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

Property Address:	3310 Ordway Street, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	October 27, 2016	X Alteration
H.P.A. Number:	16-628	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Developer Tony Serafino, with plans developed by Ryan Petyak of 3877 Architects, seeks concept design review for alterations and an addition to a non-contributing house in the Cleveland Park Historic District.

Property Description

3310 Ordway Street is a narrow two-story, gable-roofed Colonial Revival brick house which originally had an attached garage that has since been removed. It is one of three houses (including 3314 and 3318 to the west) that were built in 1954-55 by developer Carl Iver Johnson. Based on its date of construction outside the period of significance for the Cleveland Park Historic District (1880-1941), the house is non-contributing to the historic district.

The two houses to the east, 3306 and 3220 Ordway (dating from 1951 and 1955), and the three pairs of duplex townhouses immediately across the street at 3085-3095 Ordway (1973) are also all non-contributing to the district.

Proposal

The project calls for retaining the foundation and first floor of the existing building and reframing the upper floor and roof with a front-facing gable. This primary form would be clad in stucco and feature punched casement windows. A two-story side addition would be built atop the footprint of the former garage and would be clad in cementitious siding; a garage would be provided at the basement level. The roof would be punctuated by dormers on each side.

Evaluation

In its general form, massing, height, roof shape, orientation, proportions, setback, orientation and materials, the project is compatible with the character of the historic district. While perhaps best known for its early 20th century traditional architectural character, Cleveland Park has a long tradition of contemporary design that is specifically recognized in the historic district nomination:

There is a tolerance, and even enthusiasm, for newer styles as they represent contemporary design, which is popular in the neighborhood.....From its earliest days the houses in Cleveland Park have been subject to alterations and additions of the highest quality. This tradition continues today with well-known architects expanding the living spaces and creating interesting new architectural features.

The proposal has the potential to continue this tradition, and should continue to be developed with attention to the proportions of the windows and the materials and detailing to ensure that it contributes to and is consistent with the district's high quality of construction. The site and landscape plan should also continue to be developed with the goal of minimizing the visual impact of the below-grade garage and its associated retaining walls and guard rails.

Recommendation

The HPO recommends that the Review Board approve the concept for alterations as compatible with the character of the Cleveland Park Historic District and delegate final approval to staff.