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

Landmark/District:	Cleveland Park Historic District	<input checked="" type="checkbox"/> Agenda
Address:	3056 Porter Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	June 23, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-251	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Knight Elsberry and Abigail Carter, with drawings prepared by Cunningham Quill Architects, request concept review for a side addition, basement expansion and landscaping to 3056 Porter Street NW in the Cleveland Park Historic District.

Property Description

Designed by George Santmyers for owner and builder E.W. Spink, 3056 Porter Street is a brick, two-story, Tudor revival house constructed in 1928 along with the neighboring houses at 3058 and 3060 Porter Street. The main body of the house has a steeply sloped gable front slate roof. A two-story side gable roof wing sits over a garage on the east elevation. The house is located on a deep lot and is set-back roughly 57' from Porter Street. The rear yard of the property slopes upwards towards Ordway Street.

Proposal

The proposal calls for a two-story side addition on the east elevation, basement expansion, and landscaping. The addition would be recessed approximately 1' from the face of the house and clad with brick and stucco and capped by a slate hipped roof. A slate skirt roof would differentiate the addition's first and second floors and extend across the existing side wing of the house. The roof of the side wing would be modified to accommodate a new dormer window. The garage would be converted to living space and the existing wood half lite doors would be replaced by a single multi-light pedestrian door with side lights. Fenestration would consist of multi-light double-hung and casement windows. A roughly 12' x 31' stone terrace is proposed at the rear of the house.

Evaluation

The proposal has undergone several revisions to address concerns about the addition's size and relationship with the house. Originally the addition projected a few feet beyond the face of the house and regrading exposed more of the basement level. This, along with a clipped gable roof, made the addition appear taller and essentially converted the two-story side wing into a hyphen connecting the new construction to the original building. The proposal has been revised to include an increase in the berm at the ground level, concealing some of the structure, and the roof form has been changed to a pyramidal hipped roof. These updates make the addition

appear lower and a more of a secondary feature. The addition has also been recessed approximately 1' from the original building. The modest set-back and the introduction of the slate skirt roof have integrated the new construction more successfully with the house.

As the design continues to be refined, it is recommended that lowering the pitch of the pyramidal roof be evaluated, as this could help in making the new wing more subordinate to the original building.

Recommendation

The HPO recommends that the Board find the addition compatible with the house and the historic district with the condition the height of the addition is adjusted so that it is lower than the house and delegate final approval to staff.