

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

Property Address:	3125 Quebec Place NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
Meeting Date:	October 28, 2010	X Concept Review
H.P.A. Number:	10-464	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

Owner Paul Scham, represented by Cowie Associates Architects, seeks concept review for a two-story addition on the rear of this contributing house in the Cleveland Park Historic District. The house was designed in the Colonial Revival style in 1938 by architect C. E. Phillips for Edna Feddeman. It is situated up a hill from the street on a heavily wooded lot with no public visibility of the rear yard.

Project Description

The addition would replace a one-story greenhouse addition, occupying the same footprint, but extending to two stories in height. The addition measures 8 feet deep by 13 feet wide and would be frame, clad in cementitious board siding with one-over-one windows. The hipped roof would spring off the main roof well below the top of the gable. Fenestration is regularly spaced and appropriately proportioned for the scale of the addition.

Evaluation

This simple addition is consistent with traditional home expansions in historic districts. It is deferential to the main house in scale and utilizes frame construction which clearly identifies it as distinct from the original brick construction. In its form, scale, and materials, the addition is considered 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.