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

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| Landmark/District: | Takoma Park Historic District | <input checked="" type="checkbox"/> Agenda |
| Address: | 6914 Willow Street, NW | <input type="checkbox"/> Consent |
| | | <input checked="" type="checkbox"/> Concept |
| Meeting Date: | February 22, 2018 | <input type="checkbox"/> Alteration |
| Case Number: | 18-138 | <input checked="" type="checkbox"/> New Construction |
| | | <input checked="" type="checkbox"/> Demolition |

Owner KQM enterprises LLC, with plans prepared by architect Gayll Worsley, requests ongoing concept review for construction of a new multiple-unit residential building in the Takoma Park Historic District.

Property Description

The property currently contains a one and a half story house built in 1955, with a curb-cut and paved driveway. The building was constructed after the period of significance for the Takoma Park Historic District (1883-1940) as is therefore non-contributing to the district.

At the January 25, 2018 HPRB meeting, the applicant presented a concept proposal consisting of a new three-story multiple-unit residential building. The Board found the concept to be generally compatible with the historic district but found that the proposed parking and trash storage should be relocated towards the rear of the lot, and that further refinement was needed on the massing and architectural details along the side and rear of the building.

Proposal

The plans have been revised to respond to the Board's concerns in the following ways:

- The trash storage enclosure has been relocated toward the rear of the property;
- The parking has been reduced to a single space and relocated to the rear of the property;
- The dormer on the front elevation has been converted from a hipped roof to a shed roof, and lowered in height;
- The roof ridge has been lowered on the rear portion of the building by 1' 3";
- The north side elevation has been redesigned with greater regularity of window sizes and composition, a variety of siding materials introduced (thinner profiled siding and shingles on upper floors); and the projections redesigned with paneling.

Evaluation

The relocated parking and trash storage area at the rear of the lot is responsive to the Board's direction and compatible in placement with properties in the historic district. The refined

portions and shed roof of the third-floor dormer better relates to the proportions and design of dormers found on neighboring historic buildings and other houses within the district.

The original proposal broke up the mass at the rear in such a way to recall a wing extension. Lowering the height of the rear wing reinforces this approach, helping to subordinate the rear wing to the main portion of the building. The introduction of shingles and thinner profiled siding on the north elevation are successful in breaking up the building mass and providing greater architectural interest. The banked one-over-one double-hung windows at the rear portion of the north elevation better distinguishes the rear “wing” from the main house and recalls enclosed sleeping porches. The more regularized window sizes and organization on the north elevation also improves the design and its compatibility with the district.

Recommendation

The HPO recommends that the Board approve the revised concept as responsive to the direction provided by the Board and consistent with the purposes of the preservation act, and that final approval be delegated to staff.

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