
**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:	November 18/December 2, 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 and September meetings, the Board has asked for a variety of revisions; most recently the Board found the overall reduced width of the building to be compatible but asked that the long side elevations be further developed and articulated.

Revised Proposal

The size of the house has been further reduced, with a substantial reduction in its depth and relocation of the garage to a separate structure at the rear of the yard. The side dormers have been pulled back from the front façade and lowered in height, and the side elevation designed with a hierarchy of paired, single and accent windows. The free-standing two-story garage takes its design cues from the house, with clapboard siding on the first floor and the second floor treated as a cross-gabled roof with dormers clad in shingles.

Evaluation

The reduced depth of the building and composed side elevations are significant improvements to the compatibility of the proposal. The relocation of the garage out of the body of the house to a secondary building at the rear of the lot is also a more compatible way to accommodate vehicular parking in the Takoma Park Historic District.

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. As the rear door is above grade, some type of deck or stair will presumably also be needed and should be included in the final plans.

Recommendation

HPO recommends that the Board approve the revised concept and delegate final approval to staff. The applicant is encouraged to coordinate the final plans with HPO in advance of submitting for permit approval to ensure that the necessary details are provided.