

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

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Property Address:	<b>6805 5th Street, NW</b>	Agenda
Landmark/District:	<b>Takoma Park Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>June 23, 2016</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>16-448</b>	New Construction
Staff Reviewer:	<b>Anne Brockett</b>	<b>X</b> Alteration

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Eric Saul of Saul Architects, representing owners Max Polonsky and Abby Volin, seek review of a concept to add to the rear of a Takoma Park bungalow. The house is one of six constructed by owner H.L. Thornton and designed by Doran Platt in 1914-1916. All are modest frame bungalows sheathed in stucco, wood shingles and horizontal board siding and all featuring typical low bungalow forms, front porches, and dormer windows.

**Project Description**

The plans call for the extension of the existing rear dormer above the rear wing and adding height by transforming it from a shed roof to a gable roof. Other than a new rear deck, the project does not increase the footprint of the house, only expanding the second floor space.

The materials are proposed as cementitious board siding with shingles in the gable. Wood brackets to match the others on the house would continue at the rear. At the basement level, the rear wall would be opened up with a series of French doors underneath the new deck.

The main block will remain intact with minor restoration and new matching windows in the existing openings. On the north elevation, a window opening in the side bumpout, which does not appear to be original, will be enlarged to hold a pair of 6/1/ sash windows.

**Evaluation**

The addition is compatible in form, massing, scale, and details with the house and the surrounding historic district. The addition does not result in an inordinate amount of demolition, retains the overall form and size of the house, and will not overwhelm it. The design takes its fenestration and details from the existing house, using multi-light windows within appropriately scaled window openings, brackets and material choices appropriate for the house's period and style.

The windows were replaced by a previous owner in vinyl with multi-pane grids sandwiched between glass panes. The HPO encourages their replacement with more compatible windows with exterior muntins and recommends the same for the new windows.

**Recommendation**

*The HPO recommends that the Board approve the concept as compatible with the Takoma Park Historic District and consistent with the purposes of the preservation act and delegate final approval to staff.*