

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

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| Property Address: | 2300 Cathedral Avenue, NW | Agenda |
| Landmark/District: | Woodley Park Historic District | X Consent Calendar |
| Meeting Date: | September 27, 2012 | X Concept Review |
| H.P.A. Number: | 12-523 | X Alteration |
| Staff Reviewer: | Anne Brockett | Subdivision |

Working with Jim Clark of MTF Architecture, All Soul's Church is proposing to add a new wing for accessible entry and to rework the rear parking lot and garden area. The stone and half-timbered church was constructed in 1913 and features typically ecclesiastical details such as buttresses, a bell tower, lancet windows, and stained glass as designed by architect Fred Kendall of Kendall and Smith. An addition containing classrooms extends down Woodley Place and continues the use of stone on the façade, but features brick on the wall facing the interior courtyard.

Project Description

The proposed addition would be constructed off the southwest corner of the church, extending along an alley that currently separates the church from the rear elevations of several large apartment buildings that face Connecticut Avenue. The position of the addition would leave the side wall of the church largely intact, utilizing existing window openings for new doors. A stained glass window on the second floor will be relocated into the new addition to allow for access from the addition into the church. In addition, it would create a more enclosed courtyard, separated from the apartment buildings, which is to be terraced and landscaped.

The addition takes its design cues from the existing building, using brick, stucco, slate, and randomly coursed stone as well as continuing the use of details such as stone lintels, sills, coping, and quoining. The variation in materials, dormers and articulation in width and height break the elevations into components rather than having a long, unmodulated wall and roofline along the alley or courtyard.

At the northwest entrance to the church on the Cathedral Avenue side, a new canopy is proposed. The frame structure with slate roof will lightly engage with the existing entry projection, and will mimic the existing frame canopy over the doors into the church through the bell tower.

Evaluation

Located on along an alley, the addition would be somewhat visible from Cathedral Avenue over the rear parking area of the apartments. However, in its form, scale, massing, and materials the alteration to All Soul's retains the character of the church and that of the surrounding Woodley Park Historic District. The addition is deferential to the main block of the church in its height and scale and it is set in slightly where it adjoins the rear wall. Moreover, the articulation of the walls, well considered placement of materials, and careful attention to details make this addition a compatible and harmonious introduction to the neighborhood.

Recommendation

The HPO recommends that the Board find the project compatible with the character of the historic district and delegate final approval to staff.