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

Landmark/District:	Cleveland Park Historic District	<input checked="" type="checkbox"/> Agenda
Address:	3101 35th Street NW	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	June 23, 2016	<input checked="" type="checkbox"/> Alteration
Case Number:	16-452	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Brooke and Philip Bronner, with drawings prepared by Cunningham Quill Architects, requests concept review for a side addition, façade modifications, basement expansion, in-ground pool, and landscaping to 3101 35th Street NW in the Cleveland Park Historic District.

Property Description

The 1922 Colonial Revival style house was designed by New York architect Aymar Embury II (1880-1966) for owner Donnel Foster Hewett. As chief architect for New York City's Parks Department under Robert Moses, Embury was responsible for hundreds of public building and infrastructure projects in the city, including the Triboro, Henry Hudson and Whitestone Bridges and the Lincoln Tunnel. Embury designed numerous private homes in New York and wrote several books on architecture. Preliminary research indicates the two-story, side gable brick subject property is one of a small number of projects Embury completed in Washington.

The house is located on a large lot at the corner of 35th Street and Woodley Road. A small one-story projection is located on the north side of the house. Brick chimneys are located on the north and south elevations and project approximately 4' above the ridge line. A broken base triangular pediment porch supported by pairs of columns covers the front entrance.

Proposal

The proposal calls for a two-story side addition, façade modifications, basement expansion, rear in-ground pool, and landscaping. The single story projection on the north side of the house would be removed to accommodate the addition. A hyphen measuring 4'4" in width and recessed approximately 7'5" from the face of the house connects the addition to the original building. The brick addition would measure 16' x 27' and would be recessed 3' from the face of the house. Fenestration would consist of aluminum clad multi-light casement windows. The addition would have a standing seam hipped roof and a brick chimney would project several feet above the roof. The first floor window on the north elevation of the existing house would be converted to a secondary entrance, and the front porch would be removed and replaced by a flat roof porch supported by two columns. The rear yard in-ground pool would measure 40' x 12' and would be surrounded by a stone patio.

Evaluation

The addition is compatible with the house in terms of design, materials and fenestration, but recessing it further from the face of the house is necessary so the new construction is more secondary to the main building. Setting the addition, both the hyphen and the main block of the new construction, back a minimum of 10' from the face of the building is recommended. This will allow for the house to remain the dominant feature and the existing windows on the first and second floors of the north elevation to be retained and remain visible from street view. Lowering the height and reducing the profile of the addition's chimney is also recommended. The necessity for such a large feature is unclear and as currently proposed it is too similar in size and style to the chimneys on the main house. To differentiate it and let the chimneys on the original building remain dominant, it is recommended that the new chimney be contained within the mass of the addition and lowered in height.

Converting the first floor window on the north elevation to an entrance is not recommended as it is in such close proximity to the primary entrance. Locating a secondary entrance in the hyphen, as originally proposed, or at the side or rear of the addition is suggested so the new entry does not visually compete with the front door. Replacing the existing porch is not recommended until it can be determined whether it is an original feature or added during the period of significance for the historic district (1880-1941).¹ If it is determined the porch is not original, the applicant is encouraged to work with staff on the design for the new porch.

Recommendation

The HPO recommends that the Board find the addition compatible with the historic district and delegate final approval to staff with the condition the addition is recessed a minimum of 10' from the face of the building; the height and profile of the chimney are reduced; the existing front porch remain until it can be determined it is not an original feature; the first floor window on the north elevation is retained; and the applicant continue to work with staff on finalizing the design.

¹ The existing porch was in place in 1959 when the house was pictured in a Washington Post sales advertisement.