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

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3430 34th Place, NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 25, 2013	<input checked="" type="checkbox"/> Alteration
Case Number:	13-272	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Dan and Jayetta Hecker, with drawings prepared by Cunningham Quill Architects, request concept approval for alterations to 3430 34th Place, NW in the Cleveland Park Historic District.

Property Description

Constructed in 1925 according to plans by architect W.R. Lamar for owner H.P. Huddleson, 3430 34th Place, NW is a two-story plus basement Dutch Colonial residence. The front steps from the sidewalk to the yard and from the yard to the front porch are not aligned, which is atypical for Cleveland Park. The property currently includes a driveway to the right of the house, extending to the rear yard. The driveway is flanked by an undistinguished retaining a wall, which is cracked in several locations. The property includes a side wing, which is enclosed on the upper floor for bedroom space and open on the ground floor. The rear yard backs up to the grounds of Rosedale, though there is a generous separation between the two historic houses.

Proposal

The plans include widening the driveway, realigning the entry steps from the sidewalk, relocating several windows on secondary elevations, constructing windows wells at the basement level, building new sheds and a parking pad toward the rear of the house, constructing a small one-story rear addition with a pergola, and enclosing an open side porch.

Evaluation

The Board has looked very closely at proposals to widen driveways in Cleveland Park, particularly those proposals in which a character-defining retaining wall would be altered. In this case, the driveway is being widened by approximately 18” in order to achieve a width of 10’. The curb cut and apron are being retained at their present size, with the work impacting only the retaining wall that extends alongside the house. Because that wall has no distinguishing characteristics and is already in need of replacement and because the width would be expanded only marginally with no change to the curb cut or apron, the proposal raises no major preservation issues.

The proposal to realign the steps from the sidewalk up to the front yard and to cover the front lead walk, steps, and landing with flagstone is consistent with the character of the historic district. On the north side elevation, an additional window would be added under the second floor dormer, and three windows toward the rear of the house on this level would be shortened. On the ground floor, new clerestory windows would replace two existing windows and a side door. The proposed window reconfigurations are consistent with the character of the house and given that they are not prominently visible from the street, the work is also consistent with the Board's guidelines for window alterations on secondary elevations.

The sheds and parking pad, both of which are located toward or at the rear of the property, are fairly modest changes. The proposal to infill the open side porch with stucco to match the rest of the ground level is a minor change, particularly given its substantial setback from 34th Place and from the neighboring house to the left. Likewise, the proposal to construct a one-story breakfast room and pantry at the rear of the property is consistent with the massing, materials, and fenestration of the main block of the house. The pergola, railing, replacement of the rear attic vent with a window, and new rear doors to the new deck are also in keeping with the character of the house.

The proposal to add window wells to the basement windows is generally consistent with the Board's design guidelines for basement areaways and windows. Given that the house is sited on a generous berm, it is unlikely that the window wells will be pronounced in views from the public right-of-way. However, the applicants should consult with HPO on the extent of the projection from the side wall of the house. If the wells will provide light rather than egress, the projection can likely be held to a more modest 18". This would be particularly helpful on the north elevation, where the driveway will expose the wells to view more prominently.

The plans include a proposal to replace the existing front door. Prior to final approval, the applicants should consult with HPO to determine whether the existing door is original to the house, and if so, whether repair is possible.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff, with the condition that the applicants consult with HPO on the proposed window wells and front door replacement.