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

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3601 35th Street NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 22, 2015	<input checked="" type="checkbox"/> Alteration
Case Number:	15-070	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Applicant Baron Bernstein, with drawings prepared by Hayes Architects, requests concept review for a side addition and deck, stair enclosure, and garage demolition at 3601 35th Street NW in the Cleveland Park Historic District.

Property Description

Constructed in 1915, 3601 35th Street was designed by E.C. Oliver for Hight & Co. The house is a two-story frame building with a clipped gable roof. Fenestration primarily consists of unusual diamond pane casement windows. A single-story enclosed porch is located on the east side of the house. A partially collapsed wood frame garage is located along the east property line.

Proposal

The proposal calls for adding a second floor to the side porch and a deck to the first floor, enclosing the rear staircase, and demolition of the garage. The addition would have a flat roof and would be clad in cedar shake siding to match the house. Fenestration consists of ganged casement windows with rounded openings. Screened openings on the porch's first floor would be changed to wood casement windows.

Evaluation

The submission includes an illustration from a 1912 brochure for the house that includes a two-story side porch with a flat roof. The applicant has worked with staff to develop the addition's fenestration and roof form so it is more compatible with the house and more closely resembles the 1912 design. The updated proposal retains character-defining features that were lost or incompatibly altered in the initial proposal. The addition is generally compatible with the house, but aspects of the proposal are in need of further development and the applicant is encouraged to work with staff on the selection of materials and finalizing the details for the cornice and the deck.

The submission includes a structural engineer's report detailing the condition of the garage. While the loss of this structure is unfortunate, it is in a state of collapse and has lost its integrity.

Recommendation

The HPO recommends that the Board find the concept compatible with the house and the historic district and delegate final approval to staff with the condition the applicant continue to work with staff on the selection of windows, doors, siding, and other materials.