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

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3422 36th St NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 28, 2016	<input type="checkbox"/> Alteration
Case Number:	16-152	<input checked="" type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input checked="" type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicants Scott and Kelsie Corkran, with drawings prepared by Steve Pattison of Willis Builders Inc., seek concept review for the demolition and replacement of the garage; widening and replacing the driveway and curb cut; and replacing the existing rear stockade fence and brick patio to 3422 36th Street NW in the Cleveland Park Historic District.

Property Description

Designed by Russell O. Kluge for owner and builder Maddux Marshall and Company in 1923, 3422 36th Street NW is a two-story Colonial Revival house with a side gable roof. The house is clad in wood shingle siding. The one-story, front gable roof garage is also clad in wood shingles and is located to the north of the house. The driveway is asphalt with half-round concrete curbs along its border.

Proposal

The proposal calls for demolition and replacement of the garage and widening the driveway and curb cut. The length of the new garage would extend 4' beyond the existing structure. The existing driveway measures approximately 8' and would be widened to roughly 10'. The existing half-round curbs would be replaced in-kind and the driveway paved with stamped concrete. An existing stockade fence and brick patio would also be replaced.

Evaluation

The proposed garage is compatible with the house and the historic district in terms of overall massing, design, height, and materials. The proposal includes an inspection report noting the poor condition of the building. While the loss of this accessory structure is regrettable, maintaining it would likely require complete reconstruction. The demolition of the garage is in keeping with the Board's approval of razing structurally unsound garages located at 3601 35th Street NW (HPA #15-070) and 3507 Woodley Road NW (HPA #15-494). The additional 4' will be added to the rear of the building and will not be perceptible from the street, so the existing relationship between the house and the garage will not change.

The widening of the driveway will not negatively impact the appearance of the property or its relationship with the street. With the expansion approximately 2' of the 4' shrub and ivy filled

border between the driveway and the front yard will remain, maintaining a comfortable buffer between the two. The existing half-round concrete curbs are in poor condition and will be replaced in-kind. The applicant has agreed to work with staff on the selection of material that's appropriate for the driveway and matches the color and texture of the existing curbs.

Recommendation

The HPO recommends that the Board find the concept compatible with the historic district and delegate final approval to staff on the condition the applicant work with staff on the selection of materials for the garage, driveway, curbs, and patio.