
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Takoma Park Historic District	<input checked="" type="checkbox"/> Agenda
Address:	6914 Willow Street, NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 25, 2018	<input type="checkbox"/> Alteration
Case Number:	18-138	<input checked="" type="checkbox"/> New Construction
		<input checked="" type="checkbox"/> Demolition

Owner KQM enterprises LLC, with plans prepared by architect Gayll Worsley, requests concept review for the construction of a new multiple-unit dwelling building in the Takoma Park Historic District.

Property Description

The lot at 6914 Willow Street consists of a one and a half story house built in 1955, with a curb-cut and paved driveway. The period of significance in the Takoma Park Historic District ends in 1948, therefore the building is considered non-contributing to the district.

The southern portion of the square consists of five single-family dwellings built between c.1887 and 1941, and four duplex buildings built 1903 and 1953. The northern portion of the square features two single-family houses built in 1919 and 1915, and a recently constructed four-story apartment complex that was reviewed and approved by the Board. Directly across the street is an open at-grade parking lot. The square's southern border street, Sandy Spring Road, runs parallel to railroad tracks; and the northern border street, Carroll Street, is a commercial thoroughfare.

The Board recently approved concept plans for a multiple unit residential building at 218 Vine Street located within the triangular-shaped block directly west of 6914 Willow Street.

Proposal

The plans call for the demolition of the existing house except for the foundation, and construction of a three-story multiple-unit residential building. The design recalls historic mid-twentieth century four-square and bungalow style homes found within the historic district. The primary elevation fronting Willow Street would be 26' 0" wide with a hipped roofed porch at the first floor supporting by Doric columns. The main roof would be steeply pitched and feature a hipped dormer with awning windows.

The northern side elevation would be seen from Willow Street, and would be articulated with regularly spaced double and triple banked one-over-one double-hung windows and accented by a projecting full-height bay window. The rear portion of the property would be slightly narrower than the front portion to recall a rear wing extension.

The rear elevation, which would be seen Maple Street, would feature a series of stacked porches. The southern side elevation, which would not be easily seen from the street, would be less articulated than the north and feature regular spaced double-hung and single-pane windows. All four exterior elevations would be clad in neutral colored Hardi plank and shingles.

The existing curb-cut would remain. A paved parking area would be installed in the northeast corner of the lot allowing for two at-grade parking spots. A portion of the northern edge of the lot would be designated as a trash area. The rear yard would be 32' 5" deep.

Evaluation

Takoma Park is a historic district comprised primarily of modest single-family dwellings interspersed with 3- and 4-story 20th century brick apartment buildings. Additional multi-unit developments have been constructed in recent years, with 3-4 stories at the street face, in some cases with additional set back floors. It is not uncommon to find apartment buildings directly adjacent or across from bungalows and other typical small frame houses.

The project has been designed to relate to the immediate context of single-unit and duplex dwellings, albeit with a somewhat deeper footprint than the immediately adjacent houses. The proposed building will have a total lot coverage of 34%, which is approximately 10% greater than the adjacent buildings. The proposed height is slightly taller than the neighbor at 6912, but the visual impact of the height will be mitigated by the steep slope of the roof. Although the building extends deeper into the lot than the historic buildings within the block, the mass at the rear is broken up in such a way to recall a rear wing extension, and the complex roof plan featuring intersecting gables and hipped extensions recalls how historic homes organically grew over time. The rear elevation will closely align with the rear of the garage and shed at the 6912, 6910 and 6908.

The historic free-standing houses within the district were designed to have architectural features articulated on all visible elevations, and the northern and rear elevations at the proposed building continue this tradition and feature composed architectural elements such as regular spaced double-hung windows, projecting bays, and inset balconies. The traditional architectural features at the primary façade, such as the dormer, hipped porch with columns, and double-hung windows have been developed to relate well to the adjacent historic buildings within the streetscape.

Houses within the historic district often feature curb-cuts and driveways, however, the proximity of the proposed at-grade parking spaces to the front of the building and street has the potential to detract from the character of the building and streetscape. As the plans continue to be refined, it is recommended that the parking spaces be re-located as far back on the site as is possible, and that any trash enclosures or bins similarly be located towards the rear of the lot.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff with the stipulation that the parking spaces and trash storage be relocated to the rear of the lot.

HPO Staff Contact: Gabriela Gutowski