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

Property Address:	223 Vine Street, NW	X	Agenda
Landmark/District:	Takoma Park Historic District		Consent Calendar
Meeting Date:	December 19, 2019	X	Concept Review
H.P.A. Number:	20-097		Alteration
Staff Reviewer:	Steve Callcott	X	New Construction
			Demolition
			Subdivision

Kevin Brown of Montage Development Group, with plans prepared by Square 134 Architects, seeks conceptual design review for construction of a four-story plus penthouse residential building in the Takoma Park Historic District.

Property History and Description

The property is located on Vine Street, a narrow street that dead ends at the train tracks accessed from Maple Street just south and running parallel to Carroll Street. The lot is occupied by a two-story brick warehouse constructed between 1968-1974 that is non-contributing to the district.

The street is largely comprised of vacant lots paved for surface parking. The large adjacent corner lot contains a single contributing two-story frame house, 6950 Maple, constructed in 1922. The Board approved construction of a five-story apartment building at 218 Vine Street across the street in 2017; the building permit for its construction was issued in September. A project on the site immediately to the west and extending through the block to Carroll has been filed and will likely be scheduled for the Board's consideration in January following review by the ANC.

Proposal

The project calls for construction of a four-story building above a partially exposed basement and with a penthouse level. The building would be composed of three intersecting blocks articulated through the use of different cladding materials. The primary street-facing mass would be clad in red brick above a smooth-faced masonry block with multi-light industrial windows. The secondary street-facing mass would be clad in corrugated metal and the rear-facing mass would be clad in fiber-cement panels, both with contemporary window units. As there is no alley in this block, parking and loading would be accessed off Vine Street.

Evaluation

While located within the boundaries of the historic district, this site and street have no remaining or immediate historic context. Absent that, the proposal's contemporary character and industrial references are compatible for this location. Breaking the building into discrete masses with architectural variety helps scale the building down into smaller components that relate to the smaller scaled buildings fronting Carroll Street. The 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 building achieves compatibility with the historic district through the use of brick, stone, and residentially-scaled windows. With input from the ANC and HPO, the building's first floor has been pulled back from Vine Street to increase the width of the five-foot sidewalk to eight feet and to include a two-foot planting strip.

Recommendation

The HPO recommends that the Review Board find the concept compatible with the character of the Takoma Park Historic District and that final approval be delegated to staff.