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

Landmark/District:	Georgetown Historic District	(x) Consent
Address:	3234 N Street NW	
Meeting Date:	June 28, 2018	(x) Alteration/Addition
Case Number:	18-342	(x) Permit

The applicant, Dale Overmyer, architect and agent for property owner SOFLO LLC, requests the Board’s review of a permit-revision application for a rear addition and alterations. The matter is before the Board because the work would not be visible from a public thoroughfare—and is not in the jurisdiction of the Commission of Fine Arts—and because the addition to the second story is a slightly larger in area than can be cleared by staff under the delegated authority by the Board.

In April, the Board reviewed work at the front of the house. Various pieces of the renovation of this property have undergone review since the beginning of 2016, and work began at that time. This application is an amendment of a permit issued in January 2017, calling for an “[a]ddition and alteration to rear elevation, basement underpinning and dig out new sub-basement below existing basement, and complete interior remodel to all existing floors. Rework roofline behind front facade. New terraces and pool at rear of house, and buttressing to be added to existing stone retaining wall...” The revision proposes an “elevator to all three floors, extend[ing the] second-floor footprint... to align with [the] first floor... [and] revis[ing the] window/door openings on [the] south elevation.” The elevator would be wholly internal to the house. The attached drawings compare the approved version to the presently proposed. Some of the interior changes have been approved under other permits.

The proposed rear elevation is more unified than the previous one, addressing some haphazard previous fenestration. It is bolder in that it employs copper-panel siding at the house corners.

As indicated by historic maps, the shallow, rectangular main block is the original, circa 1815 core of the building. A rear kitchen ell was added to the southwest corner of the building in the late nineteenth century, but it was already greatly altered before the present rehab further transformed or removed it. A new addition at the upper center of the rear elevation has little preservation effect compared to leaving the building as it stands today, or to continuing with the previously approved design for the rear. It is consistent with the Board’s practice to permit additions to reflect their own time, in a compatible manner.

Recommendation

HPO recommends that the Board recommend approval of the permit application as compatible with the character of the house and the historic district and, thus, consistent with the purposes of the preservation law.