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

Property Address:	635 Aspen Street, NW	Agenda
Landmark/District:	Takoma Park Historic District	X Consent Calendar
Meeting Date:	September 22, 2022	Concept Review
H.P.A. Number:	22-443	Alteration
Staff Reviewer:	Steve Callcott	New Construction
		X Subdivision

The Takoma Park Baptist Church, represented by Trustee Phyllis Pyles, seeks approval for a subdivision in the Takoma Park Historic District.

Property Description

The property consists of a large 45,465 square foot lot in Square 3169 located at the corner of Aspen Street and Piney Branch Road and which includes a 37' wide pipe-stem frontage on Butternut Street. The portion of the lot fronting Aspen Street and Piney Branch Road is occupied by the 1923 Gothic Revival church and its associated support building; the pipe-stem portion of the lot facing Butternut is vacant.

Proposal

The subdivision proposes to separate the Butternut portion of the property into a separate lot for the purposes of selling it for development of a single-family house to provide resources for the church to undertake necessary work on their building. The new lot would be 37.8 feet wide at the street, approximately 178 feet deep and, due to the irregular shape of the square and lot, 64.68 feet wide at the rear, totaling 6,540 square feet.

Evaluation

The proposed lot width is slightly narrower than is standard in Takoma Park, where 50' wide lots are most typical. However, the proposed lot is adjacent to a wider corner lot (73') occupied by a house that has a deep yard adjacent to it. While redevelopment of the new lot may result in a slightly narrower house or the need for zoning relief from required side yard setbacks, either scenario would allow for construction of an infill building that would continue the cadence and spacing of houses on this block of Butternut. As it could be developed in a manner that is compatible with the character of the historic district, the proposed new lot and subdivision are consistent with the preservation act.

Recommendation

HPO recommends that the Board find the proposed subdivision to be compatible with the Takoma Park Historic District.