

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

Property Address:	3317 Rowland Place, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
Meeting Date:	October 28, 2010	X Concept Review
H.P.A. Number:	10-496	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

Architect Adam McGraw of Cunningham Quill seeks the Board’s concept review for an addition, deck, pool, and rear elevation changes to a home in the Cleveland Park Historic District. The house was built in 1928-29 along with 3311m 3315, 3318, and 3320 Rowland by Cleveland Park developer W.D. Sterrett and his architect W.R. Lamar. It is a brick Colonial Revival house with an original attached garage.

Project Description

The proposed 2-story addition measures 16 feet deep by 28 feet wide. The rest of the rear elevation will be reconfigured with a covered porch, changes to the fenestration, the addition of second story bay projections, and a full-width attic dormer. Because the lot backs onto Rodman Street, the rear elevation is fully visible.

On the front, the windows will be replaced and the former garage door opening altered. A small side addition is proposed for storage of bicycles and trash cans. A pool is proposed in the rear yard.

Evaluation

Although the addition is proposed to project two feet beyond the existing side wall, set off from the existing rear wall by a 6-inch reveal, only the second level would be visible due to the dramatic slope toward the rear yard. The proposed exterior bike and trash storage shed along the side wall of the garage will also be visible. The architects have redesigned the addition in response to HPO comments, setting the addition in closer to the existing side wall, adding the reveal to separate new from old, and simplifying the design of the bike storage area.

Because of the location of the lot between Rowland Place and Rodman Street, the rear elevation is entirely visible from a public right-of-way. The staff would recommend reconsideration of the rear elevation that strives for a more unified design. The current proposal includes many design components – lattice that acts as both a solid and void, the verticality of two-story-tall brick piers, the horizontality of the cable deck railing, and a multitude of window types and sizes - casements, casements above hoppers, punched sash windows, and French doors. A more traditional approach to fenestration, utilizing a hierarchy of window types would help bring a symmetry and more historically appropriate balance to the rear.

Similarly, a more traditional rear porch using frame construction (i.e. Tuscan columns rather than brick) on the main level would be more consistent with previous Board approvals and with traditional Cleveland Park architecture.

Lattice is customarily used to block in shallow areas below a porch. Where full-story infill is proposed, a more permanent solution, such as brick would be more appropriate than hard-to-maintain lattice over hardi-panel.

On the front, the HPO would request that the architect investigate whether 6/6 or 8/8 windows were original for this house based on surrounding houses designed and built by the same team.

Recommendation

The HPO recommends that the Board approve the project in concept and direct the applicant to work with staff on aspects of the rear elevation as discussed above and delegate final approval to staff.