

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

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| Property Address: | 437 Cedar Street NW | X | Agenda |
| Landmark/District: | Takoma Park Historic District | | Consent Calendar |
| Meeting Date: | June 29, 2017 | X | Concept Review |
| H.P.A. Number: | 17-189 | | New Construction |
| Staff Reviewer: | Anne Brockett | X | Alteration |

Tahani Share of Landis Architects Builders returns for further concept review to expand an existing dental practice located in a historic foursquare in the Takoma Park Historic District. The Board reviewed this project in March and directed the applicant to break down the addition to read as a separate pavilion with a lighter connection to the original building.

Project Description

The redesigned proposal sets the bulk of the addition away from the original house by use of a low-scale, hyphen element. This feature is clad in modern materials that are nonetheless appropriate for a residential context. The rest of the addition reads more like a dependency of the main house, using the same materials, traditional sash windows, and a hipped roof. The width has been reduced by eight feet, allowing the addition to tuck in behind the historic wraparound porch on the east side.

The rear tower-like element has been eliminated and elevations reworked to more clearly delineate the hyphen section and the rear section, and to set both of these apart from the mass of the historic building.

Evaluation and Recommendation

The project has been revised to respond to HPO and HPRB comments. As the result, the addition is compatible in massing, scale, height, setback, orientation, roof shape, and materials with the existing historic building and with the surrounding Takoma Park neighborhood.

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.