

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

Property Address:	3501 Newark Street NW	X	Agenda
Landmark/District:	Rosedale/Cleveland Park Historic District		Consent Calendar
Meeting Date:	March 26, 2015		Concept Review
H.P.A. Number:	15-258		New Construction
Staff Reviewer:	Anne Brockett	X	Alteration

Owners Jane and James Manzi, working with Champion Hruby Landscape Architects, seeks the Board's review to add a fence at the southern edge of their property, the Rosedale farmhouse, which was designated a D.C. Landmark in 1973. A portion of the house was constructed in the 1740s and was expanded several times over the next century. The house fronts a sweeping open landscape, a small but important remnant of the 990-acre parcel owned by Uriah Forrest. The proposed fence would keep dogs from the Rosedale Conservancy land out of the private yard and provide an enclosed area for Rosedale's owners.

Project Description

The fence is designed to replicate a historic fence that once ran along the east and west sides of the house. As seen in historic photos, these fences were wood picket fences typical of the late 19th and first half of the 20th century. The proposed picket fence would follow the property line along the south edge of the lot, turning in at 90 degrees to follow the east boundary and bending in to a 90 degree angle at the west to provide a landing for the stairs. The fence would be slightly inset at the west edge so as not to disrupt a historic boxwood hedge.

Evaluation

The HPO finds the installation of a picket fence at Rosedale a compatible alteration. The design and height are consistent with historic precedent at the house and are characteristic of enclosed yards in such rural settings. Although a picket fence may never have existed in front of the farmhouse, its installation is not an incompatible introduction to this property type and does not diminish the significance or prominence of the historic landmark. To ensure complete compatibility, the fence must be constructed of wood with a maximum height of 42" and must be painted.

The precise placement of the fence should also be pulled back sufficiently from the crest of the hill to allow for a comfortable landing from the stone steps and to ensure that the fence runs in a straight line.

Although the proposal is compatible, the HPO would strongly encourage the consideration of an electronic fence or other alternative that would curb the incursion of dogs onto the property and preserve the open space and historic character of the Rosedale farmhouse and abutting Conservancy to an even greater degree.

Recommendation

The HPO recommends that the Board approve the proposal as compatible with the historic landmark and delegate final approval to staff after full consideration of all alternatives with the Rosedale Conservancy.