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

| | | |
|--------------------|---|---------------------------|
| Property Address: | 3503 Woodley Road, NW | Agenda |
| Landmark/District: | Cleveland Park Historic District | X Consent Calendar |
| | | X Concept Review |
| Meeting Date: | January 24, 2019 | X Alteration |
| H.P.A. Number: | 19-136 | New Construction |
| Staff Reviewer: | Steve Callcott | Demolition |
| | | Subdivision |

Architect Phil Eagleberger (Treacy & Eagleberger Architects), representing owner Erin Mullan, seeks conceptual design review for one-story side and rear additions, and alterations to a rear-yard garage. The side addition and garage alterations would have minor visibility from street view.

3503 Woodley is a Dutch Colonial Revival styled house constructed in 1921 by developers W.C. and A.N. Miller. The house has a one-story enclosed porch on the west side.

Proposal

The project calls for extending the one-story side porch the full depth of the house and construction of a one-story open porch behind it. A one-story addition would also be constructed on the rear between an existing two-story enclosed porch and a one-story addition. Balconies would be erected atop the existing side and rear one-story porches.

The pitch of the garage's gable roof would be raised and dormers inserted at the new second floor to provide a small studio space.

Evaluation

The one-story additions are compatible and subordinate in height, placement, roof form, materials and fenestration with the existing house. While a balcony on the existing side porch is likely achievable in a compatible manner, the HPO has encouraged the applicants to further refine the specifics of the design. Typically, railings on porches and one-story additions such as this are more ornamental than practical, and were substantially lower in height than would be required for a modern code-compliant railing. To ensure that the proportions and height don't look inappropriate, sinking the deck into the roof, pulling the railing in from the outside edges, and the design of the railing should be evaluated.

The existing garage's size and placement at the rear of the lot is standard for Cleveland Park, although the building is quite ordinary in design and doesn't not have significant character-defining features. The proposed alteration retains its one-story character and domestic scale in a manner that it is compatible with the district.

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.