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

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Property Address:	<b>3512 Lowell Street, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Cleveland Park Historic District</b>		Consent Calendar
Meeting Date:	<b>July 30, 2020</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>20-234</b>	<b>X</b>	Alteration
Staff Contact:	<b>Steve Callcott</b>		New Construction
			Demolition
			Subdivision

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Architect Anne Decker, representing owners Dawn Halfaker and Nancy Herman, seeks on-going conceptual design review for repairs to an existing garage and construction of a guest house on a property in the Cleveland Park Historic District.

### **Property History and Description**

3512 Lowell Street is a two-story Mediterranean Revival house built in 1916, designed by architect Davis Palmer. The large property consists of what were originally four 50' wide x 130' deep lots. The house occupies the middle two and has been combined with a third lot to the east; the fourth parcel to the west remains a separate lot. For the past 18 or so months, the house and grounds have been undergoing an extensive rehabilitation that was approved by the Board in 2018 (HPA 18-366). The property contains a one-story stucco garage at the rear of the property.

### **Revised Proposal**

At the May 28<sup>th</sup> meeting, the Board denied a proposal to demolish the garage and encouraged the applicant to develop a rehabilitation/restoration plan that retains as much of the original building fabric as possible. While no vote was taken on the compatibility of the new house, the Board advised the applicant to revise the design to have it read more clearly as its own house differentiated from 3512, including enlarging the size of the front dormer larger, moving the entrance to the front, and moving the building further to the east on its lot. The Board asked that the project return for further review when ready.

A proposal to retain the garage has been developed calling for only selective removal and in-kind replacement of deteriorated framing, removal of the non-original concrete pad, construction of a foundation, retention and reuse of as much of the tile roof as can be salvaged (supplemented by new tile to match), stucco retention and patching where necessary, and replacement of the non-original garage door with compatible replacement doors.

The two-story guest house has been located on the center of its lot, and the design revised to include a larger dormer window, a stripped classical limestone door surround, and full height casement windows on the first floor.

### **Evaluation**

The renovation plan for the garage will retain as much physical fabric of the building as can be salvaged and in-kind replacement of elements too deteriorated for reuse. The proposed guest house is compatible in materials and architectural character with the property and the residential character of this block in the Cleveland Park Historic District. While it still has some of the same characteristics as 3512 (smooth stucco walls and tile roof), it is sufficiently differentiated in its fenestration, dormer and detailing to be understood as a discrete property.

**Recommendation**

*The HPO recommends that the Review Board find the revised concept to be compatible with the property and historic district, and that final construction plan approval be delegated to staff.*