

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

Property Address:	2701 28th Street NW		Agenda
Landmark/District:	Woodley Park Historic District	X	Consent Calendar
Meeting Date:	September 18, 2014		Concept Review
H.P.A. Number:	14-614	X	Alteration
Staff Reviewer:	Anne Brockett		New Construction

On behalf of owners Joe Kochan and Lauren Mauro, Archaeon Architects seeks the Board's review of a new second floor above an existing side addition at this Woodley Park home. The free-standing house was built in 1923 by prolific Woodley Park developers W.C. and A.N. Miller in the Georgian Revival style.

Project Description

The project seeks to add above the one-story brick ell attached to the home after 1960. The addition will follow the traditional detailing of an enclosed porch. It occupies the full footprint of the structure below and is largely glazed with 6/6 windows with panels above and below and columns at each corner. A cornice surrounds the flat roof, continuing the line of the building's existing cornice, but in a simpler design to help differentiate new from old. A smaller addition, set back at the rear of the house would also occupy the roof of an existing addition.

Evaluation

Although visible from the front, this type of addition is not atypical in DC's historic districts. Enclosing open porches, which were common appurtenances of Colonial and Georgian Revival homes of the 1920s through the 1940s, has traditionally provided a way to capture additional interior space. The Board has approved side additions of both one and two stories on freestanding homes when they are designed to resemble enclosed porches. Examples include 3635 Ordway Street, 3610 Idaho Avenue, and 3500 Macomb Street, NW.

Such approvals were predicated on their subordinate design, which clearly allowed the additions to read as secondary and did not compete with the original massing of the house. Such is the case at this property, where the addition is compatible with the existing building and its neighborhood and is consistent with previous approvals.

Recommendation

The HPO recommends that the Board find the concept compatible with the character of the historic district and consistent with the purposes of the preservation act, and to delegate final review to staff.