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

Property Address:	515 Cedar Street, NW	Agenda
Landmark/District:	Takoma Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	September 23, 2021	Alteration
H.P.A. Number:	21-373	X New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Applicant MSP1 LLC, with plans prepared by Main Street Design, seeks on-going conceptual design review for construction of a two-story frame house on a vacant lot in the Takoma Park Historic District.

When previously reviewed at the July 1st meeting, the Board did not take a vote but found the existing outbuilding to be non-contributing and that the design for the house should be further developed and return to the Board for further review when ready. The Board cited the building's width, mass, porch and incorporation of the garage into the mass of the house (as opposed to being a separate outbuilding) as areas that should be studied. The Board asked that the revised submission include an elevation of the house within the context of surrounding buildings and that the plan should show existing trees and topography.

Revised Proposal

The width of the house has been reduced from 39' to 35' and the depth of the porch increased from 5' to 8', with a revised arrangement of columns and posts. Changes have also been made to the pattern and sizing of some of the windows. The elevation of the driveway has been clarified, showing that the drive would rise as it extended into the hillside, with stone retaining walls on each side. The garage has been kept connected to and incorporated into the main mass of the house to reduce the extent of paving required if it were placed at the rear of the lot.

Evaluation

The reduced building width is more consistent with the range of house widths found on this block (which range from 25-34 feet), and the increased depth of the front porch will provide a more usable space and a commensurate sense of shadow and void that is commonly found on houses in the historic district. While a detached garage at the rear of the lot would be a more compatible solution to on-site parking, the garage within the body of the house and the concurrent increase in building depth will not be prominently visible from street view.

As the plans continue to be developed for the submission of permit drawings, detailed drawings of the porch elements (railings, columns, posts) and the dimensions of the clapboard exposure and window and door trim should be specified.

Recommendation

HPO recommends that the Board approve the revised concept and delegate final approval to staff.