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

Property Address:	6928 Maple Street, NW	X	Agenda
Landmark/District:	Takoma Park Historic District		Consent Calendar
Meeting Date:	February 24, 2022	X	Concept Review
H.P.A. Number:	21-556		Alteration
Staff Reviewer:	Steve Callcott	X	New Construction
			Demolition
			Subdivision

Maple Park Associates LLC, with plans prepared by Petra Design Studio, seeks 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.

Property History and Description

The property is located at the corner of Maple and Vine streets. Maple extends two blocks from Carroll Street (where it is anchored by a one-story retail building and a modern CVS, both with large surface parking lots) to Sandy Spring Road and contains a new 3-story, traditionally-styled apartment building (approved by the Board) and a modest collection of contributing bungalows and duplexes. Vine, located at the mid-point of Maple, is a narrow street that dead ends at the train tracks and does not contain any contributing buildings; in the past few years, the Board has approved construction of two five-story apartment buildings on vacant sites on the north side of Vine immediately west of the subject site, and a third apartment building on the south side of Vine across from the subject site.

The subject site contains a two-story, frame, foursquare house with a full-width front porch - 6950 Maple. The house was constructed in 1922 and is contributing to the historic district. A large heritage tree is located at the southwest corner of the lot.

Proposal

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 front and portions of the sides of the new building would be clad in light brown brick on the first story and a lighter beige brick for the upper stories, with the remaining side and rear elevations clad in cementitious siding. The façade and south side facades would have projecting balconies. A vehicular opening is proposed on the north end of the front façade that would open to a parking and loading area on this side. A small one-story link, designed in a porch-like vocabulary, would connect the apartment building on the south side to the side elevation of the relocated house.

Evaluation

While moving an historic building is not standard preservation practice, there have been limited instances where the Board has found building relocation to be an acceptable preservation treatment. These have been situations where the building's historic context has been

compromised by the loss of surrounding historic buildings and/or incompatible adjacent new construction. In such cases, the Board has approved projects if the building's new siting is compatible for the building and improves its setting, results in a high-quality renovation of the building, and the associated new construction is found compatible for the historic district. Immediately across Maple, three historic bungalows on Maple and Willow were relocated in 2013 for the construction of the three-story apartment building, with those houses restored and relocated adjacent to other single-family houses. The Board has similarly approved plans for the relocation of several houses on Wisconsin Avenue in the Cleveland Park Historic District.

In applying those principles and considerations to the subject site, the context of this house has been quite substantially altered by the commercial and multi-family residential redevelopment around it. Relocation of the house to the corner of the lot, sharing it with the heritage tree behind, would provide it with a residential context appropriate for a detached house, albeit still surrounded by larger buildings on all sides. The proposed rehabilitation of the house is not specified in the conceptual plans, and it is recommended that a preservation plan be developed for its treatment.

The apartment building's height is compatible with other new construction projects approved by the Board in this portion of the district and is consistent with the site's zoning and the vision outlined in the 2000 Takoma Central District small area plan that encourages redevelopment of underutilized parcels and adding more infill housing of a scale that is compatible to the existing character of the area. The use of masonry in warm, earth-toned colors and the residentially-scaled windows are compatible with the historic district. The applicant has worked with DDOT to substantially reduce the size of the curb cut and parking entrance opening (originally proposed at 20' wide and 14' high) to a scale much more in character with residential garages in the neighborhood.

Recommendation

The HPO recommends that the Review Board find the concept for relocation of the house and the design of the 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.