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

Property Address:	3550 Tilden Street, NW	X Consent Calendar
Landmark/District:	Springland farmhouse	X Concept
Meeting Date:	September 28, 2023	X Alteration
H.P.A. Number:	23-505	

Property owners Daniel Yates and Tobie Whitman, with plans prepared by Anne Decker Architects, seek review of a concept for alterations to the landmark Springland farmhouse.

Property Description

Springland is a two-story brick house dating from about 1845 which was expanded in 1891. It is significant as an example of the mid-nineteenth-century gentleman-builder country estates erected in the rural areas outside the emerging federal city. The house exemplifies the construction techniques, materials and layout of southern vernacular architecture of the 1840s, and it also exemplifies the pattern of extended family life in the mid-nineteenth century, with the younger generation building their homes on land within or adjacent to that of their parents'.

Springland was built by Ann Maria Adlum Dent and her husband Henry Hatch Dent on land given to them by her father, John Adlum, a Revolutionary War and War of 1812 veteran, surveyor, and vintner who wrote the first treatise on American viticulture in 1823. Adlum's estate, known as "The Vineyard," stretched north of Rodman Street from the Nourse property (the current Sidwell Friends school) on the west, down to Connecticut Avenue on the east. The south-facing slopes north of Tilden and east of Reno Road (currently International Place) was the site of the vineyards.

The Dents' daughter, Adlunia, married James MacBride Sterrett, a philosophy professor at Columbian College (now George Washington University) and a founder and first rector of All Souls Episcopal Church. The couple was responsible for the two-story 1890s addition on the east side of the house. The property was subdivided down through the twentieth century to create suburban house lots on Springland Lane to the south, the location of the Springland Springhouse, separately designated as a landmark in 2002 but originally an outbuilding of the subject property.

Proposal

The plans call for replacing a 1990s screened side porch on the east elevation with a porch of roughly the same size but with a simpler roofline. Window opening modifications would be made on the second floor of the east elevation (removing one window and expanding the opening of another), on the west side elevation (lowering two windows back to their original height and adding a third), with two window openings added to the south elevation. The basement level of the south-facing porch would be enclosed with glazing to create a sunroom.

Evaluation

The proposed alterations are restrained and have been carefully considered to retain the vernacular character of the house.

Recommendation

HPO recommends that the Board find the alterations to be compatible with the character of the landmark and that final further review be delegated to staff.