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

Landmark/District:	Cleveland Park Historic District	<input type="checkbox"/> Agenda
Address:	3011 Ordway Street, NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	October 27, 2011	<input checked="" type="checkbox"/> Alteration
Case Number:	11-463	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Emily and Paul Thornell, with drawings prepared by V.W. Fowlkes of Office Standard Architecture, request concept approval for a rear addition to 3011 Ordway Street, NW in the Cleveland Park Historic District.

Property Description

3011 Ordway Street, NW and its adjoining mate at 3009 were constructed in 1925 by speculative developer Victor Cahill, with plans by architect Eugene Waggaman. Under one permit, Cahill concurrently constructed the three groupings of 3005/3007, 3009/3011, and 3013/3015 Ordway Street, NW at a cost of \$7,500 per house. 3013 has since constructed an addition that extends this house much deeper into the lot than the others.

The house is fairly simple in design, especially compared to Cleveland Park's grander houses from the turn-of-the-century. The two-story, semi-detached structures features clay tiles on both the hipped roof of the main block and the front porch, an attic dormer on the front elevation, and multi-light windows. At the rear of the property, a two-story enclosed porch was clad in stucco some time ago, and a rear deck overlooks the steeply sloping backyard.

Proposal

The applicants propose the removal of the existing enclosed rear porch and its replacement with a space of similar height and depth, but with a contemporary design vocabulary expressed in vertical cedar siding and asymmetrically-placed windows. Continuing the modern overtones, a new rear addition would be clad in stucco and would extend approximately 19' from the rear wall. The new addition would step up in height from the transitional connector piece, allowing for the insertion of clerestory windows in this space. Beyond the addition, a new porch would provide roofed areas at the lower levels with an open balcony on the upper floor. Extending 14' deep, the porch would be quite narrow at only 7'-5" wide.

Evaluation

Because the property is semi-detached, there are limited views of the rear portion of the house from Ordway Street, warranting careful attention to designing an addition that is compatible in its use of materials and subordinate in its massing. Though contemporary rear additions are not

prevalent in Cleveland Park, they are not without precedent. In general, the Board has encouraged modern design, while still seeking a sympathetic and harmonious relationship, as one way to clearly differentiate old from new. The applicants have effectively continued the modest design of the main block into the addition, using simple, punched window openings and cladding in siding and stucco to suggest a modern spin on traditional design vocabulary. The result is interesting and clearly new in its construction, but it will not distract from the historic house or prove overly obtrusive in street views.

As shown on the drawings, the applicants have reduced the height of the rear addition by several feet as compared to the plans that were initially presented to the HPO. Additionally, they have added a decorative section of cedar siding to the side elevation of the addition that faces the adjoining neighbor following community consultation. Although the rear portion of the addition still steps up in height over the transitional connector piece, this height remains well below the height of the main block and its dormers. Furthermore, a small side setback has been provided for added relief.

Because there is a preservation easement on this property, the applicants have consulted with their easement holder (The L'Enfant Trust) on the conceptual plans. The applicants are reminded that a written letter of approval from their easement holder should be included with the permit application and final construction drawings when they are submitted for review.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff. However, this should not be construed as approval for any necessary zoning relief.