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

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Property Address:	<b>3519 Lowell Street, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Cleveland Park Historic District</b>		Consent Calendar
Meeting Date:	<b>March 24/March 31, 2022</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>22-141</b>	<b>X</b>	Alteration
			New Construction
			Demolition

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Architect Colleen Healey, representing the 3519 Lowell Trust, seeks conceptual design review for construction of a two-story garage on a private drive at the rear of a property in the Cleveland Park Historic District.

**Proposal**

3519 Lowell shares a private drive that extends off 36<sup>th</sup> to the rear yards of 3501 and 3519 Lowell and 3562 and 3556 Macomb Street; two of these other properties have one-story garages facing the drive. The project calls for construction of a two-story garage at the end of the drive. It would be clad in horizontal cedar siding and have a sloped second story charcoal gray metal roof with a dormer window. The first story of the garage would measure 9’9” high and the second story roof peak would rise to 18’10” [The proposal has been revised in response to neighbors’ concerns since initially submitted, with the height lowered by 2’8”].

**Evaluation**

Due to the deft handling of the roof form and massing, the garage will appear as a one-story primary mass capped by a sloped, secondary roof form that would not be incompatibly taller than the adjacent one-story gabled roof garages. While garages and secondary structures in the Cleveland Park Historic District are most commonly one-story in height, the Board has found several proposals for taller structures to be compatible when they are expressed in a similar manner as the proposal. Examples include: conversion of a one-story garage to a 15’4” tall accessory dwelling unit at 3406 Rodman Street (HPA 16-463, Sept 2016), a new 20’ tall two-story garage with loft at 3225 33<sup>rd</sup> Place (HPA 17-421, June 2017), a 19’ tall second story addition to one-story garage at 3503 Woodley Road (HPA 19-136, Jan 2019) and a new 26’ tall two-story accessory structure at 3411 Ordway Street NW (HPA 20-178, Feb 2020).

As the plans continue to be developed, HPO recommends that the dark color of the metal roof be revised to a lighter color – perhaps a pale gray to relate to the asphalt shingle roof of the house – which would be more visually recessive.

**Recommendation**

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

*Staff contact: Steve Callcott*