

---

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

---

Property Address:	<b>6928 Maple Street, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Takoma Park Historic District</b>		Consent Calendar
Meeting Date:	<b>April 28, 2022</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>21-556</b>		Alteration
Staff Reviewer:	<b>Steve Callcott</b>	<b>X</b>	New Construction
			Demolition
			Subdivision

---

Maple Park Associates LLC, with plans prepared by Petra Design Studio, return for on-going conceptual design review for relocation of a frame house and construction of a five-story plus penthouse residential building in the Takoma Park Historic District.

When reviewed in February, the Board did not take a vote on the project but expressed its concern that the relationship of the relocated house to the new construction was not compatible as designed. The Board asked the applicant to restudy the proposal and return for further review when ready.

**Revised Proposal**

As before, the project calls for relocating the house from the center to the southeast corner of the property, and construction of a five-story building plus penthouse apartment building. The design has been modified to convert the Juliette balconies on the façade to columned porches, the balconies over the garage entrance have been eliminated, the southeast corner of the new building has been pulled further back from the house, the house has been relocated slightly further forward on the lot, and the façade brick has been wrapped around to the site elevation of the apartment building seen behind the house.

**Evaluation**

The revisions improve the compatibility of the apartment building and provide a greater separation between the house and new construction. The porches relate more specifically to the suburban character of Takoma Park and the larger space between the apartment building and house results in a more comfortable relationship between the two and will increase the visibility of the house.

**Recommendation**

*The HPO recommends that the Review Board find the revised concept for relocation of the house and new construction to be compatible with the character of the Takoma Park Historic District, that a preservation plan for the treatment of the historic house be developed, and that final approval be delegated to staff.*