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

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3507 Woodley Road NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	September 18, 2014	<input checked="" type="checkbox"/> Alteration
Case Number:	14-618	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant JTC Investments, with drawings prepared by Ballard Mensua Architecture, request concept review for a rear addition and garage modifications to 3507 Woodley Road in the Cleveland Park Historic District.

Property Description

Designed and constructed by W.C. & A.N. Miller in 1921, 3507 Woodley Road is a three-story Dutch Colonial style house with wood shingle siding. A one-story frame garage is located at the rear of the property.

Proposal

The proposal calls for a rear addition, expansion of the basement, and modifications to the garage. A two-story rear sunroom would be removed to accommodate the new construction. A third floor dormer window is proposed on the left (west) side of the house. Fenestration consists primarily of six-over-one double hung windows. The addition would be clad in shingles similar in style to the existing siding. Modifications to the garage include removing the east and south walls. The south wall would be replaced with an open wood screen. The slate roof will be repaired and the cedar shake siding will be replaced in-kind.

Evaluation

The proposal is compatible with the house and the historic district in terms of overall massing, height, fenestration, and materials. The addition is smaller than the original house establishing a deferential or subordinate relationship between new and old. The addition is recessed slightly to differentiate it from the house. The proposed dormer window will be visible from Woodley Road, but its design and size is compatible with the house and does not alter the building's roofline. The proposed modifications to the garage remove a substantial portion of the building. The applicant has agreed to work with staff on revising the design so much of the east wall and additional building fabric is retained.

Recommendation

The HPO recommends that the Board find the concept compatible with the historic district and delegate final approval to staff with the condition the applicant lessen the amount of demolition to the garage.