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

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3505 34th Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	February 22, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-198	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Architect Jeffery Broadhurst, representing property owners Abril Rivera and Scott A. Kicker, requests concept review for a project at 3503 34th Street NW.

Built in 1929 and designed by architect George Santmyers, 3503 is a two-story detached house with four bay openings constructed in the Tudor style. The house features a slate side gable clipped roof with a faux cross gable behind an external chimney at the front façade. The house is primarily clad in brick with half timbering at the outer wings of the second-story, common to this revival style.

Proposal

The project proposes to remove an existing rear addition and covered porch and construct a new two-story plus basement addition with a deck at the top of the second floor. Also proposed are new windows and fenestration at the eastern elevation, new fenestration at the western elevation, and a new front door.

Evaluation

This project will remove an addition at the rear for the construction of a new one. The footprint of the new proposal is slightly larger than the existing footprint, but not large enough to reduce the prominence of the primary structure. The second-story addition will also reflect the existing massing, despite an additional floor, as the second story addition is essentially the enclosure of an existing covered porch. The deck atop the second-story at the rear will also be a new feature, but not so substantial to be visible from the front of the house. The proposed addition be somewhat visible on the street from oblique angles. However, the addition will not be visible over the front façade, and is subservient to the historic structure. Additionally, the nature of Cleveland Park as a residential neighborhood with a significant amount of detached housing, creates a condition where moderate visibility of additions is common within the historic district. The new front door is compatible with the Tudor character of the house, and the window alterations at secondary elevations are compatible in arrangement, type and overall composition.

Recommendation

The HPO recommends that the Review Board find the concept for additions to be compatible with the character of the historic district, and delegate final approval to staff.

Staff Contact: Michael Robb