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

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Landmark/District:	<b>Cleveland Park Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>3065 Porter Street NW</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>October 23, 2014</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>14-713</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Frances McMillen</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision
		<input checked="" type="checkbox"/> Denial Calendar

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Applicants David A. Harris and Megan Draheim, with drawings prepared by McInturff Architects, seek conceptual design review for a front porch and window replacement at 3065 Porter Street NW in the Cleveland Park Historic District.

**Property Description**

The subject property is a two-story, brick Colonial Revival style house constructed in 1941. It is one of a coordinated set of three houses (3061, 3065, 3069 Porter Street) designed and built by Carl I. Johnson.

**Proposal**

The proposal calls for a front porch and replacing the house’s primarily six-over-six double-hung windows with single light casement windows. Materials for the porch are not specified, but the framing appears to be wood with a cable railing.

**Evaluation**

Though the subject property is not of great architectural distinction, it is one of a coordinated set that is representative of the Colonial Revival houses constructed late in the period of significance for the Cleveland Park Historic District (1880-1941). The proposed porch is not compatible with the house as one was not historically part of the building’s design. A porch would alter the house’s façade, its relationship with 3061 and 3069 Porter Street, and is not in keeping with the Board’s guidelines on *Porches and Steps on Historic Buildings*, which state “adding a front porch to a historic building where one did not exist historically will significantly alter the appearance of the front façade and thus is not appropriate.”<sup>i</sup>

The historic preservation regulations on window replacement (Section 2305.4) state, "Replacement sash and frames shall match the historic sash and frames in all respects—configuration, method of operation, profile, dimensions, material, finish, and any other salient character-defining features." The regulations on the replacement of windows on small contributing buildings in historic districts (Section 2308.2) state, “If historic windows cannot reasonably be restored, replacement windows shall be approved if they reasonably match the

historic windows in all respects—configuration, method of operation, profile, dimensions, material, and finish.” The proposed change in fenestration from six-over-six, double-hung sash windows to full light casements is not compatible with the subject property and is not in keeping with the window replacement regulations as the proposed windows would not match the historic sash and frames in terms of configuration, method of operation, and profile.

**Recommendation**

*The HPO recommends that the Board find the concept inconsistent with its guidelines and regulations and incompatible with the historic district.*

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<sup>1</sup>*District of Columbia Historic Preservation Guidelines, Porches and Steps on Historic Buildings, 9.*