

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

Property Address:	2941 Newark Street, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
Meeting Date:	May 26, 2011	X Concept Review
H.P.A. Number:	11-279	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

On behalf of owner Bill King, Dan Morales of Gilday Renovations seeks the Board's concept review for replacing a non-historic rear addition and renovating an enclosed side porch. The house was one of the original homes built by the Cleveland Park Company under the direction of John Simpson. It was designed by architect Robert Head in 1898 and retains a high degree of integrity in its eclectic style and use of materials.

Project Description

The addition is proposed to be 26' in length by 23' wide and would replace the circa 1980 13 x 11' rear addition and its extensive rear deck. The architect has sensitively designed the addition in a style that matches that of the house, using 3" exposure wood siding, shingles, multipane transoms, traditional windows, and a steeply pitched roof to reflect elements of the original design.

In working with the HPO and community, the addition has been revised to step down in height in a hyphen-like manner between the rear of the house and the bulk of the addition. This step down in the roofline allows the original overhanging eave of the rear gable to remain intact and unobstructed. The width has also been limited slightly in this hyphen area so that the walls are set in from the house.

The project would rework an existing enclosed side porch on the west side in a more compatible manner. Single-pane casements and transoms will be replaced with 6/1 windows over wood paneling that better reflect the house's period of construction. A decorative turned porch post will mimic the posts on the open porch above.

Evaluation

The addition is situated at the northwest corner of the house and is significantly blocked from view by the projecting side porch, the depth of the existing house, and the garage located along the west side. It has been designed to closely resemble the style of the historic home, but is differentiated through the use of a lower, thinner hyphen to connect the house and addition. It is deferential to the main house in scale and utilizes windows, siding materials, and ornamental details that complement the original construction. In its form, scale, and materials, the addition is compatible with the subject house and the character of the Cleveland Park Historic District.

Recommendation

The HPO recommends that the Board approve the project as designed and delegate final approval to staff.