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

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3512 Lowell Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	May 24th, 2018	<input type="checkbox"/> Alteration
Case Number:	18-366	<input checked="" type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Property owners Nancy Herman and Dawn Hafaker seek conceptual design review for side and rear porch alterations, rear additions, driveway alterations, and window and door alterations.

Built in 1916 by architect Davis Palmer, 3512 Lowell is a frame, Mediterranean Revival two-story house with seven bay openings at the second story and five bay openings at the first. The house is clad in stucco and features a hipped, tile roof with dormers, and two shallow recessed wings at the east and west elevations.

Proposal

This project proposes two new one-story additions at the rear first floor, alteration of the rear east wing porch, and creating a small porch at the west elevation. Also proposed are new basement window wells at the front, window and door alterations at the rear, east and west elevations, and a driveway alteration with fence at the rear.

Evaluation

Compatibility for this project is achieved by locating the additions at the rear, where the visible impact will be modest and from oblique angles only. The massing and scale are subordinate to the primary structure, with only a slight change in footprint. The window alterations at the rear create more appropriate proportions between window openings compared to the existing, altered, state. The rear, east, porch and driveway alterations will be minimally perceptible.

The west porch will be visible but is compatible with the existing front porch in mass, scale and materials. The new porch door is to be altered to a French door, which fits well within the new porch. The house sits somewhat above the street on a berm, which will make the basement window wells nearly imperceptible.

Recommendation

The HPO recommends that the Review Board find the concept for addition and alteration to be compatible with the character of the historic district, and delegate final approval to staff.

Staff Contact: Michael Robb