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

Landmark/District:	Cleveland Park Historic District	<input checked="" type="checkbox"/> Agenda
Address:	3456 Macomb Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 22, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-113	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Thomas L. Farmer Revocable Trust, with drawings prepared by Landis Construction, request concept review for an enclosed exterior elevator shaft at 3456 Macomb Street NW in the Cleveland Park Historic District.

Property Description

Designed by Raymond G. Moore for owner and builder Charles H. Taylor, 3456 Macomb was built in 1913. The house is a two-story, stucco clad structure with a front porch and a bay on the east elevation. The rear of the house consists of an enclosed sunroom with a roof-top porch and small second floor addition.

Proposal

The submission includes two options for an exterior elevator shaft clad with Hardie board painted panels and trim. Option 1 calls for locating the shaft just beyond the east elevation bay. The shaft would project approximately 3 feet beyond the face of the house. One of the sunroom's three east elevation windows would be sealed to accommodate the shaft. Option 2 calls for locating the elevator shaft fully within the building and placing the entry at the rear of house. This would require blocking several windows on the east elevation and at the rear of the house.

Evaluation

Although sealing the windows and altering the rear elevation is unfortunate, option 2 is the more compatible of the two proposals. The change would not be visible from the street and the alterations to the house are limited to the sunroom and second floor addition which are of recent construction, rather than introducing a competing massing element immediately adjacent to the projecting bay as is proposed in option 1. Additional refinement of the detailing for the panels and how the shaft meets the roof of the second floor addition are necessary; on the second floor, consideration should be given to simply matching the existing stucco rather than introducing a wood panel.

Recommendation

The HPO recommends that the Board find option 2 compatible with the historic district and delegate final approval to staff.