

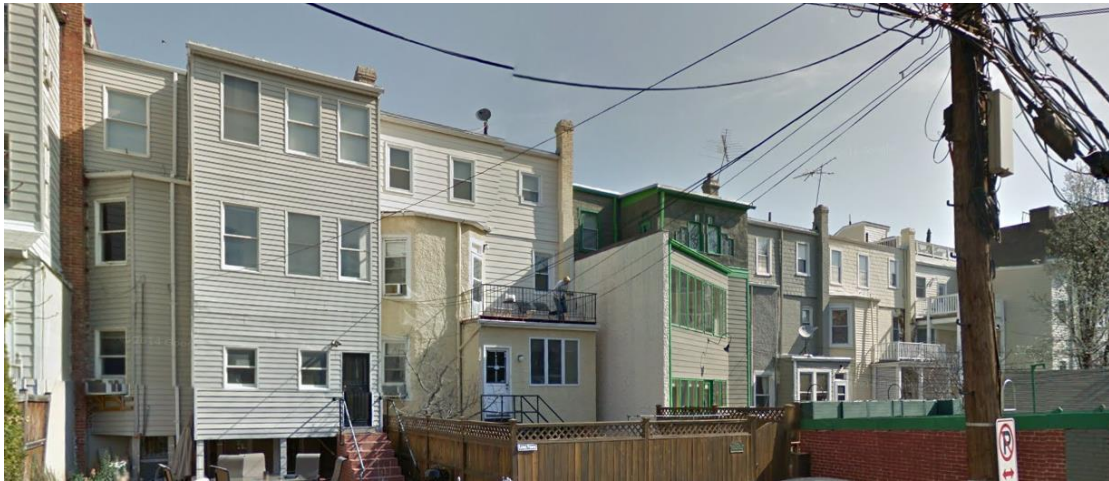
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	2632 Garfield Street NW	X	Agenda
Landmark/District:	Woodley Park Historic District		Consent Calendar
Meeting Date:	September 22, 2016	X	Concept Review
H.P.A. Number:	16-544	X	Alteration
Staff Reviewer:	Anne Brockett		New Construction

On behalf of Dynamic Ventures LLC, R. Michael Cross Design Group proposes to add a rear addition and front basement entrance to this Woodley Park rowhouse. The front porch would also be significantly rebuilt.

The house is one of 15 built in 1908 by developer Harry Wardman, using designs by architect Albert Beers. The row features a number of different elevations in pairs and triples exhibiting elements of the Tudor Revival, Craftsman, and Colonial Revival styles. The subject house and its twin stand three stories tall with stucco facades, 2/3 width front porches, mansard-like roofs with peak-roofed dormers, Palladian and arch-top sash windows on the second floor, and grand fanlights and sidelights framing the front doors.

Originally, the rear elevations on this row had 2-story, 3-sided bays with one story porches or bumpouts rather than narrower dogleg spaces typical to older rowhouse neighborhoods. Many of the bays remain intact or partially encapsulated by 2- and 3-story additions. The subject property is one of two that no longer retains the bay. Along this row, no addition projects deep into the rear yard, with the exception of approximately 10-12 foot additions at 2616 and 2622 Garfield and no property in this row has a full-width addition.



Two alleyscape views showing original bays and additions.



Project Description

The project calls for adding a full-width, 3-story addition. At the first floor and partially elevated basement, the addition projects 20 feet with a deck extending an additional 11 feet. The deck is positioned slightly lower than the first floor, sitting 3'11" above grade. The second and third floors would project out 8 feet with a second floor balcony covering the roof of the first floor below. The addition would be clad in cementitious board siding with simple punched windows and French doors onto the balconies.

At the front, the porch is significantly deteriorated and in need of substantial rehabilitation. It will be repaired to the extent possible, with replica replacement materials where necessary. A basement entrance is proposed under the front porch with curving stairs occupying the space next to the front porch.

Evaluation

In response to HPO comments, the proposal has been modified since its initial submission by eliminating a roof deck and penthouse stair, cutting back the second floor addition to align with the third floor above, eliminating the second floor balcony, and reworking the front basement entrance. Overall, these modifications are a step in the right direction, simplifying the massing and creating what appears to be a compatible basement entry. However, the addition is still somewhat unusual within this context for its form and the substantial projection on the lower floors.

In 2014, the Board did not approve a 12-foot deep, 1-story screened porch at the rear of 2737 Woodley Place due to the extraordinarily intact character of the alley. Although the alley behind Garfield Street has undergone more change than Woodley Place, it still conveys the original design of the rear elevations and the articulation made possible by the rear bays, an important feature of this row.

In order to better reflect the alley context, the HPO recommends exploring a shallower addition on the basement and first floors as well as a narrower footprint – at least on the second and third floors – to be more consistent the widths of existing additions. On the facade, the front door, which appears to be original, should be retained and the windows restored to their original configuration of 8/1 on the first and second floors, diamond pane casements flanking the Palladian arched window, and 6/1 in third floor. The deteriorated dormers should also be restored.

As the plans progress, the HPO seeks clarification of the total amount of demolition proposed to ensure it does not affect the building's integrity; the precise configuration of the front basement stairs to determine if they meet the Board's guidelines for front basement entrances; and the proposed treatment of the front porch.

Recommendation

The HPO recommends that the Board find an addition to this property compatible in concept, but direct the applicant to explore a form that is more consistent with existing additions on this row.