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

Property Address:	7050 Eastern Avenue, NW	Agenda
Landmark/District:	Takoma Park Historic District	X Consent Calendar
Meeting Date:	July 27, 2023	X Concept Review
H.P.A. Number:	22-487	Alteration
		X New Construction
		Subdivision

The NHP Foundation, the designated representative of the Elm Gardens Tenants Association Inc., seeks on-going concept review for a project that includes demolition of a non-contributing apartment building and construction of a new apartment building in the Takoma Park Historic District.

Revised Proposal

At the November 2022 meeting, after an initial review in October, the Board approved the concept for a six-story apartment building as compatible with the Takoma Park Historic District. However, through the zoning review process, the project has had to be reduced down to four stories with a set back fifth floor penthouse. Other than the removal of the floor, the design remains essentially the same. Through adjustments to the grade of the driveway, the front-facing garage entrance has been reduced in height.

Evaluation

The revised proposal remains compatible in height, massing and materials with the Takoma Park Historic District, and the height reduction in the garage door is a clear improvement over the previous proposal.

Recommendation

HPO recommends that the Board find the new construction project compatible with the Takoma Park Historic District and delegate final approval to staff.

HPO contact: Steve Callcott