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

Property Address:	3433 Wisconsin Avenue, NW	Agenda
Landmark/District:	Cleveland Park Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	April 28, 2022	X Alteration
H.P.A. Number:	22-241	X New Construction
		Demolition

10Square Development, with plans prepared by Studio MB, seeks conceptual design review to relocate an existing house and garage in the Cleveland Park Historic District.

Property History and Description

3433 Wisconsin Avenue is a two-story brick four-square house that occupies a large corner lot at Wisconsin Avenue and Ordway Street. It was constructed in 1922 by owner George Offutt by builder A.J. LaCroix; no architect is listed on the building permit. Character-defining features include a full-width front porch, deep overhanging eaves with supporting brackets, and a red tile roof; the property also includes an original garage at the rear of the lot, also capped by a red tile roof. Based on its date of construction, architectural characteristics and integrity, the house and garage are contributing to the character of the Cleveland Park Historic District.

Proposal

The project calls for relocating the house to face Ordway Street, with the garage located to its rear, as shown in the applicant's submission.

As the Board will remember, it reviewed and approved a similar relocation of 3427 Wisconsin at the south end of this block in January, with that house being reoriented to face Norton Place. The move was to provide that house with a more appropriate context on a street of detached houses and to facilitate redevelopment of the Wisconsin Avenue frontage for a low-rise apartment building.

The same applicants are seeking the relocation of 3433 in order to consolidate the Wisconsin Avenue frontage into a single lot to construct an apartment building. The design of the new building would be developed over the next year and submitted for concept review when developed, but the applicants are interested in relocating and rehabilitating the two historic houses prior to finalizing plans for the apartment building.

Evaluation

While moving an historic building is not standard preservation practice, there have been limited instances where the Board has found building relocation to be an acceptable preservation treatment. These have been situations where the building's historic context has been compromised by the loss of surrounding historic buildings and/or incompatible adjacent new construction. In such cases, the Board has approved projects if the building's new siting is

compatible for the building and improves its setting, results in a high-quality renovation of the building, and the associated new construction is found compatible for the historic district. In recent years, the Board has approved three similar relocations along Wisconsin Avenue in Cleveland Park: at 3211, the house was pulled forward on its lot to permit construction of a mid-rise apartment building behind, and at 3219 and 3427, the houses facing Wisconsin were swiveled 90 degrees to face Macomb and Norton Place, respectively, improving their setting and viability for rehabilitation as single family houses, while allowing construction of apartment buildings facing Wisconsin Avenue.

In applying those principles and considerations to the subject site, the house's context and viability as a single-family house would be similarly improved by its relocation. While the design of the future apartment building remains to be developed, the relocation will result in a parcel size and orientation that will facilitate development of a compatible, mid-rise apartment building that could be consistent in character with the Cleveland Park Historic District.

Houses on this block of Ordway Street do not have a uniform setback, however, the relocated house has been placed so that the front façade aligns with the façade of the porch-less house immediately to the east; other porch-fronted houses on this block have the same setback as is proposed for 3433.

The proposed treatment of the house should be developed in consultation with HPO to ensure that it is consistent with the Board's rehabilitation standards.

Recommendation

The HPO recommends that the Review Board find the concept for relocating and restoring the house and garage consistent with the purposes of the preservation act and delegation of final construction approval to staff. The design of the apartment building will be forwarded to the Board for review when ready.

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