

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

Property Address:	2607 Connecticut Avenue NW	Agenda
Landmark/District:	Woodley Park Historic District	X Consent Calendar
Meeting Date:	June 22, 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, the applicant was asked to set back the rear of the 5th floor and possibly the 4th and to continue working with the community.

Project Description

In working with the community and in response to HPRB comments, the applicant proposes to set the fifth floor back from the rear façade by over 23 feet. The rear of this level would be clad in metal panels. The fourth floor is also set back by 2’ and features a slate mansard roof with dormers. A deck with glass railing would occupy the roof of the fourth floor, while individual balconies with glass railings would be provided at each of the fourth floor dormers. The design of the lower levels composed of brick with punched, multi-light sash windows is unchanged.

For the visible north side of the building, the HPO reviewed several cladding options including slate, metal panel, and horizontal board siding, but these introduced some visual confusion that was not warranted and the cladding remains brick with a slight reveal at the point where the addition starts.

The façade is proposed for restoration with an accessible entrance and first floor level.

Evaluation and Recommendation

The applicant worked with the community to arrive at this solution, which addresses the desire for greater relief along the alley. The fifth floor sits back considerably more than the Board’s discussed 1:1 ratio and now allows some outdoor space for residents of the building. The fifth floor has been set back so that it is not visible from the alley to the south and its mass has been reduced significantly when viewed from the north. Because the balcony railings are glass, they will not add to the perceived height of the addition.

The use of a slate mansard on the visible fourth floor appropriately references both the front of the subject building as well as the rowhouses on the opposite side of the alley, which have slate on the rears of their upper floors. The use of brick on the north side wall is appropriate.

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 the project in concept and delegate final review to staff.