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

Property Address:	6825 Piney Branch Road NW	Agenda
Landmark/District:	Takoma Park Historic District	(x) Consent Calendar
Meeting Date:	September 27, 2018	(x) Concept Review
H.P.A. Number:	18-604	(x) Alteration
		New Construction
		Demolition
		Subdivision

The applicant, property owner Scott Patterson, seeks conceptual review of a second-story side addition to a free-standing two-story building constructed in 1925. The house is frame with a side-gable principal roof. The main entrance is framed by a gabled portico supported by Doric columns. Currently, there is a one-story side addition at the house's south side, atop which the proposed addition would be constructed. Both the existing addition and the proposed would remain visible from the road. A window at the first floor would be enlarged.

The house was designed by the firm the Architects' Small House Service Bureau (ASHSB), formed in 1914 by a group of Minnesota architects to provide solutions to a shortage of middle class housing in the United States. The firm published hundreds of plan books and a monthly magazine to assist homeowners and builders.¹ The firm designed at least one other extant property in Washington, 236 Walnut Street NW.

The proposed second would match the footprint of the side addition below. Covered by an asphalt-shingle-clad hipped roof, the second-story would be clad in wood siding and feature six-over-six double-hung windows. The roof material and form, the siding, and the opening sizes and configuration at the second floor are consistent with the character of the main block and common within, and compatible with, the character of the historic district.

Construction of the addition would not result in the loss of any character-defining architectural elements. With a lower roof and a much smaller footprint, the finished addition would be clearly subordinate relationship to the historic main block.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.

HPO Contact: Gabriela Gutowski

¹ Tucker, L. "The Architects' Small House Service Bureau and the American Institute of Architects" in *Enquiry: A Journal for Architectural Research*, Vol. 6, no. 2, Dec. 2009.