

**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:	November 17, 2016	X	Concept Review
H.P.A. Number:	16-544	X	Alteration
Staff Reviewer:	Anne Brockett		New Construction

Dynamic Ventures LLC, with plans prepared by R. Michael Cross Design Group, seeks concept review for construction of a rear addition and a front basement entrance to this Woodley Park rowhouse. The front porch would also be restored.

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 peaked 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 1-story porches or projecting bays rather than narrower dogleg spaces typical of 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 in the row that no longer retains its bay. Along the row, no additions project deeply into the rear yard, with the exception of approximately 10-12 foot deep additions at 2616 and 2622 Garfield, and no property in this row has a full-width addition.

Project Description

In working with the community and HPO, the applicant has significantly reduced the scope of the project from what was initially proposed, limiting what was a full-width, tiered addition to a simpler form, mass, and scale. The proposed addition projects 8 feet into the rear yard and is not full-width, leaving 6'9" as a side court. The addition is 2 stories in height with a deck on top, accessed from the existing 3rd floor. A large deck would extend off the first floor above a new cellar level that is partially below grade. The addition would be clad in cementitious board siding with punched openings finished by trim boards.

On the front, the significantly deteriorated porch will be repaired and restored in kind. Windows that are beyond repair will be replaced with sash configurations that match the originals and the door's fanlight and sidelights will remain. A basement entrance is proposed through the side of the front porch, accessed by steps that extend no further than the porch itself and with no new lead walk.

Evaluation

The applicant has minimized the footprint of the addition, reconfigured its massing, restricted the number of decks and balconies, and lowered its height by a full story. The addition now occupies roughly the same position as the bays that are characteristic of this row and allows the original brick wall on the east side of the rear to remain exposed. In form, massing, scale, materials, and details, the addition is compatible with the row and with the Woodley Park Historic District and is consistent with Board approvals for additions.

On the front, the basement entrance meets the Board's guidelines for basement areaways and will be largely undetectable because of the deep front yard. Its design also keeps the façade intact and does not require a new leadwalk, further reducing its impact. The HPO will continue to work with the applicant to ensure that the treatment of the façade elements, front porch, and windows is consistent with the Board's standards and guidelines.

The HPO's only recommendation is to retain the original window openings in the brick portion of the rear wall to the extent possible to better recall the building's historic appearance.

Recommendation

The HPO recommends that the Board approve the addition as compatible with Woodley Park Historic District and consistent with the Act, and delegate final approval to staff.