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

Property Address:	2310 Wyoming Avenue, NW	X	Agenda
Landmark/District:	Sheridan-Kalorama Historic District		Consent Calendar
Meeting Date:	October 30, 2014	X	Concept Review
H.P.A. Number:	14-635		Alteration
Staff Reviewer:	Steve Callcott	X	New Construction
			Demolition
			Subdivision

Architect David Jones (Jones & Boer Architects), representing Bancroft Place LLC, seeks conceptual design review for construction of a single family detached house on a vacant site in the Sheridan-Kalorama Historic District.

Property Description

The site, lot 27 in Square 2518, is located just west of the corner of Bancroft and 23rd Street, adjacent to the rear yard of 2301 S Street, NW, a residential building owned by the People's Republic of China. The lot measures 80' wide by 97.5' deep (7,800 square feet) and is currently improved with a tennis court enclosed by a chain link fence. The ambassadorial residence of the Embassy of Ecuador is located immediately to the west.

Proposal

The project calls for constructing a three-story house measuring 57' wide by 40.5' deep, rising to a height of 39.7' to the top of the roof (42.7' to the top of the roof parapet). The house would be classical in composition and Georgian Revival in architectural styling, with a symmetrical façade clad in brick and limestone. It would be set back 8' from the front property line, with a projecting double flight front stair leading to a central landing to access the centered front door.

The house would have 8' and 15' side yards on the east and west sides respectively; the west side yard would include a driveway leading to a garage in the house's basement level. The rear yard would include an in-ground pool and at-grade terrace.

Evaluation

Like the adjacent property at 2320 Bancroft, the proposal takes the form of a detached mansion, fully-designed on all four sides. It is representative of and compatible with the definition of the mansion building type described in the Sheridan-Kalorama historic district nomination:

A mansion is defined as a large, imposing, free-standing, stately residence that is grand in scale. Unlike the suburban or urban villa, the mansion form is palatial in character, fully designed on all four sides, and its detailing and massing are conceived to dominant its site. A critical character-defining feature of the mansion as a residential form is its prominent siting and its separation of public and private orientation. Landscaping is

usually given significant attention, although this may not be visible from the street, for private rear gardens are characteristic of the building form. The landscape is usually designed and includes gardens and architectural elements.

As shown in the street elevation drawing, the proposed massing and height are compatible for the streetscape, which includes a variety of house and building types. The site plan of the block illustrates that the proportional relationship of the house to its lot size is similarly compatible with the variety of adjacent houses and lot sizes.

The architectural styling and materials use are compatible and consistent with the historic district, which includes many examples of English Georgian Revival, Colonial Revival and Classical Revival residences executed in the same materials and styling. As the nomination points out, the English Georgian Revival was widely used from the 1910s and 1920s, and even well past the period of significance into the 1980s:

The popularity of the Colonial Revival style at the beginning of the 20th century paved the way for a greater appreciation of pure English form and detailing in the 1910s and 1920s. Proponents of the English Georgian Revival style moved beyond the examples identified with the English Colonies and looked directly to unadulterated English precedents. The result is a less distilled version of Georgian architecture, usually more sophisticated in character. The interior plan and the expression of this on the facade is distinctly different from that used in Colonial Revival style buildings. The English Georgian Revival adheres to the 16th-century Italian Renaissance ideals as espoused by 18th-century neo-classical English architects such as Christopher Wren.

The nomination lists many properties in the district that exhibit versions of the English Georgian Revival; without being replicative, the subject proposal has a restrained use of detailing and compositional similarities to the George Hewitt Myers residence (formerly the Textile Museum) designed by John Russell Pope in 1912 at 2310 S Street, NW.

The district nomination concludes by acknowledging:

Additional construction has not altered the architectural character of the neighborhood; in fact, the majority of post-1945 construction continues the general character of the neighborhood.

The proposal continues that tradition, and relates compatibly to the character of the historic district.

Recommendation

The HPO recommends that the Board find the proposal compatible with the character of the Sheridan-Kalorama Historic District and delegate final approval to staff.