

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

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Property Address:	<b>3528 Ordway Street, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Cleveland Park Historic District</b>		Consent Calendar
Meeting Date:	<b>September 27, 2012</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>12-565</b>	<b>X</b>	New Construction
Staff Reviewer:	<b>Anne Brockett</b>	<b>X</b>	Subdivision

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On behalf of owner Zuckerman Partners LLC, architect Ankie Barnes seeks concept review to subdivide a lot and construct a new residence in the Cleveland Park Historic District. The lot would be split off from 3530 Ordway, a residence designed by Winthrop Faulkner in 1964 as his personal residence. The new house would sit between the Faulkner home and the five new homes constructed on Ordway following the subdivision of the Rosedale property.

**Project Description**

The newly created lot would be roughly 74 feet wide by 133 feet deep with an additional 30 feet of Public Space in front of the building line. The site slopes from southeast to northwest and the new construction would nestle between the higher, recently constructed houses on the east and the lower non-contributing house on the west. Its full-width porch is set several feet behind the building line with the front façade nine feet behind that.

The house takes its design cues from the American Foursquare, a well-represented house type in Cleveland Park. In form, it is rectilinear with a projecting wing on the west and a small stair tower projection on the east. Front and rear dormers punctuate the hipped roof, which will be clad in slate. The walls will be finished in pebbledash stucco over a brick base with multi-pane sash windows and wood trim. A frame porch with columns runs across the façade, but is designed to look like it has been enclosed where it wraps around the west side of the house. A rear one-story ell, also designed to resemble an enclosed porch, completes the design.

At the basement level, a new driveway would provide access to a garage, which occupies the space under the enclosed portion of the front porch. The garage door is set back nine feet, with the porch overhanging it to hide its presence.

**Evaluation**

In terms of the subdivision, the lot size at 9,842 square feet is consistent with others on this square. The new lot size for 3530 Ordway on the west will be 9,200 square feet while the lot on the east is 9,534 square feet. The rest of the lot sizes on this square vary widely from 5,038 square feet for a duplex on Newark to the 45,607 square foot lot of the Waldron Faulkner home on 36<sup>th</sup> Street. A number of the lots exceed 10,000 square feet.

While the new lot will reduce the yard of the Faulkner house, this building is non-contributing and its rear yard is not a character-defining feature of the historic district. In size and street frontage (74 feet), the new lot would be compatible with the historic district.

Architecturally, this project is compatible with the type, scale, and, with one exception, the palette of materials of homes throughout Cleveland Park. It is sensitively set back from the building restriction line and sits further back than the adjacent property to the east, although not from the non-contributing Faulkner

house on the west, which is set back further on its lot. The house is minimally taller than the house to the east, but because it is at a lower elevation, is set back, and is separated from the public space by a porch, it will appear to be smaller.

The architect has made a number of fundamental changes in response to HPO comments, including reducing the height and depth of the house, reducing the width of the side wing, and not wrapping the porch around the east side to reduce the house's perceived width. A small projecting bay was added on the first floor of the west side to help modulate the planarity of this elevation.

Stucco was a popular finish for homes throughout the city in the first quarter of the 20<sup>th</sup> century, when many of Cleveland Park's houses were built, and its use here is appropriate, as are slate and metal for the roofs. However, brick foundations are not common in this neighborhood and when they do appear, they are frequently associated with brick homes designed in the Colonial Revival aesthetic. Using stone or continuing the use of stucco, perhaps with a projecting water table, would be more compatible material for the base of the building as well as its chimney.

As the design continues to be developed, the following adjustments are recommended to enhance the compatibility of the house:

The curved walls at the garage entry should be squared off, which will both reduce the overall width of the garage opening and allow the projecting wing to be firmly rooted on the ground rather than having a main block of the house overhanging the curve.

While the porch has already been reworked to reduce its width, a further refinement would be to not wrap the porch around the west corner of the porch but to install a roof that is hipped on both sides and covers only the stucco main block of the façade. The one-story portion of the first floor here could be set under a separate hipped or shed roof. This modification would further reduce the perceived bulk of the house at the street as well as allow the house to be read as a three-bay stucco block with a small side addition or enclosed side porch.

Although it is not unusual to have offset doors and front steps as well as asymmetrical fenestration in eclectic Cleveland Park, the front entry here should be enlarged to fit the scale of the house. A single door with sidelights or double doors would help bring attention to the entrance, be more appropriately sized for this edifice, and would better reflect typical Cleveland Park facades. This may require slight revision of the fenestration, or perhaps a slight modification to the interior hall and front room.

### **Recommendations**

*The HPO recommends that the Board find the subdivision and new construction compatible with the character of the historic district and delegate final approval to staff with the following changes:*

- *Use stucco or stone for the building's base and chimney*
- *Square off the walls into the garage entrance*
- *Reduce the width of the front porch to only cover the two-story stucco portion of the house and treat the one-story bumpout as a separate element*
- *Use sidelights at the front door or double doors*