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

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Landmark/District:	<b>Cleveland Park Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>3450 Ordway Street NW</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>July 23, 2015</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>15-197</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Frances McMillen</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicants William Darman and Elizabeth Holt, with plans prepared by Fowlkes Studio, request concept review for a two-story side addition and underground garage.

**Property Description**

Constructed in 1908 for Johanna Schoenfeld and designed by Hornblower and Marshall, 3450 Ordway Street NW is a two-story stucco-clad frame house. The building is located on a substantial lot at the corner of 34th Place and Ordway Street. The house has undergone several alterations, including construction of an addition designed by Washington architect Hugh Newell Jacobsen on the east elevation in 1968 which removed the front porch and relocated the front door from 34<sup>th</sup> Place to Ordway; a single-story addition was added to the west elevation in 1987.

**Proposal**

The project calls for constructing an underground garage, demolishing the 1987 addition, and constructing a two-story addition on the west elevation. The addition would consist of a hyphen element to connect the primary mass of the addition to the house, and both elements would be recessed a few feet from the face of the house. The addition would have a variety of sloping roof forms to relate to the original house and the Jacobson addition. The proposal also calls for enlarging a dormer window on the south elevation.

**Evaluation**

The proposal has been revised based on suggestions of the staff, including lowering the height of the addition and introducing the hyphen in order to pull the mass of the addition away from the house and provide a comfortable distance between it and the original roof and its overhanging eaves. These revisions help in making the addition subordinate to the main house and retaining the freestanding nature of the roof, which is one of the house's most distinctive and few remaining unaltered features. The recessed wall plane and sloping pitch of the hyphen roof would leave the corner of the house and the eaves intact. While the materials of the addition are not indicated on the plans, it is rendered in a similar manner as the stucco on the main portion of the house, which would be the most appropriate option for bringing together the many forms that make up the building's composition.

In July 2014, the Board reviewed and approved a concept application for a driveway and curb cut at the property (HPA #14-446).

**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.*