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

Property Address:	6917 Maple Street, NW	(X) Agenda
Landmark/District:	Takoma Park Historic District	Consent Calendar
Meeting Date:	July 27/August 3, 2023	(X) Concept Review
H.P.A. Number:	23-440	(X) Alteration
		New Construction
		Demolition
		Subdivision

Architect Jermaine Howard, representing the owner, seeks concept review for construction of a two-story addition on the rear of a two-story four-square house in the Takoma Park Historic District. The date of the house is not provided in DC permit records but likely dates to about 1905.

Proposal

The project calls for conversion of the house to a four-unit building. The plans include removal of an enclosed two-story rear porch and construction of a two-story addition, projecting approximately 35' from the existing rear wall. The addition would be inset slightly from each of the rear corners of the house, capped by a hipped roof, and clad in cementitious siding atop a brick foundation. As the yard slopes substantially to the rear, the addition would be set at the basement and first floor level of the house. The existing portion of the house would be repaired, with reconstruction of the deteriorated front porch, new or repaired wood siding, and new windows to replace the existing non-original windows. A curb cut and driveway would be constructed on the north side of the house.

Evaluation

The addition is compatible in form, materials and detailing with the house. While substantial in size, this house and lot are both quite large in a block that includes a variety of building types and sizes; the size of the addition is also mitigated by its placement on the basement and first floor level.

As the design continues to be refined, HPO recommends that the driveway forward of the front façade of the house be narrowed to a single car width, rather than the double car width shown, in order for it to be compatible with other driveways in the historic district.

Recommendations

HPO recommends that the Board approve the conceptual plans for the addition and delegate final approval to staff.

HPO Contact: Steve Callcott