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

Property Address:	7050 Eastern Avenue, NW	X	Agenda
Landmark/District:	Takoma Park Historic District		Consent Calendar
Meeting Date:	November 17, 2022	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.

At the October meeting, the Board found the general concept for new construction to be compatible with the Takoma Park Historic District but asked that the front elevation be simplified, renderings prepared that illustrated the extent of visibility (if any) from the landmark Lucinda Cady House at the north end of the block, and for the project to return to the Board for final approval.

Revised Proposal

Three revised options for the façade have been prepared. All include eliminating one of the three setbacks, with a wider, three window wide entrance element and the garage in the recessed portion. Option 1A includes an entrance canopy hung over the front door (the tie backs have been lowered) and the shingle material on the upper floors above the garage converted to the same wood product being used on the fifth floor. Option 1B has the same design as 1A but with a columned porch at the front door rather than the suspended canopy. Option 2 raises the gray brick on the recessed portion to the fourth floor to align with the brick on the projecting portion.

The submission includes the requested renderings which illustrate the project site as seen from in front of the Lucinda Cady House at the corner of Eastern and Piney Branch Road.

Evaluation

All three options simplify the mass and materials used on the façade. HPO recommends Option 2 as the solution which best simplifies and unifies the façade but defers to the Board's preference. The perspective renderings confirm that the proposed building will have no visual impact on the landmark Cady House.

Recommendation

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

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