

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

Property Address:	3523 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:	11-142	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

Architects at Cunningham Quill, working for Foxhall Real Estate, LLC, seek concept review for a two-story rear addition, front door relocation, and new front porch at this Cleveland Park home. The house was designed in 1923 for speculative builder E.E. Harrison.

The house has been significantly altered over time. An attached garage has been converted to living space, through the removal of the garage door and driveway; a 1½ story addition has been placed on the east side; and the front door may have been relocated to its current side position. The rear has received some fenestration changes, and a small cantilevered second floor addition.

Project Description

On the front, the project calls for the relocation of the front door to the original garage entry, beneath a new porch. The porch will replace the existing trellis structure and, along with the relocation of the front door to face Porter Street, it will give the house a more traditional entry sequence. The porch has been designed with Tuscan columns, appropriate to the character and age of the house and will not to interfere with the original eaves of the house. The dormer above the new front door will be expanded so that it is centered on the new door, rectifying its current unbalanced appearance.

The rear addition, while large, will retain some of the original exterior walls and structure. The addition features a gable roof with shed dormers on both sides and will retain the ends of the existing shed dormer. The materials are wood siding to match the existing with 6/6 windows and multi-pane French doors with sidelights.

On the west elevation, the exterior treatment changes to narrower width boards with vertical framing elements and clerestory windows.

Evaluation

The addition follows the Board’s general principles for additions to freestanding houses: it has a lower roofline than the original; it maintains as much of the original structure and materials as possible; and it is not visible from the front. The addition is set back from the existing garage and side addition walls. On the west side, the non-traditional materials and fenestration are not visible from the public perspective and are not considered incompatible modern treatments here.

Staff will continue to work with the architects on the details of the porch, dormer, and front door to ensure they are consistent with the character of the subject house and the Cleveland Park neighborhood.

Recommendation

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