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

Property Address:	3401 Lowell Street, NW	X	Agenda
Landmark/District:	Cleveland Park Historic District		Consent Calendar
Meeting Date:	July 25/August 1, 2019	X	Concept Review
H.P.A. Number:	19-270	X	Alteration
Staff Reviewer:	Steve Callcott		New Construction
			Demolition
			Subdivision

Owner Christopher Cahill, with plans prepared by Ballard Mensua Architects, seeks on-going conceptual design review for alterations and an addition at the rear of a house located at the corner of Lowell and 34th streets in the Cleveland Park Historic District.

When reviewed in May, the Board did not take a vote but commented that the addition was overwhelming in size and scale. The HPO report raised the concerns that the addition was not subordinate to the house, as the Board typically requires, and would result in the removal of the three-side projecting bay on the 34th Street elevation. The applicant was encouraged to continue working with staff and return for review at a future meeting.

Property History and Description

3401 Lowell Street is a two-and-a-half story frame house constructed by W.C. and A.N. Miller in 1915. It is clad in stucco that likely covers the original clapboard and has prominent corner pilasters on all four corners. The house was designed by architect B. Frank Meyers, and exhibits an eclectic mix of Colonial Revival, Tudor Revival and Craftsman details.

Proposal

The plans for the addition have been revised to address the concerns regarding scale, size and relationship with the existing house. The addition has been pulled away from the back of the house with a small reveal; the cross gabled hipped roof has also been disengaged from the main roof. The addition would be clad in smooth stucco rather than a continuation of the clapboard siding on the main body of the house, and the smaller-scaled windows previously proposed on the addition's 34th Street elevation are now used as well on the rear (north) elevation. The plans continue to incorporate changes made previously to differentiate and reduce the apparent size of the addition, such as lowering the addition's roof and relocating a large dormer to the west side elevation.

Evaluation

While extending beyond the side wall of the house, the addition is more clearly differentiated from the mass of the house by the proposed hyphen element and through the use of stucco. The reduced scale of the fenestration on the two elevations (east and north) that will be visible from street view also improve the addition's compatibility.

The only remaining aspect of the plan that remains problematic is the removal of the three-sided projecting bay on the 34th Street elevation, and replacement with a squared bay that projects out to the same plane as the addition. In addition to resulting in the removal of an original character-defining feature on a primary, street-facing elevation, the relocation out to the face of the addition works at odds with the goal of distinguishing the addition from the main body of the house. It is recommended that the existing bay be retained.

Recommendation

The HPO recommends that the Review Board find the revised concept compatible with the house and historic district and consistent with the preservation act, with the exception of the proposed removal of the three-sided bay on the 34th Street elevation. It is recommended that final approval be delegated to staff.



This rear addition in Cleveland Park projects past the side wall of the original house using a recessed hyphen to differentiate between the two.



This rear addition on a corner house in Cleveland Park is pulled back from the plane of the original side elevation to achieve a subordinate relationship to the house.