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

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Property Addresses:	<b>6900 block Willow Street, NW 6900 block Maple Street, NW</b>	Agenda
Landmark/District:	<b>Takoma Park Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>November 20/December 4, 2014</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>15-062</b>	Alteration
Staff Reviewer:	<b>Steve Callcott</b>	<b>X</b> New Construction
		Demolition
		<b>X</b> Subdivision

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GTM Architects, representing Jemal TP Land LLC, seeks on-going conceptual review for construction of two three-story apartment buildings on a large, largely vacant parcel in the Takoma Park Historic District. The site is currently occupied by three early 20<sup>th</sup> century contributing houses that will be relocated to the south end of the parcel and reconstructed (6926 Willow) or restored (6924 Willow and 6949 Maple) as per prior approvals of the Board (HPA #06-448, 06-449 and 06-450).

**Proposal**

As previously presented and approved by the Board, the project calls for construction of two matching three-story brick apartment buildings. The buildings, “Maple House” and “Willow House,” would be oriented to the streets on which they face, with a parking lot behind and along the north edge of the site. Their mass would be modulated with minor insets at the ends and at the center entrance to each building and with projecting porches. The buildings would be traditional in design, generally styled along the lines of eclectic apartment buildings from the 1910s and 1920s, with a rusticated base, overhanging bracketed eaves supporting pent roofs, multi-pane windows and open porches.

When last reviewed, the Board found the site plan, height, massing and general architectural treatment to be compatible with the historic district; the Board cited the site’s proximity to the denser commercial area of the district and the Takoma Metro station and consistency with the Takoma Small Area Plan adopted by the DC Council, as factors in its findings. The Board requested that the project return for final review when the detailing and materials had been further developed.

**Revisions**

The plan includes a number of revisions that respond to specific recommendations of the Board. These include developing a landscape plan that provides some screening from the CVS parking lot to the north (a line of oak trees with underplanting), and eliminating unnecessary perimeter retaining walls in favor of retaining the existing topography. Materials have been selected and detailing further developed that is less Italianate and more evocative of the Arts and Crafts and Mission Revival styles, with textured brick and stucco cladding, red tile roofs, and three-over-one windows to provide visual interest and

material richness. The cornices atop the central entrance towers and recessed side entrances have been eliminated or reduced in size so that they don't compete with the pent roofs.

**Evaluation**

The refinements respond to the Board's prior direction and are successful in improving the project's compatibility with the historic district.

**Recommendation**

*The HPO recommends that the Review Board find the revised conceptual plans to be compatible with the character of the Takoma Park Historic District, and delegate final approval to staff.*