

---

---

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

---

---

Landmark/District:	<b>Cleveland Park Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>3225 33<sup>rd</sup> Place NW</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>June 22, 2017</b>	<input type="checkbox"/> Alteration
Case Number:	<b>17-421</b>	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	<b>Steve Callcott</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

---

---

Owner Matthew Offen, with plans prepared by Thomson+Cooke Architects, seeks concept review for construction of a garage on an alley behind 33<sup>rd</sup> Place in the Cleveland Park Historic District.

**Property Description**

The L-shaped alley in this square dead-ends behind the subject property and the garage lots are on the opposite side of the alley from the street-fronting house lots facing 33<sup>rd</sup> Place backing up to the Twin Oaks estate. The alley has a variety of one-story garages; a garage stood on the subject lot until recently.

**Proposal**

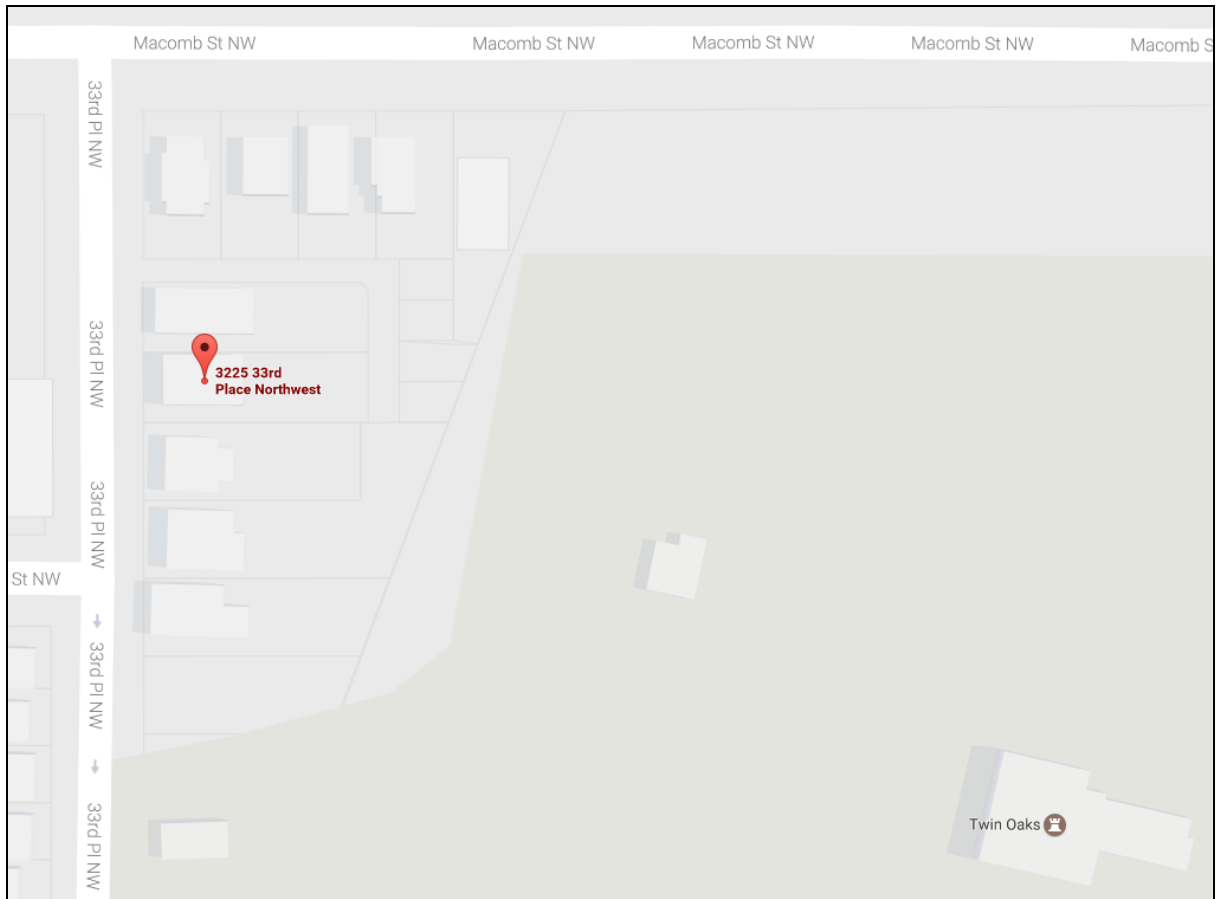
The new garage would be brick on the sides and cementitious siding on the front and rear. It would rise to a height of 20 feet to allow an interior loft space. The roof would be flat but would slope down in height to one -story facing the alley; this sloped pent roof would be clad in asphalt shingles.

**Evaluation**

While the proposed garage is taller than is typical in the Cleveland Park Historic District, the height is mitigated by the stepping down of the roof toward the alley. The location of the building, where it doesn't abut house lots or rear yards of adjoining houses is also a mitigating consideration. The materials and simple vocabulary are compatible with the character of secondary buildings in the historic district

**Recommendation**

*The HPO recommends that the Board find the proposal compatible with the Cleveland Park Historic District and delegate final approval to staff.*



*The house is identified above; the garage lot is located across the alley.*