

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

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Property Address:	<b>7220 Blair Road NW</b>	Agenda
Landmark/District:	<b>Takoma Park Historic District</b>	<b>X</b> Consent Calendar
Meeting Date:	<b>January 29, 2015</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>14-719</b>	Alteration
Staff Reviewer:	<b>Anne Brockett</b>	<b>X</b> New Construction

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Owner Charlene Nilsen, working with Ohi Engineering Group, seeks concept review of a proposal to construct a freestanding two-car garage at the rear of this property. Although narrow, the lot on which the garage is proposed is quite deep. It is occupied by the main house, which was built in 1912 along with its mirror twin at 7222 Blair Road, and a small garden shed.

Currently, the owners park on the grass in the back yard. Access is provided via a long driveway from Blair Road and off the rear alley.

**Project Description**

The proposal calls for construction of a two-car garage in the rear yard. The initial design oriented the garage toward the front of the lot, necessitating paving a large portion of the rear yard for vehicular access. The plan has been reworked so the garage is now oriented toward the alley, significantly reducing the amount of paving needed.

The design has also been refined in terms of its treatment of the exterior, with more attention to detail in the siding, the rear-yard-facing door and window openings, and the selection of a center-opening garage door.

**Evaluation and Recommendation**

Although map research indicates that there was never a garage at this particular house, most of the other houses on this square historically had – and still have – garages facing the alley. The building type is an appropriate one for the Takoma Park neighborhood and is contextual for this block.

As the design moved to permitting, the HPO recommends that the details specify cementitious board siding, perhaps with consideration for corner boards and trim around the door and window openings.

*The HPO recommends that the Board find the proposal compatible with the historic district and consistent with the purposes of the act; and to delegate final review to staff. The Board's findings shall not be construed as endorsement of any necessary zoning relief.*