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

Property Address:	3722 35th Street, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	October 27, 2022	X Alteration
H.P.A. Number:	22-461	New Construction
		Demolition
		Subdivision

Architect Jeff Broadhurst, representing owners Sarah Knight and Paul Marvar, seeks conceptual design review for construction of a two-story rear addition and alterations to an end-unit rowhouse in the Cleveland Park Historic District.

Property Description

3722 35th Street is a two-story, flat front brick rowhouse with a full width front porch. It is the end unit of a row of eight matching houses (organized in clusters of three, two and three) designed and constructed in 1922 by the firm of Boss & Phelps. The row has Georgian Revival styling as illustrated in their classical front porches, six-over-six windows, and decorative arched brickwork atop the second-floor windows.

Proposal

The plans call for removing the open two-story rear porch and replacing it with an enclosed addition measuring 17.8' wide by 16.33' deep. The addition would be designed in a vocabulary of an enclosed porch with classical wood piers and panels and multi-light casement windows atop a brick foundation. Other alterations include adding an additional window on the second floor, an oriel bay on the first floor, and a basement door and areaway, all on the side elevation.

Evaluation

The rear addition and side alterations are compatible in size, height, scale, materials, fenestration and architectural character with the house and the historic district. The Board approved a very similar side oriel bay at 3705 35th Street, the unit on the south end of this row of eight houses, in 2021.

The proposal has been slightly modified and corrected since reviewed by the Cleveland Park ARC, which raised a concern that the addition and rear stair might overwhelm the house as seen from Rodman Street. However, the proposal as presented foreshortened the width of the yard and did not show the extent of landscaping and fencing that would remain, all of which will provide a more generous and screened setting than initially illustrated.

Recommendation

The HPO recommends that the Board find the addition to be compatible with the character of the Cleveland Park Historic District and that final approval be delegated to staff.

HPO Contact: Steve Callcott