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

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Property Address:	<b>3117 35<sup>th</sup> Street, NW</b>	Agenda
Landmark/District:	<b>Cleveland Park Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>May 23, 2019</b>	<b>X</b> Alteration
H.P.A. Number:	<b>19-324</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition
		Subdivision

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Potomac Development, with plans prepared by Potomac Architects, seeks conceptual design review for window replacement, adding several new windows on the rear elevation, site work, and construction of a two-story rear addition to a two-and-one-half story house in the Cleveland Park Historic District. The addition, site work and new windows would not be visible from street view.

The frame house was constructed in 1901, making it one of the oldest in the Oak View subdivision of Cleveland Park. The recorded architect is Harry Blake. The Colonial Revival styled house is characterized by a relatively austere elevation of clapboard with six-over-six windows.

**Proposal**

The project calls for replacing all windows, creating several new window openings on secondary elevations, constructing a stone patio and in-ground swimming pool in the rear yard, and constructing a two-story rear addition. The primary mass of the addition, measuring approximately 20' x 17' in footprint, would be separated from the house by a recessed hyphen. The addition would be capped by hipped roof that would not intersect with the primary roof of the house. It would be clad in vertical board and batten siding and have ganged multi-paned casement windows.

**Evaluation**

The proposed window replacement, insertion of new windows on secondary elevations, and site work is consistent with the Board's standards and compatible with the character of the property and Cleveland Park district. The proposed addition is subordinate to the house in placement, size, massing and height, and clearly discernable as a contemporary addition that is compatible in its materials, scale and fenestration.

**Recommendation**

*The HPO recommends that the Review Board approve the concept as consistent with the character of the Cleveland Park Historic District, and delegate final approval to staff.*