

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

Property Address:	2607 Connecticut Avenue NW	X	Agenda
Landmark/District:	Woodley Park Historic District		Consent Calendar
Meeting Date:	May 25, 2017	X	Concept Review
H.P.A. Number:	17-251	X	Alteration
Staff Reviewer:	Anne Brockett		New Construction

Owner Ilya Zusin, working with Core Architecture + Design, returns to the Board for concept review of a revised proposal to add a 5-story rear addition to a townhouse in Woodley Park. The house was built in 1922 and features a 3-story brick façade under a 4th floor slate-clad mansard. When the Board reviewed the project in April, they directed the applicant to set back the rear of the 5th floor and possibly the 4th and to continue working with the community.

Project Description

In response to HPRB comments, the applicant proposes to set the fifth floor back from the rear façade by 11’8”. The rear would be clad in metal panels. Two options are presented for the treatment of the fourth floor - the first is to clad it in slate between brick end walls. From the angle shown on page A.31, the recessed fifth floor would not be visible in this option. Option 2 proposes a mansard roof at the fourth floor canted at the same angle as the front of the building. Three dormers would punctuate the mansard, over which the set back fifth floor would be slightly visible. Option 2 also offers a different material at the base of the rear elevation.

The applicant presented cladding options for the north (side) wall, which is visible from the front including slate, metal panel, and horizontal board siding, but these introduced some visual confusion that was not warranted and none was found to affect the overall compatibility of the project.

Evaluation and Recommendation

Both options address the HPRB’s comments and set the top floor back at a slightly greater than 1:1 setback. Both make reference to the use of slate on both the front of the building and on the rowhouses on the opposite side of the alley, which also have slate on the rears of their upper floors. Option 2 better alleviates the heaviness of the upper floor along this alley and, with the dormers, introduces a greater residential character to the design. The introduction of a base material is also helpful in further breaking down the elevation.

As previously stated, the addition is compatible in orientation, rhythm, setback, materials, colors, roof shape, details and ornamentation. With the redesign, the scale and massing at the rear are appropriate for this building and this alley, which is commercial on one side and residential on the other.

The HPO recommends that the Board approve Option 2 in concept and delegate final review to staff.