

Monday Evening, January 17, 1927

The Council met at 8 o'clock. There were present the Mayor and Councilmen Adams, Crittenden, Johnson, Finch, Rogers and Salisbury.

The minutes of the last regular meeting were read by the Clerk and were approved.

The monthly report of the Treasurer, examined and approved by the Finance Committee was submitted as follows:

Balance, last report		10926.24	rentals	25.00	31.00	<u>SPECIAL IMPROVEMENT FUND:</u>	
<u>RECEIPTS:</u>			Garbage collection		165.00	Balance last report	96.98
From general taxes	1624.14		Street lighting		367.16	Receipts: assessments paid	890.30
building permits	30.00		Maple Ave. bridge		3400.00	Certs. of Indebtedness	30,000.00
electric "	8.00		Miscellaneous		18.36	<u>Balance on hand.</u>	<u>30,987.28</u>
excavation "	21.00	59.00	Salaries: Clerk and Treas.	100.00		<u>DISBURSEMENTS:</u>	
W. Gas Co. repairing streets		26.45	Supt. Public Work	166.66		Transf. to general fund	11,000.00
Redemption from tax sale		182.02	Electrical Inspector	25.00		Concrete Streets	10,096.00
Transfer from Spec. Imp. fund	11,000.00	12,891.61	Building "	13.50	305.16	Cement walks	612.00
		23,817.85	Redemption tax sales		179.52	<u>Balance on hand</u>	<u>2,1708.00</u>
<u>DISBURSEMENTS:</u>			Balance on hand		1,8684.66	<u>SINKING FUND:</u>	
Street work: labor	446.20		<u>SPECIAL DEPOSITS:</u>			Balance last report	6,432.41
material	140.35		Balance, last report		800.00	Semi-annual interest	128.64
machinery and tools	80.44	666.99	Refunds during month		10.00	<u>Balance on hand</u>	<u>6,561.05</u>
General Expenses: telephone	6.00				790.00		

On motion of Mr Rogers the report was approved and ordered filed.

The Clerk laid before the Council communications and petitions which were acted upon as indicated, as follows:

From residents along Garland Ave., protesting against the bad condition of the street and requesting relief. To the Street Committee.

A number of citizens residing on Flower Ave., south of Carroll Ave., appeared before the Council and urged that the proposed paving of Flower Ave. be extended so as to include the full length of the street from Carroll Avenue to Sliquo Creek. They were informed that money available for paving in the Spring will permit paving of Flower Ave. only as far as Jackson Ave.; but that their desires would be given consideration in any future paving program as soon as desired upon. Remarks were submitted by Mrs. L. H. White, Mrs. Grace Sanborn, Mr. Hull, Mr. Harold Sanborn, and others.

Mr. John W. Hite, Albany Ave., called attention to the impassable condition of that street and urged the Council to such emergency repairs necessary to permit four house owners to get their motor cars into their yards. Matter called to the attention of the Street Committee.

Mr. Rogers, from the Finance Committee, presented bills examined and approved for payment in the amount of \$454.01 and on his motion the bills

were approved and payment directed. The Mayor informed the Council that the Board of Assessors have completed about one-half their work and were hoping to have the entire assessment ready within the coming month.

Mr. Johnson, from the Street Committee, to which had been referred several communications received during the month reported as follows. Communication of Mr. Edwin E. Mayhew, 102 Eastern Ave. relative to conditions on Eastern Avenue. Committee has investigated; the street has been scraped and is in as satisfactory a condition as any earth road could be at this season; some small breaks in walks need attention. Grading of Eastern Ave. between Ash and Whittier, to one level as requested by Takoma Park Citizens Association: The portion on high level lies entirely in the District of Columbia and is at the established grade. No change is contemplated or desired as it would increase the already steep grade of Whittier Street; the portion of the street at the low level is entirely within the Town of Takoma Park and at the established grade which can not be changed because of established improvements. The two levels make a dangerous traffic situation. A fence along the top of the embankment and a red reflection danger sign opposite Whittier Street would eliminate some of the danger and appears to be the present solution. The District authorities have offered to cooperate with the Town in installing such protective measures and the same are recommended. \* \* Bad condition of Woodland Ave. Conditions investigated and found due largely to driveways with insufficient drain pipes which become clogged and prevent the flow of water which settles into the street and softens the ground. Conditions will continue bad as long as the citizens maintain these driveways and fail to keep the drain pipes clear. Condition of Sherman Avenue: the installation of water and sewer pipes is not yet completed and the street is still in very bad condition. As soon as pipe laying is completed and weather permits every effort will be made to put the street in satisfactory condition. Petition for sidewalks on south side of Kennebec Avenue; Recommended that favorable action be taken on the petition in the 1927 paving program providing the street has been graded to the established grade. On motion of Mr. Crittenden the report was approved and recommendations adopted.

Mr. Johnson reported further that the new bridge across the Sliquo on the line of Maple Ave. was completed with the exception of the railing and certain grading which involve but a small amount of additional work.

Mr. Adams, from the Civic Improvement Committee, returned the letter of Mr. Arthur Colburn relative to removal of a wooden shed on a neighboring lot which had been erected contrary to the Building Regulations. The Committee reported the property empty and recommended that its owner, if known, be directed to remove the shed complained of. The recommendation was approved.

The Civic Improvement Committee, to whom the matter had been referred, returned the petition asking for the rezoning of certain lots on Maple Ave. with recommendation that a public hearing be ordered thereon. The following Ordinance was presented:

*Ordinance No. 455½*

*Be it Ordained by the Mayor and Council of Takoma Park, Maryland:*

*Sec. 1. Petition having been presented for the rezoning from Residential A to Commercial A of both sides of Maple Avenue, from Grant Avenue to Sherman Avenue, the Mayor and Council, at their meeting in the basement of the Presbyterian Church, Monday evening, February 21, 1927, at 8 o'clock, will hear all persons concerned.*

Mr. Adams moved that the Ordinance be adopted and the Ordinance was adopted upon an aye and nay vote as follows: Voting aye the Mayor and Councilmen Adams, Grittenden, Finch, Johnson, Rogers and Salisbury. Voting no, none.

An application of Mr. J. C. Peter, Jr. to construct a two-car garage on his property and to waive the 5-foot regulation was referred to the Civic Improvement <sup>Committee</sup> to investigate and to take such action as the Committee deemed advisable.

The Mayor advised the Council with reference to progress being made by the Maryland members of the National Park Commission. He stated that matters had now progressed to the legislative stage and that a bill was being drafted for presentation to the Maryland Legislature providing for a permanent Commission. This legislation will be supported by both the Prince George and the Montgomery County delegations and will undoubtedly pass, be approved by the Governor and become a law.

The Mayor presented to the Council a proposed subdivision by Mr. Victor Lehto of a portion of Section 4 of the Carroll Subdivision. He stated that a hasty examination showed the absence of some essential information thereon and that he would consult with Mr. Lehto about it and submit the plat for consideration at the next meeting of the Council.

No other business being presented the Council, at 9:15 o'clock adjourned.

Approved:

*Bruce Davis*

Mayor

*Bruce Davis*

Clerk.

Wednesday Evening, January 26, 1927

A special meeting of the Council was held this date at the Office of the Clerk, convening at 8 o'clock, for the purpose of considering the proposed assessment for concrete streets, recently completed, and such other matters as may be presented. There were present the Mayor and Councilmen Adams, Crittenden, Finch, Johnson, <sup>and</sup> Rogers and Salisbury.

The Mayor presented for consideration the plat of a proposed subdivision of land described as "Lehto's Subdivision of part of Section 4 of S.S. Carrolls Addition to Takoma Park, Montgomery Co., Maryland." After due consideration the following Ordinance was presented:

*Ordinance No. 456.*

*Be it Ordained by the Mayor and Council of Takoma Park, Maryland.*

*Sec. 1. That the proposed subdivision of land, located at the corner of Grant and Hancock Aves., and designated on the plat thereof as "Lehto's Subdivision of part of Section 4, S.S. Carrolls Addition to Takoma Park, Montgomery Co., Md." be and the same is hereby approved, with the exception of the building line restrictions thereon which shall not be considered as affecting in any manner the building lines as provided in the Building Regulations of the Town of Takoma Park, Maryland.*

Mr. Crittenden moved that the Ordinance be adopted and the Ordinance was adopted upon an aye and nay vote as follows: voting aye the Mayor and Councilmen Adams, Crittenden, Finch, Johnson and Salisbury; voting nay, none.

Mr. Adams, from the Committee on Civic Improvement recommended that Mr. J.G. Peter, Jr., Flower Ave., be permitted to erect a two-car garage within one foot of the adjoining side lot line having presented the written consent thereto of the owner of the adjoining property; and that permission be granted Mr. R.J. Ratterree to construct a cement block garage at 214 Spruce Ave., to be located within two feet of the adjoining lot line the written permission of the owner thereof having been presented. On motion of Mr. Adams the recommendations were approved.

The Council took up for consideration the matter of assessment for concrete streets recently completed and embracing Hickory and Montgomery Avenues and portions of Allegheny and Elm Aves. Mr. Johnson, from the Street Committee, reported that he had carefully checked up the construction figures of the contractor covering this work and that the slight discrepancies had been adjusted satisfactorily to all parties concerned: that, with the Treasurer, all expenditures in connection with the work had been checked and verified and that the amount of the assessment, after deducting the one-third chargeable to the Town, has been determined as \$3.80 per lineal foot for the 24-foot streets and \$3.20 for the 17 foot streets. The following Ordinance was thereupon presented fixing the assessment at these figures:

## Ordinance No. 457.

Be it Ordained by the Mayor and Council of Takoma Park, Maryland:

Sec. 1. - That a special assessment of \$3.80 per lineal foot for 24-foot pavements and of \$3.20 per lineal foot for 17-foot pavements be and is hereby levied against all of that property enumerated and described in Ordinances Nos. 445, passed and approved June 28, 1926 and Ordinance No. 444, passed and approved July 22, 1926, which construction of concrete pavements have been completed to this date.

Sec. 2. The special assessments herein levied shall be due February 1, 1927 and payable within 90 days therefrom, interest at 6% per annum beginning on March 1, 1927: Provided: that, if so desired, said assessments may be paid in five annual installments, the first due February 1, 1927 and payable within 90 days therefrom; the remaining payments to be due on the first day of each succeeding February and payable within ninety days therefrom; provided further, that payments of one-fifth or excess thereof may be made at any time; all deferred payments to bear interest at the rate of 6 per cent per annum.

Mr. Rogers moved that the Ordinance be adopted and the Ordinance was adopted upon an aye and nay vote as follows: Voting aye the Mayor and Councilmen Adams, Crittenden, Finch, Johnson, Rogers <sup>and</sup> S. Voting nay, none.

The Council discussed informally certain proposed tentative amendments to the Charter but reached no positive conclusions thereon.

There being no further business the Council, at 10:10 o'clock, adjourned.

Approved:

Bruce Davis

Mayor

Bruce Davis

Clerk

Monday Evening, February 21, 1927

The Council met at 8:00 o'clock. There were present the Mayor and Councilmen Adams, Crittenden, Finch, Johnson, Rogers and Salisbury.

The minutes of the last regular meeting and of the special meeting of January 26th were read by the Clerk and were approved.

The monthly report of the Treasurer, examined and approved by the Finance Committee, was submitted as follows:

Balance last report		18684.66	DISBURSEMENTS:		Interest account	360.00
RECEIPTS:			Street work: labor	254.70	Garbage collections	882.24
From general taxes	7390.88		material	186.79	Street lighting	376.58
Interest bank deposits	200.82		machinery and tools	225.22	Maple Ave. bridge	500.00
Building permits	24.00		General Exp: telephone	5.85	Redemption fund	10.06
Electric permits	14.00		Postage	10.86	Salaries: Clk and Treasr	100.00
Excavation permits	9.00	47.00	Rentals	25.00	Supt. Public Work	166.67
		1638.70				
		20323.36				

Electrical Inspector	25.00	291.67	Refunds during month	20.00	Dis: Concrete Streets	6576.82
Town's share street work		5000.00	Balance on hand	780.00	Cement walks	1000.00
Balance on hand		5128.97	<u>SPECIAL IMPROVEMENT FUND:</u>		Cedar Ave. extension	100.00
<u>SPECIAL DEPOSITS:</u>			Balance, last report	9279.28	Bal. on 1925 work	349.47
Balance, last report	790.00		Receipts	1664.91	Balance on hand	8026.29
Deposits during month	10.00		Town's share	5000.00	<u>SINKING FUND:</u>	
	800.00			6664.91	Balance on hand	7917.90
				15944.19		\$ 6561.05

On motion of Mr. Rogers the report was approved and ordered filed.

The Mayor announced that in accordance with public notice legally given this evening had been designated for a public hearing upon the petition of interested parties requesting the rezoning of Maple Ave, from Grant Avenue to Sherman Avenue, from Residential A to Commercial A, and stated that the Council would now hear anyone desiring to be heard in reference thereto.

Mr. W. D. Lambert addressed the Council in opposition to the proposed zoning and presented a number of petitions, numerously signed, and expressing disapproval thereof. Opposition was also expressed by Mrs. White, Mrs. Robertson and Messrs. Brunner, Fitzpatrick, Meeds, Anquier, Lewton, Tremire and others. Communications were read by the Clerk from Morris Bien, Katharine King, T. J. Fitzpatrick, G. A. Cook and W. D. Lambert in all of which the proposed rezoning was deplored.

Mr. R. T. Youmans addressed the Council favorable to rezoning and presented written communications from T. W. Elliott and J. Roger Hadges likewise favorable thereto. After all persons desiring to do so, had presented their views the Mayor announced that the matter would be taken under advisement by the Council and action taken as soon as practicable. The hearing was thereupon declared closed.

Mr. Rogers, from the Finance Committee, submitted bills examined and approved for payment amounting to \$283.57, and on his motion payment of the bills was directed.

Mr. Johnson, from the Street Committee, returned communications regarding the unsatisfactory condition of the roadways on Eastern, Second, Spring, Cockerille, Poplar, Garland and Carroll Avenues, stating that the authorities are well aware of the conditions complained of, and are endeavoring to improve them as far as funds and weather will permit. These streets are earth graded and soften quickly and cut up badly in wet and thawing periods. Cinders afford only temporary relief and are uneconomical and an unjustified expense. The improvement of these streets is included in the street program now under consideration for the present year. Report approved on motion of Mr. Adams.

Mr. Johnson, for the Street Committee, submitted an exhaustive report on a request from Mr. Edwin B. Haas, 24 Montgomery Avenue, that he be reimbursed in the amount of \$81.62 for repairs to house drainage occasioned by paving of Hickory and Montgomery Avenues. The Committee's conclusions were to the effect that the Town was not responsible for the damage done and that the expense involved was a private matter between Mr. Haas and the Suburban Sanitary Commission which did the work at Mr. Haas request. On motion of Mr. Rogers the report of the Street Committee was approved and adopted.

Mr. Finch, from the Committee on Police, Fire and Lights, presented a letter addressed to the Mayor and Council by the Takoma Park Volunteer Fire Department setting forth fully and in detail the present condition of the Department, its assets and liabilities, apparatus and condition thereof, and the reasons impelling the Department in its efforts to acquire, through public subscription, new and modern apparatus and the construction of an adequate Fire Department Building. In an accompanying report the Committee on Police, Fire and Lights, recommended to the Mayor and Council that the efforts of the Department as above stated be heartily indorsed and encouraged and that the Town appropriate \$500.00 from current revenues toward that effort; and that in the forthcoming budget for the fiscal year 1927 such provision be made as the Mayor and Council may determine toward the maintenance expenses of the Department.

The report of the Committee was heartily and unanimously approved.

Mr. Finch reported further for the same Committee that as the result of conferences with the Potomac Electric Power Company a reduction of approximately 15% had been secured in the Street lighting contract effective in January of this year. The Committee also recommended the installation of an additional streetlight in the Wildwood Section, which recommendation, on motion of Mr. Johnson, was approved.

Mr. Adams, from the Civic Improvement Committee, recommended that permission be granted Mr. Lloyd Biddle to construct a joint garage to be constructed half on his lot and half on adjoining lot, which recommendation was approved on Mr. Adams motion.

Mr. Adams reported that the application of Mr. C. H. Gaskins to remodel a dwelling on Carroll Ave. into stores and apartments was incomplete as to required data and the Committee is therefore unable to report at this time. On motion of Mr. Griffenden the matter was referred back to the Civic Improvement Committee with authority to act when the desired data was obtained.

Public notice having been given that at this meeting the Mayor and Council would present a proposed plan for extensive street improvement

a large and representative number of citizens were present. The Mayor called attention to the prevailing method of permanent street improvements which involved an annual expenditure of about \$30,000. It has been impossible to exceed this limited annual expenditure without increasing taxes and this the Mayor and Council have been reluctant to do, notwithstanding the slow progress it entailed in furnishing a large portion of the Town with good streets. In the early fall of last year the unimproved streets, at a considerable expense from the street maintenance fund, were put in what was considered excellent condition preparatory to the coming of winter. The peculiar and unusual weather conditions, however, played havoc with the streets early in the season and at no time in the past were street complaints as prolific as this season. To avoid these future complaints and irritations it has occurred to the Mayor and Council that it might be possible for us, with a brief period of self-sacrifice through a temporary increase in general taxes, to accomplish a five year program of street improvement during the coming summer. This would provide for good streets of one of three proposed varieties and would take care of a large proportion of the remaining unimproved streets of the Town. The proposed program will involve an estimated expenditure of \$150,000. To meet the Town's one-third share of this amount and the necessary interest charges will require an increase of about 40% in the general taxes of the Town based upon the assessment of the present year. The property benefitted will pay in addition to this increase the amount of the special assessment, payable one-fifth annually for a period of five years. The Mayor called upon Mr. Johnson, Chairman of the Street Committee, who submitted in detail the proposed types of pavements to be used with estimates of cost of each and a tentative program of streets to be treated. At the close of Mr. Johnson's remarks the Mayor called for a full and frank discussion of the matter as the Mayor and Council desired to be guided by the wishes of the citizens and taxpayers. A large number of those present addressed the Mayor and Council, the preponderating sentiment being in favor of the proposed program. After all had spoken who desired to do so the Mayor asked that all present and in favor of carrying forward the program as outlined rise; and apparently all arose. No one stood to register opposition or disapproval.

The Mayor thanked the citizens for their interest and attention and for their patience in sitting through the routine proceedings of the Council. There being no further business the Council, at 10:15 o'clock adjourned.

Approved:

Ben Daws

Mayor

Bryant Davis

Clerk