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

Property Address:	3118 Quebec Place, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	September 27, 2018	X Alteration
H.P.A. Number:	18-606	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architect Mark McInturff, representing the owner, seeks conceptual design review for a rear addition on a 1937 Colonial Revival brick house in the Cleveland Park Historic District. While the property has a Quebec Place address, the front of the house faces Porter Street, set back and sited at the top of a steep hill. The Quebec Place yard has a paved parking area, a detached brick garage and a 1970s addition on the rear of the house.

Proposal

The project calls for removing the 1970s addition and construction of a contemporary one-story addition across the rear of the house that would also provide a covered car port. The brick garage would be converted to a pool house, and the paved parking area replaced by an in-ground pool and garden behind a fence and hedge. A swinging gate would be installed at the entrance to the driveway.

The project also calls for changes to window openings on the front Porter Street elevation. A triple gang of sash windows is proposed for conversion to a French door with flanking sidelights and three individual windows are proposed to be elongated.

Evaluation

While stylistically quite different from the modest house to which it is being attached, the proposed addition is compatible in scale and height, subordinate in size and placement, and clearly distinguishable as a contemporary addition. While most often thought of as a neighborhood of traditionally styled houses, Cleveland Park also has a history of distinguished contemporary design, both for infill houses and additions, to which the proposed addition would contribute.

While the house has a modest architectural character, the window changes on the front elevation are not compatible with the scale of openings and the treatment of a front elevation on a Colonial Revival house, and the treatment is not consistent with the guidance provided in the Board's Window Repair and Replacement Guideline:

Expanding or reducing the size of window openings, blocking up, or creating new openings on primary elevations of historic buildings is not appropriate.

Recommendation

The HPO recommends that the Review Board approve the concept for the addition as consistent with the character of the Cleveland Park Historic District, but find the alteration of the front windows is not compatible, and delegate final approval to staff.