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

Property Address:	3512 Lowell Street, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	December 17, 2020	X Alteration
H.P.A. Number:	21-096	New Construction
		Demolition

Architect Anne Decker, representing owners Dawn Halfaker and Nancy Herman, seeks conceptual design review for construction of a pool pavilion and pergola in the rear yard of a house in the Cleveland Park Historic District.

Property History and Description

3512 Lowell Street is a large, stucco-clad, two-story Mediterranean Revival house built in 1916, designed by architect Davis Palmer. For the past 24 or so months, the house and grounds have been undergoing an extensive rehabilitation that was approved by the Board in 2018 (HPA 18-366), which included construction of a new inground swimming pool and stone terrace in the rear yard to replace an existing pool. The Board also recently approved plans for rehabilitation of the garage and construction of a separate house on an adjacent lot (HPA 20-234).

Proposal

The plans call for construction of an open, one-story pool pavilion to be located at the SE corner of the lot, east of the pool. The pavilion would be clad in stucco and capped with a hipped terra cotta roof to match the original style and materials of the house. An open wood pergola would extend north from the side of the pavilion. The plans also include extensive evergreen landscaping at the rear of the structure along the side yard property line.

Evaluation

The proposed structure is compatible in materials and architectural character with the property and the residential character of this block in the Cleveland Park Historic District. It would not be visible from public street view and would be screened by new plantings from neighboring properties.

Recommendation

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

Staff contact: Steve Callcott