

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

Property Address:	2927 Ordway Street, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
Meeting Date:	July 28, 2011	X Concept Review
H.P.A. Number:	11-412	X Alteration
Staff Reviewer:	Anne Brockett	New Construction

On behalf of owner Diana Lopez, Barnes Vanze Architects seeks the Board's concept review to replace the rear garage at this Cleveland Park home. The house is one of eight rowhouses built in two sets of four in 1916 by developer C.B. Hight. The garages behind these eight rowhouses are all different, indicating that they were erected by individual owners after construction and were not part of the original design.

Project Description

The proposal seeks to demolish the existing garage facing the alley and replace it with a larger, 1-car garage. The existing garage is old, but it has gone through numerous changes over the years and appears to be in poor condition. Supported on a concrete foundation, the garage has been clad in faux brick paneling and has had its roof structure replaced entirely to accommodate a much larger gable structure that projects beyond the frame walls. The weight of this addition as well as multiple layers of siding material have stressed the building's frame construction and it appears to be listing to one side.

The replacement garage would alter the existing dimensions from 9 x 18 feet (not including the 3-4 feet of roof overhang) to 14 x 24 feet while the height would remain roughly the same. The alley elevation would feature Hardiplank siding and a single garage door that maintains the look of the existing paired doors. A new rear yard privacy fence will continue from the wall of the garage to the property line blocking the view of steps and the garage's side door.

Evaluation

While old, the garage is not original to the construction of the house and furthermore appears to be structurally compromised. It is not considered a contributing element to the Cleveland Park Historic District. Its replacement with a new garage is a compatible alteration within the district as the garage is not visible from the street and the design is in keeping with other garages in alley and neighborhood in terms of scale, materials, and form.

Recommendation

The HPO recommends that the Board approve the project as designed and delegate final approval to staff.