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

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Property Address:	<b>600 Cedar Street NW</b>	Agenda
Landmark/District:	<b>Takoma Park Historic District</b>	<input checked="" type="checkbox"/> Consent Calendar
		<input checked="" type="checkbox"/> Concept Review
Meeting Date:	<b>April 30, 2020</b>	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	<b>20-223</b>	New Construction
		Demolition
		Subdivision

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The owners of 600 Cedar Street NW, represented by Eric Saul of Saul Architects, seek concept design review to remove a two-story rear porch and construct a deck. Roof and window replacement are also proposed.

### **Property Description**

Built in 1905 by G.W. Stone and E.T. Morris, 600 Cedar Street is a large frame house with a cross-gable roof and full-width front porch. It is an example of one of the earlier houses in the Takoma Park Historic District and combines elements of the Shingle and Queen Anne styles.

### **Proposal**

The plans call for removal of a two-story enclosed porch on the rear (south) elevation of the house, and construction of an open deck in the same roughly 15' by 9' footprint. The proposed deck, with its open design and wood posts and balusters, would echo the proportions of the front porch. The proposal also includes replacing four windows on the south elevation and a door at the second story which leads into the existing rear porch would be removed and converted to a window to match the existing windows. The asphalt shingle roof will be replaced in-kind.

HPO has discussed design details with the architect and owner including: 1. setting the deck back one foot from the southeast corner of the house to be consistent with the front porch; 2. establishing the fascia/skirt board of the deck at the same height as the existing board running the length of the east side of the house; 3. eliminating the center posts at the deck and using heavier corner posts to match those at the front porch; 4. using 12" by 12" brick support piers at the deck to be consistent with the front porch, 5. a lattice skirt around the deck would be consistent with the front porch; and 6. specifying that the replacement windows be three-over-one double hung windows with exterior muntins (excepting the six pane window at the first floor), to replicate the existing conditions. The applicant has agreed to all revisions.

### **Evaluation**

The proposed deck creates a balance with the front porch, while respecting it as one of the primary character-defining features of the house. The proposal is compatible with the historic district in size, material, and design.

### **Recommendation**

*The HPO recommends that the Board find the alterations to be compatible with the house and the character of the Takoma Park Historic District.*