

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

Landmark/District: **Cleveland Park Historic District**  
 Address: **3424 Quebec Street, NW**  
 ANC: **3C**

- Agenda
- Consent
- Concept
- Alteration
- New Construction
- Demolition
- Subdivision


Meeting Date: **July 27, 2023**  
 Case Number: **23-438**

Applicant Mary-Margaret Stacy, agent for property owners Annett Kuester and Julian Ha, seeks concept review for a one-story roof top addition to a contributing building in the Cleveland Park Historic District.

**Property Description**

3424 Quebec Street NW was built in 1922 in the craftsman style. It is a Sears and Roebuck frame kit house known as “The Walton,” and retains most of its original features and massing.

**SIX ROOMS, BATH AND PORCH**



**Honor Bill**

*The Walton*  
No. P13059 "Already Cut" and Fitted  
**\$2,471.00**

**The Living Room.** The six rooms and bath are well arranged. It is not necessary to enter any of the three bedrooms directly from the main rooms. Ample closets are provided and many of the latest ideas for space utilizers are embodied. The living room is of excellent proportions and well lighted. Size, 14 feet 2 inches by 19 feet 1 inch. The fireplace and bookcase colonnade add to comfort as well as beauty.

**The Dining Room.** Through the bookcase colonnade you enter the dining room, 16 feet 2 inches by 12 feet 9 inches. The dining room is flooded with sunshine by the row of windows on the left and with the long wall space opposite these windows you can place a buffet of any size.

**The Kitchen.** The kitchen is planned to make the work easy. It measures 8 feet 9 inches by 12 feet 1 inch. Only a few steps away from the door to the dining room is the stove. On the landing at the grade entrance, just inside the back door which is glazed, is a space for refrigerator. Here, too, are stairs to basement.


**The Bedrooms.** A hallway, which has a coat closet, and a linen closet, connects the living room with two bedrooms and bath.

The front bedroom has a built-in cedar chest that forms a window seat. There is a clothes closet with hat shelf. Light and air come from three windows. The other bedroom has a clothes closet with hat shelf and a double window.

The rear bedroom is entered from a square hall that is open from the dining room. This hall accommodates a clothes closet and stairs to attic. All bedrooms allow comfortable placing of the usual furniture.

A bathroom is between the two bedrooms. The above mentioned linen closet has a door opening into the bathroom.

Can be built on a lot 40 feet wide



**The Basement.** Excavated basement with concrete floor. Room for furnace, laundry and storage.

**Height of Ceilings.** Basement, 7 feet from floor to joists. Main floor, 9 feet from floor to ceiling.

**What Our Price Includes**  
 At the price quoted we will furnish all the material to build this six-room bungalow, consisting of:  
 Lumber, Lath,  
 Siding, Clear Grade Clear, Red Cedar Shingles;  
 Siding, Clear Cypress or Clear Red Cedar, Bevel;  
 Framing Lumber, No. 1 Quality Douglas Fir or Pacific Coast Hemlock;  
 Flooring, Clear Maple for Kitchen and Bathroom;  
 Floor Oak for Balance of Rooms;  
 Porch Floor to be Covered;  
 Porch Ceiling, Clear Grade Douglas Fir or Pacific Coast Hemlock;  
 Ceiling Lumber;  
 High Grade Millwork (see pages 110 and 111);  
 Interior Doors, Insulated Two-Pane Panel Design of Douglas Fir;  
 Trim, Beautiful Grain Douglas Fir or Yellow Pine; Window and Column, Clear White Pine;  
 Bookcase Colonnade, Middleline Case;  
 Mosaic Set, Washburn Cedar Chest Seat;  
 48-Lb. Building Paper;  
 Extra Trenching Spikes;  
 Chicago Design Hardware (see page 132);  
 Paint for Three Coats of Outside Trim and Siding;  
 Shellac and Varnish for Interior Trim and Doors;  
 Shingles, Paste Filler and Floor Varnish for Oak;  
 Red Single Floors;  
 Stain for Two Brush Coats for Shingles on Gables.  
 Complete Plans and Specifications.  
 Built on a concrete foundation.  
 We guarantee enough material to build this house. Price does not include cement, brick or plaster.  
 See Description of "Honor Bill" Houses on Pages 12 and 13.  
 For Our Easy Payment Plan See Page 144

**OPTIONS**  
 Skirt Plaster and Plaster French to take the place of wood lath, \$200.00 extra. See page 109.  
 Original Asphalt Shingles, guaranteed 17 years, instead of wood shingles, \$75.00 extra.  
 Oil Trim and Doors for living room and dining room, \$15.00 extra.  
 Storm Doors and Windows, \$72.00 extra.  
 Saven Doors and Windows, guaranteed ones, \$42.00 extra.  
 For Prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 130 and 131.

Page 52    See Interior Views of the Walton Home on Opposite Page    p602

Figure 1: The Walton house by Sears and Roebuck.

## Proposal

The applicant proposes to add a second story to the one-story house. They have presented two slightly different design options. Both options consist of adding a one-story, side-gable addition atop the rear half of the house, which will increase the overall height of the building by about 5' (from 19' to 24'). The existing brick chimney will be similarly raised to match. Where the two proposals differ is at the transition point, located approximately at the center of the house, where the new two-story roof of the addition will drop one story down to the existing roof of the historic house. A smaller mass is needed at that point to accommodate an interior staircase. The first proposal calls for this transitional space to have a gable roof while the second proposal calls for a shed roof:

1) *Gable Roof Option*: This option will top the transitional mass with a front-facing gable roof, pitched to roughly match the house's existing two gables. The front of the new gable will be set back approximately 20' from the edge of the existing gable above the front porch, and about 10' behind the edge of the existing gable of the main house. This will result in creating a terraced effect among the house's gables. The tallest point of this gable will be 22' high, which is 3' taller than the house's current highest point, and 2' lower than the highest overall point of the new addition.

2) *Shed Roof Option*: This option will cover the transitional mass with a shed roof, sloped toward the front of the house, and sloped in the same direction as the roof of the rest of the rear addition. This option will require slightly less space and will thus increase the front setback by an additional few feet. The cornice height of the shed roof will be 19' tall, which is nearly the same height as the house's current roofline.

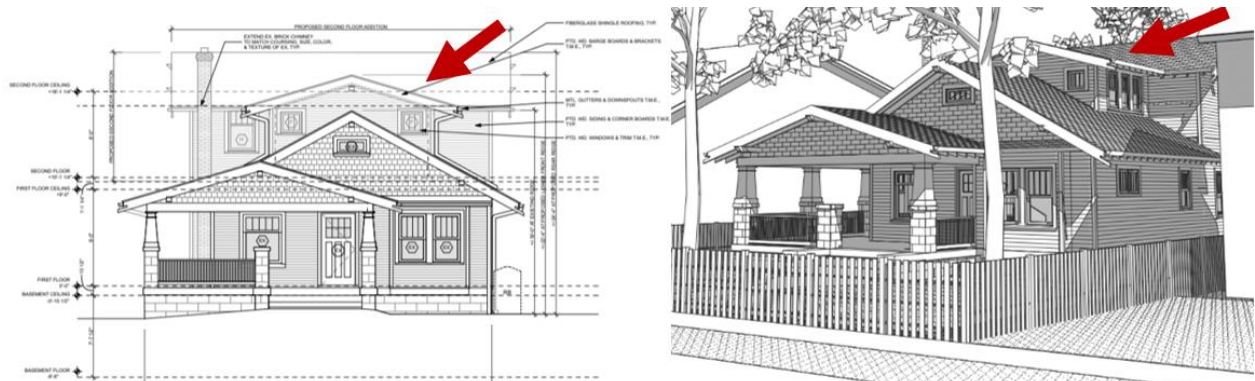


Figure 2: Gable Roof Option

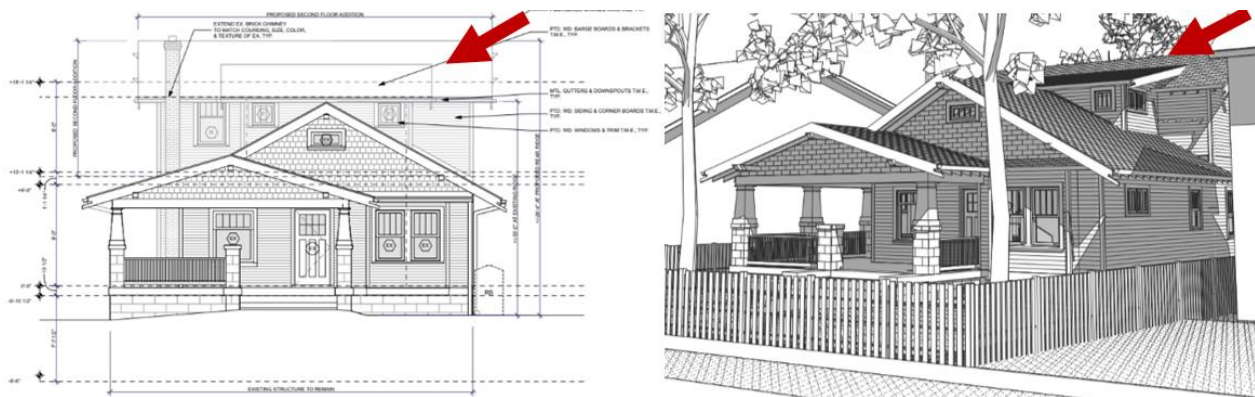


Figure 3: Shed Roof Option

Both proposals will leave the entirety of the character-defining front porch untouched. In addition, a couple items of non-visible work are planned for the rear of the house. A new rear wood deck will replace an existing one on the first story. As currently configured, the house lot slopes downward from the street to the alley, which allows for at-grade pedestrian and automobile access to the basement level in the rear. A new egress window well on the basement level is proposed under the existing front porch, but will not be visible and not affect the integrity of the porch.

### **Evaluation**

The idea for the Shed Roof Option was recommended to the applicant by HPO in an effort to create a more clear, logical distinction between old and new. The only front-facing gables will be those of the original house, which will allow the highly noticeable cornice lines to mark the historic form unchallenged. The Shed Roof Option, being setback slightly further and standing slightly lower, will also be less visible to an observer on the street. The Gable Roof Option, on the other hand, with its terraced gable effect, place old and new on an equal platform. The house's existing cornice lines, which are especially characteristic in craftsman bungalows, will be prevented from recognizing the original form with this third appendage hanging over them. Under this option, the new addition is demanding more attention and is more visible from street view. The Shed Roof Option keeps the new addition in check, firmly behind the existing gables, and fully subordinate to the historic house.

Both design proposals will be visible from Quebec Street, however a proper design solution can achieve added space for the applicant while not dramatically altering the house's historic character. The unusual nature of the site and house create unique challenges for anyone who wishes to expand the single-story bungalow, which is far smaller than its many two-story neighbors. The proposed Shed Roof Option design offers a compatible solution for this difficult situation. Though the addition will be visible from the street, its configuration will retain the horizontal feeling characteristic of craftsman bungalows by allowing the original gable cornice lines to dictate the form. The rear portion of the house will grow in overall height, however that expansion is being proposed in a way that does not compete with the front of the house, which is being left in its original Sears appearance. The rear addition will feature wide, overhanging eaves appropriate for a bungalow. Exposed beams under the gables and the window designs, too, are all complementary to traditional bungalow aesthetics. As a result, the addition appears to grow organically from the rear of the historic house rather than being awkwardly forced upon it. With the addition's roofs presenting mostly unremarkable shingles to an observer on the street, the historic gable's cornice lines are allowed to be the more noticeable feature, which will stress the house's horizontality. The design, therefore, does not dramatically increase the sense of massing, especially when compared to neighboring houses of two stories.

### **Recommendation**

*HPO recommends the Board support the "Shed Roof Option" and find the project compatible with the Cleveland Park Historic District, and delegate final approval authority to staff.*

*Staff contact: Todd Jones*