

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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MEMORANDUM

TO: District of Columbia Zoning Commission

BOARD OF ZONING ADJUSTMENT
District of Columbia

FROM: Jennifer Steingasser
Deputy Director

CASE NO. 17679


DATE:  November 6, 2007

EXHIBIT NO. 29

SUBJECT: BZA 17679 - Takoma Park
6923-6953 Maple Street, NW and 6916-6926 Willow Street, NW
Square 3357, Lots 26-29, 40, 808, 811, 814, 815, 818-820, 824, 825, 840, and 843

PROPOSAL

The application by Jemal's TP and Land LLC (applicant) request special exception review under Sections 353 and 2516 to develop the property with two multifamily buildings, 76 units, and the relocation of three existing single family residences

Subsequent to the original application, in a letter dated October 5, 2007, the applicant requested special exception review under Section 411 regarding roof structures

RECOMMENDED ACTION

The Office of Planning (OP) supports the proposed redevelopment of the subject property as it meets the proposal meets the special exception requirements of Sections 352, 2516, 411 and would not negatively impact the surrounding community OP recommends approval of the requested special exceptions

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property, approximately 101,879 square feet in size, is within Square 3357, Lots 26, 27, 28, 29, 40, 808, 811, 814, 815, 818, 819, 820, 824, 825, 840 and 843 The site is currently improved with a surface parking lot on Lots 815, 820 and 843 and three historic houses on Lots 808, 811 and 818 The property is generally bounded by Carroll Street, Eastern Avenue, Willow Street, Sandy Spring Road, and Maple Street and is near the eastern District of Columbia/Maryland boundary line The subject property is in the R-5-A district

The property is surrounded primarily by commercially zoned property dedicated to commercial uses To the north of the site is a CVS Pharmacy in the C-2-A district. To the south and southwest are single family houses in the R-5-A district To the east is a large commercial building previously

Takoma Park Apartments - BZA 17679
Maple and Willow Street, NW
Page 2

used by the Review & Herald Publishing Company and the Seventh Day Adventists in the C-2-A district. To the northwest are a number of commercial uses in the C-2-A district. The site is within the Takoma Park Historic District, and the Takoma Park Central District Plan boundaries.

PROJECT DESCRIPTION

The applicant proposes development of the site with two, three story multifamily buildings, each with 38 units, and the relocation of the three single family detached units from their current locations on the site (Attachments 1 and 2). The multifamily buildings would have a combination of one and two bedrooms units. The units on the second and third floors would have individual porches and a communal roof top terrace. To complement the residences, each building would have 38 surface parking spaces in addition to bicycle storage in the basement while the single family residences would have one parking space each. Pedestrian access around the multifamily buildings is accommodated by side walks around the property and along adjacent streets.

COMPREHENSIVE PLAN

The 2007 Comprehensive Plan recommends moderate density residential use for the property. The property is covered by the Takoma Central District Plan, January 2002 which is a plan for developments of the area around the Takoma Park Metro Station. The **Preferred Land Use Concept** (page 27) for the site recommends garden apartments and townhouses. The concept for Housing recommends:

“To leverage the strong market demand for housing, facilitate increased transit ridership and promote Takoma’s traditional residential character, increased housing is encouraged within the Takoma Central District. New housing areas are proposed on both sides of the metro station at densities that are compatible with surrounding mix of residential types. Recommended building heights are generally 3-4 story garden apartments and townhouses. Green space and other amenities to support additional housing should be provided within new projects, along with enhancements to existing open space in the area.”

The **Land Use Revitalization Strategies** places the property in Opportunity Site E (Figure H-Near-Term Housing Opportunity Site) and describes the area as

“The area’s largest privately owned development site should remain designated for residential development to help accommodate additional housing choices in Takoma Central District. At current zoning (R-5-A), this site could yield approximately 80 residential units in 3-4 story garden apartments style at 36-40 DUA. At 24-36 DUA this site could yield approximately 50 townhouse units.”

Figure H
Near-Term Housing Opportunity Sites

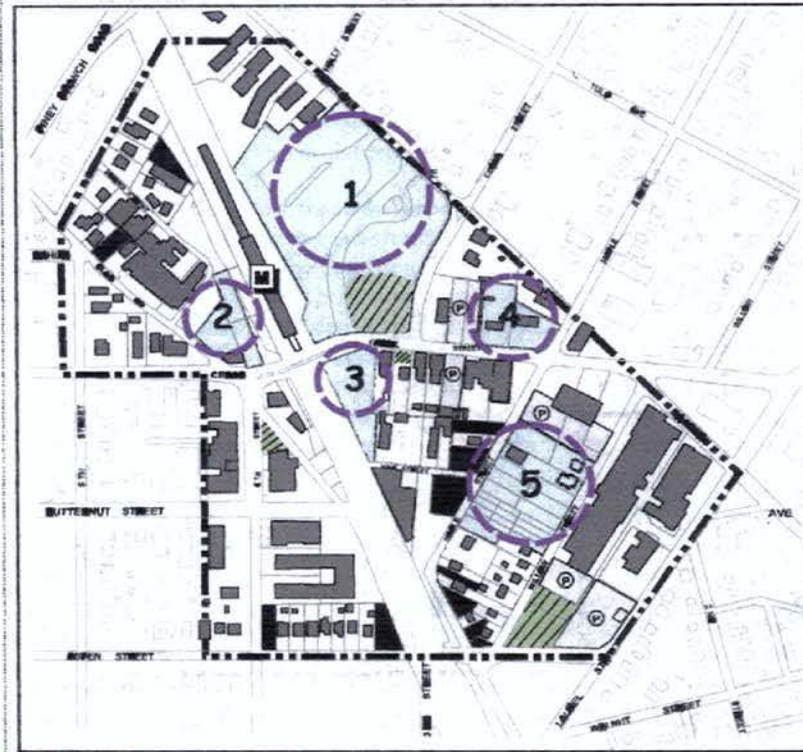


TAKOMA CENTRAL DISTRICT PLAN / LAND USE

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The Plan further recommends that within the Opportunity Sites there are a number of sites that are identified as ***Priority Redevelopment Sites***. These sites are to be the focus of initial efforts to attract near-term investments in the Central District. The development mix is based on the existing zoning, proposed projects, and preferred scale and intensity recommended in the Plan. It is envisioned that the sites could yield up to 305 housing units. The subject site is identified as ***Priority Redevelopment Site5*** and is recommended for garden apartments or townhouses (Figure L).

Figure L
Priority Redevelopment Sites



ZONING

The site is currently zoned R-5-A, which is designed to permit flexibility of design and all types of urban residential development with low height and density. Tables 1 and 2 show a comparison between the development standards of the R-5-A zone and the proposed development. The proposed yard setbacks are shown on Sheet A101 of the applicant’s submission. The proposed lots meet all the requirements of the R-5-A district.

Table 1
Lot A = Multifamily Building Facing onto Maple Street, NW
Lot B = Multifamily Building Facing onto Willow Street, NW

	R-5-A Standards	Proposal	
		Lot A	Lot B
Area	N/A	44,208 sq. ft.	44,208 sq. ft.
Height	40 ft./3 stories	40 ft./3 stories	40 ft./3 stories
FAR	0.9 (1.08 w/ inclusionary zoning)*	0.9 (1.08 w/inclusionary zoning)	0.9 (1.08 w/inclusionary zoning)
Lot Occupancy	40% maximum	35.8%	35.8%
Side Yard	3 ft. /foot of height of building. No less than 8 ft.	34 ft./ 82.7 ft.	34 ft./74.7 ft.
Rear Yard	20 ft.	41.6 ft.	41.4 ft.
Parking	1 space per dwelling unit	38 spaces	38 spaces

*The maximum FAR permitted in the R-5-A district is 0.90. However, under Chapter 2600, Inclusionary Zoning, the applicant is required to set aside 10% of the matter-of-right density for inclusionary units (Section 2603.1). Further, developments that are subject to this provision are permitted to construct up to 20% additional gross floor area as a matter-of-right (Section 2604.1). In this case, the development is granted an additional 0.18 FAR for a total of 1.08 FAR for each building. This results in a requirement of 7,958 square feet of space to be set aside for inclusionary units in each of the multifamily buildings. It is anticipated that the Inclusionary Zoning requirements will be fully in effect by the time this application proceeds to the Building Permit stage. The applicant states that if the Inclusionary Zoning regulations are in effect at the Building Permit stage then each multifamily building will have a FAR of 1.08, if not the FAR will be 0.9.

Table 2:
Lot C = 6926 Willow Street, NW
Lot D = 6949 Maple Street, NW
Lot E = 6924 Willow Street, NW

	R-5-A Standards	Proposal		
		Lot C	Lot D	Lot E
Area	N/A	1,592 sq. ft	1,107 sq. ft	1,136 sq. ft
Height	40 ft /3 stories	Approximately 25 ft	Approximately 22 ft.	Approximately 20 ft
FAR	0.9	0.39	0.24	0.24
Lot Occupancy	40% maximum	28.6%	31%	24.3%
Side Yard	3 ft /foot of height of building. No less than 8 ft	8 ft./8.2 ft.	8.8 ft./11.5 ft	8.1 ft./8.5 ft
Rear Yard	20 ft.	31.2 ft	27.1 ft	20 ft
Parking	1 space per dwelling unit	1 space	1 space	1 space

Section 353 New Residential Developments (R-5-A)

Section 353 requires that the Office of Planning comment on and make a recommendation about

“the site plan, arrangement of buildings and structures, and the provisions of light, air, parking, recreation, landscaping, and grading as they relate to the future residents of the project and the surrounding neighborhood.”

Arrangement of the building, provision of light and air

As shown on Tables 1 and 2 the building meets all the setback requirements. The single family houses that are currently located on the northeastern portion on the property and closer to a commercial use would be relocated to the southern portions of the site and adjacent to other single family detached houses. The multifamily building would create a transition and buffer between the single family residences and the commercial use. The multifamily buildings are separated from each other by a distance of approximately 87 feet, side yards of over 34 feet, and would have many windows and porches to facilitate adequate light and air into each unit.

Parking

The application meets the zoning requirement of one space per unit or a total of 76 spaces for the multifamily units and one each for the single family detached. All the parking spaces are provided on a surface parking lot. A portion of the parking lot that serves the multifamily buildings is located between the buildings and is therefore shielded from the adjacent streets. As shown on the Site Plan (A101) the parking spaces would meet the required 9 feet by 19 feet and a drive way of 25 feet. The spaces are composed of standard, compact, and handicapped spaces in-addition to 2 handicapped van spaces. OP requested that the applicant provide bicycle parking and they have signified that they would be provided in the cellar (Sheet A102).

Recreation

No recreational space would be provided on the property. However, the Takoma Park South Neighborhood Park is located a few blocks of the subject property.

Landscaping

The Landscape Plan, Sheet L200, shows a mixture of trees, shrubs, groundcover, and grasses around the building. Existing street trees would be preserved and supplemented by others along both Maple and Willow Streets. Landscaping would also be used to separate the multifamily buildings from the single family detached. The applicant would construct sidewalks along Willow and Maple Streets of brick and concrete pavers. Through the use of new trees the rear yards of the single family houses would be screened from the multifamily units. The landscaping and retaining walls would also be used to conceal the loading docks from view along Willow and Maple Streets.

Grading

The site slopes gently from north to south (Sheet C600) and the existing topography, to a large extent, be retained. To accommodate the change in topography the applicant would utilize 42 inches garden walls and retaining walls of between 1 foot to 3 feet. Runoff from the site would be regulated through an underground water quality and detention system. The applicant has provided information regarding Drainage Calculations (Sheet C200), Drainage Details showing storm chamber (Sheet C300), a Pre Development Drainage Area Map (Sheet C400) and a Post-Development Drainage Area Map (Sheet C500). Generally, the plans show that the runoff from the site post development would be less than pre development. OP was unable verify this information as it was only recently provided in the applicants pre-hearing statement.

2516 EXCEPTIONS TO BUILDING LOT CONTROL (Residence Districts)

The proposal is to subdivide the existing property into 5 lots each with a principal building. Section 2516.1 states: *“If approved by the Board of Zoning Adjustment as a special exception under § 3104, two (2) or more principal buildings or structures may be erected on a single subdivided lot, subject to the provisions of this section.”*

2516.2 *This section applies to construction on a lot that is located in, or within twenty-five feet (25 ft.) of a Residence District.*

The subject property is within the R-5-A district.

- 2516.3** *In addition to other filing requirements, the applicant shall submit to the Board, with the new application, four (4) site plans for all new rights-of-way and easements, and existing and preliminary landscaping and grading plans with approximate building footprints; provided:*
- (a)** *The applicant shall also submit, either with the original application or at a later time, final landscaping and grading plans and two (2) sets of typical floor plan and elevations; and*
 - (b)** *If the applicant elects to submit the plans referenced in § 2516.3(a) at a later date, the Board's original approval shall be conditional, subject to a later public hearing and final decision on the project as a whole.*

The proposed development would not create any new public right-of-ways since all the buildings would front on one of the existing right-of-ways, Maple Street and Willow Street

The applicant has provided an Existing Site Conditions Plan, a Site Plan of the overall site development, grading plan; stormwater management plan; elevations, and floor plans for each of the multifamily buildings. The footprint of the relocated single family houses would not change.

- 2516.4** *The number of principal buildings permitted by this section shall not be limited; provided, that the applicant for a permit to build submits satisfactory evidence that all the requirements of this chapter (such as use, height, bulk, open spaces around each building, and limitations on structures on alley lots pursuant to § 2507), and §§ 3202.2 and 3202.3 are met.*

The proposed development would have 5 principal buildings. The applicant's Site Plan and Tables 1 and 2 in this report show how each lot would meet the required site area and widths, as well as a building envelope within the required setbacks. Access to each building would be provided directly from the adjoining street on which it fronts.

- 2516.5** *If a principal building has no street frontage, as determined by dividing the subdivided lot into theoretical building sites for each principal building, the following provisions shall apply:*

The property would be re-subdivided into 5 theoretical lots each having a principal building that has frontage on, and direct access from at least one public street. However, in the multifamily buildings, not all units would front on a public right-of-way.

- 2516.6** *In providing for net density pursuant to § 2516.11, the Board shall require at least the following:*
- (a)** *The area of land that forms a covenanted means of ingress or egress shall not be included in the area of any theoretical lot, or in any yard that is required by this title;*

No new right-of-way would be created as part of the development.

- (b) Notwithstanding any other provision of this title, each means of vehicular ingress or egress to any principal building shall be twenty-five feet (25 ft.) in width, but need not be paved for its entire width;**

The entrance driveways into the parking lot of the multifamily buildings would have a width of 25 feet

- (c) If there are not at least two (2) entrances or exits from the means of ingress or egress, a turning area shall be provided with a diameter of not less than sixty feet (60 ft.); and**

Egress and ingress to each of the buildings would be provided from either Maple or Willow Streets

- (d) The requirements of paragraphs (b) and (c) of this subsection may be modified if the Board finds that a lesser width or diameter will be compatible with, and will not be likely to have an adverse effect on, the present character and future development of the neighborhood; provided, that the Board shall give specific consideration to the spacing of buildings and the availability of resident, guest, and service parking.**

The applicant is not requesting any modifications

- 2516.7 Where not in conflict with the Act to Regulate the Height of Buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452, as amended; D.C. Official Code §§ 6-601.01 to 6-601.09 (2001) (formerly codified at D.C. Code §§ 5-401 to 5-409 (1994 Repl. & 1999 Supp.))), the height of a building governed by the provisions of this section, in all zone districts, shall be measured from the finished grade at the middle of the front of the building.**

The height limit in this zone district is 40-feet. As shown on Tables 1 and 2, the multifamily buildings would have a height of 40 feet measured from the front of the buildings along Willow and Maple Streets. The single family houses are all below 40 feet in height.

- 2516.8 The proposed development shall comply with the substantive provisions of this title and shall not likely have an adverse effect on the present character and future development of the neighborhood.**

Each building meets the setback and area requirements. The design and layout of the development would be sensitive to the natural topography of the property. The subject property has vehicular connections to the adjacent streets and the buildings would be oriented to face outwards to the streets in order to integrate the new development into the existing community. The architecture of the buildings would complement the historic character of the other single-family houses in the area. The proposal is fully conforming to the Takoma Plan adopted in 2002 which was developed with extensive community input.

The development of this site would have a positive impact on the surrounding community since it replaces undeveloped properties with residential use and preserves the three single family houses which

contribute to the historic character of the area. Pedestrian walkways are provided to encourage walking in a safe manner throughout the community. The residences would complement the improved retail uses establishments in the area and encourage residents to use metrorail. The applicant proposes landscaping on the site to help retain the wooded character of the area. The proposal would only encourage future development in the area. As discussed in the Comprehensive Plan and Historic Preservation sections of this report, the development intensity, housing type, the historic character would be consistent with their recommendations.

2516.9 *Before taking final action on an application under this section, the Board shall refer the application to the D.C. Office of Planning for coordination, review, and report, including:*

(a) The relationship of the proposed development to the overall purpose and intent of the Zoning Regulations, and other planning considerations for the area and the District of Columbia as a whole, including the plans, programs, and policies of other departments and agencies of the District government; provided, that the planning considerations that are addressed shall include, but not be limited to:

(1) Public safety relating to police and fire concerns;

The Metropolitan Police Department (MPD) Fire and Emergency Medical Services Department (FEMS) state that they do not anticipate that development of the site would generate a significant increase in the demand on their services.

(2) The environment, relating to water supply, water pollution, soil erosion, and solid waste management;

Both water and sewer lines are provided along Maple Street and have the capacity to accommodate the increase in demand that would be generated by the development. The applicant did not submit a detailed soil erosion plan for review. The Drainage Plan, Sheet C100, shows yard drains and gutters routed into an underground water quality and detention system under the parking lot to manage the quality and quantity of stormwater flows.

(3) Public education;

There are a number of public schools in the Takoma Park Area to which students from the community would attend.

(4) Recreation;

No recreational facilities would be provided on the site. There are several small parks in the community that would serve the residents. All the units on the second and third floors of the multifamily buildings would have private porches. Additionally, there is a roof terrace that all residents would be able to use.

(5) Parking, loading, and traffic;

The applicant would provide one parking space for each unit. Parking and loading for the development would be provided on-site in close proximity to each building. Most of the parking spaces would be located between the multifamily buildings and are shielded from view from the streets. Each of the single family houses has a driveway that can accommodate off-street parking. The applicant has also provided a loading dock in each building.

The application was submitted to the District Department of Transportation (DDOT) for review and their recommendation would be provided under separate cover.

(6) Urban design; and

The proposed development is within the Takoma Park Historic District. The three single family houses are considered to be contributing buildings to the historic district. Their relocation, preservation, and restoration would help to reinforce the historic character of this area and would allow the multifamily buildings to be a transition between the single family residences to the south and the commercial use to the north.

The buildings, "Maple House" and "Willow House," would be oriented to the streets on which they face, with a 76 space parking lot behind the buildings 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, two-over-one windows and classically-inspired open porches. The majority of the site would be taken up by the buildings and parking, with landscaped public walkway would run along the southern end of the site connecting the two streets. The design and layout of the development is sensitive to the natural topography of the property and grading is kept to a minimum.

(7) As appropriate, historic preservation and visual impacts on adjacent parkland;

The subject property is within the Takoma Park Historic District and the proposed development has been reviewed by the Historic Preservation Review Board and given preliminary approval. The development will preserve the three existing single family houses on the property which are contributing to the historic character of the district. The design of the new buildings would be reflective of and compatible to the historic district. There are no parklands adjacent to the property.

(b) Considerations of site planning; the size, location, and bearing capacity of driveways, deliveries to be made to the site; side and rear yards; density and open space; and the location, design, and screening of structures;

The proposed development would be consistent with residences and requirements of the R-5-A zone and each lot meets all the area requirements. Due to the topography of the site, useable open areas are limited but would be landscaped. The buildings on the site would be located so as to be compatible with the surrounding uses, and as discussed above would be compatible to the historic district.

(c) Considerations of traffic to be generated and parking spaces to be provided, and their impacts;

The required number of parking spaces would be provided on site and most are screened from view from the adjacent streets. It is not envisioned that the traffic generated by the project will not negatively impact on traffic movements or volumes in the area. DDOT's review will address this issue further. The property is located just south of the Takoma Park metro station and therefore residents will be encouraged to make use of this and reduce vehicular traffic. At OP's recommendation the applicant would provide a bicycle storage area in the cellar of the buildings (Sheet A102) to encourage bicycle use.

(d) The impact of the proposed development on neighboring properties; and

Development of the site would bring an undeveloped property into productive use. The design, architecture, and site planning are complementary to the surrounding community and contribute to the continued revitalization of the area. The layout of the development is able to achieve a development that provides open space, parking on site to serve residents and visitors, addition of tree, pedestrian access, stormwater runoff, and slope stability. The proposed development would be of special value to the community, provide new housing opportunities, and provides additional stability and security for neighboring properties.

(e) The findings, considerations, and recommendations of other District government agencies.

The recommendation of DDOT would be submitted under separate cover. The Department of the Environment would provide a more detailed review at the time of Building Permit for the proposed grading and stormwater management.

2516.10 The Board may impose conditions with respect to the size and location of driveways; net density; height, design, screening, and location of structures; and any other matter that the Board determines to be required to protect the overall purpose and intent of the Zoning Regulations.

OP does not recommend any additional conditions.

HISTORIC PRESERVATION: TAKOMA PARK HISTORIC DISTRICT

The subject property is within the Takoma Park Historic District. The development of the site has been reviewed by the Historic Preservation Review Board on a number of occasions.

- September 28, 2006 HPRB granted conceptual approval for the relocation and rehabilitation of the of the 3 single family units
- November 16, 2006 HPRB granted conceptual approval for a revised proposal to relocate the 3 single family units.

- February 22, 2007 HPRB granted conceptual approval of the multifamily buildings and recommended that the applicant return to the HPRB for final approval HPRB agreed with the following Historic Preservation Staff recommendations that
 - 1 Attention to the refinement of the landscape plan, to provide as much quality planting as is feasible If properly developed, the walkway through the southern edge of the site could be a very attractive amenity to the neighborhood
 - 2 At the north edge of the site – where the edge of the parking lot abuts the CVS site – construction of a low masonry wall would be effective in screening the parking lot from the north
 - 3 Continue to refine the detailing and material selection with consideration given to eliminating the cornice atop the central entrance towers and recessed south-side entrances, which compete with the penthouse roofs.
 - 4 Using three-over-one sash windows rather than two-over-ones should be considered Stylistically both of these details would help the building appear less Italianate, a vocabulary that really isn't part of the language of this historic district
 - 5 The selection of a textured brick and a distinctive roofing material for the penthouse roofs could give the design added richness

None of these design changes would impact density or overall building form The applicant has agreed in concept to these improvements and will return to the HPRB for final approval

ROOF STRUCTURES

The applicant has requested special exception review as outlined in § 411 because they do not meet all the requirements relating to setbacks (§ 411.2), more than one enclosures (§ 411 3), and enclosures of equal heights (§ 441 5) as shown on the roof plan (Sheet A106),

Section 411 11, allows special exception relief from the requirements for a roof structure as follows

“Where impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable, the Board of Zoning Adjustment shall be empowered to approve, as a special exception under § 3104, the location, design, number, and all other aspects of such structure regulated under §§ 411.3 through 411.6, even if such structures do not meet the normal setback requirements of § 400.7, 530.4, 630.4, 770.6, 840.3, or 930.3, when applicable, and to approve the material of enclosing construction used if not in accordance with §§ 411.3 and 411.5; provided, that the intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely.”

Roof Structure Setback Requirement

The applicant requests relief from Section 411.2 of the Zoning Regulations, which requires roof structures to be setback from the building's walls a distance at least equal to the roof structure's height above the roof on which it is located.

The applicant proposes to provide a stair tower enclosure near the front of each building with a height of 9 feet and a larger stair/vestibule/storage/elevator override enclosure in the center of the roof that measures 9 feet, but steps up to 15 feet, 6 inches at the portion enclosing the elevator override. The larger enclosure meets the setback requirements on all sides, except on the side facing the interior parking lot. This enclosure cannot be relocated since it is dictated by the location of the egress stair. The stair tower enclosure near the front of each building meets the setback requirements on the street side, but not on the loading dock side since it is located at the roof edge. This stair component is hidden by a corner tower which helps define the street edge and provide an architectural presence for the building. This stair tower enclosure is provided because the Building Code mandates that when residential recreation space is located on the roof of a building, a separate egress stairs that leads to the bottom of the building must also be located on the roof. The Code also recommends that stair be located at the extreme end of a corridor. The proposed roof structure does comply, with the intent of the Zoning Regulations as relief from the setback requirement will not hinder the light and air of adjacent property owners since the roof structure meets the permitted height requirement.

Roof Structure Enclosure Requirement

Section 411.3 requires that all penthouses and mechanical equipment be placed in one enclosure. However, the applicant proposes to provide two enclosures on each proposed building: a stair tower enclosure and a larger stair/vestibule/storage/elevator override enclosure near the center of the roof.

Due to the provision of recreational space on the roof, a second set of stairs is required and the applicant is proposing each had its own enclosure instead of a large enclosure around the entire roof. The multiple enclosures will lessen the massing on the roof and minimize the visibility of the structures. Therefore, the intent and purposes of the Zoning Regulations will not be impaired and the light and air of adjacent buildings will not be adversely affected.

Relief from Walls of Equal Height Requirement

Section 411.5 requires that the enclosing walls of the roof structures be of equal height. However, the project has two sets of enclosing wall heights. The walls of the stair tower, vestibule and storage portion of the enclosure has a height of 9 feet, while the portion of the enclosure over the elevator override steps extend up to 15 feet, 6 inches in order to fully enclose the override. Again this will help to minimize the massing and the visibility of the enclosures on the roof and would be in harmony with the purpose and intent of the Zoning Regulations.

COMMUNITY OUTREACH

The applicant has met with ANC-4B on a number of occasions. On October 25, 2007 the ANC voted to approve the application.

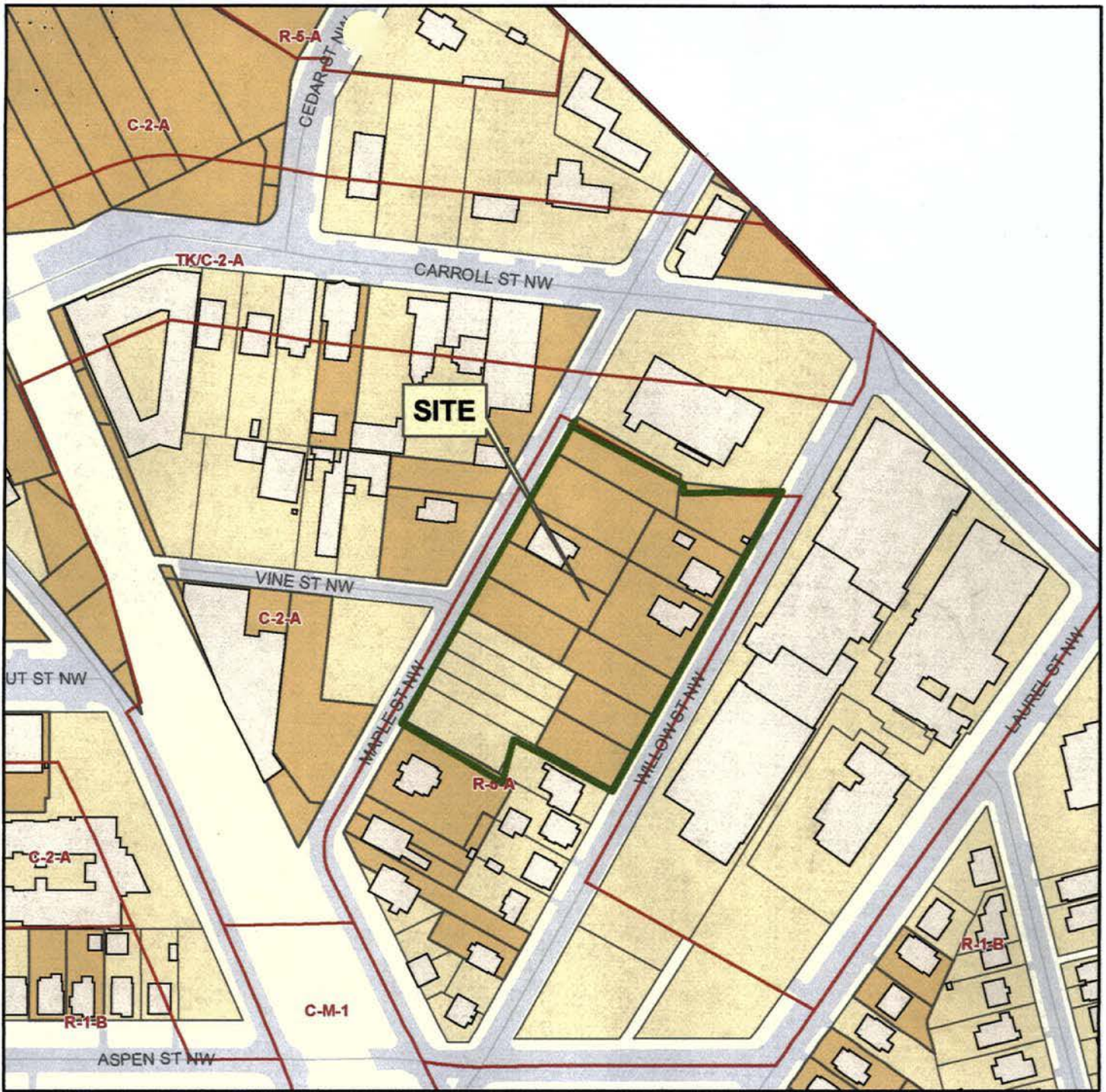
RECOMMENDATION

As demonstrated in the analysis, the proposal meets the requirements of Sections 352, 2516 and 411
The proposal is consistent with the recommendations of the Takoma Central District Plan and therefore
OP recommends approval of the requested special exceptions

ATTACHMENTS

- 1 Land Use Map
2. Aerial Photograph
- 3 Historic Preservation Staff Reports

JLS/mbr AICP

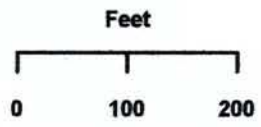


**BZA 17679
Takoma Park
6923-6953 Maple Street, NW and 6916-6926 Willow Street, NW**

★ ★ ★ Government of the
District of Columbia
Adrian M. Fenty, Mayor

Office of Planning ~ August 20, 2007

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



	Zoning Districts
	Major Roads
	Buildings
	Development Review Sites
	Street Centerlines
	Roads



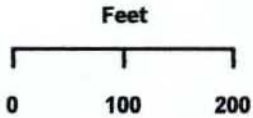
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- Major Roads
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**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Addresses:	6900 block Willow Street, NW 6900 block Maple Street, NW	X	Agenda Consent Calendar
Landmark/District:	Takoma Park Historic District		
Meeting Date	February 22, 2007	X	Concept Review Alteration
H.P.A. Number.	07-015	X	New Construction Demolition
Staff Reviewer	Steve Callcott	X	Subdivision

The applicants, architects George Myer and Melissa Cohen (GTM Architects) for Jemal TP Land LLC, seek conceptual review for construction of two three-story apartment buildings on largely vacant land in the Takoma Park Historic District. The site is currently occupied by three early 20th century contributing houses that will be moved to the south end of the parcel and restored, as per the approval of the Board (HPA #06-448, 06-449 and 06-450).

Proposal

The plan calls for the construction of two matching three-story brick apartment buildings, each with approximately 40 apartments. The buildings, "Maple House" and "Willow House," would be oriented to the streets on which they face, with an open parking lot for 80 cars 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, two-over-one windows and classically-inspired open porches. While the majority of the site would be taken up by the buildings and surface parking, a landscaped public walkway would run along the southern end of the site connecting the two streets. In response to suggestions by the community and HPO, the landscape plan is still being developed to increase the amount of green space and to screen the parking on the north end of the site as much as possible.

Evaluation

This proposal is the latest in a long stream of projects proposed for this site over the past ten years. Previous projects included a large commercial component and relied on zoning relief to achieve additional density which was met with some community resistance. The present proposal, consistent with the R-5-A zoning on the site and with the Takoma Small Area Plan adopted by the DC Council, has been developed in an effort to achieve greater support from the community.

While larger than the single-family houses that predominate in the historic district, these small-scale apartment buildings are consistent with the city's vision for a somewhat

greater level of density close to the Takoma Metro station, and is not inconsistent with the small scale apartment buildings and commercial buildings within the historic district. The mass of the building has been modulated and detailed to effectively break down the size of the structures, providing a good model for how larger buildings can be inserted into the Takoma Historic District in a compatible way

As the design continues to be developed, the HPO would encourage attention to the refinement of the landscape plan, to provide as much quality planting as is feasible. If properly developed, the walkway through the southern edge of the site could be a very attractive amenity to the neighborhood. At the north edge of the site – where the edge of the parking lot abuts the CVS site – construction of a low masonry wall would be effective in screening the parking lot from the north. The applicants should continue to refine the detailing and material selection as well. Consideration should be given to eliminating the cornice atop the central entrance towers and recessed south-side entrances, which compete with the pent roofs. Using three-over-one sash windows rather than two-over-ones should also be considered. Stylistically both of these details would help the building appear less Italianate, a vocabulary that really isn't part of the language of this historic district. The selection of a textured brick and a distinctive roofing material for the pent roofs could give the design added richness.

Recommendation

The HPO recommends that the Review Board approve the conceptual site plan, height, massing and general architectural treatment, as consistent with the purposes of the preservation act, and direct the applicants to continue working with the HPO and community on further developing the proposal and return for final review when appropriate.

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

Property Addresses:	6924 and 6926 Willow Street, NW 6949 Maple Street, NW	Agenda
Landmark/District:	Takoma Park Historic District	X Consent Calendar
Meeting Date:	November 16, 2006	X Concept Review
H P A Number:	06-448, 06-449, 06-450	X Alteration
Staff Reviewer:	Steve Callcott	New Construction
		X Demolition
		X Subdivision

The applicant, George Myers (GTM Architects) for Jemal TP Land LLC, seeks final conceptual approval for relocation and restoration of two contributing houses (6924 Willow and 6949 Maple) and demolition and replication of a severely deteriorated third house (6926 Willow) in the Takoma Park Historic District. When reviewed in September, the Board gave conceptual approval to the proposal, but requested that the lot lines for the new lots be finalized, that a proposed parking lot behind the house lots (associated with future development on the adjacent parcel to north) be eliminated, and that the set backs for the relocated houses be consistent with others on the block

Revised Proposal

The proposal to extend a parking lot behind the three lots has been eliminated; each of the three lots would extend half the depth of the block and would abut in the rear. The lots would measure approximately 50' wide by 127' deep, consistent with established lot sizes on this block. The front yard set backs of the relocated houses have been based on a more careful study of the set backs of existing buildings. The front porches of the two houses on Maple Street would be set back approximately 28' from the curb, aligning with the existing houses on that street. On Willow, where the set backs are somewhat varied, the porch of the reconstructed house would be set back 16' from the curb, within the range of setbacks on this street and within 2 feet of the set back it currently has.

The lots would also include narrow side yard driveways that would extend to the rear of the houses. This location and type of driveway is an original and established feature for many houses from this era in the Takoma Park Historic District.

Since last presented, the house to be reconstructed (6926 Willow) has been documented through measured drawings, a plan outlining elements to be salvaged for reuse is still being developed in consultation with the HPO.

Recommendation

The HPO recommends that the Board approve the revised concept for subdivision, relocation, and reconstruction as consistent with the purposes of the preservation act and delegate final permit and subdivision approval to staff.

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

Property Addresses	6924 Willow Street, NW 6926 Willow Street, NW 6949 Maple Street, NW	X	Agenda Consent Calendar
Landmark/District:	Takoma Park Historic District		
Meeting Date:	September 28, 2006	X	Concept Review
H P A Number.	06-448, 06-449, 06-450	X	Alteration New Construction
Staff Reviewer.	Steve Callcott	X	Demolition Subdivision

The applicant, architect Melissa Cohen (GTM Architects) for Jemal TP Land LLC, seeks conceptual review for relocation and restoration of two contributing houses (6924 Willow and 6949 Maple) in the Takoma Park Historic District. A third house (6926 Willow), exhibiting structural deterioration, is proposed for demolition and replication on a new site

Project Background

The Board reviewed and gave conceptual approval to a similar proposal to relocate and restore these three buildings in 1998 (HPA# 98-111). At that time, the HPRB acknowledged that while relocation of historic structures is not standard historic preservation practice, it made sense in this particular instance. The three houses are currently isolated and visually unconnected to the historic district, are not individually significant or distinguished from other bungalows in the district, and do not gain particular significance from their location on these lots. Rather, they are typical contributing structures which add to the cumulative whole of the district. In their new locations, the buildings will remain within the historic district, be fully restored, and reinforce the historic character of the southern end of this block. The HPO staff archaeologist determined that there was low probability for significant archaeological resources on the existing or new house sites, and no further archaeological analysis was requested by the Board.

The 1998 proposal was tied to a project for construction of a shopping center that would have required substantial zoning changes; the project met with community resistance and was shelved in the real estate downturn in 1999. The owner is presently developing conceptual plans for a new proposal that calls for housing on the site consistent with its R-5-A zoning which will be submitted for community comment and HPRB review within the next few months.

Proposal

The present proposal differs in two ways from what the Board approved in 1998. Previously, two of the houses were to be relocated to an adjacent square (Square 3359, on

the opposite side of Willow Street); they are now proposed to remain on the same square (3357) In the previous plan, all three houses were determined eligible for restoration Due to its deteriorated condition, the house at 6926 Willow is now proposed for demolition and replication.

6924 Willow Street, NW (HPA# 06-450)

This one-story hipped roof bungalow was constructed in 1915 and has an asymmetrical wrap-around front porch and a mid-20th century rear addition. The building and rear addition appear structurally sound, the framing for the front porch floor and roof is deteriorated and in need of reconstruction The proposal is to document and remove the front porch, relocate the house and later addition to a new 50' x 80' lot immediately north of an existing house at 6917 Maple Street

6926 Willow Street, NW (HPA# 06-449)

This two-story shingle and clapboard bungalow was constructed in 1925 and has a central gabled roof with side dormers and a full-width front porch. The building shows extensive evidence of termite damage and rot A report prepared by structural engineer Horace Willis (SK&A) documents that virtually all of the east bearing wall and roof structure, approximately half of the first floor framing, and a portion of the west bearing wall require replacement The proposal is to document the house through measured drawings, salvage interior and exterior trim and any other character-defining features, and reconstruct it using new wood framing on a new 50' x 80' lot immediately north of the modern house at 6914 Willow Street

6949 Maple Street, NW (HPA #06-448)

This one-story clapboard and shingle bungalow was constructed in 1919. It has an integral full-width front porch, bracketed eaves and a gabled dormer The house appears to be in good structural condition, but in need of rehabilitation and cosmetic improvements The proposal is to relocate the house to a new 50' x 80' lot to the south, adjacent to the new location for 6924 Willow.

Evaluation

With the exception of the proposed demolition of 6926 Willow, the project is not substantially different from that which the Board has previously approved As before, relocation of the houses to the southern edge of the property will reinforce a somewhat jagged edge of the historic district and facilitate their rehabilitation.

The proposed lots being created for the relocated houses, measuring approximately 50' x 80', are compatible in width with existing residential lots on the square Adjacent lots still occupied by houses are 50 feet in width or in multiples thereof, and the relocated houses each currently occupy 50' wide lots¹ Existing lots on the block are slightly deeper, varying in depth between 100-135 feet, and it would be desirable to increase the depth of the proposed lots so that they abutted the adjacent residential lot to the rear. It is

¹ 6917 Maple is a double wide (100') lot occupied by a single house, 6915 Maple was a single 50' wide lot that was subdivided for a duplex The lots for 6906, 6908, 6910, 6912, and 6914 are all 50' in width

the applicants' desire to retain some of the land behind the houses for the upcoming development – if not for actual development, then at least to use in calculating the allowable FAR for the new project. However, if the lots are not legally created to extend the full depth, an alternative approach should be explored in which this land was fenced to appear as part of the house lots. The land would legally remain part of the larger development parcel, but with covenants, access rights and maintenance would be passed to the owners of the houses to provide more generous rear yards and to be consistent in depth with the lots in the remainder of the block. As proposed, the lots will average about 4000 square feet; there is no minimum lot size in an R-5-A zoning district.

HPO staff has toured each of the houses to confirm their condition. While some elements of 6926 Willow are not deteriorated and could be salvaged for reuse, the balloon framing (where wall framing elements are deteriorated at both the top and bottom sills) would make it extremely difficult to brace and selectively remove only the deteriorated elements. The property has been effectively demolished through the neglect of the owner to maintain it appropriately. Reconstruction of the house in-kind is consistent with the remedy under the Historic Landmark and Historic District Protection Act (Section 11, DC Code 6-1110) which states that “any person who demolishes, alters or constructs a building in violation of . . . the act shall be required to restore the building or structure . . . to its appearance prior to the violation.” While enforcement of this civil remedy typically must be brought by the DC Office of the Attorney General, the owner has fully accepted responsibility for the deteriorated condition of the building and has agreed to the remedy of reconstruction.

Recommendation

The HPO recommends that the HPRB reaffirm its conceptual approval for relocation and rehabilitation of the houses at 6924 Willow Street, NW and 6949 Maple Street, NW to the new lots on Square 3357, as proposed. As a condition of permit approval, the applicants should work with the HPO to develop documentation (including photographs and/or measured drawings) sufficient to record the buildings and ensure accuracy in their restoration.

The HPO recommends that the HPRB accept the findings of the structural engineer's report which documents serious structural deterioration of 6926 Willow Street, NW, and approve the revised conceptual approach to reconstruct the house on a new site reusing interior and exterior trim and other salvageable character-defining features on a new structural frame. As a condition of permit approval, the applicants should work with the HPO to develop documentation (including both photographs and measured drawings) sufficient to record the building and ensure accuracy in its reconstruction.

The HPO recommends that the HPRB approve the conceptual plan for subdivision to create three new 50' wide lots on the southern portion of the square. However, either the depth of the lots should be extended to the rear lot line of the abutting house lots, or a plan should be developed in which the land behind these lots can be fenced in a manner in which the land can be used and appear as part of the house lots.