

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

Property Address:	2911 Porter Street NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
Meeting Date:	February 24, 2011	X Concept Review
H.P.A. Number:	11-139	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

Working with architect Amy Stacy of Stacy Studio, owner Andrew Abramson seeks concept review for a two-story rear addition to his bungalow in the Cleveland Park Historic District. The house is an early bungalow, designed in 1919 by George Santmyers along with its matching neighbors at 2913 and 2915 as speculative housing for developer S.R. Harris. The house is remarkably intact, retaining its original materials and fenestration on all sides.

Project Description

The addition proposed for this diminutive bungalow would replace the existing shed dormer with a gable roof addition extending 21'4" into the rear yard. It derives its form, style, and materials from the front dormer of the house. Treatment includes the use of fiber cement shingles above board siding on all walls, simulated divided light 6/1 windows, panelized siding under the gable roof, and exposed rafter tails. The addition would be set in on both sides - by 5 feet on the west side and about a foot on the east side – and the roofline would be lower than the existing ridge.

Evaluation

The addition follows the Board's general principles for additions in the deferential nature of its design – it maintains a lower roof, is set back on the sides, and uses compatible materials. The addition will be minimally visible from the sides; however, its form and style are such that it is considered a compatible alteration to the house and will not detract from the character of Cleveland Park.

The materials are appropriate substitute materials that accurately reflect the character of the house. Together with the side setbacks, the change in materials makes the division between new and old recognizable.

The owner has agreed to use wood or a composite material for trim work, rather than vinyl, which is not considered a compatible material in historic districts.

Recommendation

The HPO recommends that the Board approve the project as designed and delegate final approval to staff. HPRB approval should not be construed as an endorsement for any zoning relief.