

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

Property Address:	606 Butternut Street NW	X	Agenda
Landmark/District:	Takoma Park Historic District		Consent Calendar
Meeting Date:	June 29, 2017		Concept Review
H.P.A. Number:	17-083	X	New Construction
Staff Reviewer:	Anne Brockett		Alteration

Owner BSV LLC and Workshop T10 architects return to the Board for concept review of a new single family house in the Takoma Park Historic District. The HPRB reviewed this project in March, and expressed concerns with the overall massing of the project, particularly the tower-like corner element proposed at the front corner.

Project Description

The applicants have worked with HPO to develop a more traditional foursquare form clad with modern materials and details. The building is simple in its massing under a hipped roof. A full width-porch with cedar posts extends across the façade, including over an enclosed area at the northwest corner. This area, a projection at the rear of the west side, and a recessed second floor balcony will be clad in cedar while the rest of the house would be clad in cement board siding. The arrangement of the windows and doors has been refined and is largely symmetrical on the façade, albeit somewhat unresolved on the sides.

A garage, a common building type in Takoma, has been added to the rear yard in place of a parking pad. It features a hipped roof and cement board siding to match the main house.

Evaluation and Recommendation

Constructing a modern iteration of a foursquare is an appropriate design direction for a house on this lot in the Takoma Park Historic District. As with the previously reviewed design, the project remains compatible in setback, orientation and height and helps in completing the streetscape on this block. With the removal of the tower and refinement of the roof shape and pitch, the massing is also now compatible.

Several items warrant further consideration as the project moves toward permitting, as follows:

- Shrink the west wall of the projecting area to fit the reduced interior space.
- Refine the scale, proportion and rhythm of windows, including reducing the size of the second floor façade windows, shifting the west side, second floor front window forward, adding windows where long expanses of solid wall remain, and continuing the ganged casements at first floor of the northwest corner.
- Correct and provide sufficient permit-level detail for HPO review of materials; drainage; landscaping; and window, door, and window well locations, ensuring that plans and elevations match.
- Shift the front door to align with the front steps, placing the sidelight (if necessary) on the opposite side.
- Crop the corners of the porch roof on both the north and west sides to each terminate in a hip.

The HPO recommends that the Board find this concept for new construction to be compatible with the character of the Takoma Park Historic District with the design considerations as stated above. The HPO recommends that the Board delegate further review to staff.