

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

Property Address:	437 Cedar Street NW	Agenda
Landmark/District:	Takoma Park Historic District	X Consent Calendar
Meeting Date:	March 23, 2017	X Concept Review
H.P.A. Number:	17-189	New Construction
Staff Reviewer:	Anne Brockett	X Alteration

Working with Tahani Share of Landis Architects Builders, owner Steven Price seeks the Board's concept review to expand of a former residential building in the Takoma Park Historic District. The building has been utilized for some time as a dental practice with residential above and will continue to serve this function.

The house was constructed in 1903 for James Dyer. The architect and builder was John Simpson of Simpson and Sons. The foursquare retains much integrity with its original form, siding, and roof finials intact. Changes include enclosing and adding to the rear porch, a change in roof materials, and first floor fenestration alterations. The building occupies the east half of a double lot on the corner of Cedar and 5th Streets. The west half serves as a parking lot for the practice and contains what appears to be a historic garage.

Project Description

The project proposes a substantial one-story addition at the rear of the house, visible from both Cedar and 5th due to the building's corner location. The addition extends 32' toward the rear, off a building that is currently 44' and is positioned behind the existing rear porch, now enclosed, which sits back several feet from the west wall. On the east side, the addition projects into the parking lot area. The house is 35' wide, including the porch with a proposed addition of 43' wide.

The addition would be clad in a material that closely matches the existing wood siding. On the west, it features paired sash windows under a hipped roof. On the east, the addition is designed to mimic the form of the original front wraparound porch, extending to a taller corner element with a different aesthetic of natural wood siding.

Evaluation and Recommendation

While unusual in form for a residential building type, the addition's design expresses the current function while also giving deference to the building's original appearance. The addition is not tall, allowing the foursquare to be viewed nearly in the round, but it does occupy a sizable footprint. However, because of the extent of the double lot, the property can accommodate such a size.

On the west, the addition is set in approximately 2' from the existing structure, and is separated from it by the niche where the enclosed porch sits. On the east, the addition projects about 8' further into the side yard than the existing porch. Additions that project out from the side can be difficult to find compatible when they are situated too close to the front of the building and begin to dominate the site. In this instance, the addition does not overwhelm the existing building because it is set back over 40' from the front, behind the rear wall and is low in height. The Board has found side additions of this type compatible previously, primarily in the Cleveland Park Historic District.

The setback and orientation of the proposed addition are appropriate, sitting far back from the front and set in and separated by a niche on the west side. In scale, the addition has been reworked to reduce the height and better relate the design of the addition to the existing. The addition is compatible in materials and roof shape. The fenestration was also revised to become more compatible with the existing building and the residential context.

As the designs develop, the HPO recommends a greater design connection with the front porch, particularly on the east side, and an aesthetic more consistent with an enclosed side porch.

The HPO recommends that the Board find the concept compatible with the historic district and consistent with the purposes of the preservation act and delegate final approval to staff.