

**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:	April 27, 2017		Concept Review
H.P.A. Number:	17-298		New Construction
Staff Reviewer:	Anne Brockett	X	Alteration

Owners Jane and James Manzi seek permit 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 agricultural parcel owned by Uriah Forrest. The proposed fence would connect to existing fences on the east and west sides of the house to keep dogs and their owners from the abutting Rosedale Conservancy land out of the private yard and provide an enclosed area for Rosedale's owners.

The project was initially proposed in 2015, but never presented to the HPRB. Instead, the owners worked with the Rosedale Conservancy, community groups and neighbors to install more discreet methods of discouraging trespassers. However, as indicated in the Statement of Support submitted by the applicants, these efforts have not succeeded and they have resubmitted the fence design for Board review.

Project Description

The fence is designed to imitate historic fences 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 fence would follow the property line along the south edge of the lot to where it abuts the fence of the neighboring property (a non-contributing building) on the east, then turn north along the east boundary to join the existing fence. On the west, the fence line bends at the southwest corner to provide a landing for the historic stairs leading down to the Conservancy land. The fence would be slightly inset at the west edge so as not to disrupt a mature boxwood hedge.

Evaluation

In design and placement, the proposed installation is consistent with historic precedent at the house and is 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, where keeping livestock away from the home was a necessity. Nor would a fence diminish the significance or prominence of the landmark. To ensure complete compatibility, the fence must be constructed of painted wood. The height is proposed to be a maximum of 4'3" in height, which is considerably taller than most historic fences (although it does appear from the historic photos that the fence here was tall); it is recommended that the new fence be no taller than 36 inches above grade.

It should be noted that previous archaeological investigations on the property have been conducted with historic discoveries related to prior Rosedale owners. As one of the oldest occupied sites in the city, Rosedale continues to possess the potential to yield further archaeological information. The

owners are encouraged to work with HPO staff to conduct limited testing along the proposed fence line to incorporate below-ground data relevant to the history of the District of Columbia into the public body of knowledge before construction destroys this possibility.

In addition, it appears that the fence would run close to mature boxwoods and other landscaping features. The exact fence line and installation of the fence should be determined in a manner that does no harm these plantings or other landscape features.

Recommendation

The HPO recommends that the Board approve the proposal as compatible with the landmark at a height not to exceed 36" in consideration of the landscape and archaeology comments above and delegate final approval to staff.