

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

Property Address:	3324 Newark Street NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
Meeting Date:	February 28, 2013	X Concept Review
H.P.A. Number:	13-153	New Construction
Staff Reviewer:	Anne Brockett	X Alteration

Owners Paul Ameer and Jacqui Lieberman, represented by architect Dale Overmyer, seek conceptual design review for construction of a side addition, porch infill, and deck expansion project at this home in the Cleveland Park Historic District. The house was designed in 1906 by Arthur Heaton for Cleveland Park developer John Simpson in the rustic Shingle style. The frame house rests on a stone foundation and features a prominent, non-historic porch on the front corner, which projects both to the east side and into the front yard beyond the front wall of the house. The porch, which is one bay wide by two bays deep, was added after 1960.



Project Description and Evaluation

A one-story side addition is proposed along the property's east side behind and within the rear bay of the existing porch. At the rear corner of the house, the addition takes the form of a projecting bay with a notch separating it from the porch. Using the existing house as a model, the addition is clad in shingle siding and rests on a stone foundation. Under the porch roof, the addition is freestanding, rather than engaging the columns. At the rear, the deck will be expanded and new stairs added at the west.

In response to HPO comments, two blind windows and the notched area were added to alleviate a long, unarticulated wall plane. Further, the material for the porch infill will be changed from shingle, as shown on the plans, to wood paneling or beadboard, to better reflect historically infilled porches.

The proposal reflects a compatible way to add to this house. Because the porch is not historic, its infill is not subject to the same scrutiny that an original porch might be. Although the infill has been sensitively designed, it will be largely blocked from view by the front bay of the porch, which will continue to remain open. The bulk of the addition is pushed toward the rear of the house and does not project beyond the mass of the existing porch. Although minimally visible down the driveway of the adjacent property, its form, scale, and materials are compatible with the house and the historic district and consistent with previous approvals in Cleveland Park.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act with the condition of an alternate cladding material in the infilled porch, and delegate final approval to staff.