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

Property Address:	3403 Lowell Street, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	September 28/October 3, 2019	X Alteration
H.P.A. Number:	19-270	New Construction
Staff Contact:	Steve Callcott	Demolition
		Subdivision

Architect VW Fowlkes, representing owners Constance Pendleton and Jason Gross, seeks conceptual design review for additions and alterations to the side and rear of a house in the Cleveland Park Historic District.

Property History and Description

3403 Lowell Street is a two-and-a-half story stucco-clad house constructed by W.C. and A.N. Miller in 1915. The house was designed by architect B. Frank Meyers and exhibits an eclectic mix of Colonial Revival and Craftsman details. Particularly distinctive are the diamond-paned windows on the first floor and the bracketed roof overhangs above the second-floor porch windows and the front door. Based on an original elevation drawing, it appears that the side porch was originally open on the first floor and that the driveway and garage door below the porch were added at a later time.

Proposal

The plans call for reconstructing the side porch and increasing its footprint five additional feet to the east. The addition has been designed to replicate the existing front elevation, including reuse of the original roof overhangs. The increased footprint on the side would be set back 3 feet from the front façade and would reuse one of the two roof overhangs on the new side elevation. A deck would be constructed along the rear of the house. The east retaining wall of the driveway would be relocated to widen the driveway from 8' to 11' wide.

Evaluation

The addition has been designed to replicate the front elevation of the original porch and to recall the character of the side elevation through the use of matching stucco, ganged windows, and reuse of two of the distinctive roof overhangs. The widening of the driveway is necessary to accommodate the larger size of contemporary cars while still retaining relatively narrow proportions that are not out of character with driveways in the historic district. As the design continues to be developed, reuse of the third roof overhang, either on the side or rear elevation, is encouraged.

Recommendation

The HPO recommends that the Review Board find the concept compatible with the house and historic district, and that final approval be delegated to staff.



*Existing side porch to be reconstructed and expanded
3403 Lowell Street NW*