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

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|--------------------|---|-------------------------------------|------------------|
| Property Address: | 3401 Newark Street NW | <input type="checkbox"/> | Agenda |
| Landmark/District: | Cleveland Park Historic District | <input checked="" type="checkbox"/> | Consent Calendar |
| | | <input checked="" type="checkbox"/> | Concept Review |
| | | <input type="checkbox"/> | Permit Review |
| Meeting Date: | March 23, 2023 | <input checked="" type="checkbox"/> | Alteration |
| H.P.A. Number: | 23-217 | <input type="checkbox"/> | New Construction |
| | | <input type="checkbox"/> | Demolition |
| | | <input type="checkbox"/> | Subdivision |

The applicant, Anne Decker, agent for property owners Abby Greensfelder and Frank Foer, seeks concept review to demolish and replace a non-historic rear addition to a contributing building and to alter a non-contributing, one story rear accessory structure in the Cleveland Park Historic District.

Proposal

3401 Newark Street NW was built in 1895 by John Simpson. The classical revival home is two and a half stories tall and is typical in size and style to other detached homes in Cleveland Park. The home sits at the busy corner of Newark and 34th Streets NW. At some point after 1979, and possibly done in stages, a rear addition was added. It consists of a two and a half story conglomeration of masses, rooflines, and materials. The proposed design replaces that with a two story, flat-roofed addition in a contemporary style. The structure is expected to be sheathed in stucco. It will have steel glass doors along with steel windows with limestone sills

The one-story rear accessory structure is located directly against the rear property line. Like the current addition, the accessory structure, referred to as an artist's studio in 2010, was built at some point after 1979. The applicant proposes to alter the fenestration of the front elevation only, which faces the house to the south.

Evaluation

The current rear addition is architecturally busy and distracting, invading the massing and lines of the 1895 house and detracting from its classical revival elegance. Both are at the same height, and the historic house's individuality suffers as it seemingly carries the rear addition upon its back. The proposed addition brings simplicity and clarity to the situation. At two stories tall, it will stand well below the historic house, restoring the 1895 structure to its proper place as the property's dominant mass. The proposed addition will attach to the historic house only against the rear wall, rather than along both wall and roof like its predecessor, creating a simple and easily discernable bond. The proposed addition's contemporary style differentiates from the historic house, while the addition's fenestration will pay homage to its 1895 forebear. Alterations to the rear accessory building will not change that structure's massing or public expression in any significant way compared to its current appearance.

Though the property sits on a well-traveled corner, both the rear addition and rear accessory building are currently veiled from view from 34th Street by large, dense, and mature perennial foliage. If that foliage was to be removed or reduced in the future, the rear addition and accessory building would be easily viewable from both 34th Street and Highland Place. However, in the case of the proposed addition, its clarification and simplification of the relationship between old and new is compatible and the addition subordinate and contextual with the house.

As the design continues to be refined, the architect has agreed to work with HPO to study the proportions and termination of the addition's top.

Recommendation

HPO recommends that the Board find the concept review for the replacement of the existing rear addition and alteration of the rear accessory building compatible with the historic district, and that final review be delegated to staff.

Staff contact: Todd Jones