

**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:	July 26, 2012	X Concept Review
H.P.A. Number:	12-495	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

On behalf of owner Bill King, Steve Daigler of Jordan Honeyman Landscape Architecture seeks the Board's concept review to widen the driveway, add paving at the front corner of the house, install an arbor between the house and garage, add paving stones around the rear yard pool, add a rear fence, and rebuild the side fences. 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. In 2011, the Board approved a one-story rear addition and renovation of the side porch.

Project Description

Some aspects of this proposal – the rear yard paving, arbor, and fences– would not generally rise to the level of review by the HPRB and the HPO has no concerns with their proposal here. However, widening driveways in Cleveland Park and adding paved areas at the front of its homes are design changes that must be carefully examined to ensure the character of the streetscape and house are retained.

Here the owner seeks to widen the driveway from 9'6" to 10' 10" at the apron end and from 8' to 9'9" where it joins a proposed bluestone paved area at the southwest corner of the house. The rolled concrete curbs on either side would be recreated and the material would be exposed aggregate concrete to match the existing.

Two paved areas are proposed off the existing side patio connecting to the front patio. The two areas would be separated by two steps and a 2' x 2' corner plinth.

Evaluation

In 2011, the HPO took an informal survey of driveway widths in Cleveland Park and found numerous examples of driveways and parking pads that had been modestly expanded in width. By and large, these modest (sometimes unpermitted) expansions were determined to have a negligible impact on the appearance and the overall proportions of the drive to the yard. In this case, the subject house is one of the largest in Cleveland Park, with a lot that spans ___ feet along Newark Street. A driveway of a wider width does not alter the overall character of the property.

The house already has a good deal of bluestone paving at its front; however, due to the unusually high berm, much of this paving is not visible from the street. Because some of the landscaping and two trees will be removed for this project, the southwest corner of the house will become

more visible from the street. While the paved areas themselves will not be too apparent from the street, the HPO is concerned that the area could be used for parking cars, which would be visible, and would represent a historically unsympathetic use for a front or side yard in Cleveland Park. It is possible that the difference in height and the presence of the steps will make utilizing this area for parked cars difficult; however, to ensure that it is not used for parking, the area should be constructed and/or landscaped to preclude it.

Recommendation

The HPO recommends that the Board:

- *find the project compatible with the character of the historic district on the condition that the paved area at the southwest corner of the house does not allow for vehicular parking,*
- *delegate final approval to staff.*