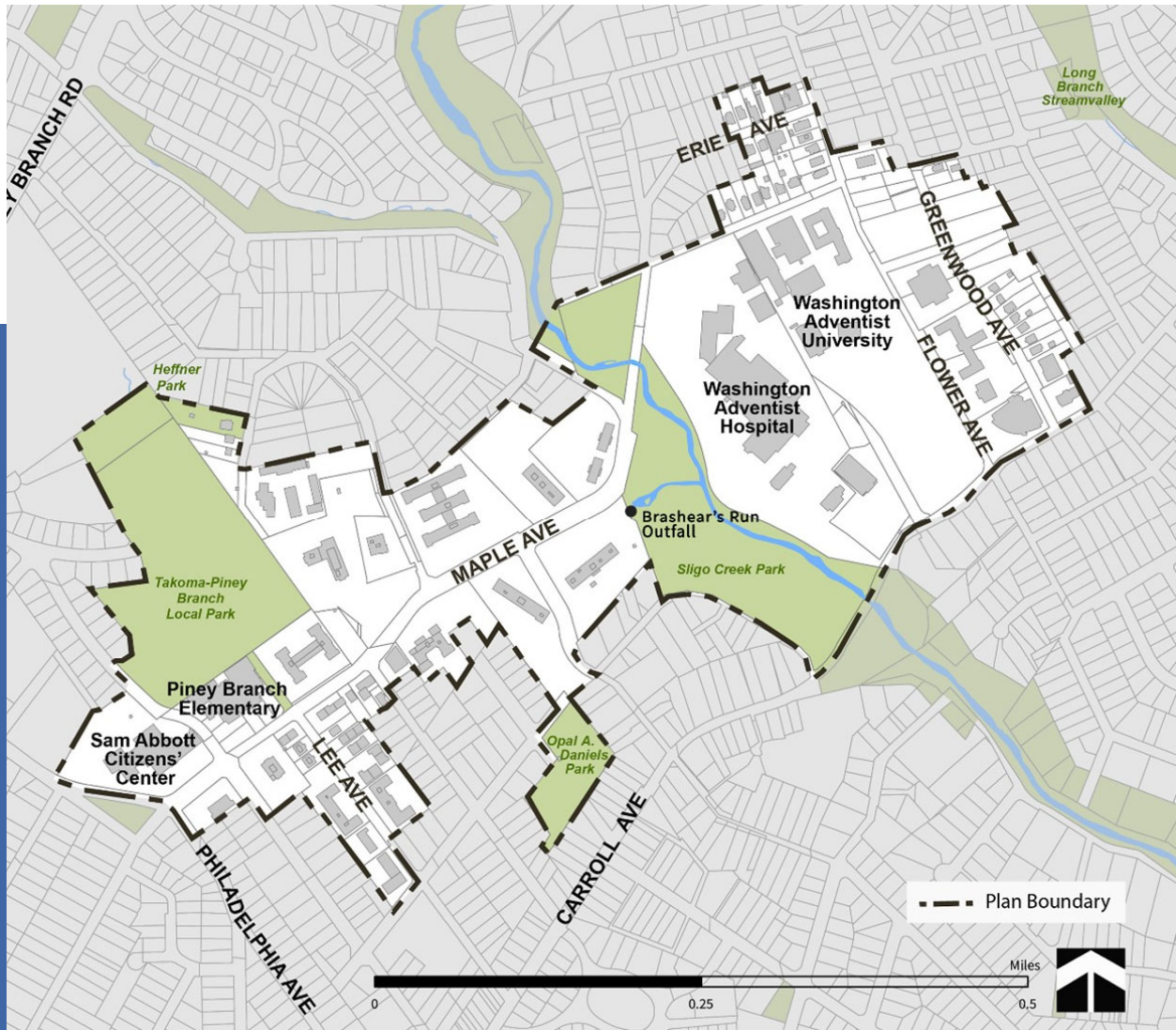


## TAKOMA PARK MINOR MASTER PLAN AMENDMENT

### HISTORIC PRESERVATION WORK SESSION



#### Description

This work session will focus on the Historic Preservation recommendations located in Chapter 3: Plan-Wide Area Recommendations of the Public Hearing Draft of the Takoma Park Minor Master Plan Amendment. Staff will provide an overview of plan recommendations and related testimony.

## MASTER PLAN INFORMATION

Public Hearing

Takoma Park Minor Master Plan Amendment

Date

November 9, 2023

Lead Planner for Historic Preservation

Rebecca Ballo

Planning Division

Countywide Planning

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MCPB Item #

Date: 11.9.23

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### Summary

The *Takoma Park Minor Master Plan Amendment (TPMMA)* is an amendment to portions of the 2000 *Takoma Park Master Plan*. It also amends *Thrive Montgomery 2050*, the County’s General Plan; the 2013 *Countywide Transit Corridors Functional Master Plan*; the 2018 *Master Plan of Highways and Transitways*, as amended; and the 2018 *Bicycle Master Plan* and the *Master Plan of Historic Places*. This Plan focuses on improving quality of life, guiding future development and encouraging improvements to the natural and built environments. Recommendations are provided for land use, zoning, housing, transportation, parks, trails and open space, the environment, community facilities, and historic preservation.

The TPMMPA covers a roughly 132-acre area along Maple Avenue and Flower Avenue from Philadelphia Avenue to the west and the Washington Adventist University campus to the east. The Plan Area includes a variety of land uses, including residential, municipal, and institutional. It is home to the Takoma Park Community Center and Public Works Department, Piney Branch Elementary School, numerous mid- and high-rise apartment buildings, the Erie Center commercial area, the Washington Adventist University and the former Washington Adventist Hospital, as well as Takoma-Piney Branch Local Park, Heffner Park, Opal Daniels Park, and Sligo Creek Park.

The Planning Board Public Hearing for the TPMMPA was held on September 14, 2023, at 6:30 pm in the auditorium of the Wheaton Headquarters Building at 2425 Reddie Drive in Wheaton. A satellite location was also available for the Public Hearing in Takoma Park, where participants could testify and view the Public Hearing.

The Historic Preservation Worksession will focus on historic preservation recommendations including amendments to the *Master Plan for Historic Preservation*, inclusion of a Community History narrative, and other recommendations related to interpretive signage and adaptive reuse among other topics.

When considering amendments to the *Master Plan for Historic Preservation* regarding the designation of historic sites or districts, the Planning Board shall utilize the designation criteria in § 24A.3. of the Montgomery County Code.

This plan recommends three (3) sites for designation as Master Plan Historic Sites:

1. Heffner Park Community Center (42 Oswego Avenue)
2. Krestview (7625 Carroll Avenue)
3. The Sligo Seventh-Day Adventist Church (7700 Carroll Avenue)

The Historic Preservation Commission (HPC) held a duly advertised public hearing and worksession on these designations at its May 10, 2023, meeting. The required site designation reports and Maryland Inventory of Historic Properties (MIHP) forms were included in the Public Hearing Draft as Appendix E, and are included with this report as Attachment A.

A letter from the HPC summarizing the Commission's overall conclusions and recommendations to the Planning Board is included as Attachment B.

Additionally, the HPC recommends the Planning Board adopt the staff-drafted Community History narrative as part of the Planning Board Draft Plan. This Community History is also included as Attachment C.

#### Attachments

A. Site Designation Forms

B. HPC Letter

C. Community History Narrative draft

