craftsman	c1915-25	2	house			
030 Philadelphia Ave	Bungalow	c1915-25	2	house			
032 Philadelphia Ave	Craftsmn-1 1/2	c1915-25	2	house			
034 Philadelphia Ave	Craftsman	c1920s	2	house	Sears, Uriel/Conway		
036 Philadelphia Ave	Dutch Col	c1920-30	2	house			
037 Philadelphia Ave	Craftsmn-2 Stry	c1915-25	2	house			
038 Philadelphia Ave	Bungalow	c1915-25	2	house			

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	ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
039	Philadelphia Ave	Craftsman	c1915-25	1	house	gbl wndw, clustrd cols, shngle, nrrw clpbd		mirror of 248 Park Ave
040	Philadelphia Ave	Bungalow	c1915-25	2	house			
041	Philadelphia Ave	Craftsman	c1915-25	2	house			
042	Philadelphia Ave	Bungalow	c1915-25	2	house			
043	Philadelphia Ave	Craftsmn-2 Stry	c1915-25	2	house			
044	Philadelphia Ave	Craftsman	c1915-25	2	house			
045	Philadelphia Ave	Bungalow	c1920-30s	2	house			
046	Philadelphia Ave	Craftsman	c1915-25	2	house			
047	Philadelphia Ave	Bungalow	c1915-25	2	house			
048	Philadelphia Ave	Cottg-Col Rev	c1920-30s	2	house			
050	Philadelphia Ave	Cottg-Col Rev	c1920-30s	2	house			
051	Philadelphia Ave	Col Rev	c1920s	2	house			
053	Philadelphia Ave	Craftsman	c1920-30s	2	house		large roof addition, jerkinhead gable	
106	Philadelphia Ave	Cape Cod	c1930-40s	NC	house			
503	Philadelphia Ave	Min Traditional	c1930s	NC	house			
504	Philadelphia Ave	Craftsmn-2 Stry	c1920s	2	house			
505	Philadelphia Ave	Col Rev	c1930s	NC	house			
506	Philadelphia Ave	Craftsmn-2 Stry	c1920s	2	house			
507	Philadelphia Ave	Tudor Rev	c1930s	NC	house			
509	Philadelphia Ave	Min Traditional	c1930-40s	NC	house		brick	
510	Philadelphia Ave	Col Rev	c1930-40s	NC	house		brick	
511	Philadelphia Ave	Craftsman	c1920s	2	house			
513	Philadelphia Ave	Col Rev	c1920s	2	house			
514	Philadelphia Ave	Col Rev	c1930-40s	NC	house			
515	Philadelphia Ave	Bunglw-Col Rev	c1920s	2	house			
516	Philadelphia Ave	Bunglw-Crftsmn	c1920s	1	house			
517	Philadelphia Ave	Craftsman	c1920s	1	house	large, offset porch	Sears?	
518	Philadelphia Ave	Min Traditional	c1930s	NC	house			
519	Philadelphia Ave	Bungalow	c1920s	2	house			
520	Philadelphia Ave	Col Rev	c1930s	NC	house			
608	Philadelphia Ave	Col Rev	c1920-30s	NC	house		brick	
612	Philadelphia Ave	Craftsman	c1920s	2	house	jerkinhead gable		
704	Philadelphia Ave	Craftsmn-2 Stry	c1915-25	1	house	clustered columns, scrolled rafter ends, battered posts, etc		
708	Philadelphia Ave	Cottg-Bunglw	c1915-25	2	house			
05	Pine Ave	Col Rev	c1910s	2	house			
06	Pine Ave	Bungalow	c1910s	2	house			
08	Pine Ave	Craftsmn-2 Stry	c1910s	2	house			
09	Pine Ave	Col Rev	c1930s	NC	house			
10	Pine Ave	Gothic Rev	c1888	1	house	George Warren House	Marsh/O'Boyle, 128	Bachman, 53
11	Pine Ave	Four Sq-Col Rev	1902	1	house	owner was co-founder, Columbia Union Cllg	Used as College's 1st library	House/Gardn Tour '89
17	Pine Ave	Four Sq-Crftsmn	c1910s	2	house			
19	Pine Ave	Col Rev	c1895-1910	1	house	unusual form		

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	ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
24	Pine Ave	Col Rev	c1945-55	NC	house			
25	Pine Ave	Bungalow Rev	1987	NC	house			LAC files
26	Pine Ave	Bungalow	c1910s	2	house			
27	Pine Ave	Queen Anne	c1890s	1	house			
28	Pine Ave	Craftsman	c1910s	1	house	architectural details	similar to 102 Elm Ave	
30	Pine Ave	Bungalow	c1910s	1	house			
60	Pine Ave	<i>see 60 Elm Ave</i>						
7303	Piney Branch	Dutch Col	c1920-30s	NC	house		out of period; brick	
7307	Piney Branch	Stick Style	1884	1	house	one of earliest Tak Pk houses	Built for Azro J Cory	Walking Tour '80
7309	Piney Branch	Queen Anne	c1890-1905	2	house			
7310	Piney Branch	Ranch	c1990	NC	house			
7311	Piney Branch	Four Square	c1900-10	2	house			
7312	Piney Branch	Four Square	c1905-15	2	house			
7314	Piney Branch	Craftsman	c1920s	2	house			
7315	Piney Branch	Queen Anne	1887	1	house	Used for 1st Episc Services, 1892	Architect: Leon Dessez	Walking Tour '80
7316	Piney Branch	Col Rev	c1915-25	2	house		Sears?	
7318	Piney Branch	Vernacular	1986	NC	house			LAC files
7320	Piney Branch	Dutch Col	c1915-30	1	house	Res of B Y Morrison, Dir of Natl Arboretum		House/Gardn Tour '90
7321	Piney Branch	Cape Cod	c1930s	NC	house			
7322	Piney Branch	Bungalow	c1920-30s	2	house			
7324	Piney Branch	Bungalow	c1915-25	2	house			House/Gardn Tour '90
7327	Piney Branch	Col Rev	c1910s	2	house			
7328	Piney Branch	Bungalow	c1910s	2	house			
7329	Piney Branch	Dutch Col	c1910-20s	2	house			
7330	Piney Branch	Col Rev	c1920s	2	house			
7331	Piney Branch	Col Rev	c1910-20s	2	house		Sears?	
7332	Piney Branch	Craftsman	c1910-20s	1	house		same as 503 New York	
7333	Piney Branch	Four Square	c1910-20s	2	house			
7334	Piney Branch	Craftsman	c1921-26	2	house	Sears, Del Ray	same as 7326 Willow	
7336	Piney Branch	Col Rev	c1960s?	NC	house			
7338	Piney Branch	Ranch	c1940s	NC	house			
7400	Piney Branch	Col Rev	c1940s	NC	house			
7401	Piney Branch	Col Rev	c1940s	NC	house			
7402	Piney Branch	Bungalow	c1920s	2	house			
7405	Piney Branch	Split Level	c1950-60s	NC	house			
7406	Piney Branch	Bungalow	c1920s	2	house			
7409	Piney Branch	Bungalow	c1920s	2	house		brick	
7410	Piney Branch	Dutch Col	c1920-30s	2	house			
7411	Piney Branch	Col Rev	c1920s	2	house			
7413	Piney Branch	Ranch	c1945-55	NC	house			
7415	Piney Branch	Col Rev	c1920-30s	NC	house			
7417	Piney Branch	Bungalow	c1920-30s	2	house			
7419	Piney Branch	Bungalow	c1920-30s	2	house			

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ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
7000 Poplar Ave	Prairie	c1910s	1	duplex			
7001 Poplar Ave	Tudor Rev	c1920-30s	NC	house			
7003 Poplar Ave	Victorian Rev	1980s	NC	house			
7004 Poplar Ave	Col Rev	c1940s	NC	house			
7006 Poplar Ave	Tudor Rev	c1920s-30s	NC	house			
7007 Poplar Ave	Cape Cod	c1930-40s	NC	house			
7008 Poplar Ave	Bungalow	c1920-40s	2	house	Craftsman porch		
7009 Poplar Ave	Queen Anne	c1885-1900	1	house			
7010 Poplar Ave	Four Square	c1910s	2	house			
7012 Poplar Ave	Ranch	c1940s	NC	house			
7013 Poplar Ave	Queen Anne	c1885-1900	1	house			
7014 Poplar Ave	Ranch	c1940s	NC	house			
7016 Poplar Ave	Cottage	c1920-50s	2	house			
7017 Poplar Ave	Cottg-Q Anne	c1895-1905	2	house			
7018 Poplar Ave	Ranch	c1940s	NC	house			
7019 Poplar Ave	Bungalow	c1910-20s	2	house			
7021 Poplar Ave	*	c1900-15	NC	house			
7100 Poplar Ave	Bungalow	c1915-25	2	house			
7101 Poplar Ave	Ranch	c1950s	NC	house			
7102 Poplar Ave	Cape Cod	c1940s	NC	house			
7103 Poplar Ave	Bungalow	c1920s	2	house	Sears, Uriel/Conway		
7104 Poplar Ave	Col Rev	c1940-50s	NC	house			
7105 Poplar Ave	Victorian Vernac	c1890-1910	1	house			
7106 Poplar Ave	Vernacular	c1885-1900	2	house			
7107 Poplar Ave	Bungalow	c1910s	2	house			
7108 Poplar Ave	Cape Cod	c1940s	NC	house			
7110 Poplar Ave	Italianate*	c1885-95	2	house			
7111 Poplar Ave	Bunglw-Crftsmn	c1910s	2	house			
7112 Poplar Ave	Craftsman	c1910s	2	house			
7113 Poplar Ave	Queen Anne	c1885-95	2	house		Mansard added	
7114 Poplar Ave	Bunglw-Crftsmn	c1910s	2	house			
7115 Poplar Ave	Tudor Rev	c1930s	NC	house			
7116 Poplar Ave	Bunglw-Crftsmn	c1920	2	house			House/Gardn Tour '89
7117 Poplar Ave	Col Rev	c1950s	NC	house			
7118 Poplar Ave	Craftsmn-2 Stry	c1918	2	house		some alterations	Hquse/Gardn Tour '89
7119 Poplar Ave	Ranch	c1940s	NC	house			
7121 Poplar Ave	Col Rev	c1920s	2	house	formstone/brick wall		
7125 Poplar Ave	Col Rev	c1920s	2	house	Sears, Crescent		
008 Sherman Ave	Craftsman	c1928	1	house	prte cochere, brk chim/plers	former City Library	owner letter
018 Sherman Ave	<i>individually designated resource #37/3- 3 Carroll Manor/Douglas House</i>						
7204 Spruce Ave	Col Rev	c1915-25	2	house		Sears?	
7205 Spruce Ave	Four Square	c1915-25	2	house			
7207 Spruce Ave	Col Rev	c1915-25	2	house		Sears?	

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7208	Spruce Ave	Craftsman	c1915-25	2	house		new house?	
7209	Spruce Ave	Bungalow	c1915-25	2	house			
7210	Spruce Ave	Craftsman	c1915-25	2	house			
7211	Spruce Ave	Cottg-Crftsmn	c1915-25	2	house			
7212	Spruce Ave	Cottg-Crftsmn	c1915-25	2	house			
7213	Spruce Ave	Col Rev	c1915-25	2	house			
7214	Spruce Ave	Bungalow	c1915-25	2	house			
7215	Spruce Ave	Bungalow	c1915-25	1	house	col capitals, half-timbered gable, etc.		
7216	Spruce Ave	Bungalow	c1915-25	2	house			
7217	Spruce Ave	Col Rev	c1980s	NC	house			
7218	Spruce Ave	Four Square	c1915-25	2	house			
7219	Spruce Ave	Craftsman	c1915-25	2	house			
7220	Spruce Ave	Bungalow	c1915-25	2	house			
7221	Spruce Ave	Craftsman	c1915-25	2	house			
7222	Spruce Ave	Four Square	c1915-25	1	house	porte-cochere, balcony, sun porch		
7224	Spruce Ave	Dutch Col	c1915-25	2	house			
7226	Spruce Ave	Craftsman	c1915-25	2	house			
7228	Spruce Ave	Bungalow	c1915-25	2	house			
7230	Spruce Ave	Bungalow	c1915-25	2	house			
7013	Sycamore Ave	Bunglw-Crftsmn	c1920	2	house		new siding, raised roof '86	LAC files
7014	Sycamore Ave	Craftsmn-2 Stry	c1910s	1	house			
7015	Sycamore Ave	Bunglw-Crftsmn	c1920s	2	house			
7016	Sycamore Ave	Bungalow	c1920s	2	house			
7017	Sycamore Ave	Bungalow	c1915-25	2	house			
7100	Sycamore Ave	Bunglw-Crftsmn	c1910s	2	house			
7101	Sycamore Ave	Victorian Rev	1987	NC	house	compatible		House/Gardn Tour '89
7102	Sycamore Ave	Craftsmn-1 1/2	c1910s	2	house			
7103	Sycamore Ave	Tudor Rev	c1920s	NC	house			
7104	Sycamore Ave	Bungalow	c1910s	2	house		hip roof, new dormer--check datee	
7105	Sycamore Ave	Bungalow	c1910s	2	house			
7106	Sycamore Ave	Bungalow	c1910-25	2	house			
7107	Sycamore Ave	Bungalow	c1910s	2	house			
7108	Sycamore Ave	Bungalow	c1910-25	2	house			
7110	Sycamore Ave	Bungalow	c1910-25	2	house			
7111	Sycamore Ave	Col Rev	c1880-1900	2	house			
7112	Sycamore Ave	Bungalow	c1910s	2	house			
7113	Sycamore Ave	Bunglw-Crftsmn	c1915-25	2	house			
7114	Sycamore Ave	Bungalow Rev	1987	NC	house		compatible	
7115	Sycamore Ave	Bunglw-Crftsmn	c1915-25	2	house			
7116	Sycamore Ave	Col Rev	1910	1	house		Sears? recessed porch	LAC files
7117	Sycamore Ave	Victorian Vernac	c1900-10	2	house		Craftsman porch	
7118	Sycamore Ave	Cape Cod	c1930s	NC	house			
7119	Sycamore Ave	Queen Anne	c1895-1905	2	house			

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7120	Sycamore Ave	Col Rev	c1920s	2	house		Sears?	
7121	Sycamore Ave	Cottage	c1920s	2	house			
7122	Sycamore Ave	Craftsman*	c1920s	2	house			
7123	Sycamore Ave	Craftsmn-2 Stry	c1920s	2	house			
7124	Sycamore Ave	Pralrie	c1920s	2	house		Sears?	
7125	Sycamore Ave	Craftsman-2 Stry	c1910-20	1	house	architectural details		
7126	Sycamore Ave	Col Rev	1908	2	house		Sears?	Owner
7127	Sycamore Ave	Four Square	c1920s	2	house			
7129	Sycamore Ave	Craftsman	c1920s	2	house		HPC approved rear addition	
7131	Sycamore Ave	Craftsman	c1920s	2	house			
7133	Sycamore Ave	Bungalow	c1920s	2	house		slide addition	
7301	Takoma Ave	Col Rev	c1911-22	2	house	Sears, Maytown		
7303	Takoma Ave	Col Rev	c1920-30s	NC	house			
7305	Takoma Ave	Craftsman	c1915-20s	2	house			
7307	Takoma Ave	Vernacular	c1915-30s	2	house		crenelated 2nd-story addition	
7309	Takoma Ave	Victorian Rev	c1989-92	NC	house			
7317	Takoma Ave	Four Square	c1905-15	2	house			
7321	Takoma Ave	Col Rev	c1890-1910	2	house			
7323	Takoma Ave	Queen Anne	1898	1	house			House/Gardn Tour '90
7325	Takoma Ave	Four Square	1922	2	house	Sears, Haven		LAC files, Hse/Gardn '90
7327	Takoma Ave	Four Sq-Col Rev	c1907	1	house	Marsh & O'Boyle		
7607	Takoma Ave	Bungalow	1908	1	house	gambrel dormer-twin with 531 Albany		
7611	Takoma Ave	Four Sq-Col Rev	c1910-20s	1	house	one of a kind		
7613	Takoma Ave	Bungalow	c1920-30s	2	house			
7617	Takoma Ave	Col Rev	1937	NC	house		brick	House/Gardn Tour '90
7700	Takoma Ave	Queen Anne	1896	1	house	Bliss Elec School dormitory		House/Gardn Tour '90
7701	Takoma Ave	Four Square	c1910-20s	1	house	architectural detail		
7704	Takoma Ave	Bunglw-Q Anne	c1905-15	1	house			
7705	Takoma Ave	Queen Anne	c1890s	1	house			
7708	Takoma Ave	Four Square	c1920s	1	house	architectural details		
7709	Takoma Ave	Queen Anne	c1895-1905	2	house		alteratlons inc new windows	LAC files; owner
7710	Takoma Ave	Col Rev	c1920s	2	house			
7711	Takoma Ave	Bungalow	1920	2	house			owner
7713	Takoma Ave	Bungalow	c1920s	2	house			
7714	Takoma Ave	Craftsman	c1922	2	house		twin with 7715	
7715	Takoma Ave	Craftsman	1922	2	house		twin with 7714	
7801	Takoma Ave	Bungalow	c1924-25	2	house		recessed enclsd porch/siding	LAC survey
7805	Takoma Ave	Craftsman	c1920s	2	house	good integrity, cobbleston walk, stucco		
102	Tulip Ave	Victorian Rev	c1984	NC	house		Price house	LAC files
103	Tulip Ave	Cottage	c1950s	NC	house		brick, new dormer	
104	Tulip Ave	Victorian Rev	1980s	NC	house		compatible	
105	Tulip Ave	Cottage	c1940s	NC	house			
106	Tulip Ave	Vernacular	?	1	house	B F Gilbert cottage or site		Survey Report; Marsh

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 NC - Noncontributing or Out of period resource

	ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
107	Tulip Ave	Cottage	c1940s	NC	house		brick	
109	Tulip Ave	Col Rev	c1930-40s	NC	house		frame	
201	Tulip Ave						see 7119 Cedar	
210	Tulip Ave	Craftsman	c1915-25	2	house			
212	Tulip Ave	Craftsmn-2 Stry	c1915-25	2	house			
214	Tulip Ave	Craftsmn-2 Stry	c1915-25	1	house	nrrw clapbds, woodn cols on piers, half-timberd gable		
310	Tulip Ave	Contemporary	c1960-70s	NC	house		Presbyterian Fellowship Hall	
311	Tulip Ave	Vernacular	c1850-1900	1	house			
312	Tulip Ave	Tudor Rev	c1920-30s	NC	house			
316	Tulip Ave	Col Rev	c1895-1905	1	house		w/3-bay garage	
402	Tulip Ave	Vernacular	c1900-10	2	house		porch/siding alterations	
404	Tulip Ave	Vernacular	c1900-10	2	house	wrap-around porch		
406	Tulip Ave	Bunglw-Crftsmn	c1915-25	2	house			
407	Tulip Ave	Modern	c1960s	NC	apts			
408	Tulip Ave	Bunglw-Span Col	c1914	1	house	unique		Newspaper ad
411	Tulip Ave	Bungalow	c1915-25	2	house			
500	Tulip Ave	Four Sq-Crftsmn	1920	2	house			Owner letter
501	Tulip Ave	Vernacular	c1900-10	2	house		altered	
502	Tulip Ave	Craftsmn-2 Stry	c1910-25	2	house			
503	Tulip Ave	Col Rev?	c1910-25	2	house		Sears?	
504	Tulip Ave	Four Sq-Col Rev	c1910-25	2	house			
505	Tulip Ave	Four Square	c1910-25	2	house			
506	Tulip Ave	Craftsmn-2 Stry	c1910-25	2	house			
508	Tulip Ave	Four Sq-Col Rev	c1911-15	2	house	stucco/narrow clapbd		Owner
512-14	Tulip Ave	Four Square	c1910s	2	duplex	transom doors, metal roof		
01	Valley View	Col Rev	c1920s	2	house	matching garage		
02	Valley View	Craftsman	c1915-25	2	house			
03	Valley View	Dutch Col	c1920s	2	house			
04	Valley View	Craftsman	c1915-25	2	house			
05	Valley View	Col Rev	c1915-25	2	house			
06	Valley View	Craftsman	c1915-25	2	house			
08	Valley View	Craftsman	c1915-25	2	house	jerkinhead gable, Victorian porch		
09	Valley View	Cape Cod	c1920-30s	NC	house			
10	Valley View	Bungalow *	c1915-25?	NC	house		Shed-Style alterations	
11	Valley View	Ranch	c1930-50s	NC	house			
12	Valley View	Tudor Rev	c1920-30s	NC	house			
14	Valley View	Tudor Rev	c1920-30s	NC	house			
16	Valley View	Tudor Rev	c1920-30s	NC	house			
51	Walnut Ave	Bungalow	c1920s	2	house			
53	Walnut Ave	Bungalow	c1920s	2	house			
54	Walnut Ave	Cottage	1919	2	house		slide porch added 1925	LAC survey
55	Walnut Ave	Bungalow	c1920s	2	house			
56	Walnut Ave	Tudor Rev	c1925	NC	house			LAC survey

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	ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
57	Walnut Ave	Bungalow	c1920s	2	house			
58	Walnut Ave	Col Rev/Craftsman	c1920s	2	house			
59	Walnut Ave	Cottg-Bunglw	c1920s	2	house			
60	Walnut Ave	Craftsman	c1920s	2	house			
61	Walnut Ave	Dutch Col	c1920s	2	house			
62	Walnut Ave	Bungalow	c1920s	2	house			
64	Walnut Ave	Cottg-Bunglw	c1920s	2	house			
65	Walnut Ave	Bungalow	c1920s	2	house			
66	Walnut Ave	Bungalow	c1920s	2	house			
68	Walnut Ave	Bungalow	c1920s	2	house			
6701	Westmoreland Ave	Craftsman	c1915-25	1	house	architectural details		
6702	Westmoreland Ave	Craftsman Rev	c1989-90	NC	house			
6704	Westmoreland Ave	Craftsman	c1915-25	2	house			
6705	Westmoreland Ave	Craftsman	c1915-25	2	house			
6706	Westmoreland Ave	Craftsman	c1915-25	2	house		twln w/6712	
6707	Westmoreland Ave	Ranch	c1945-55	NC	house			
6708	Westmoreland Ave	Vernacular	c1940-60	NC	house			
6709	Westmoreland Ave	Ranch	c1945-55	NC	house			
6710	Westmoreland Ave	Bungalow *	c1915-25	NC	house			
6711	Westmoreland Ave	Vernacular	c1920-50	NC	house			
6712	Westmoreland Ave	Craftsman	c1915-25	2	house		twln w/6706	
6713	Westmoreland Ave	Craftsman	c1915-25	2	house			
6800	Westmoreland Ave	Bungalow	c1910-20s	2	house			
6801	Westmoreland Ave	Craftsman	c1915-25	2	house			
6802	Westmoreland Ave	Bungalow	c1910-20s	2	house			
6803	Westmoreland Ave	Vernacular	c1910-20s?	2	house		altered	
6804	Westmoreland Ave	Ranch	c1930-40	NC	house			
6805	Westmoreland Ave	Craftsman	c1910-20s	2	house			
6806	Westmoreland Ave	Bungalow	c1910-20s	2	house			
6807	Westmoreland Ave	Vernacular	20th c	NC	house			
6808	Westmoreland Ave	Bungalow	c1910-20s	1	house	architectural details	palr with #6810	
6809	Westmoreland Ave	Bungalow	c1910-20s	2	house	architectural details	palr with #6808	
6810	Westmoreland Ave	Bungalow	c1910-20s	1	house			
6811	Westmoreland Ave	Vernacular	?	NC	house			
6812	Westmoreland Ave	Col Rev	c1920s	2	house			
6814	Westmoreland Ave	Bungalow	1918	1	house	one-of-a-kind columns, drop sliding		owner
6901	Westmoreland Ave	Bunglw-Col Rev	c1920s	2	house			
6906	Westmoreland Ave	Bungalow	c1910-20s	2	house		6 apts in house	
6907	Westmoreland Ave	Victorian Rev	c1984	NC	house		compatible	LAC survey
6908	Westmoreland Ave	Bungalow	c1910-20s	2	house			
6909	Westmoreland Ave	Craftsmn-2 Stry	c1910-20s	2	house			
6910	Westmoreland Ave	Bungalow	c1910-20s	2	house		twln w/6912	
6912	Westmoreland Ave	Bungalow	c1910-20s	2	house		twln w/6910	

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ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
6913 Westmoreland Ave	Vernacular	c1904	1	house	built on site of c1888 Holmes House		Marsh/O'Boyle
6914 Westmoreland Ave	Bungalow	c1910-20s	2	house		twin w/ 6916	
6916 Westmoreland Ave	Bungalow	c1910-20s	2	house		twin with 6914	
7000 Westmoreland Ave	Craftsman	c1910-20s	2	house		twin w/ 7001	
7001 Westmoreland Ave	Craftsman	c1910-20s	1	house		twin w/ 7000	
7002 Westmoreland Ave	Bungalow	c1910-20s	2	house			
7003 Westmoreland Ave	Craftsman	c1910-20s	2	house	cobblestone wall	twin w/7005	
7004 Westmoreland Ave	Bungalow	c1920-30s	2	house			
7005 Westmoreland Ave	Craftsman	c1910-20s	2	house	cobblestone wall	twin w/7003	
7006 Westmoreland Ave	Col Rev	c1920-30s	NC	house		brick	
7010 Westmoreland Ave	Craftsman*	c1910-20s	NC	commrc'l		Versources	
7014 Westmoreland Ave	?	1940	NC	commrc'l			Date from cornerstone
7114 Willow Ave	Four Square	c1900-10	2	house			
7116 Willow Ave	Victorian Rev	1990	NC	house		compatible	
7117 Willow Ave	Four Sq-Craftsmn	c1910s	2	house			
7118 Willow Ave	Bunglw-Col Rev	c1910s	2	house	Sears, Cranmore (198)		
7119 Willow Ave	Four Sq-Col Rev	c1910s	2	house			
7120 Willow Ave	Bunglw-Col Rev	c1924-29	2	house	Sears, Delmar (134)		
7121 Willow Ave	Col Rev	c1890-1900	1	house			
7122 Willow Ave	Bunglw-Col Rev	c1924-29	2	house	Sears, Delmar (134)		
7124 Willow Ave	Col Rev	c1910-15	1	house		Sears house?	
7125 Willow Ave	Bunglw-Vernac	c1910s	2	house			
7127 Willow Ave	Bunglw-Span Col	c1910s	2	house			
7128 Willow Ave	Bunglw-Col Rev	c1920s	1	house	pediment dormer w/balcony, Doric columns		
7129 Willow Ave	Bunglw-Crftsmn	c1910s	2	house			
7130 Willow Ave	Four Square	c1920-25	1	house	unusual in district		
7201 Willow Ave	Victorian Rev	?	NC	house		total alteration or new constructn	
7204 Willow Ave	Bungalow	c1910-20s	2	house			
7205 Willow Ave	Min Traditional	c1950s	NC	house			
7207 Willow Ave	Bunglw-Crftsmn	c1910s	2	house			
7208 Willow Ave	Col Rev	c1910-20s	2	house		Sears?	
7209 Willow Ave	Craftsmn-2 Stry	c1910s	1	house			
7210 Willow Ave	Craftsmn-2 Stry	c1910s	1	house			
7211 Willow Ave	Col Rev	c1920s	2	house			
7212 Willow Ave	Craftsmn-2 Stry	c1914	1	house	res Sculptor Ulrick S Dunbar		newspaper ad
7213 Willow Ave	Col Rev	c1910-20s	2	house			
7216 Willow Ave	Four Sq-Prairie	c1910-20	1	house	architectural details		
7217 Willow Ave	Col Rev	c1895-1905	2	house			
7218 Willow Ave	Bungalow *	c1910s	2	house		raised roof	
7300 Willow Ave	Bungalow	c1910s	1	house	splayed window frames, oriental roof		
7301 Willow Ave	Bunglw-Crftsmn	c1920-25	2	house		wide siding; unusual dormer	
7302 Willow Ave	Bungalow	c1910s	2	house			newspaper ad
7303 Willow Ave	Bungalow	c1910s	2	house			

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ADDRESS	STYLE	DATE	CATGRY	USE	ARCH/HIST SIGNIFICANCE	COMMENTS	SOURCES
7304 Willow Ave	Bungalow	c1910s	2	house			
7305 Willow Ave	Bungalow	c1910s	2	house			
7306 Willow Ave	Tudor Rev	c1910-30	1	house	early Tudor, excellent example		
7307 Willow Ave	Bungalow	c1910s	1	house	unusual		
7308 Willow Ave	Bungalow-Japanese	c1914	1	house			newspaper ad
7309 Willow Ave	Bunglw-Dutch Col	c1910s	2	house			
7310 Willow Ave	Bungalow	c1910s	2	house			
7311 Willow Ave	Bunglw-Airplane	c1914	1	house		newspaper ad	
7312 Willow Ave	Cottg-Bunglw	c1910s	2	house			
7313 Willow Ave	Bunglw-Col Rev	c1910-20	2	house			
7314 Willow Ave	Bungalow	c1920-30s	2	house			
7315 Willow Ave	Art Moderne	c1914	1	house		newspaper ad	
7316 Willow Ave	Bunglw-Japanese	c1914	1	house		newspaper ad	
7317 Willow Ave	Bungalow	c1910s	2	house			
7318 Willow Ave	Bungalow	c1920-30s	2	house			
7319 Willow Ave	Bungalow	c1910s	1	house	shingled porch, cobblestone foundation		
7320 Willow Ave	Dutch Col	c1920-30s	2	house			
7321 Willow Ave	Cottge-Bunglw	c1910s	2	house			
7322 Willow Ave	Cottage	c1910-20s	2	house			
7323 Willow Ave	Cottage	c1920-30s	2	house		same builder as 7326	LAC survey
7324 Willow Ave	Bungalow	c1910-20s	2	house			
7326 Willow Ave	Cottage	c1920s	2	house	Sears Del Rey (209)	same as 7334 Piney Branch	
7328 Willow Ave	Bungalow	c1910s	2	house			

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Appendix B

Ordinance No. 2592

WHEREAS, the Mayor and Council of Takoma Park, Maryland have designated Takoma Old Town as a Commercial Revitalization Area; AND

WHEREAS, the City's commitment to commercial revitalization extends to the provision of substantial public improvements in Takoma Old Town; AND

WHEREAS, to achieve success in commercial revitalization, these public commitments must be accompanied by private design improvements; AND

WHEREAS, design standards have been found to be a necessary and integral part of any commercial revitalization program.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR, AND COUNCIL OF THE CITY OF TAKOMA PARK,

SECTION 1. THAT over and above the codes and ordinances of the City of Takoma Park, the following additional standards shall be applied to all commercial uses within the area described below in section 2, "Boundary Description."

1. PURPOSE

The purpose of these design standards is to promote and enhance the unique character of Takoma Old Town so that it provides a stable, healthy business environment serving the needs of a broad community. These standards will help to create a unique neighborhood retail business district with enhanced economic viability, attractiveness and convenience for residents of the surrounding neighborhoods and the broader community. The standards have been developed to regulate facade and building treatments in order to protect and enhance property values by ensuring compliance by all property owners; to cultivate a clear and consistent image for business operations, to establish a positive identifiable image within the Washington Metropolitan area; to bring about a general physical improvement of the area through coordinated private and public improvements, and to promote the public welfare.

2. BOUNDARY DESCRIPTION

The standards set forth below shall apply to all structures within the officially designated area of the Laurel/Carroll (Takoma Old Town) commercial district. This area includes Carroll Avenue, bounded on the northwest by Tulip Avenue, and on the southeast by Columbia Avenue, extending along Carroll Avenue to the District of Columbia at the intersection at Eastern Avenue. The section of Laurel Avenue located between Carroll Avenue and Eastern Avenue is also within the official area of compliance.

3. ROOFS

(a) For pitched roofs visible from the sidewalk across the street either in front of, or to one side of a building, the following roof requirements shall apply:

(1) The finished roofing material shall be limited to the following materials: terne metal (steel with a corrosion resistive coating of either lead or tin); standing seam, painted sheet metal roofing; asphalt shingle or tile; slate; built-up flat roof; clay tile.

- (2) The finished roofing material shall be clean and in a good state of repair.
- (3) The finished roofing material shall have a color compatible with the building color scheme.
- (4) Dormers shall be compatible with the design of the building and street facade. The finished materials and colors shall be harmonious with both the roof and facade of the buildings.
- (5) Skylights and solar collectors shall be of low profile and all metal parts shall match the roofing material. Skylights shall be kept to the rear of the ridge of the roof.

(b) General Provisions.

- (1) Rooftop mechanical equipment shall be located far enough back from the edge of the roof so that it cannot be seen from the sidewalk across the street or park, either in front of or to one side of the building. Functional equipment may be retained until major repair or replacement of the equipment becomes necessary, at which time it shall be removed from view. All mechanical equipment shall be painted with a flat paint in a color compatible with the color of the front of the building upon which it rests or the existing roof.
- (2) All chimneys or other auxiliary structures on the roofs shall be clean and in good repair. All deteriorated masonry chimneys shall be either replaced or restored. All future metal chimneys shall be located so that they cannot be seen from the sidewalk across the streets either in front of, or to one side of, the building.
- (3) Flashing visible from the sidewalk must be neat and free of pitch. Visible flashing shall be painted to match the surface of the wall above it.
- (4) Television and radio antennae shall be located so as to be as inconspicuous as possible, preferably to the rear of the buildings.
- (5) All extraneous equipment, including but not limited to, signs and billboards shall be removed.

4. EXTERIOR WALLS

- (a) All exterior building walls should be of the original architectural character of the building and in good condition.
- (b) All structural and decorative elements of building fronts and rear sides shall be repaired, replaced or uncovered in a workmanlike manner to match as closely as possible the original materials and construction of that building.
- (c) All miscellaneous elements on the exterior walls of the structures such as empty electrical boxes, conduits, pipes, unused sign brackets, etc., shall be removed.
- (d) All brick walls shall be cleaned, repaired, and repointed as required. Brick walls shall be either preserved in their natural color or painted a color compatible with the colors of the neighboring structures. Cleaning of brick walls by means of sand or grit blasting shall not be permitted, since this destroys the protective coating of the brick and allows it to deteriorate.

- (e) All natural stone walls shall be cleaned, repaired, and pointed.
- (f) All stucco surfaces shall be cleaned and repaired and shall have a similar texture to the existing surface. All stucco surfaces shall be in a color compatible with the colors of the neighboring structures.
- (g) All tile finishes shall be removed and the original wall construction behind them restored.
- (h) Asphalt shingle siding shall be removed and only a permissible exterior finish shall be allowed.
- (i) All rotten, broken, or deteriorated wood siding shall be replicated. Existing material in sound condition and permissible under the local building code shall be cleaned and painted. All wood siding shall be designed to be compatible with the design of the building and the neighborhood. Textured plywood and/or plywood shall not be used.
- (j) Use of air-conditioning units of the window type on the fronts of buildings should be avoided wherever possible. The location of wall-mounted air-conditioning units shall be in a place harmonious and functional to the store front design, not to interfere or be hazardous to pedestrian circulation and with a proper drainage solution.
- (k) Metal gutters and downspouts shall be repaired or replaced as necessary and shall be neatly located and securely installed. Gutters and downspouts shall be painted to harmonize with other building front colors.

5. ARCHITECTURAL DETAILS

(a) Cornices. Where cornices exist, they shall be restored to their original design. The removal of cornice work, without prompt replacement of similar design, will not be permitted. Where cornices have been removed during previous renovation work, new cornices shall be installed. New cornices shall be compatible with the design of the building. All cornices shall be made structurally sound and rotted or weakened portions shall be removed and repaired or replaced to match the original patterns. All exposed wood shall be painted.

(b) Windows.

(1) All of the windows in a single facade shall be of matching design. All window openings shall have the same height and width they did at the time that the wall in which the openings are located was originally built. Filling in these openings at the top, bottom, or sides is not permitted.

(2) All windows shall have good frames, sash and mullions or appearance of the same. Vinyl-clad wood or metal or other weather resistant materials may be used provided that they are kept painted or have an acceptable integral color. All replacement windows shall be double glazed.

(3) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints, or broken or loose mullions or muntins shall be replaced. All broken and missing windows shall be glazed. All exposed wood shall be painted.

(4) Ornamental window grilles and balconettes may be incorporated as a decorative or

security device.

(5) The lintels over windows shall be preserved or restored. Rotten wood lintels shall be replaced. Brick archwork and stone lintels shall be restored.

(6) Window sills shall be preserved, replaced, or restored to match the original design of the building.

(7) Boarding up or filling in windows on the front facade is not permitted.

(8) Windows facing alleys, yards, or side streets shall be kept properly repaired or, with the Fire Department's approval, may be closed with materials and a design that match or are compatible with the material design and finish of the adjacent wall.

Plywood will not be allowed as an infill material.

(c) Doors. In cases where there are doorways to buildings that are not incorporated in the storefront, the character of the original doorway shall be preserved. Where possible, the original style of these doorways, including solid, paneled, wood doors; wood frames; brick or stone sills; transoms, overhangs, and glazed sidelights, shall be incorporated into the design of the remodeled shopfront. The following additional requirements shall apply to all doorways and entrances:

(1) Storm and screen doors shall be compatible with entrance doors.

(2) Hardware visible from the outside should not detract from the overall appearance of the door. Large exterior locks are not permitted.

(3) Any grilles, bars, and grates covering doors or windows shall be designed to be compatible with the design of the building and of the neighboring structures, and the public improvement design theme.

(4) New doorways shall be designed with consideration for the needs of the handicapped and the elderly.

(5) Where steps or stoops are required at a doorway or entrance, they shall be designed to match the original design. In cases where there are more than two risers, the steps or stoops shall be provided with a railing of compatible design.

(d) Awnings. The use of awnings, canopies, or other overhangs for the purpose of protection over the sidewalk in front of an establishment is encouraged.

(1) Soft, retractable awnings are permitted over the first floor and on upper floors above windows only.

(2) Awnings should be flame proofed.

(3) Awnings should not project from the building front so as to interfere with street trees, lamp posts, etc.

(4) Awnings shall terminate against the building at a height not higher than one inch below the second floor window sill.

(5) Awnings should be coordinated in color and/or design to unify the commercial block.

(6) The width of front valance of awnings should not exceed one foot (1'-0") and size of stripping at one foot (1'-0") maximum.

(7) Rigid or fixed awnings, sun screens, or permanent canopies are not permitted on any portion of the building front, i.e., wooden shingle mansard awnings.

(8) Signs, symbols or designs painted or sewn onto awnings are permitted.

(9) If graphics are to be placed on an awning, they should be on the awning valance and centered over the storefront.

6. SHOPFRONTS

(a) A shopfront as a part of the building facade shall be defined to include: the building face, porches, the entrance area leading to the door, side-lights, transoms, display platforms, devices including lighting and signing designed to be viewed from the public right-of-way and/or the areas visible to the public prior to entering the interior portion of the structure.

(b) General Provisions.

(1) Shopfronts, entrances, signs, lighting, sun protection, porches, security grilles, etc., shall be compatible, harmonious, and consistent with the original scale and character of the structure.

(2) All extraneous and unused hardware, signing, and equipment shall be removed.

(3) All broken, rotten, or damaged elements shall be removed and replaced with elements that are harmonious with the design of the building and with the neighborhood.

(4) Textured or colored glass and ribbed or patterned metal are not permitted as acceptable replacement materials for shopfront windows.

(5) At such time as sign panels covering or replacing shop cornices are removed or deemed to need replacement, they shall be taken down and the cornice restored.

(6) Grates, bars, and grilles shall be designed so as to be as inconspicuous as possible. They shall be kept painted and free of rust. In all cases they shall be kept open during the normal daylight business hours of the community. Non-metal grilles and screens shall be prohibited. Enclosures and housings for security grilles and screens shall be as inconspicuous as possible and shall be compatible with the design of the shopfront.

(7) Solid or permanently enclosed or covered shopfront windows shall not be permitted. Where the window treatment of the first floor is to be modified, such that the window openings will be made smaller, these new openings will not be smaller in size than the openings of the second or third floor windows of the subject structure.

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7. SIGNS

(a) Signage materials shall be in harmony with the rest of facade materials and be easily maintained, such as: treated fabric; natural or painted wood; metal; cut-out letters of metal, wood, or plastic; and individual painted letters.

(b) Signs should be placed where they conceal the least amount of architectural detail.

(c) Signs may be a maximum of thirty (30) inches high and project not more than eight (8) inches from the outside face of the exterior wall. All signs shall be designed to be harmonious with the design of the building facade and the neighboring structures. The maximum allowable sign area shall be two times the frontage of the building in feet.

(d) Lettering applied to ground floor show windows or entrance doors shall not exceed three (3) inches in height and the text limited to identification of the business. Signs identifying the occupant shall be permitted at rear entrance doors but shall not exceed six (6) square feet in size and shall be nonluminous.

(e) Signs may be painted on the inside surface of the shopfronts but must be designed to be compatible with the design of the entire facade. Signs painted on the facade or on the inside glass should be limited to lettering no greater than six (6) inches in height. When these signs are the only identifying sign for the property, they can use twelve (12) inch lettering. These signs shall not exceed twenty-percent of the area of the shopfront window.

(f) Non-illuminated secondary signs shall be permitted for the identification of commercial tenants occupying the upper floors of a building. Such signs shall not project any higher than the entry door lintel to the building. These signs shall be designed to be harmonious with the facade of the building.

(g) "Temporary" signs may be displayed within shopfront windows provided that these signs are not larger than one-fourth the square footage area of the window in which they are displayed and are on display not more than 30 consecutive days.

(h) Only signs identifying the business on the premises shall be permitted.

(i) When the rehabilitation work is undertaken on building fronts, all new flat signs will be erected parallel to the face of the building and shall be incorporated in the design of the shopfront. If the shopfront design includes a cornice, the sign shall be incorporated in the cornice design or shall be placed in the shop window. If a shopfront cornice is not used, the sign shall be placed either in the shop window or on the portion of the building facade above the shop window and below the sill of the second floor windows.

(j) Flat signs may not be luminous but may be illuminated by any acceptable method listed below in the Lighting section.

(k) Flashing or moving signs other than barber poles shall not be permitted.

(l) Rooftop signs, above the parapet of the building, billboards, or outdoor advertising signs painted or mounted on the buildings shall not be permitted.

(m) No signs will be permitted to be mounted at right angles to the face of the building except those which illustrate graphically or in a logo form the business within, e.g., scissors for haircutters and Boar's head for Boar's Head restaurant.

(n) No signs painted on buildings will be permitted.

8. LIGHTING

(a) Exterior lighting shall be limited to lighting fixtures designed to be in harmony with the character of the buildings and the Takoma Old Town streetscape design theme. Such fixtures shall be mounted in the entrance ways and on the front facade of the building. Flood

lighting concealed above a storefront roofing may be used to light the facades of buildings. Lighting of the shops will be encouraged during the evening hours. Lighting of the facades of the buildings may be accomplished with projecting fixtures at the roofline or at the storefront cornice line. Such fixtures shall be inconspicuous, harmonious with the design of the building, and project no more than twenty-four (24) inches from the face of the building.

(b) The following lighting methods are permitted:

- (1) Fully recessed downlights or wallwashers in projecting metal box. Box must run full length of the sign area.
- (2) Shielded fluorescent lamps with diffusers in projecting metal box. Box must run full length of the sign area.
- (3) "Gooseneck incandescent," porcelain enamel reflector on bent metal tube arm. Housing to prevent glare at pedestrian eyeline.
- (4) Individually lit letters, either internally or back-lit.

(c) The following lighting methods are not permitted to illuminate the front of any building or any side fronting on a major street:

- (1) Exposed fluorescent lighting.
- (2) Exposed quartz or mercury vapor lamps.
- (3) Exposed incandescent lamps other than low wattage, purely decorative lighting.
- (4) Flood lights which result in glare to pedestrians, vehicles, or occupants of buildings.

(d) Lights shall not blink, black out, flash, or have any mechanical motion.

(e) Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes shall be concealed from view.

9. COLORS

(a) There should be continuous color treatment both in the overall base color and the trim accent color to create a unified appearance.

(b) All painting shall attempt to highlight existing architectural detailing of the building.

(c) Individual buildings should be one base color for cohesiveness. Building individuality should be promoted through accent colors, graphics, awnings, and signage.

10. REAR AND SIDE YARDS

(a) All yards should be neat in appearance and should not in any way obstruct passersby, nor detract from the appearance of the building.

(b) An unenclosed rear yard may be used as a parking or loading area providing that it is properly paved, illuminated, and maintained.

(c) Merchants shall be responsible for the maintenance of parking areas. No storage or trash

containers shall be allowed in these areas except when housed in permanent structures of acceptable design.

(d) All parking areas shall be effectively screened from adjoining residential property and shall have adequate landscaping and screening on property lines adjacent to public sidewalks.

(e) All outdoor refuse storage areas shall be screened from the view of adjacent properties and public rights-of-way. Screening shall consist of a masonry wall or durable fence or combination thereof, painted harmoniously, not less than four (4) feet nor more than five (5) feet, six (6) inches in height. In lieu of such wall or fence, a compact evergreen hedge of not less than four (4) feet in height at time of original planting may be used.

11. STANDARDS FOR REDEVELOPMENT

(a) New buildings should respect the traditional quality of the surrounding commercial area and of the residential neighborhood. And they should be designed in such a way as to promote and enhance the unique character of Takoma Old Town.

12. RELATIONSHIP OF MATERIALS, TEXTURE, AND COLORS FOR NEW DEVELOPMENT

(a) The relationship of the materials, texture, and color of the facade of a building should be visually compatible with the predominant materials used in the buildings to which it is visually related.

(b) All new buildings should attempt to create a richness of detail which will enhance the existing character and the public improvements theme of Takoma Old Town.

(c) The height of proposed buildings should be visually compatible with adjacent buildings and in conformance with zoning regulations.

(d) The shape of the roof of a building should be visually compatible with the buildings to which it is visually related both adjacent to it and within the commercial area.

(e) The relationship of solids to voids in the front facade of a building should be visually compatible with buildings, open spaces, and places to which it is visually related.

(f) The relationship of the width of the windows to the height of the windows in a building should be visually compatible with the buildings, open spaces, and places to which the building is visually related.

(g) The relationship of buildings to open space between it and adjoining buildings should be visually compatible to the buildings, open spaces, and places to which it is visually related.

(h) The relationship of the width of the building to the height of the front elevation should be visually compatible to the buildings, open spaces, and places to which it is visually related.

(i) Items placed next to the sides of a building such as walls, wrought iron, evergreen landscaping, fences, should, in most cases, form cohesive walls of enclosure along the street.

These items should insure visual compatibility between the buildings and open spaces.

(j) The relationship of entrances and porch projections to sidewalks of a building should be visually compatible to the buildings, open spaces, and places to which it is visually related.

13. COMPLIANCE

(a) Rehabilitation - All business or property owners are encouraged to submit design plans for any exterior rehabilitation to the City Administrator before proceeding with work. Any owner benefiting from public financial assistance in meeting these design standards is required to submit design plans to the City Administrator before proceeding with work.

(b) Review of New Development - The City encourages the development of appropriate C-1 and TSM development in the areas identified in the Commercial Revitalization Plan. The City requires the review and approval of developers' plans and specifications with respect to their conformance with the provisions of the Commercial Revitalization Plan and design standards in order to achieve harmonious development of the designated area. The City also reserves the right to refuse to approve any such drawings, plans, or specifications that are not suitable or desirable for aesthetic or functional reasons; and in so passing upon such drawings, plans, and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, streets, sidewalks, and the harmony of the plans with the surroundings. The City shall inform the Montgomery County Department of Environmental Protection of its decision in each case.

14. DEMOLITION

(a) All applications for demolition permits shall be first submitted to the City of Takoma Park for review and approval. If the City finds that the proposal is consistent with the objectives of the Commercial Revitalization Plan, the City shall recommend approval by the Department of Environmental Protection. If the City finds that the proposal is inconsistent with the objectives of the Plan, the City shall recommend disapproval to the Department of Environmental Protection.

SECTION 2. NON-COMPLIANCE WITH DESIGN STANDARDS. Any property or business, the owner of which is unwilling or unable to comply or conform to rehabilitation in conformance with applicable codes and these design standards within 24 months of the date of approval of this ordinance, the City of Takoma Park, which will have sent written notification of the required improvements to the owner within 12 months of approval of this requirement, after due consideration that the owner has failed to achieve substantial conformity with the said codes and ordinance, may enforce fines of up to \$100 a day per violation for non-compliance; each day being a separate violation. Properties designated by the revitalization plan adopted by the Mayor and Council of Takoma Park for redevelopment under C-1 or TSM, for which plans have been developed, shall be exempted from these rehabilitation standards for a period of 36 months from the date of adoption of this plan.

SECTION 3. Severability. In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section, or part of this Ordinance, or the application thereof

to any person or circumstance is invalid, the remaining provisions and the application of such provisions to other persons or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of the Ordinance with the word, phrase, clause, sentence, paragraph, section, or part, or the application thereof, so held invalid would have been adopted and approved.

ADOPTED BY THE MAYOR AND CITY COUNCIL OF TAKOMA PARK, MARYLAND, ON NOVEMBER 9, 1981.

Ordinance No. 2701

WHEREAS, the Mayor and Council wish to clarify and amend the provisions for enforcement of Ordinance No. 2592, relating to design standards for the Takoma Old Town commercial revitalization area;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND:

Sec. 1. That Section 2 of Ordinance No. 2592 be and it hereby is repealed and reenacted to read as follows:

SECTION 2. NON-COMPLIANCE WITH DESIGN STANDARDS; ENFORCEMENT.

(a) All properties subject to this ordinance shall be in compliance with its provisions within 24 months of the date of enactment of Ordinance No. 2592 on November 9, 1981, that is, by November 9, 1983.

(b) Notice of Violation. Whenever the City Administrator or the Administrator's designee determines that a property is not in compliance with this ordinance, that official shall issue a notice of violation which shall be served on the property owner. The notice of violation shall:

- (i) be in writing and include a description of the property sufficient for identification;
- (ii) include a statement of the reason or reasons why it is being issued;
- (iii) include a statement of the corrective action required to bring the property into compliance with this ordinance;
- (iv) state a reasonable time, not to exceed 15 days, for the property owner to complete the corrective action necessary to bring the property into compliance with this ordinance.

The notice of violation shall be deemed to have been properly served on the property owner if it is served by personal delivery or if it is sent by registered or certified mail to the property owner's last known address or if the owner is served by any other method authorized by the laws of the state of Maryland.

(c) Appeal to Commissioners.

(1) Any property owner may appeal the determination that the owner's property is not in compliance with this ordinance by filing a request for a hearing with the City Administrator within ten days of service of the notice of violation.

(2) The Mayor shall appoint three (3) disinterested commissioners to decide, upon request by a property owner, whether properties subject to this ordinance are in compliance with its provisions. The commissioners shall be residents of the City of Takoma Park with experience or expertise in architecture, design, urban planning, real estate, construction or related fields; provided, however, that no commissioner shall have any financial interest in any property subject to this ordinance. Persons

under consideration for appointment as commissioners under this ordinance shall disclose any financial interest they may have in any property subject to this ordinance and shall provide such additional information as the Mayor and Council may request.

(3) The commissioners appointed under subsection (2) above shall hold a fact-finding hearing to determine whether or not the property of an owner who has appealed is in compliance with this ordinance. Notice of the hearing and its time and place shall be given to the property owner and to any other persons known to the commissioners who may be affected by the determination. Such notice shall be prepared and transmitted in such form and process as the commissioners may prescribe. The hearing shall be open to the public. The commissioners may request from the property owner and other parties such information and documents as they may consider relevant. Any party to a hearing, at the party's option, may appear in person before the commissioners, or may appear by a duly authorized representative and may have the assistance of an attorney. The parties may present testimony and evidence which shall be given under oath or by affirmation. The parties may also cross-examine any witness presenting testimony at a public hearing. A verbatim record of the hearing shall be made. Upon request by any party to the proceeding, the City Administrator shall furnish such party a copy of the hearing record at such charges as are necessary to meet costs.

(4) The commissioners shall render their decision in writing, in such form and with such findings as they may prescribe. If the commissioners find, after the hearing, that the property, is not in compliance with this ordinance, they may, at their discretion, extend the period for compliance with the provisions of this ordinance to a property owner who

(i) has demonstrated that the property is under consideration for new development by submitting the design proposal, the financing proposal and a letter of intent from the prospective developer; or

(ii) initiated facade renovation to the property.

(d)

(1) Any violation of this ordinance not corrected within any extension period for compliance specified by the commissioners under subsection (c)(4) above shall be a municipal infraction. The minimum fine shall be \$25.00, and the maximum fine shall be \$100.00 for each initial violation, and the maximum fine allowable by law for repeat or continuing violations. The minimum fine may be suspended only upon a finding that such violation is not a repeat or continuing violation and that no willfulness was involved. (Each day for which the violation exists after the issuance of a municipal infraction citation or after the expiration of any time for compliance specified by the commissioners under subsection (c)(4) above, as the case may be, shall constitute a separate offense.) This section supercedes Sec. 1.17(b) of the Code of Takoma Park, Md., 1972, as amended, and to the extent that they are inconsistent, the provisions herein shall prevail.

(2) Without limitation or election against any other available remedy, the City or any other aggrieved party may apply to a court of competent jurisdiction for an injunction enjoining any violation of this ordinance. The court shall award attorney's fees and costs to any party who succeeds in obtaining an injunction hereunder.

ADOPTED BY THE MAYOR AND COUNCIL NOVEMBER 14, 1983.

Ordinance No. 1985-30

WHEREAS, the Mayor and Council of Takoma Park, Maryland have designated Takoma Junction as a Commercial Revitalization Area; AND

WHEREAS, the City's commitment to commercial revitalization extends to the provision of substantial public improvements in Takoma Junction; AND

WHEREAS, to achieve success in commercial revitalization, these public commitments must be accompanied by private design improvements; AND

WHEREAS, design standards have been found to be a necessary and integral part of any commercial revitalization program.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND

SECTION 1. THAT over and above the codes and ordinances of the City of Takoma Park, the following additional standards shall be applied to all commercial uses within the area described below in section B, "Boundary Description."

A. PURPOSE

The purpose of these design standards is to promote and enhance the existing architectural character and historic richness of Takoma Junction so that it provides a stable, healthy business environment serving the needs of a broad community. These standards will help create a neighborhood business district with enhanced economic viability, attractiveness and convenience for residents of the surrounding neighborhoods and the broader community. The standards have been developed to regulate facade and building treatments in order to protect and enhance property values by ensuring compliance by all property owners; to cultivate a clear and consistent image for business operations; to bring about a general physical improvement of the area through coordinated private and public improvements; and to promote the public welfare.

B. BOUNDARY DESCRIPTION

The standards set forth below shall apply to all commercial structures within the officially designated area of the Takoma Junction commercial district. This area includes both sides of Carroll Avenue, bounded on the northeast by Lee Avenue, and on the southwest by Philadelphia Avenue, to include the first blocks of Lee Avenue, Grant Avenue, and Sycamore Avenue.

C. ROOFS

(1) For pitched roofs visible from the sidewalk across the street either in front of, or to one side of a building, the following roof requirements shall apply:

- (a) The finished roofing material shall be limited to the following materials: terne metal (steel with a corrosion resistive coating of either lead or tin); standing seam, painted sheet metal roofing; asphalt shingle or tile; slate; built-up flat roof; clay tile;

wooden shakes.

(b) The finished roofing material shall be clean and in a good state of repair.

(c) The finished roofing material shall have a color compatible with the building color scheme.

(d) Dormers shall be compatible with the design of the building and street facade. The finished materials and colors shall be harmonious with both the roof and facade of the buildings.

(e) Skylights and solar collectors shall be integrated into the building profile, and all metal parts shall be coordinated with roofing material. Skylights shall be kept to the rear of the ridge of the roof whenever feasible.

(2) General Provisions.

(a) Rooftop mechanical equipment shall be located far enough back from the edge of the roof so that it cannot be seen from the sidewalk across the street, either in front of or to one side of the building. Functional equipment may be retained until major repair or replacement of the equipment becomes necessary, at which time it shall be removed from view. All mechanical equipment shall be painted with a flat paint in a color compatible with the color of the front of the building upon which it rests or the existing roof.

(b) All chimneys or other auxiliary structures on the roofs shall be clean and kept in good repair. All deteriorated masonry chimneys shall be either replaced or restored. All future metal chimneys shall be located so that they cannot be seen from the sidewalk across the street either in front of, or to one side of, the building.

(c) Flashing visible from the sidewalk must be neat and free of pitch. Visible flashing shall be painted to match the surface of the wall above it.

(d) Television and radio antennae shall be located so as to be as inconspicuous as possible, preferably to the rear of the buildings.

(e) All inoperative or otherwise extraneous equipment, including but not limited to, signs and billboards shall be removed.

D. EXTERIOR WALLS

(1) All exterior building walls should be of the original architectural character of the building and in good condition.

(2) All structural and decorative elements of building fronts and rear sides shall be repaired, replaced or uncovered in a workmanlike manner to match as closely as possible the original materials and construction of that building.

(3) All miscellaneous elements on the exterior walls of the structures such as empty electrical boxes, conduits, pipes, unused sign brackets, alarm units, etc., shall be removed.

(4) All brick walls shall be cleaned, repaired, and repointed as required. Brick walls shall be either preserved in their natural color or painted a color compatible with the colors of the neighboring structures. Cleaning of brick walls by means of sand or grit blasting shall not

be permitted (since this destroys the protective coating of the brick and allows it to deteriorate).

(5) All natural stone walls shall be cleaned, repaired, and pointed as necessary.

(6) All stucco surfaces shall be cleaned and repaired and shall have a similar texture to the existing surface. All stucco surfaces shall be in a color compatible with the colors of the neighboring structures.

(7) All tile finishes shall be removed and the original wall construction behind them restored.

(8) Asphalt shingle siding shall be removed and only a permissible exterior finish shall be allowed.

(9) All rotten, broken, or deteriorated wood siding shall be replicated. Existing material in sound condition and permissible under the local building code shall be cleaned and painted or stained. All wood siding shall be designed to be compatible with the design of the building and the neighborhood. Textured plywood and/or plywood shall not be used.

(10) Use of air-conditioning units of the window type on the fronts of buildings should be avoided wherever possible. The location of wall-mounted air-conditioning units shall be in a place harmonious and functional to the store front design, not to interfere or be hazardous to pedestrian circulation and shall not drain to the sidewalk wherever possible.

(11) Metal gutters and downspouts shall be repaired or replaced as necessary and shall be neatly located and securely installed. Gutters and downspouts shall be painted to harmonize with other building facade colors.

E. ARCHITECTURAL DETAILS

(1) Cornices. Where cornices exist, they shall be restored to their original design. The removal of cornice work, without prompt replacement of similar design, will not be permitted. Where cornices have been removed during previous renovation work, new cornices shall be installed. New cornices shall be compatible with the design of the building. All cornices shall be made structurally sound, and rotted or weakened portions shall be removed and repaired or replaced to match the original patterns. All exposed wood shall be painted or stained.

(2) Windows.

(a) All of the windows in a single facade shall be of matching design. All window openings shall, within reason, have the same height and width they did at the time that the wall in which the openings are located was originally built. Filling in these openings at the top, bottom, or sides shall not be permitted.

(b) All windows shall be kept in good repair. Vinyl-clad wood or metal or other weather resistant materials may be used provided that they are kept painted or have an acceptable integral color. Damaged or broken glass shall be replaced with a suitable glazing material.

(c) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints, or broken or loose mullions or muntins shall be

replaced. All broken and missing windows shall be glazed. All exposed wood shall be painted or stained.

(d) Ornamental window grilles and balconettes of iron or similar materials may be incorporated as a decorative or security device.

(e) The lintels over windows shall be preserved or restored. Rotten wood lintels shall be replaced. Brick archwork and stone lintels shall be restored.

(f) Window sills shall be preserved, replaced, or restored to match the original design of the building, as closely as possible.

(g) Boarding up or filling in windows on the front facade shall not be permitted. Reflective materials to cover glazing shall not be permitted.

(h) Windows facing alleys, yards, or side streets shall be kept properly repaired or, with the Fire Department's approval, may be closed with materials and a design that matches or is compatible with the material design and finish of the adjacent wall. Plywood will not be allowed as an infill material.

(3) Doors. In cases where there are doorways to buildings that are not incorporated in the storefront, the character of the original doorway shall be preserved. Where possible, the original style of these doorways, including solid, paneled, wood doors; wood frames; brick or stone sills; transoms; overhangs; and glazed sidelights, shall be incorporated into the design of the remodeled shopfront. The following additional requirements shall apply to all doorways and entrances:

(a) Storm and screen doors shall be compatible with entrance doors.

(b) Hardware, including large exterior locks, visible from the outside should not detract from the overall appearance of the door.

(c) Any grilles, bars, and grates covering doors or windows shall be designed to be compatible with the design of the building and of the neighboring structures, and the public improvement design intent.

(d) New doorways shall be designed with consideration for the needs of the handicapped and the elderly.

(e) Where steps or stoops are required at a doorway or entrance, they shall be designed to match the original design. In cases where there are more than two risers, the steps or stoops shall be provided with a railing of compatible design.

(4) Awnings. The use of awnings, canopies, or other overhangs for the purpose of protection over the sidewalk in front of an establishment is encouraged.

(a) Soft, retractable awnings are permitted over the first floor and on upper floors above windows only.

(b) Awnings should be flame retardant.

(c) Awnings should not project from the building front so as to interfere with street trees, lamp posts, etc.

(d) Awnings shall terminate against the building at a height not higher than one inch

below the second floor window sill.

(e) Awnings should be coordinated in color and/or design to unify the commercial block.

(f) The width of front valance of awnings should not exceed one foot (1'-0") and size of striping at one foot (1'-0") maximum.

(g) Rigid or fixed awnings, sun screens, or permanent canopies are permitted if these are compatible, harmonious and consistent with the original scale and character of the structure.

(h) Signs, symbols or designs painted or sewn onto awnings are permitted.

(i) If graphics are to be placed on an awning, they should be on the awning valance.

F. SHOPFRONTS

(1) A shopfront as a part of the building facade shall be defined to include: the building face, porches, the entrance area leading to the door, side-lights, transoms, display platforms, devices including lighting and signing designed to be viewed from the public right-of-way and/or the areas visible to the public prior to entering the interior portion of the structure.

(2) General Provisions.

(a) Shopfronts, entrances, signs, lighting, sun protection, porches, security grilles, etc., shall be compatible, harmonious, and consistent with the original scale and character of the structure.

(b) All extraneous and unused hardware, signing, and equipment shall be removed.

(c) All broken, rotten, or damaged elements shall be removed and replaced with elements that are harmonious with the design of the building and with the neighborhood.

(d) Ribbed or patterned metal are not permitted as acceptable replacement materials for shopfront windows. Stained glass is permitted if compatible and consistent with original scale and character of the building.

(e) At such time as sign panels covering or replacing shop cornices are removed or deemed to need replacement, they shall be removed permanently and the cornice permanently restored.

(f) Grates, bars, and grilles shall be designed so as to be as inconspicuous as possible. They shall be kept painted and free of rust. In all cases they shall be kept open during the normal daylight business hours. Non-metal grilles and screens shall be prohibited. Enclosures and housings for security grilles and screens shall be as inconspicuous as possible and shall be compatible with the design of the shopfront. Mesh security wire is permissible if removed during normal business hours.

(g) Solid, permanently enclosed, covered, or reflective covered shopfront windows shall not be permitted. Where the window treatment of the first floor must be modified, such that the window openings will be made smaller, these new openings will

not be smaller in size than the openings of the second or third floor windows of the subject structure.

(h) Vending machines shall not be located within 25 feet of the sidewalk and shall not be placed within the area defined as a shopfront in paragraph (1) of this section.

G. SIGNS AND COMMERCIAL ADVERTISING

(1) Signage materials shall be in harmony with the rest of facade materials and be easily maintained, such as: treated fabric; natural or painted wood; metal; cut-out letters of metal, wood, or plastic; and individual painted letters.

(2) Signs should be placed where they conceal the least amount of architectural detail.

(3) Signs may be a maximum of thirty (30) inches high and project not more than eight (8) inches from the outside face of the exterior wall. All signs shall be designed to be harmonious with the design of the building facade and the neighboring structures. The maximum allowable sign area shall be two times the frontage of the building in feet. Sign area shall be construed to include space between letters.

(4) Lettering applied to ground floor show windows or entrance doors shall not exceed four (4) inches in height and shall be limited to 50% of the glazed area. Signs identifying the occupant shall be permitted at rear entrance doors but shall not exceed six (6) square feet in size and shall be nonluminous.

(5) Signs may be painted on the inside surface of the shopfronts but must be designed to be compatible with the design of the entire facade. Signs painted on the facade or on the inside glass should be limited to lettering no greater than six (6) inches in height. When these signs are the only identifying sign for the property, twelve (12) inch lettering is permissible. These signs shall not exceed twenty percent (20%) of the area of the shopfront window.

(6) Non-illuminated secondary signs shall be permitted for the identification of commercial tenants occupying the upper floors of a building. These signs shall be designed to be harmonious with the facade of the building. Each tenant shall be allowed one sign to be limited to 6 sq. ft. in area. Such signs may be perpendicular to the building but must be limited to 6 sq. ft. and may not project more than 3 ft. from the building exterior wall.

(7) "Temporary" signs may be displayed within shopfront windows provided that these signs are not larger than twenty percent (20%) of the square footage area of the window in which they are displayed and are on display not more than thirty (30) consecutive days.

(8) Permanent signs on the building facade shall be limited to signs identifying the business.

(9) If the shopfront design includes a cornice, the sign shall be incorporated in the cornice design or shall be placed in the shop window. If a shopfront cornice is not used, the sign shall be placed either in the shop window or on the portion of the building facade above the shop window and below the sill of the second floor windows.

(10) Flat signs may not be luminous but may be illuminated by any acceptable method listed below in the Lighting section.

(11) Flashing or moving signs other than barber poles shall not be permitted.

- (12) Rooftop signs, above the parapet of the building, billboards, or outdoor advertising signs painted or mounted on the buildings shall not be permitted.
- (13) Signs projecting perpendicular to the building are permitted but must be limited to 6 sq. ft.
- (14) No signs painted on buildings will be permitted.
- (15) Freestanding commercial billboards other than signage identifying Takoma Junction shall not be permitted and shall be removed in their entirety.
- (16) Abandoned and unused signs and billboards, including posts and structures, shall be removed from premises within thirty (30) days of disuse.

H. LIGHTING

- (1) Exterior lighting shall be limited to lighting fixtures designed to be in harmony with the character of the buildings and the streetscape design intent. Such fixtures shall be mounted in the entrance ways and on the front facade of the building. Flood lighting concealed above a storefront roofing may be used to light the facades of buildings. Lighting of the shops is encouraged during evening hours. Lighting of the facades of the buildings may be accomplished with projecting fixtures at the roofline or at the storefront cornice line. Such fixtures shall be inconspicuous, harmonious with the design of the building, and project no more than twenty-four (24) inches from the face of the building.
- (2) The following lighting methods are permitted:
 - (a) Fully recessed downlights or wallwashers in projecting metal boxes.
 - (b) Shielded fluorescent lamps with diffusers in projecting metal boxes.
 - (c) "Gooseneck incandescent," porcelain enamel reflector on bent metal tube arm. Housing to prevent glare at pedestrian eyeline.
 - (d) Individually back-lit letters or signs.
- (4) Lights shall not blink, black out, flash, or have any mechanical motion.
- (5) Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes shall be in metal conduit or otherwise concealed from view or integrated into the building design.

I. COLORS

- (1) There should be continuous color treatment both in the overall base color and the trim accent color to create a unified appearance.
- (2) All painting shall attempt to highlight existing architectural detailing of the building.
- (3) Individual buildings should be one base color for cohesiveness. Building individuality is encouraged through accent colors, graphics, awnings, and signage.

J. REAR AND SIDE YARDS

- (1) All yards should be neat in appearance and should not in any way obstruct passersby, nor detract from the appearance of the building.
- (2) An unenclosed rear yard may be used as a parking or loading area providing that it is properly surfaced or paved with the use of gravel, asphalt, concrete, or other similar materials. Further, the yard should be illuminated and maintained.
- (3) Merchants shall be responsible for the maintenance of their parking areas. No storage or trash containers shall be allowed in these areas except when housed in permanent structures of acceptable design. Commercial compactors in good repair shall be considered acceptable trash containers.
- (4) All parking areas shall be effectively screened from adjoining residential property and shall have adequate landscaping and screening on property lines adjacent to public sidewalks.
- (5) All outdoor refuse storage areas shall be screened from the view of adjacent properties and public rights-of-way. Screening shall consist of a masonry wall or durable fence or combination thereof, painted harmoniously, not less than four (4) feet in height. In lieu of such wall or fence, a compact evergreen hedge of not less than four (4) feet in height at time of original planting may be used.
- (6) Method of refuse storage and collection shall be such that waste material will remain entirely contained at all times so as not to pose a potential or real litter problem to the area or its environs.

K. STANDARDS FOR REDEVELOPMENT

- (1) New buildings should respect the traditional quality of the surrounding commercial area and of the residential neighborhood. They should be designed in such a way as to be consistent with the design standards and intent as outlined in this ordinance.

L. RELATIONSHIP OF MATERIALS, TEXTURE, AND COLORS FOR NEW DEVELOPMENT

- (1) The relationship of the materials, texture, and color of the facade of a building should be visually compatible with the predominant materials used in the buildings to which it is visually related.
- (2) All new buildings should attempt to create a richness of detail which will enhance the existing character and the public improvements and be consistent with design standards and intent as outlined in this ordinance.
- (3) The height of proposed buildings should be visually compatible with adjacent buildings and in conformance with zoning regulations.
- (4) The shape of the roof of a building should be visually compatible with the buildings to which it is visually related both adjacent to it and within the commercial area overall.
- (5) The relationship of solids to voids in the front facade of a building should be visually

compatible with buildings, open spaces, and places to which it is visually related.

(6) The relationship of the width of the windows to the height of the windows in a building should be visually compatible with the buildings, open spaces, and places to which the building is visually related.

(7) The relationship of buildings to open space between it and adjoining buildings should be visually compatible to the buildings, open spaces, and places to which it is visually related.

(8) The relationship of the width of the building to the height of the front elevation should be visually compatible to the buildings, open spaces, and places to which it is visually related.

(9) Items placed next to the sides of a building such as walls, wrought iron, evergreen landscaping, fences, etc., should form cohesive walls of enclosure along the street. These items should insure visual compatibility between the buildings and open spaces.

(10) The relationship of entrances and porch projections to sidewalks of a building should be visually compatible to the buildings, open spaces, and places to which it is visually related.

M. COMPLIANCE

(1) Rehabilitation - All business or property owners are encouraged to submit design plans for any exterior rehabilitation to the City Administrator before proceeding with work. Any owner benefiting from public financial assistance in meeting these design standards is required to submit design plans to the City Administrator before proceeding with work.

(2) Review of New Development - The City encourages the development of appropriate new development in the areas identified in the Commercial Revitalization Plan. The City requires the review and approval of developers' plans and specifications with respect to their conformance with the provisions of the Commercial Revitalization Plan and design standards in order to achieve harmonious development of the designated area. The City also reserves the right to refuse to approve any such drawings, plans, or specifications that are not suitable or desirable for aesthetic or functional reasons; and in so passing upon such drawings, plans, and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, streets, sidewalks, and the harmony of the plans with the surroundings. The City shall inform the Montgomery County Department of Environmental Protection of its decision in each case.

N. DEMOLITION

(1) All applications for demolition permits shall be first submitted to the City of Takoma Park for review and approval. If the City finds that the proposal is consistent with the objectives of the Commercial Revitalization Plan, the City shall recommend approval by the Department of Environmental Protection. If the City finds that the proposal is inconsistent with the objectives of the Plan, the City shall recommend disapproval to the Department of Environmental Protection.

SECTION 2. THAT the following procedures for enforcement of these standards be adopted as integral to this ordinance.

A. NON-COMPLIANCE WITH DESIGN STANDARDS.

(1) Property owners shall be informed by the City Administrator or his appointed designee within three (3) months of the date of adoption of this ordinance of those properties determined not to be in compliance with this ordinance. Notice shall be in writing and shall include a statement of the corrective action required to bring the property into compliance with this ordinance.

(2) All properties subject to this ordinance shall be in compliance with its provisions within eighteen (18) months of the date of this notification by the City Administrator.

(3) Whenever the City Administrator or the Administrator's designee determines that a property is not in compliance with this ordinance, that official shall issue a notice of violation which shall be served on the property owner. The notice of violation shall:

- (a) Be in writing and include a description of the property sufficient for identification;
- (b) Include a statement of the reason or reasons why it is being issued;
- (c) Include a restatement of the corrective action required to bring the property into compliance with this ordinance;
- (d) State a reasonable time, not to exceed ten (10) working days, for the property owner to complete the corrective action necessary to bring the property into compliance with this ordinance;

The notice of violation shall be deemed to have been properly served on the property owner if it is served by personal delivery or if it is sent by registered or certified mail to the property owner's last known address or if the owner is served by any other method authorized by the laws of the state of Maryland.

(4) A procedure to appeal this notice of violation shall be established as follows:

- (a) Any property owner may appeal the determination that the owner's property is not in compliance with this ordinance by filing a request for a hearing with the City Administrator within ten (10) working days of service of the notice of violation.
- (b) The Mayor and Council shall appoint five (5) commissioners to decide, upon request by a property owner, whether properties subject to this ordinance are in compliance with its provisions. The commissioners shall be seated on an annual basis and shall consist of two (2) representatives of the business community, two (2) citizens at large, and one (1) individual with experience or expertise in urban planning.
 - (i.) Appointed commissioners shall disclose any financial interest they may have in properties affected by this ordinance.
 - (ii.) Should a conflict of interest be determined in conjunction with a hearing for non-compliance with this ordinance, a temporary alternate shall be appointed by the Mayor and Council.
- (c) The commissioners appointed under subsection (b) above shall hold a fact-finding

hearing to determine whether or not the property of an owner who has appealed is in compliance with this ordinance. Notice of the hearing and its time and place shall be given to the property owner and to any other persons known to the commissioners who may be affected by the determination. Such notice shall be prepared and transmitted in such form and process as the commissioners may prescribe. The hearing shall be open to the public. The commissioners may request from the property owner and other parties such information and documents as they may consider relevant. Any party to a hearing, at the party's option, may appear in person before the commissioners, or may appear by a duly authorized representative and may have the assistance of an attorney. The parties may present testimony and evidence which shall be given under oath or by affirmation. The parties may also cross-examine any witness presenting testimony at a public hearing. A verbatim record of the hearing shall be made. Upon request by any party to the proceeding, the City Administrator shall furnish such party a copy of the hearing record at such charges as are necessary to meet costs.

(d) The commissioners shall render their decision in writing, in such form and with such findings as they may prescribe. If the commissioners find, after the hearing, that the property, is not in compliance with this ordinance, they may, at their discretion, extend the period for compliance with the provisions of this ordinance to a property owner who (1) has demonstrated that the property is under consideration for new development by submitting the design proposal, the financing proposal, and a letter of intent from the prospective developer; or (2) has initiated facade renovation and a plan and reasonable schedule for completion of the renovation satisfactory to the commission has been provided; or (3) documentation is provided to the commission demonstrating that the property under consideration is to be sold within a period of time to be prescribed as reasonable by the commission.

SECTION 3. Penalties.

A. Any violation of Section 1. C.J. of this ordinance which is not corrected within any compliance period as specified under Section 2. A. (2) and (3) above shall constitute a municipal infraction for which a citation may be issued in accordance with Section 1-17 of The Charter and Code of Takoma Park, Maryland (1972), as amended. provided that

(1) the City shall not seek adjudication of any violation during pendency of an appeal pursuant to Section 2. (A)(4) above and

(2) the fine for each violation shall be a minimum of \$25.00 per day, up to \$100.00 per day for each initial violation, and the maximum fine allowable by law for repeat or continuing violations.

B. Without limitation or election against any other available remedy, the City or any other aggrieved party may apply to a court of competent jurisdiction for an injunction enjoining any violation of this ordinance. The court shall award attorney's fees and costs to any party who succeeds in obtaining an injunction hereunder.

SECTION 4. Severability. In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section, or part of this ordinance, or the application thereof to any person or circumstance is invalid, the remaining provisions and the application of such provisions to other persons or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of the Ordinance with the word, phrase, clause, sentence, paragraph, section, or part, or the application thereof, so held invalid would have been adopted and approved.



Appendix

Resolution No.: 12-701
Introduced: June 9, 1992
Adopted: June 9, 1992

COUNTY COUNCIL, FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Final Draft Amendment to Master Plan for Historic Preservation:
Takoma Park Historic District

Background

1. On March 9, 1992, the County Executive submitted the Final Draft Amendment to Master Plan for Historic Preservation: Takoma Park Historic District.
2. On May 5, 1992, the County Council held a public hearing regarding the Master Plan Amendment.
3. On June 2, 1992, the Planning, Housing, and Economic Development (PHED) committee discussed the Master Plan Amendment and the issues raised at the public hearing. Staff of the Montgomery County Planning Board, the City of Takoma Park and the County Council were present for this discussion.
4. The PHED Committee voted to recommend to the Council that the boundary of the district be redrawn to exclude Montgomery College's Pavilion of Fine Arts, because the building is modern and out of the period covered by the district. Also, the building is in a location where it can easily be excluded from the historic district.

Additionally, the PHED Committee agreed to recommend that the house at 18 Sherman Avenue be included in the amendment as an individual resource. The house is outside the boundaries of the historic district, but the committee felt that it warrants historic designation because of its architecture and its connection with General Carroll.

5. The Montgomery County District Council reviewed the amendment to the Master Plan and the recommendation of the PHED Committee, at a worksession held on June 9, 1992. The Council voted to adopt the recommendations of the PHED Committee.

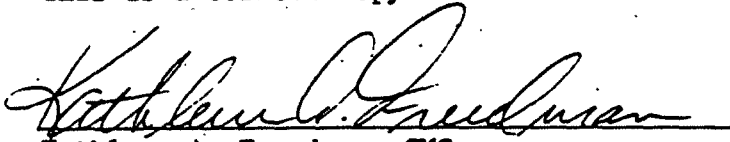
Action

The Final Draft Amendment to the Master Plan for Historic Preservation: Takoma Park Historic District is approved as follows:

1. The northwestern boundary of the district is redrawn to exclude Montgomery College's Pavilion of Fine Arts. (See Figure 1).

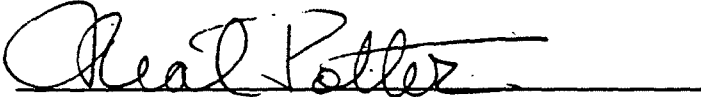
[TEXT OF AMENDMENT FOLLOWS]

This is a correct copy of Council action.

A handwritten signature in cursive script, appearing to read "Kathleen A. Freedman", written over a horizontal line.

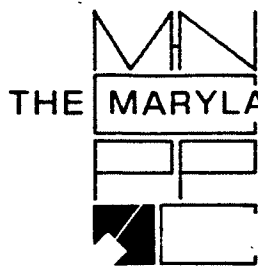
Kathleen A. Freedman, CMC
Secretary of the Council

Approved:

A handwritten signature in cursive script, appearing to read "Neal Potter", written over a horizontal line.

Neal Potter, County Executive

June 19, 1992
Date



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

MCPB NO. 92-20
M-NCPPC NO. 92-19

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law, held a duly advertised public hearing on October 5, 1989, regarding the Preliminary Draft of a proposed amendment to the Master Plan for Historic Preservation: Takoma Park Historic District; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration at a meeting held on October 11, 1990, approved the Final Draft of the proposed amendment, and forwarded it to the Montgomery County Executive and to the Montgomery County Council for its information; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Final Draft of the proposed amendment to the Master Plan for Historic Preservation: Takoma Park Historic District and forwarded those recommendations to the Montgomery County Council on March 9, 1992; and

WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on May 5, 1992, wherein testimony was received concerning the Final Draft of the proposed amendment; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County on June 9, 1992, revised and approved the Final Draft of the proposed amendment by Resolution No. 12-701; and

WHEREAS, the Montgomery County Executive approved the amendment to the Master Plan for Historic Preservation: Takoma Park Historic District on June 19, 1992;

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said amendment to the Master Plan for Historic Preservation: Takoma Park Historic District, together with the General Plan for the Physical Development of the Maryland-Washington Regional District as approved by the Montgomery County Council in the attached Resolution No. 12-701; and

BE IT FURTHER RESOLVED, that as to Resolution No. 12-701, this adoption be effective August 1, 1992, nunc pro tunc; and

BE IT FURTHER RESOLVED, that copies of said amendment shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.


* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Floreen, seconded by Commissioner Richardson, with Commissioners Aron, Baptiste, Bauman, Floreen, and Richardson voting in favor, at its regular meeting held on Thursday, July 23, 1992, in Silver Spring, Maryland.


Leroy J. Hedgepeth
Executive Director

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner Floreen, seconded by Commissioner Sydnor, with Commissioners Aron, Bauman, Baptiste, Brown, Floreen, McNeill, Rhoads, Richardson, Stone, and Sydnor voting in favor, at its regular meeting held Wednesday, September 23, 1992, in Riverdale, Maryland.


Leroy J. Hedgepeth
Executive Director

Acknowledgements

Administration:

Robert W. Marriott, Jr., *Planning Director*

Doug Alexander, *Chief, Design, Zoning, and Preservation Division*



Project Staff:

Gwen Marcus, *Historic Preservation Coordinator*

Clare Lise Cavicchi, *Historic Preservation Planner*

Carol Kennedy*, *Historic Preservation Planner*

Mary Ann Rolland*, *Historic Preservation Planner*

Nancy Witherell, *Historic Preservation Planner*

Peggy Weber Rogers, *Graphic Design*



Technical Staff:

Charles Coleman, *Reproduction*



Thanks Also To:

TAKOMA PARK WORKING GROUP:

Brandon Lipman

Ken Norkin

Lisa Schwartz

Ian Spatz

Doug Varn

Ross Wells



Photo Credits:

Clare Lise Cavicchi

Historic Takoma, Inc.

Caroline Anderson

University of Maryland Photo Survey



THE MARYLAND-NATIONAL CAPITAL
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