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

Landmark/District:	Takoma Park Historic District	<input checked="" type="checkbox"/> Agenda
Address:	7126 Chestnut Street, NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 31, 2019	<input checked="" type="checkbox"/> Alteration
Case Number:	19-103	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Carla P. Hall, with plans prepared by K. Dixon Architecture, seeks concept review of a two-story rear addition, roof dormer, and porch and window modifications on a free-standing house in the Takoma Park Historic District.

Property Description

7126 Chestnut Street, NW was built in 1901 by F. W. Backus. The house features a front-gable roof with asphalt shingles. A shed-roof porch is supported by metal piers at the primary entrance. The exterior is clad in vinyl siding and the facades feature one-over-one double-hung windows except for the primary elevation which features double-hung windows with a decorative mullions pattern at the top sash and a Palladian window at the attic level. There is currently a non-historic two-story rear addition extending 4' 5".

The primary elevation faces Chestnut Street and the rear elevation backs up to Piney Branch Road. All four elevations can be seen from street view.

Proposal

The plans call for removal of the rear addition and construction of a new two-story rear addition extending approximately 14' 6" towards the rear property line. The new rear addition would be in-set from the body of the building 1' 0" on each side, be clad in wood siding, and feature paired one-over-one, double-hung windows at the second and attic floor, and a large sliding door assembly at the first floor leading to a new rear deck. The gable roof at the new rear addition would be slightly lower than the building's existing historic roofline.

At the secondary north elevation, the plans show the construction of a dormer with two gables and two sets of paired one-over-one double-hung windows. Alterations to the north elevation also include eliminating one window and relocated two one-over-one double-hung windows. The fenestration pattern at the secondary south elevation is also proposed to change with the addition of one new one-over-one windows and the relocation of one one-over-one double-hung window. Alterations at the primary elevation include the removal of the metal porch piers and installation of wood Doric columns. The primary entrance door would be replaced with a new wood and glass door installed within the existing door opening.

The plans call for an asphalt replacement roof. All the vinyl siding would be removed from the building and replaced with wood siding.

Evaluation

Since filed, the applicants have worked to refine the design by inseting the rear addition in from the block of the house and lowering the roof height. The revised proposal is successful in breaking down the mass of the addition, resulting in compatible proportions with the main house. The addition's materials, fenestration, roof form, and details, relate to the architectural character of the existing house and, while large, the addition is subordinate and secondary to the main block of the house.

Roof dormers traditionally have been used at historic buildings within the district to increase ceiling height at attic levels. The proposed dormer at the north elevation will be inset from the roof on all four sides and the width of the dormer will align with the exiting fenestration pattern at the first and second floors below. The resulting design allows for the house's gable roof form to remain dominant and creates a harmonious fenestration pattern at the north elevation.

The changes to window location and size at the two secondary elevations are minor and will result in a consistent and regular fenestration pattern with one-over-one double-hung windows matching the existing windows at the property. The proposed wood Doric columns at the primary entrance porch will replace non-historic metal piers and will be in keeping with the style and character of the property.

The additional proposed work, including replacing the asphalt roof in-kind and replacing the vinyl siding with natural wood siding, is restorative in nature and will return the property closer to its historic appearance.

The HPO recommends that the Board find the concept to be compatible with the historic district, and to delegate further review to staff.

Staff Contact: Gabriela Gutowski