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

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Property Address:	<b>3432 Connecticut Avenue, NW</b>	Agenda
Landmark/District:	<b>Cleveland Park Historic District</b>	Consent Calendar
Meeting Date:	<b>May 23, 2019</b>	<b>X</b> Concept Review
H.P.A. Number:	<b>19-209</b>	<b>X</b> Alteration
Staff Reviewer:	<b>Steve Callcott</b>	New Construction
		Demolition
		Subdivision

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Nicholas Development, with plans prepared by Core Architecture & Design, seeks on-going conceptual design review for site and façade alterations and a two-story addition (one floor and a penthouse) to a three-story apartment building in the Cleveland Park Historic District.

When reviewed in April, the Board found the concept for alterations to the building's structure, front grade, first floor elevation and fourth floor roof addition to be generally compatible with this building and its context within the Cleveland Park Historic District. However, the Board asked for several revisions including: (1) further refinement to the design of the first floor to retain more of the building's distinctive character and architectural features, including the distinctive stone quoining and red brick; (2) further development of the fourth floor to better relate it to the character of the building; (3) pulling the penthouse level substantially back from the front so that it would not be seen above the fourth floor's front elevation, and generally reducing the height and prominence of the penthouse.

**Revised Proposal**

*First Floor Elevation*

The design has been refined to retain the important character-defining features of the first floor, including the distinctive stone quoining at the corners, the jack-arched keystone over the door, and the juxtaposition of red field brick with lighter stone accents. The design of the storefront window and the doors and transoms have been revised to be less monumental and more in scale with the building's Georgian Revival character. The planter and retaining walls adjacent to the neighboring apartment building will continue to be studied to simplify the design and increase the extent of planted area.

*Roof additions*

The fourth floor has been redesigned to more specifically relate to the character of the underlying building while remaining discernable as a contemporary addition. The placement of windows has been adjusted to align with the windows on the floors below, and the center section has been projected out and made slightly higher to relate to the central element on the underlying building. The color of the terra cotta rain screen cladding has been revised to relate to the color of the building's red brick to tie it into the building's composition.

The penthouse has been pulled back from Connecticut Avenue; together with the slight adjustment in the height and setback of the fourth floor, it will no longer be prominently visible

over the top of the building. A pergola structure has been introduced to provide a visual centering element that helps mitigate the offset of the penthouse's mass from the rest of the building.

**Recommendation**

*The HPO recommends that the Review Board find the revised concept to be compatible with the building and its context within the Cleveland Park Historic District, and that final approval be delegated to staff.*