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

Property Address:	3300 Lowell Street, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	September 22, 2016	X Alteration
H.P.A. Number:	16-547	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Ballard Mensua Architects, representing the owners, seeks conceptual design review for construction of a two-story addition on the side of a Colonial Revival house in the Cleveland Park Historic District.

Property History and Description

The center hall house has a symmetrically composed façade clad in wood clapboard punctuated with six-over-six windows. The east side elevation has a one story open porch; the west side has an enclosed porch and an awkward two-story wing that does not appear to be original. The house was constructed in 1923 and designed by architect A.W. Richards.

Proposal

The project calls for removing the enclosed porch and later wing on the west side of the house for construction of a larger side addition. The addition would be clad in clapboard, have six-over-six and six-over-one windows, and would be capped with a lower gabled roof matching the pitch of the existing house; a two story projecting bay would extend beyond the addition's primary mass. The project will also result in needed maintenance and repairs to the trim of the existing house, and replacement of the non-original windows with new six-over-six windows.

Evaluation

The massing of the addition is subordinate to the house, and its design is contextual and compatible in its fenestration, materials, roofline and orientation. The apparent width has been successfully reduced through the treatment of the western-most portion as a secondary projection to the mass of the addition.

Recommendation

The HPO recommends that the Review Board find the proposal compatible with the character of the historic district and delegate final approval to staff.