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

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Property Address:	<b>218 Cedar Street, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Takoma Park Historic District</b>		Consent Calendar
Meeting Date:	<b>September 26/October 3, 2019</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>19-318</b>		Alteration
Staff Reviewer:	<b>Steve Callcott</b>	<b>X</b>	New Construction
			Demolition
			Subdivision

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218 Cedar LLC, represented by Neighborhood Development Corporation, seeks on-going conceptual design review for construction of a four-story plus penthouse mixed-use residential and retail building in the Takoma Park Historic District. Plans have been prepared by Square 134 Architects.

When the Board heard the case in June, it did not take an action but directed the applicants to look at improving the scale of the building by using a more residential style of window, making further revisions to the commercial storefronts as recommended in the HPO report, restudying the base of the building on the north side where it abuts the residential neighborhood, providing some screening for the loading area, and developing perspective views that more clearly showed the building from the north.

**Property History and Description**

The property is located at the corner of Cedar and Carroll Street on a site currently occupied by a non-contributing 7-11 convenience store and surface parking. To the north, on Cedar, are two detached single-frame houses that are contributing to the historic district; the street continues north across Eastern Avenue with similar early 20<sup>th</sup> century houses located in Maryland. To the east is the four-story residential and retail Takoma Central building, constructed in 2013 after being approved by the Board. To the west is an open green space and the Takoma Metro station.

The property is located in the Takoma Central District which was the subject of a small area plan adopted by the Council in 2002. The plan was the product of a community-driven planning process that defined strategies for encouraging revitalization and community-oriented, mixed-use development. The plan envisions the renewal of the area as a town center that draws inspiration from the area's historic character and village-like scale.

**Proposal**

The project calls for construction of a four-story building clad in red and gray brick. The penthouse would be clad in dark metal panels and the exposed base on Cedar Street, where the topography drops off, would be clad in local stone. Each of the two street-facing elevations would have continuous storefronts on the first floor; the upper levels would have an informal distribution of windows and recessed balconies. An exterior loading zone and entrance to the cellar level parking would be located on the north side of the building.

The proposal has been revised in response to the Board's comments and recommendations in the HPO report in the following ways:

- 1) The storefronts have been revised to improve their scale and reduce the number of muntins;
- 2) The base of the corner tower element has been revised to include more masonry;
- 3) The loading dock area would be screened from the adjoining house by a stone wall;
- 4) The north end of the building has been redesigned to step down to the adjoining house;
- 5) The materials of the north end of the building have been clearly illustrated to show that they will be the same as the other two street-fronting elevations;
- 6) Perspective views of the building have been developed to more clearly show it from the north and the materials of the north elevation illustrated to show that they will be the same as the two street-fronting elevations.

**Evaluation**

The concept design has been revised as requested, and its compatibility with the Takoma Park Historic District is improved.

**Recommendation**

*The HPO recommends that the Review Board find the revised concept to be responsive to its recommendations and compatible with the character of the Takoma Park Historic District; it is recommended that final approval be delegated to staff.*