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

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Landmark/District:	<b>Cleveland Park Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>3515 Woodley Road NW</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 18, 2014</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>14-619</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Frances McMillen</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant JTC Investments, with drawings prepared by Ballard Mensua Architecture, request concept review for a rear addition, basement expansion, curb cut, and garage to 3515 Woodley Road in the Cleveland Park Historic District.

**Property Description**

Designed by Frederick A. Kendall for owner William L. Devries in 1911, 3515 Woodley Road is a three-story masonry house with a wraparound front porch with a shed roof.

**Proposal**

The proposal calls for a rear addition, curb cut, basement expansion, driveway and garage. An elevator override concealed beneath a dormer is proposed on the left (west) side of the house. Fenestration consists of six-over-six double hung windows. A standing seam copper roof is proposed for the front porch. The curb cut (10') and driveway (12' width) would be located to the right of the house. The garage is located on the east elevation at the rear of the house and is concealed beneath a first floor bay. The proposal also calls for a wood balustrade along the porch in place of the current stucco wall.

**Evaluation**

The proposal is compatible with the house and the historic district in terms of overall massing, design, height, fenestration, and materials. The addition is smaller than the original house establishing a subordinate relationship between new and old. The addition is recessed slightly to differentiate it from the original building. The dormer housing the elevator override will be minimally visible from Woodley Road. Its design and size is compatible with the house and does not alter the building's roofline. A new curb cut is compatible with the streetscape as curb cuts are located at neighboring houses to the east of the subject property along Woodley Road. The facing for the retaining walls and pavers for the driveway are not specified, but the applicant has agreed to work with staff on the selection of appropriate material. The current stucco wall along the porch in place of a traditional wood baluster is an unusual feature. The applicant is encouraged to explore whether the wall is original or added at a later time. If it is determined it was not present historically, the applicant should work with staff on the design and selection of an appropriate material to replace it.

**Recommendation**

*The HPO recommends that the Board find the concept compatible with the historic district and delegate final approval to staff*